



## **38 EAST 75TH STREET**

LANDMARKS PRESERVATION COMMISSION

MARCH 3RD, 2022

**RAMSA**  
ROBERT A.M. STERN ARCHITECTS

HIGGINS QUASEBARTH  
& PARTNERS LLC

38 E 75 ST OWNER  
LLC

## PROJECT INFORMATION

Block: 1389

Lot: 45

Zoning District: R8B

Zoning Map: 8C

No. of Stories Existing: 4 + cellar

No. of Stories Proposed: 5 + cellar

Height Existing: 58'-0"

Height Proposed: 60'-0"

Occupancy: Residential

Construction Class: Class 3 Non Fire Rated Construction

Building Occupancy Group Classification: Class A Multiple Dwelling

Work Under: 2014 Code

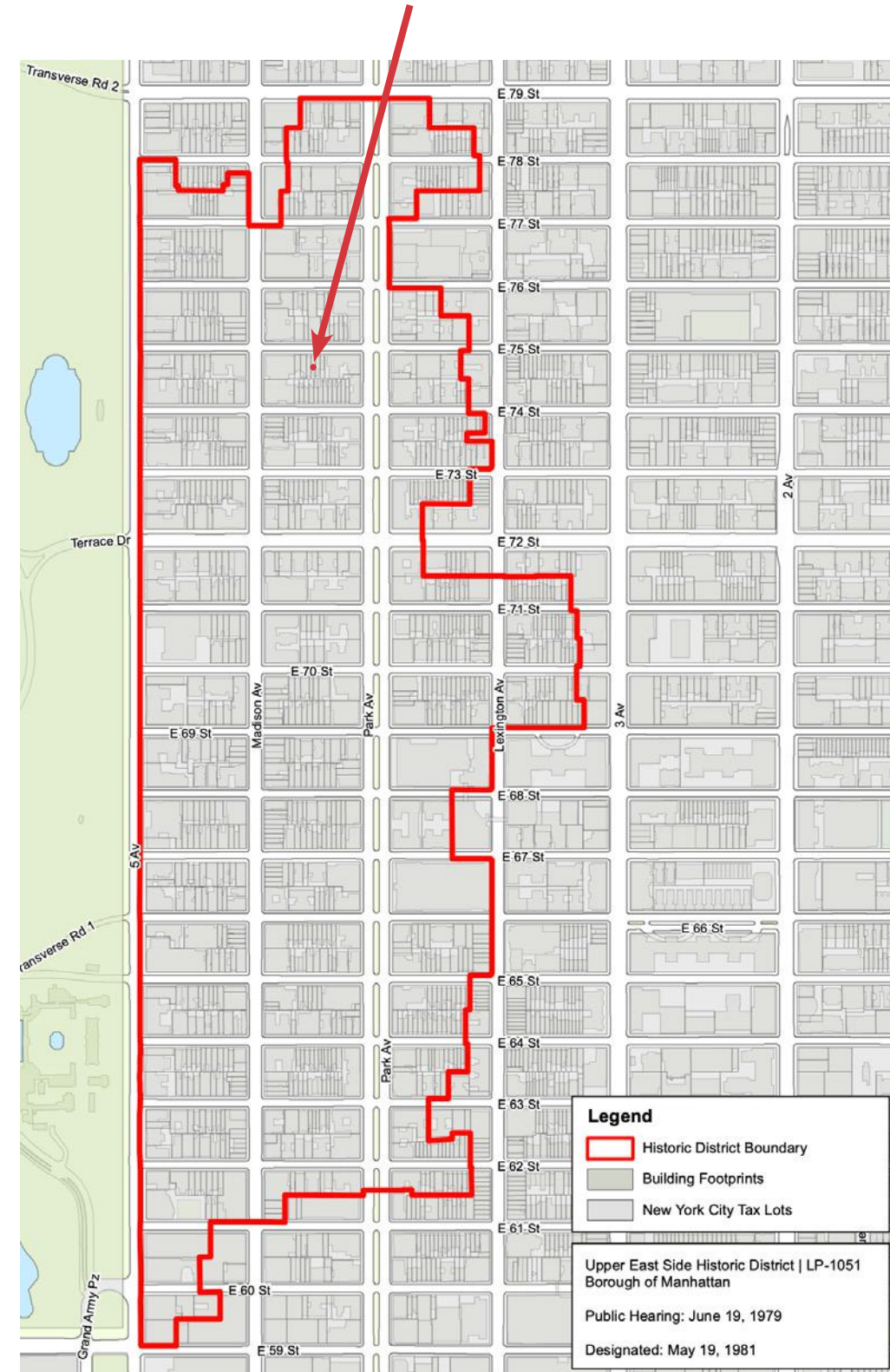
## SHEET LIST

- 3) Site Location
- 5) Existing Site Conditions
- 6) Existing Block Photos
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- 8) Block Plan
- 10) Existing Aerial Photos
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- 16) Existing Section
- 17) Proposed Section
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- 46) Existing and Proposed Massing
- 48) Appendix





View of 38 East 75th Street.  
Originally built as part of row of four (Nos. 38-44) designed by Thom & Wilson, 1882.  
New facade designed by John W. Ingle, 1926.



Upper East Side historic district map. (LPC)

### 38 EAST 75TH STREET

NEW YORK, NEW YORK

NOT INTENDED FOR CONSTRUCTION PURPOSES.

### SITE LOCATION

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EXISTING FACADE



PROPOSED FACADE





Overall view of the building.



Detail view of the upper stories.



Detail view of the base.





View of the north side of East 75th Street between Park Ave. and Madison Ave. looking west.



View of the north side of East 75th Street between Park Ave. and Madison Ave. looking east.





Circa 1915 view showing the original facade. (MCNY)

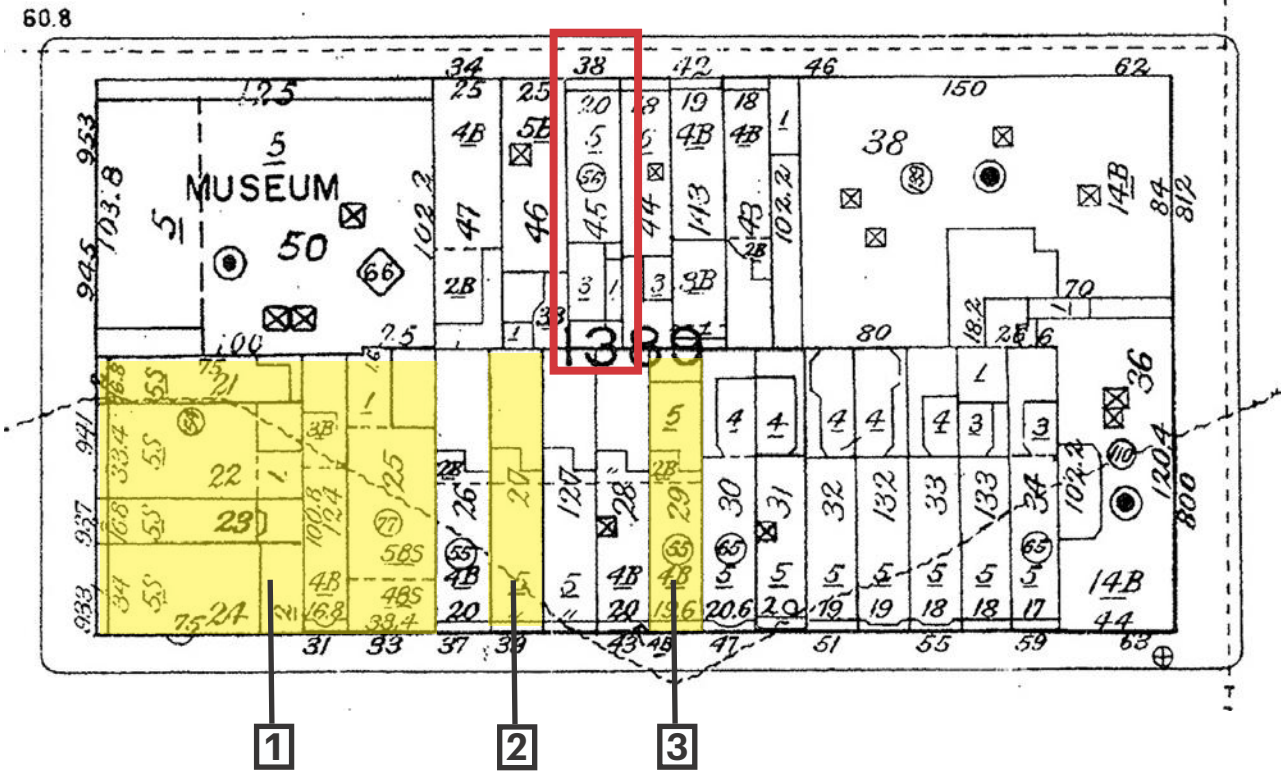


1940 tax photo showing the facade which was altered in 1926. (Municipal Archives)



Ca. 1981 LPC designation photo. (LPC)





1) 933 MADISON AVENUE AND 33 EAST 74TH STREET: Rooftop addition approved in 2012.



2) 39 EAST 74TH STREET: Rooftop addition approved in 2004.



3) 45 EAST 74TH STREET: New limestone facade, modifications to brick rear approved in 2008.







Aerial view of the block looking south.



Aerial view of the block looking south.





Aerial view of the block looking north.





2005

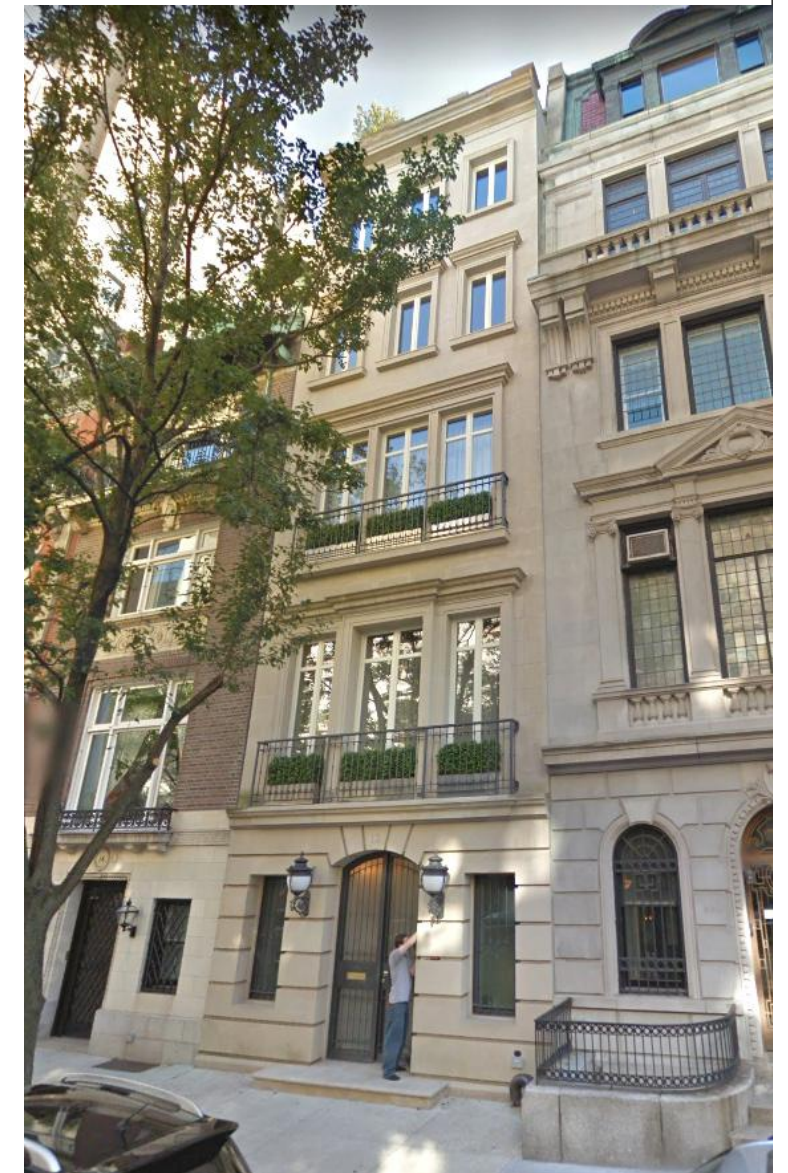


2019

7 EAST 63RD STREET (UES HD, NO STYLE)  
1879: Built as part of row of 3 Neo-Grec rowhouses (D&J Jardine)  
1954: New brick facade (Wechsler & Schimanti)  
2006: LPC approval for new limestone facade (Page Ayres Cowley)



2005



2014

12 EAST 76TH STREET (UES HD, NO STYLE)  
1881: Built as part of row of 10 rowhouses (John G. Prague)  
1946: New brick facade (James E. Casale)  
2010: LPC approval for new limestone facade (Umberto Squaria Designs)





2005



2014



2011



2022

113 EAST 64TH STREET (UES HD, NO STYLE)  
 1882: Built as part of row of 6 rowhouses (WP & AM Parsons)  
 1948: Facade stripped (unknown)  
 2011: LPC approval for new limestone facade (Dan Ionescu)

127 EAST 71ST STREET (UES HD, MODERN STYLE)  
 1865: Built as a single rowhouse (unknown)  
 1955: New brick facade (Josphe D. Weiss)  
 2010: LPC approval for new limestone facade (Kit Middleton Architect)





2011



2021

10 EAST 78TH STREET (MET MUSEUM HD, NO STYLE)

1887: Built as part of row of 6 rowhouses (Charles Graham)

1946: New brick facade (unknown)

2015: LPC approval for new limestone facade (studioMDA)



# EXISTING AND PROPOSED SECTIONS

**38 EAST 75TH STREET**

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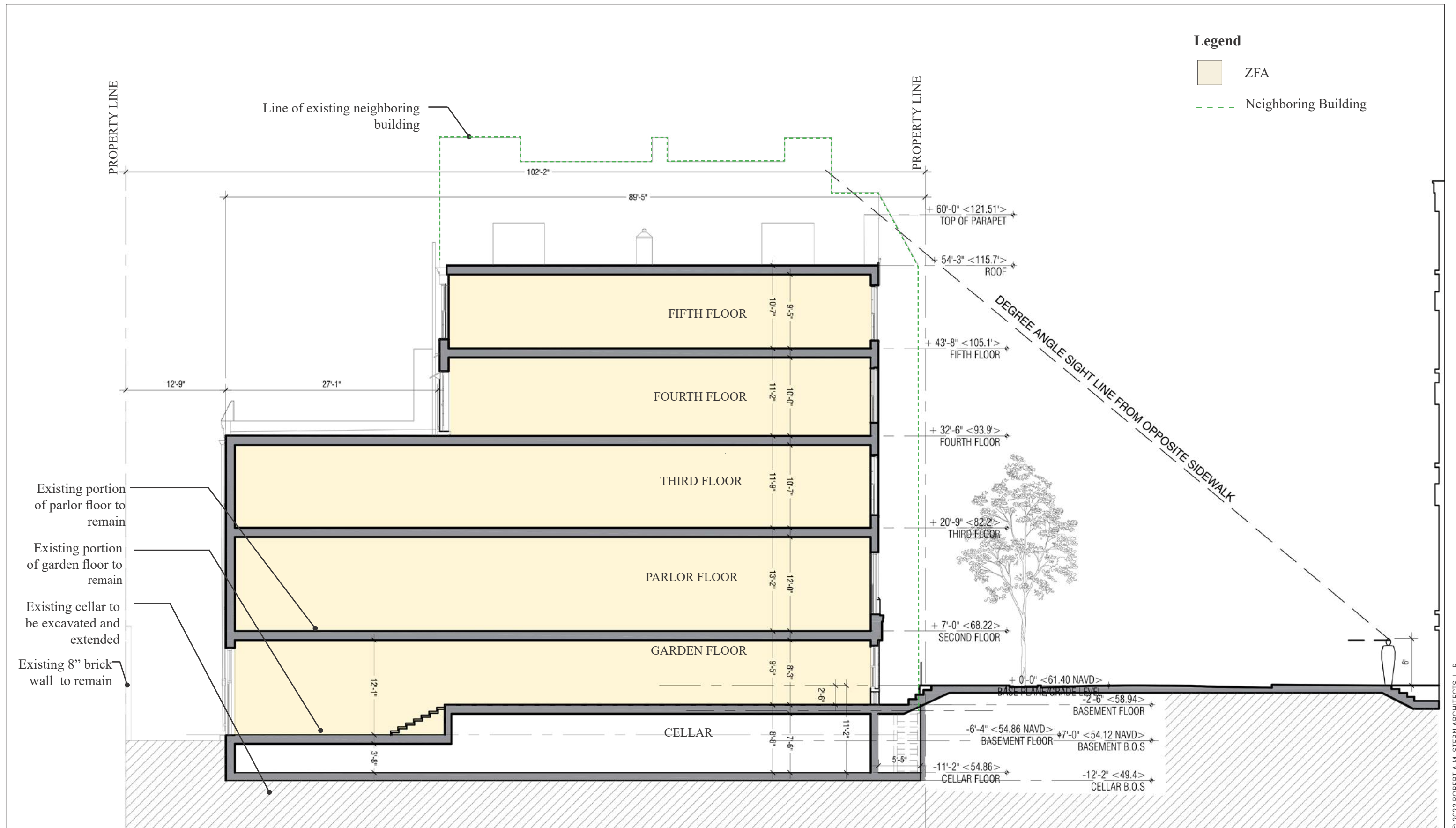
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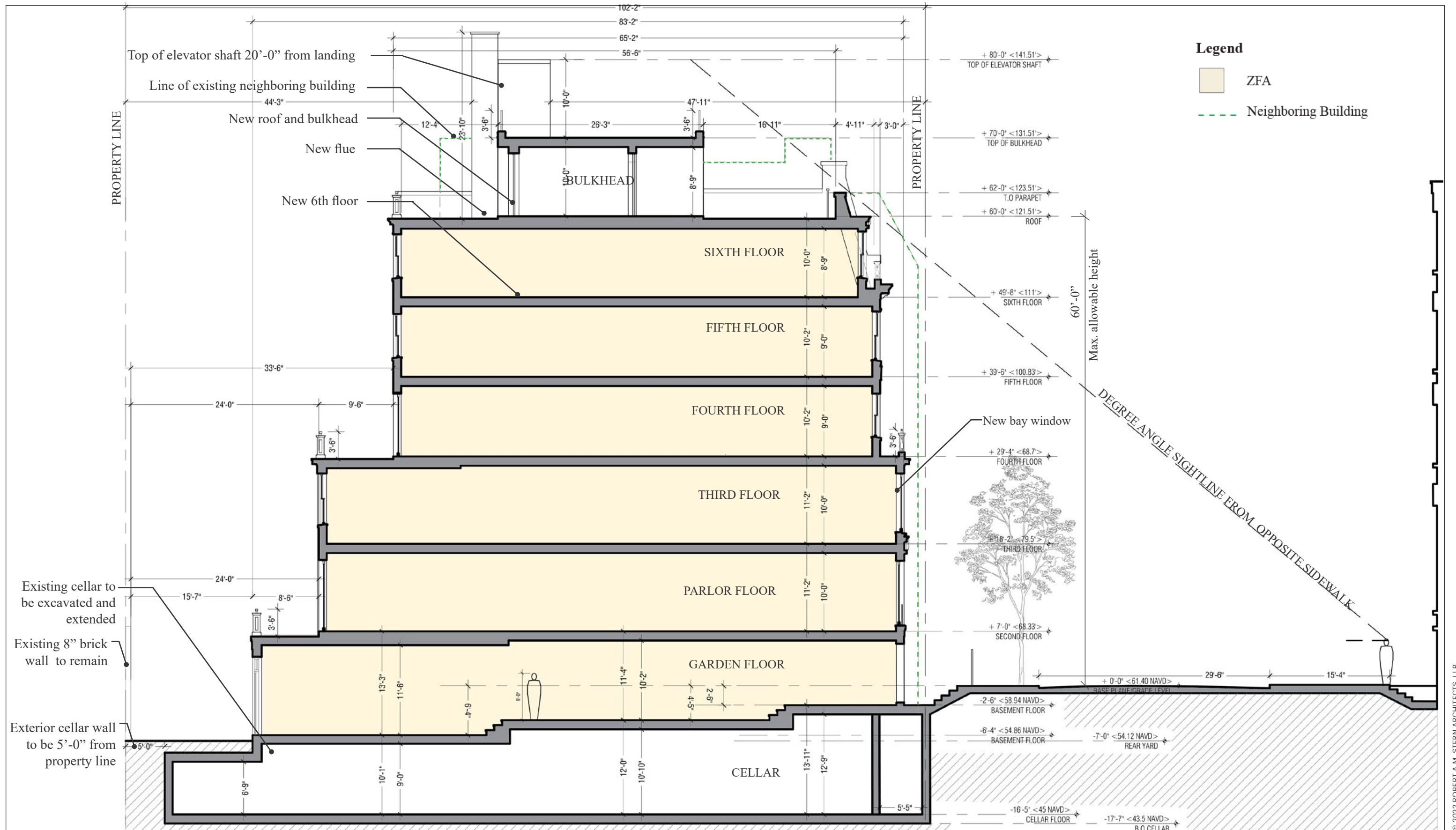
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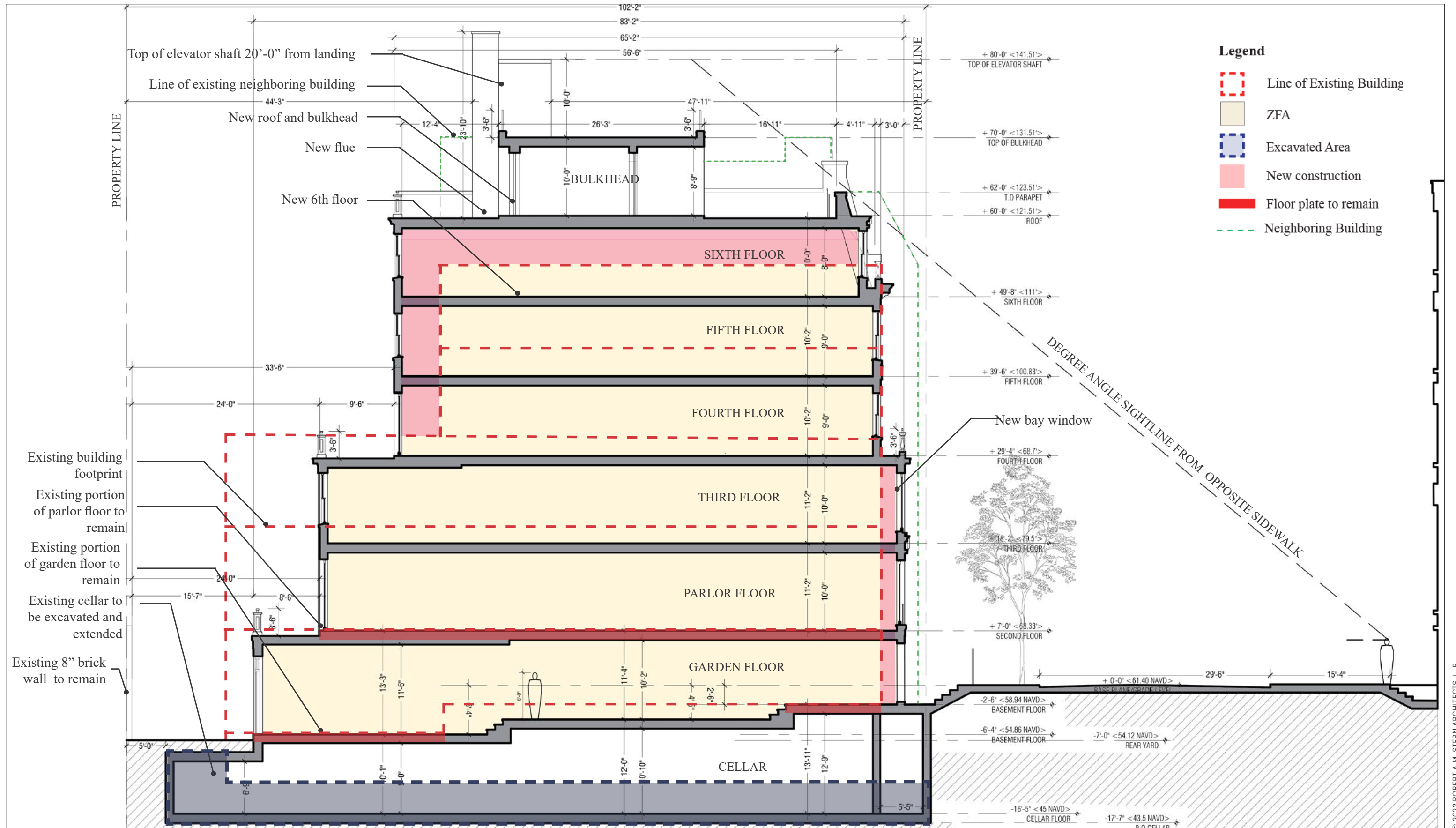














# FRONT ELEVATION

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**EXISTING STREET ELEVATION**

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**PROPOSED STREET ELEVATION**

MARCH 3RD, 2022





42                      40                      38 E 75                      36                      34

EXISTING



42                      40                      38 E 75                      36                      34

PROPOSED

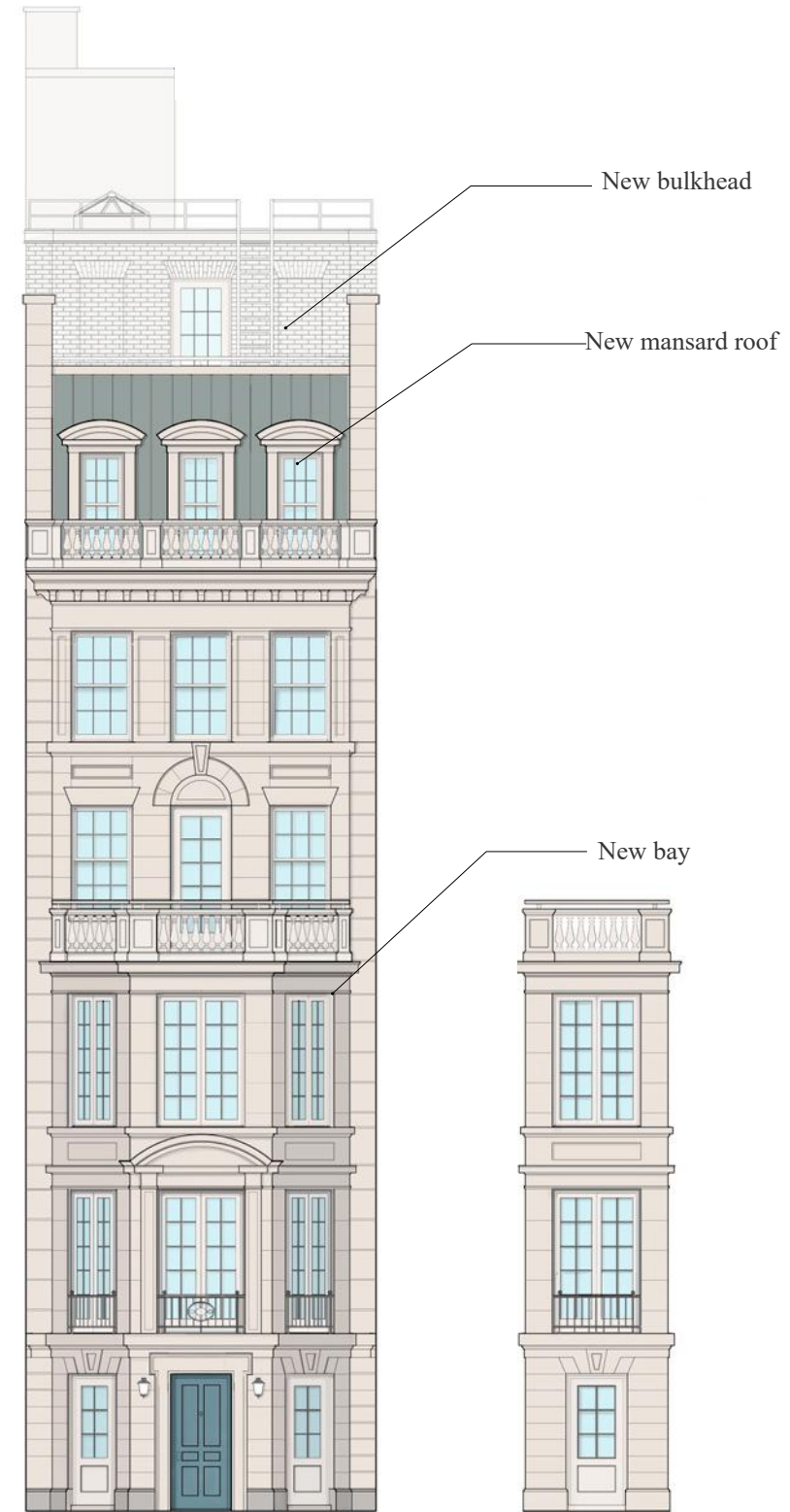




EXISTING FACADE



BAY ELEVATION



PROPOSED FACADE

BAY ELEVATION



**1. Limestone**  
**Color/Finish:** Indiana Buff  
 Limestone



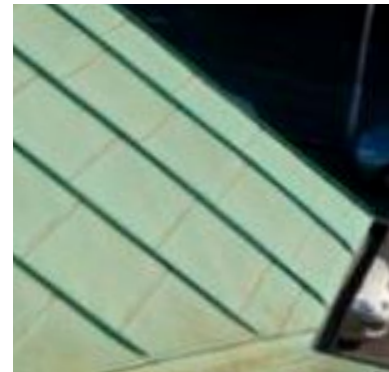
**2. Granite at Watertable**  
**Color/Finish:** Garnet Gold  
 Granite Flamed



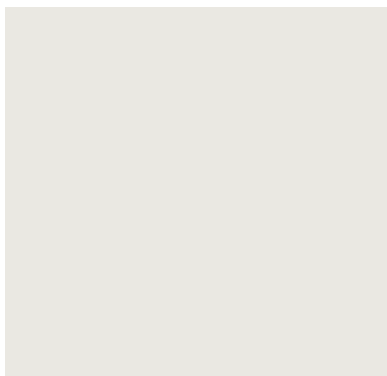
**3. Brick at Bulkhead**  
**Manufacturer:** Belden  
**Color/Finish:** Modular Graystone  
 Smooth A 05-35 to match limestone



**4. Patinated Copper Standing Seam Roof**  
**Manufacturer:** Huber + Associates  
**Color/Finish:** Custom color to match sample



**5. Windows & Service door**  
**Manufacturer:** Marvin (Custom Wood)  
**Color:** Benjamin Moore Lacy Pearl



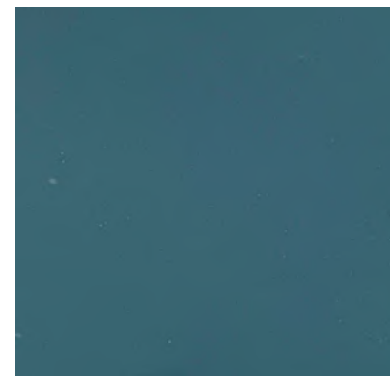
**6. Light Fixtures**  
**Manufacturer:** Historical Arts and Casings  
**Finish:** Oil rubbed bronze



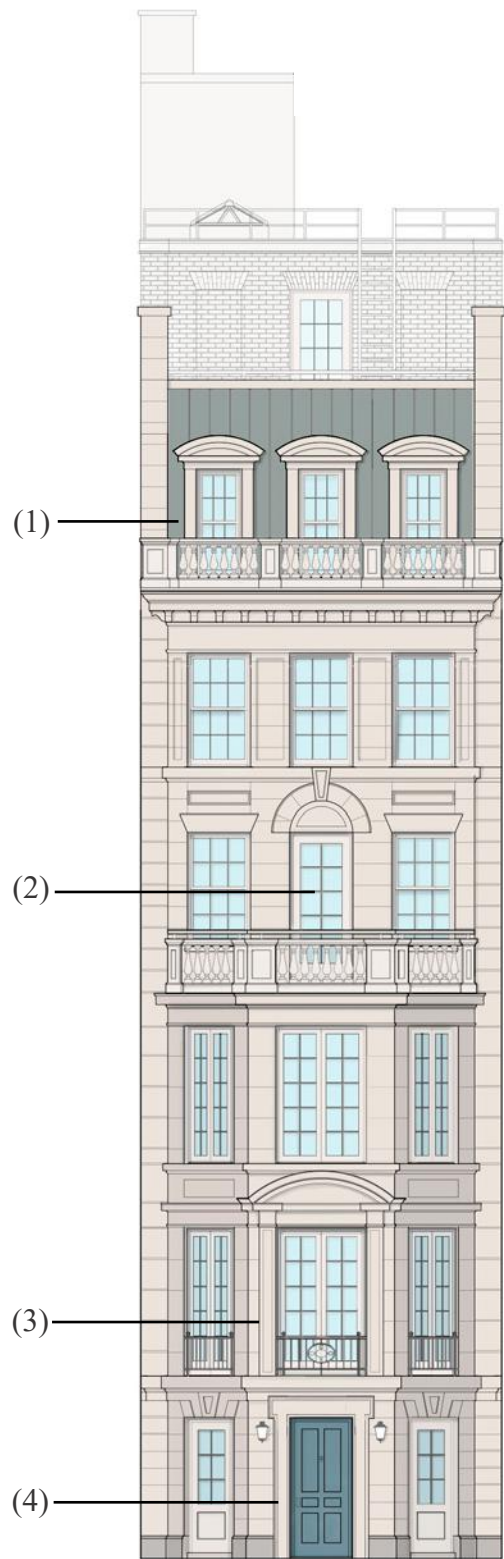
**7. Metal Railings**  
**Manufacturer:** Benjamin Moore  
**Finish:** Wrought iron painted Black  
 Iron 2120-20



**8. Front Entrance Door**  
**Manufacturer:** Custom Wood  
**Color:** Historical Charleston - Hunley DCR059



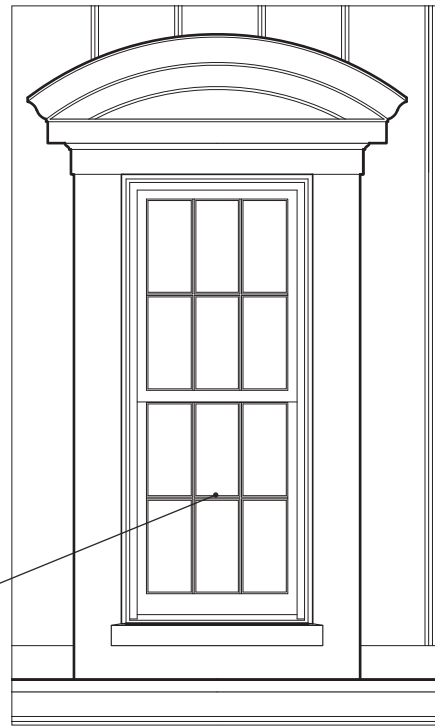




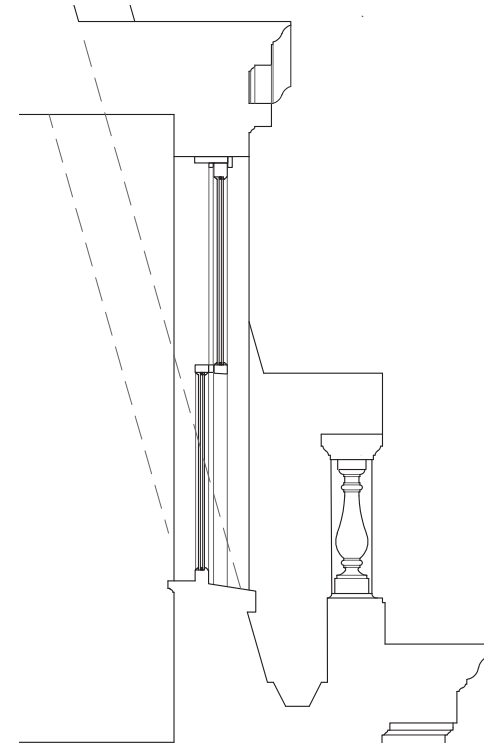
PROPOSED FACADE

1. Mansard roof and sixth floor window elevation and section (without railings)

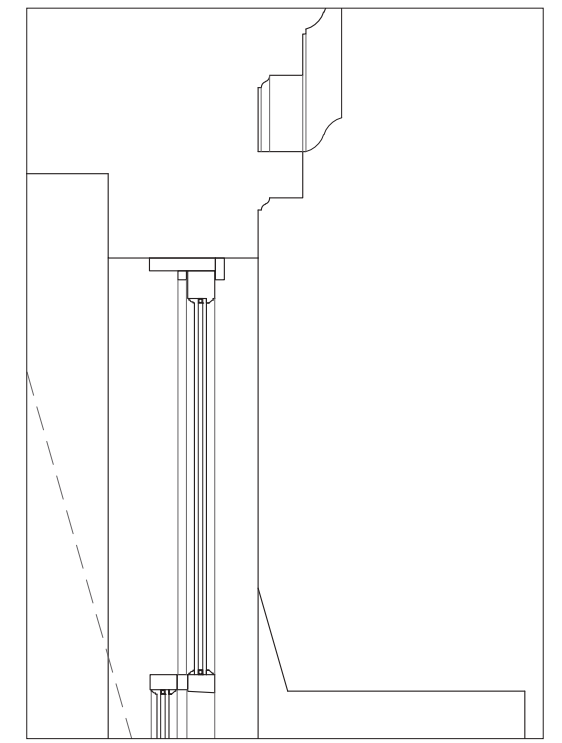
2'-6" x 6'-0"



Scale: 3/8"=1'-0"



Scale: 3/8"=1'-0"



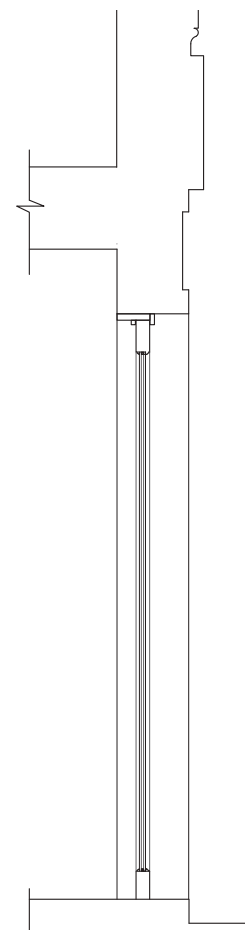
Scale: 3/4"=1'-0"

2. Fourth Floor door elevation and section

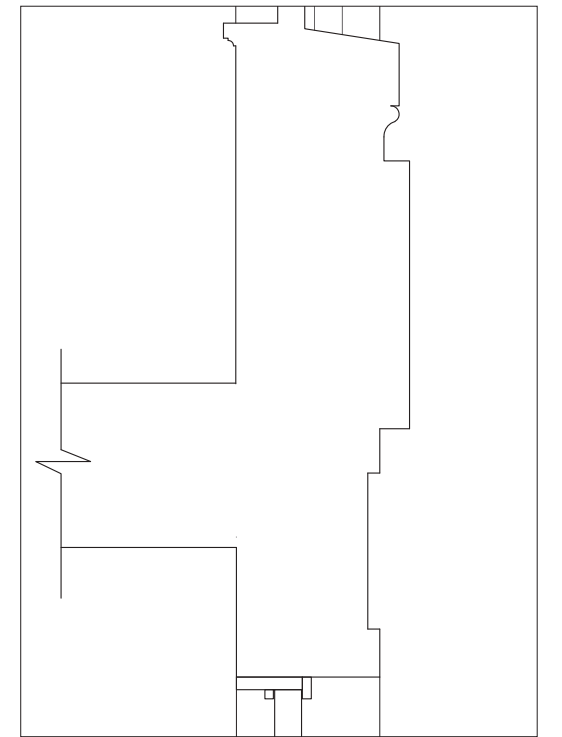
3'-6" x 8'-6"



Scale: 3/8"=1'-0"

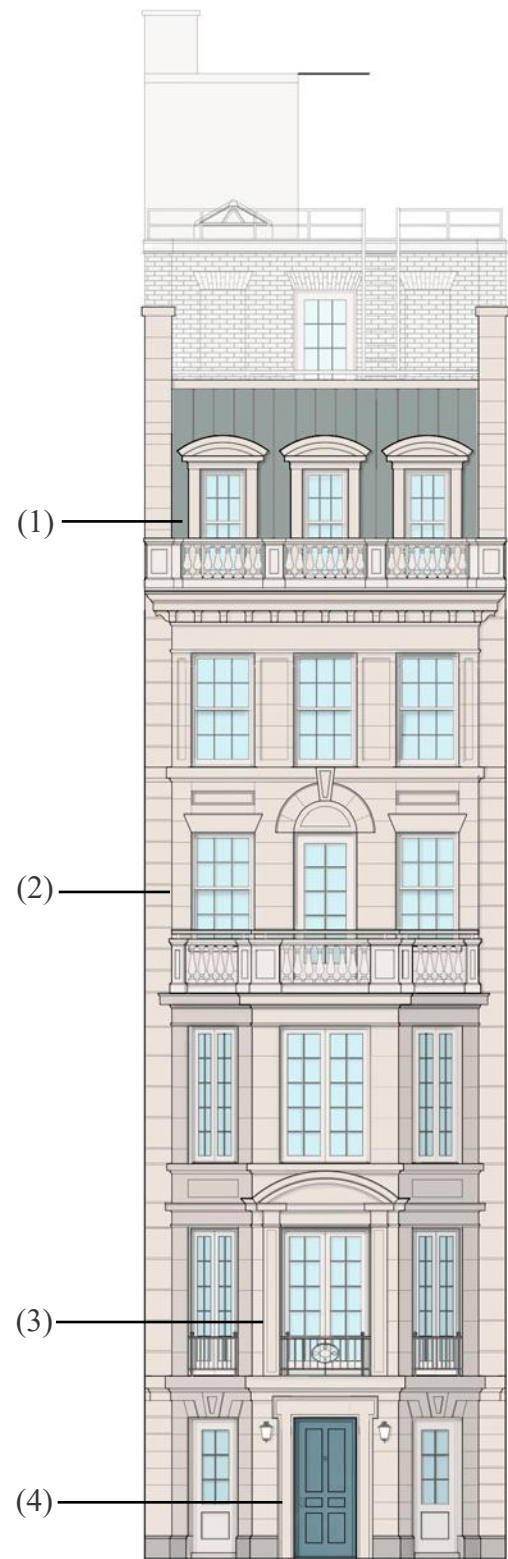


Scale: 3/8"=1'-0"



Scale: 3/4"=1'-0"





PROPOSED FACADE

3. Parlor level window elevation and section

5'-0" x 8'-3"



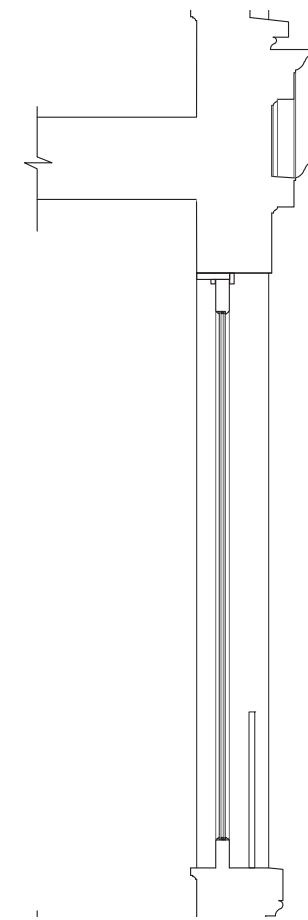
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4. Entrance door elevation and section

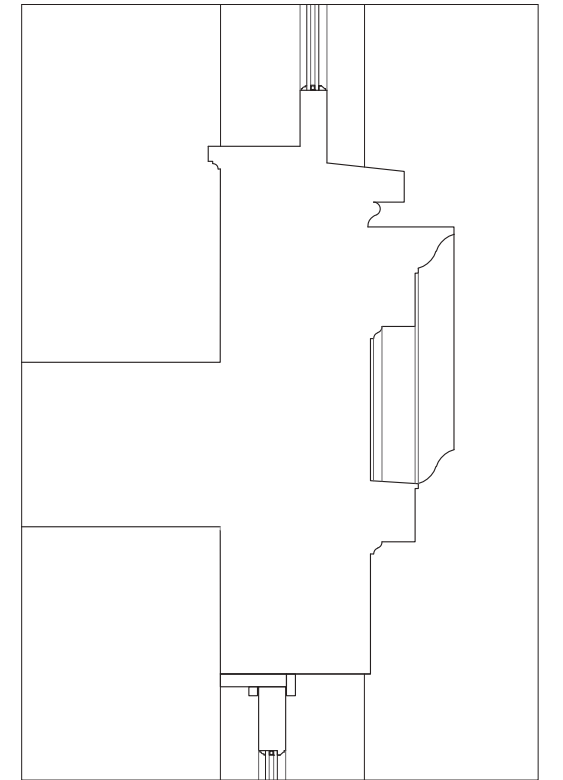
3'-5" x 7'-9"



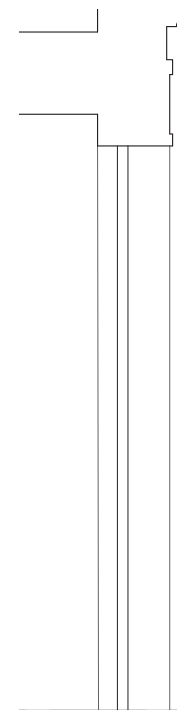
Scale: 3/8"=1'-0"



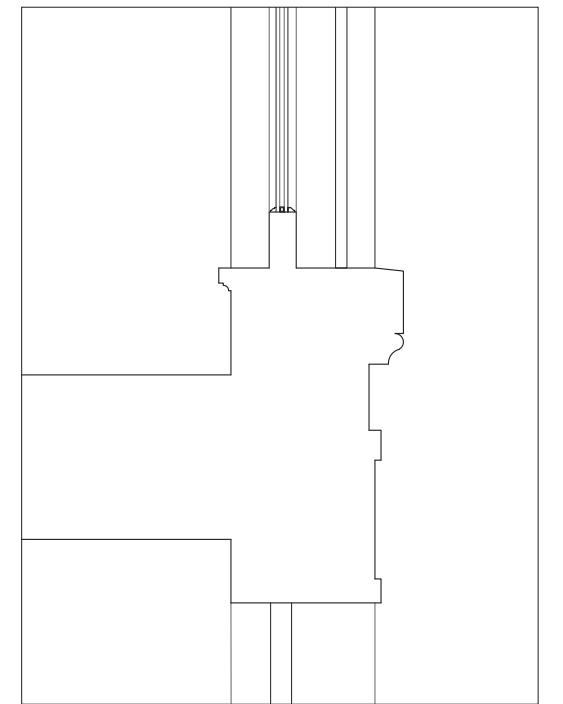
Scale: 3/8"=1'-0"



Scale: 3/4"=1'-0"



Scale: 3/8"=1'-0"



Scale: 3/4"=1'-0"





EXISTING FACADE



PROPOSED FACADE





EXISTING FACADE



PROPOSED FACADE





EXISTING FACADE



PROPOSED FACADE



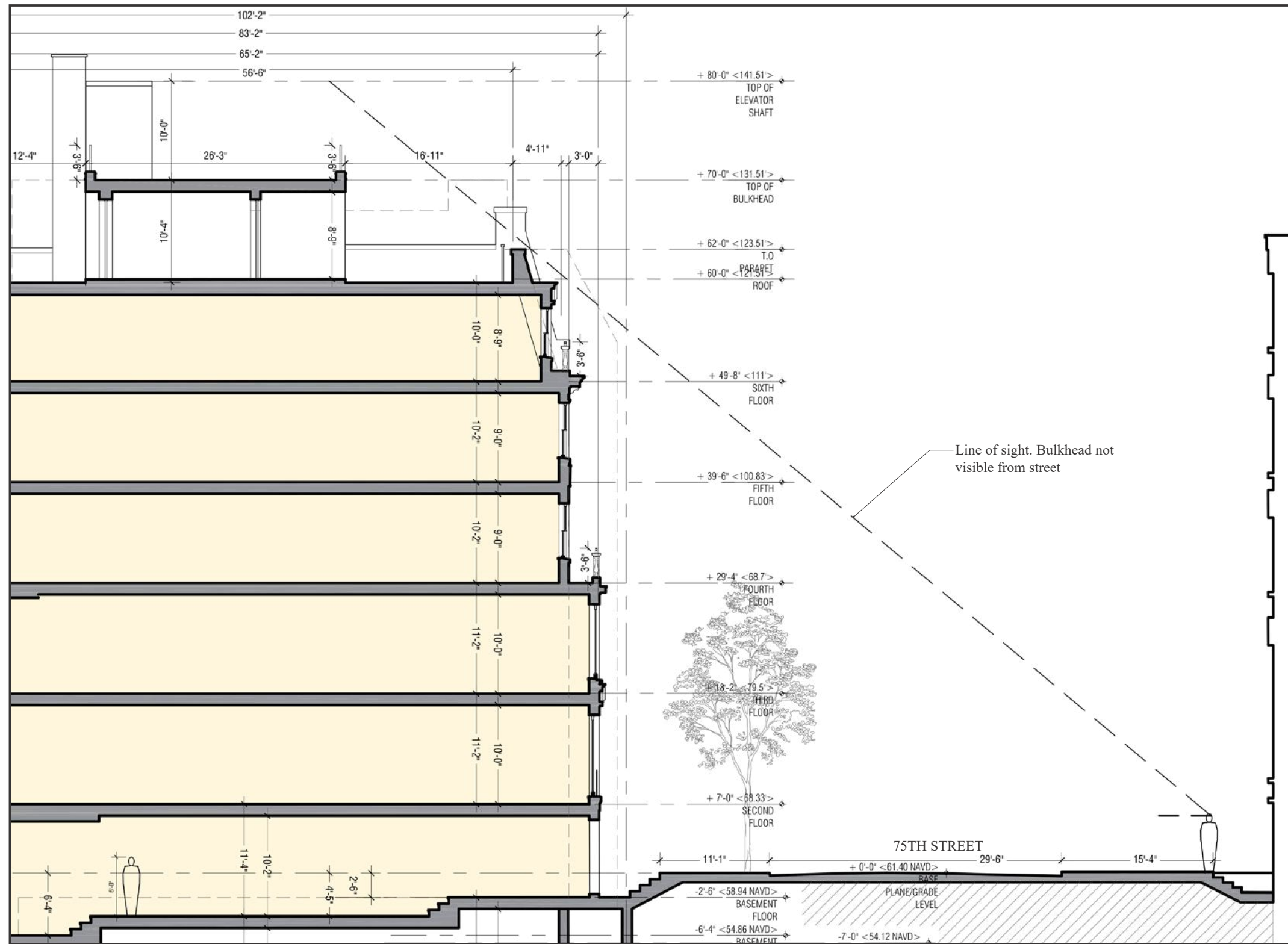


View of the north side of East 75th Street between Park Ave. and Madison Ave. looking west.



View of the north side of East 75th Street between Park Ave. and Madison Ave. looking east.





Proposed building section with line of sight from opposite sidewalk

# BULKHEAD VISIBILITY SECTION

MARCH 3RD, 2022





Left: 122-24 East 78th Street (Foster, Gade & Graham, 1911-12)  
 Right: 120 East 78th Street (Delano & Aldrich, 1930)



Left: 6 East 66th Street (Hiss & Weeks, 1900-02)  
 Right: 4 East 66th Street (Thomas Nash, 1914-15)



Left: 46 East 71st Street (Aymar Embury II, 1928-29)  
 Right: 44 East 71st Street (Aymar Embury II, 1928-29)





41 East 65th Street (Trowbridge & Livingston, 1909-11)



6 East 65th Street (Hiss & Weekes, 1900-02)



39 East 68th Street (c. 1871, new facade Fred H. Dodge, 1913)



9 East 62nd Street (c. 1876, new facade D & J Jardine, 1917)

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**SIX-STORY LIMESTONE ROWHOUSES WITH A MANSARD**

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7 East 88th Street (Turner & Kilian, 1902-03)  
Expanded Carnegie Hill HD, Beaux Arts style



44 East 74th Street (George F. Pelham, 1904-05)  
UES HD, Beaux Arts style



55 East 74th Street (Buchman & Deisler, 1898)  
UES HD, Neo-Renaissance style



4 East 64th Street (RH Robertson, 1893)  
UES HD, Neo-French Classic

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**LIMESTONE ROWHOUSES WITH PROJECTING BAYS**

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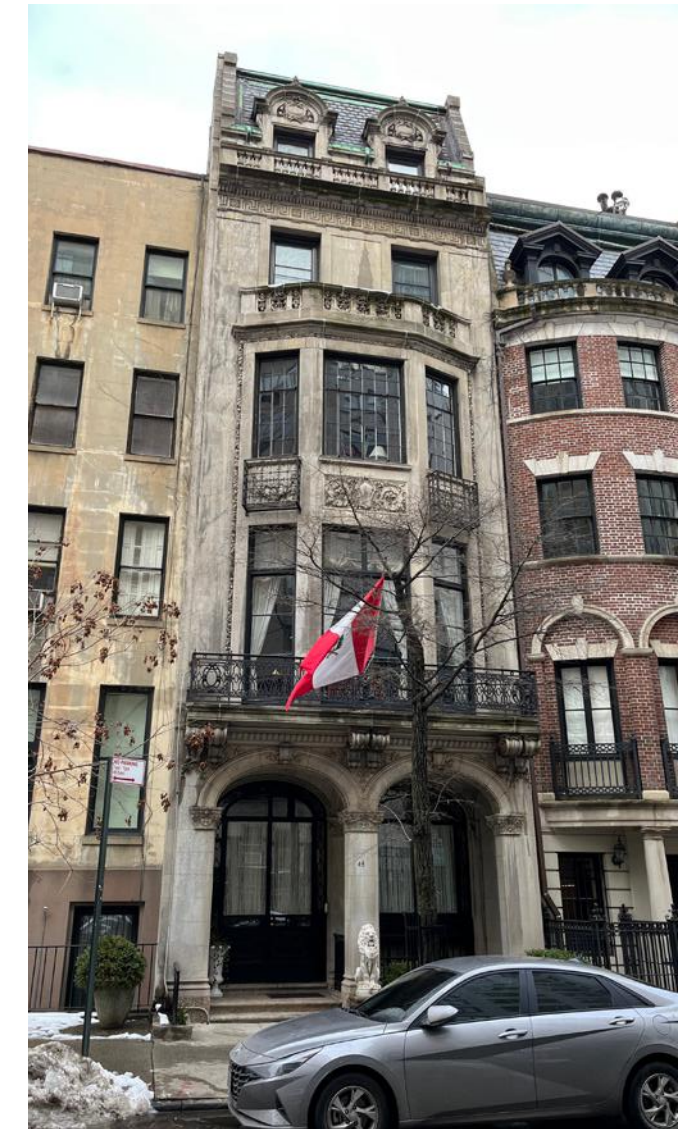
8 East 64th Street (D&J Jardine, 1879, new facade Edward Kilpatrick, 1923)  
UES HD, Adamesque style



7 East 67th Street (Thom & Wilson, 1882, altered Clinton & Russell, 1900)  
UES HD, Beaux Arts style

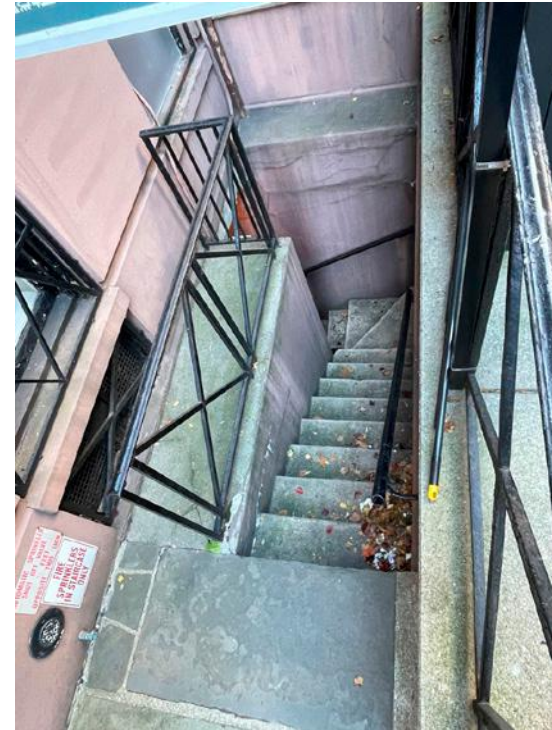


10 East 67th Street (James E Ware, 1881, new facade CPH Gilbert, 1899)  
UES HD, Neoclassical style



45 East 67th Street (Walter B. Chambers, 1913)  
UES HD, Beaux Arts style









EXISTING STREET FACADE

Remove existing fence

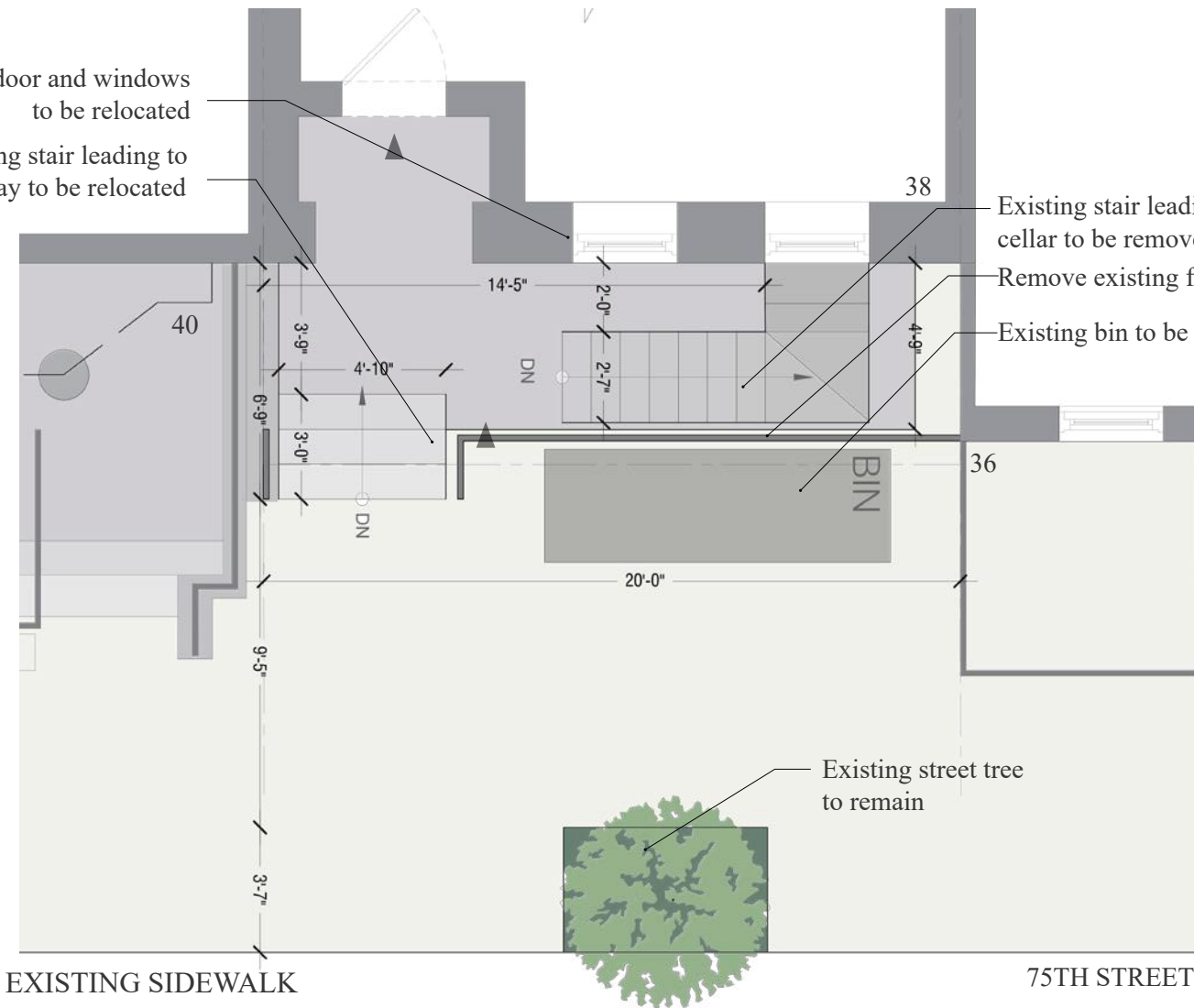


PROPOSED STREET FACADE

Install new 4'-6" wrought iron fence  
painted black with stone pillars



Front door and windows to be relocated  
Existing stair leading to areaway to be relocated

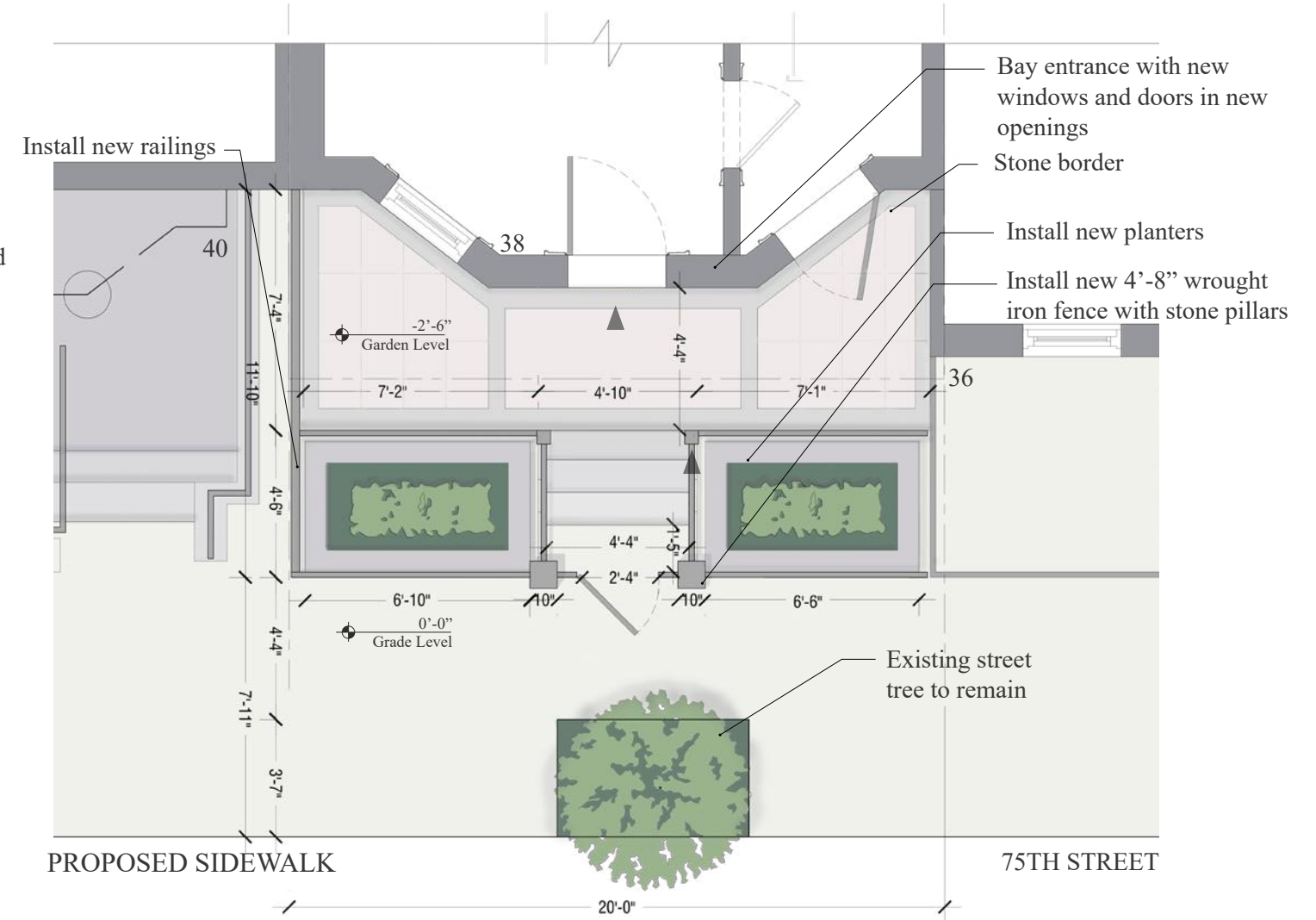


EXISTING SIDEWALK

75TH STREET

Existing street tree to remain

Install new railings



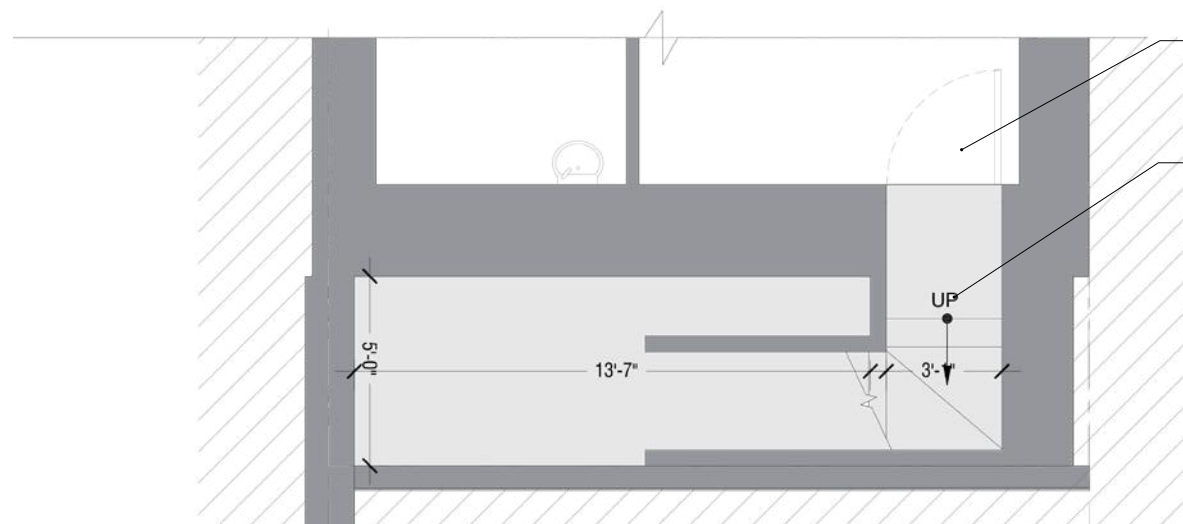
PROPOSED SIDEWALK

75TH STREET

Existing street tree to remain

Existing door to be removed

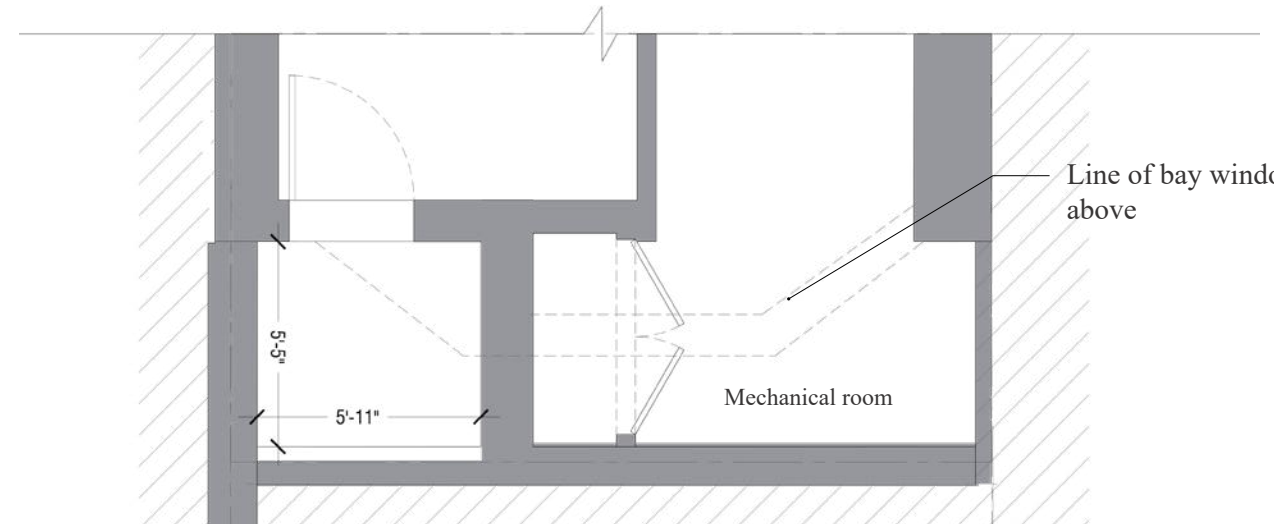
Existing stair leading to cellar to be removed



EXISTING CELLAR

Line of bay window above

Mechanical room



PROPOSED CELLAR



# REAR ELEVATION

**38 EAST 75TH STREET**

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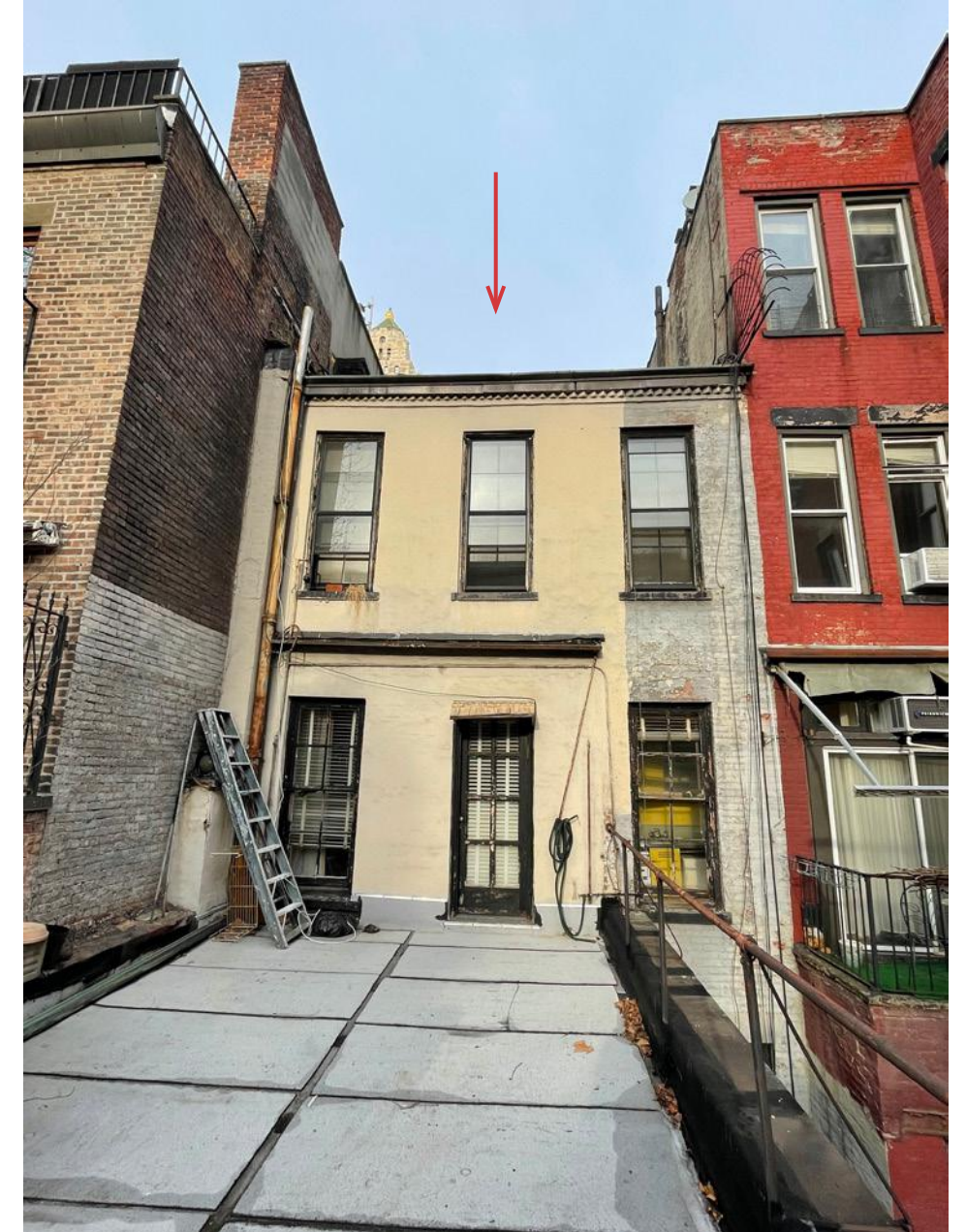




View of the rear extension from the rear yard.



View of the rear elevation from the roof of the one-story rear extension.



View of the rear elevation from the roof of the three-story rear extension.





View of the roof looking north, towards the front facade.



View of the roof looking south, towards the rear.

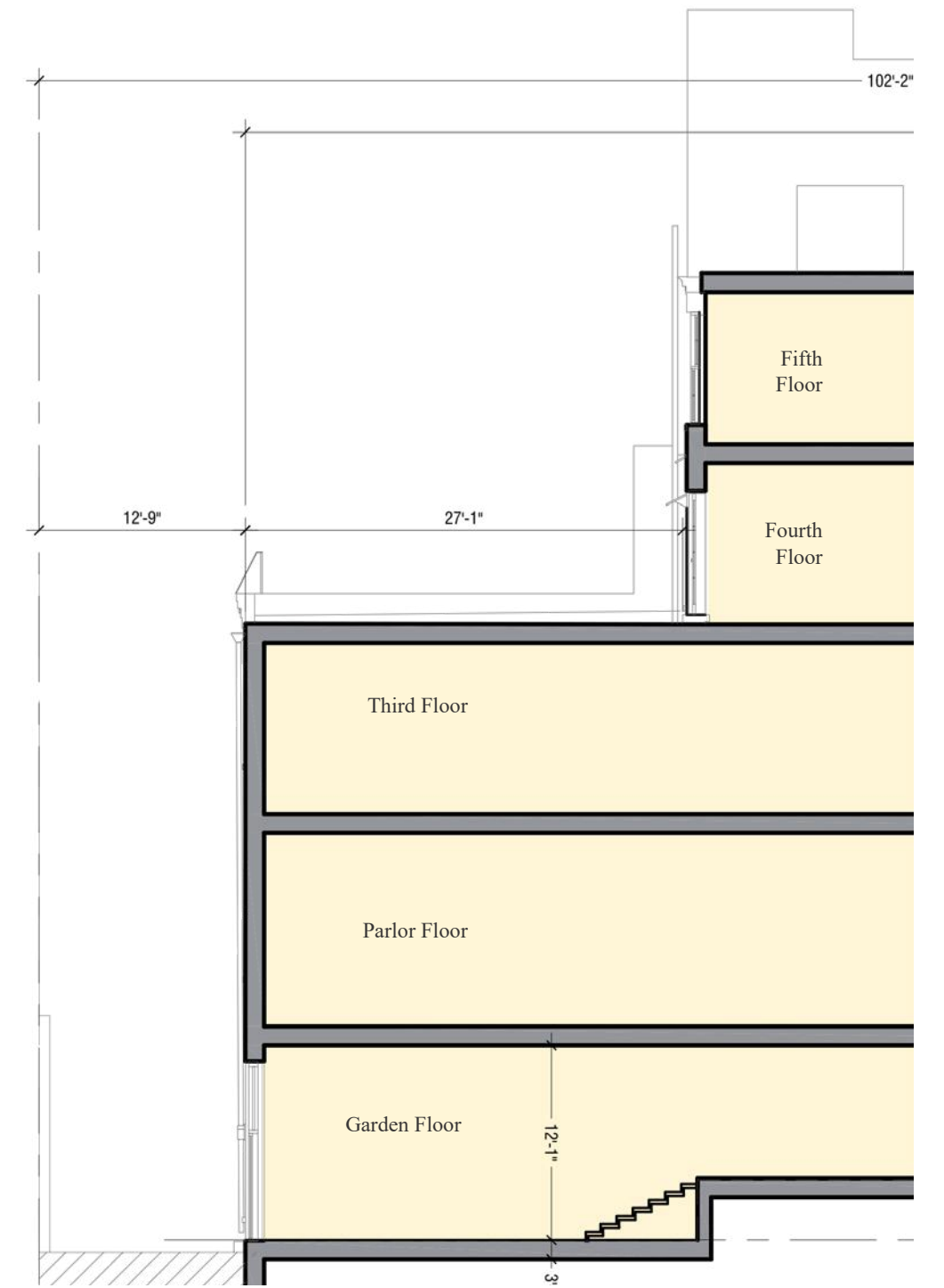


View of the roof looking west, showing Marcel Breuer's Whitney Museum in the background.



View of the roof looking east.





**EXISTING REAR FACADE**

MARCH 3RD, 2022





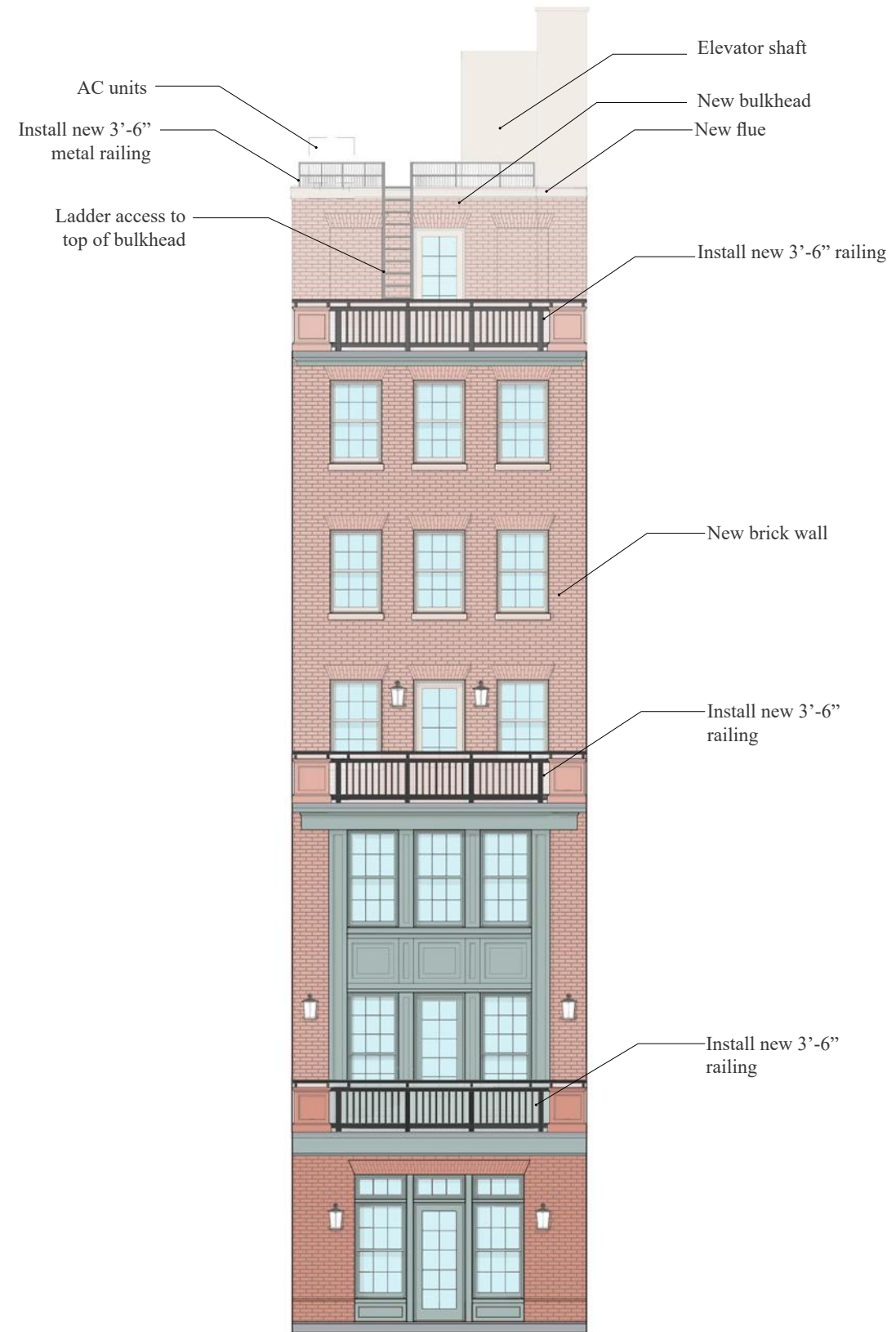
**PROPOSED REAR FACADE**

MARCH 3RD, 2022





EXISTING FACADE

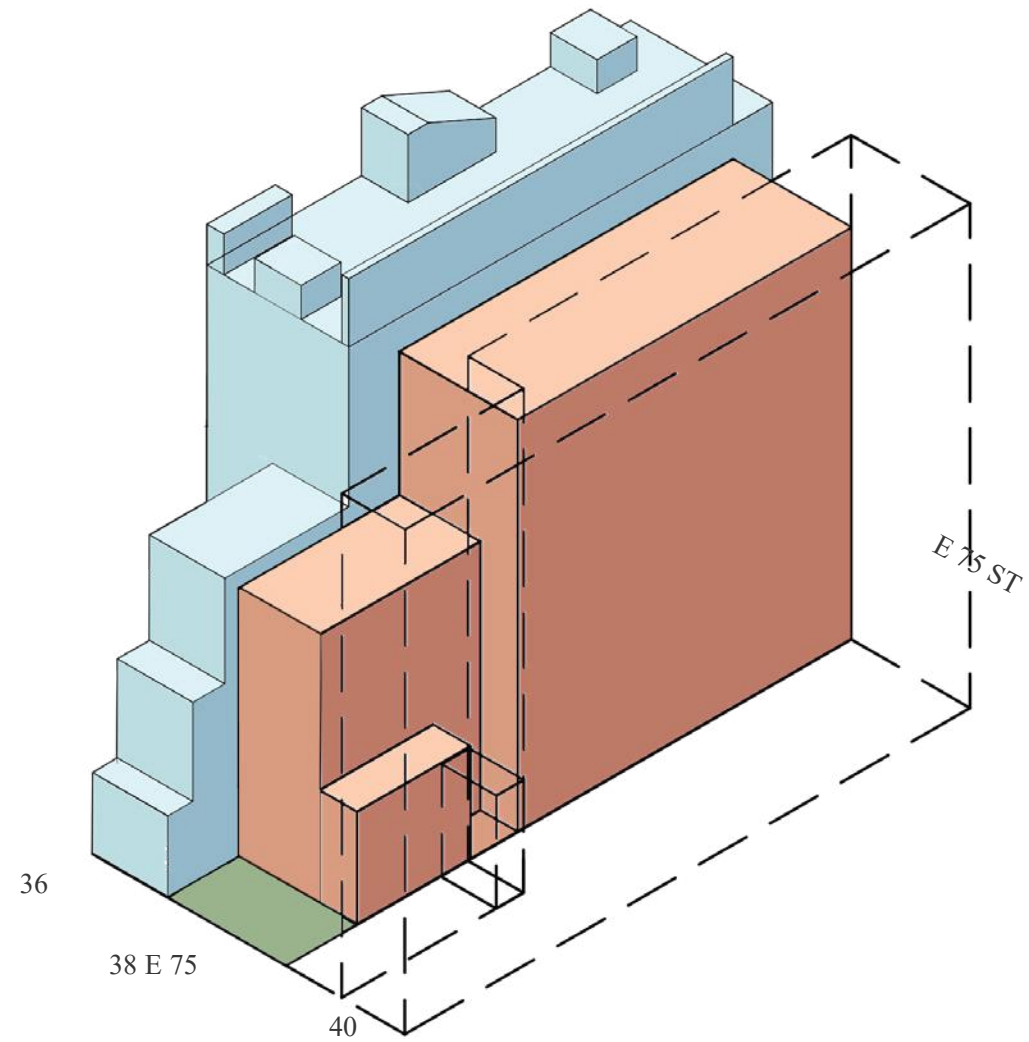


PROPOSED FACADE

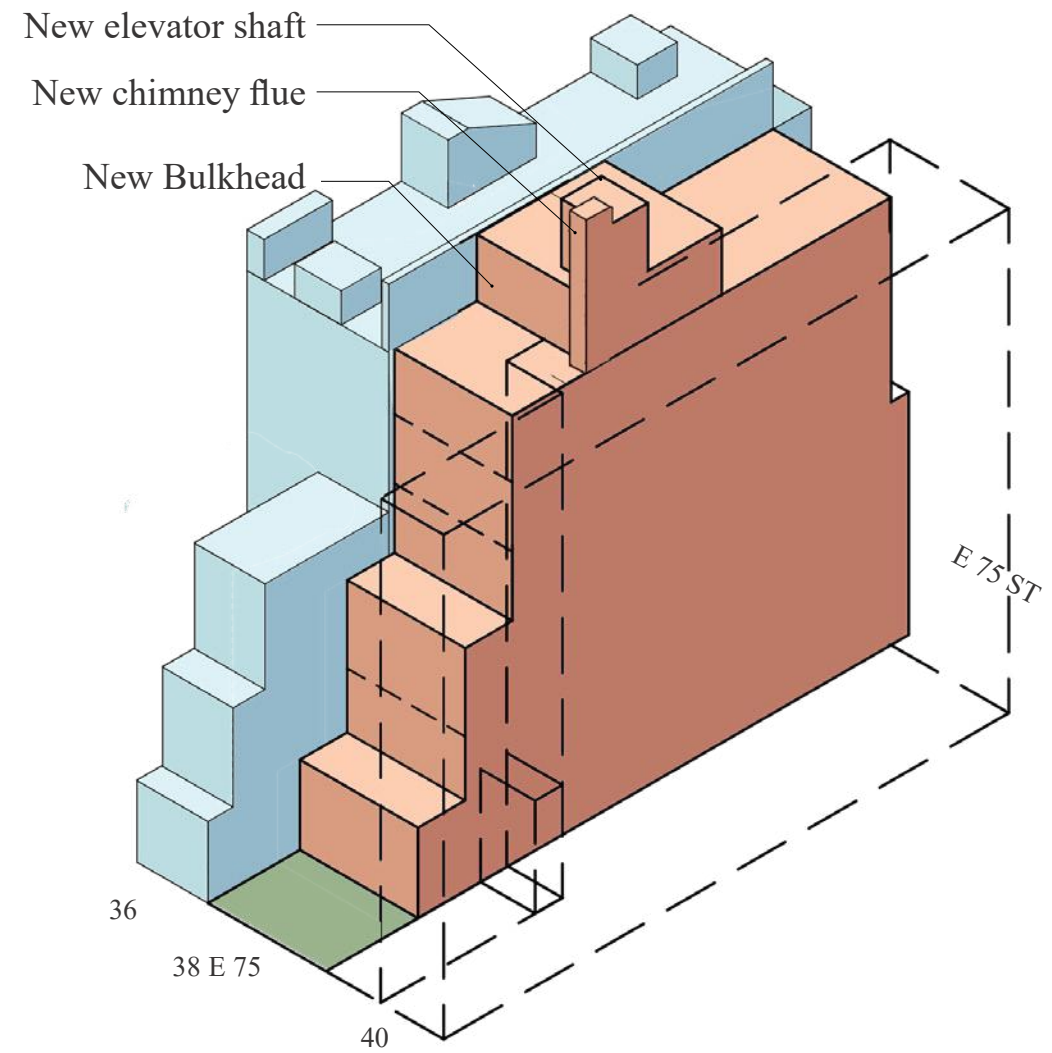
**EXISTING AND PROPOSED REAR ELEVATION**

MARCH 3RD, 2022





EXISTING MASSING



PROPOSED MASSING



**1. Limestone**  
**Color/Finish:** Indiana Buff Limestone



**2. Granite at Watertable**  
**Color/Finish:** Garnet Gold Granite Flamed



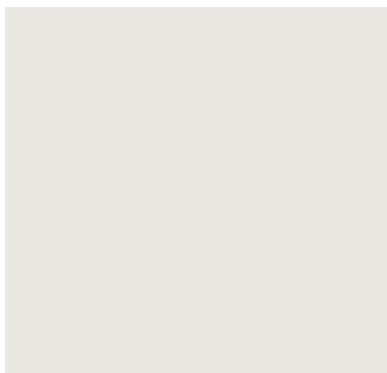
**3. Buff Brick**  
**Manufacturer:** Belden  
**Color/Finish:** Modular Graystone Smooth A 05-35 to match limestone



**4. Brick Facade and Post**  
**Manufacturer:** Glen Gery  
**Color:** Cushwa Brick/Pink/Sand Finish



**5. Windows & Doors**  
**Manufacturer:** Marvin (Custom Wood)  
**Color:** Benjamin Moore Lacy Pearl



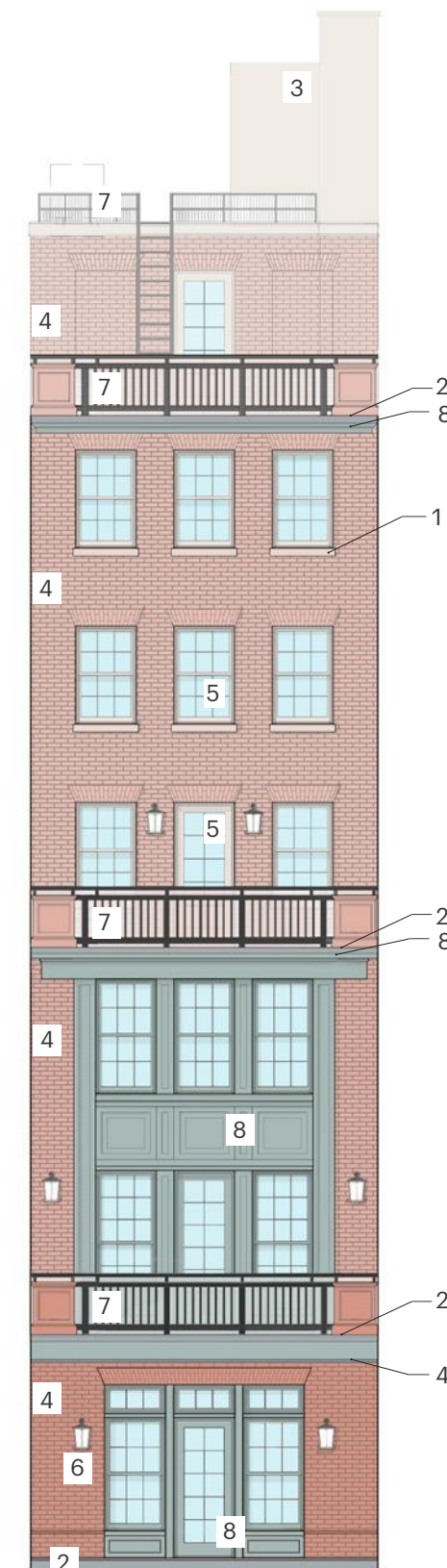
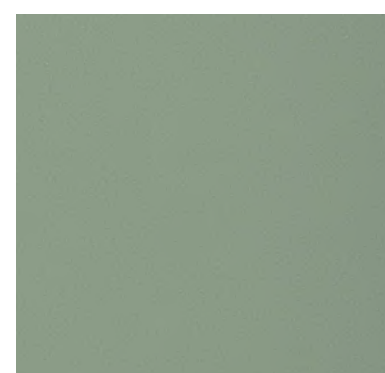
**6. Light Fixtures**  
**Manufacturer:** Bevolo  
**Finish:** Dark Patina/Copper



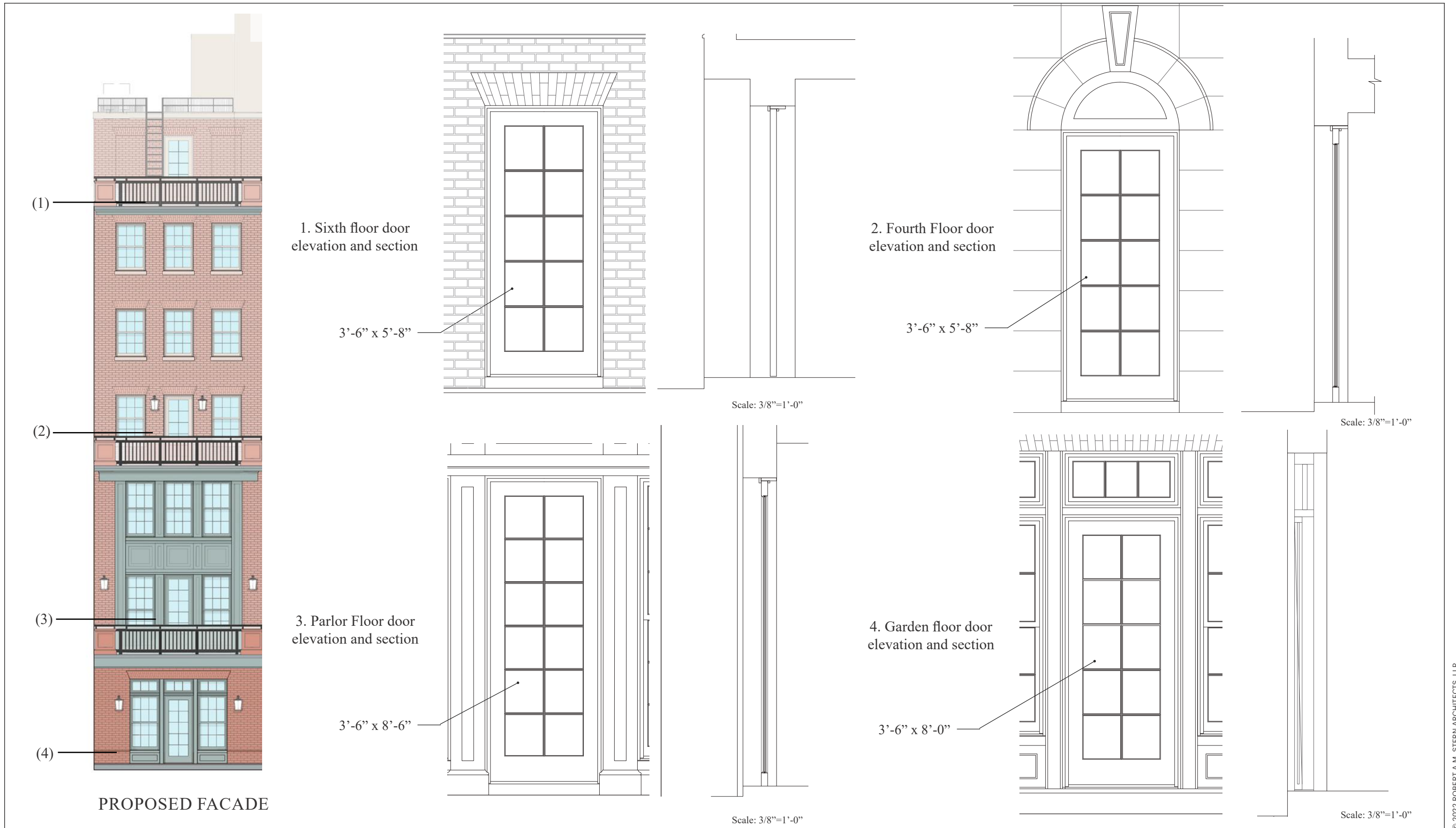
**7. Metal Railings**  
**Manufacturer:** Benjamin Moore  
**Finish:** Wrought iron painted Black Iron 2120-20



**8. Painted Wood**  
**Manufacturer:** Custom  
**Color/Finish:** Empire Green (Colors of Historic Charleston)







## REAR FACADE DETAILS

MARCH 3RD, 2022





EXISTING FACADE



PROPOSED FACADE



# APPENDIX

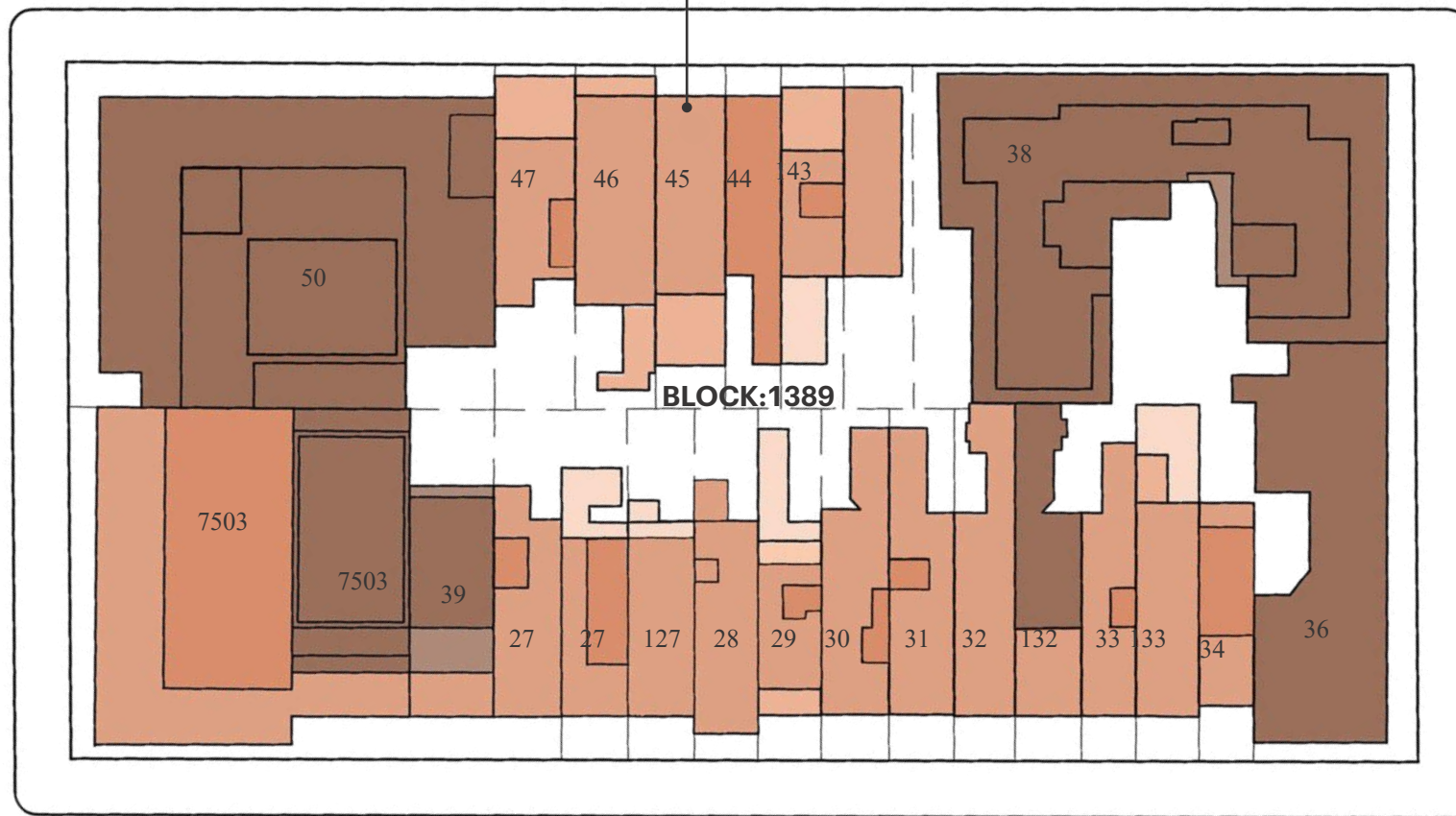


MADISON AVENUE

PARK AVENUE

75TH STREET

38 E 75TH ST



BLOCK: 1389

74TH STREET

- One Story
- Two Story
- Three Story
- Four Story
- Five Story
- Six Story
- Seven Story
- Eight Story & Up



**38 EAST 75TH STREET**

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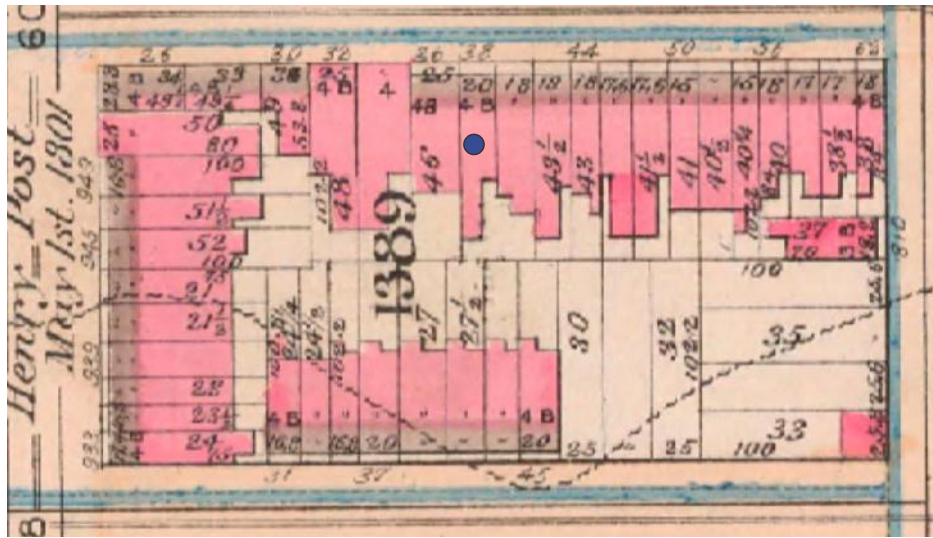
# BLOCK PLAN

MARCH 3RD, 2022

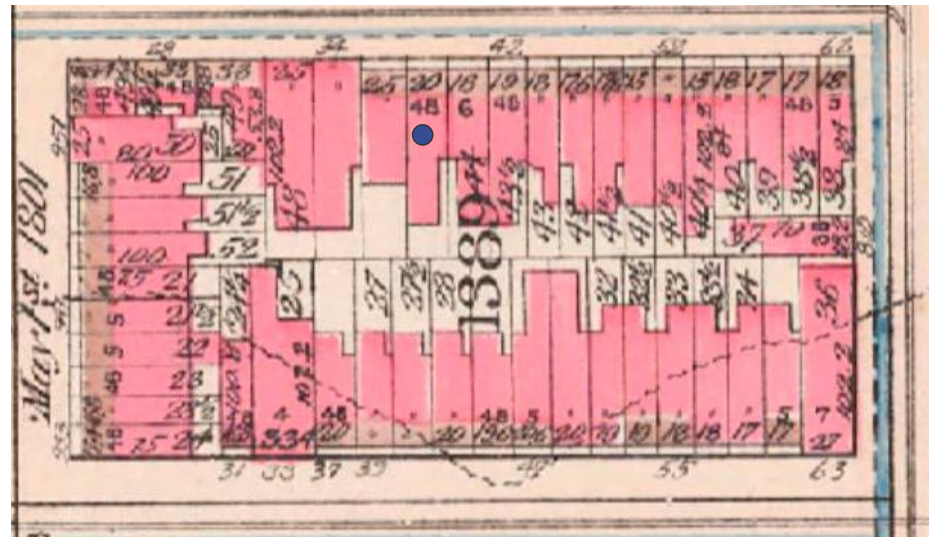
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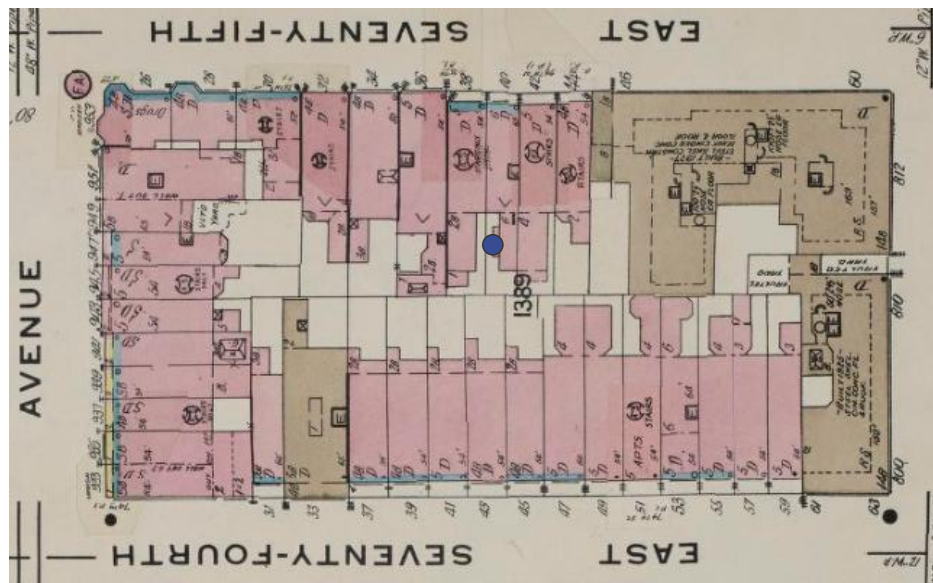
1897



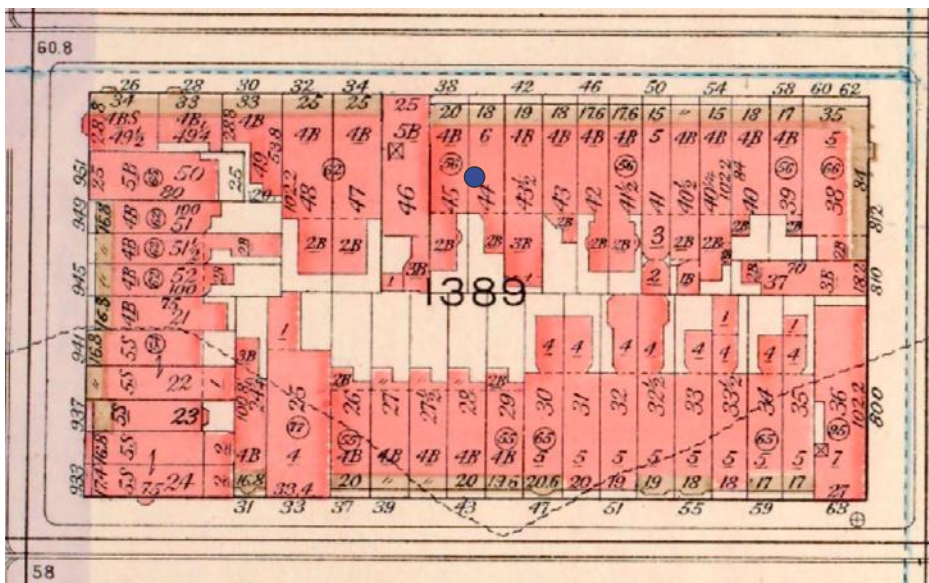
1911



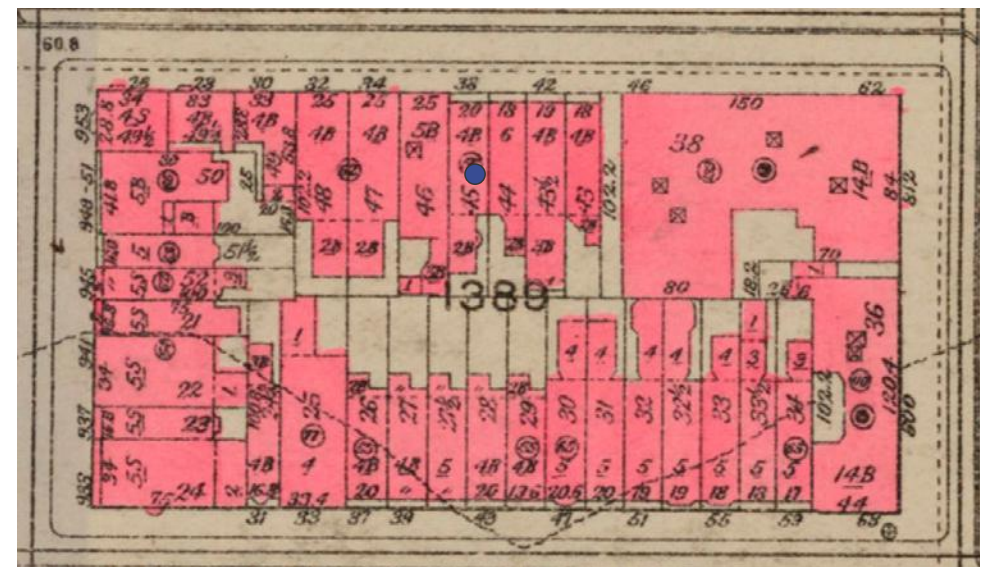
1911 Part 2



1920



1921



1930

● 38 E 75 ST (Lot 45)

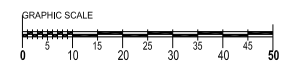




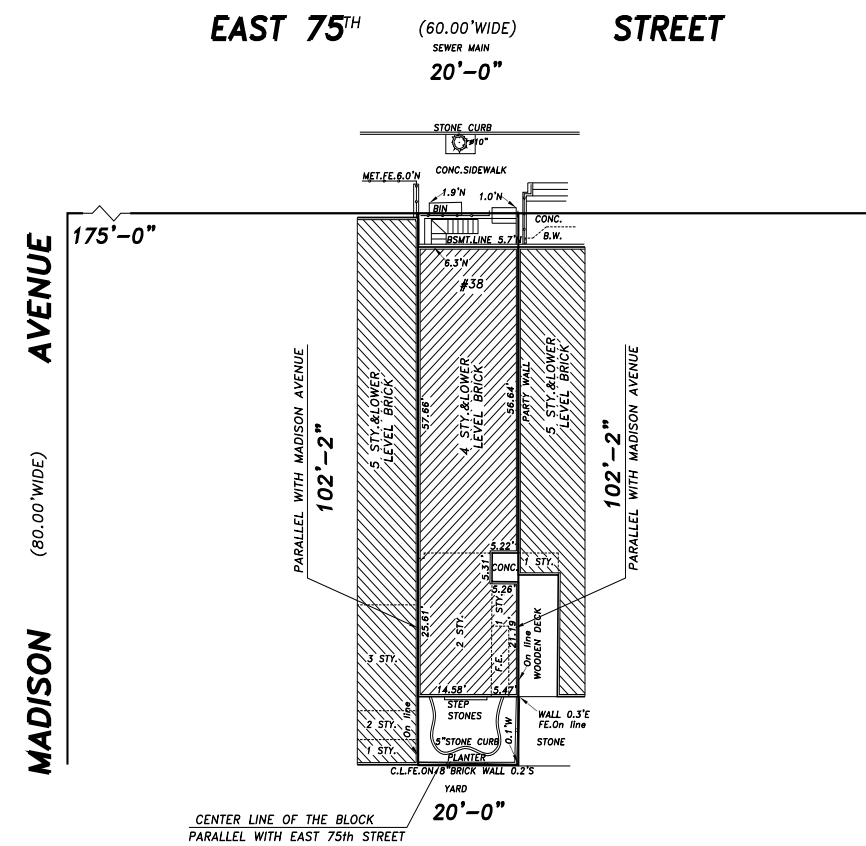
Job Number: M1389-45  
 Property Address: 38 EAST 75th STREET  
 Title Number: GA-2763-NY-21

TITLE PURPOSES ONLY

<ul style="list-style-type: none"> <li>FENCES ———— C.I. FENCE ———— METAL FENCE ———— WOOD FENCE</li> <li>UTILITY POLE ———— U.P. ———— C.A. ———— M.P.</li> <li>CATCH BASIN ———— C.B. ———— M.P.B.</li> <li>PARKING METER ———— P.M.</li> <li>TRAFFIC LIGHT ———— T.L. ———— M.T.S. LIGHT</li> <li>LIGHT ———— L.</li> <li>STREET LIGHT ———— S.L.</li> <li>FIRE HYDRANT ———— H.D.</li> <li>SIAMMSE CONNECTION ———— S.C.</li> <li>SHUT OFF VALVE ———— S.O.V.</li> <li>HANDICAPPED PARKING ———— H.P.</li> <li>EXISTING TREE ———— E.T.</li> <li>DRAINS ———— D.</li> <li>TRAFFIC SIGN ———— T.S.</li> <li>CURB AND CURB CUT ———— C.C.</li> <li>OVERHEAD SERVICE ———— O.S.</li> <li>CABLE TV MANHOLE ———— C.T.M.</li> <li>MANHOLES ———— M.</li> </ul>	<ul style="list-style-type: none"> <li>CITY MONUMENT ———— C.M.</li> <li>CUT CROSS ———— C.C.</li> <li>SET NAIL ———— S.N.</li> <li>SET STAKE ———— S.S.</li> <li>SET MARK (PAINTED) ———— S.M.</li> <li>SET BENCHMARK ———— S.B.</li> <li>FIRE ESCAPE ———— F.E.</li> <li>PL. OF PLTF. ———— P.L.</li> <li>CELLAR ENTRANCE ———— C.E.</li> <li>A.W. ———— AIR WAY</li> <li>CONC. ———— CONCRETE</li> <li>PAVT. ———— PAVEMENT</li> <li>AC ———— AIR CONDITION</li> <li>MET. ———— METAL</li> <li>N ———— NORTH OF PROPERTY LINE</li> <li>S ———— SOUTH OF PROPERTY LINE</li> <li>E ———— EAST OF PROPERTY LINE</li> <li>W ———— WEST OF PROPERTY LINE</li> </ul>
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NOTES:  
 SURVEYED AS IN POSSESSION, OFFSETS AND/OR DIMENSIONS SHOWN BETWEEN THE STRUCTURES AND PROPERTY LINES ARE FOR SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES, SHEDS, GARAGES AND ANY OTHER CONSTRUCTION AND DESIGN.  
 PLUMBNESS OF WALLS NOT VERIFIED.  
 UNDERGROUND AND SIDEWALK VAULTS NOT LOCATED AS PART OF THIS SURVEY.  
 PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.  
 THIS SURVEY HAS BEEN PREPARED WITHOUT A FULL ABSTRACT OF TITLE. OTHER AGREEMENTS, COVENANTS AND/OR RESTRICTIONS AFFECTING AND/OR BENEFITTING PARCEL SURVEYED, IF ANY, NOT INDICATED HEREON.  
 EASEMENTS IF ANY IF NOT SHOWN ON THIS SURVEY ARE NOT GUARANTEED.  
 SOME ENGINEERING FEATURES AND/OR LOCATIONS MAY NOT BE DRAWN TO SCALE TO PROVIDE CLARITY.  
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 338 JERICHO TURNPIKE, FLORAL PARK, NY 11001  
 SURVEYS@KABAPLS.COM



BOROUGH: MANHATTAN  
 TOWN: NEW YORK  
 BLOCK: 1389 LOT: 45

SURVEYED:  
 OCTOBER 4, 2021  
*Robert A.M. Stern*

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

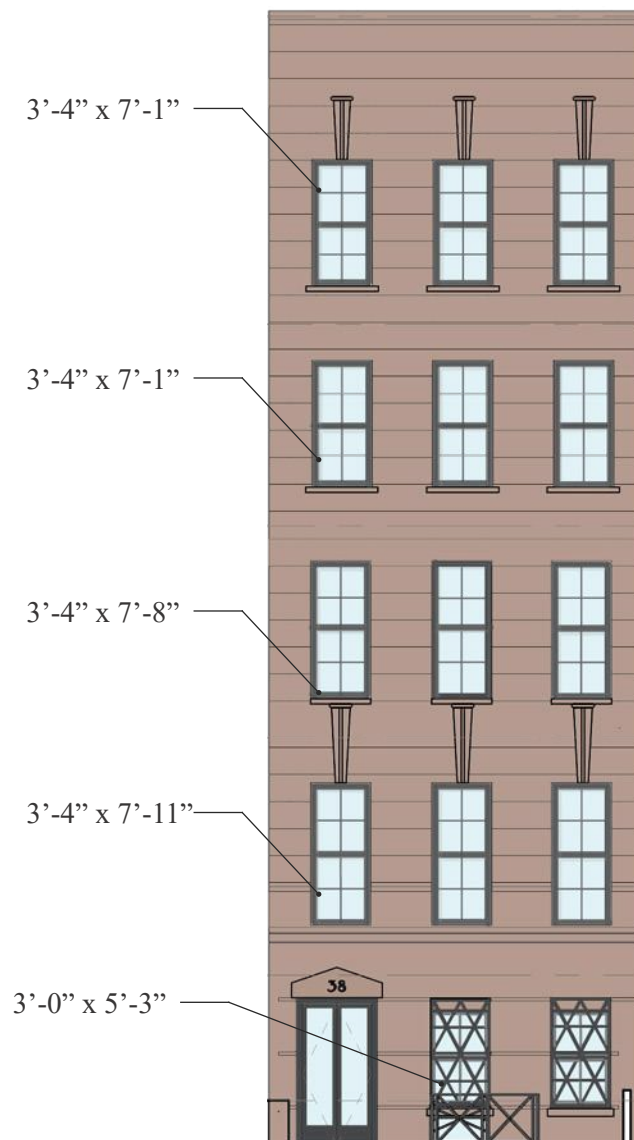
**38 EAST 75TH STREET**  
 NEW YORK, NEW YORK  
**NOT INTENDED FOR CONSTRUCTION PURPOSES.**

**SITE SURVEY**  
 MARCH 3RD, 2022

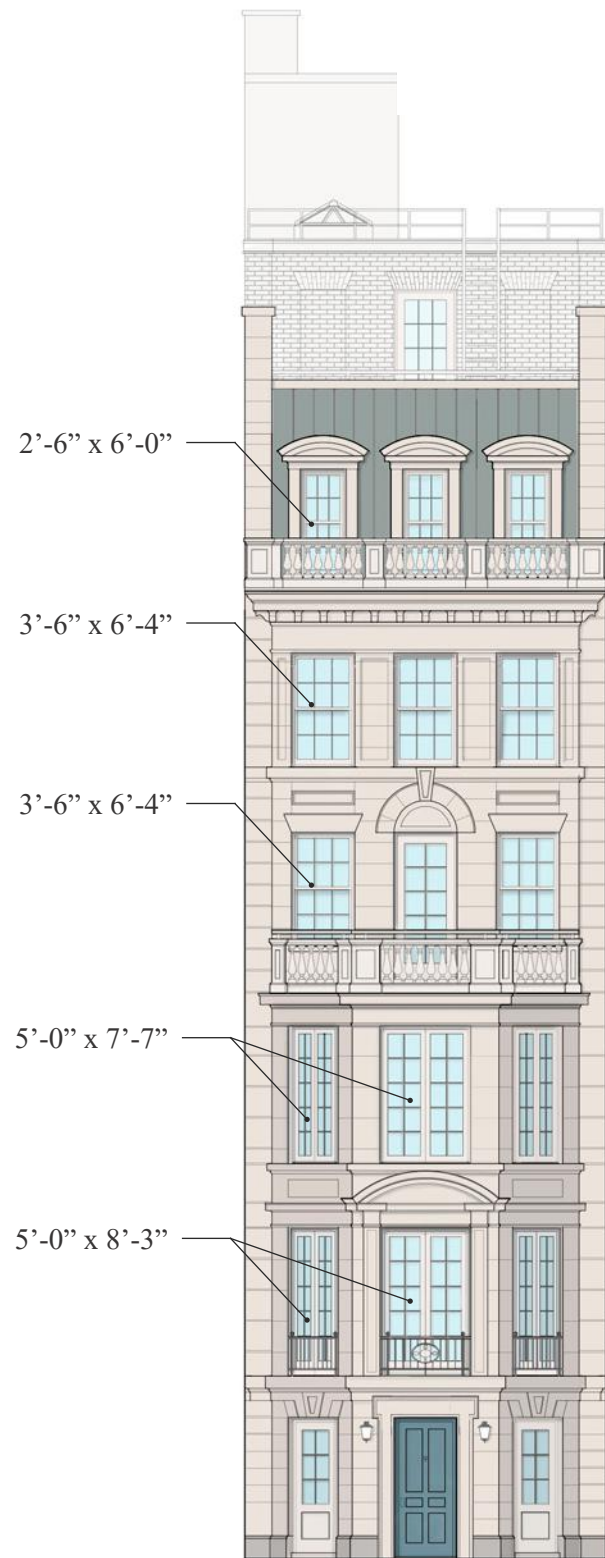
38 EAST 75 OWNER LLC  
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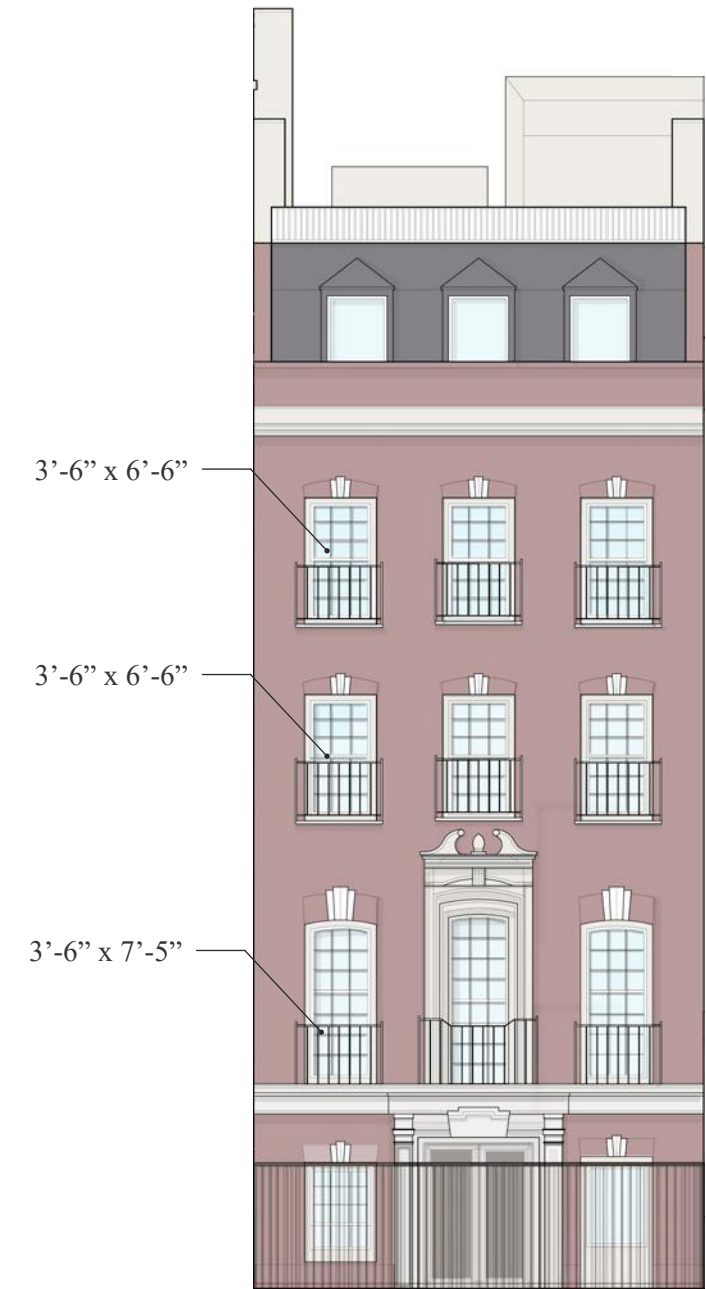




EXISTING FACADE



PROPOSED FACADE

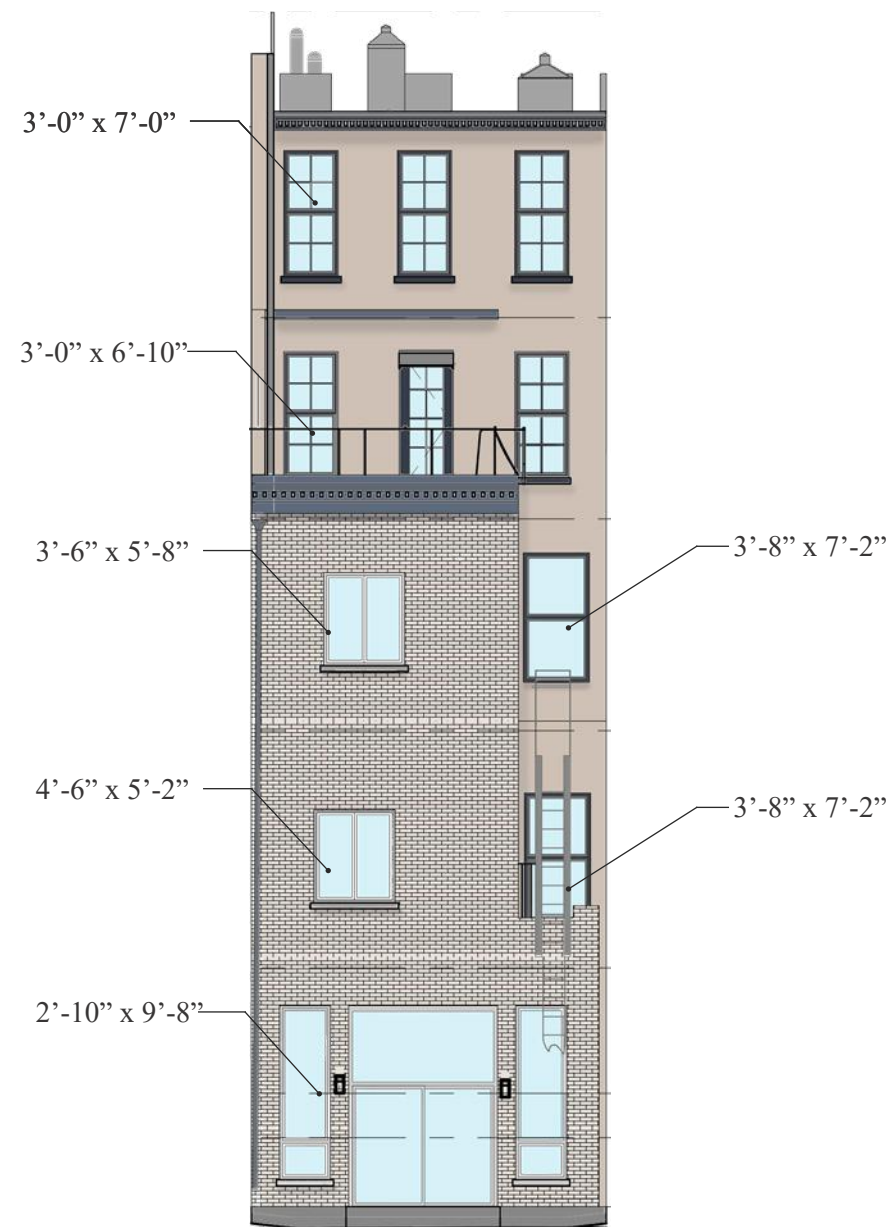


36 E 75 ST

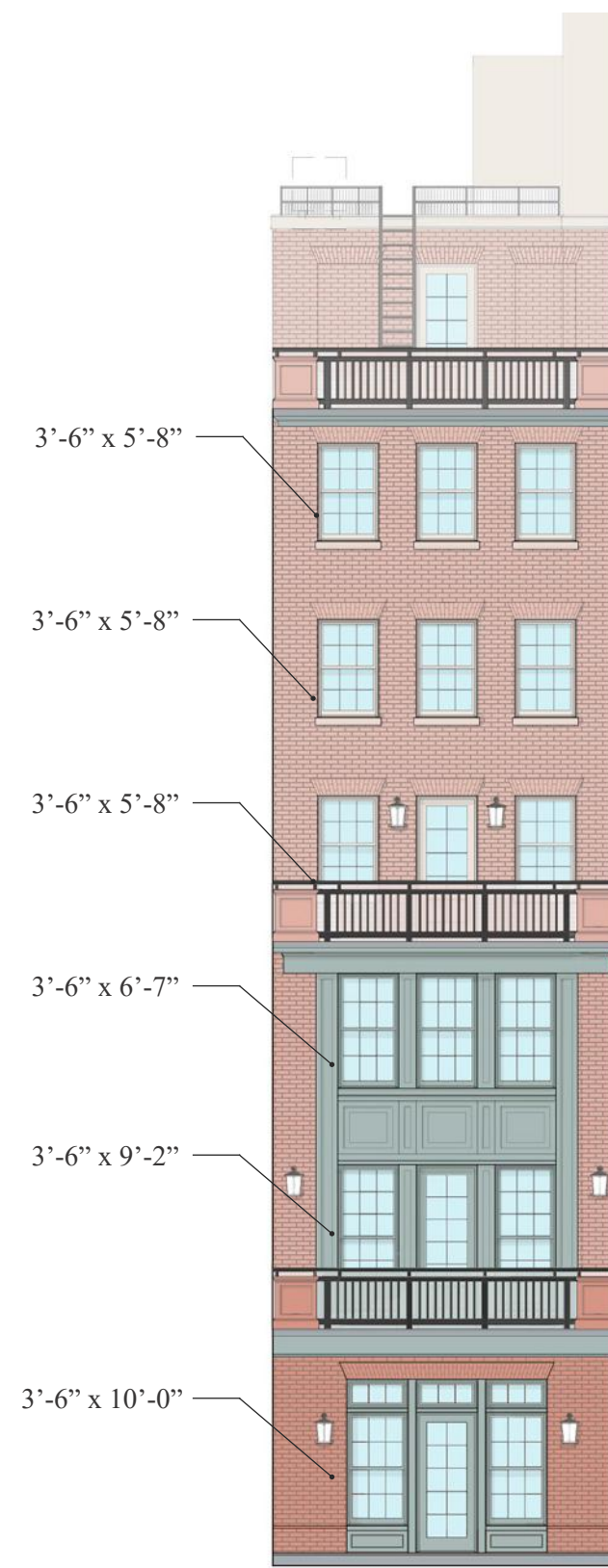
**EXISTING AND PROPOSED WINDOW COMPARISON**

MARCH 3RD, 2022





EXISTING FACADE

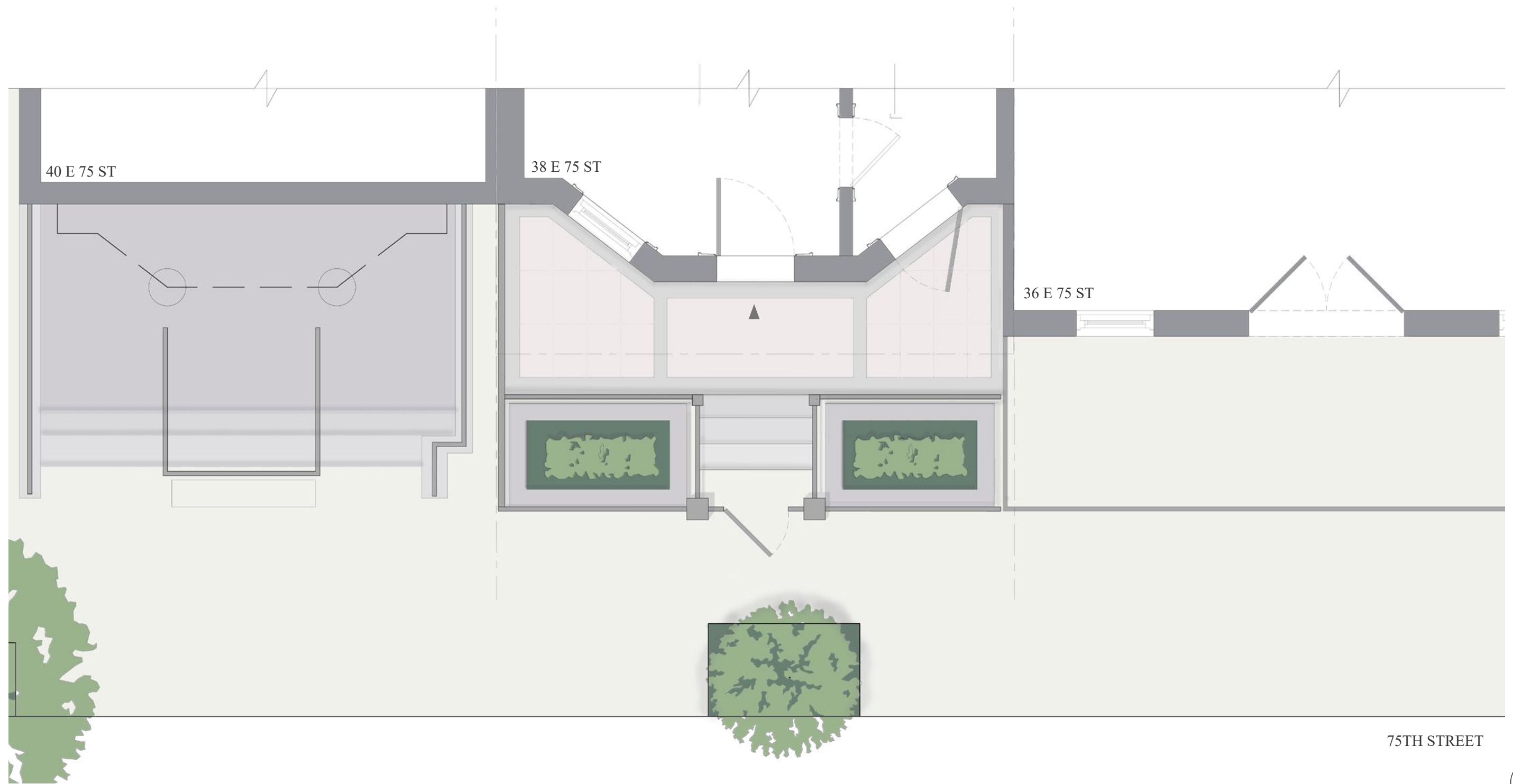


PROPOSED FACADE

## EXISTING AND PROPOSED WINDOW COMPARISON

MARCH 3RD, 2022

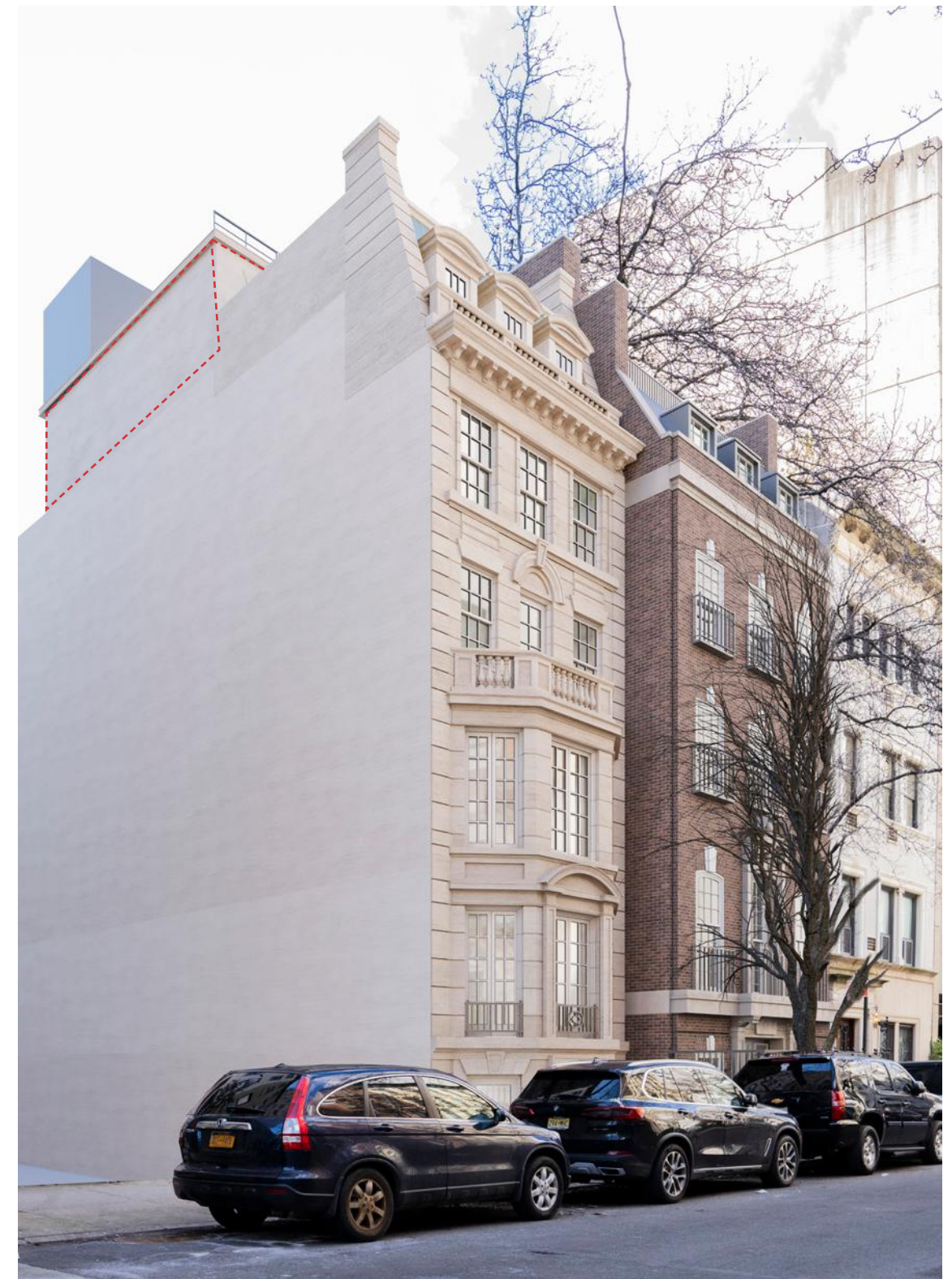








Proposed street elevation



Proposed street elevation showing bulkhead location from street





Proposed street elevation



Proposed street elevation showing bulkhead location from street



EXISTING FLOOR PLANS





CELLAR (-1)

GARDEN (1)

PARLOR (2)

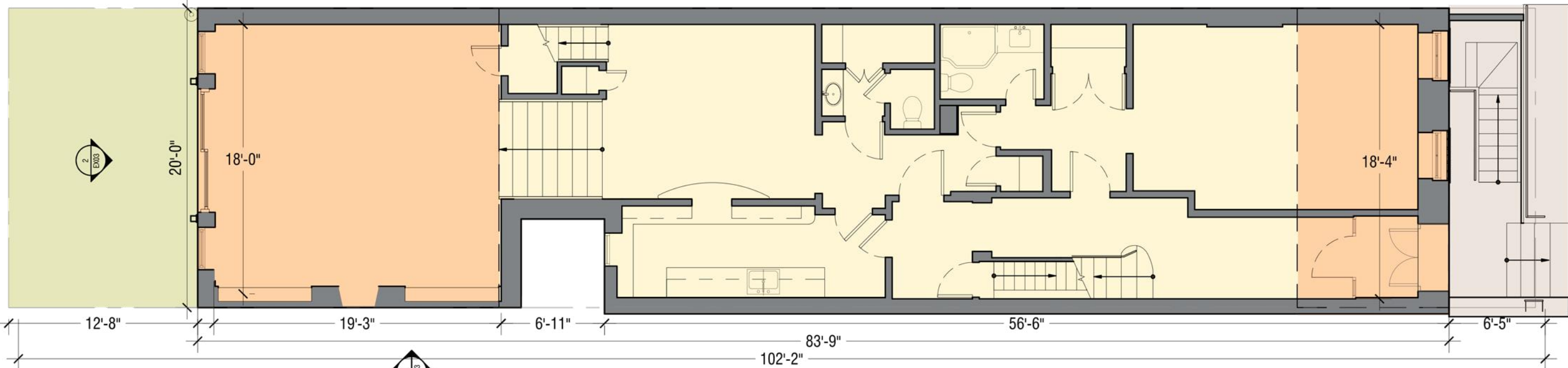
THIRD FL. (3)

FOURTH FL. (4)

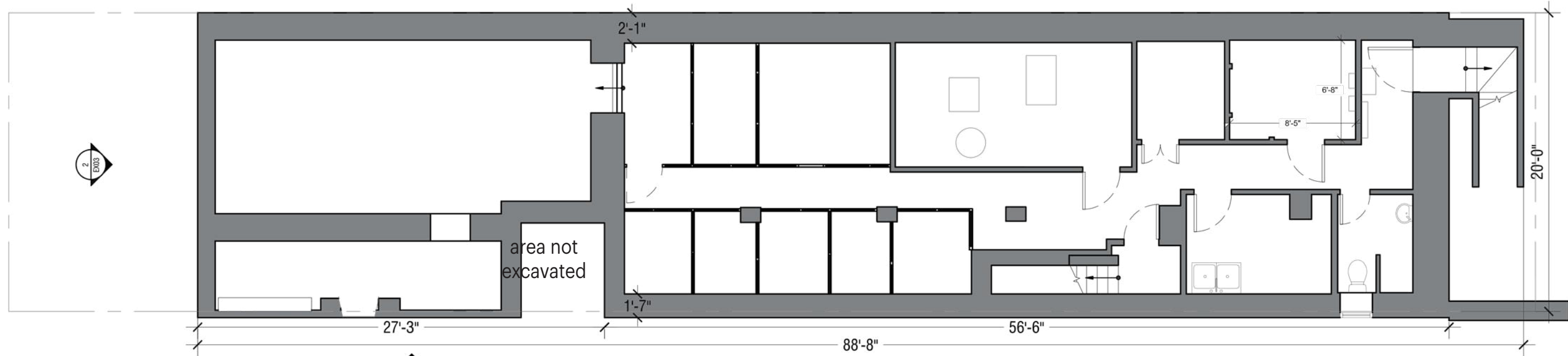
FIFTH FL. (5)

CONSERVED FLOOR PLATE  
 NEW CONSTRUCTION





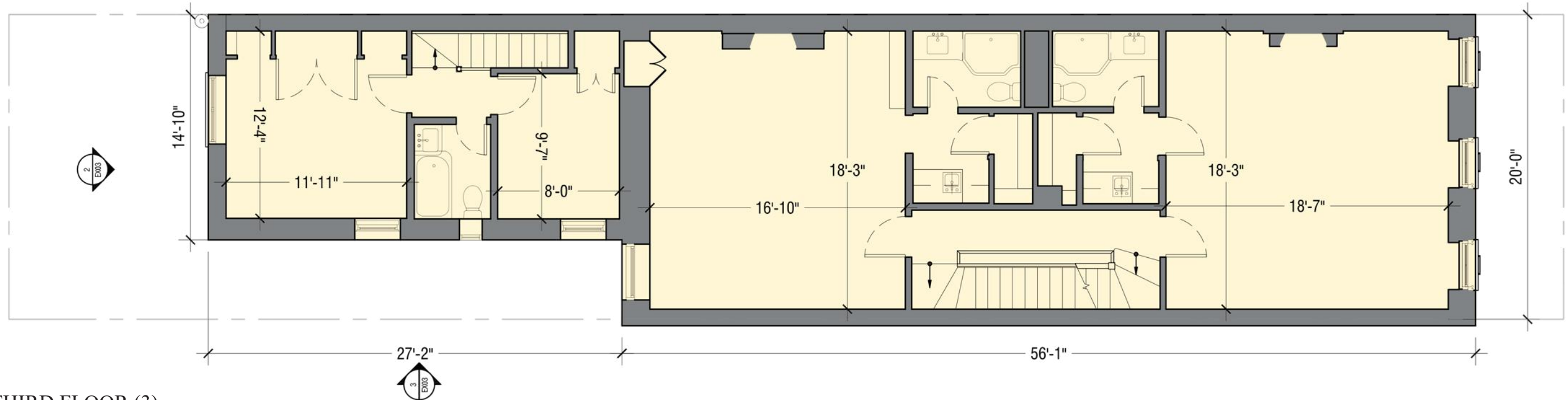
GARDEN (1)



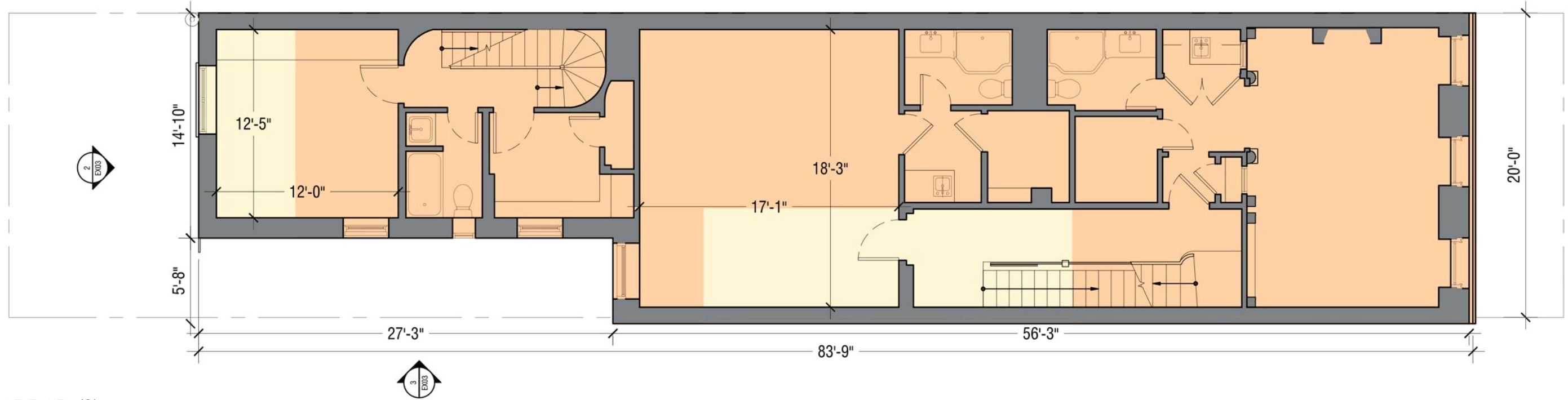
CELLAR (1)

- CONSERVED FLOOR PLATE
- NEW CONSTRUCTION





THIRD FLOOR (3)



PARLOR (2)

- CONSERVED FLOOR PLATE
- NEW CONSTRUCTION





FIFTH FLOOR (5)

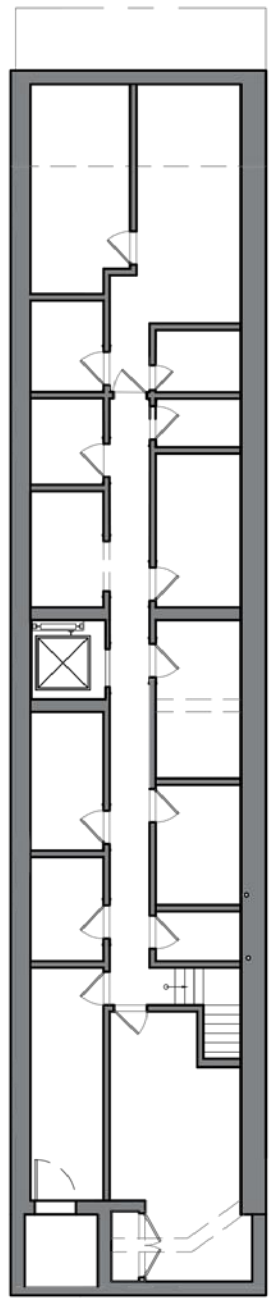
FOURTH FLOOR (4)

CONSERVED FLOOR PLATE  
 NEW CONSTRUCTION

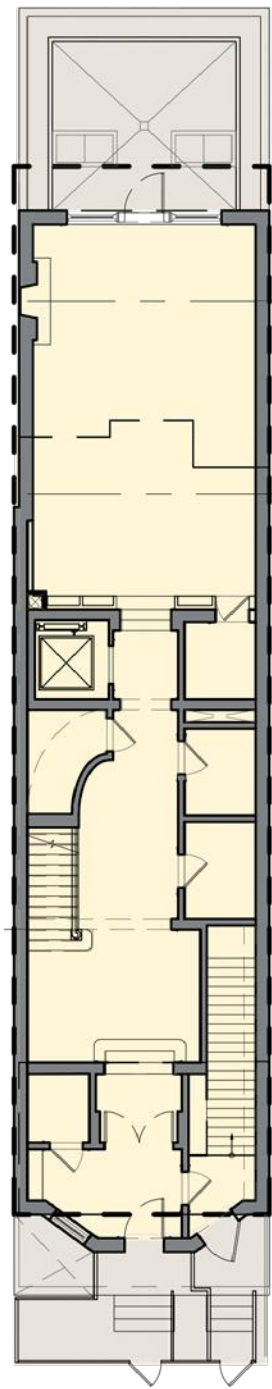


PROPOSED PLANS

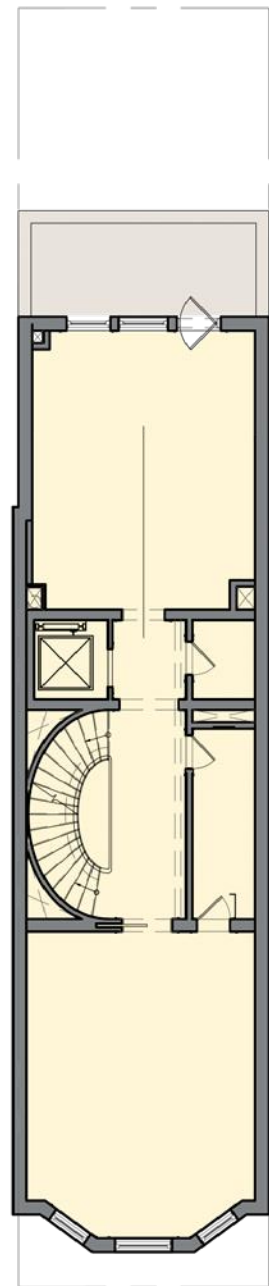




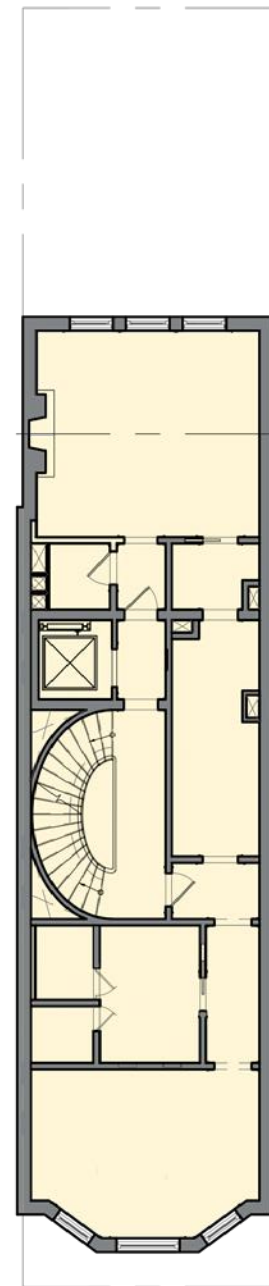
CELLAR (-1)



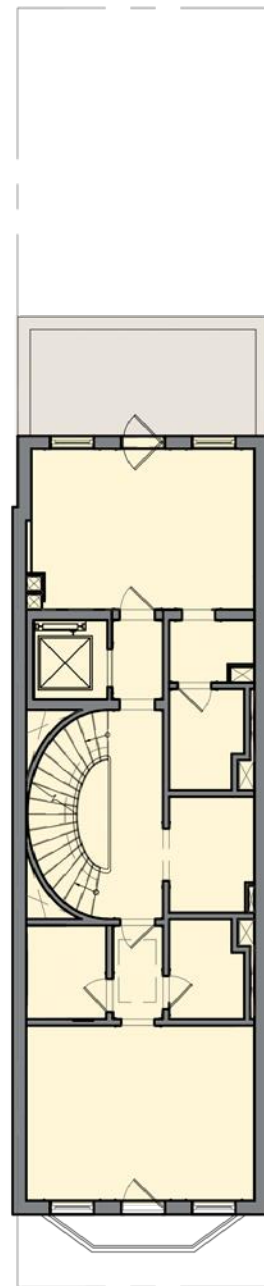
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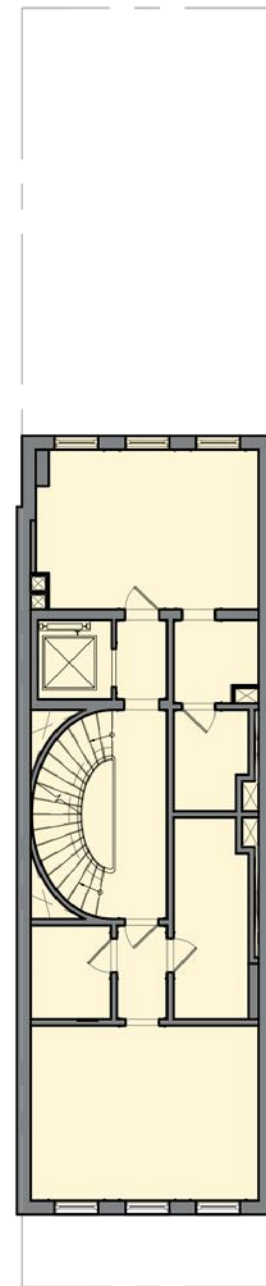
PARLOR (2)



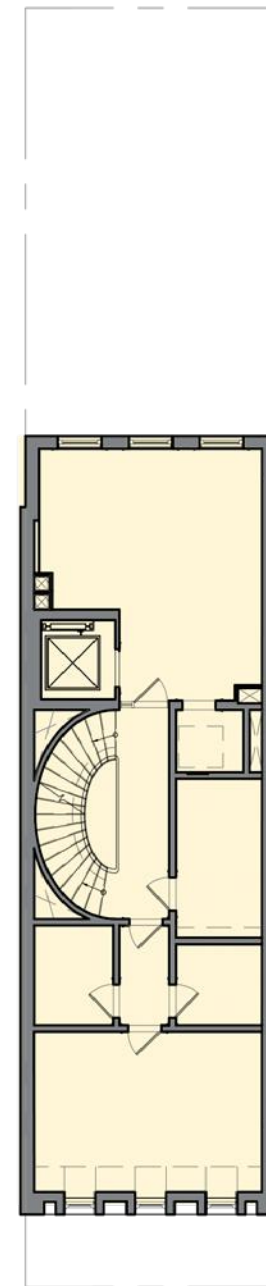
THIRD FL. (3)



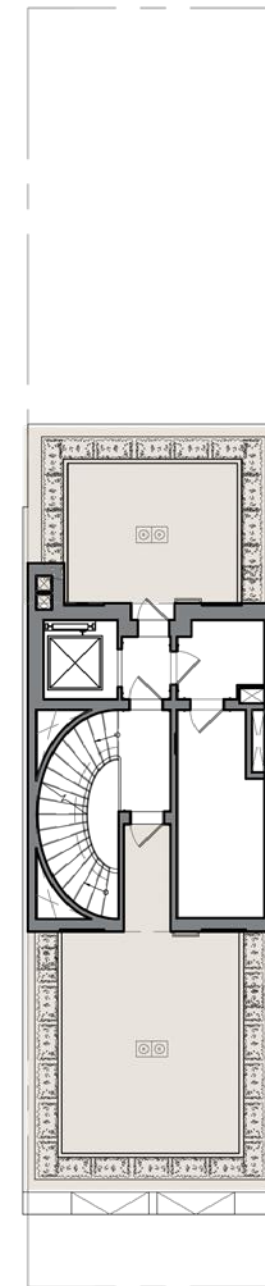
FOURTH FL. (4)



FIFTH FL. (5)

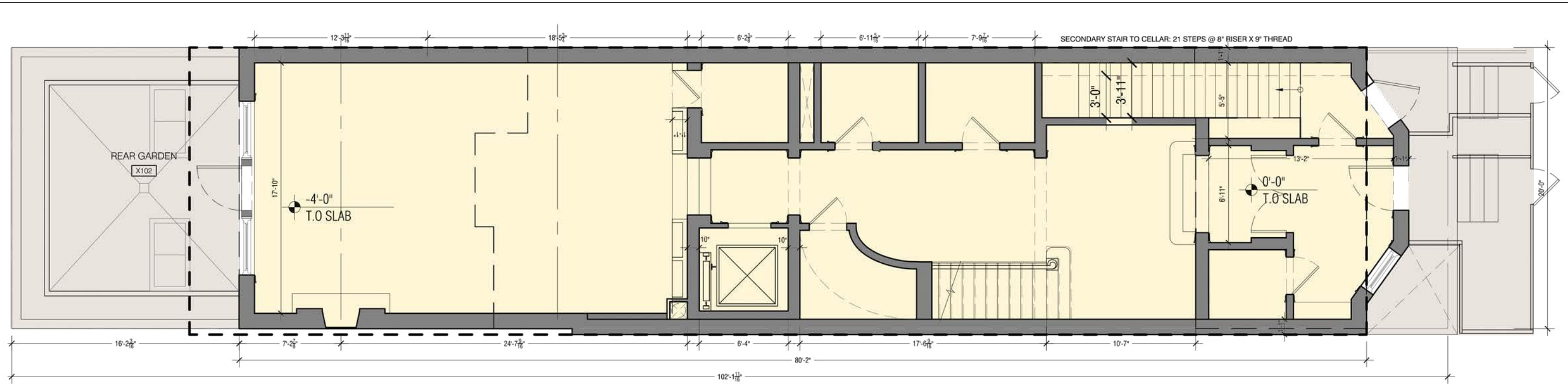


SIXTH FL. (6)

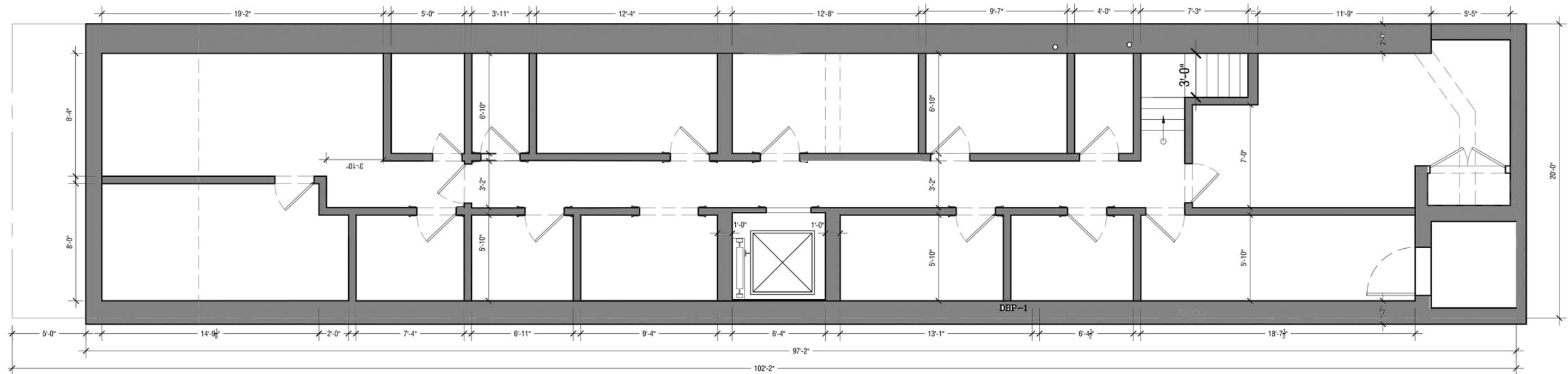


BULKHEAD (7)



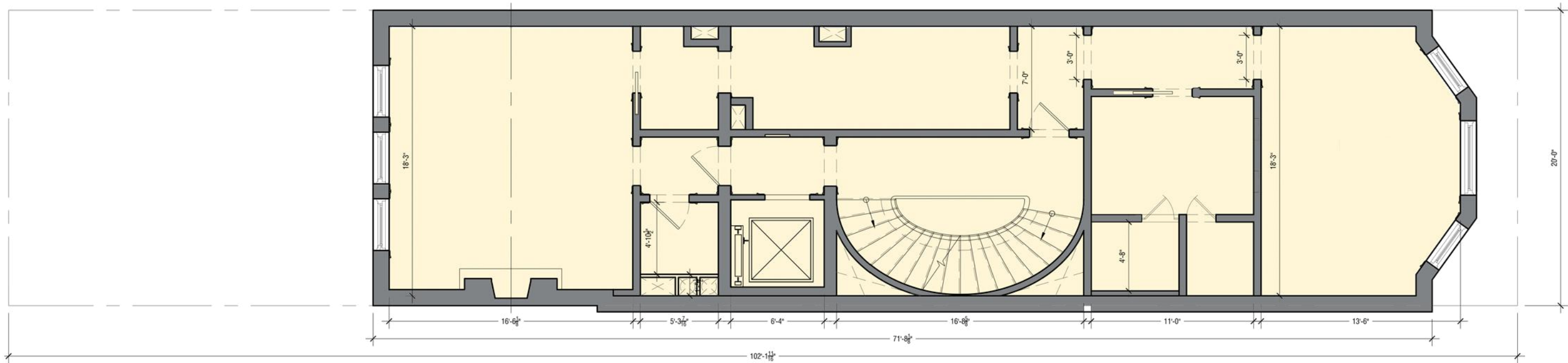


GARDEN (1)

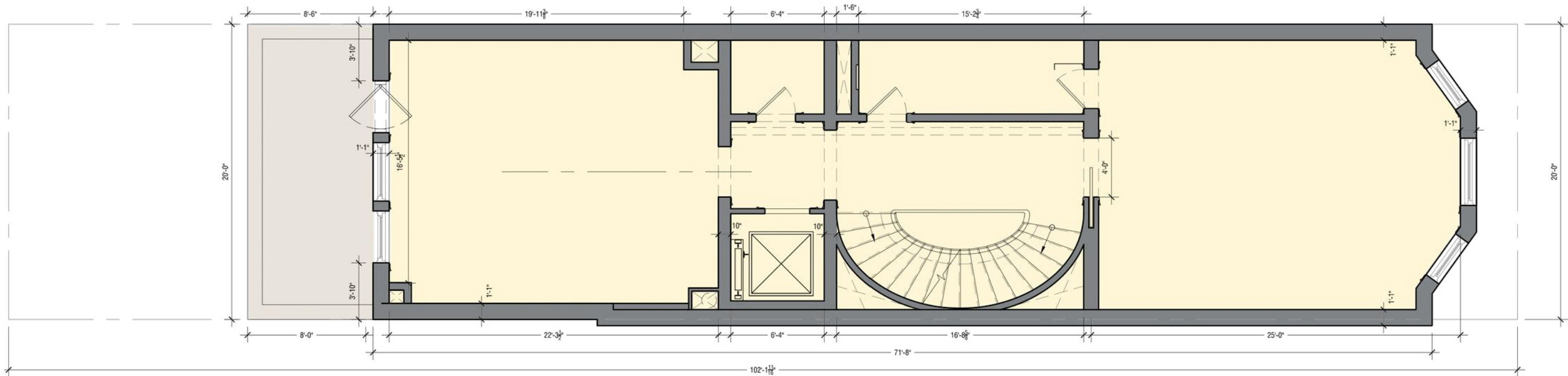


CELLAR (-1)





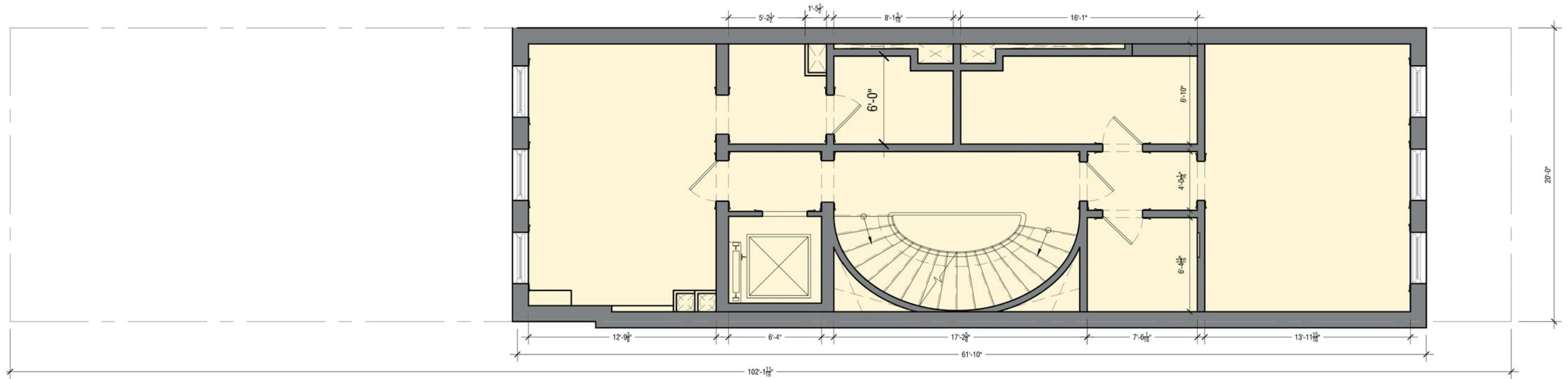
THIRD FLOOR (3)



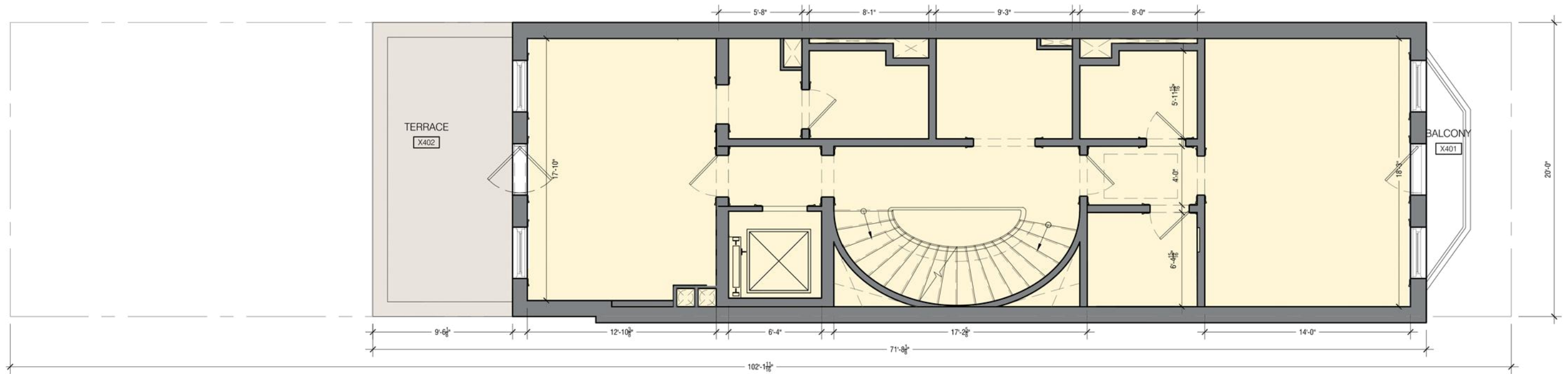
PARLOR (2)



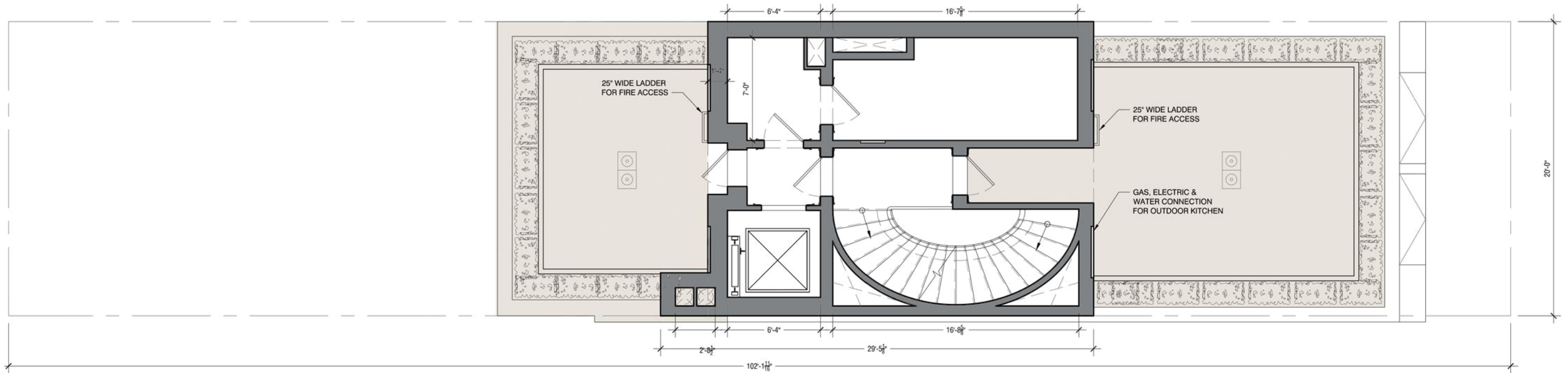
FIFTH FLOOR (5)



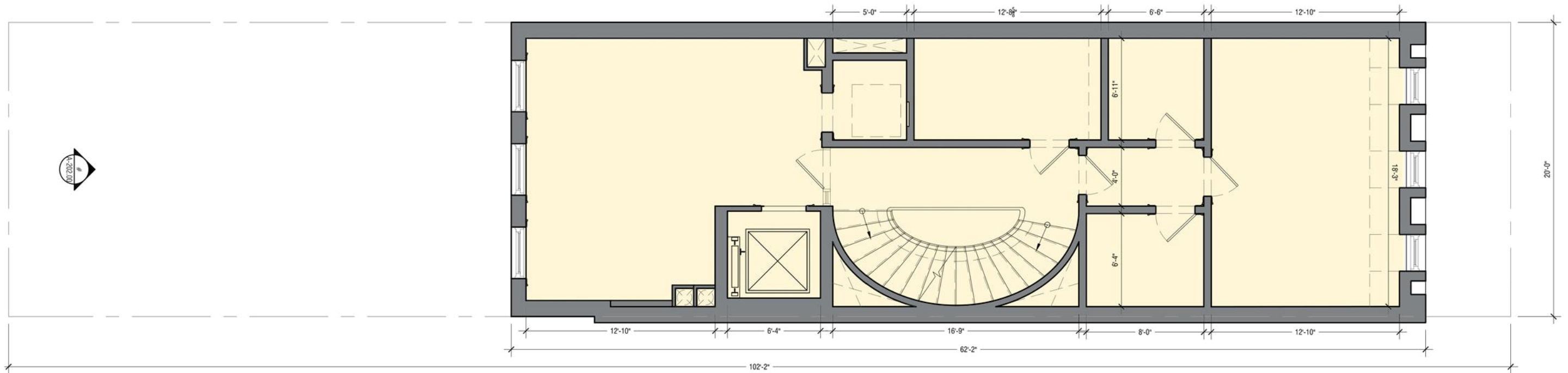
FOURTH FLOOR (4)





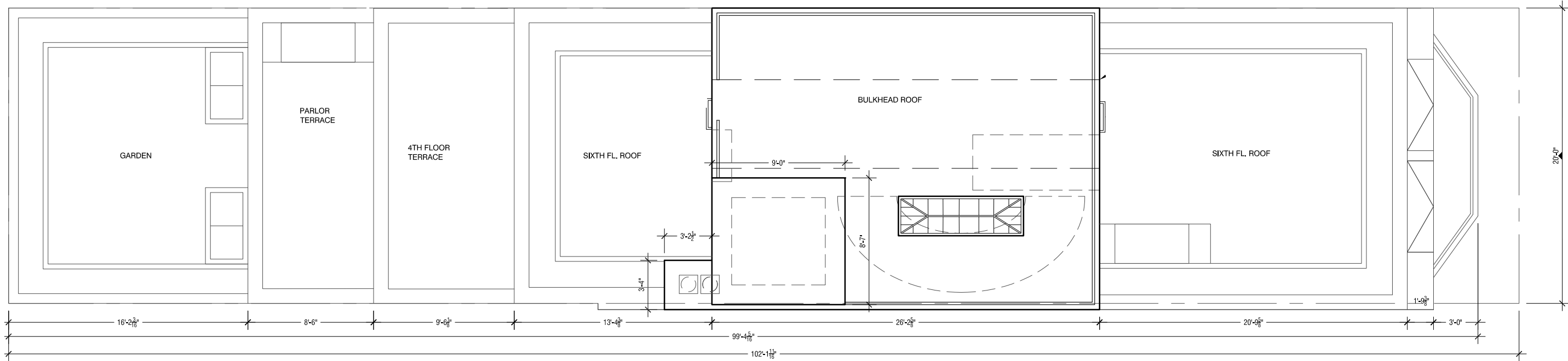


BULKHEAD (7)



SIXTH FLOOR (6)





ROOF