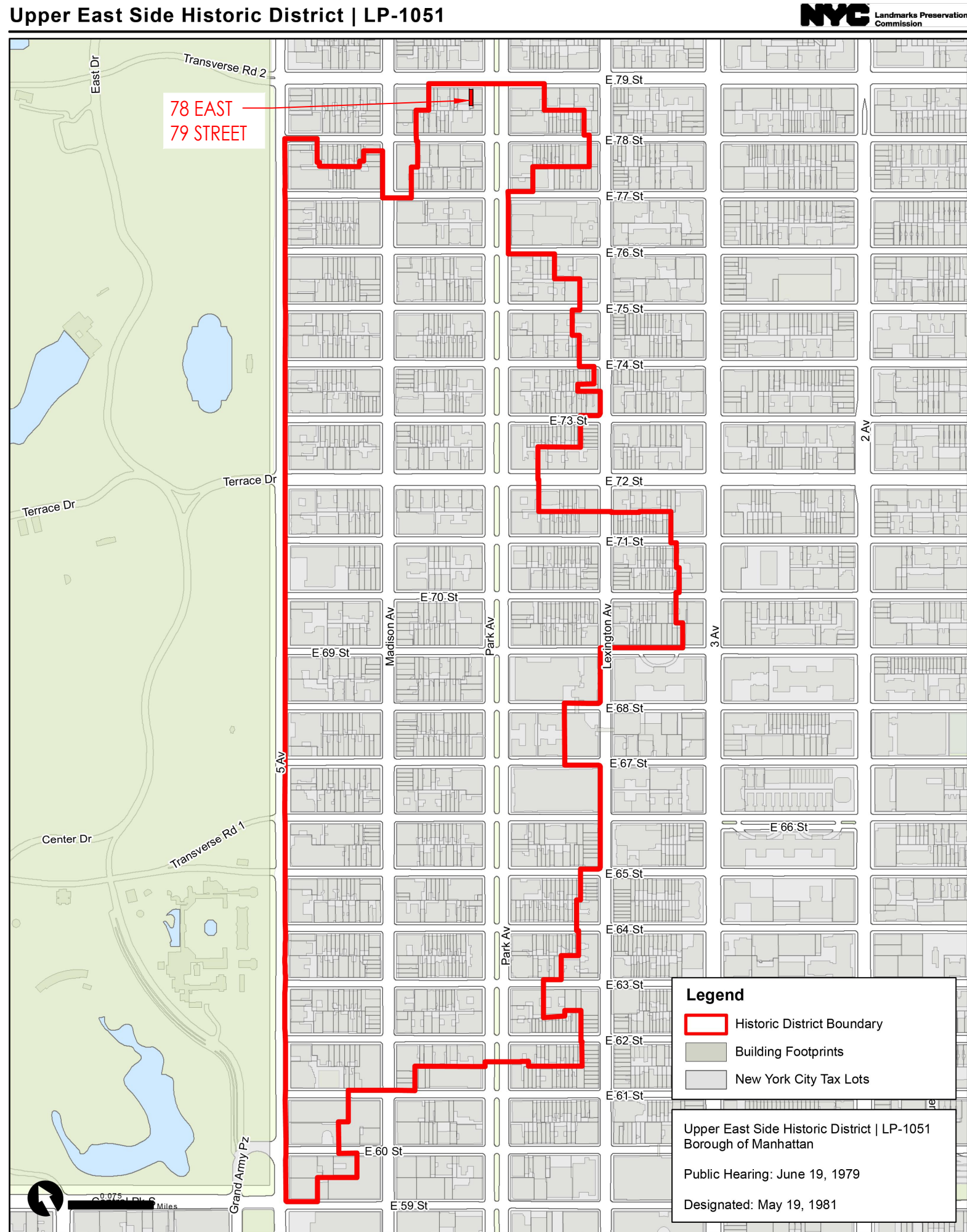


BUILDING AREAWAY ALTERATION

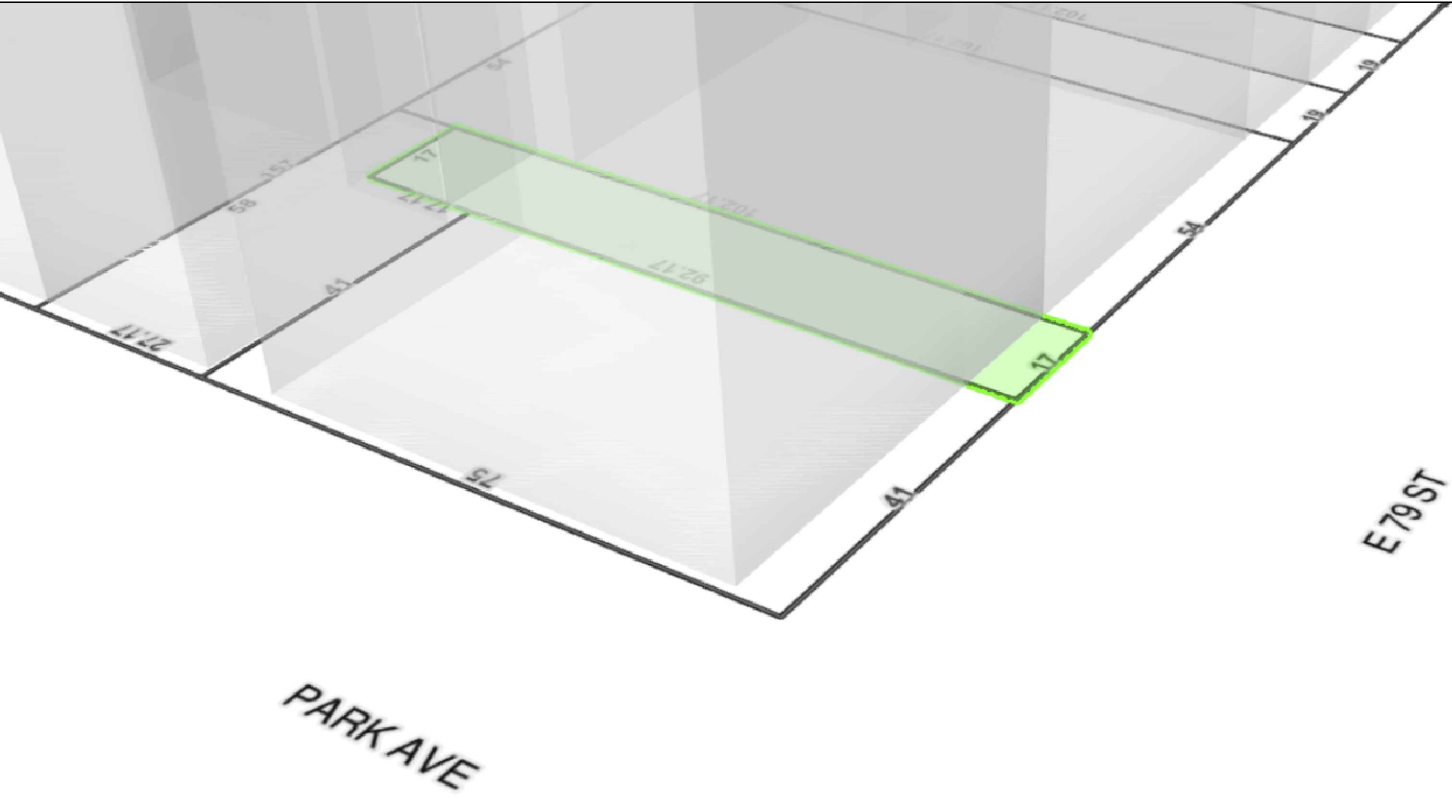
78 EAST 79 STREET, NEW YORK NY 10075

OWNER:
EMILIA SORDILLO
78 EAST 79TH STREET

HISTORIC DISTRICT MAP



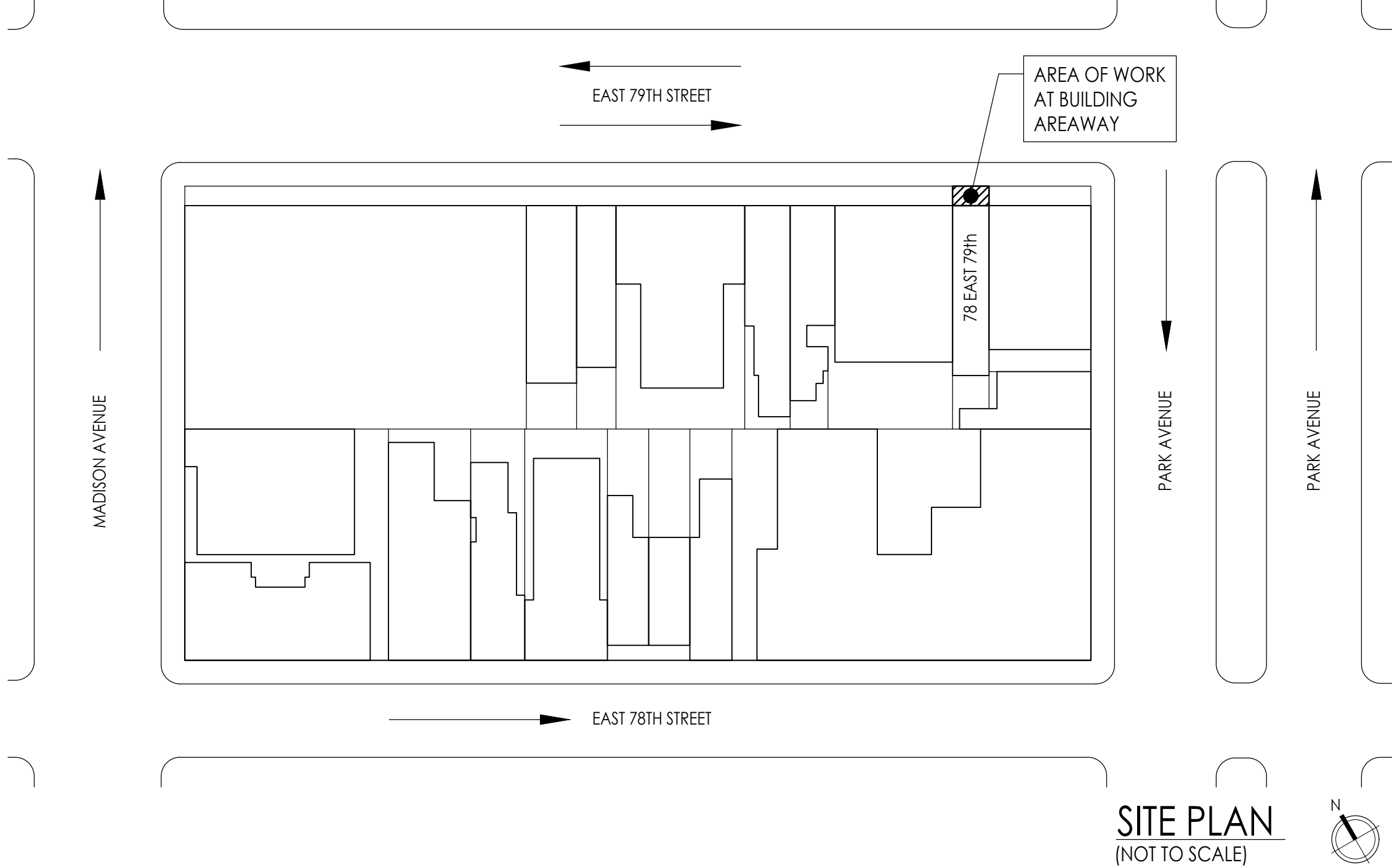
NYC D.O.F. DIGITAL TAX MAP - 3D BUILDING FOOTPRINT



BUILDING INFORMATION

INDIVIDUAL LANDMARK	NO
HISTORIC DISTRICT	UPPER EAST SIDE HISTORIC DISTRICT
INTERIOR LANDMARK	NO
SCENIC LANDMARK	NO
CALENDARED	NO
CNE/PMW/COFA	PMW
FASTRACK	NO
XCNE	NO
TYPE OF WORK PROPOSED	BUILDING AREAWAY ALTERATION
HISTORIC PHOTOS	YES, SEE G-012.00
DATE OF CONSTRUCTION	1883 - 1884
ARCHITECTURAL STYLE	QUEEN ANNE
ARCHITECT/BUILDER	JAMES E. WARE
MATERIALS	BRICK, BROWNSTONE, SHEET-METAL CORNICE
SIGNIFICANT ARCHITECTURAL FEATURES	2ND - 4TH STORIES RETAIN SAME ORIGINAL DETAILS AS NO. 76 INCLUDING ARCHED 2 STORY FACADE OPENING WITH ARCHED WINDOW ON THE 3RD FLOOR WITH PROJECTING BALCONY ABOVE THE BAY WINDOW ON THE 2ND FLOOR.
PAST ALTERATIONS	PAST ALTERATIONS CONSIST OF REMOVAL OF THE STOOP AND CHANGES TO THE GROUND FLOOR.

BLOCK: 1393
LOT: 139
BOROUGH: MANHATTAN
MAP #8C
ZONING DISTRICT: R10 & P1



DRAWING INDEX

SHEET NO.	SHEET NAME	04/16/25							
GENERAL SHEETS									
T-001.00	TITLE SHEET	●							
G-001.00	HISTORIC PHOTOS	●							
G-002.00	EXISTING CONDITION PHOTOS	●							
A-001.00	EXISTING PLAN, ELEVATION/SECTIONS	●							
A-002.00	PROPOSED PLAN, ELEVATION/SECTIONS	●							
A-010.00	PROPOSED FENCE / PLANTER / GATE DETAILS, OPTION 1	●							
A-011.00	PROPOSED FENCE / PLANTER / GATE DETAILS, OPTION 2	●							

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK ENCOMPASSES THE INSTALLATION OF PAINTED METAL FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY AT THE BUILDING AREAWAY; THE ASSEMBLY IS PROPOSED TO BE MINIMALLY BOLTED TO EXISTING NON-HISTORIC CONCRETE AREAWAY FLOOR, TO BE REMOVABLE AND REINSTALLED FOR FUTURE CONCRETE AREAWAY FLOOR REPLACEMENT/REPAIR WORK AS NEEDED; NO FASTENERS WILL BE USED TO BOLT TO EXISTING FACADE OR ADJACENT LOW WALL.

78 EAST 79TH/ STREET WAS BUILT IN 1884 AND DESIGNED BY JAMES WARE AS ONE OF A PAIR OF IDENTICAL QUEEN ANNE BROWNSTONES; 78 EAST 79TH/ STREET ORIGINALLY WAS BUILT WITH A FAÇADE AND STOOP IDENTICAL TO 76 EAST 79TH/ STREET, HOWEVER, AT SOME POINT IN THE PAST NO.78 WAS ALTERED WITH THE AREAWAY AND STOOP REMOVED AND FAÇADE AND ENTRY CHANGED AT THE GROUND FLOOR. NO.76 RETAINS THE ORIGINAL FAÇADE, THE STOOP, AND MOST OF THE ORIGINAL DETAILS OF THE AREAWAY (THE ADDITION OF A LOW WALL MATCHING THE EXISTING AREAWAY AND A METAL RAIL ABOVE WAS ADDED BETWEEN NO.76 AND NO.78 AT AN UNKNOWN POINT IN THE PAST).

AS THE STOOP HAS BEEN REMOVED AND ENTRY HAS BEEN CHANGED FROM THE ORIGINAL HISTORIC CONDITION FOR 78 EAST 79TH/ STREET, THE PROPOSED DESIGN OF THE FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY DOES NOT ATTEMPT TO MATCH THE SCALE OF THE ADJACENT, NO. 76. ORIGINAL STOOP AND AREAWAY, IN DETAILS AND CONFIGURATION; THE PROPOSED AREAWAY DESIGN IS DEFERENTIAL TO THE GRANDER SCALE OF THE ORIGINAL BROWNSTONE ENTRY, STOOP, AND AREAWAY LOW WALL, AND INSTEAD THE PROPOSED AREAWAY DESIGN REFERENCES EXISTING OPEN IRONWORK/FENCING TO CREATE A SMALLER SCALE RELATING TO THE DIMINISHED ENTRY AND REMOVED STOOP. THE FENCE/GATE SECTION OF THE ASSEMBLY IS SIMILAR TO EXISTING IRONWORK AT THE FACADE WINDOW AND DOOR ON THE ENTRY FLOOR AND SIMILAR TO THE FLOWER BOX IRON BALCONET ON THE FIRST FLOOR; SPEAR FINIALS SIMILAR TO EXISTING WINDOW GUARD FINIALS ARE PROPOSED ATOP THE FENCE/GATE (ALTERNATE IS NO SPEAR, BUT SIMPLE SQUARE PICKET FENCE/GATE TOPS SIMILAR TO OTHER FENCE/WINDOW GUARD ON 79TH STREET). THE PROPOSED OPEN FENCE WORK IS ALIGNED WITH THE HEIGHT OF THE EXISTING ADJACENT 76 EAST 79TH/ STREET FENCE POST HEIGHT. THE PLANTER SECTION OF THE ASSEMBLY IS BEHIND THE OPEN FENCE WORK WITH THE TOP OF THE PLANTER ALIGNED WITH THE TOP OF THE ADJACENT BROWNSTONE LOW WALL COPING. THE GARBAGE ENCLOSURE IS AN OPAQUE SCREEN THAT IS ALSO BEHIND THE OPEN FENCE WORK AND AT THE SAME HEIGHT AS THE OPEN FENCE WORK; THE LOWER PLANTER PROVIDES A STEPPED TRANSITION IN HEIGHT TO THE HIGHER GARBAGE ENCLOSURE SCREEN SO THAT THE GARBAGE ENCLOSURE SCREEN DOES NOT FRONT DIRECTLY NORTH ONTO THE SIDEWALK. THE GATE IS PROPOSED TO BE INSTALLED AS PART OF THE FENCE ASSEMBLY WITH MATCHING FINIAL DETAILS WITH SELF-CLOSING SPRING HINGES AND EITHER A GATE LATCH OR LOCKED LEVER LATCH. THE METAL FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY AND ALL COMPONENTS ARE PROPOSED TO BE PAINTED BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS, SIMILAR TO EXISTING WINDOW GUARD METAL WORK; ALL HARDWARE ARE PROPOSED TO BE BLACK FINISH.

THE OPEN FENCE/GATE PROVIDES A SCREEN FOR BOTH THE PLANTERS AND THE GARBAGE ENCLOSURE IN A COMPLETE AREAWAY ENCLOSURE RELATING TO THE SCALE OF THE ELEMENTS OF THE ALTERED 78 EAST 79TH/ STREET BUILDING ENTRY WITHOUT COMPETING WITH THE SCALE OF 76 EAST 79TH/ STREET BUILDING'S ORIGINAL STOOP ENTRY; ALIGNMENT OF PROPOSED FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY ELEMENTS WITH ADJACENT ELEMENTS OF NO. 76 EAST 79TH/ STREET PROVIDE CONTINUITY BETWEEN THE TWO ONCE IDENTICAL DESIGNS.

04/16/25	ISSUED FOR LPC FILING	CH/JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
BUILDING AREAWAY ALTERATION

PROJECT LOCATION:
**78 EAST 79TH STREET
NEW YORK, NY 10075**

SHEET TITLE:
**TITLE SHEET
SITE PLAN & LPC
DESIGNATION**

RAND JOB #:	M250101
SCALE:	AS NOTED
DATE:	6/25/2025
DRAWING BY:	JB
REVIEWED BY:	CH
NUMBER OF SHEETS:	1 OF 7

SHEET NO.:
T-001.00



OWNER:
EMILIA SORDILLO
78 EAST 79TH STREET

04/16/25	ISSUED FOR LPC FILING	CH/JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
BUILDING AREAWAY ALTERATION

PROJECT LOCATION:
**78 EAST 79TH STREET
NEW YORK, NY 10075**

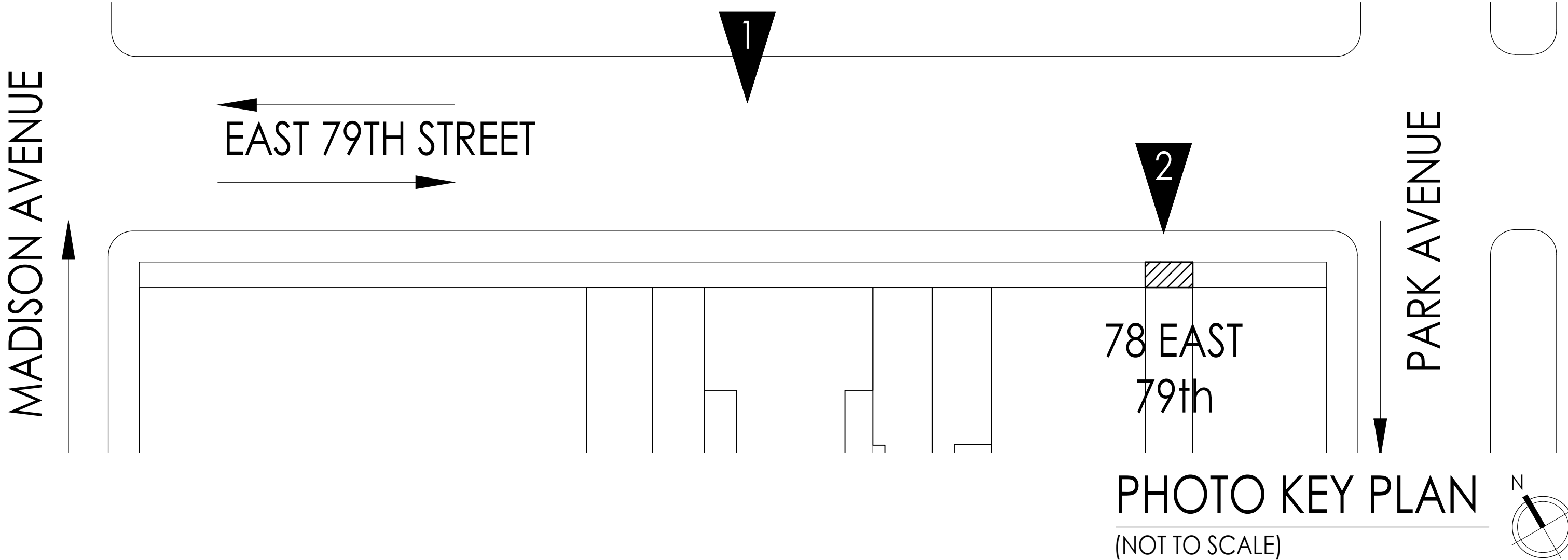
SHEET TITLE:
HISTORIC PHOTOS

RAND JOB #:	M250101
SCALE:	AS NOTED
DATE:	6/25/2025
DRAWING BY:	JB
REVIEWED BY:	CH
NUMBER OF SHEETS:	2 OF 7

SHEET NO.:

G-001.00

1 79TH STREET, NORTH PHOTO COMPOSITE ELEVATION

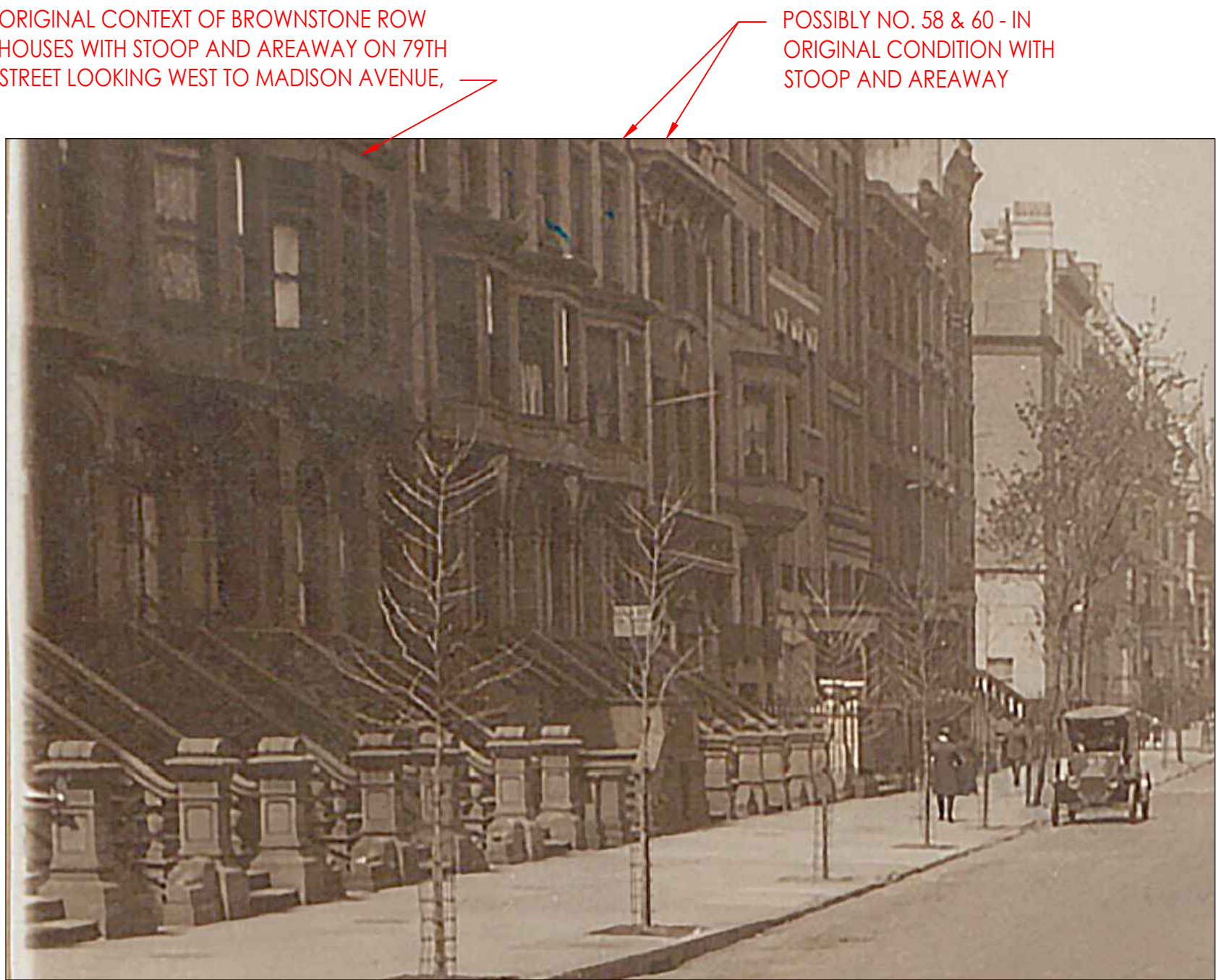


NO. 78 - ORIGINAL STOOP AND AREAWAY REMOVED, ENTRY FLOOR MODIFIED

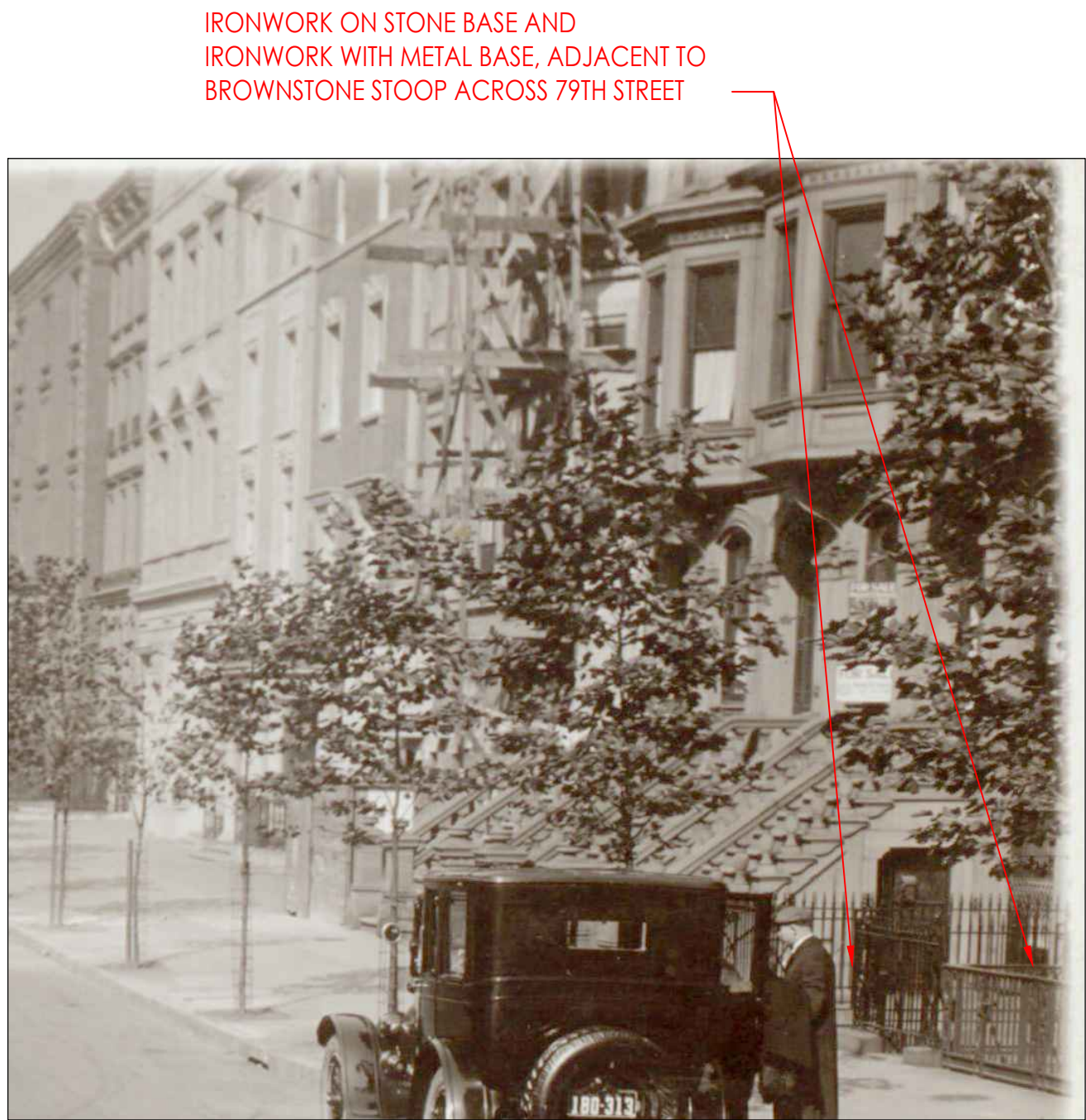
2 NO. 78 AND NO. 79 EAST 79TH STREET



5 1870 - 1890 VIEW TOWARDS MADISON AVE. FROM 79TH ST.



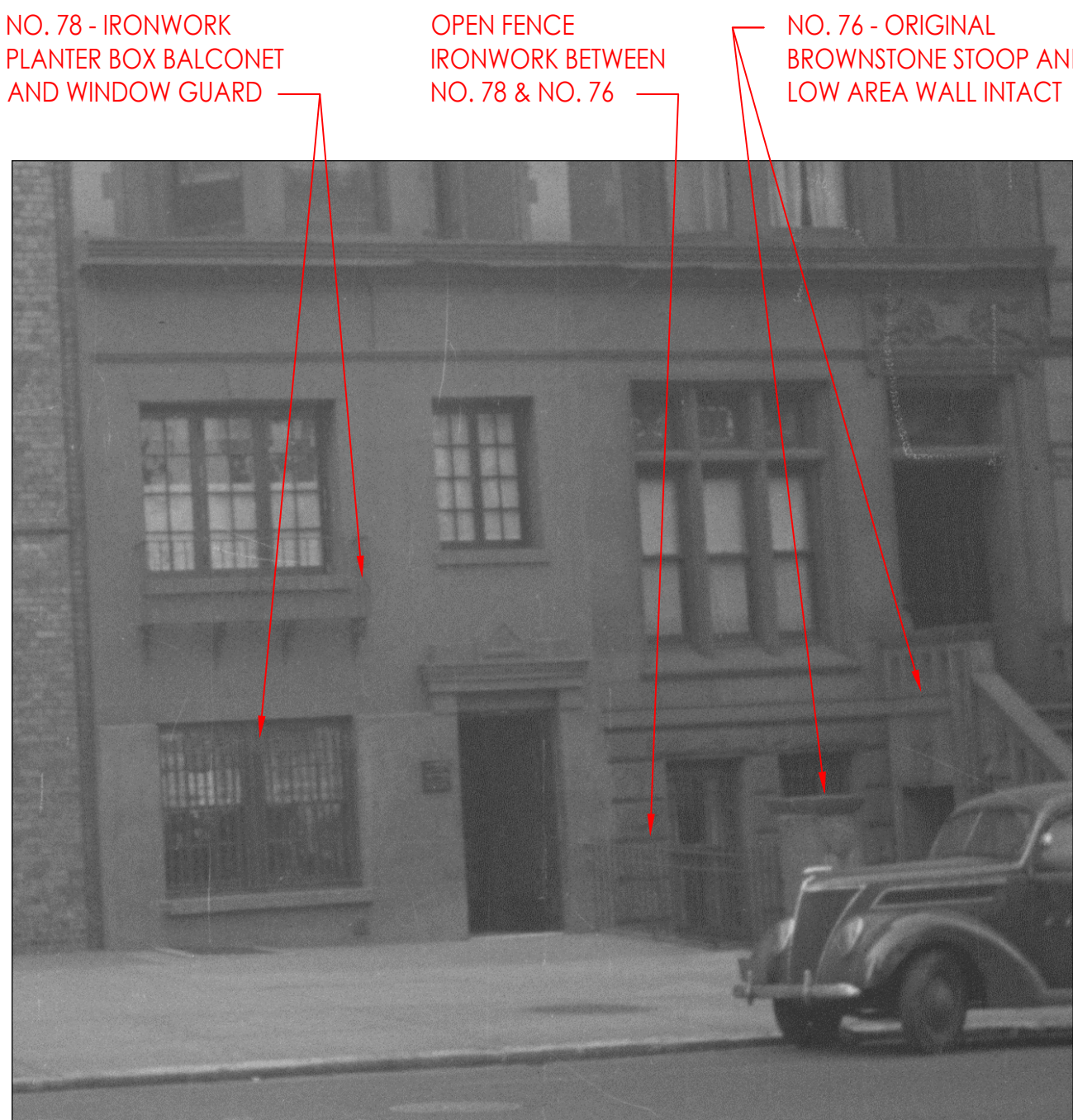
6 1870 - 1890 VIEW, ZOOMED IN SOUTH SIDE



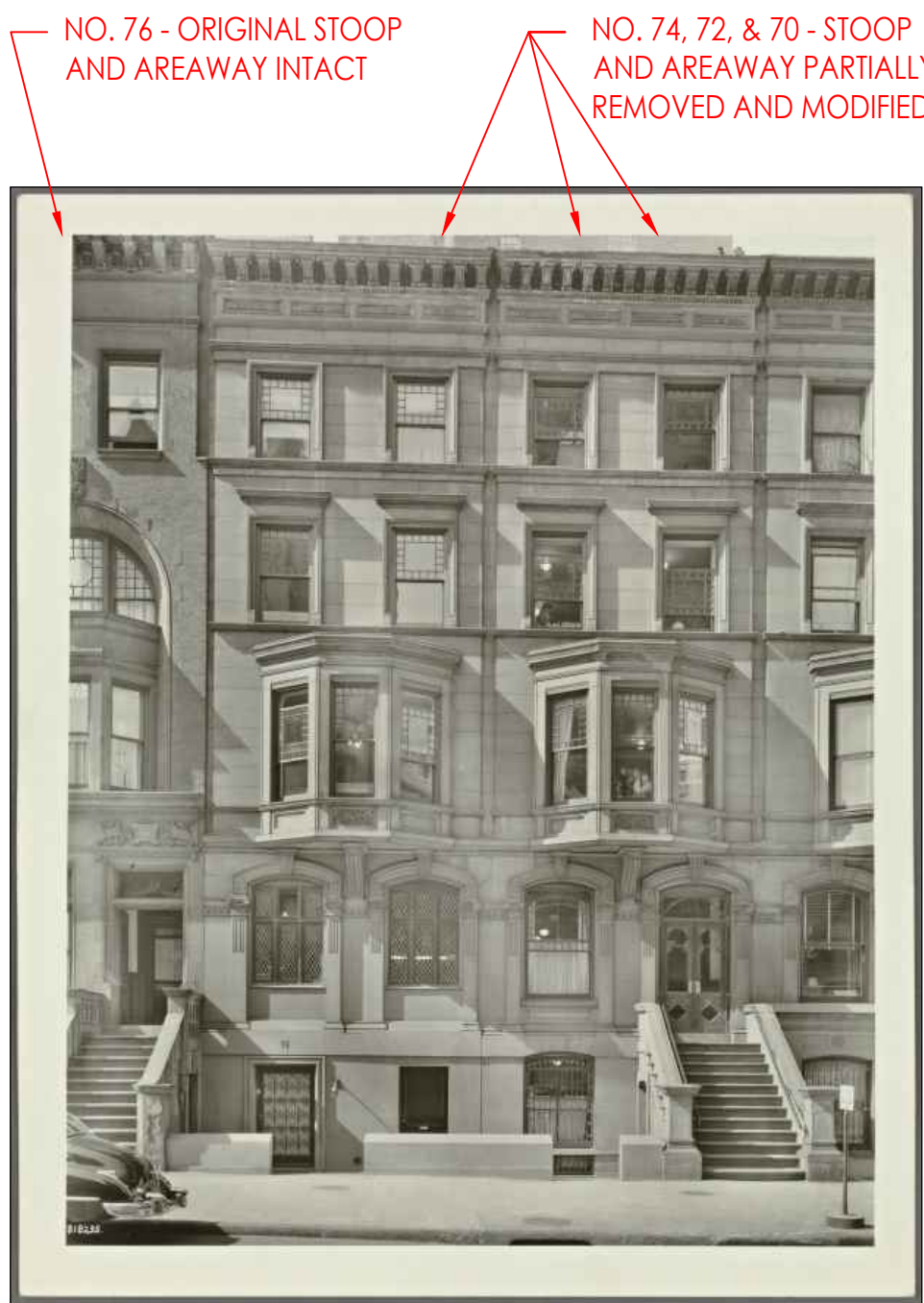
7 1870 - 1890 VIEW, ZOOMED IN NORTH SIDE



1 1940S TAX PHOTO



2 1940S TAX PHOTO, ZOOMED IN



3 1951 WURTS BROS. PHOTO



4 1968 VIDEO STILL

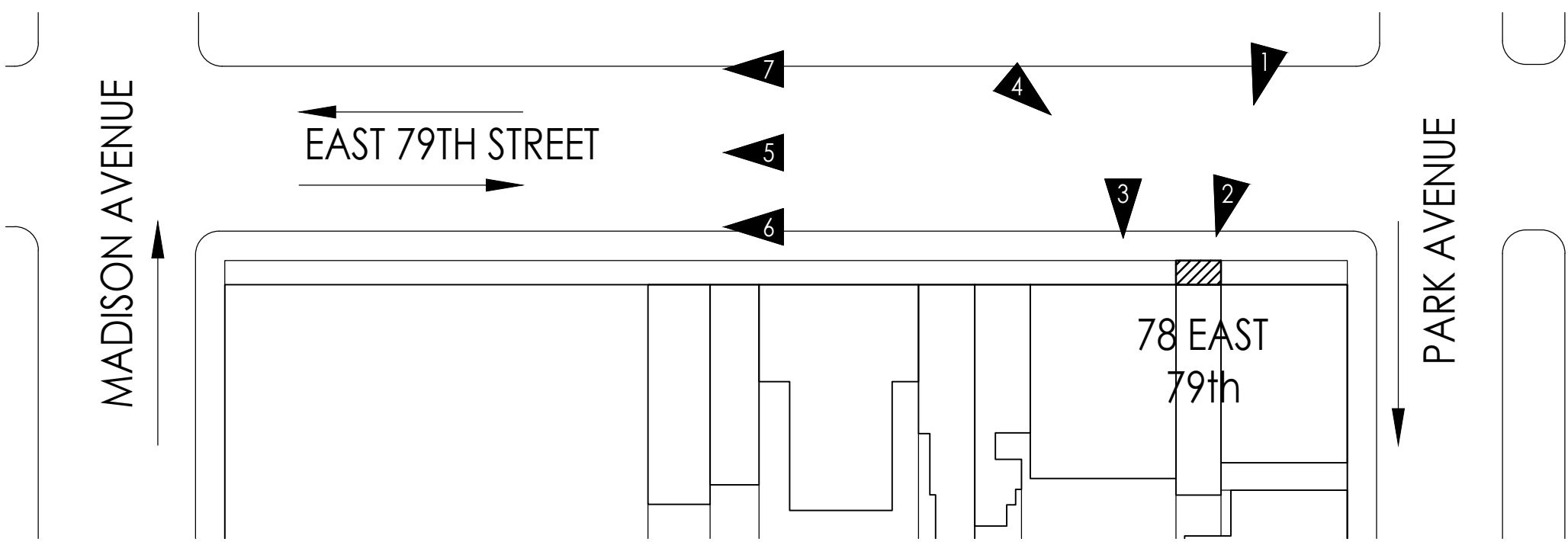
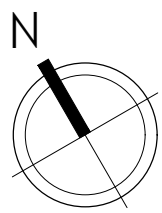


PHOTO KEY PLAN
(NOT TO SCALE)



OWNER:
EMILIA SORDILLO
78 EAST 79TH STREET

04/16/25	ISSUED FOR LPC FILING	CH/JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
BUILDING AREAWAY
ALTERATION

PROJECT LOCATION:
78 EAST 79TH STREET
NEW YORK, NY 10075

SHEET TITLE:
EXISTING CONDITION
PHOTOS

RAND JOB #:	M250101
SCALE:	AS NOTED
DATE:	6/25/2025
DRAWING BY:	JB
REVIEWED BY:	CH
NUMBER OF SHEETS:	3 OF 7

SHEET NO.:

G-003.00

NO. 76, 74, & 72 HAS BEEN CONVERTED TO 19 STORY APARTMENT,
AREAWAY LOW WALL MIMIC'S ORIGINAL NO. 76 LOW WALL AND
STOOP DETAILS TO FOCUS ENTRY ON CENTRAL ARCH.



5 NO. 76, 74, & 72 ROW HOUSE AREAWAY CONTEXT

NO. 70 & NO. 68 - STOOP
AND AREAWAY REMOVED,
ENTRY FLOOR MODIFIED



6 NO. 70 & 68 ROW HOUSE AREAWAY CONTEXT

NO. 60 STOOP AND AREAWAY
REMOVED, ENTRY FLOOR
MODIFIED, STEPPED DOWN ENTRY



7 NO. 60 ROW HOUSE AREAWAY CONTEXT

NO. 78 - IRONWORK
PLANTER BOX BALCONET
AND WINDOW GUARD

LOW WALL AND
IRONWORK RAIL BETWEEN
NO. 78 & NO. 76



1 NORTH FACADE

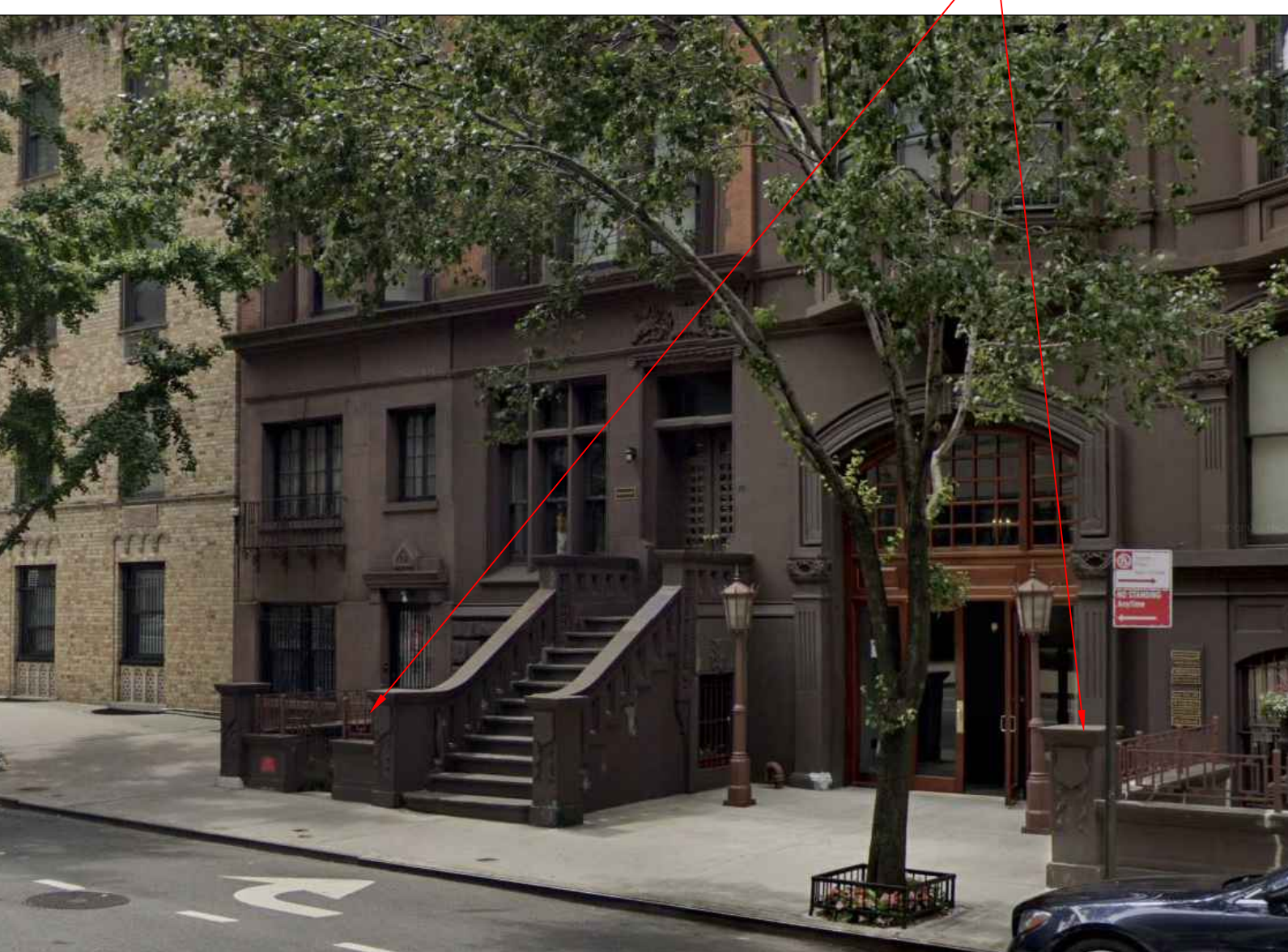


2 ENTRY FACADE DETAIL VIEW



3 ENTRY VIEW LOOKING WEST

NO. 76, 74, & 72 HAS BEEN CONVERTED TO 19 STORY APARTMENT,
AREAWAY LOW WALL MIMIC'S ORIGINAL NO. 76 LOW WALL AND
STOOP DETAILS TO FOCUS ENTRY ON CENTRAL ARCH.



4 ENTRY VIEW LOOKING SOUTHEAST

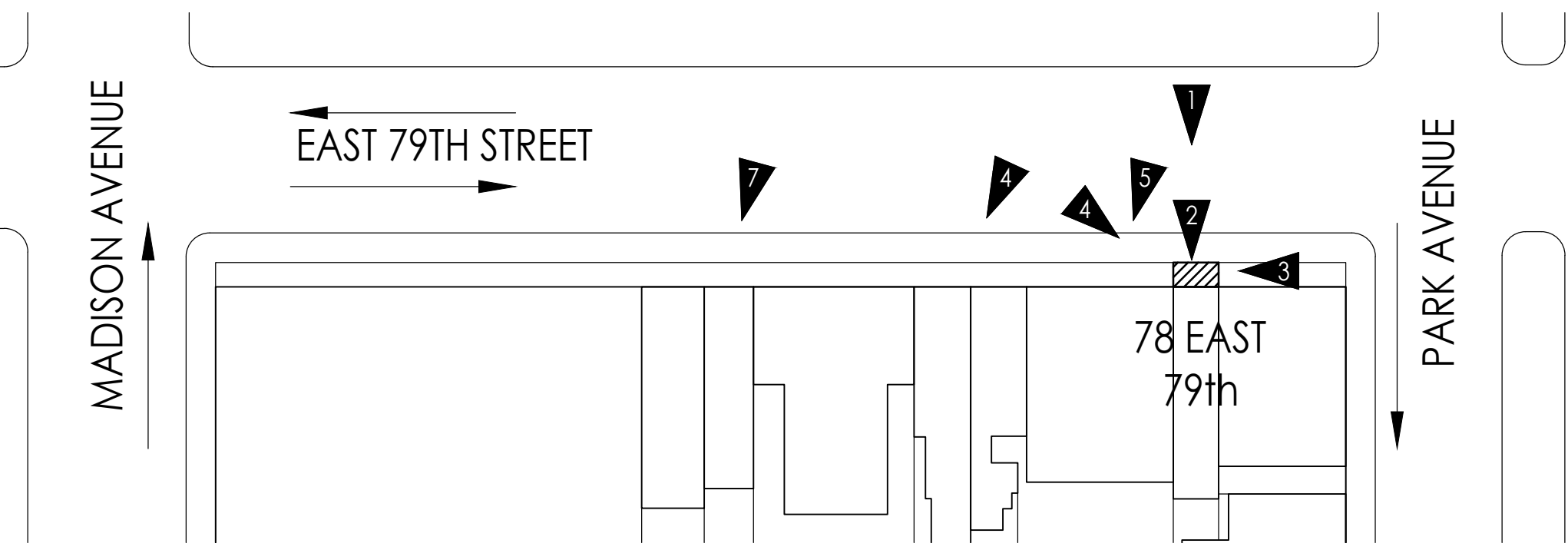


PHOTO KEY PLAN
(NOT TO SCALE)

OWNER:
EMILIA SORDILLO
78 EAST 79TH STREET

04/16/25	ISSUED FOR LPC FILING	CH/JB
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE:

PROJECT DESCRIPTION:
BUILDING AREAWAY ALTERATION

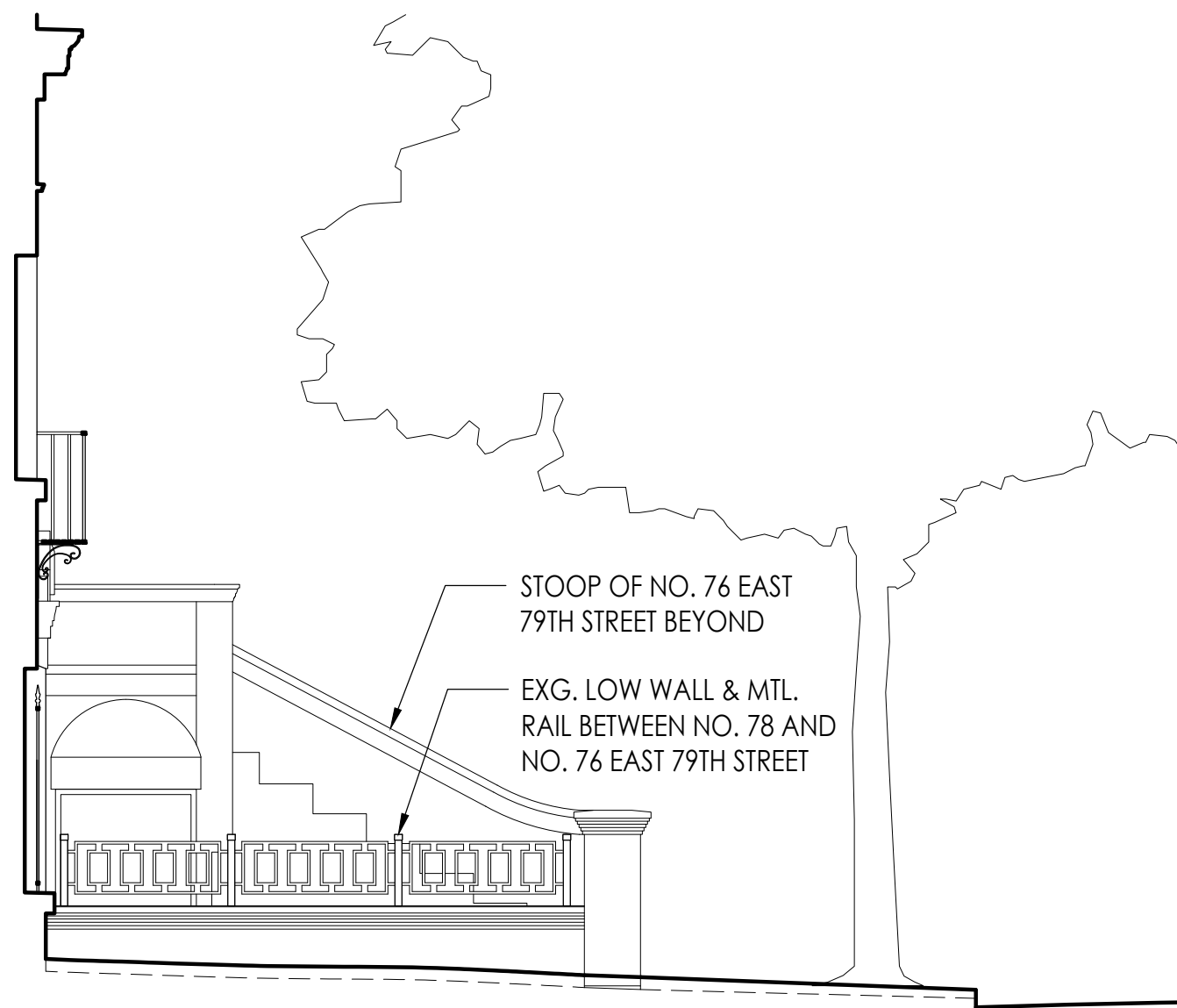
PROJECT LOCATION:
**78 EAST 79TH STREET
NEW YORK, NY 10075**

SHEET TITLE:
**EXISTING PLAN,
ELEVATION/ SECTIONS**

RAND JOB #:	M250101
SCALE:	AS NOTED
DATE:	6/25/2025
DRAWING BY:	JB
REVIEWED BY:	CH
NUMBER OF SHEETS:	4 OF 7

SHEET NO.:

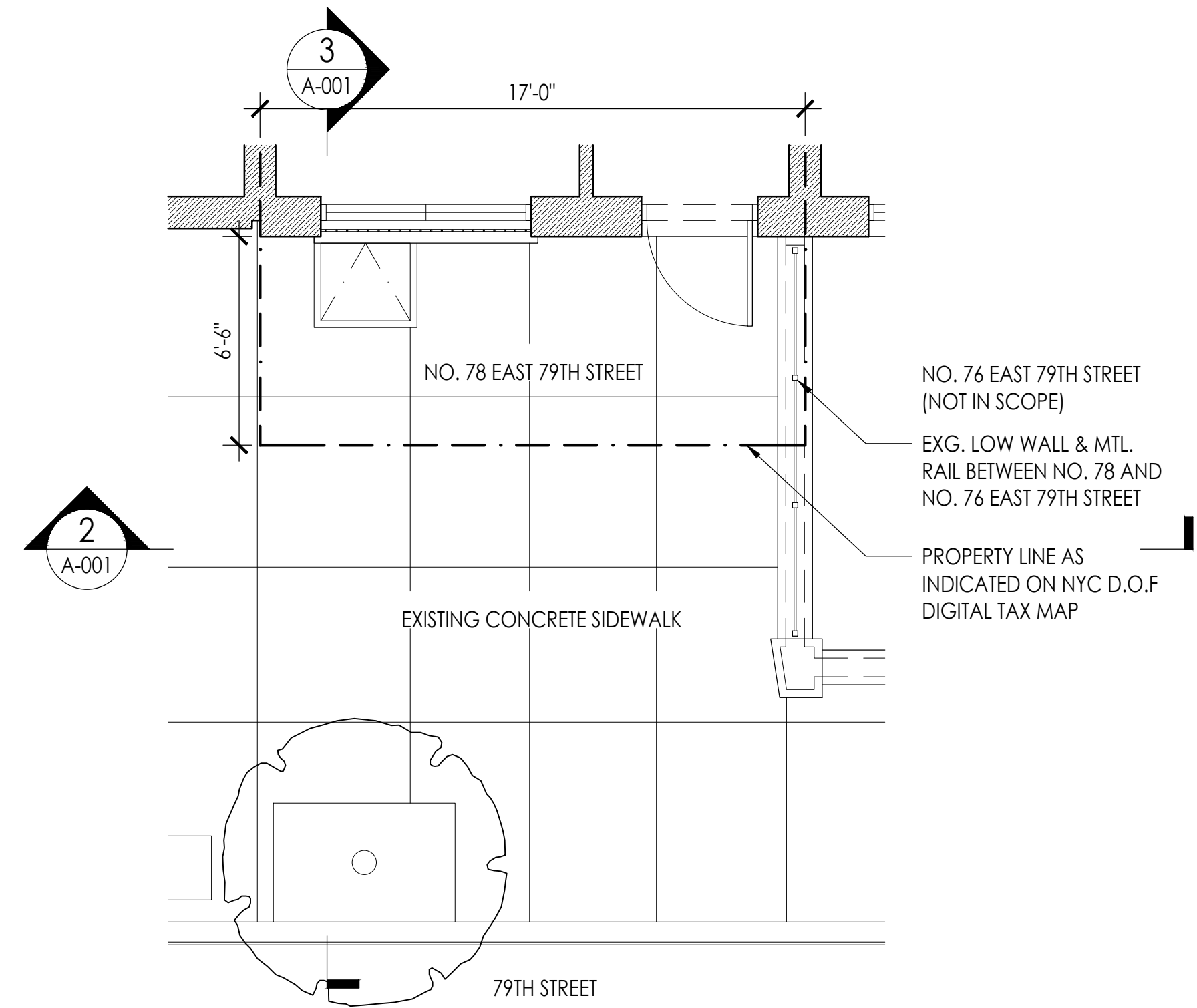
A-001.00



3 EXISTING EAST SECTION/ELEVATION
1/4" = 1' - 0"



2 EXISTING NORTH SECTION/ELEVATION
1/4" = 1' - 0"



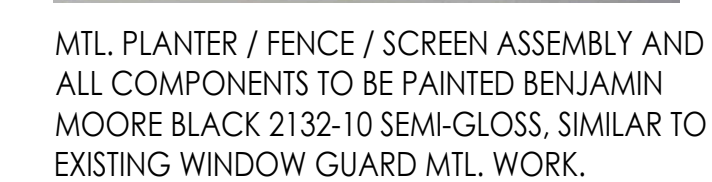
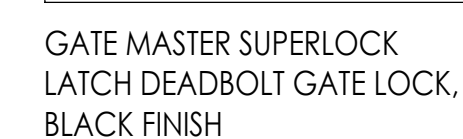
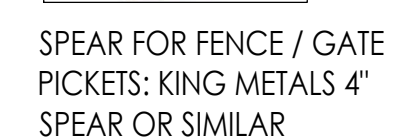
1 EXISTING PLAN
1/4" = 1' - 0"

SEAL & SIGNATURE:

PROJECT LOCATION:
78 EAST 79TH STREET
NEW YORK, NY 10075

STANDARD JOB #:	M250101
SCALE:	AS NOTED
DATE:	6/25/2025
DRAWING BY:	JB
REVIEWED BY:	CH
NUMBER OF SHEETS:	5 OF 7

A-002.00

[illegible]

SEAL & SIGNATURE:

PROJECT DESCRIPTION:

BUILDING AREAWAY
ALTERATION

PROJECT LOCATION:

78 EAST 79TH STREET
NEW YORK, NY 10075

SHEET TITLE:

PROPOSED FENCE / PLANTER / GATE DETAILS, OPTION 1

RAND JOB #:	M250101
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SCALE: AS NOTED

DATE: 6/25/2025

DRAWING BY: JB

REVIEWED BY: CH

NUMBER OF SHEETS: 6 OF 7

SHEET NO.:

A-010.00