

April 29, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-07196

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

To testify virtually, please join Zoom

Webinar ID: 161 993 3268

Passcode: 194934

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

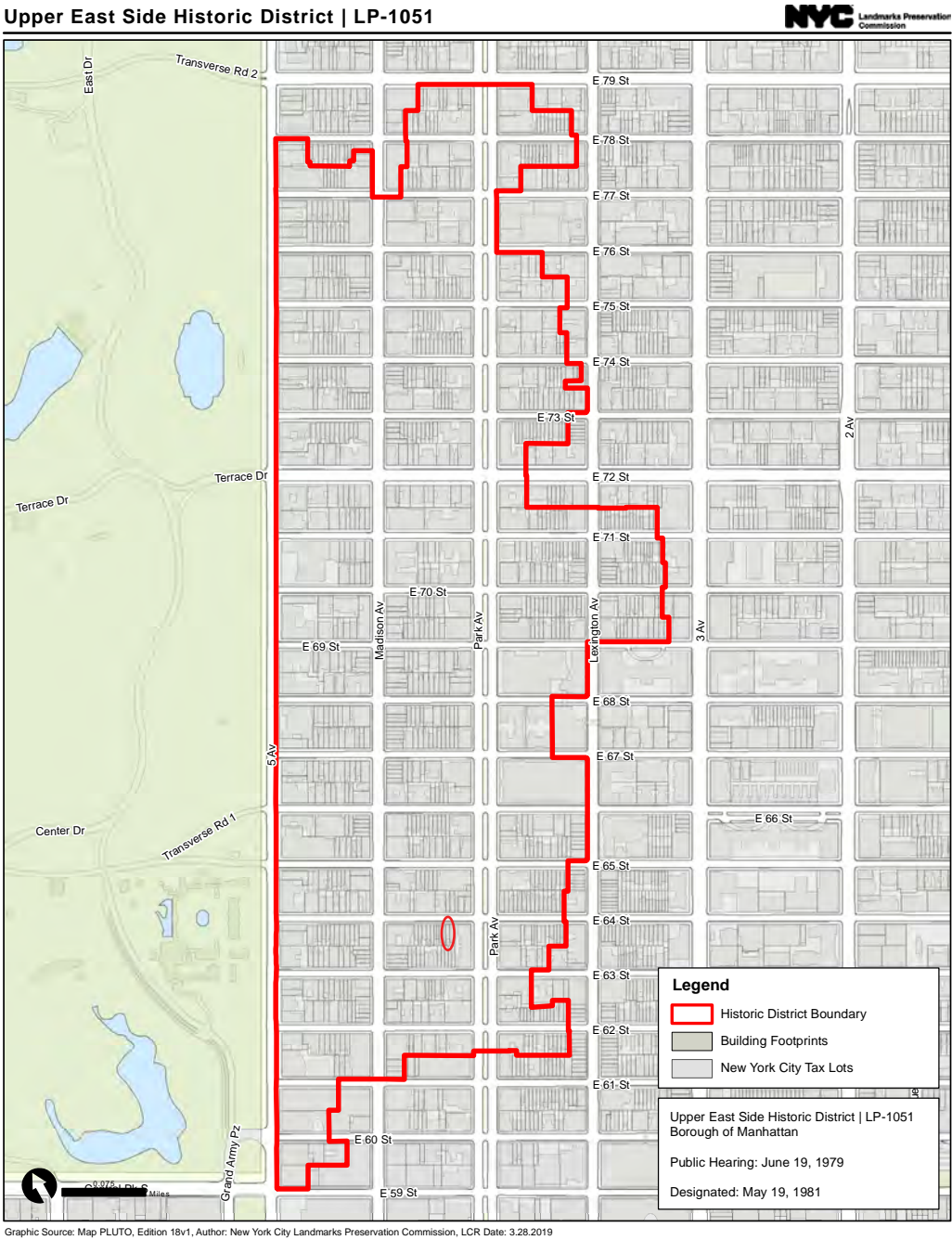
LPC Public Hearing

April 29, 2025

52 East 64th Street



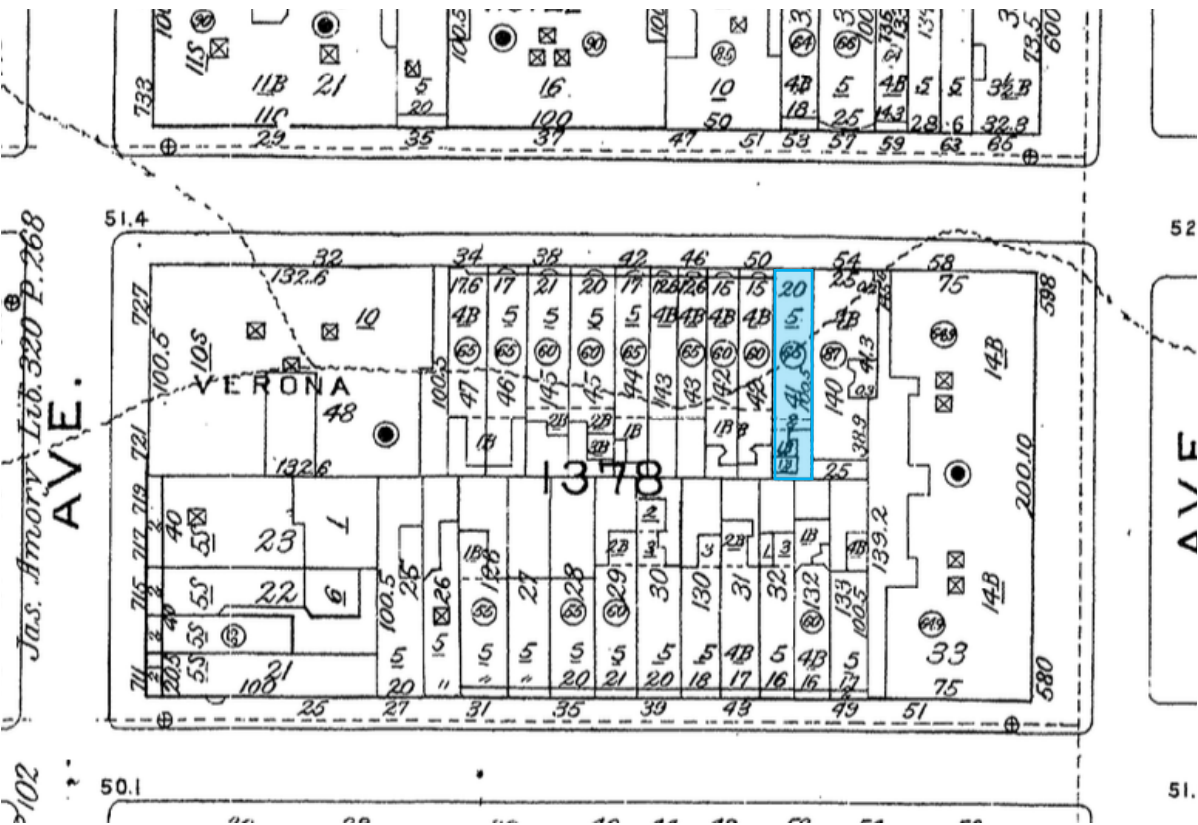
52 EAST 64TH STREET



UPPER EAST SIDE HISTORIC DISTRICT MAP
SITE HIGHLIGHTED



54 E 64TH STREET



1985 SANBORN MAP



52 EAST 64TH ST



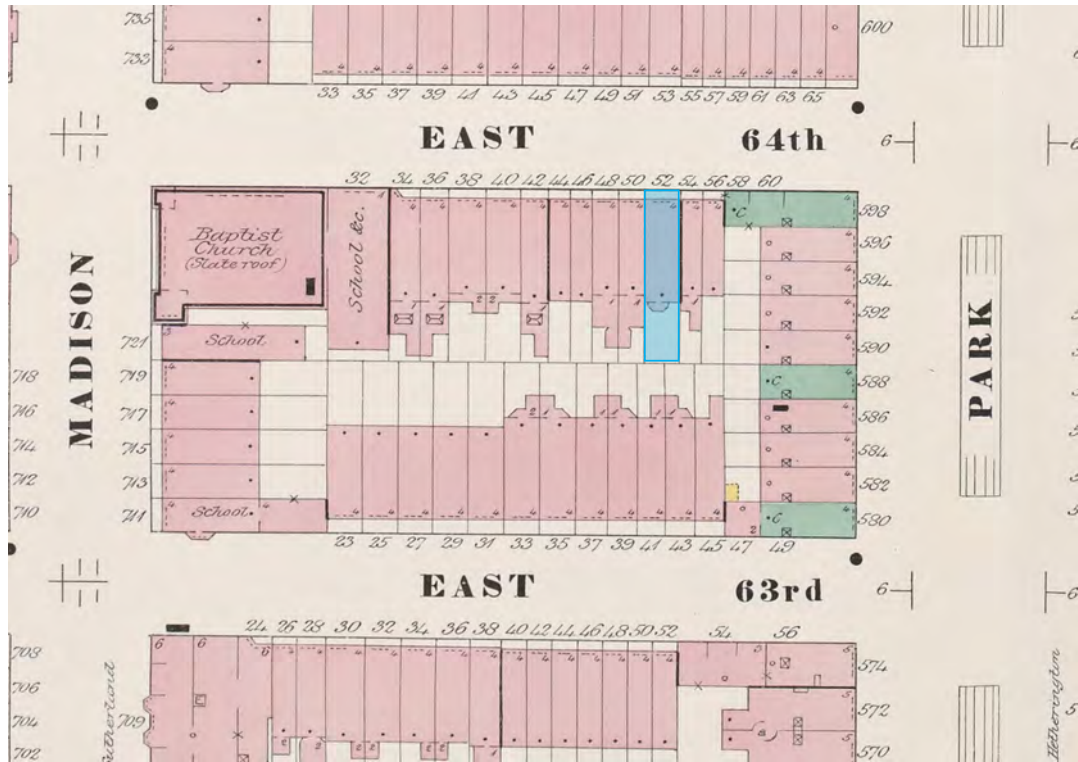
1910, 52 E 64TH HIGHLIGHTED
NYPL



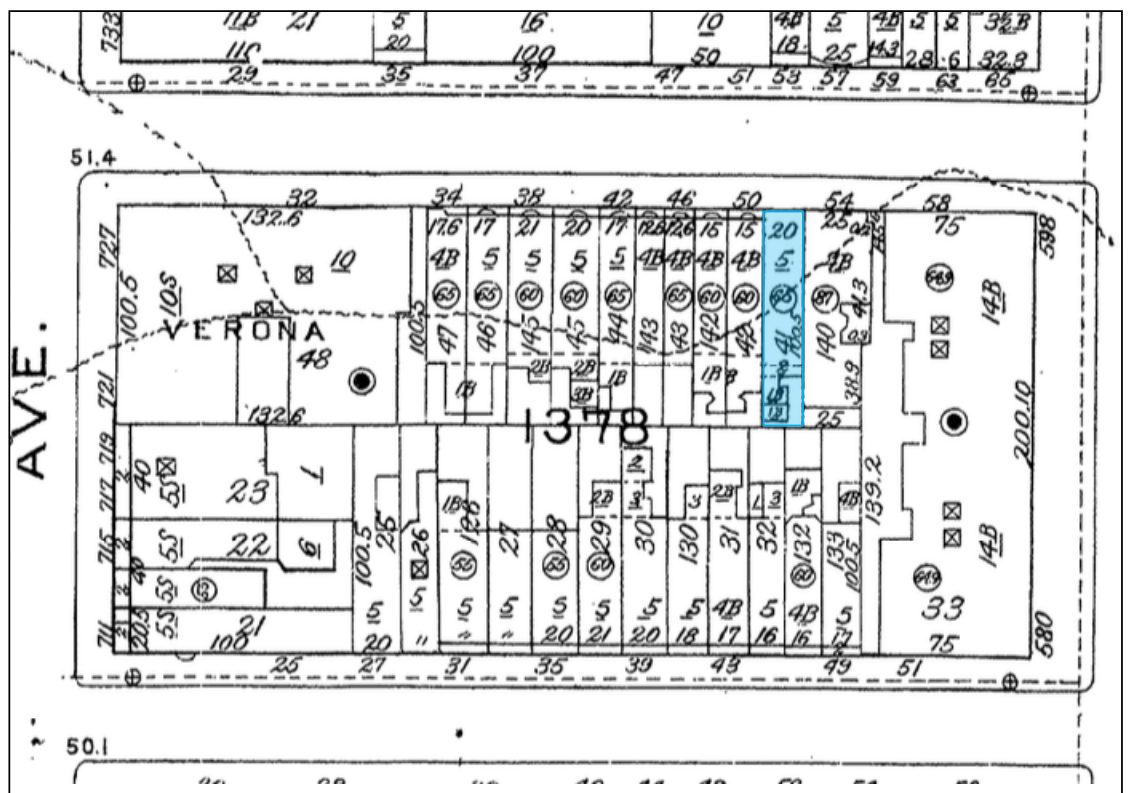
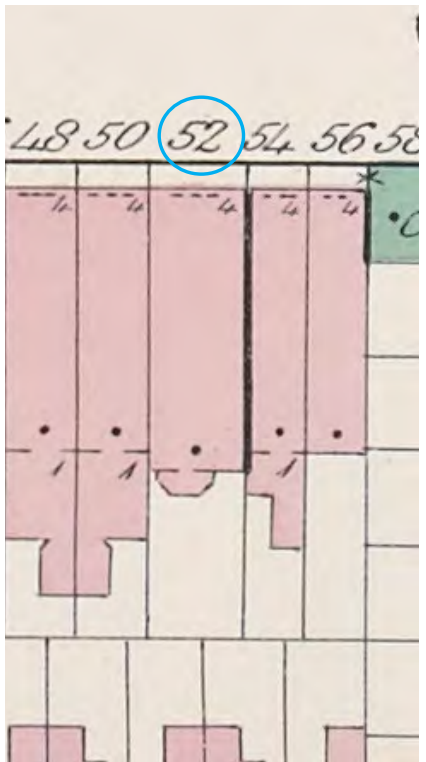
1940 TAX PHOTO
NYCMA



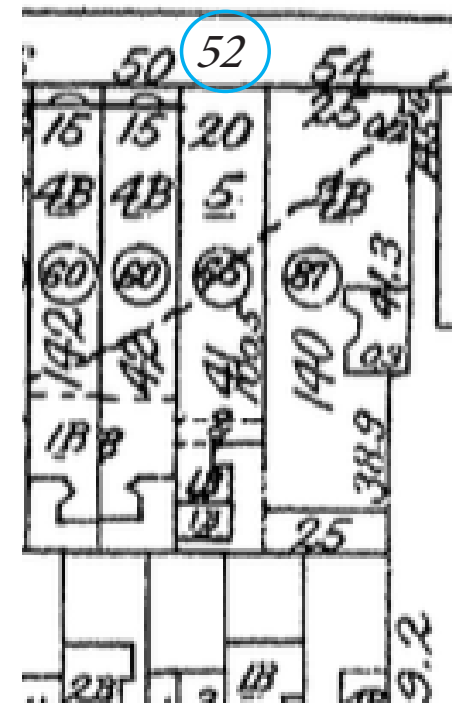
1981 DESIGNATION PHOTO
LPC



1892 SANBORN MAP



1985 SANBORN MAP











SPANDREL BETWEEN 3RD AND 4TH FLOORS



CRACK AT 2ND FLOOR TO 3RD FLOOR



BANDCOURSE AT GROUND FLOOR, EAST SIDE



GROUND FLOOR CONDITION AT LEFT SIDE, FORMER SIGNAGE



CHEEKWALLS AT ENTRY STEPS LOOKING WEST



ENTRY STEPS HANDRAIL LOOKING WEST



WEST ELEVATION AT 5TH FLOOR



LOT 140

LOT 41

LOT 42

LOT 142



LOT 140

LOT 41

LOT 42

LOT 142



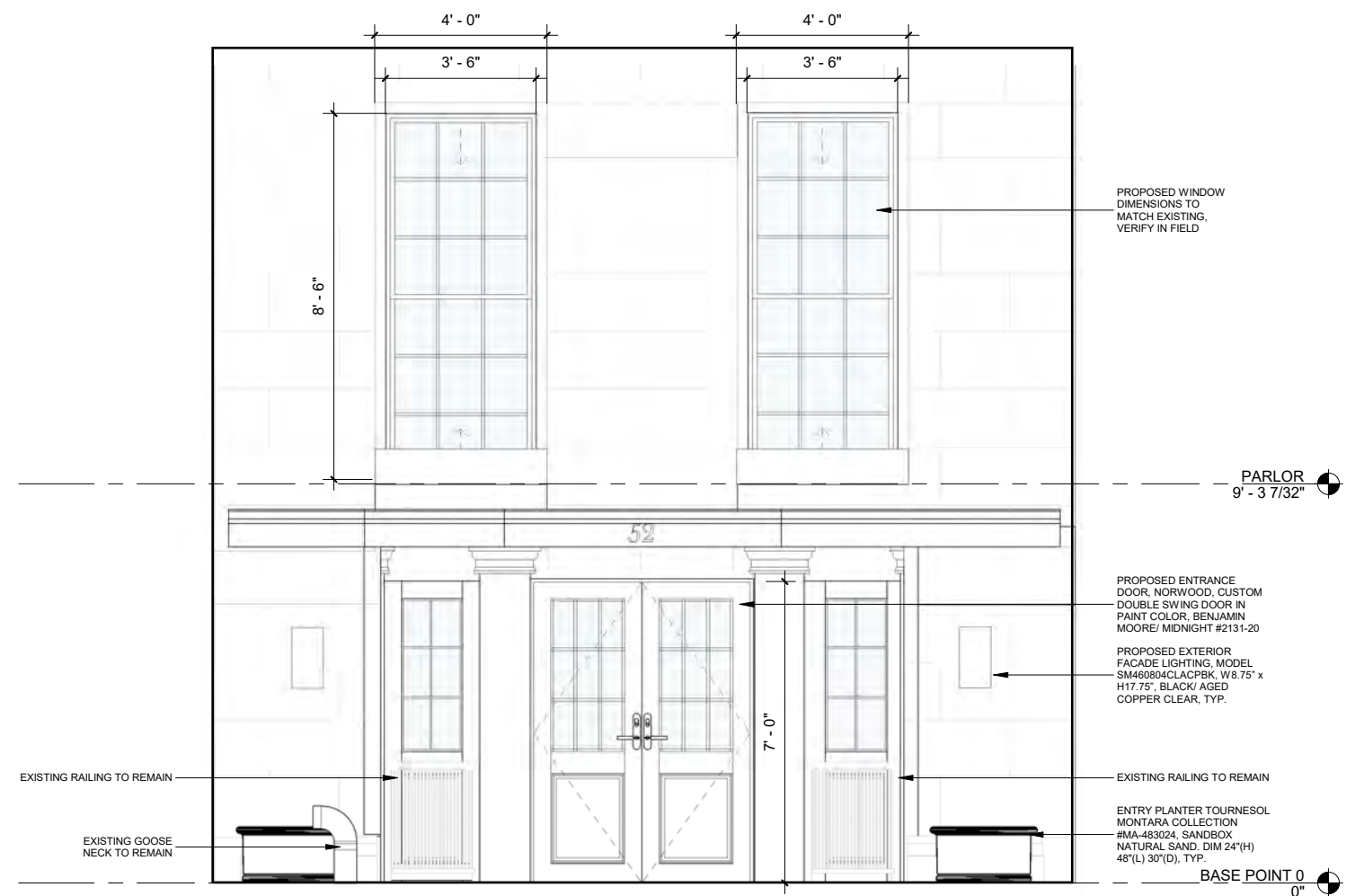
EXISTING ENTRY CONDITION



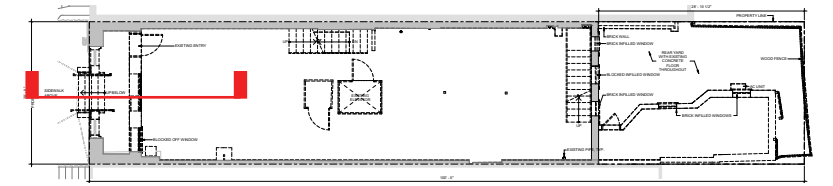
PROPOSED ENTRY CONDITION



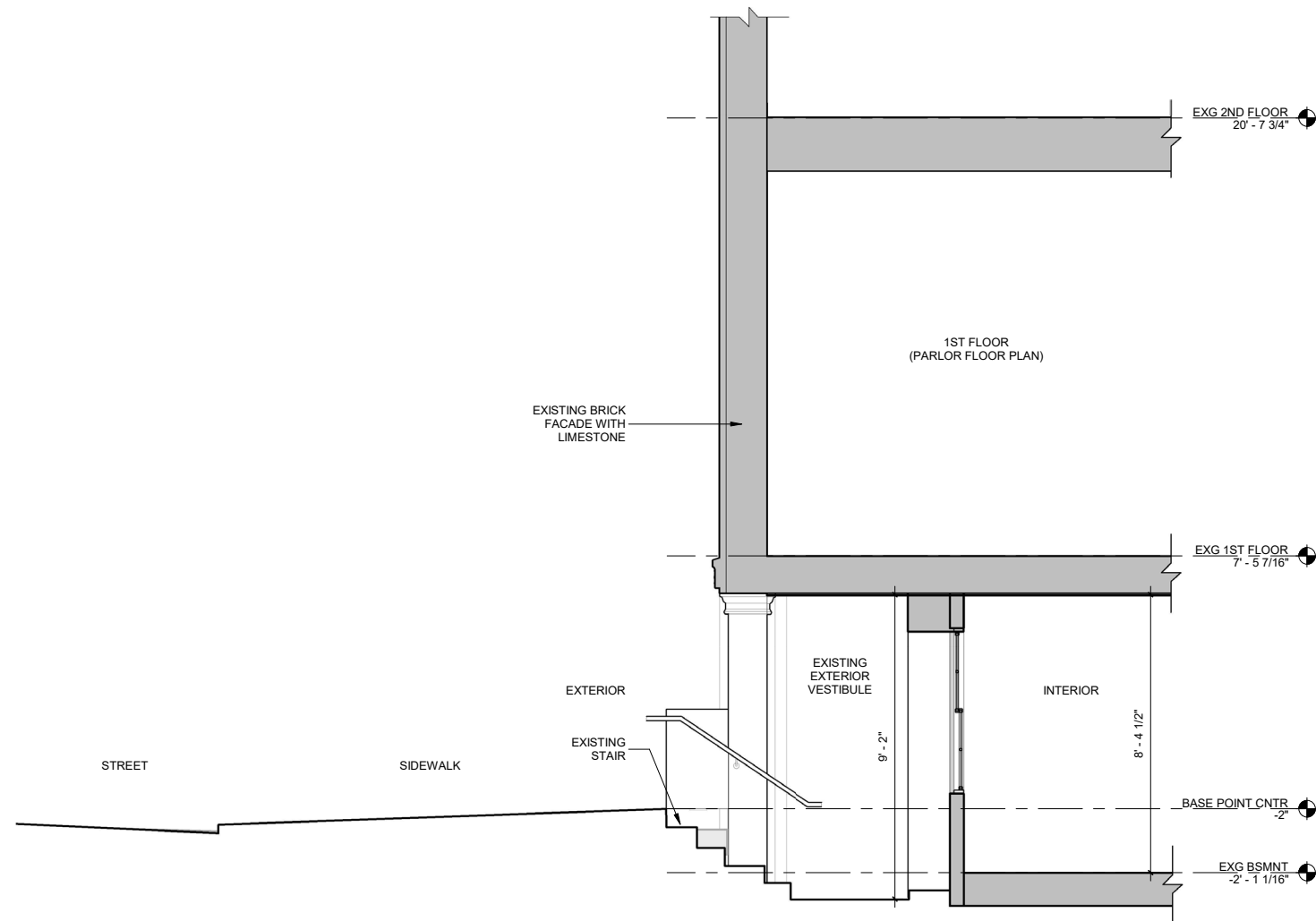
EXISTING ELEVATION @ ENTRY



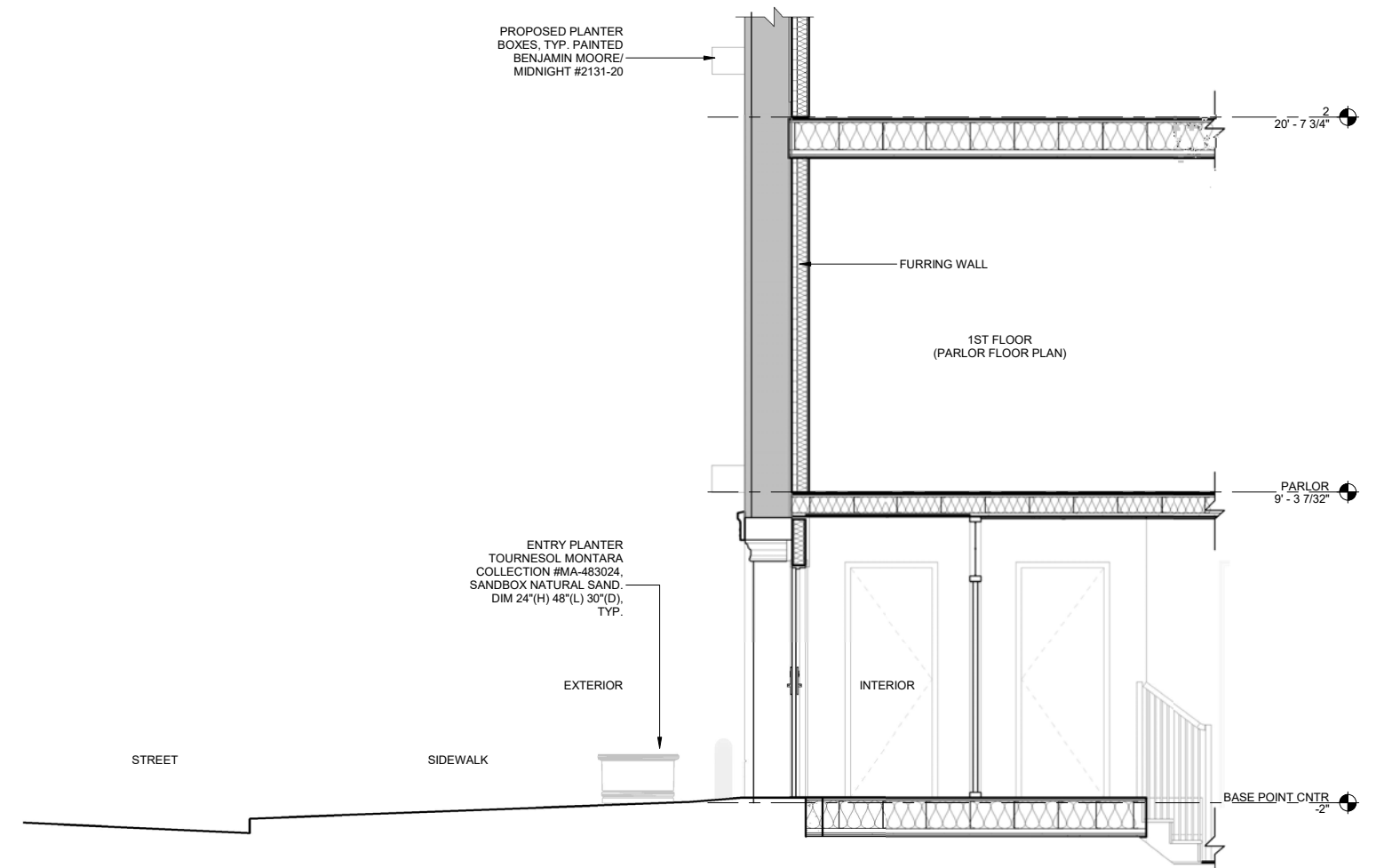
PROPOSED ELEVATION @ ENTRY



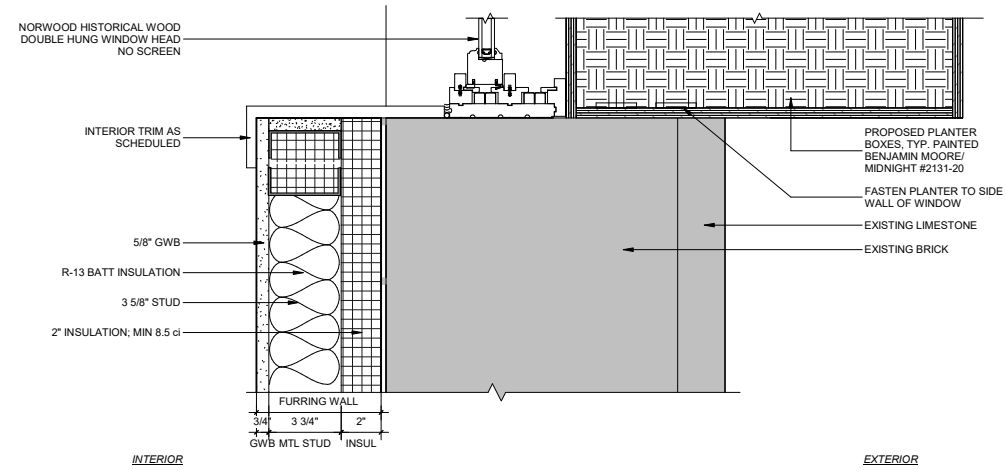
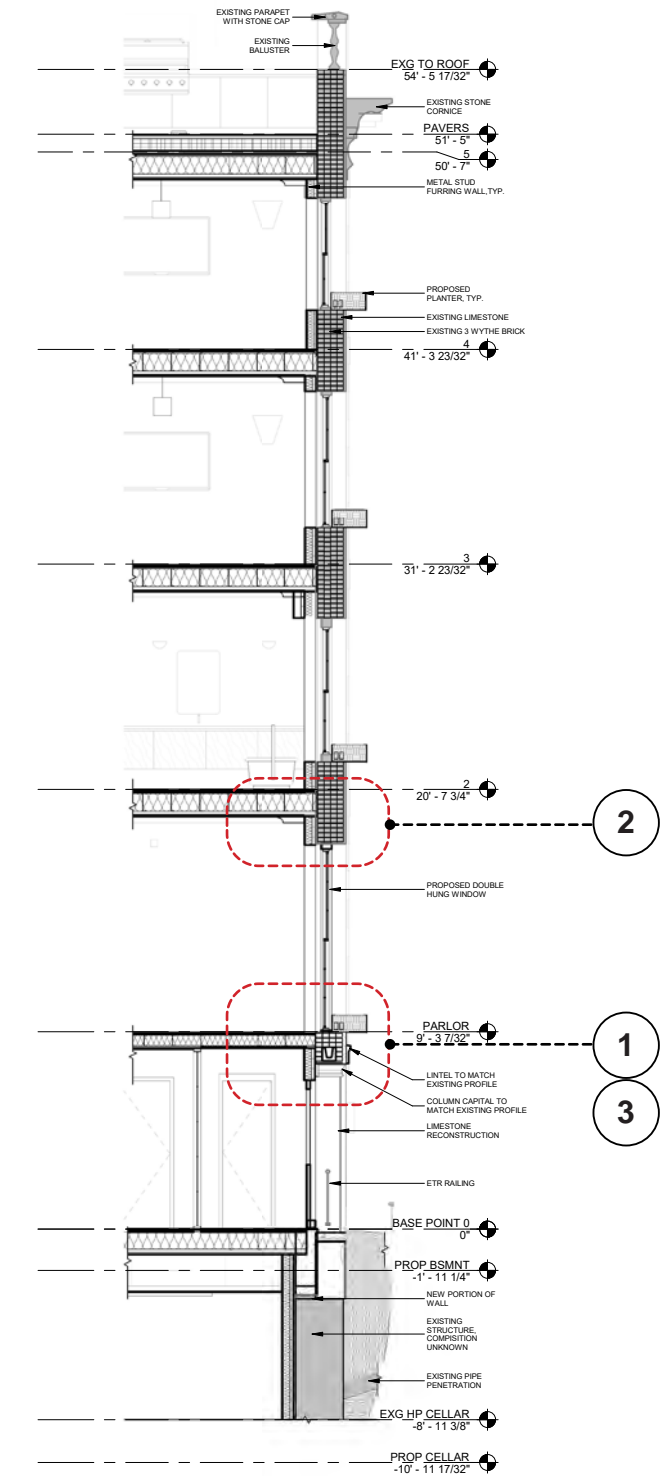
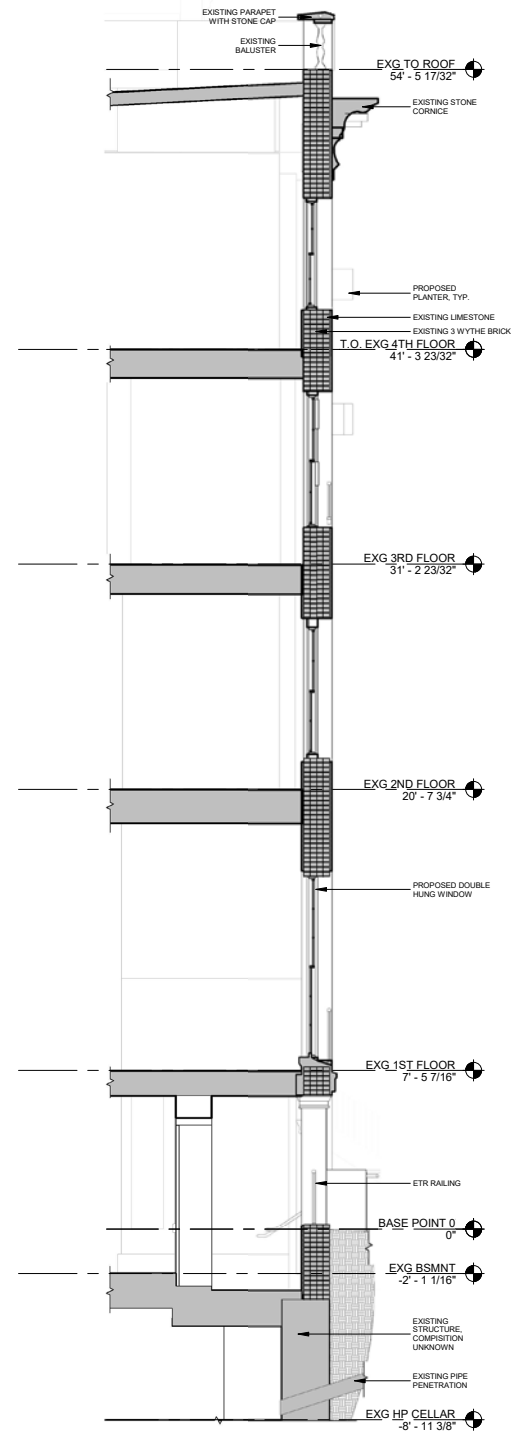
KEY PLAN



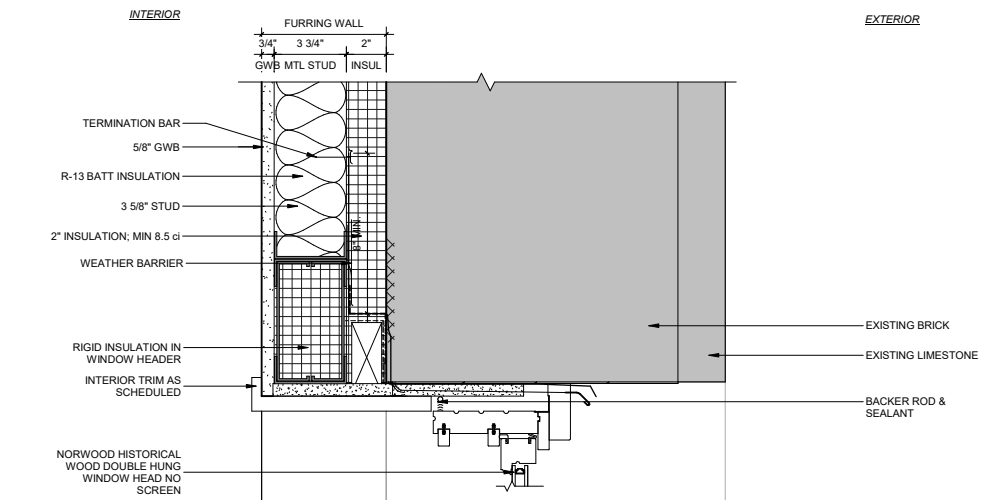
EXISTING SECTION @ ENTRY



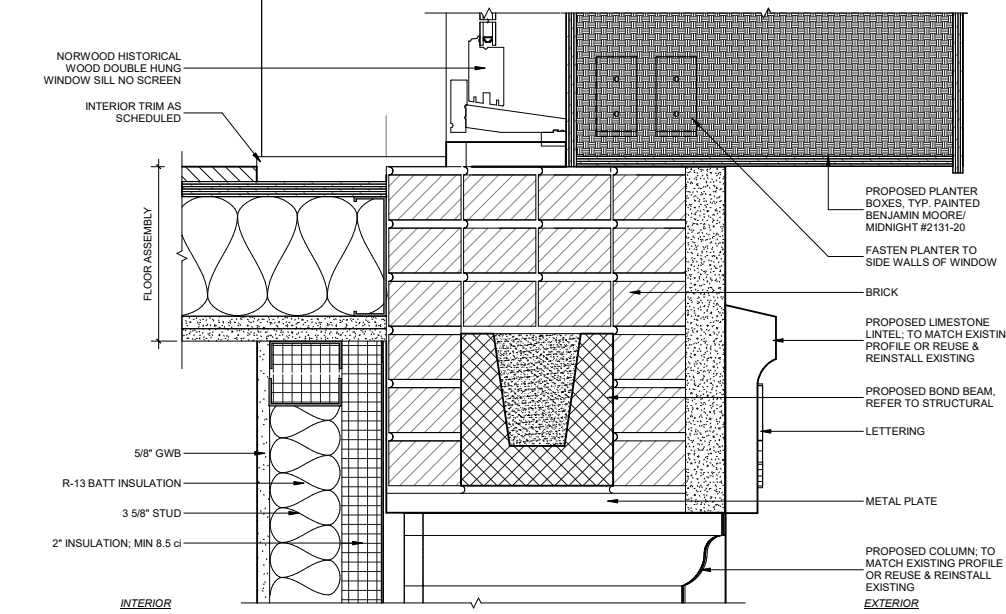
PROPOSED SECTION @ ENTRY



3 WOOD WINDOW JAMB @ EXISTING LIMESTONE WALL



2 WOOD WINDOW HEAD @ EXISTING LIMESTONE WALL



1 WOOD WINDOW SILL @ EXISTING LIMESTONE WALL

EXISTING FRONT WALL SECTION

PROPOSED FRONT WALL SECTION



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
1919 ARCHITECTURAL RECORD



39 EAST 63RD STREET
1940 TAX PHOTO, NYMA



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



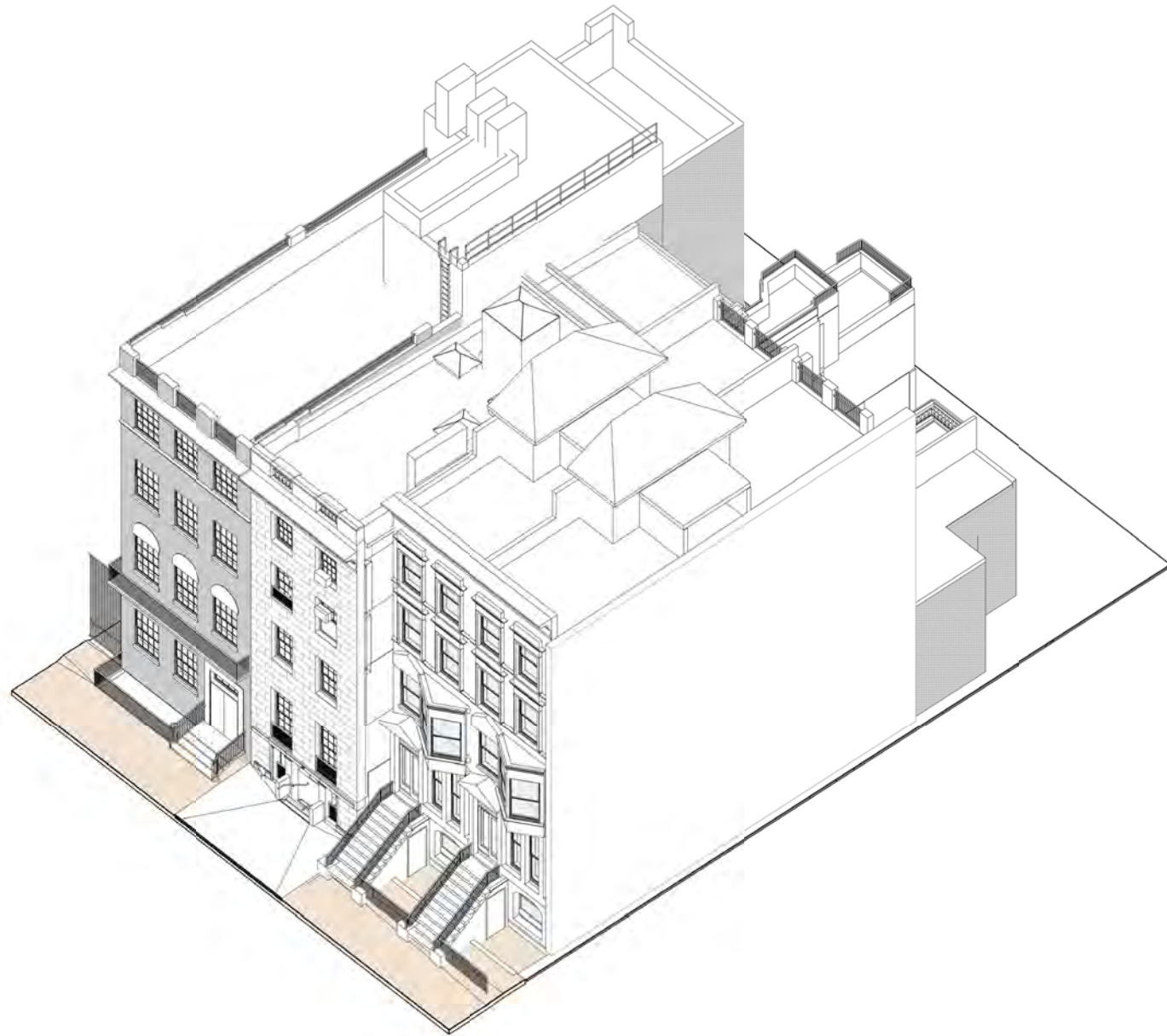
132 EAST 71ST STREET (UESHD)
1940 TAX PHOTO, NYMA



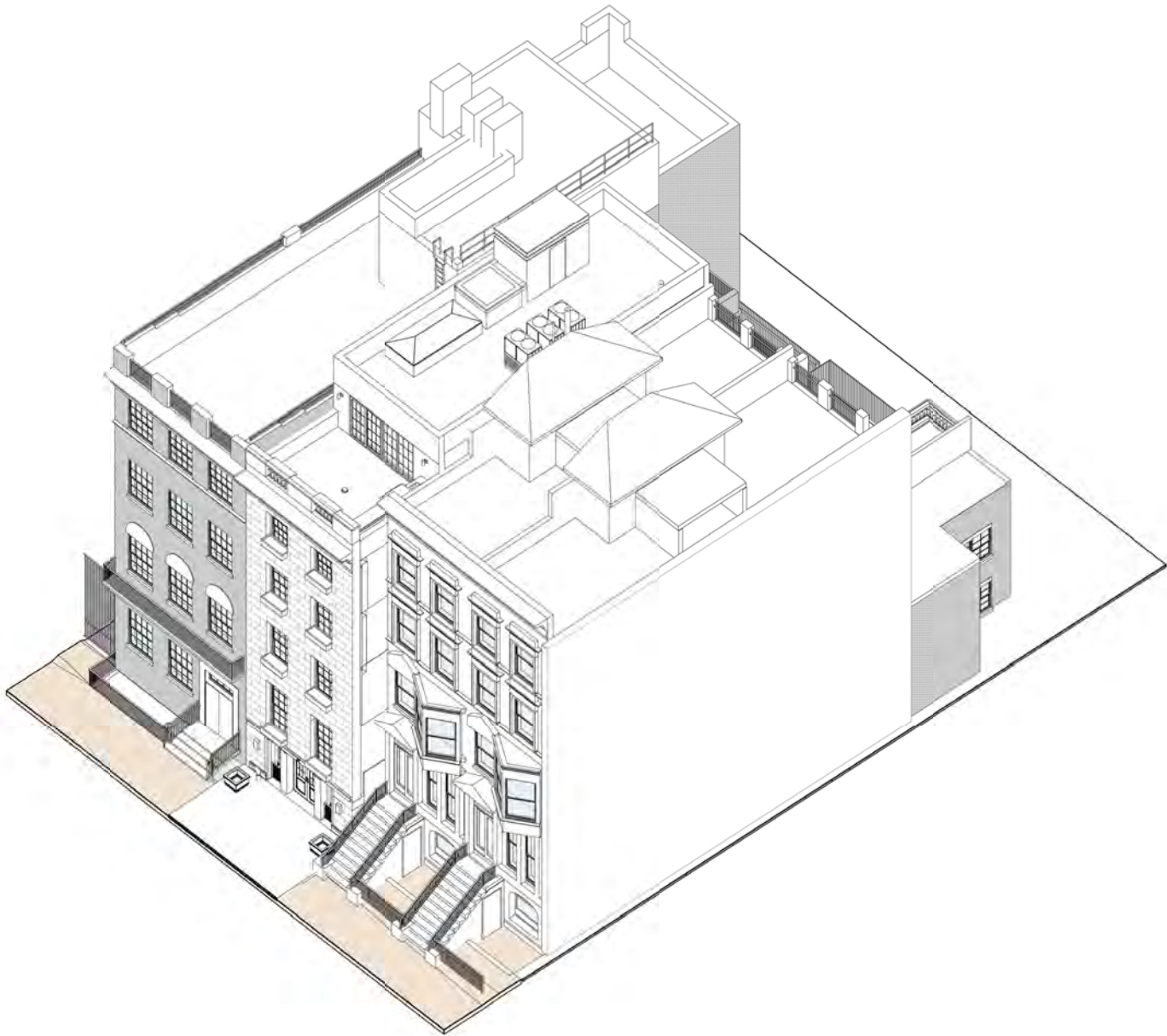
EXISTING FRONT ELEVATION



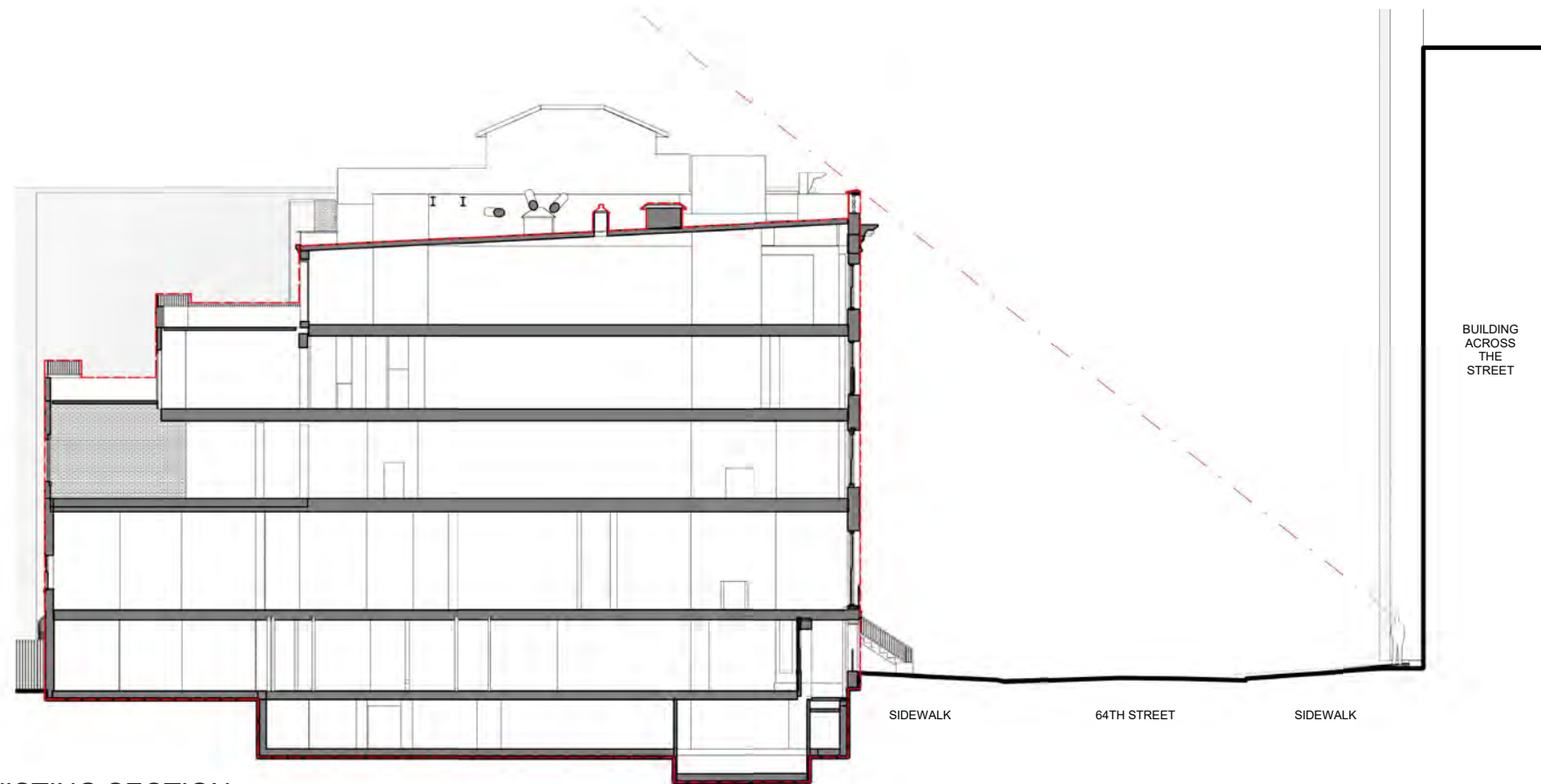
PROPOSED FRONT ELEVATION



EXISTING FRONT AXON



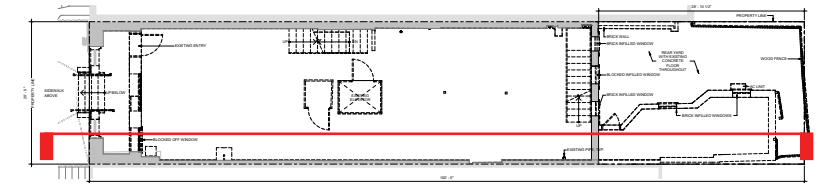
PROPOSED FRONT AXON



EXISTING SECTION



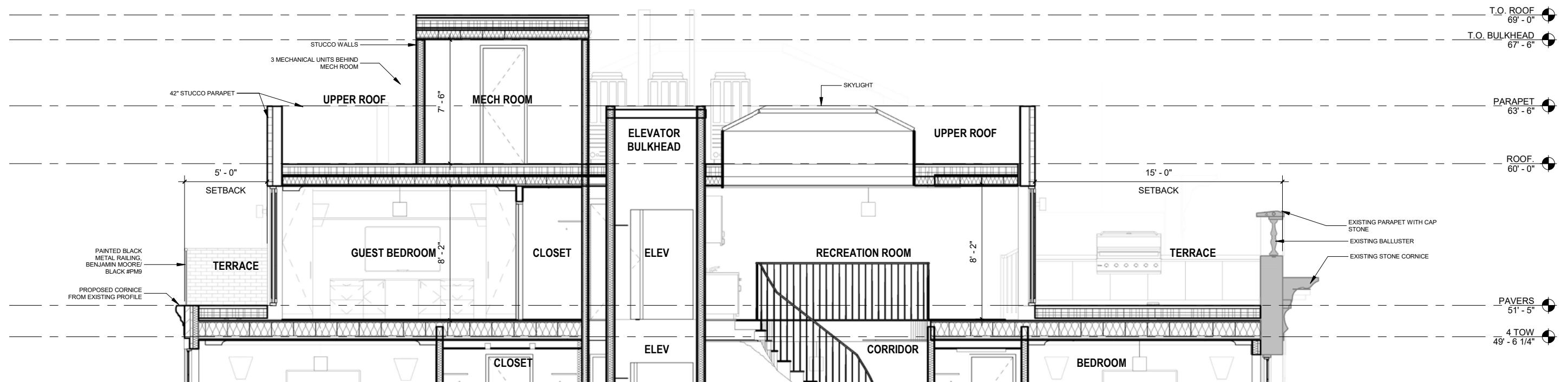
PROPOSED SECTION



KEY



EXISTING SECTION AT ROOF



PROPOSED SECTION AT ROOF



EXISTING REAR AXON



PROPOSED REAR AXON



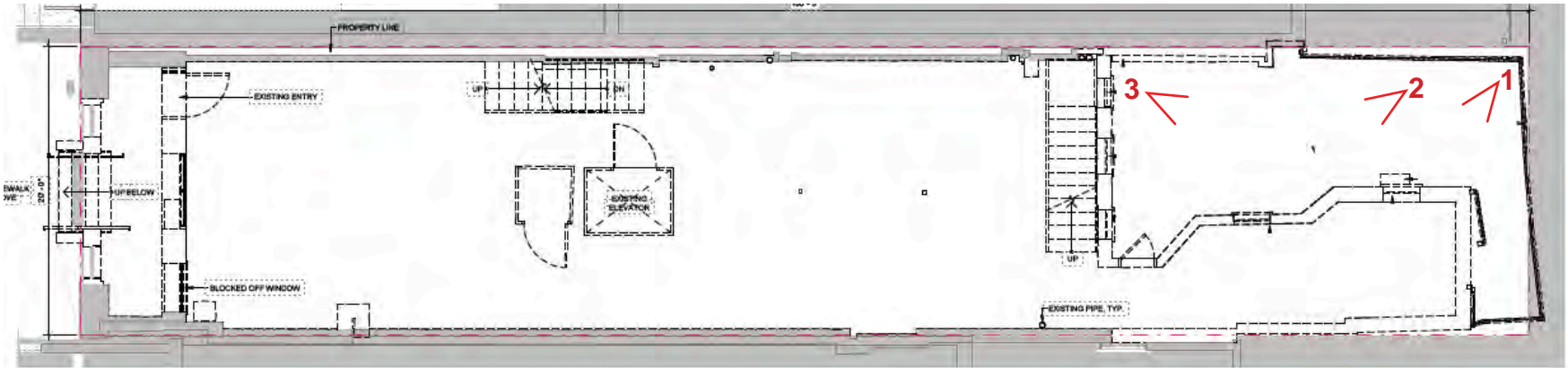
VIEW 1



VIEW 2



VIEW 3



EXISTING CONDITIONS - REAR FACADE



VIEW FROM FOURTH FLOOR TERRACE



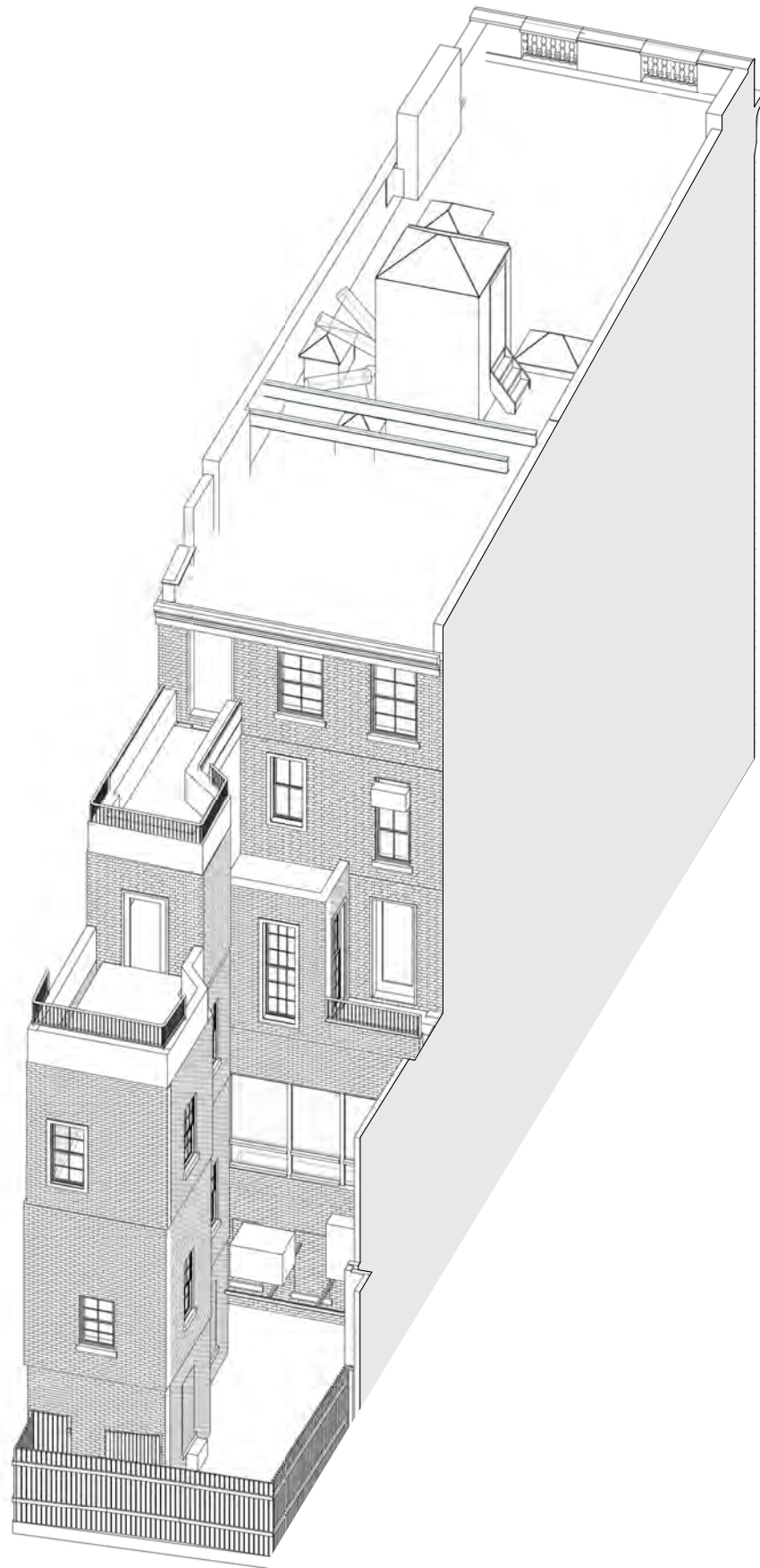
VIEW FROM THIRD FLOOR TERRACE



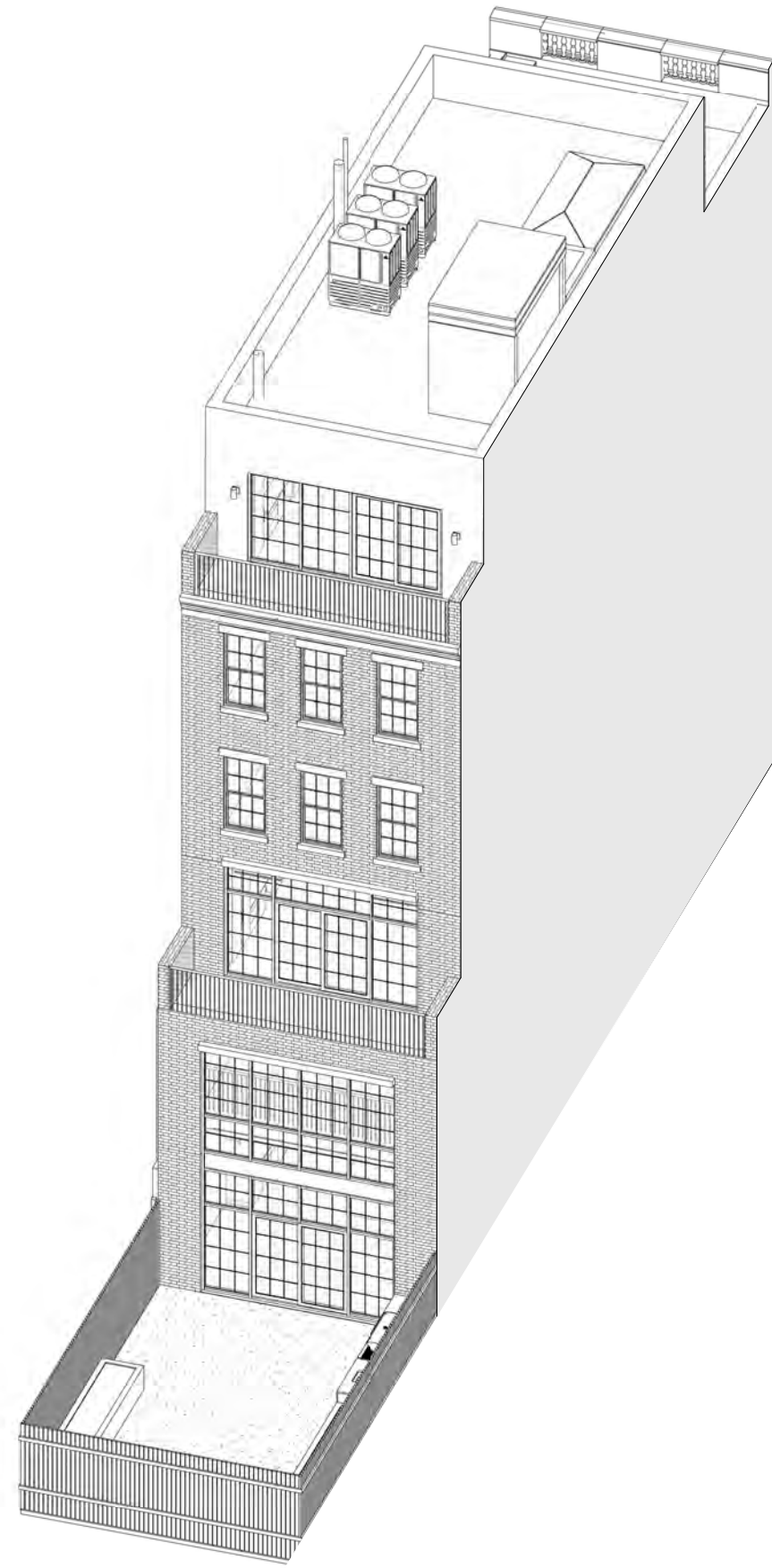
EXISTING CORNICE



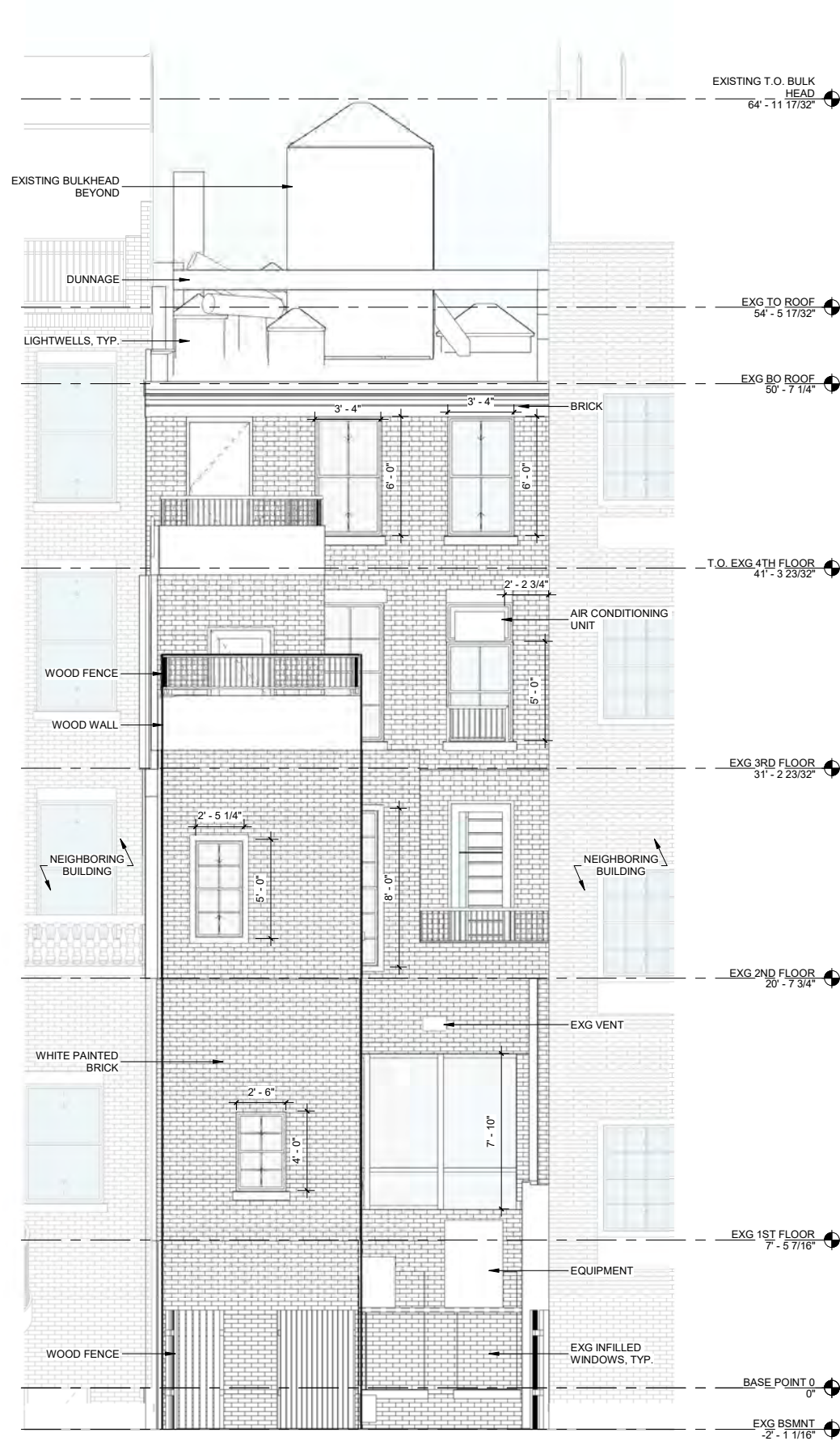
EXISTING MASONRY AT REAR



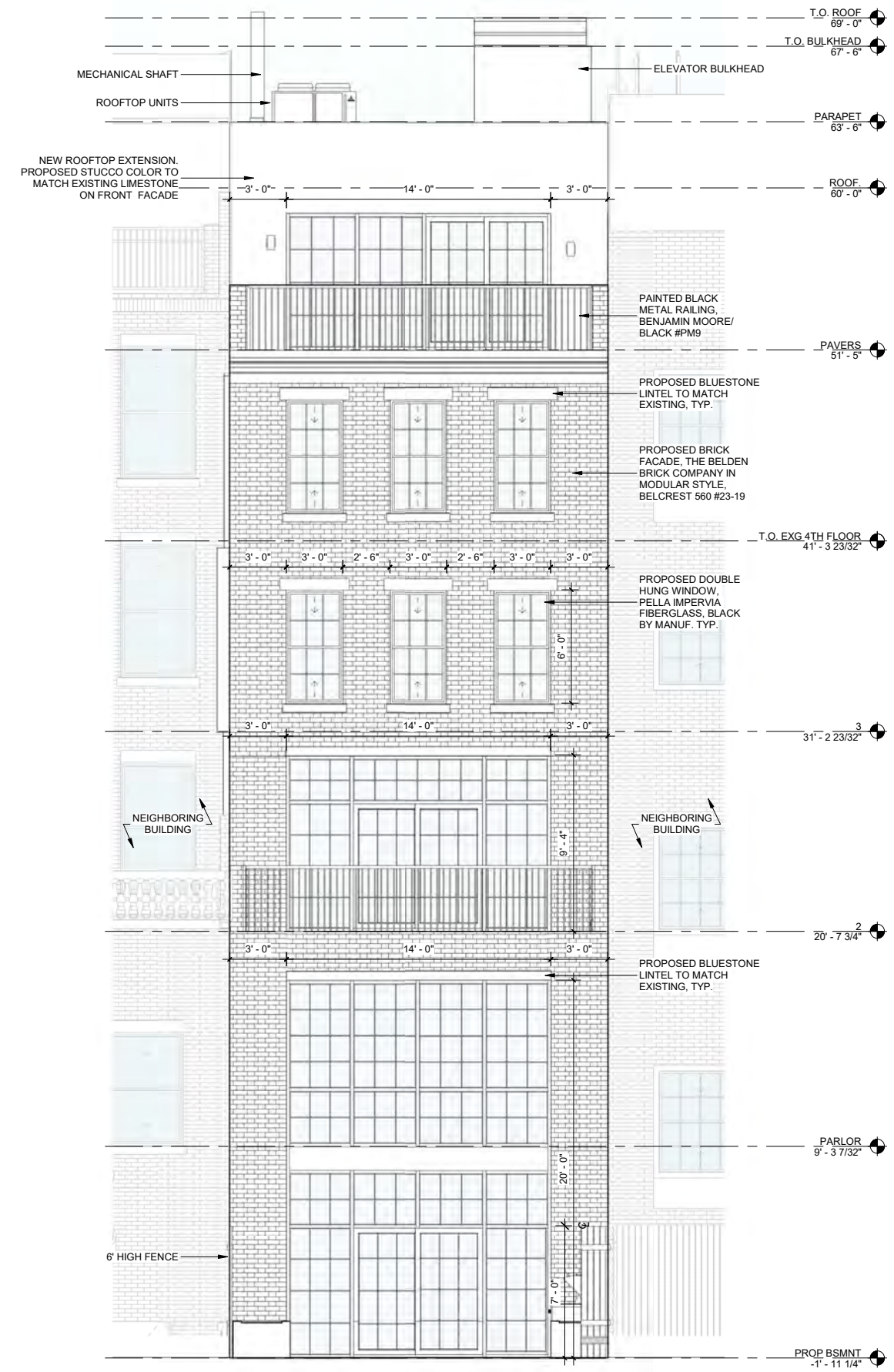
EXISTING - 3D REAR



PROPOSED - 3D REAR



EXISTING REAR ELEVATION

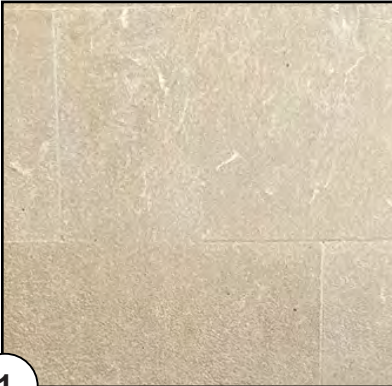


PROPOSED REAR ELEVATION

Limestone

Location: Wall, Lintel, Sill

Color/Finish: Existing limestone or closest match

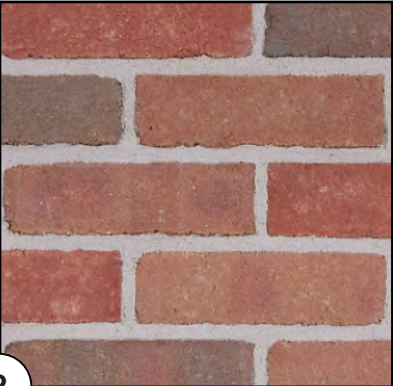


1

Masonry

Location: Rear Facade

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

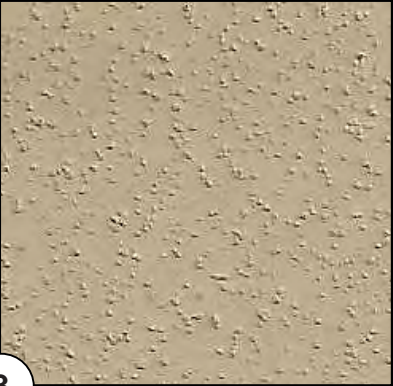


2

Stucco

Location: Rooftop Penthouse

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



3

Exterior Paint Color

Location: Front & Rear Windows, Front Planters

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

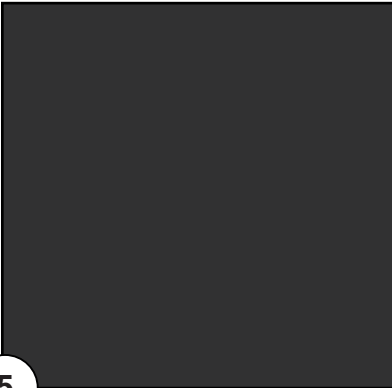


4

Exterior Paint Color

Location: Entrance Door & Rear Storefront, Railings

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

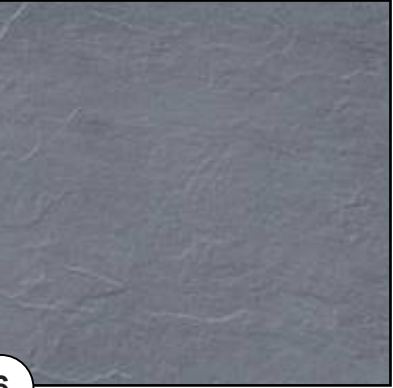


5

Bluestone

Location: Rear Sill & Lintel

Color/Finish: Match Existing



6

Planters

Location: Exterior Entrance

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



7

Light Fixture

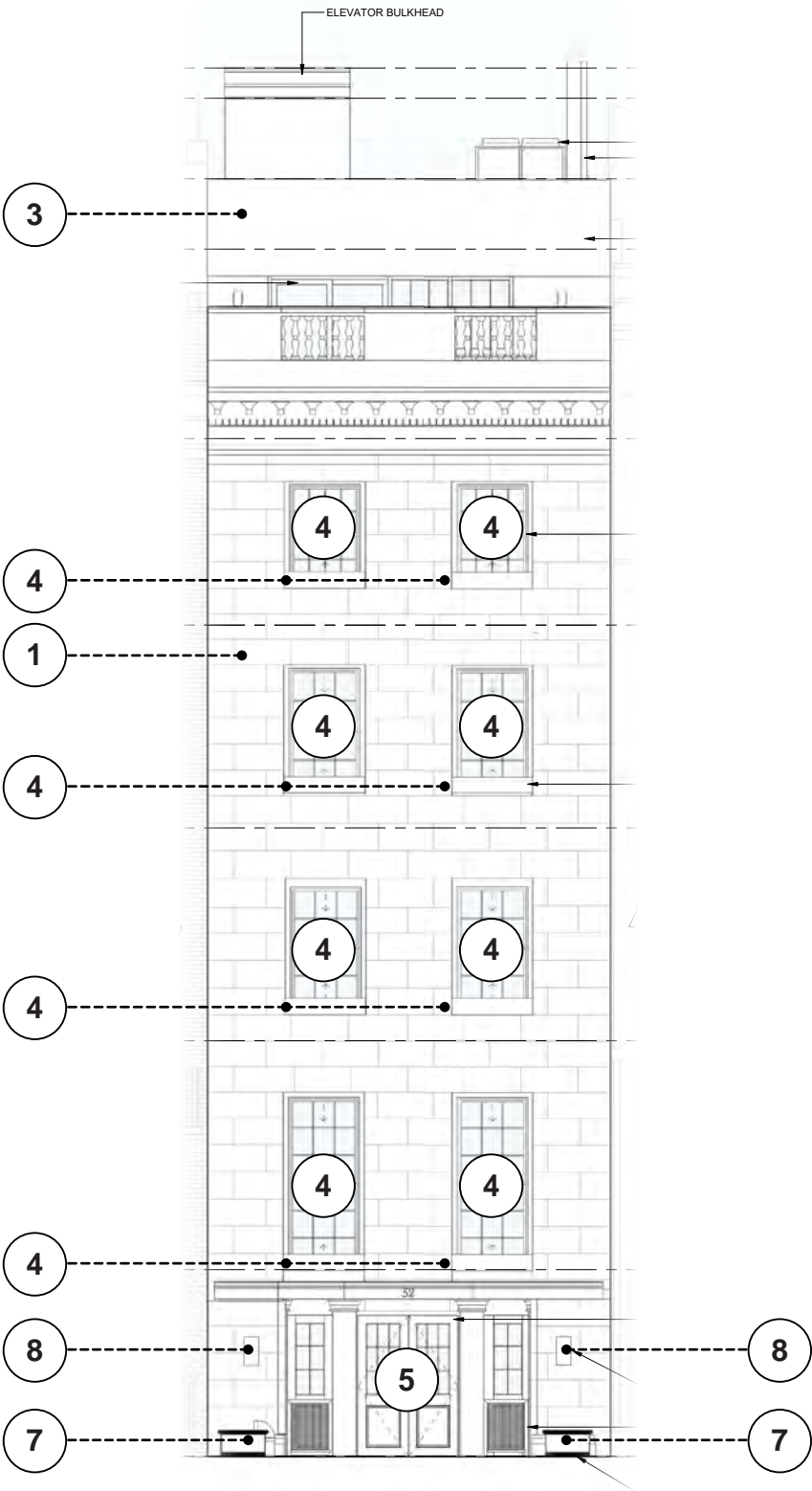
Location: Exterior facade lighting

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



8

MATERIAL SAMPLES



FRONT ELEVATION DIAGRAM

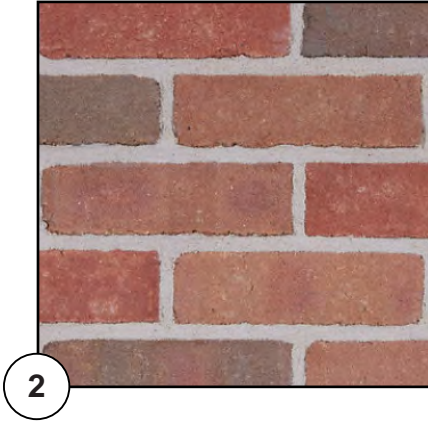
Limestone
Location: Wall, Lintel, Sill

Color/Finish: Existing limestone or closest match



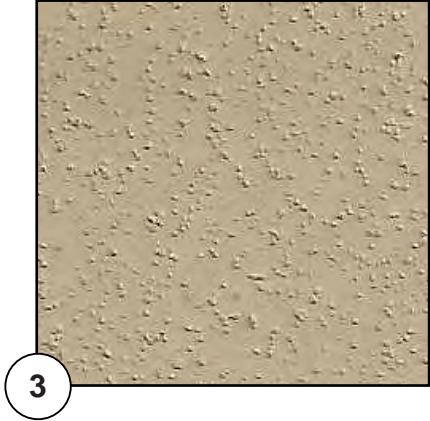
Masonry
Location: Rear Facade

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



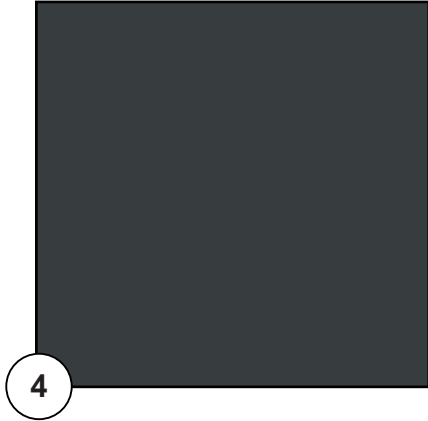
Stucco
Location: Rooftop Penthouse

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



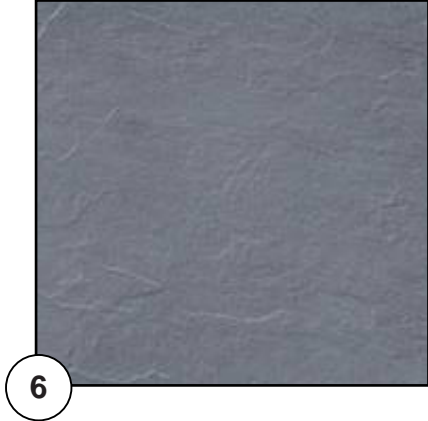
Exterior Paint Color
Location: Entrance Door & Rear Storefront, Railings

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



Bluestone
Location: Rear Sill & Lintel

Color/Finish: Match Existing



Planters
Location: Exterior Entrance

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

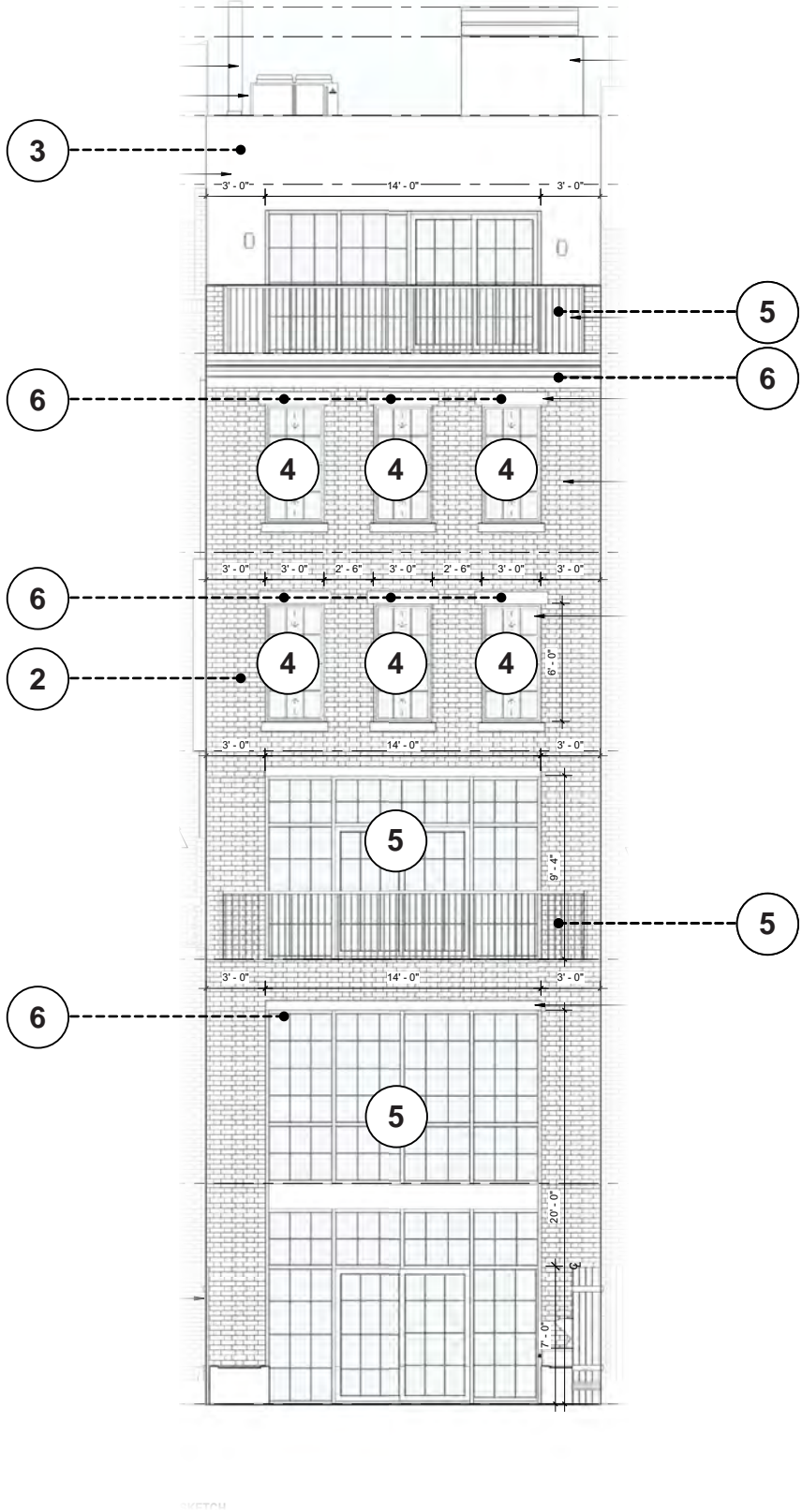


Light Fixture
Location: Exterior facade lighting

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



MATERIAL SAMPLES



REAR ELEVATION DIAGRAM

April 29, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-07196

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

To testify virtually, please join Zoom

Webinar ID: 161 993 3268

Passcode: 194934

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

APPENDIX



VIEW FACING NORTH



VIEW FACING EAST TOWARDS MADISON



VIEW FACING SOUTHWEST



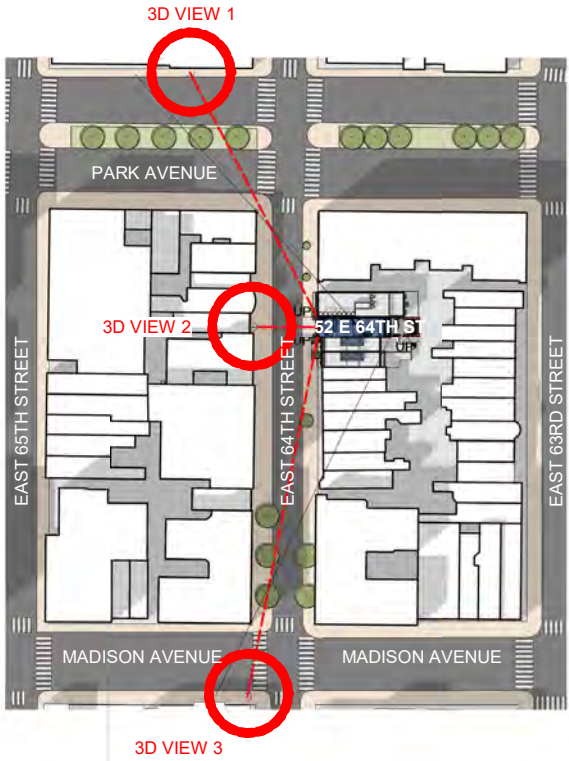
VIEW 1 - PARK AVENUE

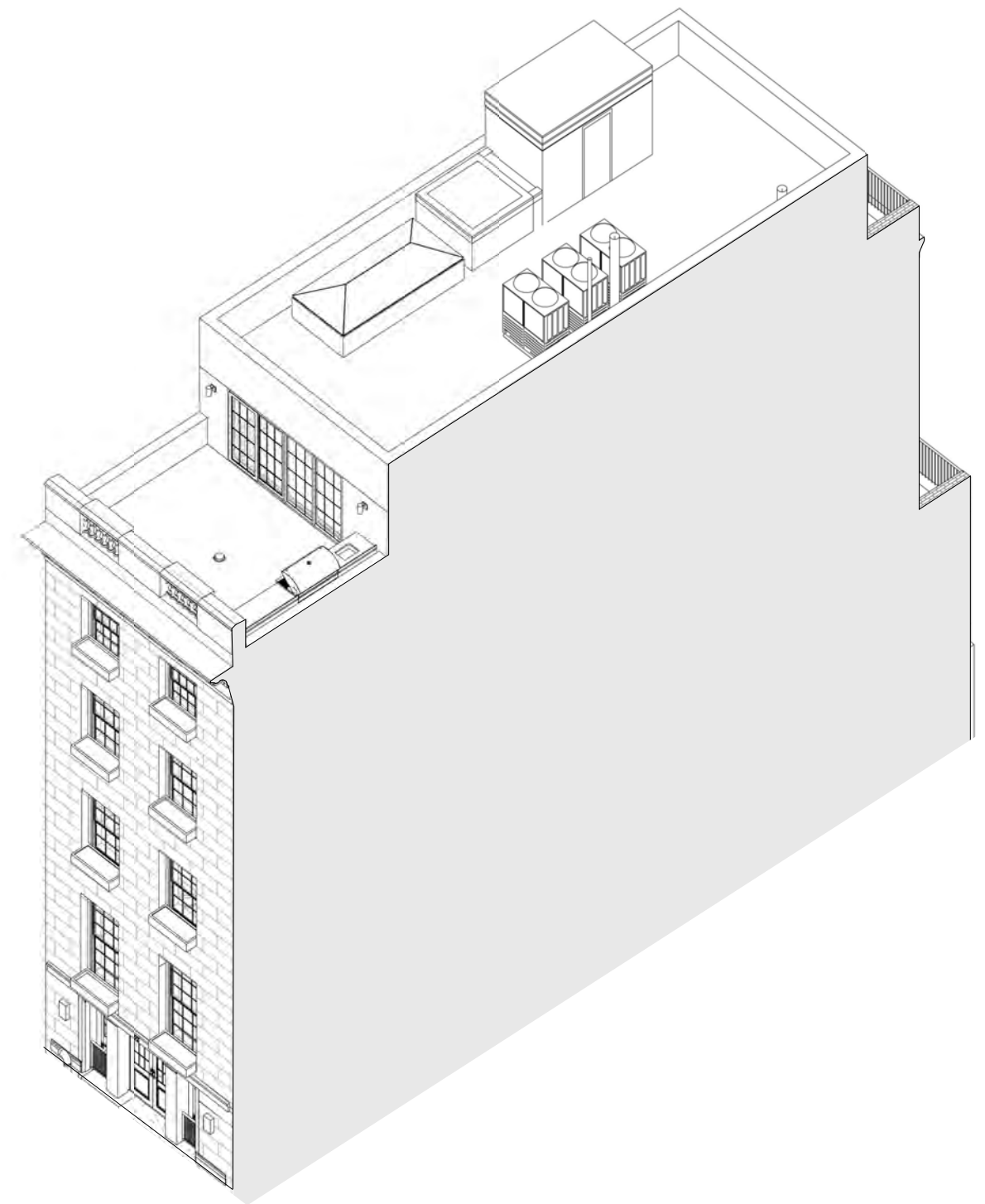
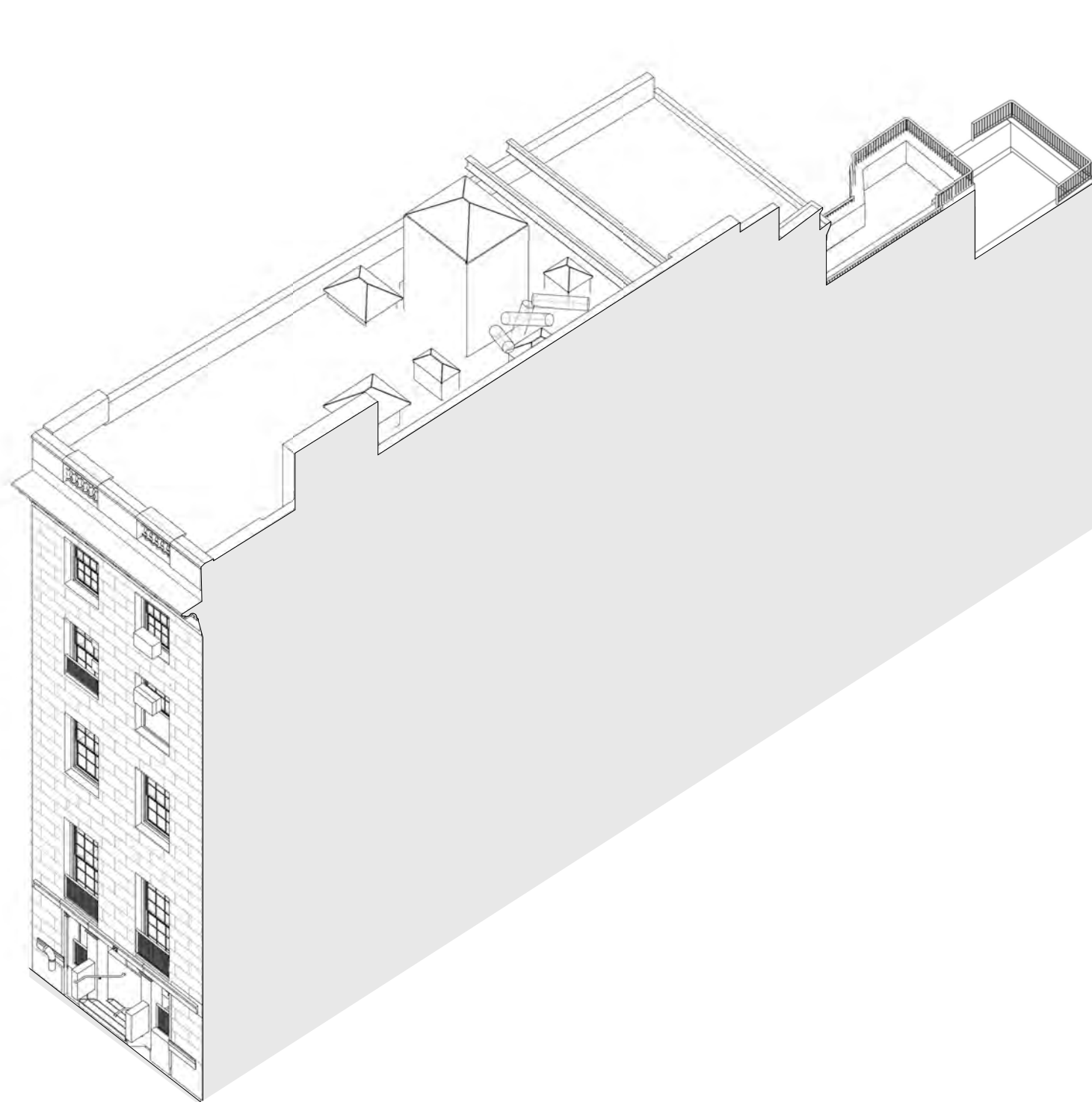


VIEW 2 - 64TH STREET







VIEW 3 - MADISON AVENUE

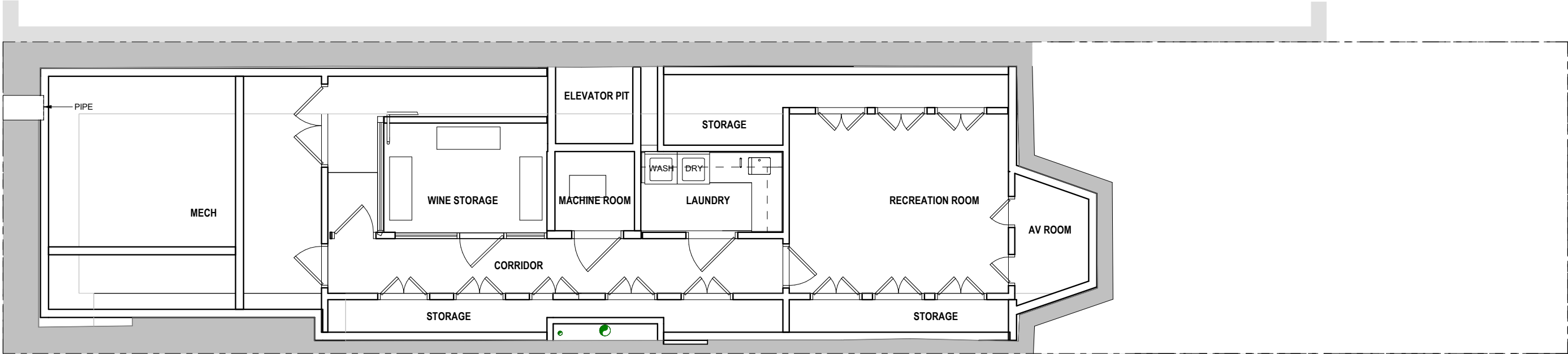




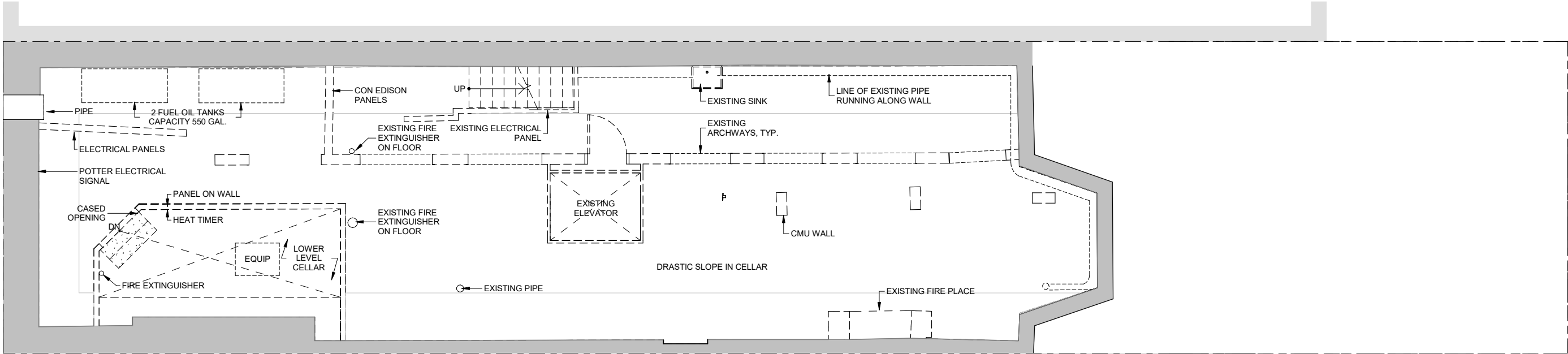
EXISTING - 3D FRONT

PROPOSED - 3D FRONT

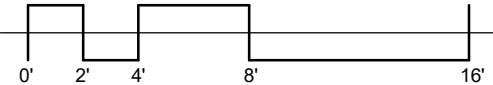
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED



PROPOSED CELLAR PLAN



EXISTING CELLAR PLAN



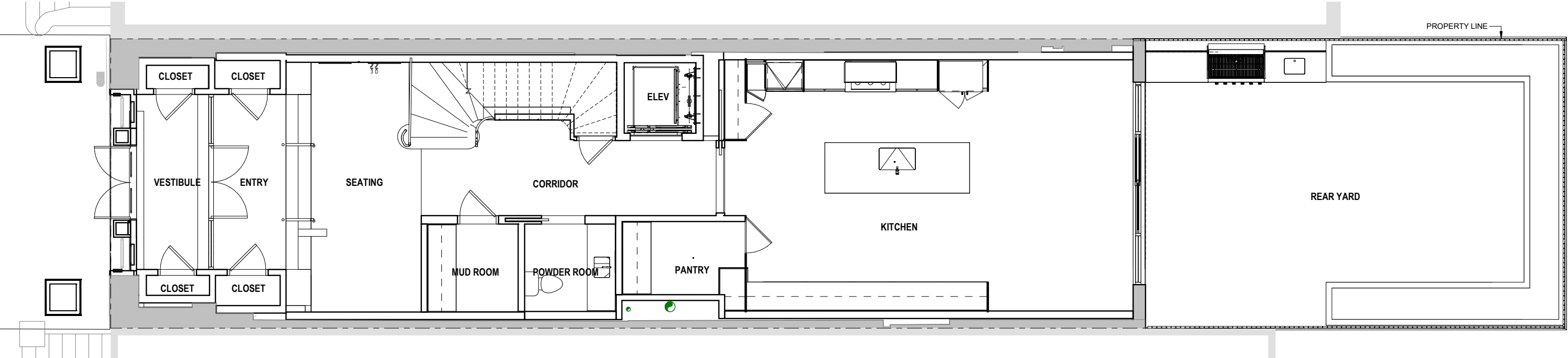
LPC PLAN LEGEND

EXISTING WALL TO REMAIN

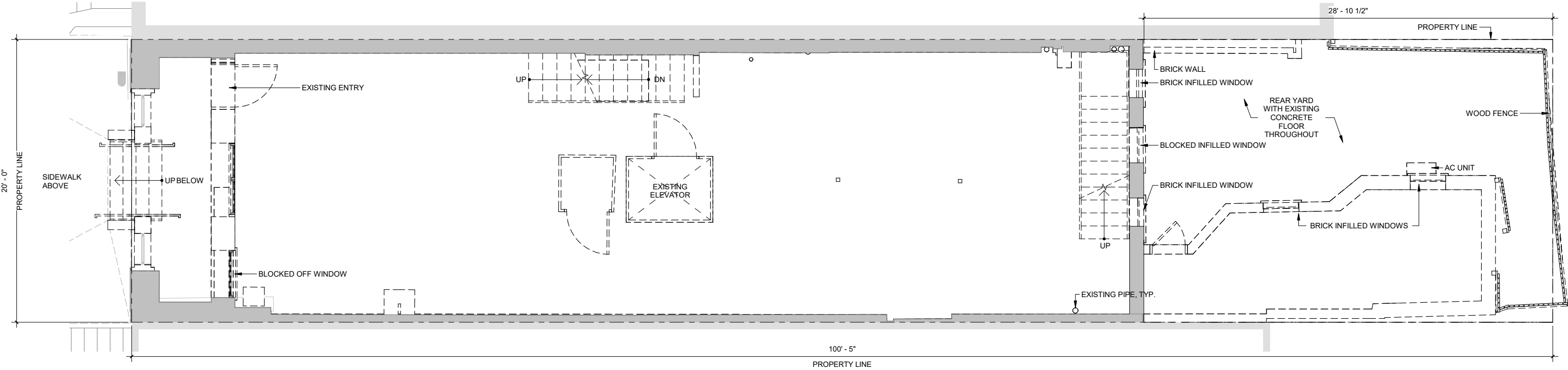
EXISTING CONSTR. TO BE REMOVED

NEW WALL





EXISTING DOOR TO BE REMOVED

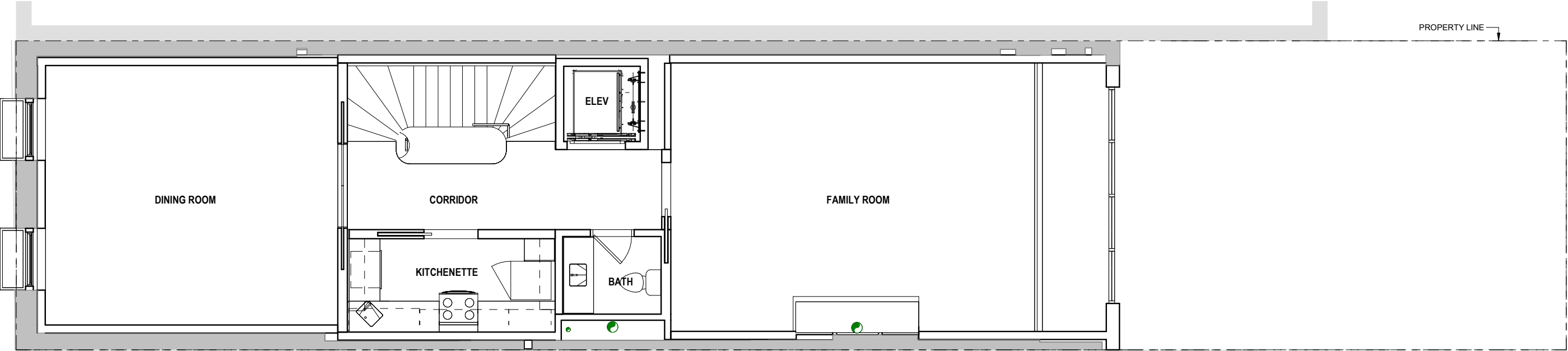


PROPOSED BASEMENT PLAN

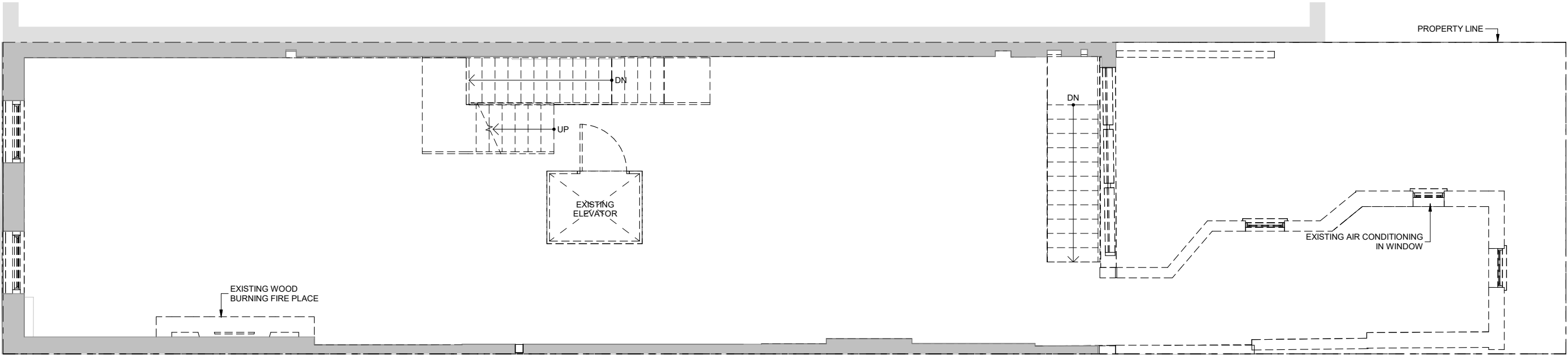


EXISTING BASEMENT PLAN

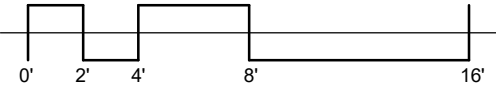
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED



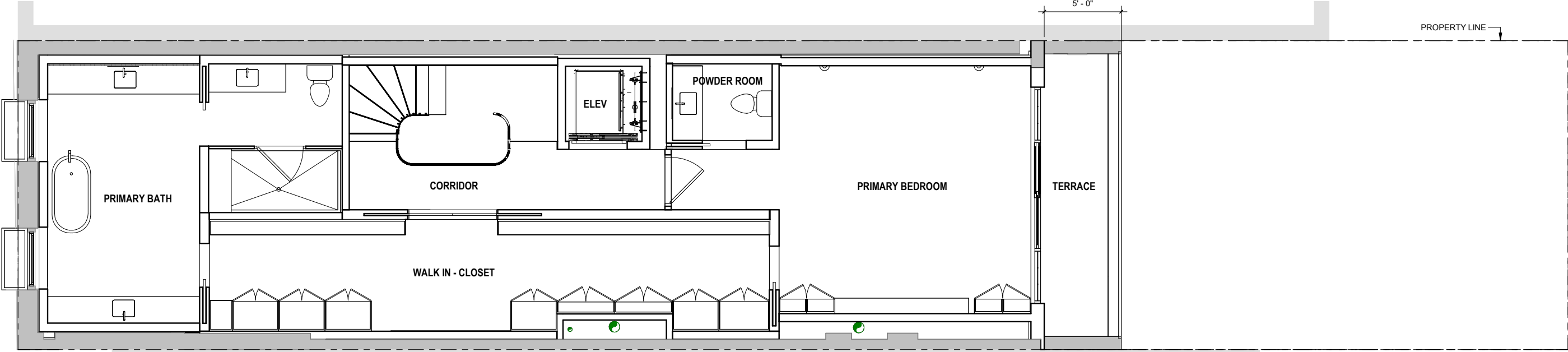
PROPOSED FIRST FLOOR PLAN



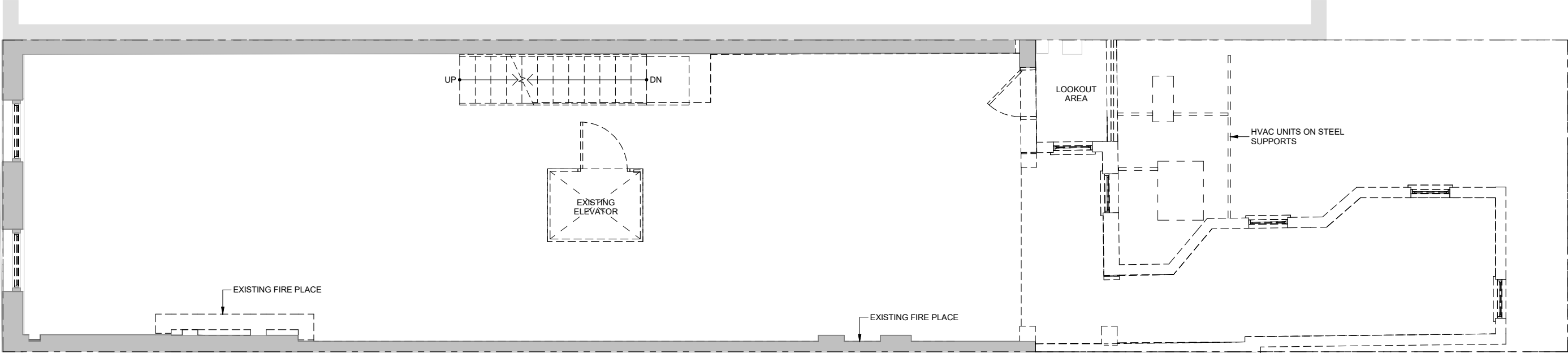
EXISTING FIRST FLOOR PLAN



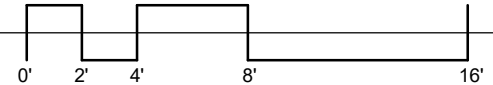
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED



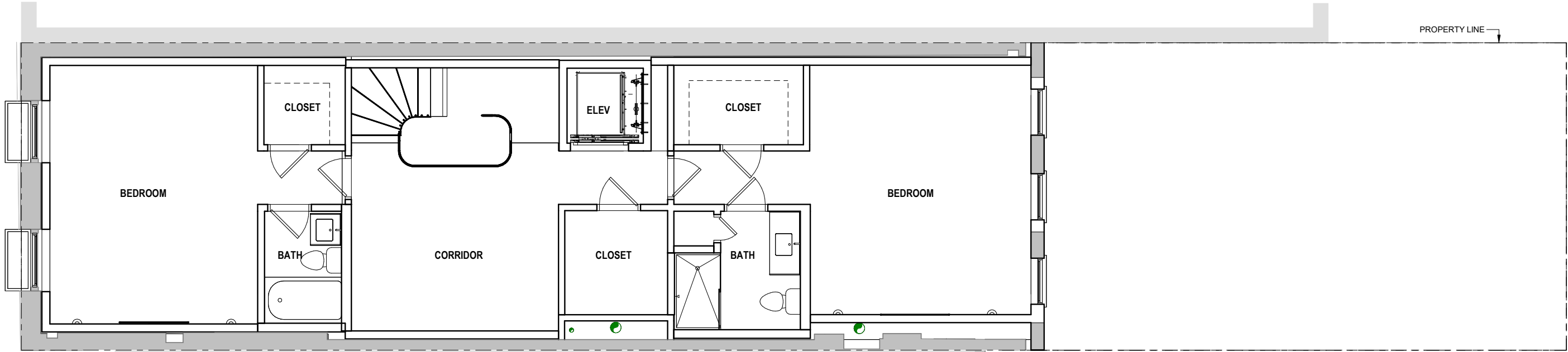
PROPOSED SECOND FLOOR PLAN



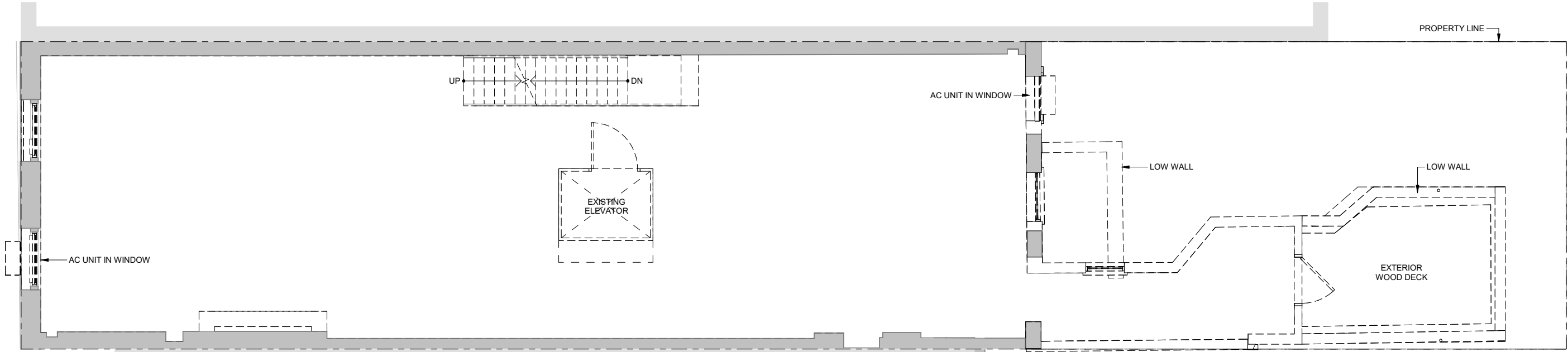
EXISTING SECOND FLOOR PLAN



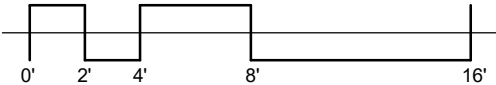
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED



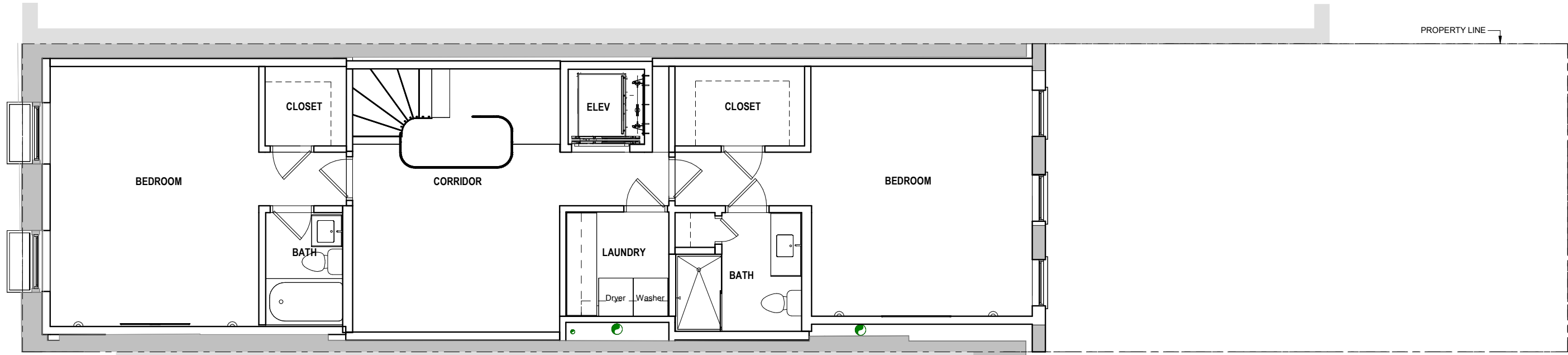
PROPOSED THIRD FLOOR PLAN



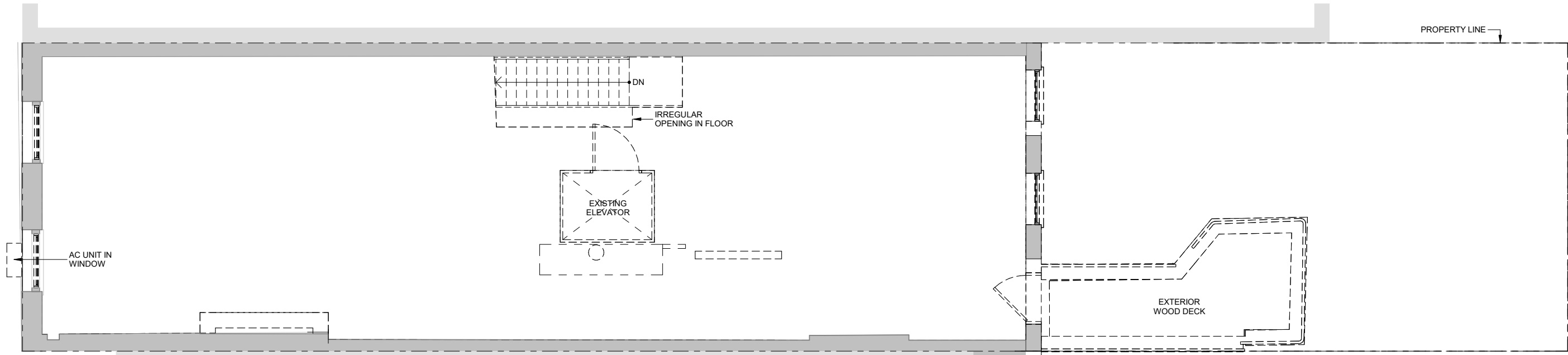
EXISTING THIRD FLOOR PLAN



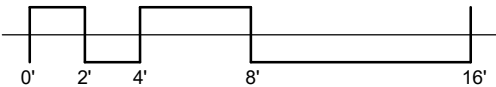
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED



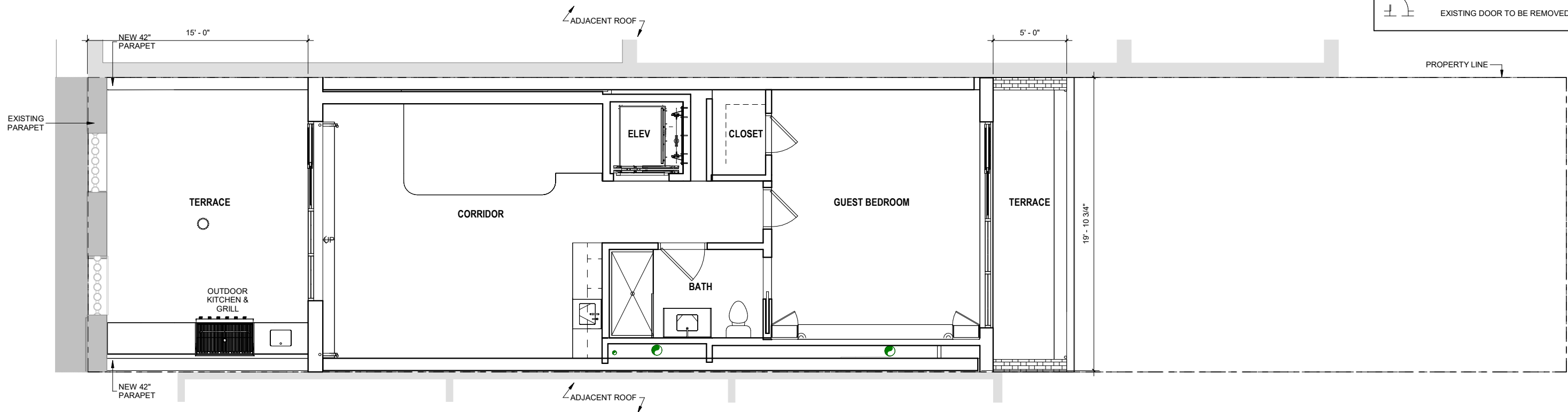
PROPOSED FOURTH FLOOR PLAN



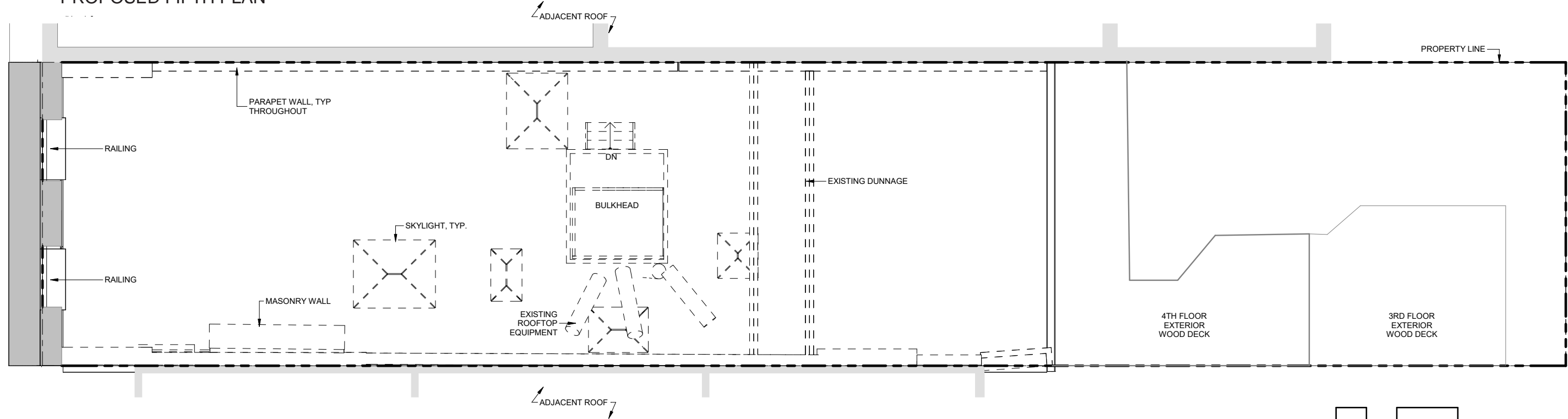
EXISTING FOURTH FLOOR PLAN



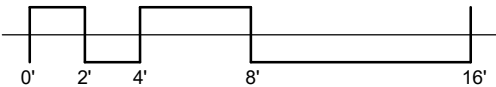
LPC PLAN LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONSTR. TO BE REMOVED
	NEW WALL
	EXISTING DOOR TO BE REMOVED

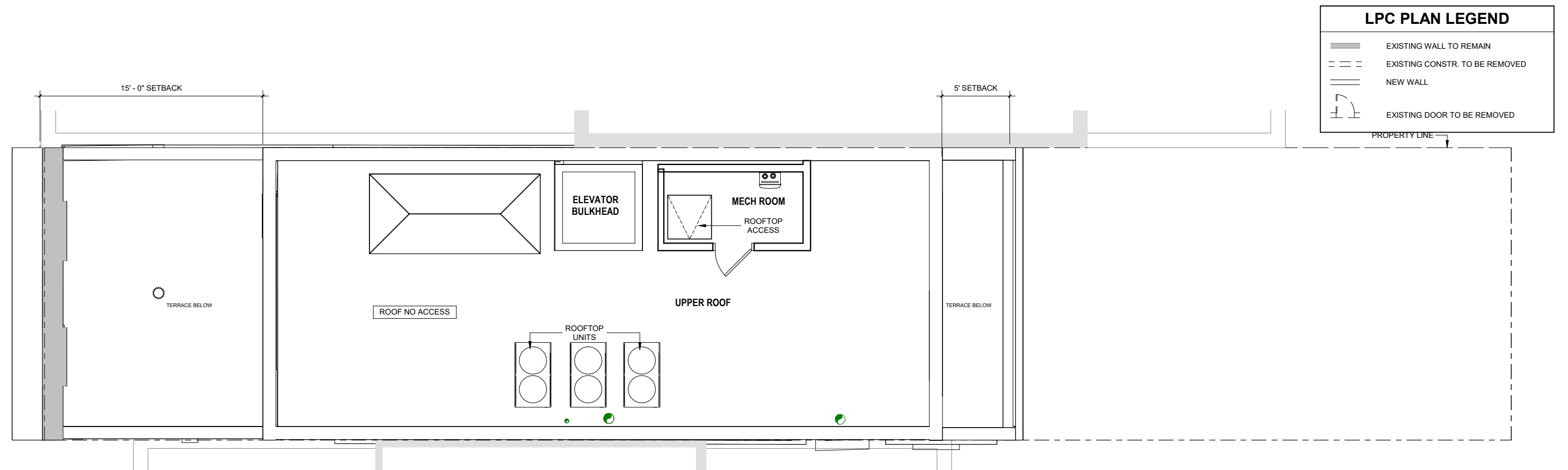


PROPOSED FIFTH PLAN

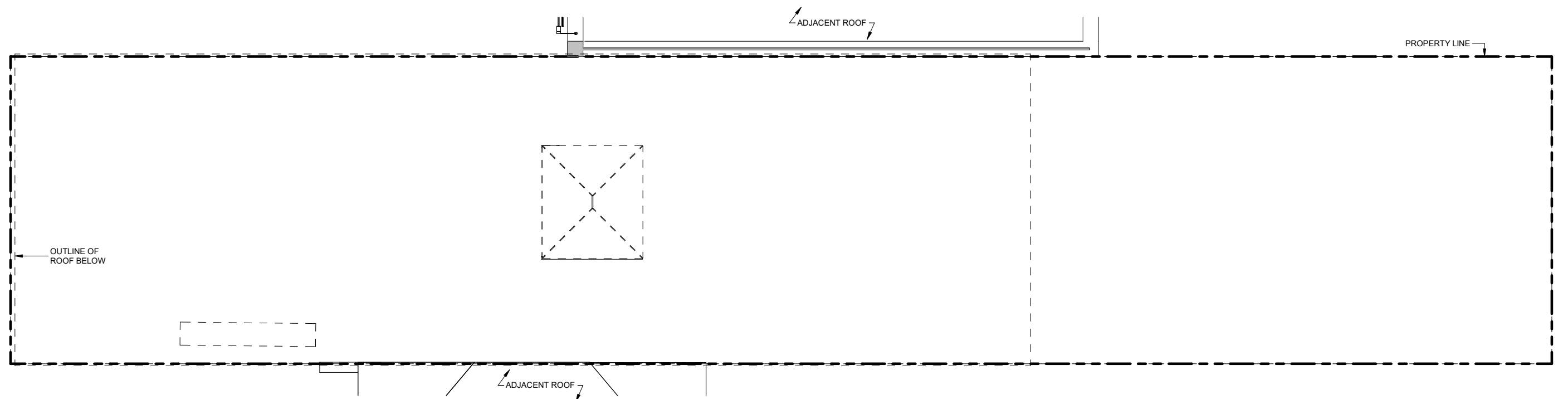


EXISTING FIFTH PLAN

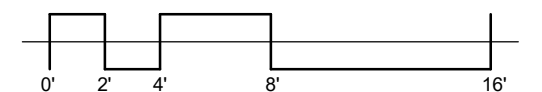




PROPOSED ROOF PLAN



EXISTING ROOF PLAN



NEW ROOF

EX ROOF/ 5TH FLOOR

4TH FLOOR

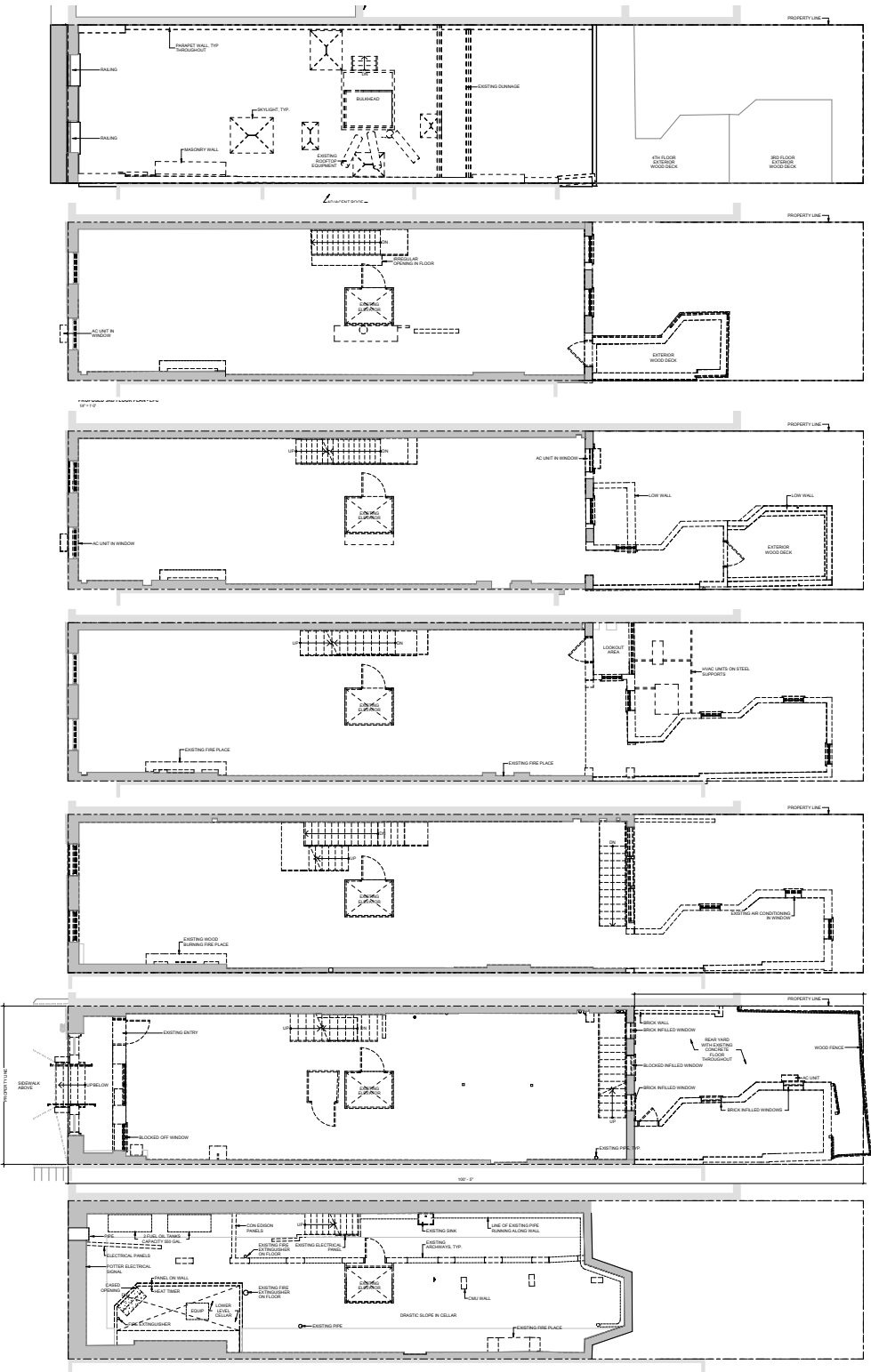
3RD FLOOR

2ND FLOOR

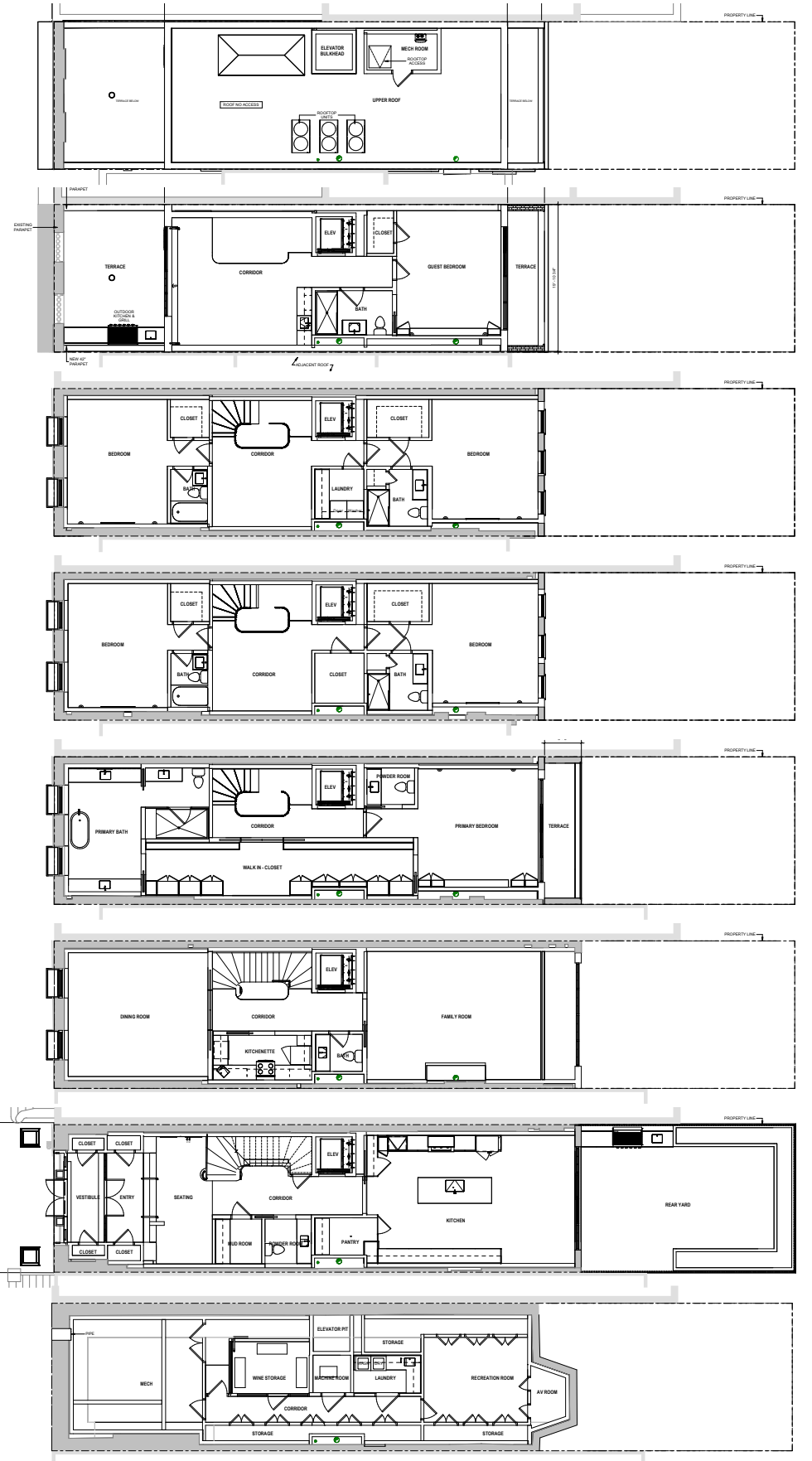
1ST/PARLOR

BASEMENT

CELLAR



EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS

2025

LANDMARKS PRESENTATION

52 East 64th Street, NY NY, 10065

April 29, 2025
Public Meeting

The current proposal is:

Preservation Department – Item 5, LPC-25-07196

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

To testify virtually, please join Zoom

Webinar ID: 161 993 3268

Passcode: 194934

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.