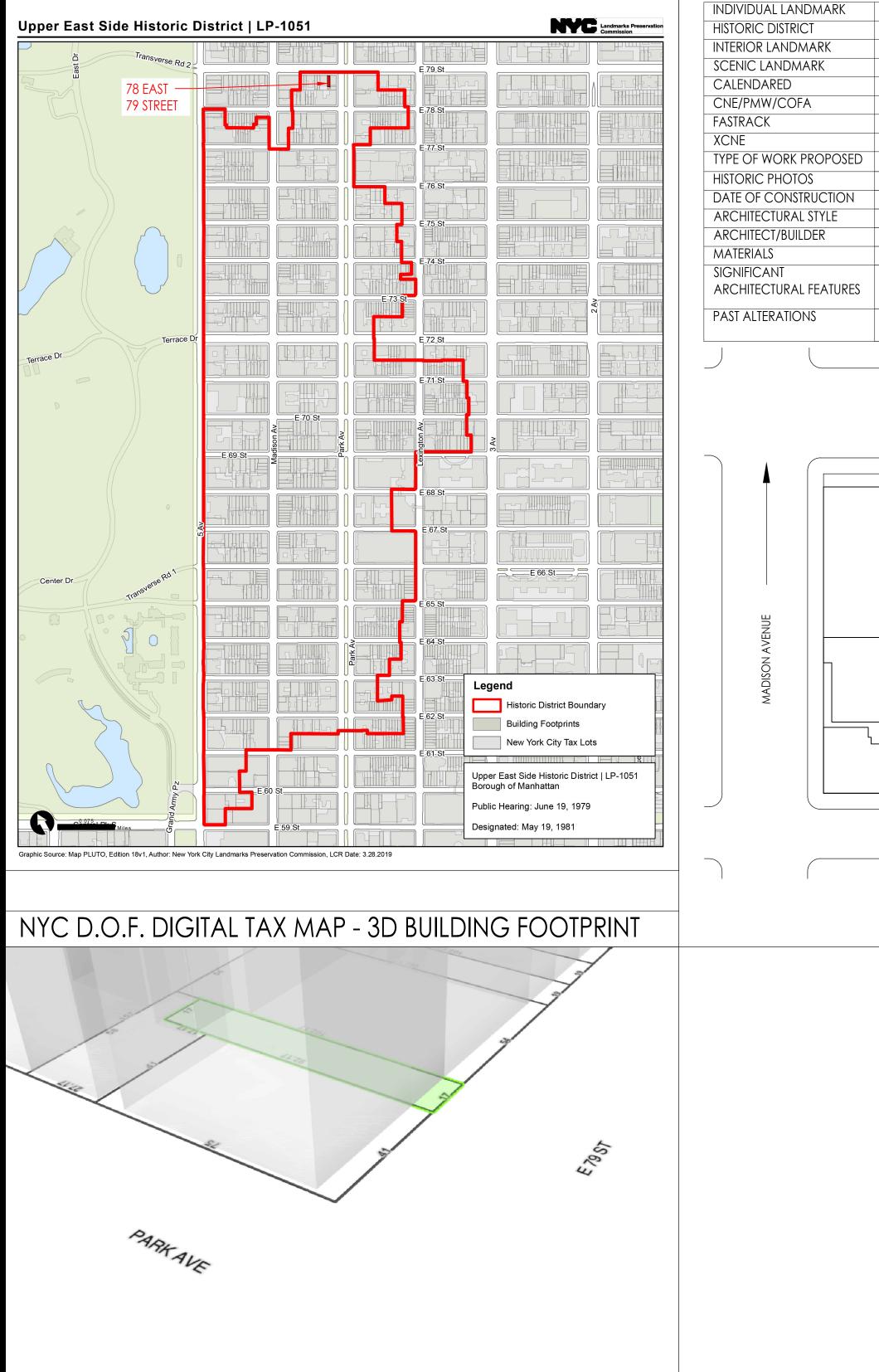
BUILDING AREAWAY ALTERATION 78 EAST 79 STREET, NEW YORK NY 10075

BUILDING INFO

HISTORIC DISTRICT MAP



RMATION		DRAWING INDEX
NO UPPER EAST SIDE HISTORIC DISTRICT NO NO NO NO NO NO BUILDING AREAWAY ALTERATION YES, SEE G-012.00 1883 - 1884 QUEEN ANNE JAMES E. WARE BRICK, BROWNSTONE, SHEET-METAL CORNICE 2ND - 4TH STORIES RETAIN SAME ORIGINAL DETAILS AS NO. 76 INCLUDING ARCHED 2 STORY FACADE	BLOCK: 1393 LOT: 139 BOROUGH: MANHATTAN MAP #:8C ZONING DISTRICT:R10 & PI	SHEET NO. 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 DET A-011.00 PROPOSED FENCE / PLANTER / GATE DET A-011.0
OPENING WITH ARCHED WINDOW ON THE 3RD FLOOR WITH PROJECTING BALCONY ABOVE THE BAY WINDOW ON THE 2ND FLOOR. PAST ALTERATIONS CONSIST OF REMOVAL OF THE STOOP AND CHANGES TO THE GROUND FLOOR.	REA OF WORK BUILDING REAWAY	THE PROPOSED SCOPE OF WORK ENCOMPASS FENCE/GATE/PLANTER/GARBAGE ENCLOSURE MINIMALLY BOLTED TO EXISTING NON-HISTORIC FUTURE CONCRETE AREAWAY FLOOR REPLACE EXISTING FACADE OR ADJACENT LOW WALL. 78 EAST 79TH/ STREET WAS BUILT IN 1884 AND DI BROWNSTONES; 78 EAST 79TH/ STREET ORIGINAL STREET, HOWEVER, AT SOME POINT IN THE PAST
EST 78TH STREET	BARK AVENUE	FAÇADE AND ENTRY CHANGED AT THE GROUN OF THE ORIGINAL DETAILS OF THE AREAWAY (TH METAL RAIL ABOVE WAS ADDED BETWEEN NO.7 AS THE STOOP HAS BEEN REMOVED AND ENTRY EAST 79TH/ STREET, THE PROPOSED DESIGN OF T ATTEMPT TO MATCH THE SCALE OF THE ADJACH CONFIGURATION; THE PROPOSED AREAWAY D BROWNSTONE ENTRY, STOOP, AND AREAWAY D BROWNSTONE ENTRY, STOOP, AND AREAWAY L EXISTING OPEN IRONWORK/FENCING TO CREAT STOOP. THE FENCE/GATE SECTION OF THE ASSE DOOR ON THE ENTRY FLOOR AND SIMILAR TO T SIMILAR TO EXISTING WINDOW GUARD FINIALS SIMPLE SQUARE PICKET FENCE/GATE TOPS SIMIL OPEN FENCE WORK IS ALIGNED WITH THE HEIGH THE PLANTER SECTION OF THE ASSEMBLY IS BEHI THE TOP OF THE ADJACENT BROWNSTONE LOW IS ALSO BEHIND THE OPEN FENCE WORK AND A PROVIDES A STEPPED TRANSITION IN HEIGHT TO ENCLOSURE SCREEN DOES NOT FRONT DIRECTL AS PART OF THE FENCE ASSEMBLY WITH MATCH GATE LATCH OR LOCKED LEVER LATCH. THE ME COMPONENTS ARE PROPOSED TO BE PAINTED WINDOW GUARD METAL WORK; ALL HARDWAF
	SITE PLAN (NOT TO SCALE)	THE OPEN FENCE/GATE PROVIDES A SCREEN FO AREAWAY ENCLOSURE RELATING TO THE SCALE WITHOUT COMPETING WITH THE SCALE OF 76 E/ PROPOSED FENCE/GATE/PLANTER/GARBAGE E EAST 79TH/ STREET PROVIDE CONTINUITY BETWE

ENGINEERING & ARCHITECTURE, DPC 159 WEST 25TH STREET NEW YORK, NY 10001 TEL. (212) 675-8844 WNER: EMILIA SORDILLO 78 EAST 79TH STREET 04/1 SHEET NAME NTER / GATE DETAILS, OPTION NTER / GATE DETAILS, OPTION 2 ENCOMPASSES THE INSTALLATION OF PAINTED METAL E ENCLOSURE ASSEMBLY AT THE BUILDING AREAWAY; THE ASSEMBLY IS PROPOSED TO BE NON-HISTORIC CONCRETE AREAWAY FLOOR, TO BE REMOVABLE AND REINSTALLED FOR OOR REPLACEMENT/REPAIR WORK AS NEEDED; NO FASTENERS WILL BE USED TO BOLT TO IN 1884 AND DESIGNED BY JAMES WARE AS ONE OF A PAIR OF IDENTICAL QUEEN ANNE FREET ORIGINALLY WAS BUILT WITH A FACADE AND STOOP IDENTICAL TO 76 EAST 79TH/ INT IN THE PAST NO.78 WAS ALTERED WITH THE AREAWAY AND STOOP REMOVED AND AT THE GROUND FLOOR. NO.76 RETAINS THE ORIGINAL FAÇADE, THE STOOP, AND MOST AREAWAY (THE ADDITION OF A LOW WALL MATCHING THE EXISTING AREAWAY AND A BETWEEN NO.76 AND NO.78 AT AN UNKNOWN POINT IN THE PAST). /ED AND ENTRY HAS BEEN CHANGED FROM THE ORIGINAL HISTORIC CONDITION FOR 78 04/16/25 ISSUED FOR LPC FILING CH/JB REV. DATE DESCRIPTION DRAWN ΒY

D DESIGN OF THE FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY DOES NOT OF THE ADJACENT, NO. 76, ORIGINAL STOOP AND AREAWAY, IN DETAILS AND ED AREAWAY DESIGN IS DEFERENTIAL TO THE GRANDER SCALE OF THE ORIGINAL ND AREAWAY LOW WALL, AND INSTEAD THE PROPOSED AREAWAY DESIGN REFERENCES CING TO CREATE A SMALLER SCALE RELATING TO THE DIMINISHED ENTRY AND REMOVED ON OF THE ASSEMBLY IS SIMILAR TO EXISTING IRONWORK AT THE FACADE WINDOW AND D SIMILAR TO THE FLOWER BOX IRON BALCONET ON THE FIRST FLOOR; SPEAR FINIALS SUARD FINIALS ARE PROPOSED ATOP THE FENCE/GATE (ALTERNATE IS NO SPEAR, BUT GATE TOPS SIMILAR TO OTHER FENCE/WINDOW GUARD ON 79TH STREET). THE PROPOSED WITH THE HEIGHT OF THE EXISTING ADJACENT 76 EAST 79TH/ STREET FENCE POST HEIGHT. SEMBLY IS BEHIND THE OPEN FENCE WORK WITH THE TOP OF THE PLANTER ALIGNED WITH WNSTONE LOW WALL COPING. THE GARBAGE ENCLOSURE IS AN OPAQUE SCREEN THAT WORK AND AT THE SAME HEIGHT AS THE OPEN FENCE WORK; THE LOWER PLANTER I IN HEIGHT TO THE HIGHER GARBAGE ENCLOSURE SCREEN SO THAT THE GARBAGE FRONT DIRECTLY NORTH ONTO THE SIDEWALK. THE GATE IS PROPOSED TO BE INSTALLED WITH MATCHING FINIAL DETAILS WITH SELF-CLOSING SPRING HINGES AND EITHER A LATCH. THE METAL FENCE/GATE/PLANTER/GARBAGE ENCLOSURE ASSEMBLY AND ALL O BE PAINTED BENJAMIN MOORE BLACK 2132-10 SEMI-GLOSS, SIMILAR TO EXISTING ; ALL HARDWARE ARE PROPOSED TO BE BLACK FINISH.

ES A SCREEN FOR BOTH THE PLANTERS AND THE GARBAGE ENCLOSURE IN A COMPLETE G TO THE SCALE OF THE ELEMENTS OF THE ALTERED 78 EAST 79TH/ STREET BUILDING ENTRY SCALE OF 76 EAST 79TH/ STREET BUILDING'S ORIGINAL STOOP ENTRY; ALIGNMENT OF ER/GARBAGE ENCLOSURE ASSEMBLY ELEMENTS WITH ADJACENT ELEMENTS OF NO. 76 NTINUITY BETWEEN THE TWO ONCE IDENTICAL DESIGNS. SEAL & SIGNATURE:

BUILDING AREAWAY ALTERATION

PROJECT LOCATION:

PROJECT DESCRIPTION:

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:	СН
NUMBER OF SHEETS:	1 OF 7
SHEET NO ·	

T-001.00





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



1 79TH STREET, NORTH PHO

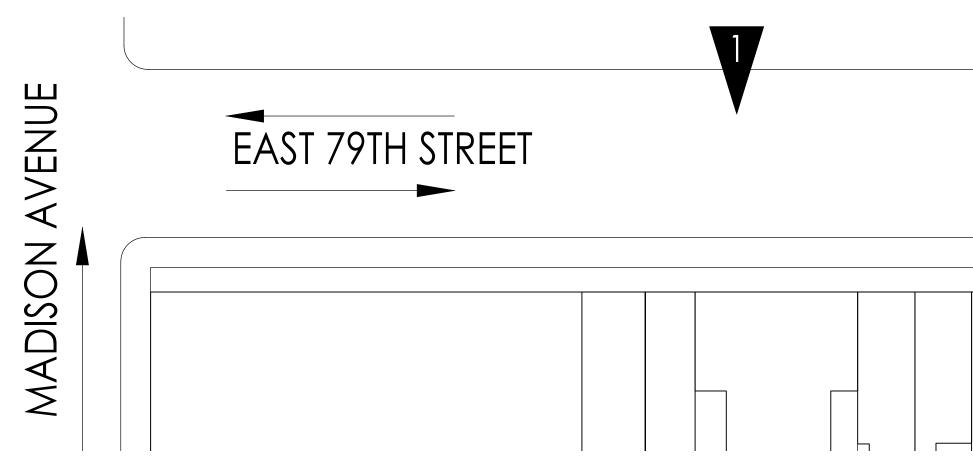
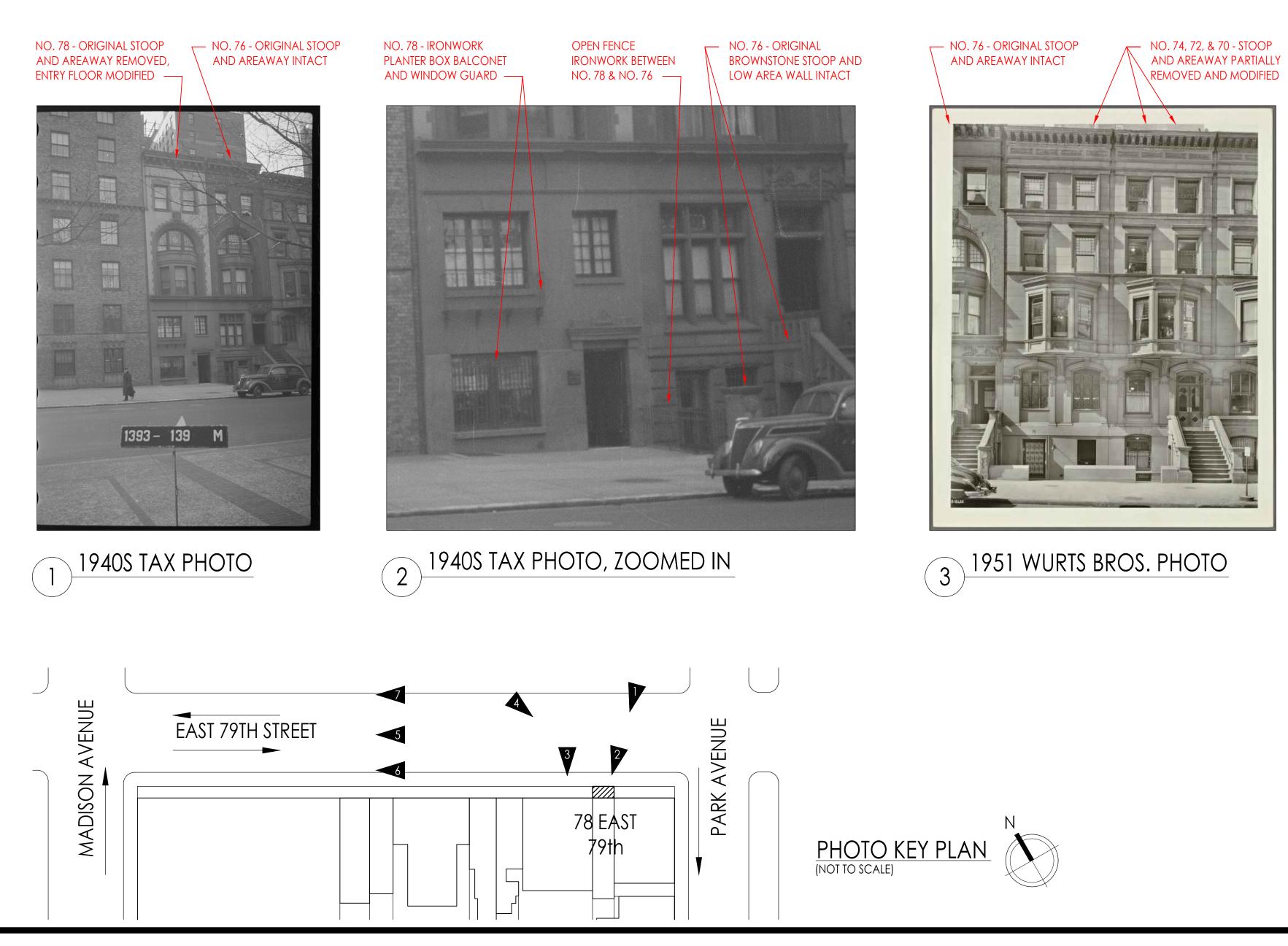


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OTO COMPOSITE ELEVATION	PROJECT DESCRIPTION: BUILDING AREAWAY ALTERATION PROJECT LOCATION: TS EAST JTH STREET NEW YORK, NY 10075 SHEET TITLE: HISTORIC PHOTOS RAND JOB #: M250101 SCALE: AS NOTED DATE: 6/25/2025 DRAWING BY: JB REVIEWED BY: CH NUMBER OF SHEETS: 2 OF 7 SHEET NO: GeOJI.000



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





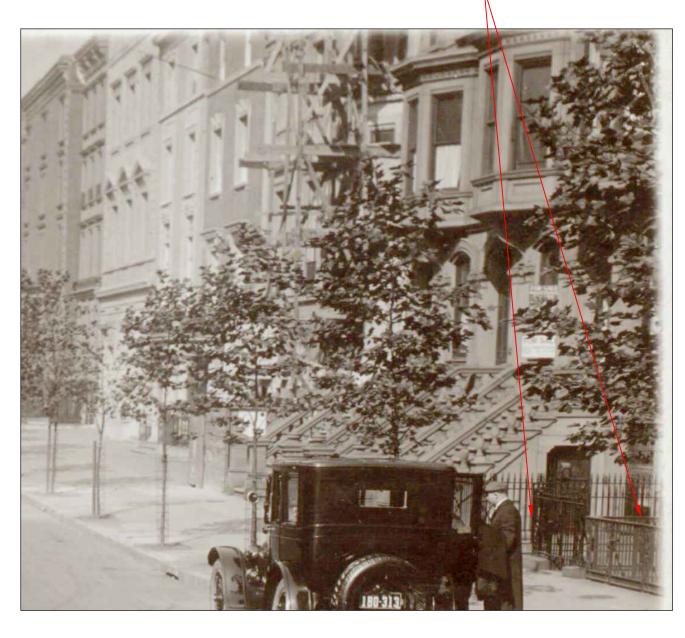


NO. 78 - ORIGINAL STOOP AND AREAWAY REMOVED, ENTRY FLOOR MODIFIED





ORIGINAL CONTEXT OF BROWNSTONE ROW HOUSES WITH STOOP AND AREAWAY ON 79TH STREET LOOKING WEST TO MADISON AVENUE, POSSIBLY NO. 58 & 60 - IN ORIGINAL CONDITION WITH STOOP AND AREAWAY



IRONWORK ON STONE BASE AND IRONWORK WITH METAL BASE, ADJACENT TO BROWNSTONE STOOP ACROSS 79TH STREET

7 1870 - 1890 VIEW, ZOOMED IN NORTH SIDE

- NO. 76 - ORIGINAL STOOP AND AREAWAY INTACT

NO. 74, 72, & 70 - STOOP AND AREAWAY REMOVED, ENTRY FLOOR MODIFIED

EN 15 NE	A N D NGINEERING & ARCHITEC 59 WEST 25TH STREET EW YORK, NY 10001 5L. (212) 675-8844	
owner: Emilia SO 78 EAST 79		
04/16/25 REV. DATE	ISSUED FOR LPC FILING DESCRIPTION	CH/JB DRAWN BY
SEAL & SIGNAT	URE.	
PROJECT DESC BUILD	NING AREAWA	 Υ
ALTER	RATION	
	ST 79TH STREE	
INE VV	YORK,NY 100	/ 3
	RIC PHOTOS	
RAND JOB #: SCALE:	M250101 AS NOTED	
DATE: DRAWING BY: REVIEWED BY:	6/25/2025 JB CH	
NUMBER OF SH	0.057	
G-	·002.0	0
		-

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.







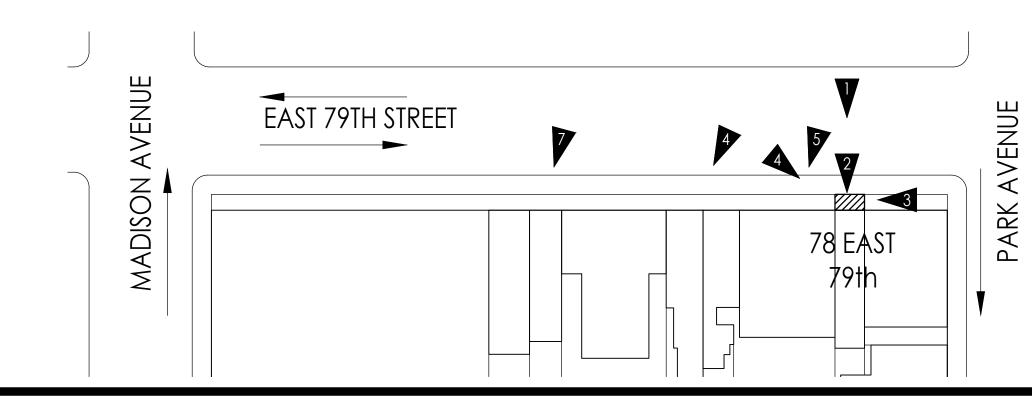




LOW WALL AND







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





6 NO. 70 & 68 ROW HOUSE AREAWAY CONTEXT

IRONWORK RAIL BETTWEEN NO. 78 & NO. 76 —

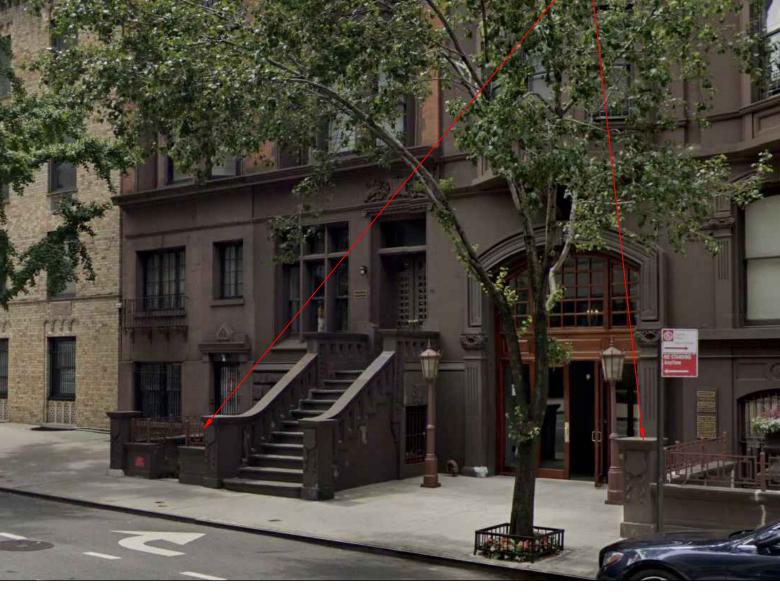




PHOTO KEY PLAN (NOT TO SCALE)

3 ENTRY VIEW LOOKING WEST







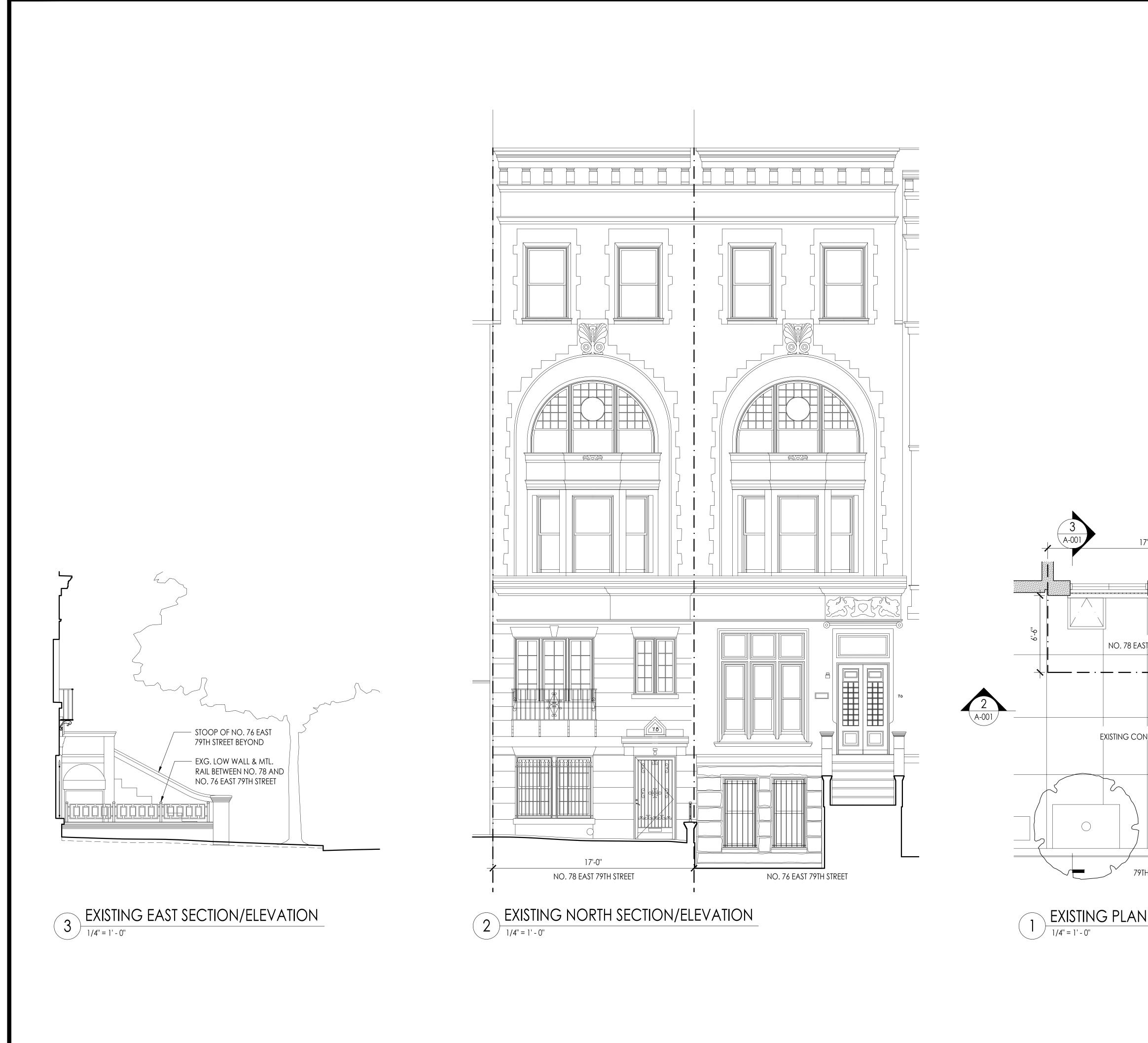


NO. 60 STOOP AND AREAWAY REMOVED, ENTRY FLOOR MODIFIED, STEPPED DOWN ENTRY

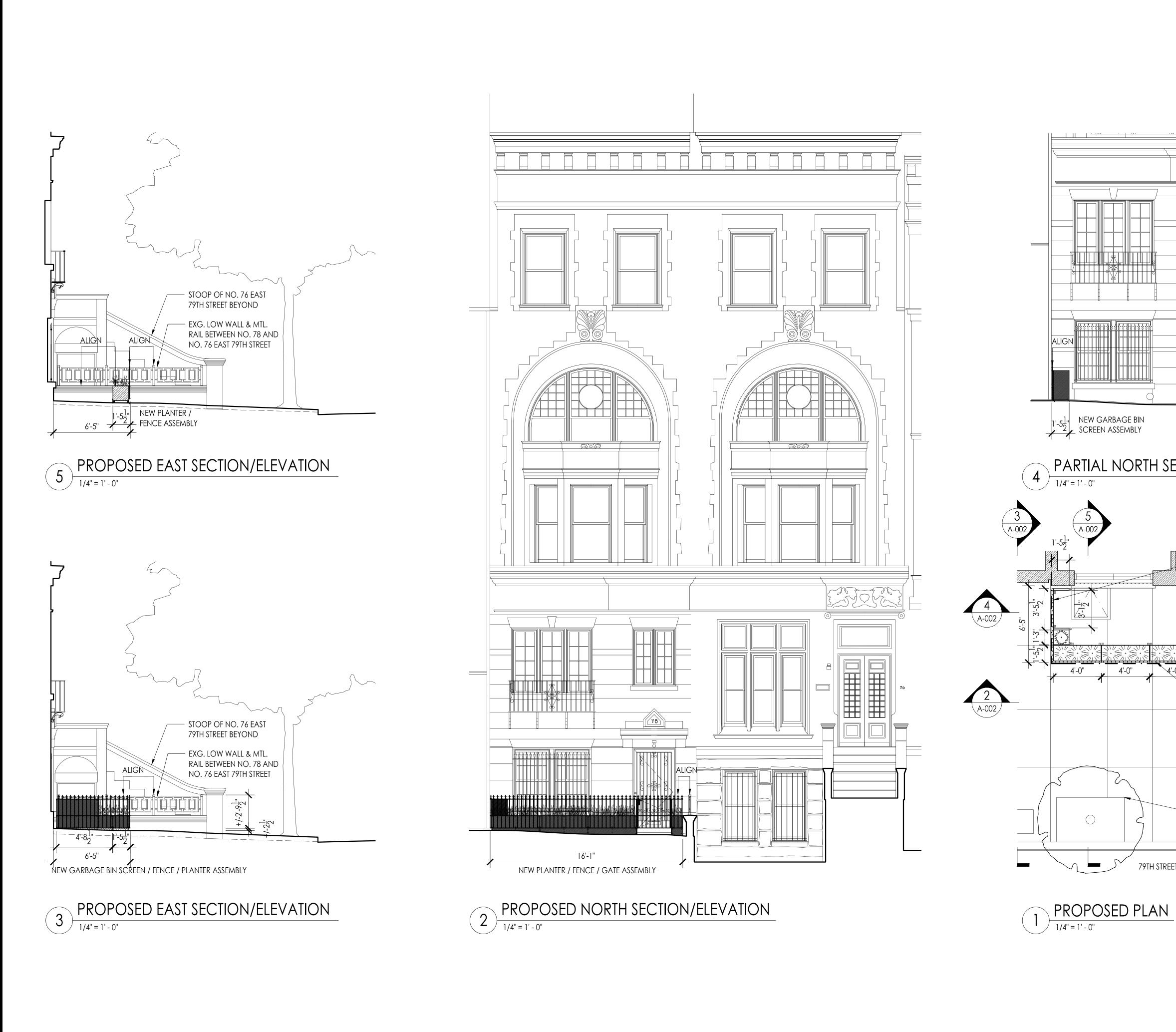
7 NO. 60 ROW HOUSE AREAWAY CONTEXT

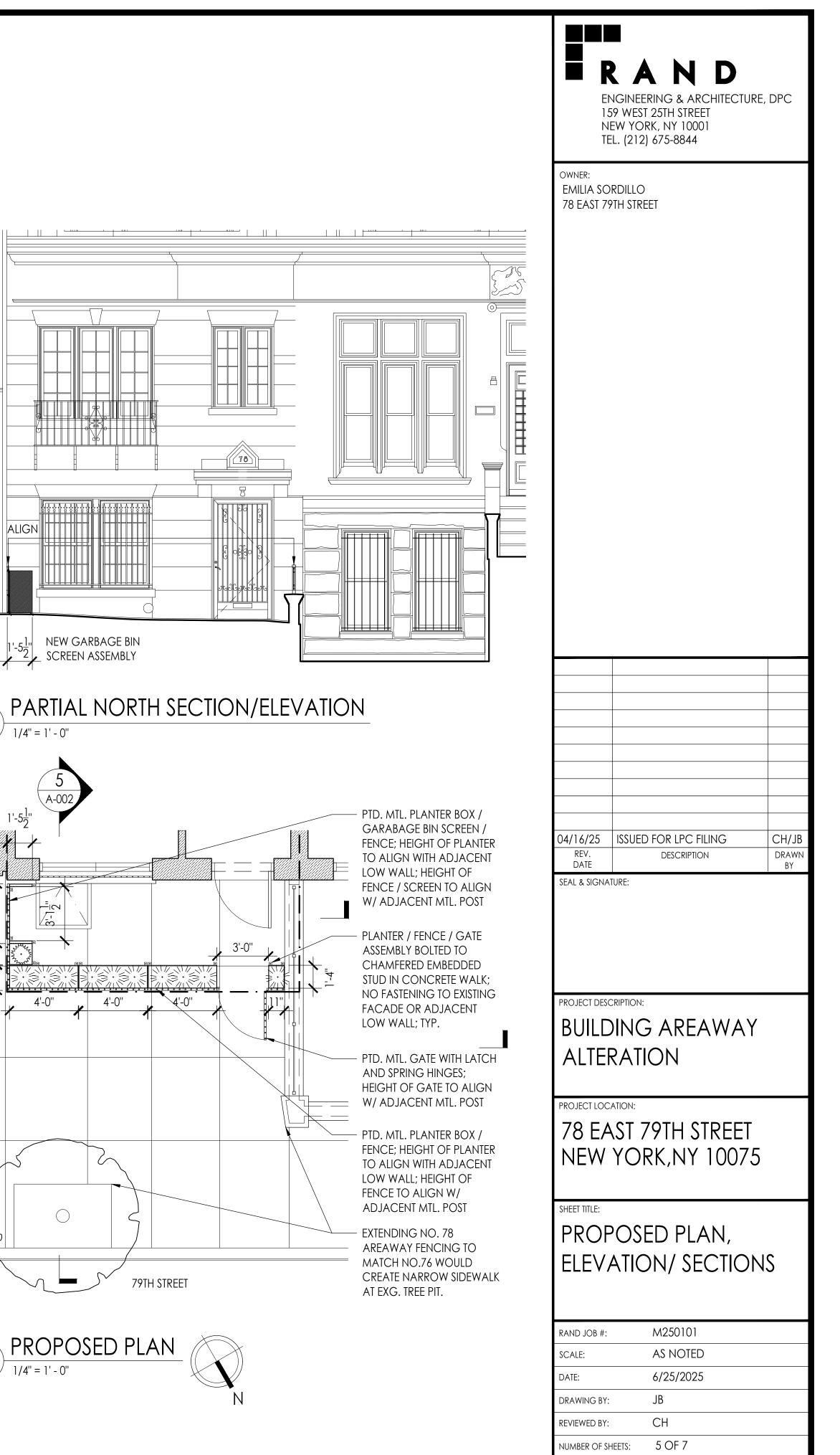


ND ENGINEERING & ARCHITECTURE, DPC 159 WEST 25TH STREET NEW YORK, NY 10001 TEL. (212) 675-8844 OWNER: EMILIA SORDILLO 78 EAST 79TH STREET 04/16/25 ISSUED FOR LPC FILING REV. DATE CH/JB DRAWN BY SEAL & SIGNATURE: PROJECT DESCRIPTION: BUILDING AREAWAY ALTERATION PROJECT LOCATION: 78 EAST 79TH STREET NEW YORK, NY 10075 SHEET TITLE: EXISTING CONDITION PHOTOS M250101 RAND JOB #: AS NOTED SCALE: 6/25/2025 DATE: JB DRAWING BY: СН REVIEWED BY: NUMBER OF SHEETS: 3 OF 7 SHEET NO.: G-003.00



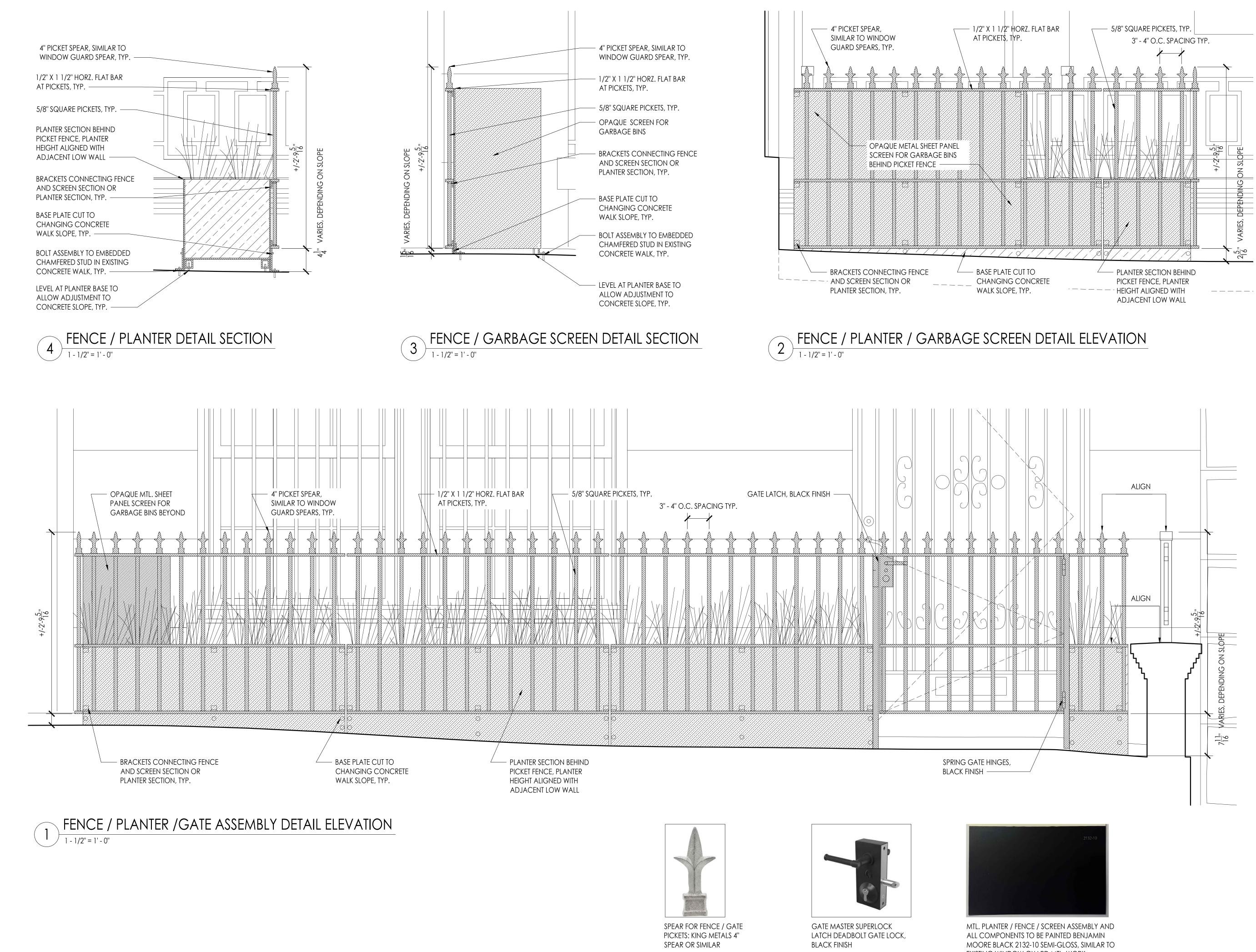
	15 NE	GINEERING & ARCHITECTUR 9 WEST 25TH STREET EW YORK, NY 10001 L. (212) 675-8844	e, DPC
	OWNER: EMILIA SO 78 EAST 79		
17'-0"			
	04/16/25 REV. DATE SEAL & SIGNAT	ISSUED FOR LPC FILING DESCRIPTION	CH/JB DRAWN BY
(NOT IN SCOPE) EXG. LOW WALL & MTL. RAIL BETWEEN NO. 78 AND NO. 76 EAST 79TH STREET PROPERTY LINE AS INDICATED ON NYC D.O.F DIGITAL TAX MAP		RIPTION: DING AREAWAY RATION	,
		ATION: ST 79TH STREET YORK,NY 10075)
TH STREET	EXISTI ELEV <i>i</i>	NG PLAN, ATION/ SECTION	NS
	RAND JOB #: SCALE: DATE: DRAWING BY: REVIEWED BY: NUMBER OF SH	AS NOTED 6/25/2025 JB CH	
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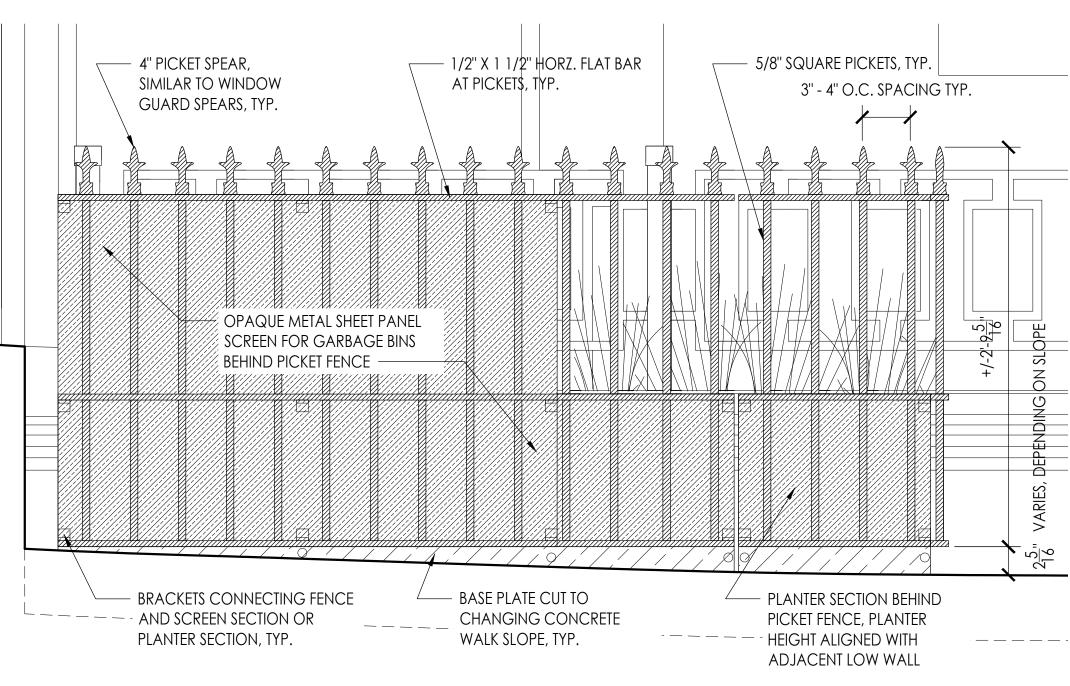




A-002.00

SHEET NO.:





EXISTING WINDOW GUARD MTL. WORK.

OWNER: EMILIA SORDILLO 78 EAST 79TH STREET PROJECT JOSCEPTION: DATE Q4/16/25 ISSUED FOR LPC FILING DESCEPTION PROJECT LOCATION: PATE 78 EAST 79TH STREET NEW YORK, NY 10075 STAL & BOONATUME:	RAND ENGINEERING & ARCHITECTURE, DPC 159 WEST 25TH STREET NEW YORK, NY 10001 TEL. (212) 675-8844					
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