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Wist Preservation Associates
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New York, NY 10012
T: (646) 499 0876

STRUCTURAL ENGINEER:
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New York, NY 10005
T: (212) 620-7970

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T: (908) 684-1522

FACADE CONSULTANT:
Eckersley O'callaghan &
Partners
137 Varick St., Suite 406
New York, NY 10013
T: (646) 756 4731



EXISTING FRONT FACADE IMAGE

The New York City
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1 Centre Street New York, NY 10007
November 8, 2017

9 EAST 75TH STREET TOWNHOUSE

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FRONT FACADE ELEVATION APPROVED
JUNE 2016 LPC SUBMISSION



REAR FACADE ELEVATION APPROVED
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June 2016 Approved Facade Elevations

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FRONT FACADE & YARD PROPOSAL

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Rendering Of Proposed Front Facade Design

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FRONT FACADE AND YARD PROPOSAL

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Rendering Of Proposed Front Facade Design

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NO. 9	NO. 11	NO. 13	NO. 15	NO. 17
1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE

FRONT FACADE - REPRESENTATION (1897)

The New York City
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Historic Front Facade

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HISTORICAL IMAGE OF 5, 7, 9 AND 11 EAST 75TH STREET 1905

Photo Source:
3-5 East 75th Street, Photograph by the Wurts Bros, Museum of the City of New York, X2010.7.1.390'



Historical image of N°11

The New York City
Landmarks Preservation Commission
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November 8, 2017

Historic Images

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HISTORICAL IMAGE OF 11, 13, AND 15 EAST 75TH STREET 1940

Photo Source:
3-New York City Department of records

Note: No. 11 altered to Neo-Federal Style by Architect Henry M. Polhemus

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Historic Image

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Nº. 01 Nº. 03 Nº. 05 Nº. 07 **Nº. 09** **Nº. 11** **Nº. 13** Nº. 15 Nº. 17 Nº. 19 Nº. 21 Nº. 23

COLLAGED ELEVATION
compiled using dated sources

EXISTING BUILDINGS COLLAGE OF EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON

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Existing Street Collage

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NO. 7	NO. 9	NO. 11	NO. 13	NO. 15	NO. 17
1901-02 WELCH, SMITH & PROVOT STYLE: BEAUX-ARTS	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE 1940 REFERENCE PHOTO DEPICTS NON-ORIGINAL BUILDING; EXACT INFO TBC. 1951 ELIAS K. HERZOG STYLE: NONE	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE 1923 HENRY M. POLHEMUS STYLE: NEO-FEDERAL 2013 FOGARTY FINGERS (NEW WINDOW & ENTRANCE) APPROVED BUT NOT BUILT	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE 19 -- (STOOP & ENTRY ALTERATION)	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE 19 -- (STOOP & ENTRY ALTERATION)	1887-89 WILLIAM E. MOWBRAY STYLE: QUEENE ANNE 1919 HOWARD MAJOR STYLE: ECLECTIC

FRONT FACADE - REPRESENTATION (2016)

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Existing Front Facade

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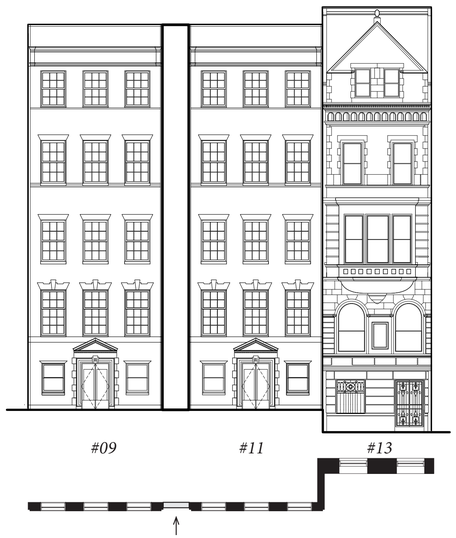
Step 1) Analyze existing facade.



*Step 2) Renovate (#13) & (#11) facades.
Relocate #11 front door per 2013 LPC application & replace with (2) one on one windows, sim. to 1923 original windows.
Remove no-style facade.(#9).*



Step 3) Create new (#9) facade by mirroring & inversting detailed elements of adjacent (#11) facade.



Step 4) Articulate the spine between #9 & #11 with a recess.



Step 5) Provide one large window exception at the family floor for new facade. (#9)



Step 6) Texture new brick facade surface. (#9)

FRONT FACADE CONCEPT

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Proposed Front Facade Concept

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FRONT FACADE CONCEPT
COUPLING

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Front Facade Concept
Coupling

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Step 5) Provide one large window exception at the family floor for new facade. (#9).



FRONT FACADE CONCEPT
WINDOW

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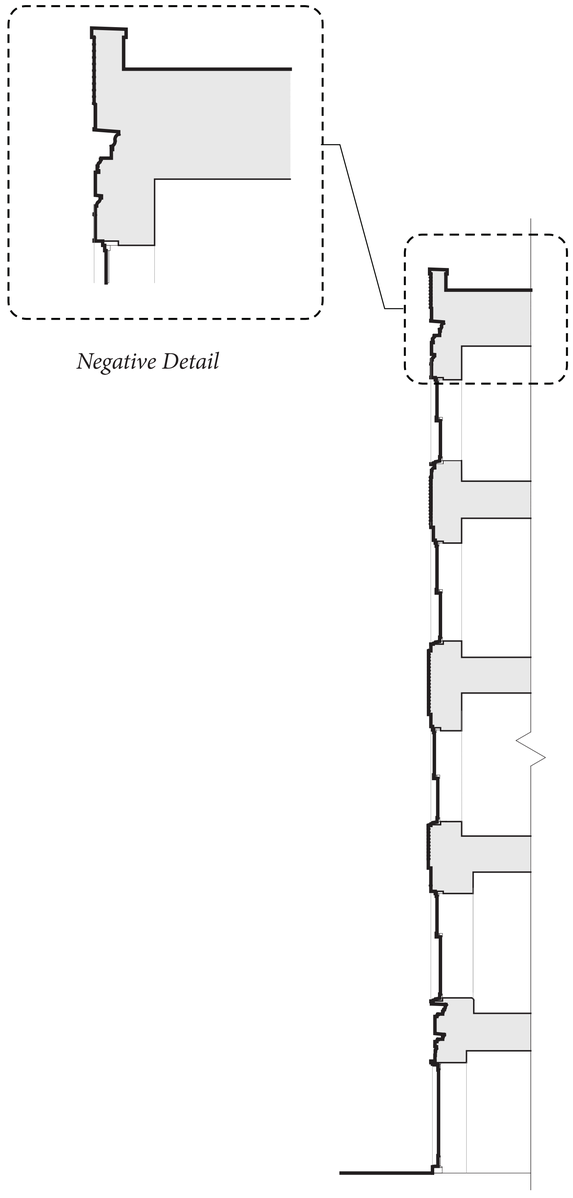
Front Facade Concept
Window

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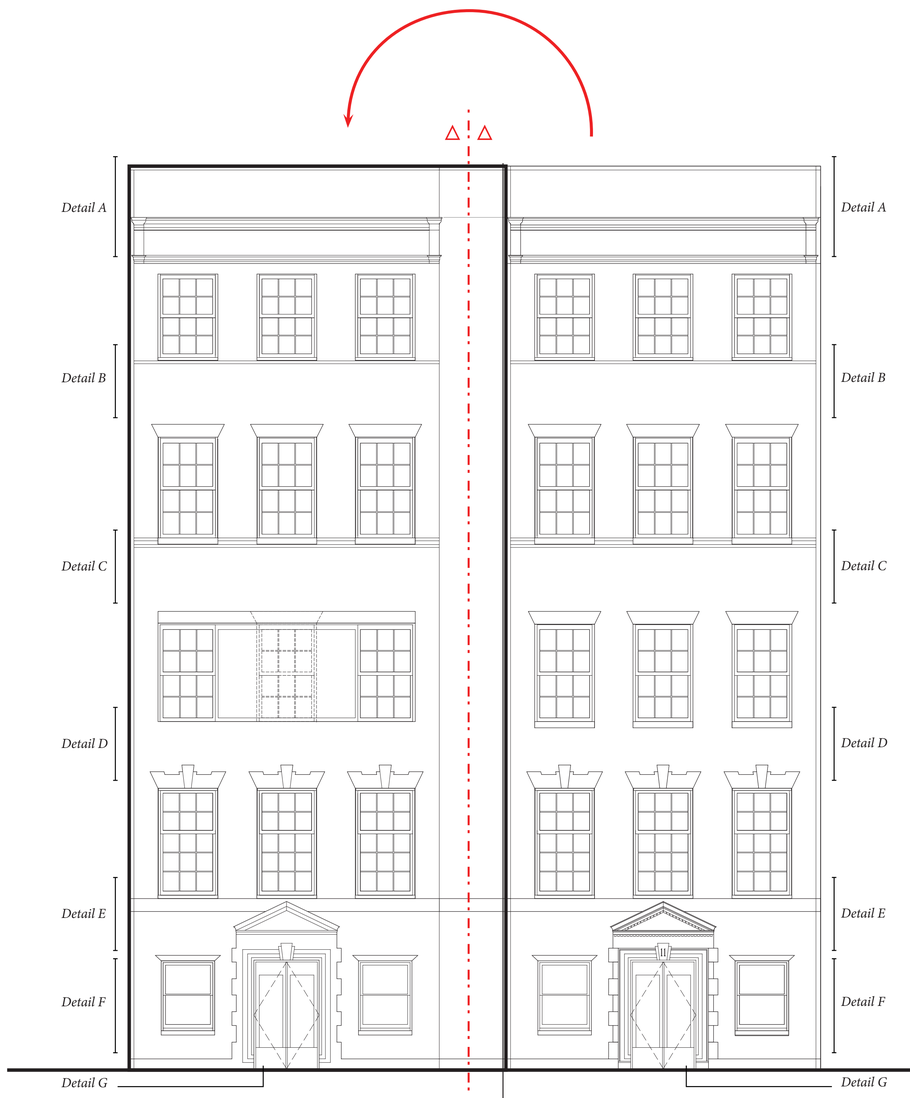
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Negative Detail

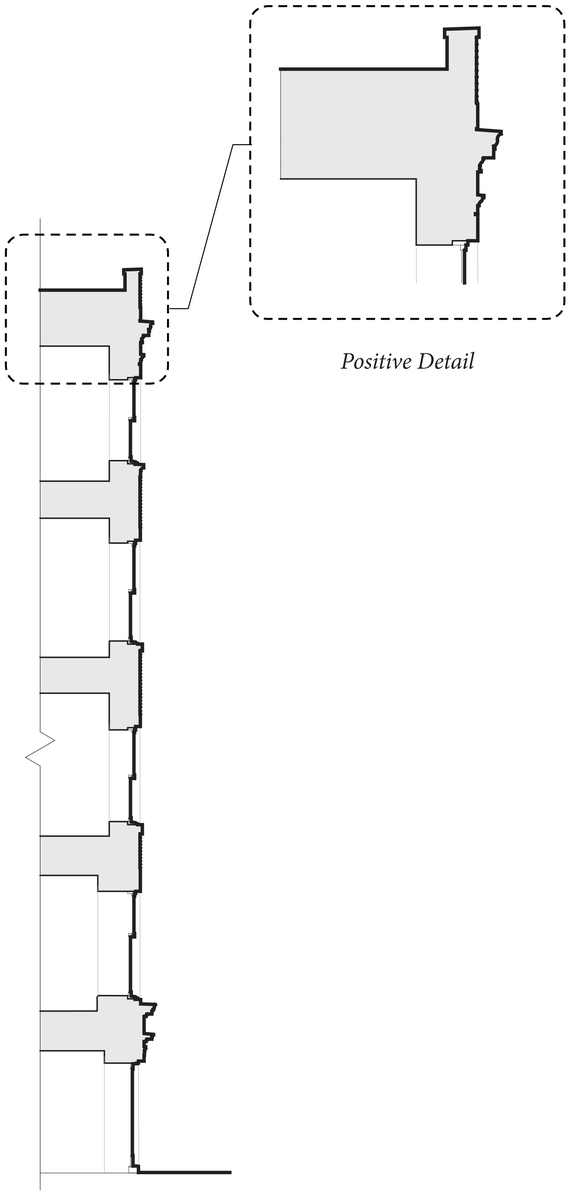
Concept Section
No. 09

Create new facade (#9) by mirroring and inverting detailed elements of adjacent facade (#11)



Elevation
No. 09

Elevation
No. 11



Positive Detail

Concept Section
No. 11

**MIRRORING CONCEPT FOR
#9 FACADE**

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Mirroring Concept For
#9 Facade

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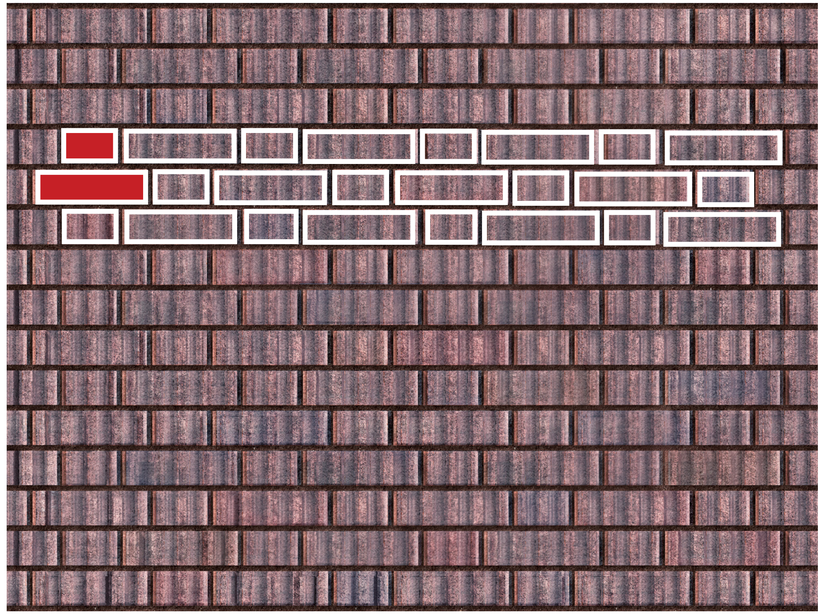
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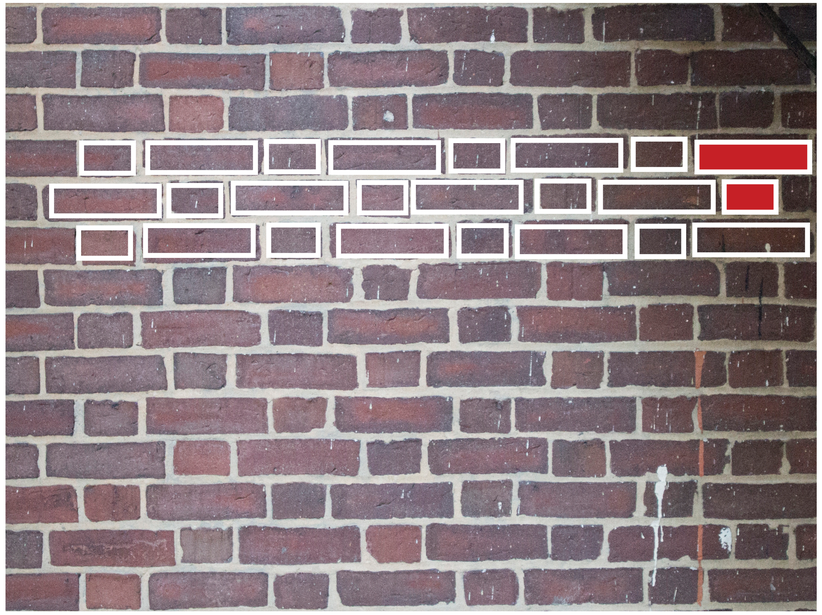
Custom header & stretcher broken bricks in a flemish bond.

Brick face dimensions, color and bond type to match No. 11 Facade

(see diagram below for creation process for custom bricks.)



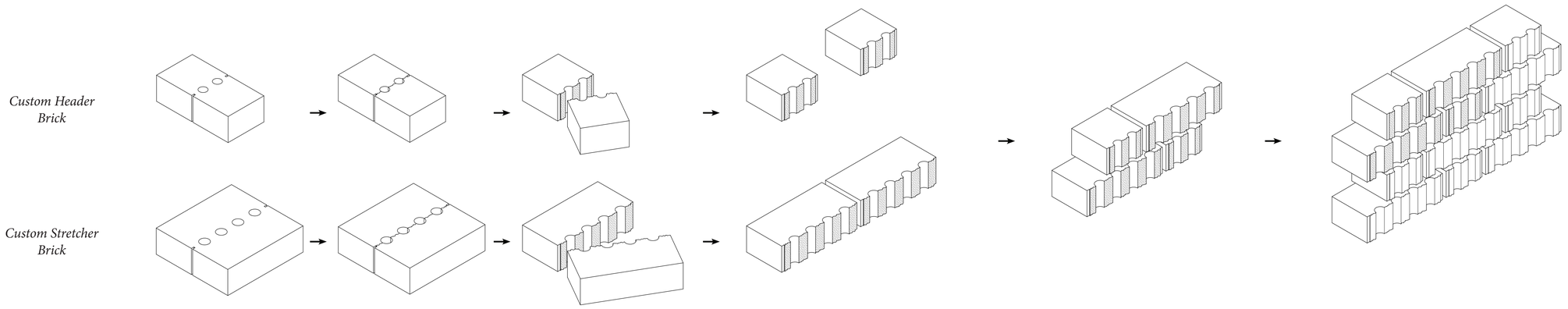
Rendering of No. 09 brick facade



Typical header & stretcher bricks in a flemish bond.

(note: Original Neo-Federal bricks to be cleaned & repointed.)

Photograph of No. 11 brick facade (Neo-Federal Facade)



Step 1)
Create custom brick.

Step 2)
Break brick in half.

Step 3)
Separate brick into (2) bricks.

Step 4)
Reveal new brick face.

Step 5)
Combine headers & stretchers.

Step 6)
Build up flemish bond surface.

CUSTOM #9 FACADE
BROKEN BRICK

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November 8, 2017

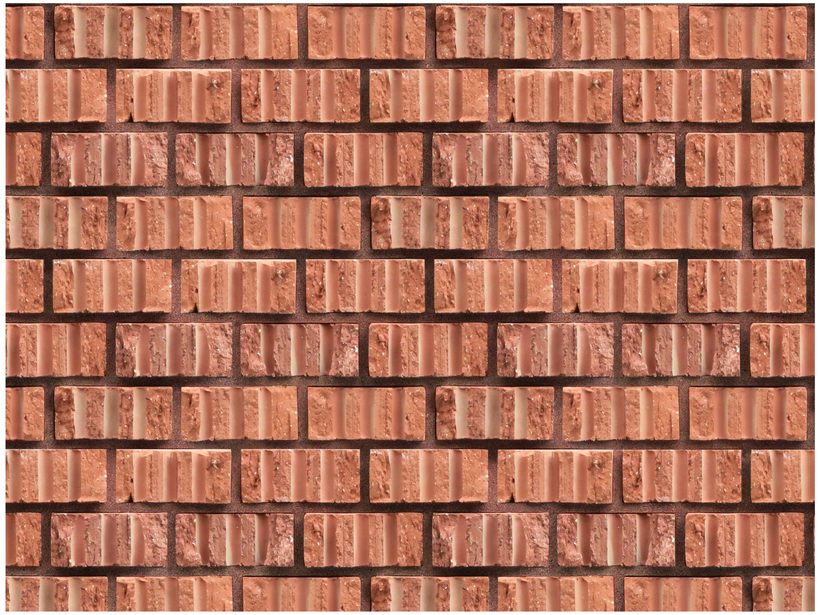
Brick Detail For
#9 Facade

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Vitra Schaudepot
Weil am Rhein, Germany



Musée Unterlinden de Colmar
Colmar, France

HERZOG & DE MEURON
BROKEN BRICK REFERENCES

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November 8, 2017

New Brick Concept Material

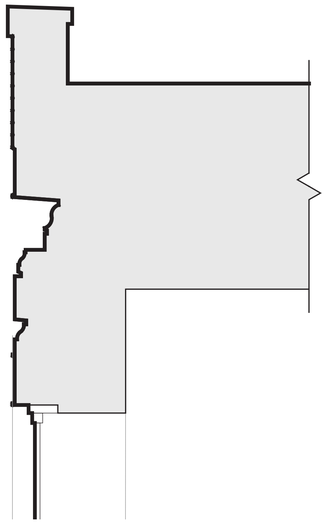
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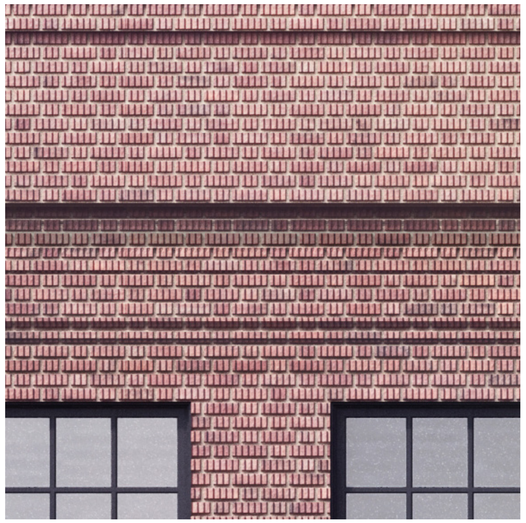
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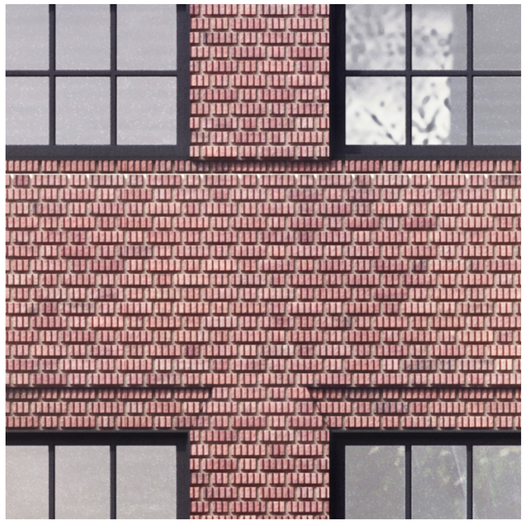
Concept Section
No. 09



Elevation
No. 09

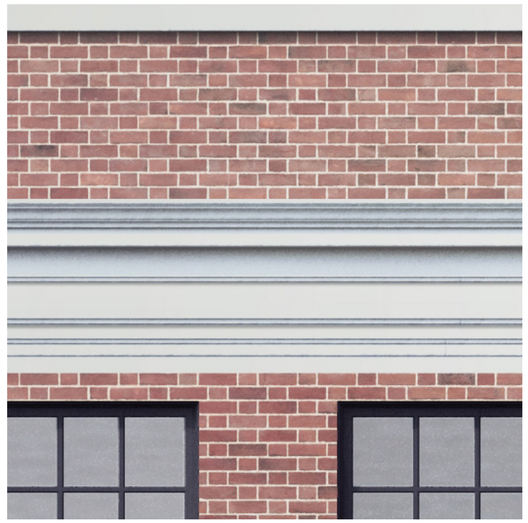


Rendered Elevation No. 09
Detail A

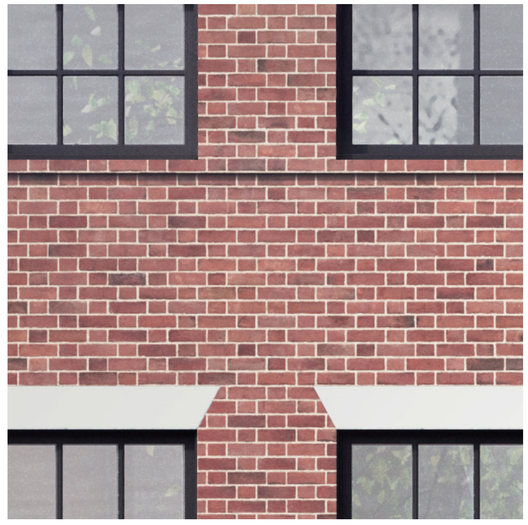


Rendered Elevation No. 09
Detail B

Elevation
No. 11

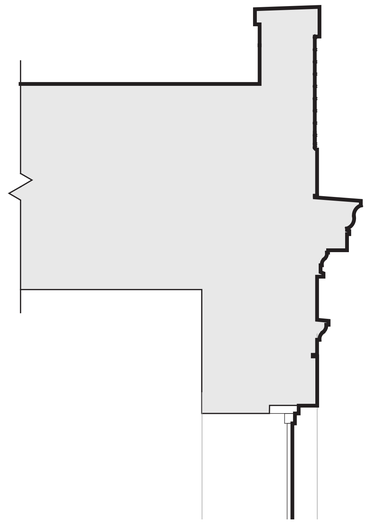


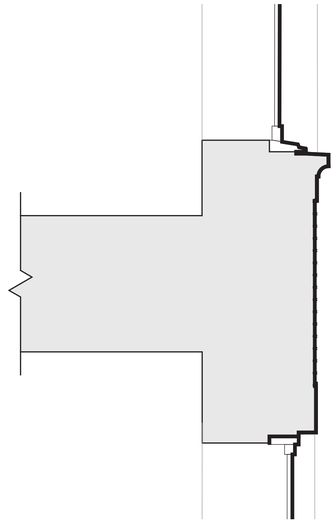
Rendered Elevation No. 11
Detail A



Rendered Elevation No. 11
Detail B

Concept Section
No. 11





FACADE CONCEPT DETAILS
PAGE 1 OF 4

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November 8, 2017

Facade Concept -
Brick Details

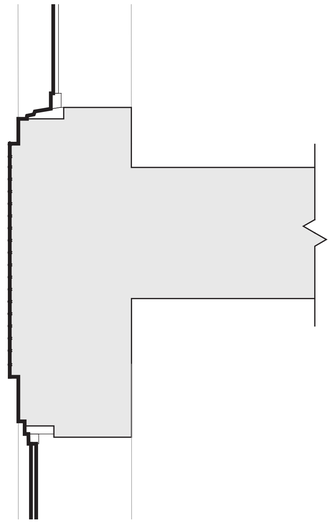
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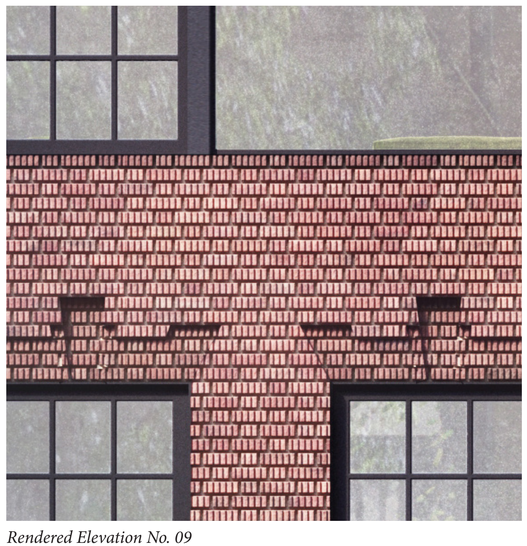
Concept Section
No. 09



Elevation
No. 09

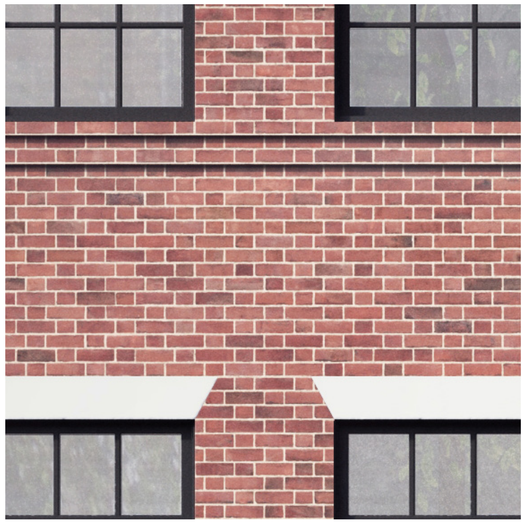


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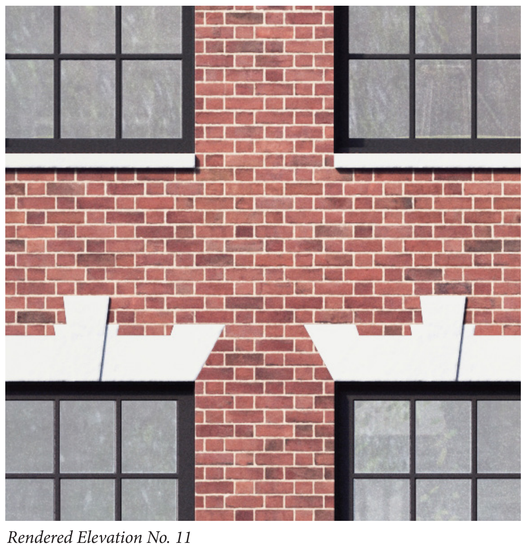


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Detail D

Elevation
No. 11

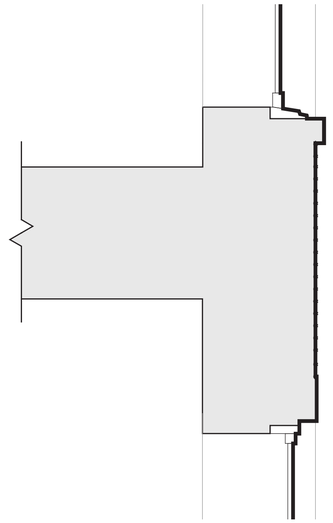


Rendered Elevation No. 11
Detail C



Rendered Elevation No. 11
Detail D

Concept Section
No. 11



FACADE CONCEPT DETAILS
PAGE 2 OF 4

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Facade Concept -
Brick Details

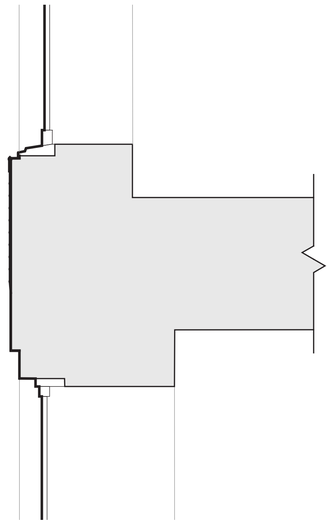
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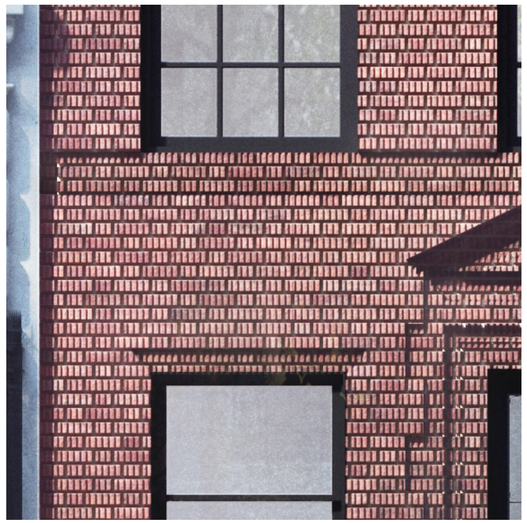
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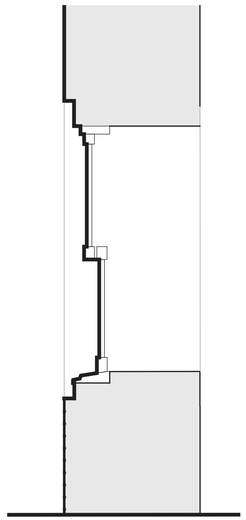
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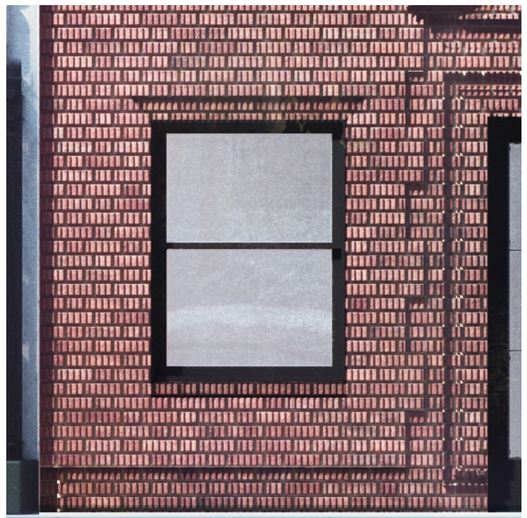


Elevation
No. 09



Rendered Elevation No. 09
Detail E





Rendered Elevation No. 09
Detail F

Elevation
No. 11

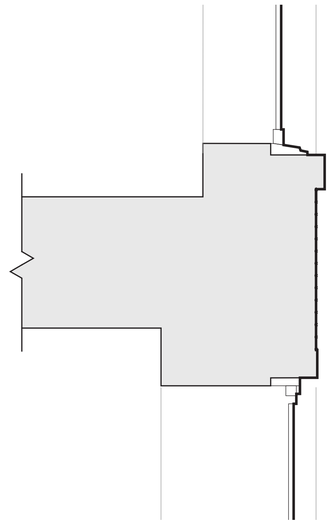


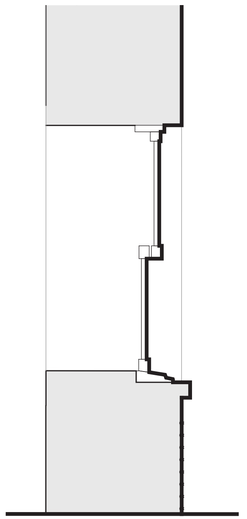
Rendered Elevation No. 11
Detail E



Rendered Elevation No. 11
Detail F

Concept Section
No. 11





FACADE CONCEPT DETAILS
PAGE 3 OF 4

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November 8, 2017

Facade Concept -
Brick Details

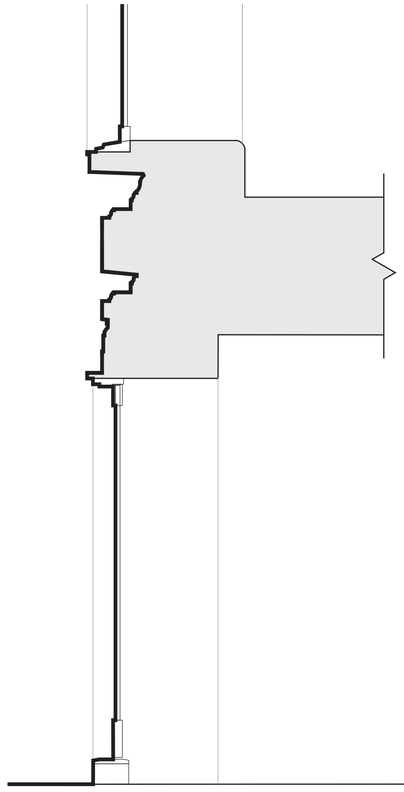
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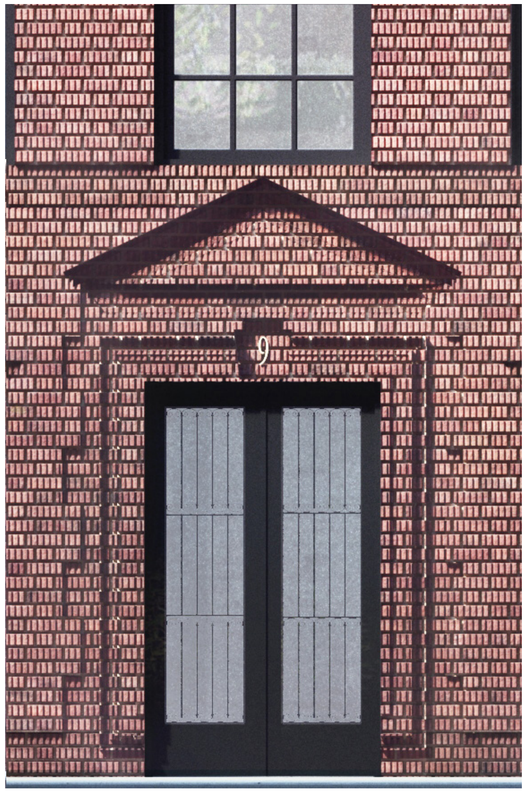
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Concept Section
No. 09



Elevation
No. 09



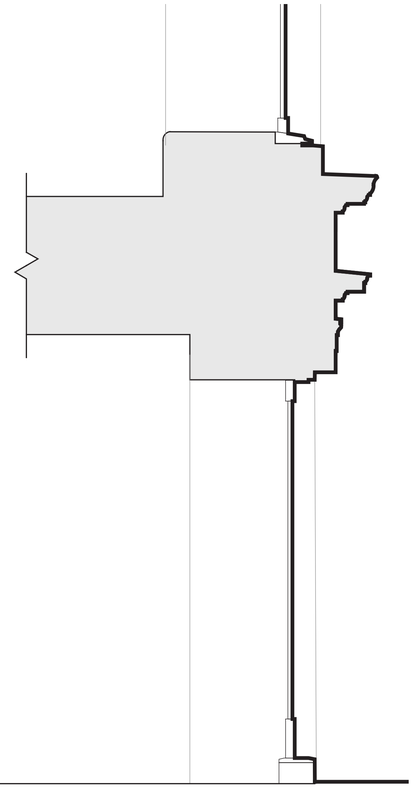
Rendered Elevation No. 09
Detail G

Elevation
No. 11



Rendered Elevation No. 11
Detail G

Concept Section
No. 11



FACADE CONCEPT DETAILS
PAGE 4 OF 4

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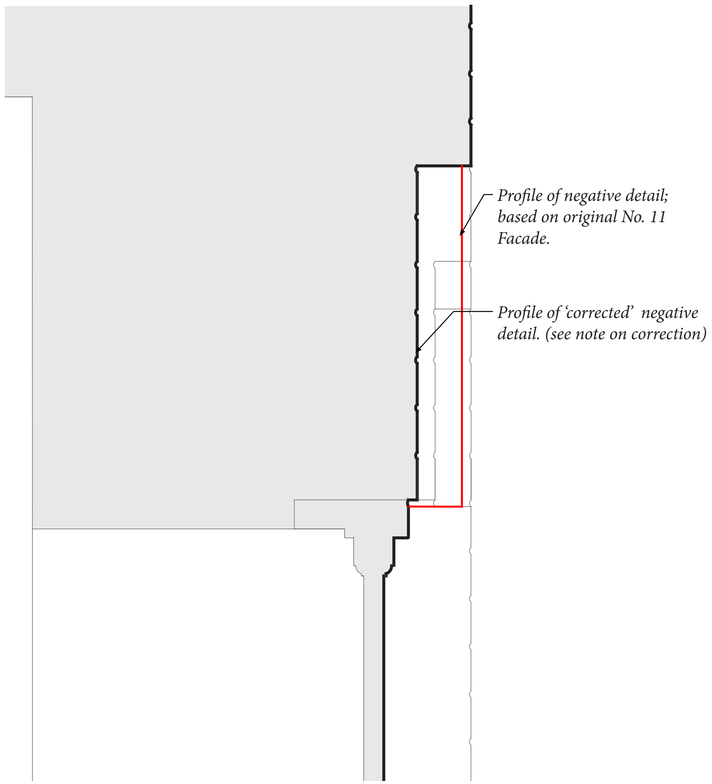
Facade Concept -
Brick Details

9 EAST 75TH STREET TOWNHOUSE

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(212) 829 9409 f

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Detail Concept Section



Detail Rendered Elevation

Note: The indentations of the positive No.11 Facade profiles, currently called negative details, are adjusted to accommodate the proportions and logic of assembled brick.

FACADE CONCEPT DETAILS
No. 09 WINDOW

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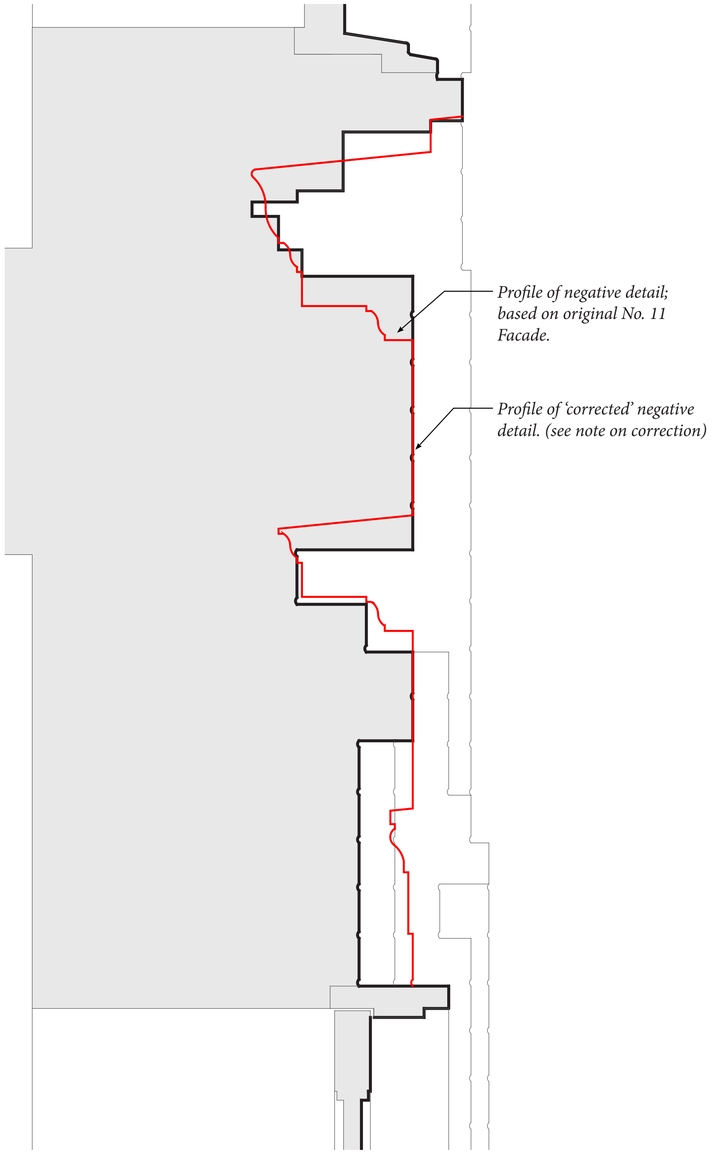
Window Details

9 EAST 75TH STREET TOWNHOUSE

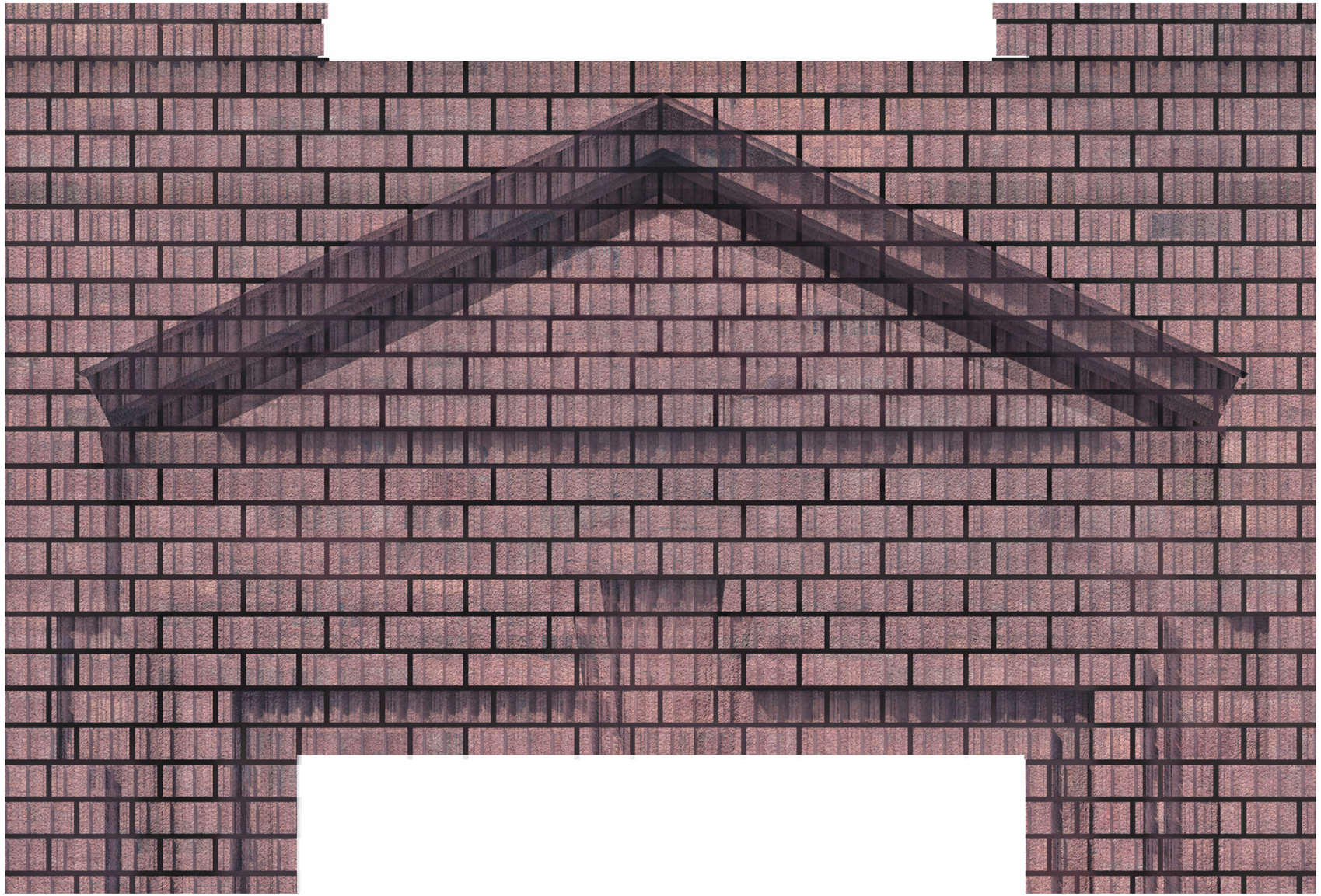
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Detail Concept Section



Detail Rendered Elevation

Note: The indentations of the positive No.11 Facade profiles, currently called negative details, are adjusted to accommodate the proportions and logic of assembled brick.

FACADE CONCEPT DETAILS
No. 09 DOOR

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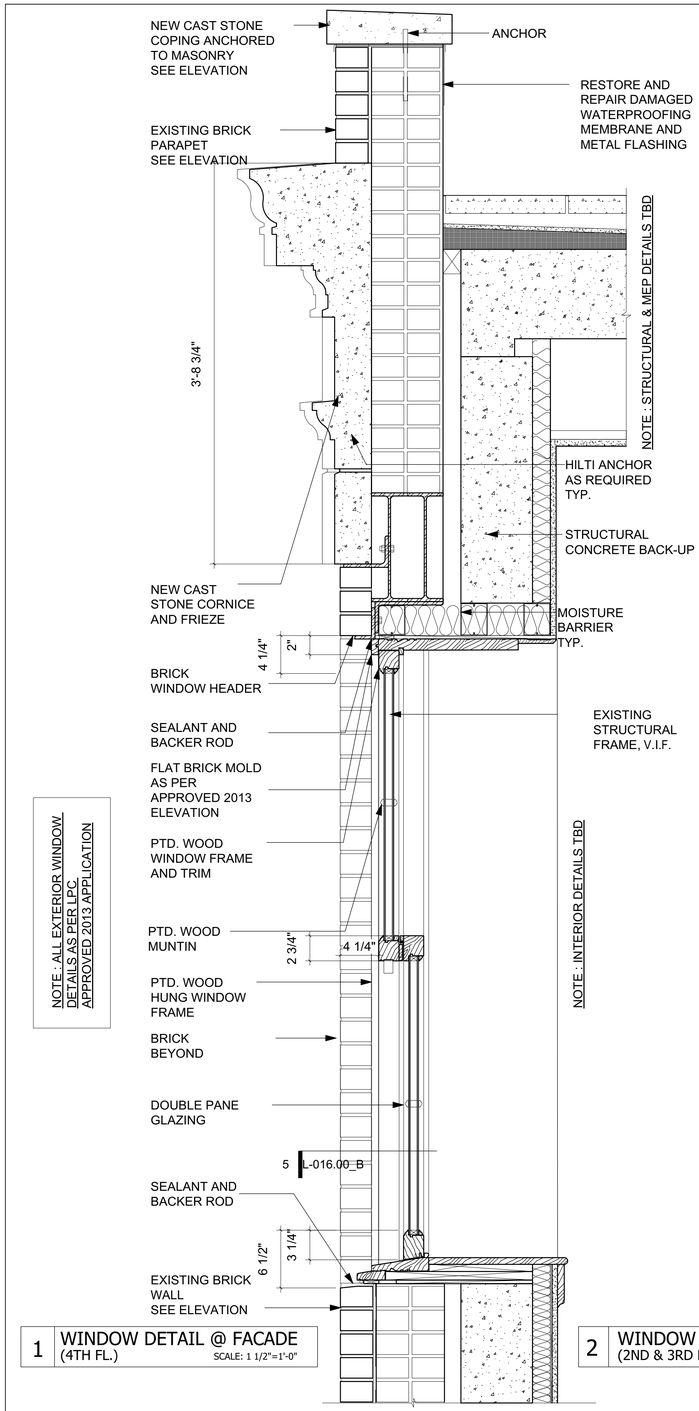
Door Details

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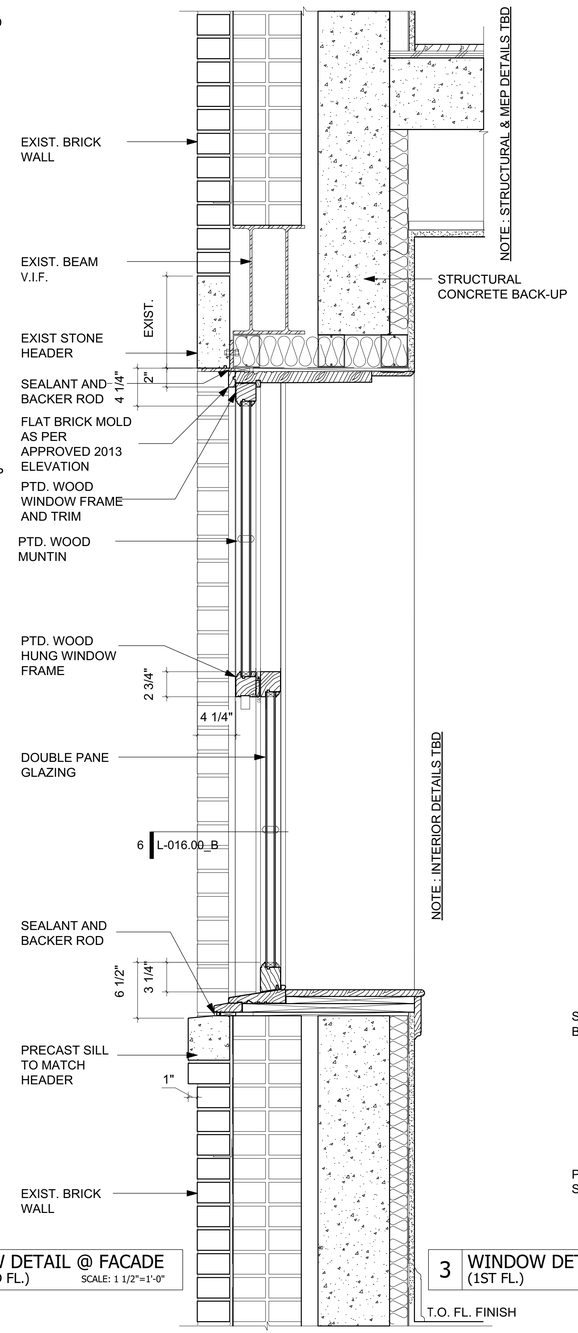
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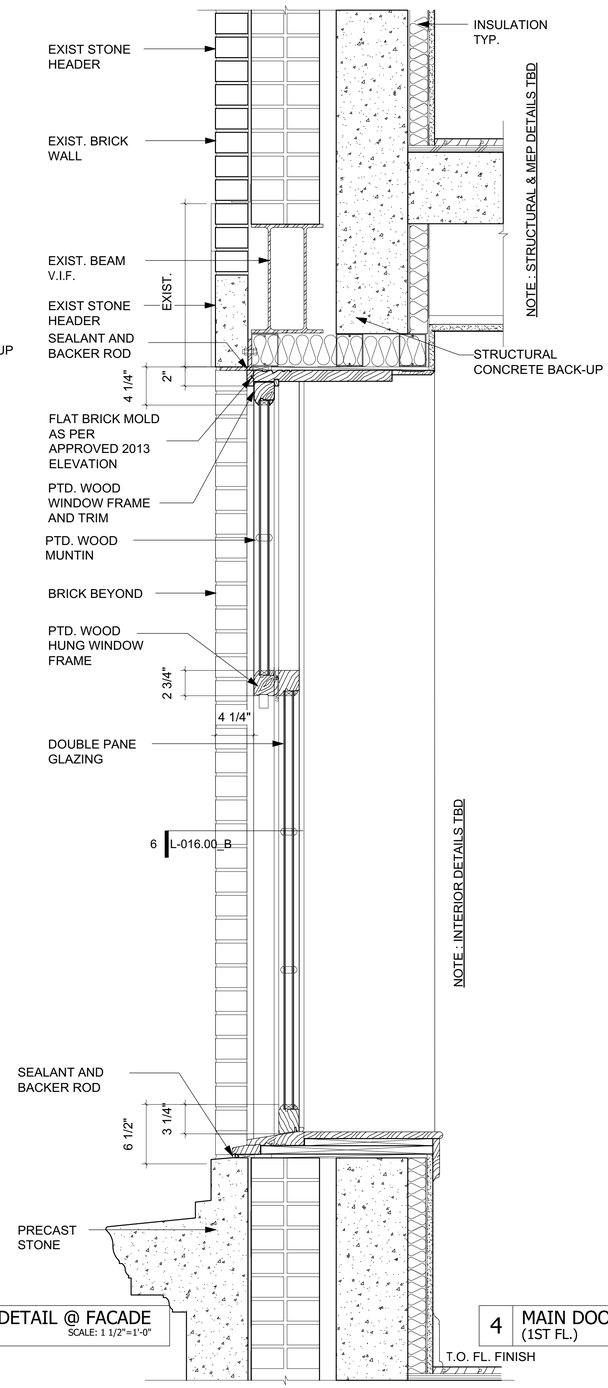
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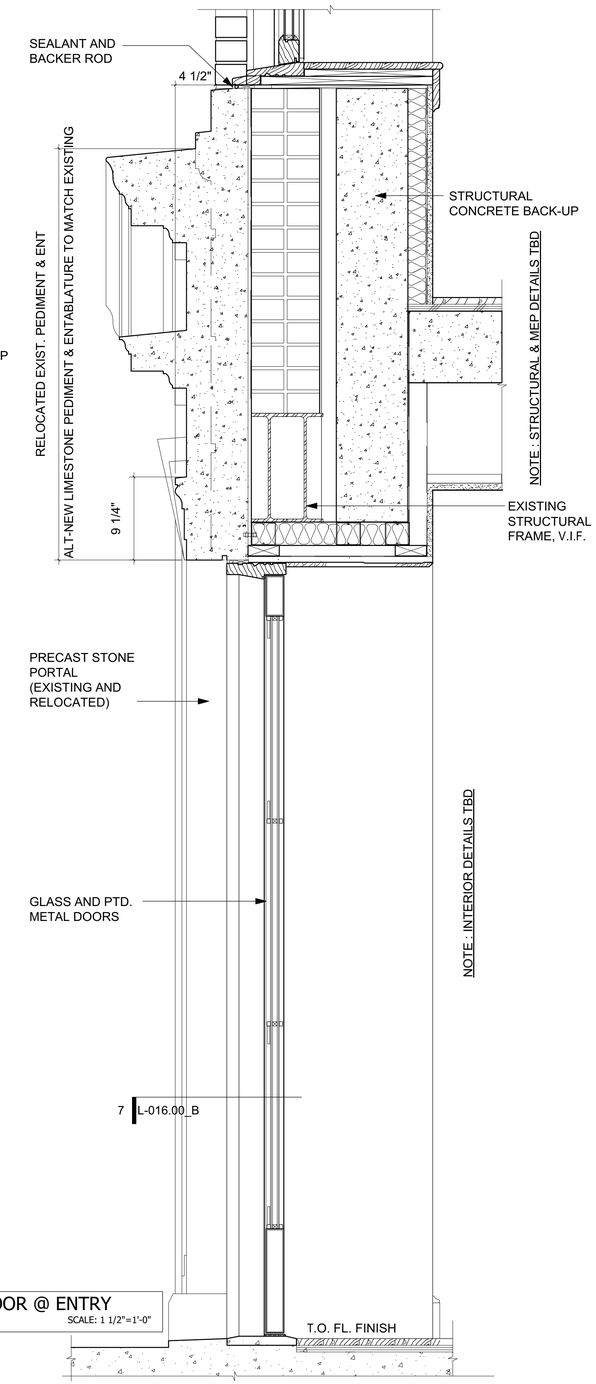
1 WINDOW DETAIL @ FACADE (4TH FL.) SCALE: 1 1/2"=1'-0"



2 WINDOW DETAIL @ FACADE (2ND & 3RD FL.) SCALE: 1 1/2"=1'-0"



3 WINDOW DETAIL @ FACADE (1ST FL.) SCALE: 1 1/2"=1'-0"



4 MAIN DOOR @ ENTRY (1ST FL.) SCALE: 1 1/2"=1'-0"

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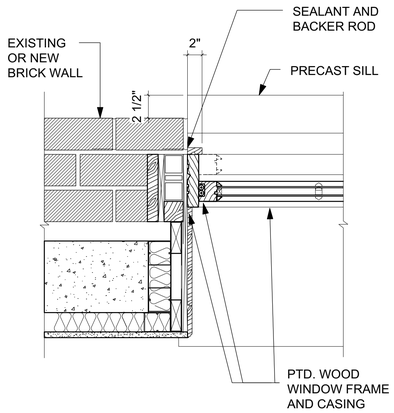
11 East 75th Street Facade - Window and Door Details

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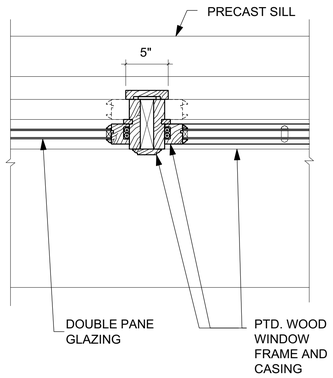
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INTERIOR SIDE

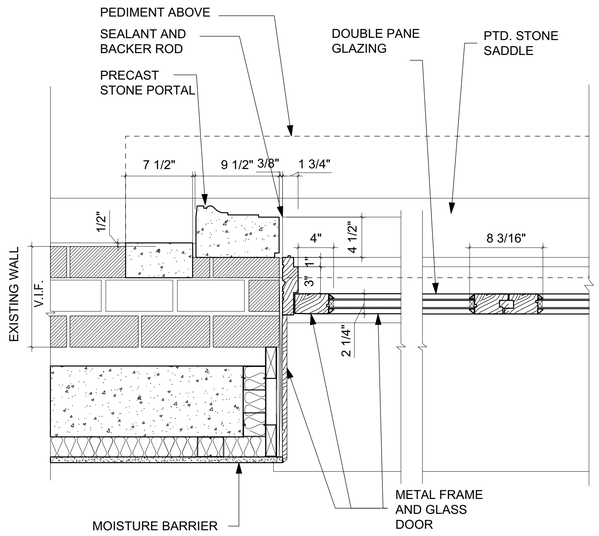
NOTE : INTERIOR DETAILS TBD

5 WINDOW PLAN DETAIL
SCALE: 1 1/2"=1'-0"



NOTE : INTERIOR DETAILS TBD

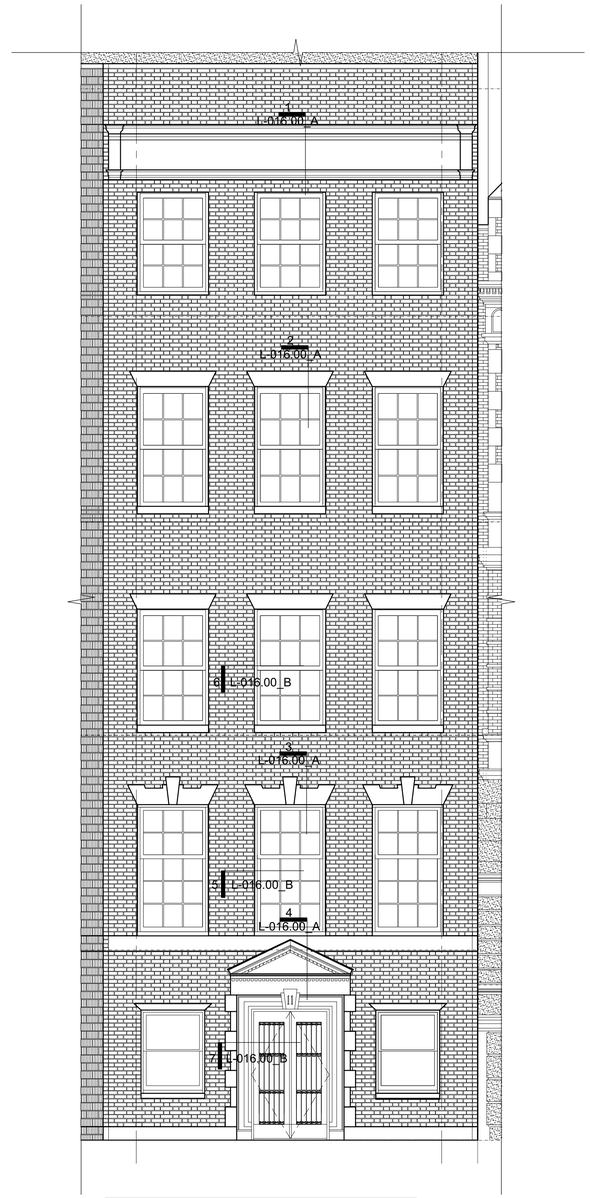
6 WINDOW PLAN DETAIL @ MULLION
SCALE: 1 1/2"=1'-0"



INTERIOR SIDE

NOTE : INTERIOR DETAILS TBD

7 DOOR PLAN DETAIL @ FIRST FLOOR ENTRY
SCALE: 1 1/2"=1'-0"



11 EAST 75TH STREET ELEVATION
SCALE: 1/4"=1'-0"

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11 East 75th Street Facade - Window and Door Details

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NO. 09 EAST 75TH STREET NO. 11 EAST 75TH STREET NO. 13 EAST 75TH STREET

EXISTING FRONT FACADE ELEVATIONS

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



NO. 09 EAST 75TH STREET
NEW BRICK FACADE

NO. 11 EAST 75TH STREET
RENOVATED EXISTING FACADE

NO. 13 EAST 75TH STREET
RENOVATED EXISTING FACADE

PROPOSED FRONT FACADE ELEVATIONS

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

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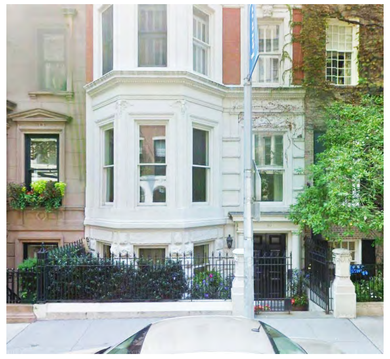
Front Facade Elevation Comparison

9 EAST 75TH STREET TOWNHOUSE

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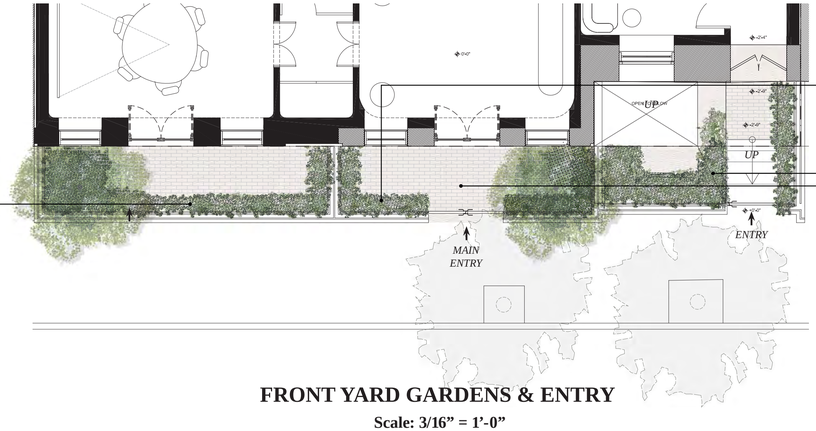
Knee Wall & Iron Fences



Hedges

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ROWHOUSE MANUAL





FRONT YARD GARDENS & ENTRY

Scale: 3/16” = 1’-0”



Dogwood Tree (Cornus Florida)



Vines (Hydrangea Anomala Petiolaris)



Rambling Roses (Rosa Ballerina)



Bluestone paving

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Front Yard Garden & Entry

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No.3 East 75th Street



No.5 and No.7 East 75th Street



No.7 East 75th Street

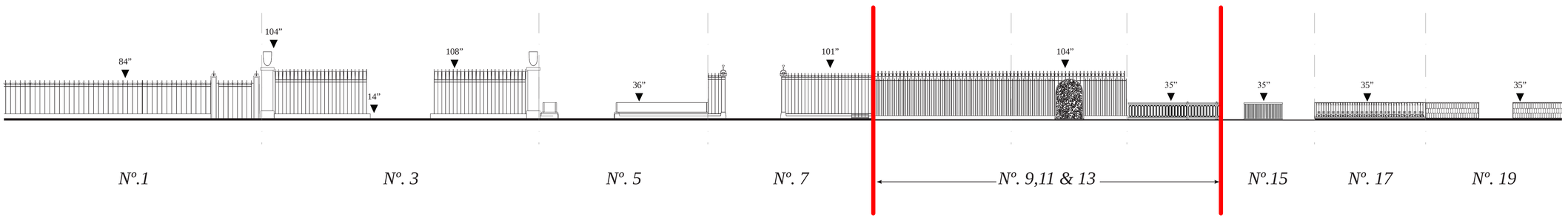


No.7 and No.9 East 75th Street



No.7 East 75th Street

EXISTING NEIGHBOURHOOD FENCES



PROPOSED NEIGHBOURHOOD FENCES

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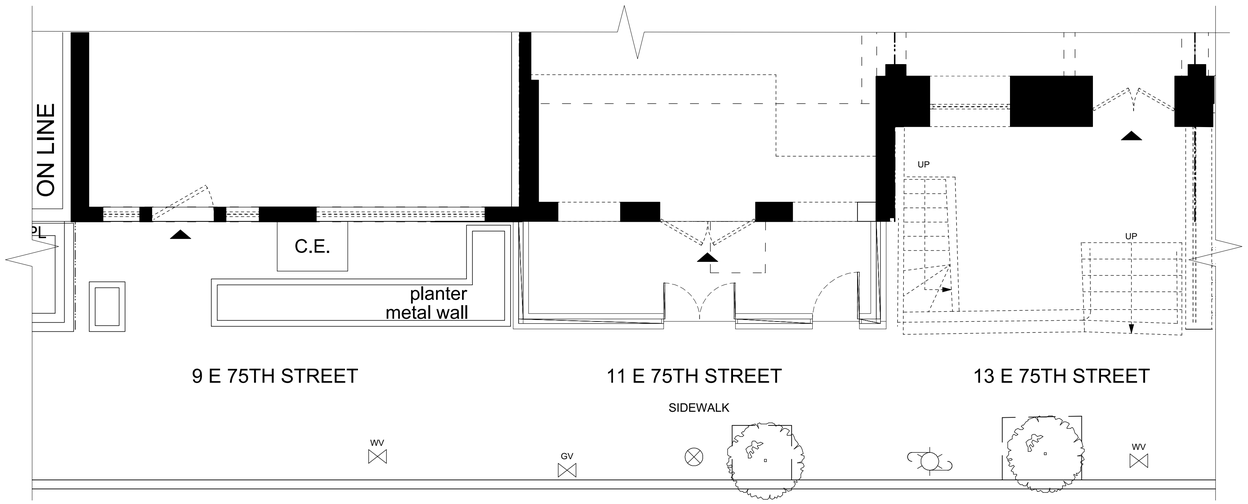
Existing & Proposed
Neighbourhood Fences

9 EAST 75TH STREET TOWNHOUSE

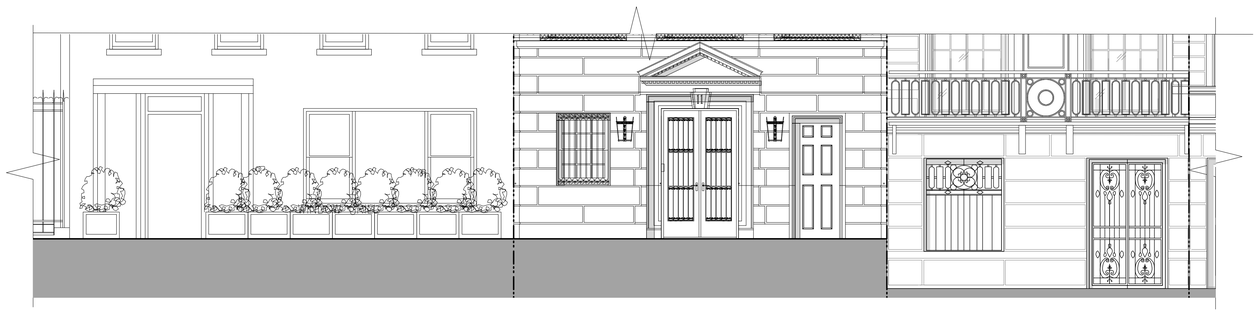
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NO. 9, 11 AND 13 EAST 75TH STREET EXISTING AREAWAY PLAN



No. 9 Existing Elevation | No. 11 LPC Approved 2013 Elevation | No. 13 Existing Elevation

EXISTING STREET LEVEL FACADES



No. 9 | No. 11 | No. 13

HISTORIC STREET LEVEL FACADES C.1923



NO. 9, 11, 13 EXISTING AREAWAY PHOTO POST-CONSTRUCTION



NO. 9 EXISTING AREAWAY PHOTO



NO. 11 EXISTING AREAWAY PHOTO PRE-CONSTRUCTION



NO. 13 EXISTING AREAWAY PHOTO

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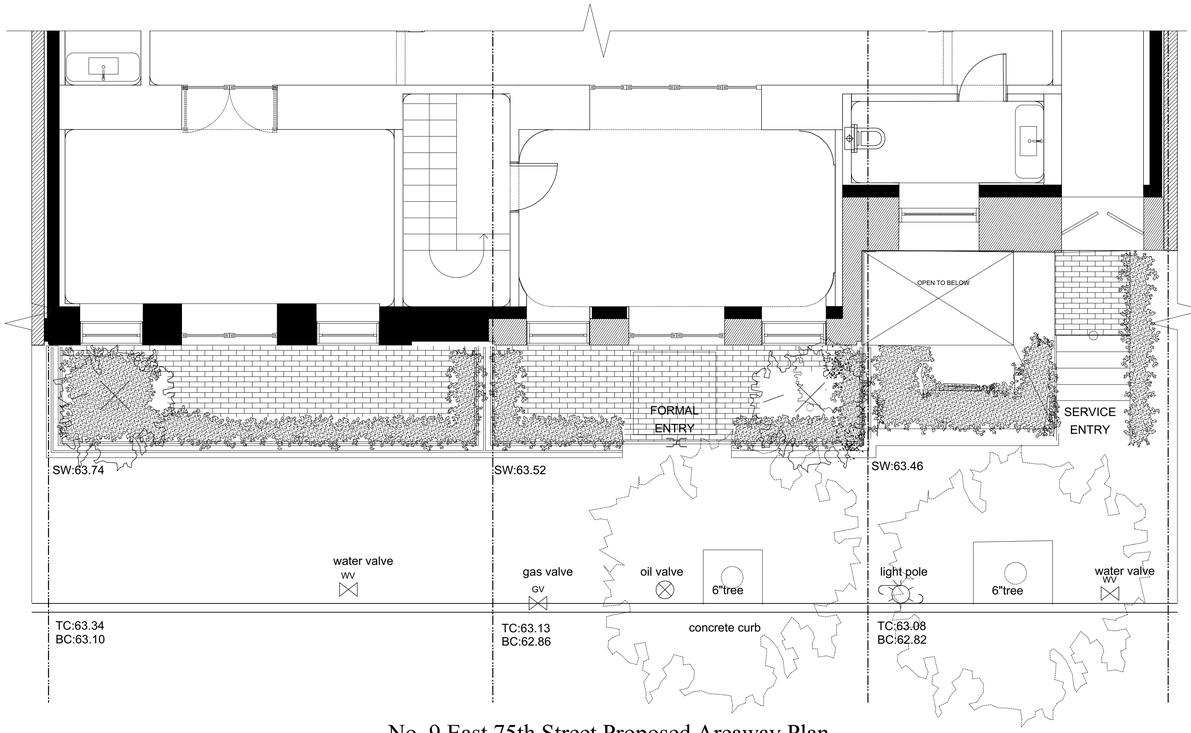
Street Facade - Entry Level (s)
Plans and Elevations

9 EAST 75TH STREET TOWNHOUSE

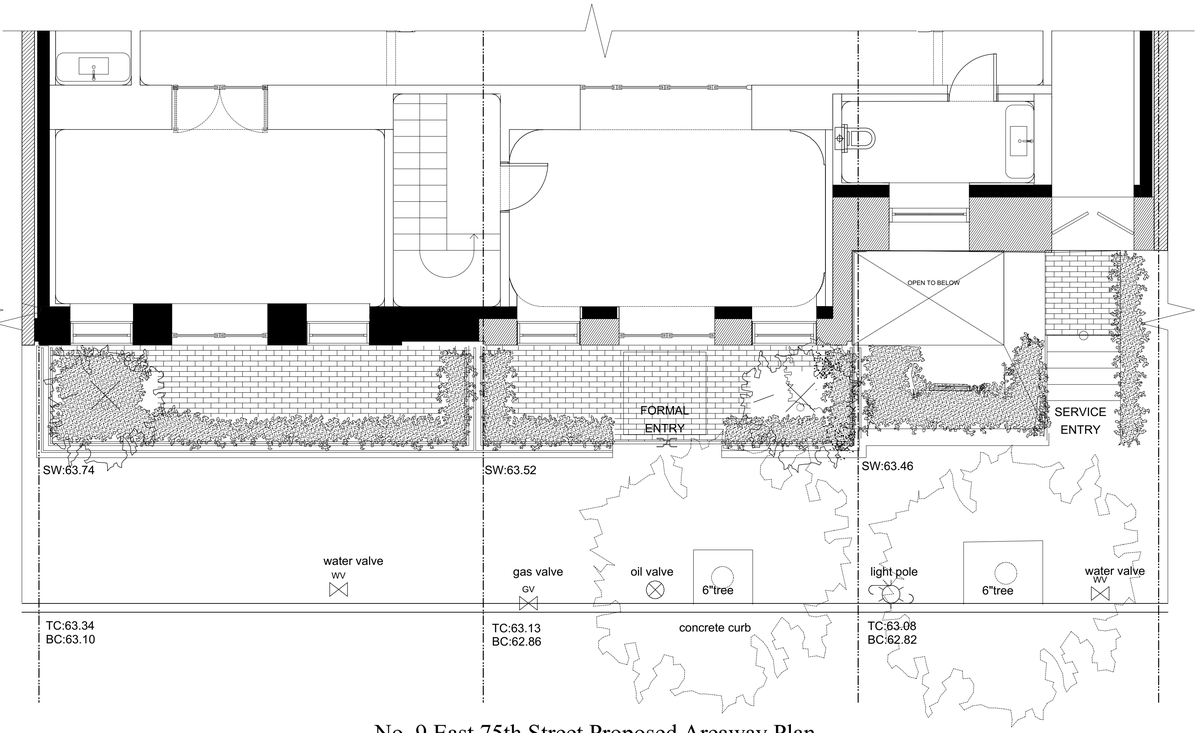
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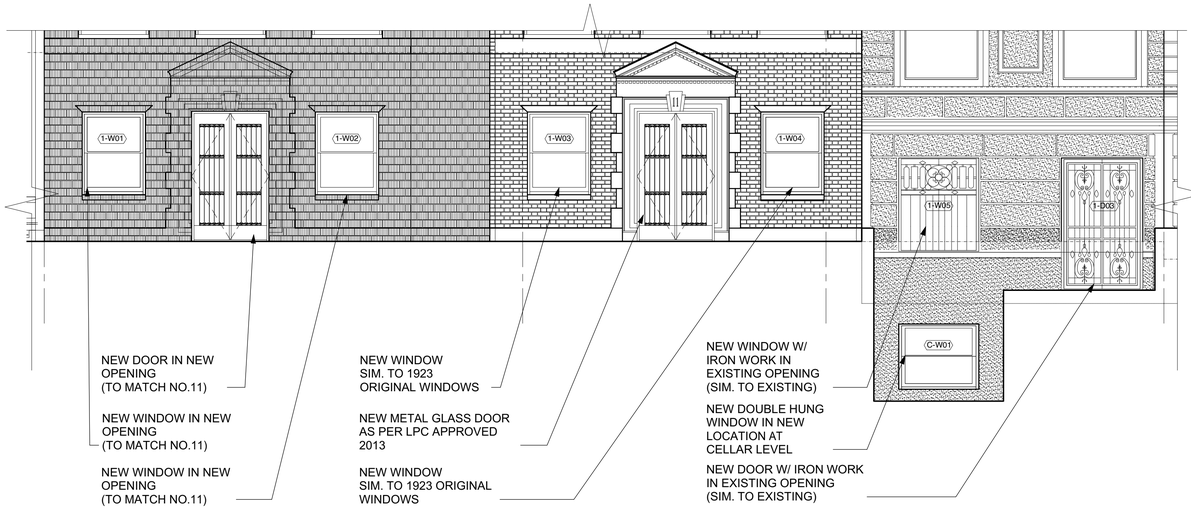
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No. 9 East 75th Street Proposed Areaway Plan

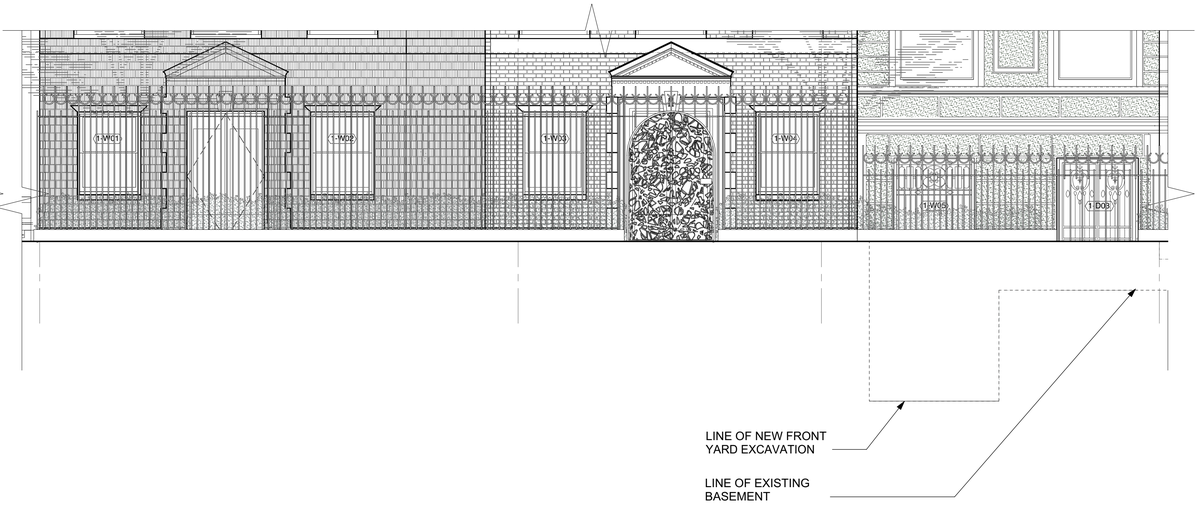


No. 9 East 75th Street Proposed Areaway Plan



No. 9 East 75th Street Proposed Elevation

PROPOSED STREET LEVEL FACADES AT AREAWAY



No. 9 East 75th Street Proposed Elevation

PROPOSED STREET LEVEL FACADES FROM STREET

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Street Facade - Entry Level (s)
Plans and Elevations

9 EAST 75TH STREET TOWNHOUSE

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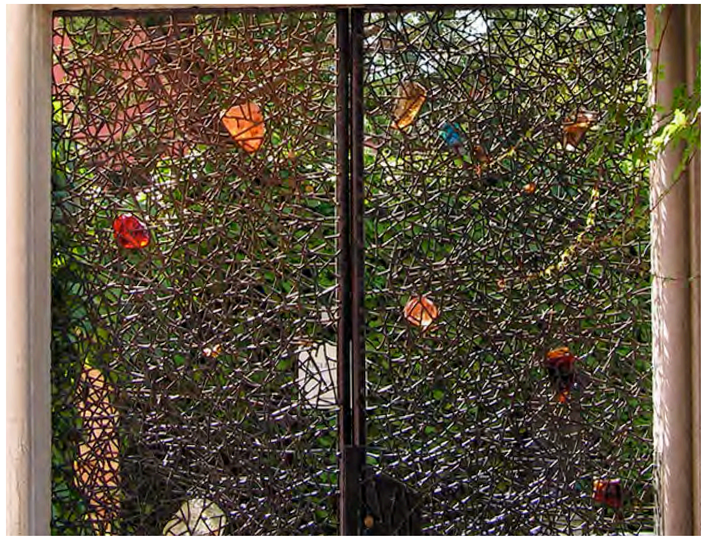
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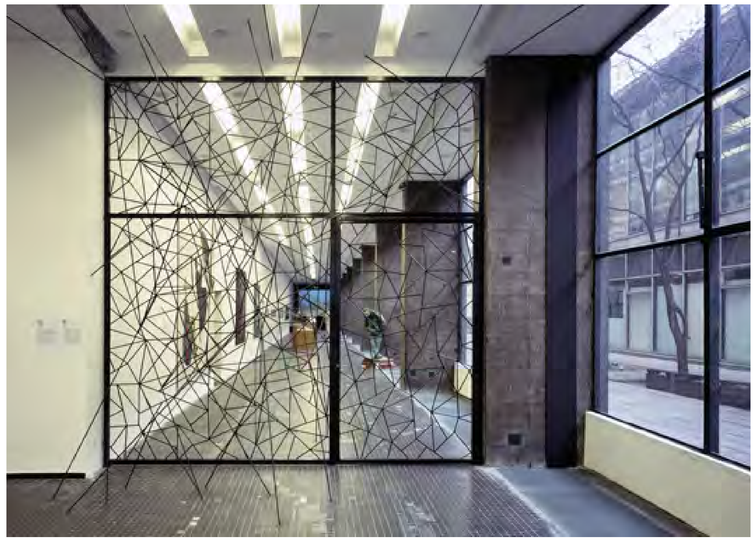
PROPOSED MAIN ENTRY GATE OPENING
DESIGN INTENT: (CUSTOM GATE DESIGN TO BE COMMISSIONED OUT TO ARTIST)







ARTIST: CLAIRE FALKENSTEIN
GATES TO PEGGY GUGGENHEIM COLLECTION MUSEUM
VENICE, ITALY . 1961





ARTIST: MONICA SOSNOWSKA
GRATING (MUSEUM OF MODERN ART WARSAW)
WARSAW, POLAND . 2009

MAIN GATE PROPOSAL REFERENCE

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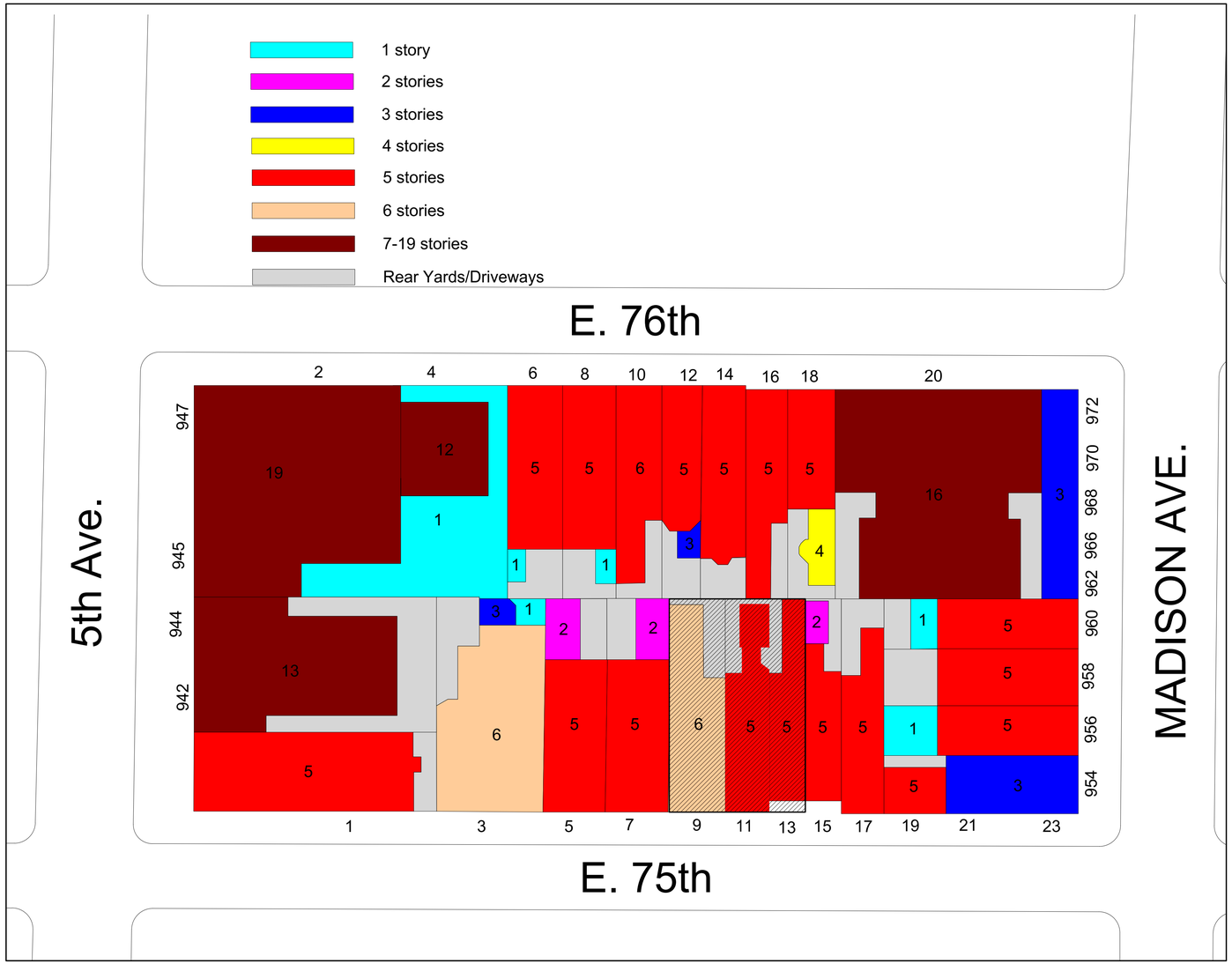
Main Gate Proposal Reference

9 EAST 75TH STREET TOWNHOUSE

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BLOCK STUDY - EXISTING BUILDING HEIGHTS

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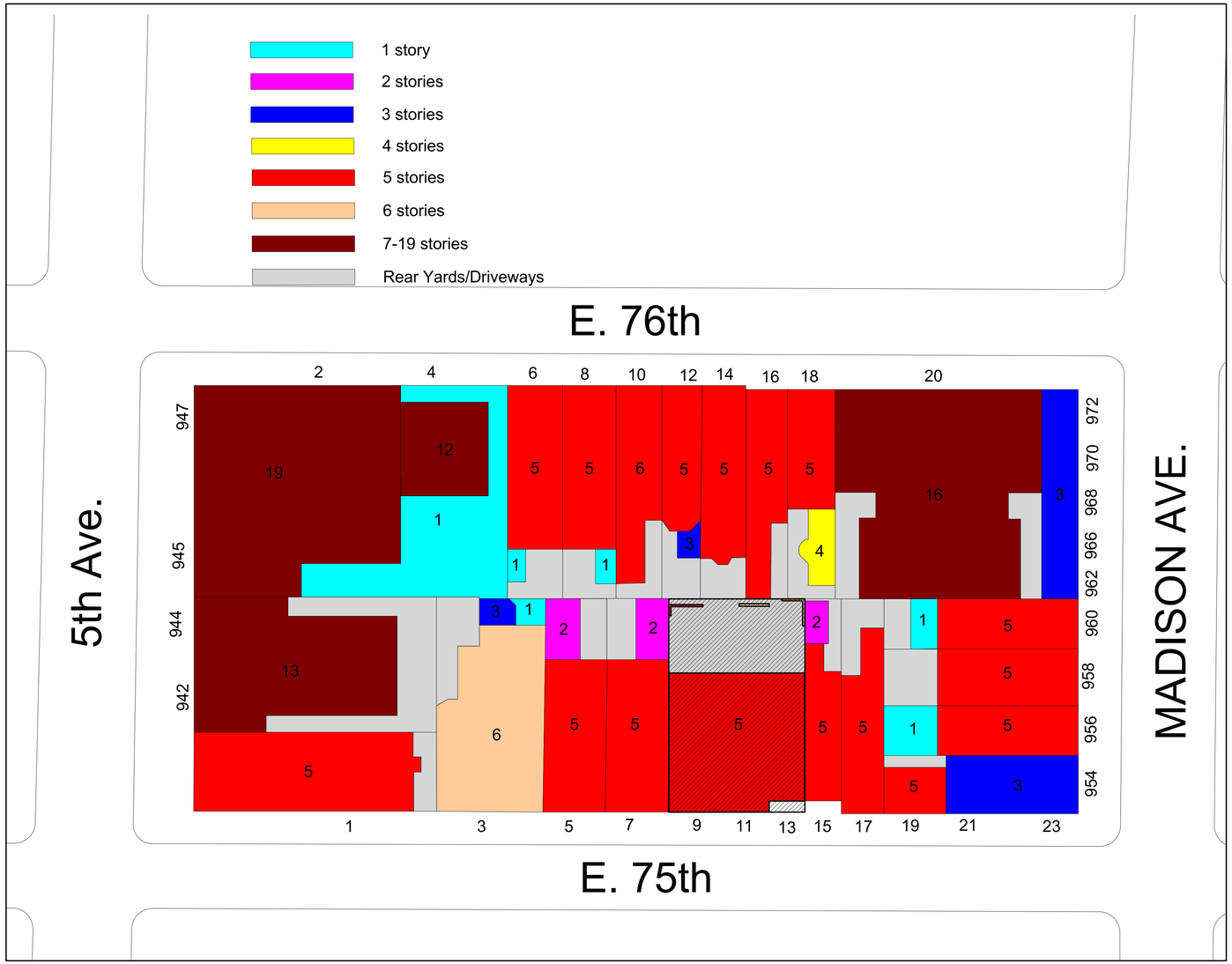
Block Study (Heights)

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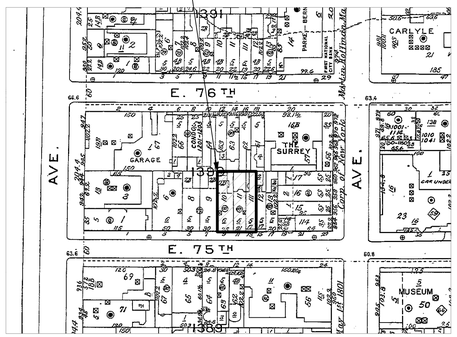
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BLOCK STUDY - PROPOSED BUILDING HEIGHTS

LOCATION OF 9 EAST 75TH STREET



PROPOSED PROJECT LOCATION ON SANDBORN MAP

LOCATION OF 9 EAST 75TH STREET

PROPOSED PROJECT LOCATION ON GOOGLE MAP

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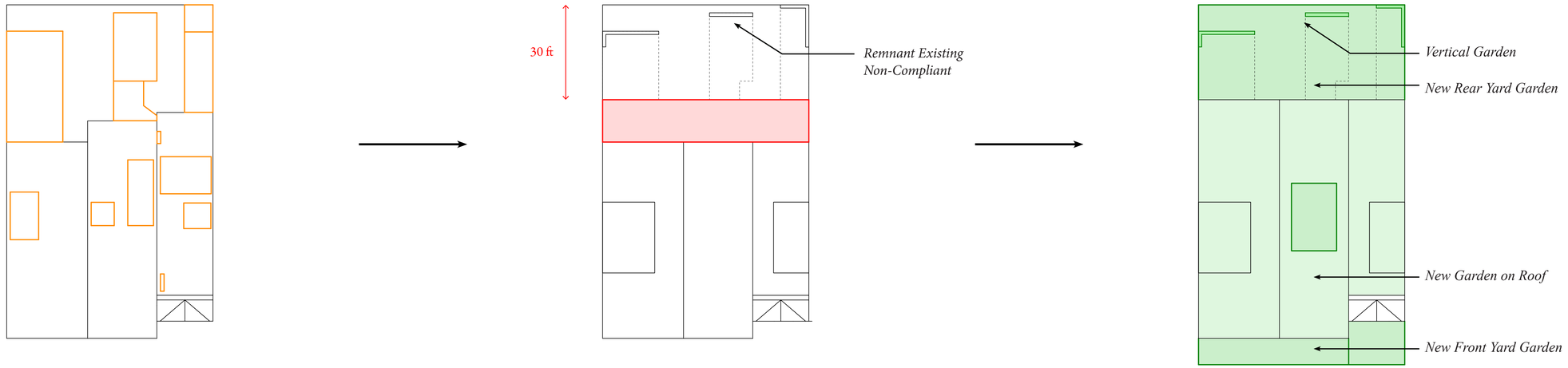
Block Study (Heights)

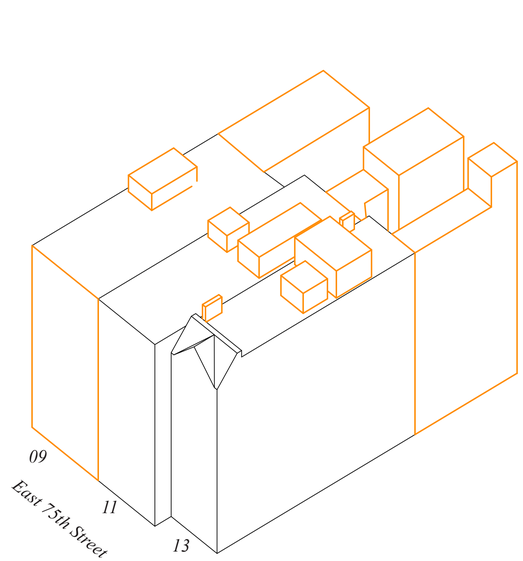
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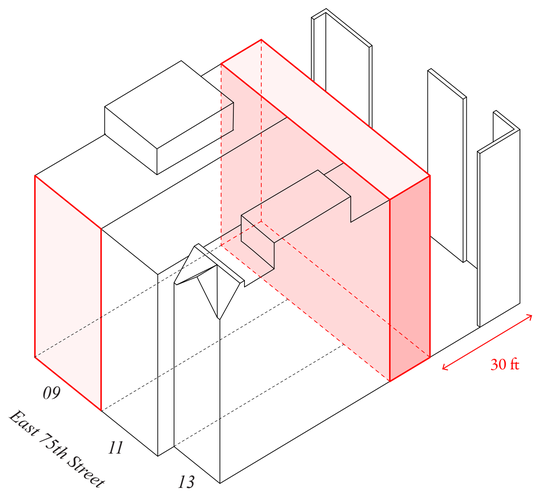
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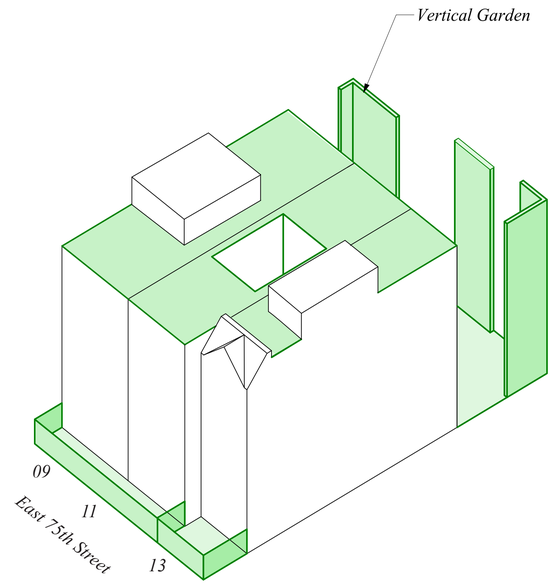




Remove existing additions



Extend volume to 30 ft setback



Provide gardens

RESTORATION OF CURRENT FACADES / REMOVAL OF GRANDFATHERED REAR YARD BUILDING ELEMENTS AND CREATION OF A GARDEN / NEW GLASS FACADE EXPRESSING THE 3 HOUSES

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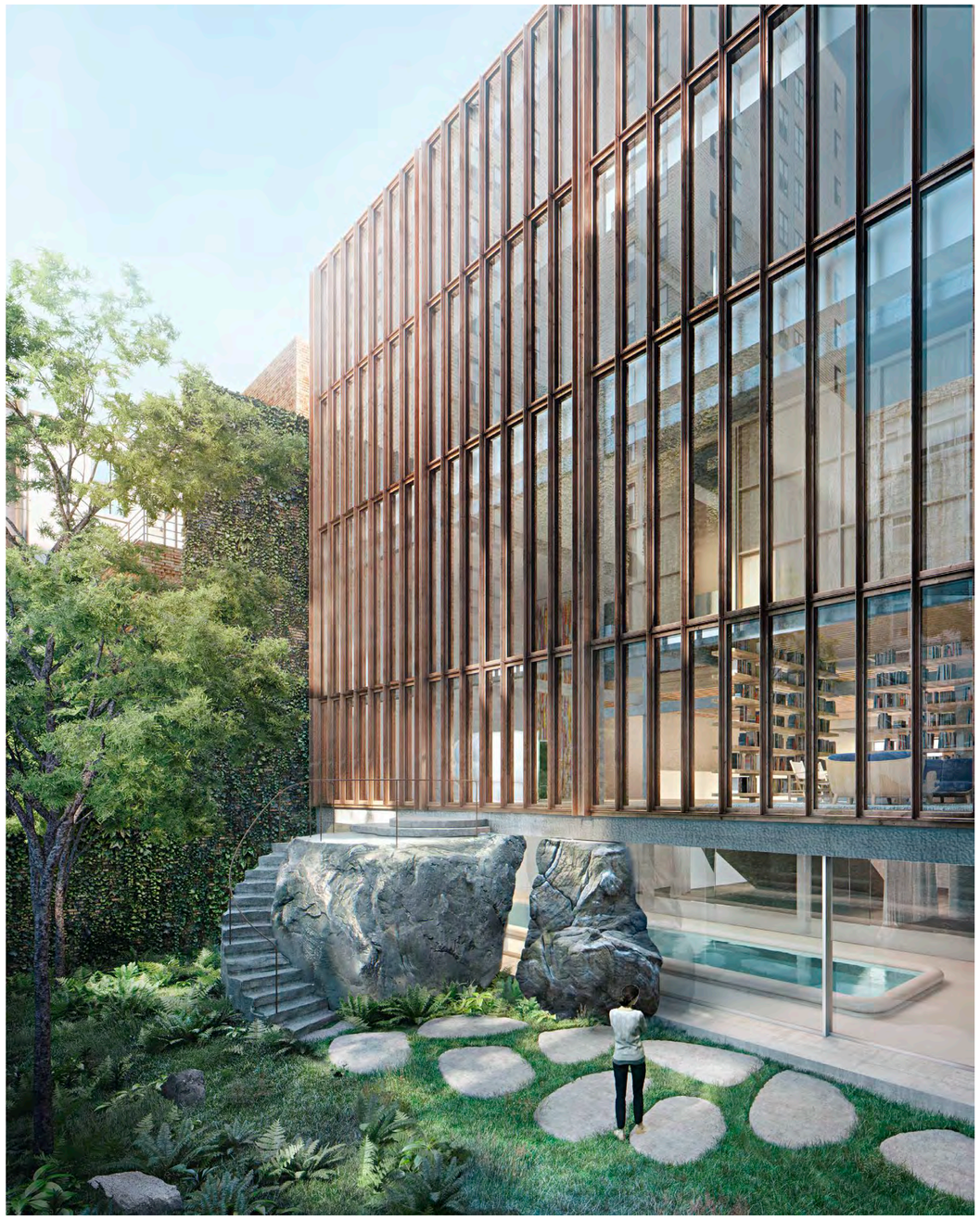
Proposed Design Concept Diagram

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REAR FACADE PROPOSAL (RENDERING)

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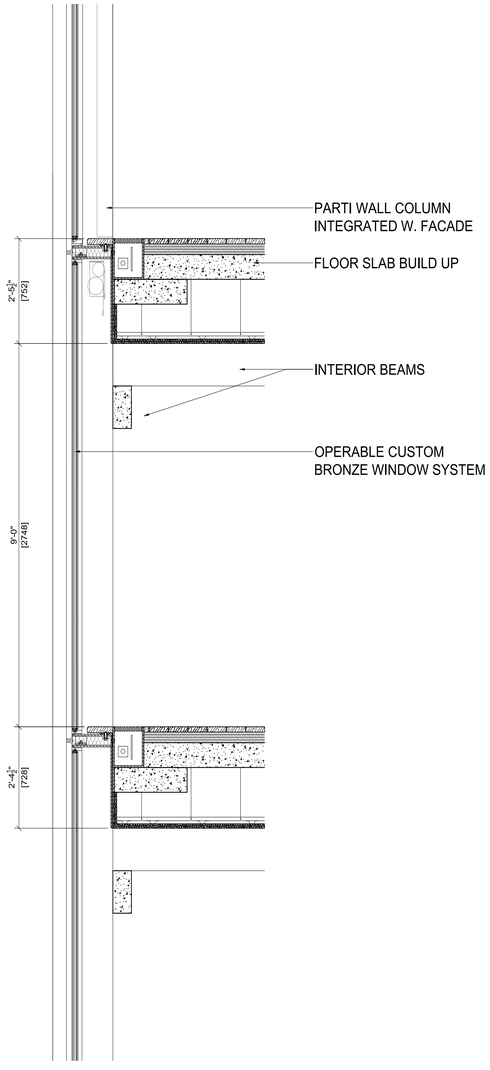
Rear Facade Proposal
Rendering

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REAR FACADE SECTION DETAIL

SCALE: 1/2" = 1'-0"



REAR FACADE SECTION DETAIL (3D)

SCALE: NTS

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Rear Facade Section Detail

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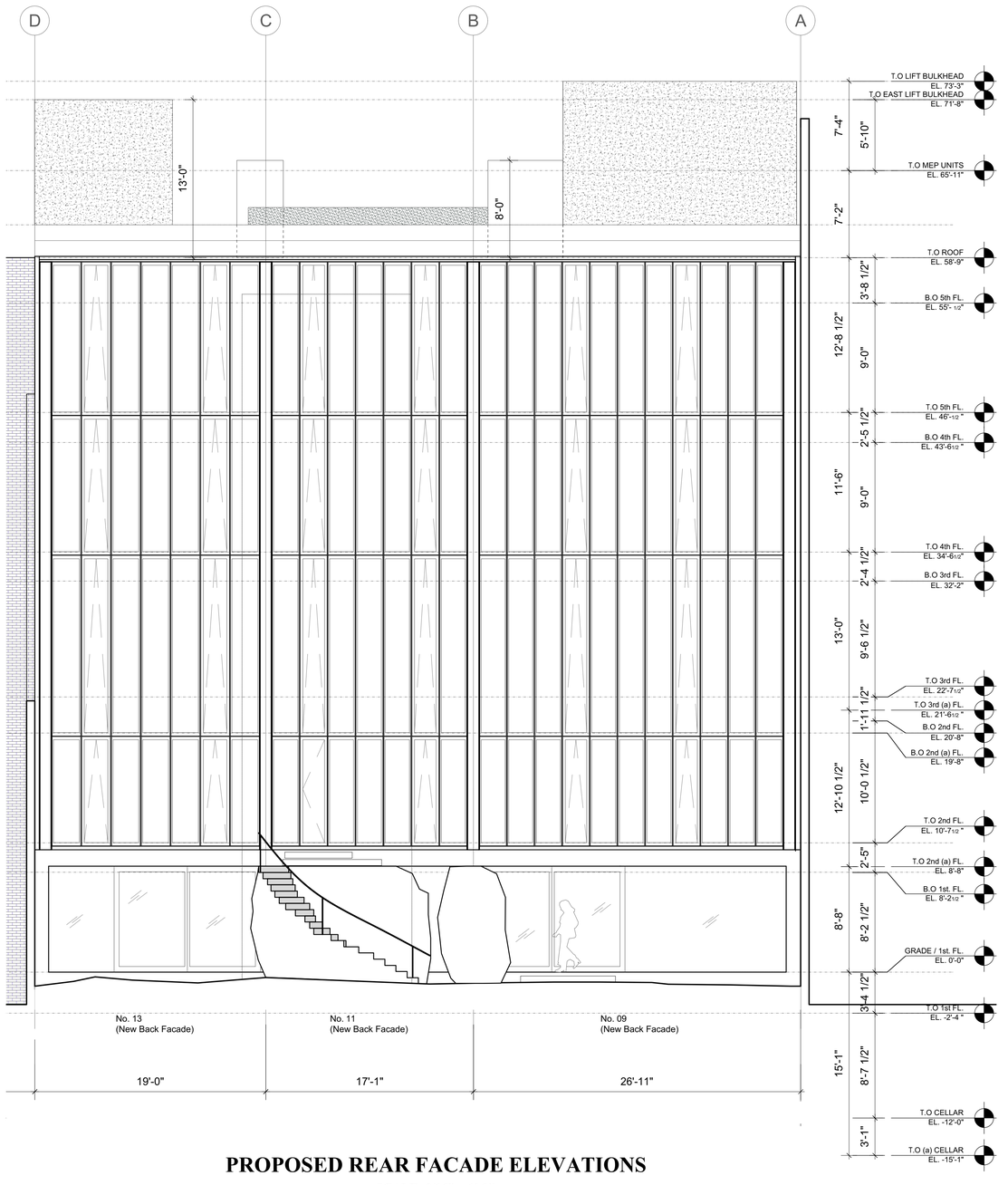
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EXISTING REAR FACADE ELEVATIONS

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



PROPOSED REAR FACADE ELEVATIONS

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

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Rear Facade Elevation Comparison

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9 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

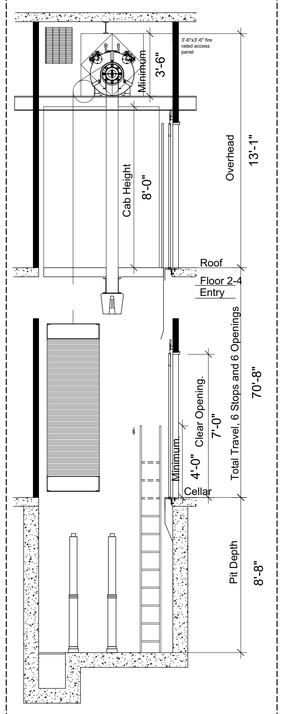
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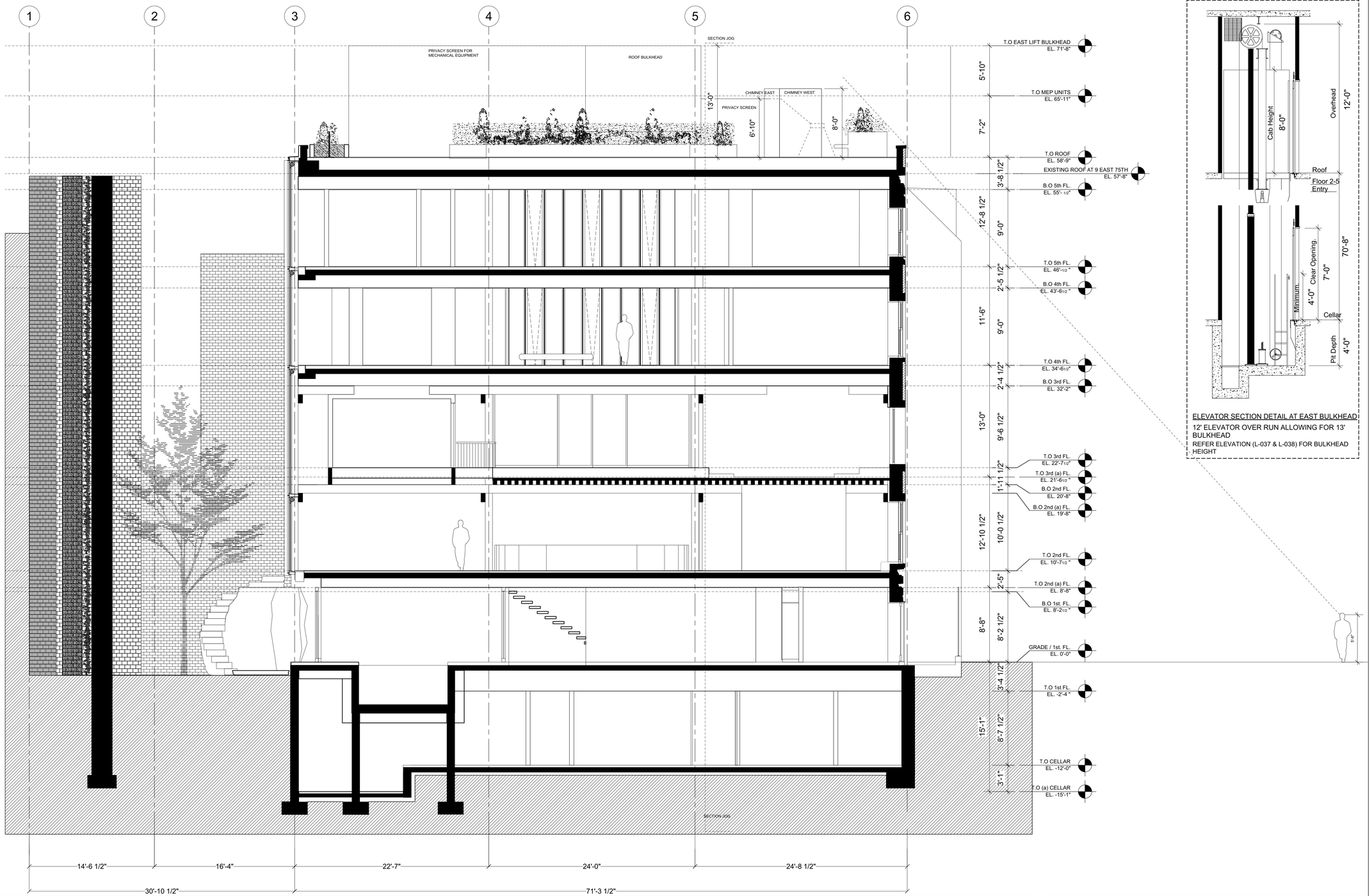
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ELEVATOR SECTION DETAIL AT WEST BULKHEAD

13'-1" MRL ELEVATOR OVER RUN ALLOWING FOR 14'-6" BULKHEAD

REFER ELEVATION (L-037 & L-038) FOR BULKHEAD HEIGHT



ELEVATOR SECTION DETAIL AT EAST BULKHEAD

12' ELEVATOR OVER RUN ALLOWING FOR 13' BULKHEAD

REFER ELEVATION (L-037 & L-038) FOR BULKHEAD HEIGHT

PROPOSED LONGITUDINAL SECTION A

Scale: 3/16" = 1'0"

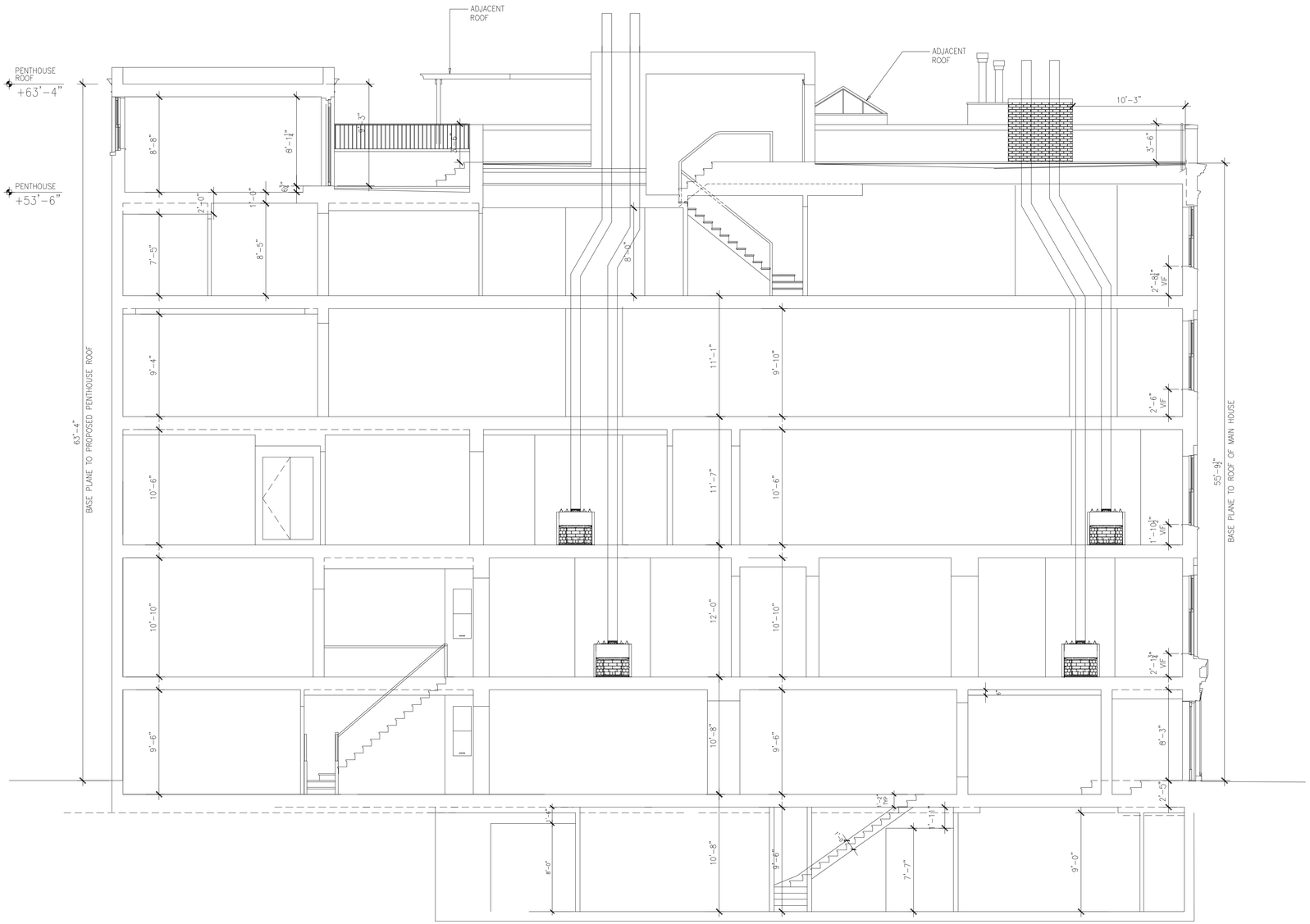
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11 EAST 75TH STREET EXISTING LONGITUDINAL SECTION
Scale: 3/16" = 1'0"

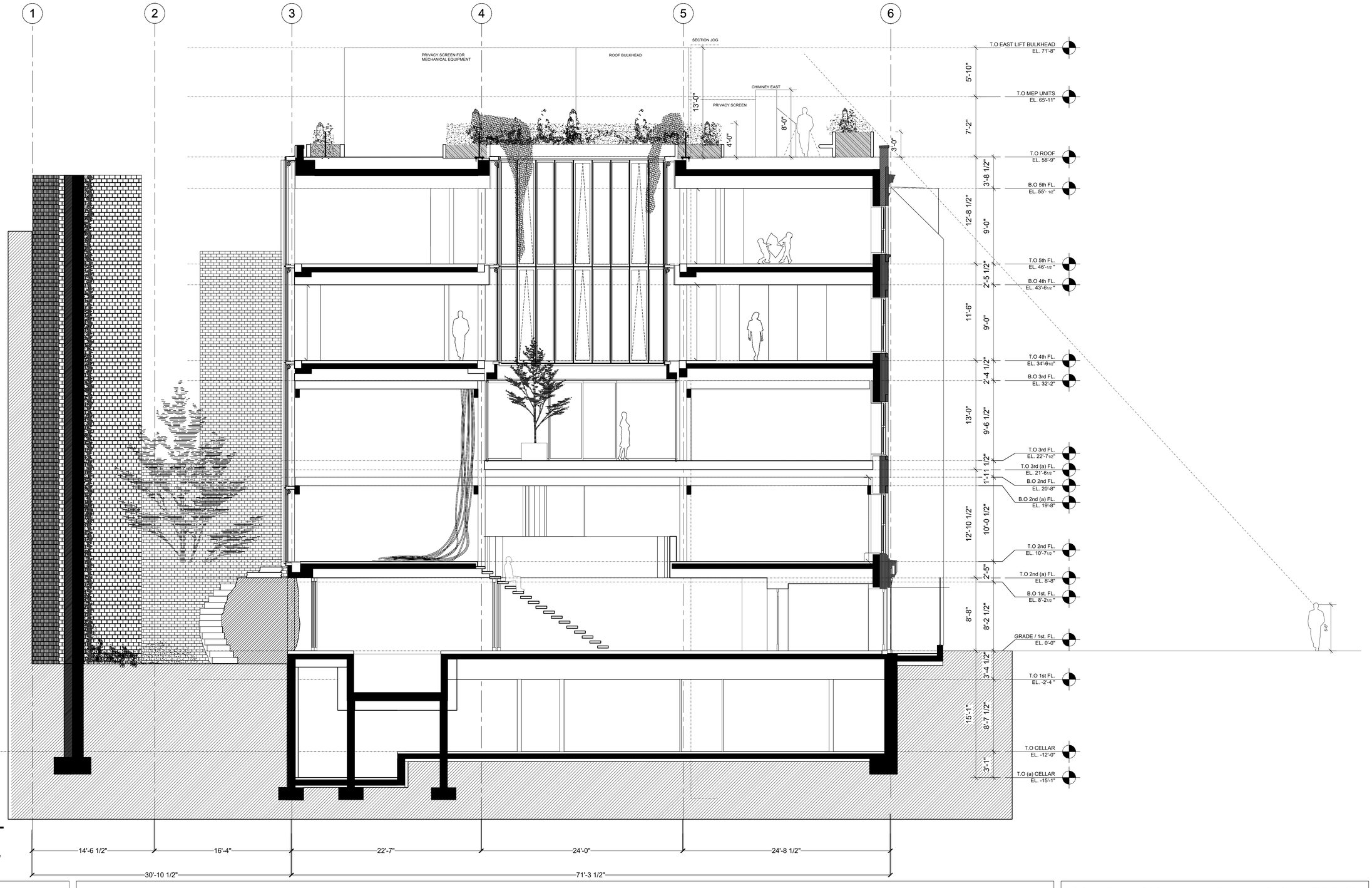
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PROPOSED LONGITUDINAL SECTION B
Scale: 3/16" = 1'0"

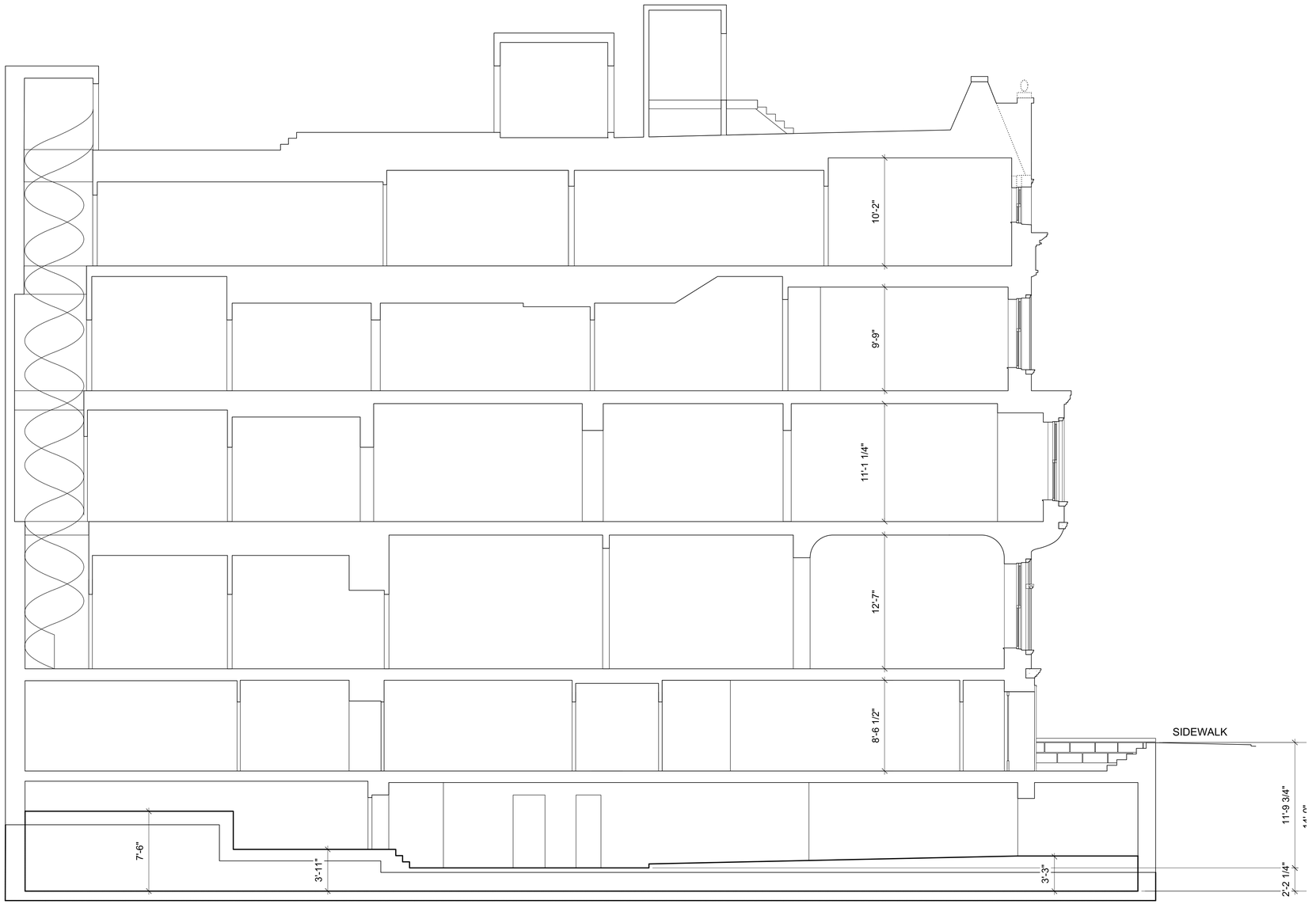
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13 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

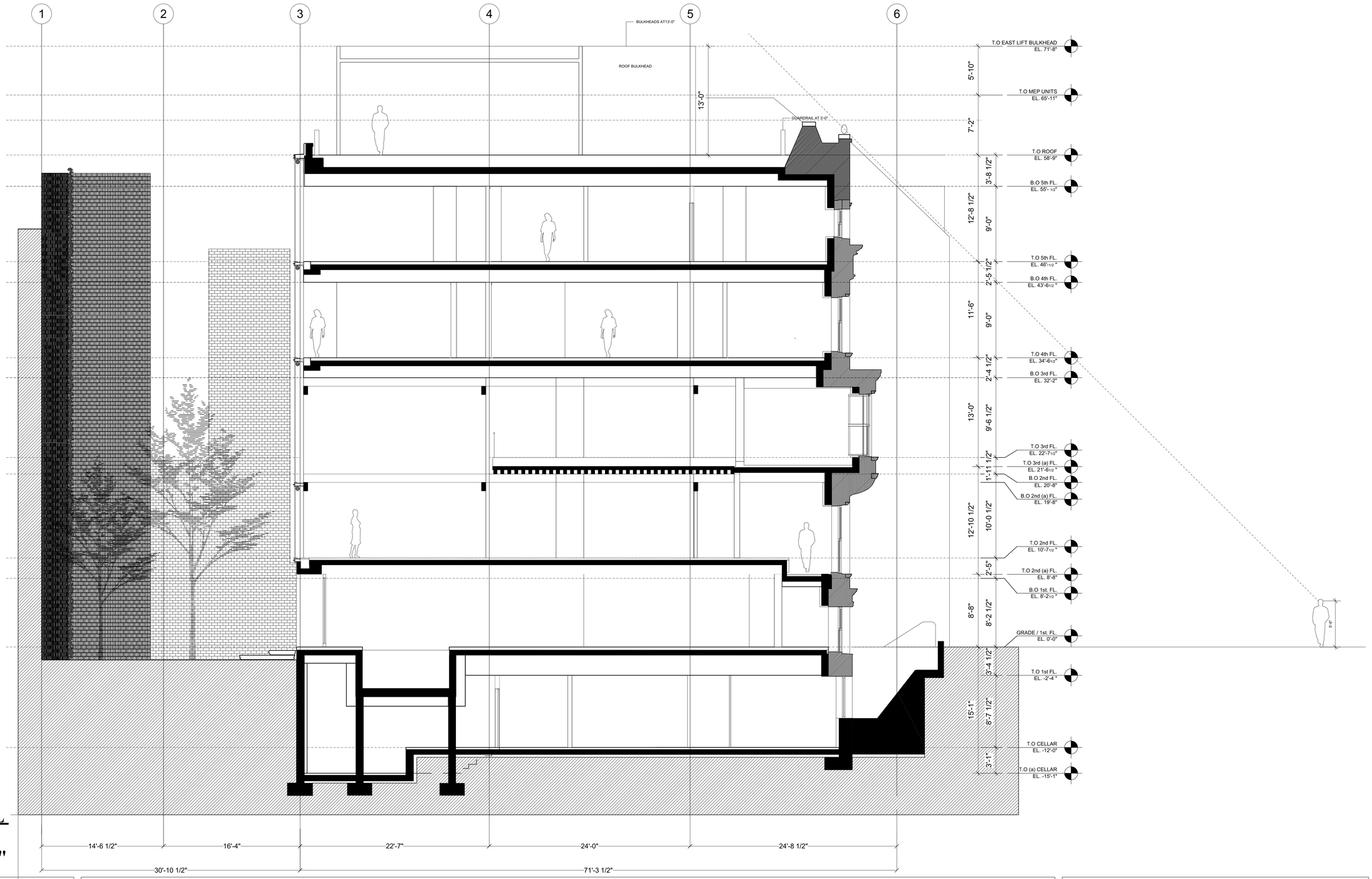
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PROPOSED LONGITUDINAL SECTION C
Scale: 3/16" = 1'0"

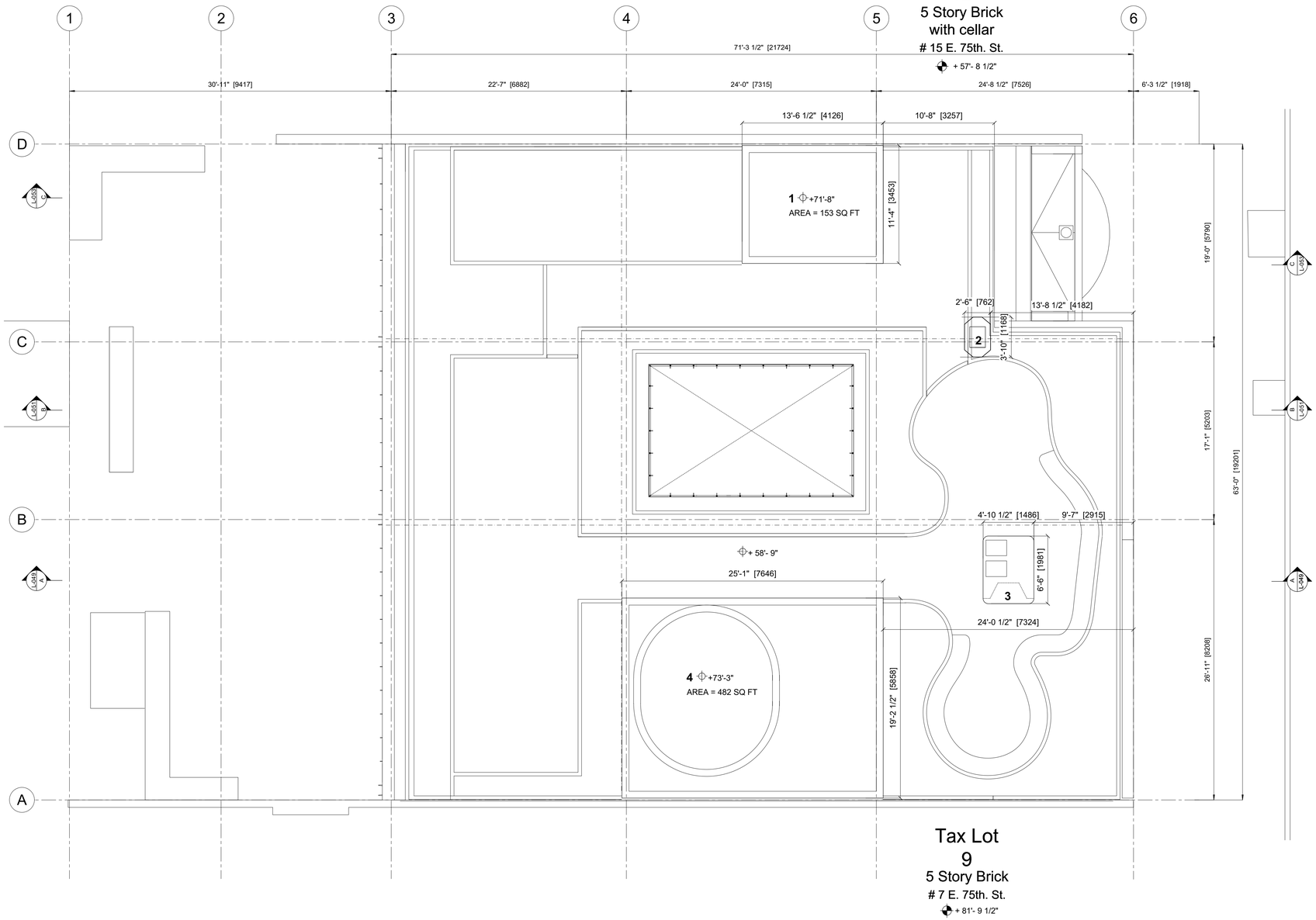
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BULKHEAD PROPOSED PLAN
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VIEW NORTHWEST OF WEST CHIMNEY & WEST BULKHEAD MOCK - UPS

EAST CHIMNEY LOCATION
(MINIMALLY VISIBLE SEE PAGE L-035.00)

WEST CHIMNEY MOCK - UP
(NOT VISIBLE)

WEST BULKHEAD MOCK - UP
(NOT VISIBLE)



VIEW SOUTHEAST AT EAST CHIMNEY MOCK - UP

EAST BULKHEAD MOCK - UP
(MINIMALLY VISIBLE SEE PAGE L-035.00)

PRIVACY SCREEN MOCK - UP
(NOT VISIBLE)



VIEW NORTHWEST OF EAST BULKHEAD & PRIVACY SCREEN MOCK - UPS

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Roof Mock - Up Images
- Close up from Roof

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VIEW NORTHWEST FROM ACROSS MADISON AVENUE - MOCKUP



PATINA COPPER FOR THE BULLKHEAD

EAST BULKHEAD LOCATION - RENDER
(MINIMALLY VISIBLE FROM MET BREUER)

EAST BULKHEAD LOCATION - MOCKUP
(MINIMALLY VISIBLE FROM MET BREUER)



VIEW NORTHWEST FROM ACROSS MADISON AVENUE - RENDER



VIEW NORTHWEST AT EAST BULKHEAD FROM CENTRE OF 75TH STREET - MOCKUP

WEST CHIMNEY LOCATION
(NOT VISIBLE)

EAST CHIMNEY LOCATION
(MINIMALLY VISIBLE)



VIEW OF WEST CHIMNEY MOCK-UP LOCATION FROM ACROSS 75TH STREET

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Roof Mock - Up Images
- From Street

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EXISTING FRONT FACADE ELEVATIONS

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PROPOSED FRONT FACADE ELEVATIONS

Scale: 3/16" = 1'0"

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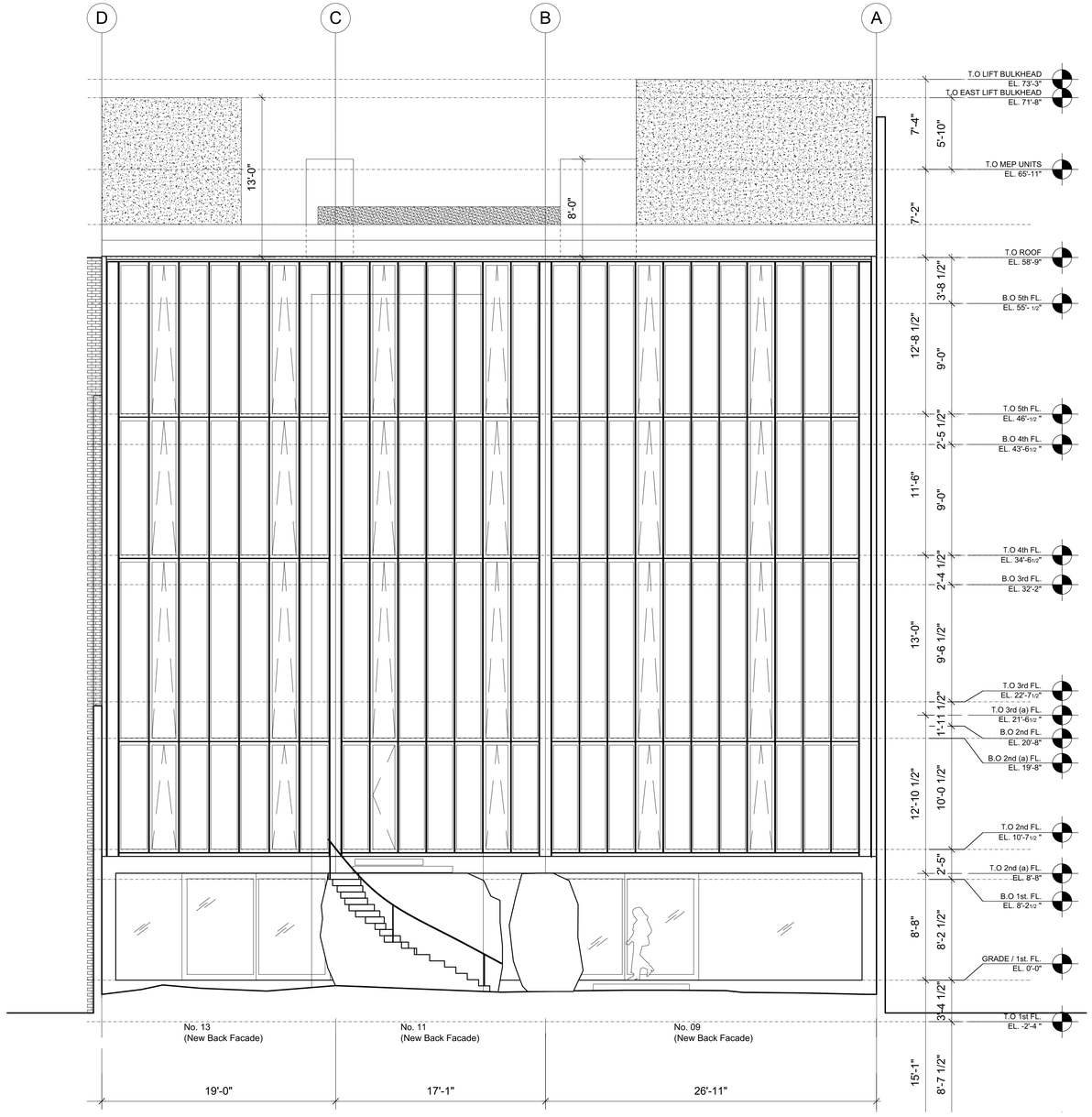
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AS APPROVED BY LPC 2013

EXISTING REAR FACADE ELEVATION
Scale: 3/16" = 1'0"



PROPOSED REAR FACADE ELEVATION
Scale: 3/16" = 1'0"

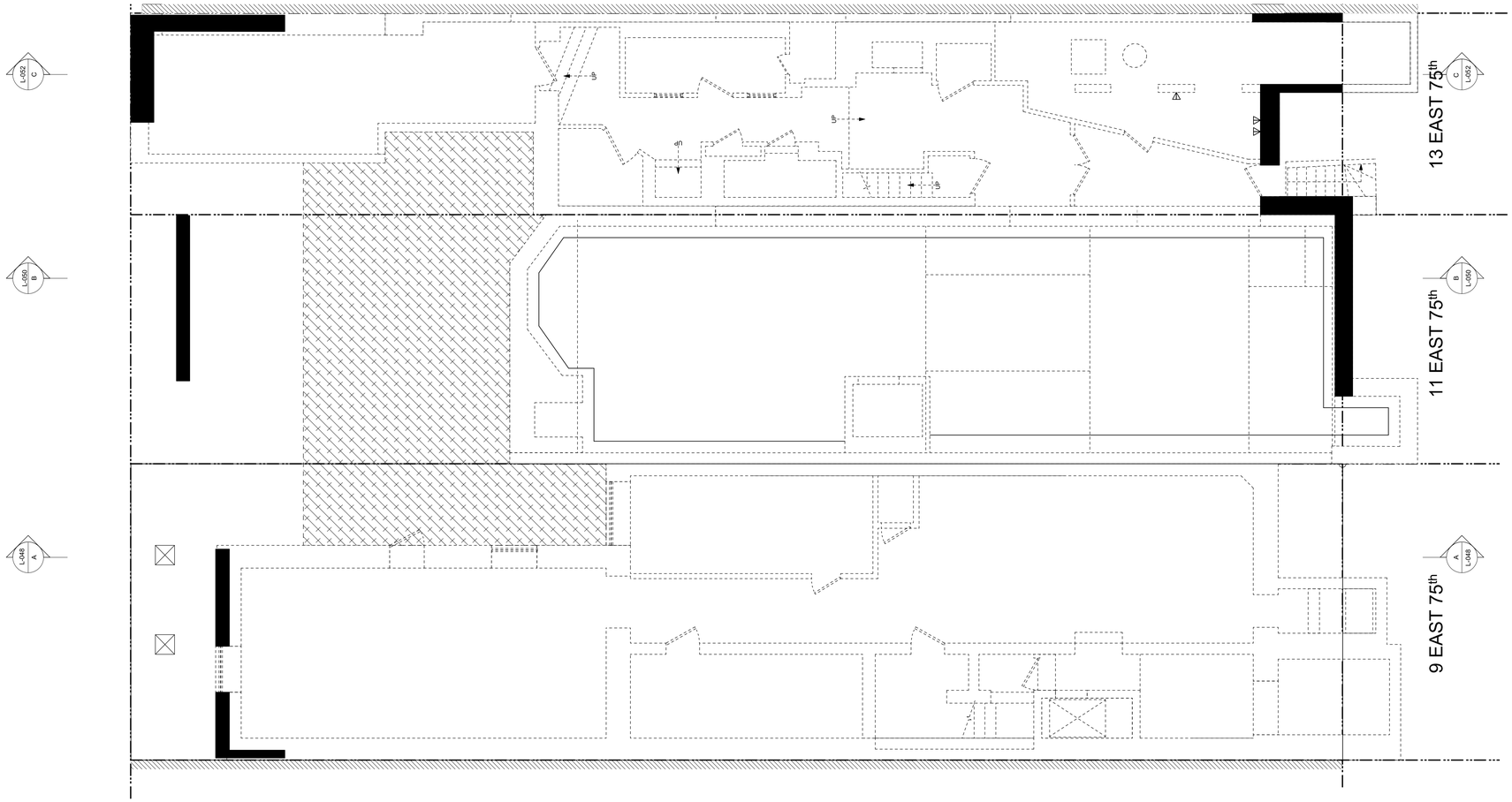
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CELLAR REMOVAL PLAN

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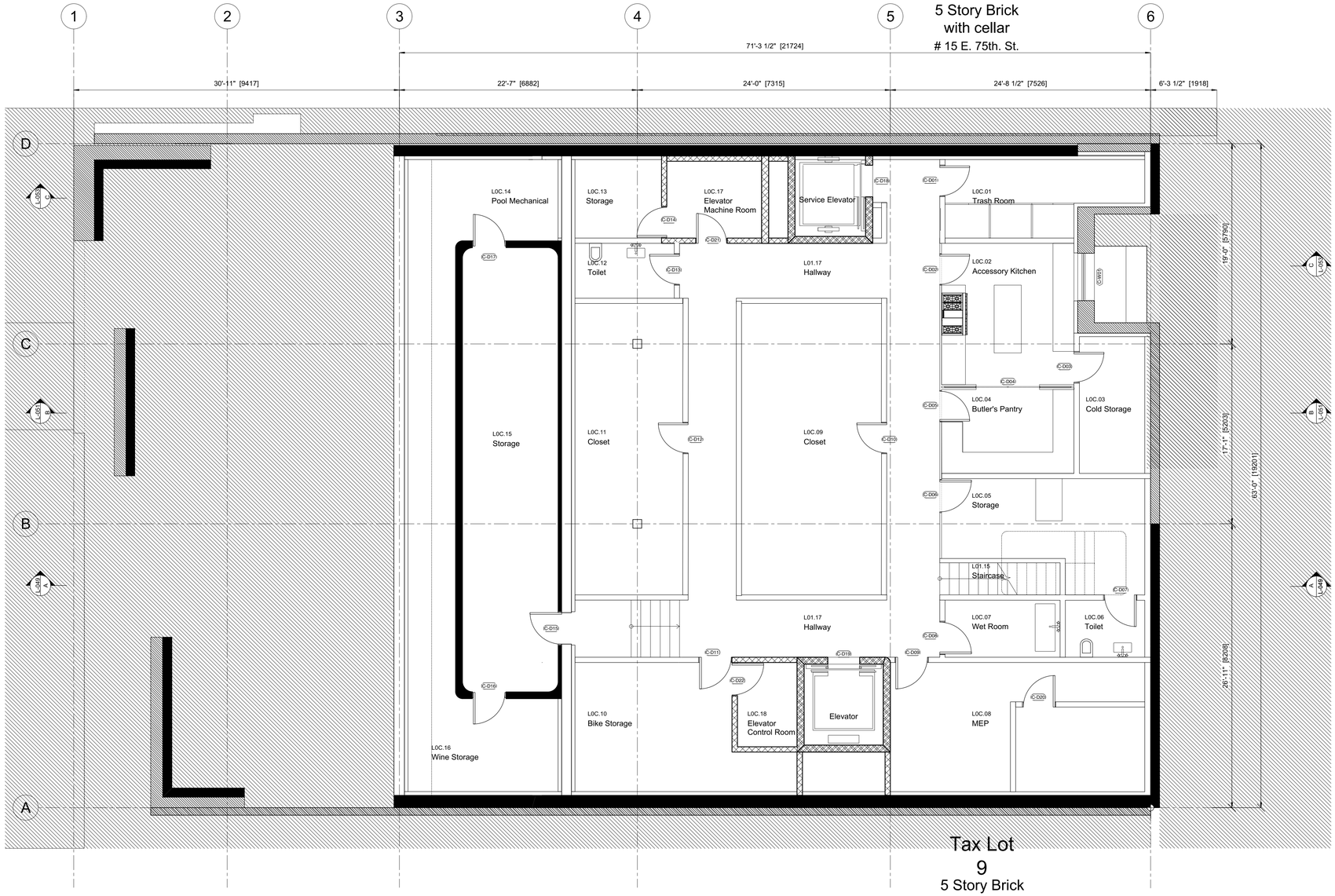
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PROPOSED PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW MASONRY WALL
	2 HOUR SHAFT WALL
	MASONRY SHAFT WALL -4 HOUR MIN.

CELLAR PROPOSED PLAN

Scale: 3/16" = 1'0"

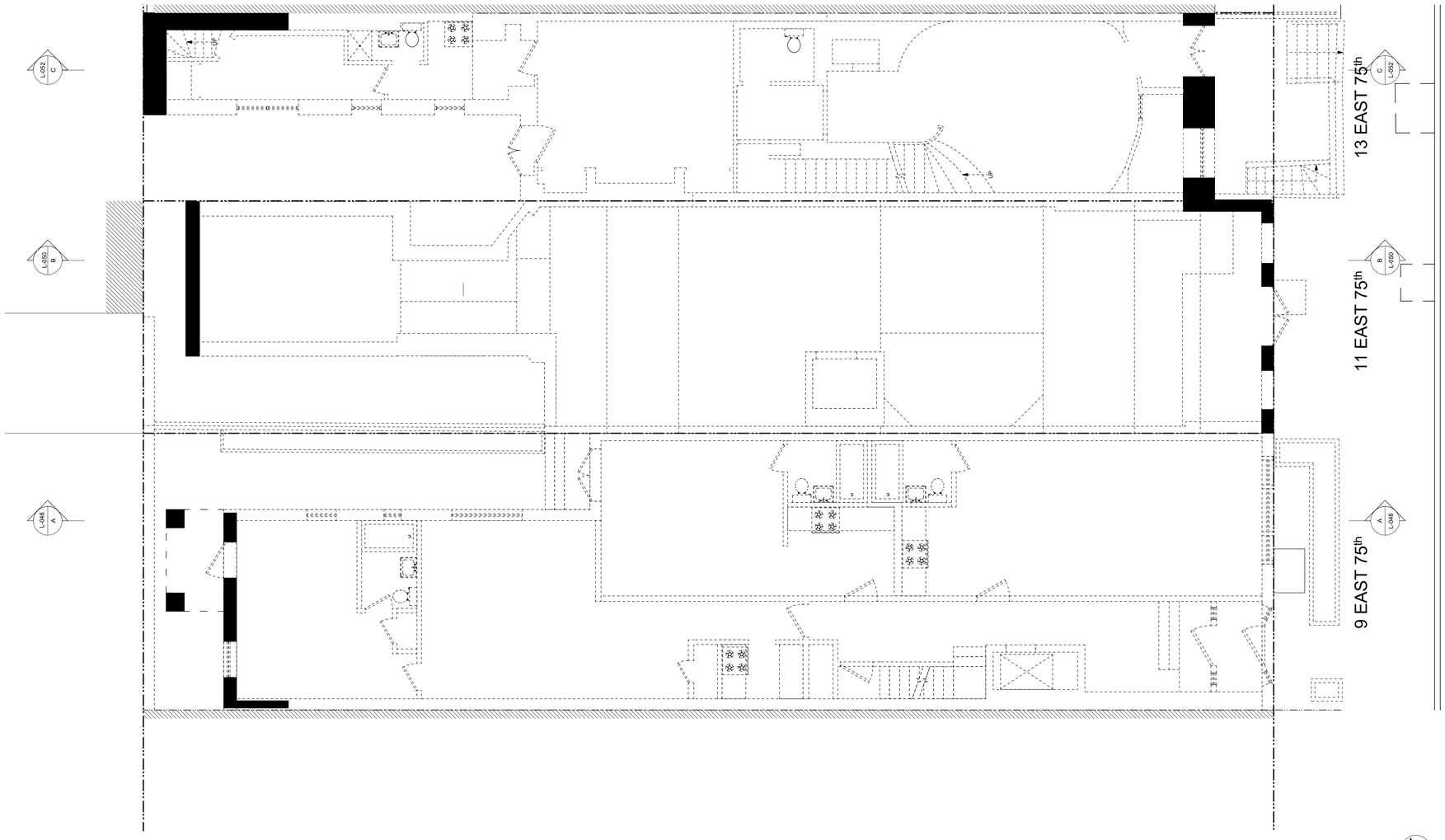
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PROPOSED PLAN LEGEND

EXISTING WALL TO REMAIN

NEW MASONRY WALL

FIRST FLOOR REMOVAL PLAN

Scale: 3/16" = 1'0"

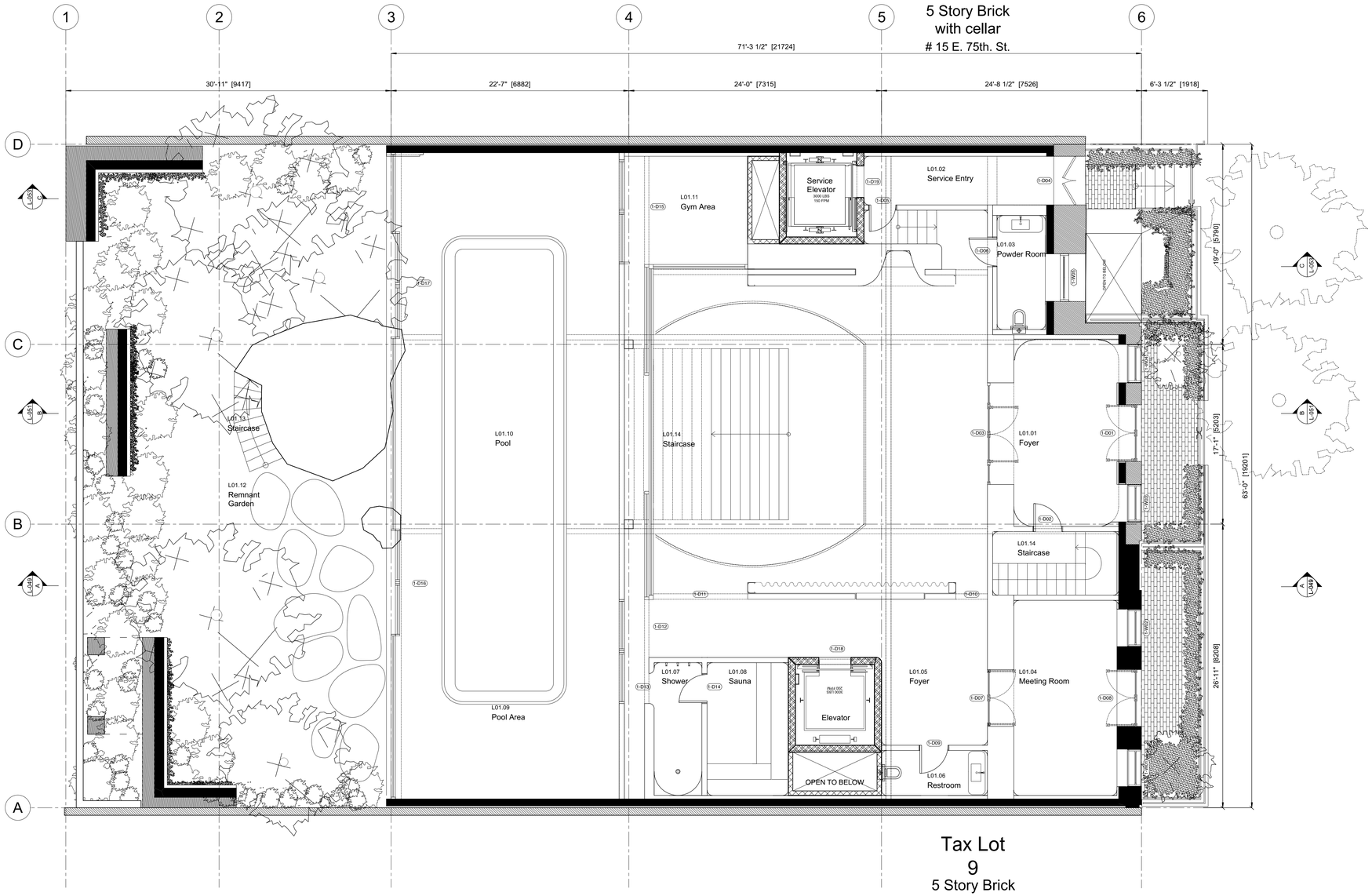
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PROPOSED PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW MASONRY WALL
- 2 HOUR SHAFT WALL
- MASONRY SHAFT WALL -4 HOUR MIN.

FIRST FLOOR PROPOSED PLAN

Scale: 3/16" = 1'0"

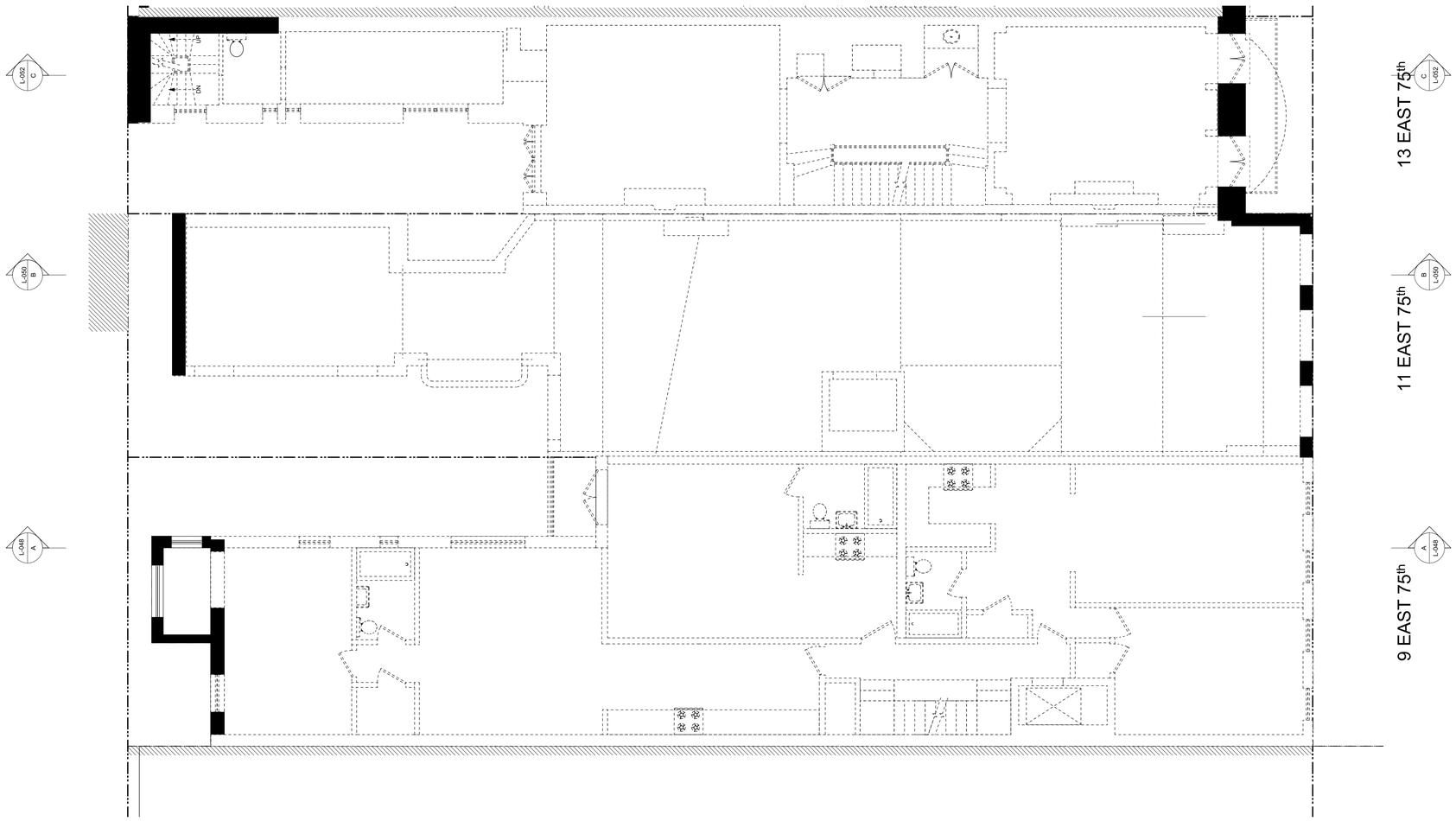
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PROPOSED PLAN LEGEND

EXISTING WALL TO REMAIN

NEW MASONRY WALL

SECOND FLOOR REMOVAL PLAN

Scale: 3/16" = 1'0"

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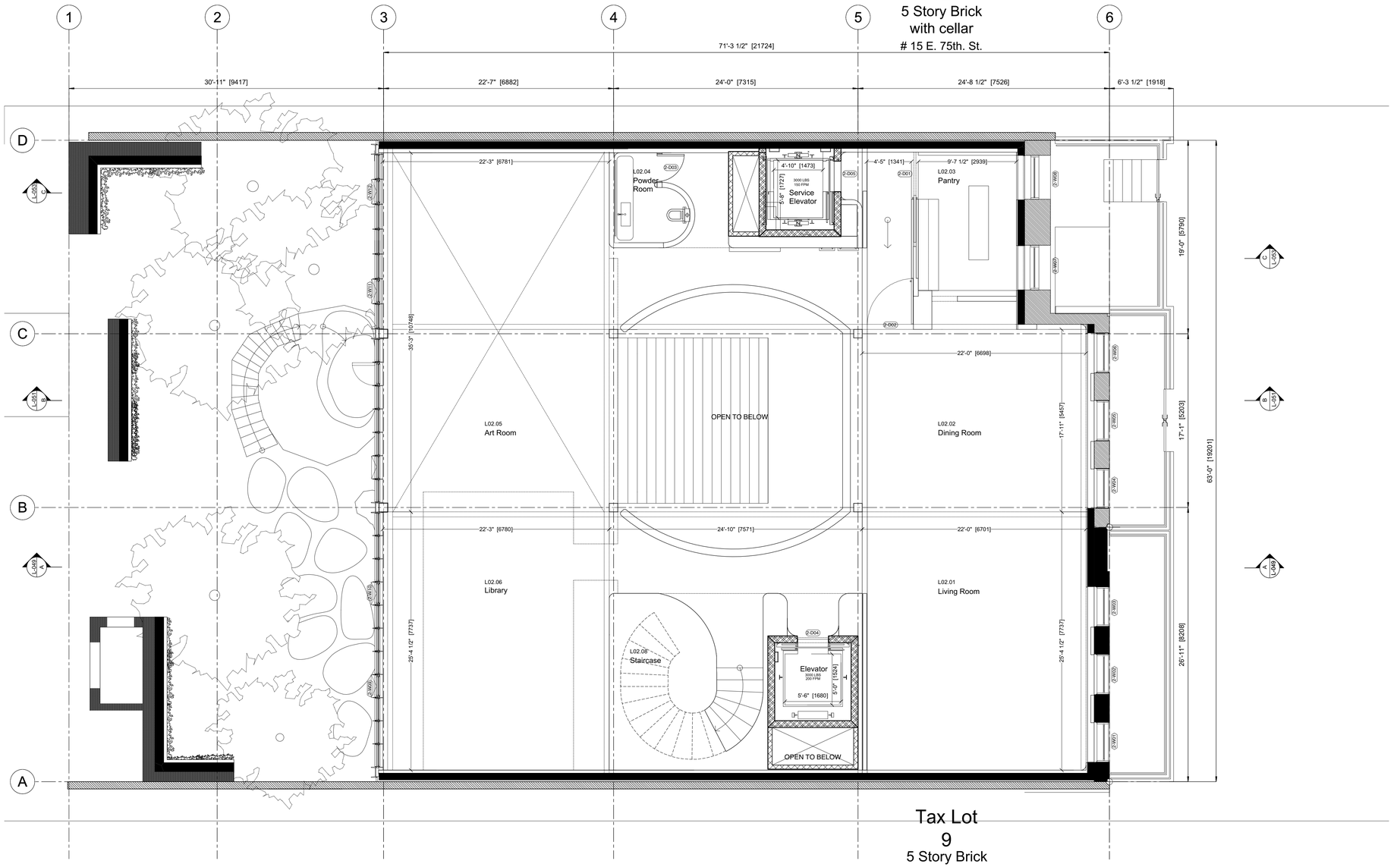
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5 Story Brick
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15 E. 75th. St.



Tax Lot
9
5 Story Brick
7 E. 75th. St.

PROPOSED PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW MASONRY WALL
	2 HOUR SHAFT WALL
	MASONRY SHAFT WALL -4 HOUR MIN.

SECOND FLOOR PROPOSED PLAN

Scale: 3/16" = 1'0"

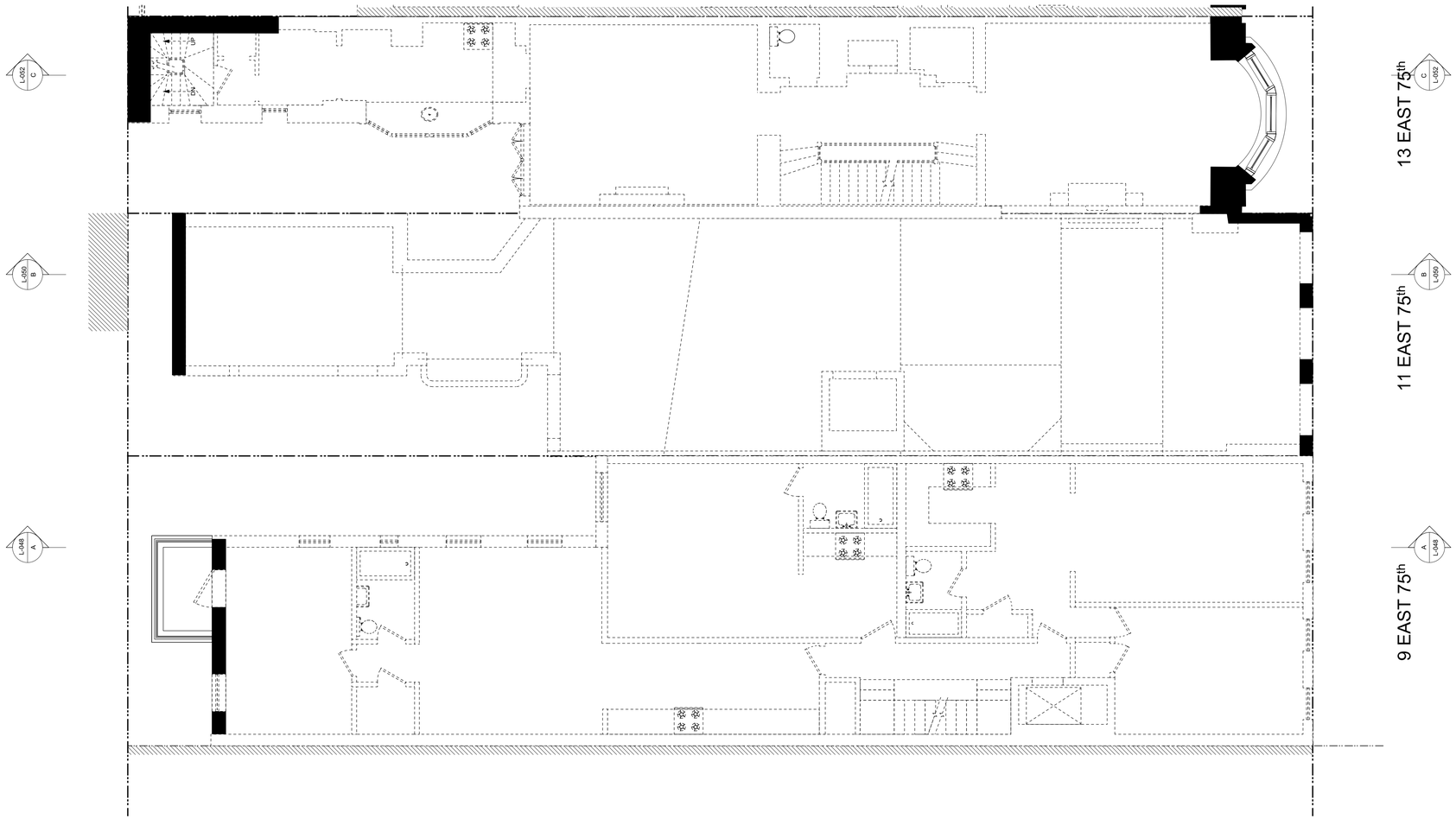
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PROPOSED PLAN LEGEND

EXISTING WALL TO REMAIN

NEW MASONRY WALL

THIRD FLOOR REMOVAL PLAN

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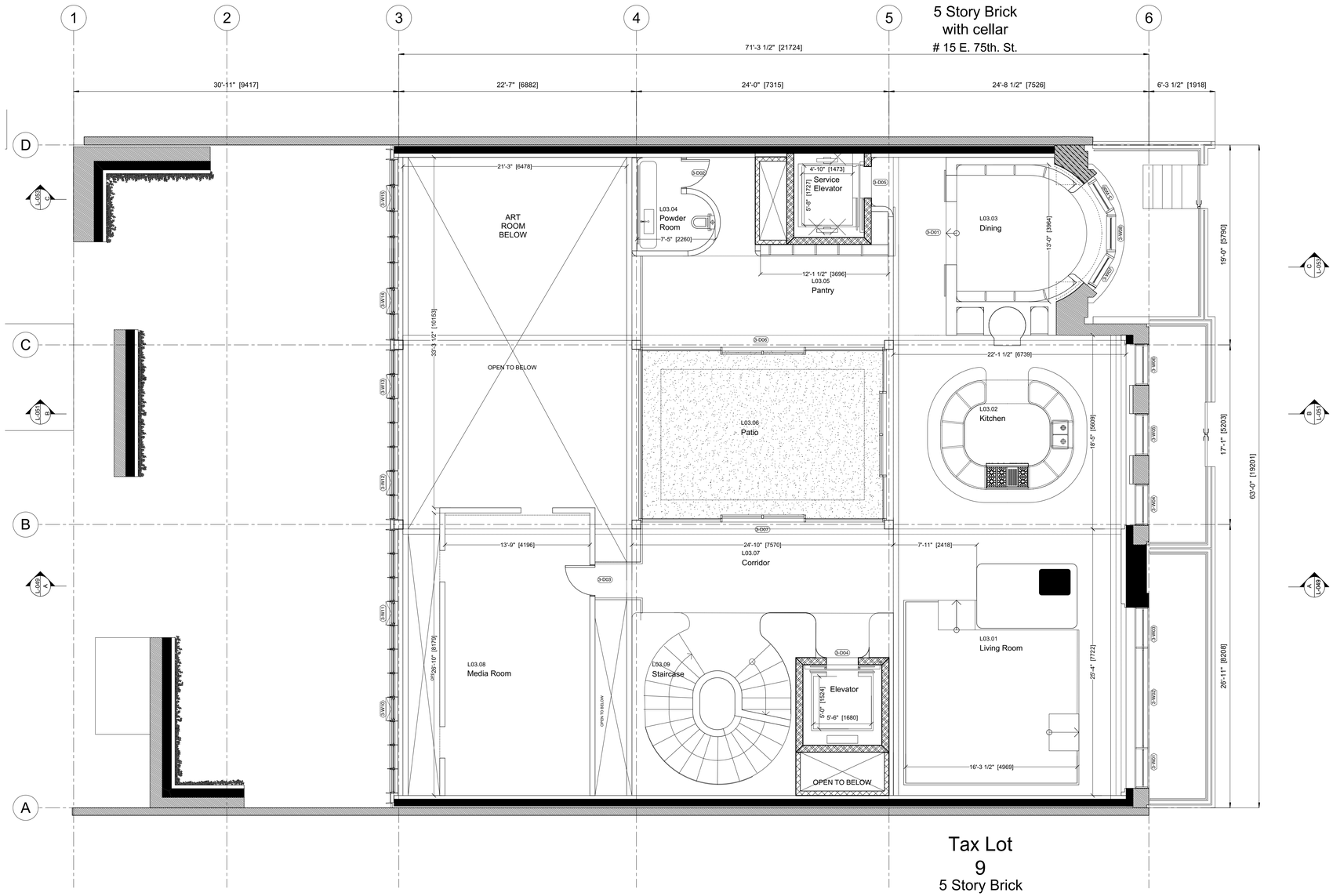
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PROPOSED PLAN LEGEND
EXISTING WALL TO REMAIN
NEW MASONRY WALL
2 HOUR SHAFT WALL
MASONRY SHAFT WALL -4 HOUR MIN.

THIRD FLOOR PROPOSED PLAN

Scale: 3/16" = 1'0"

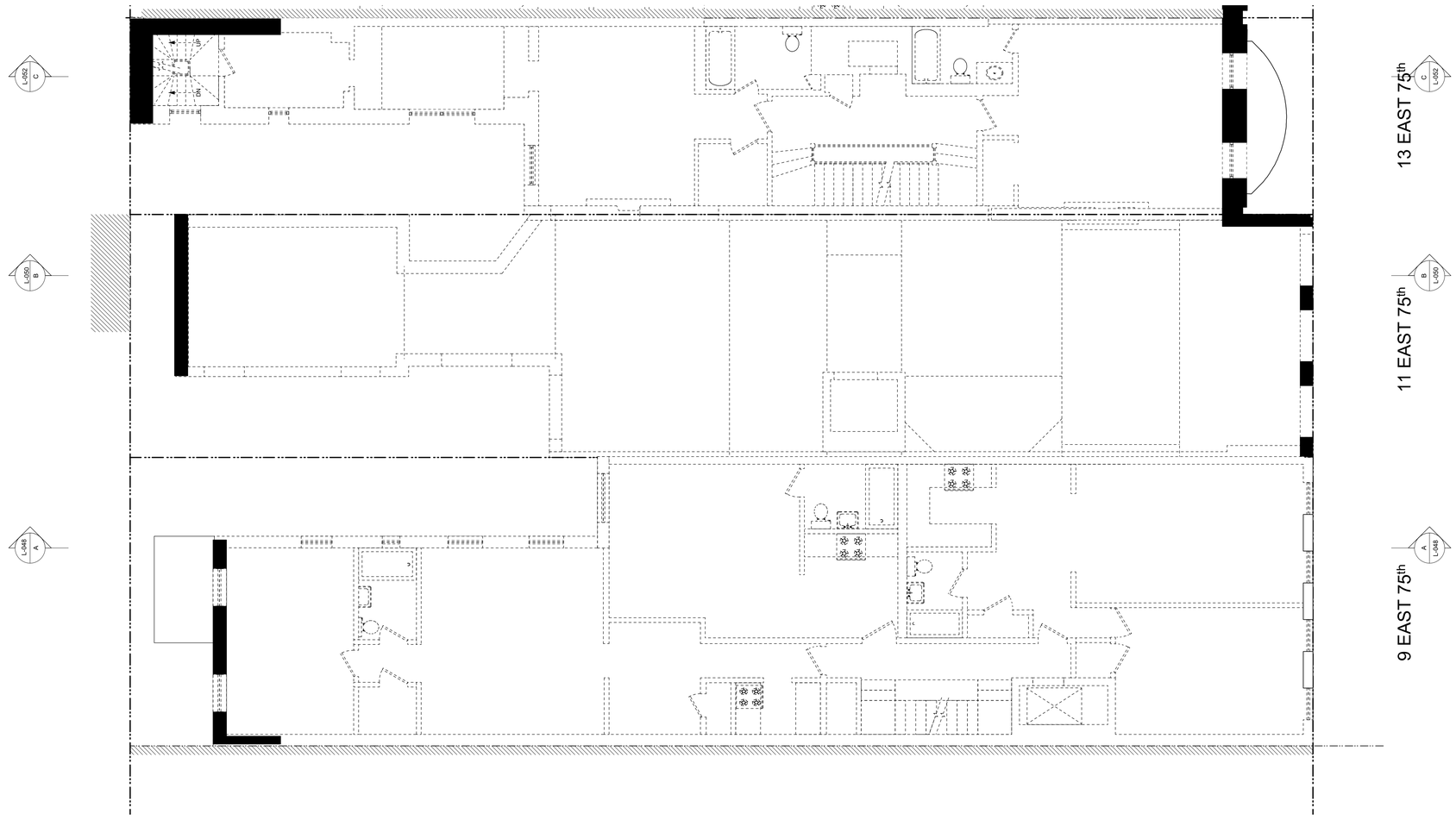
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FOURTH FLOOR REMOVAL PLAN
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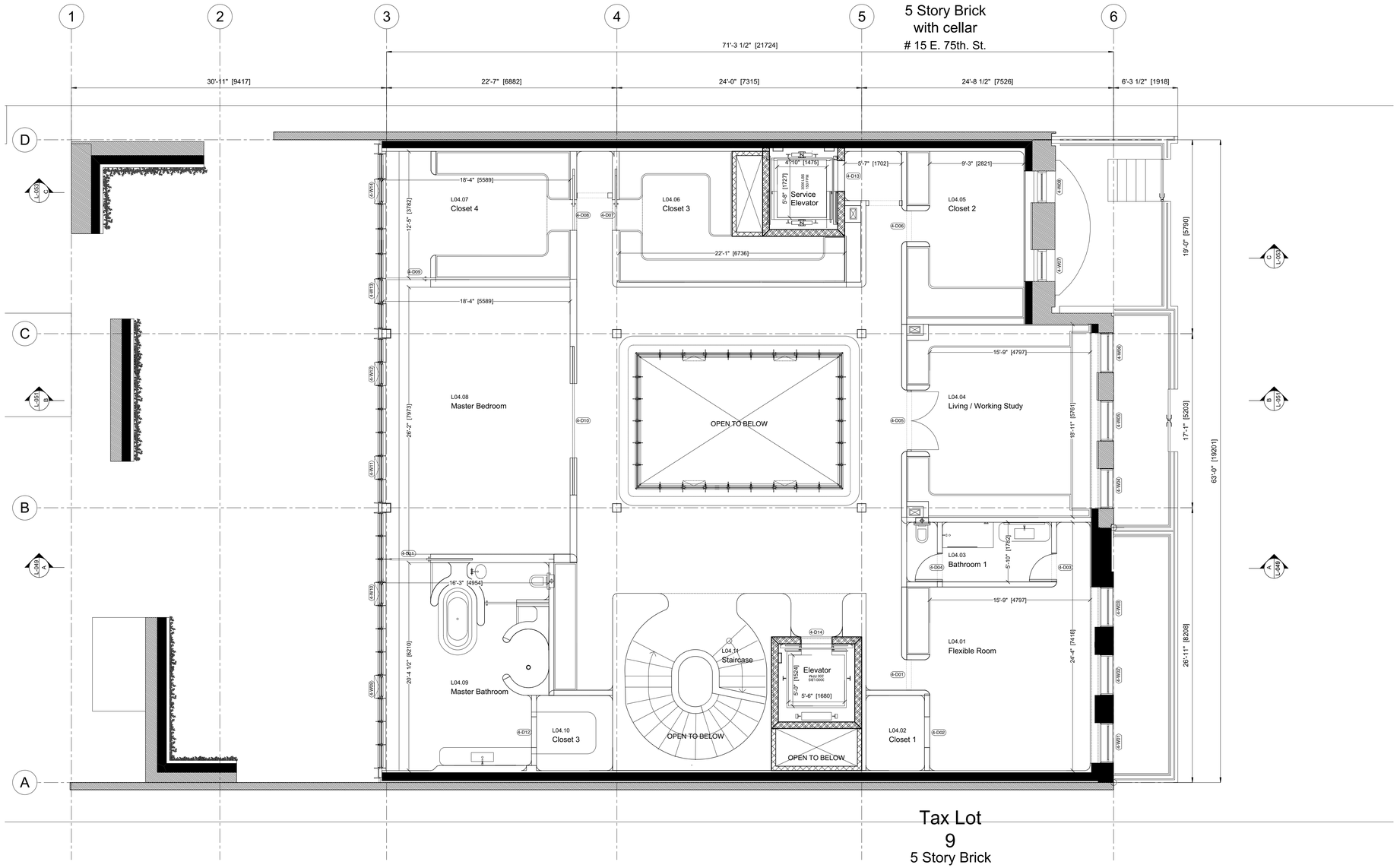
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Tax Lot
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PROPOSED PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW MASONRY WALL
- 2 HOUR SHAFT WALL
- MASONRY SHAFT WALL -4 HOUR MIN.

FOURTH FLOOR PROPOSED PLAN

Scale: 3/16" = 1'0"

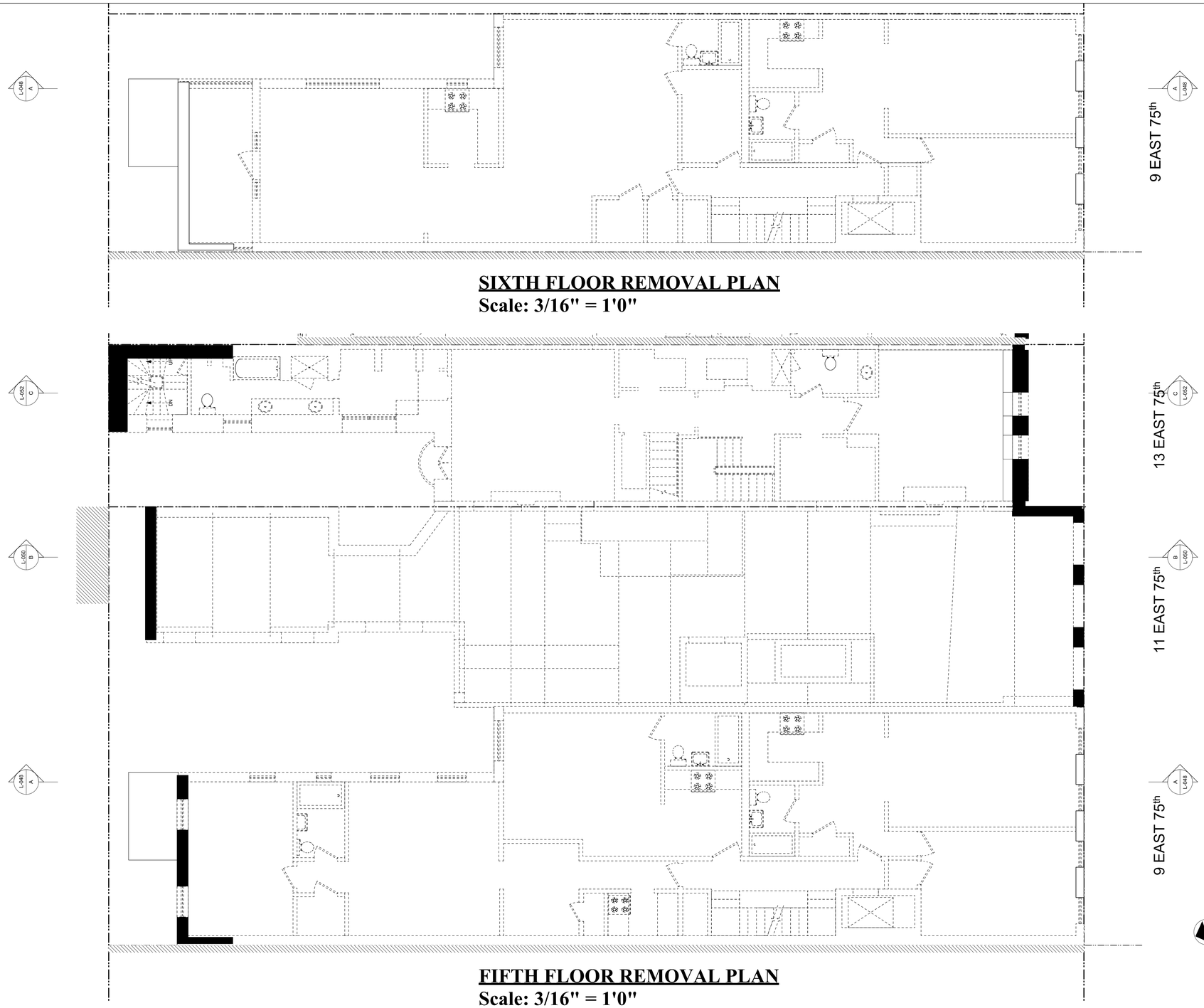
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SIXTH FLOOR REMOVAL PLAN
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FIFTH FLOOR REMOVAL PLAN
Scale: 3/16" = 1'0"

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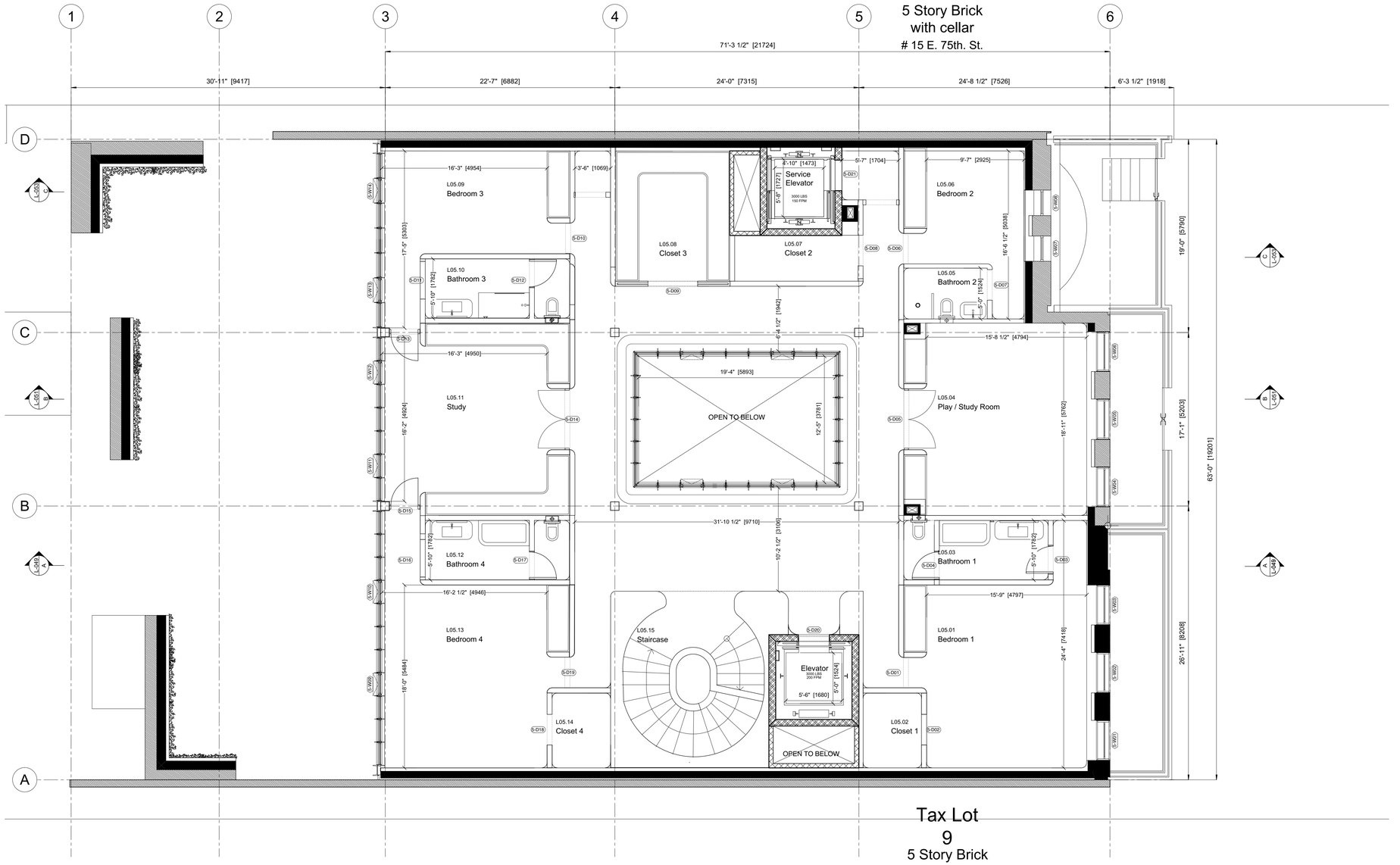
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Tax Lot
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PROPOSED PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW MASONRY WALL
- 2 HOUR SHAFT WALL
- MASONRY SHAFT WALL -4 HOUR MIN.

FIFTH FLOOR PROPOSED PLAN

Scale: 3/16" = 1'0"

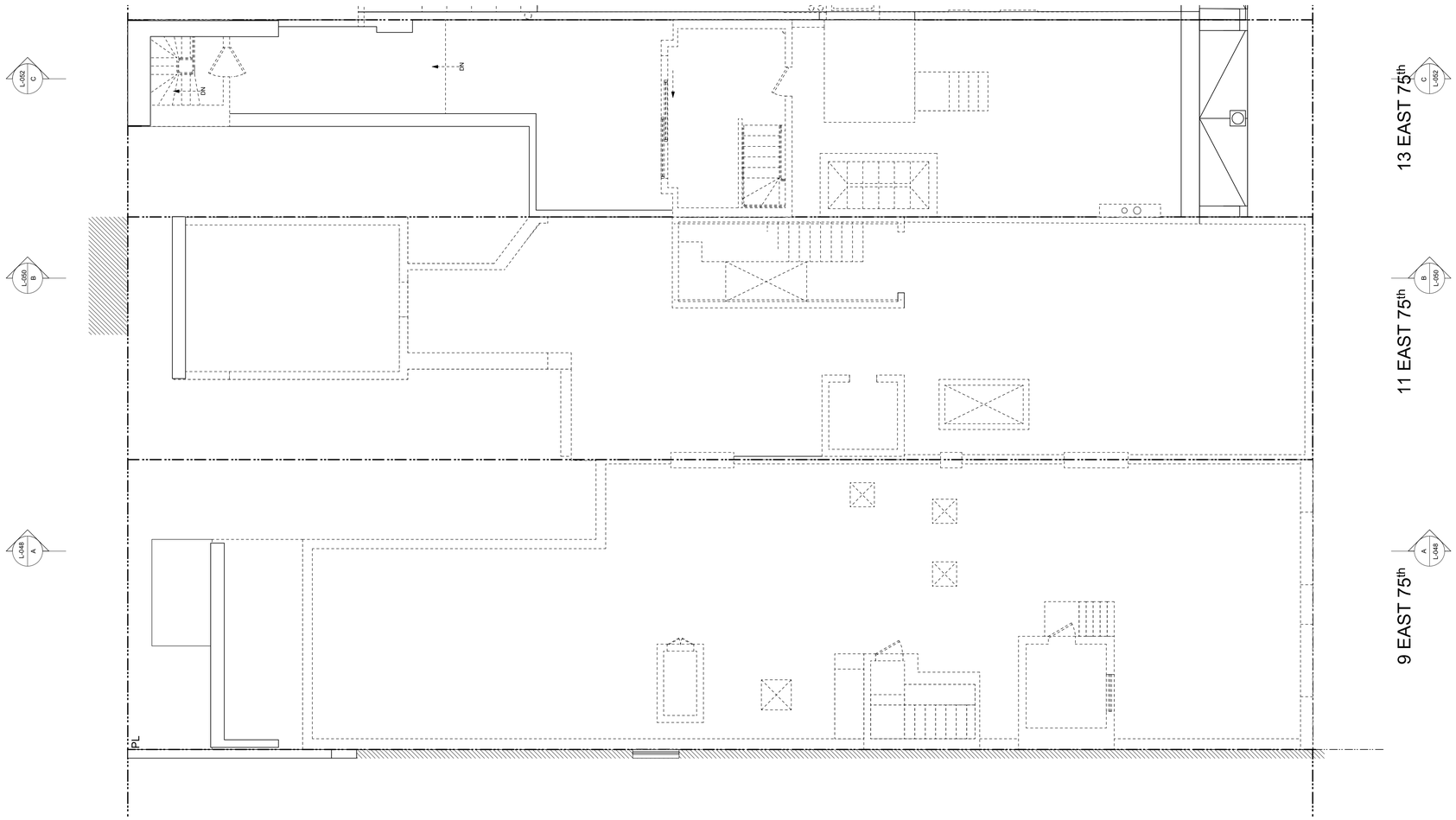
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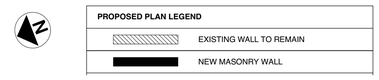
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ROOF REMOVAL PLAN
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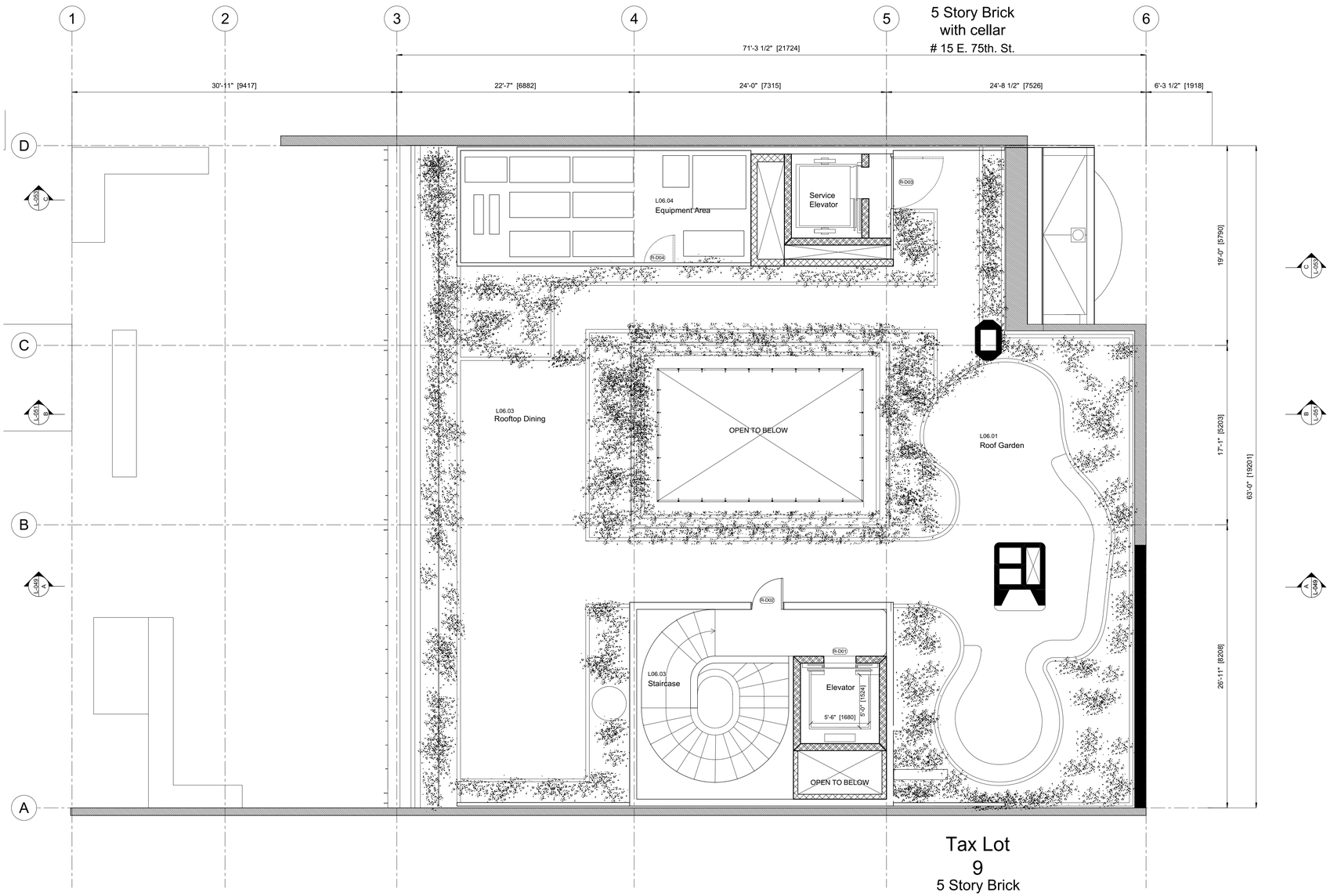
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ROOF PROPOSED PLAN

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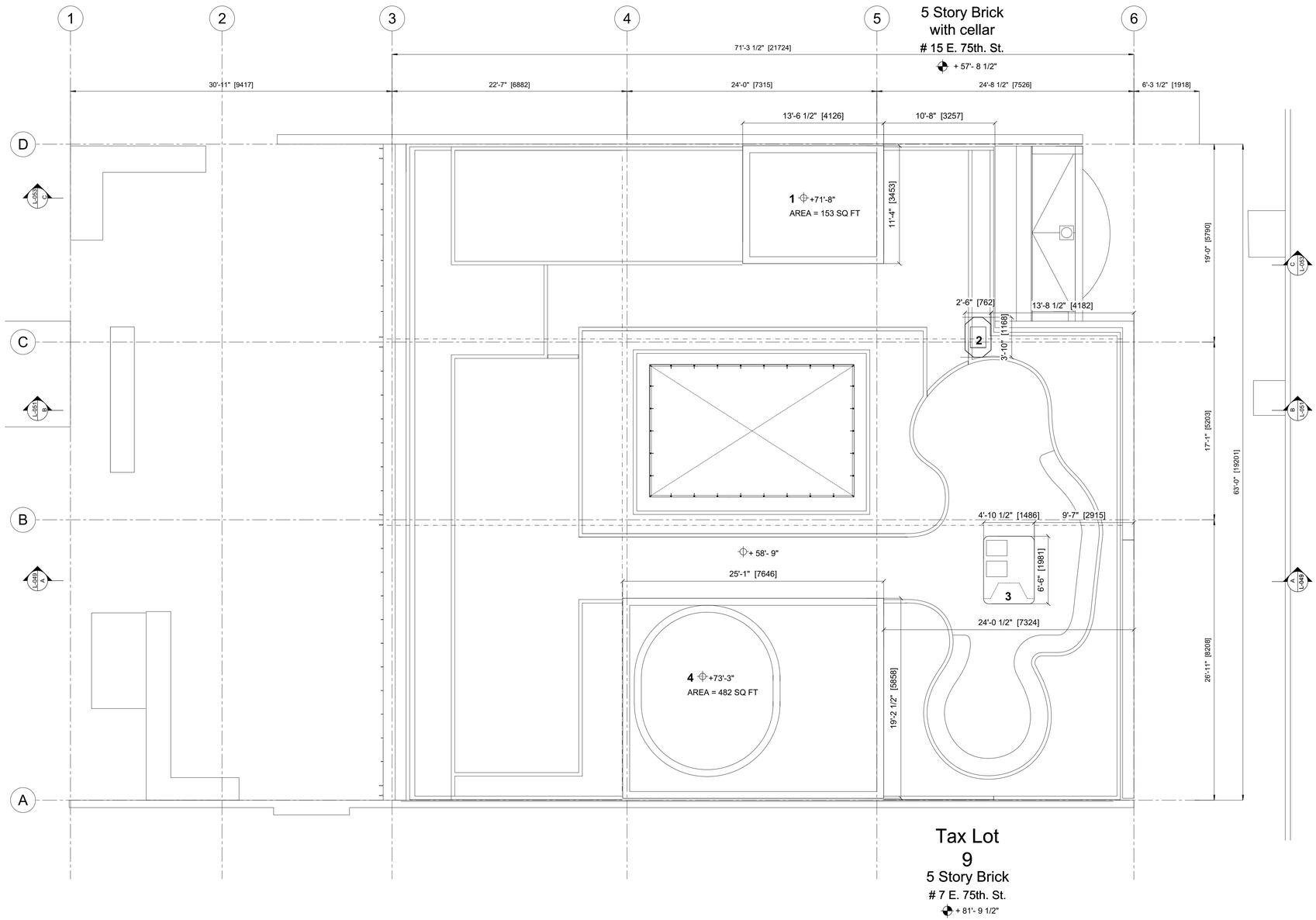
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BULKHEAD PROPOSED PLAN
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ADDENDUM

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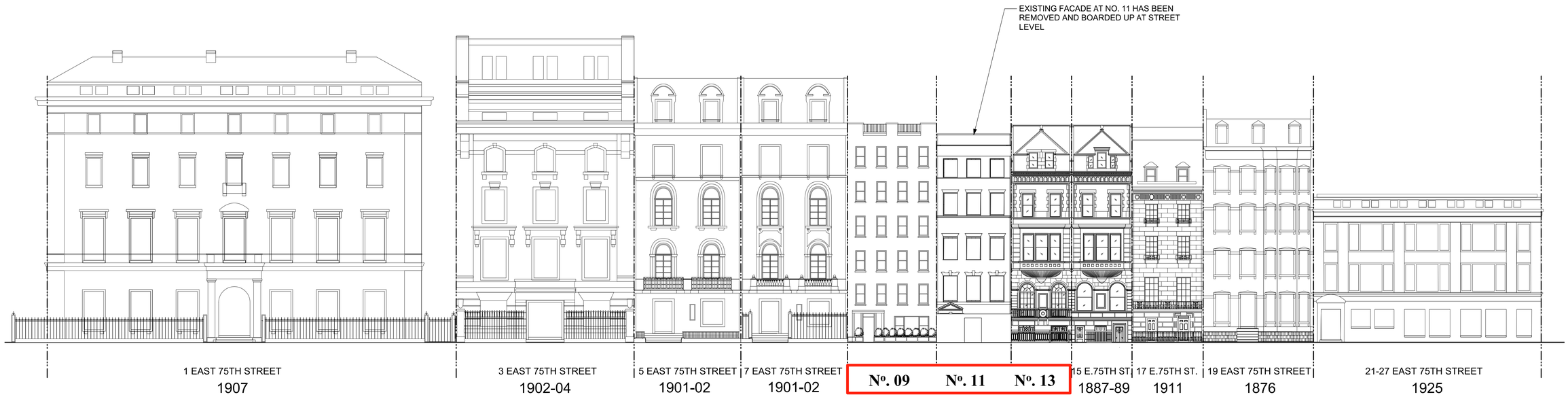
Existing Front Facade

9 EAST 75TH STREET TOWNHOUSE

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EXISTING STREETSCAPE LOOKING NORTH ON EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON

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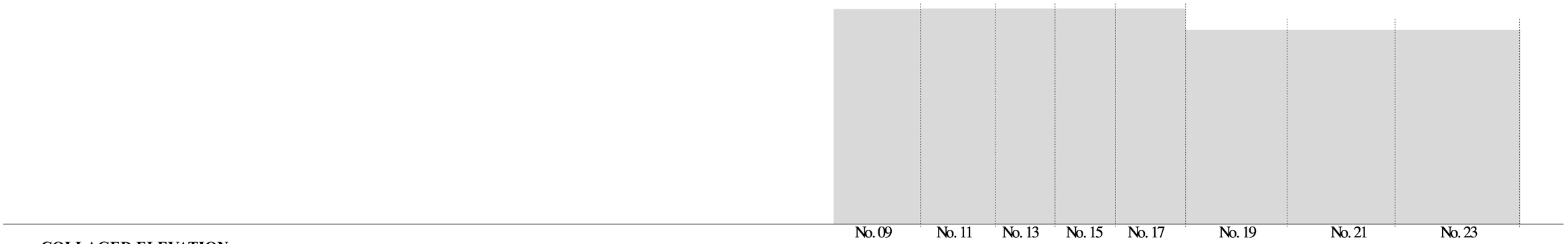
Streetscape Fence Study

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No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	No. 21	No. 23
1887-89	1887-89	1887-89	1887-89	1887-89	1876	1876	1876
William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	Edward Kilpatrick	Edward Kilpatrick	Edward Kilpatrick
Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Neo-Grec	Style: Neo-Grec	Style: Neo-Grec

DRAWN ELEVATION
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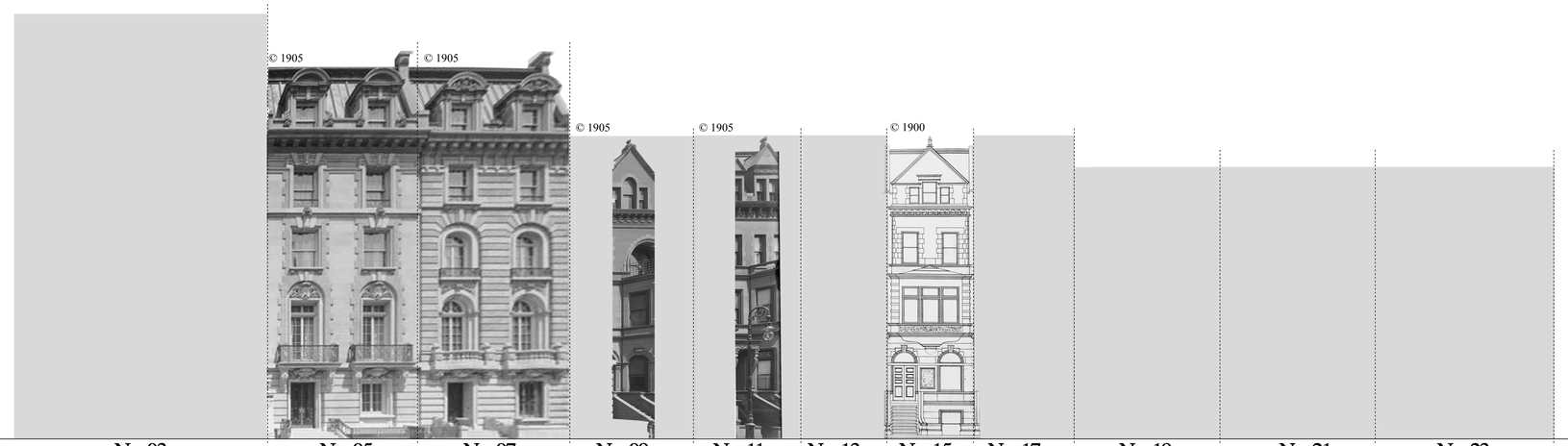
Streetscape Timeline
1896

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No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	No. 21	No. 23
1902-04	1901-02	1901-02	1887-89	1887-89	1887-89	1887-89	1887-89	1876	1876	1876
C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	Edward Kilpatrick	Edward Kilpatrick	Edward Kilpatrick
Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Neo-Grec	Style: Neo-Grec	Style: Neo-Grec

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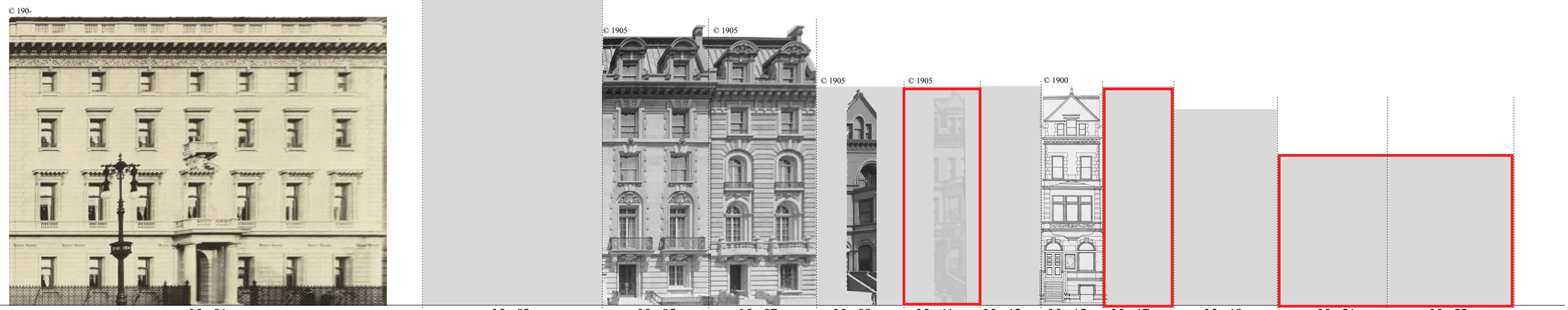
Streetscape Timeline
1905

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1907
Building Erected

1923
Major Facade Alteration

1919
Major Facade Alteration

1925
Building Replacement



DRAWN ELEVATION
compiled using dated sources

No. 01
1907
Hale & Rogers
Style:
Neo-Italian
Renaissance

No. 03
1902-04
C.P.H. Gilbert
Style:
Beaux-Arts

No. 05
1901-02
Welch, Smith & Provot
Style:
Beaux-Arts

No. 07
1901-02
Welch, Smith & Provot
Style:
Beaux-Arts

No. 09
1887-89
William E. Mowbray
Style:
Queen Anne

No. 11
1923
Henry M. Polhemus
Style:
neo-Federal

No. 13
1887-89
William E. Mowbray
Style:
Queen Anne

No. 15
1887-89
William E. Mowbray
Style:
Queen Anne

No. 17
1919
Howard Major
Style:
Eclectic

No. 19
1876
Edward Kilpatrick
Style:
Neo-Grec

No.21 - 27
1925
George F. Pelham
Style: Neo-Classical

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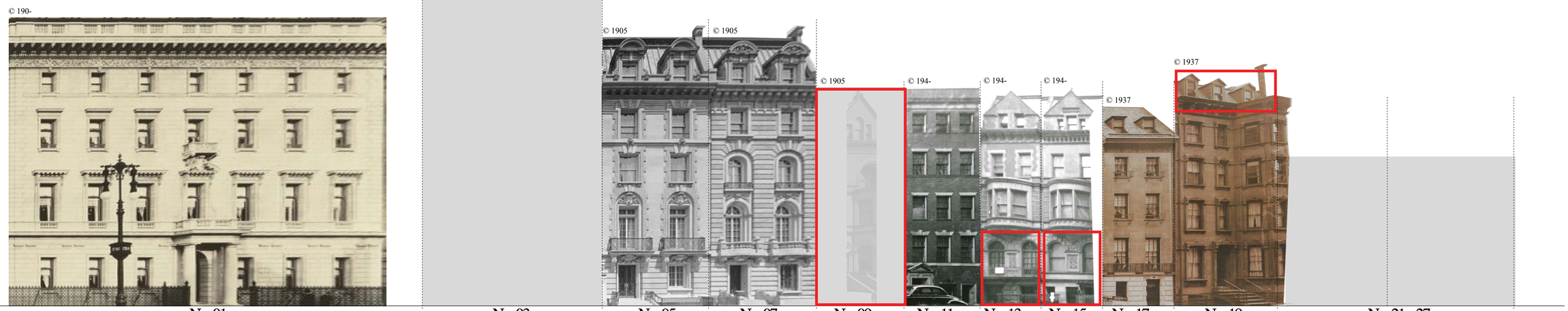
Streetscape Timeline
1925

9 EAST 75TH STREET
TOWNHOUSE

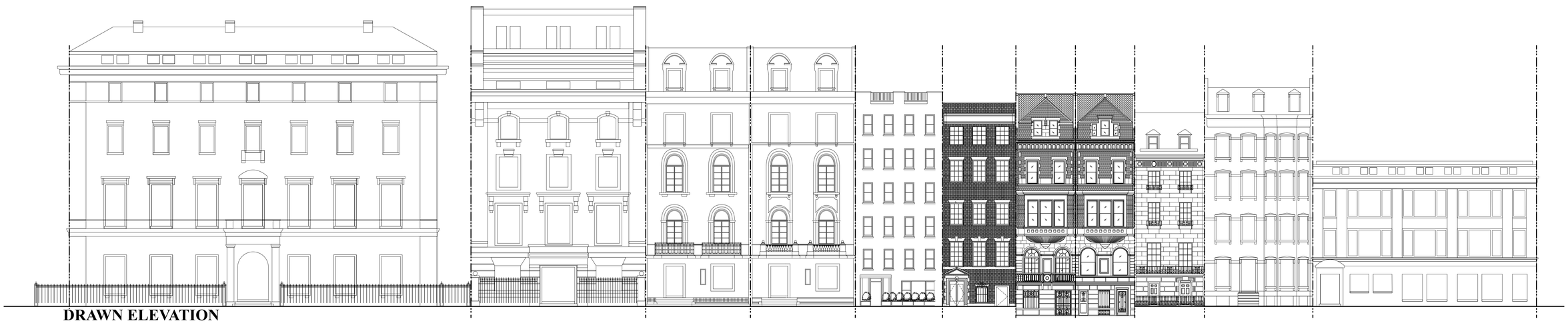
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No. 01	No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	N0.21 - 27
1907	1902-04	1901-02	1901-02	1951	1923	1887-89	1887-89	1919	1876	1925
Hale & Rogers	C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	Elias K. Herzog	Henry M. Polhemus	William E. Mowbray	William E. Mowbray	Howard Major	Edward Kilpatrick	George F. Pelham
Style: Neo-Italian Renaissance	Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: None	Style: neo-Federal	Style: Queen Anne	Style: Queen Anne	Style: Eclectic	Style: Neo-Grec	Style: Neo-Classical

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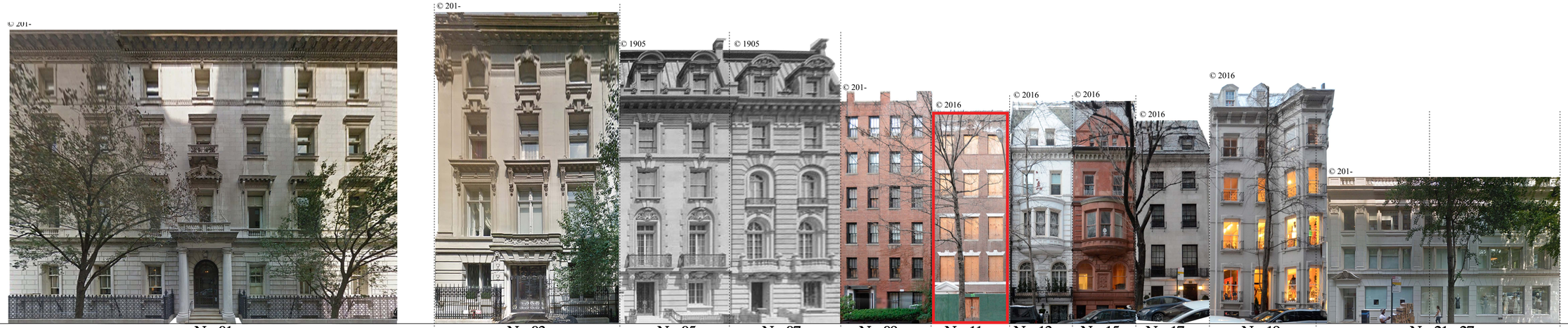
Streetscape Timeline
1960

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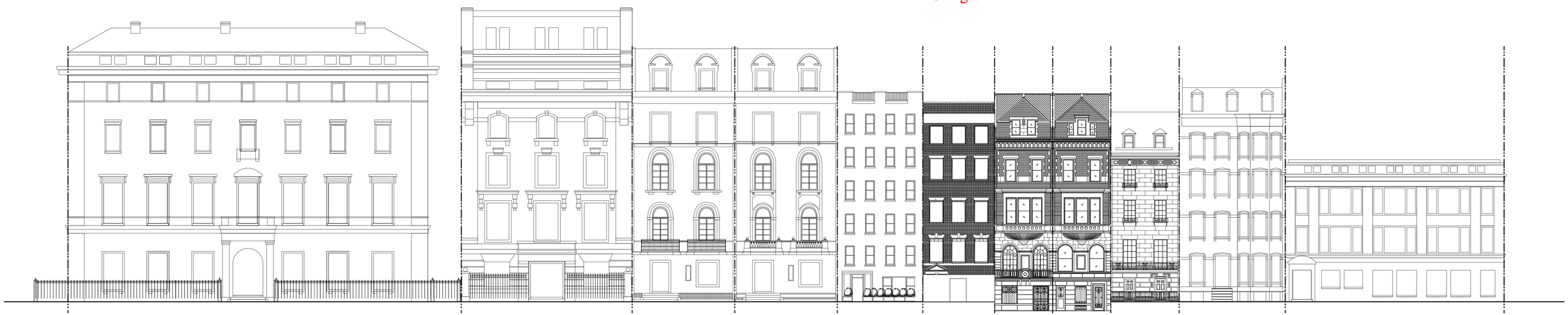
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No. 01 | No. 03 | No. 05 | No. 07 | No. 09 | No. 11 | No. 13 | No. 15 | No. 17 | No. 19 | No. 21 - 27

COLLAGED ELEVATION
compiled using dated sources

2013
Approved
Facade
Changes



DRAWN ELEVATION
compiled using dated sources

No. 01	No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	N0.21 - 27
1907	1902-04	1901-02	1901-02	1951	2013	1887-89	1887-89	1919	1876	1925
Hale & Rogers	C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	Elias K. Herzog	Fogarty Fingers	William E. Mowbray	William E. Mowbray	Howard Major	Edward Kilpatrick	George F. Pelham
Style: Neo-Italian Renaissance	Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: None	New windows, new entrance & new cornice.	Style: Queen Anne	Style: Queen Anne	Style: Eclectic	Style: Neo-Grec	Style: Neo-Classical

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Streetscape Timeline
2016

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STREET ELEVATION OF PROPOSED DESIGN

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Street Elevation of Proposed Design

9 EAST 75TH STREET TOWNHOUSE

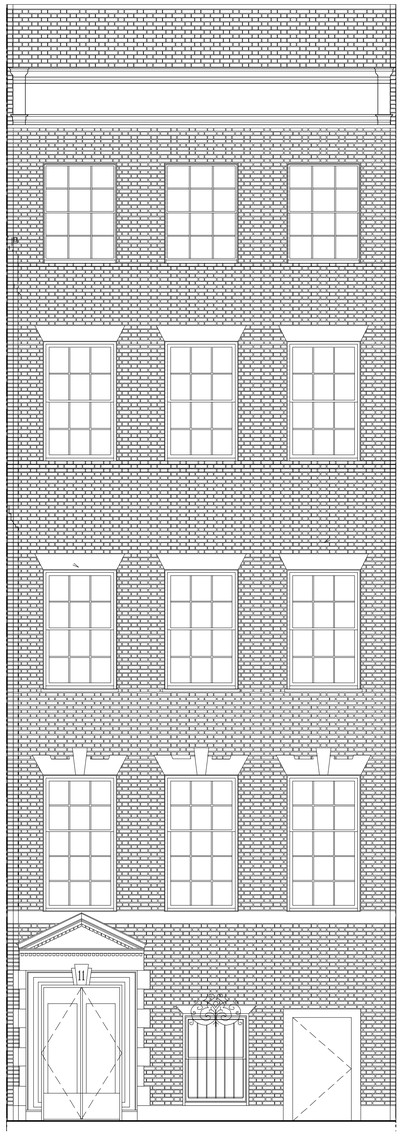
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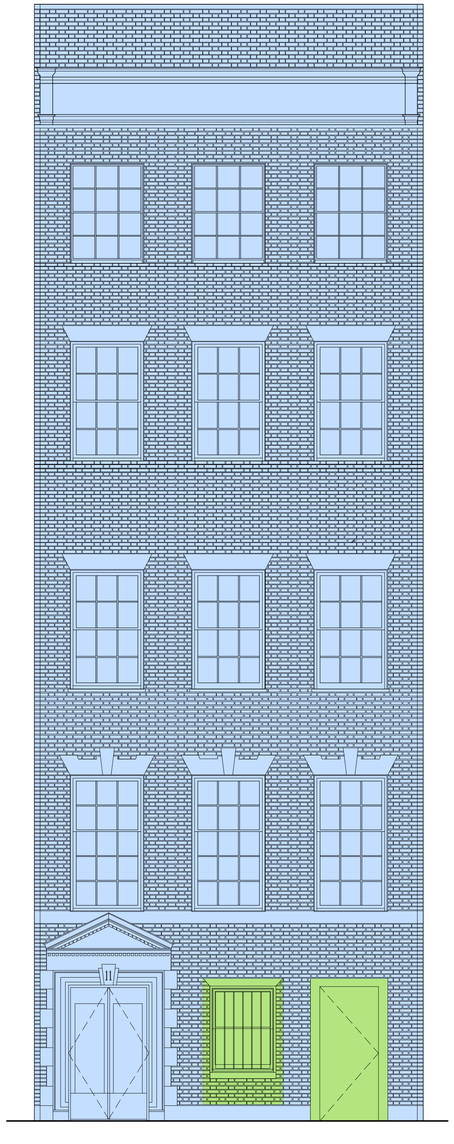
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LEGEND

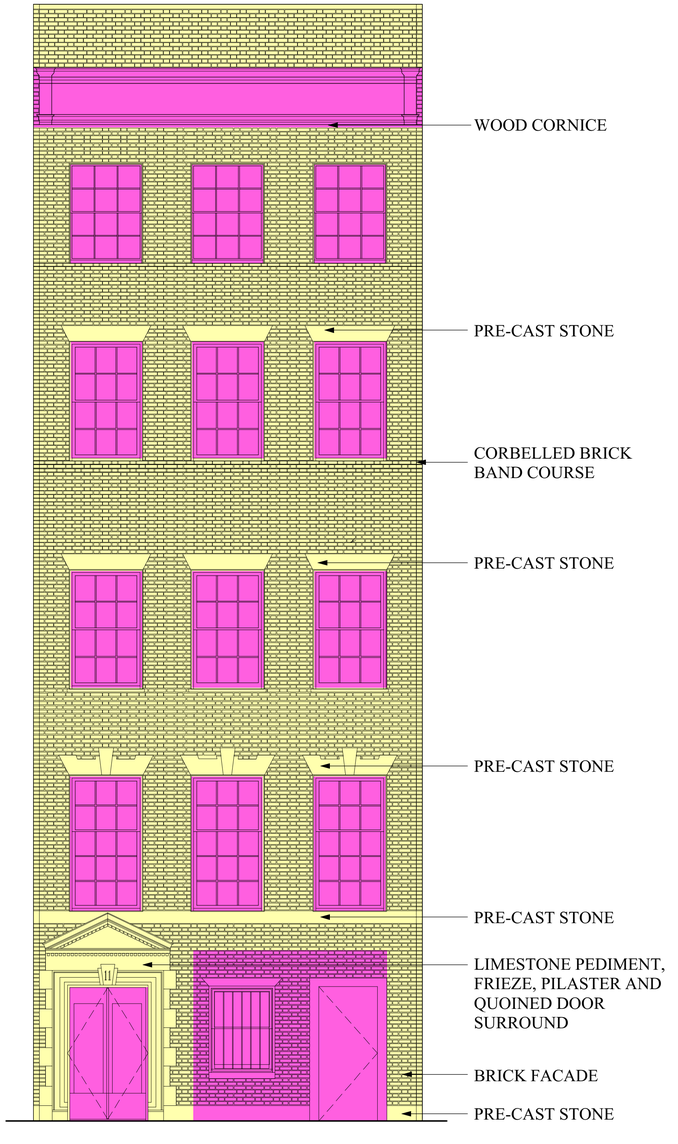
- Original Facade Fabric
- Damaged Original Facade Fabric
- Undamaged Facade
- Non-Original Facade Elements
- Requires Surface Restoration (repointing/paint removal, etc.)



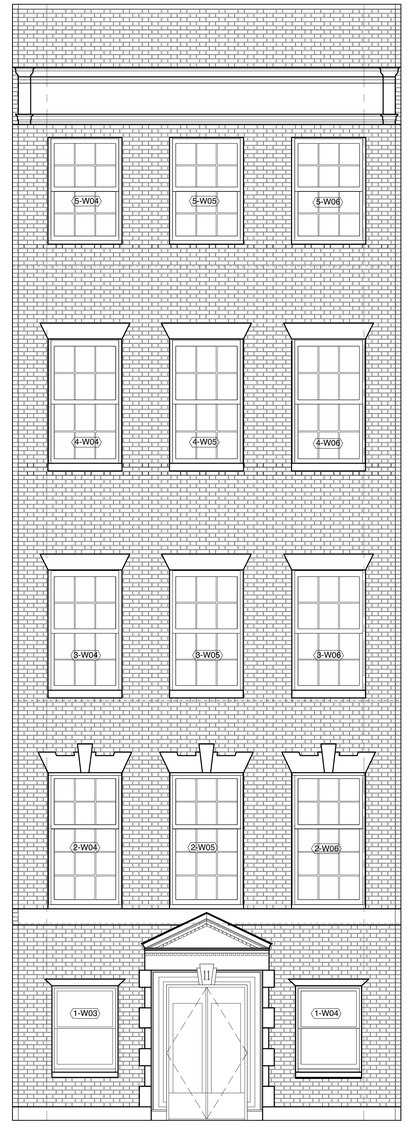
No.11 Original Facade (1923)



No.11 Post-Alterations to Lower Facade (Before 1980)



No.11 Existing Facade Condition



No.11 Proposed Facade

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November 8, 2017

Existing Front Facade Report
No. 11

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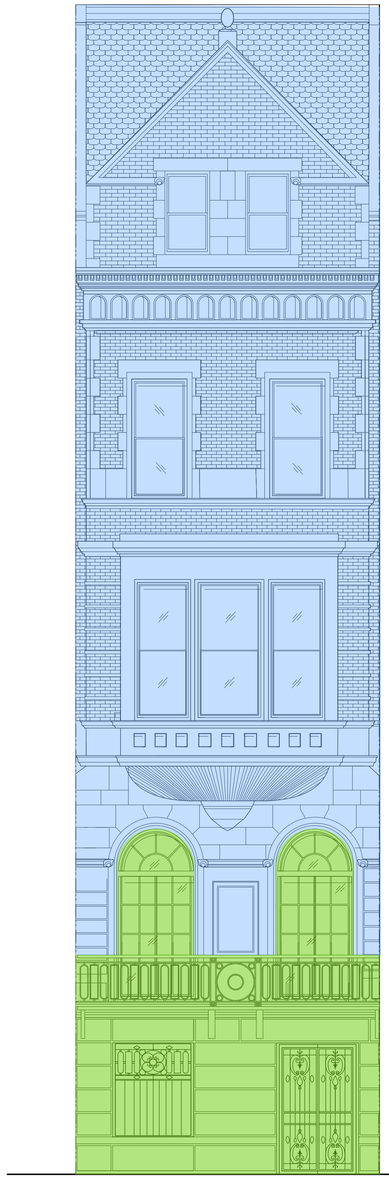
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LEGEND

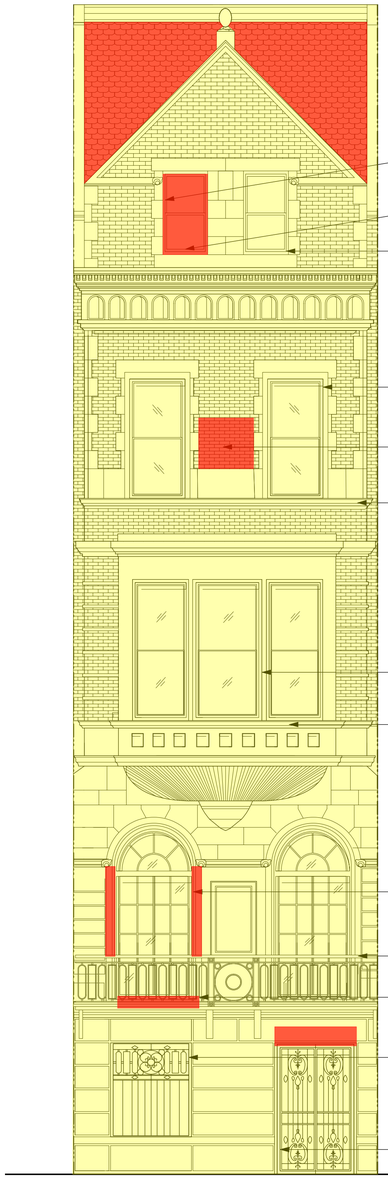
- Original Facade Fabric
- Damaged Original Facade Fabric
- Undamaged Facade
- Non-Original Facade Elements
- Requires Surface Restoration (repointing/paint removal, etc.)



No.13 Original Facade (c. 1889)



No.13 Post-Alterations to Lower Facade (Before 1937)



NOTE: BELOW NUMBERS AND NOTES CORRESPOND TO PROBE PHOTOS -SEE APPENDIX

No.13 Existing Facade Condition



No.13 Proposed Facade
19'-0"

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November 8, 2017

Existing Front Facade Report
No. 13

9 EAST 75TH STREET TOWNHOUSE

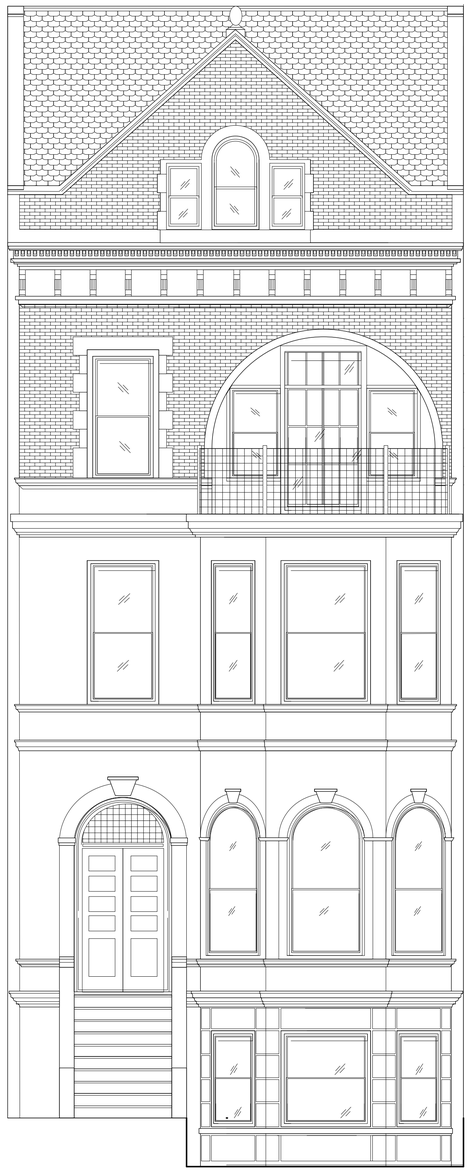
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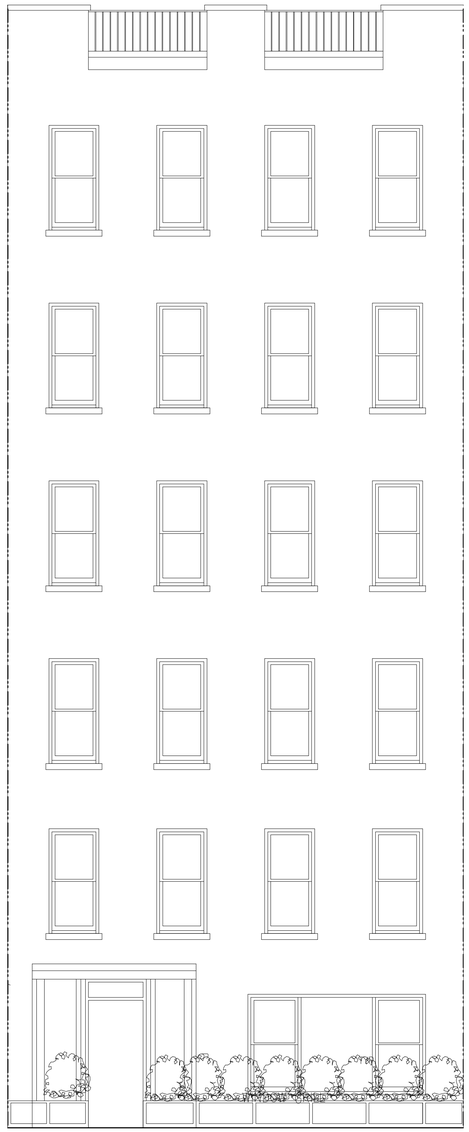
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LEGEND

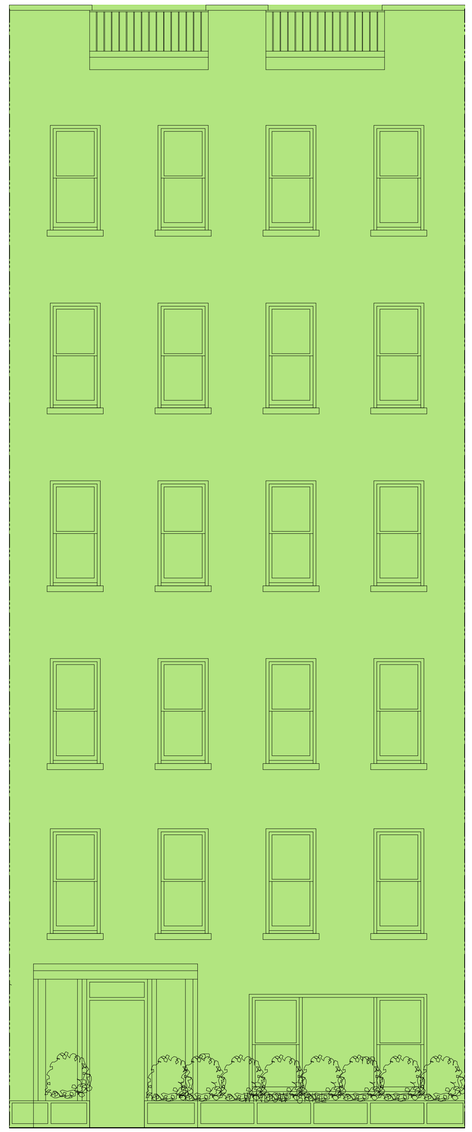
Original Facade Fabric	Damaged Original Facade Fabric	Undamaged Facade
Non-Original Facade Elements	Requires Surface Restoration (repointing/paint removal, etc.)	



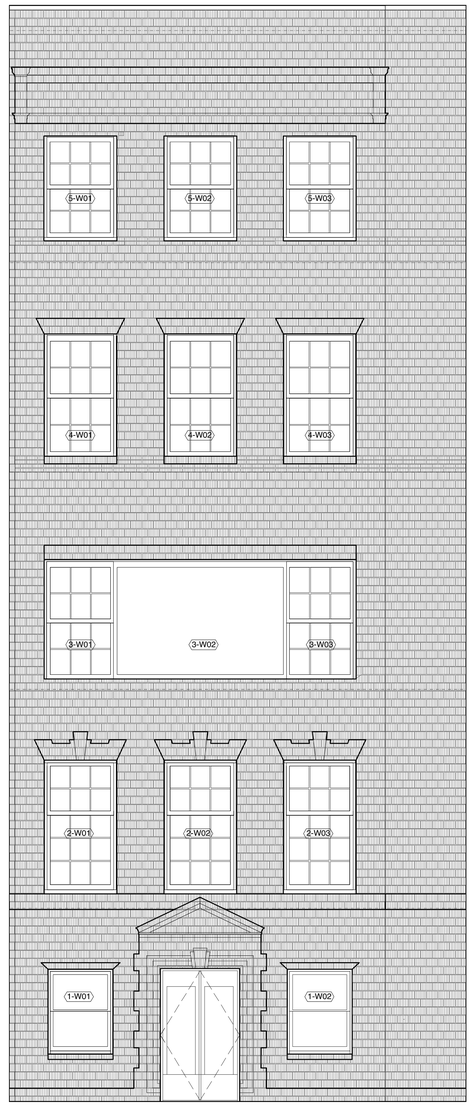
No.9 Original Facade (1923)



No.9 Post-Alterations to Lower Facade (1951)



No.9 Existing Facade Condition



No.9 Proposed Facade

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November 8, 2017

Existing Front Facade Report
No. 09

9 EAST 75TH STREET TOWNHOUSE

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STREET ELEVATION OF PROPOSED DESIGN

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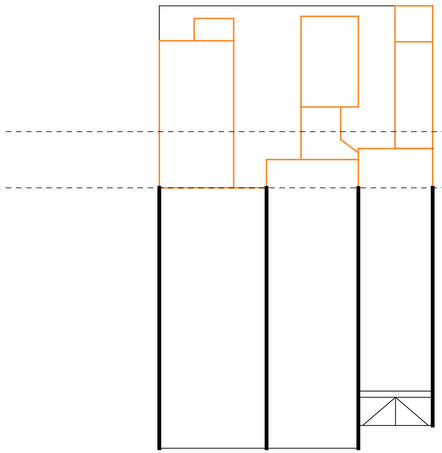
Street Elevation of Proposed Design

9 EAST 75TH STREET TOWNHOUSE

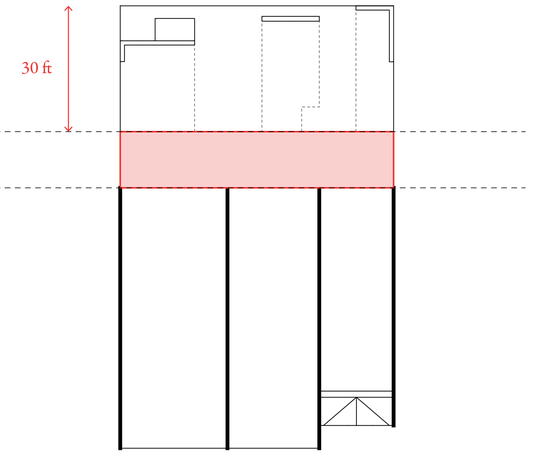
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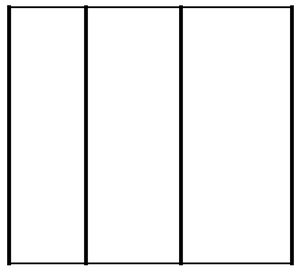
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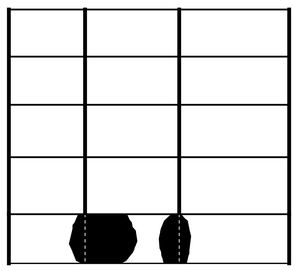
Removal of existing additions



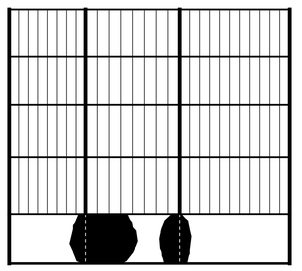
Extension of the rear facade up to the 30 ft setback



Register the position of the parti-walls on the rear facade



Facade grid



Custom Bronze Facade

REAR FACADE PROPOSAL (CONCEPT DIAGRAM)

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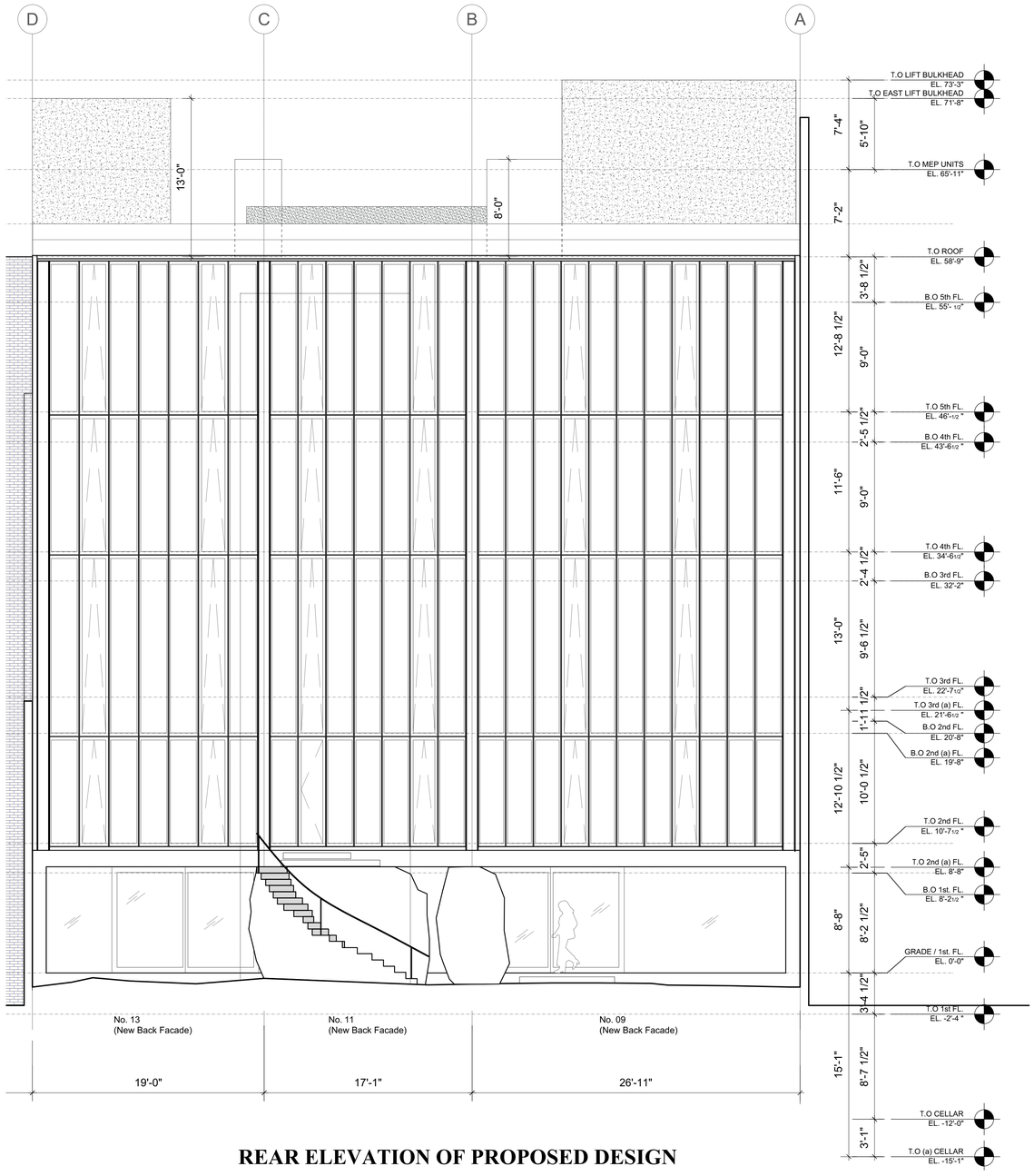
Rear Facade Proposal
Concept Diagram

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REAR ELEVATION OF PROPOSED DESIGN

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Rear Elevation of Proposed Design

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