

October 28, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-01026

75 East 77th Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 820 8080

Passcode: 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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75 EAST 77TH STREET

SOUTH FACADE 3RD FLOOR WINDOWS
NEW YORK, NY 10075

OCTOBER 24, 2025 ISSUED TO LPC - SOUTH FACADE 3RD FLOOR WINDOWS

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UPPER EAST SIDE HISTORIC DISTRICT MAP

SCALE: NOT TO SCALE

DESIGNATED MAY 19, 1981

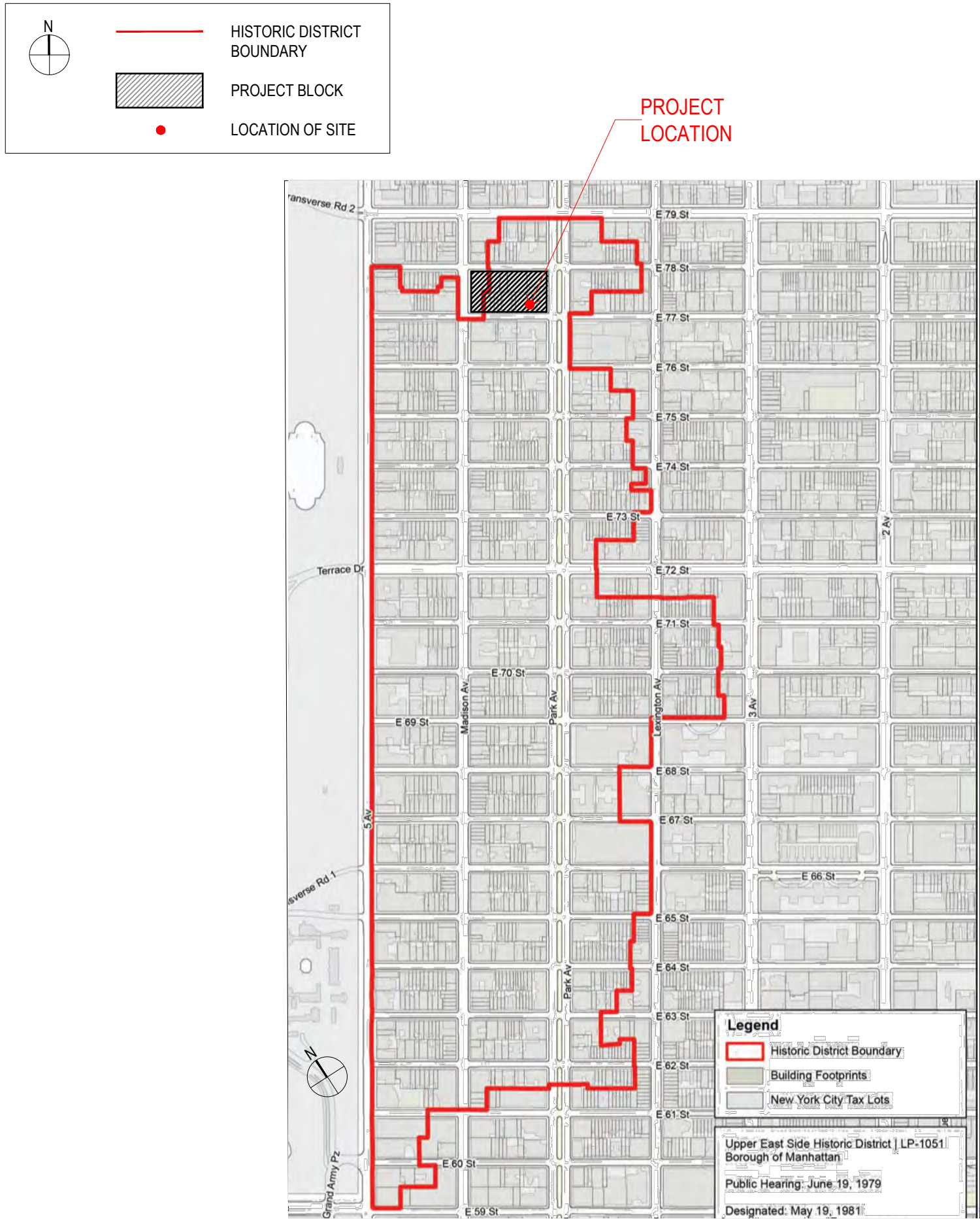
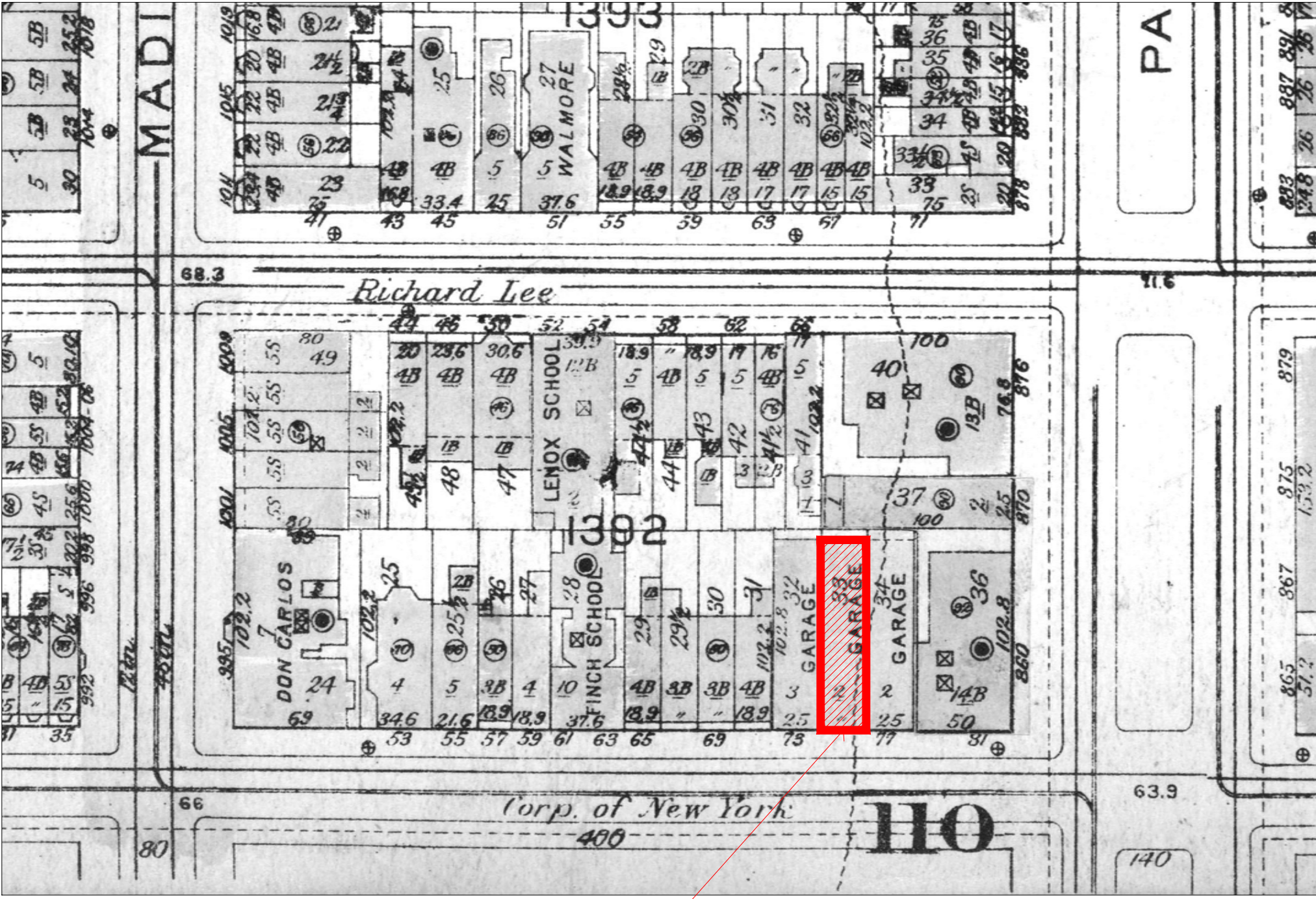


PLATE 28, G.W. BROMLEY AND CO. MAP

SCALE: 1/64" = 1'-0"

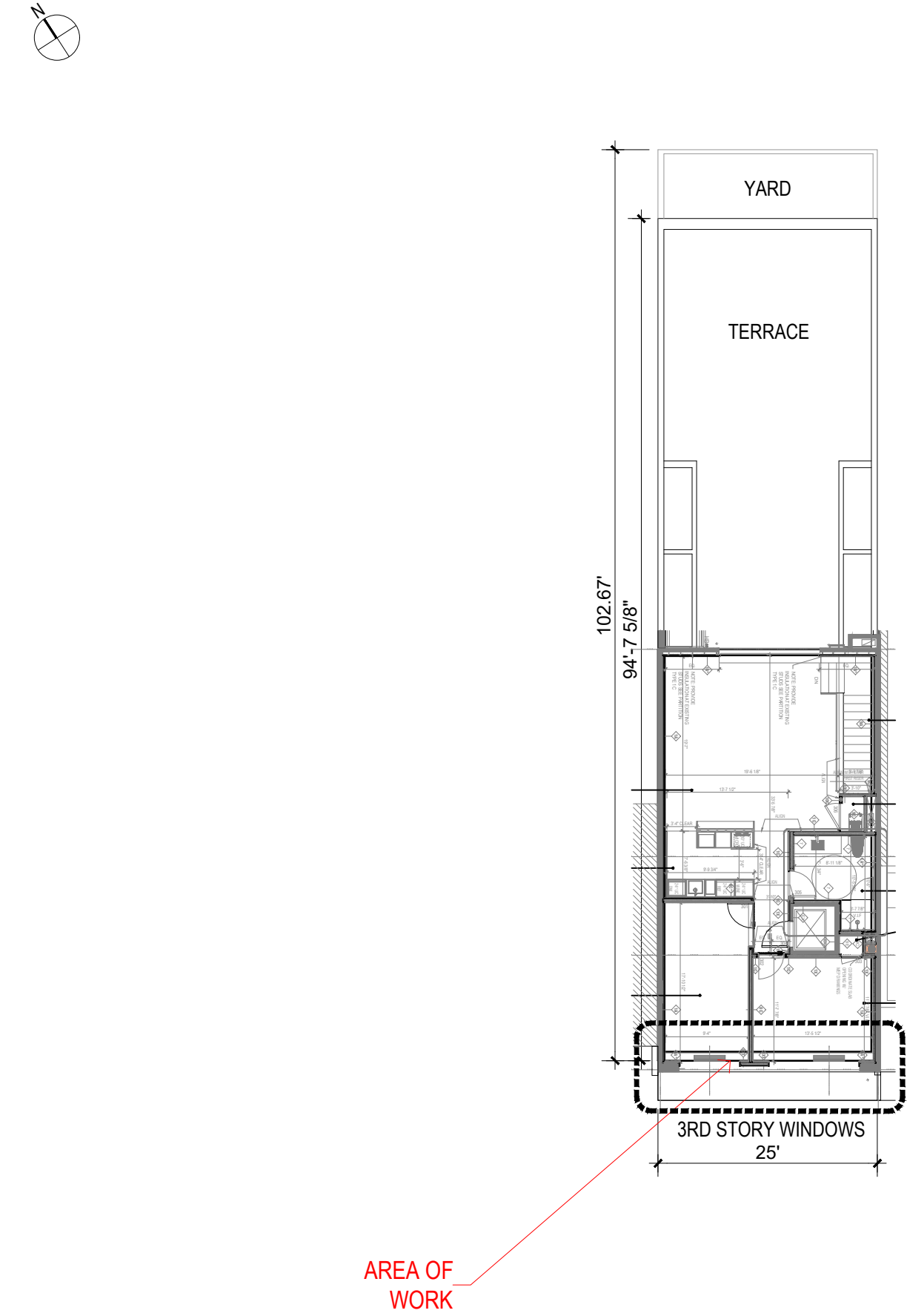


DRAWING LIST

- ARCHITECTURAL
- LPC-01 COVER SHEET
LPC-02 DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS
- LPC-03 SOUTH FACADE EXISTING CONDITION, LPC DESIGNATION & TAX PHOTOS
LPC-04 EXISTING APPROACH PHOTOS AND VISIBILITY DIAGRAM
LPC-05 EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM
- LPC-06 SOUTH ELEVATION EXISTING AND PROPOSED - RENDERING
LPC-06B SOUTH ELEVATION PROPOSED AND ENLARGED RENDERINGS
- LPC-07 SOUTH ELEVATION EXISTING/DEMO AND PROPOSED
LPC-08 EXISTING/DEMO PLAN, PROPOSED PLAN, AND PROPOSED ELEVATION
LPC-09 EXISTING/DEMO SECTION AND ENLARGED PROPOSED SPANDREL SECTION
LPC-10 ENLARGED PROPOSED FIXED CASEMENT AND CASEMENT SECTIONS
- LPC-11 ENLARGED WINDOW SECTION DETAILS
LPC-12 ENLARGED WINDOW PLAN DETAILS
- LPC-13 SOUTH ELEVATION EXISTING AND PROPOSED RENDERINGS
- APPENDIX
APPENDIX A EXISTING/DEMO AND PROPOSED THIRD FLOOR PLAN
APPENDIX B ENLARGED STREET SECTION AND ENLARGED STREET PLAN

ENLARGED PLOT PLAN

SCALE: 1/16" = 1'-0"



PLOT PLAN

SCALE: 1/64" = 1'-0"



RELATED LANDMARKS PRESERVATION FILINGS

- LPC DOCKET NUMBER: LPC-25-01157
LPC DOCKET NUMBER: LPC-26-00815 (WATER LEAK AT CELLAR)
LPC DOCKET NUMBER: LPC-26-01027 (SECOND FLOOR WINDOWS)
LPC DOCKET NUMBER: LPC-26-01026 (THIRD FLOOR WINDOWS)

SYMBOL LEGEND

- | ROOM NAME | ROOM TAG |
|-----------|----------------|
| X-XX | |
| 000-00 | |
| X | PARTITION TYPE |
| X | KEYNOTE |
| XX | DETAIL TAG |

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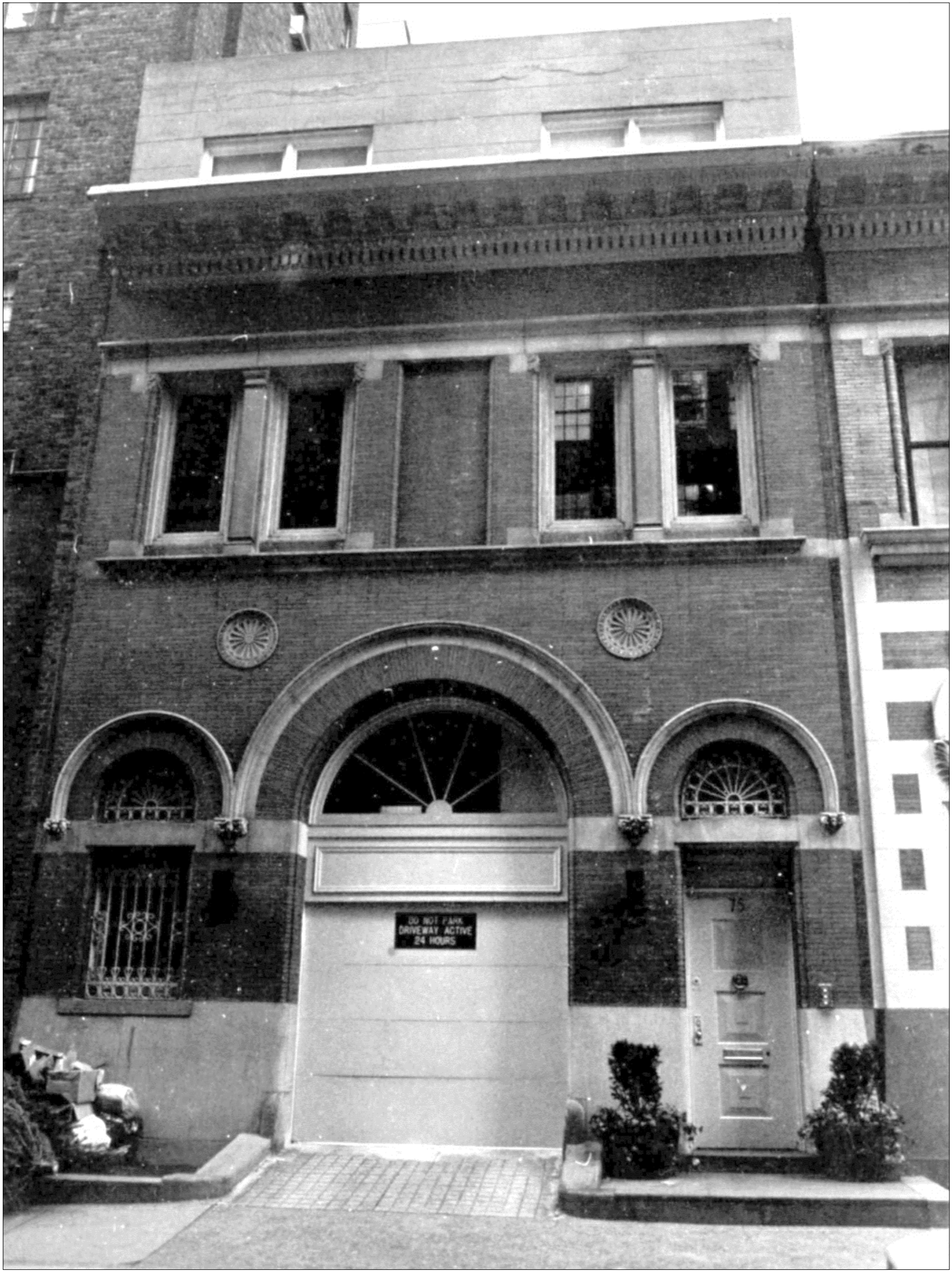
SCALE: AS NOTED DRAWN BY: ES

TITLE: DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS

LPC-02



1 SOUTH ELEVATION - 1940'S TAX PHOTO LOOKING EAST
SCALE: NONE



2 SOUTH ELEVATION - LPC'S DESIGNATION PHOTO
SCALE: NONE



3 SOUTH ELEVATION - EXISTING CONDITION (LPC APPROVED 2004 APPLICATION)
SCALE: NONE

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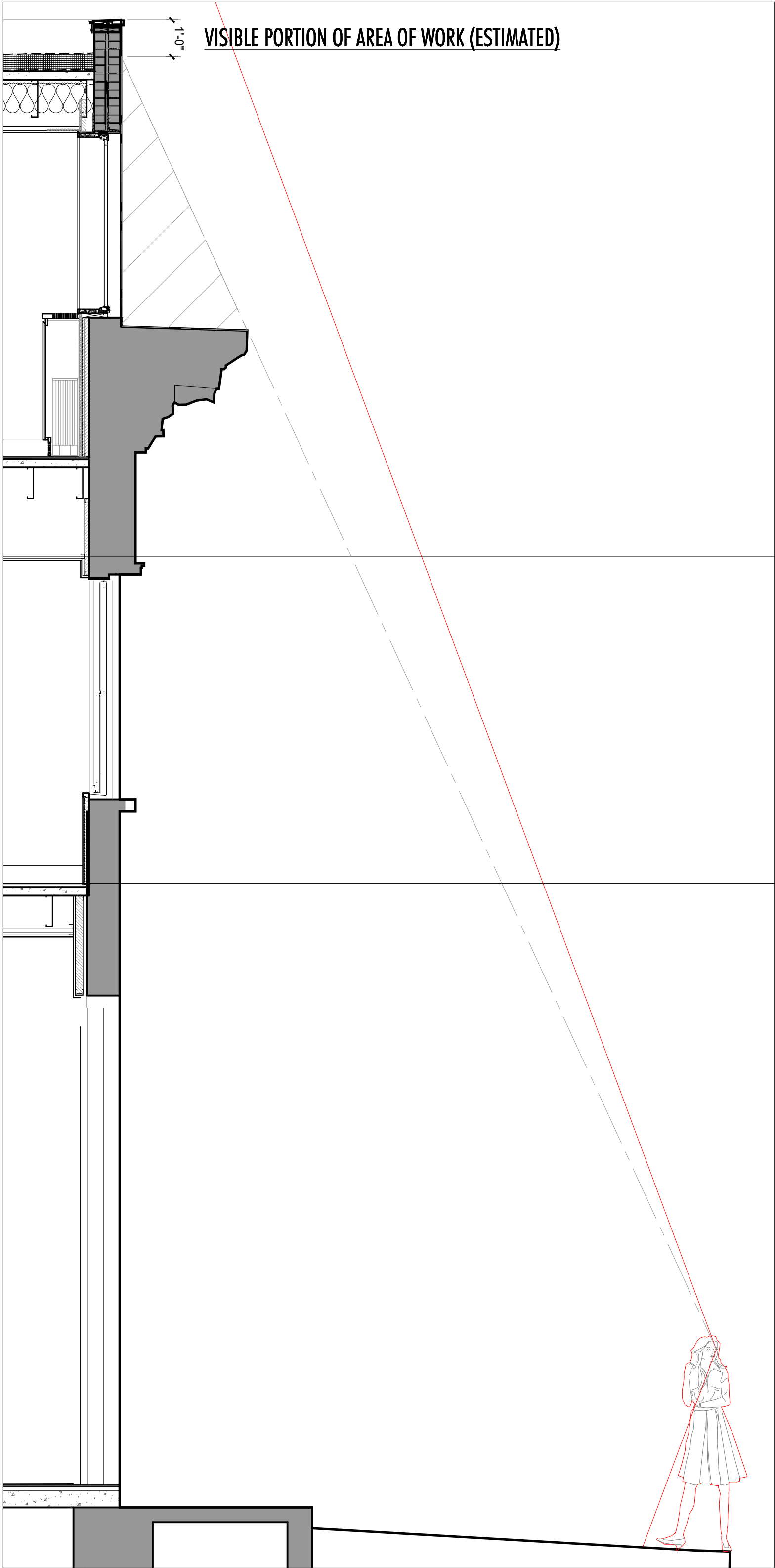
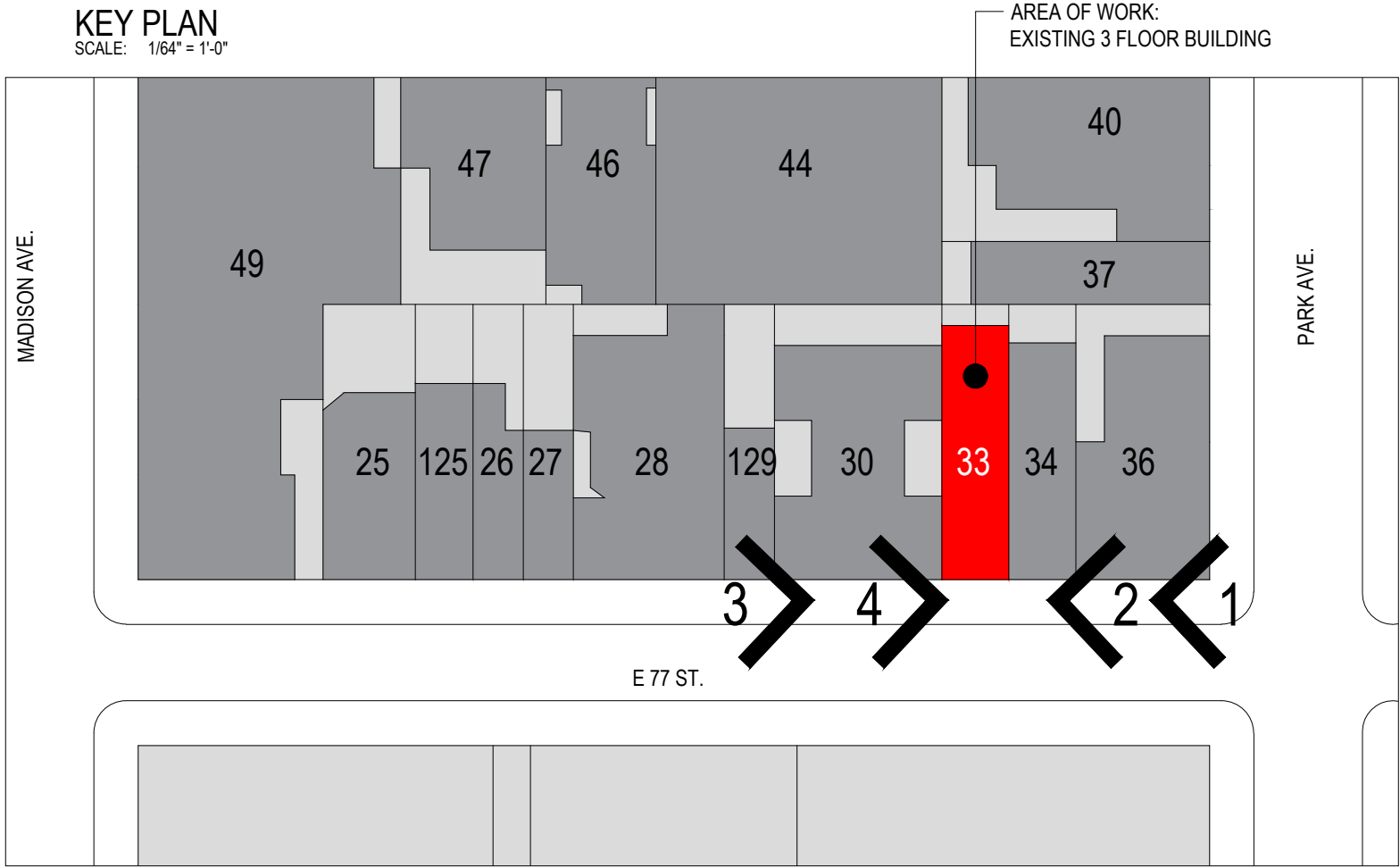
PROJECT NO.: 2405

SCALE: NONE DRAWN BY: ES

TITLE: SOUTH FACADE TAX, LANDMARKS
& EXISTING CONDITION PHOTOS

LPC-03

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SIDEWALK SIGHT LINES DIAGRAM SHOWING AREA OF WORK OBSTRUCTED



1 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



2 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



3 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)
SCALE: NONE



4 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)
SCALE: NONE

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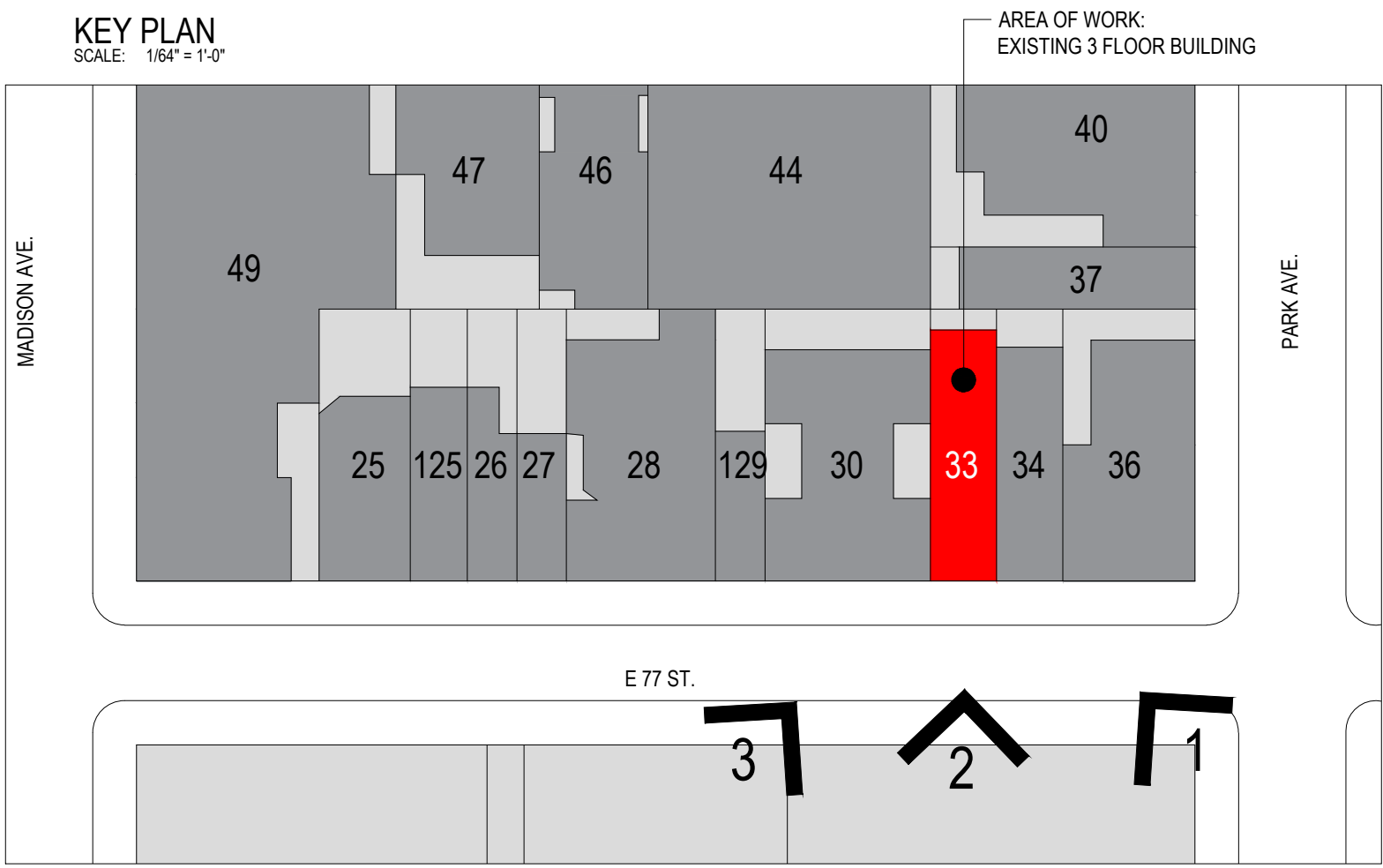
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SCALE: NONE DRAWN BY: ES

TITLE: EXISTING APPROACH PHOTOS
AND VISIBILITY DIAGRAM

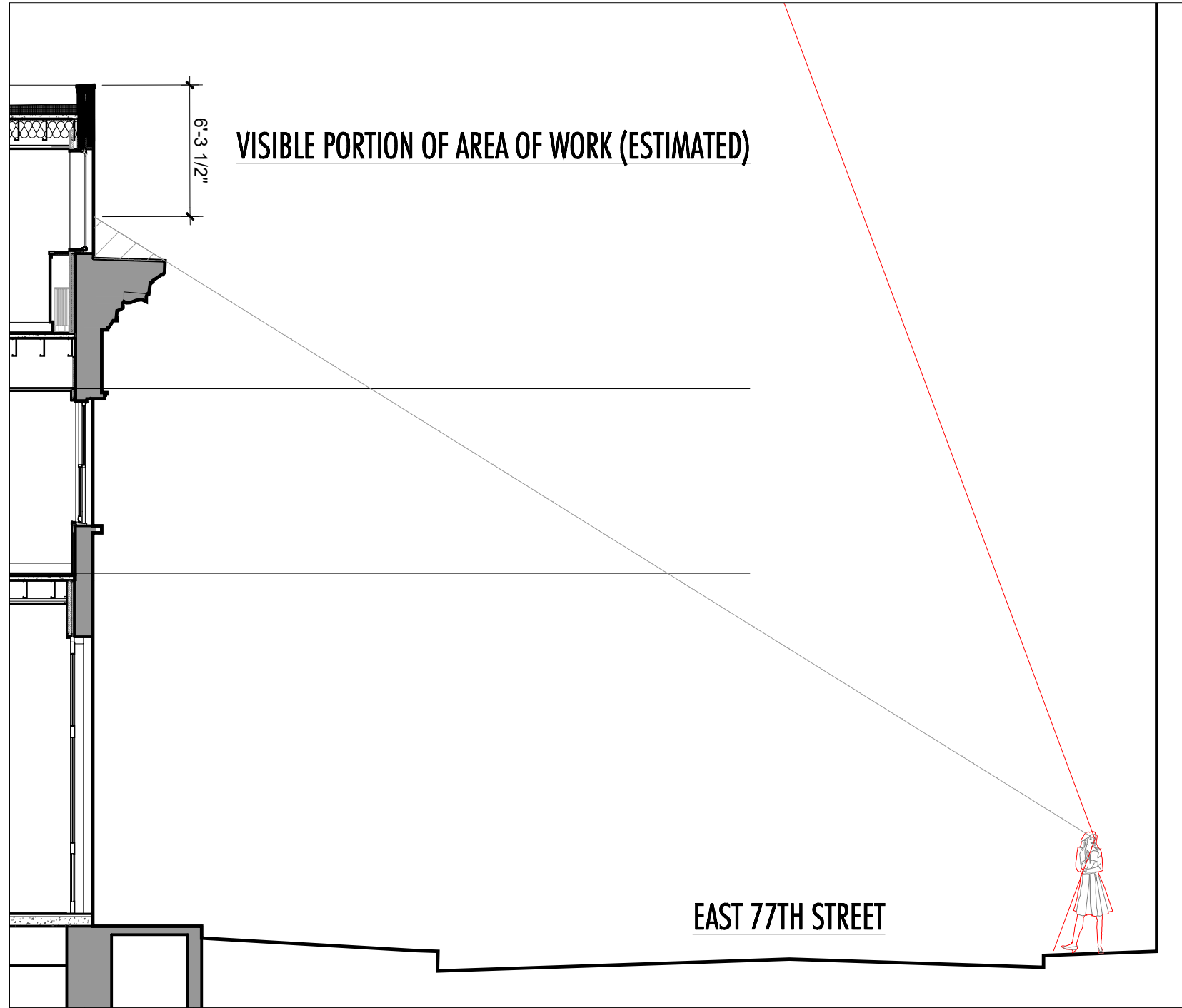
LPC-04



1 SOUTH FACADE - EXISTING CONDITION - LOOKING EAST
SCALE: NONE



2 SOUTH FACADE - EXISTING CONDITION - FRONT VIEW
SCALE: NONE



SIDEWALK SIGHT LINES DIAGRAM SHOWING AREA OF WORK



3 SOUTH FACADE - EXISTING CONDITION - LOOKING WEST
SCALE: NONE

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SCALE: NONE DRAWN BY: ES

TITLE: SOUTH FACADE EXISTING CONDITION PHOTOS
AND VISIBILITY DIAGRAM

LPC-05

WINDOW FRAME COLOR TO MATCH LIMESTONE.



1 SOUTH ELEVATION - EXISTING
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED
SCALE: NONE

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SCALE: AS NOTED

DRAWN BY: ES

TITLE: SOUTH ELEVATION EXISTING & PROPOSED
RENDERING

LPC-06

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1 SOUTH ELEVATION - PROPOSED
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED ENLARGED
SCALE: NONE

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TITLE: SOUTH ELEVATION
PROPOSED AND ENLARGED RENDERINGS

LPC-06B

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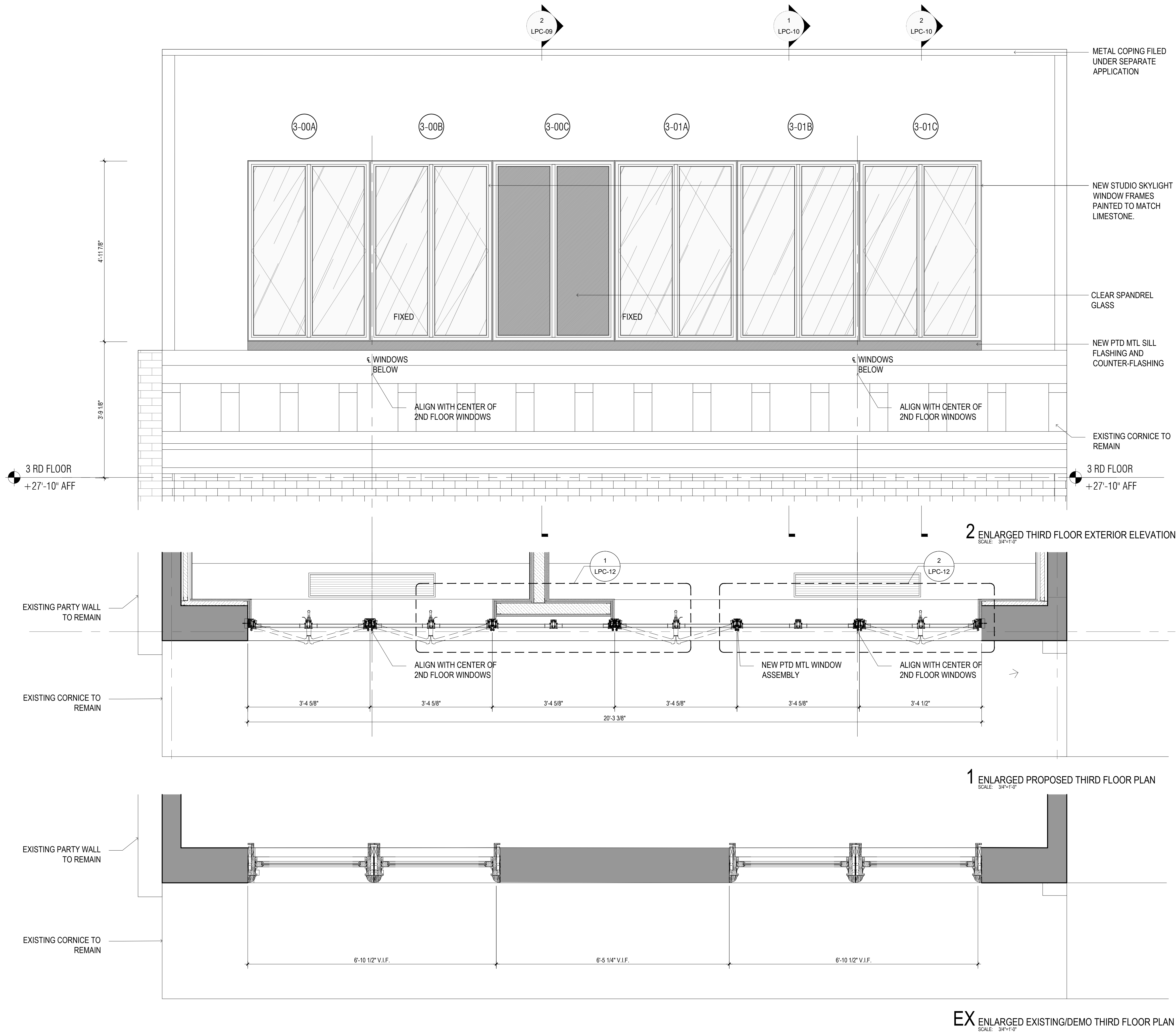
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TITLE: _____

LPC-07

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WINDOW FRAME COLOR TO MATCH LIMESTONE.



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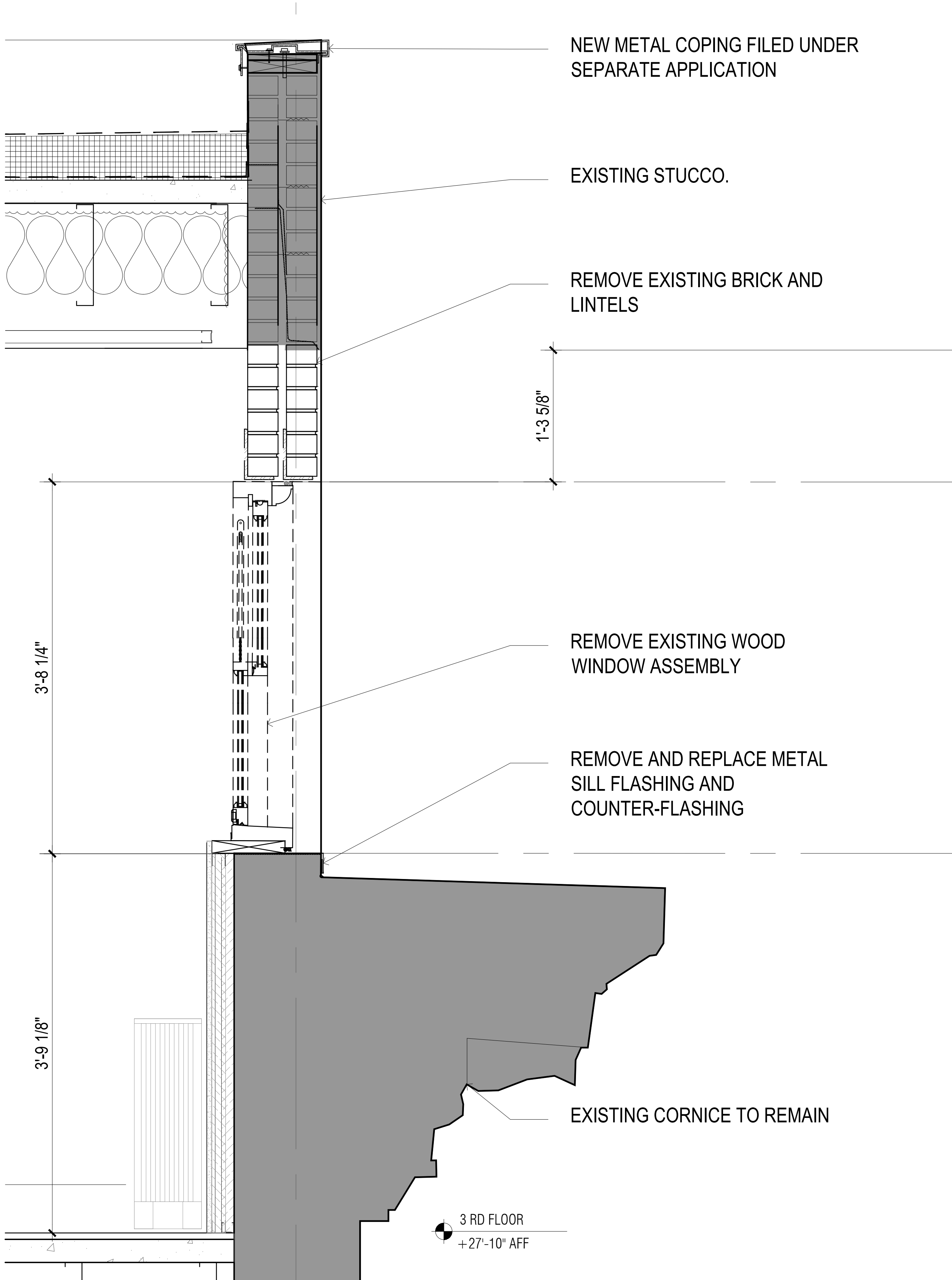
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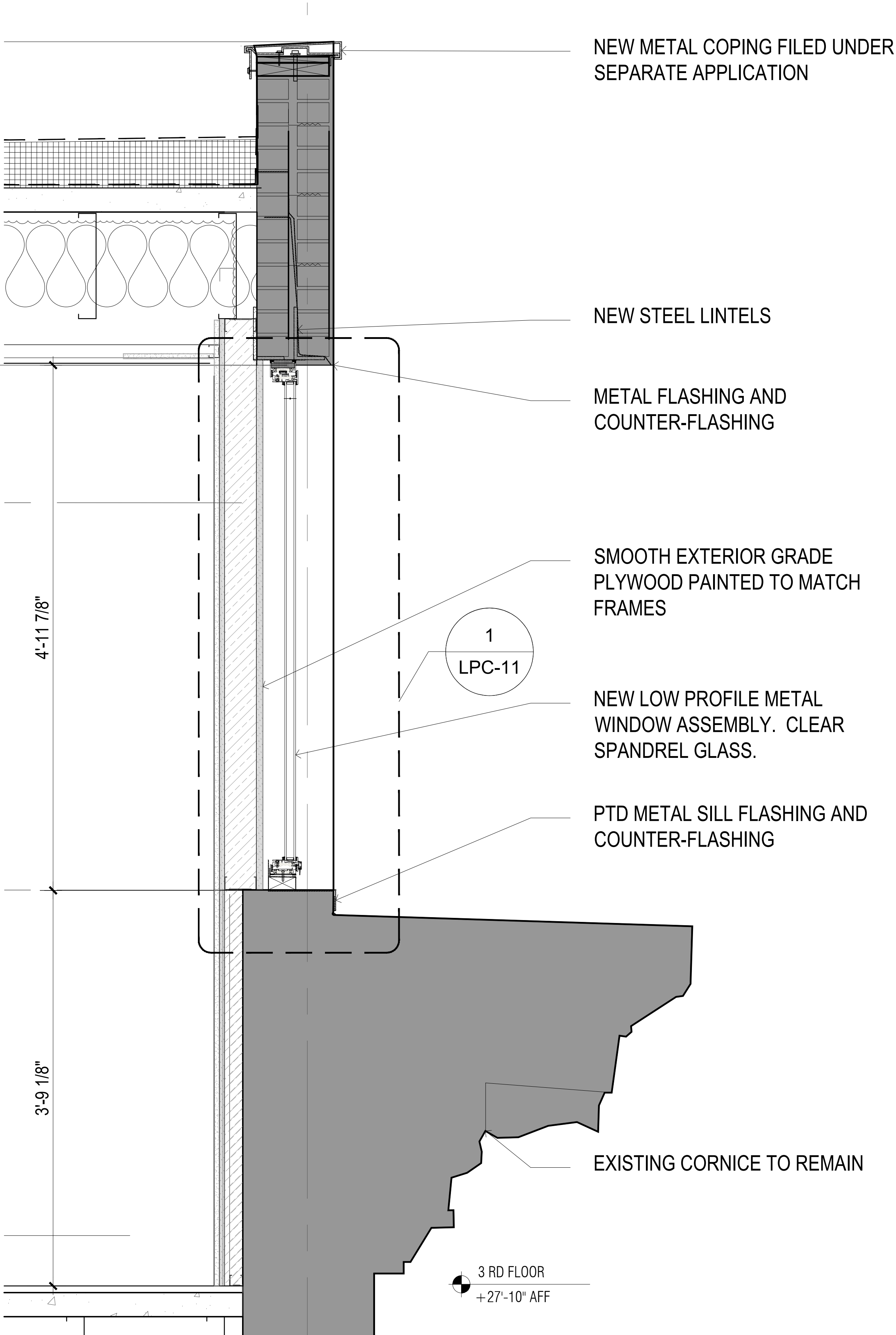
SCALE: AS NOTED DRAWN BY: ES

TITLE: EXISTING/DEMO PLAN, PROPOSED PLAN
AND PROPOSED ELEVATION

LPC-08



1 EXISTING/DEMO THIRD FLOOR SECTION
SCALE: 1/12"=1'-0"



2 PROPOSED THIRD FLOOR SECTION
SCALE: 1/12"=1'-0"

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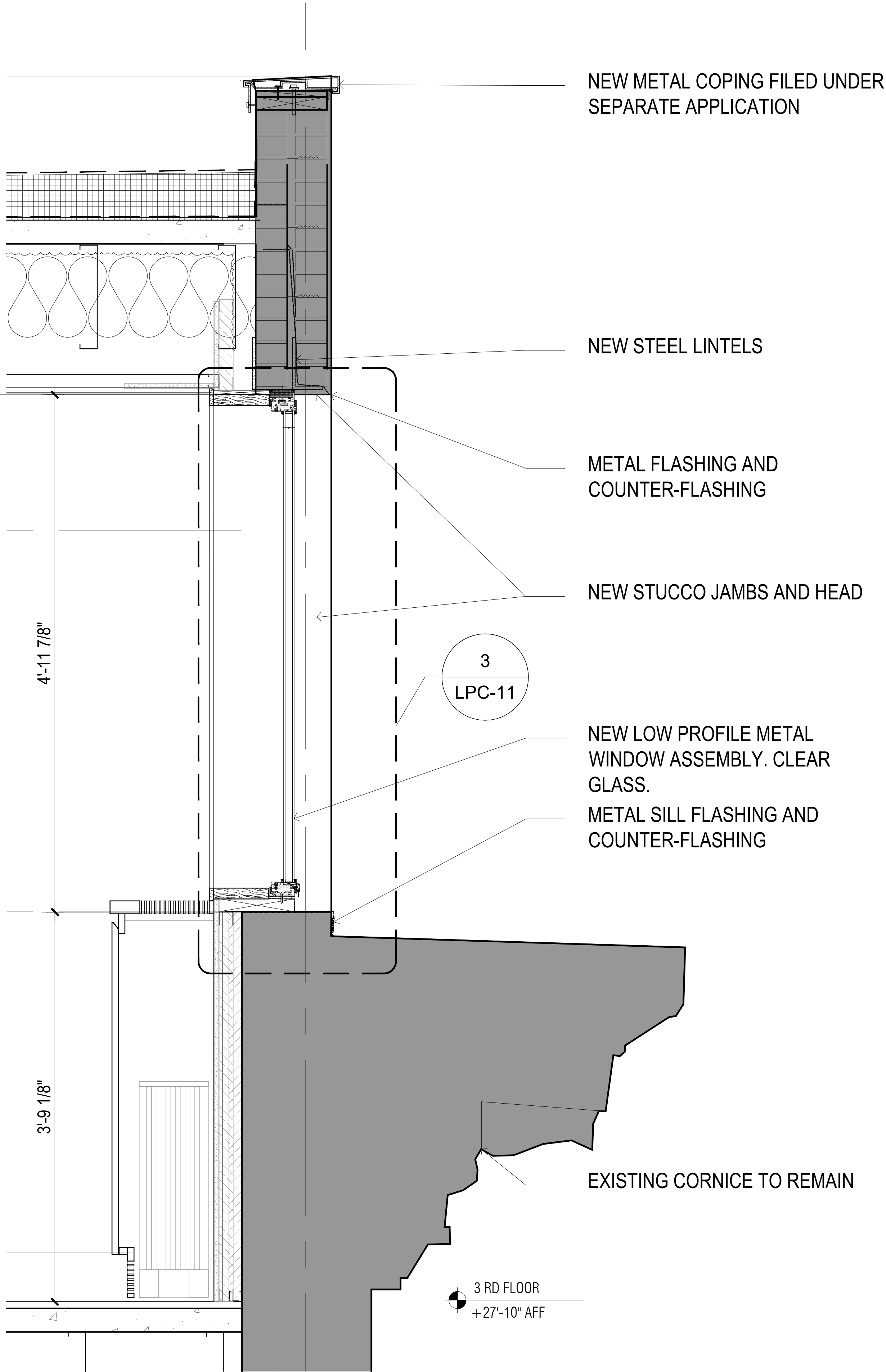
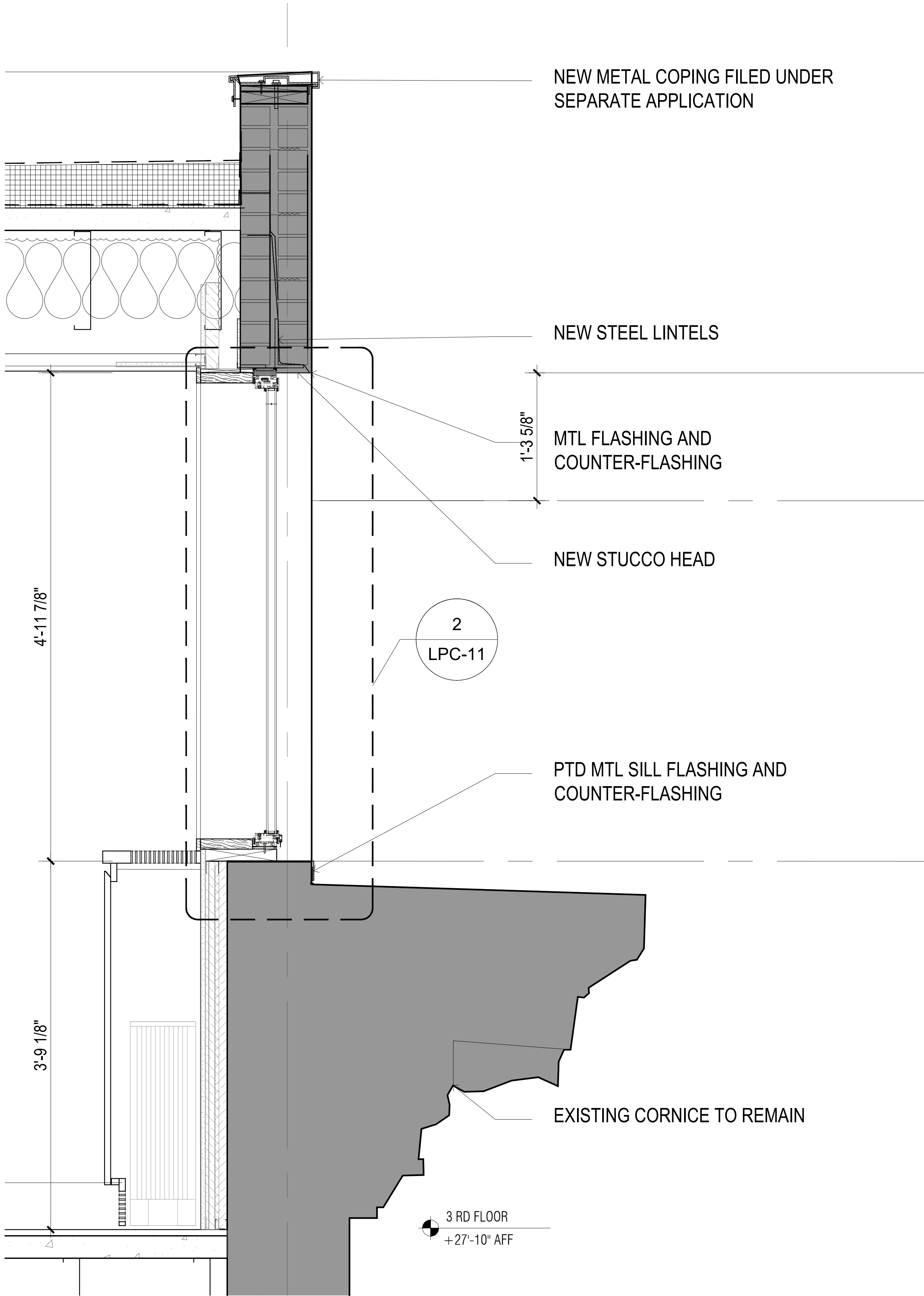
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PROJECT NO.: 2405
SCALE: AS NOTED DRAWN BY: ES

TITLE: EXISTING/DEMO SECTION AND
ENLARGED PROPOSED SPANDREL SECTION

LPC-09

WINDOW FRAME COLOR TO MATCH LIMESTONE.



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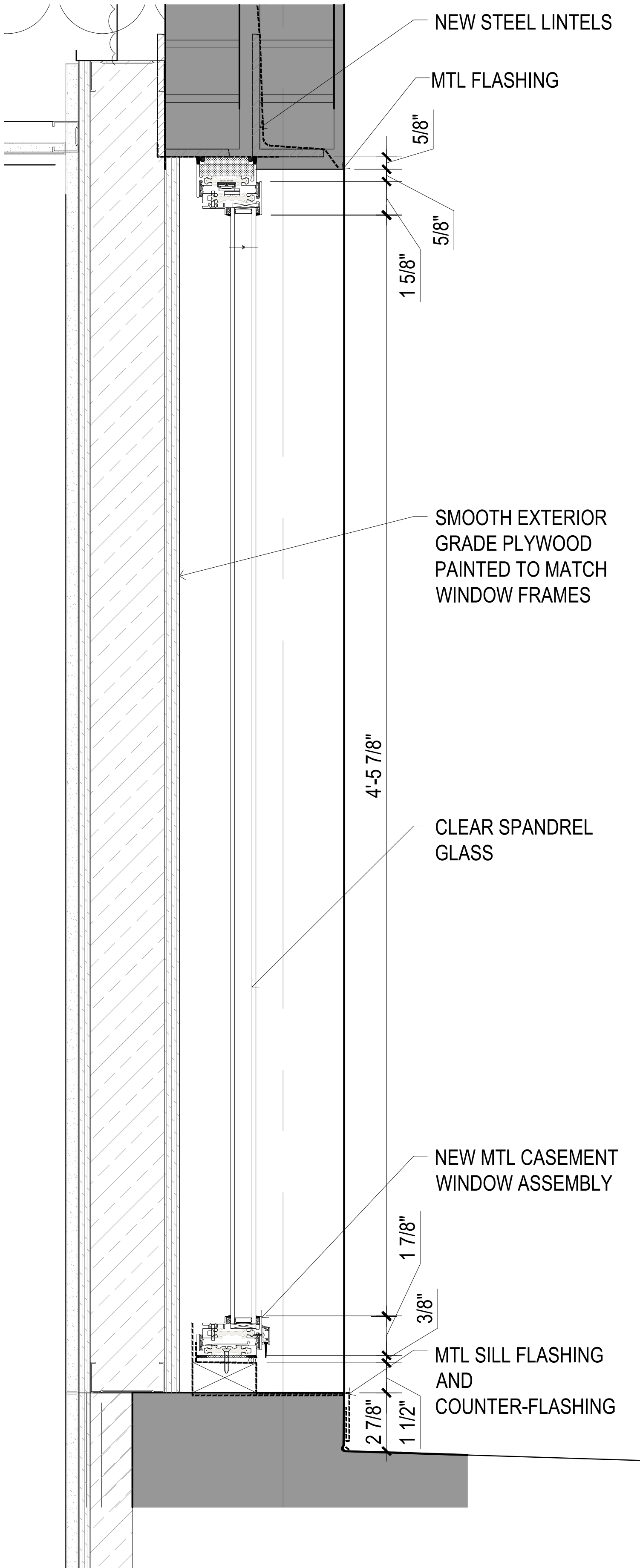
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TITLE: ENLARGED PROPOSED FIXED CASEMENT AND
ENLARGED PROPOSED CASEMENT SECTIONS

LPC-10

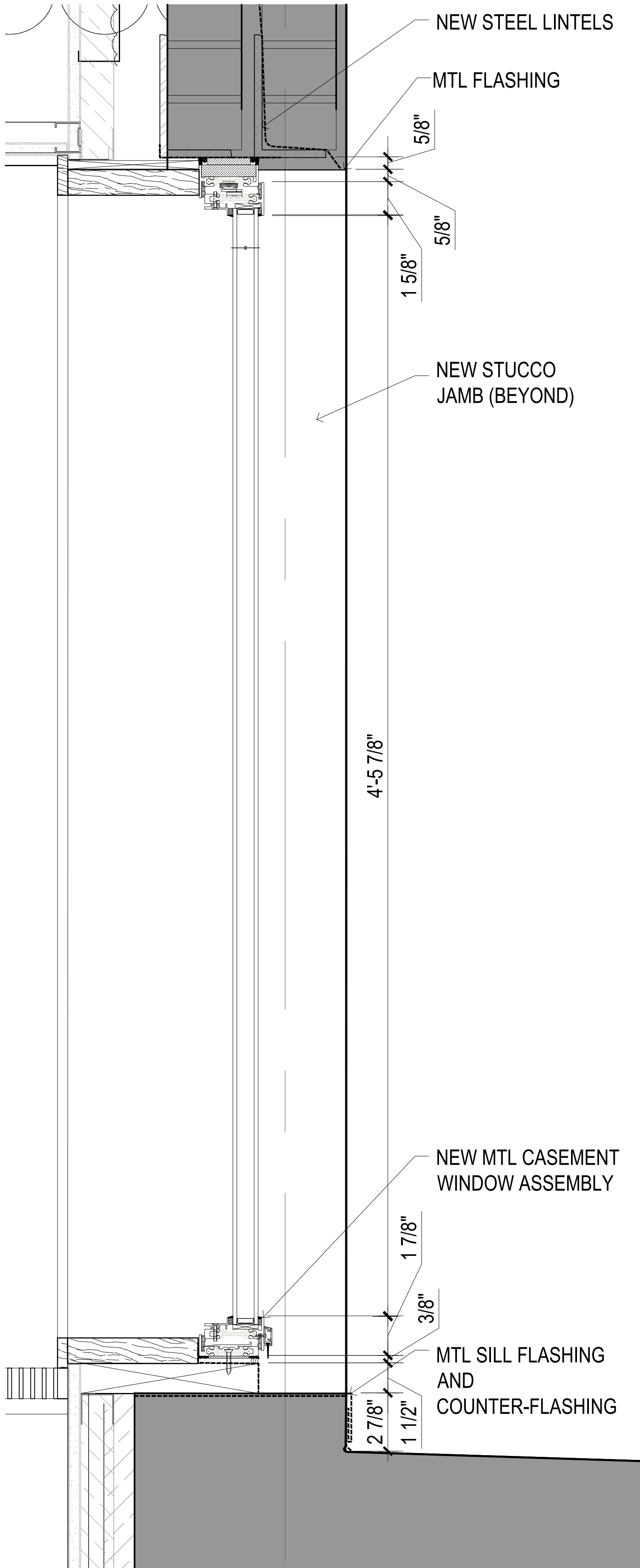
WINDOW TYPE DETAILS

SPANDREL WINDOW W/ CASEMENT FRAME



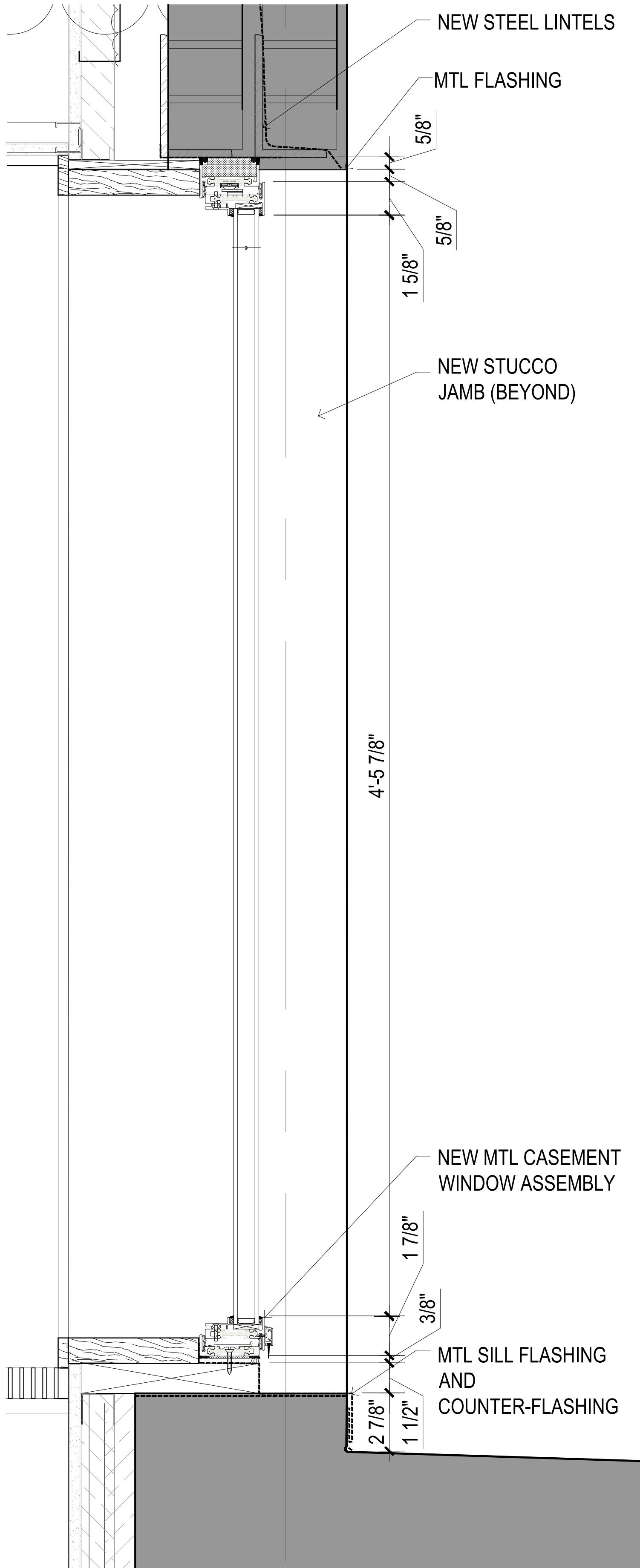
1 ENLARGED SPANDREL DETAIL
SCALE: 3/4"=1'-0"

FIXED WINDOW W/ CASEMENT FRAME



2 ENLARGED FIXED CASMENT DETAIL
SCALE: 3/4"=1'-0"

CASEMENT WINDOW



3 ENLARGED CASEMENT DETAIL
SCALE: 3/4"=1'-0"

WINDOW FRAME COLOR TO MATCH LIMESTONE.

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SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED WINDOW SECTION DETAILS

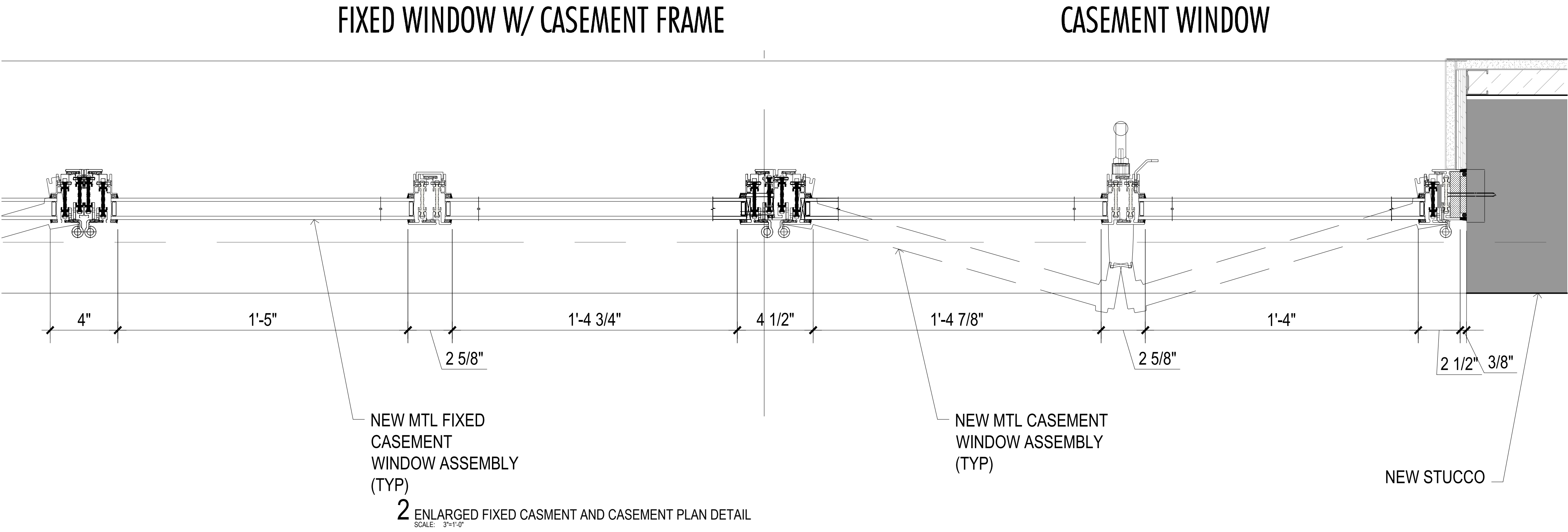
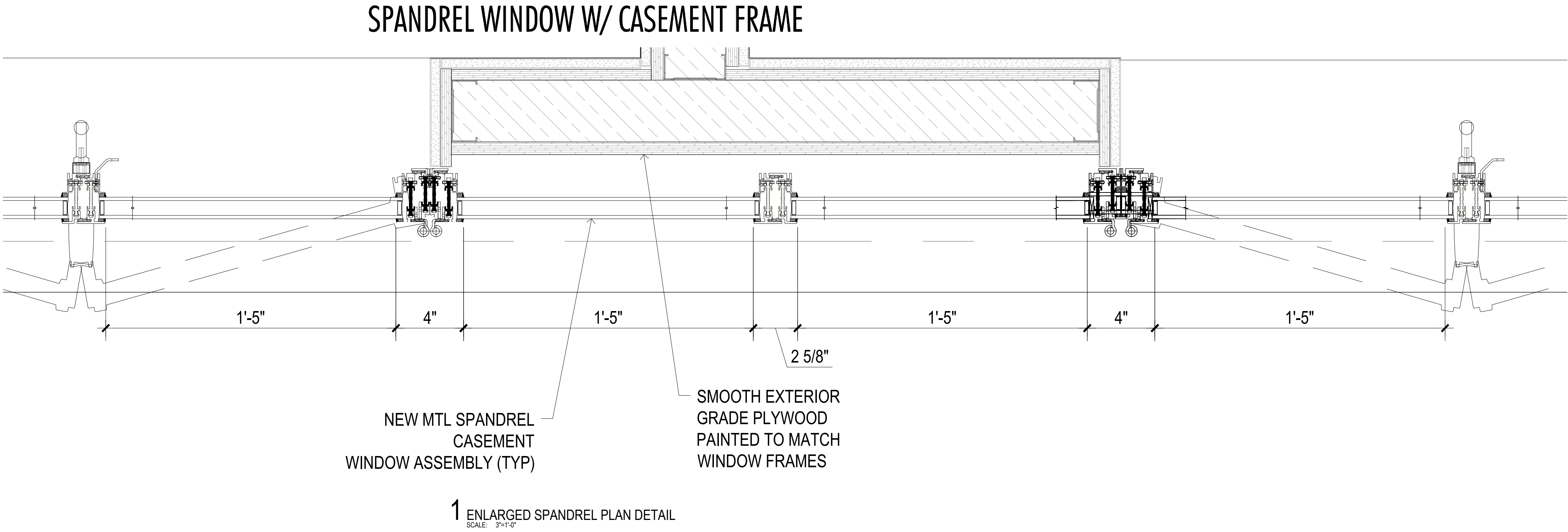
LPC-11

WINDOW TYPE PLAN DETAILS

75 EAST 77TH STREET
NEW YORK, NY 10075

LANDMARKS PRESERVATION COMMISSION

WINDOW FRAME COLOR TO MATCH LIMESTONE.



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SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED WINDOW PLAN DETAILS

LPC-12

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1 SOUTH ELEVATION - EXISTING
SCALE: NONE



2 SOUTH ELEVATION - PROPOSED RENDERING
SCALE: NONE

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SCALE: AS NOTED DRAWN BY: ES

TITLE: SOUTH ELEVATION
EXISTING AND PROPOSED RENDERING

LPC-13

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Borough of Manhattan

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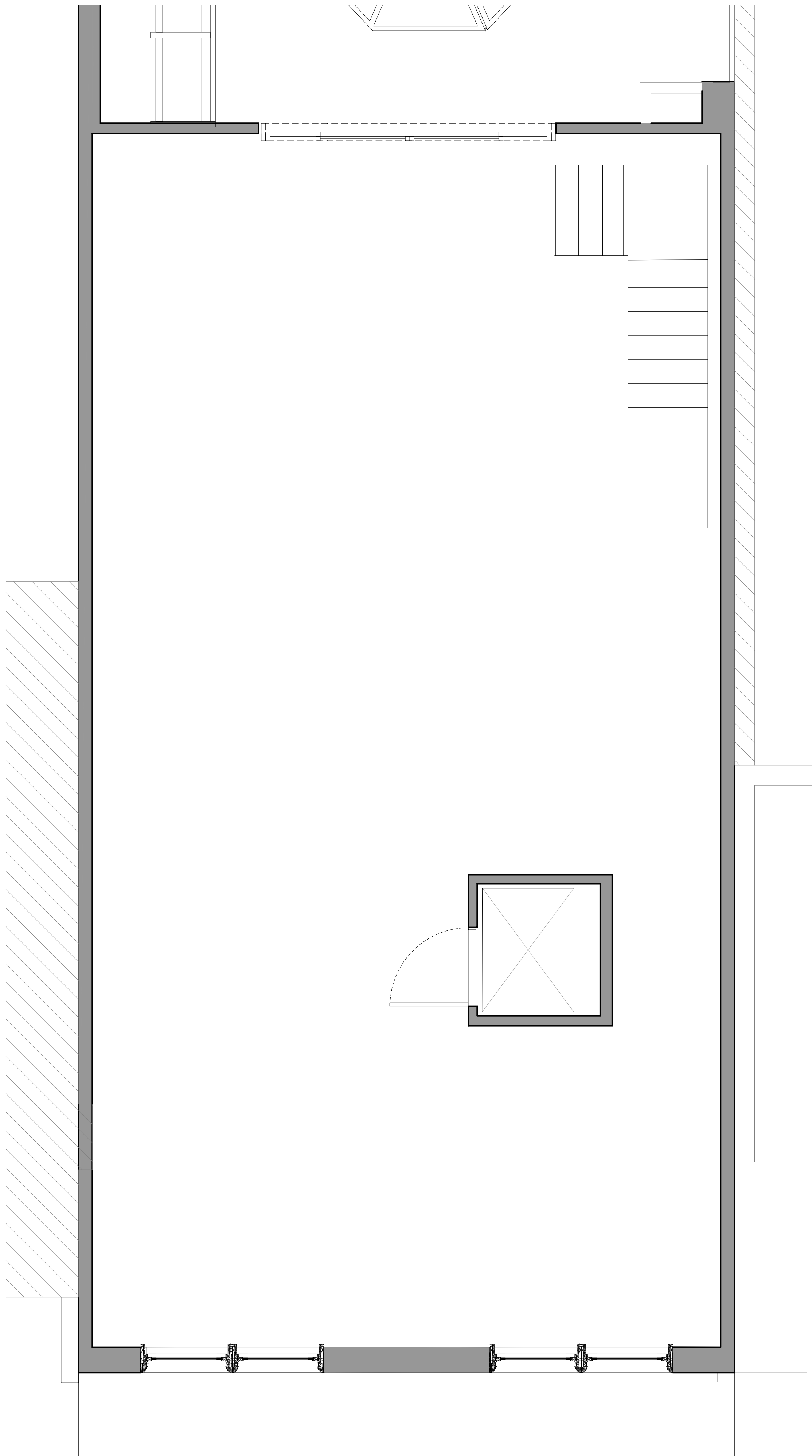
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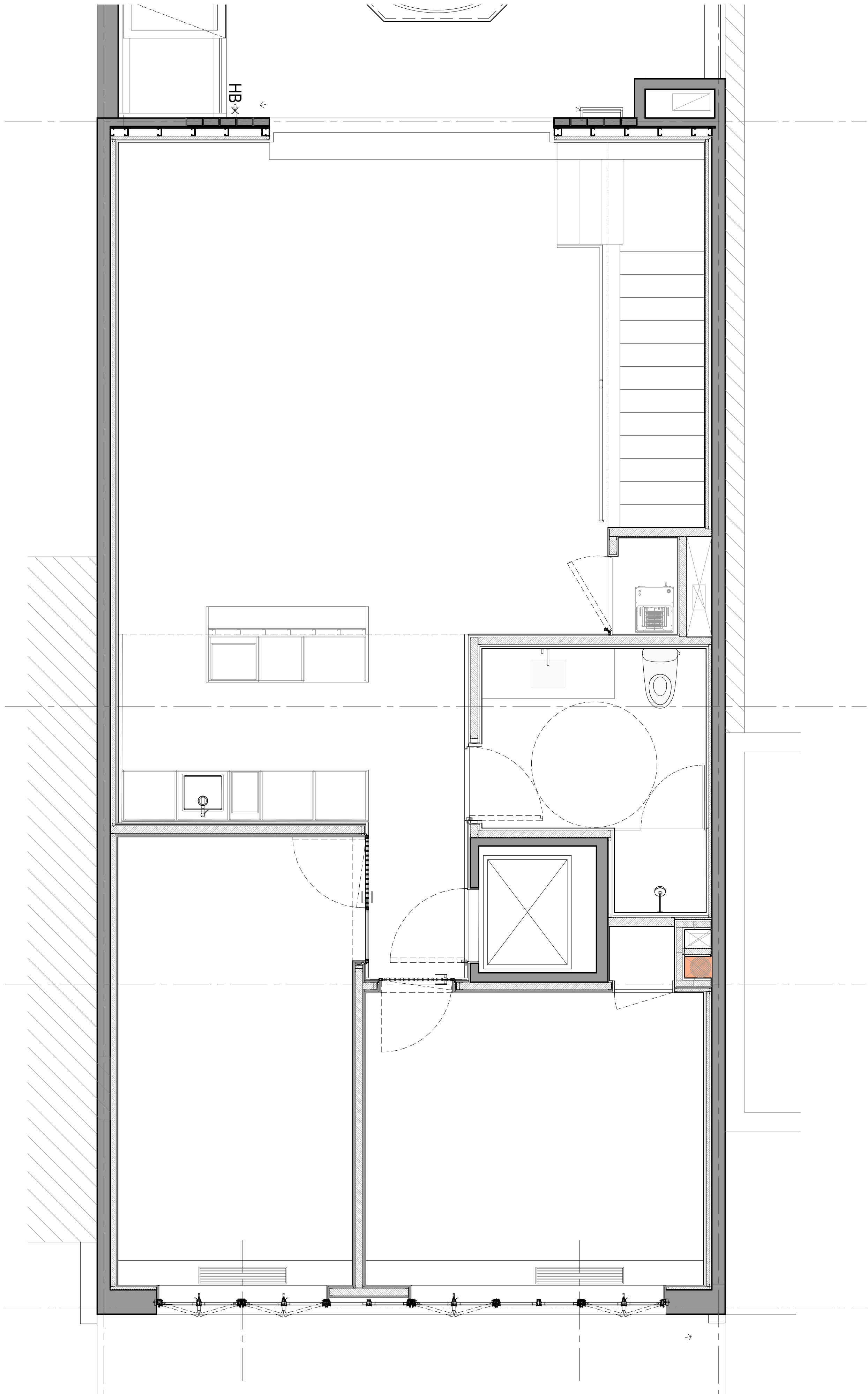
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APPENDIX



1 THIRD FLOOR - EXISTING / DEMO
SCALE: 3/8"=1'-0"



2 THIRD FLOOR - PROPOSED
SCALE: 3/8"=1'-0"

75 EAST 77TH STREET
NEW YORK, NY 10075

LANDMARKS PRESERVATION COMMISSION

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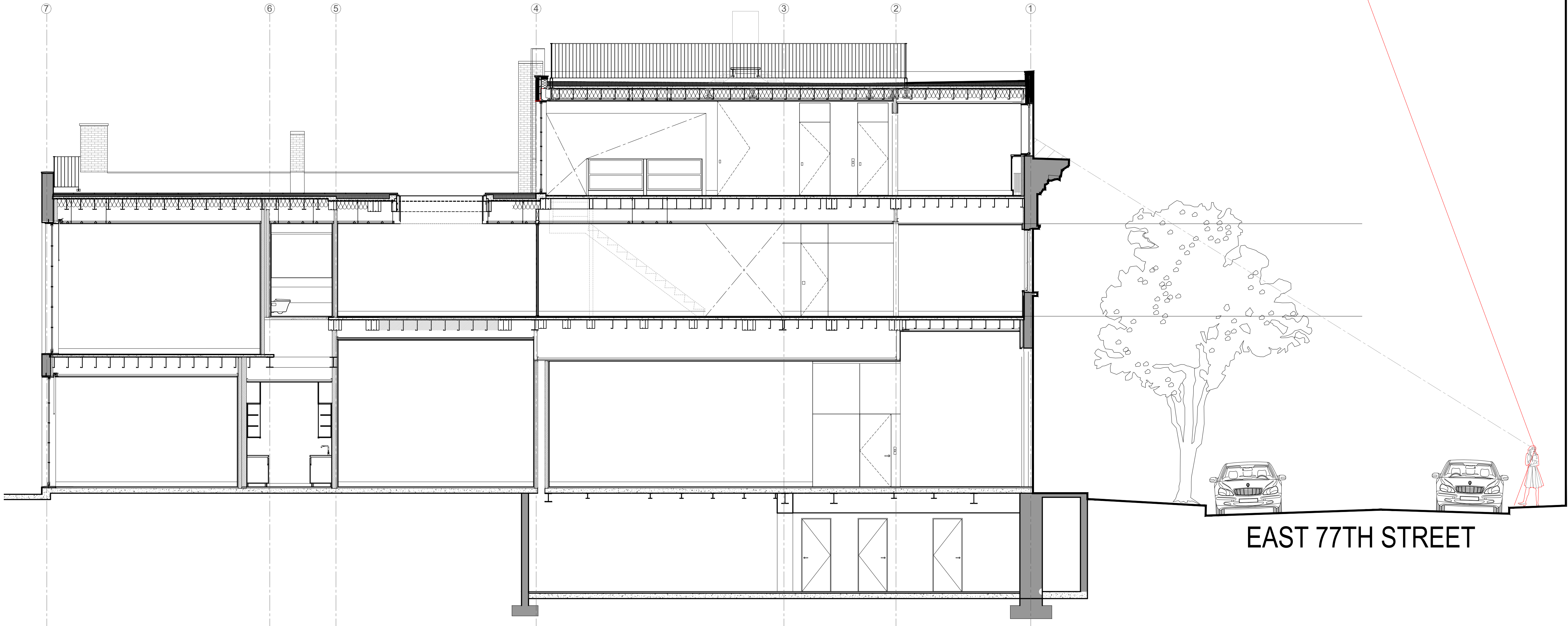
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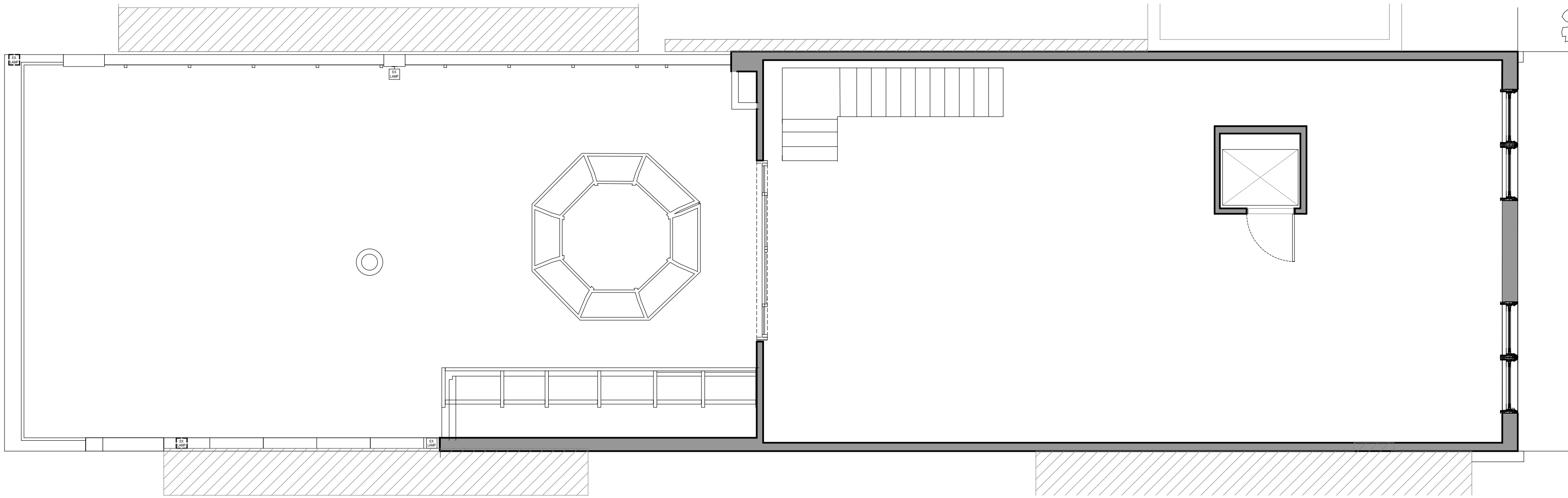
TITLE: EXISTING/DEMO AND PROPOSED
THIRD FLOOR PLAN

APPENDIX A

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1 STREET SECTION
SCALE: 3/16"=1'-0"



2 STREET PLAN
SCALE: 3/16"=1'-0"

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PROJECT NO.: 2405

SCALE: AS NOTED DRAWN BY: ES

TITLE: ENLARGED STREET SECTION
ENLARGED STREET PLAN

APPENDIX B

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Public Hearing

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Borough of Manhattan

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