

March 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-07381

**15-17 East 77th Street – Upper East Side Historic District  
Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 816 5096 3710

**Passcode:** 829592

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.

Presentation to the  
New York City  
Landmarks Preservation  
Commission

# **15-17 East 77th Street**

Upper East Side Historic District



15 East 77th Street

17 East 77th Street



15-17 EAST 77TH STREET

METROPOLITAN MUSEUM  
HISTORIC DISTRICT

UPPER EAST SIDE  
HISTORIC DISTRICT





15 East 77th Street    17 East 77th Street





15-17 East 77th Street 2014 LPC Approval



15 East 77th Street, Present Day Front Facade



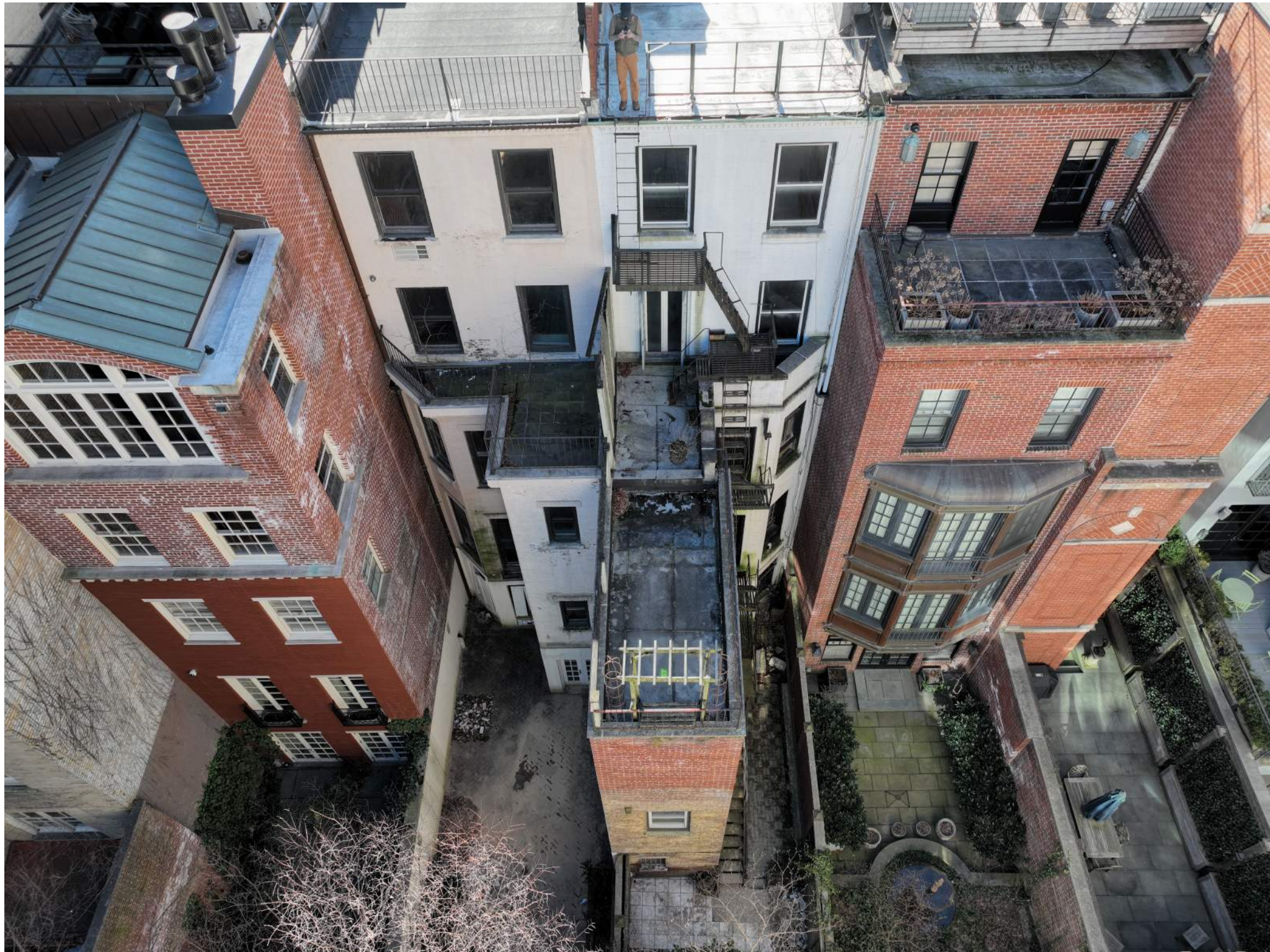
17 East 77th Street, Present Day Front Facade



15 East 77th Street, Present Day Areaway



17 East 77th Street, Present Day Areaway



19 East 77th Street

17 East 77th Street

15 East 77th Street

13 East 77th Street

11 East 77th Street





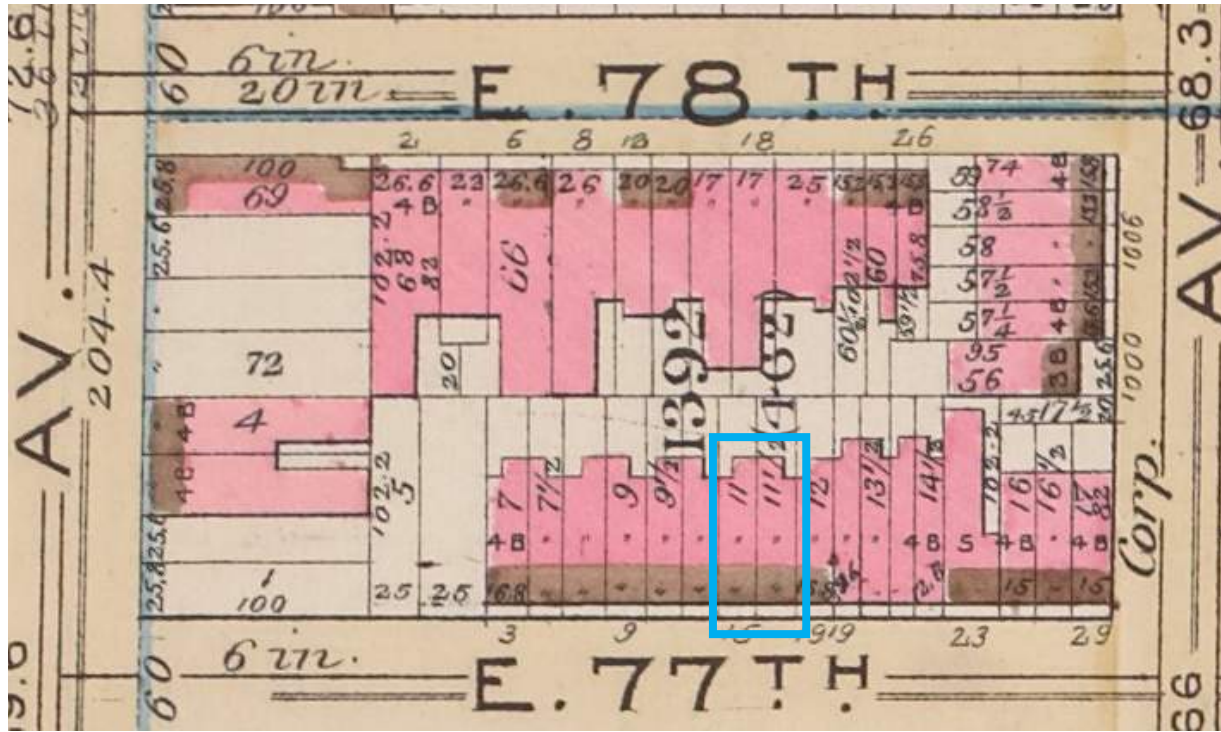
15 East 77th Street, 1912  
Source: New York Public Library



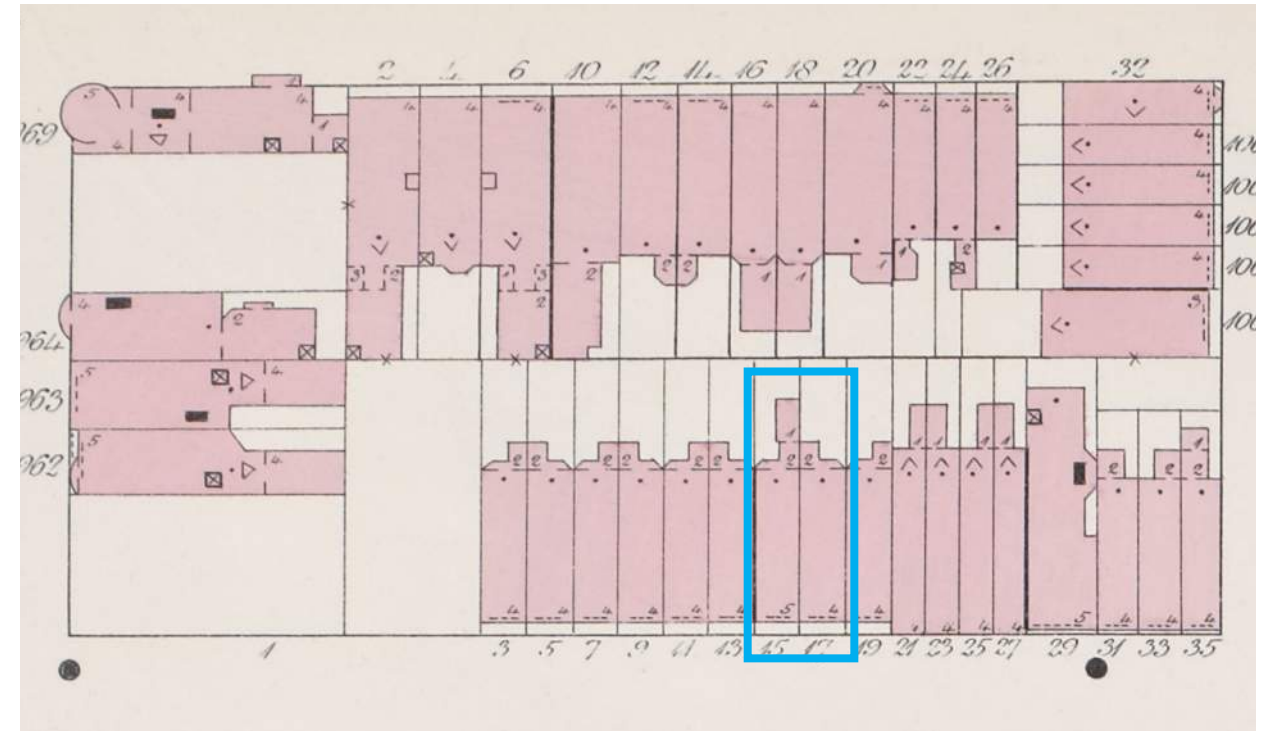
17 East 77th Street, 1912  
Source: New York Public Library



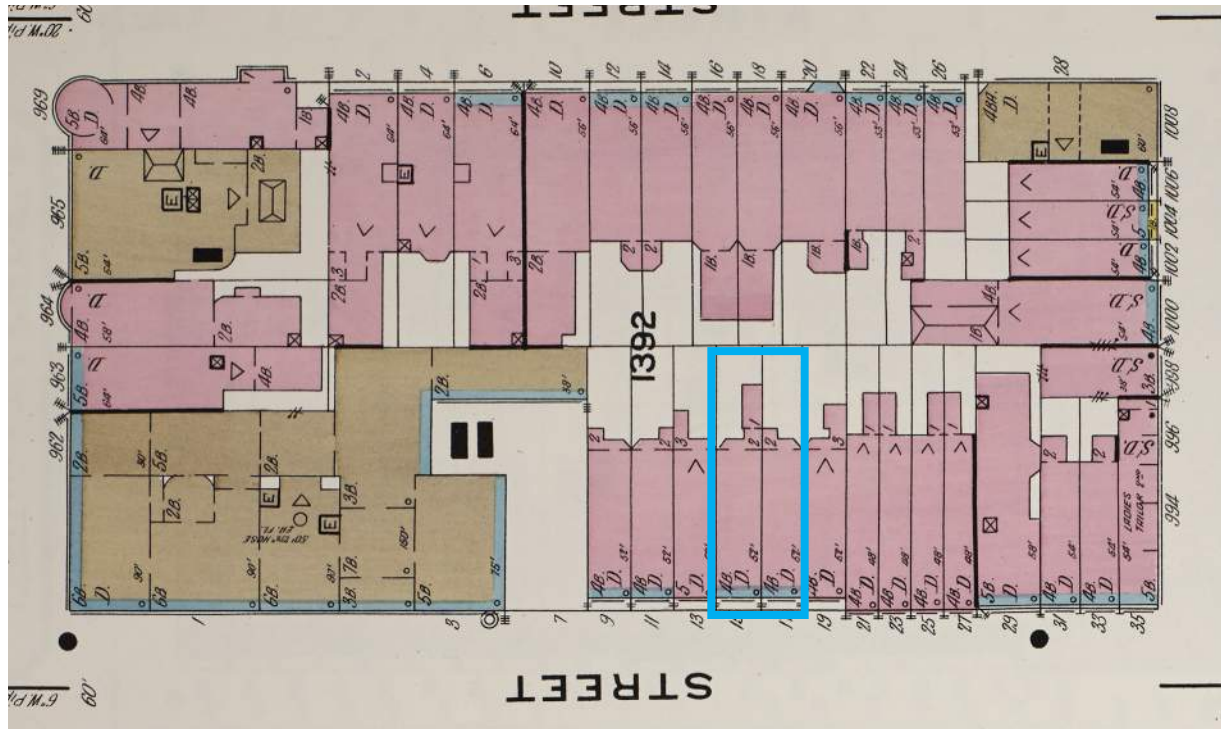
15 and 17 East 77th Street, ca. 1940 Tax Photo  
Source: Tax Photo, NYC Municipal Archives



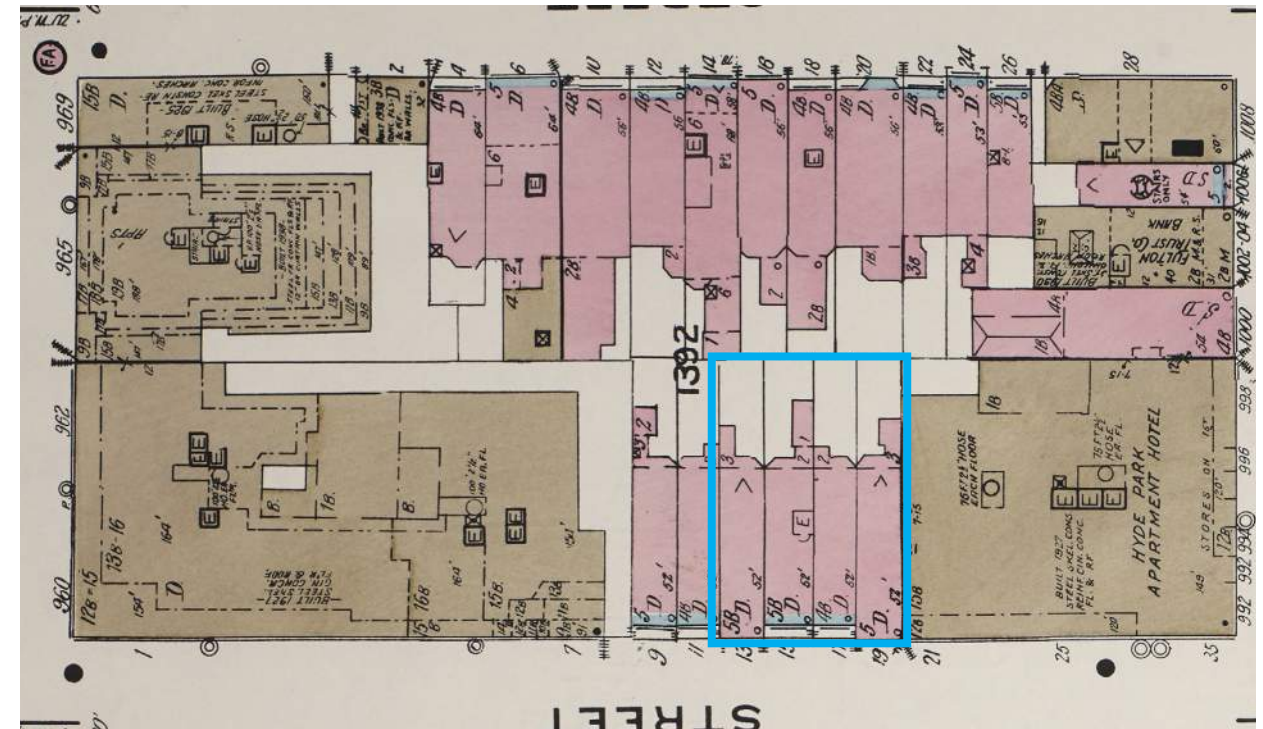
1890 Bromley Map



1896 Sanborn Map



1911 Sanborn Map



1939 Sanborn Map





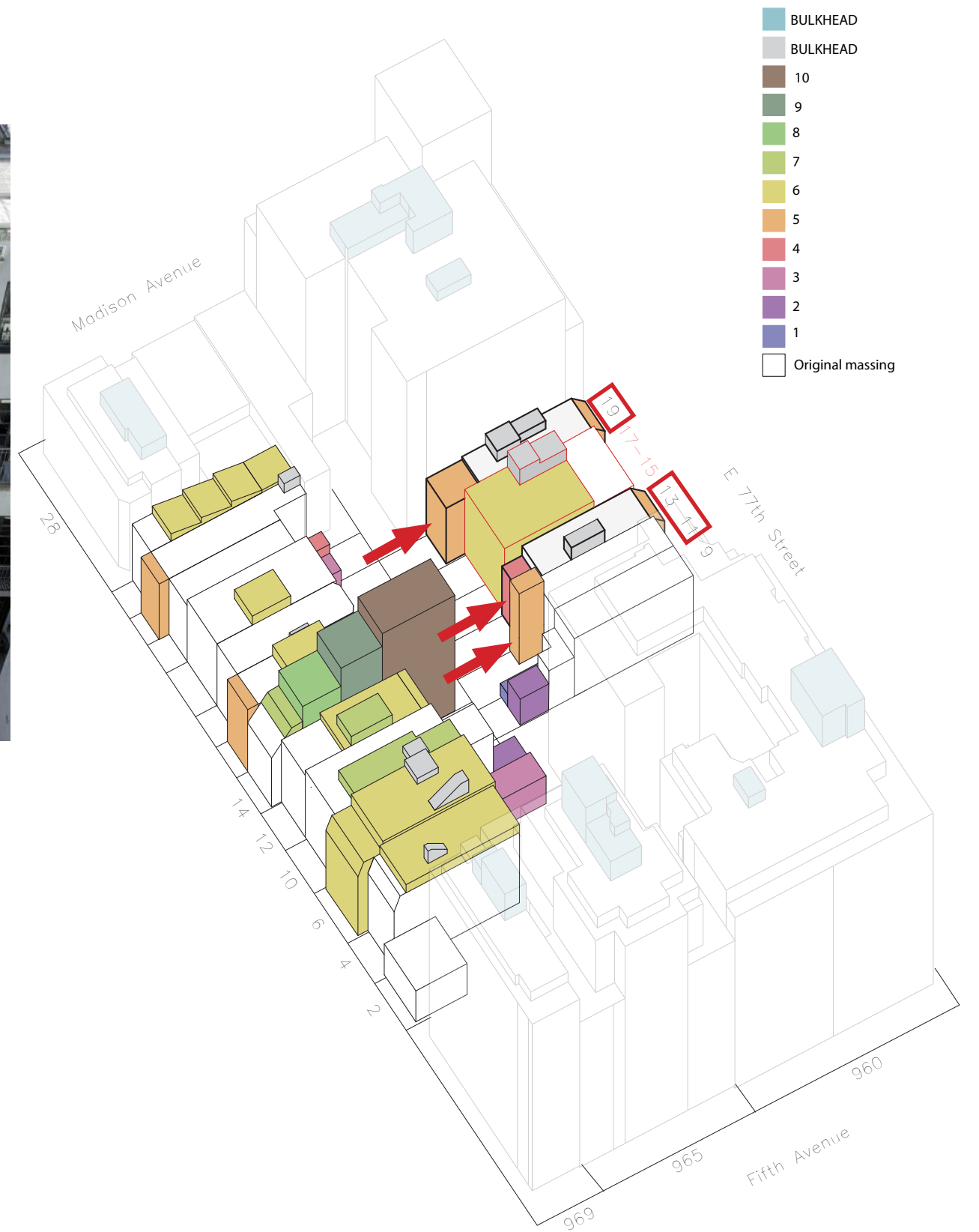
19 E 77th Street



13 E 77th Street

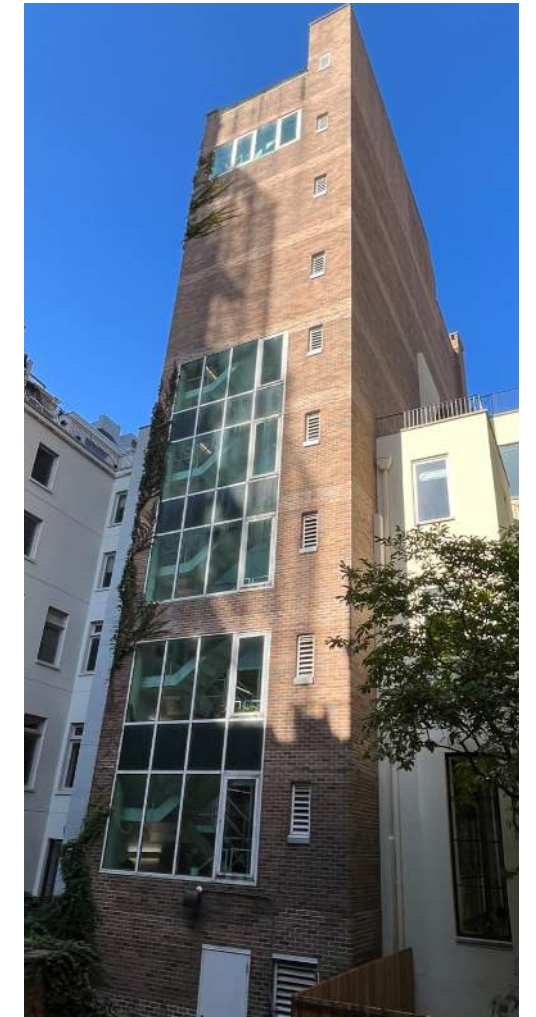


11 E 77th Street





12 E 78th Street



14 E 78th Street



26 E 78th Street



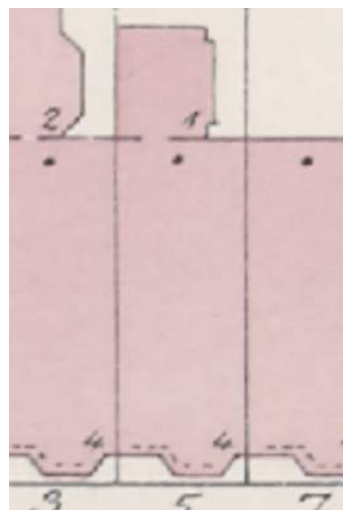
5 East 63rd Street Tax Photo, ca. 1940. NYC Municipal Archives



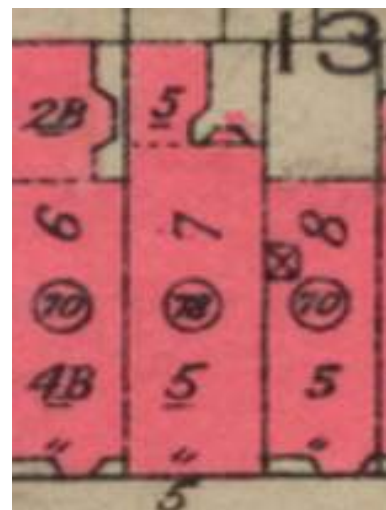
20 East 66th Street Tax Photo, ca. 1940.



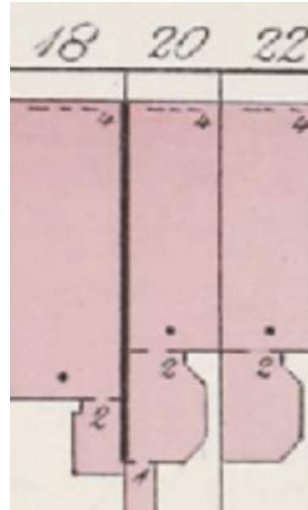
34 East 69th Street Tax Photo, ca. 1940



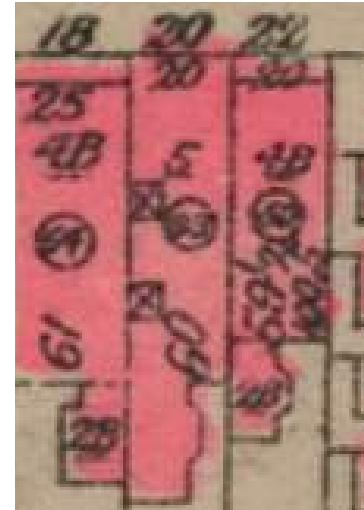
1892 Sanborn Map



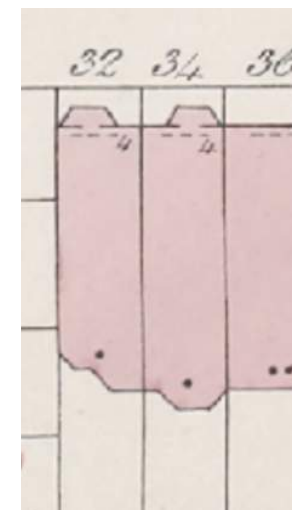
1930 Bromley



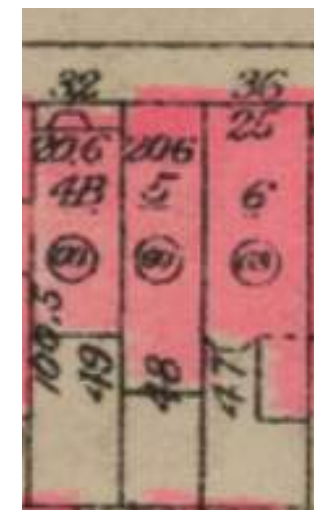
1892 Sanborn Map



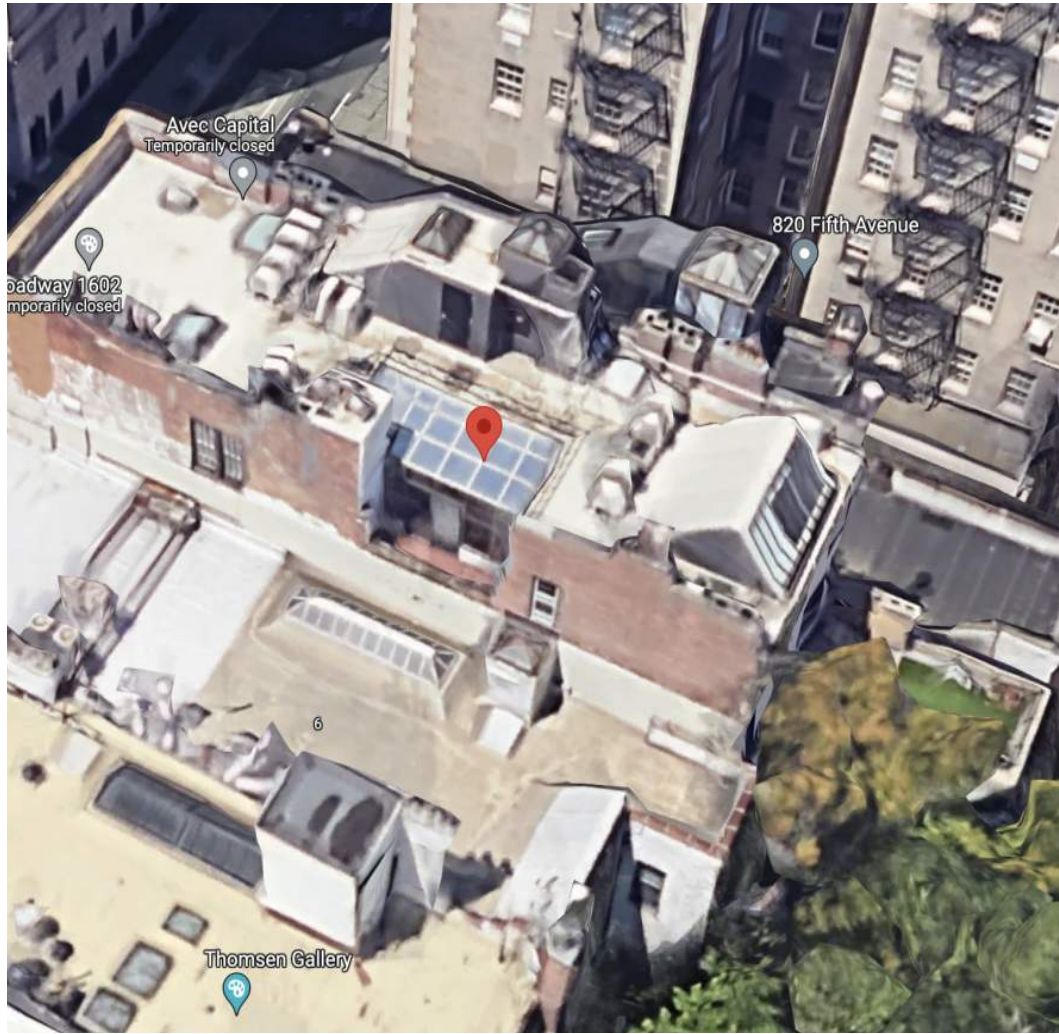
1930 Bromley



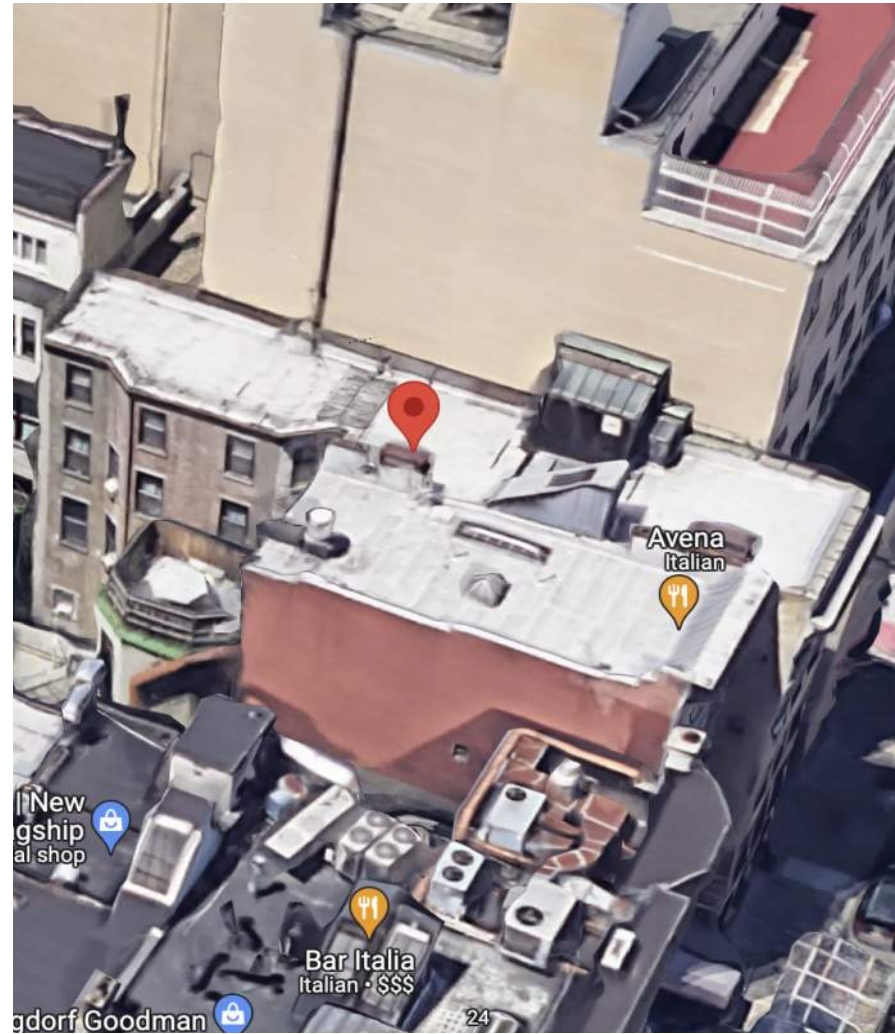
1892 Sanborn Map



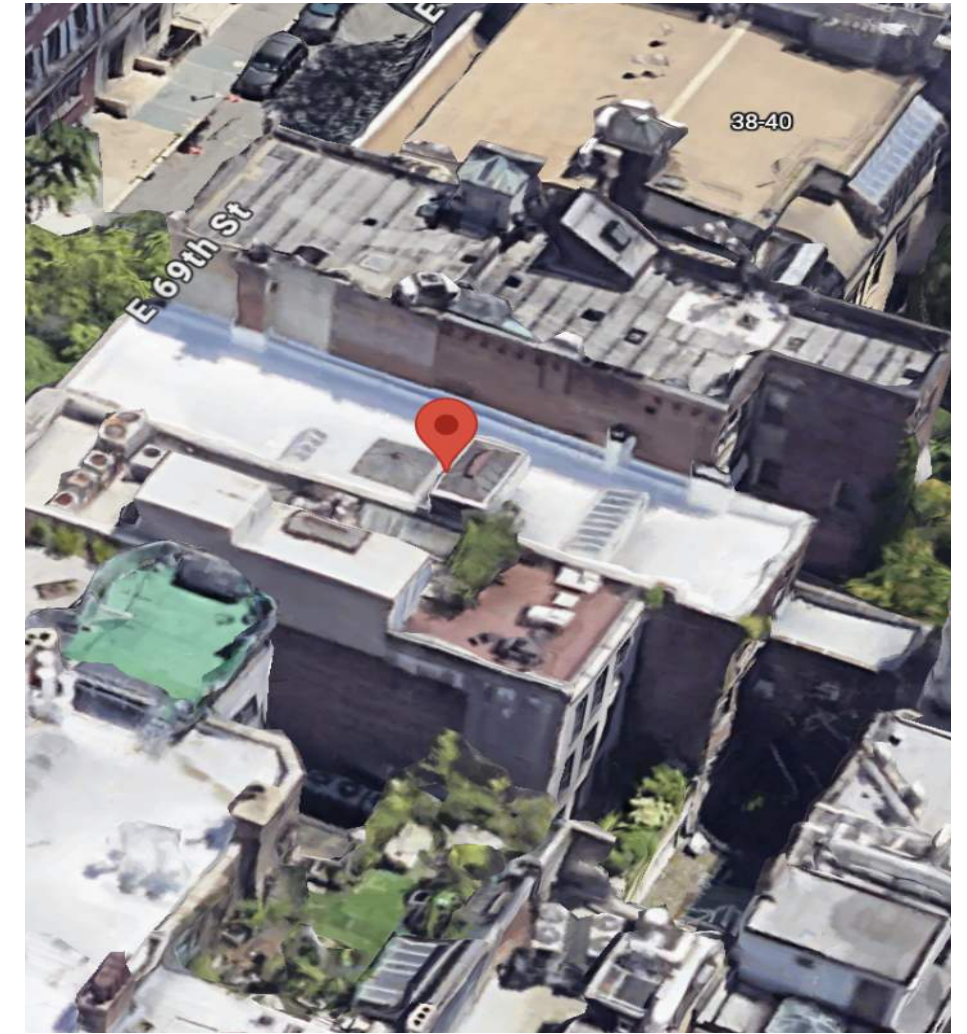
1930 Bromley



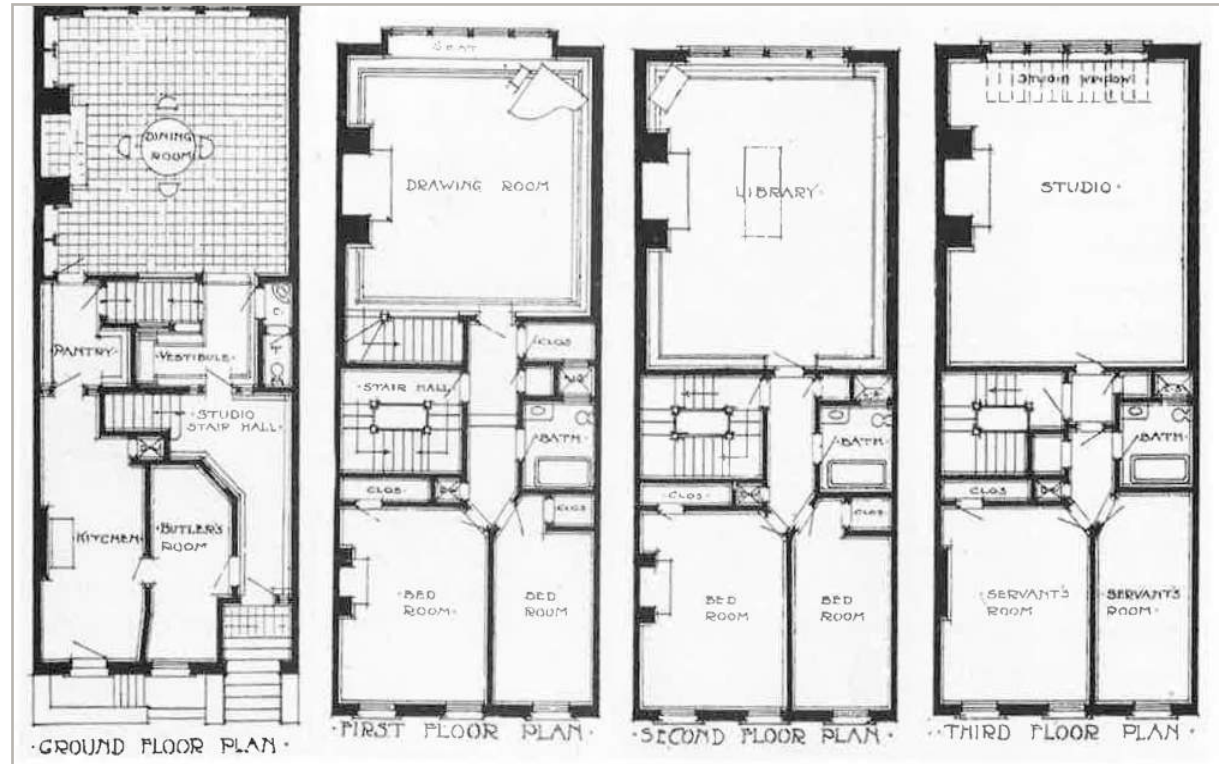
5 East 63rd Street



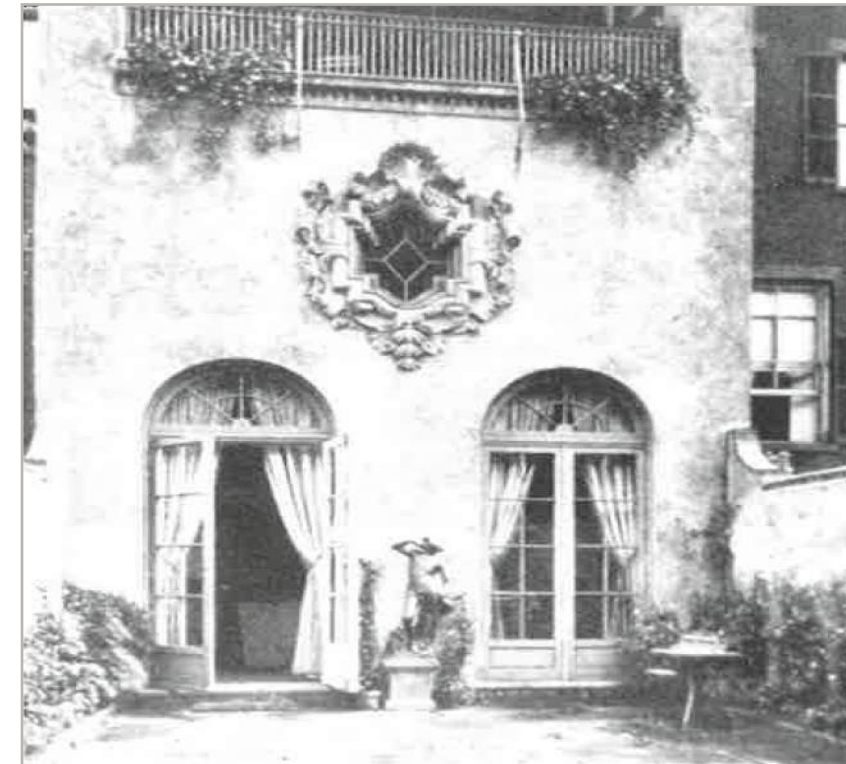
20 East 66th Street



34 East 69th Street



Sterner Row House Floor Plan. American Architect 95 (1909)



Raymond Hood Redesign of 234 East 61st Street (1931)



East 63rd Street Rear Yard. Garden Magazine 34 (1921)



Sterner Residence, ca. 1915. Museum of the City of New York.





15 East 77th Street 17 East 77th Street

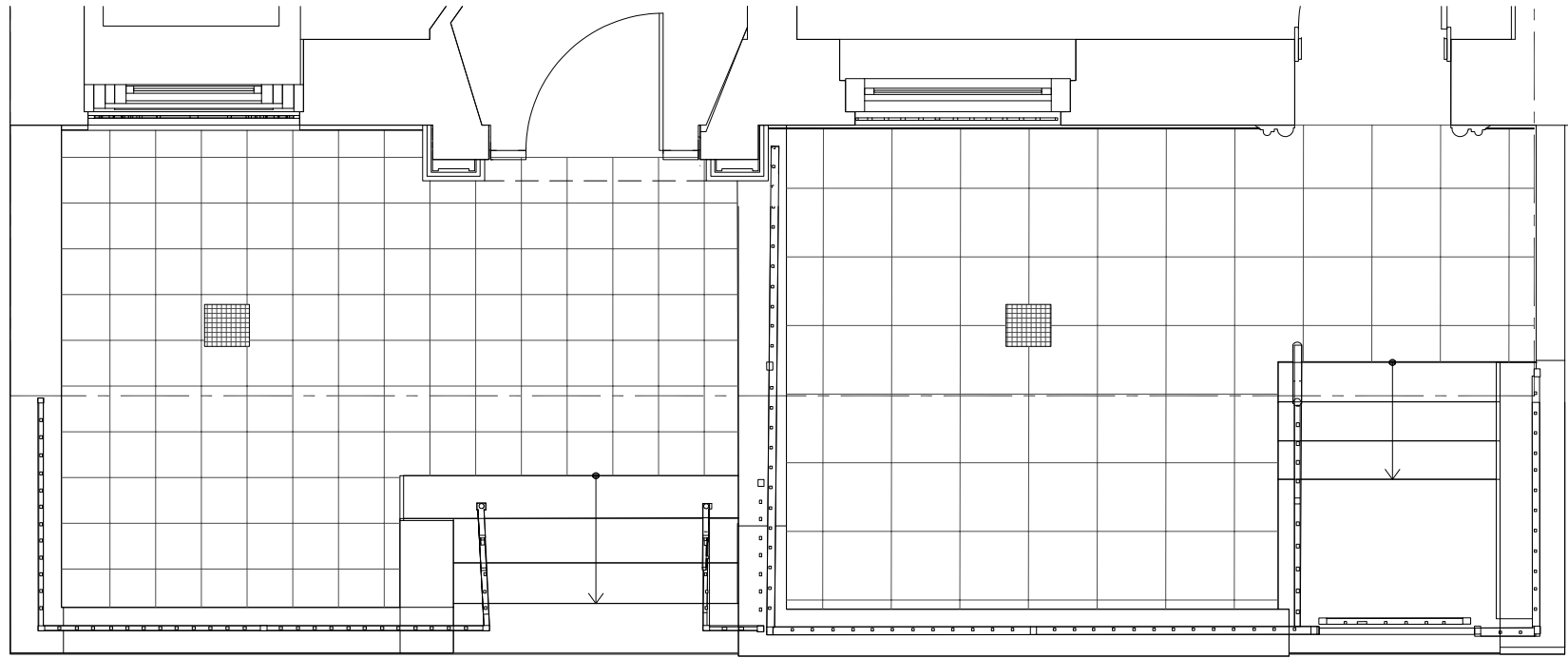
EXIST' FRONT CORNICE  
 EL = +126'-10 3/8"  
 (126.86' Per Survey)

FRONT STREET WALL HEIGHT: 57'-9 1/4"

BASE PLANE  
 EL = +69'-1 1/8"  
 (69.09' Per Survey)



Areaway: Existing Plan



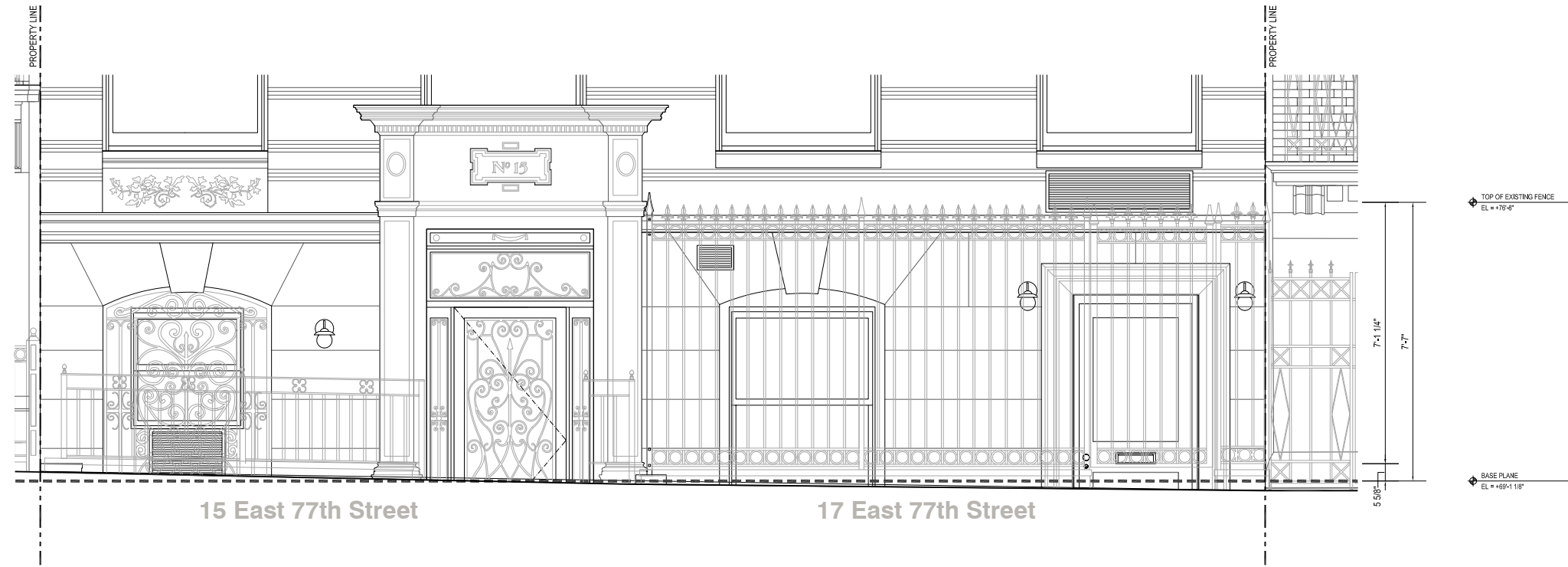
Areaway: Proposed Plan

15 East 77th Street

17 East 77th Street



Areaway: Existing Fence Elevation



Existing Fence at 15 E77th Street



Existing Fence at 17 E77th Street



Areaway: Proposed Fence Elevation



Areaway at 9 E77th Street



Areaway at 11 E77th Street



Areaway at 19 E77th Street



Areaway: Existing Facade Elevation



Existing Stone Door Surround at 15 E77th Street



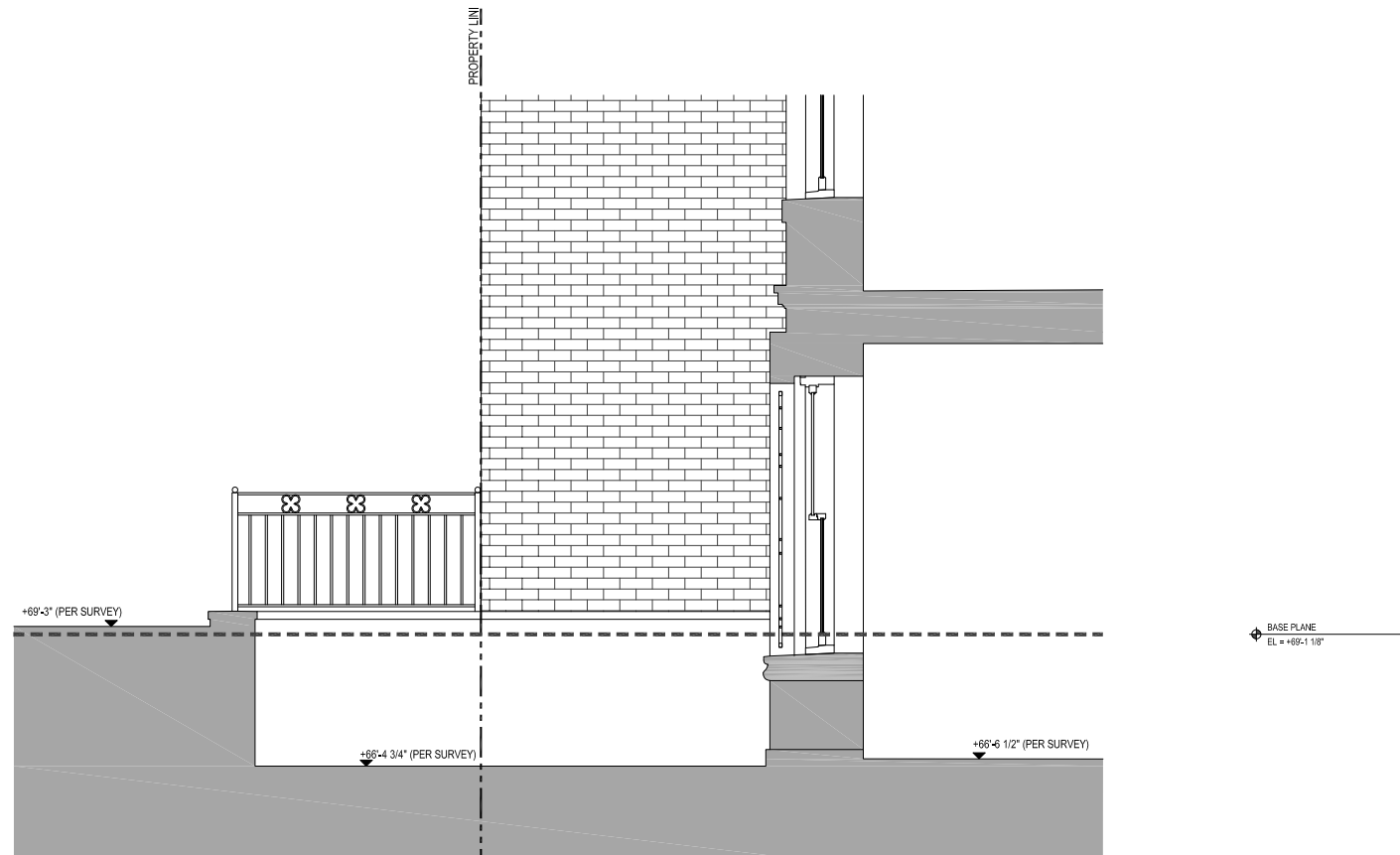
Areaway: Proposed Facade Elevation



Missing Louver at 17 E77th Street



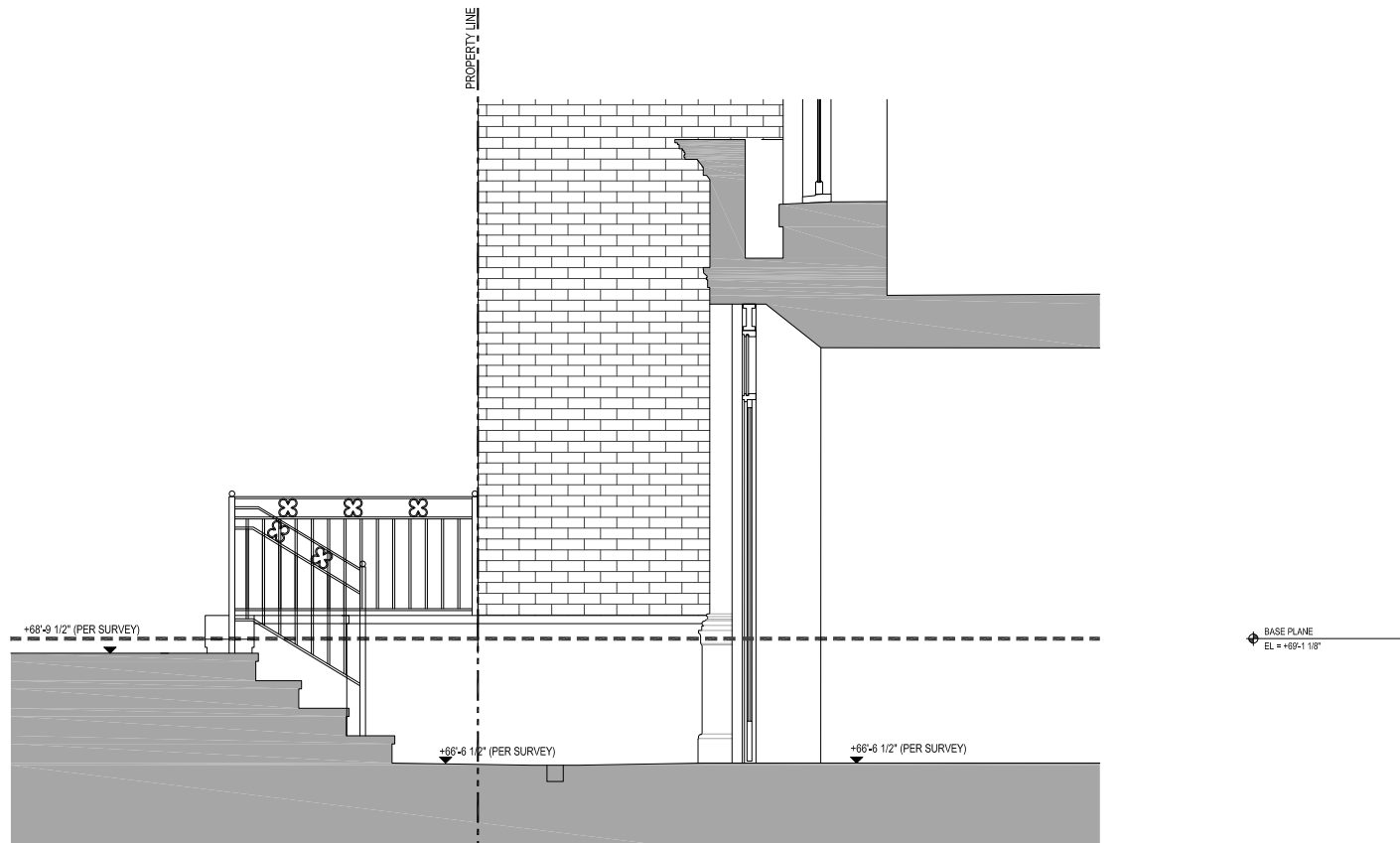
Areaway: Existing Section at 15 E77th Street



Areaway: Proposed Section at 15 E77th Street



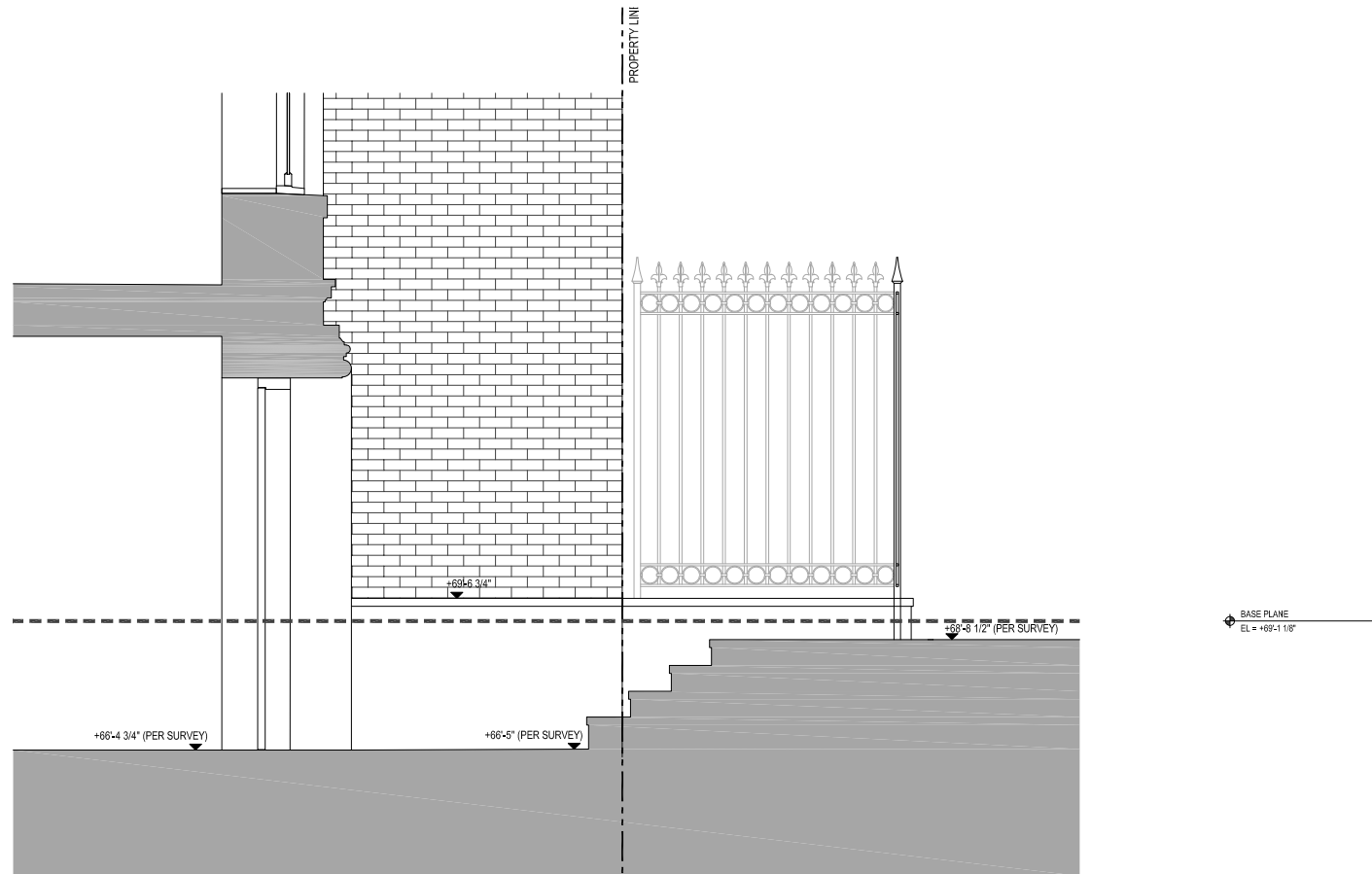
Areaway: Existing Section at 15 E77th Street, through Entrance



Areaway: Proposed Section at 15 E77th Street, through Entrance



Areaway: Existing Section at 17 E77th Street, through Entrance



Areaway: Proposed Section at 17 E77th Street, through Entrance



Areaway: Visible Devices and Accessories



**BALDWIN LETTER BOX PLATE**  
BLACK FINISH 13" X 3 5/8"



**HOLOVISION MODEL 200 INTERCOM WITH BRASS FINISH**  
w 4.4" X H 7.5"



**BEGA IN-GRADE/IN-WALL LUMINAIRE**  
3" DIAMETER



**SPECO OUTDOOR SECURITY CAMERA**  
1.9" X 1.5"



**BRONZINO RIBBED PLANTER**  
W 29.5" X H 26.7"



Existing Rear Context



Existing Rear Facade at 15-17 E77th Street



# Proposed Rear Facade Materials



ZINC COATED COPPER CLADDING



LIMESTONE CLADDING

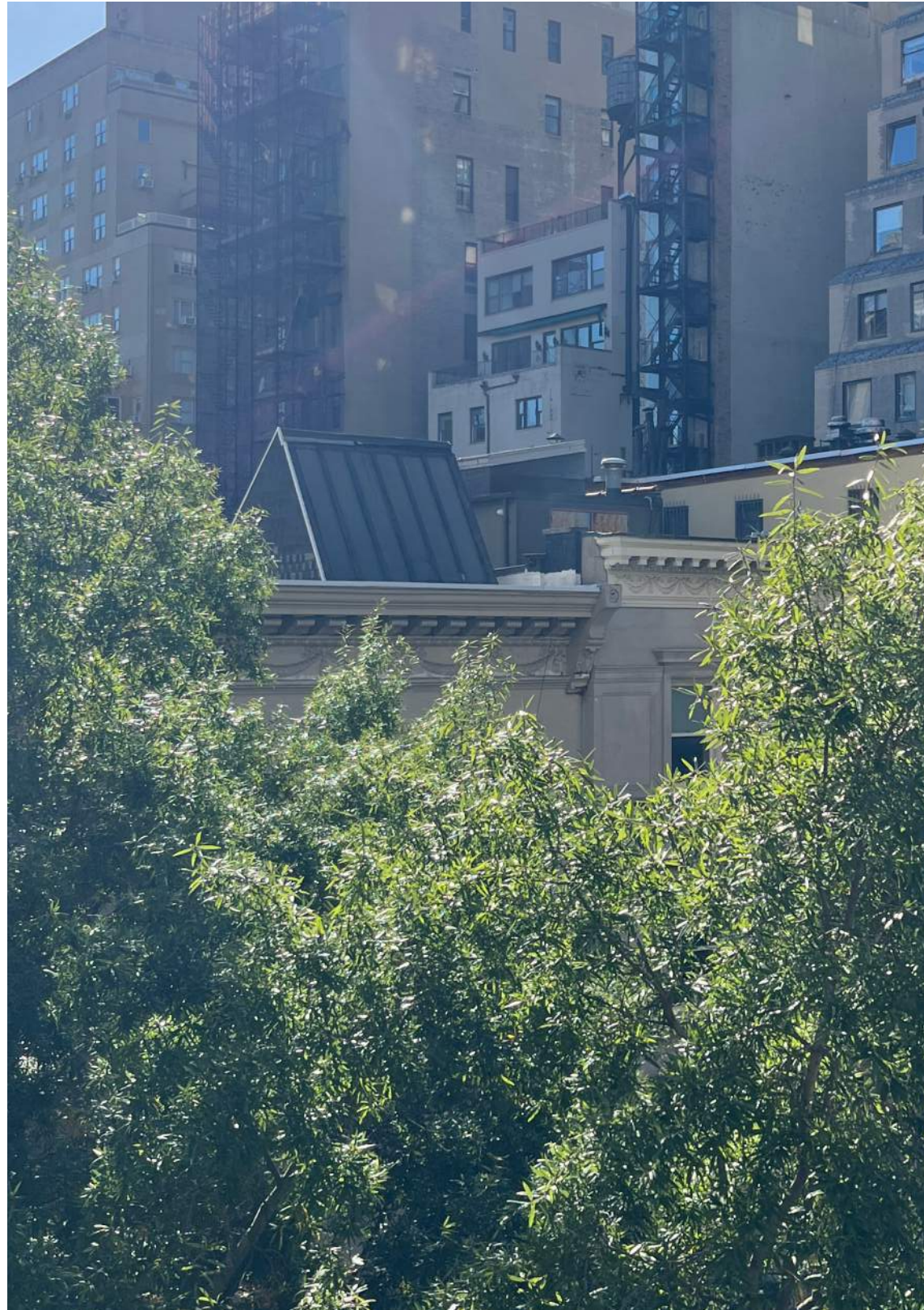


WHITE BRONZE WINDOWS

- NEW STUCCO ELEVATOR BULKHEAD
- NEIGHBOR CHIMNEY/FLUE TO BE EXTENDED NEW FLUE
- NEW ZINC COATED COPPER CLADDING
- NEW PAINTED STEEL AND GLASS ARTIST SKYLIGHT
- NEW LIMESTONE CORNICE AT EXISTING CORNICE HEIGHT
- NEW GUTTER DOWNSPOUT
- NEW WHITE BRONZE AND GLASS WINDOWS
- NEW LIMESTONE CLADDING FACADE
- NEW WHITE BRONZE AND GLASS DOORS
- NEW PAINTED STEEL DECK AND STAIR



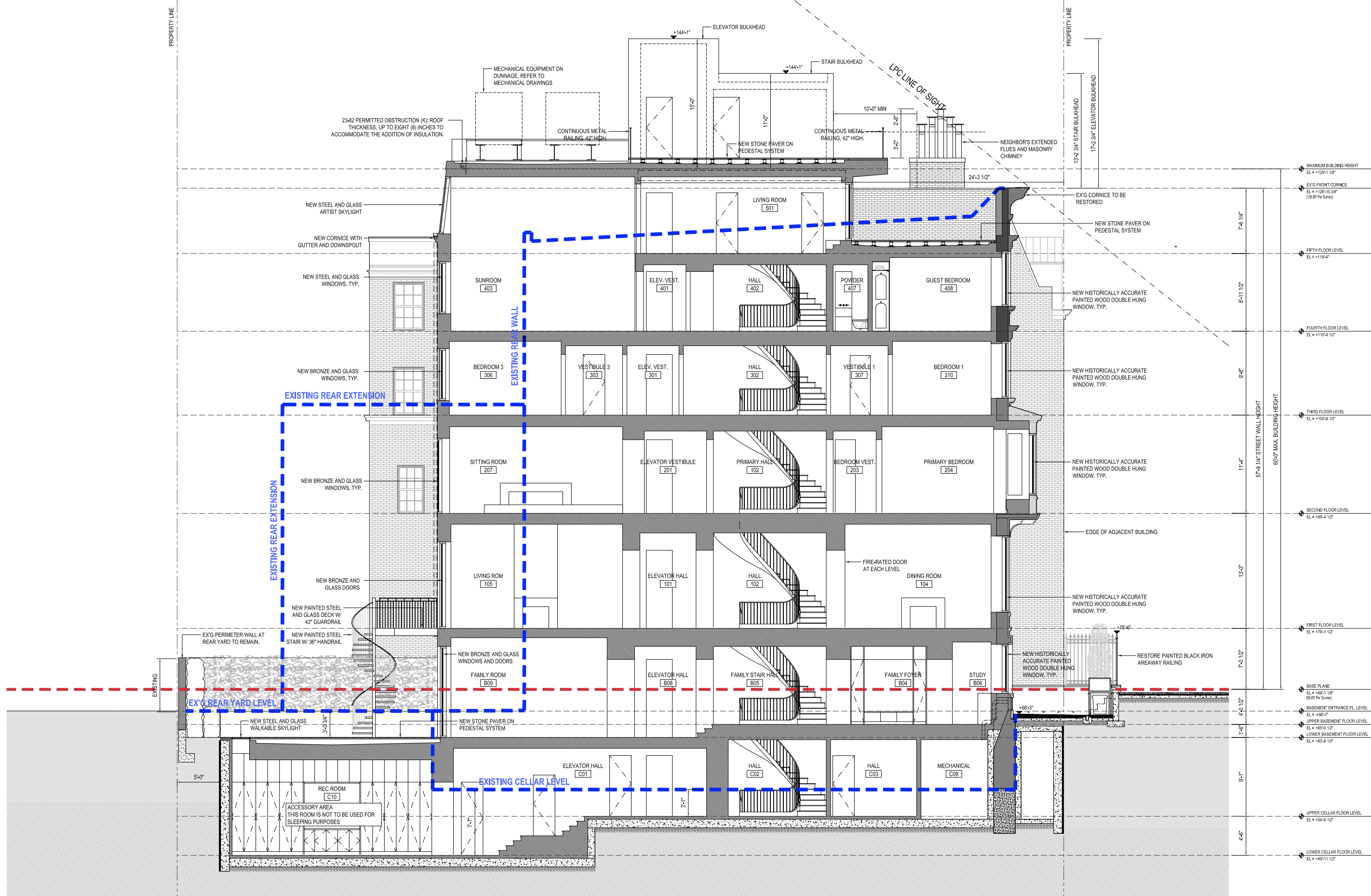
10 East 77th Street



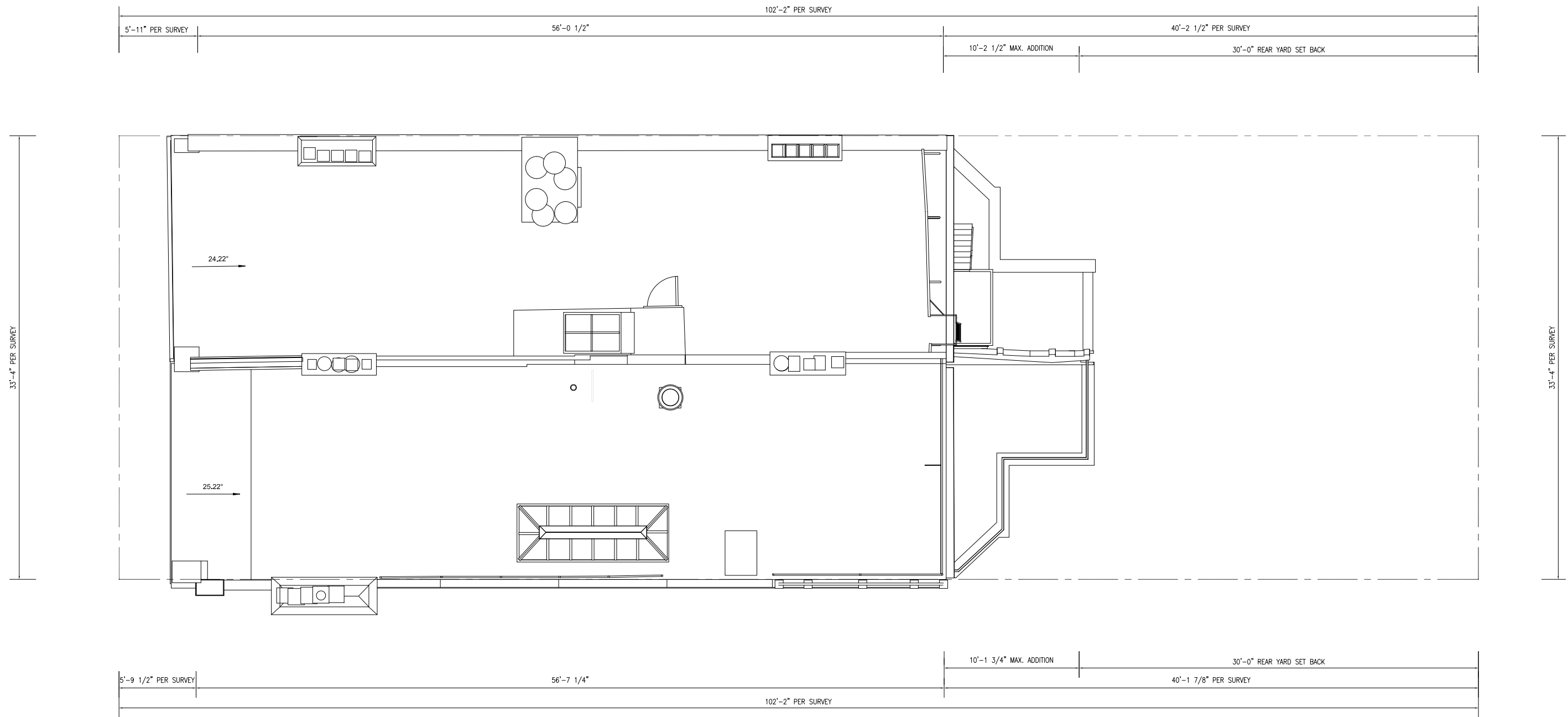
12 East 82nd Street

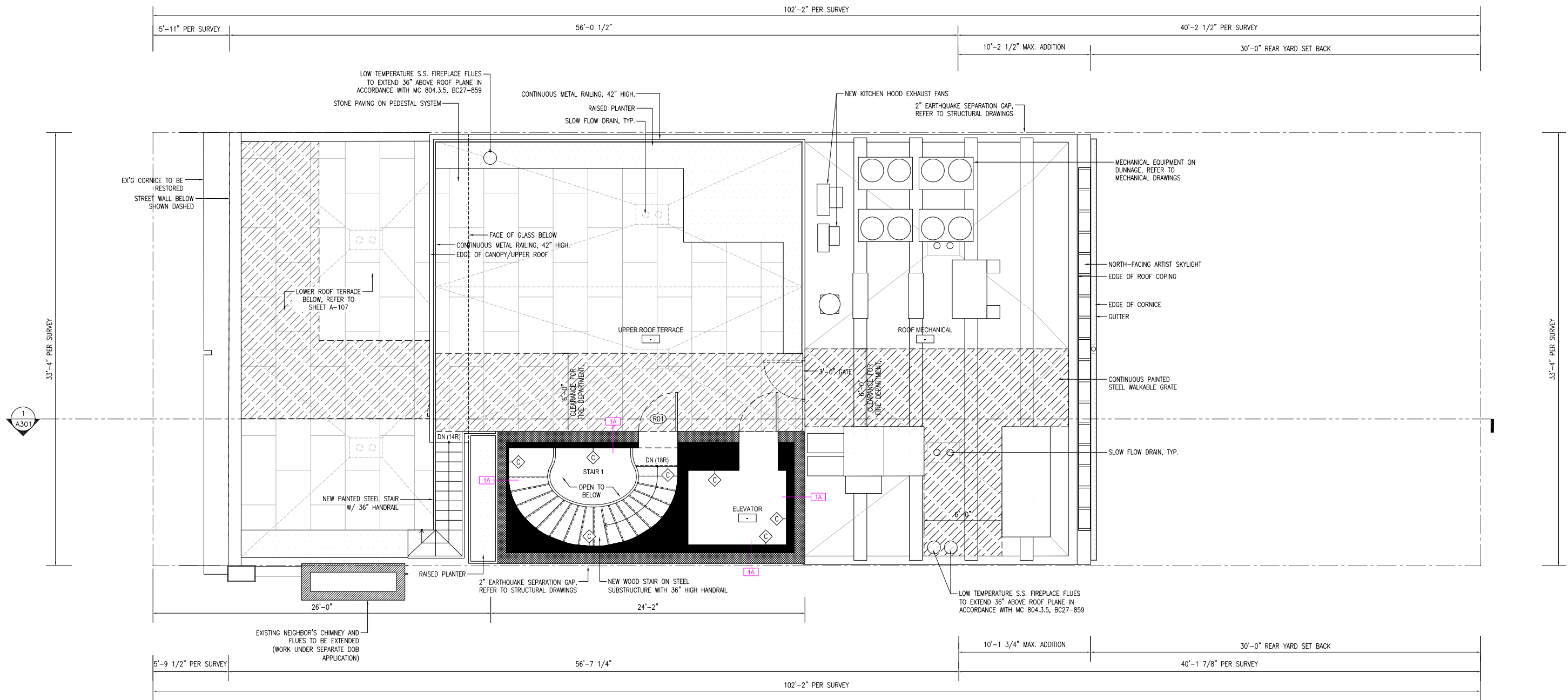










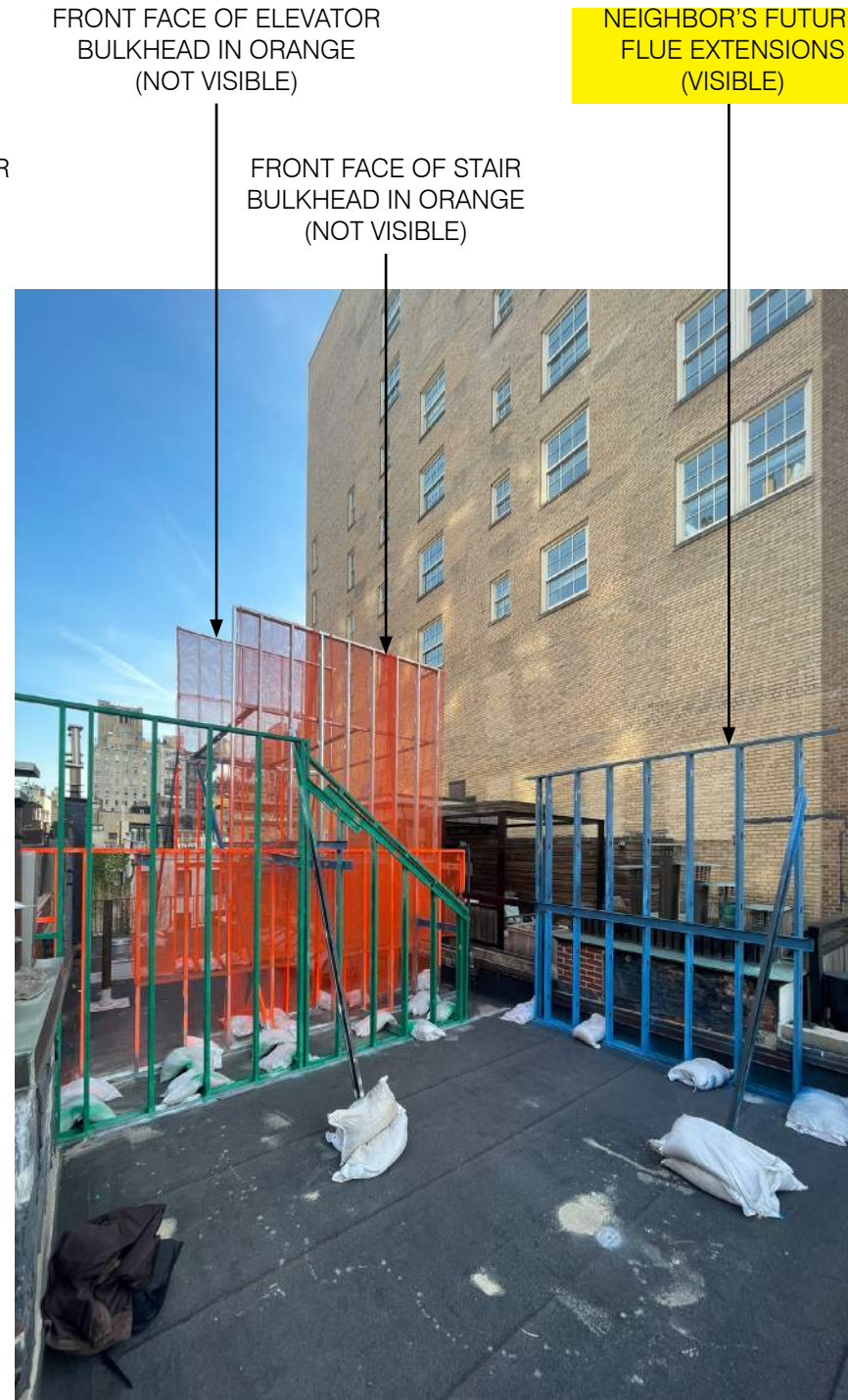


ROOF LEVEL PROPOSED PLAN  
 1/4" = 1'-0" 01

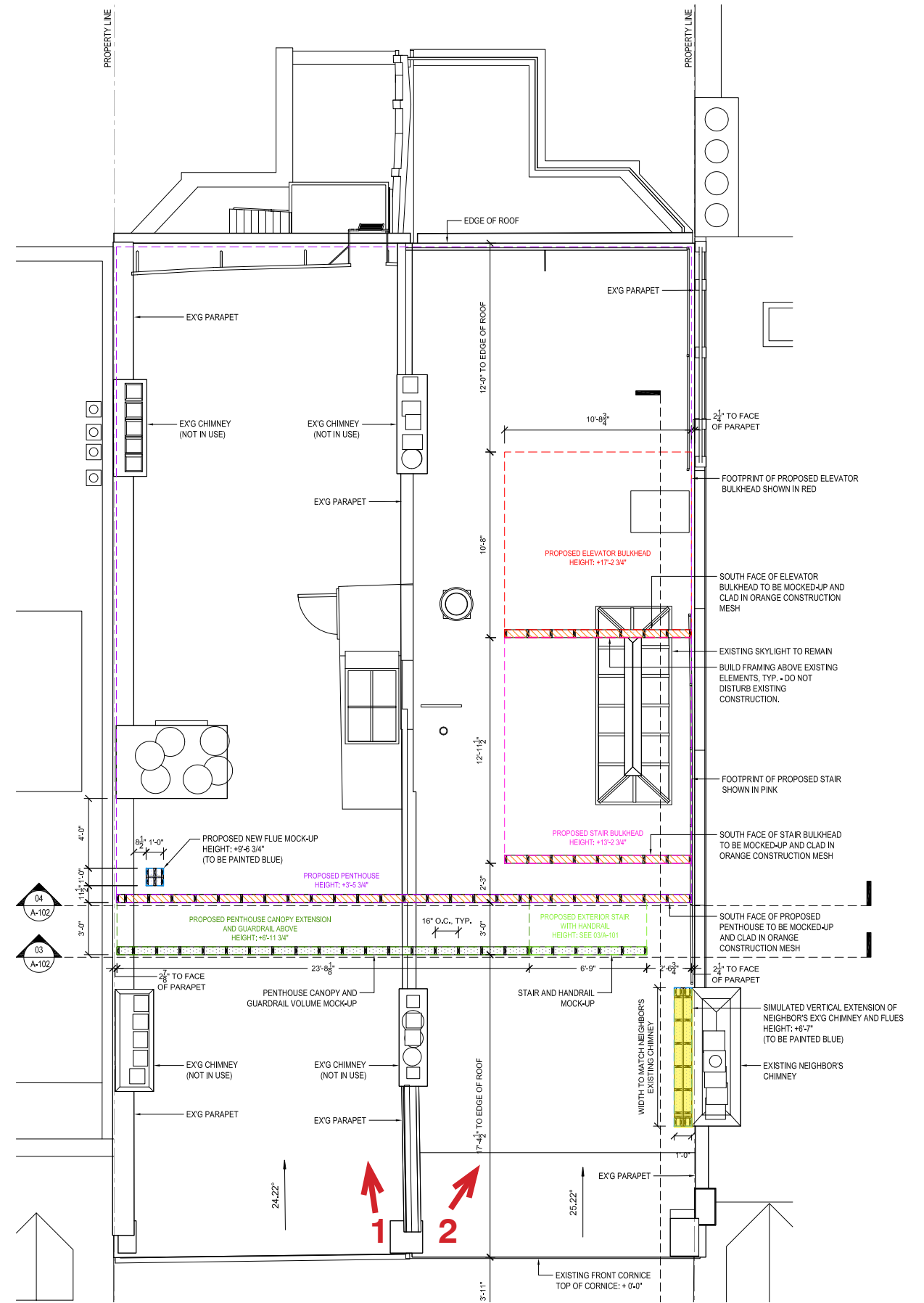




**View 1**



**View 2**

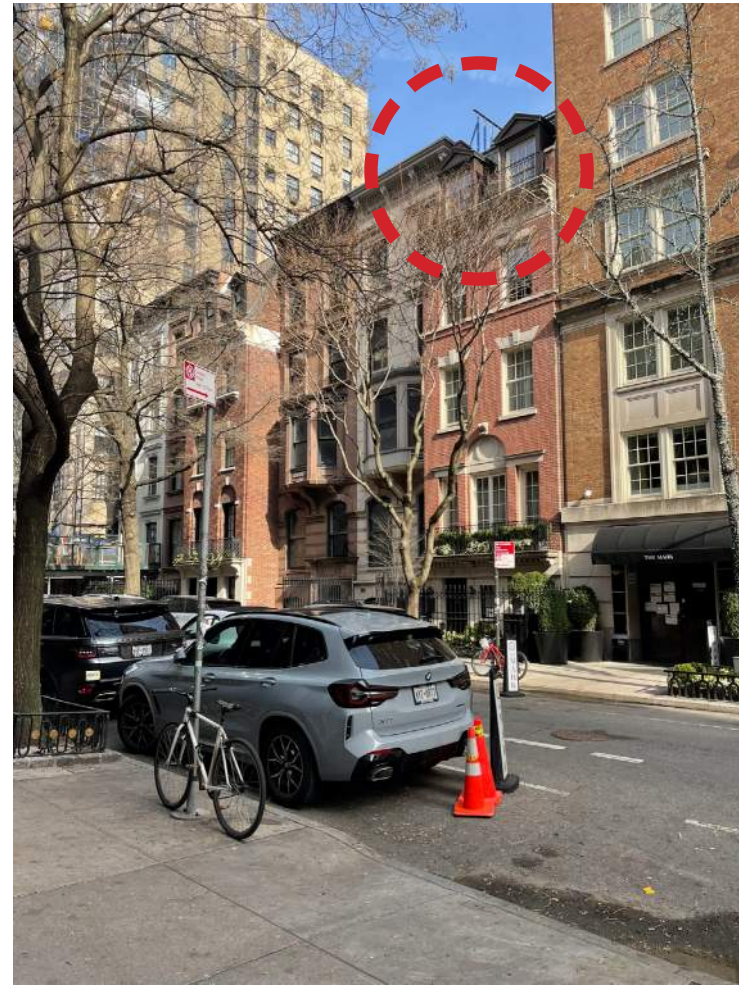




**View A**



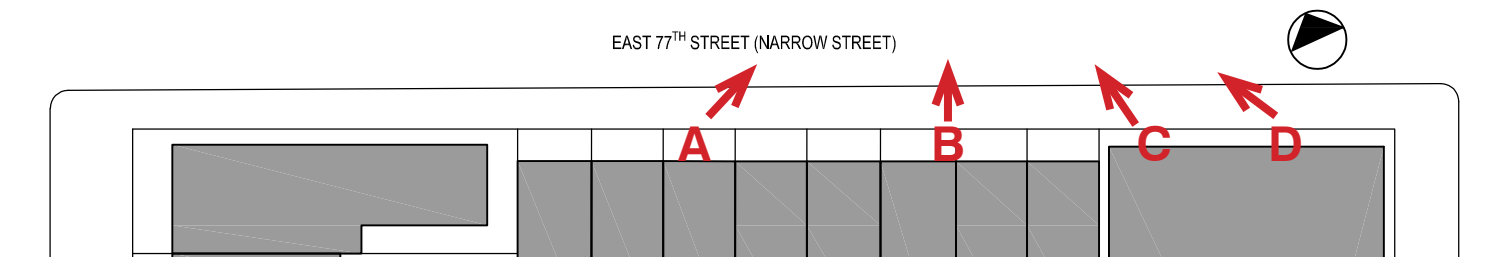
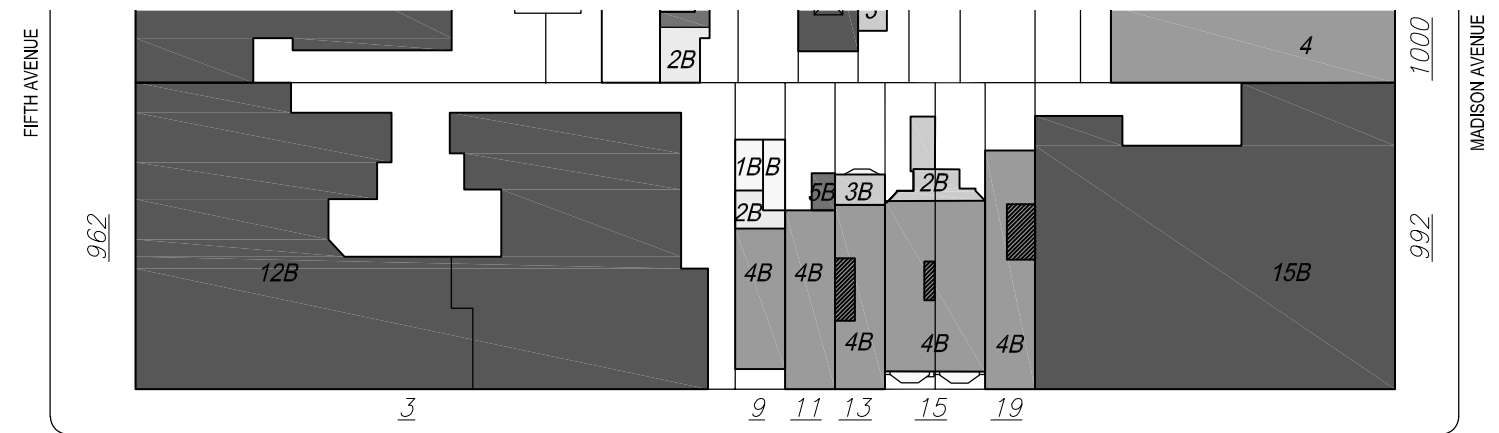
**View B**



**View C**



**View D**



Key Plan

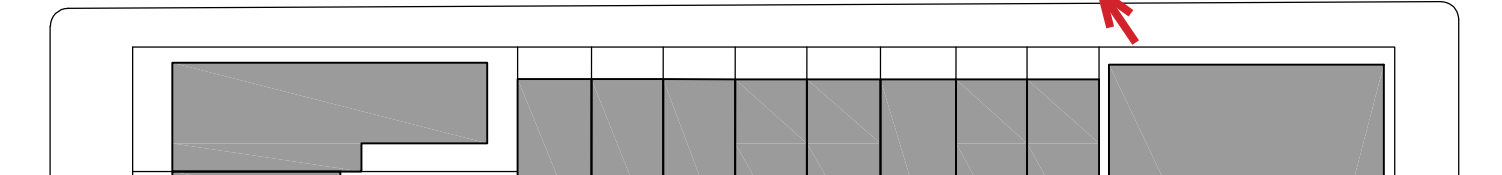
Rendered Flues: View from 77th Street



Mock-Up Enlarged Photo



Rendered Flues



Key Plan



15 East 77th Street    17 East 77th Street



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# Appendix





19 East 75th Street  
 1876 Neo-Grec row house designed by Edward Kilpatrick  
 ca. 1940 Tax Photo, NYC Municipal Archives



43 East 63rd Street  
 1882-1884 Neo-Grec row house designed by  
 Thom & Wilson  
 2022 Google Streetview

**The Neo-Grec Style** .....  
 (1865-1885)

- characterized by extremely stylized, classical details, angular forms, and incised detailing formed by mechanical stone cutting;
- three to five stories high with basement;
- brownstone and/or brick façade with simplified ornament, including single-line incised cuttings in the stone;
- high stoop with massive, heavy angular cast-iron handrails, fence, and newels,
- massive door hood and enframement with angular decorative elements resting on stylized brackets;
- double-leaf wood entrance doors with angular ornament;
- stylized, angular incised window surrounds;
- two-over-two or one-over-one double-hung windows;
- projecting angular bays; and
- projecting wood or metal cornice resting on angular brackets.



Source: NYC Landmarks Preservation Commission Rowhouse Manual





9 East 84th Street  
Limestone rear elevation, COFA 09-74901



34 East 68th Street  
Terra-cotta rear elevation, COFA 16-3349



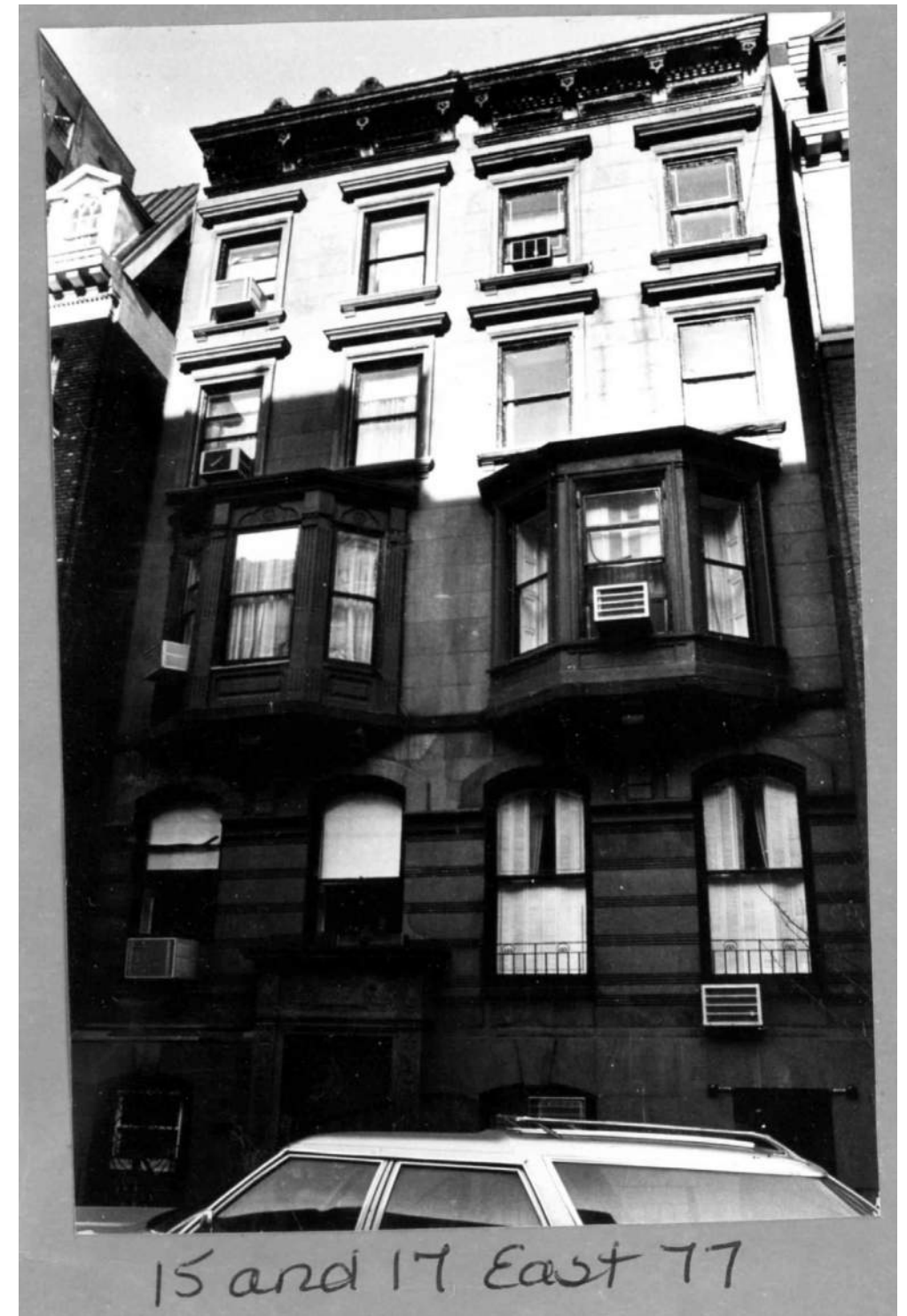
105 East 64th Street  
Gray brick with limestone window surrounds, COFA 23-07928



15 and 17 East 77th Street, ca. 1940 Tax Photo  
 Source: Tax Photo, NYC Municipal Archives



15 and 17 East 77th Street, ca. 1940 Tax Photo  
 Source: Tax Photo, NYC Municipal Archives



15 and 17 East 77th Street, 1981 Designation Photo  
 Source: Tax Photo, NYC Municipal Archives

POOL AND SPA SHALL COMPLY WITH APPLICATION NYCCEC 2020 AS FOLLOWS:

C502.2.4 SERVICE WATER HEATING SYSTEMS. NEW SERVICE WATER HEATING EQUIPMENT, CONTROLS AND SERVICE WATER HEATING PIPING SHALL COMPLY WITH SECTION C404.

C502.2.4.1 COMMISSIONING. NEW SERVICE WATER HEATING SYSTEM COMPONENTS THAT ARE PART OF THE ADDITION AND THE CONTROLS THAT SERVE THEM SHALL COMPLY WITH SECTION C408.

EXCEPTION: SERVICE WATER HEATING SYSTEMS WHERE EITHER THE TOTAL EQUIPMENT BEING INSTALLED OR THE TOTAL EQUIPMENT CONNECTED LOAD SERVING THE ADDITION IS LESS THAN 600,000 BTU/H (175.8 KW) COMBINED SERVICE WATER HEATING AND SPACE HEATING CAPACITY.

C502.2.5 POOLS AND INGROUND PERMANENTLY INSTALLED SPAS. NEW POOLS AND INGROUND PERMANENTLY INSTALLED SPAS SHALL COMPLY WITH SECTION C404.10.

C503.5 SERVICE HOT WATER SYSTEMS. NEW SERVICE HOT WATER SYSTEMS THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION C404.

C503.5.1 COMMISSIONING. NEW SERVICE WATER HEATING SYSTEM COMPONENTS THAT ARE PART OF THE ALTERATION AND THE CONTROLS THAT SERVE THEM SHALL COMPLY WITH SECTION C408.

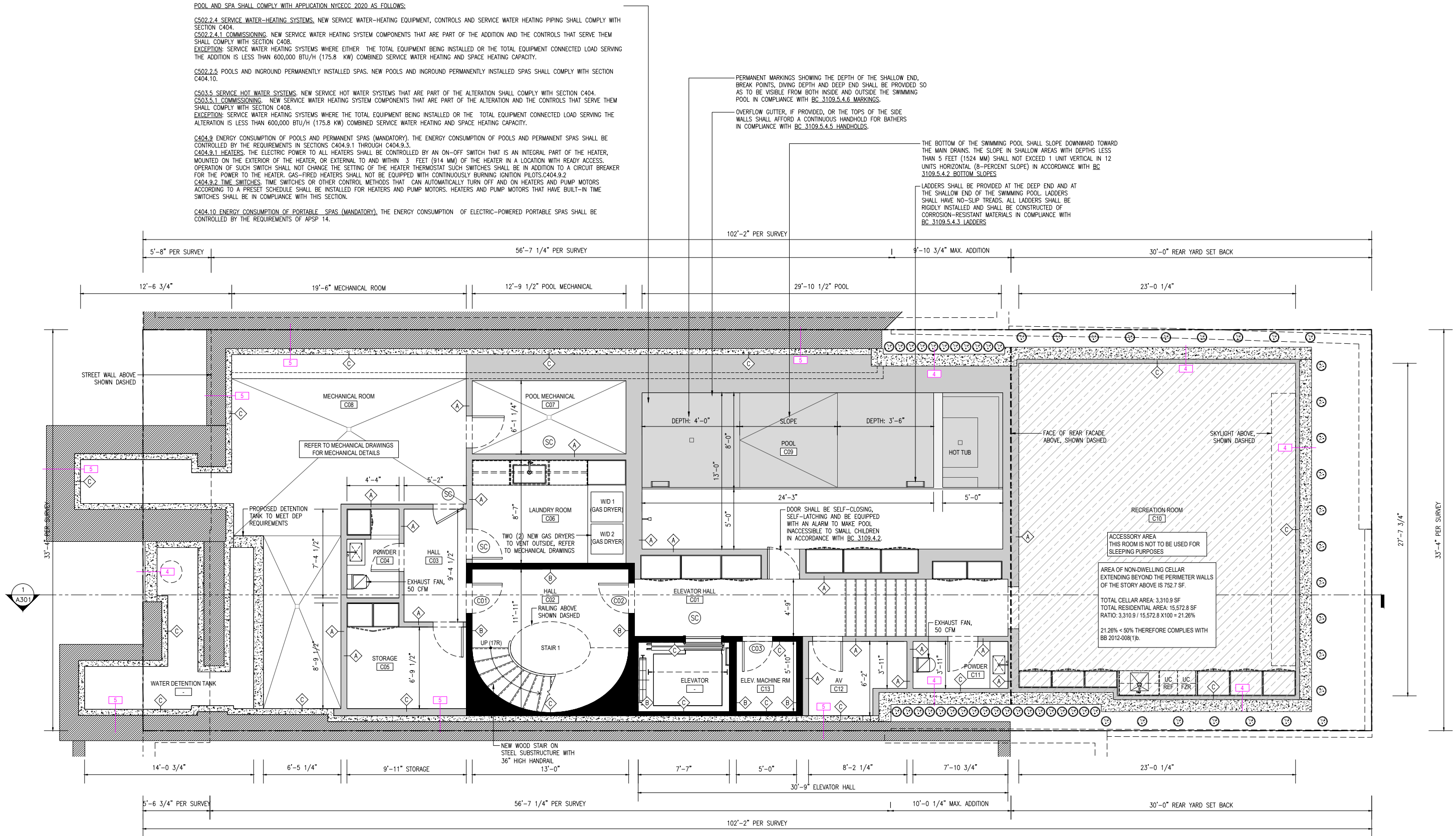
EXCEPTION: SERVICE WATER HEATING SYSTEMS WHERE THE TOTAL EQUIPMENT BEING INSTALLED OR THE TOTAL EQUIPMENT CONNECTED LOAD SERVING THE ALTERATION IS LESS THAN 600,000 BTU/H (175.8 KW) COMBINED SERVICE WATER HEATING AND SPACE HEATING CAPACITY.

C404.9 ENERGY CONSUMPTION OF POOLS AND PERMANENT SPAS (MANDATORY). THE ENERGY CONSUMPTION OF POOLS AND PERMANENT SPAS SHALL BE CONTROLLED BY THE REQUIREMENTS IN SECTIONS C404.9.1 THROUGH C404.9.3.

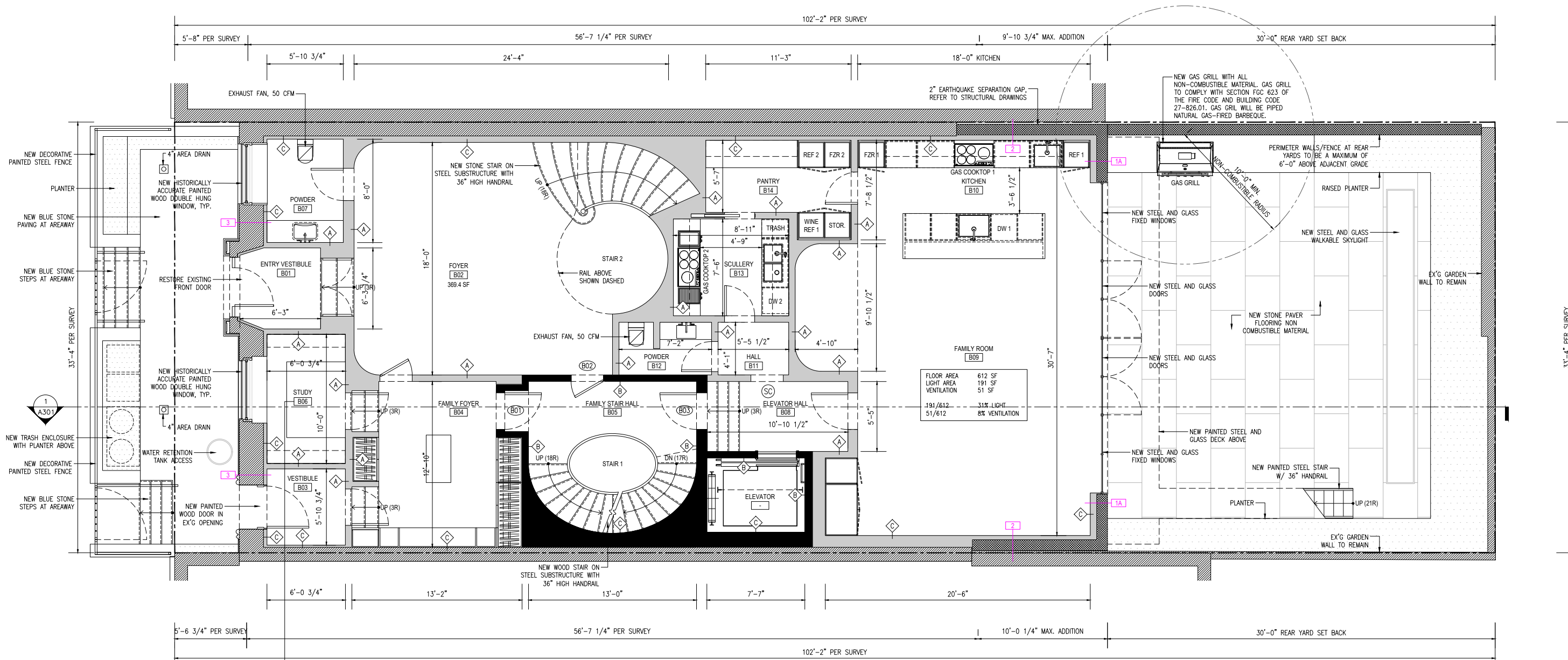
C404.9.1 HEATERS. THE ELECTRIC POWER TO ALL HEATERS SHALL BE CONTROLLED BY AN ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE HEATER, MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET (914 MM) OF THE HEATER IN A LOCATION WITH READY ACCESS. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE HEATER THERMOSTAT SUCH SWITCHES SHALL BE IN ADDITION TO A CIRCUIT BREAKER FOR THE POWER TO THE HEATER. GAS-FIRED HEATERS SHALL NOT BE EQUIPPED WITH CONTINUOUSLY BURNING IGNITION PILOTS. C404.9.2

C404.9.2 TIME SWITCHES. TIME SWITCHES OR OTHER CONTROL METHODS THAT CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMP MOTORS ACCORDING TO A PRESET SCHEDULE SHALL BE INSTALLED FOR HEATERS AND PUMP MOTORS. HEATERS AND PUMP MOTORS THAT HAVE BUILT-IN TIME SWITCHES SHALL BE IN COMPLIANCE WITH THIS SECTION.

C404.10 ENERGY CONSUMPTION OF PORTABLE SPAS (MANDATORY). THE ENERGY CONSUMPTION OF ELECTRIC-POWERED PORTABLE SPAS SHALL BE CONTROLLED BY THE REQUIREMENTS OF APSP 14.



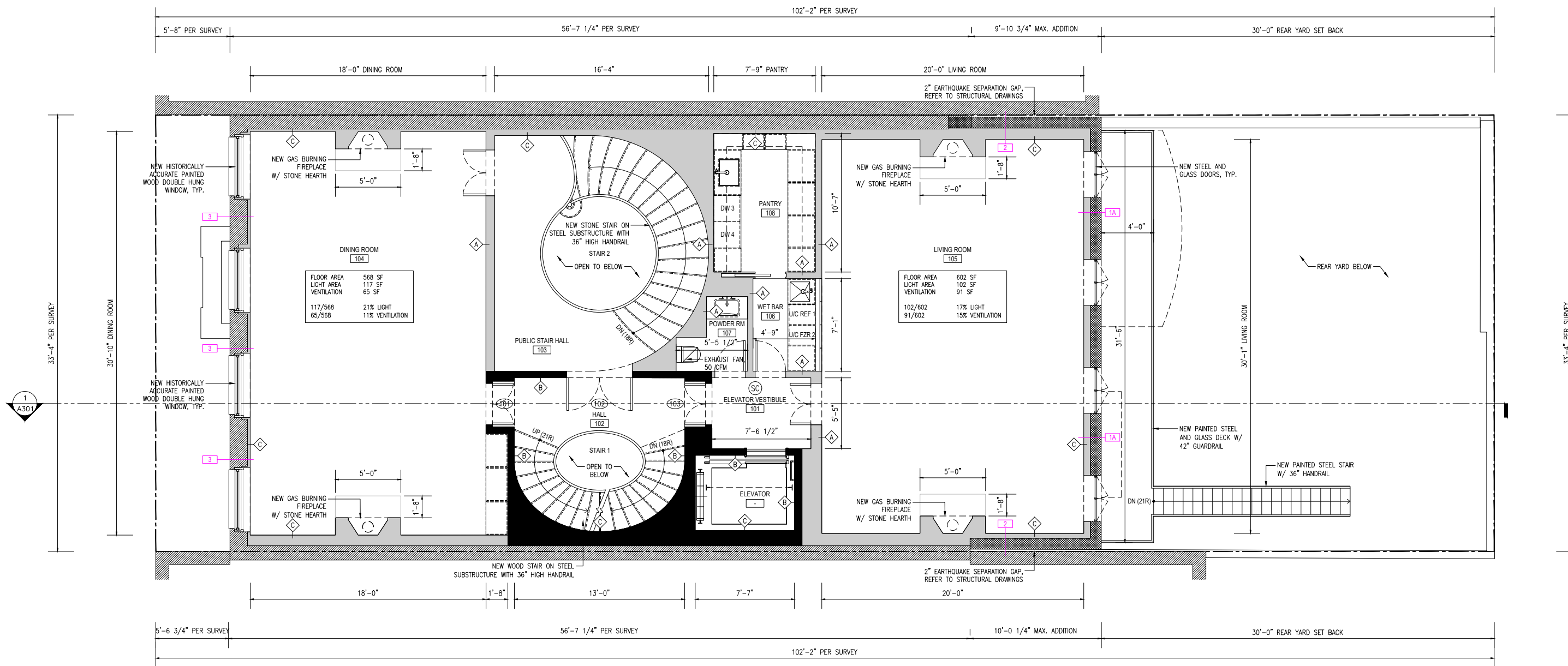
CELLAR LEVEL PROPOSED PLAN  
1/4" = 1'-0" (01)



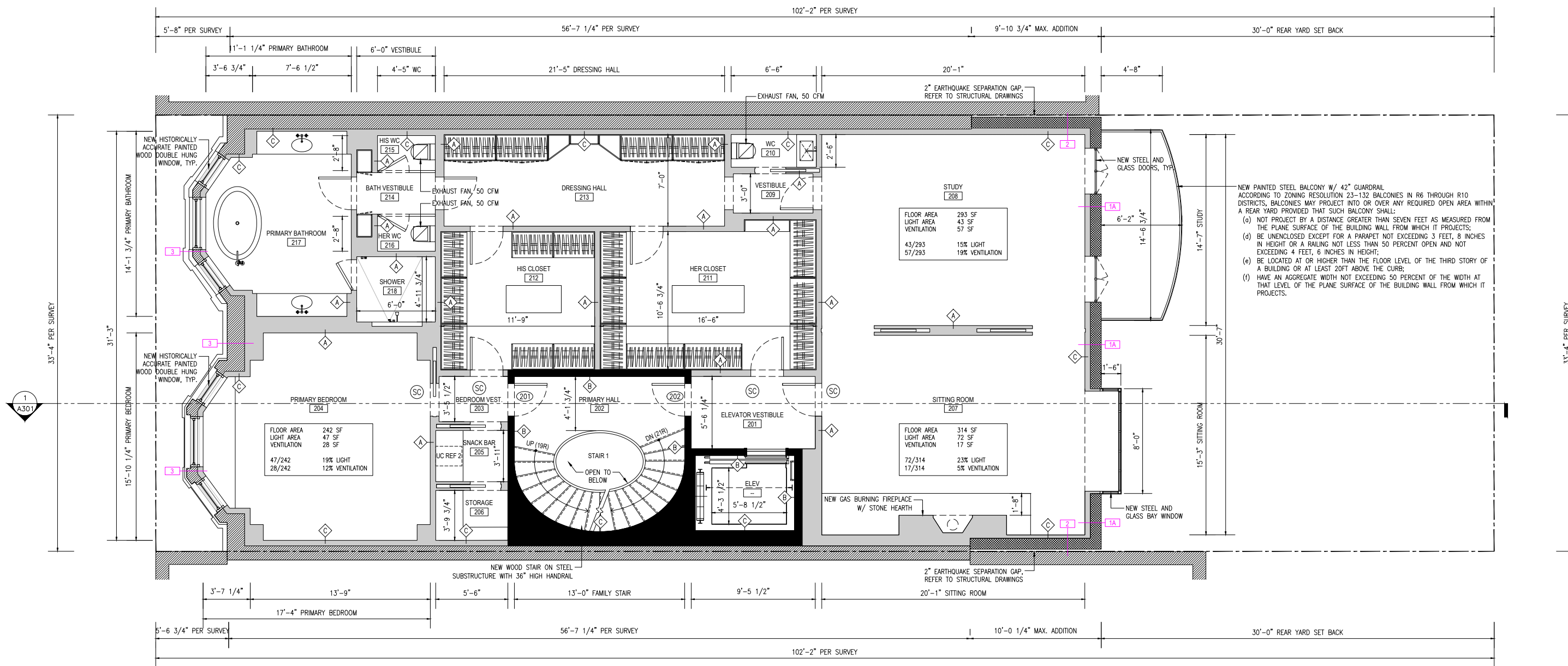
FLOOR AREA	61 SF
LIGHT AREA	19 SF
VENTILATION	10 SF
19/61	31% LIGHT
10/61	16% VENTILATION

FAMILY ROOM	B09
FLOOR AREA	612 SF
LIGHT AREA	191 SF
VENTILATION	51 SF
191/612	31% LIGHT
51/612	8% VENTILATION

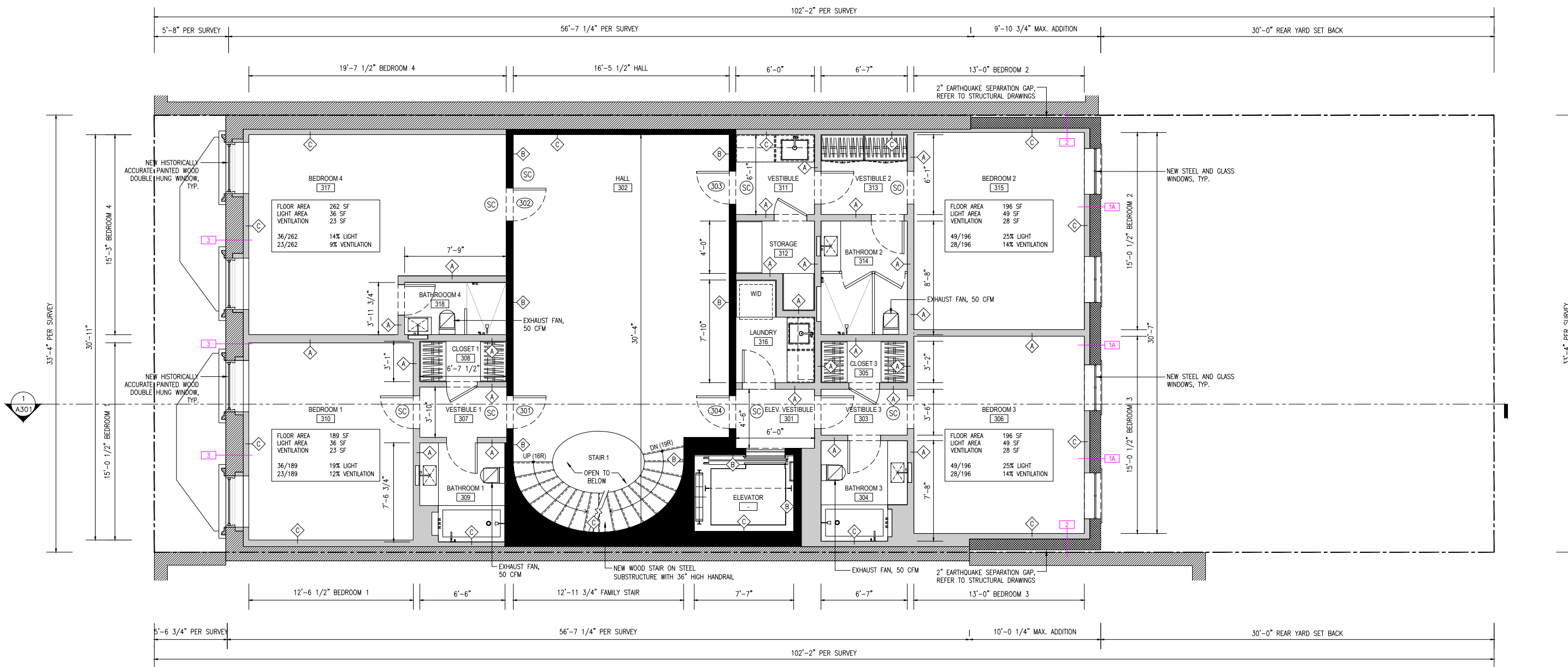
BASEMENT LEVEL PROPOSED PLAN  
1/4" = 1'-0" (01)



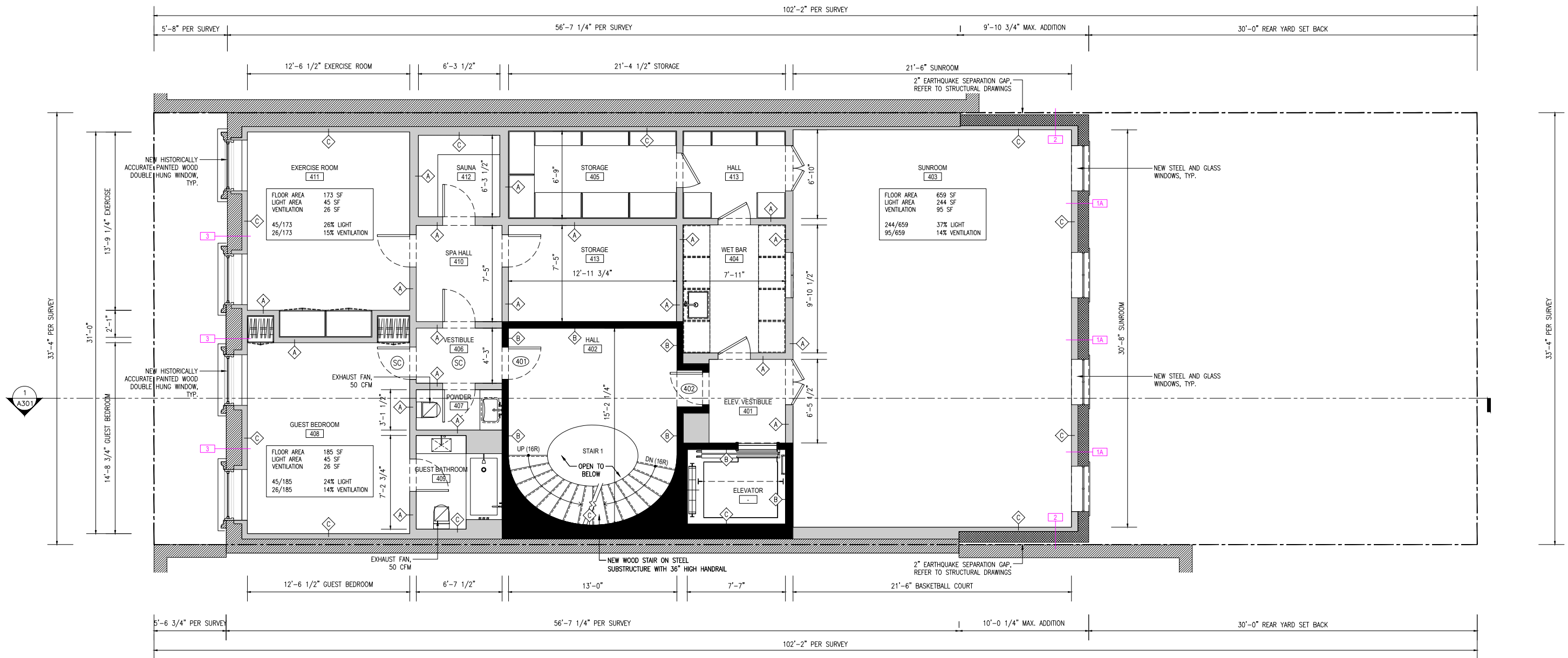
FIRST FLOOR LEVEL PROPOSED PLAN  
 1/4" = 1'-0" (01)



SECOND FLOOR LEVEL PROPOSED PLAN  
1/4" = 1'-0" (01)

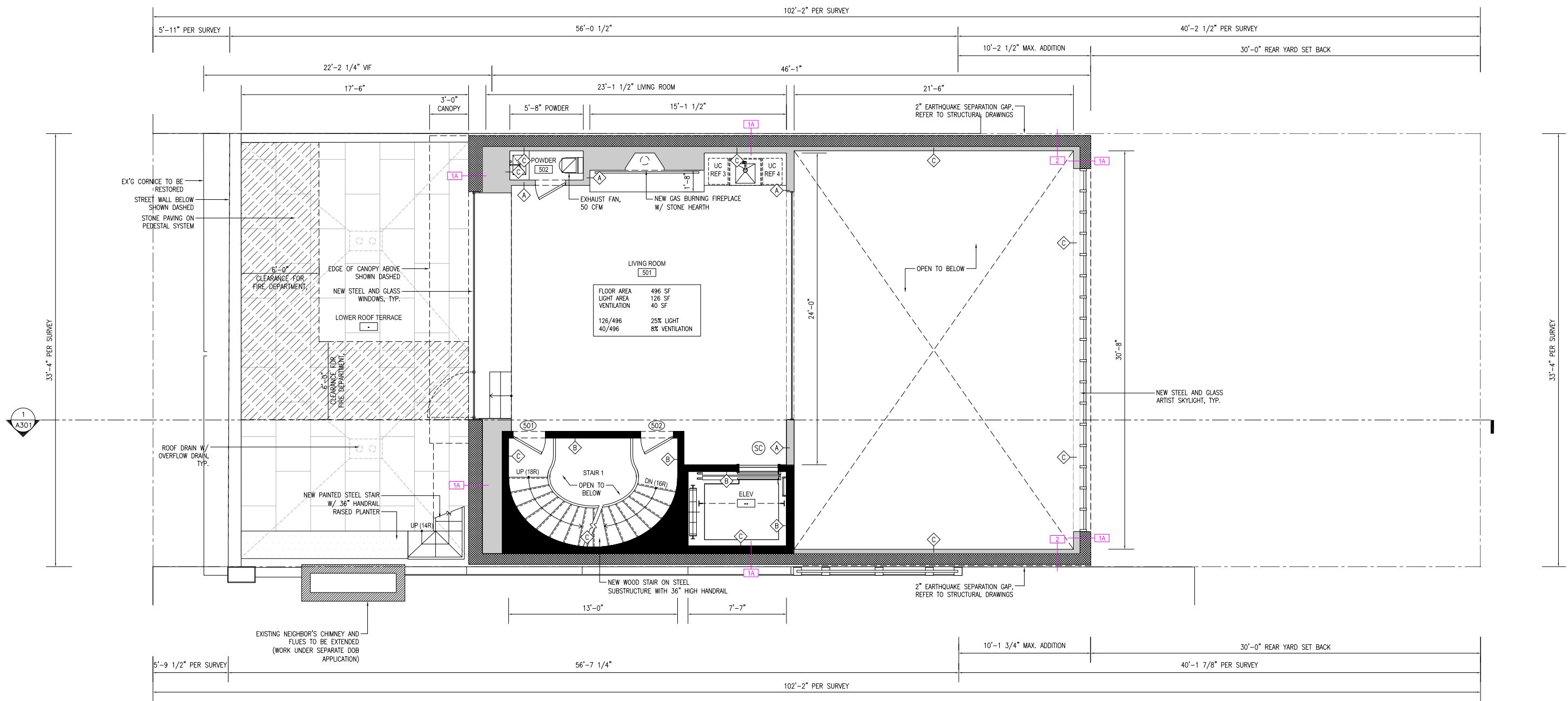


THIRD FLOOR LEVEL PROPOSED PLAN  
 1/4" = 1'-0" (01)

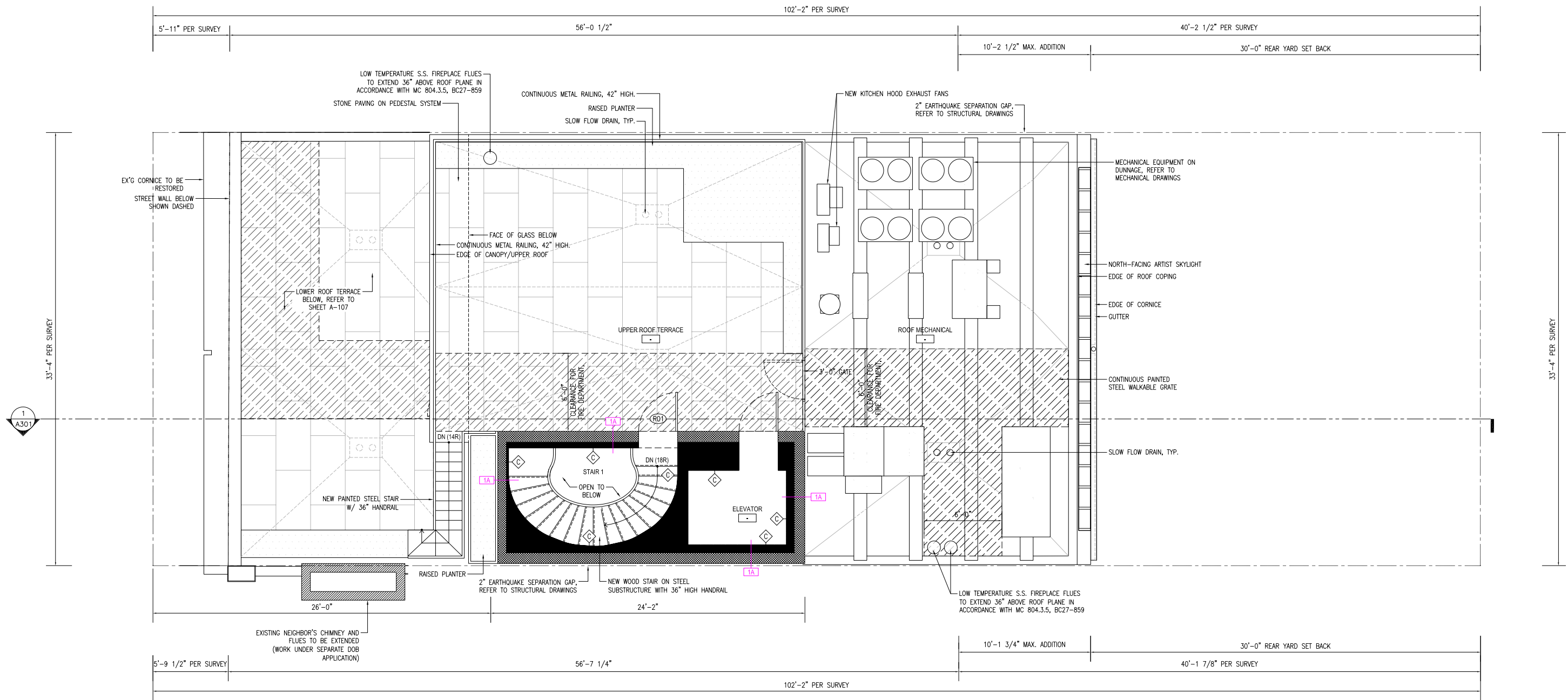


FOURTH FLOOR LEVEL PROPOSED LEVEL  
1/4" = 1'-0" (01)





FIFTH FLOOR LEVEL PROPOSED PLAN  
1/4" = 1'-0" 01



ROOF LEVEL PROPOSED PLAN  
 1/4" = 1'-0" 01

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