



  
**Northwell**  
Health®

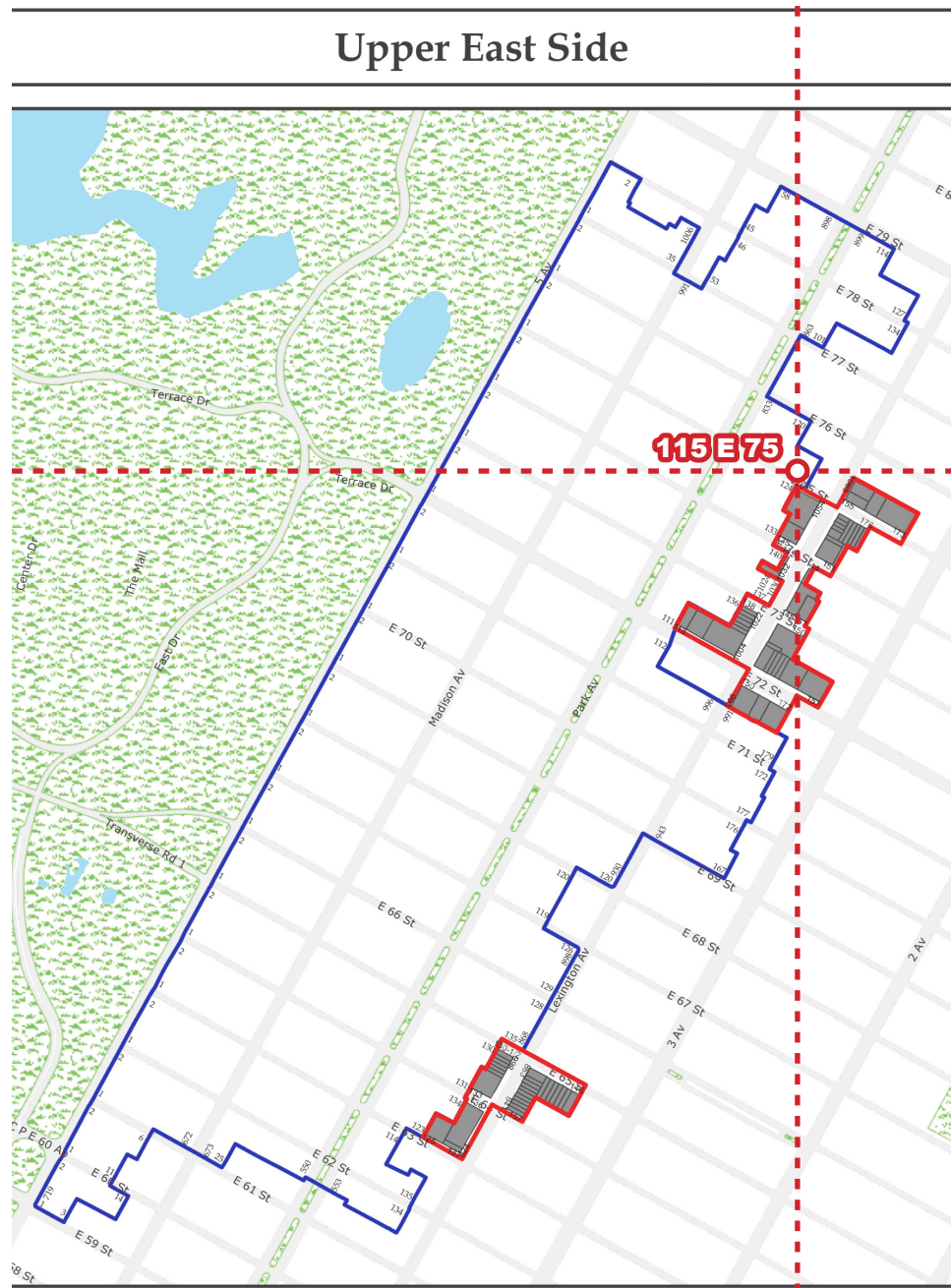
**115 E 75th St Renovation**

December 17, 2018

**ennead** architects



# Upper East Side



Upper East Side  
Historic District  
Manhattan

Designated May 19, 1981  
Extended March 23, 2010

- Boundary of Existing District
- Boundary of District Extension
- Tax Map Lots, District Extension



- ① Building/Lot: 70' - 0"
- ② Building: 97' - 0"
- ③ Lot: 102' - 2"

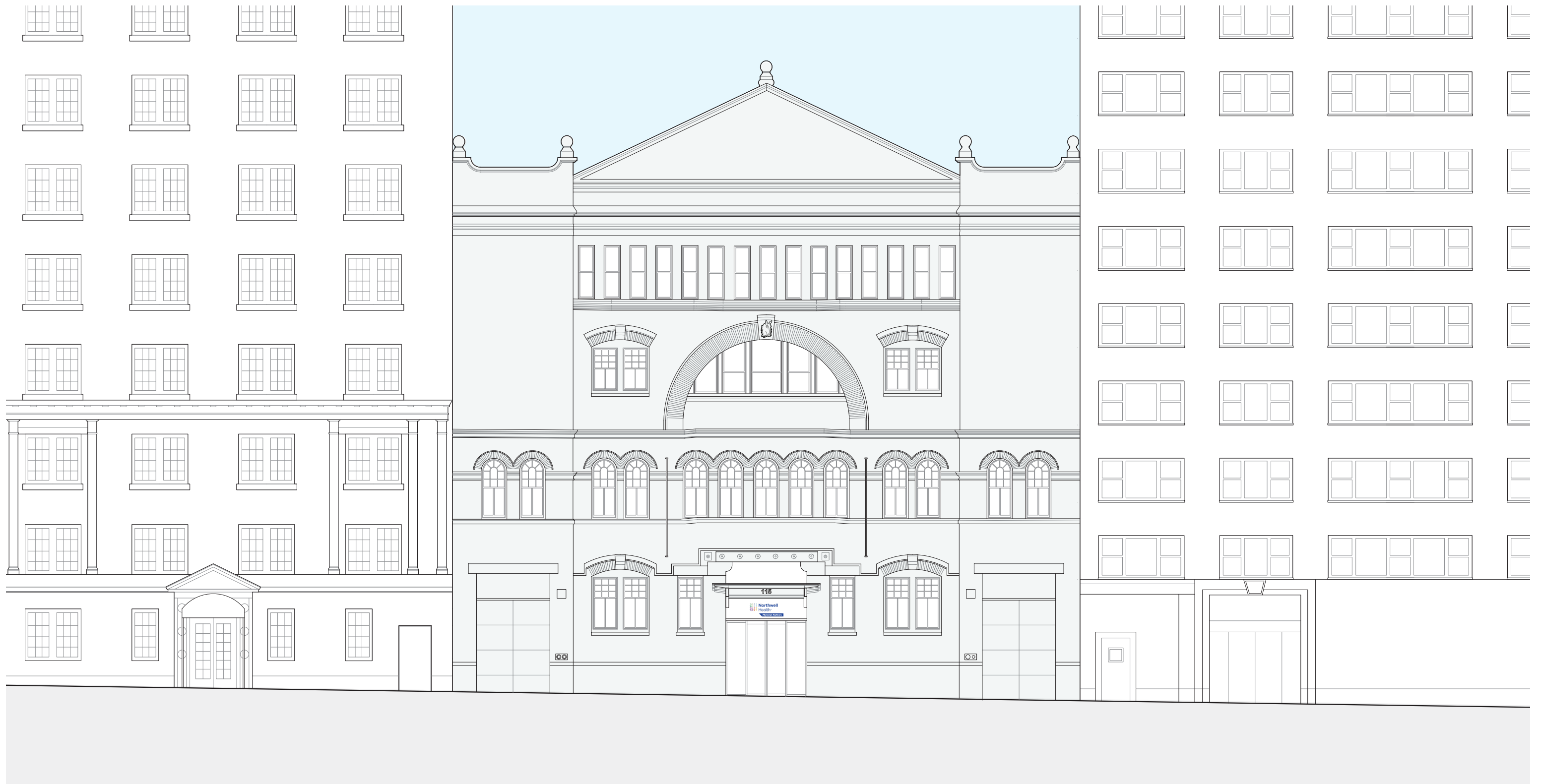
## Location





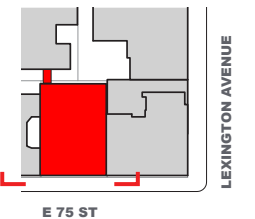
Existing conditions, 2018

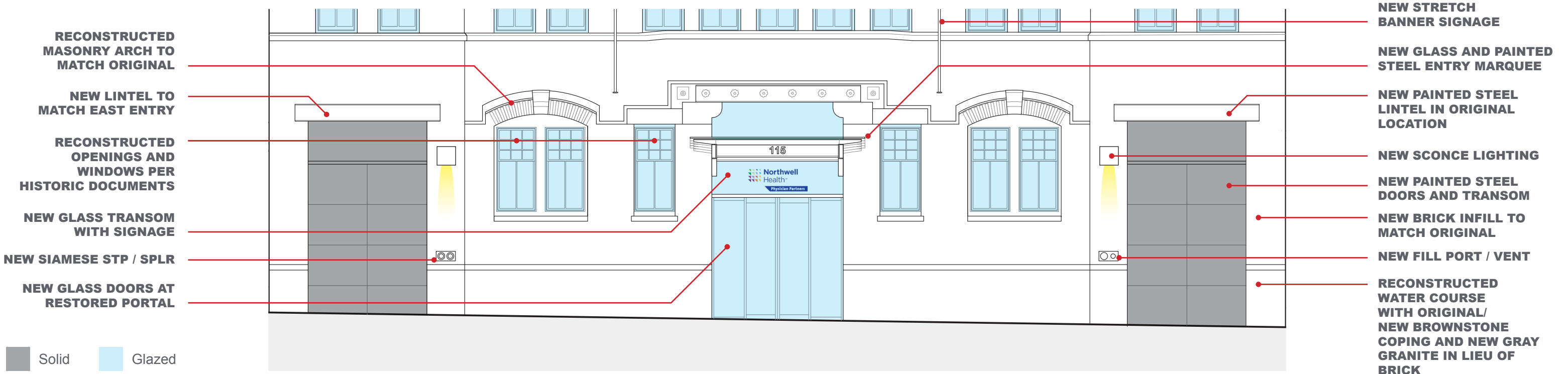
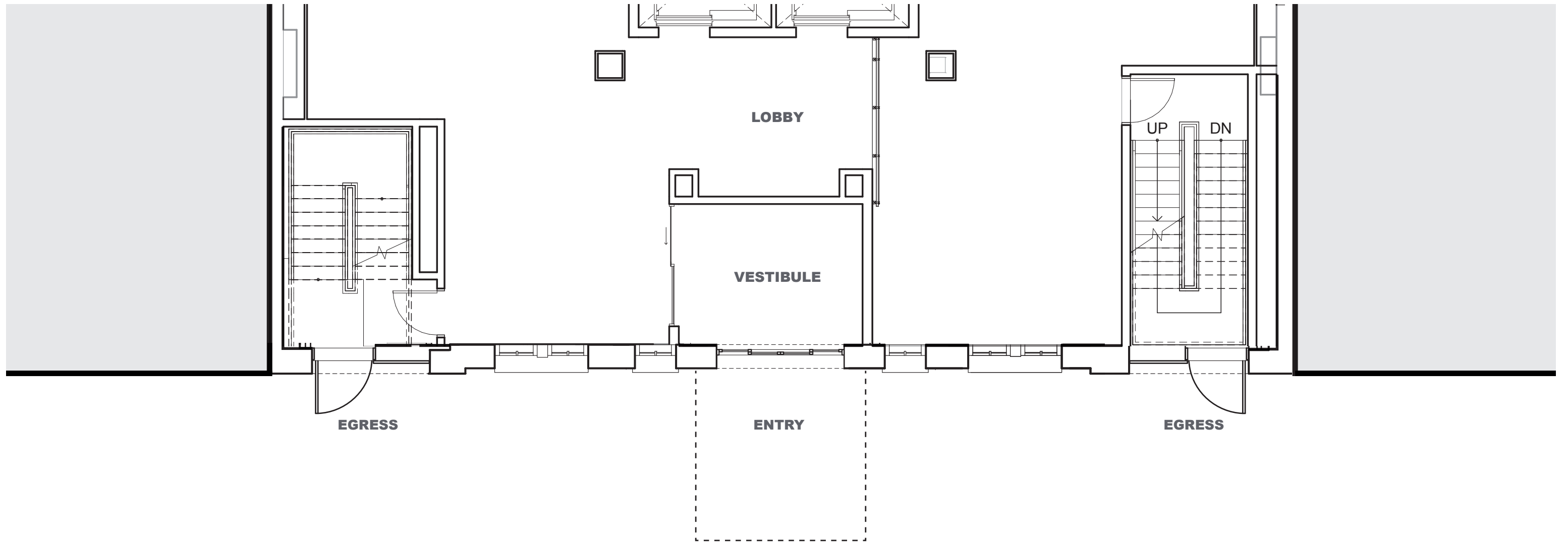




- 1. **Restoration**    Reconstructed original openings flanking central entry and on third floor; New masonry infill to match original.
- 2. **Contemporary**    New marquee, signage, and lighting, with modern portals at east, west, and central bays at historic locations.
- 3. **Windows**    New, non-operational, aluminum frame windows with insulated glazing throughout elevation.

## Proposed Primary (South) Elevation





## Proposed Primary (South) Elevation



Existing

Various window types, including steel-framed center-pivot windows, and single-hung frames with metal or wood construction.

North Facade

CAR LIFT DEMO'D;  
NEW ROOF TO  
REPLACE

NEW MECHANICAL  
EQUIPMENT WITH  
STEEL DUNNAGE

NEW GUARD  
RAIL BEHIND  
PARAPET

NEW WINDOWS  
IN EXISTING  
OPENINGS  
THROUGHOUT

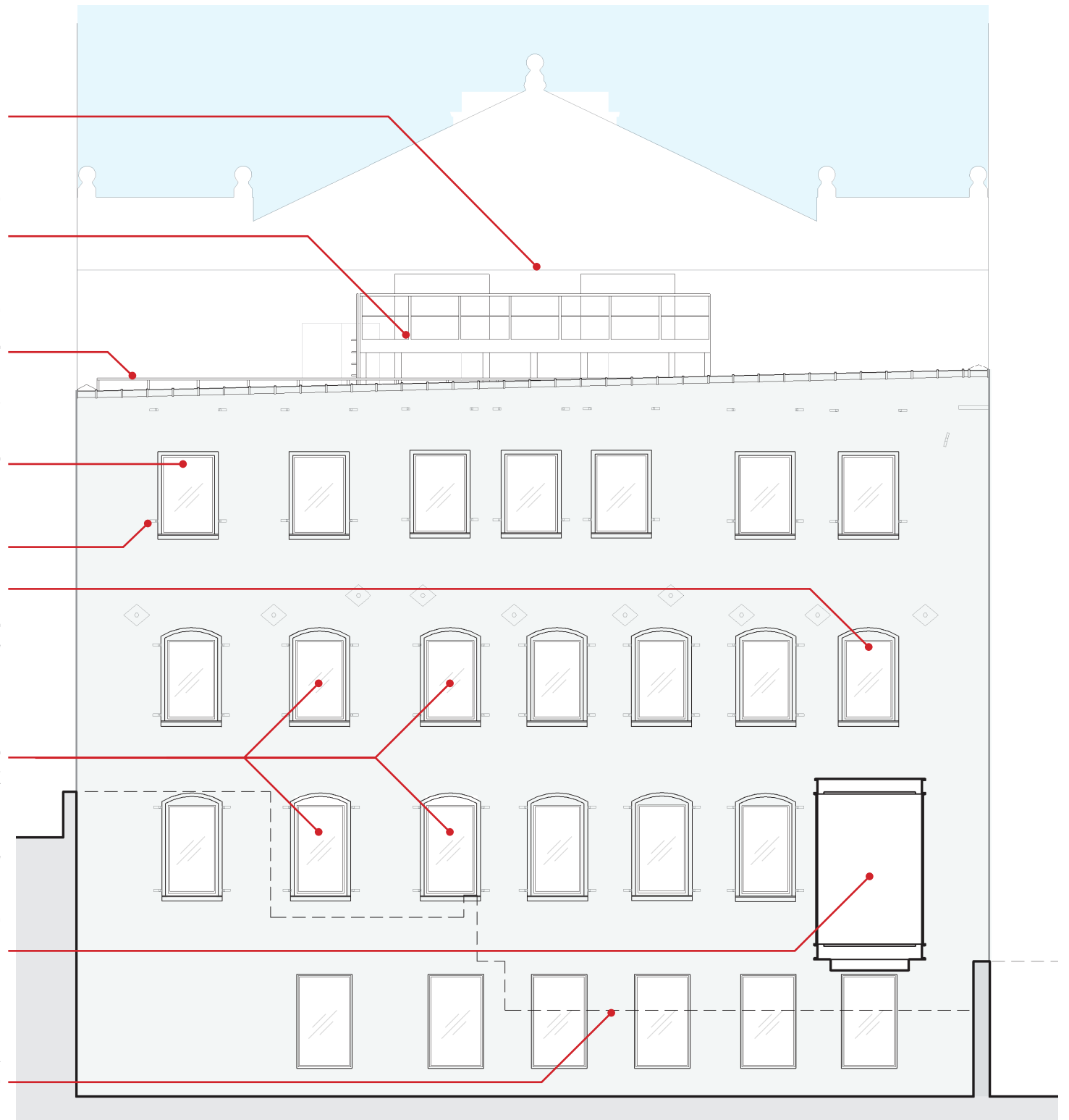
ORIGINAL HINGE  
BLOCKS TO  
REMAIN, TYP.

NEW ARCHED  
OPENING TO  
MATCH ADJACENT  
W/ NEW WINDOW

RECONSTRUCT  
ORIGINAL BRICK  
ARCHES TO  
MATCH EXISTING

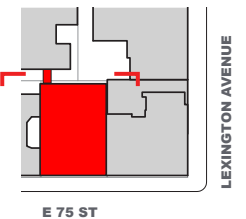
NEW  
CONNECTIVE  
WALKWAY TO  
76TH STREET  
BUILDING

LOWER EXISTING  
MASONRY REAR  
YARD WALL



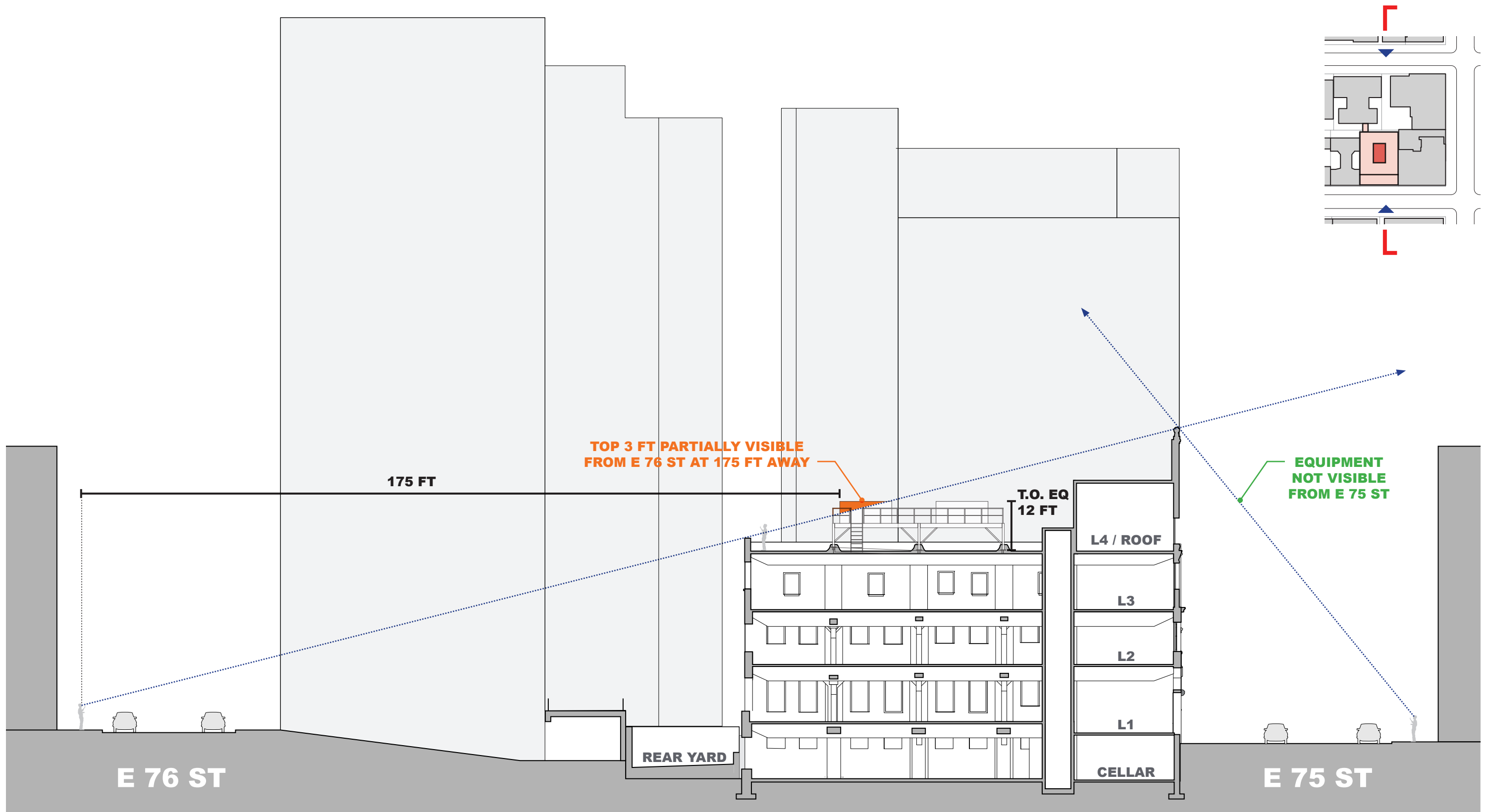
Proposed

Non-operational, aluminum-frame, fire-rated windows with insulated single-light glazing throughout elevation.



E 75 ST

LEXINGTON AVENUE



Proposed

Sightlines to Mechanical Equipment — 76 St 'gap'