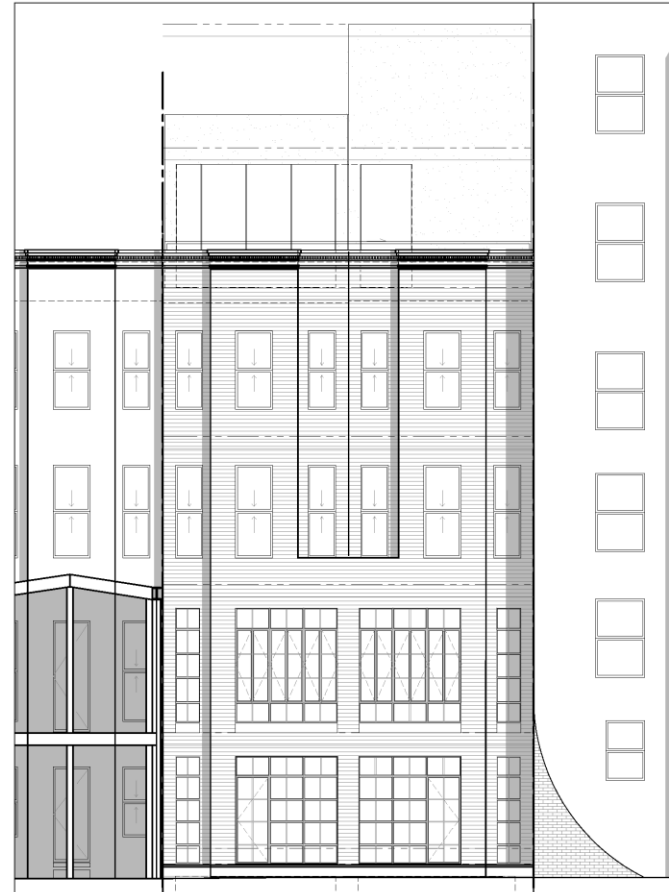
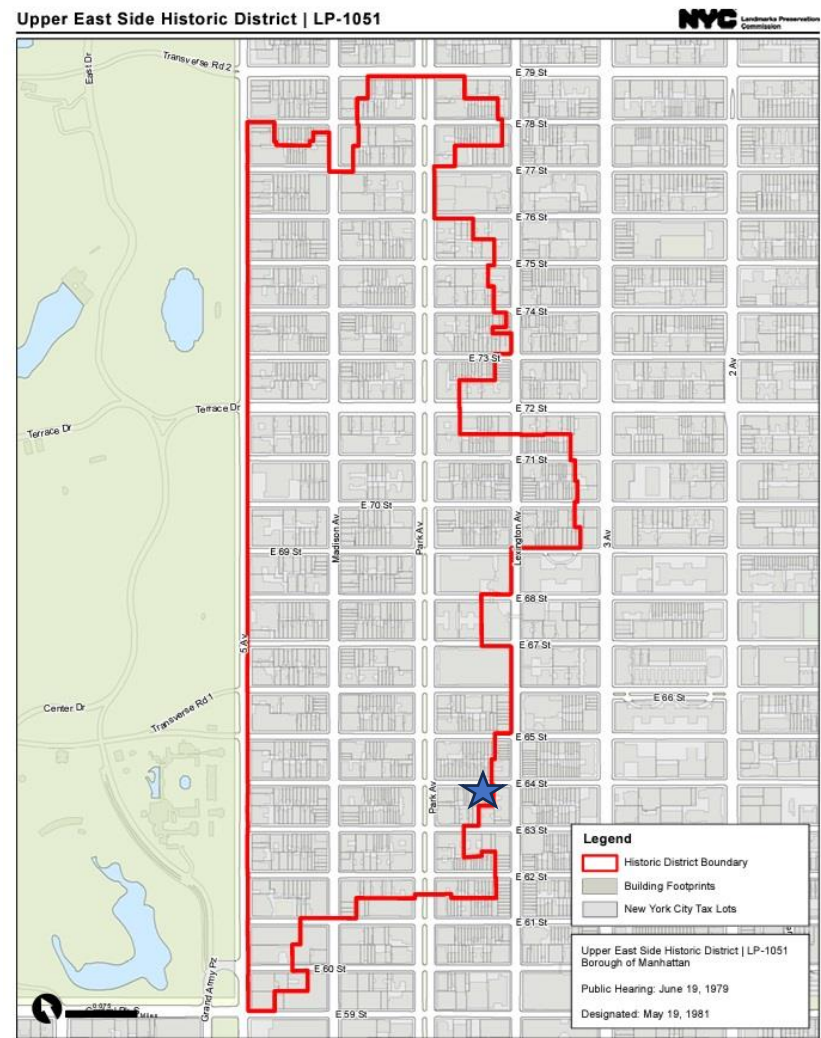


132-134 East 64<sup>th</sup> St:  
Proposed Front Façade Alteration, and Rooftop and Rear Additions





# 132-134 East 64<sup>th</sup> St: Location



Historic District Designation Map (NYC LPC)



Zola Map (<https://zola.planning.nyc.gov/>)





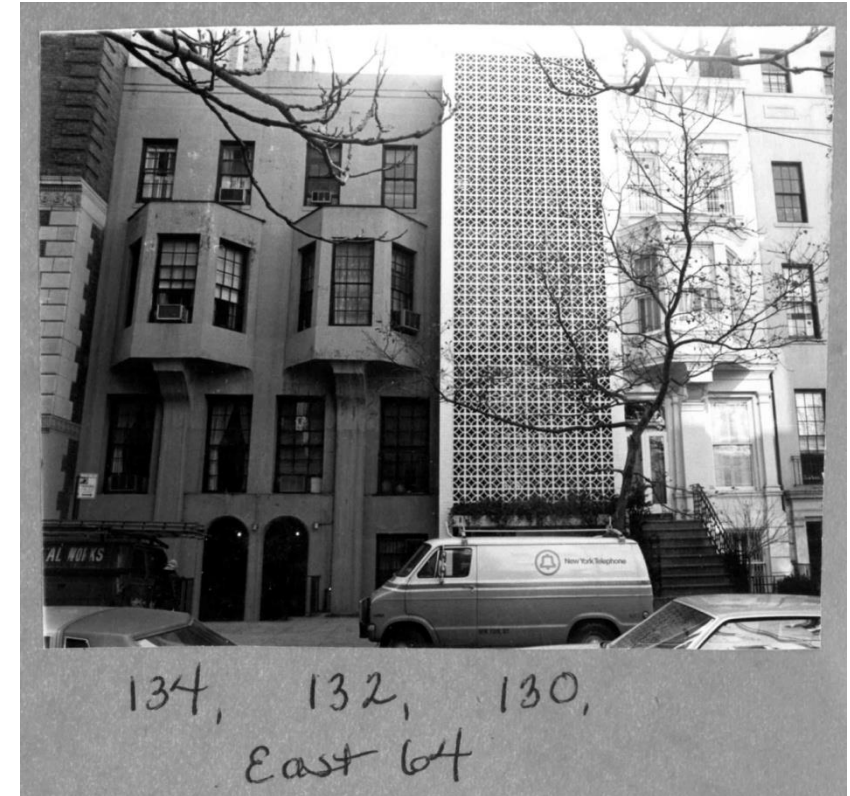
## Streetscape Context



Streetscape looking east, 2019. (Google)



## Front Façade Existing Conditions



132, 130, and 128 East 64<sup>th</sup> Street, 1980 photo.  
(NYC LPC)



## Historic Photos



132 & 134 East 64<sup>th</sup> Street, 1940's tax photo.  
(NYC Municipal Archive)



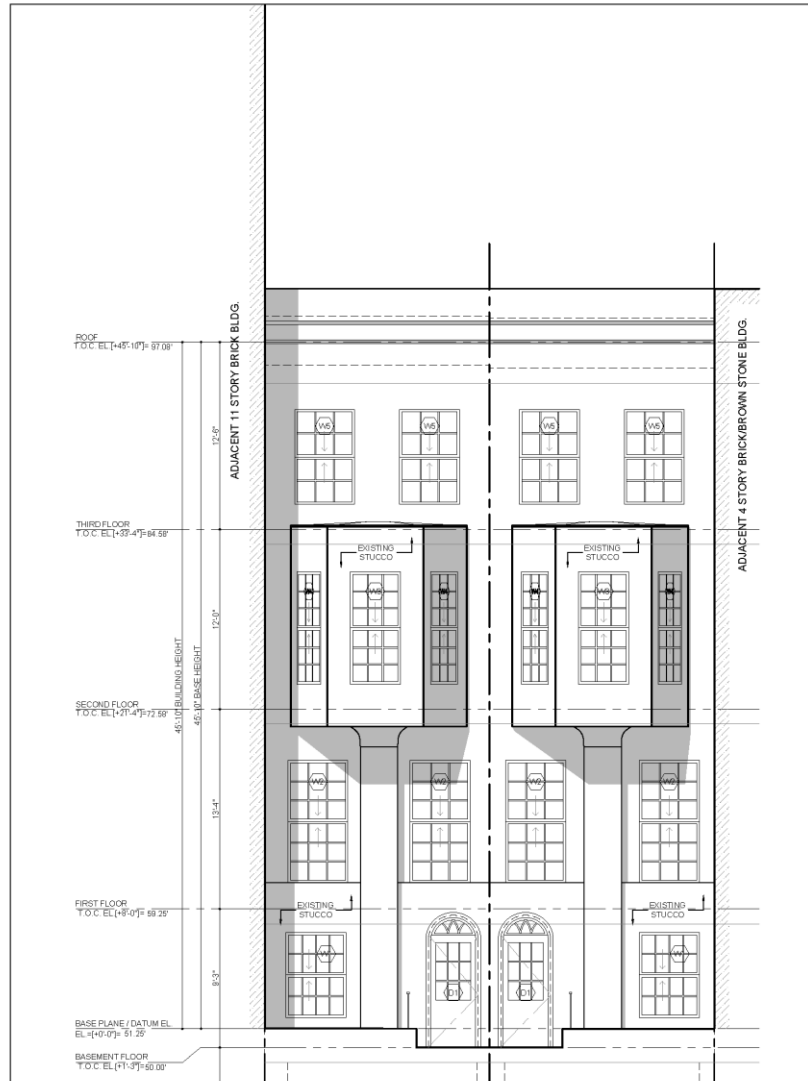
132, 130, and 128 East 64<sup>th</sup> Street, 1940's tax photo.  
(NYC Municipal Archive)



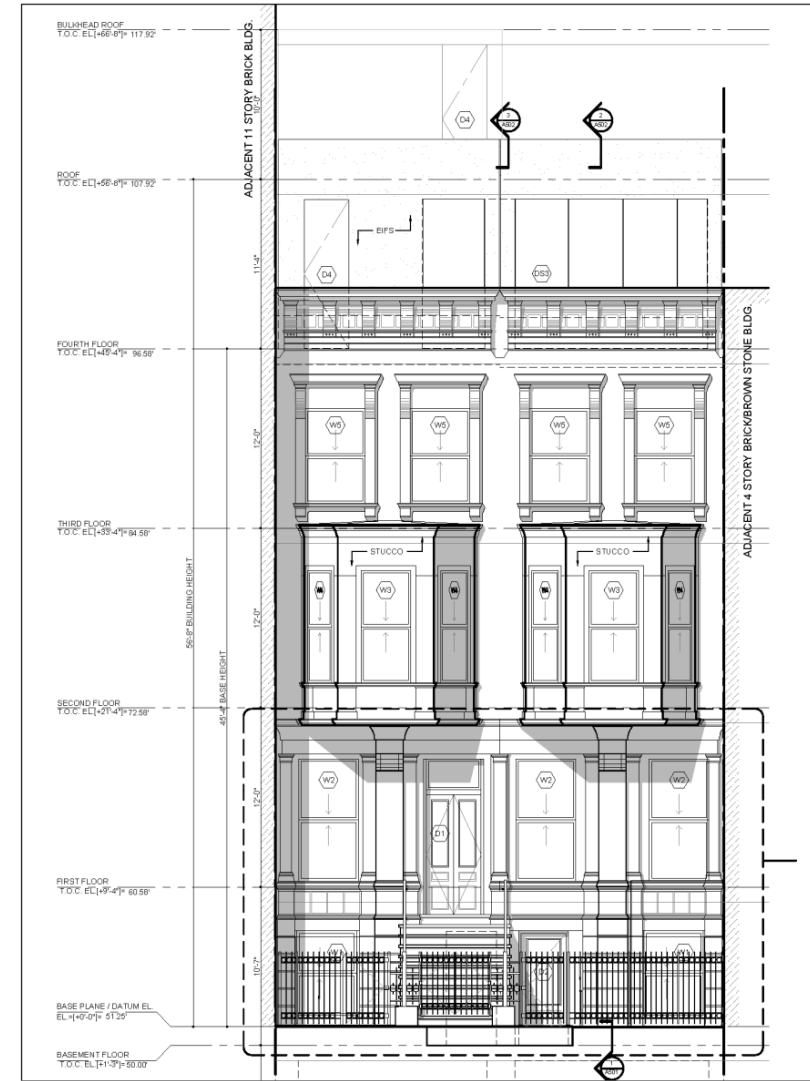
132, 130, and 128 East 64<sup>th</sup> Street, 1940's tax photo.  
(NYC Municipal Archive)



# Proposed Front Alterations



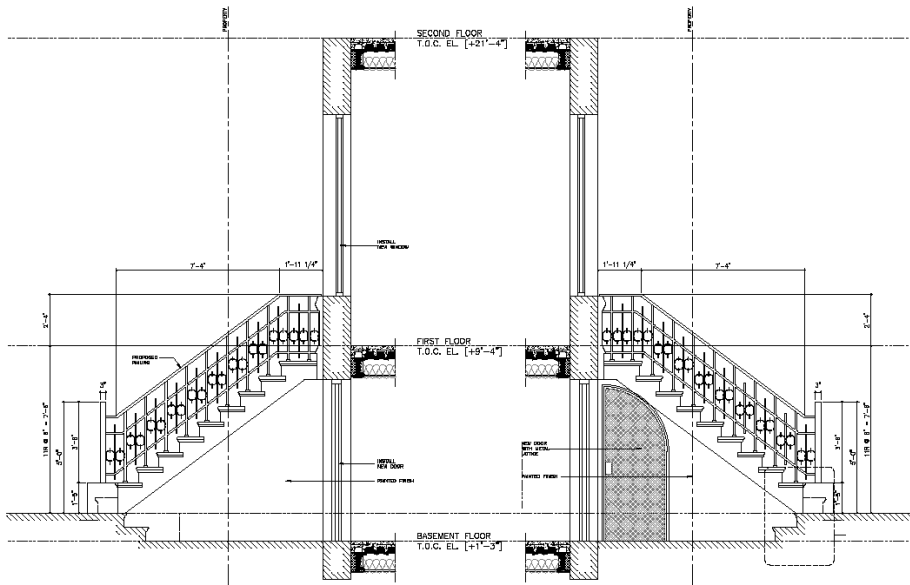
Existing front facade



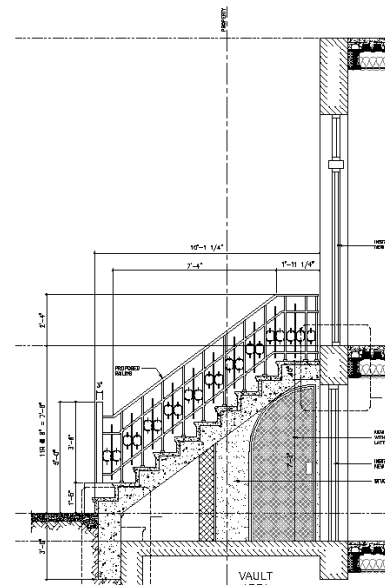
Proposed front facade



# Proposed Front Alterations



1 SIDE ELEVATION • STOOP AND STAIR  
SCALE 1/8" = 1'-0"

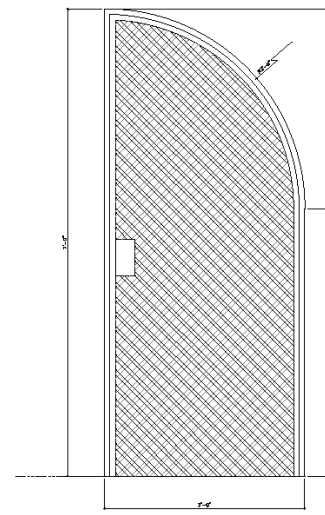


2 SIDE ELEVATION • STOOP AND STAIR  
SCALE 1/8" = 1'-0"

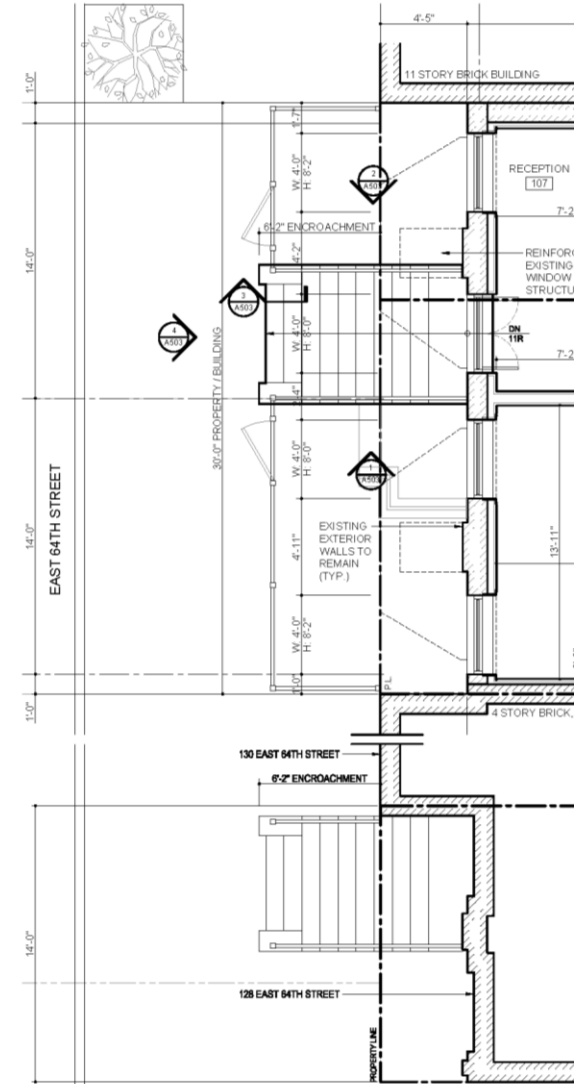
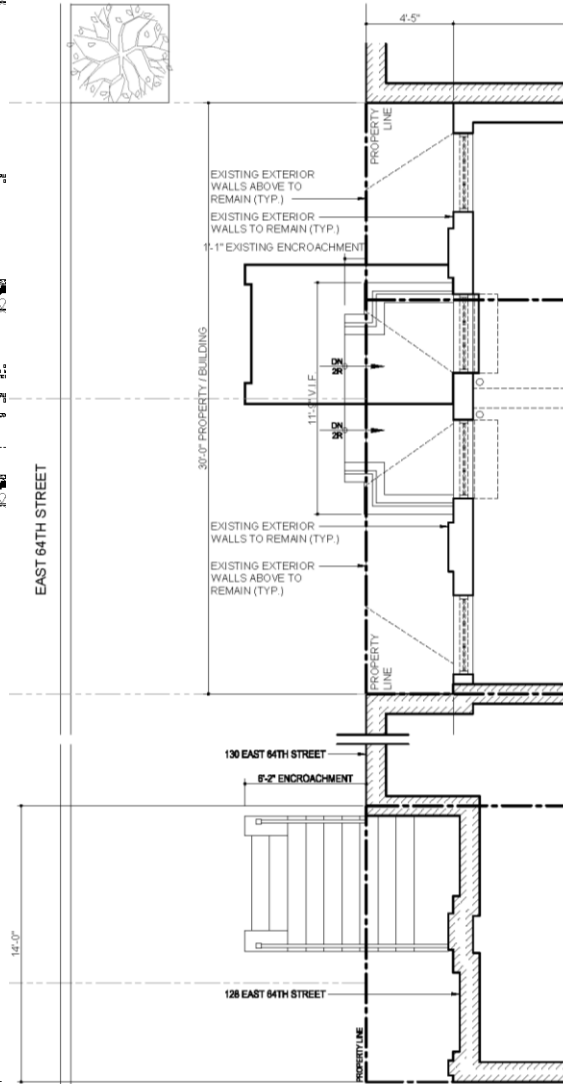
3 SECTION • STOOP AND STAIR  
SCALE 1/8" = 1'-0"



4 ENLARGED FRONT ELEVATION • STOOP AND STAIR  
SCALE 1/8" = 1'-0"



5 ENLARGED DOOR ELEVATION  
SCALE 1/8" = 1'-0"





## South Side of the Block Streetscape & Areaway Conditions



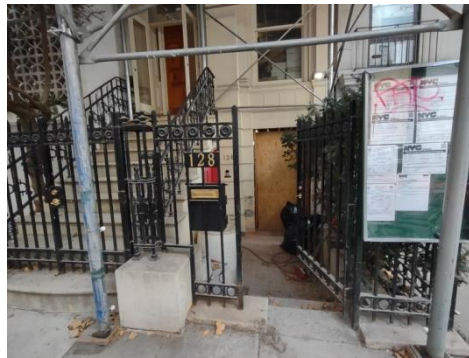
132 - 134 East 64<sup>th</sup> Street



130 East 64<sup>th</sup> Street



128 East 64<sup>th</sup> Street



126 East 64<sup>th</sup> Street



124 East 64<sup>th</sup> Street





# South Side of the Block Streetscape & Areaway Conditions

120 - 122 East 64<sup>th</sup> Street



132 – 134 East 64th Street | November 18th 2024

116 and 118 East 64<sup>th</sup> Street





## North Side of the Block Streetscape





## Existing Conditions at Roof

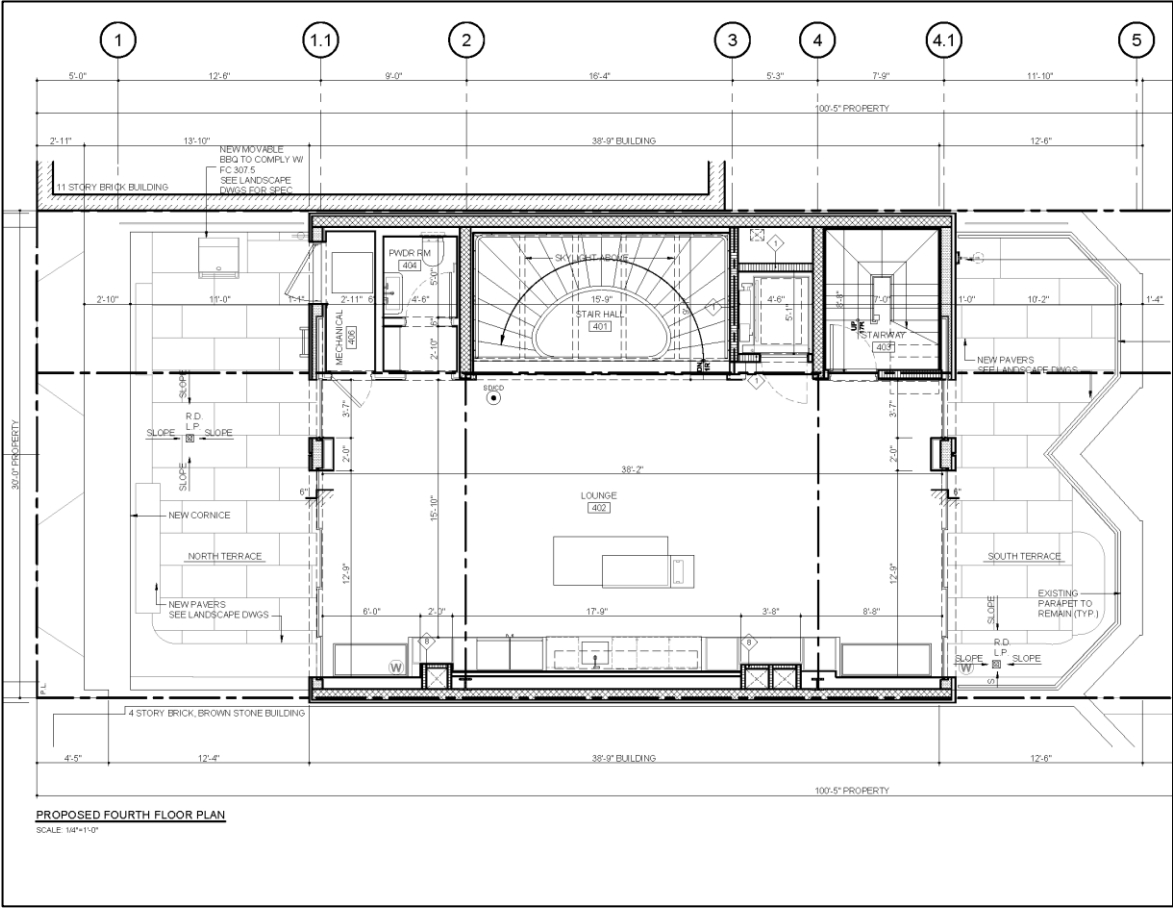
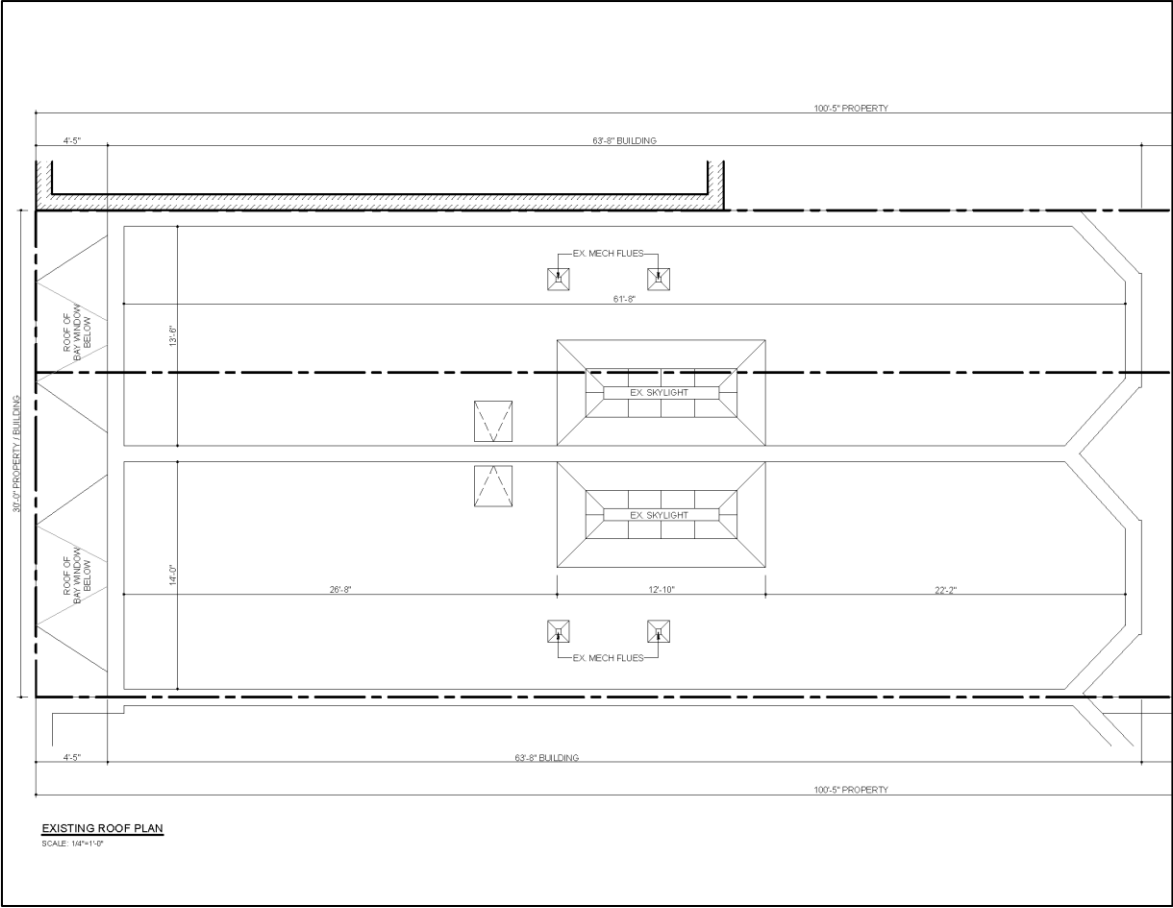


Existing roof, looking south.



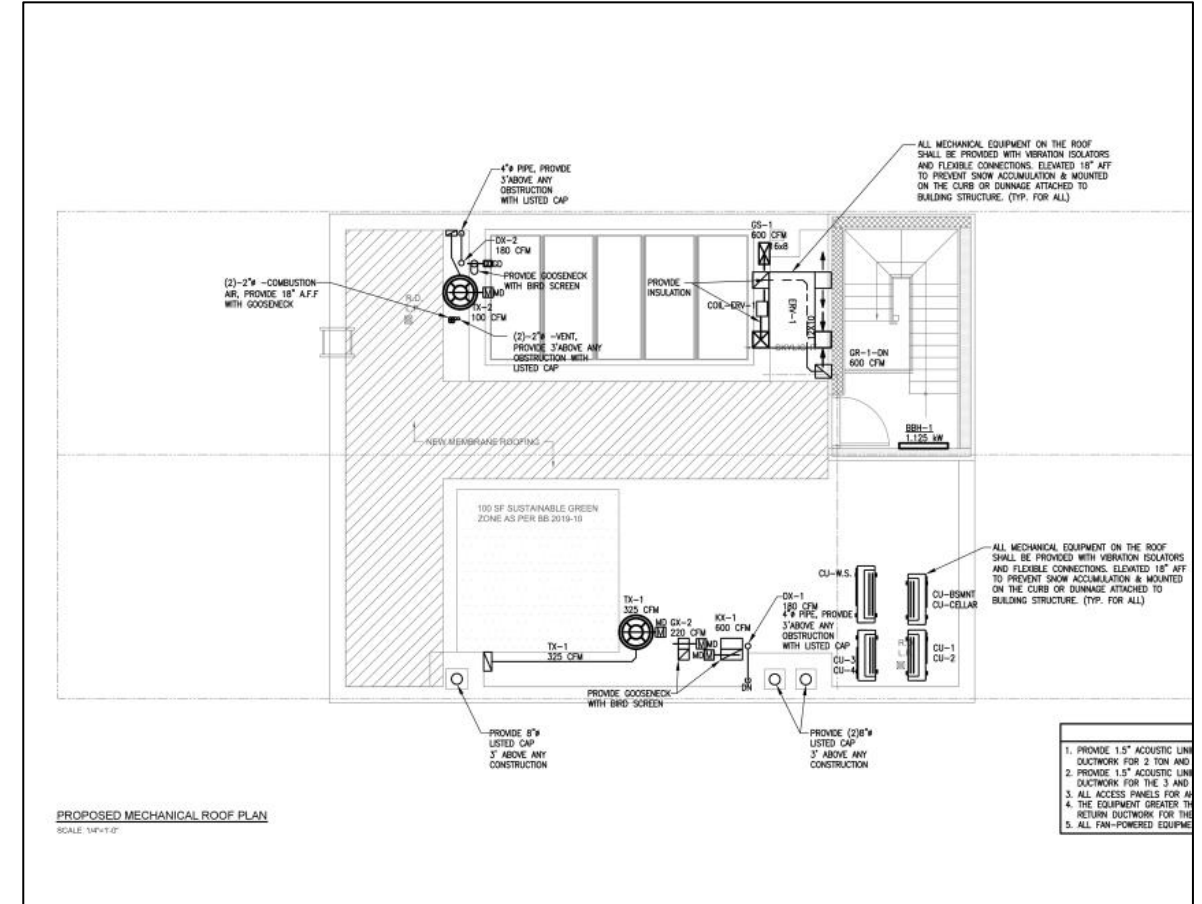
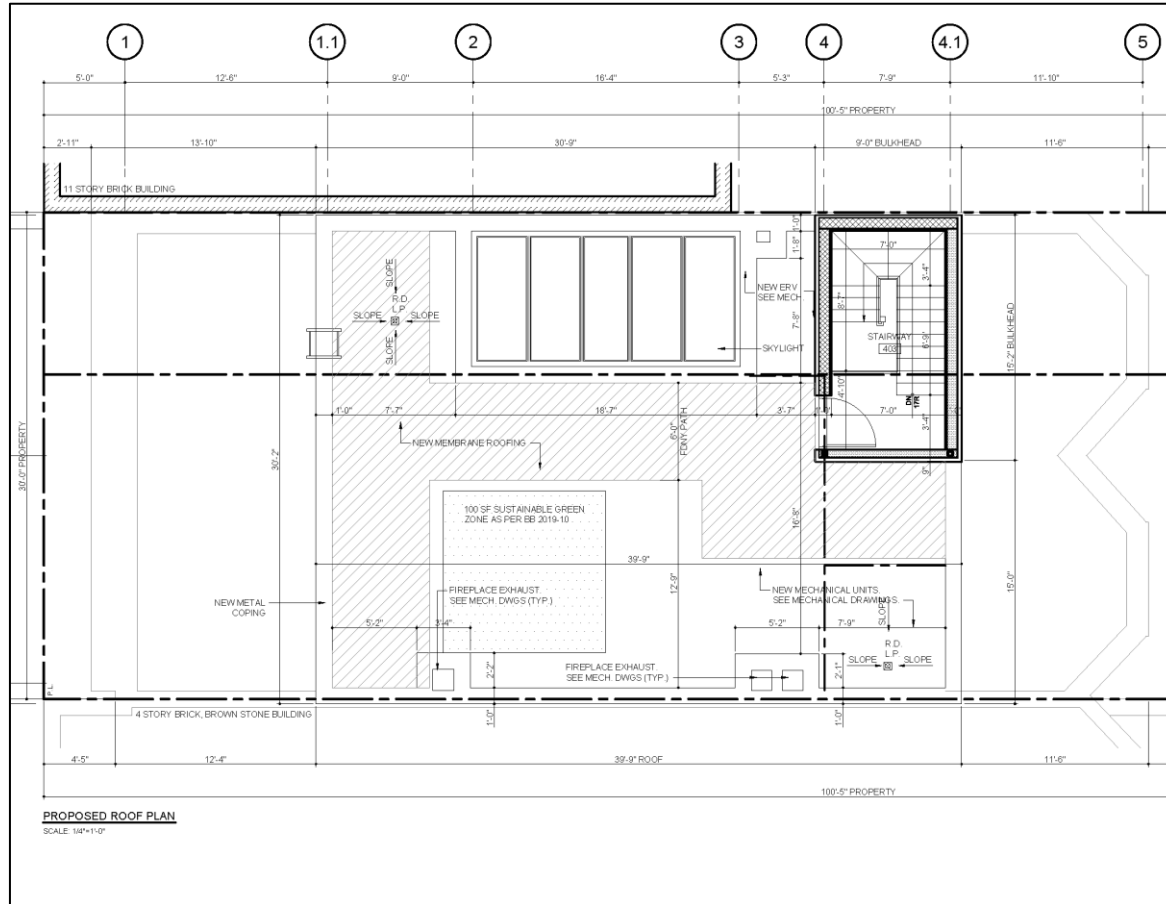
Existing roof, looking north.

# Existing and Proposed Roof Plans

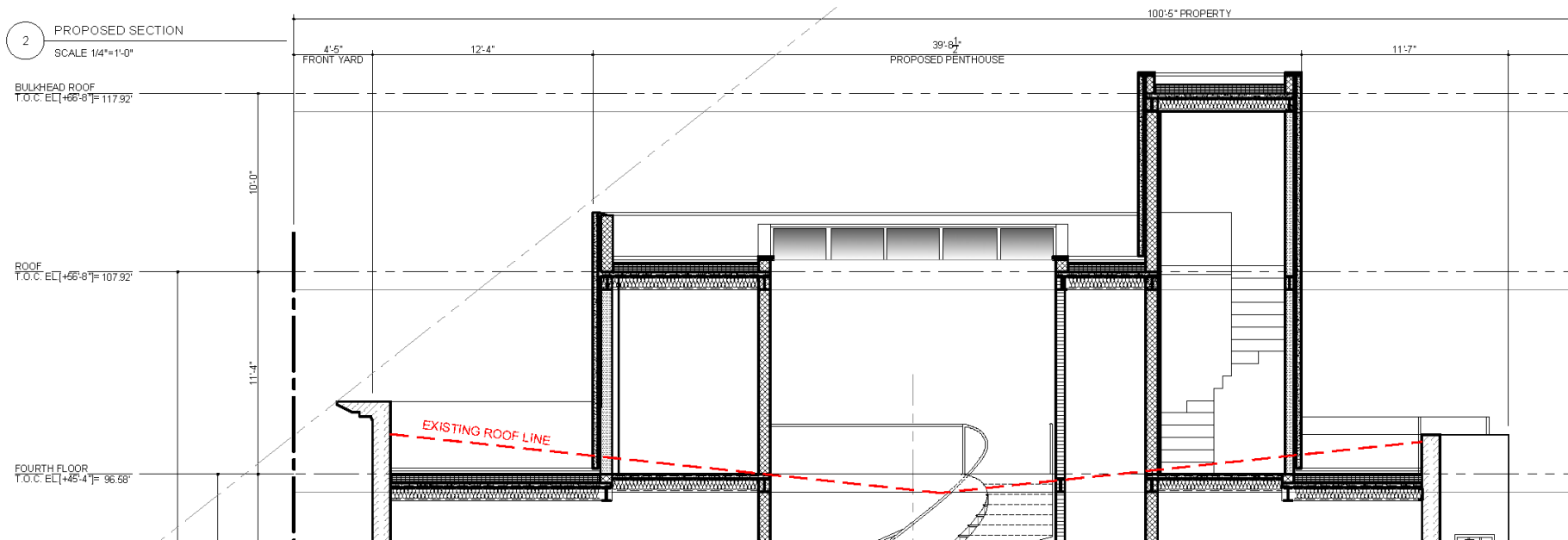
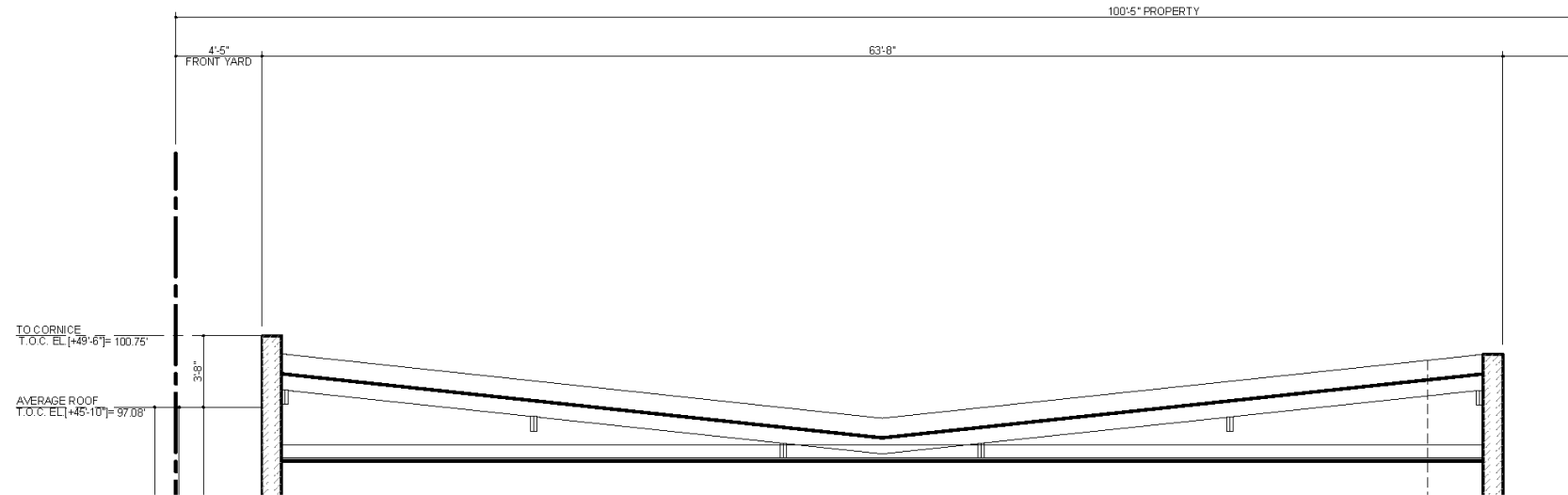




# Proposed Roof Bulkhead Plans

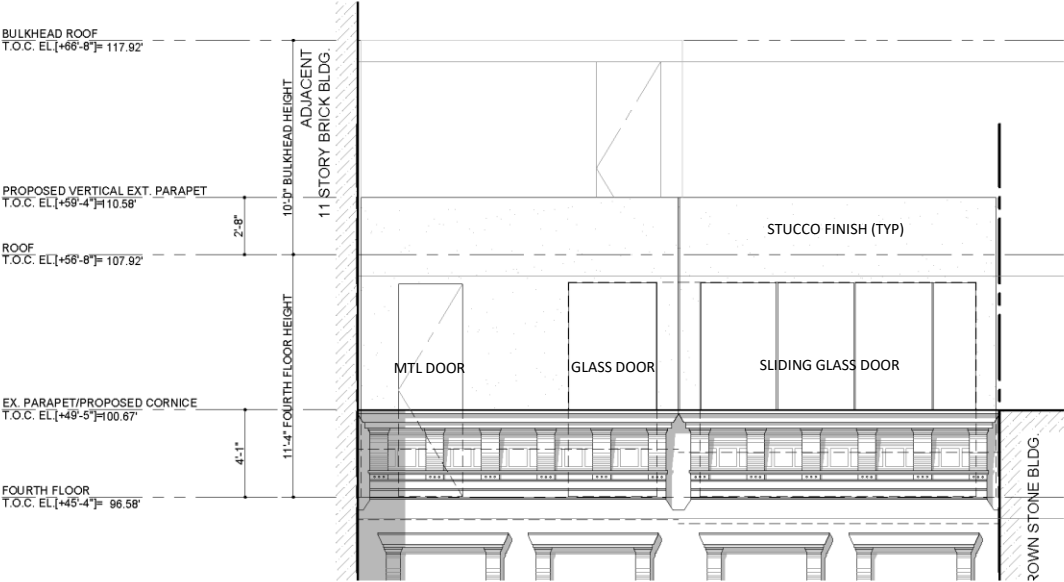
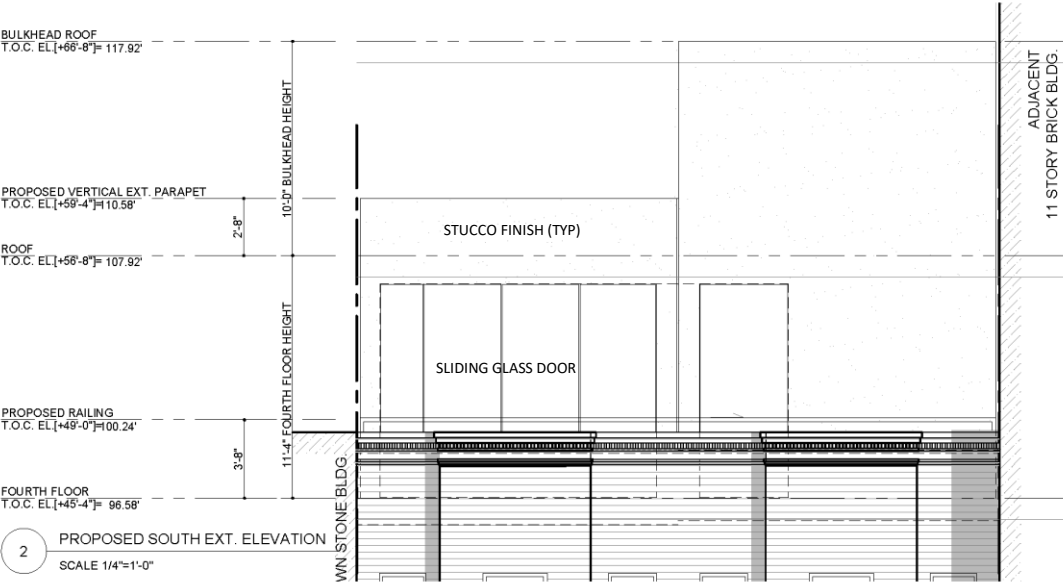


# Existing & Proposed Roof Sections



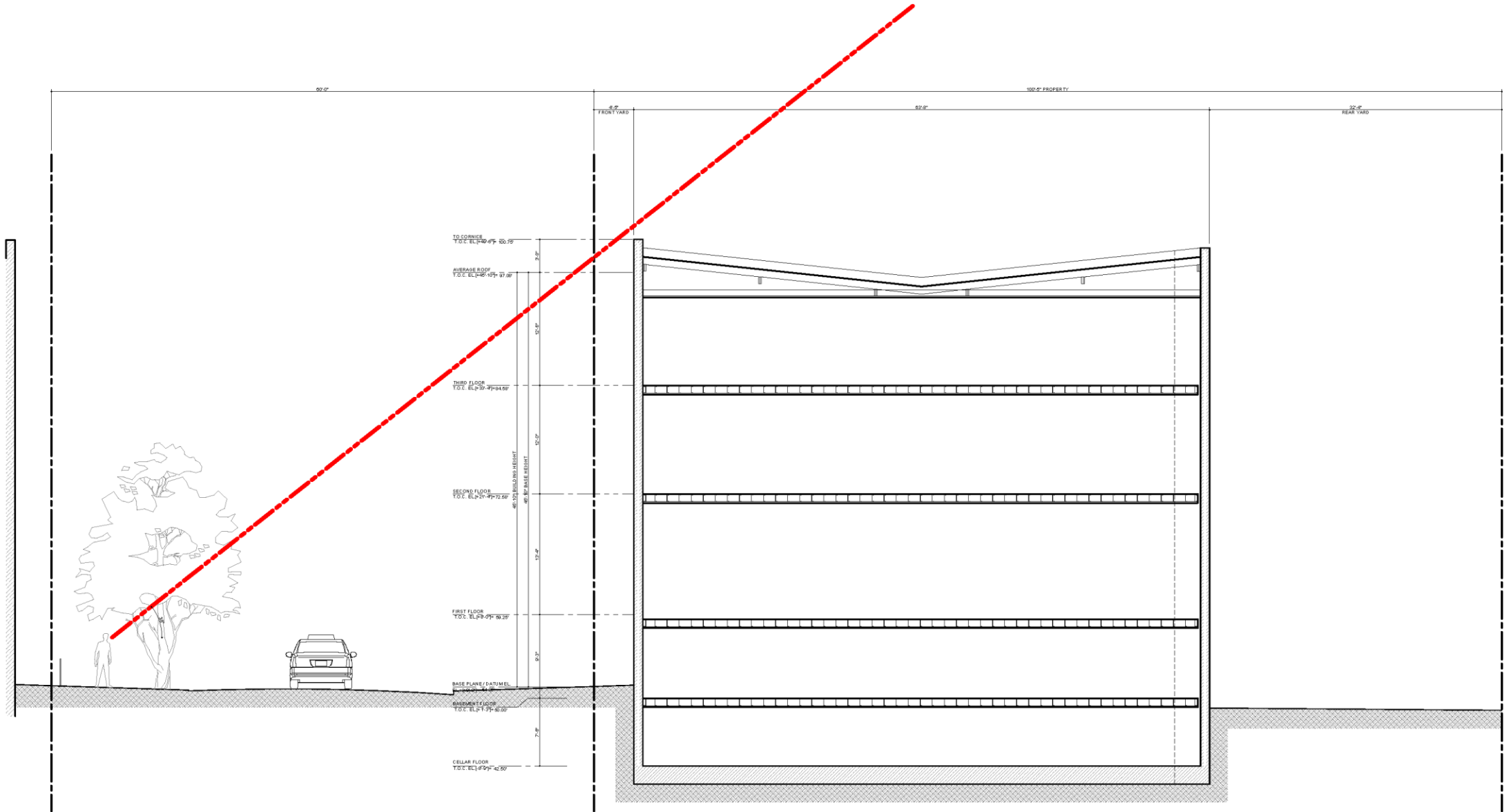


Rooftop Addition Elevations

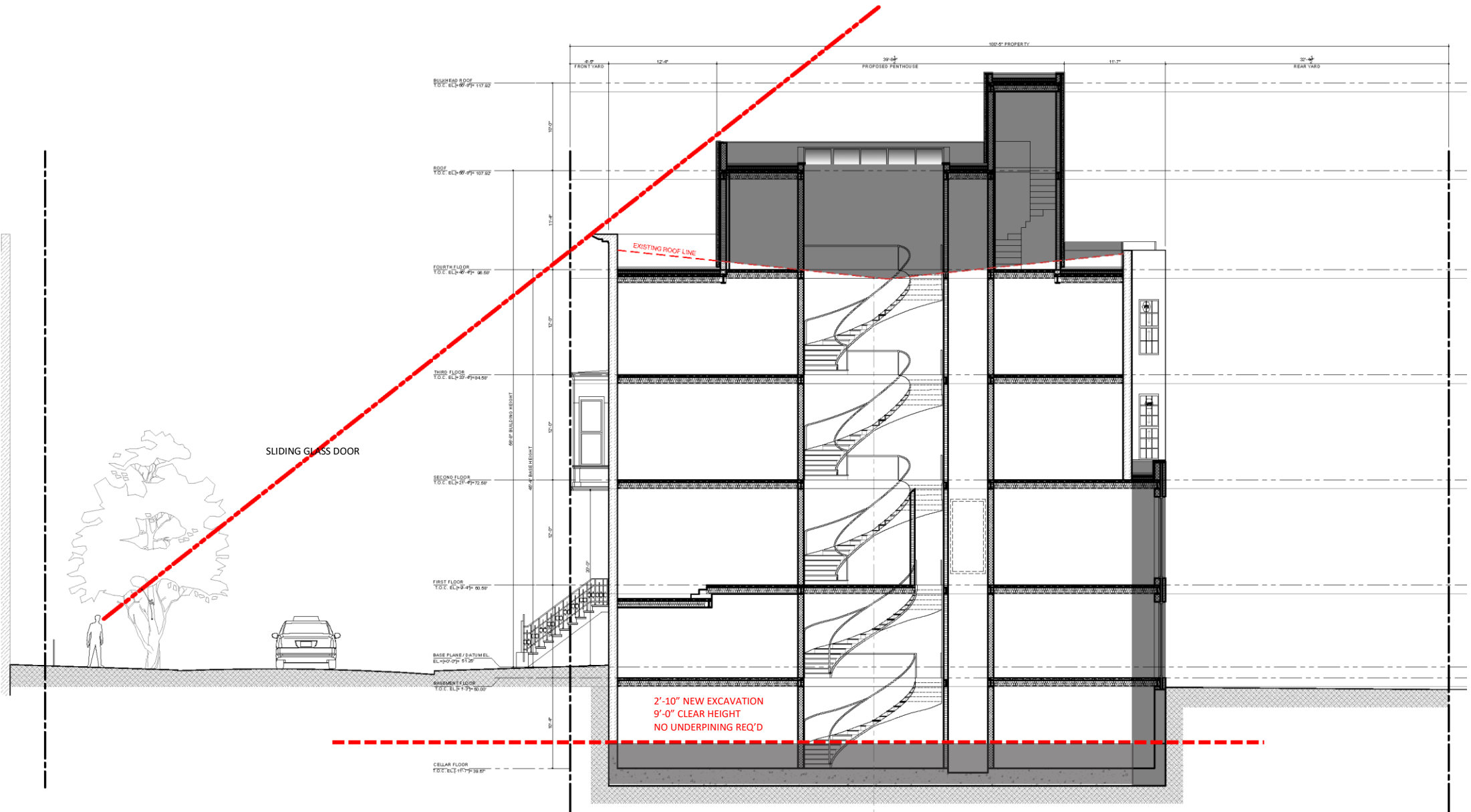




# Existing Sightline Section



## Proposed Sightline Section





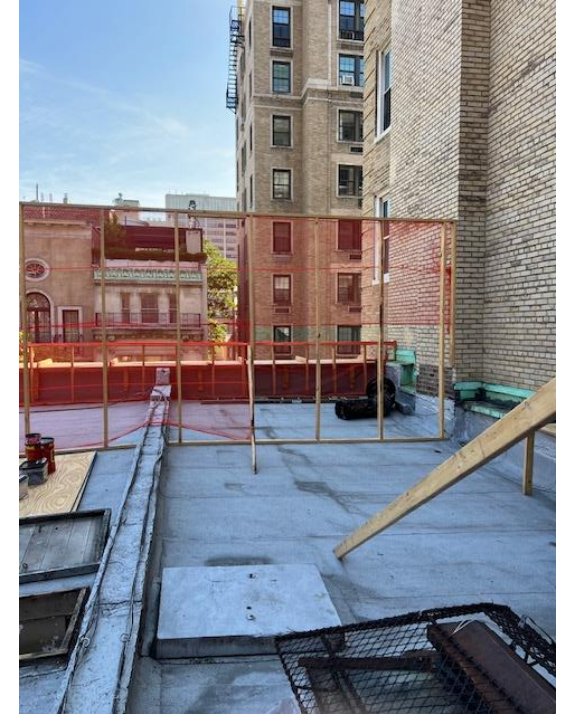
## Rooftop Mockups



Existing roof with mockup, looking south.



Existing roof with mock up, looking north.





Views with the Mock-Ups in Place



132 – 134 East 64<sup>th</sup> Street, viewed from across the street.



132 – 134 East 64<sup>th</sup> Street, viewed walking slightly west of the building.



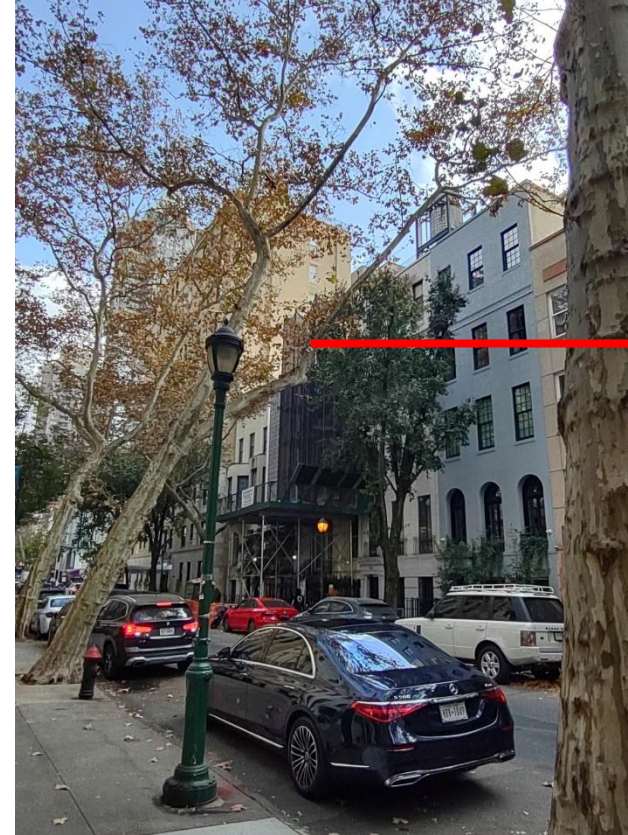
132 – 134 East 64<sup>th</sup> Street, viewed walking farther west.



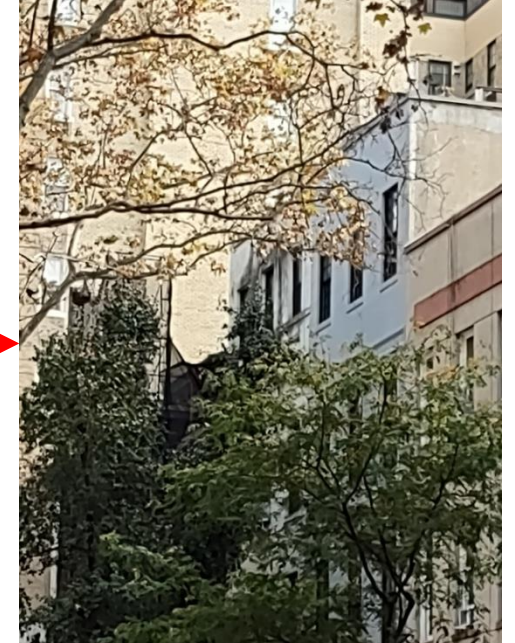
## Views with Mock-Ups in Place



132 – 134 East 64<sup>th</sup> Street, viewed from mid-block, to the west.



132 – 134 East 64<sup>th</sup> Street, viewed three-quarters of the way toward Park Avenue.





## Views from Park Avenue





## Views from the East





## Existing Conditions at the Rear Facades





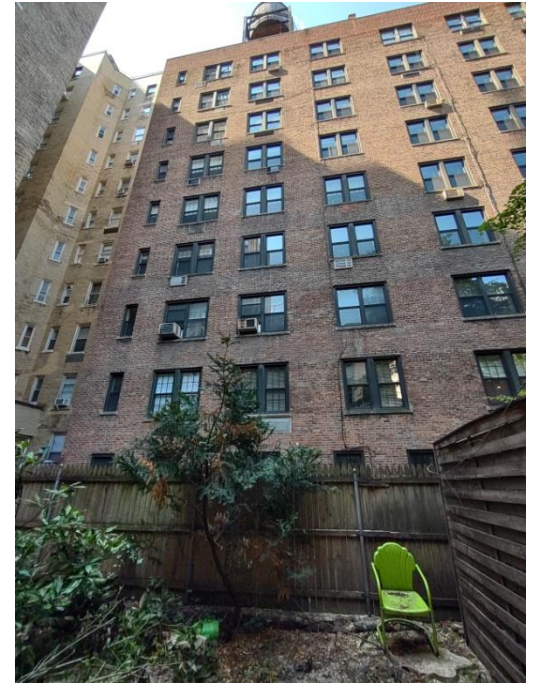
## Rear Yard Views



Rear yards of 132 and 134 East 64<sup>th</sup> Street viewed from a top floor window.



Rear yards looking north.



Rear yards looking south.



Rear Yard Context



View looking east.



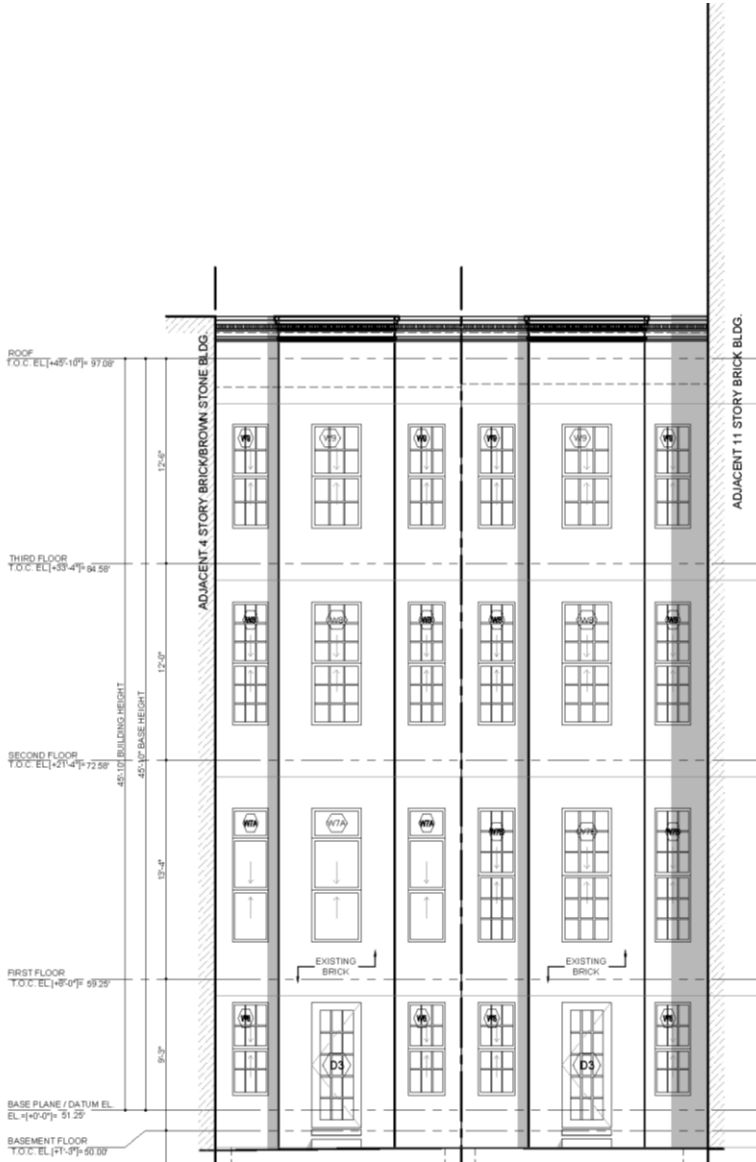
View looking south



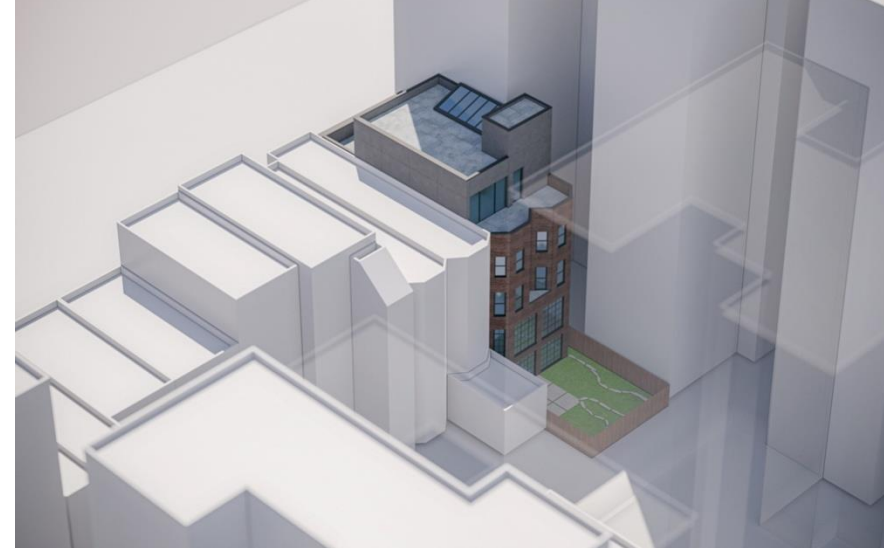
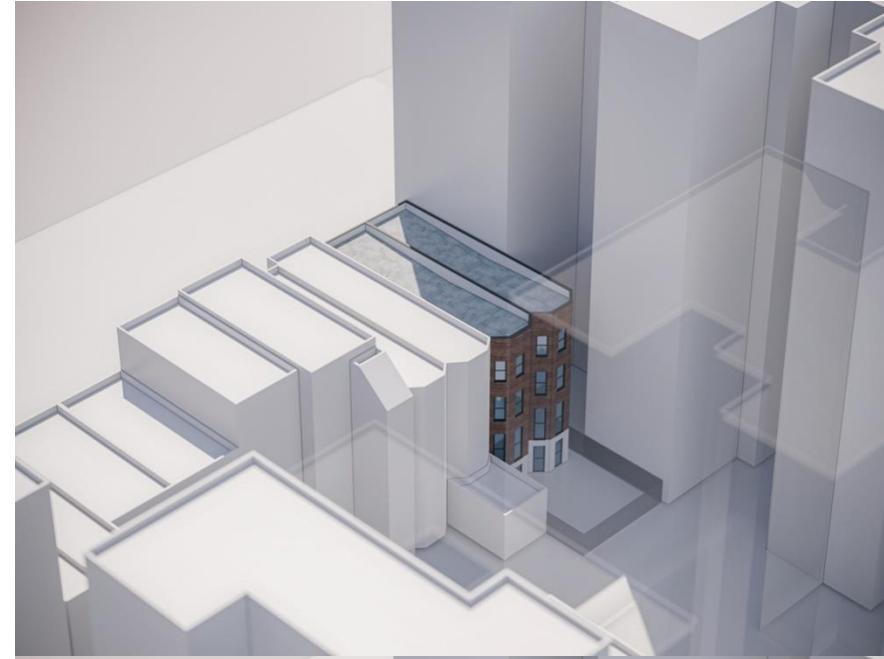
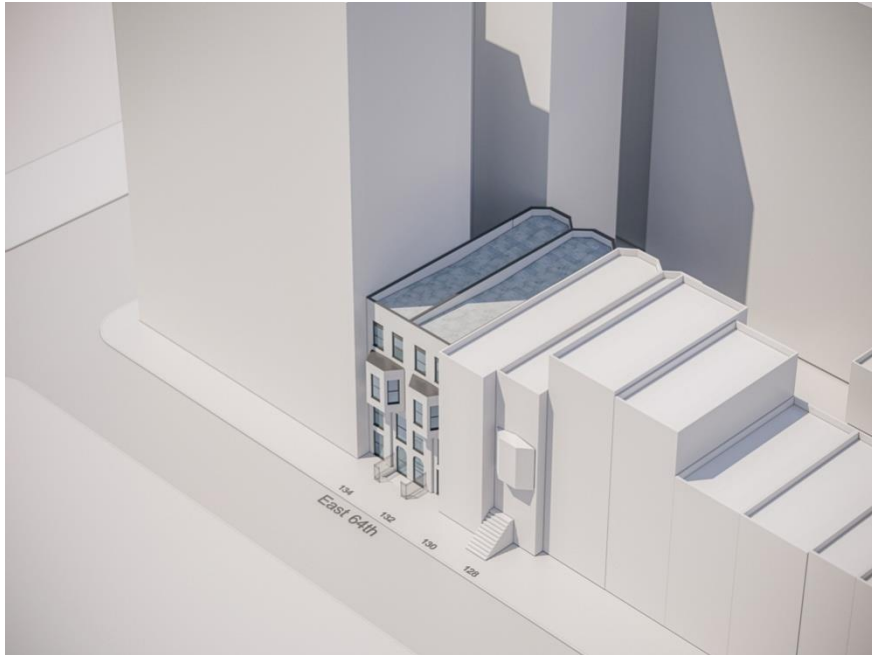
View looking west.



## Existing & Proposed Rear Facade

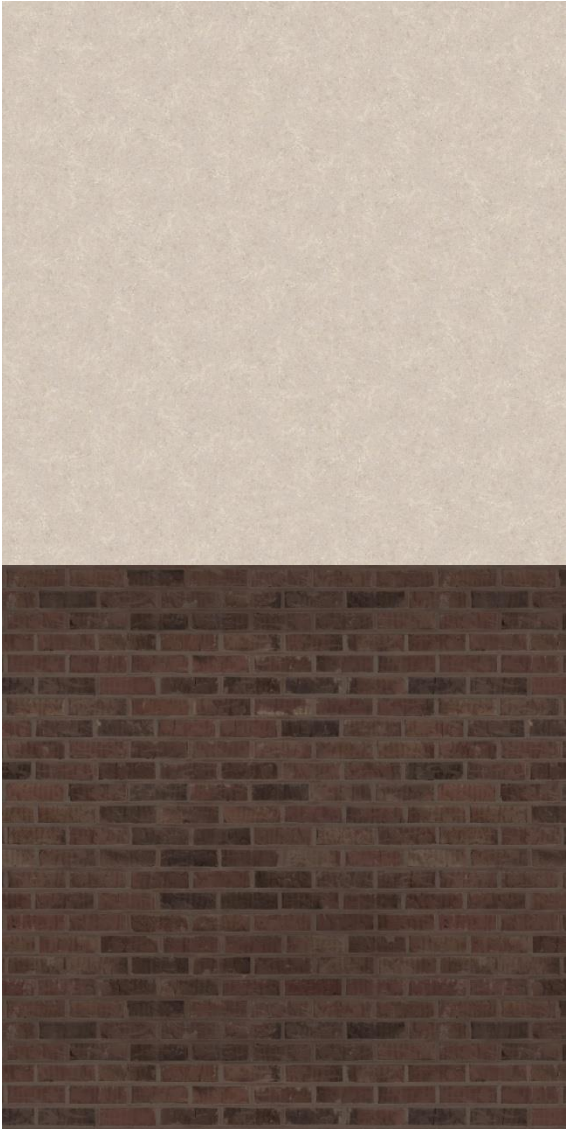


## Existing & Proposed Conditions

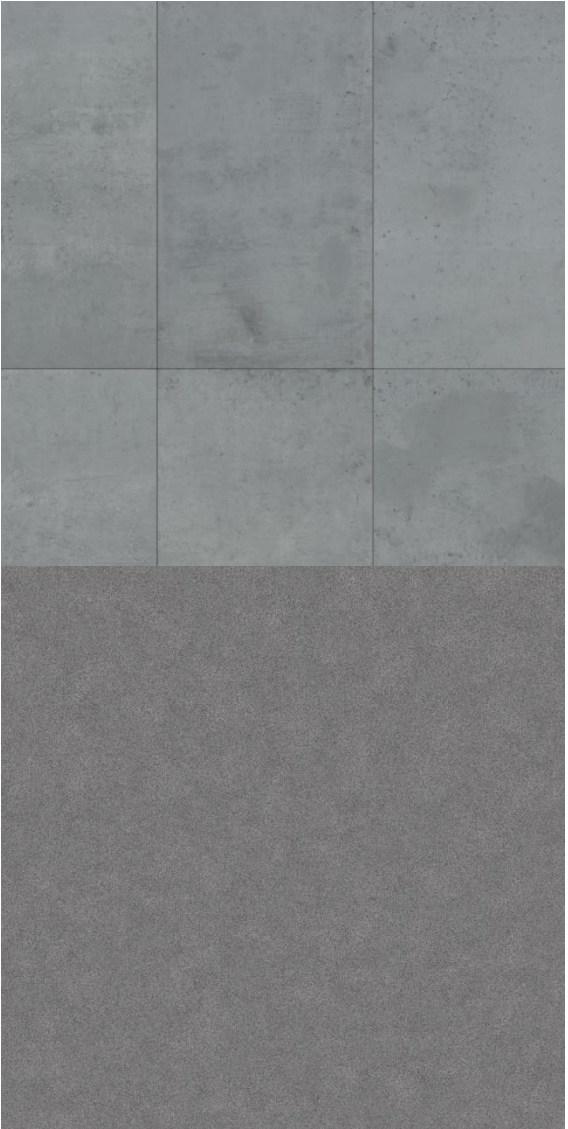




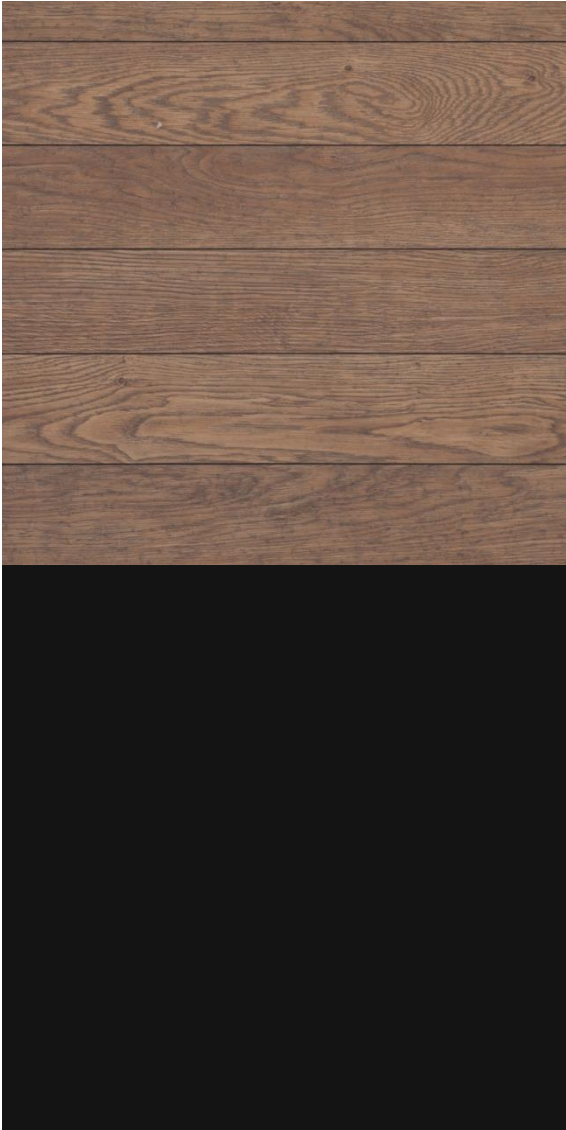
MATERIALS PALETTE



Rear Masonry to match existing      Front limestone finish



Vertical extension stucco      Rear Yard Pavers



Mullions/Cornice      Rear yard Fence



## Existing & Proposed Rear Yard

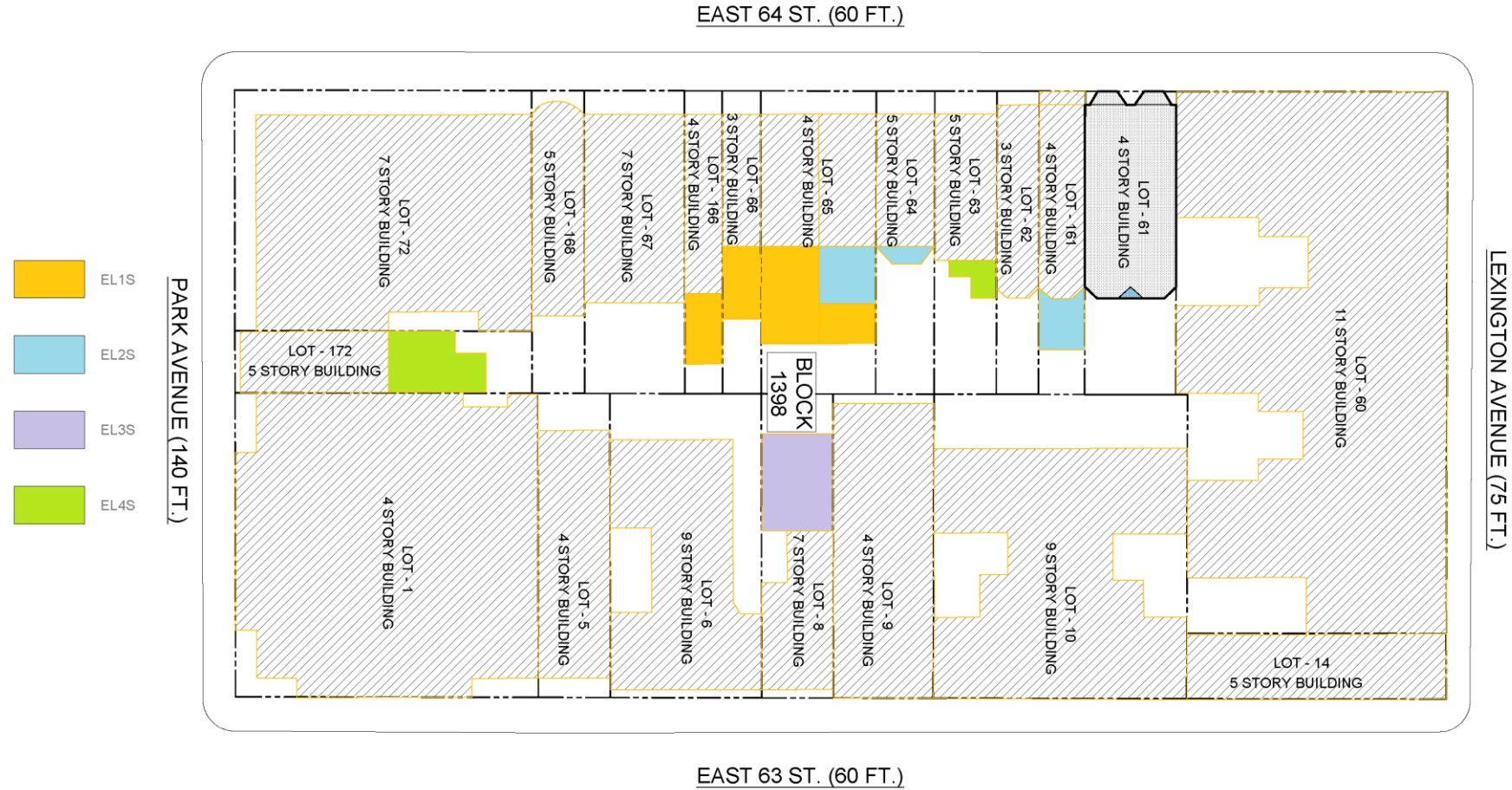




Proposed Rear Elevation in Context

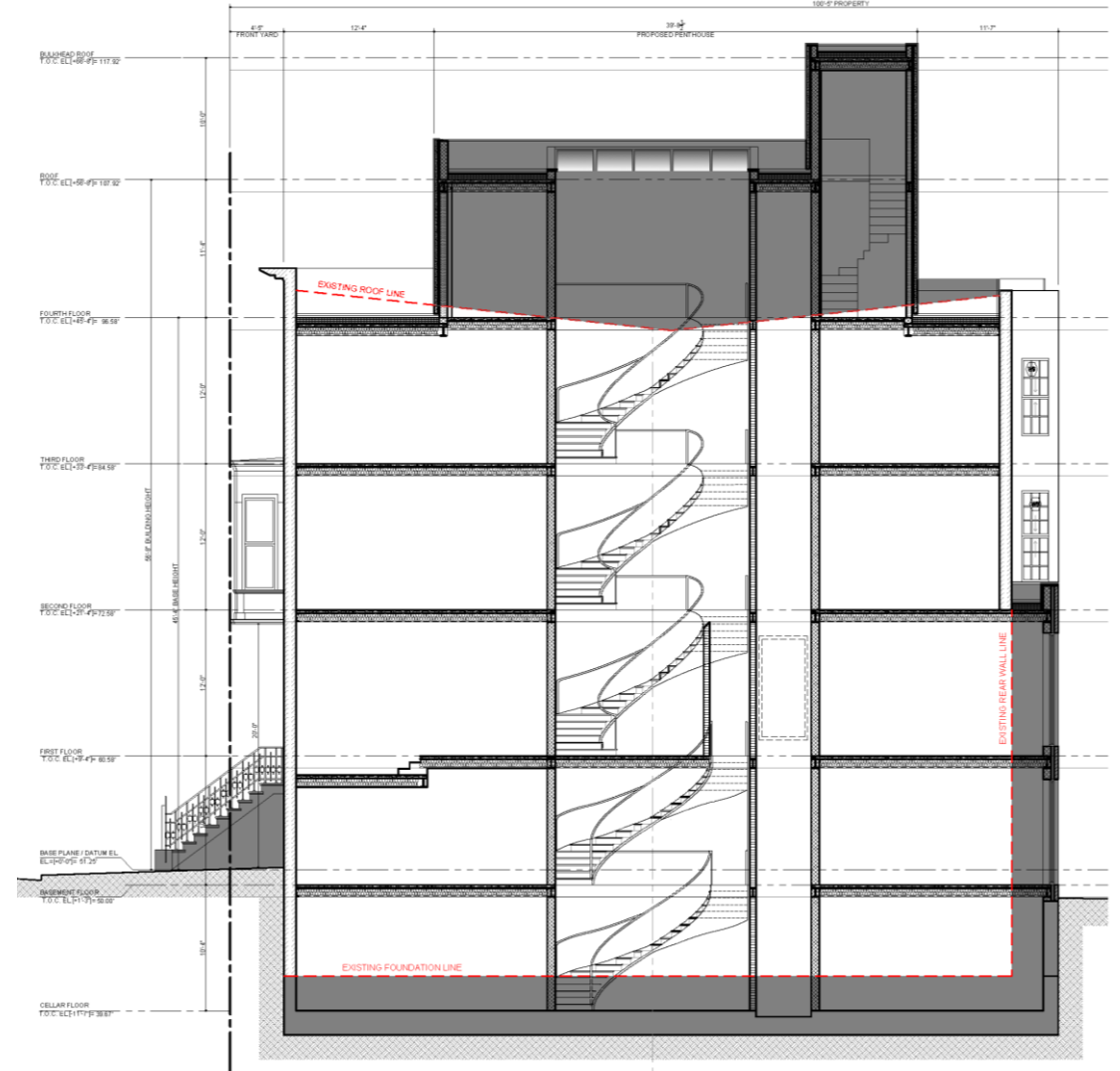
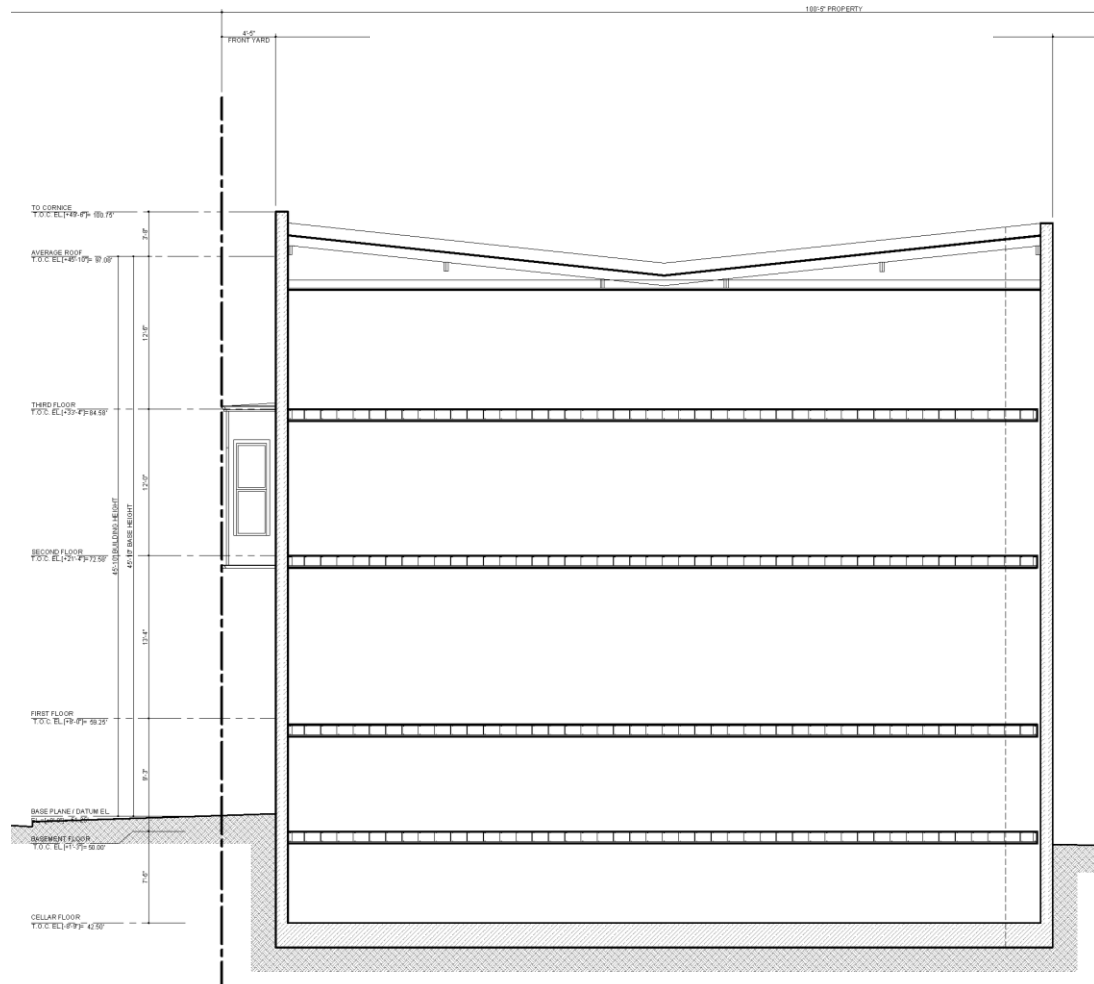


# Adjacent Building Additions

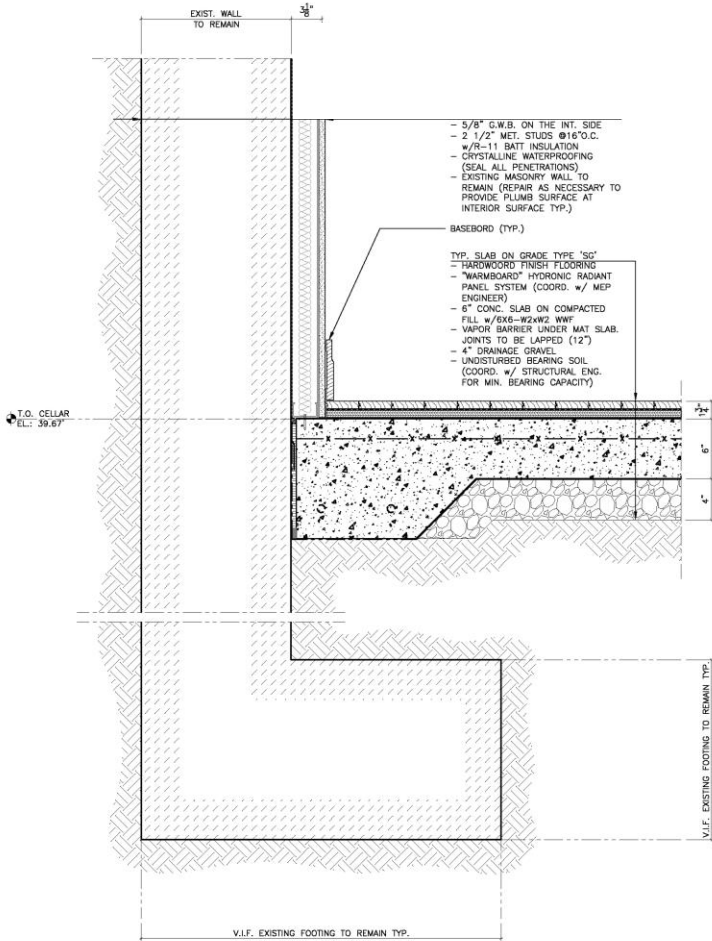




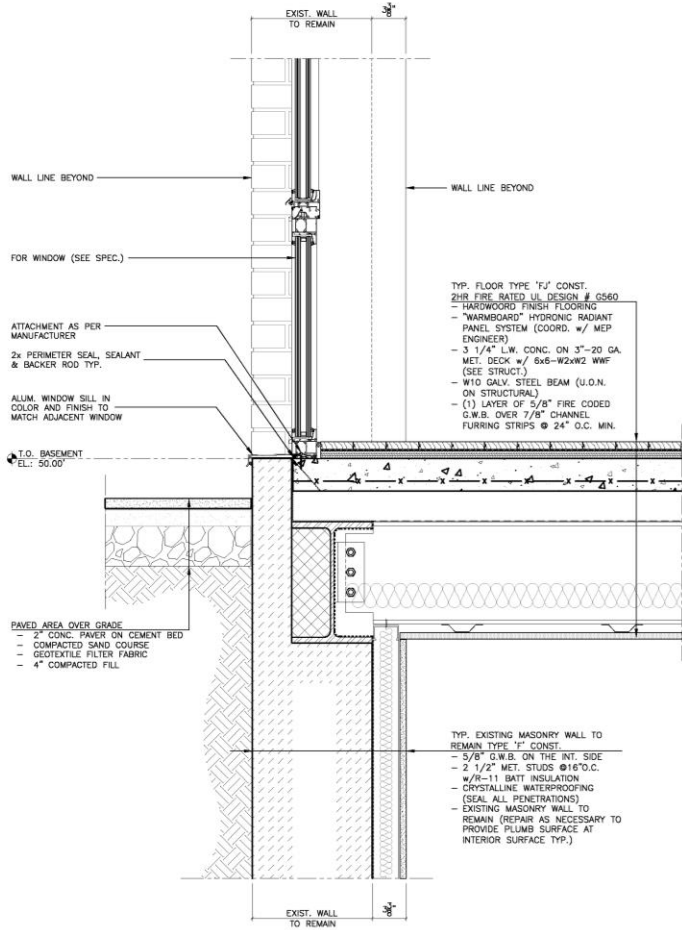
# Existing and Proposed Building Sections



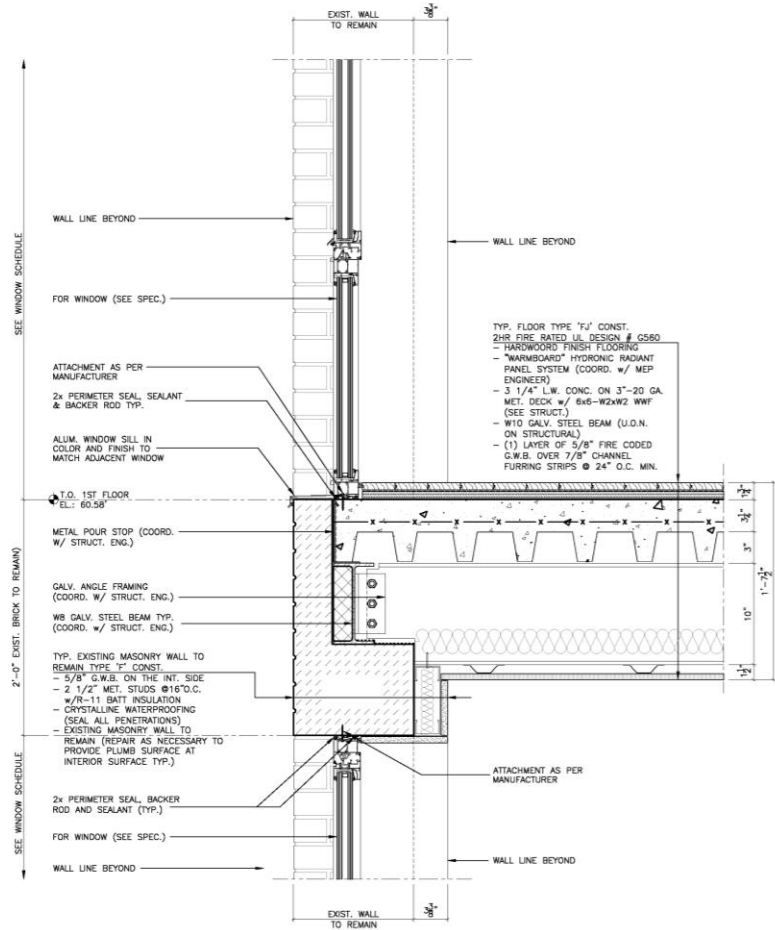
Proposed Rear Addition Wall Details



3 SECTION DETAIL @ EXIST. FOUNDATION WALL TO REMAIN  
WALL TYPE F  
SCALE 1 1/2"=1'-0"



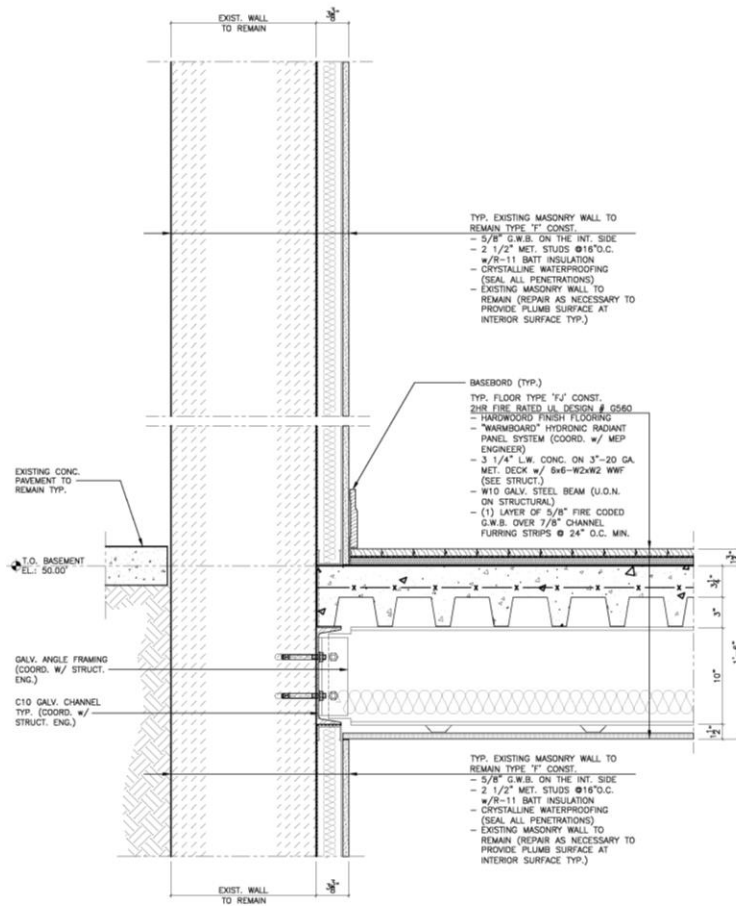
4 SECTION DETAIL @ GROUND CONDITION w/ WINDOW  
WALL TYPE F AND TYPE A  
SCALE 1 1/2"=1'-0"



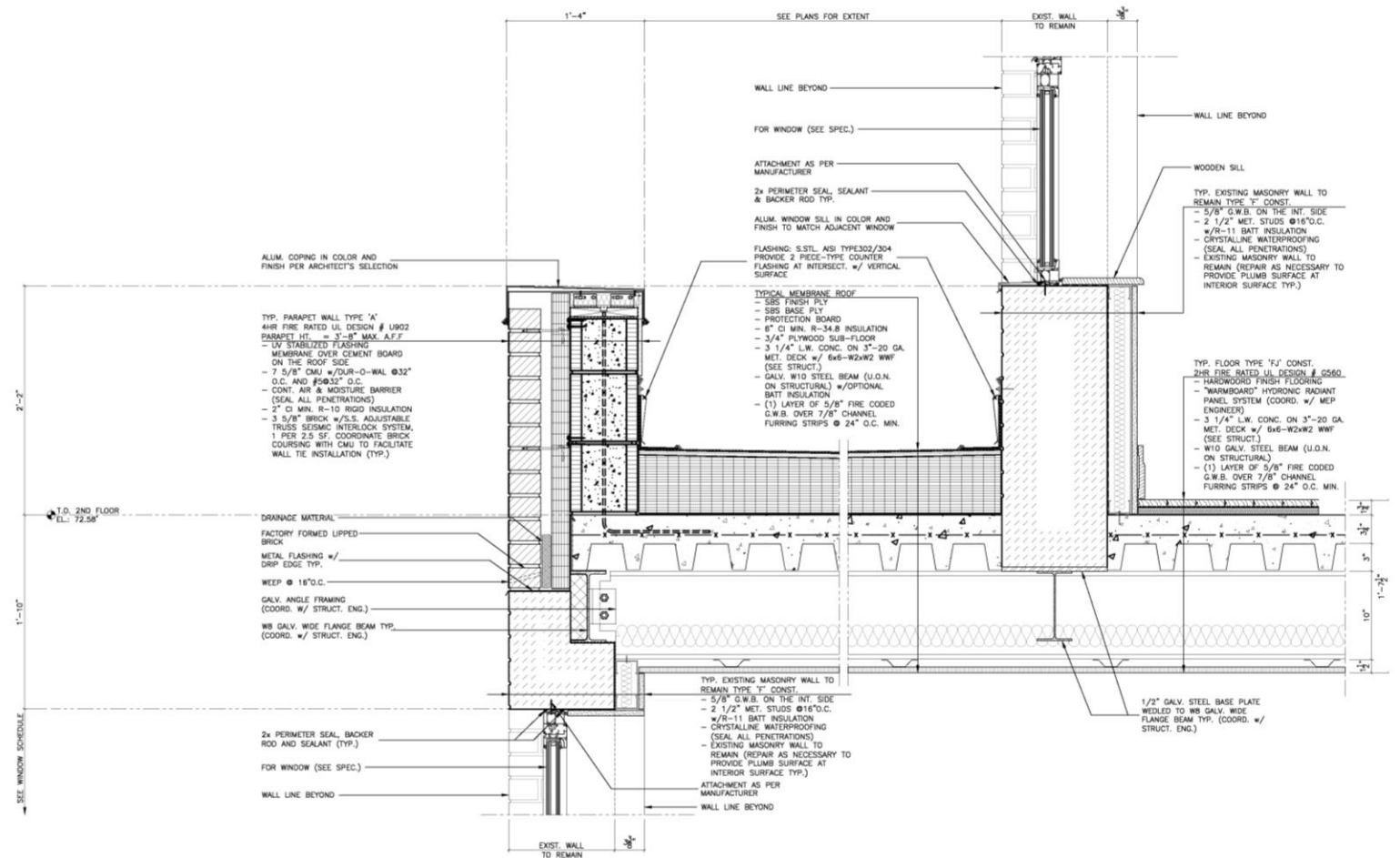
5 SECTION DETAIL @ WINDOW  
WALL TYPE A  
SCALE 1 1/2"=1'-0"



# Proposed Rear Addition Wall Details



1 SECTION DETAIL @ GROUND CONDITION  
WALL TYPE F  
SCALE 1 1/2"=1'-0"

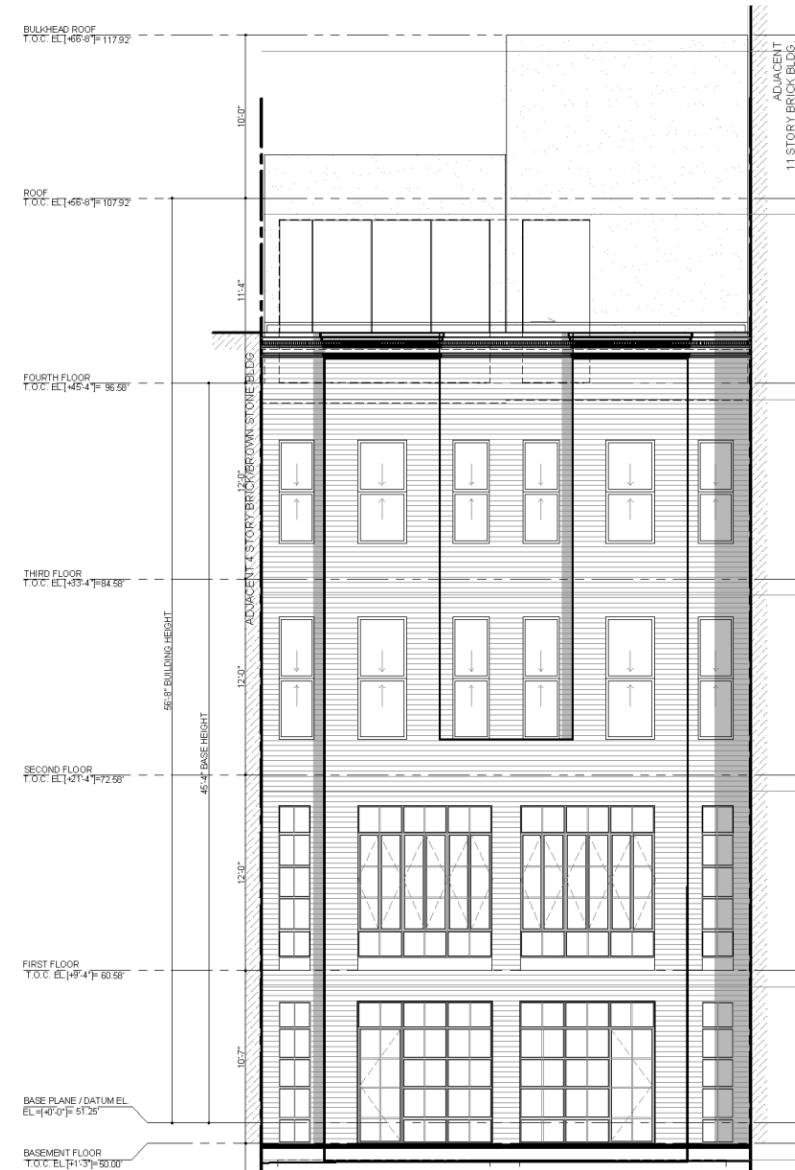


2 SECTION DETAIL @ ROOF TERRACE  
BALCONY TYPE N AND TYPE YU  
SCALE 1 1/2"=1'-0"

# Conclusion



Proposed front facade



Proposed rear facade



## APPENDIX

(On pages to follow, include all floor plans)