





1911 view of East 81st Street looking east from Fifth Avenue. (MCNY)



1940 view of 7 East 81st Street. (Municipal Archives)



1977 view of 7 East 81st Street at time of designation. (LPC)





Circa 1885 view looking northeast of the museum's first building, designed by Calvert Vaux and Jacob Wrey Mould. (MCNY)



Circa 1900 view looking northeast of the museum showing an expanded brick and stone section. (MCNY)



1905 view looking northwest of the Fifth Avenue addition, designed by Richard Morris Hunt. (MCNY)



1927 view looking southwest of the Fifth Avenue additions to the north and south, designed by McKim, Mead & White. (MCNY)





4 East 78th Street (Edward Kilpatrick, 1887-89)



22 East 78th Street (Silas M. Styles, 1871)
Part of row of three



26 East 78th Street (Silas M. Styles, 1871)
Part of row of three



24 East 80th Street (Charles Graham, 1887-88)
Part of row of three

SUBSTANTIALLY INTACT BROWNSTONE-FACED ROWHOUSES (MET MUSEUM HD)





8 East 82nd Street (Edward Kilpatrick, 1888-89)



12 East 78th Street (Charles Graham, 1886-87)
Part of row of six



16 East 82nd Street (Edward Kilpatrick, 1888-89)

PAINTED BROWNSTONE (MET MUSEUM HD)



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7 EAST 81ST STREET



8 East 81st Street (Thom & Wilson, 1883-84)



20 East 81st Street (Thom & Wilson, 1883-84)



8 East 82nd Street (Edward Kilpatrick, 1888-89)

ROWHOUSES WITH ALTERED DETAILS & CORNICE (MET MUSEUM HD)



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7 EAST 81ST STREET



7 EAST 81ST STREET



6-8 East 78th Street
Original: Alfred Zucker, 1887-89
Refaced: John Duncan, 1913-14



17 East 79th Street
Original: D&J Jardine, 1880
Refaced: Francis G. Stewart, 1907



18 East 80th Street
Original: McElfatrick & Sons, 1884-86
Refaced: Francis LS Mayer, 1919



18 East 81st Street
Original: Thom & Wilson, 1883-84
Refaced: Cleverdon & Putzel, 1907

BROWNSTONE-FACED ROWHOUSES RECLAD IN LIMESTONE IN THE EARLY 20TH CENTURY (MET MUSEUM HD)





14 East 81st Street
Original: Thom & Wilson, 1883-84



1940 view showing addition by Hoppin & Koen, built 1919.



Existing view, showing refacing, likely approved by LPC in 2006 (TBC).

14 EAST 81ST STREET (MET MUSEUM HD) LPC APPROVED IN LIMESTONE



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7 EAST 81ST STREET



1940 view of 10 East 78th Street.
Original: 1886-87



2011 view showing alteration that was done in 1946. The building was considered non-contributing in 1977 when it was designated.



Existing view of the building with new limestone facade, approved by LPC in 2015.

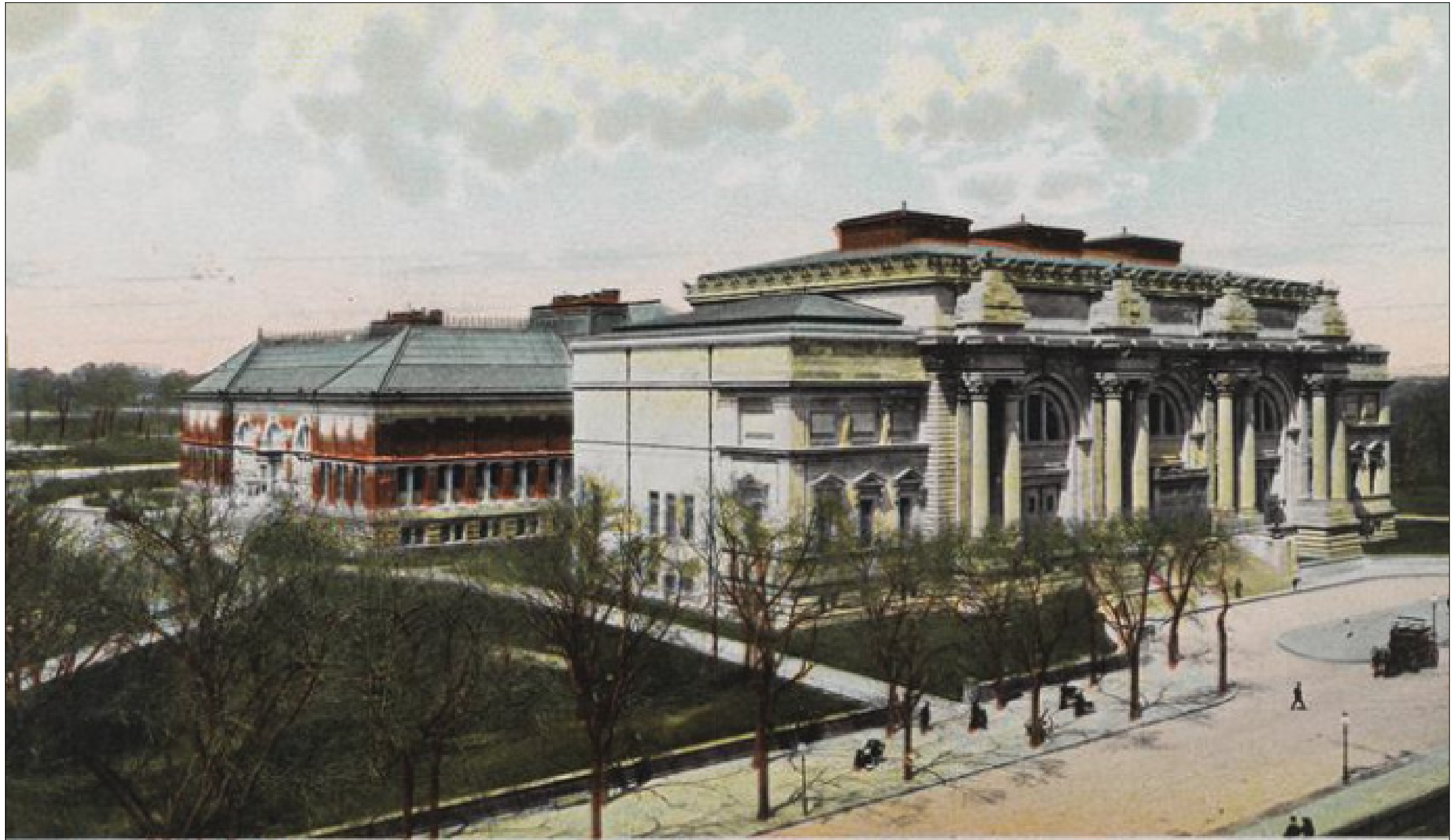
10 EAST 78TH STREET (MET MUSEUM HD) LPC APPROVED IN LIMESTONE



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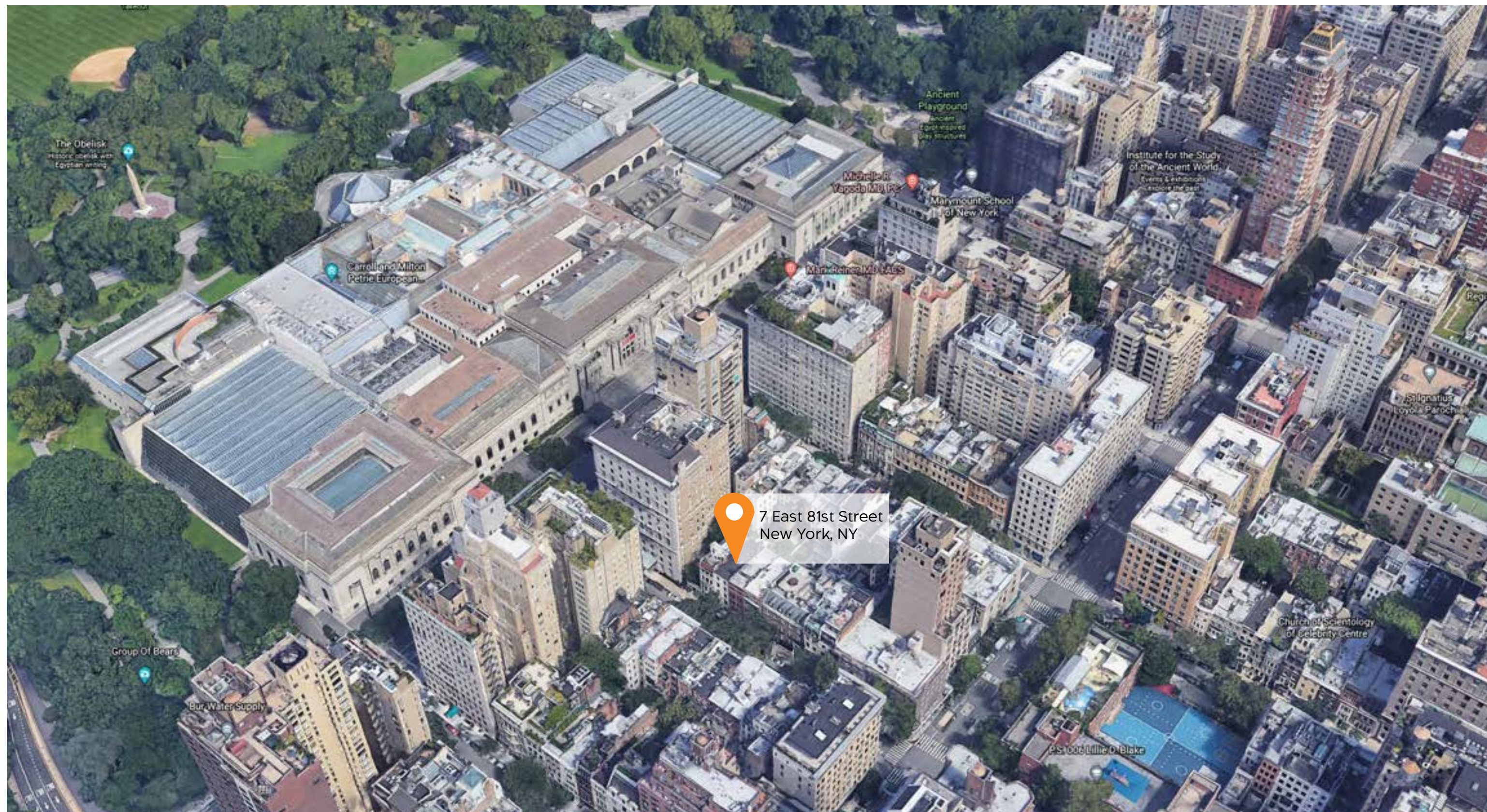
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7 EAST 81ST STREET



1905 view of the Metropolitan Museum of Art. (MCNY)







5 East



7 East



9 East



11 East



15 East



21 East



23 East



CURRENT ENTIRE BLOCK ELEVATION

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7 EAST 81ST STREET



CURRENT ENTIRE BLOCK ELEVATION

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7 EAST 81ST STREET



NEIGHBORS FACADE

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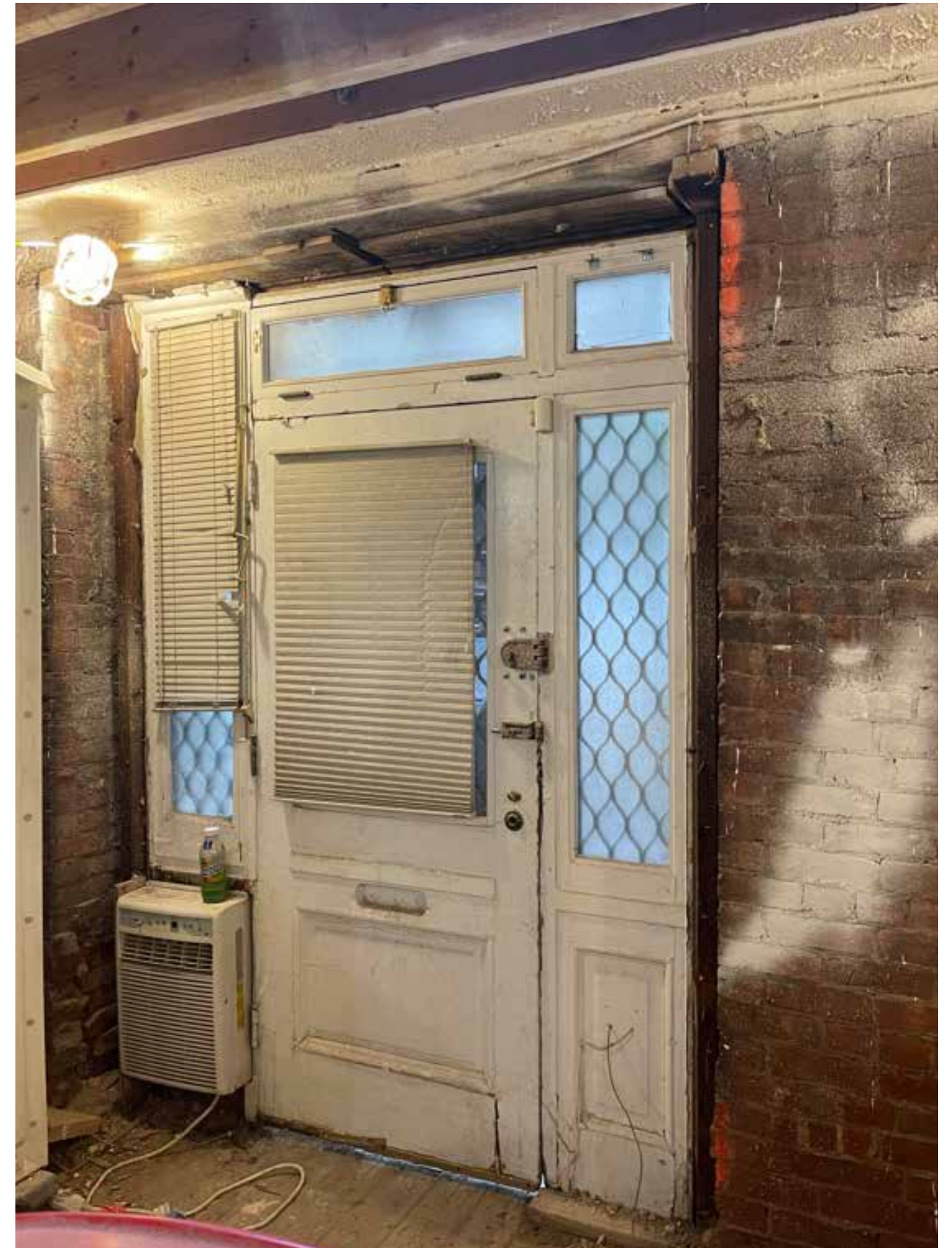
7 EAST 81ST STREET



CURRENT FACADE PICTURES

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

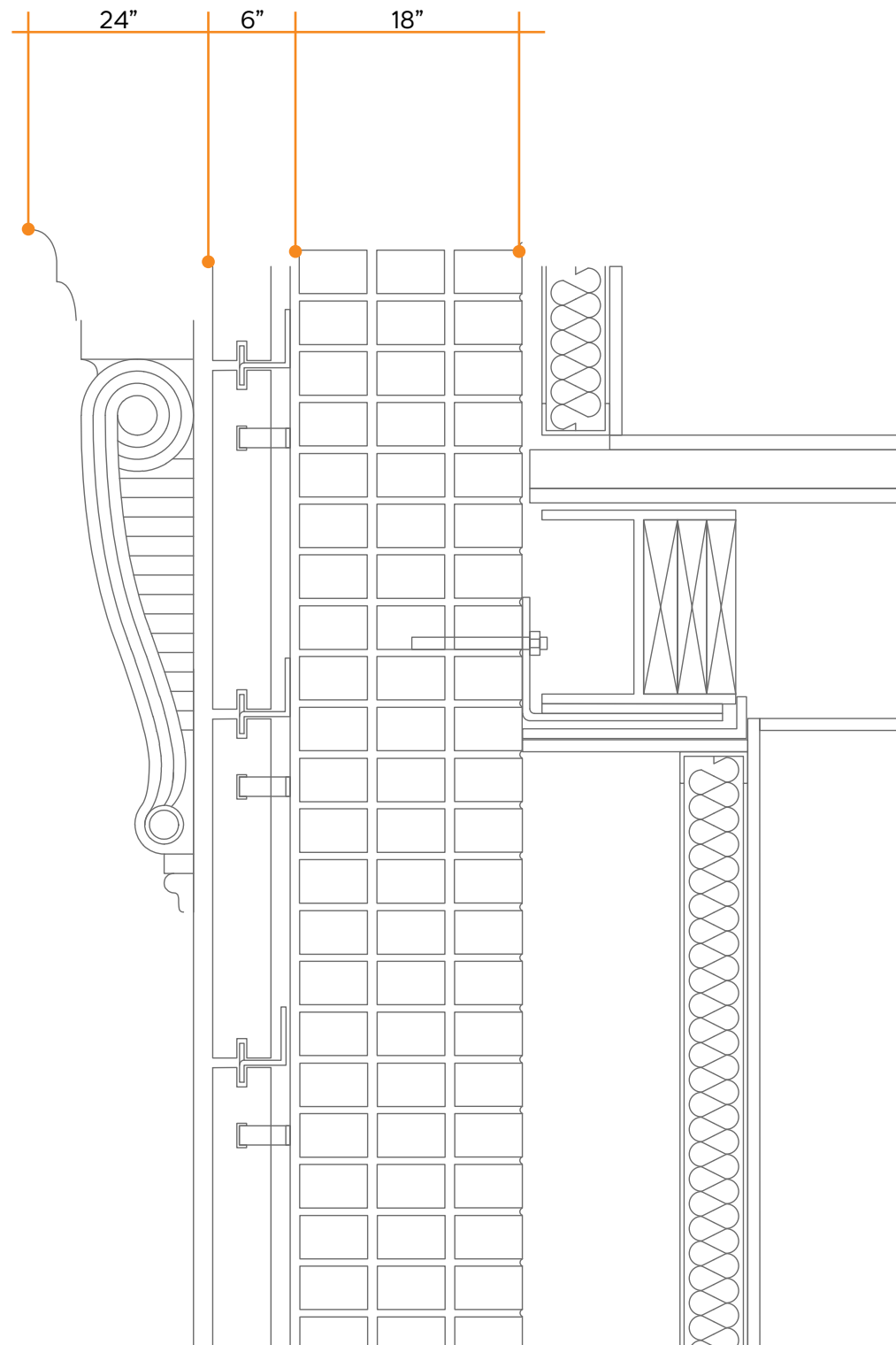
7 EAST 81ST STREET



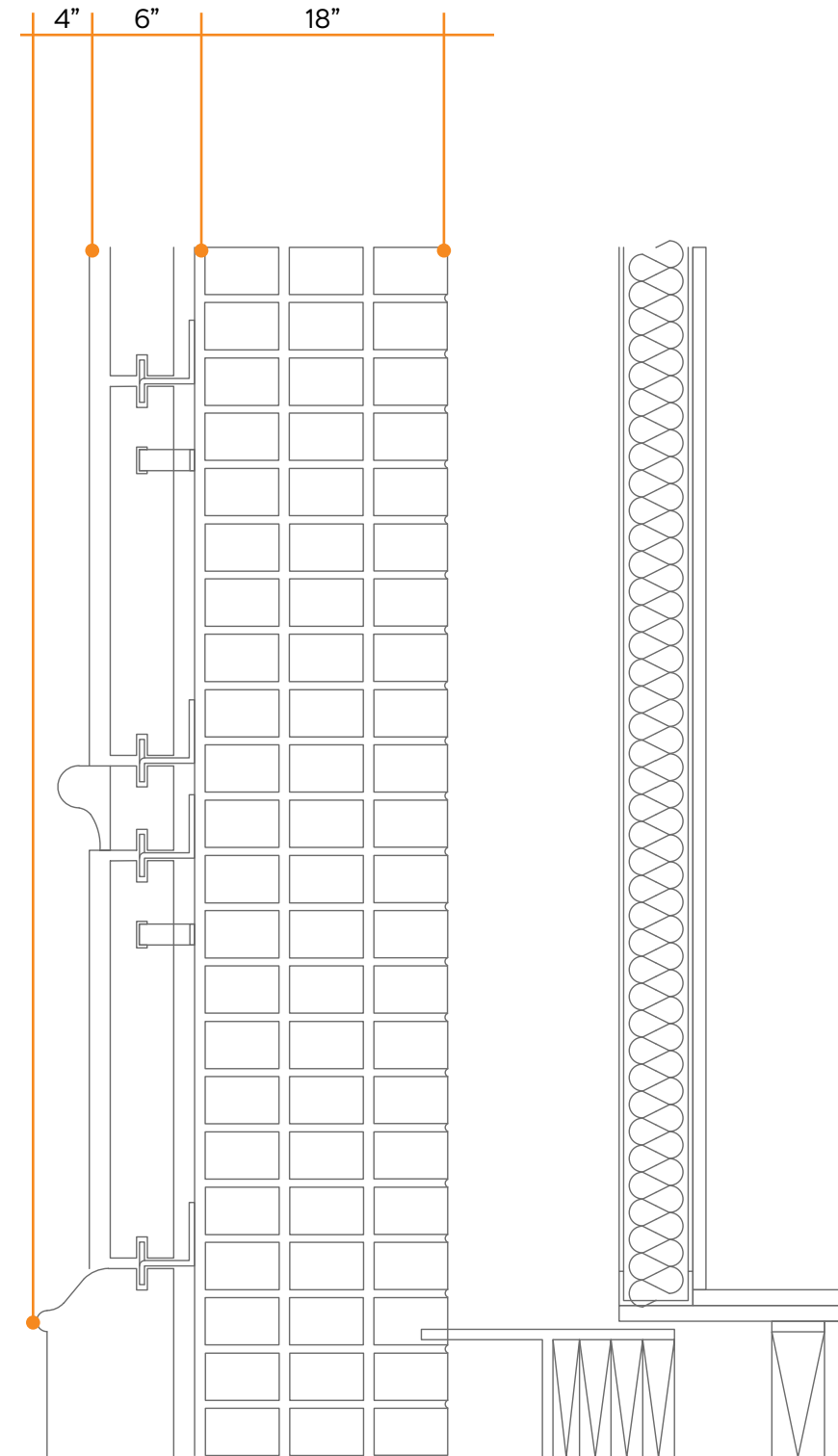
CURRENT FACADE PICTURES

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7 EAST 81ST STREET



Cornice Section



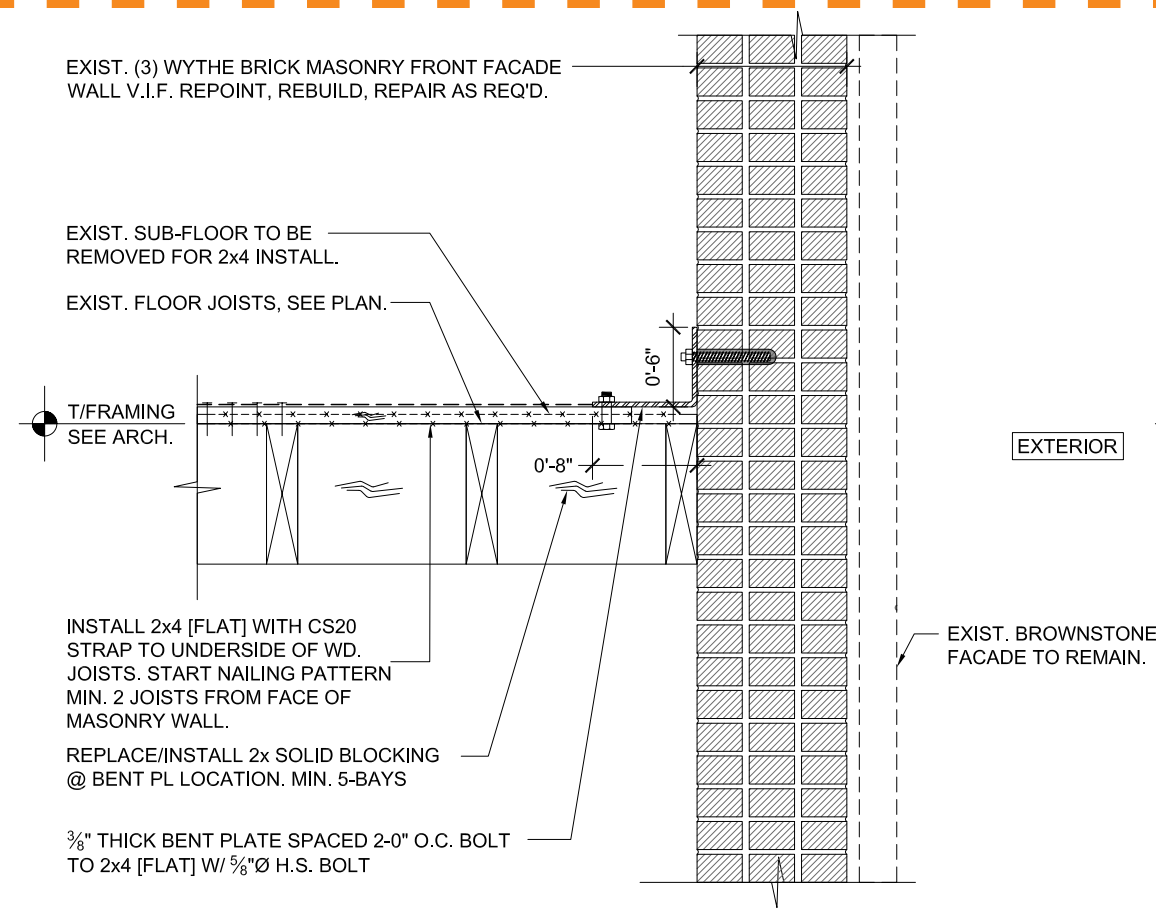
Wall Section



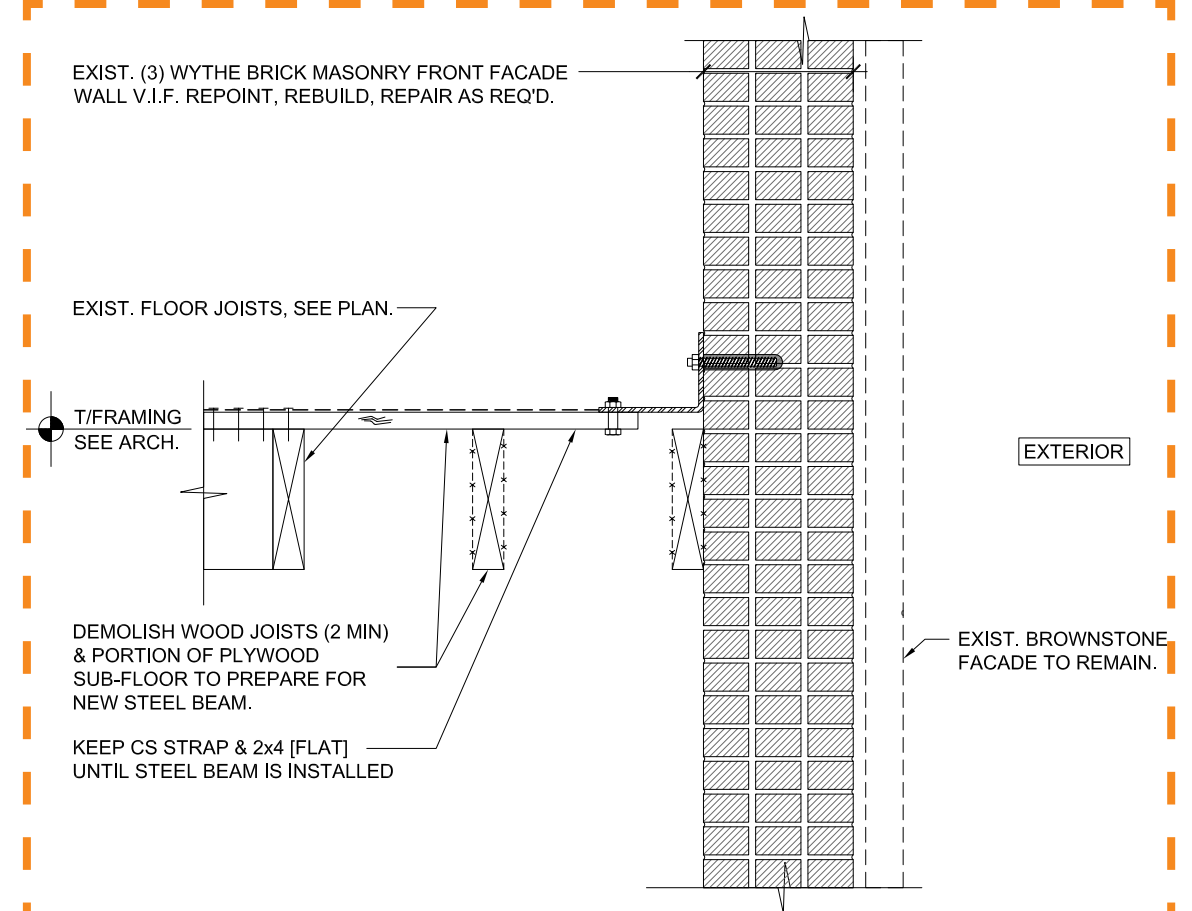
STRUCTURAL CONDITION

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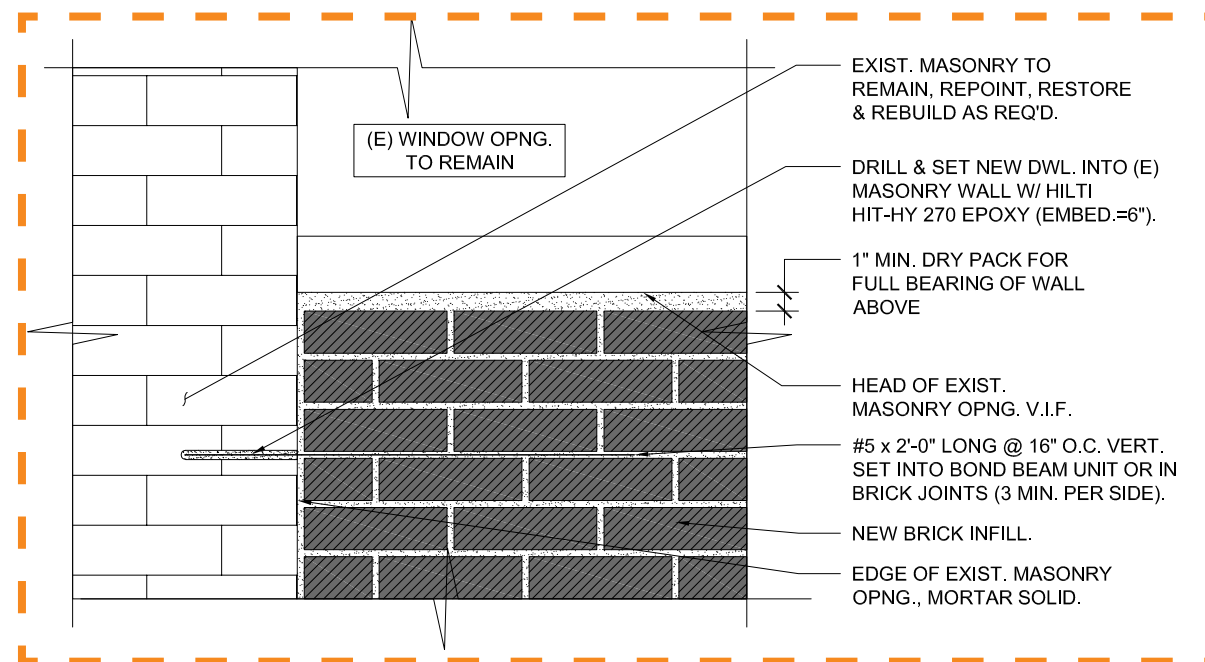
7 EAST 81ST STREET



Existing Condition



Steel Beam Reinforcement



Masonry Window Reinforcement





Pre-Reinforcement



Post-Reinforcement



RENDER ELEVATION

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7 EAST 81ST STREET



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HORIZONTAL COMPARISON

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7 EAST 81ST STREET



ENTIRE BLOCK ELEVATION

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7 EAST 81ST STREET



CURRENT ENTIRE BLOCK ELEVATION

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7 EAST 81ST STREET



Direct Neighbors Facade Comparison

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7 EAST 81ST STREET



Cornice
Existing



Side Columns
26th 82nd Street
Same Block



Window Frame
26 w 82nd Street
1 Block Away



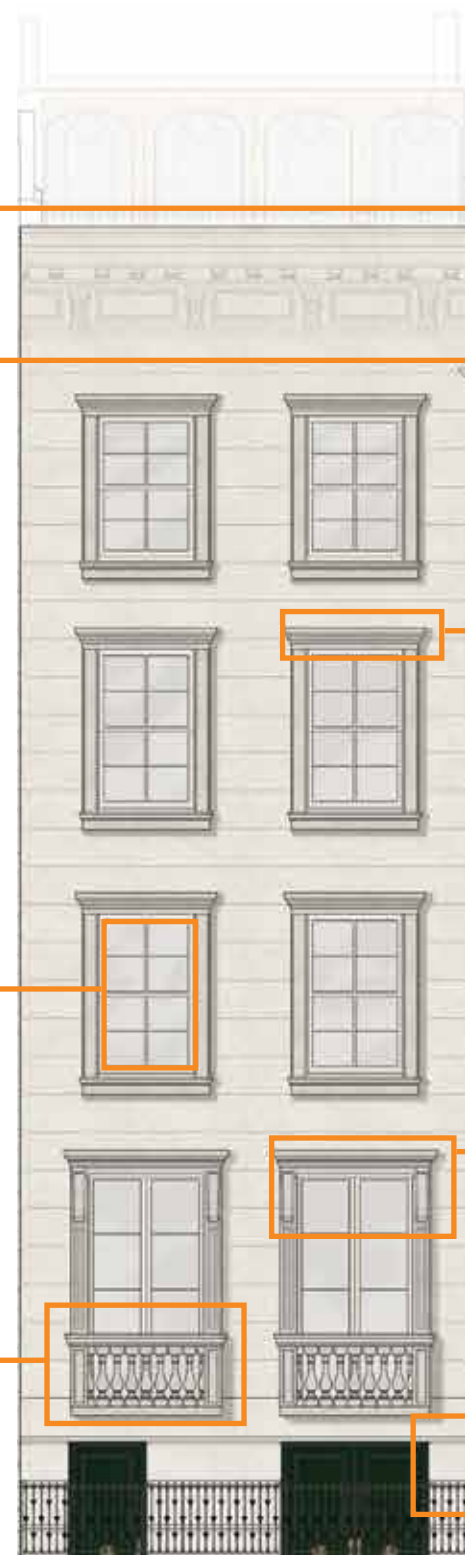
Window Cornice
26th 82nd Street
Same Block



Balustrade
4 East 79th Street
2 Blocks Away



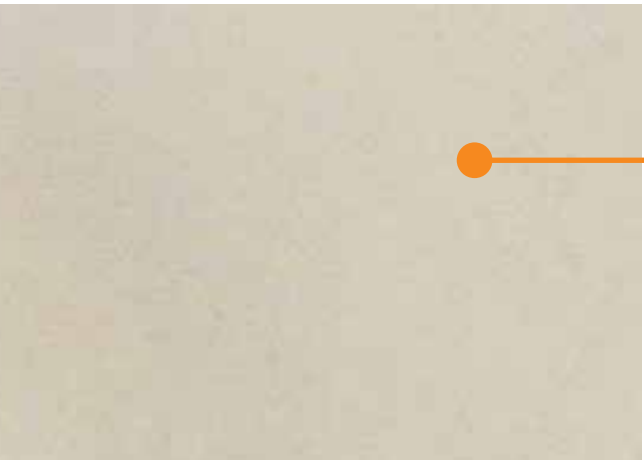
Robust Wall
Existing



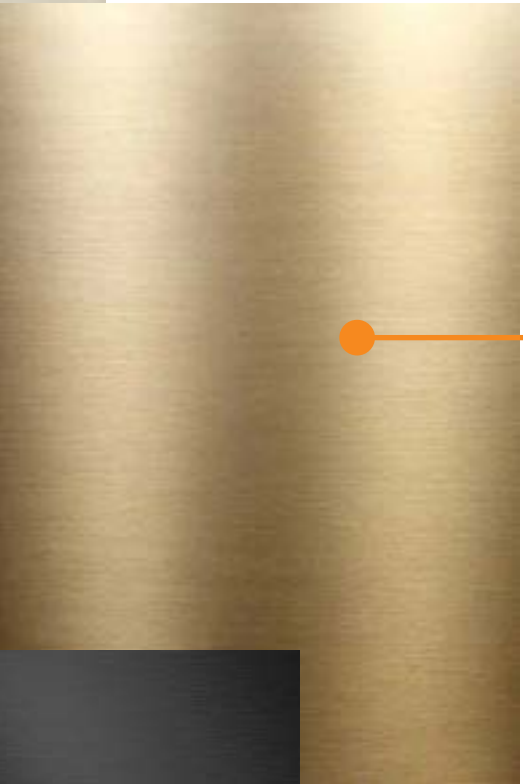
Decorative Elements

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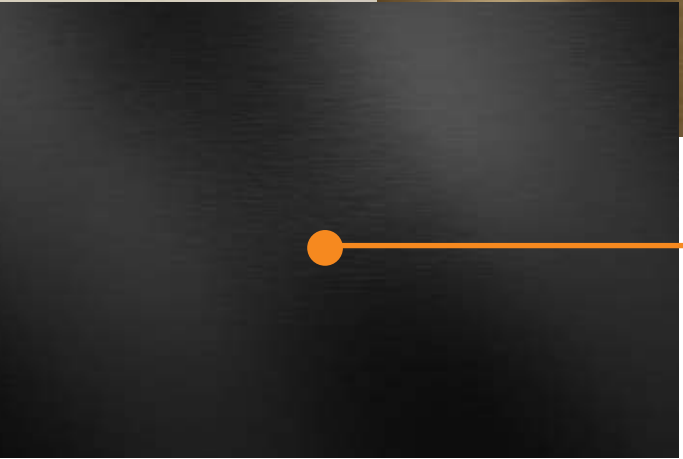
7 EAST 81ST STREET



Limestone
Walls and Decorations



Brush Gold
Hardware & Accessories



Black Metal
Handrails & Details



Beige Paint
Window Frames

Light Grey Glass
Windows



Dark Green
Doors

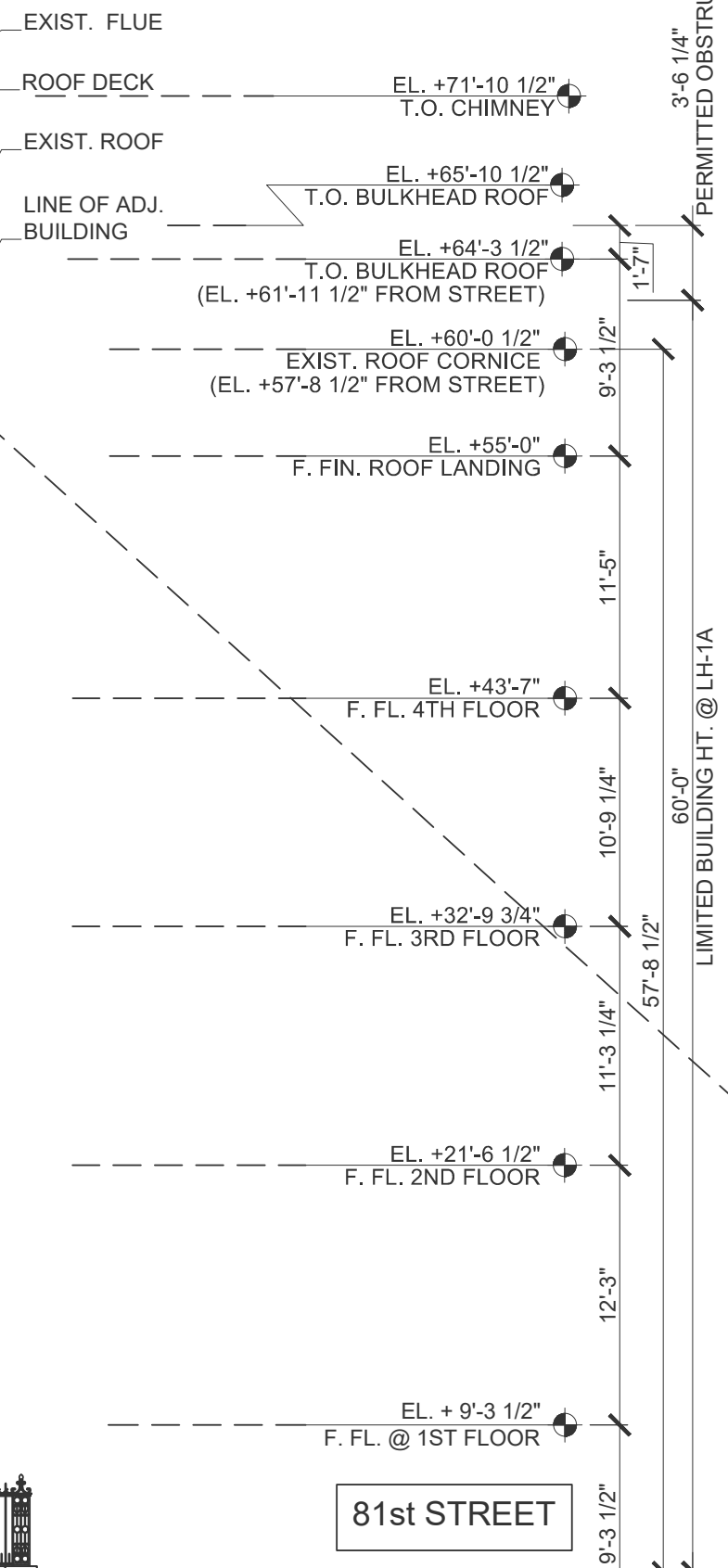
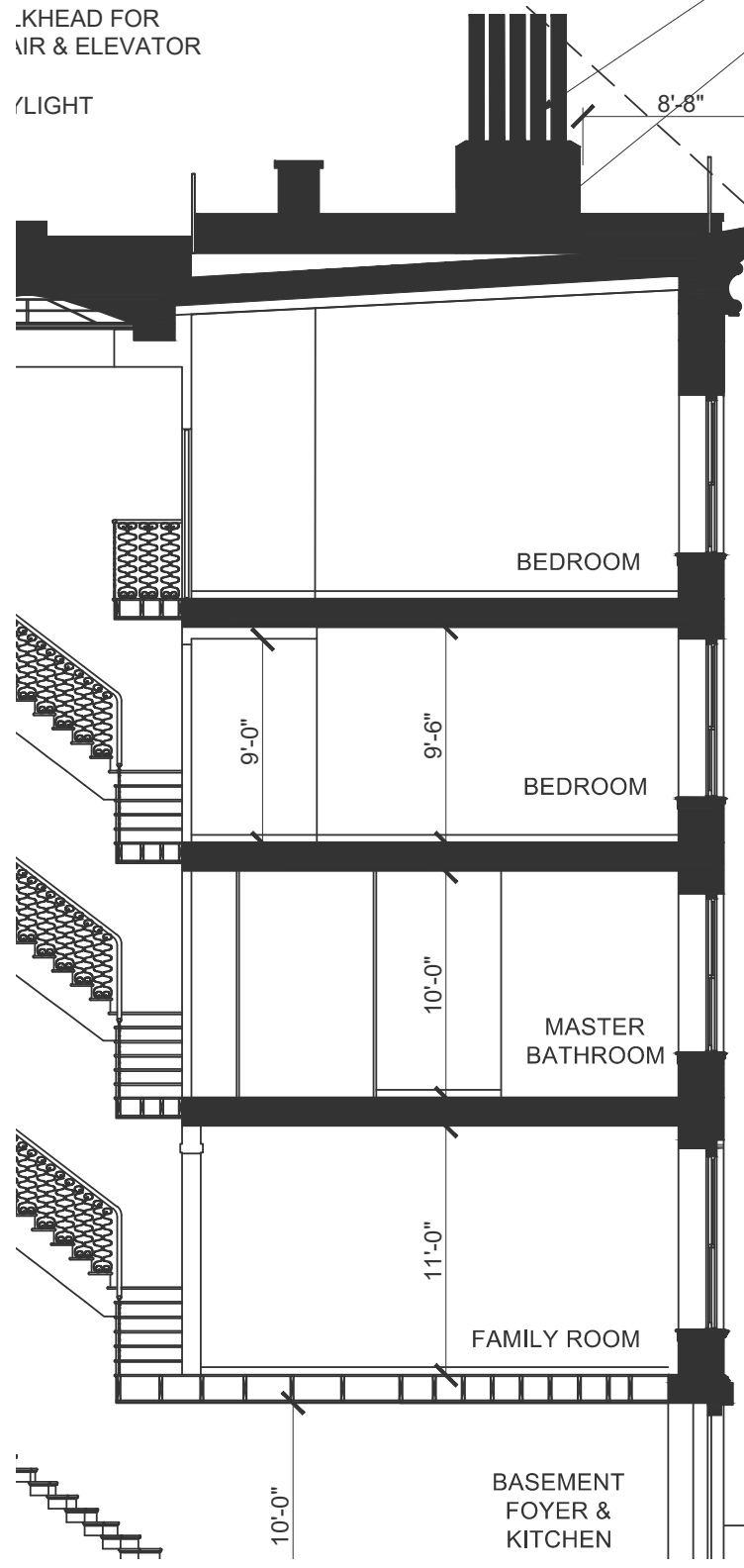


TENDED
MNEY AND FLUES

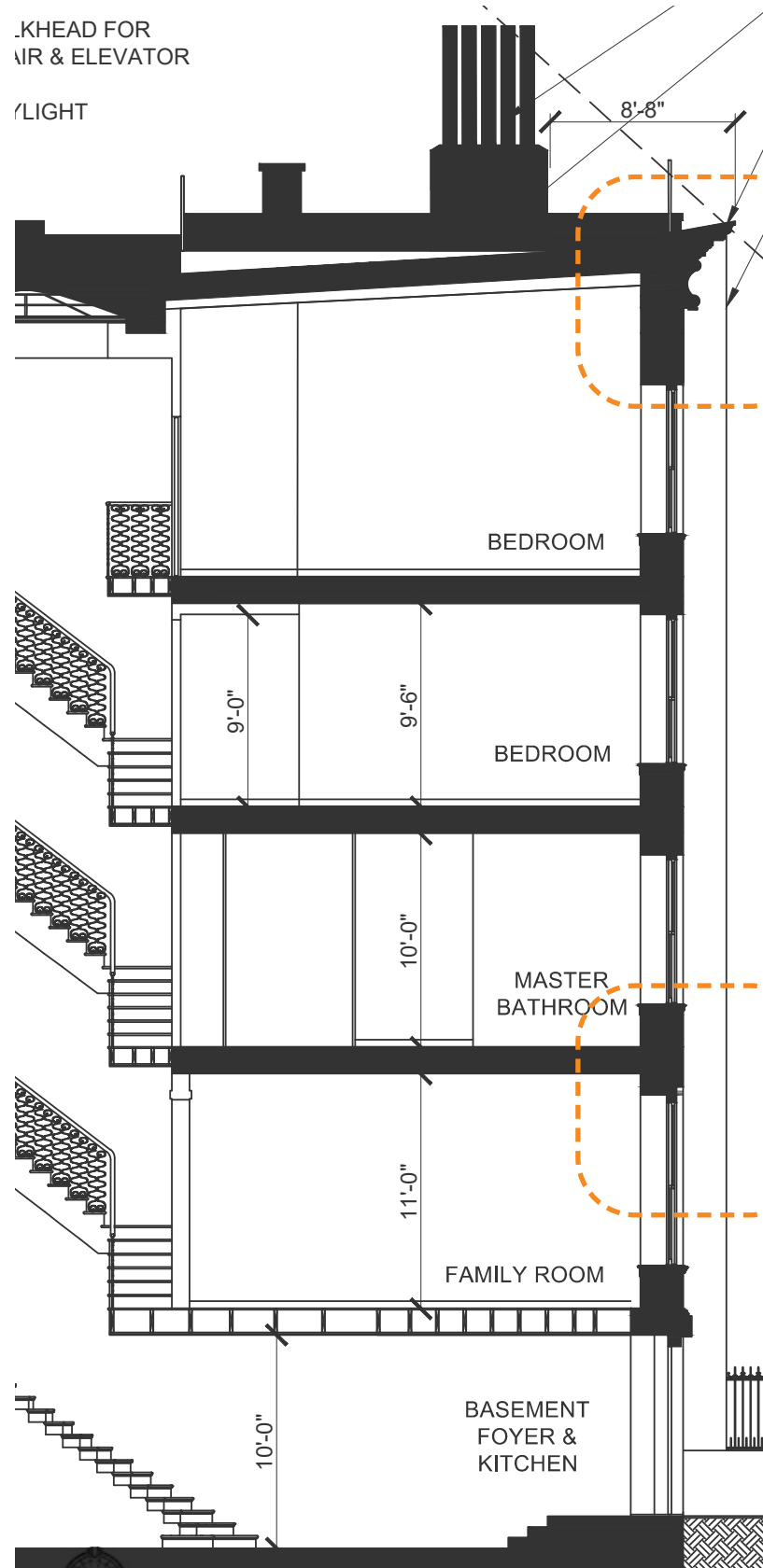
VDENSER UNITS

.KHEAD FOR
AIR & ELEVATOR

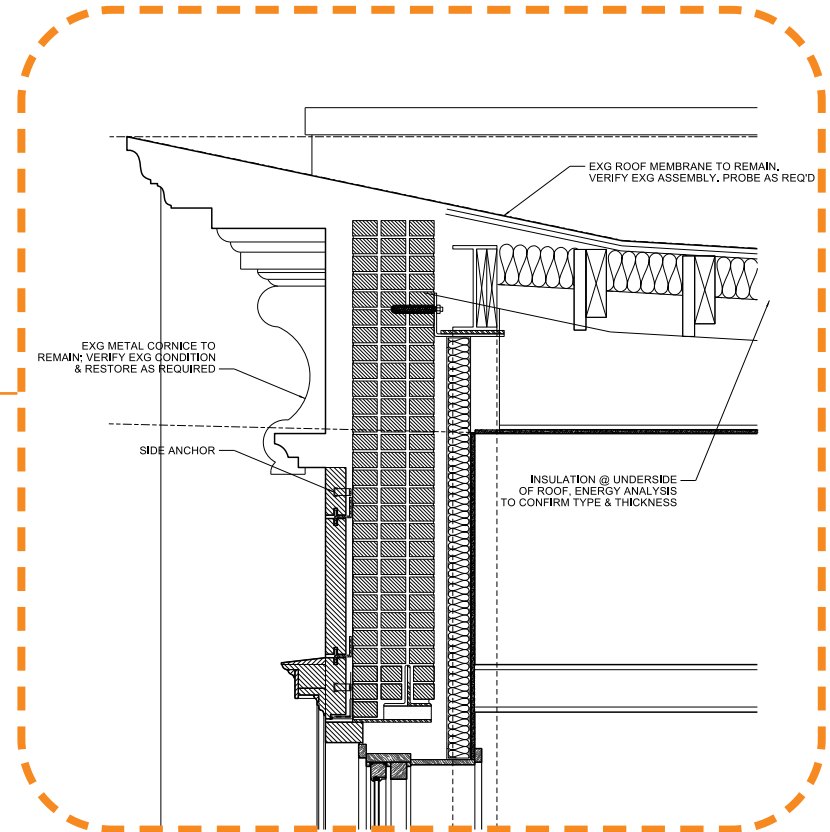
/LIGHT



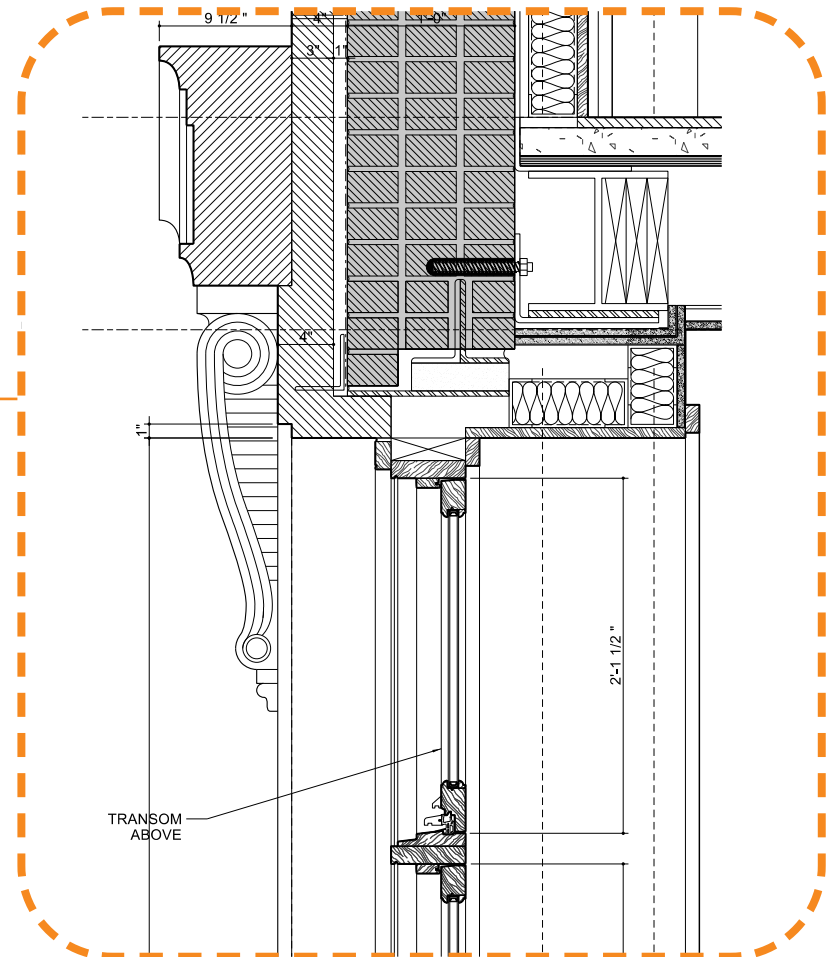
WALKHEAD FOR
AIR & ELEVATOR
LIGHT



EXISTING CORNICE



WINDOW CORNICE

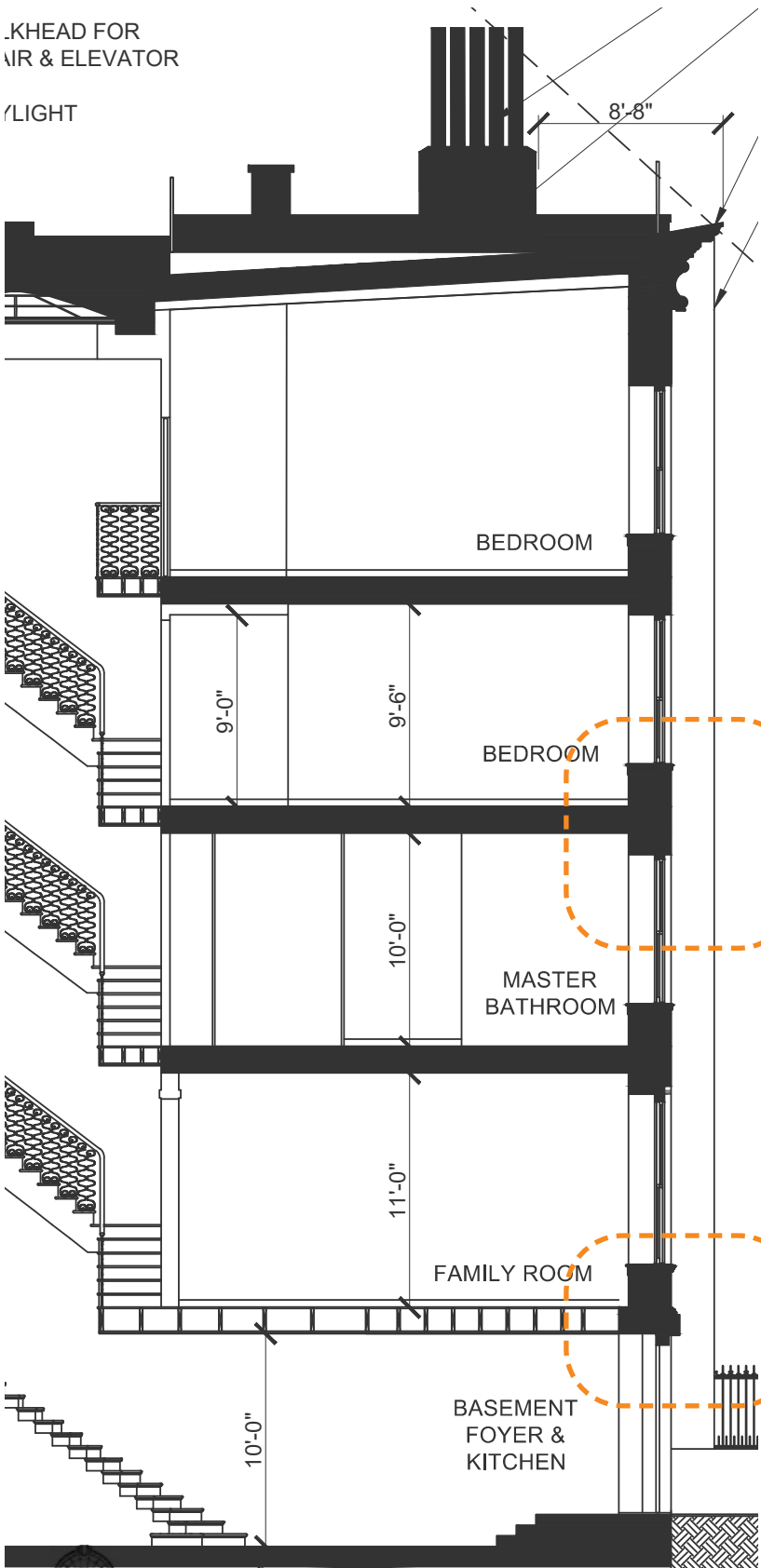


DETAILS

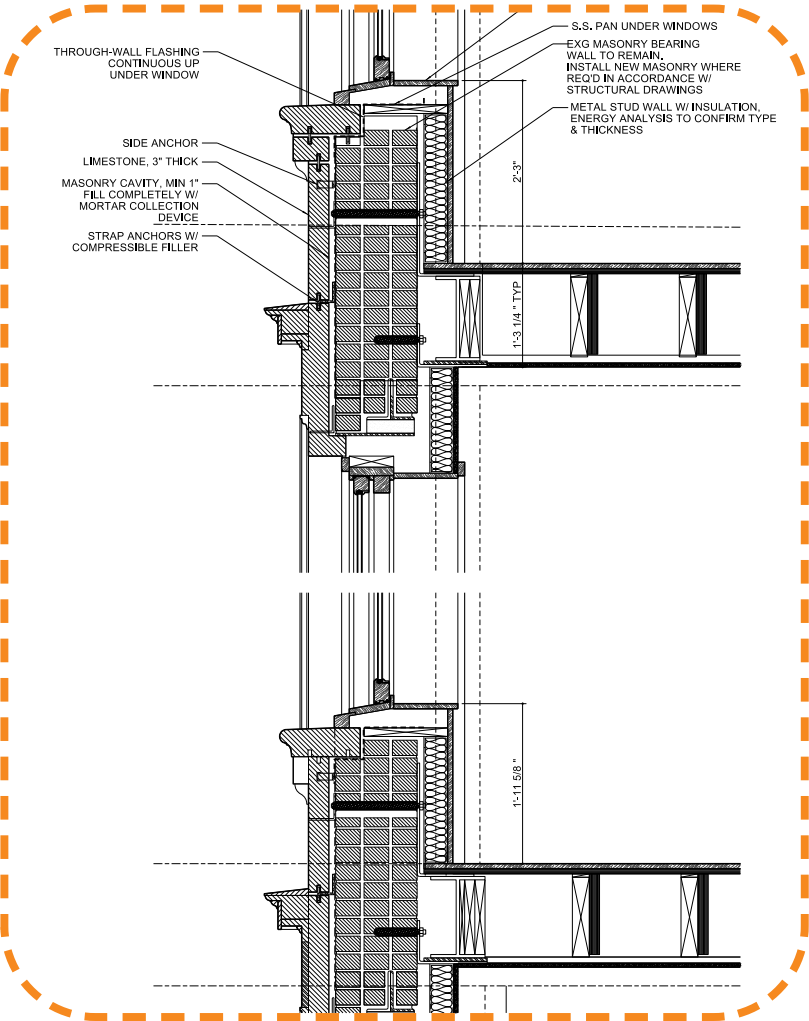
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7 EAST 81ST STREET

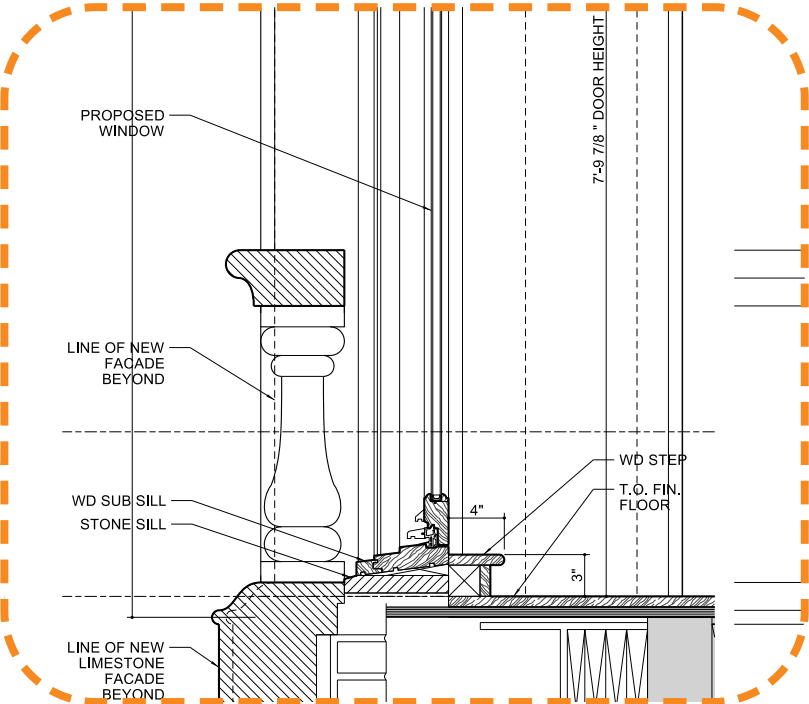
W/HEAD FOR
AIR & ELEVATOR
W/LIGHT



WINDOW HEADER



BALUSTRADE



DETAILS

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7 EAST 81ST STREET

/LIGHT

BEDROOM

BEDROOM

MASTER
BATHROOM.

FAMILY ROOM

BASEMENT
FOYER &
KITCHEN

WINDOW

NEW LIMESTONE –
EXTERIOR FACADE

PROPOSED WINDOW

PROPOSED WINDOW –

LINE OF NEW FACADE –
BEYOND

NEW STONE SILL

NEW LIMESTONE 1/4" FACADE



DETAILS

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7 EAST 81ST STREET