

#### 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)

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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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#### **DRAWING LIST**

#### ARCHITECTURAL

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

SOUTH FACADE EXISTING CONDITION, LPC DESIGNATION & TAX PHOTOS

EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM

LPC-08 EXISTING/DEMO PLAN, PROPOSED PLAN, AND PROPOSED ELEVATION

ENLARGED WINDOW PLAN DETAILS

APPENDIX A EXISTING/DEMO AND PROPOSED THIRD FLOOR PLAN

EXISTING APPROACH PHOTOS AND VISIBILITY DIAGRAM

SOUTH ELEVATION EXISTING AND PROPOSED - RENDERING SOUTH ELEVATION PROPOSED AND ENLARGED RENDERINGS

SOUTH ELEVATION EXISTING/DEMO AND PROPOSED EXISTING/DEMO SECTION AND ENLARGED PROPOSED SPANDREL SECTION

ENLARGED PROPOSED FIXED CASEMENT AND CASEMENT SECTIONS

ENLARGED WINDOW SECTION DETAILS

SOUTH ELEVATION EXISTING AND PROPOSED RENDERINGS

**APPENDIX** 

APPENDIX B ENLARGED STREET SECTION AND ENLARGED STREET PLAN

ENLARGED PLOT PLAN

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

UPPER EAST SIDE HISTORIC DISTRICT MAP

HISTORIC DISTRICT BOUNDARY

PROJECT BLOCK

LOCATION OF SITE

**PROJECT** 

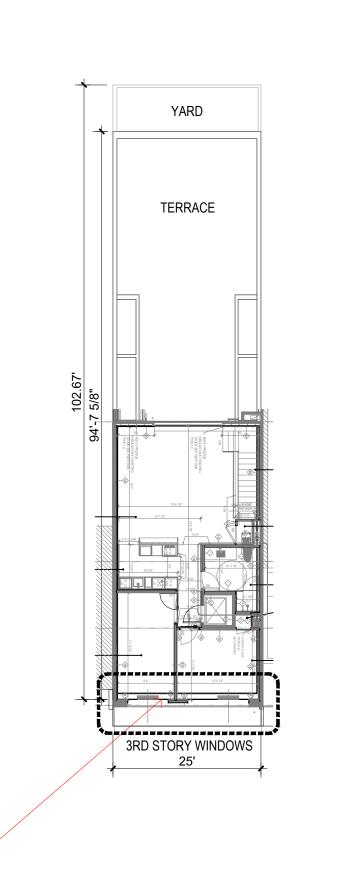
LOCATION

E 66 St

Historic District Boundary Building Footprints New York City Tax Lots

Upper East Side Historic District | LP-1051 | Borough of Manhattan

Public Hearing: June 19, 1979 Designated: May 19, 1981



# Corp. of New York 400----[----LOCATION

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

DESIGNATED MAY 19, 1981



#### 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 TAG** 

DOOR TAG

KEYNOTE

DETAIL TAG

PARTITION TYPE

**ROOM NAME** 

000-00

X-XX

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ARCHITECT:

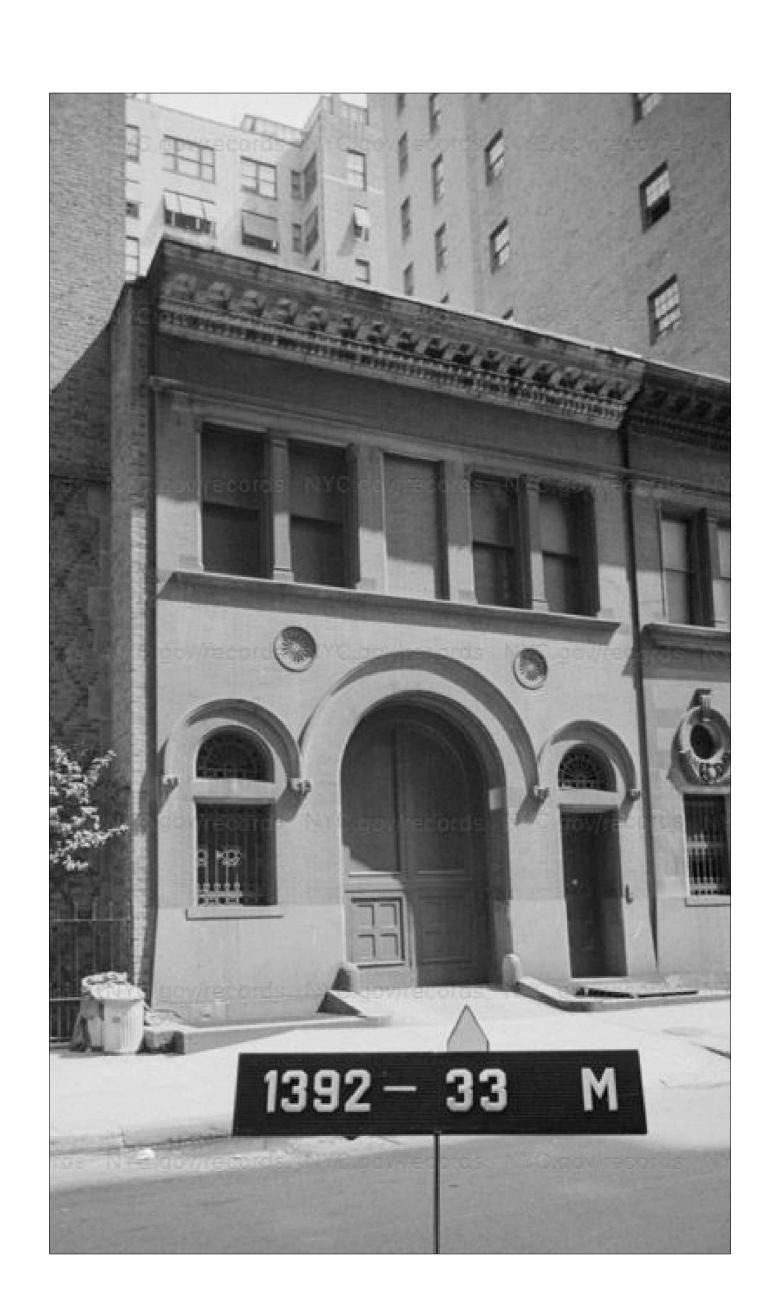
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SCALE: AS NOTED

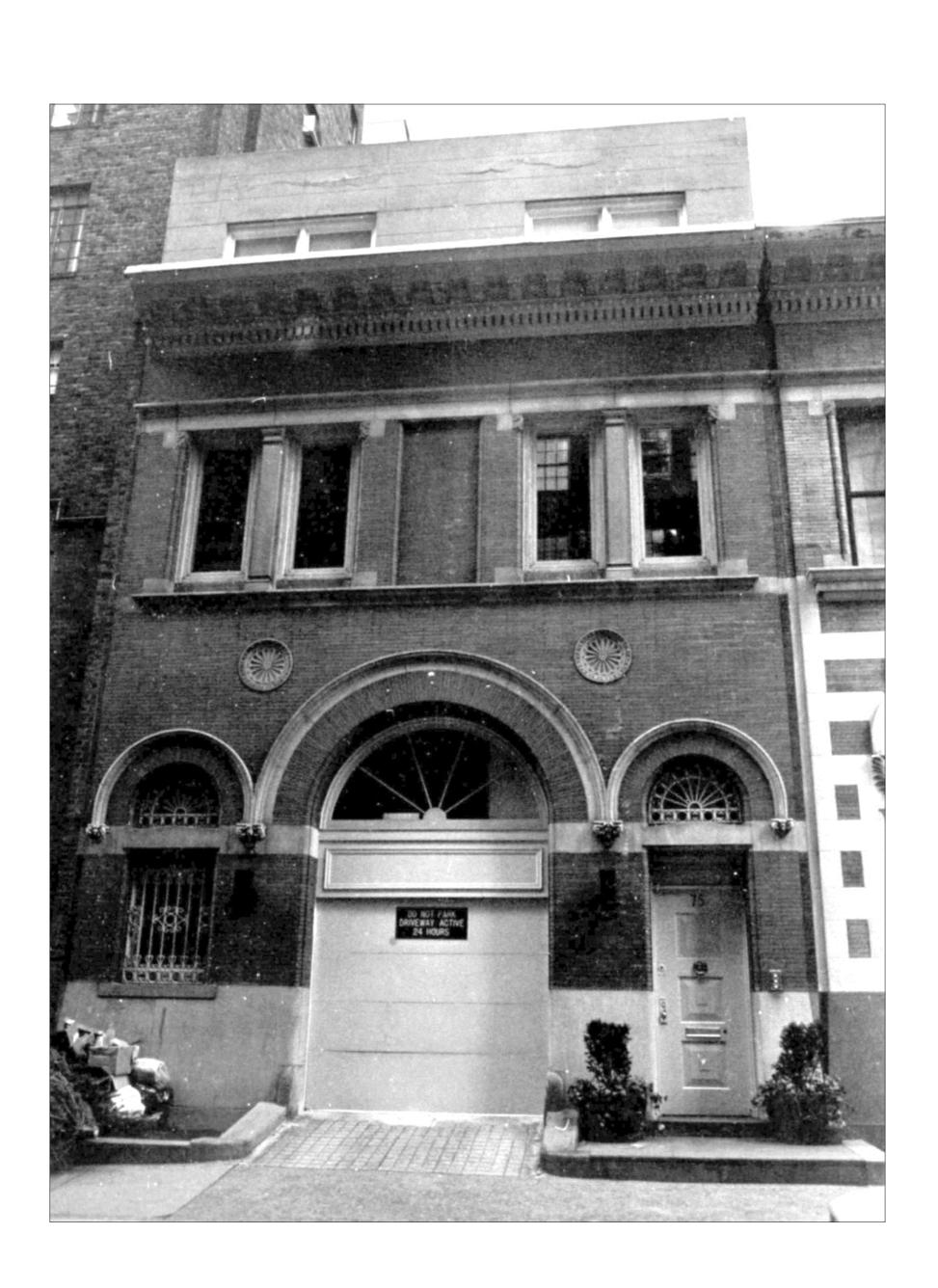
PROJECT NO.: 2405

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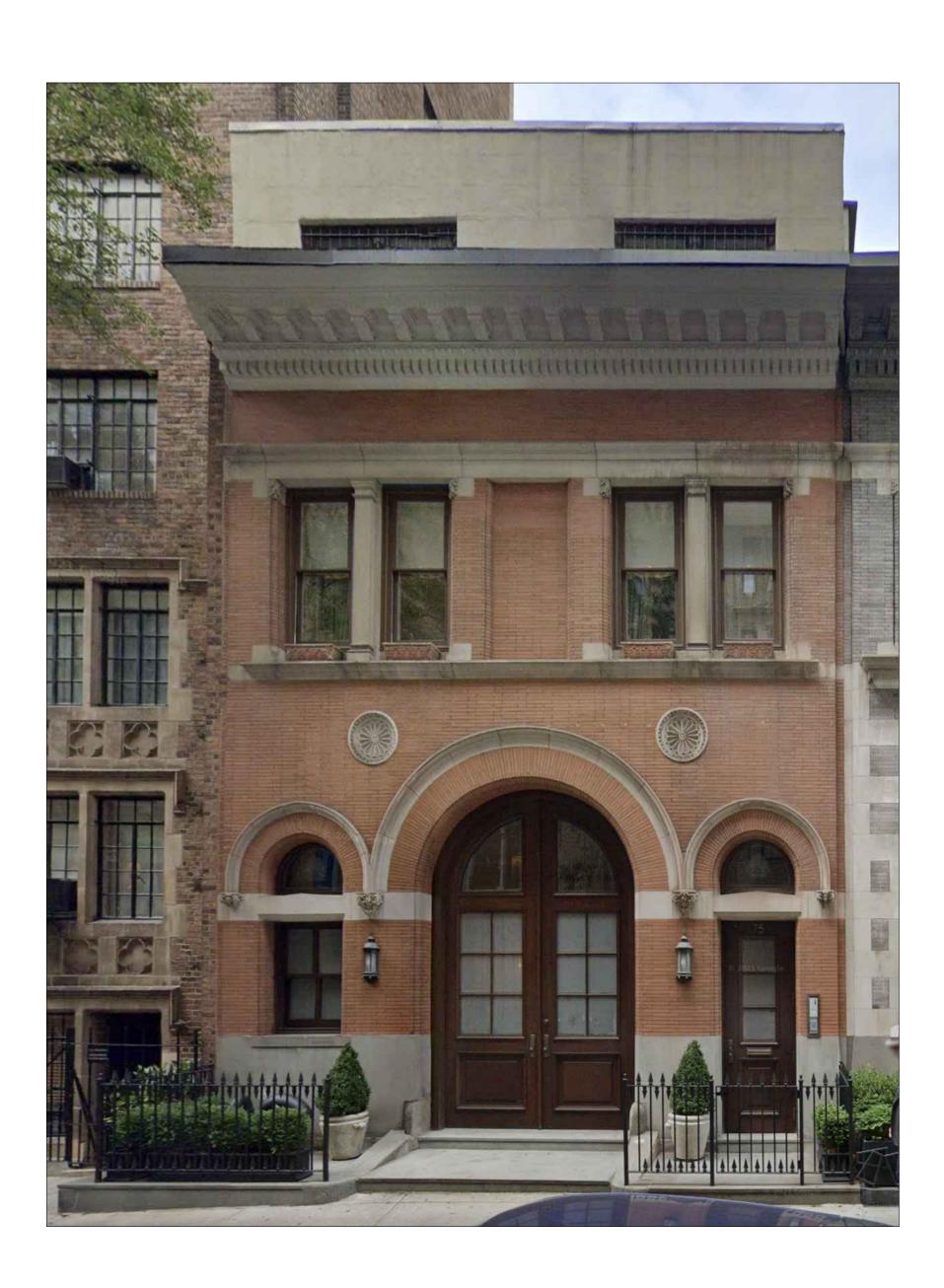
TITLE: DRAWING LIST, BROMLEY PLATE 28, UPPER EAST SIDE HISTORIC DISTRICT AND PLOT PLANS



1 SOUTH ELEVATION - 1940'S TAX PHOTO LOOKING EAST



 $2_{\text{\tiny SCALE: NONE}}$ 



3 SOUTH ELEVATION - EXISTING CONDITION (LPC APPROVED 2004 APPLICATION)

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PROJECT NO.: 2405

SCALE: NONE DRAWN BY: ES

SOUTH FACADE TAX, LANDMARKS & EXISTING CONDITION PHOTOS

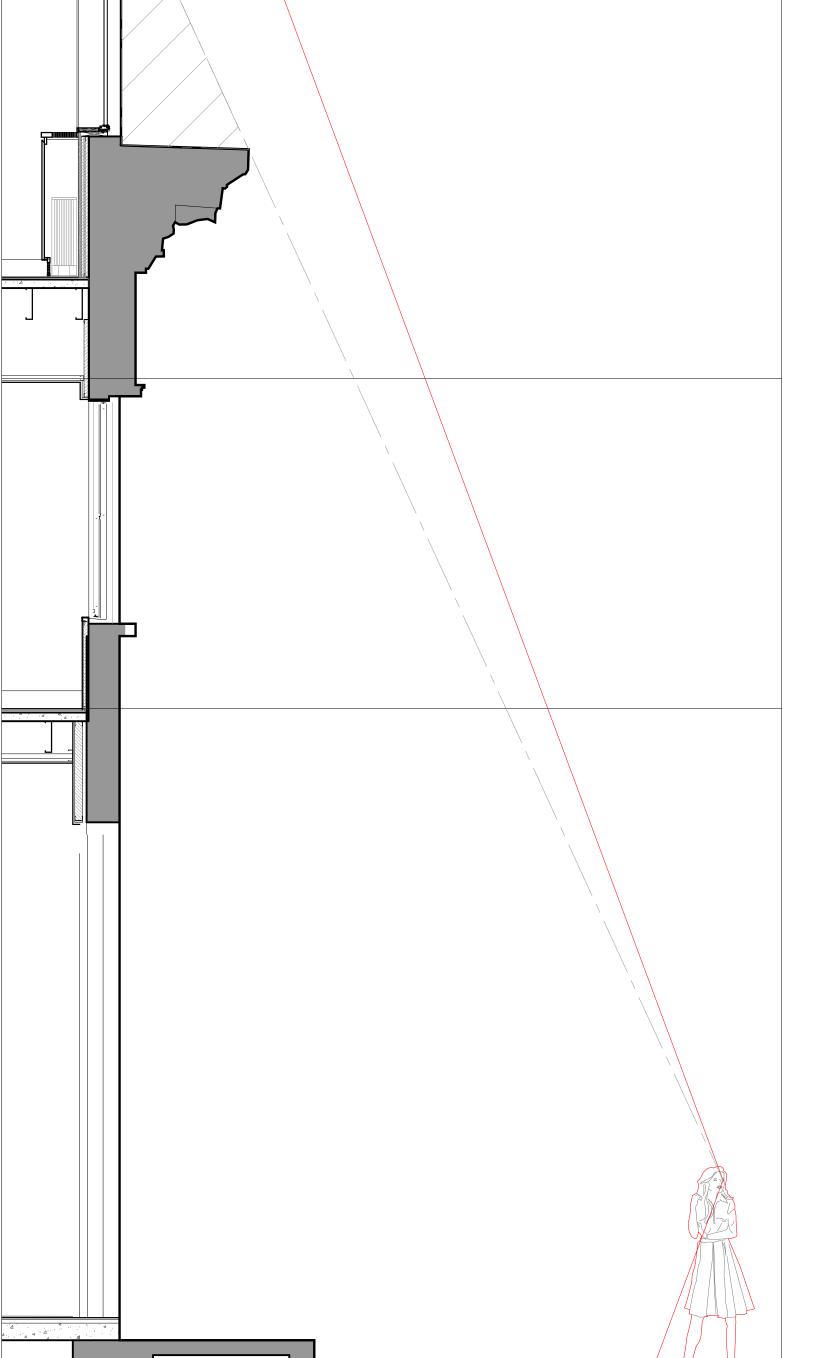
LPC-03

— AREA OF WORK: EXISTING 3 FLOOR BUILDING **KEY PLAN** SCALE: 1/64" = 1'-0" 28 | 129 | 30 | 33 | 34 | 36 25 | 125 | 26 | 27 |



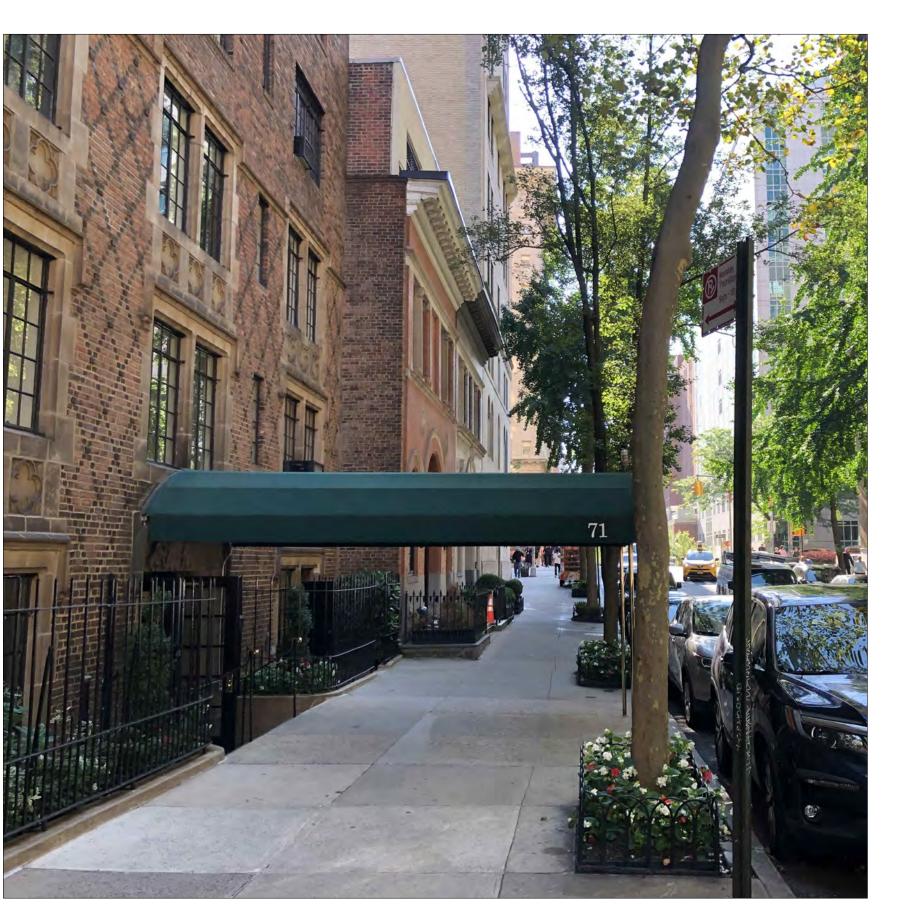


2 APPROACH FROM PARK AVENUE (OBSTRUCTED VIEW)





3 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)



4 APPROACH FROM MADISON AVENUE (OBSTRUCTED VIEW)

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PROJECT NO.: 2405 SCALE: NONE

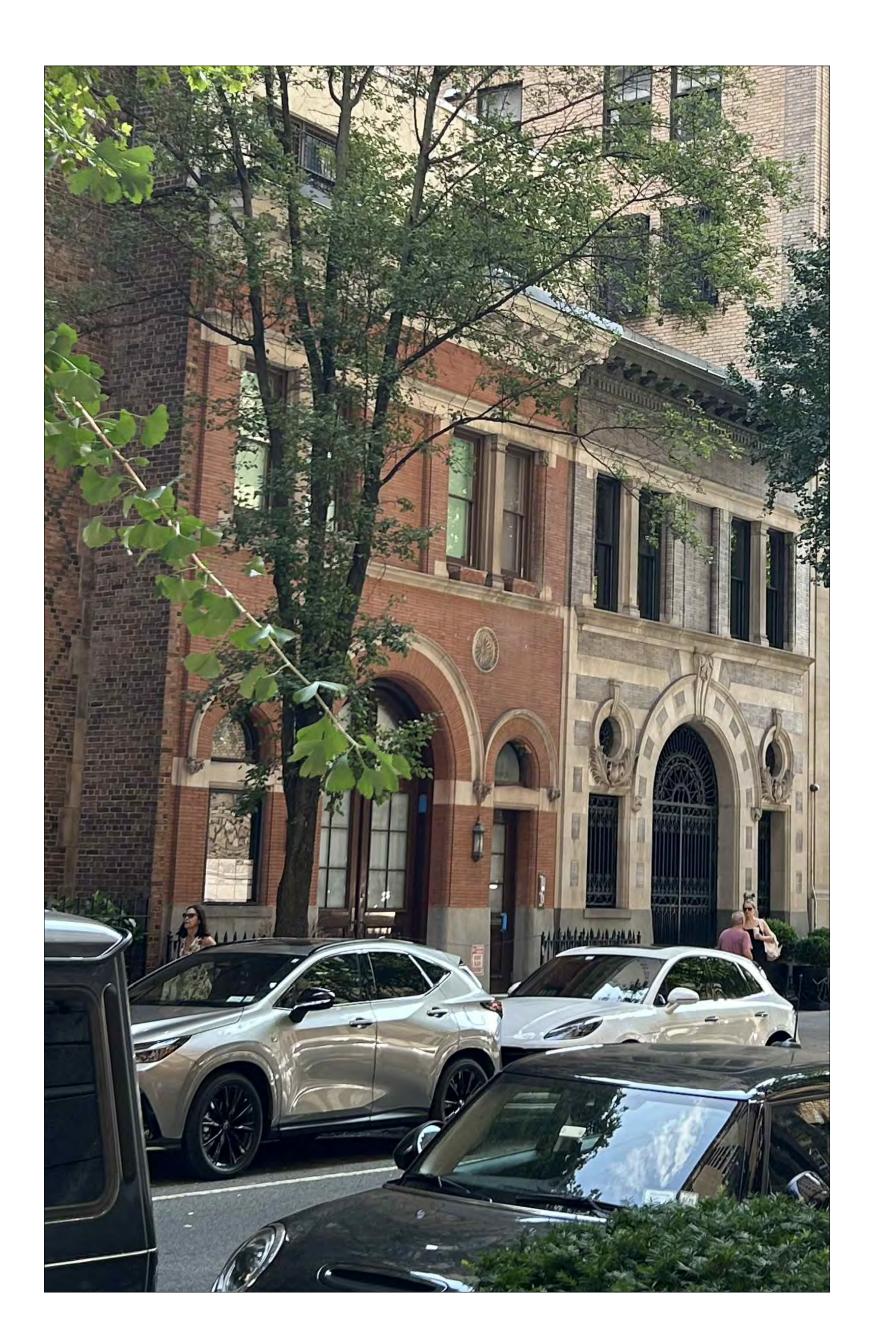
TITLE: EXISTING APPROACH PHOTOS

AND VISIBILITY DIAGRAM

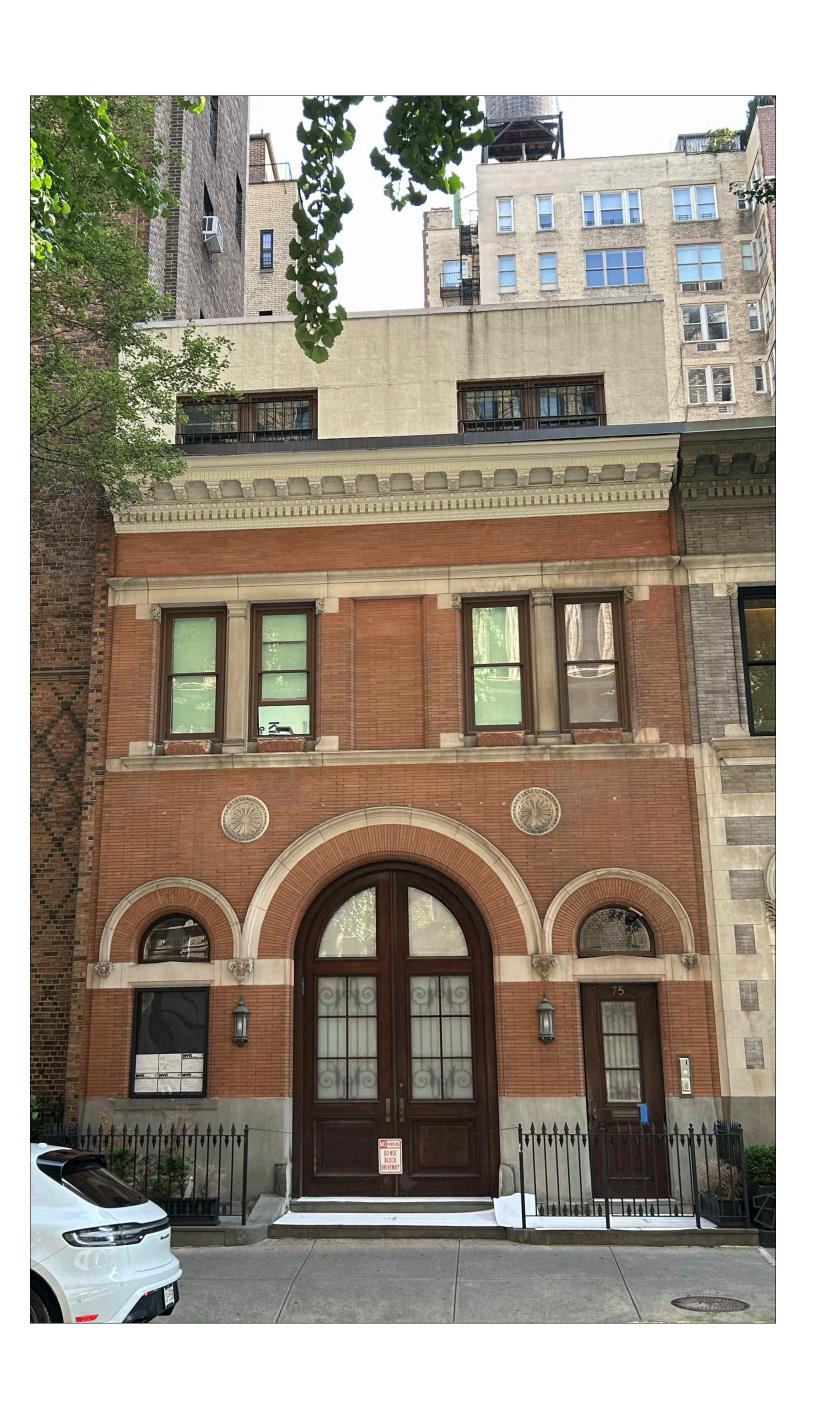
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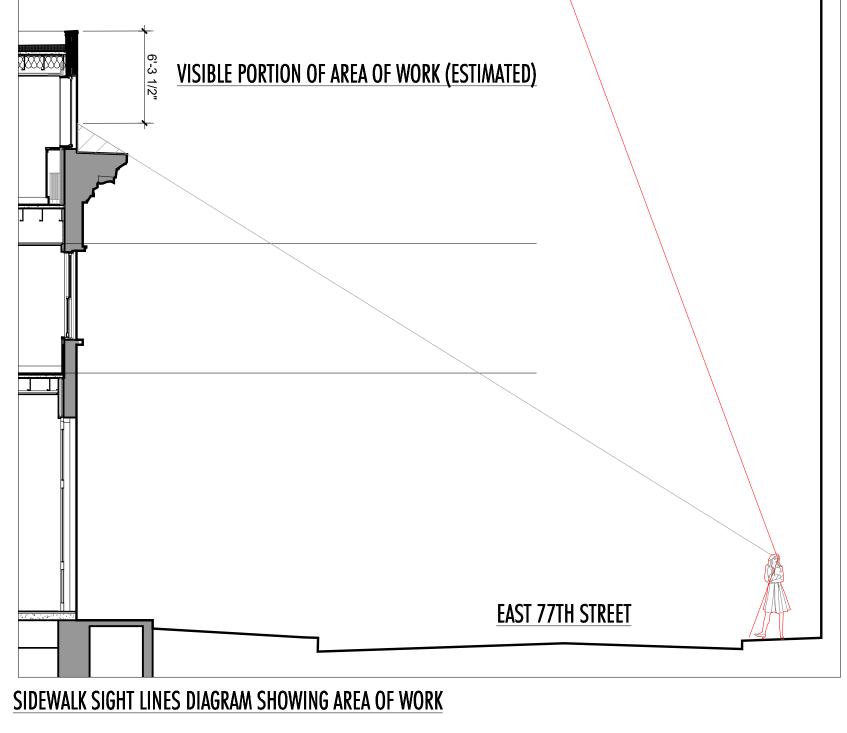
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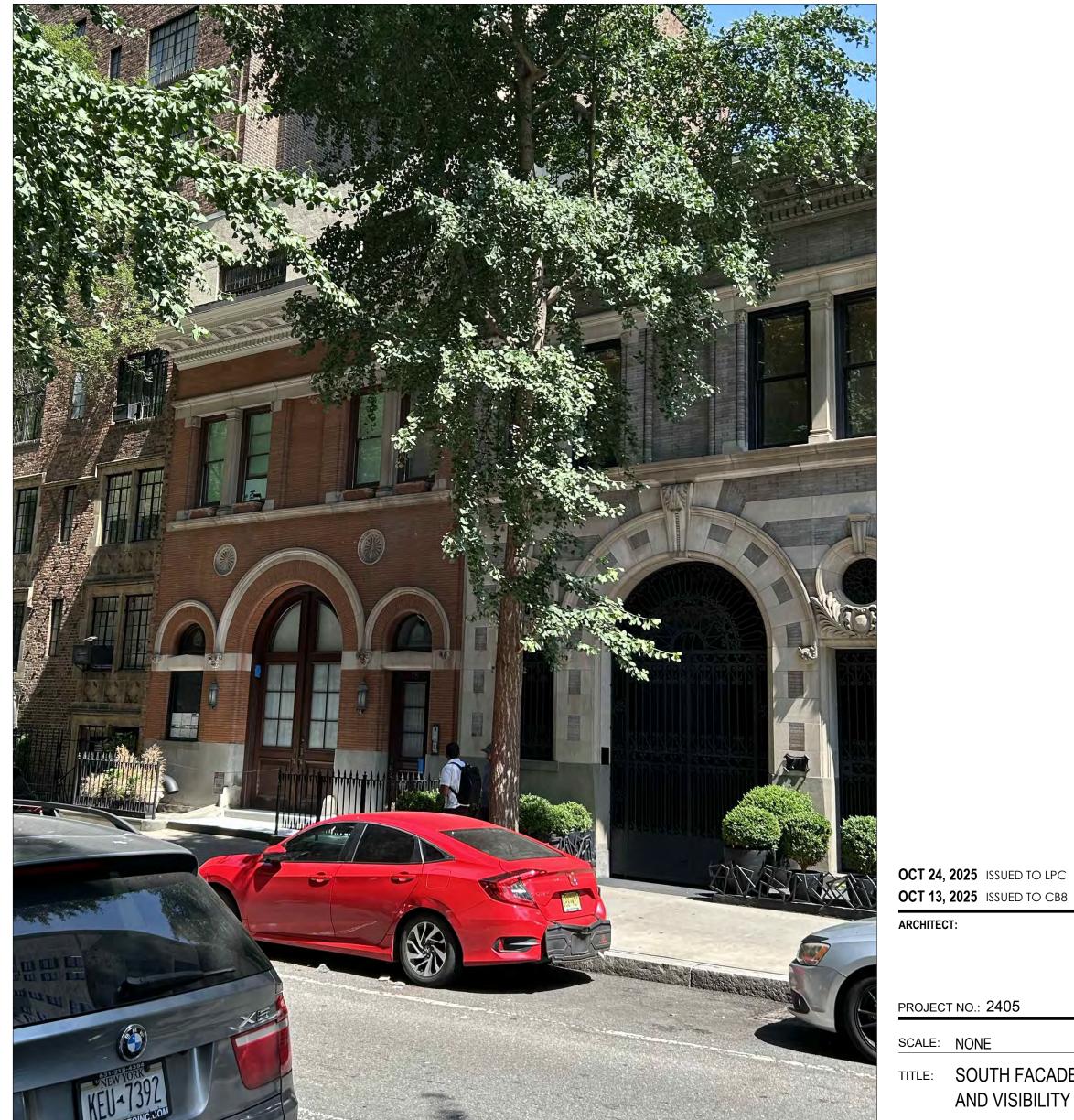


1 SOUTH FACADE - EXISTING CONDITION - LOOKING EAST SCALE: NONE









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LANDMARKS PRESERVATION COMMISSION

DRAWN BY: ES

TITLE: SOUTH FACADE EXISTING CONDITION PHOTOS AND VISIBILITY DIAGRAM

LPC-05

WINDOW FRAME COLOR TO MATCH LIMESTONE.



2 SOUTH ELEVATION - PROPOSED

1 SOUTH ELEVATION - EXISTING SCALE: NONE

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SCALE: AS NOTED DRAWN BY: ES

TITLE: SOUTH ELEVATION EXISTING & PROPOSED RENDERING

LPC-06





 $2_{\text{\tiny SCALE: NONE}}$ 

1 SOUTH ELEVATION - PROPOSED

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SCALE: AS NOTED DRAWN BY: ES

TITLE: SOUTH ELEVATION
PROPOSED AND ENLARGED RENDERINGS

LPC-06B

WINDOW FRAME COLOR TO MATCH LIMESTONE.

LPC-08

NEW STUDIO SKYLIGHT WINDOWS PAINTED TO MATCH LIMESTONE. LPC-08 CLEAR SPANDREL GLASS EXISTING CORNICE TO REMAIN ₽ WINDOWS BELOW 3 RD FLOOR EL: 27'-10" (2-03) (2-01) (2-02) (2-04)2 ND FLOOR EL: 16'-3" 1-01 <del>(</del>1-03) 1-02)

SOUTH ELEVATION - EXISTING / DEMO

(1-03)

(1-02)

& WINDOW\$

(2-01)

BELOW

(2-02)

& WINDOWS

BELOW

(2-03)

(2-04)

DEMO FOR NEW LINTELS AND

FLASHING AS REQUIRED

DEMO FOR NEW MASONRY -OPENING -----

DEMO EXISTING WINDOWS

EXISTING CORNICE TO REMAIN

3 RD FLOOR

2 ND FLOOR

1 ST FLOOR

EL: 0'-0"

EL: 16'-3"

EL: 27'-10"

2 SOUTH ELEVATION - PROPOSED

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ARCHITECT:

1 ST FLOOR

EL: 0'-0"

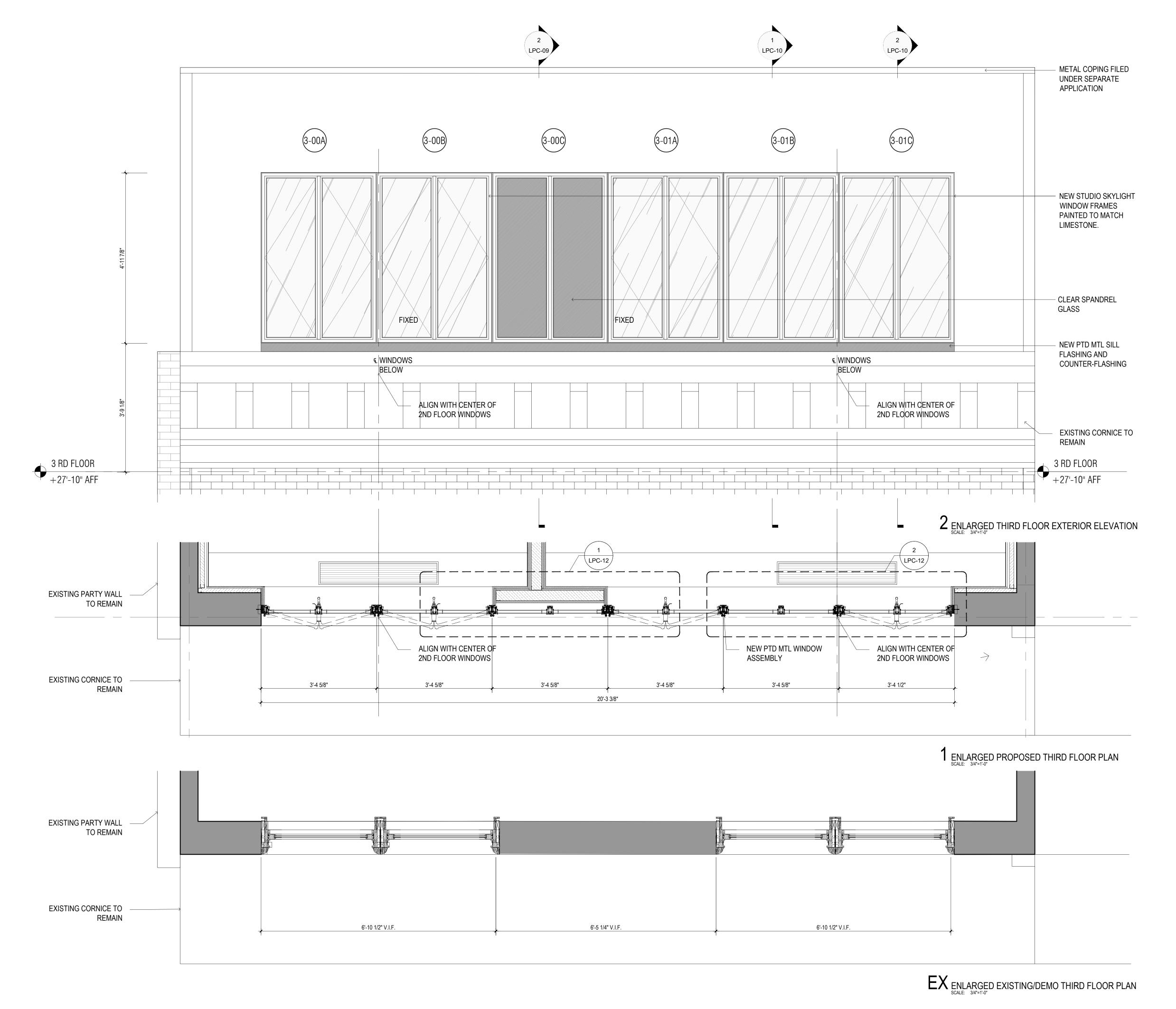
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SCALE: AS NOTED

SOUTH ELEVATION EXISTING/DEMO AND PROPOSED



75 EAST 77TH STREET NEW YORK, NY 10075

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SCALE: AS NOTED

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

NEW METAL COPING FILED UNDER NEW METAL COPING FILED UNDER LANDMARKS PRESERVATION COMMISSION SEPARATE APPLICATION SEPARATE APPLICATION EXISTING STUCCO. WINDOW FRAME COLOR TO MATCH LIMESTONE. REMOVE EXISTING BRICK AND **NEW STEEL LINTELS** LINTELS METAL FLASHING AND COUNTER-FLASHING SMOOTH EXTERIOR GRADE PLYWOOD PAINTED TO MATCH **FRAMES** LPC-11 / REMOVE EXISTING WOOD WINDOW ASSEMBLY NEW LOW PROFILE METAL WINDOW ASSEMBLY. CLEAR SPANDREL GLASS. REMOVE AND REPLACE METAL PTD METAL SILL FLASHING AND SILL FLASHING AND COUNTER-FLASHING COUNTER-FLASHING EXISTING CORNICE TO REMAIN EXISTING CORNICE TO REMAIN OCT 24, 2025 ISSUED TO LPC **OCT 13, 2025** ISSUED TO CB8 ARCHITECT: 3 RD FLOOR +27'-10" AFF 3 RD FLOOR +27'-10" AFF PROJECT NO.: 2405 SCALE: AS NOTED TITLE: EXISTING/DEMO SECTION AND

2 PROPOSED THIRD FLOOR SECTION

1 EXISTING/DEMO THIRD FLOOR SECTION

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ENLARGED PROPOSED SPANDREL SECTION

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NEW METAL COPING FILED UNDER NEW METAL COPING FILED UNDER LANDMARKS PRESERVATION COMMISSION SEPARATE APPLICATION SEPARATE APPLICATION WINDOW FRAME COLOR TO MATCH LIMESTONE. **NEW STEEL LINTELS NEW STEEL LINTELS** MTL FLASHING AND METAL FLASHING AND COUNTER-FLASHING COUNTER-FLASHING NEW STUCCO HEAD NEW STUCCO JAMBS AND HEAD LPC-11 / LPC-11 NEW LOW PROFILE METAL WINDOW ASSEMBLY. CLEAR GLASS. PTD MTL SILL FLASHING AND METAL SILL FLASHING AND COUNTER-FLASHING COUNTER-FLASHING EXISTING CORNICE TO REMAIN EXISTING CORNICE TO REMAIN OCT 24, 2025 ISSUED TO LPC **OCT 13, 2025** ISSUED TO CB8 ARCHITECT: 3 RD FLOOR +27'-10" AFF 3 RD FLOOR +27'-10" AFF PROJECT NO.: 2405 DRAWN BY: ES SCALE: AS NOTED 2 ENLARGED PROPOSED CASEMENT SECTION

1 ENLARGED PROPOSED FIXED CASEMENT SECTION

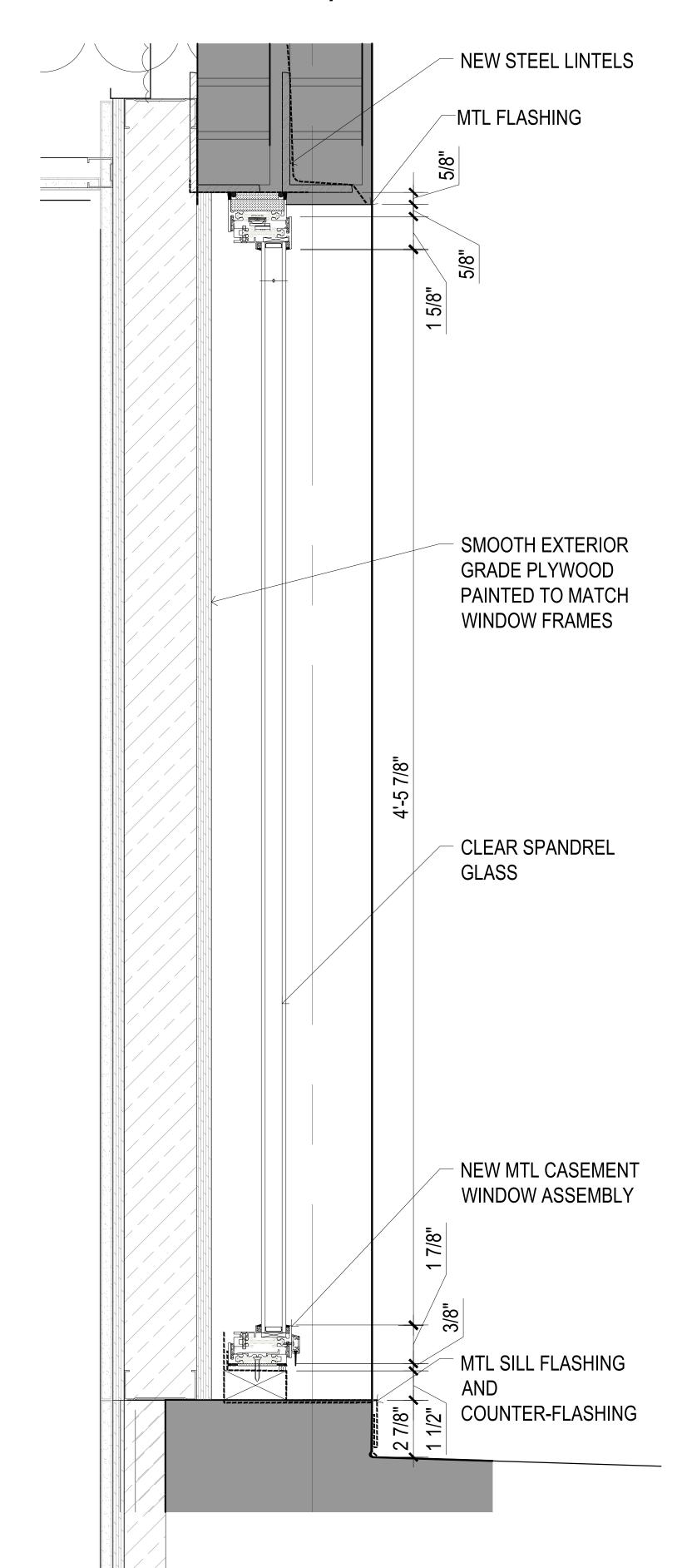
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TITLE: ENLARGED PROPOSED FIXED CASEMENT AND ENLARGED PROPOSED CASEMENT SECTIONS

LPC-10

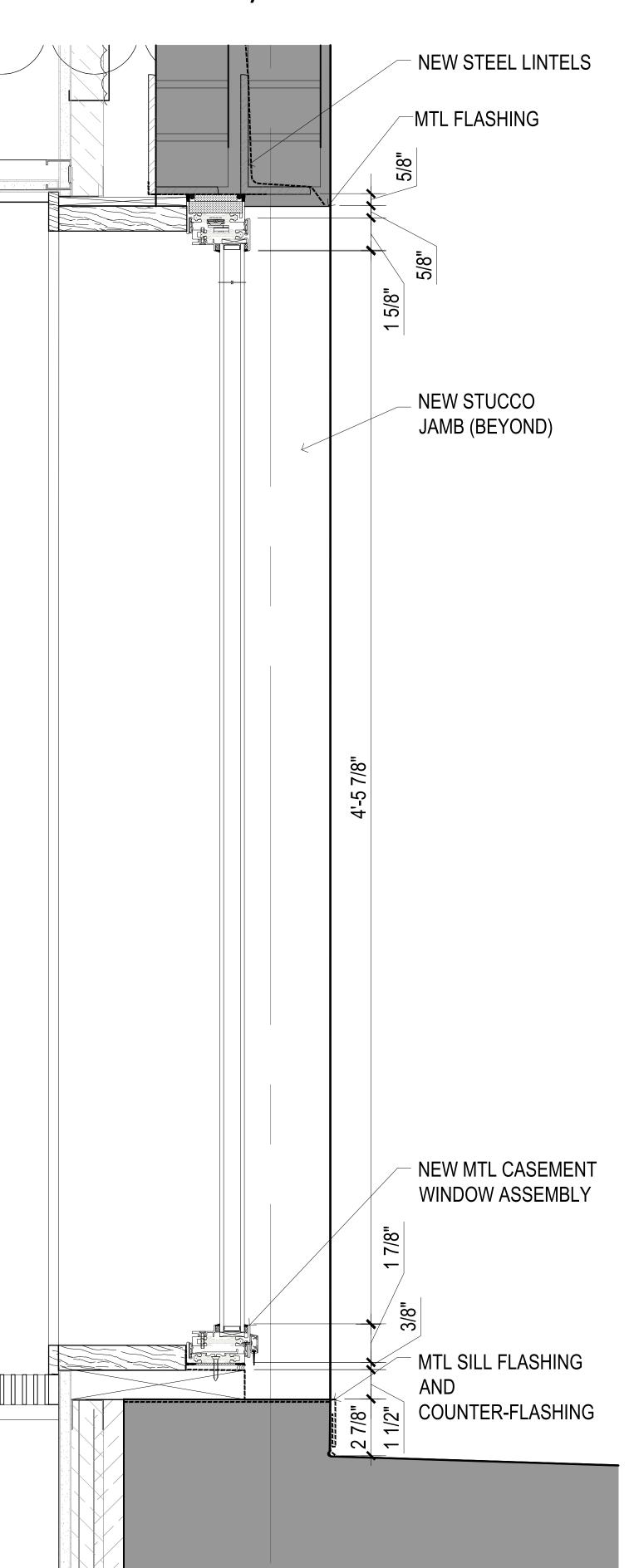
WINDOW FRAME COLOR TO MATCH LIMESTONE.

## SPANDREL WINDOW W/ CASEMENT FRAME



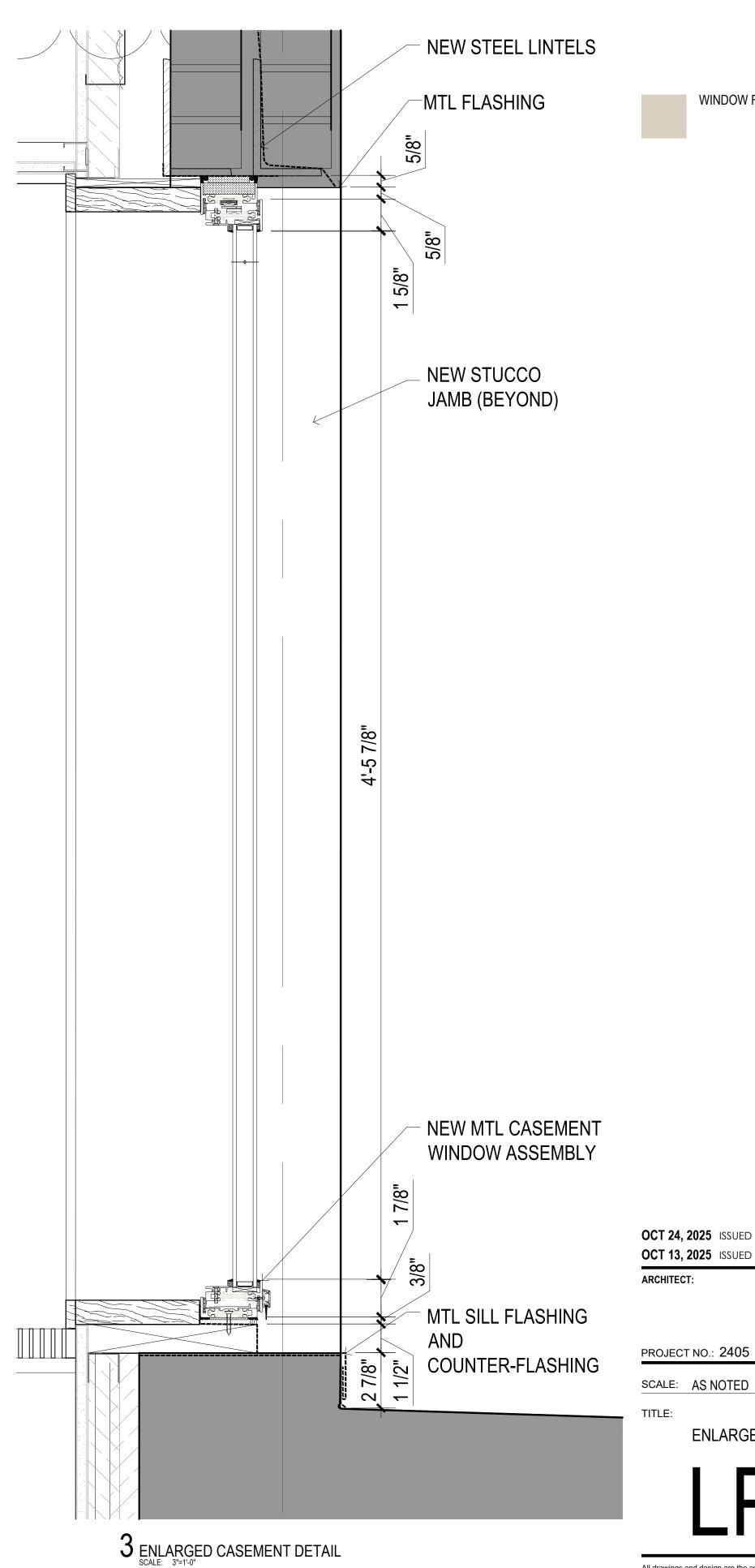
1 ENLARGED SPANDREL DETAIL
SCALE: 3"=1"-0"

## FIXED WINDOW W/ CASEMENT FRAME



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

#### CASEMENT WINDOW



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SCALE: AS NOTED

**ENLARGED WINDOW SECTION DETAILS** 

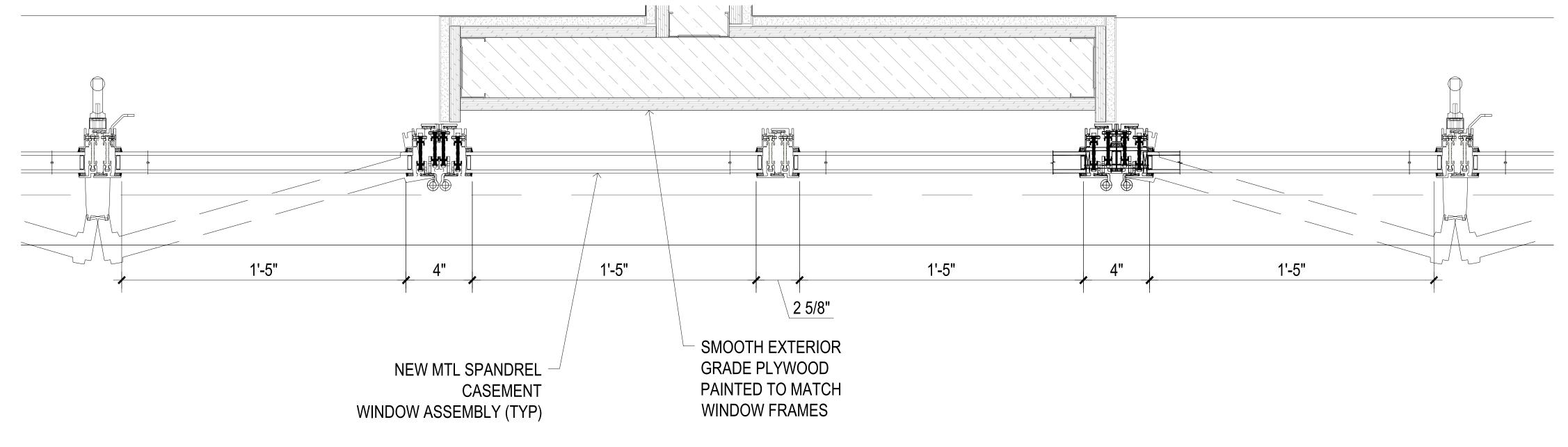
## WINDOW TYPE PLAN DETAILS

## 75 EAST 77TH STREET NEW YORK, NY 10075

LANDMARKS PRESERVATION COMMISSION

#### WINDOW FRAME COLOR TO MATCH LIMESTONE.

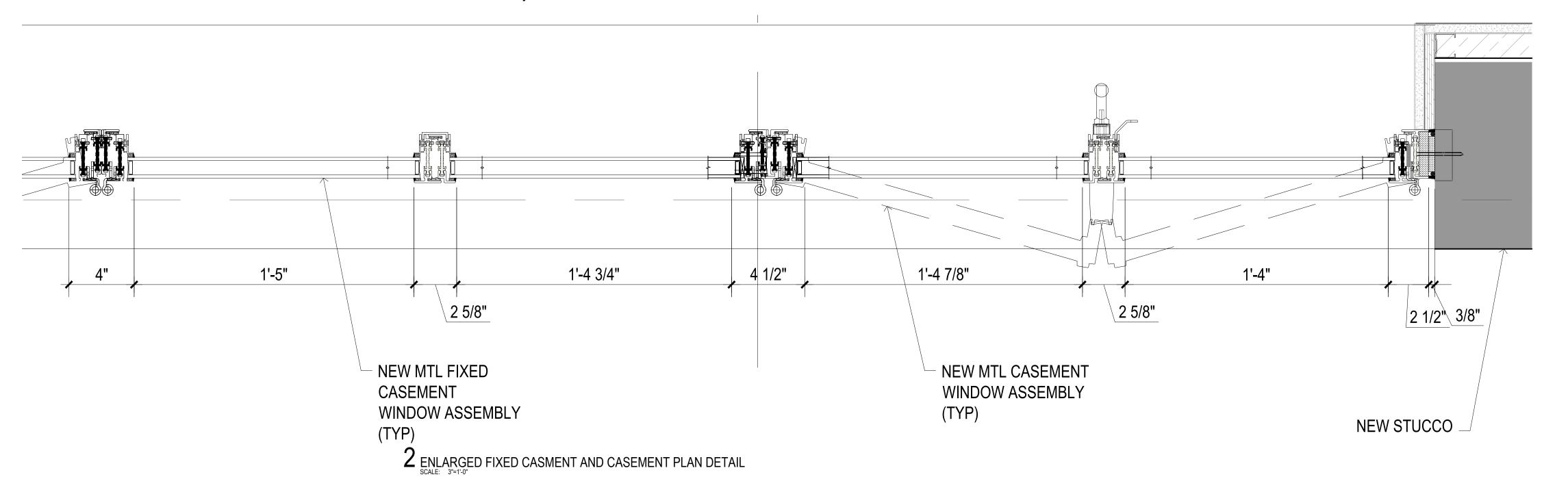
## SPANDREL WINDOW W/ CASEMENT FRAME



1 ENLARGED SPANDREL PLAN DETAIL SCALE: 3"=1"-0"

## FIXED WINDOW W/ CASEMENT FRAME

## CASEMENT WINDOW



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PROJECT NO.: 2405

SCALE: AS NOTED

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.....

ENLARGED WINDOW PLAN DETAILS

LPC-12



1 SOUTH ELEVATION - EXISTING SCALE: NONE



2 SOUTH ELEVATION - PROPOSED RENDERING

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PROJECT NO.: 2405

SCALE: AS NOTED

TITLE: SOUTH ELEVATION

EXISTING AND PROPOSED RENDERING

LPC-13



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Preservation Department – Item 10, LPC-26-01026

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2 THIRD FLOOR - PROPOSED

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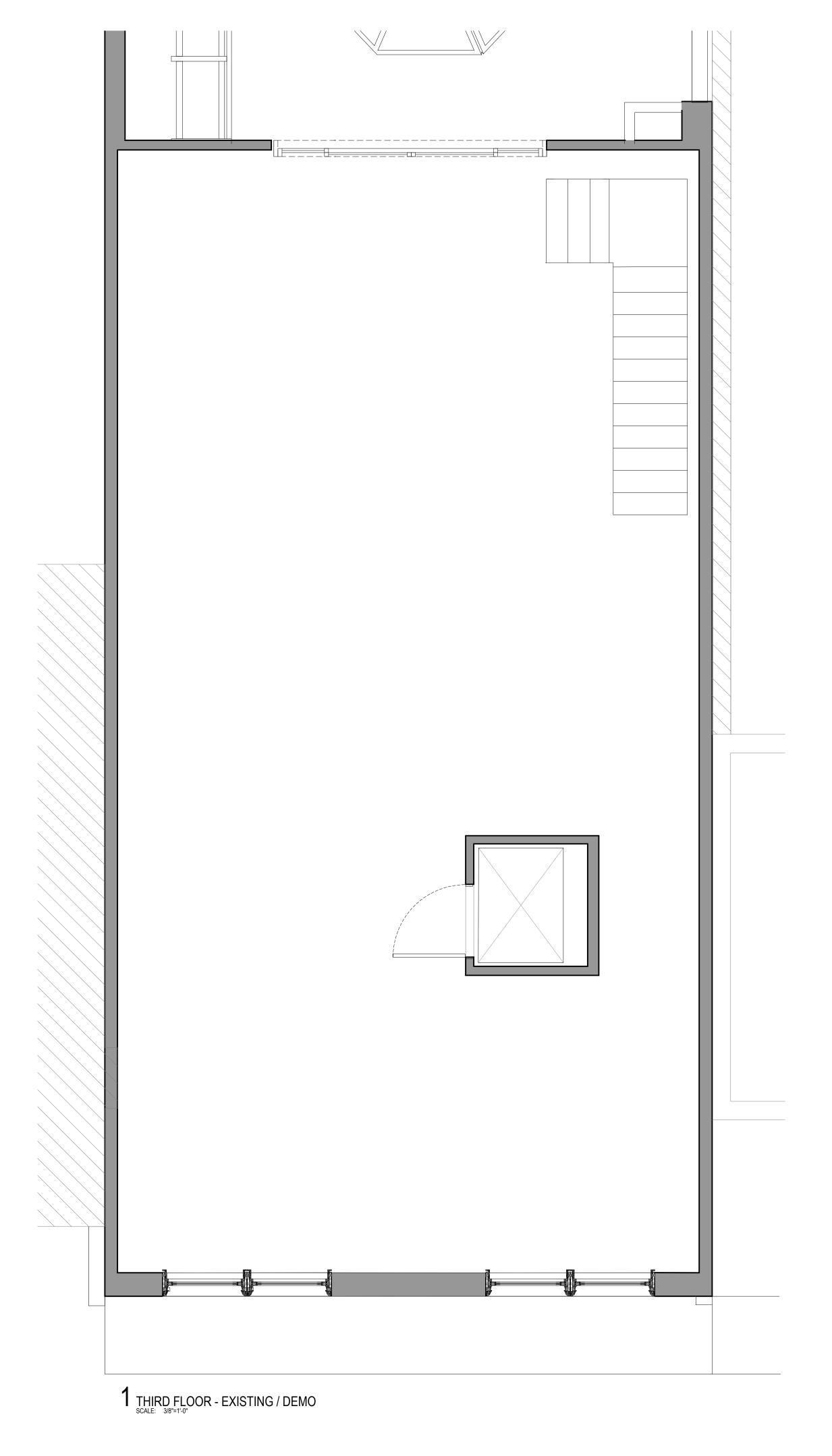
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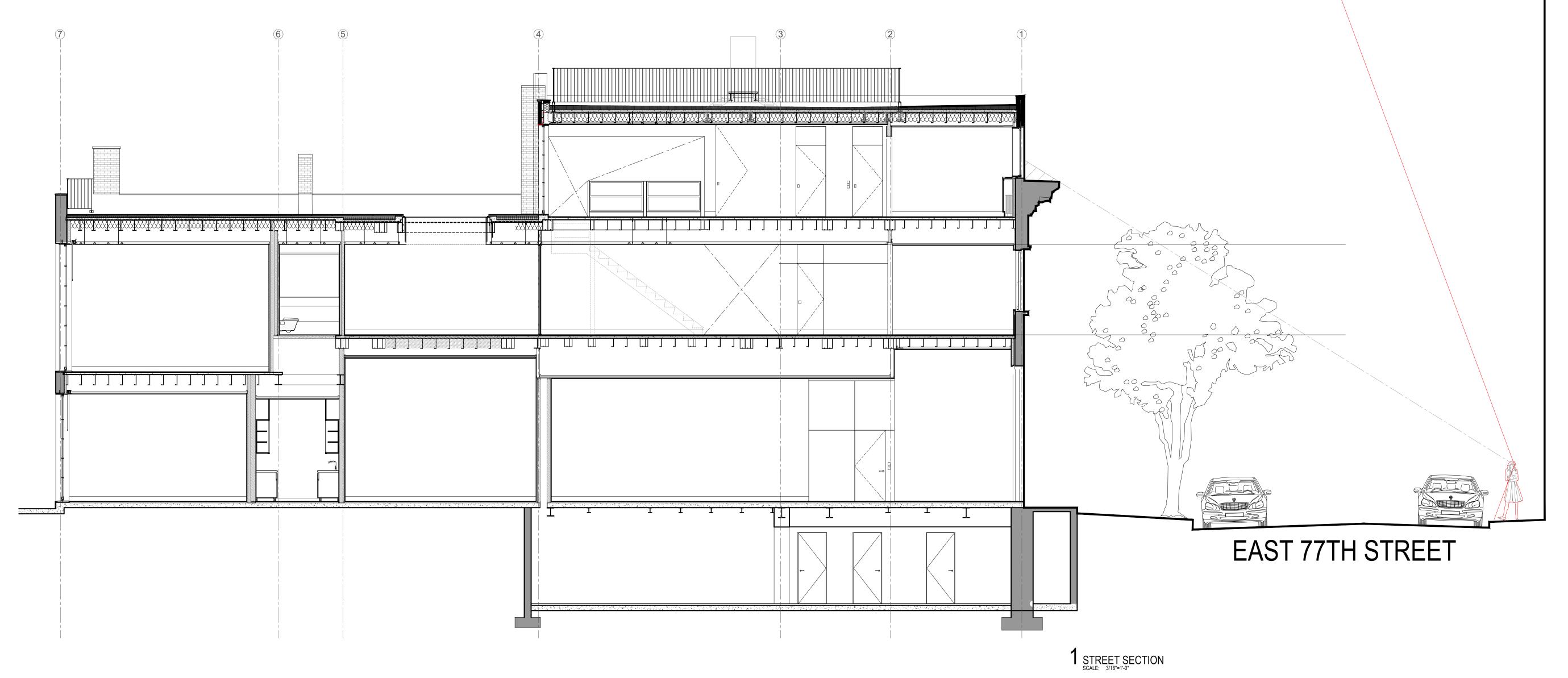
PROJECT NO.: 2405

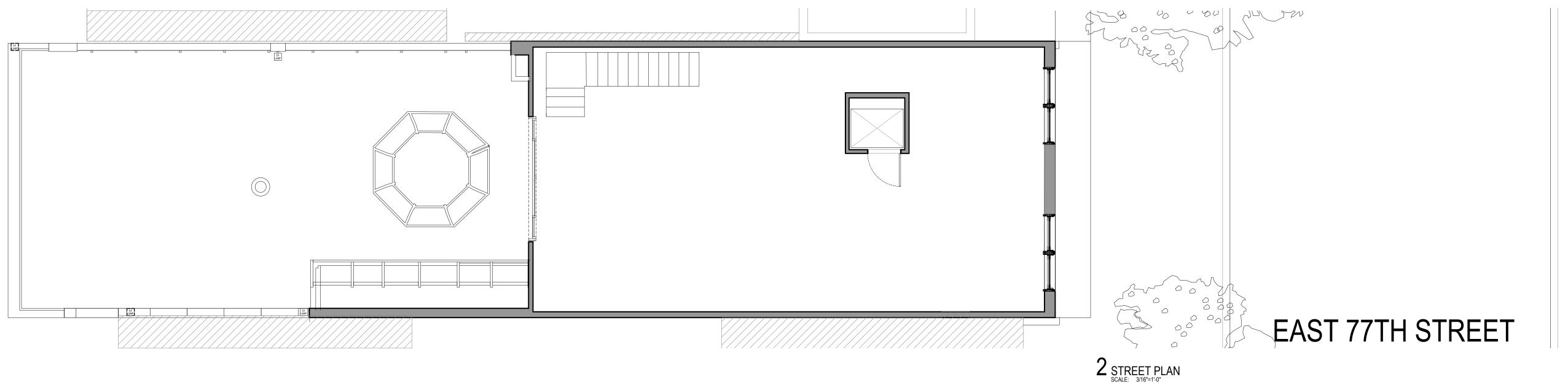
SCALE: AS NOTED DRAWN BY: ES

TITLE: EXISTING/DEMO AND PROPOSED THIRD FLOOR PLAN

APPFNDIX A







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TITLE: ENLARGED STREET SECTION ENLARGED STREET PLAN

DRAWN BY: ES



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