

The current proposal is:

Preservation Department – Item 8, Read into record, LPC-25-07196

52 East 64th Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 888 7520

Passcode: 091958

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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Landmarks Preservation Commission

April 29, 2025

52 East 64th Street



Upper East Side Historic District | LP-1051 Designated: May 19, 1981

UPPER EAST SIDE HISTORIC DISTRICT MAP SITE HIGHLIGHTED

52 EAST 64TH STREET



54 E 64TH STREET





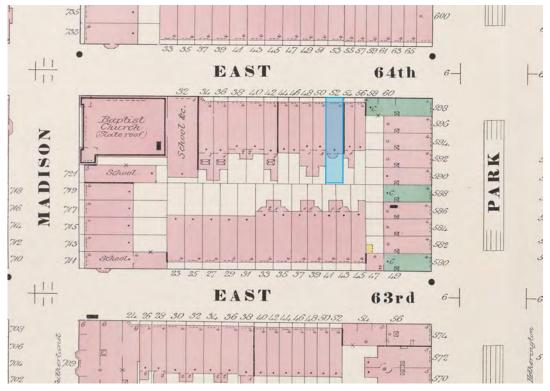
1910, 52 E 64TH HIGHLIGHTED NYPL



1940 TAX PHOTO NYCMA

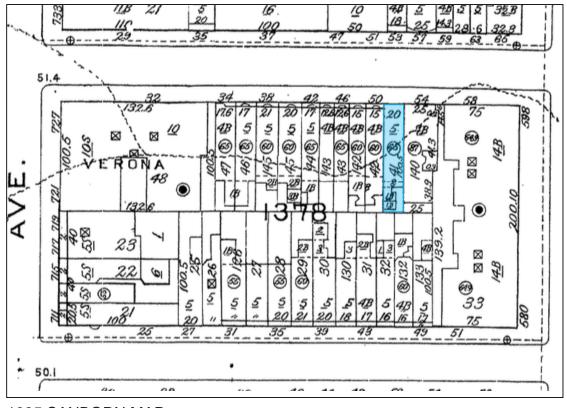


1981 DESIGNATION PHOTO LPC



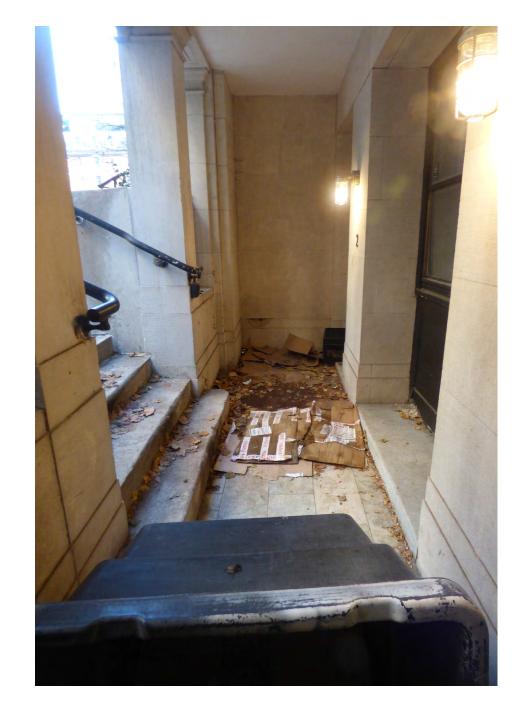
1850 52 54 56 58

1892 SANBORN MAP



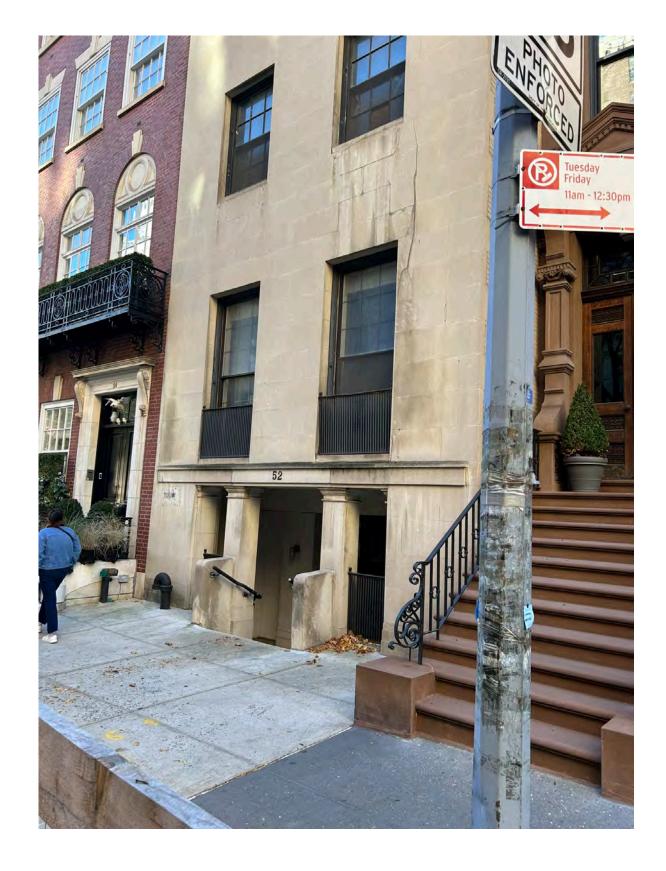
1985 SANBORN MAP















SPANDREL BETWEEN 3RD AND 4TH FLOORS



BANDCOURSE AT GROUND FLOOR, EAST SIDE



CRACK AT 2ND FLOOR TO 3RD FLOOR



GROUND FLOOR CONDITION AT LEFT SIDE, FORMER SIGNAGE







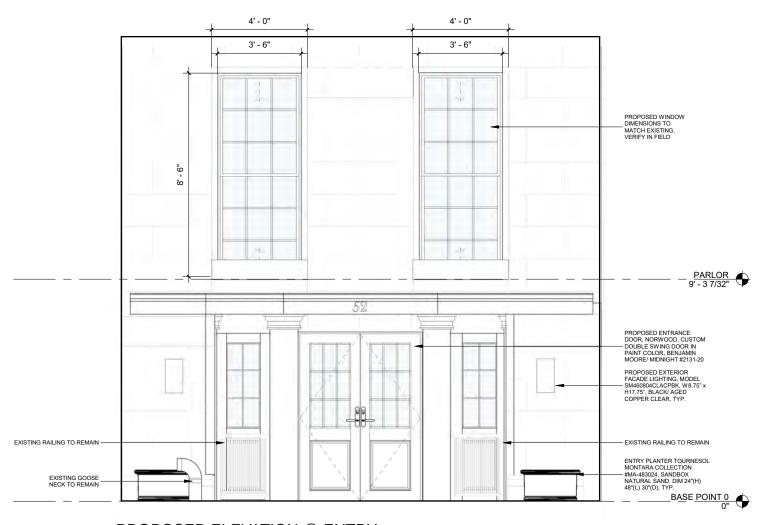
EXISTING ENTRY CONDITION



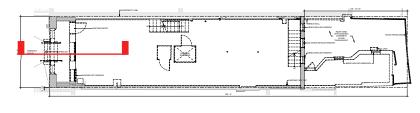
PROPOSED ENTRY CONDITION



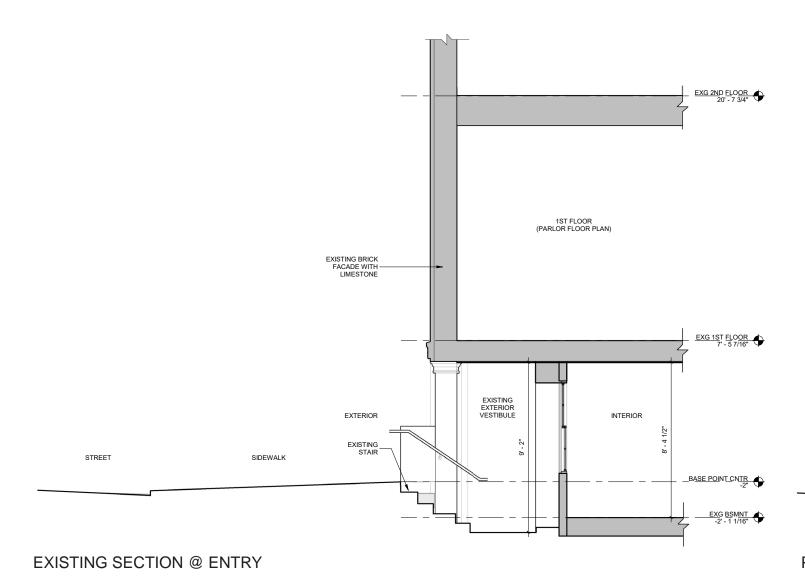
EXISTING ELEVATION @ ENTRY



PROPOSED ELEVATION @ ENTRY

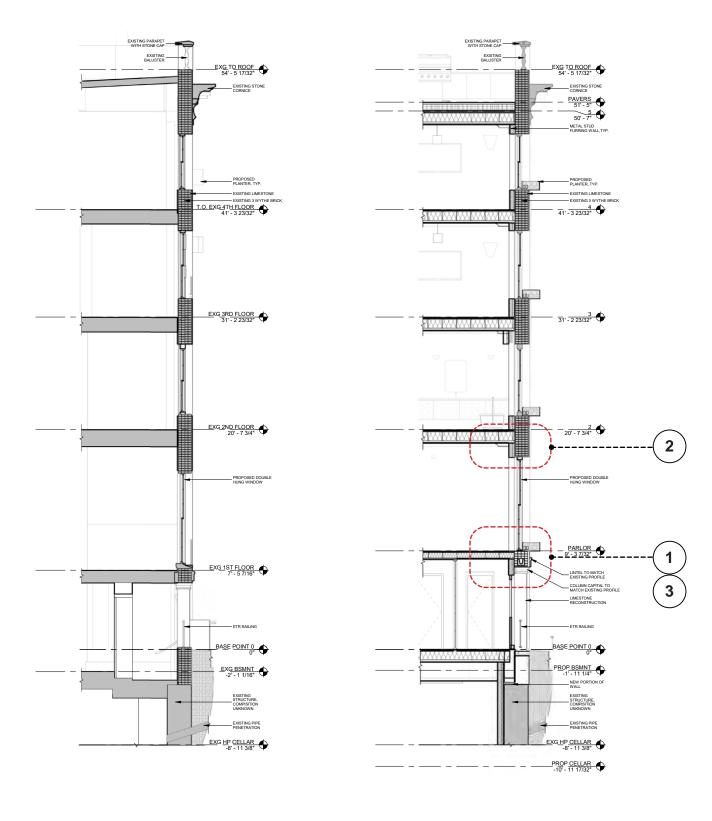


KEY PLAN



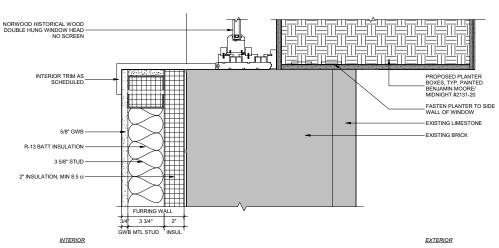
PROPOSED PLANTER
BOXES, TP, PANTED
BENTRY PLANTER
TOURNESC MONTARA
COLLECTION MAL48204,
OME 24*(FH 4713.50*(D)
ME 24*(FH 4713.50*(D)

PROPOSED SECTION @ ENTRY

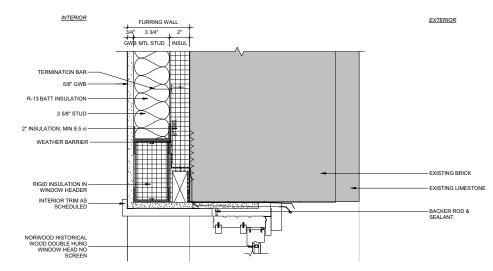


EXISTING FRONT WALL SECTION

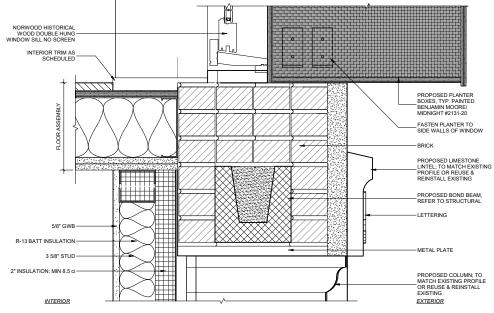
PROPOSED FRONT WALL SECTION



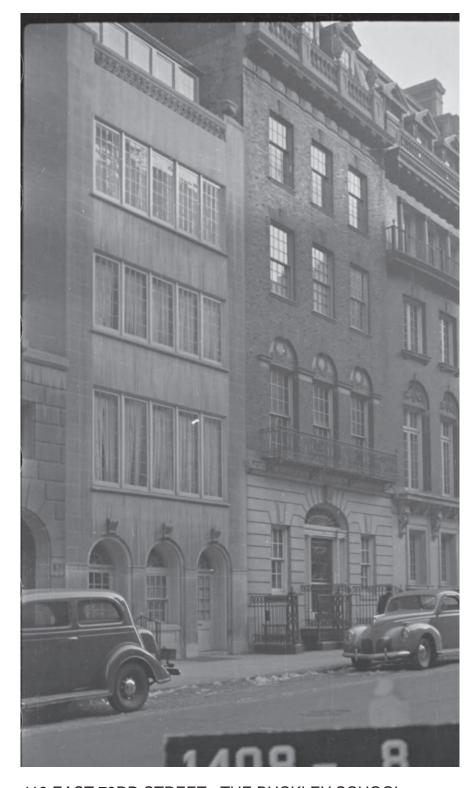
(3) WOOD WINDOW JAMB @ EXISTING LIMESTONE WALL



$ig(\ {f 2} \ ig)$ WOOD WINDOW HEAD @ EXISTING LIMESTONE WALL



(1) WOOD WINDOW SILL @ EXISTING LIMESTONE WALL



113 EAST 73RD STREET - THE BUCKLEY SCHOOL 1940 TAX PHOTO (NYMA)



113 EAST 73RD STREET - THE BUCKLEY SCHOOL PRE-WORK CONDITIONS C. 1990



113 EAST 73RD STREET - THE BUCKLEY SCHOOL LPC APPROVED c. 1998



39 EAST 63RD STREET 1940 TAX PHOTO, NYMA



39 EAST 63RD STREET 1981 DESIGNATION PHOTO, LPC



39 EAST 63RD STREET LPC APPROVED 2006



39 EAST 72ND STREET 1940 TAX PHOTO, NYMA



39 EAST 72ND STREET PRE-WORK CONDITION



39 EAST 72ND STREET LPC APPROVED 2015



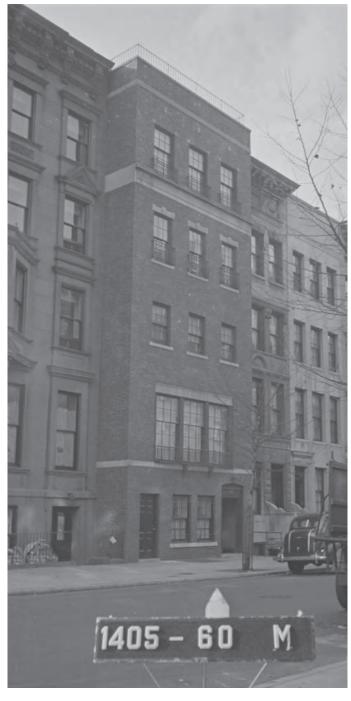
25 EAST 94TH STREET - CHHD 1940 TAX PHOTO, NYMA



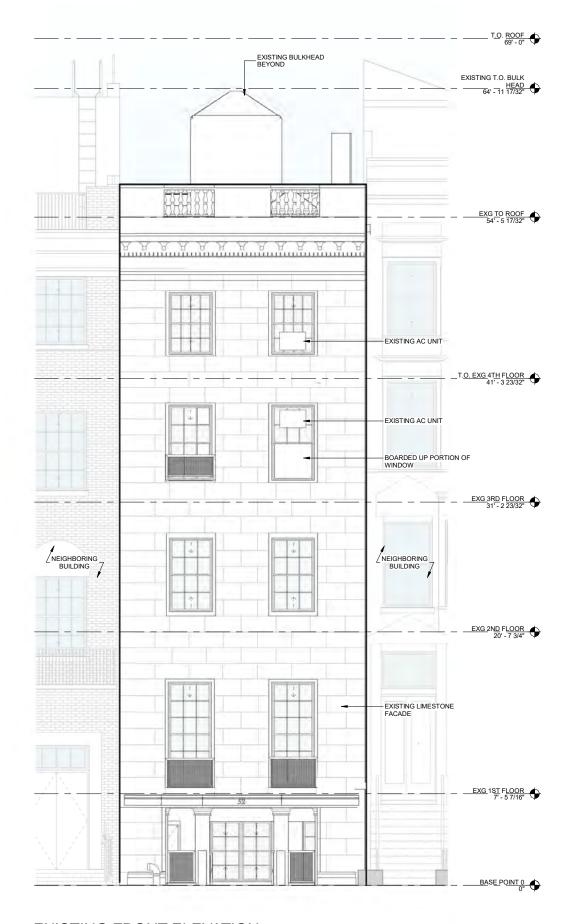
23 EAST 67TH STREET - UESHD 1940 TAX PHOTO, NYMA



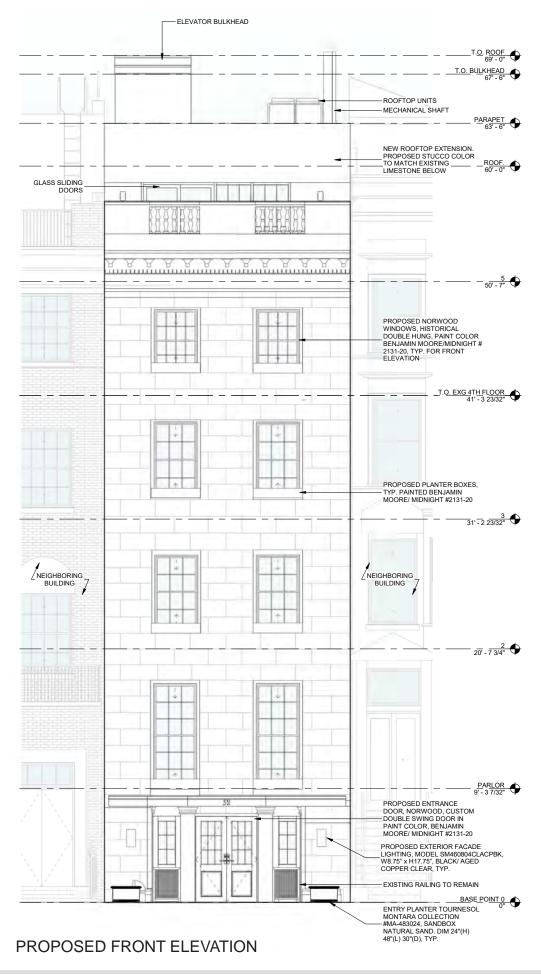
49 EAST 67TH STREET - UESHD 1940 TAX PHOTO, NYMA

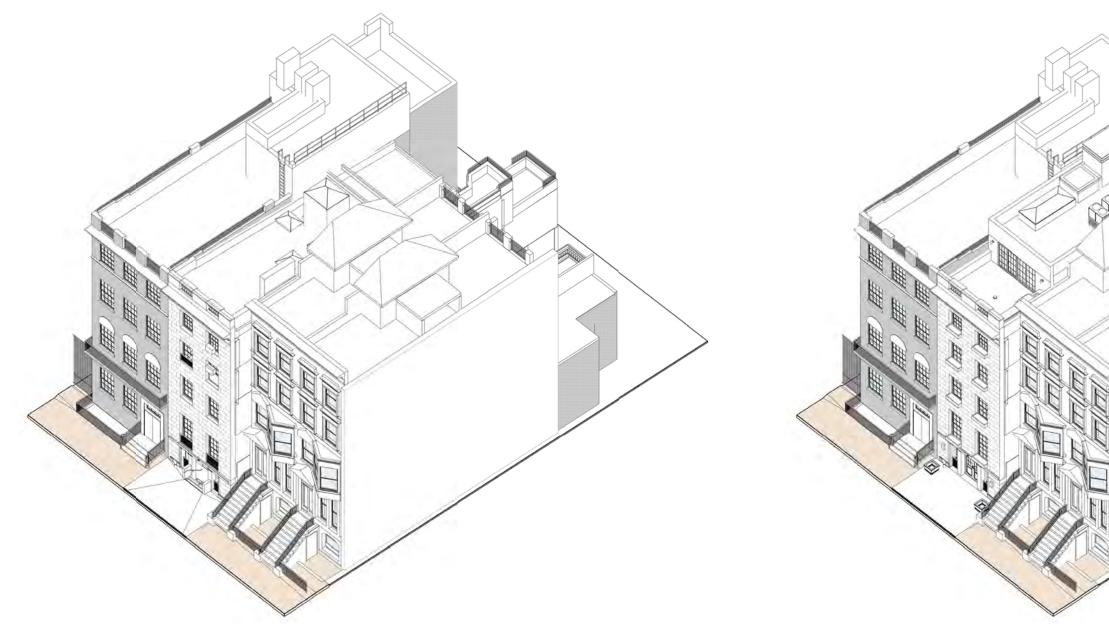


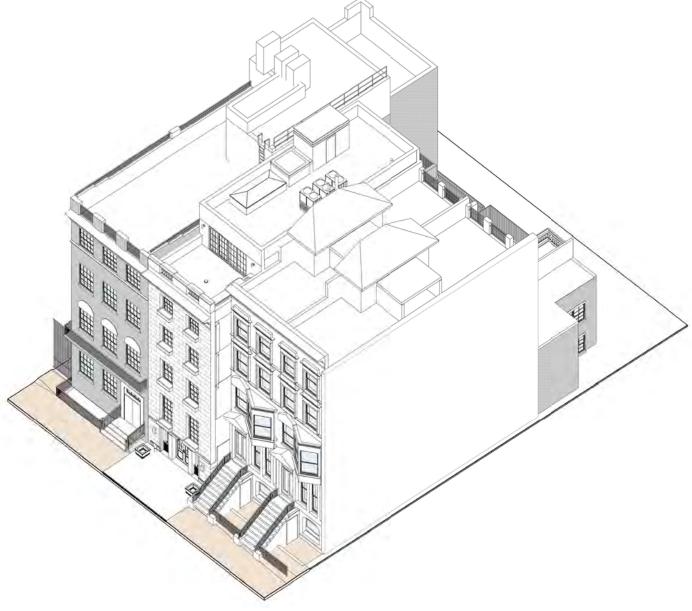
132 EAST 71ST STREET - UESHD 1940 TAX PHOTO, NYMA



EXISTING FRONT ELEVATION

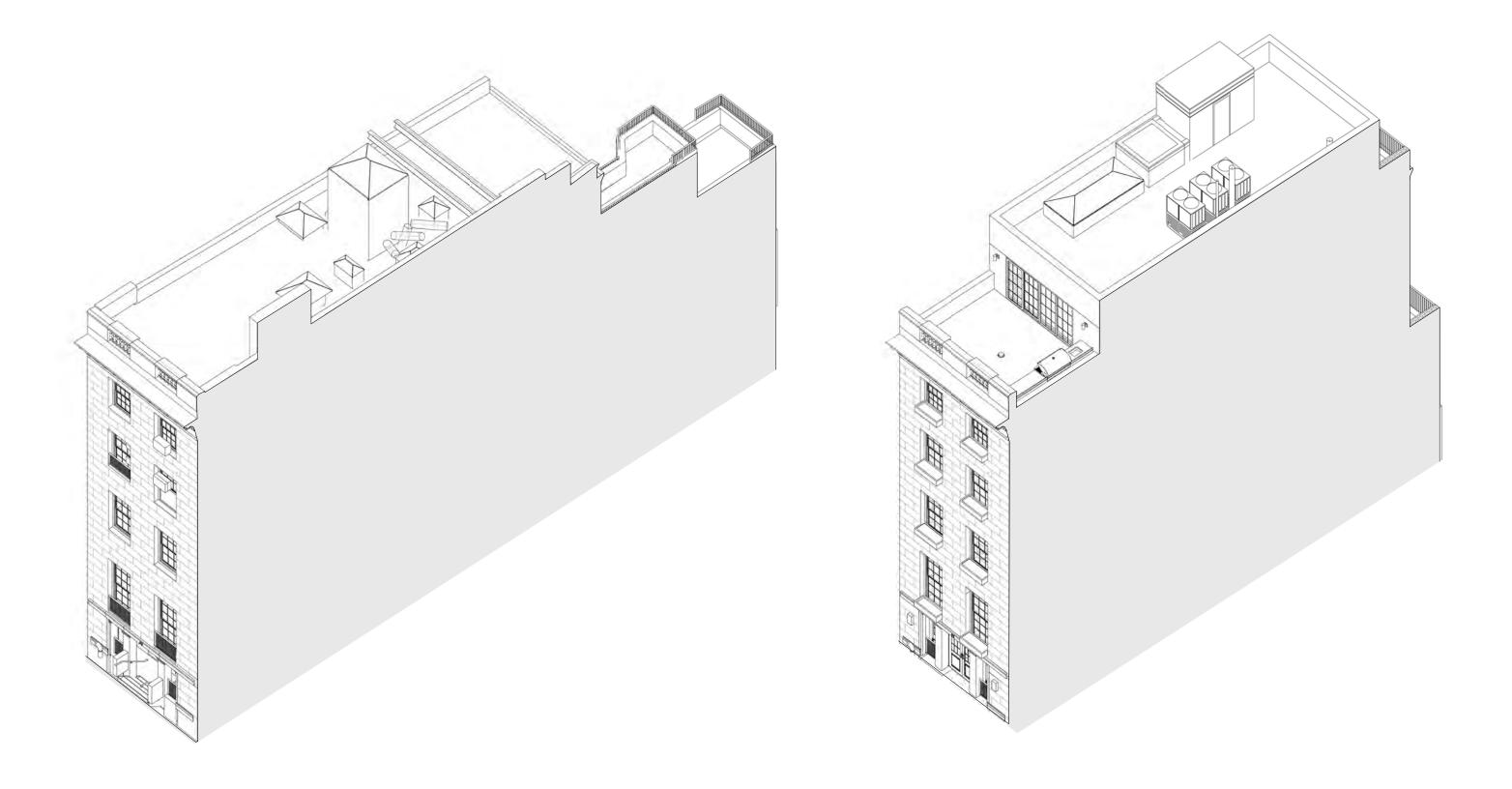




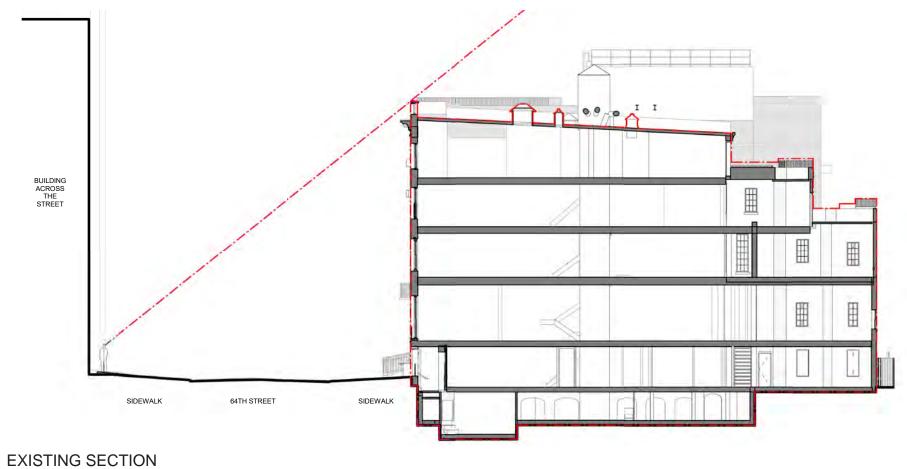


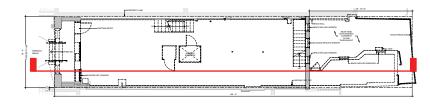
EXISTING FRONT AXON

PROPOSED FRONT AXON

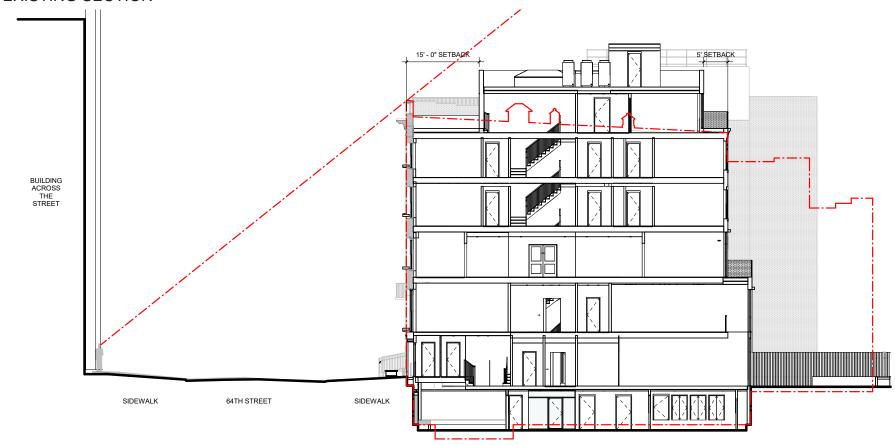


EXISTING - 3D FRONT PROPOSED - 3D FRONT

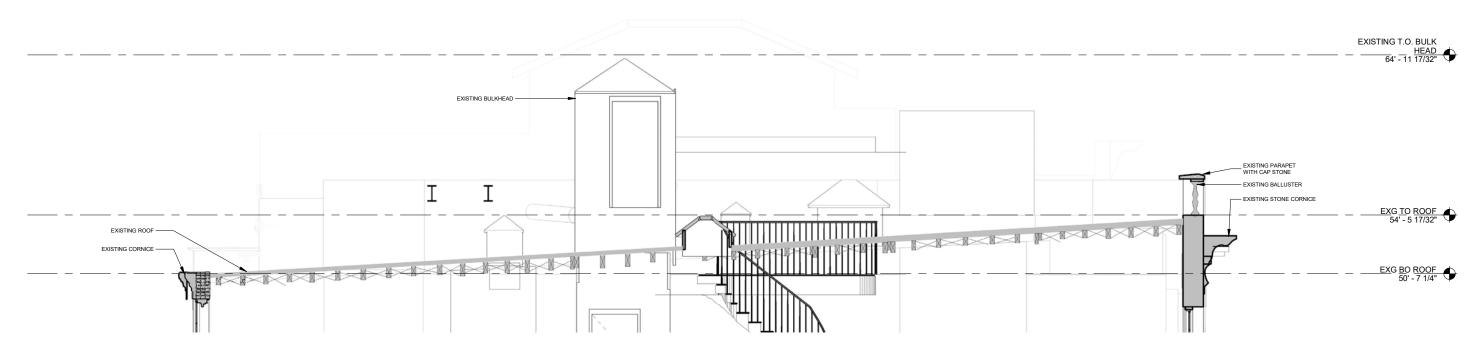




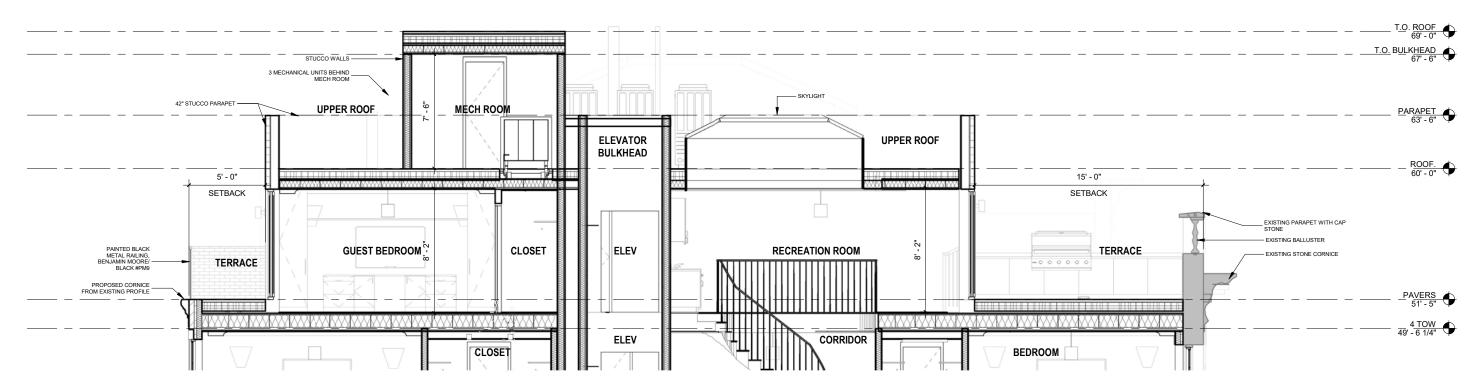
KEY



PROPOSED SECTION



EXISTING SECTION AT ROOF



PROPOSED SECTION AT ROOF





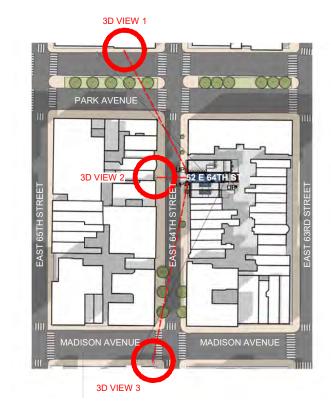


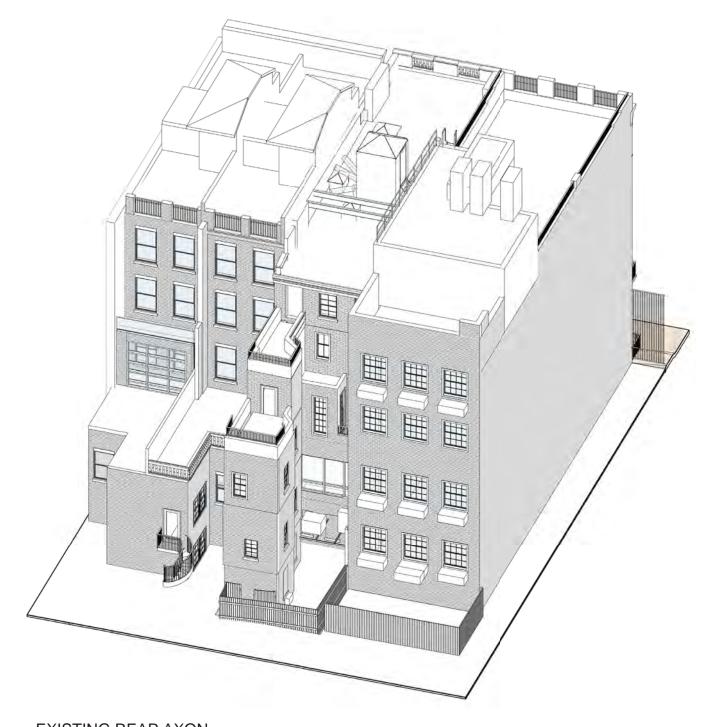
VIEW 2 - 64TH STREET





VIEW 3 - MADISON AVENUE

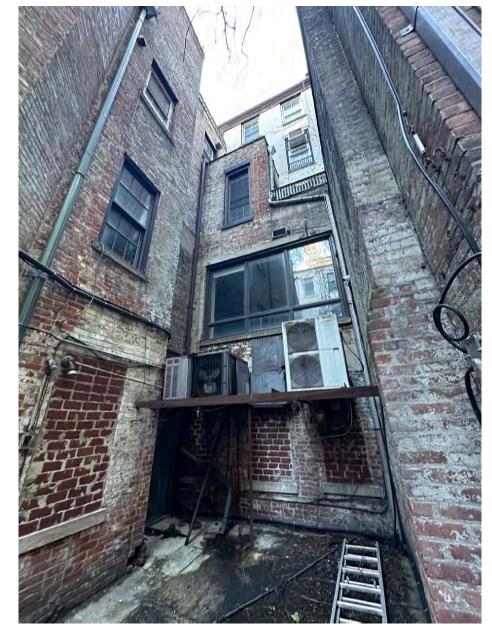






PROPOSED REAR AXON

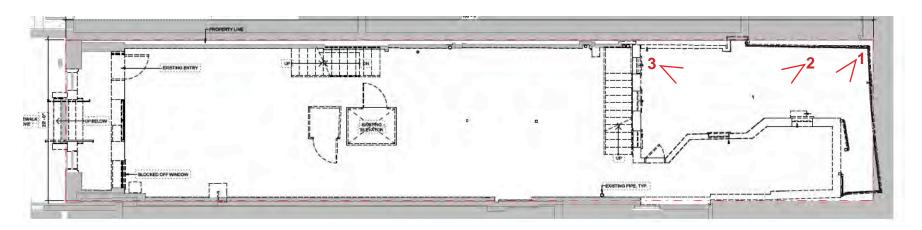
EXISTING REAR AXON







VIEW 1 VIEW 3





VIEW FROM FOURTH FLOOR TERRACE



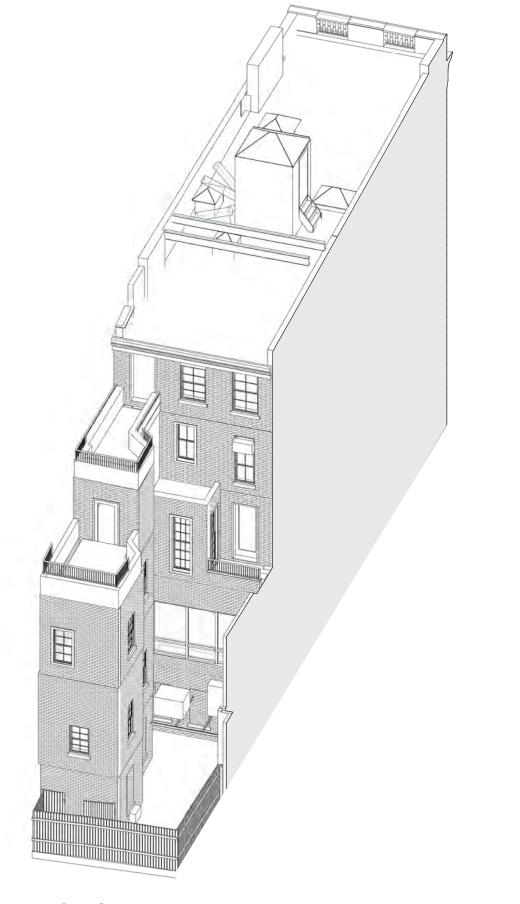
EXISTING CORNICE



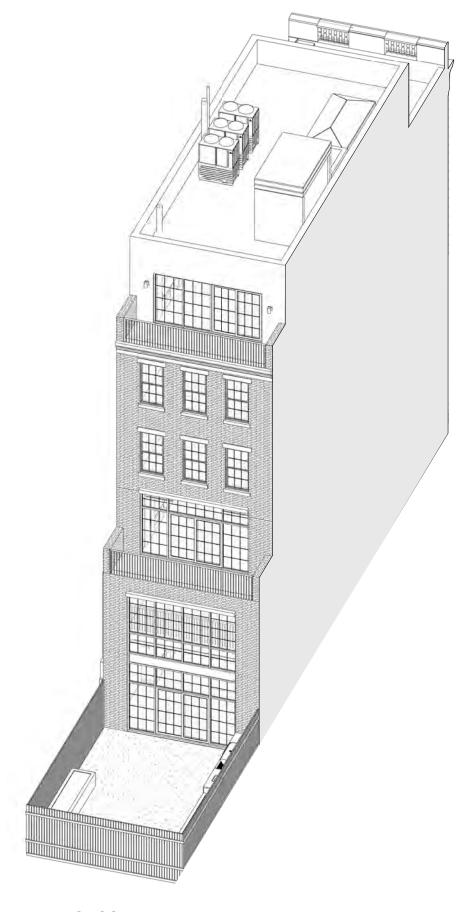
VIEW FROM THIRD FLOOR TERRACE



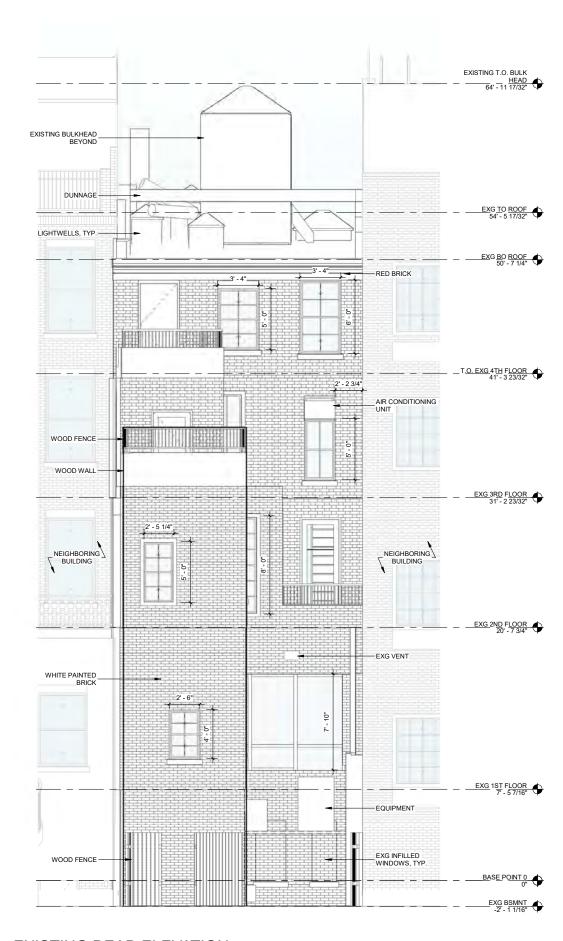
EXISTING MASONRY AT REAR

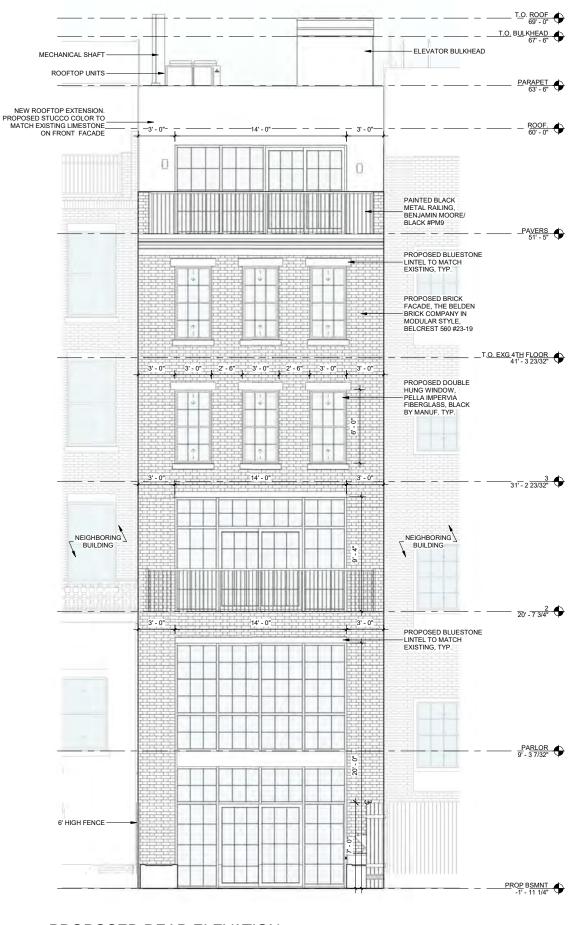






PROPOSED - 3D REAR





EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

Limestone

Location: Wall, Lintel, Sill

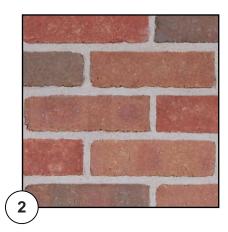
Color/Finish: Existing limestone or closest match



Masonry

Location: Rear Facade

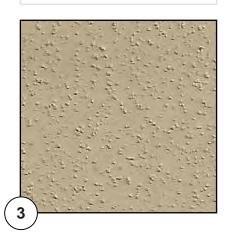
Color/Finish: The Belden Brick Company in Modular style, Belcrest 560 #23-19



<u>Stucco</u>

Location: Rooftop Penthouse

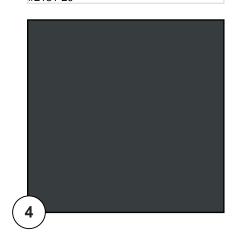
Color/Finish: Sika/ Parex cementitious stucco in color, #P-1210 Moroccan Sand on 16/20 float textured Finish



Exterior Paint Color

Location: Front & Rear Windows, Front Planters

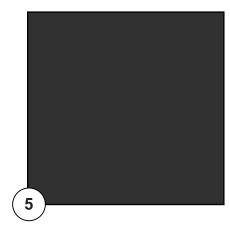
Color/Finish: Norwood historical double hung, Benjamin Moore/ Midnight #2131-20



Exterior Paint Color

Location: Entrance Door & Rear Storefront, Railings

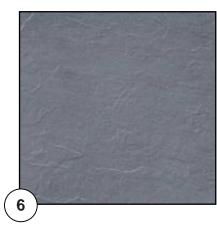
Color/Finish: Norwood custom door, Benjamin Moore/ Black #PM9



Bluestone

Location: Rear Sill & Lintel

Color/Finish: Match Existing



<u>Planters</u>

Location: Exterior Entrance

Color/Finish: Tournesol Montara collection #MA-483024 in color; Sandbox Natural Sand. Dim: 24"(H) x 48"(L) x 30"(D).

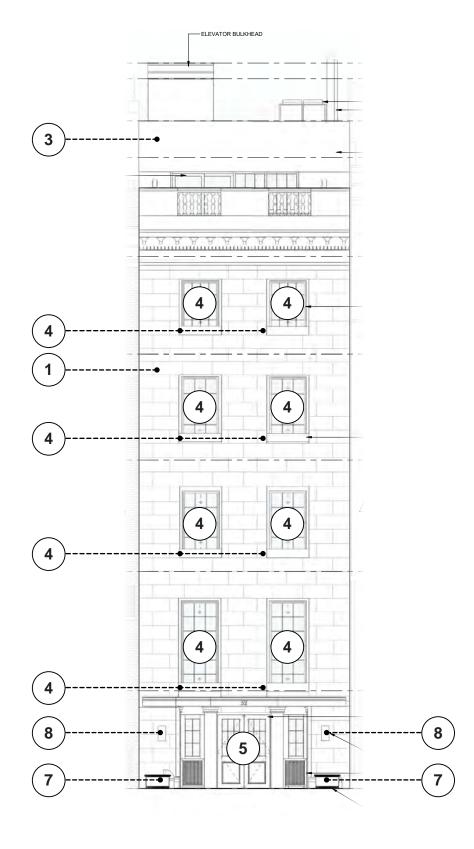


Light Fixture

Location: Exterior facade lighting

Color/Finish: Model: SM460804C-LACPBK, W8.75" x H17.75", Black/Aged Copper, Clear





FRONT ELEVATION DIAGRAM

MATERIAL SAMPLES

<u>Limestone</u>

Location: Wall, Lintel, Sill

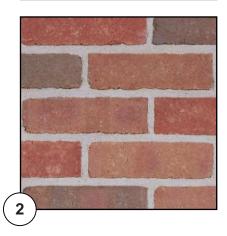
Color/Finish: Existing limestone or closest match



Masonry

Location: Rear Facade

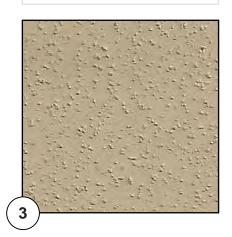
Color/Finish: The Belden Brick Company in Modular style, Belcrest 560 #23-19



<u>Stucco</u>

Location: Rooftop Penthouse

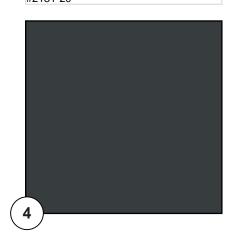
Color/Finish: Sika/ Parex contentious stucco in color, #P-1210 Moroccan Sand on 16/20 float textured Finish



Exterior Paint Color

Location: Front & Rear Windows, Front Planters

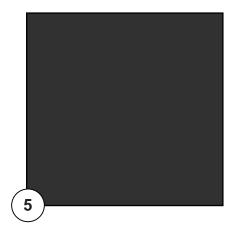
Color/Finish: Norwood historical double hung, Benjamin Moore/ Midnight #2131-20



Exterior Paint Color

Location: Entrance Door & Rear Storefront, Railings

Color/Finish: Norwood custom door, Benjamin Moore/ Black #PM9



Bluestone

Location: Rear Sill & Lintel

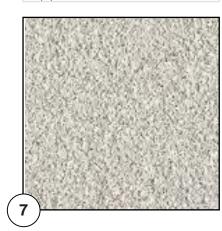
Color/Finish: Match Existing



<u>Planters</u>

Location: Exterior Entrance

Color/Finish: Tournesol Montara collection #MA-483024 in color; Sandbox Natural Sand. Dim: 24"(H) x 48"(L) x 30"(D).

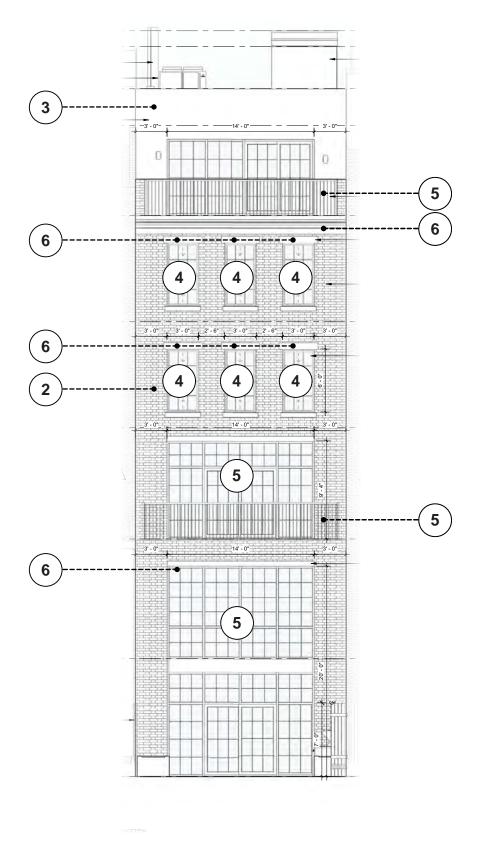


Light Fixture

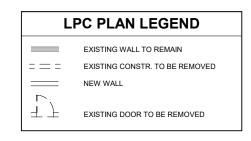
Location: Exterior facade lighting

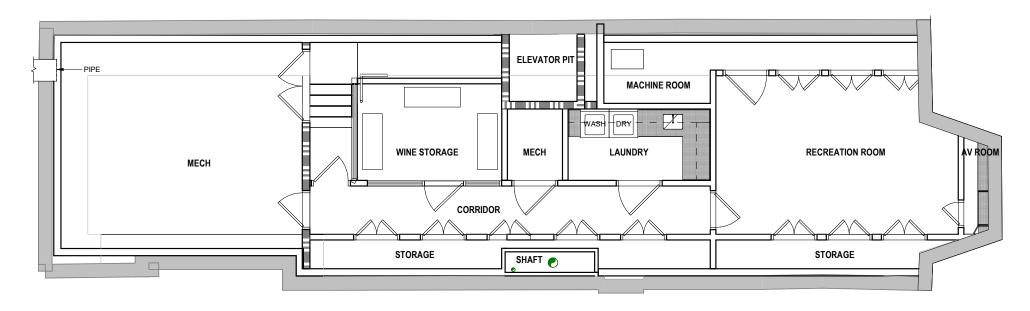
Color/Finish: Model: SM460804C-LACPBK, W8.75" x H17.75", Black/Aged Copper, Clear



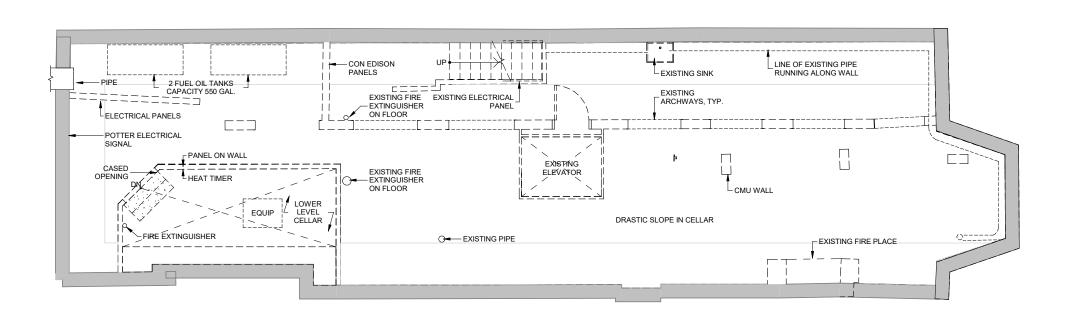


MATERIAL SAMPLES REAR ELEVATION DIAGRAM

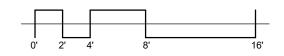


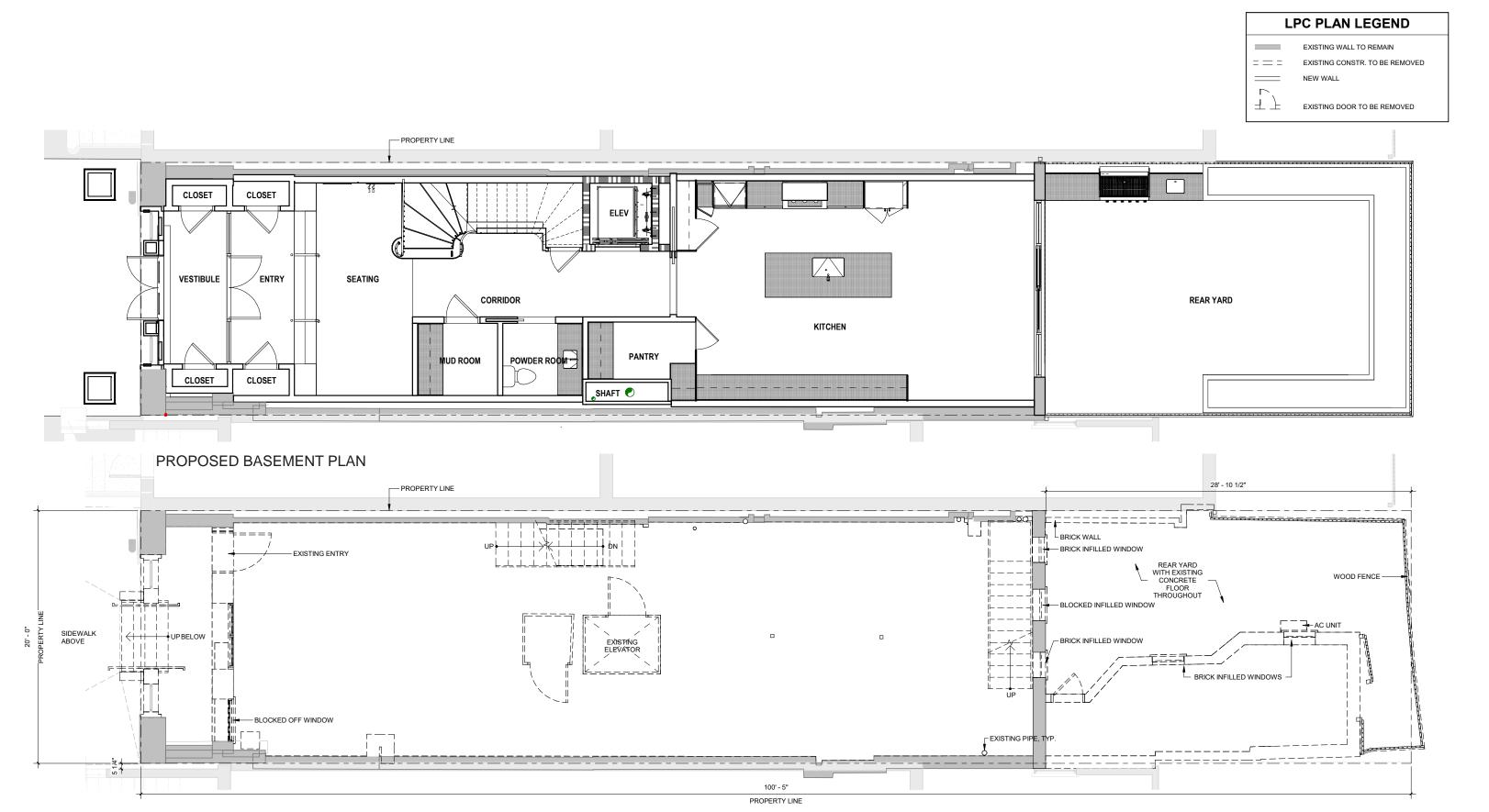


PROPOSED CELLAR PLAN

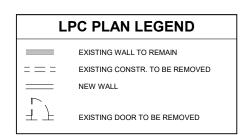


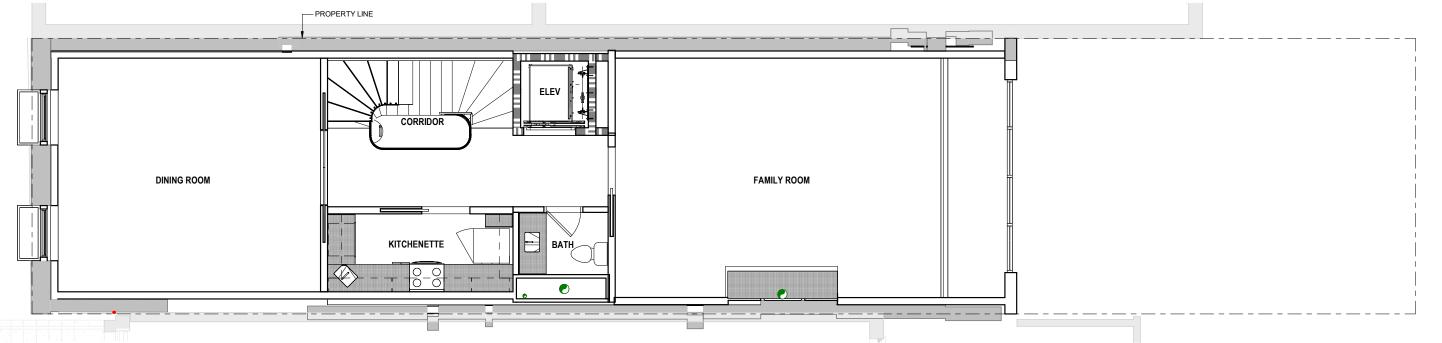
EXISTING CELLAR PLAN



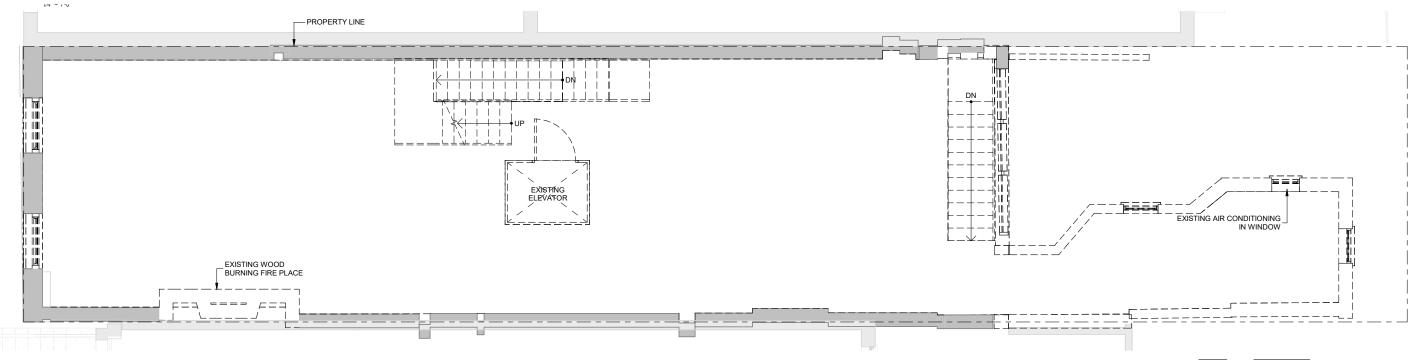


EXISTING BASEMENT PLAN

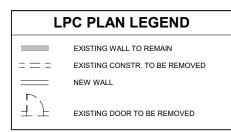


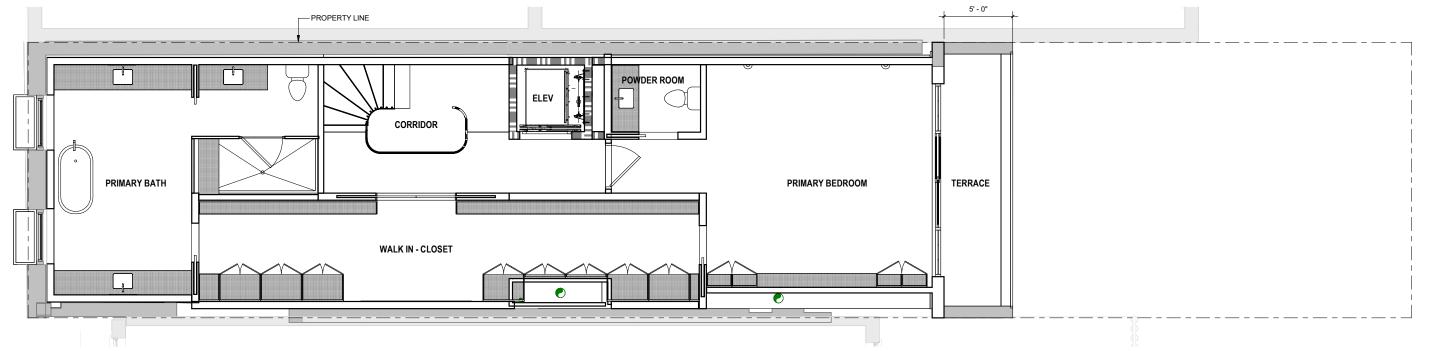


PROPOSED FIRST FLOOR PLAN

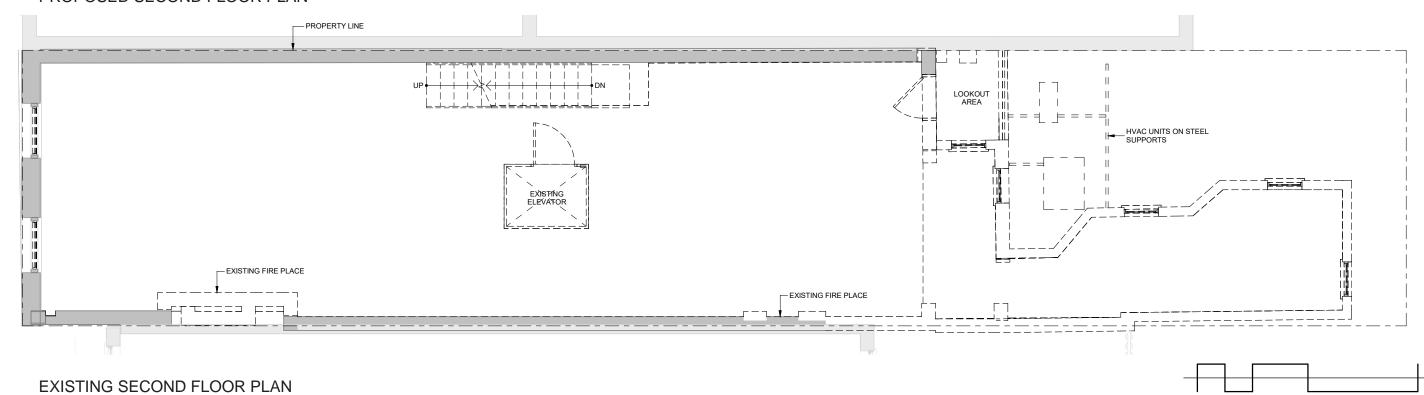


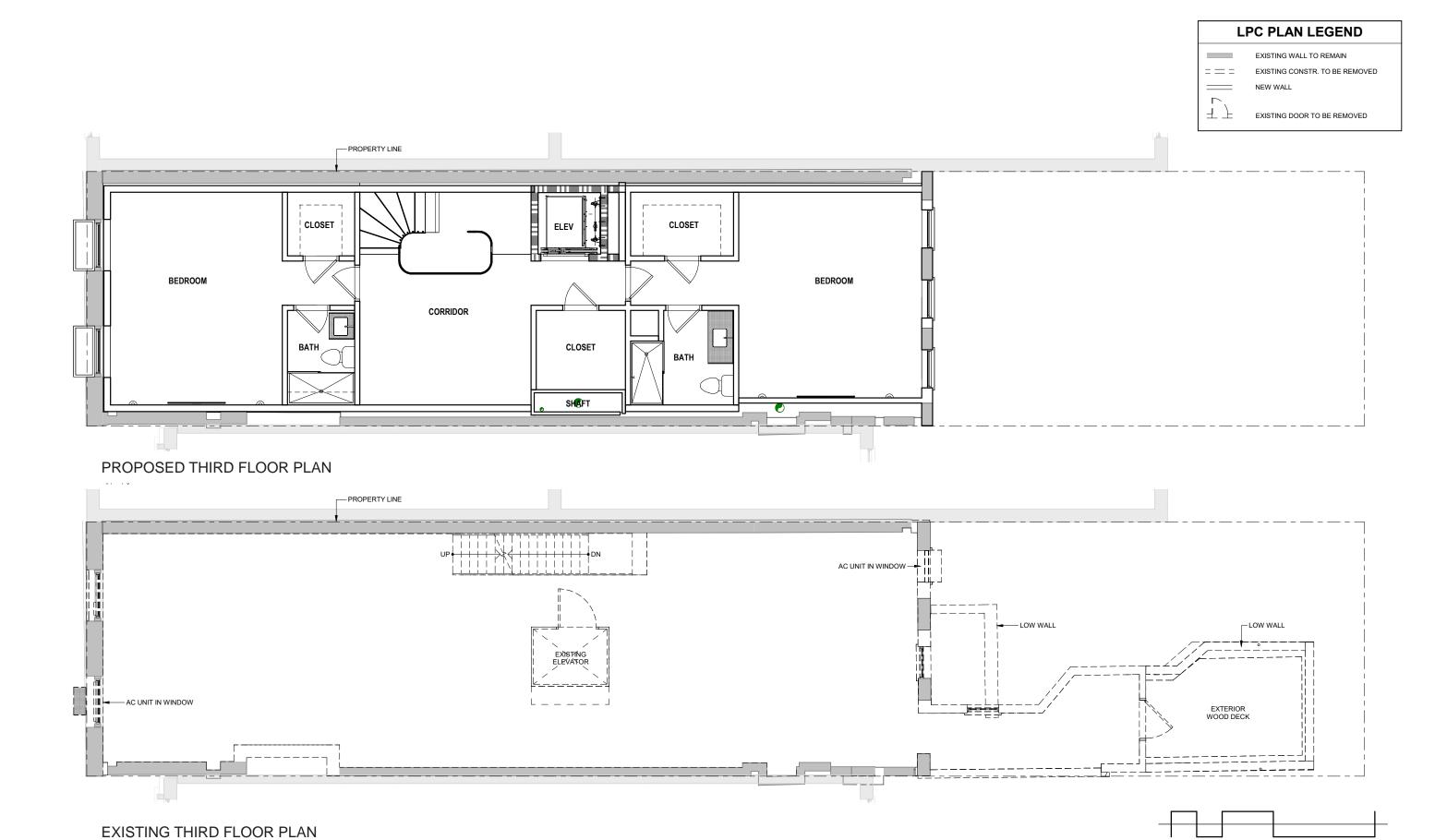
EXISTING FIRST FLOOR PLAN



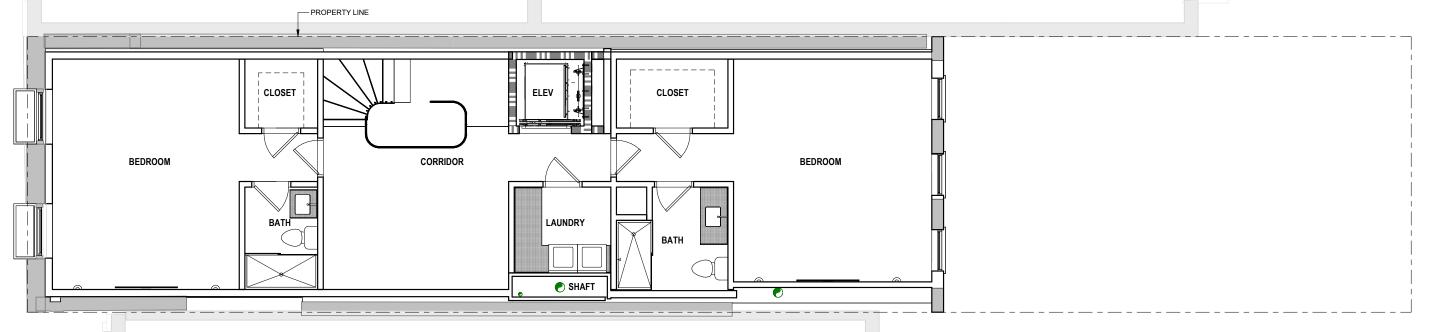


PROPOSED SECOND FLOOR PLAN

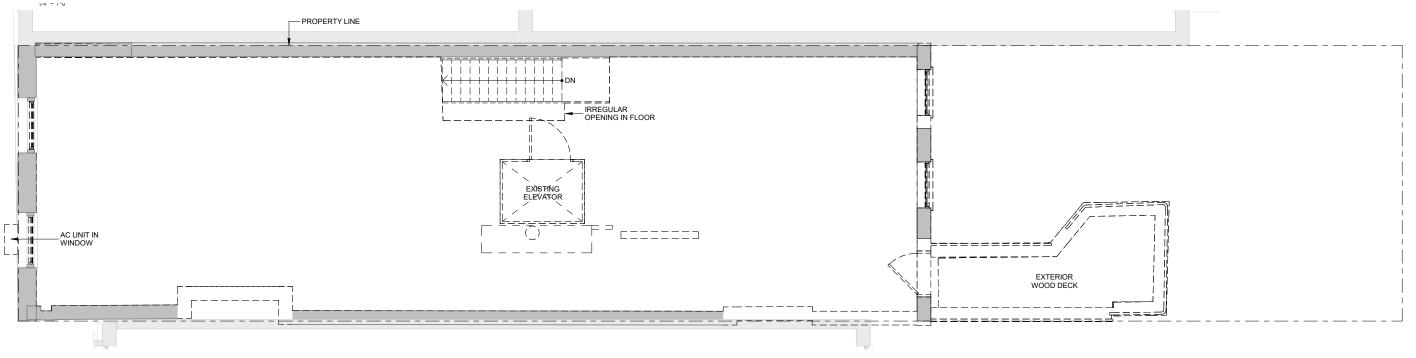




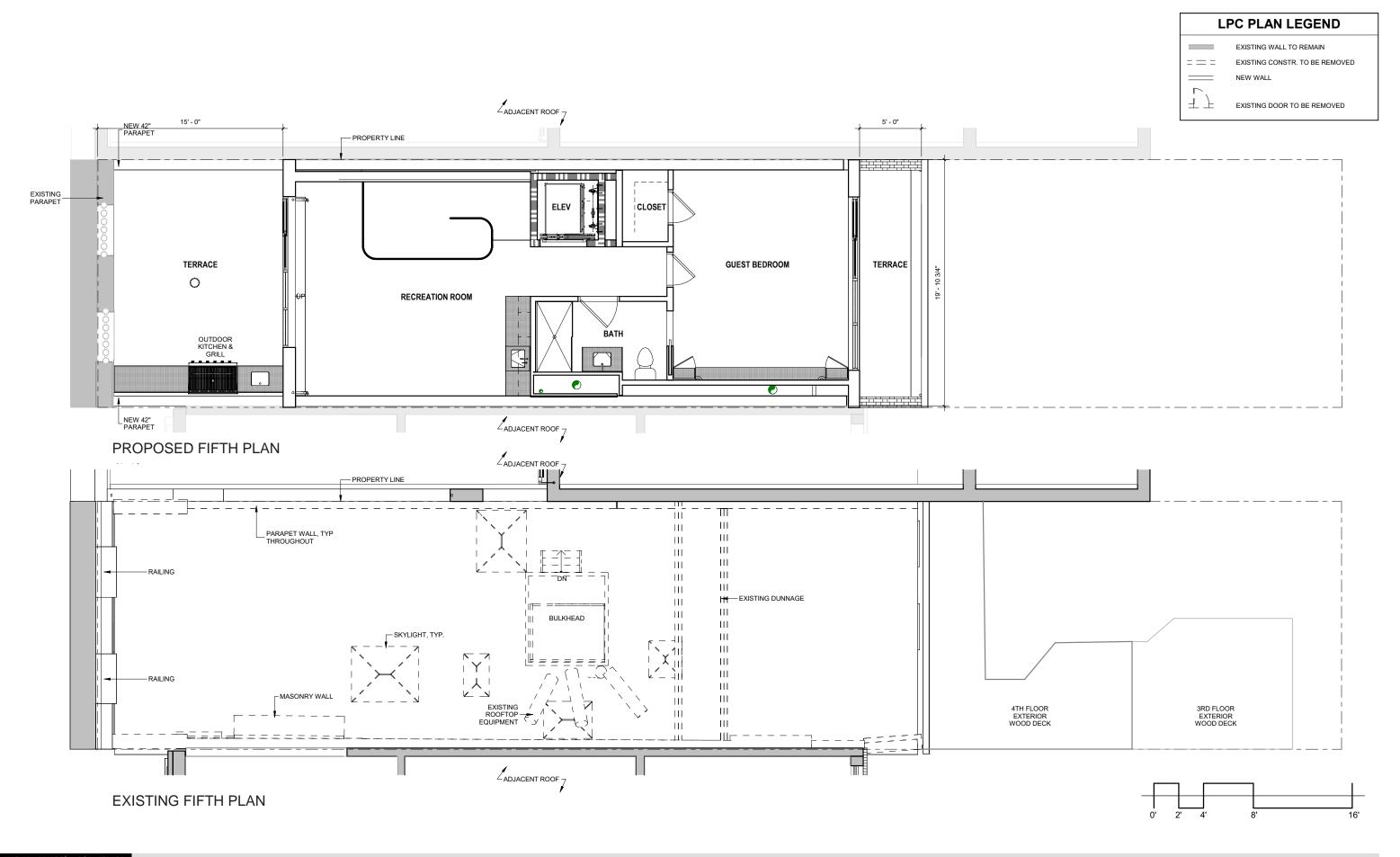


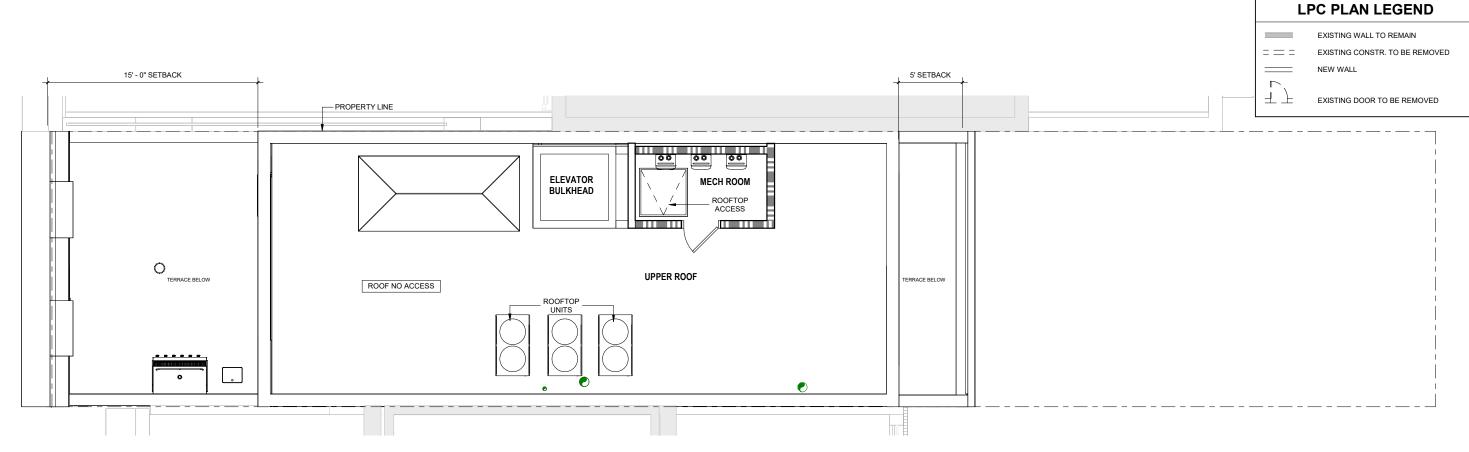


PROPOSED FOURTH FLOOR PLAN

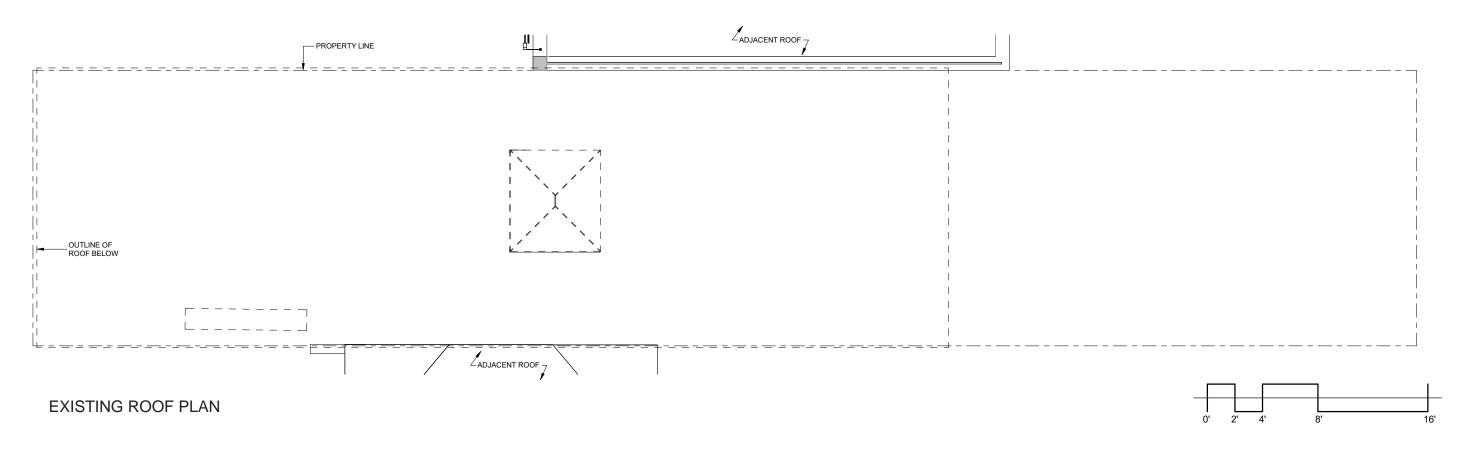


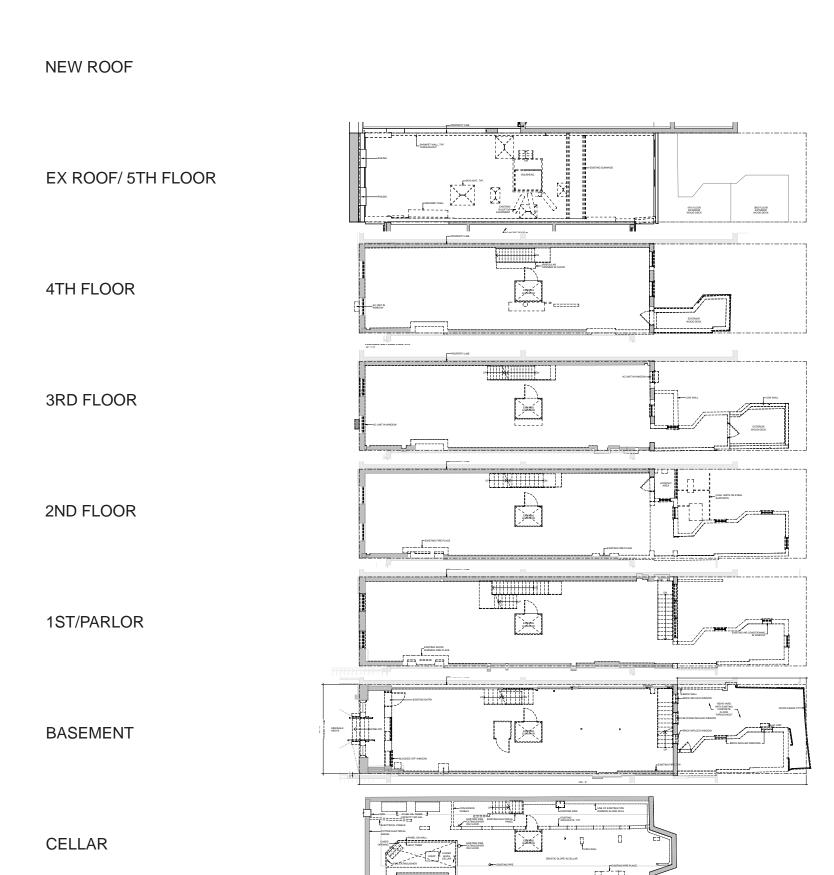
EXISTING FOURTH FLOOR PLAN



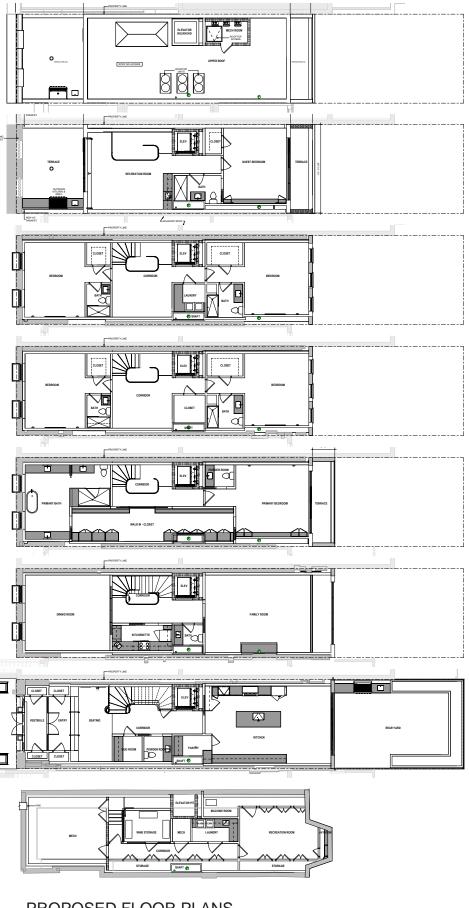


PROPOSED ROOF PLAN











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APPENDIX



VIEW FACING NORTH



VIEW FACING EAST TOWARDS MADISON



VIEW FACING SOUTHWEST

2025

LANDMARKS PRESENTATION

52 East 64th Street, NY NY, 10065



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