



FRONT FACADE PHOTO, circa 1915

49 EAST 68TH STREET

Landmarks Preservation Commission - Docket # 19-10076

LANDMARKS DESIGNATION REPORT AUTOMATION HOUSE

Sometimes referred to as part of the “Pyne-Davison Blockfront”, Automation House (formally Mrs. J. William Clark House) is part of an outstanding group of neo-Federal townhouses which extends along the west side of Park Avenue, between East 68th and 69th Streets.

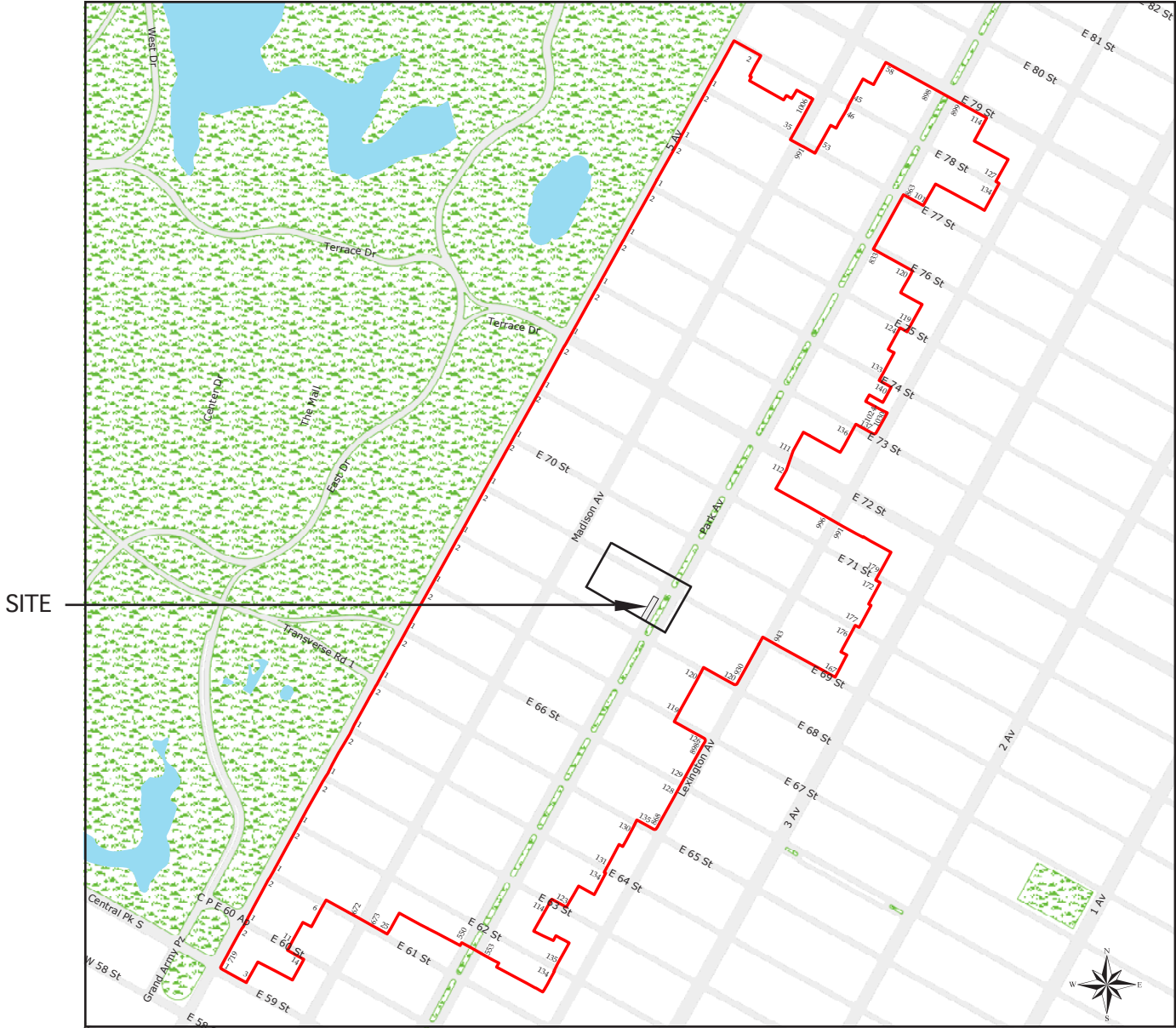
It was built in 1913-14 with an arcaded first story loggia that is most unusual, however its compatability with neighbors make it an integral part of the distinguished group of buildings.

The height of its first story base, the belt course between the third and fourth floors and the roof cornice are set at approximately the same level as those of the corner house, 680 Park Avenue.

The second-story windows were originally muntined casements extending to the floor. These and all the other windows facing the street were replaced with single fixed sheets of plate glass. When the entire structure was air-conditioned, however, the two second-story windows retained their thin vertical limestone cornices that were supported on console brackets. The third story windows have paneled fourth floors and serves as a sill for the fourth floor windows. A simple limestone roof cornice crowns the brickwork of the facade, which is laid up in English bond. The copper covered gambrel roof above is pierced by two pedimented dormer windows.

PROPERTY INFORMATION	
BLOCK:	1383
LOT:	32
ZONING MAP:	8c
ZONING:	R8B
LIMITED HEIGHT DISTRICT:	LH-1A
LOT AREA:	2,510 SF
LOT WIDTH:	25'
LOT DEPTH:	100.42'

LEGEND	
(XX)	LOT #
XXXX	BLOCK
→	TRAFFIC DIRECTION
[Red Outline]	HISTORIC DISTRICT BOUNDARY

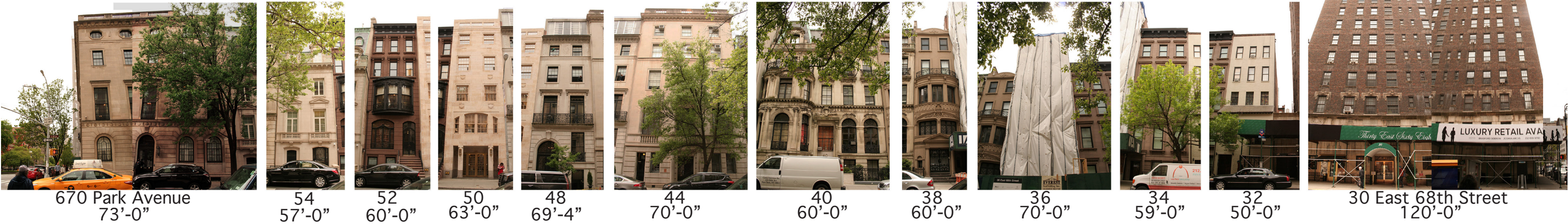


1. UPPER EAST SIDE HISTORIC DISTRICT, MANHATTAN



2. 49 EAST 68TH STREET, MANHATTAN - BLOCK PLAN

LOOKING SOUTH ON EAST 68TH STREET: BLOCK 1382



PARK AVENUE

EAST 68TH STREET

MADISON AVENUE

LOOKING NORTH ON EAST 68TH STREET: BLOCK 1383



MADISON AVENUE

EAST 68TH STREET

PARK AVENUE



Front Facade (Pre-Construction)

Photo Taken : April 2017

- Entry doors removed, protected, and stored off-site.



Tax Photo

Circa 1915



Tax Photo

Circa 1930s



Existing Entry Doors

Google Street View : August 2013

- Existing steel frame doors with painted finish.
- View from E68th Street, showing sidewalk and entry door setback.

Previous entry condition consisted of an elevated ground floor slab.

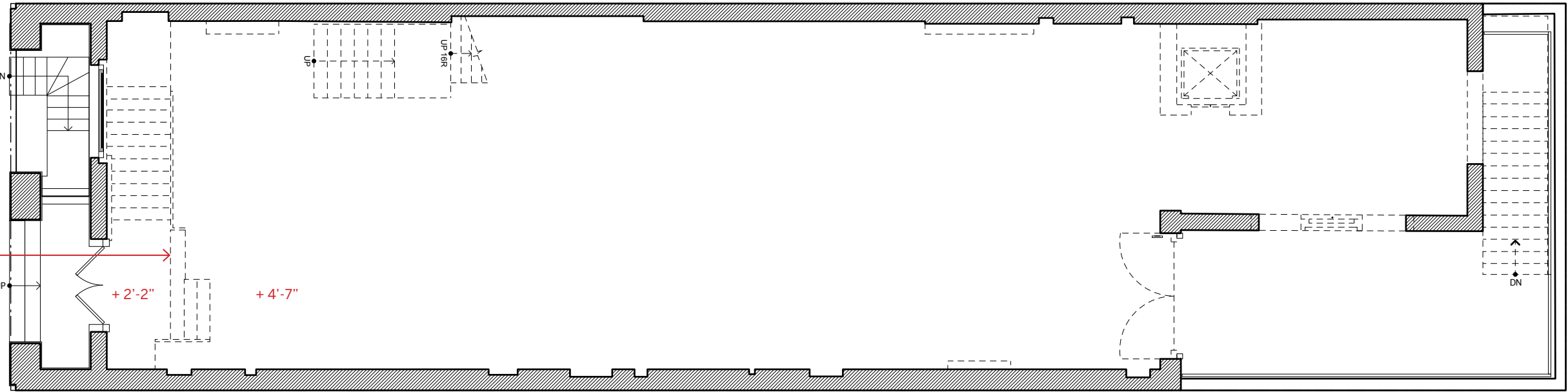
The steps have been removed and the floor slab lowered to be flush with existing door threshold.

With the slab drop, the interior space is more visible from street level. We kindly request review of the semi-transparent glass for this reason.

+ 0'-0"

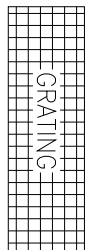
+ 2'-2"

+ 4'-7"



Ground Floor Plan - Demo

68th Street



Entry Doors

+ 0'-0"

+ 1'-6"

5'-8"

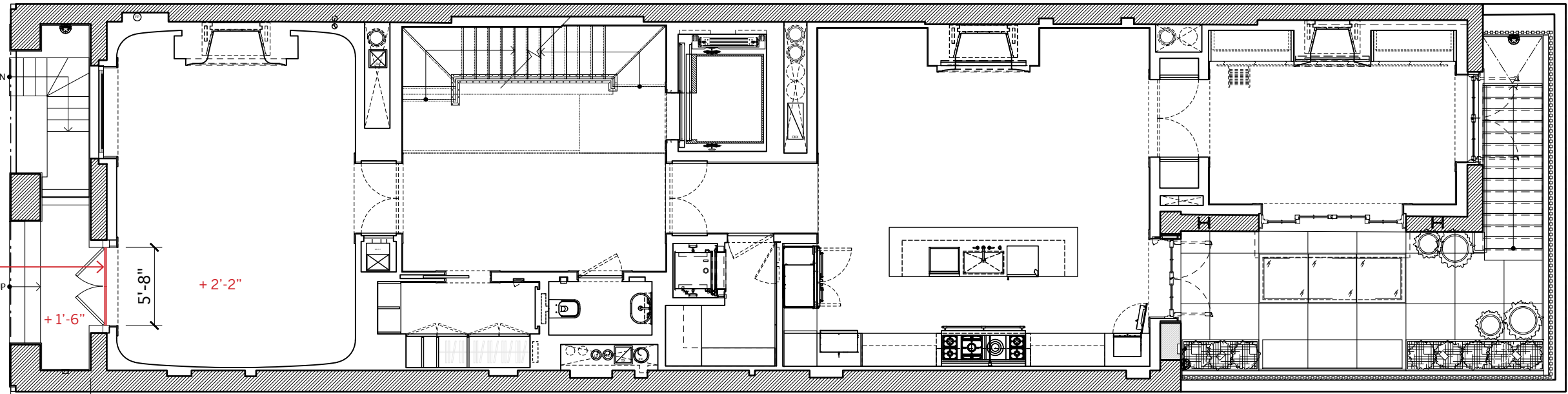
+ 2'-2"

15'

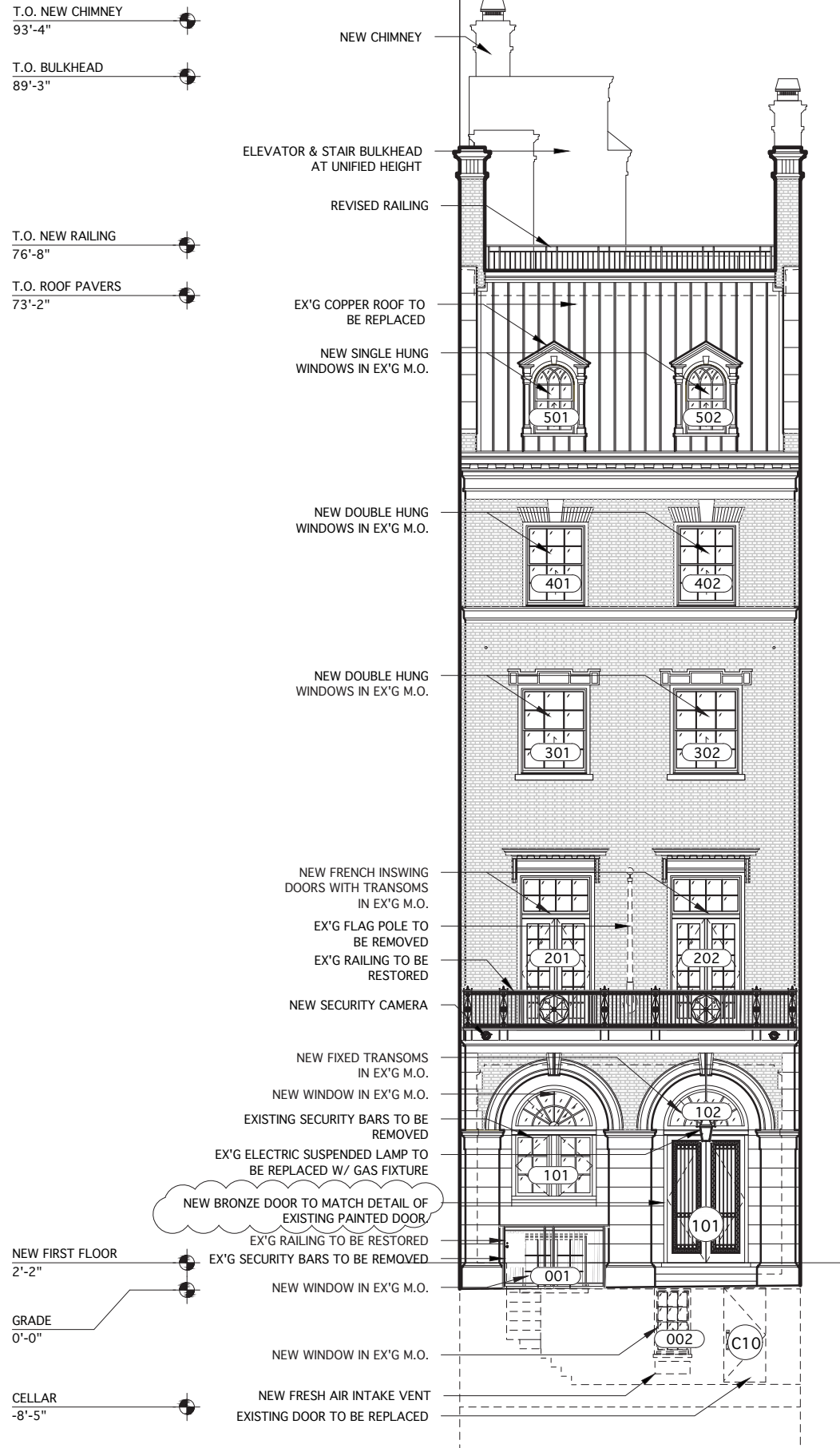
Sidewalk

5'-2"

Setback



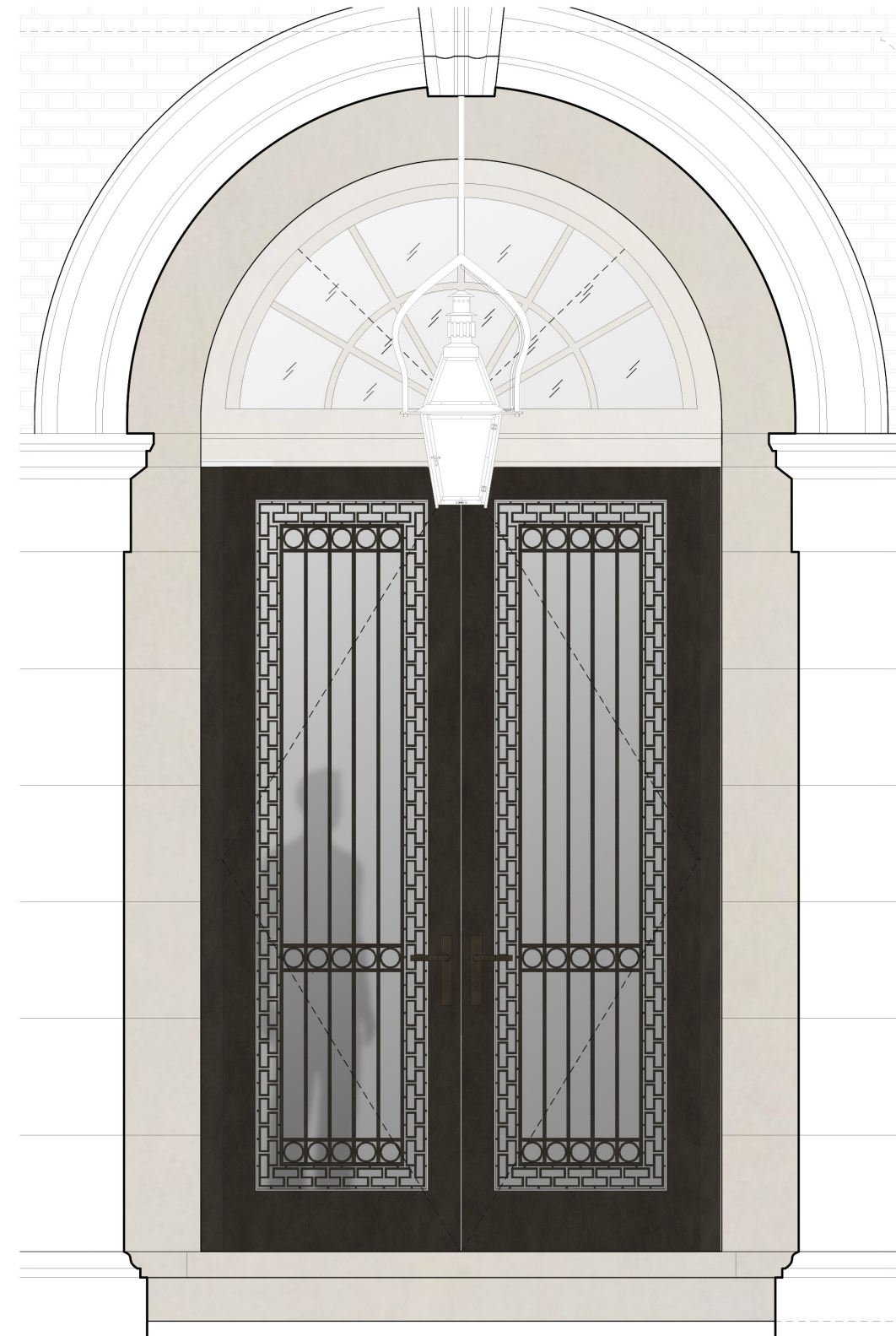
Ground Floor Plan - Current Construction





Existing Entry Doors

- Steel frame/decorative metalwork
- Finish : Painted Black (Semi-Gloss)
- Hardware : Brass Knobs
- Glass : Clear, transparent



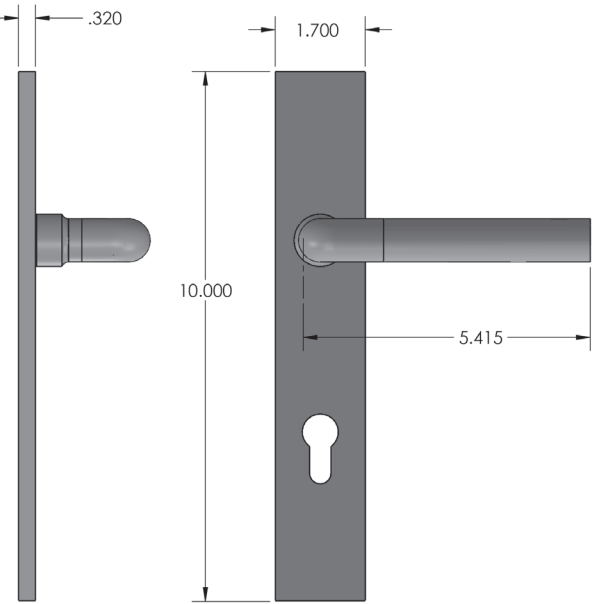
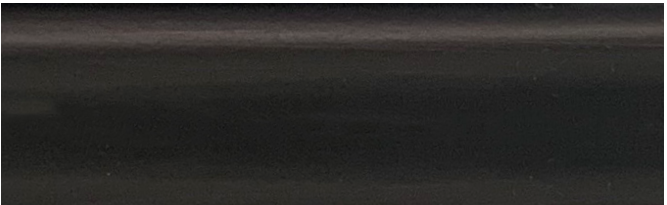
Proposed Entry Doors

- Solid bronze profiles/decorative metalwork
- Finish : Oil Rubbed Bronze
- Hardware : ORB Lever and Escutcheon
- Glass : Semi-transparent
- Mailslot removed from left door leaf.

T.O. OPENING
9'-4"

T.O. FIN. FLOOR
0'-0"

BR3 Sample :



Door Hardware

- Lever w/ escutcheon plate.
- ORB, Finish to match door.



Semi-Transparent Glass

- Low-iron
- Located behind decorative metalwork.
- Intent is to provide owner with additional privacy now that ground floor slab has been lowered.

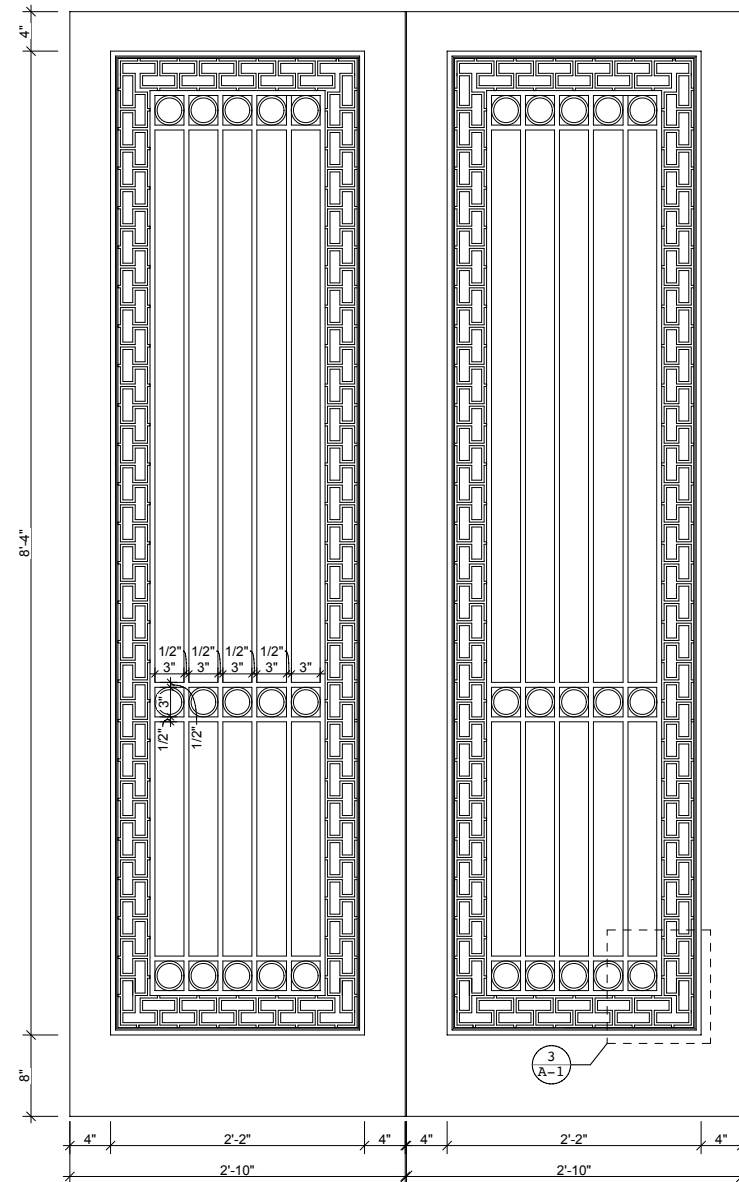
Door Finish (Rail / Stile / Decorative Metalwork)

- Oil Rubbed Bronze
- Rail and stile to be solid bronze profiles.
- Decorative metalwork in same finish.

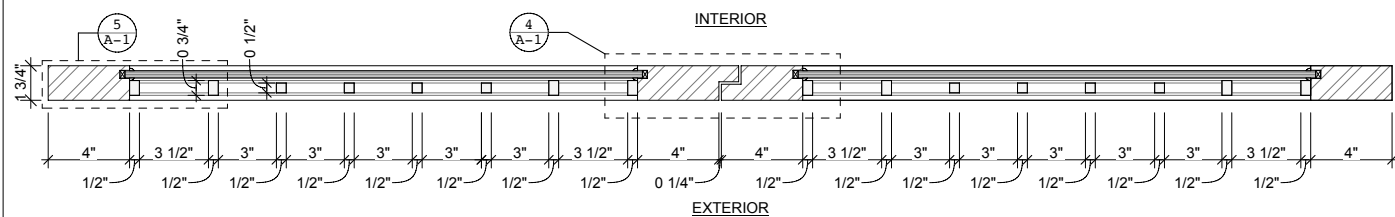
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Riverside Builders
900 Broadway, #802
New York New York
10003
212.614.3040

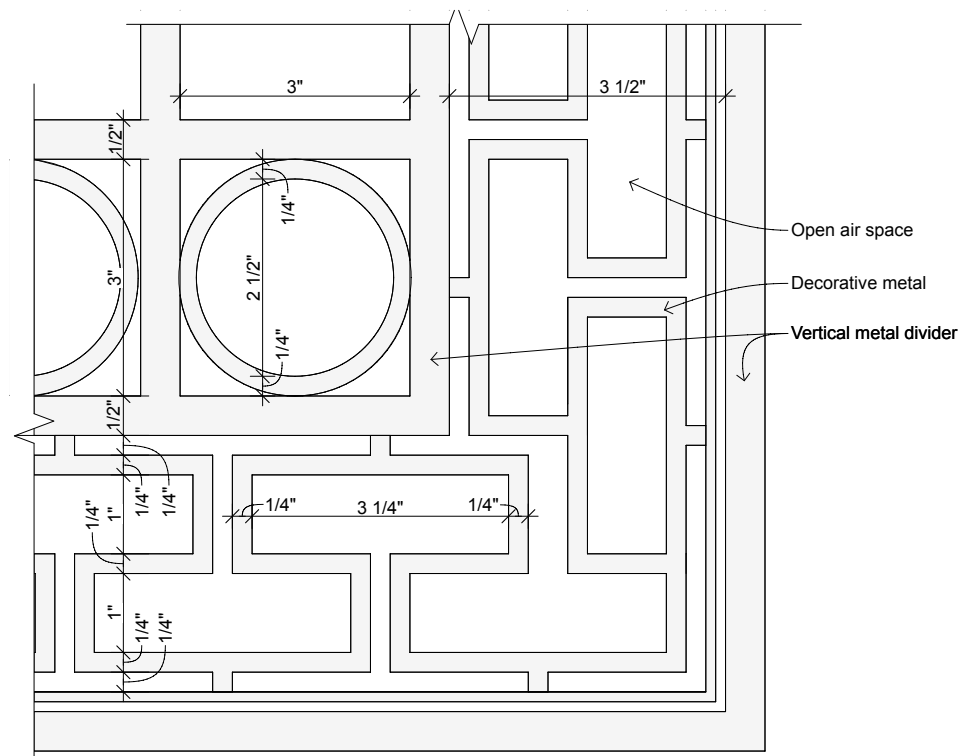
49 East 68th Street Townhouse
NEW YORK, NY



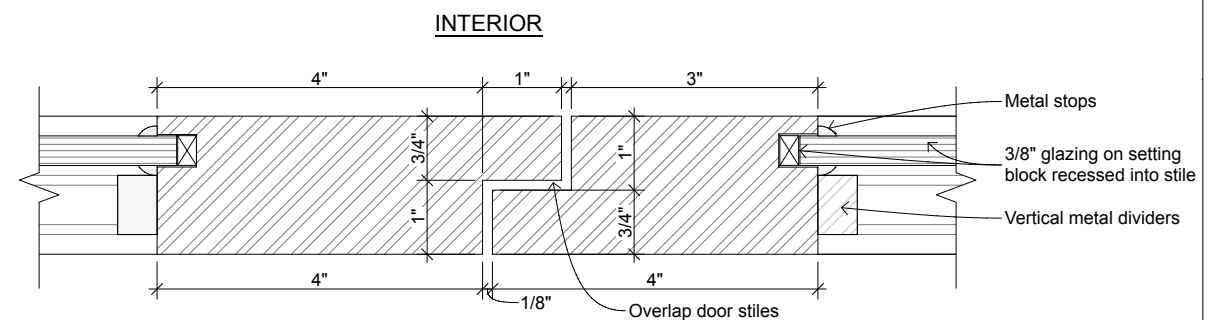
1 Exterior Entry Door - Elevation
SCALE: 1 1/2" = 1'-0"



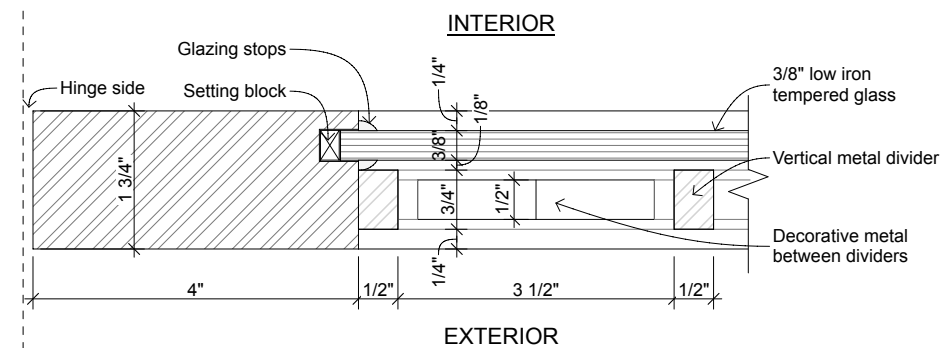
2 Plan View



3 Elevation Detail @ Decorative Metal



4 Plan Detail @ Door Stile Overlap



5 Plan Detail @ Hinge Side
SCALE: 1' = 1'-0"

ISSUED	
PURPOSE	DATE
For Pricing	06.27.20

EXTERIOR
ENTRY DOOR

A-1

SHEET 1 OF 1





