

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-04313

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

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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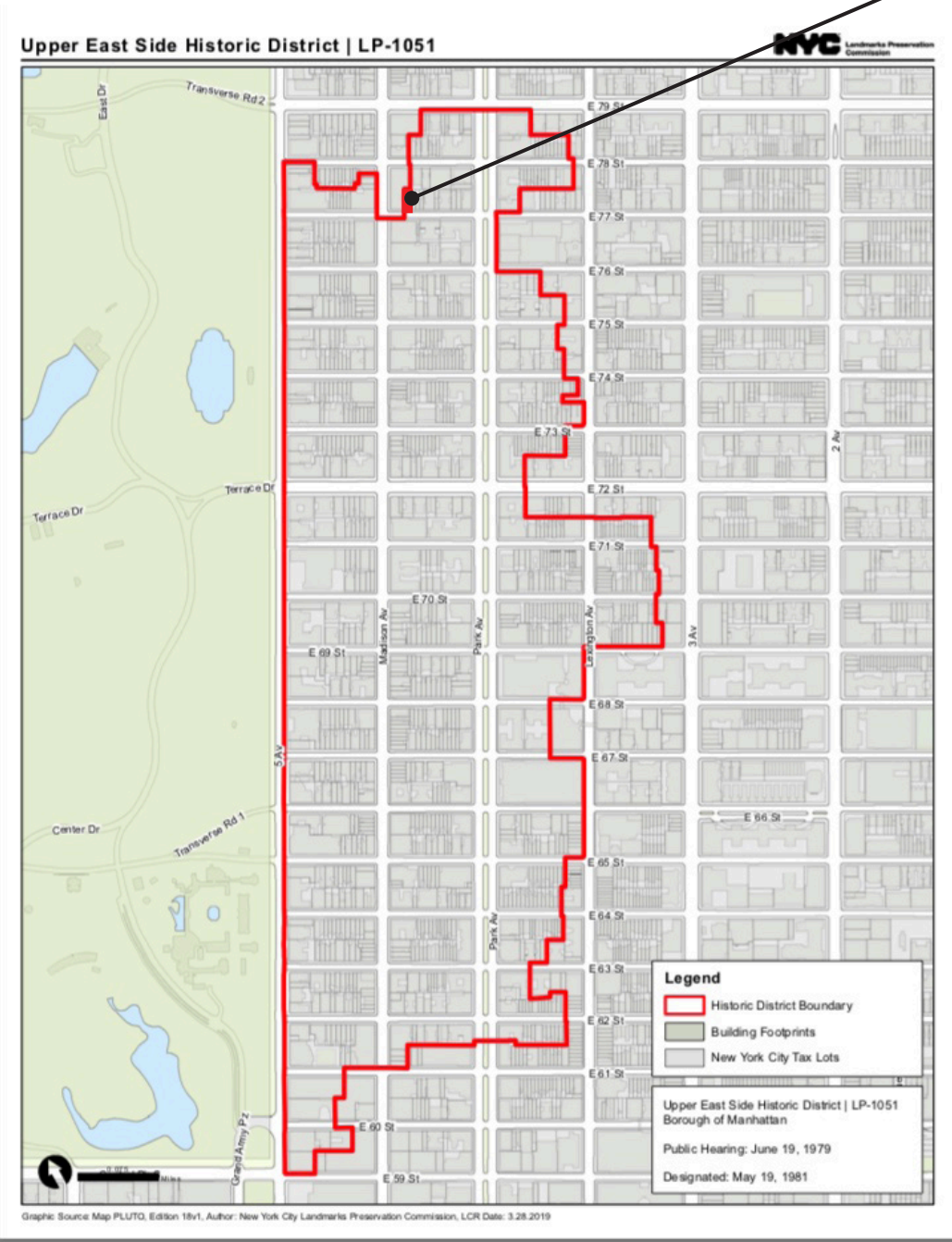


LANDMARK PRESERVATION COMMISSION PRESENTATION

- REMOVAL OF INTERMEDIATE WINDOWS ON MAIN FACADE
- EXTERIOR SIGNAGE
- REPLACEMENT OF DOUBLE HUNG WINDOW WITH FRENCH DOOR ON 2ND FLOOR

SITE INFORMATION

PROJECT LOCATION



PRE-WORK CONDITIONS - STREET VIEWS



HISTORIC, EXISTING AND APPROVED DESIGN



historic photo
- erected 1900-1901



existing facade photo
- modified 1926



approved facade rendering

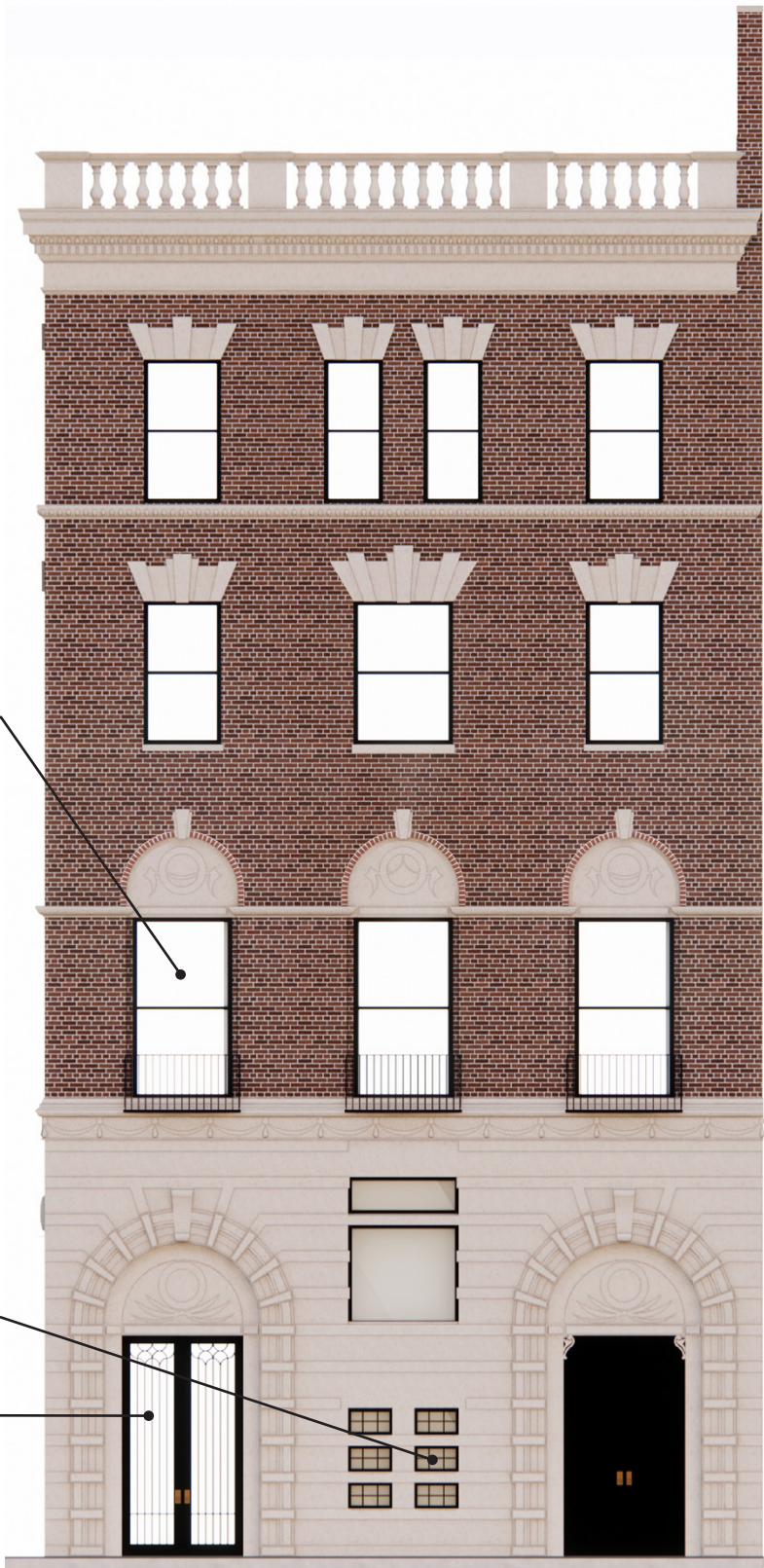


proposed adjusted facade rendering
- removed intermediate windows, replaced double hung windows with french doors on 2nd floor, updated main door design & added limestone signage

SOUTH FACADE ELEVATIONS

Remove existing French door infills on 2nd floor, replace infills with double-hung windows with wood frames to match 1901 historic design

Proposed new entrance door with metal details matching the 2nd floor railings



APPROVED DESIGN

Propose to replace the existing French doors at the 2nd floor balconies with new wood frame French doors

Propose to remove the intermediate windows on the south facade

Proposed building name carved in limestone facade

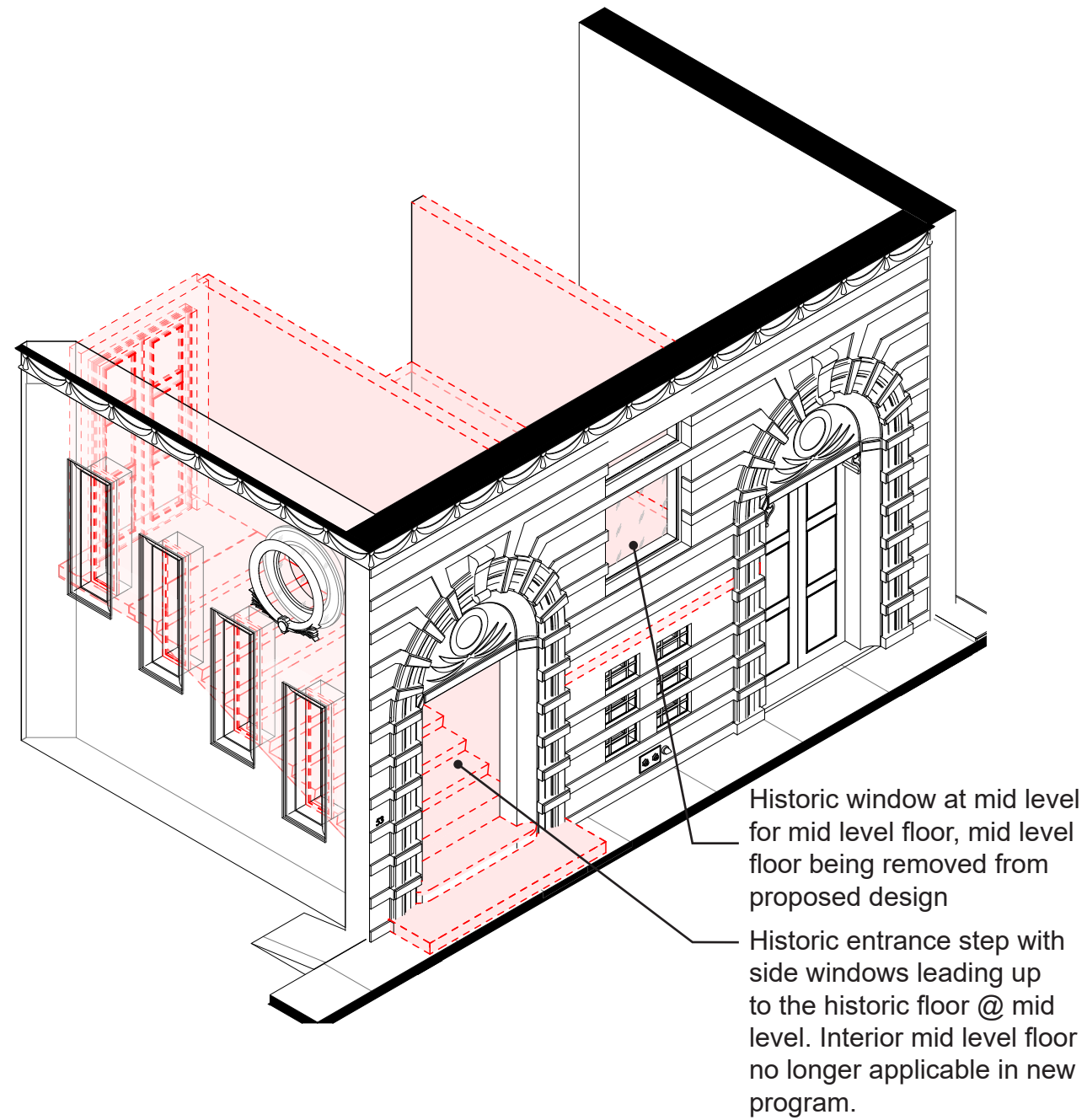
Carved house number on limestone

Revised entrance door design



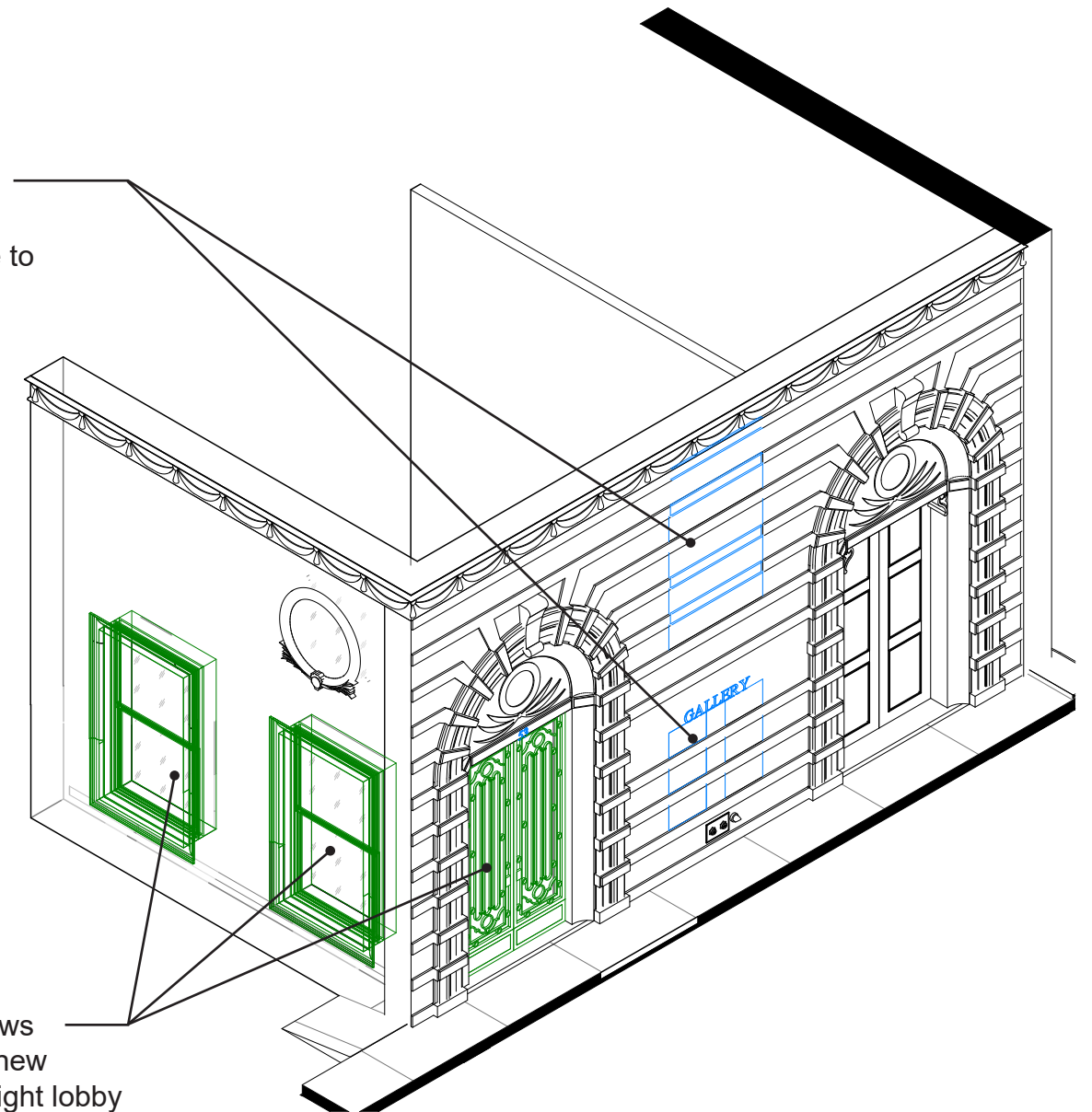
PROPOSED REVISION

DIAGRAM ILLUSTRATION FOR WINDOW RELATIONSHIP TO THE INTERIOR FLOORS

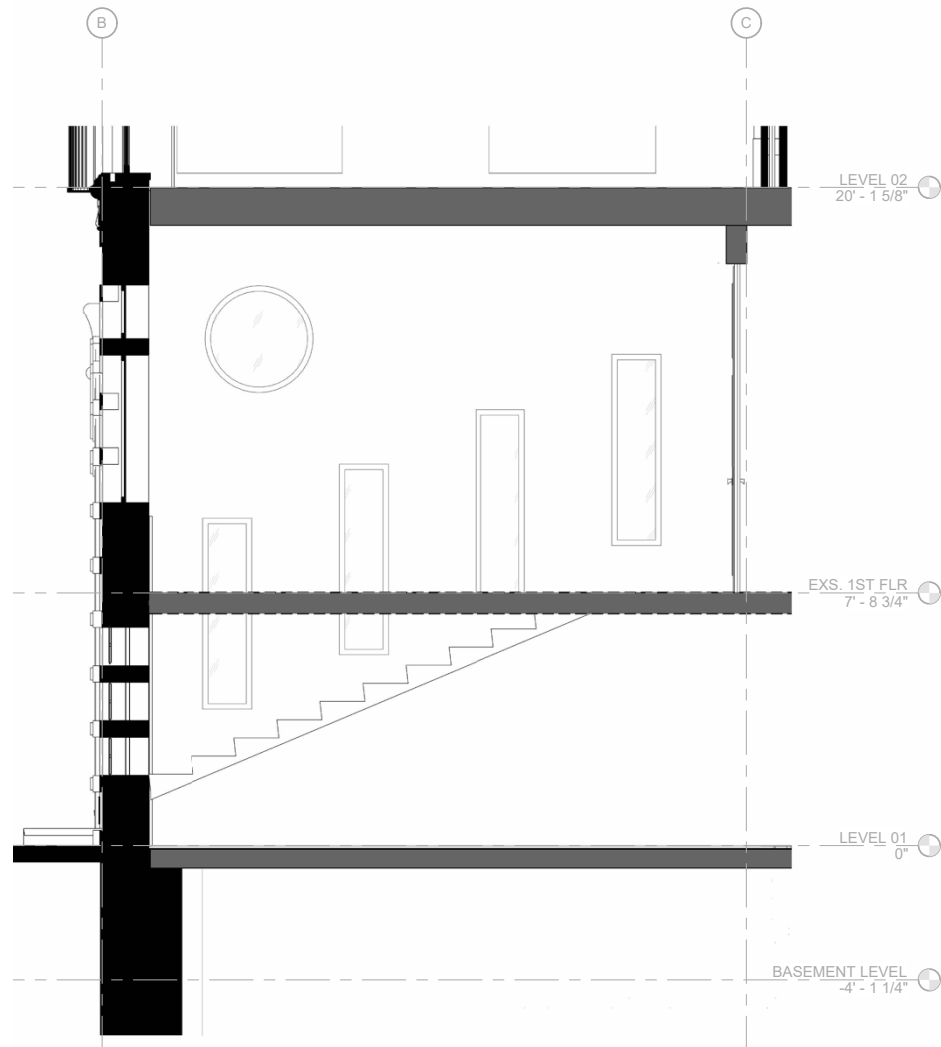


Propose to remove windows as mid level floor is not applicable to new program

Proposed new windows & doors at grade for new entrance level full-height lobby space, providing ADA access. Approved side window design and new entrance wrought iron glass door.

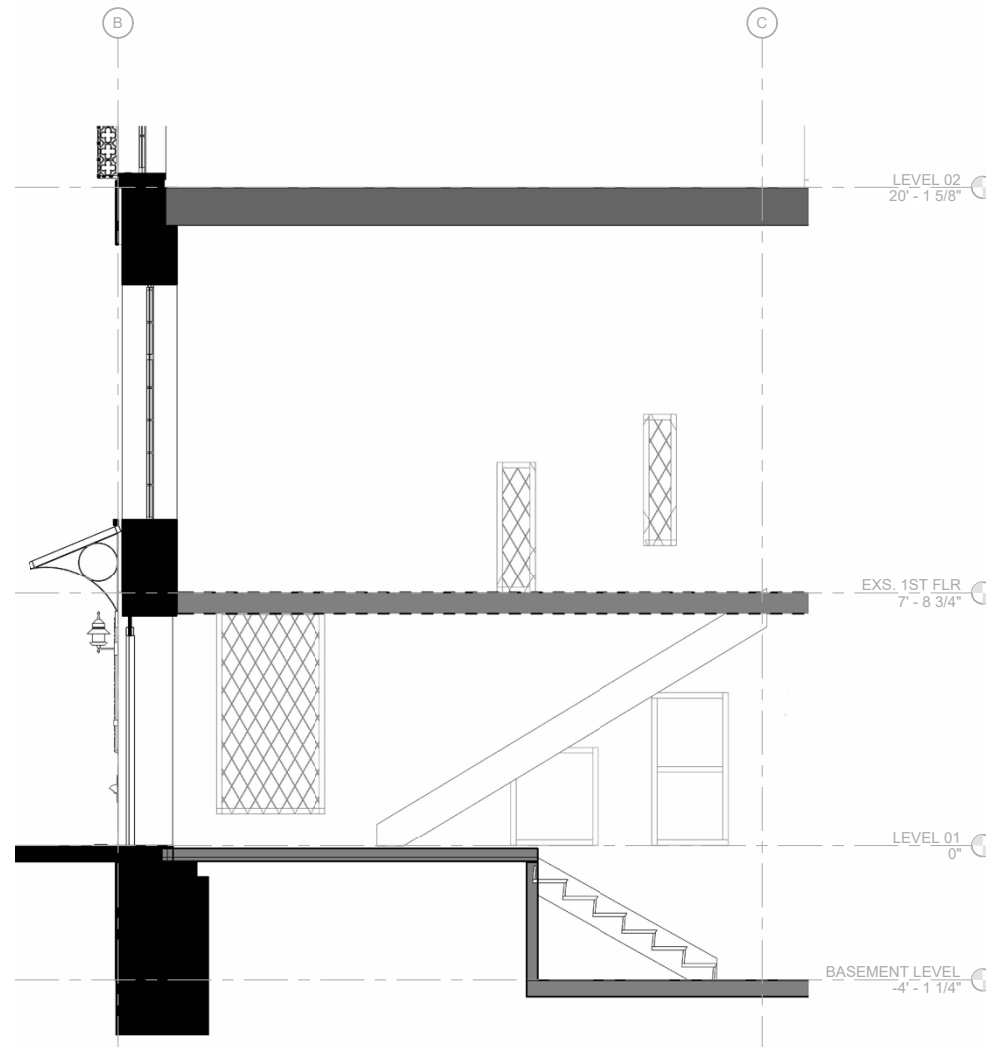


SECTION THROUGH 1ST FLOOR AT SOUTH FACADE



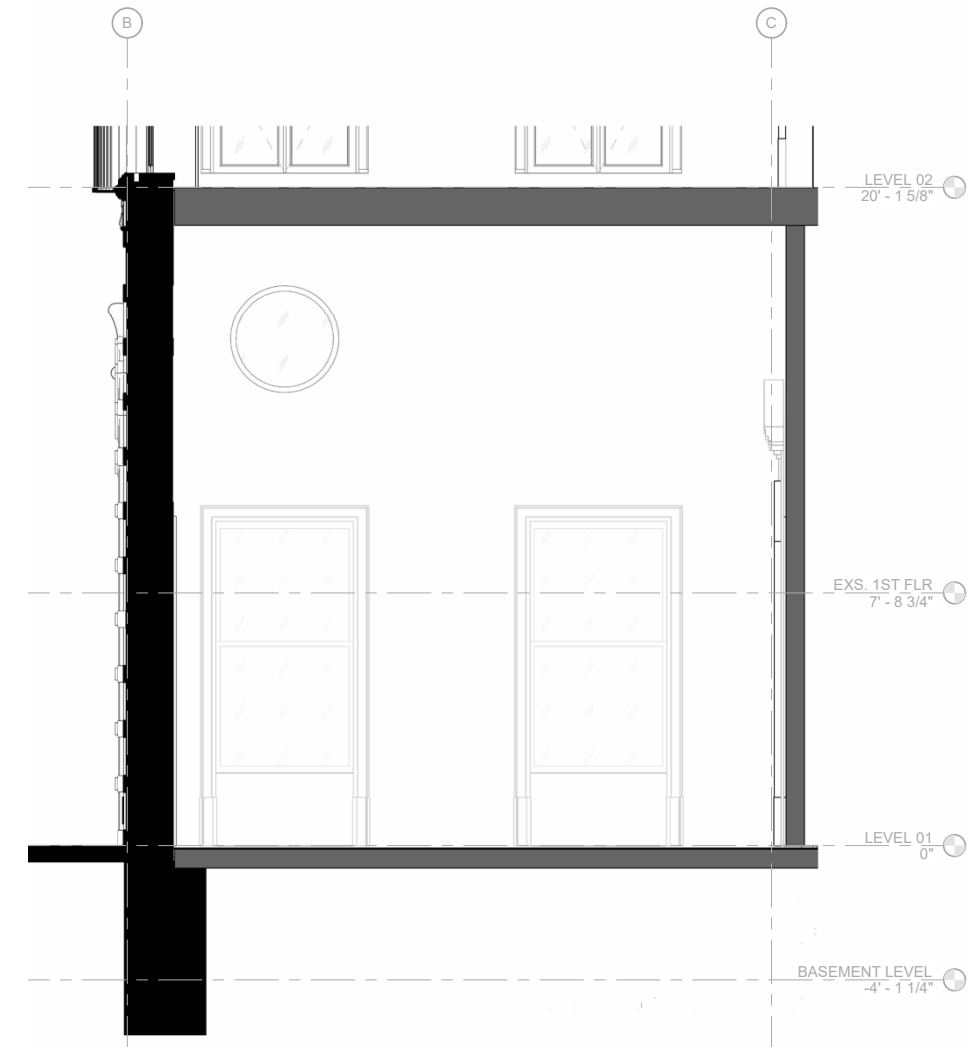
Interpretation of **Historic** interior floor section based on historic exterior photographs:

Upper windows for intermediate interior floor
lower small windows for carriage



Pre-work interior floor section:

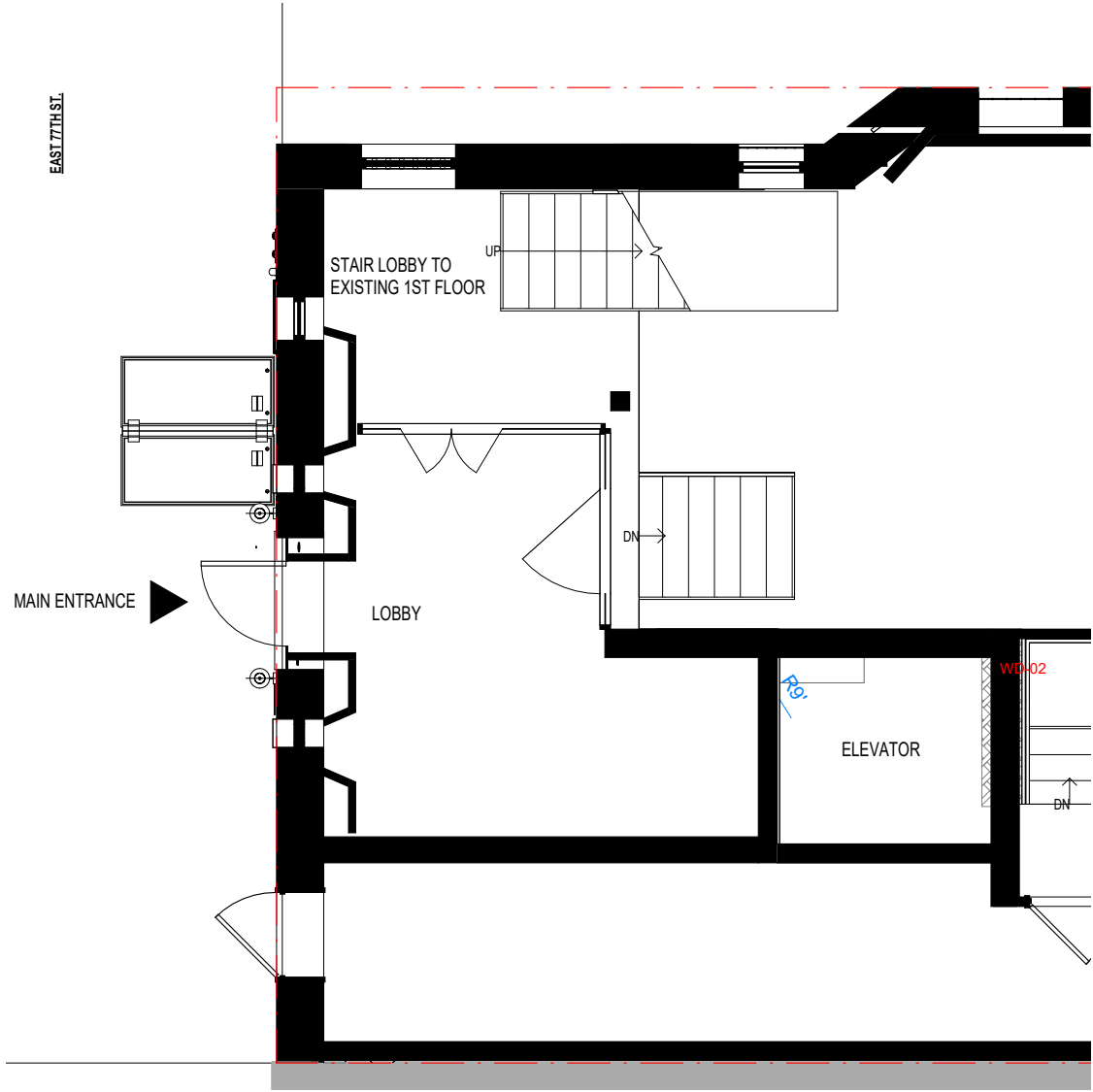
Intermediate floor level with windows on the main facade.
Entrance level connected to the basement level to the existing rear yard.



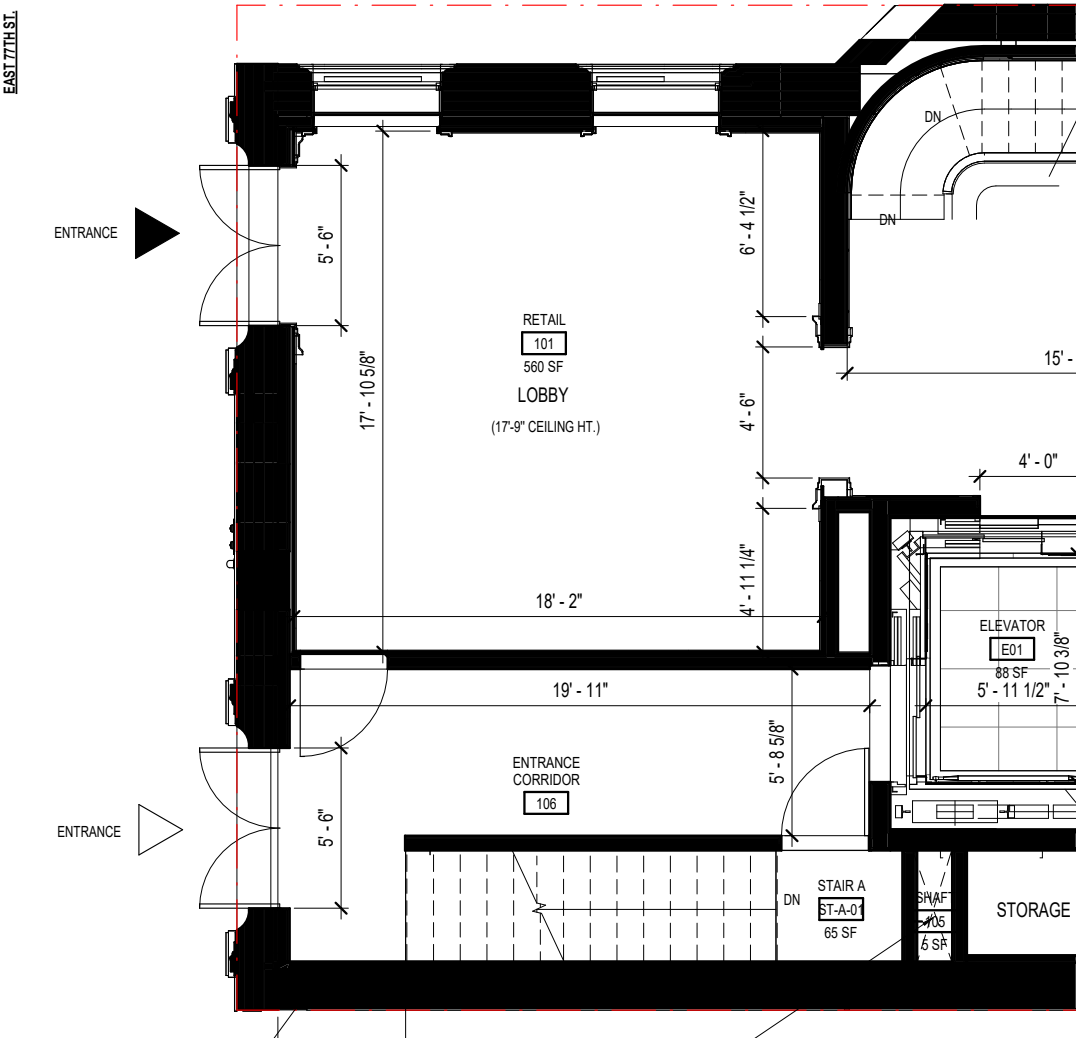
Proposed interior floor section:

Entrance level continues in the interior space at full-height 1st floor lobby.

EXISTING AND PROPOSED PARTIAL 1ST FLOOR PLAN @ SOUTH FACADE



Pre-work street level plan



Proposed street level - 1st floor plan

**REMOVAL OF INTERMEDIATE FIRST FLOOR WINDOWS,
UPDATED ENTRANCE DOOR DESIGN
& ADDED LIMESTONE SIGNAGE**



APPROVED DESIGN



PROPOSED DESIGN UPDATE

ENLARGED ELEVATION RENDERING



APPROVED DESIGN

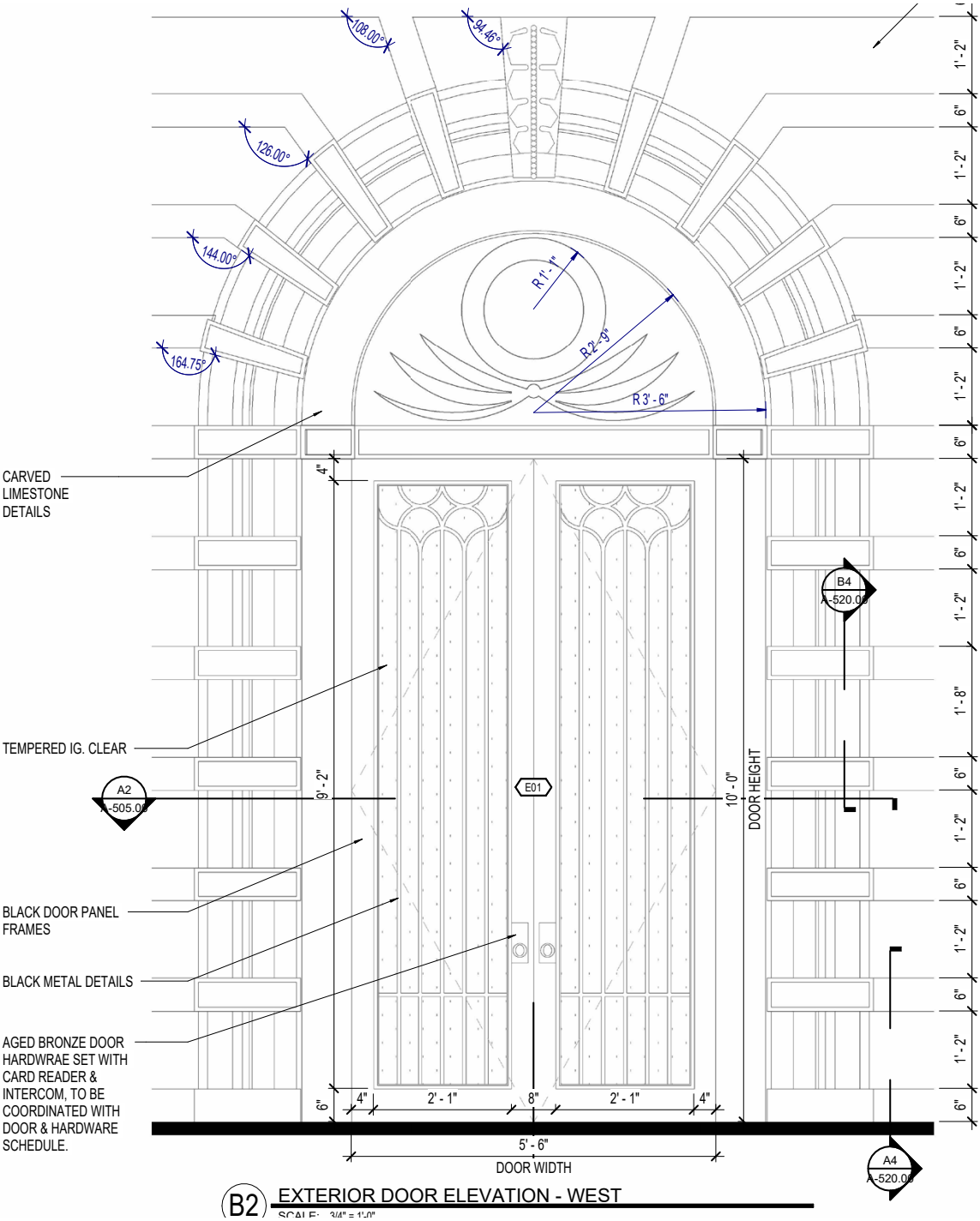


PROPOSED DESIGN UPDATE

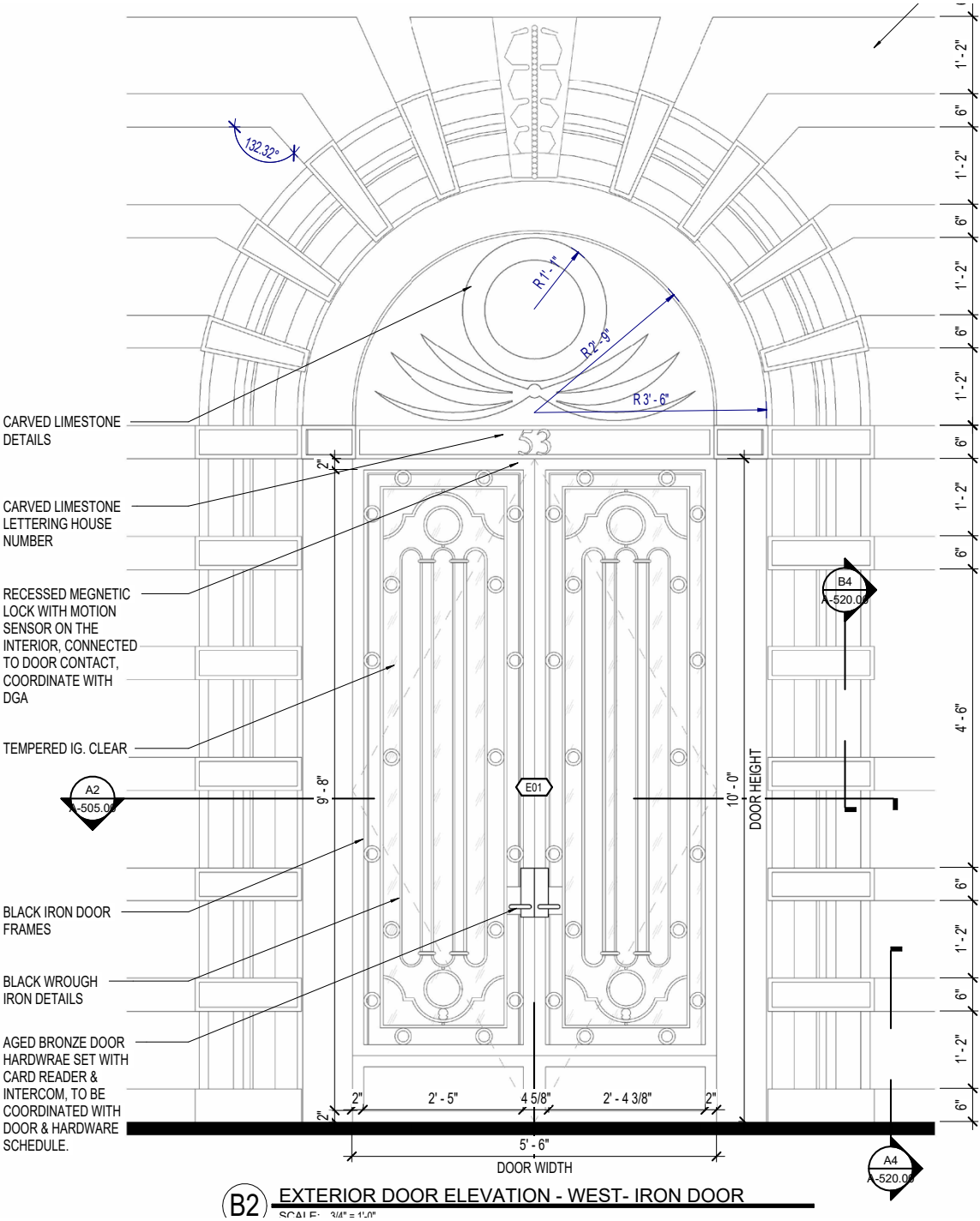
ENLARGED CARVED LIMESTONE SIGNAGE RENDERING



PROPOSED ENTRANCE DOOR DESIGN



APPROVED DESIGN



PROPOSED DESIGN UPDATE

REPLACING DOUBLE HUNG WINDOWS ON THE 2ND FLOOR WITH FRENCH DOORS



APPROVED DESIGN - DOUBLE HUNG WINDOWS



WOOD FRAME FRENCH DOORS

REPLACING DOUBLE HUNG WINDOWS ON THE 2ND FLOOR WITH FRENCH DOORS - WEST FACADE



APPROVED DESIGN



PROPOSED DESIGN - FRENCH DOORS ON 2ND FLOOR BALCONY

DETAIL DRAWINGS FOR THE WOOD FRAME FRENCH DOORS

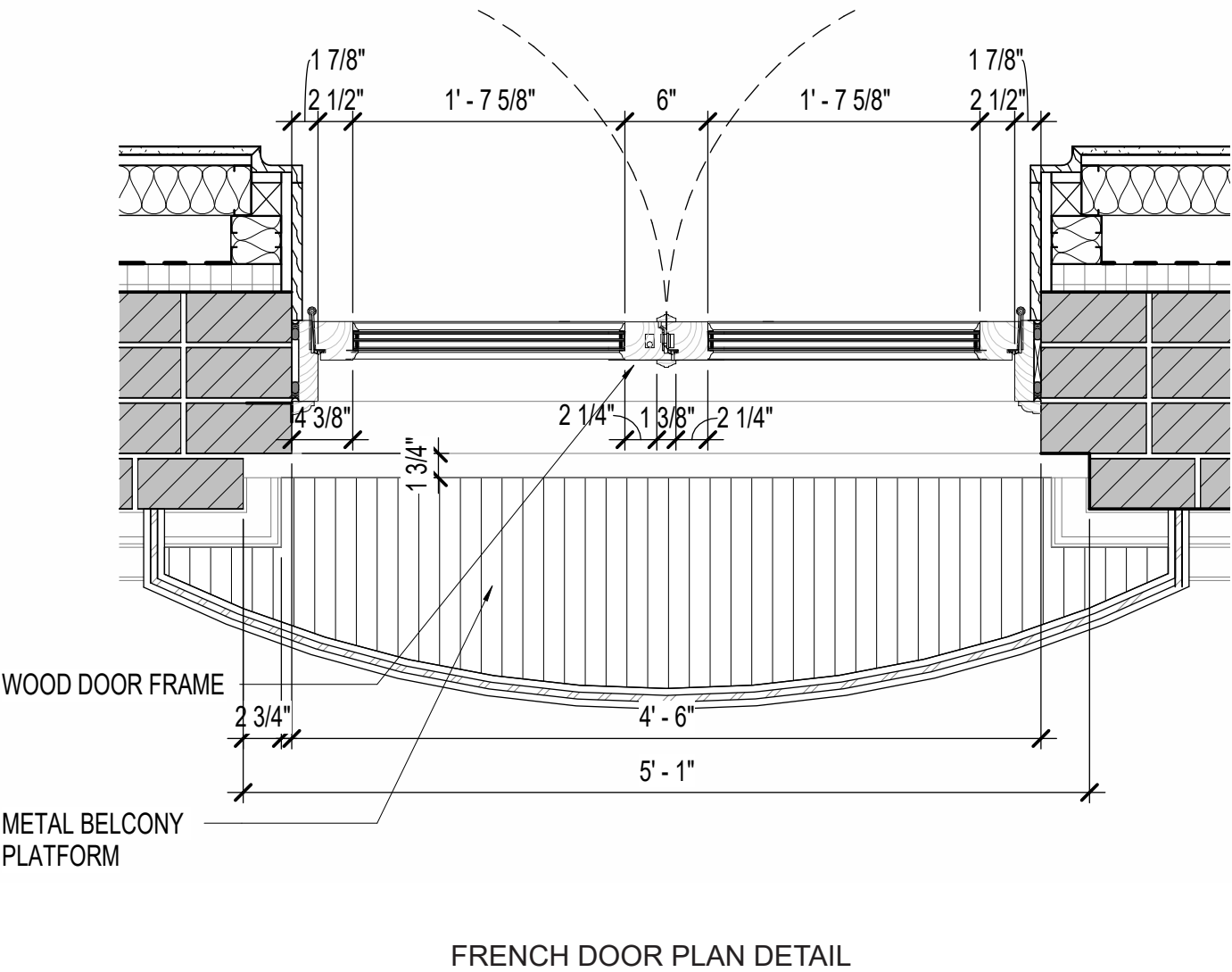
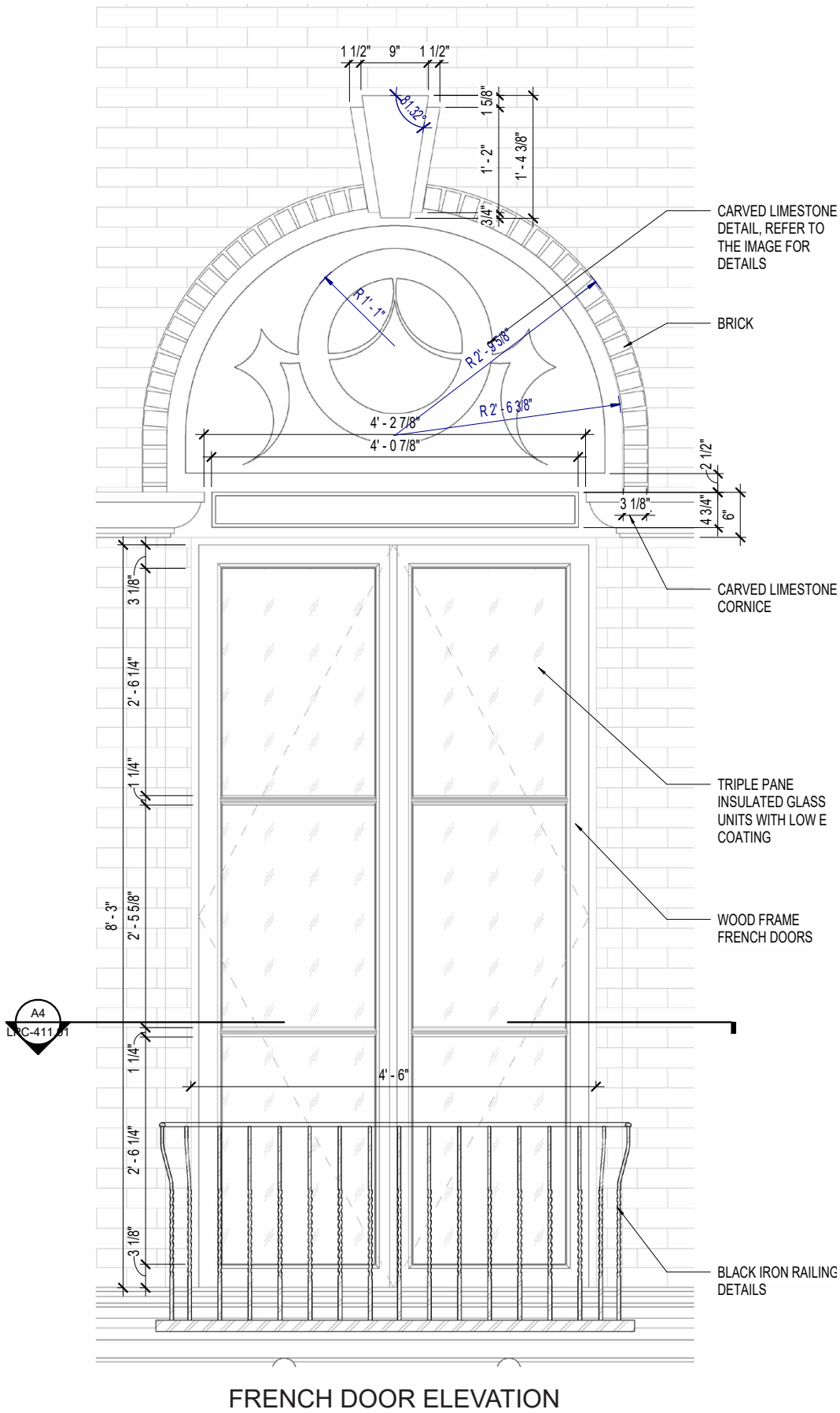


PHOTO REFERENCE OF BUILDINGS WITH FRENCH DOORS AT 2ND FLOOR WITH BALCONY - UPPER EAST SIDE



43 East 68th Street (altered 1904)
45 East 68th Street (1912)



33 East 67th Street (1903)



14-16 East 67th Street (altered 1920)



END

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