

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-07698

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

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

168 EAST 75TH STREET

FACADE RESTORATION
ROOFTOP ADDITION



168 East 75th St.

168 EAST 75TH STREET

2



168 E 75th



168 EAST 75TH STREET

3

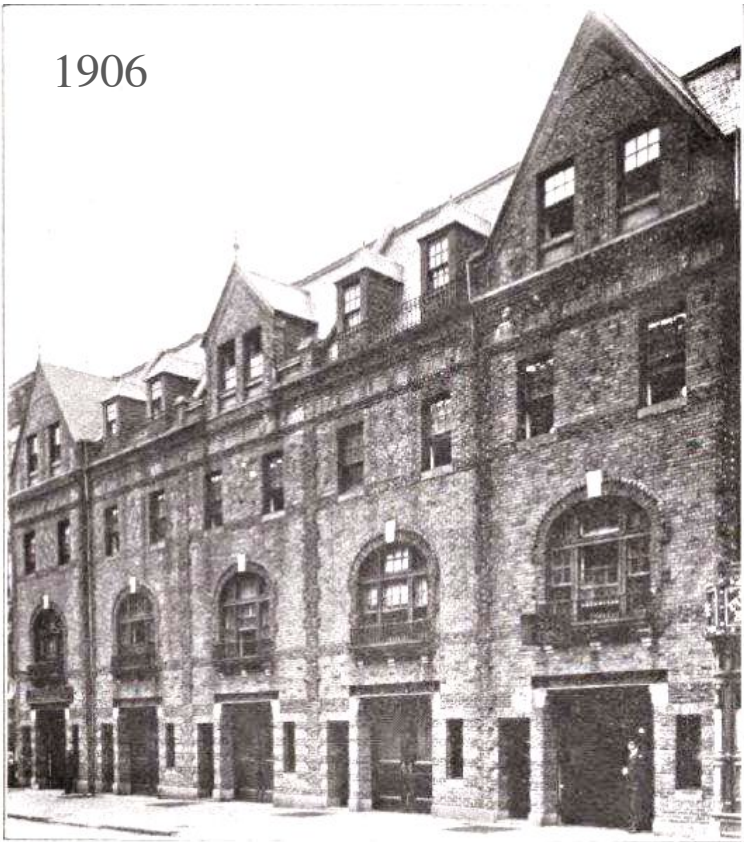


168 EAST 75TH STREET

4



1906

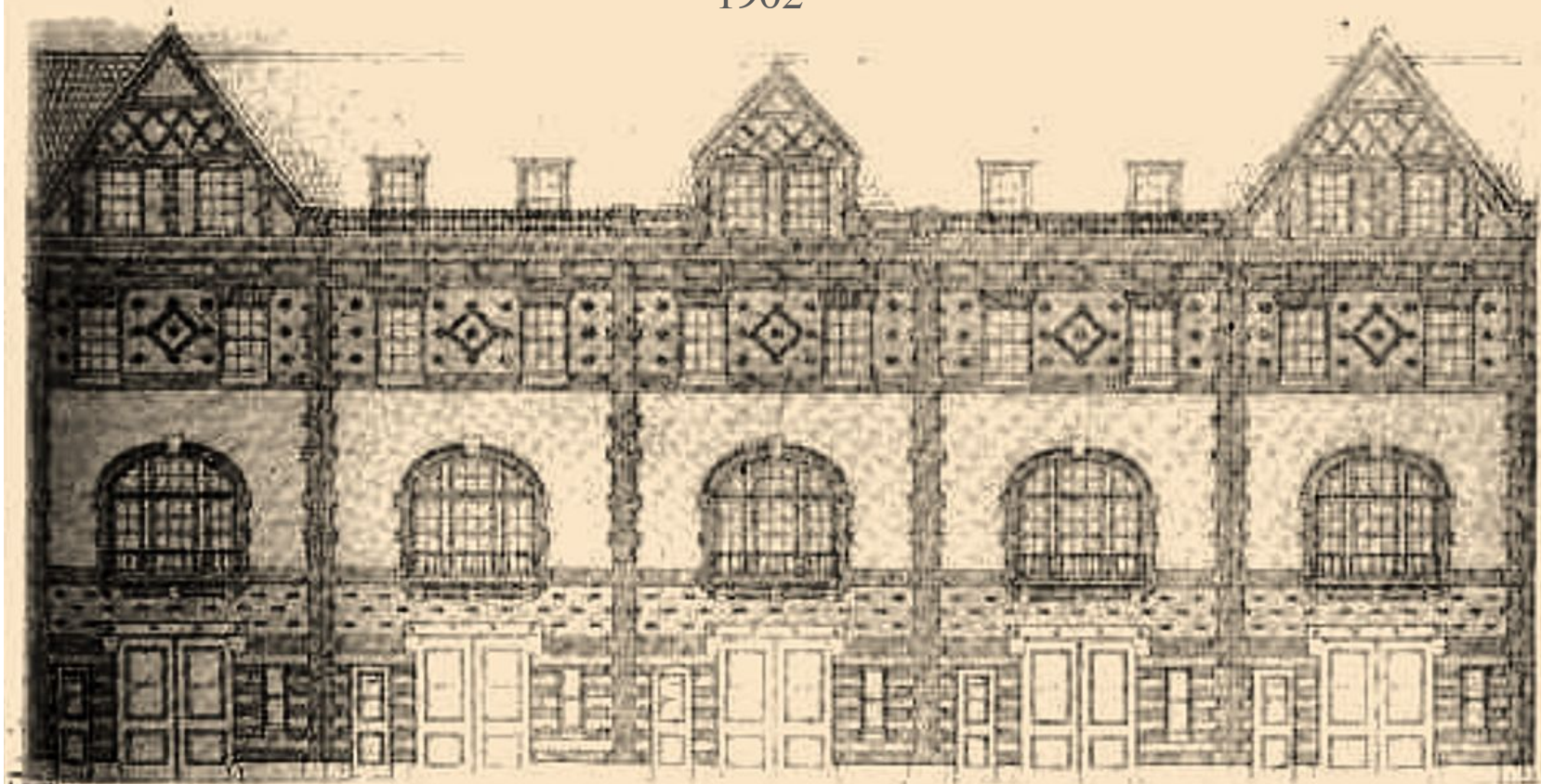


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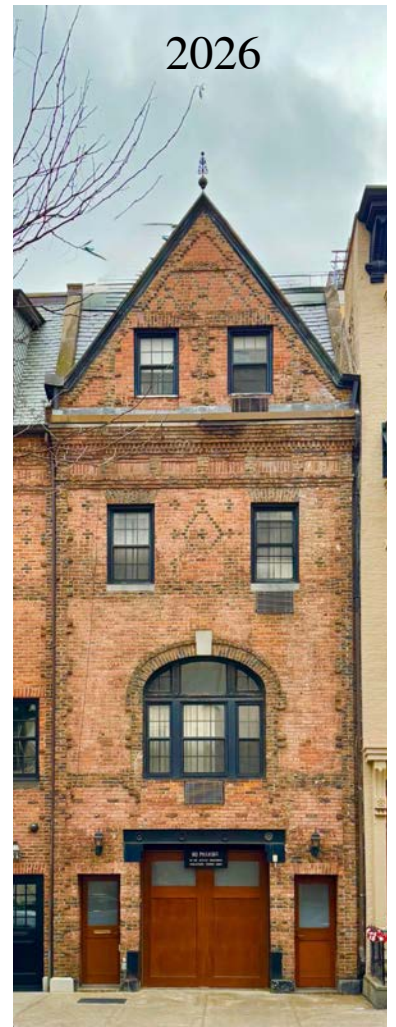
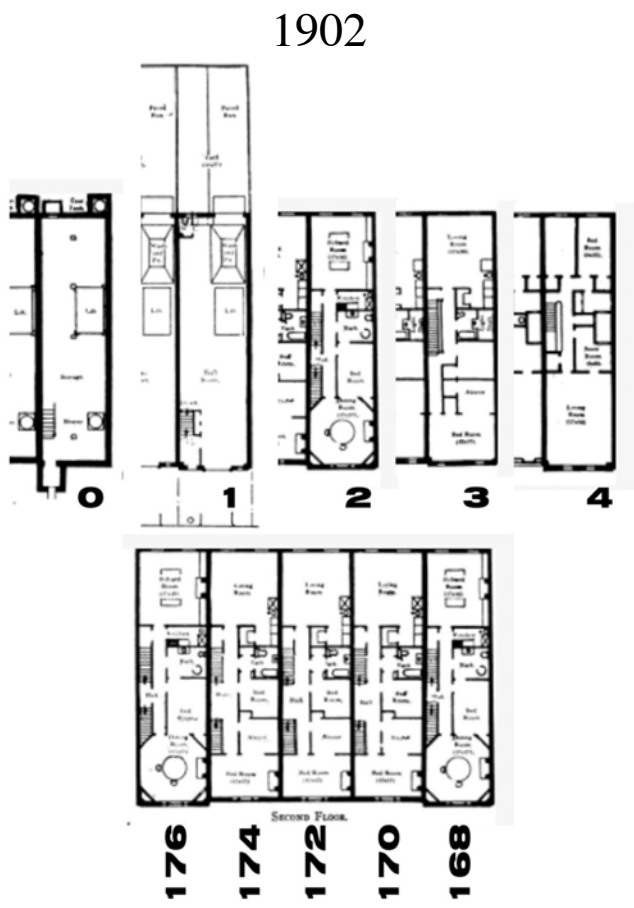


CONSTRUCTED 1880-1881, ARCHITECT B. MULDRON
1902- CONVERTED - HALL & STOUT

1902



FRONT OF NEW AUTO STABLES BEING ERECTED IN NEW YORK CITY.

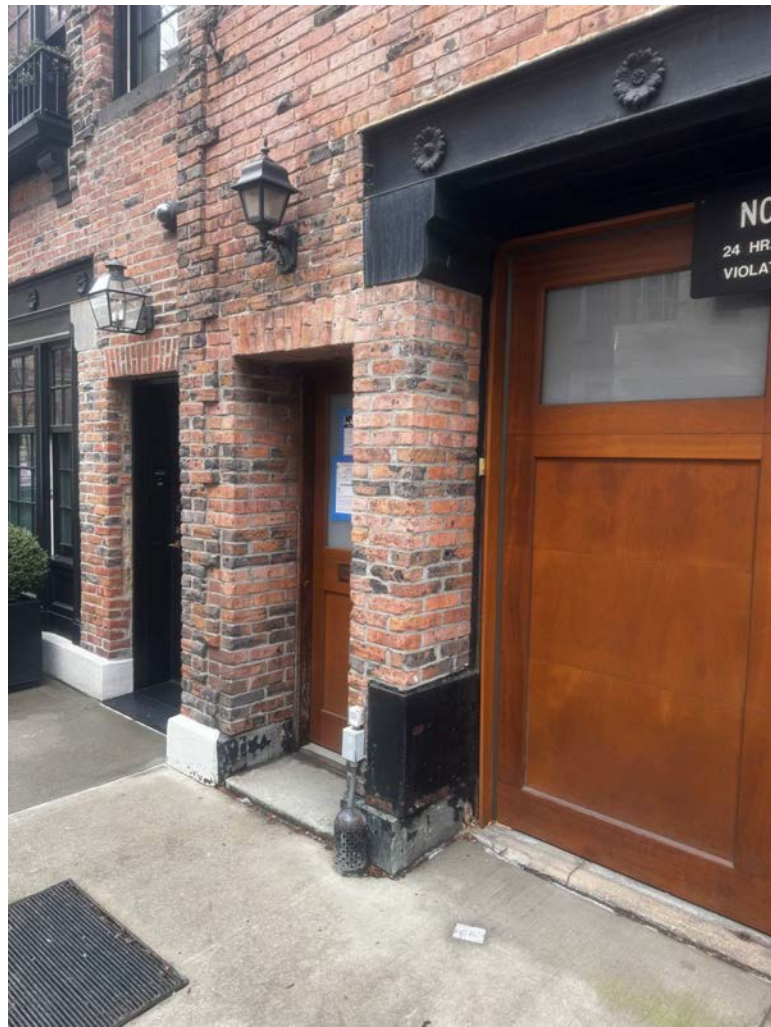
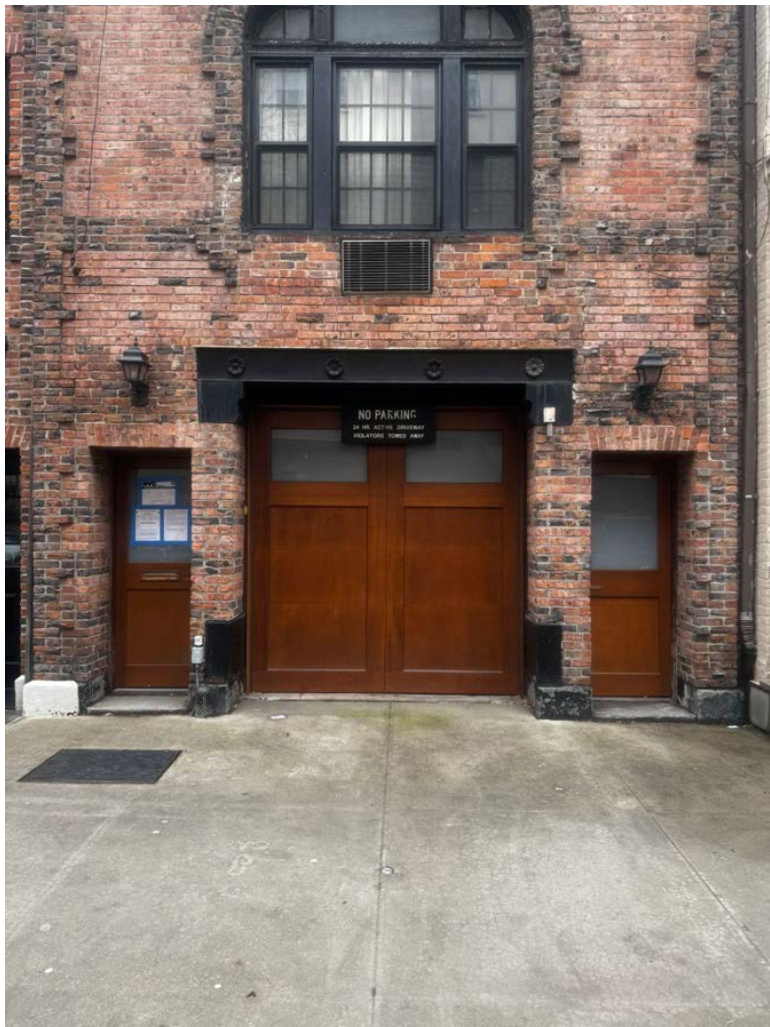


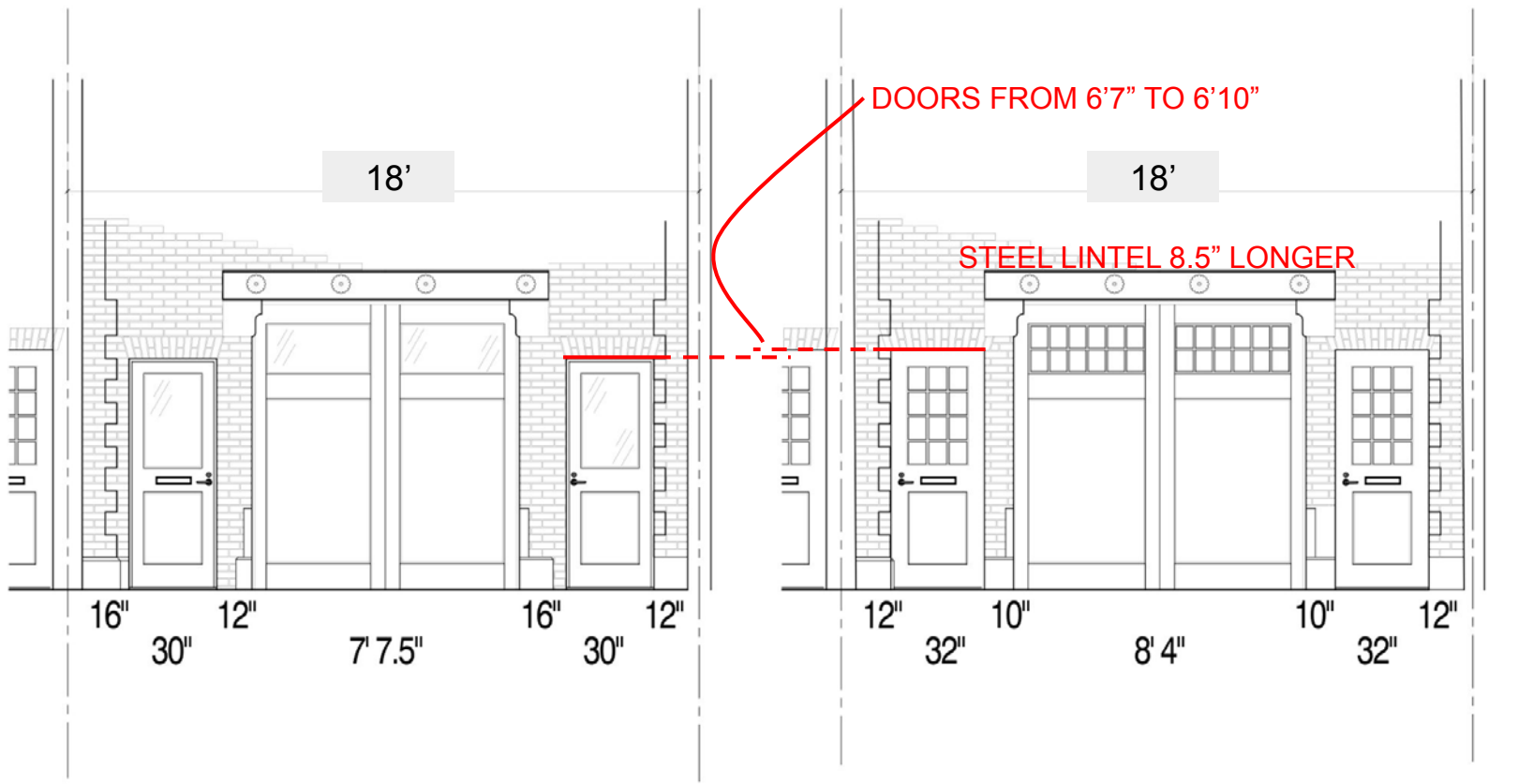
168 EAST 75TH STREET

8



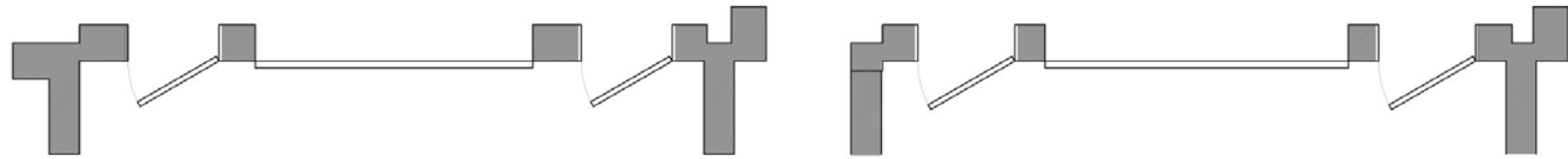
168 EAST 75TH STREET





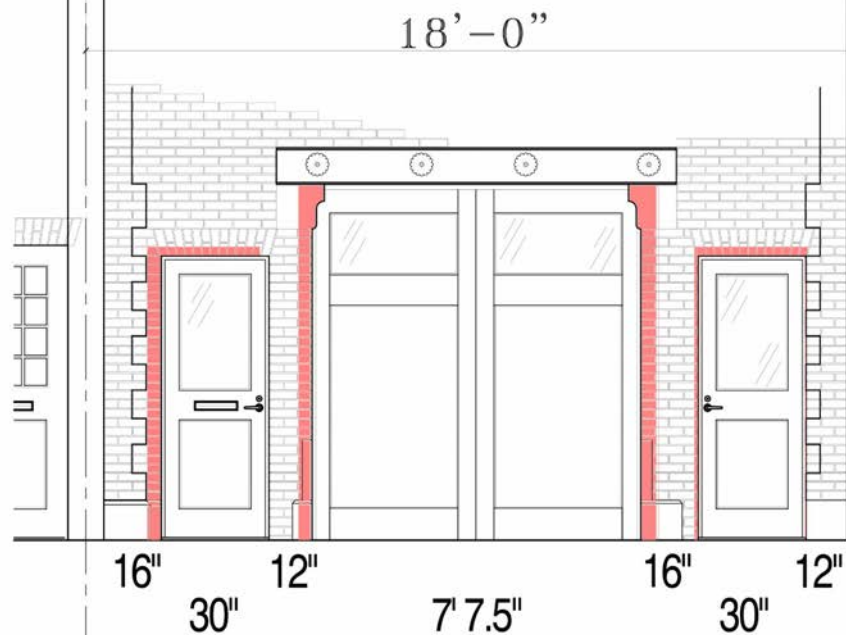
EXISTING ELEVATION

PROPOSED ELEVATION

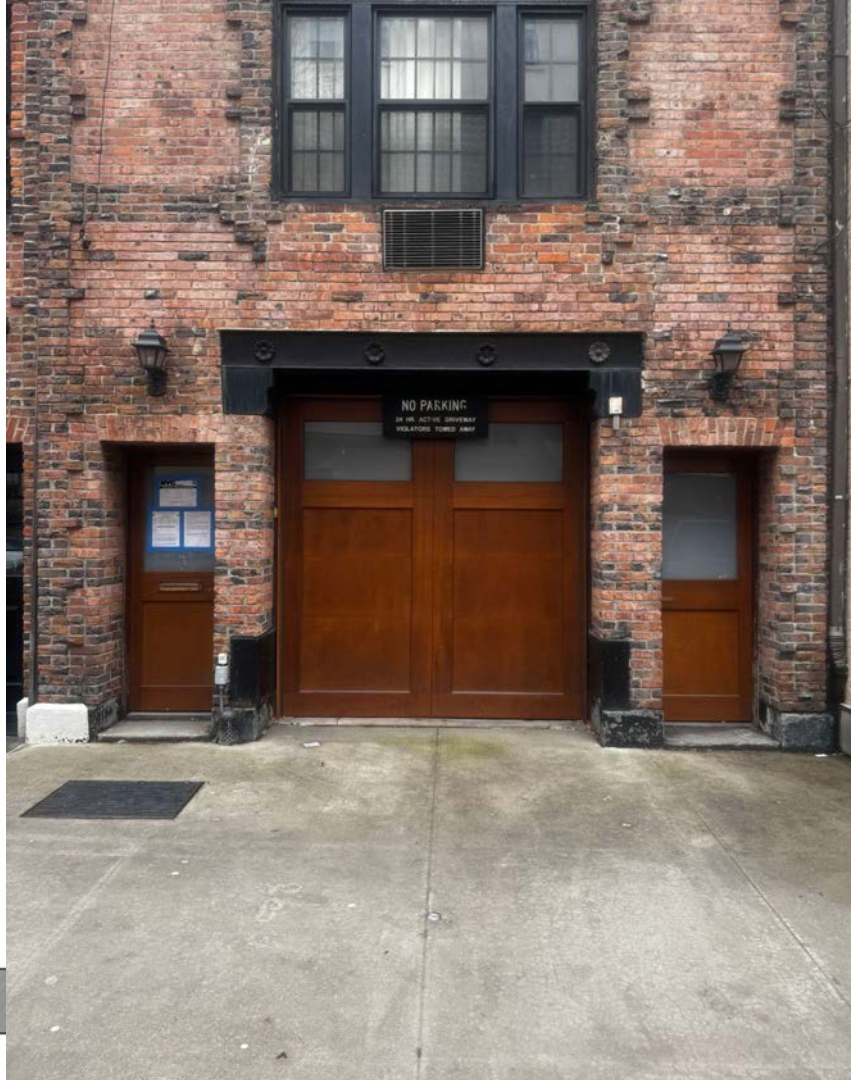


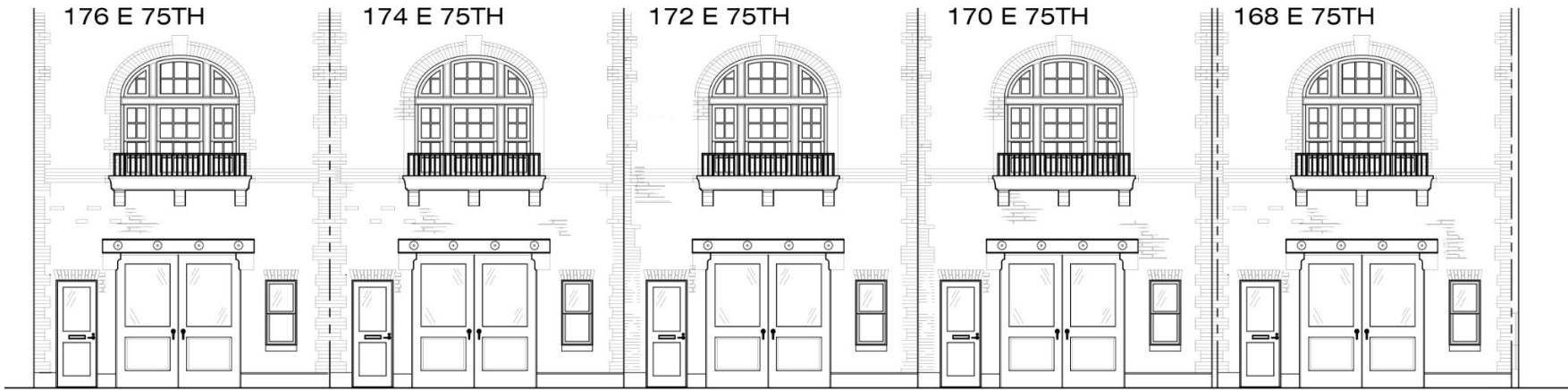
168 EAST 75TH STREET

E

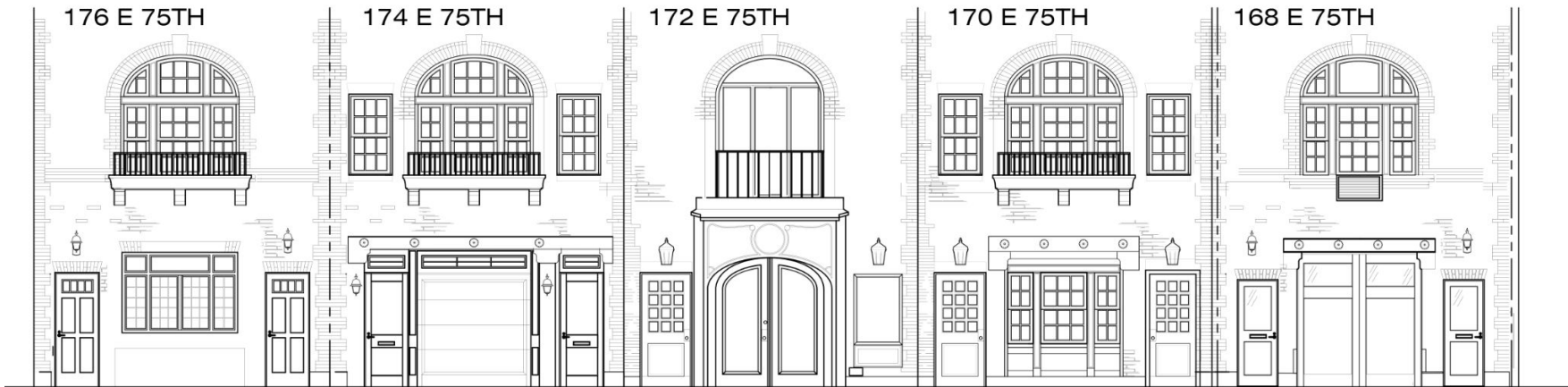


EXISTING ELEVATION





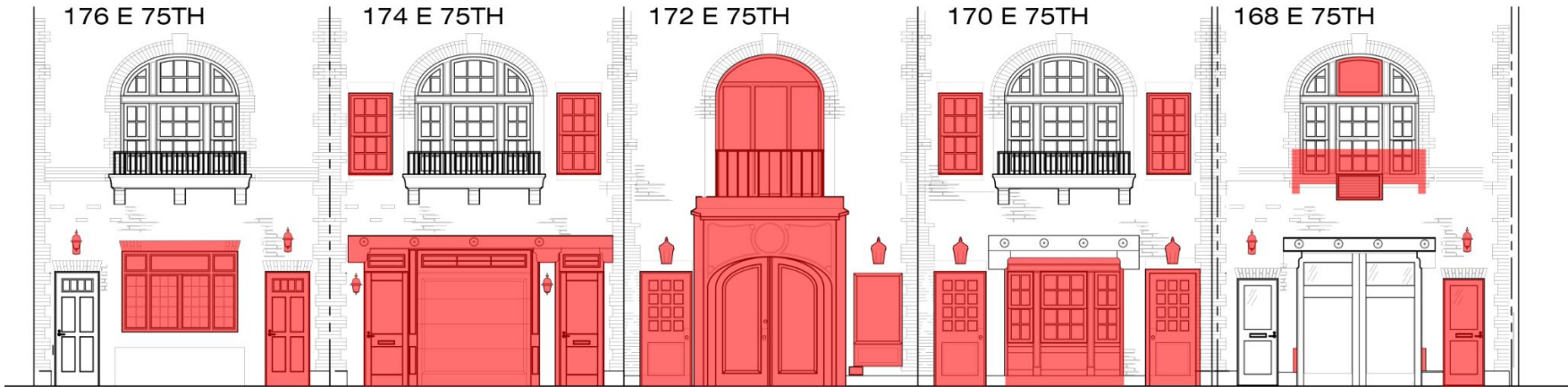
1906 ELEVATION



2026 ELEVATION



1906 ELEVATION

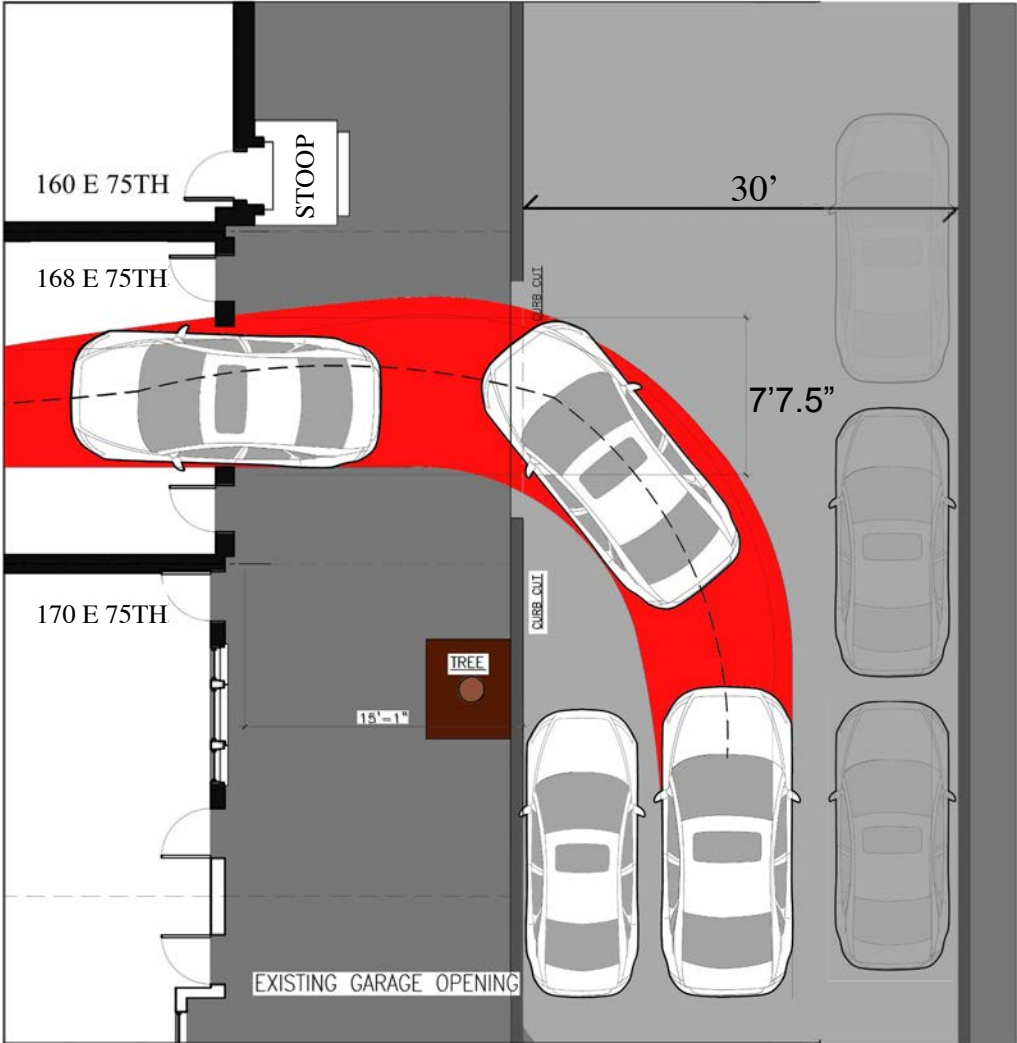


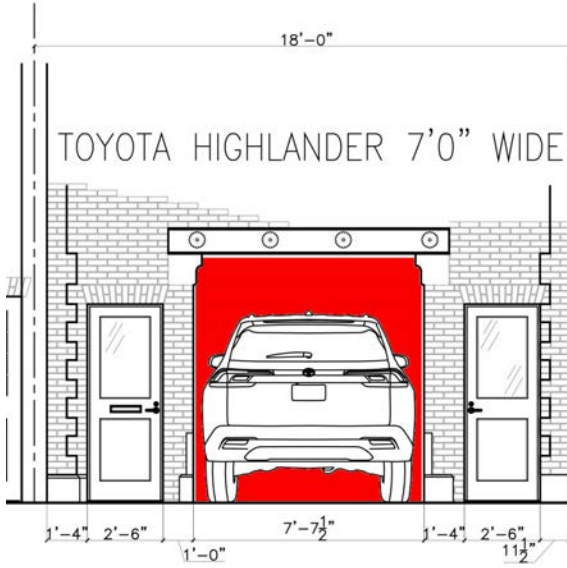
2026 ELEVATION

168 EAST 75TH STREET

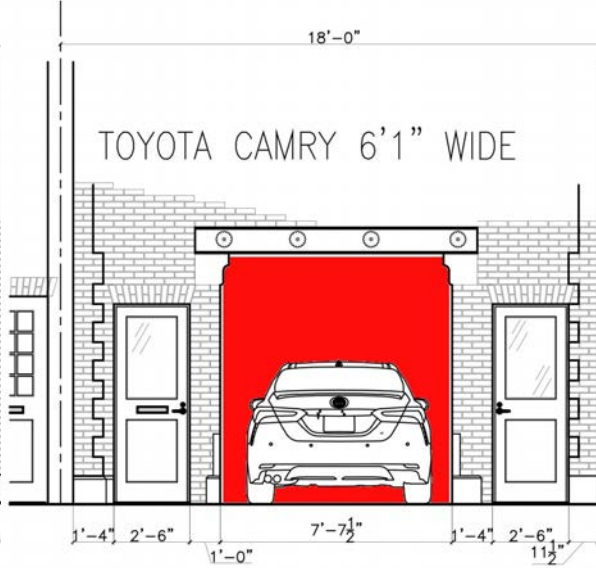
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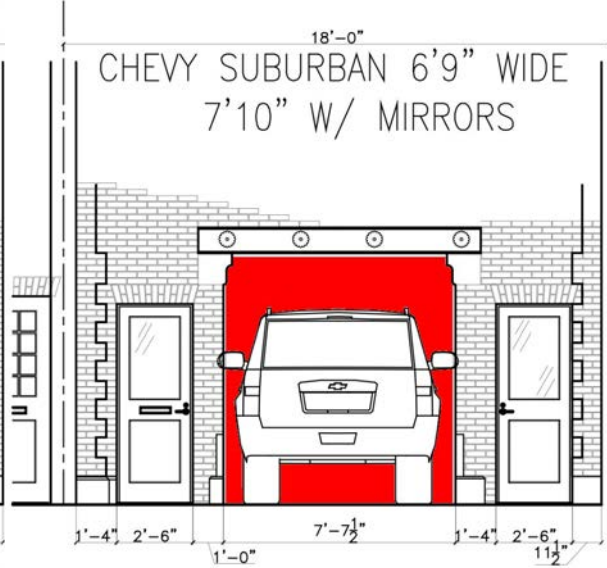




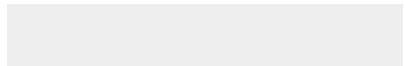
EXISTING ELEVATION



EXISTING ELEVATION



EXISTING ELEVATION



168 EAST 75TH STREET

17



EXISTING



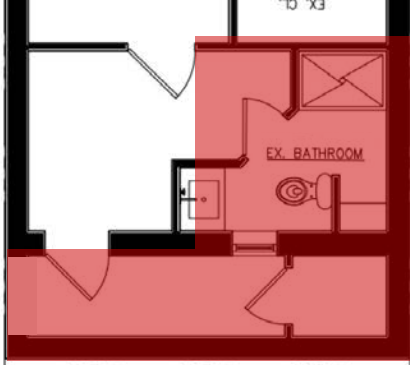
EXISTING FIRST FLOOR REAR



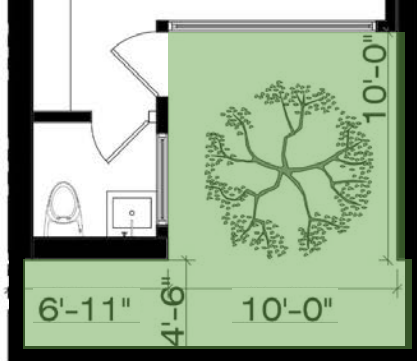
CURRENT REAR FACADE WATERPROOF PAINT

168 EAST 75TH STREET

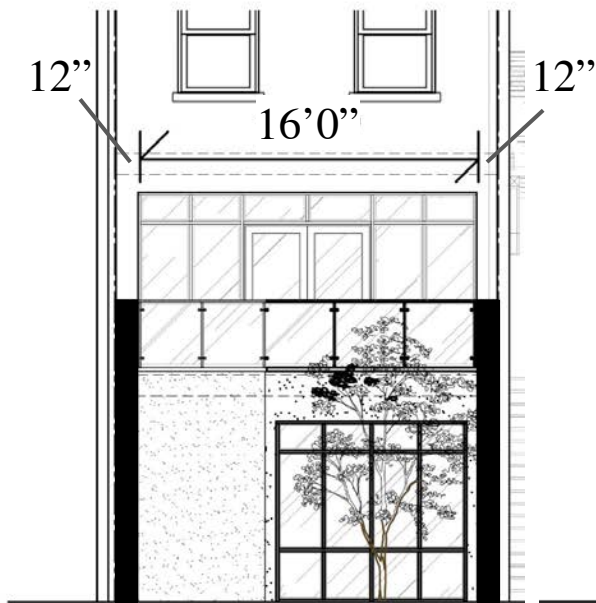
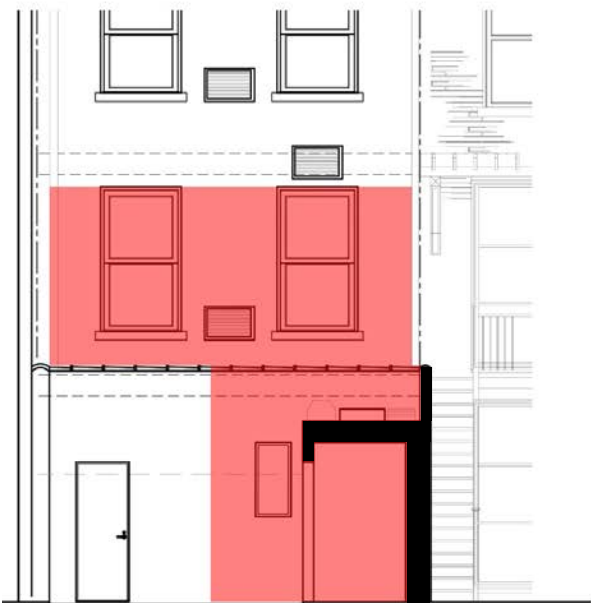
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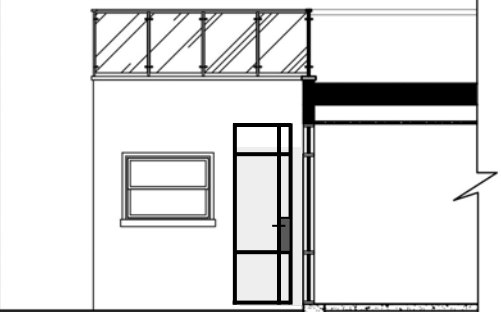
EXISTING



PROPOSED



PROPOSED SECTION



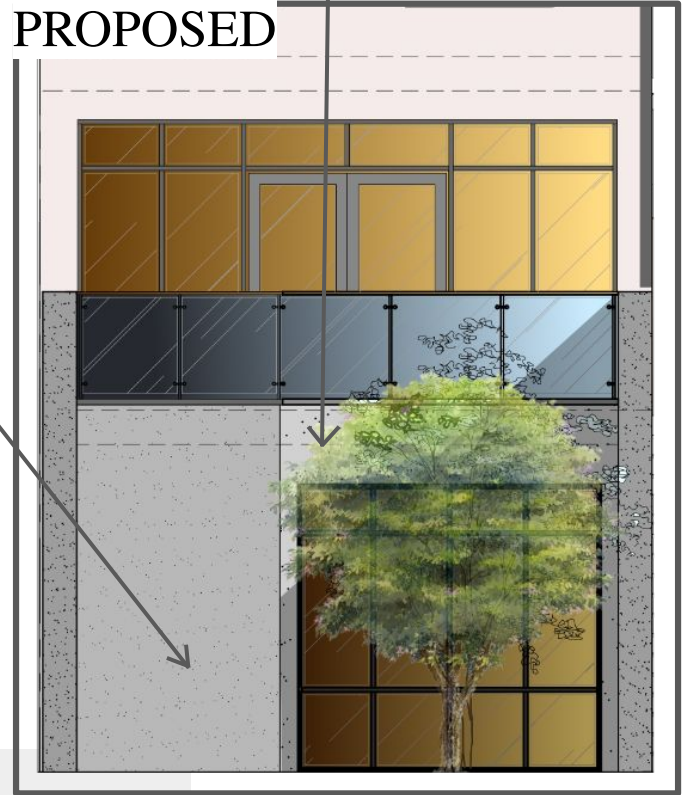
Traditional three coat stucco over
deteriorated brick

EXISTING



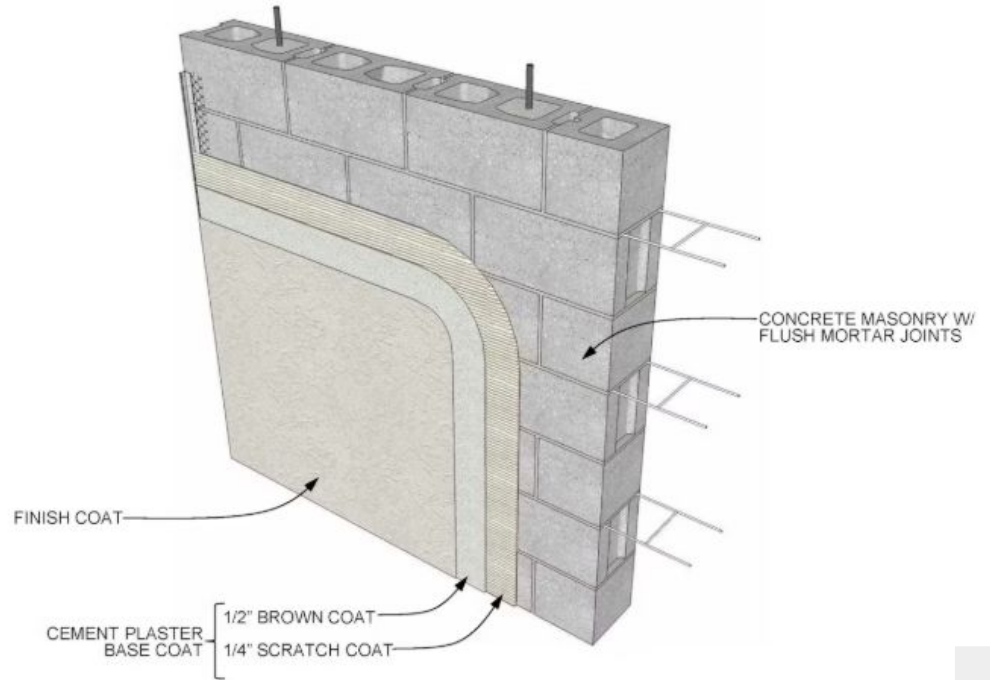
Traditional three coat stucco over
concrete block

PROPOSED





Brick and Metal Lath



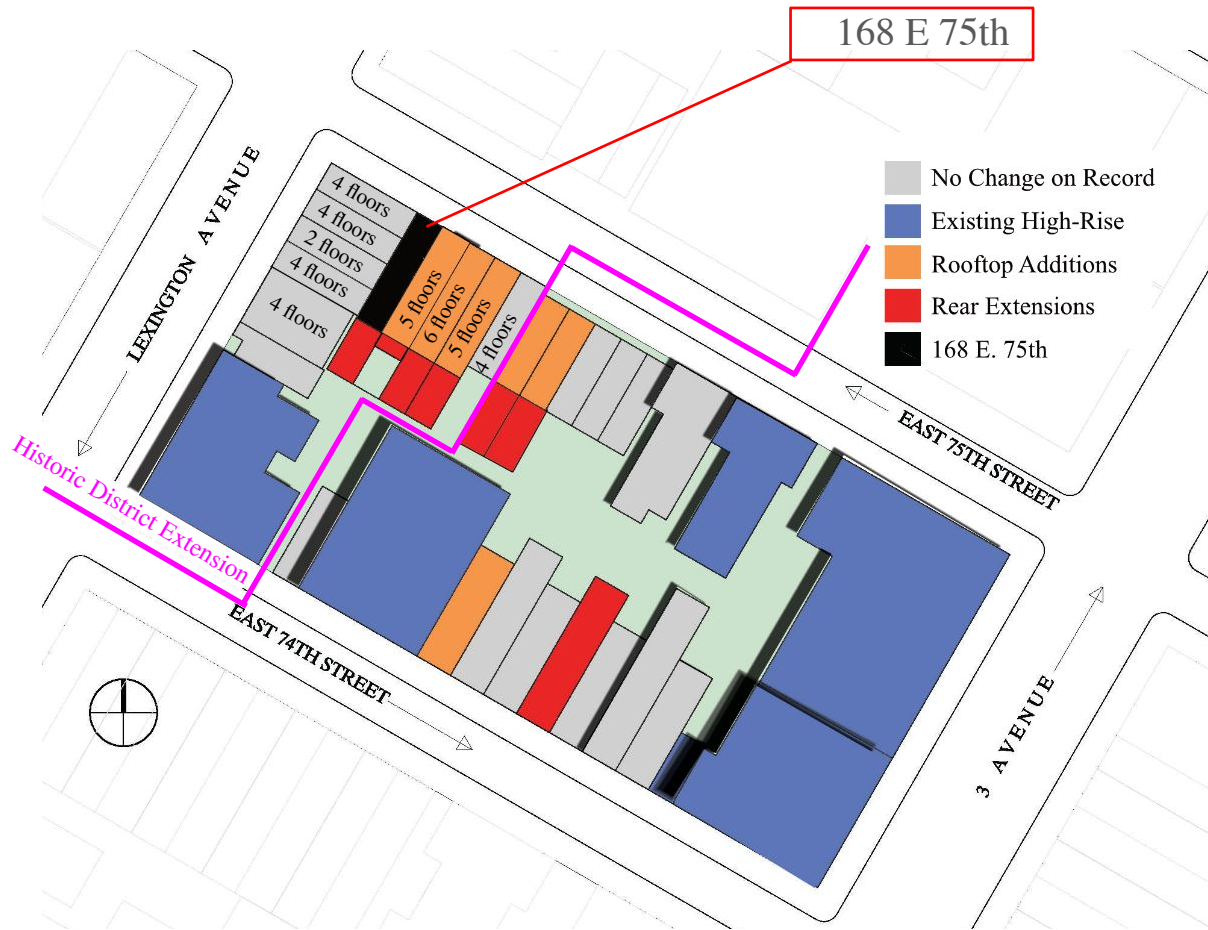
Three Coat Stucco Over Masonry

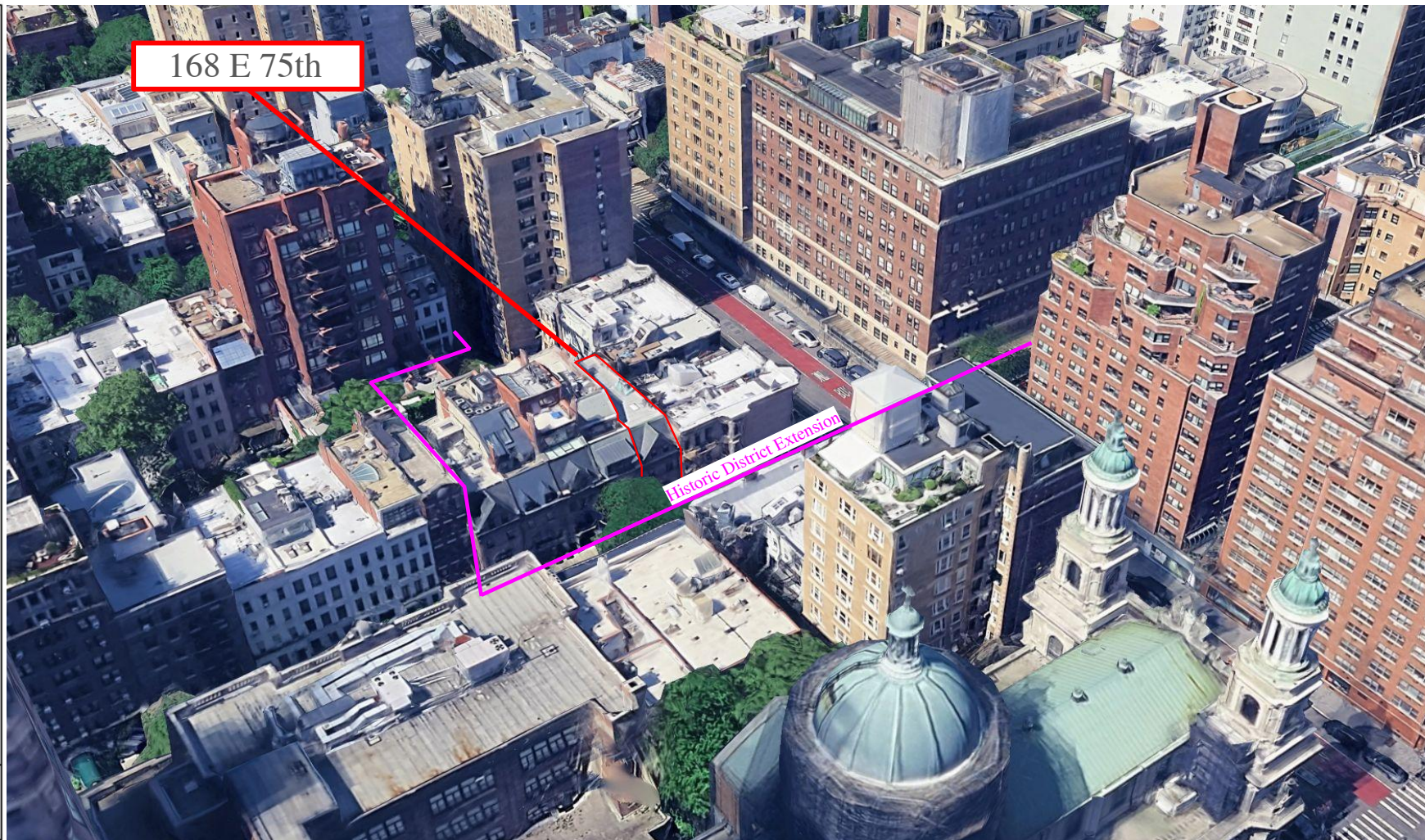
Traditional Three Coat Stucco

BLOCK CONTEXT

168 EAST 75TH STREET

22





168 E 75th

Historic District Extension

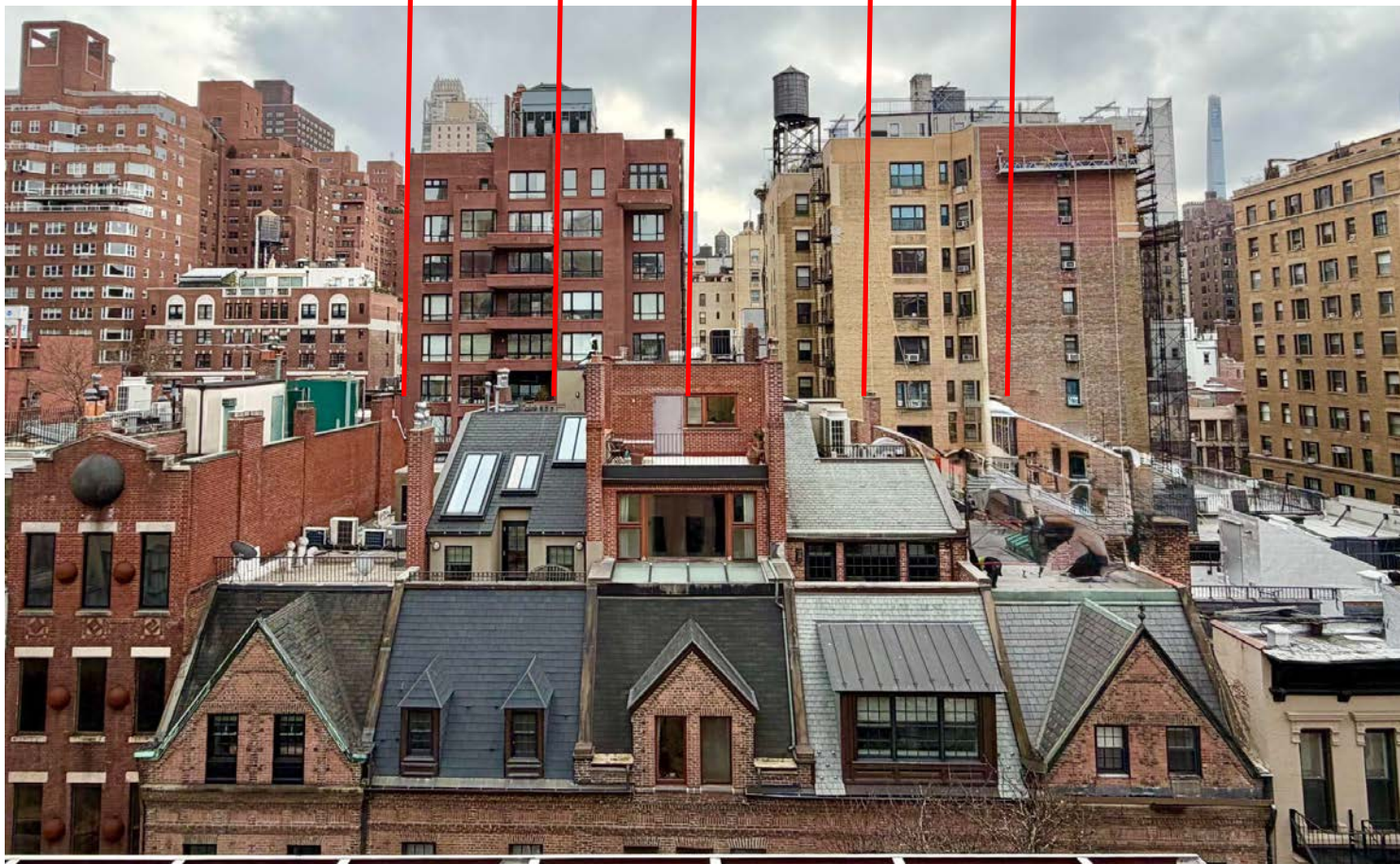
176

174

172

170

168 EXISTING



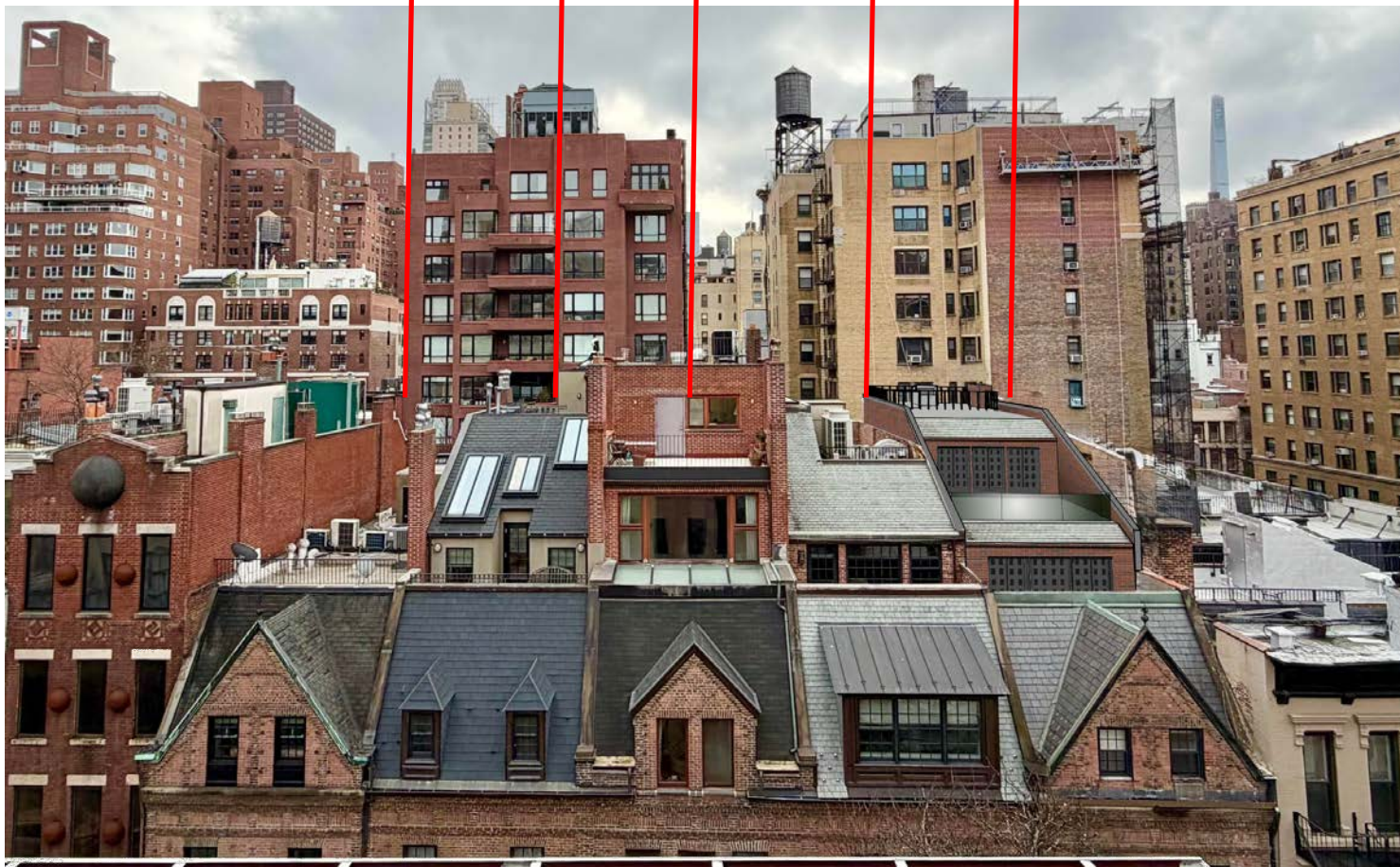
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174

172

170

168 PROPOSED

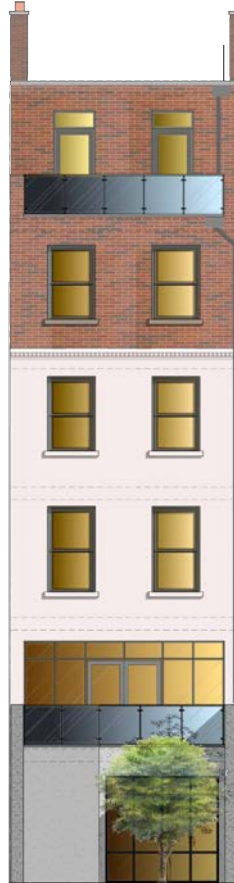


168 EAST 75TH STREET



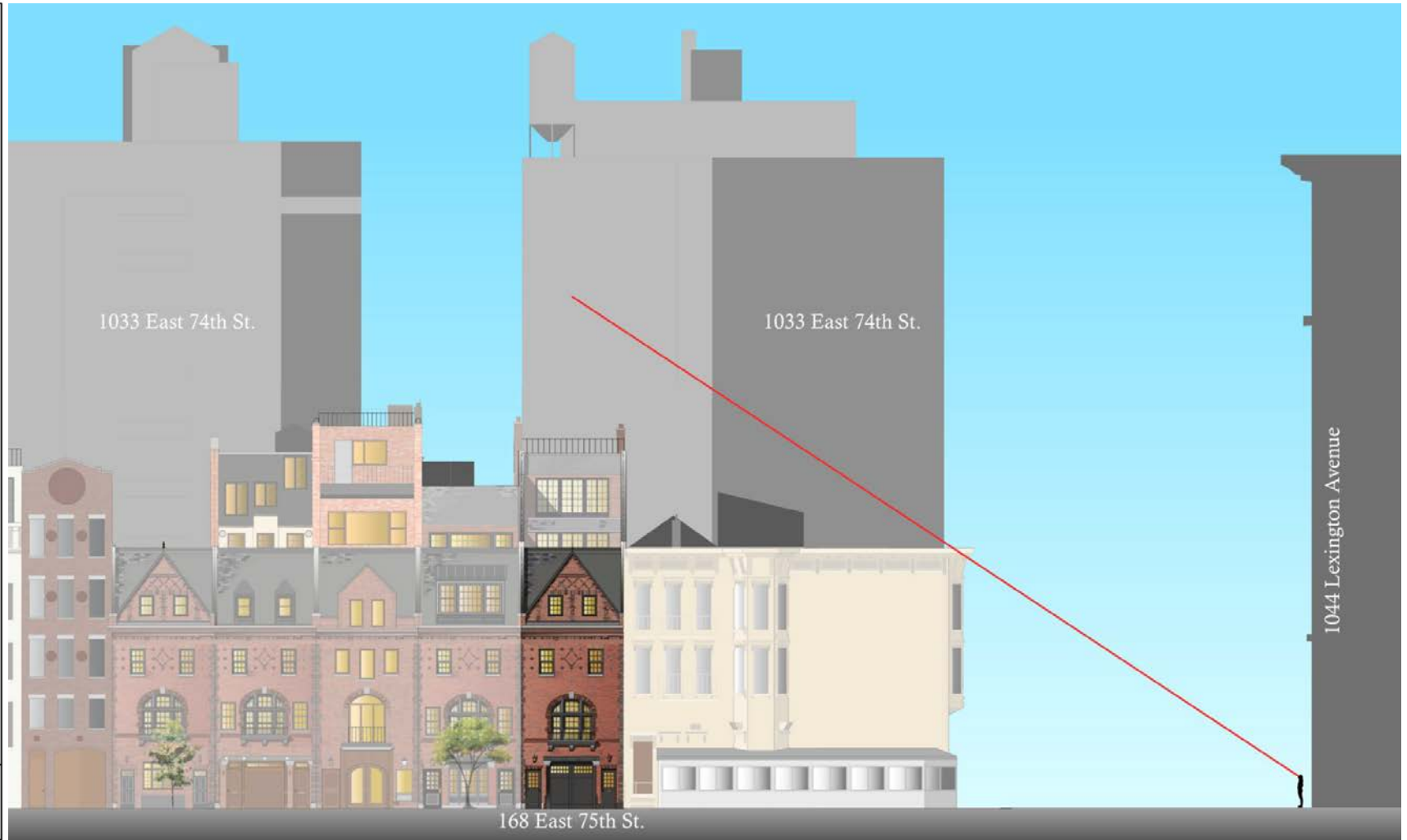
27

168 East 75th St.



168 EAST 75TH STREET

28



1033 East 74th St.

1033 East 74th St.

1044 Lexington Avenue

168 East 75th St.

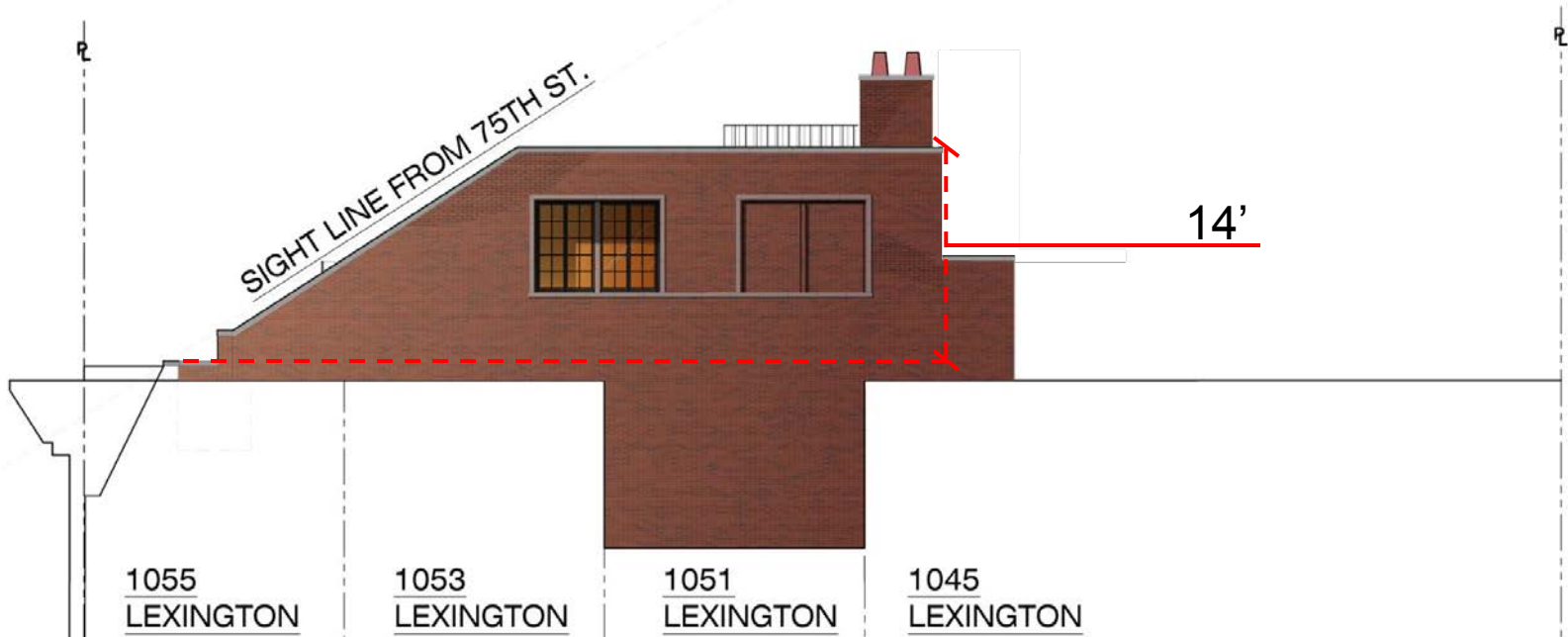
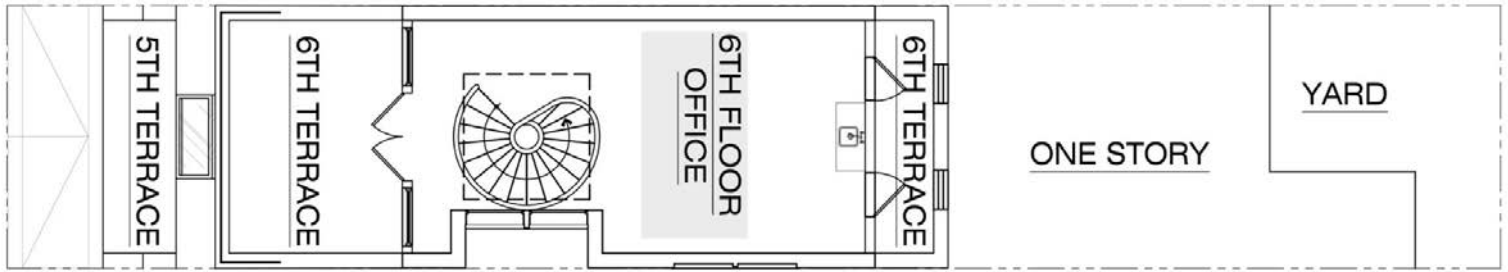
168 EAST 75TH STREET

29

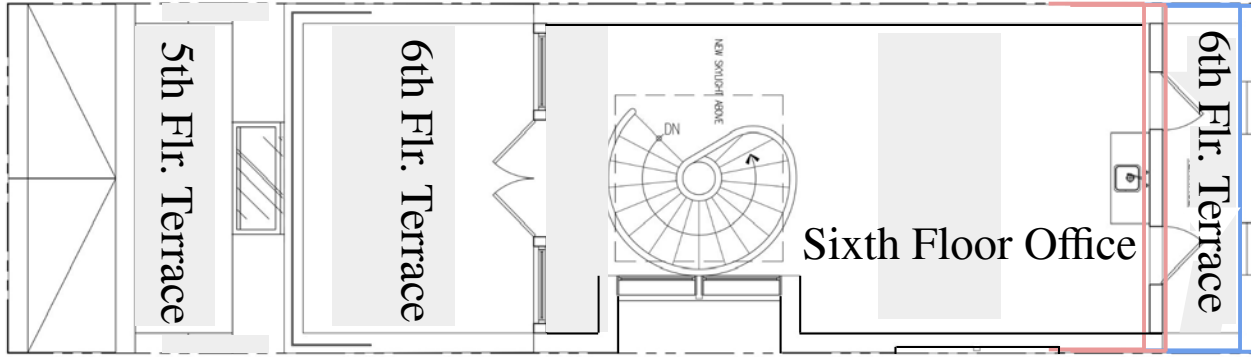


168 EAST 75TH STREET

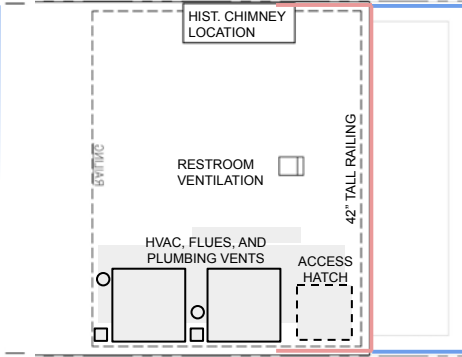
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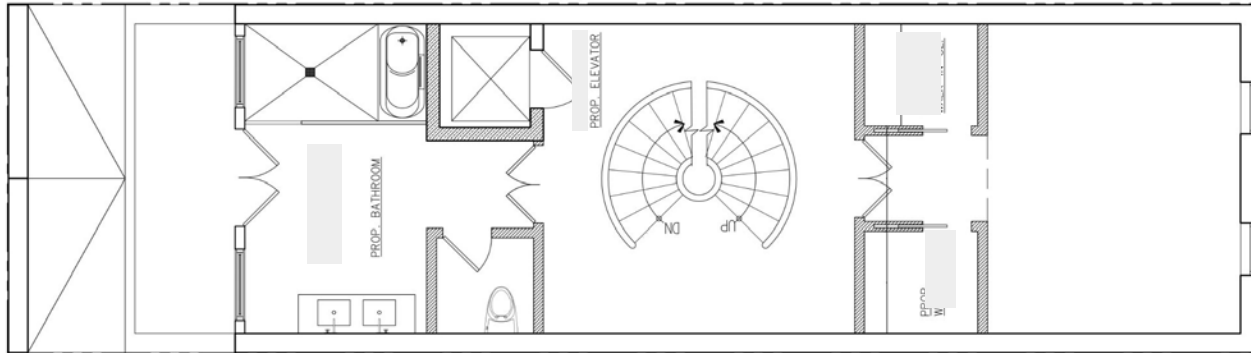
Sixth Floor



Addition Floor Plans



Fifth Floor



Roof Plan Layout

FLOOR AREA REGULATIONS			
MAX. FAR			9
1639.0' * 9.0'	16,551.0 SQ. FT.		
	EXISTING	NEW	PROPOSED
BASEMENT	0 SF.	0 SF.	0 SF.
STREET LEVEL	1023.01 SF.	-198.65 SF.	1624.36 SF.
SECOND FLOOR	1152.64 SF.	0 SF.	1152.64 SF.
THIRD FLOOR	1152.64 SF.	0 SF.	1152.64 SF.
FOURTH FLOOR	1152.64 SF.	0 SF.	1152.64 SF.
FIFTH FLOOR	0 SF.	955 SF.	955 SF.
SIXTH FLOOR	0 SF.	583 SF.	583 SF.
TOTAL FLOOR AREA		5280.93	1339.4 SF.

168 EAST 75TH STREET

32



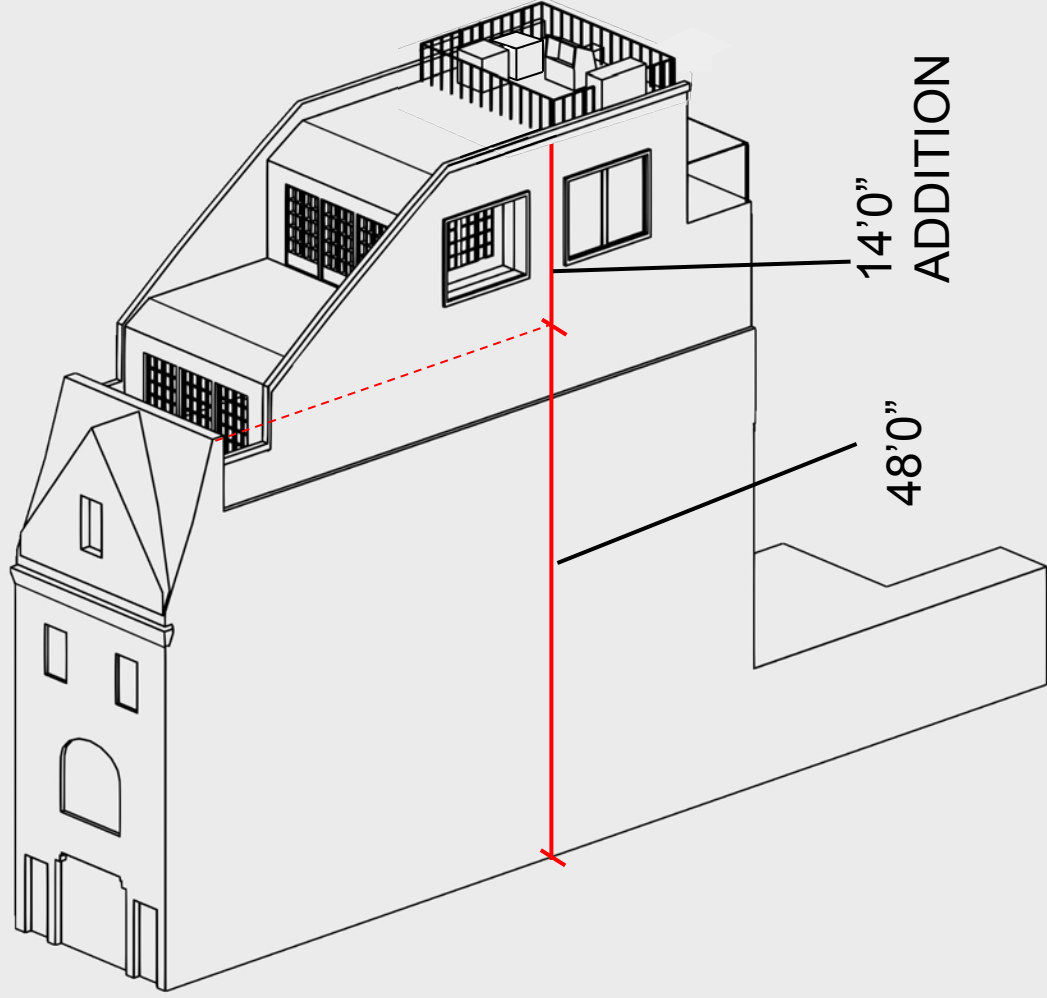
168 EAST 75TH STREET

33



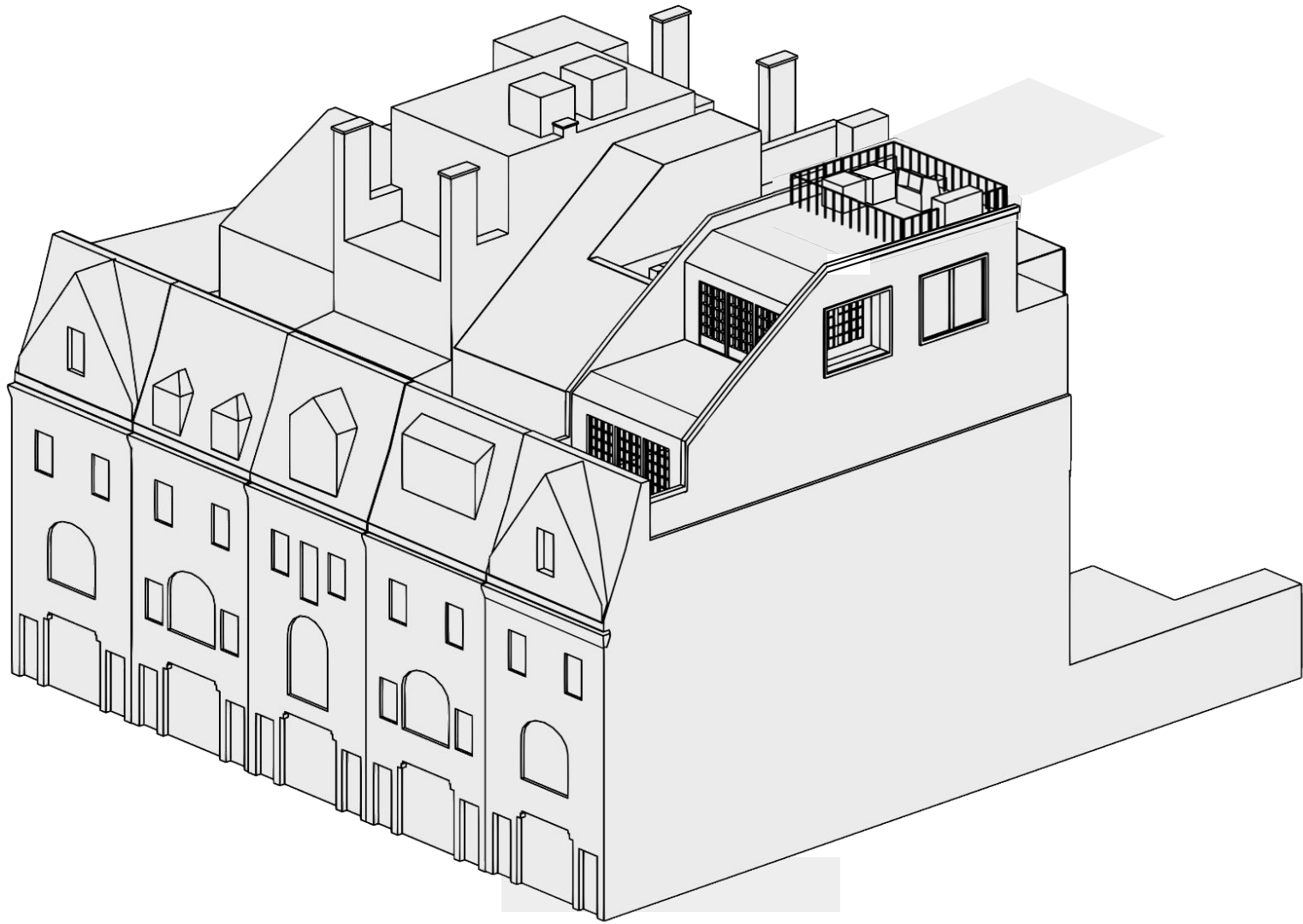
168 EAST 75TH STREET

34



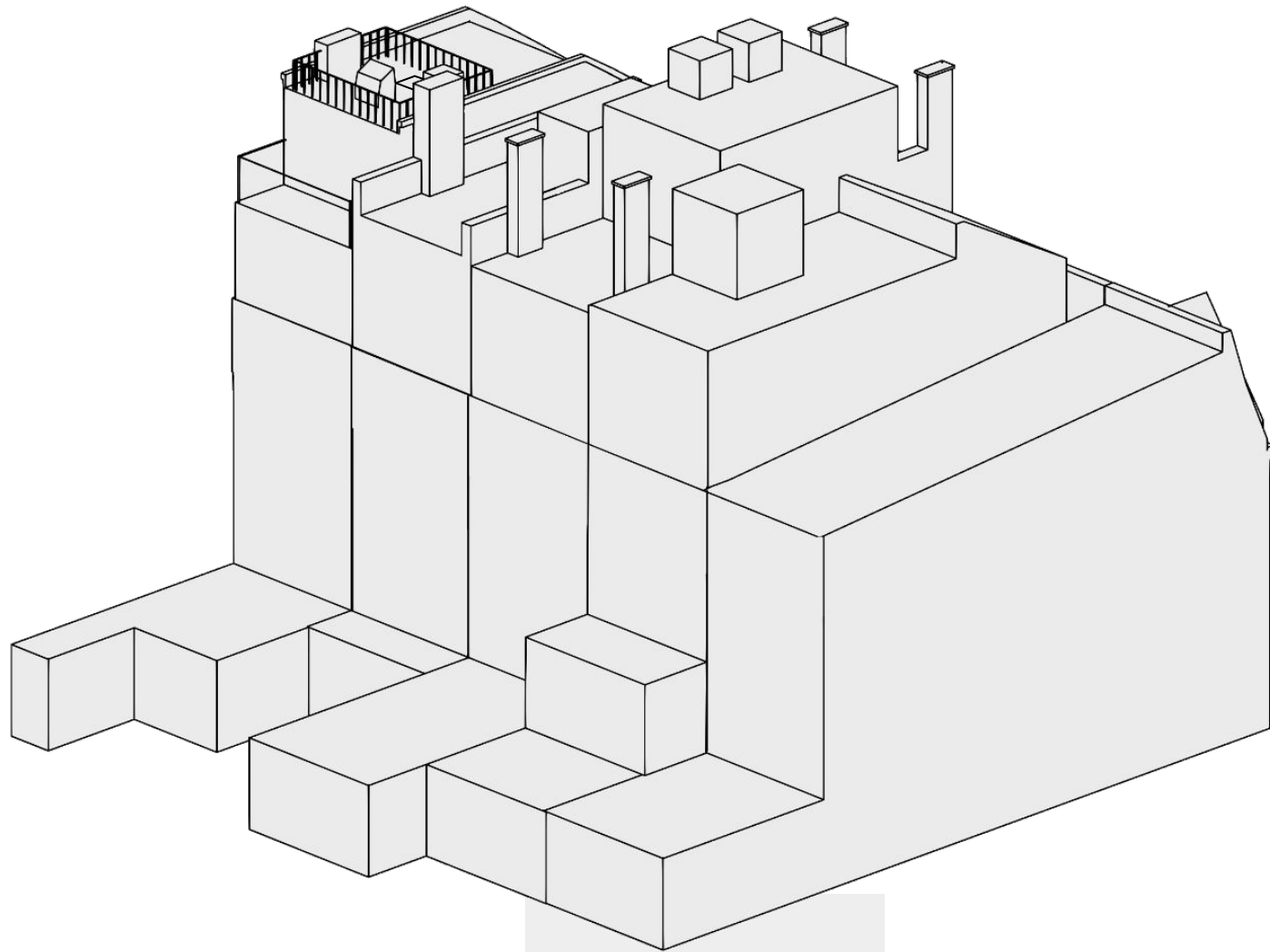
168 EAST 75TH STREET

35



168 EAST 75TH STREET

36



168 EAST 75TH STREET

37





168 EAST 75TH STREET

39





BRICK TO MATCH
EXISTING



SLATE ROOF TO
MATCH EXISTING



WROUGHT IRON
ON MAJOR
WINDOW RAILING

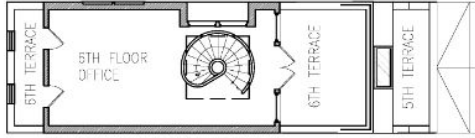


LIMESTONE CAPS
OVER WINDOWS

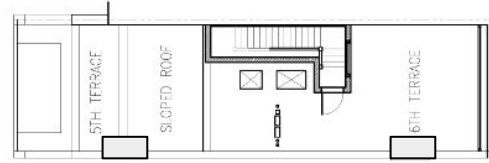
Historic District Extension Boundary Precedents (LPC Approved):

170E 75th street: The restoration and addition took place in 2012 and matched materials with the existing palette. The addition is not visible from the street, and kept the existing cornice on the rear elevation intact.

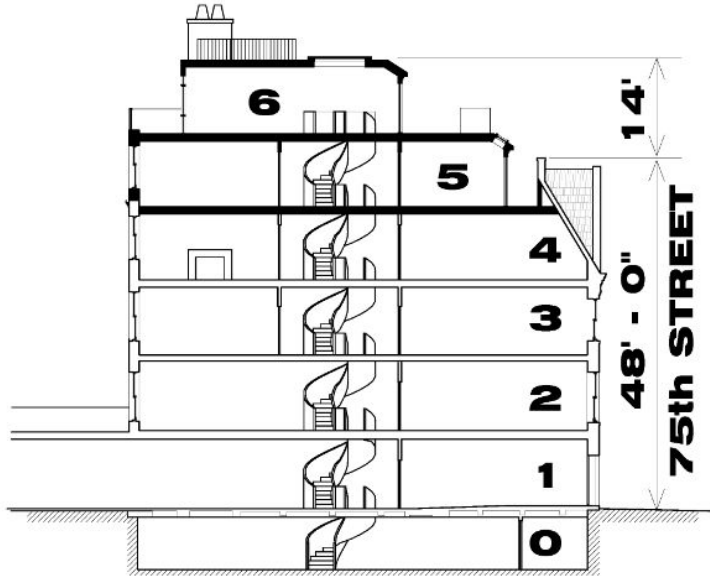




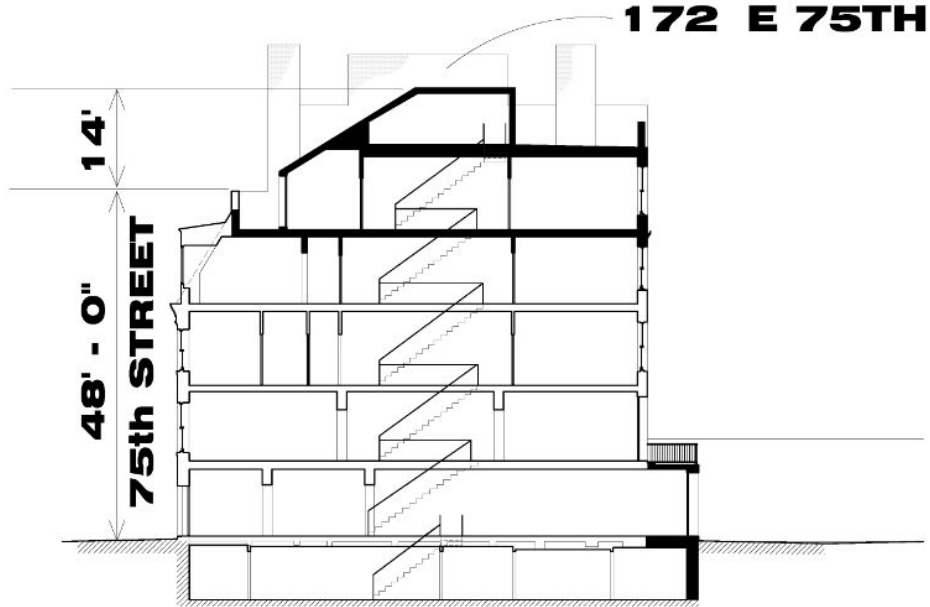
168 E 75TH 6TH PLAN



170 E 75TH 6TH PLAN



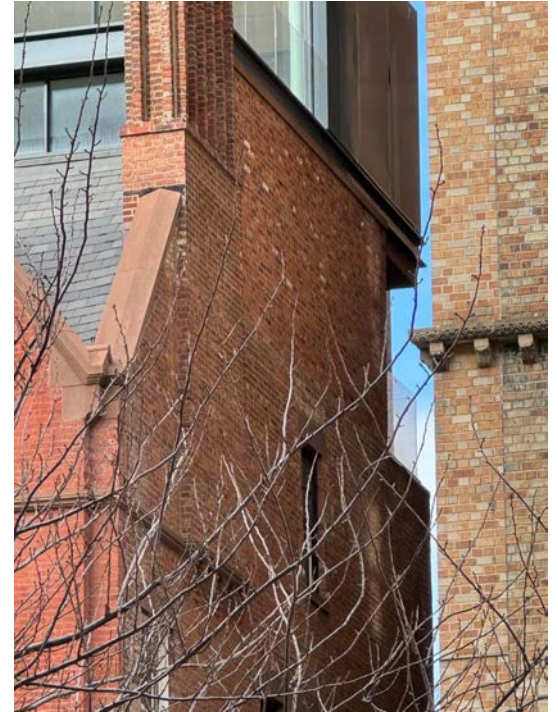
PROPOSED SECTION



170 EAST 75TH SECTION

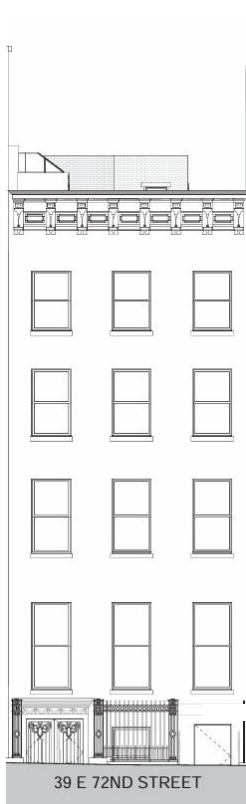
**Core Historic District Precedents
(LPC Approved):**

890 Park Avenue: A 2016 approved precedent featuring a two-story addition that is highly visible from Park Avenue—a primary thoroughfare in the "core" landmarked area.

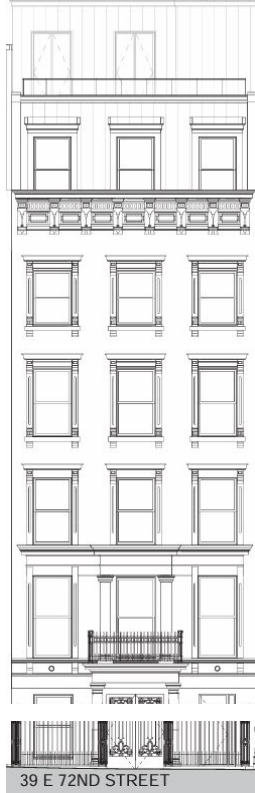


Core Historic District Precedents (LPC Approved):
39 East 72nd Street: Located in the heart of the UES District, this project was approved for a visible two-story addition and significant facade redesign in 2015.

EXISTING



PROPOSED (ACCEPTED)



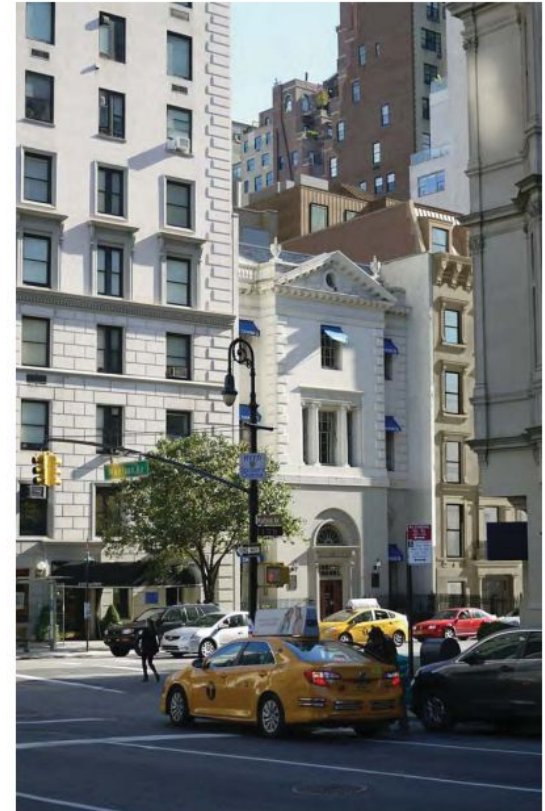
39 East 72nd Street



EXISTING

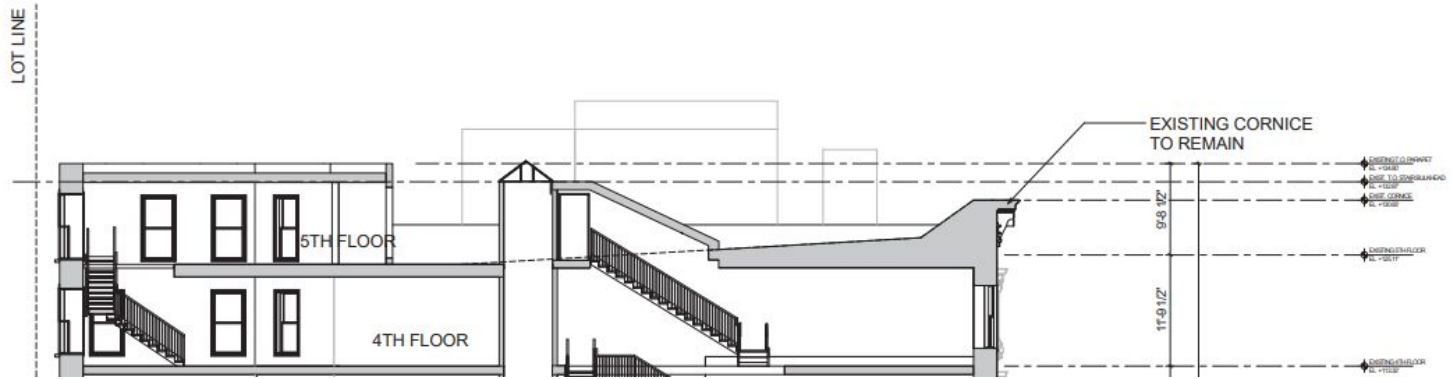
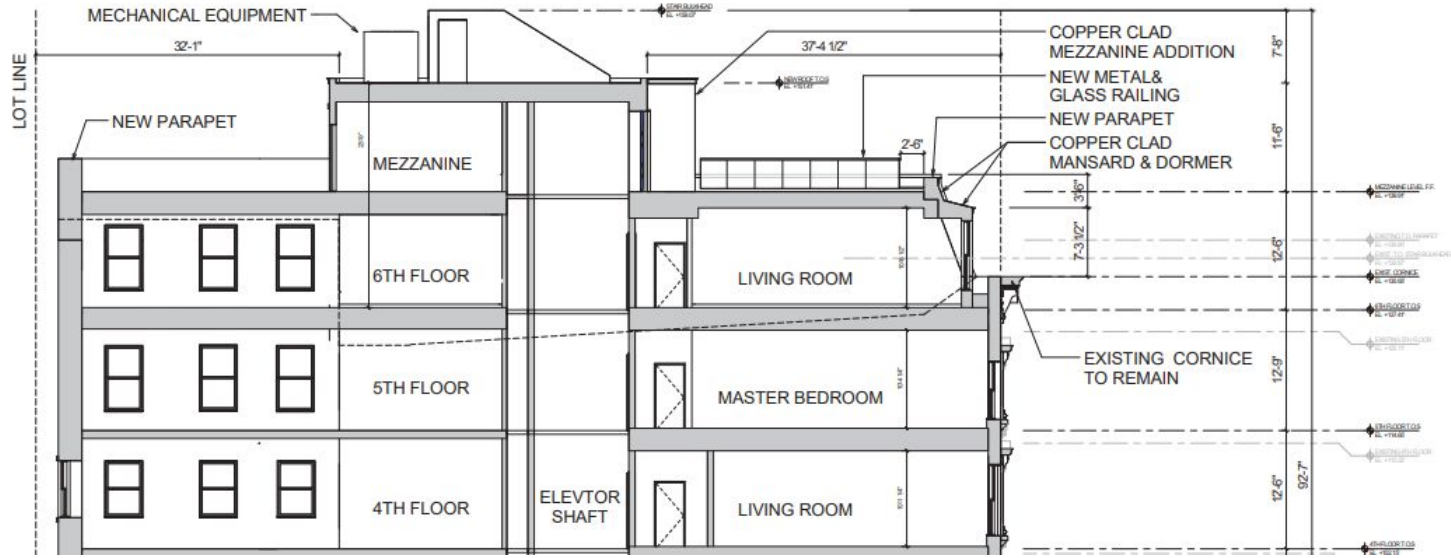


MOCKUP



PROPOSED

39 East 72nd Street



End of Presentation

Thank you!

The following slides are
An appendix of additional information

Summary of Proposed Alterations – 168 East 75th Street

I. Vertical Expansion & Residential Enhancement

Two-Story Addition: Construction of a 5th and 6th level addition, strategically set back from the front and rear facades to minimize visibility from the public way.

Precedent Alignment: The addition follows the established roofline height and massing of [75th Street](#) and significantly less visible than LPC approved two story additions at 890 Park and 39 E 72nd street which sit in the core Landmark district boundary (see next slides).

EXISTING



SLATE ROOF TO MATCH EXISTING ROOF IN MATERIAL, AND MATCH SLOPE TO SITELINE.

GLASS RAILING ALLOWS FOR CLEAN VIEW OF SKY FROM ROAD

SLATE ROOF TO MATCH EXISTING ROOF IN MATERIAL, AND MATCH SLOPE TO SITELINE. SEE SKYLIGHT PRECEDENT 3 UNITS DOWN

EXISTING AC UNITS TO BE REMOVED AND REPLACED WITH BRICK
WINDOW PANES TO EMULATE STYLE OF 170 (NEXT DOOR)

METAL BUMPERS TO BE REMOVED AND MOVED TO ADJUSTED BRICK WIDTH

PRE-EXISTING WINDOW GUARD/PLANTER TO BE REINSTALLED

STEEL LINTEL TO REMAIN

STONE CORBEL TO REMAIN

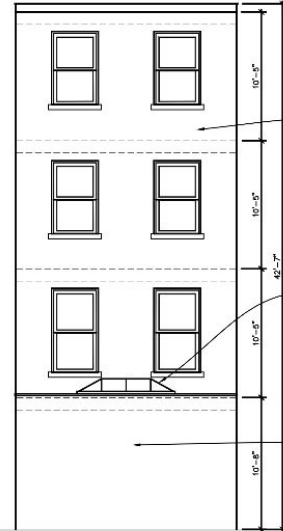
WINDOW PANES TO EMULATE STYLE OF 170 (NEXT DOOR)

GARAGE TO BE WIDENED FROM 8' TO 88". 4" OF BRICK TO BE REMOVED FROM BOTH SIDES

ENTRANCE TO BE WIDENED FROM 28" TO 32". 4" OF BRICK TO BE REMOVED NEAREST THE PROP. LINE



PROPOSED



EXISTING ELEVATION

WINDOW SIZES AND LOCATION TO BE TAKEN FROM LOWER FLOORS

VERTICAL BRICK COURSING DENOTES ABOVE ADDITION

STUCCO FINISH

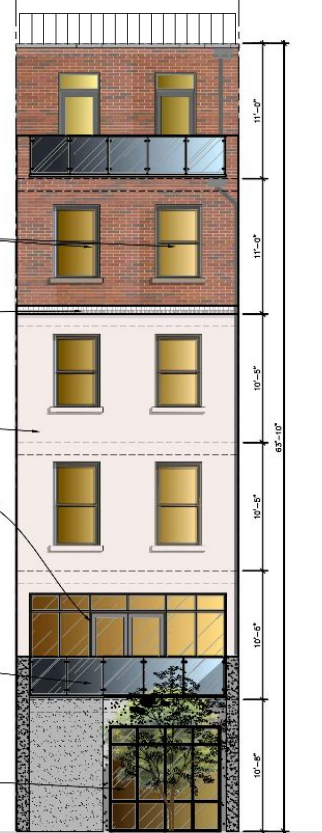
EXISTING WINDOWS AND WALLS TO BE REPLACED WITH CURTAIN WALL

LOWER TWO VISIBLE REAR FACADES TO BE REPLACED

FIRST FLOOR ROOF TO BE MADE INTO A TERRACE

PREVIOUS ADDITION TO BE ALTERED

PREVIOUS ADDITION TO HAVE ALCOVE SUBTRACTED INTO IT



PROPOSED ELEVATION



Addition: Wood Windows to match Historic Details



Roof: Slate, Copper, Limestone Details to Match Existing

Existing Facade: Restore Iron Railing, Wood Windows to match Original Historic Details, match Brick and Grout.

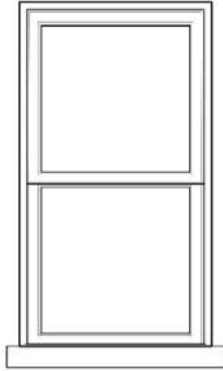


Photo and Drawing of Rear Facade Windows

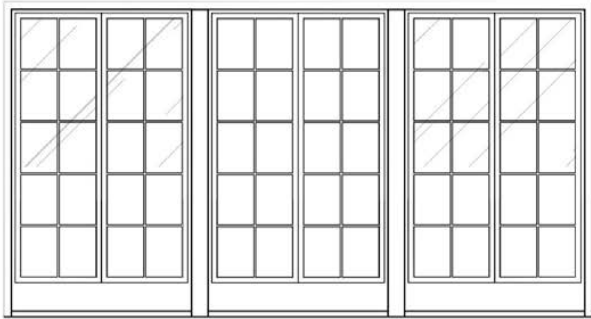
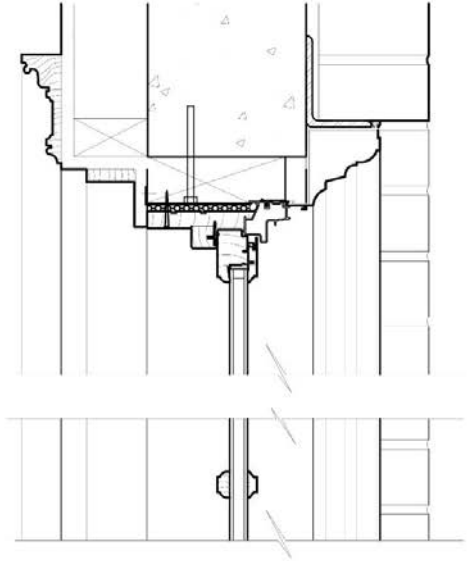
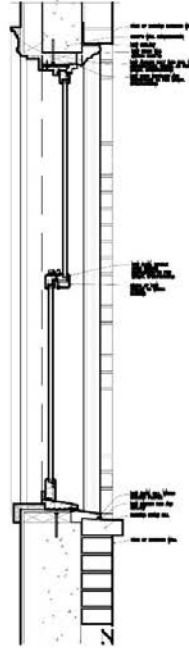


Photo and Drawing of Windows at Front of Addition

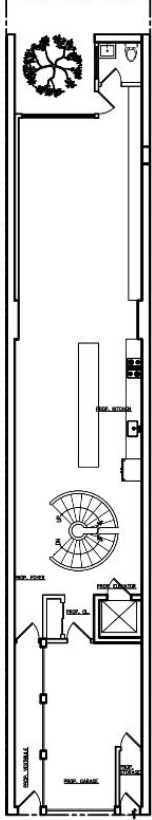


New Windows at Addition and Rear Facade: Wood Windows with Historic Profiles to Match Existing

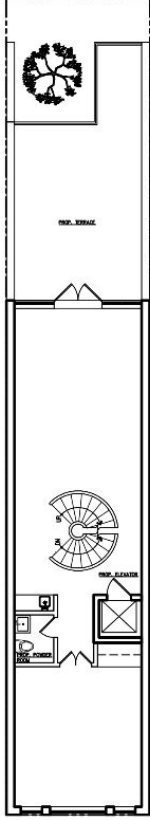
BASEMENT



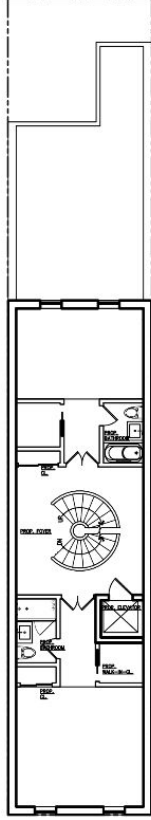
STREET LEVEL



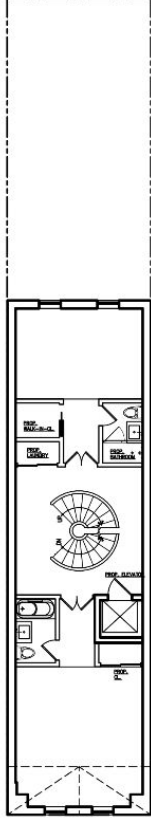
SECOND LEVEL



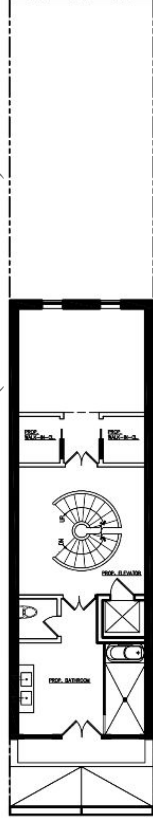
THIRD LEVEL



FOURTH LEVEL



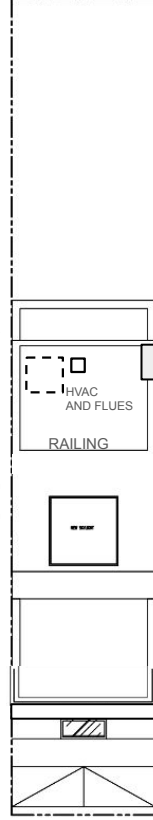
FIFTH LEVEL (ADDITION)

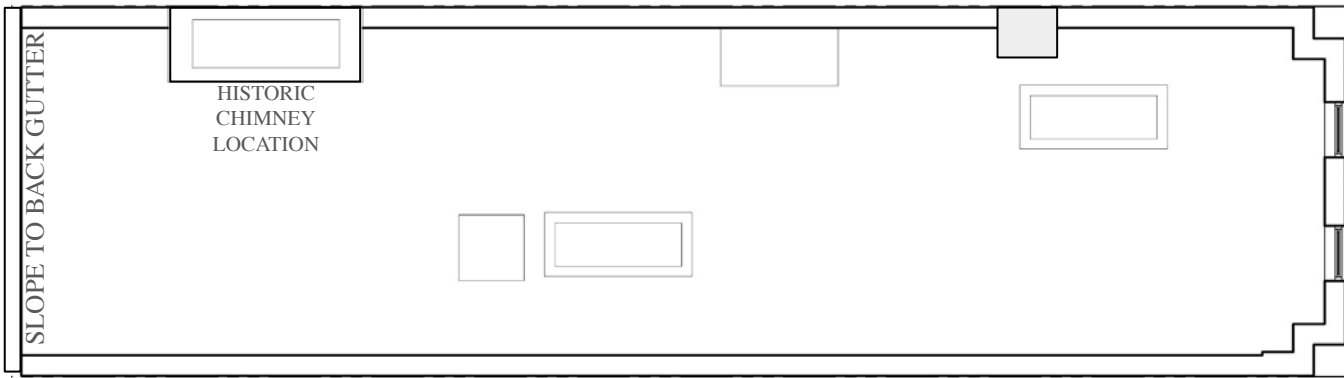


SIXTH LEVEL (ADDITION)



ROOF PLAN





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