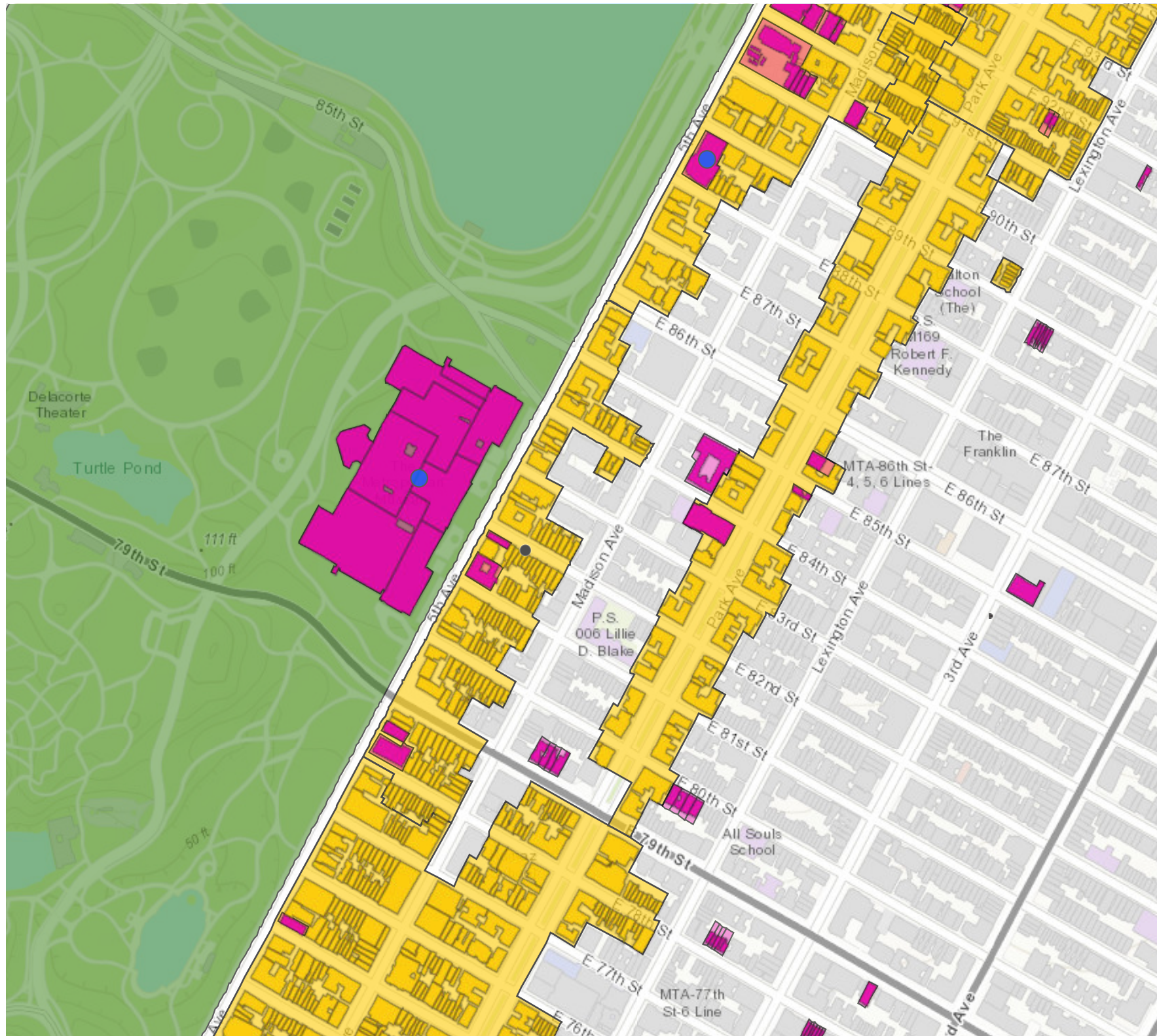


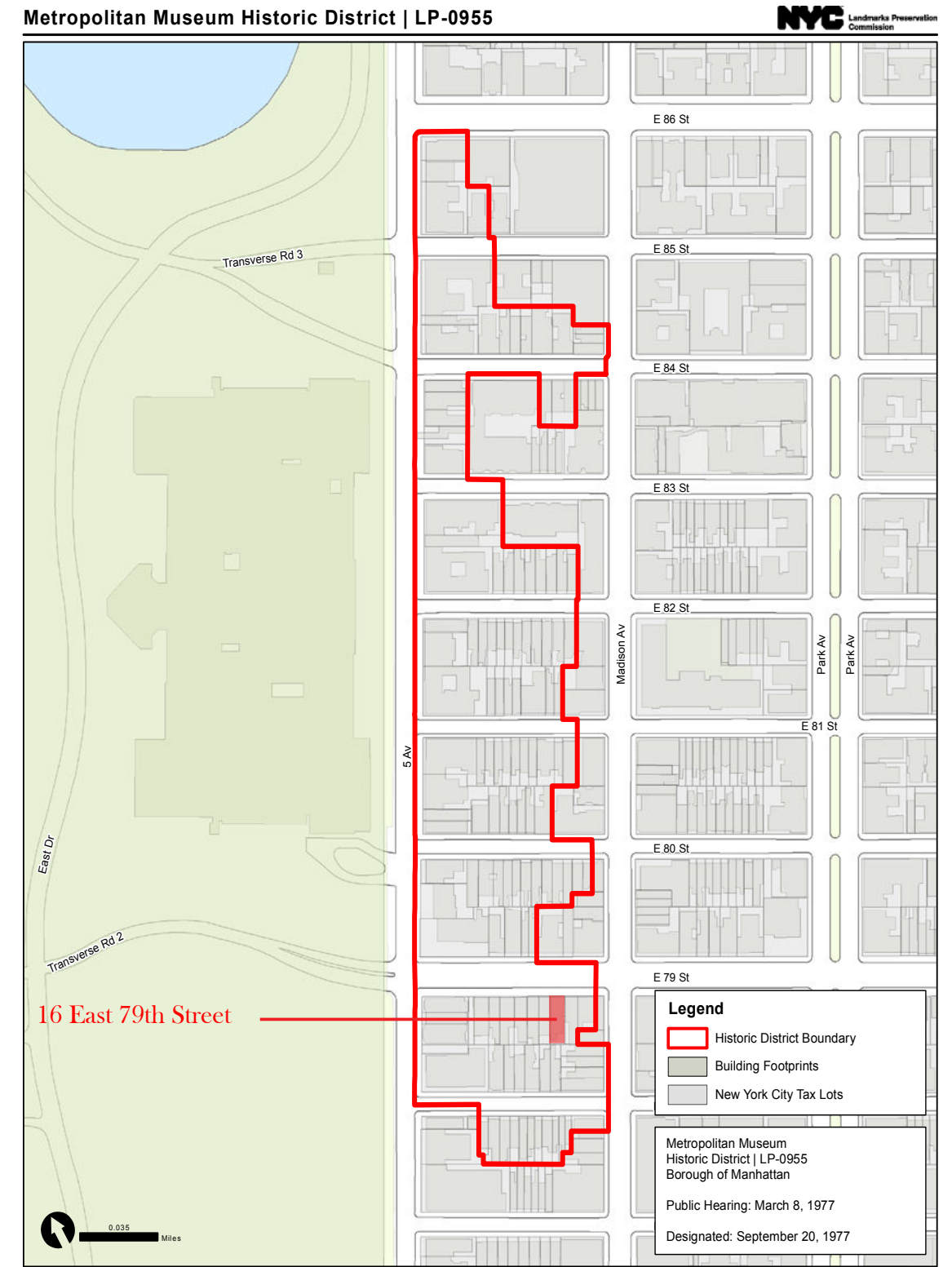


16 EAST 79th STREET, NEW YORK
Window Replacement Master Plan
LPC Commission Presentation

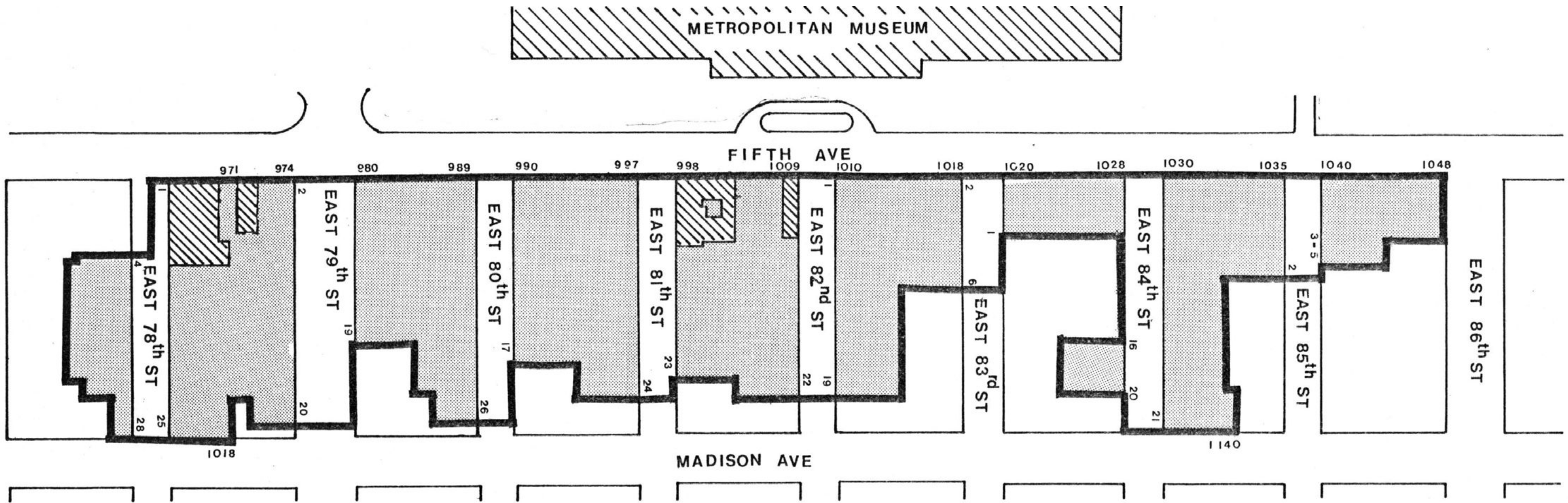
DESIGN PRIMITIVES LLC
NOVEMBER 14, 2022



LPC Designation Map



Metropolitan Museum Historic District



**PROPOSED
METROPOLITAN MUSEUM HISTORIC DISTRICT**



DESIGNATED LANDMARKS

HISTORIC DISTRICT MAP



ca. 1908

No. 16.

Warren & Wetmore (see p.117), the prominent New York architectural firm, designed this well-proportioned brick and limestone neo-Georgian town house in 1901-1903. Reminiscent of English terrace house design, No. 16 was constructed for Sidney D. Ripley, treasurer and director of the Equitable Life Assurance Society, who died in 1905. His wife continued to live in the house until 1912 when she sold it to Charles H. and Gustavia A. Seneff. Mr. Seneff was director of the American Sugar Refining Company and a relative of the Havemeyers, the well-known New York art collectors. In 1910 he gave the land for the new Flushing Hospital in Queens. Although the facade was altered in 1955, the townhouse retains much of its original elegant character. Today the building houses the Saidenberg Gallery.

A handsome low iron areaway railing demarcates the entryway set in the English basement of rusticated limestone. This ground level entrance was a common feature of 19th-century English residential design. The ground floor here, however, is also reminiscent also of Italian Renaissance palazzo design in its boldly accentuated rustication which is further embellished by the overlap of sections of ashlar block with the molded window enframements of the round-arched openings. This motif echoes a similar treatment at No. 10 and is reminiscent of a Georgian motif of alternating blocks known as the Gibbs surround. Iron grilles at the windows further enhance these arched openings. The entrance to this English basement is set above a low stoop with curved steps. It was originally more English in feeling with an elegant projecting portico. As seen in early photographs, this portico was composed of Tuscan columns flanking the doorway which supported entablature blocks which in turn carried a handsome balustrade surmounted by urns at either end in front of the parlor story window. Today the recessed glass and iron entry doors are set in a round-arched enframement similar to those of the first floor windows. Above the projecting band course which terminates the rusticated limestone ground floor, the walls are of brick laid up in Flemish bond with burned headers. Iron railings embellish the tall French windows of the second or parlor floor. These simply enframed recessed windows were originally divided into separate square lights and had projecting lintels on console brackets and friezes with carved swags in addition to their molded enframements. The double-hung windows of the third floor have crosstetted enframements and projecting sills supported on corbel blocks which are adorned with grooves. The limestone panels above these windows originally featured projecting cornices. A wide projecting band course extends across the facade below the fourth-story windows and serves as a base for the complete enframements of these square windows. The keystones above these windows overlap the egg-and-dart molding below the roof cornice. A row of dentils also extends across the facade below the projecting cornice which is supported on closely-spaced modillions. A Georgian style balustrade surmounts this cornice. Behind the balustrade three copper-clad dormer windows are set in the steeply sloping crested copper roof. High limestone chimneys with handsome moldings at the top flank this roof.

The stateliness of this facade, animated by the play of light and shade over the brick walls of Flemish bond, is much in keeping with this elegant blockfront.

1977 Designation Report



ca. 1911



1940s Tax Photo

Architect:
Warren & Wetmore
Year Built:
1901-1903
Style:
Neo-Georgian
Designation:
Metropolitan Museum
Historic District (1977)

HISTORIC PHOTOS



Front Facade - View from 79th Street



Front Facade - View from Madison Ave

EXISTING BUILDING PHOTOS



ASSISIUM SCHOOL (FORMER HANGAR CLUB)
36 East 63rd Street

Architect:
Cross & Cross
Year Built:
1929-1930
Style:
Neo-Georgian
Designation:
Metropolitan Museum
Historic District (1977)



HARVARD CLUB
27 West 44th Street

Architect:
McKim, Mead & White
Year Built:
1893-894 (original); 1903, 1915 (major addition)
Style:
Neo-Georgian
Designation:
Individual Landmark (1967)



CAROLINA GREENOUGH RESIDENCE
38 East 63th Street

Architect:
F.S. Barus (original building); William Strom (alterations)
Year Built:
1880-1881 (original); 1903-1904 (alterations)
Style:
Neo-Georgian
Designation:
Upper East Side
Historic District (1977)



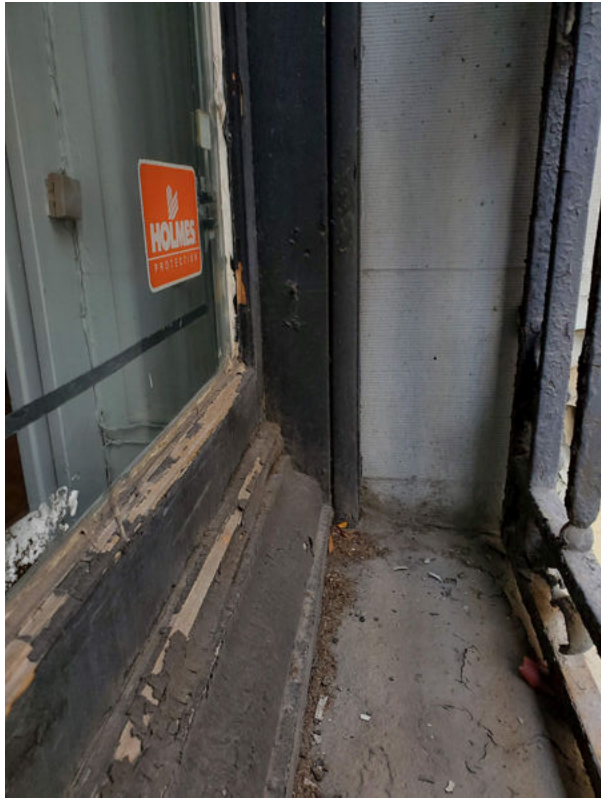
LINKS CLUB
36 East 62nd Street

Architect:
Trowbridge & Livingston
Year Built:
1902
Style:
Neo-Georgian
Designation:
Upper East Side
Historic District (1981)

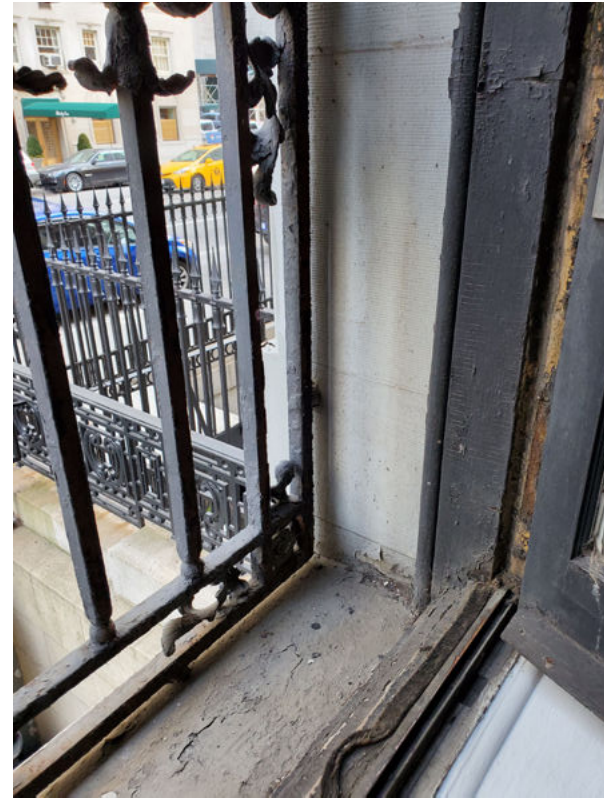


THE GOODWIN MANSION
11 West 54th Street

Architect:
McKim, Mead & White
Year Built:
1898-1896
Style:
Neo-Georgian
Designation:
Individual Landmark (1981)



Existing Window - 1st Floor



Existing Window - 1st Floor



Existing Window - 2nd Floor



Existing Window - Basement



Existing Window - 3rd Floor



Existing Window - 4th Floor



Existing Window - 4th Floor



Existing Window - 4th Floor

EXISTING WINDOW CONDITIONS

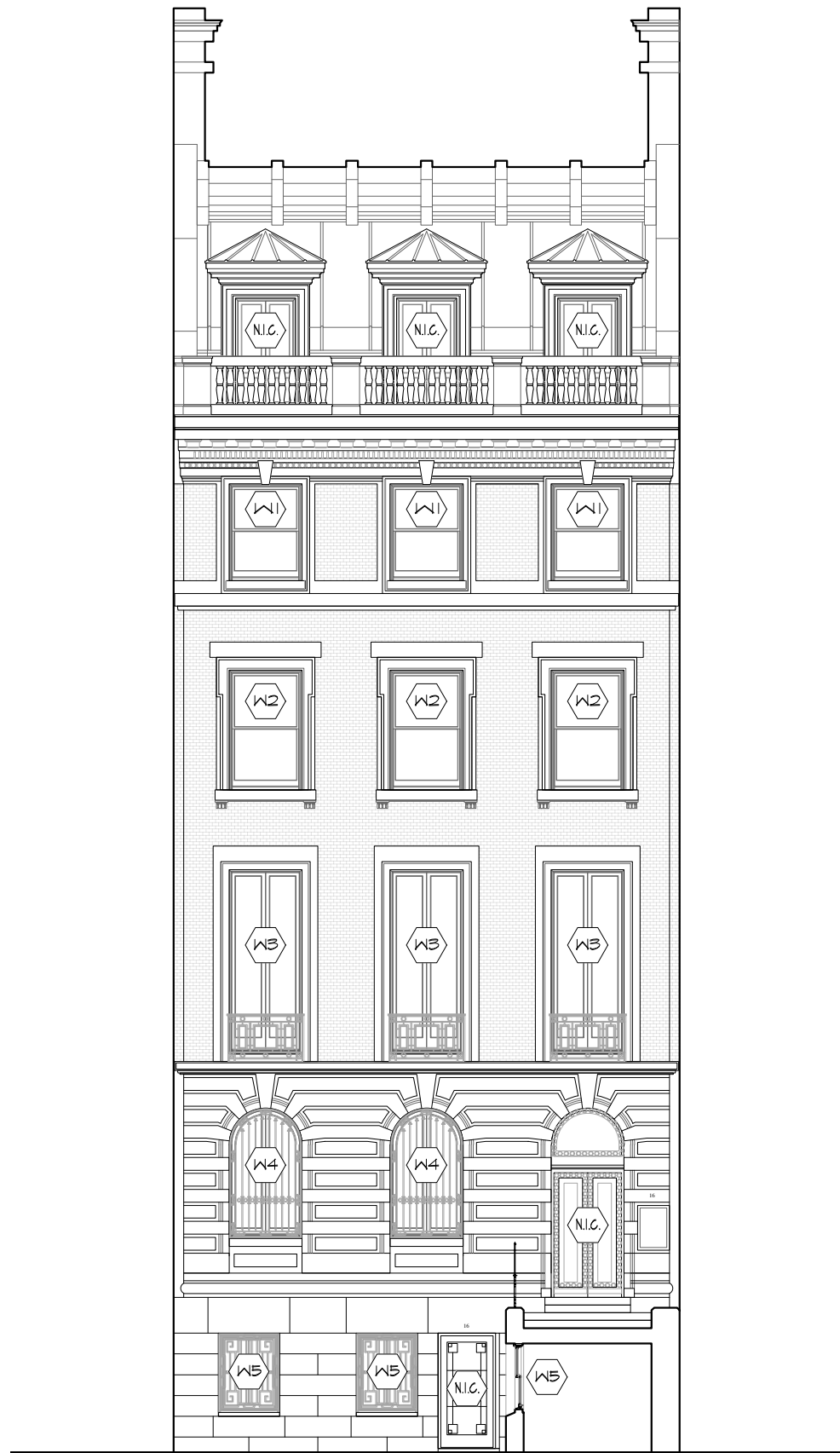


Existing Front Elevation

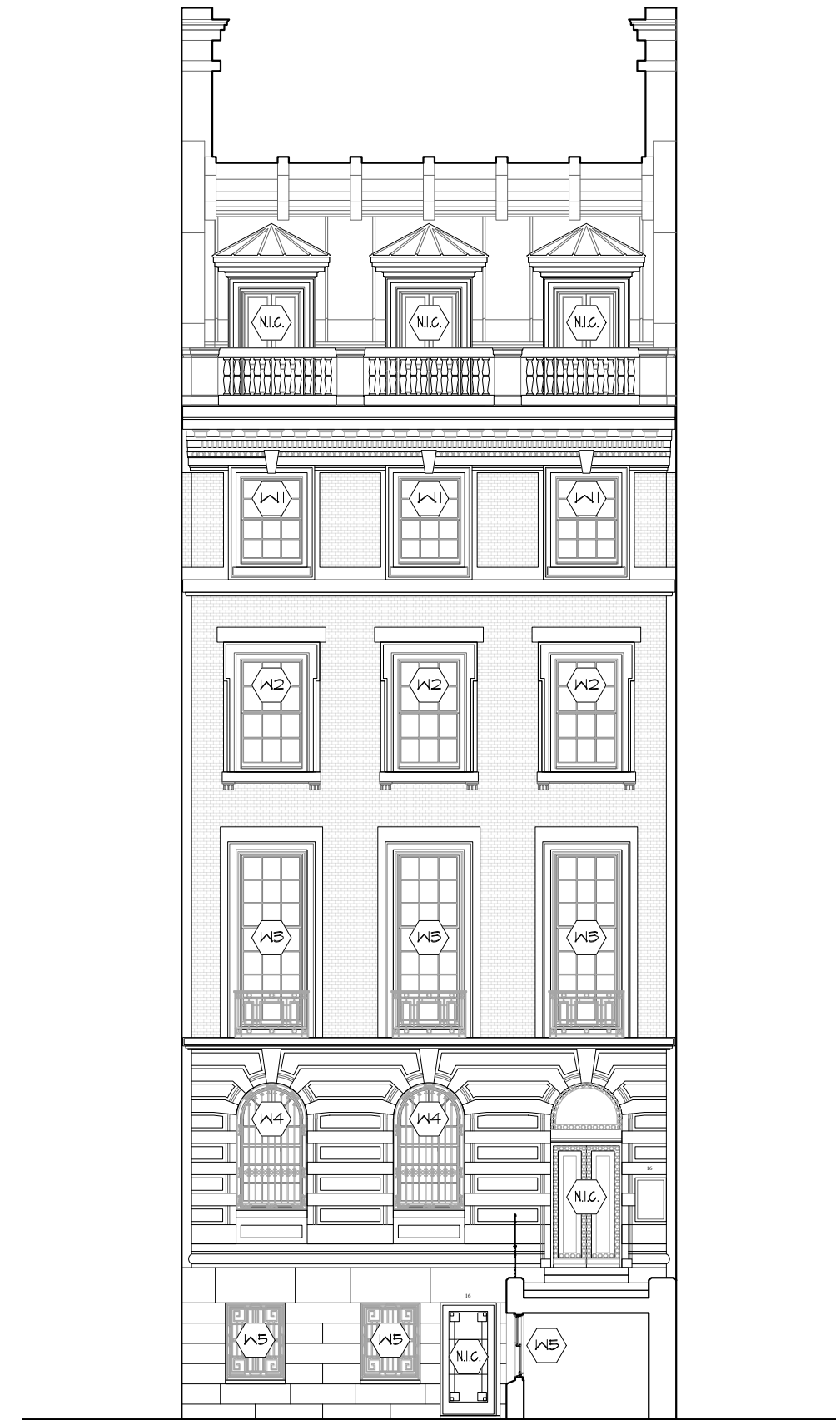


Proposed Front Elevation

BUILDING ELEVATIONS

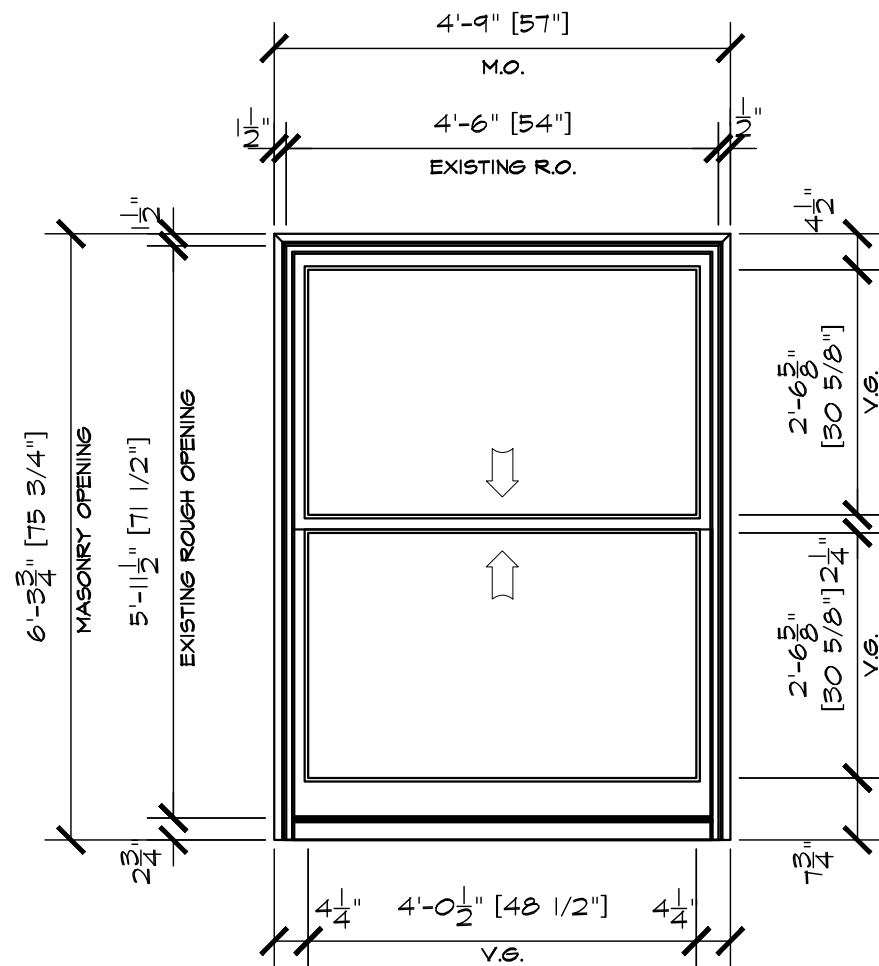


Existing Front Elevation



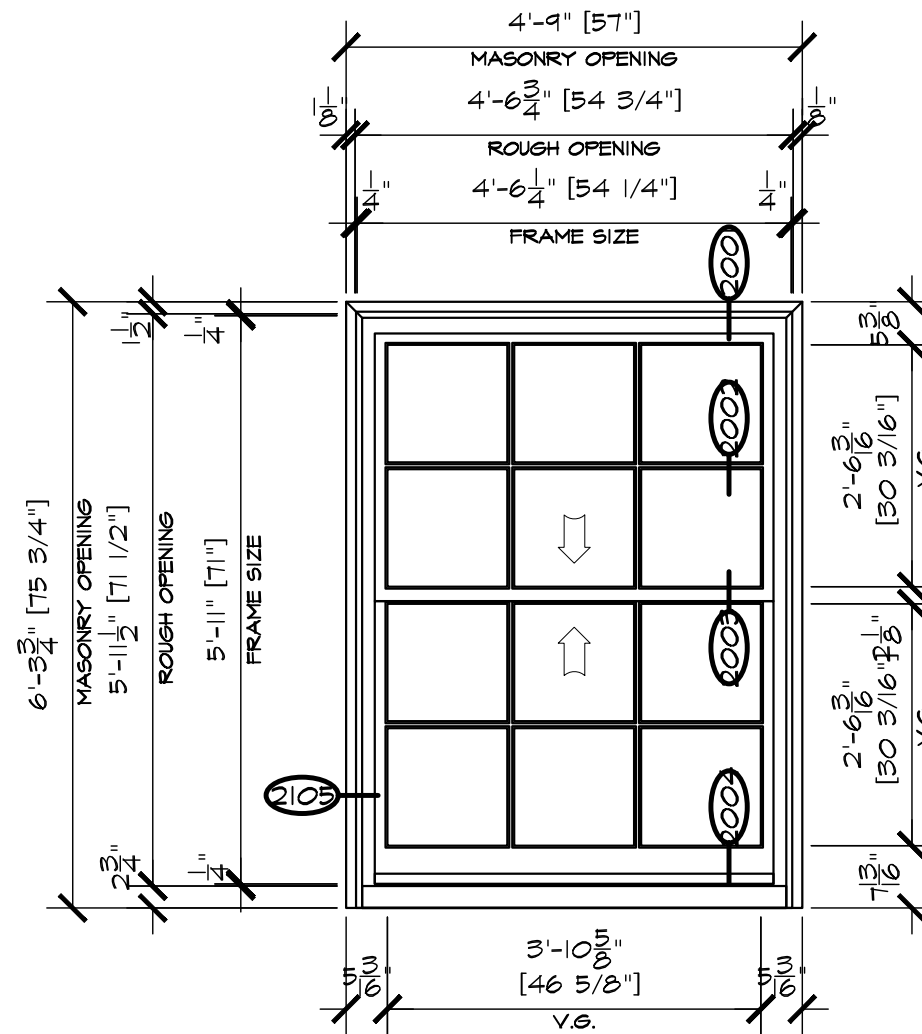
Proposed Front Elevation

BUILDING ELEVATIONS
WINDOW TYPES



W1 EXISTING

EXISTING GLASS SIZE: 48 1/2" X 30 5/8" 1,485.31 sq. in.
 PROPOSED GLASS SIZE: 46 5/8" X 30 3/16" 1,407.49 sq. in.
 GL% = 100-^{PROP.}/_{EXIST.} x 100
 GLASS LOSS : 5.24%



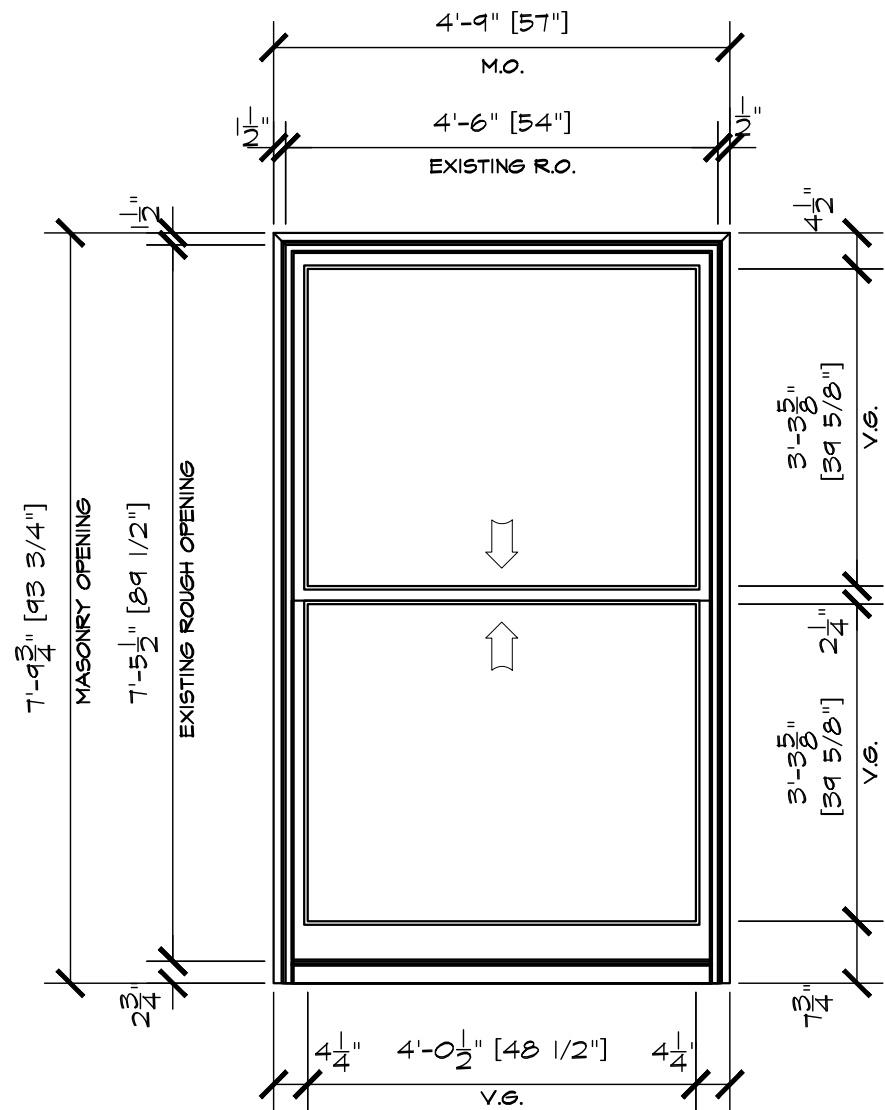
- (FR T C MON DH) -
TYPE W1 - 3 THUS

LOCATION:
 FRONT- EAST 79TH STREET - 4TH FLOOR
 (2) - OFFICE 1
 (1) - OFFICE 2



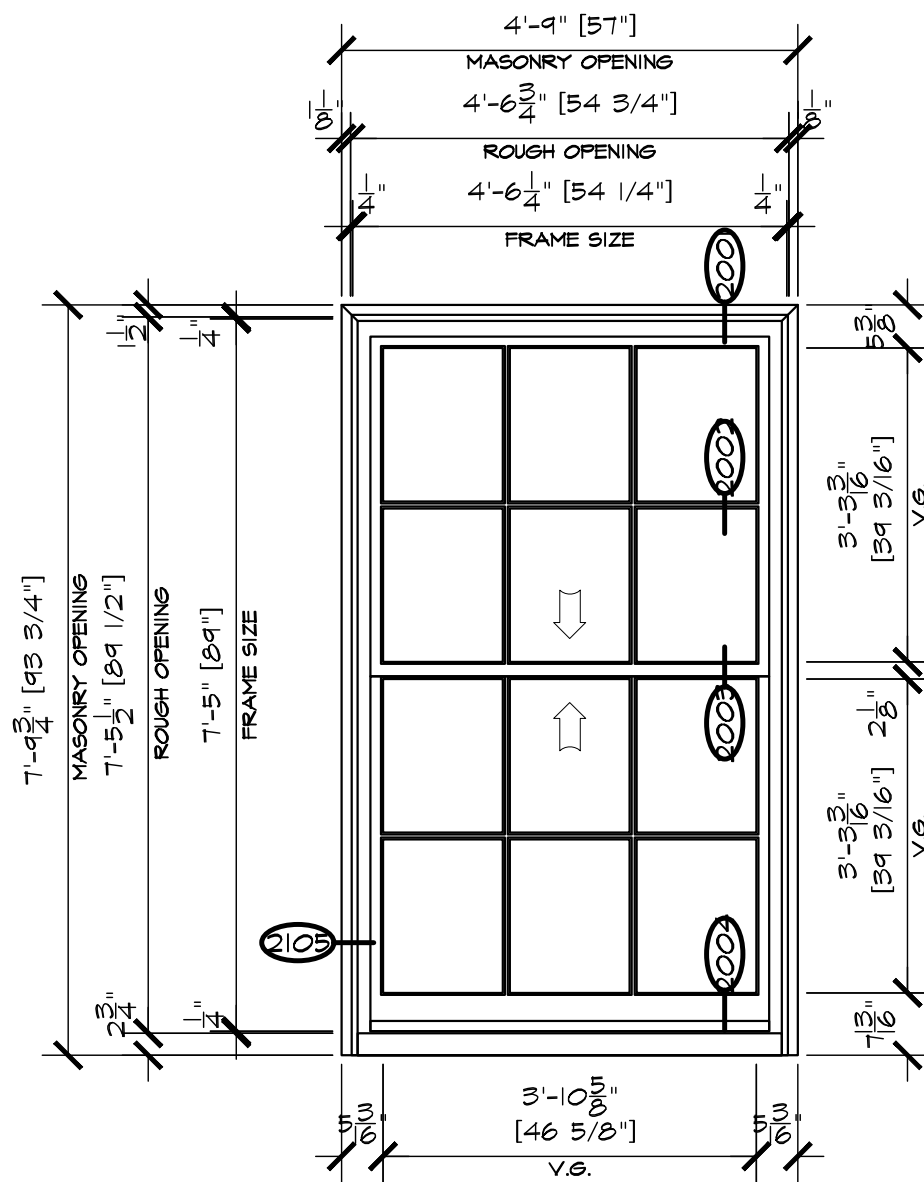
PHOTO OF EXISTING WINDOW

WINDOW TYPES
 WINDOW W1



W2 EXISTING

EXISTING GLASS SIZE: 48 1/2" X 39 5/8" 1,921.81 sq. in
 PROPOSED GLASS SIZE: 46 5/8" X 39 3/16" 1,827.12 sq. in
 GL% = 100 - (PROP. / EXIST. x 100)
 GLASS LOSS : 4.92%



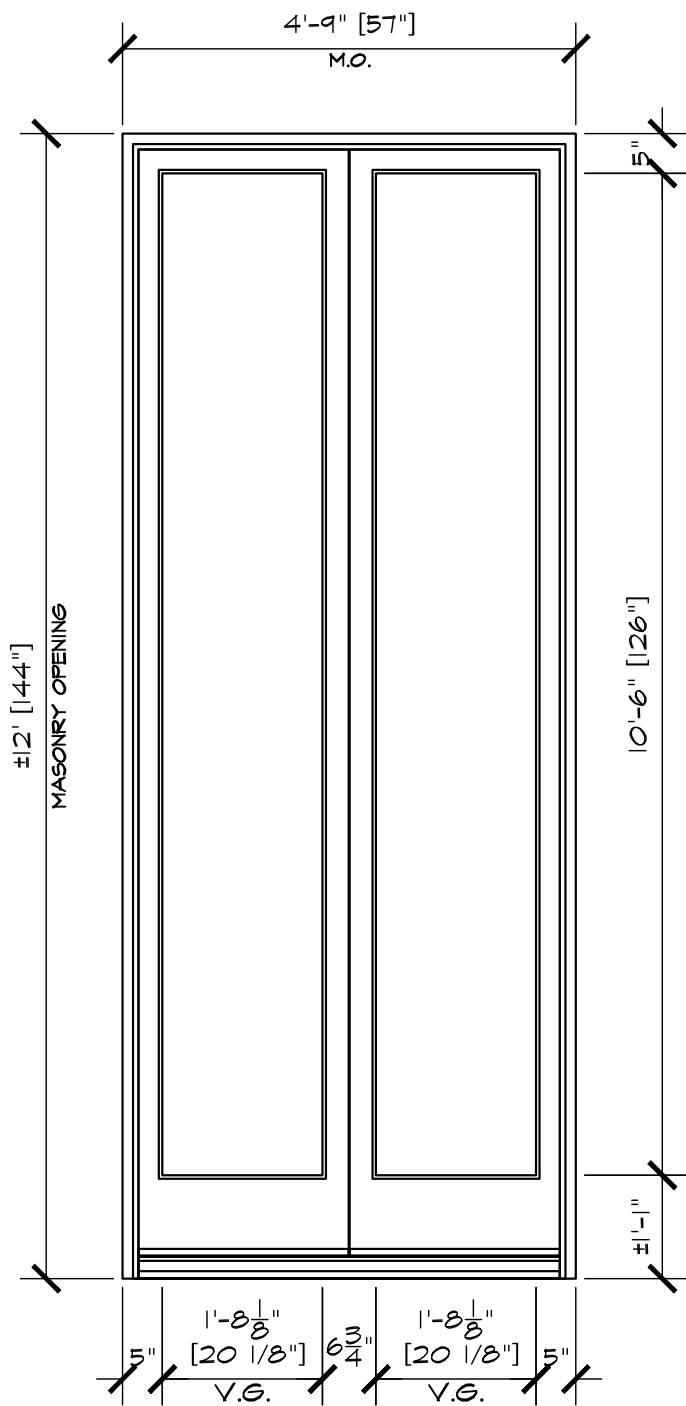
- (FR T C MON DH) -
TYPE W2 - 3 THUS

LOCATION:
 FRONT- EAST 19TH STREET - 3RD FLOOR
 (2) - OFFICE 3
 (1) - OFFICE 4

WINDOW TYPES
WINDOW W2

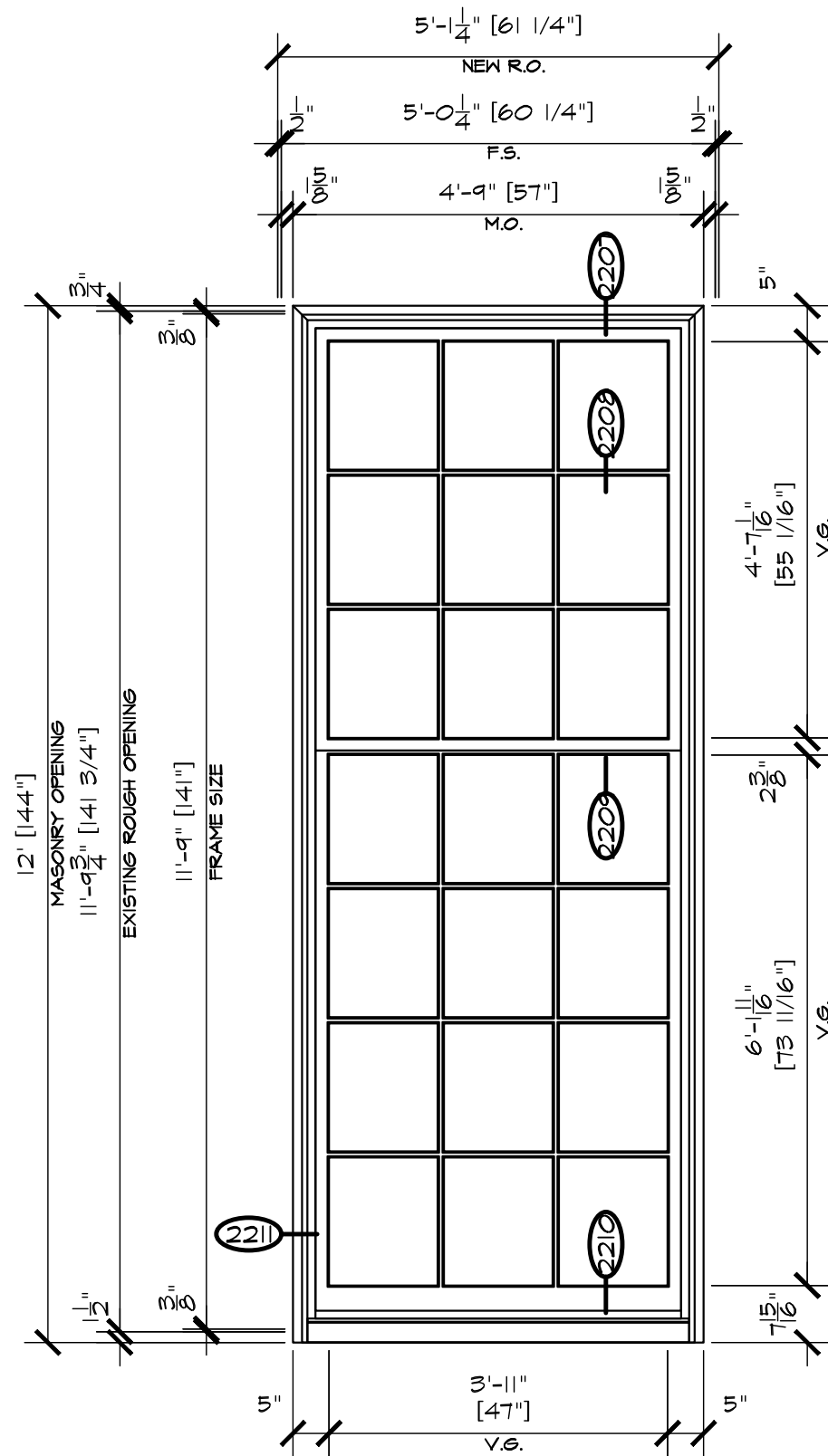


PHOTO OF EXISTING WINDOW



W3 EXISTING

HISTORIC GLASS SIZE:	20 1/8" X 126"	2535.75 sq in
PROPOSED GLASS SIZES:	47" X 55 1/16"	2587.94 sq in
	47" X 73 11/16"	3463.31 sq in



TYPE W3 - 3 THUS

LOCATION:
FRONT- EAST 79TH STREET - 2ND FLOOR
(2) - OFFICE 5

**WINDOW TYPES
WINDOW W3**

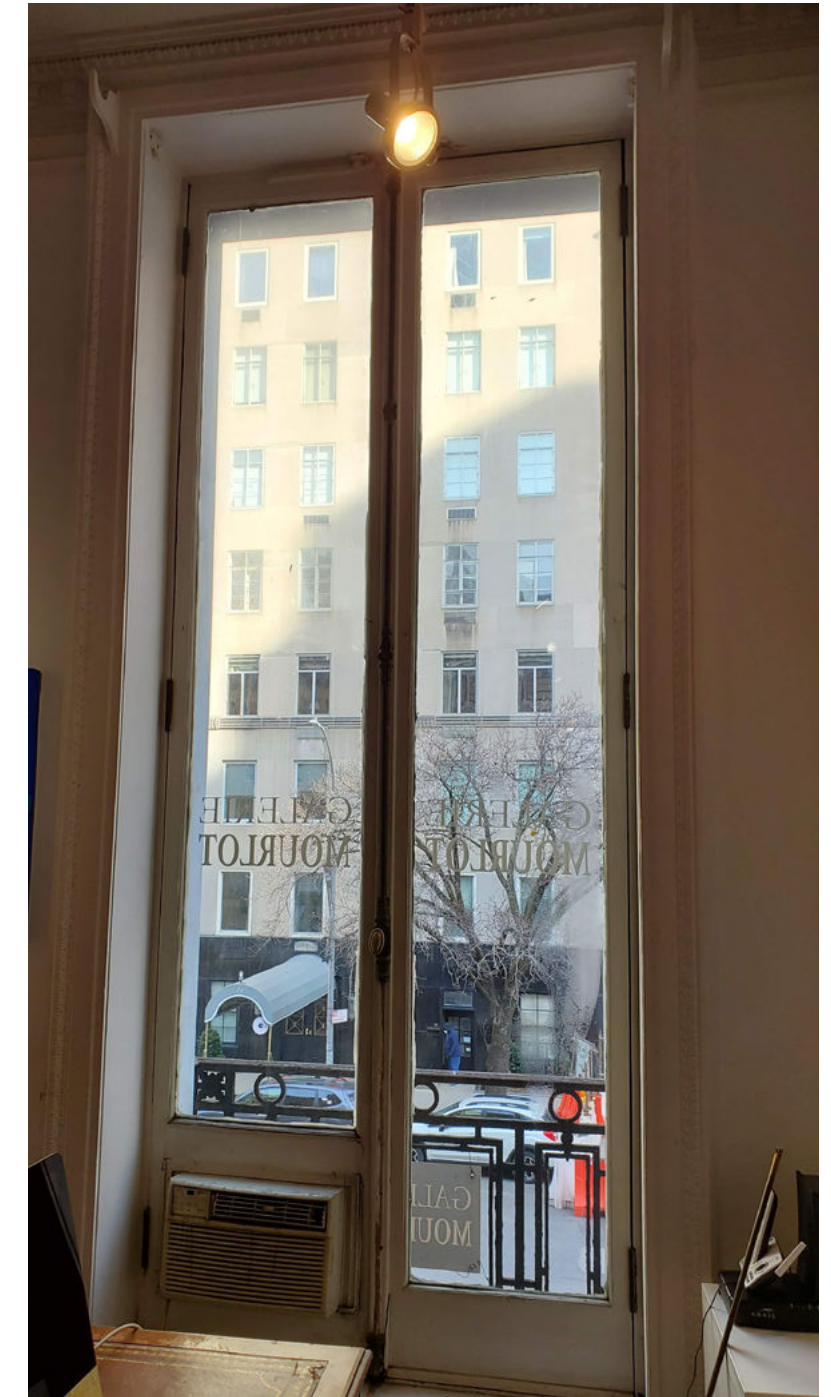
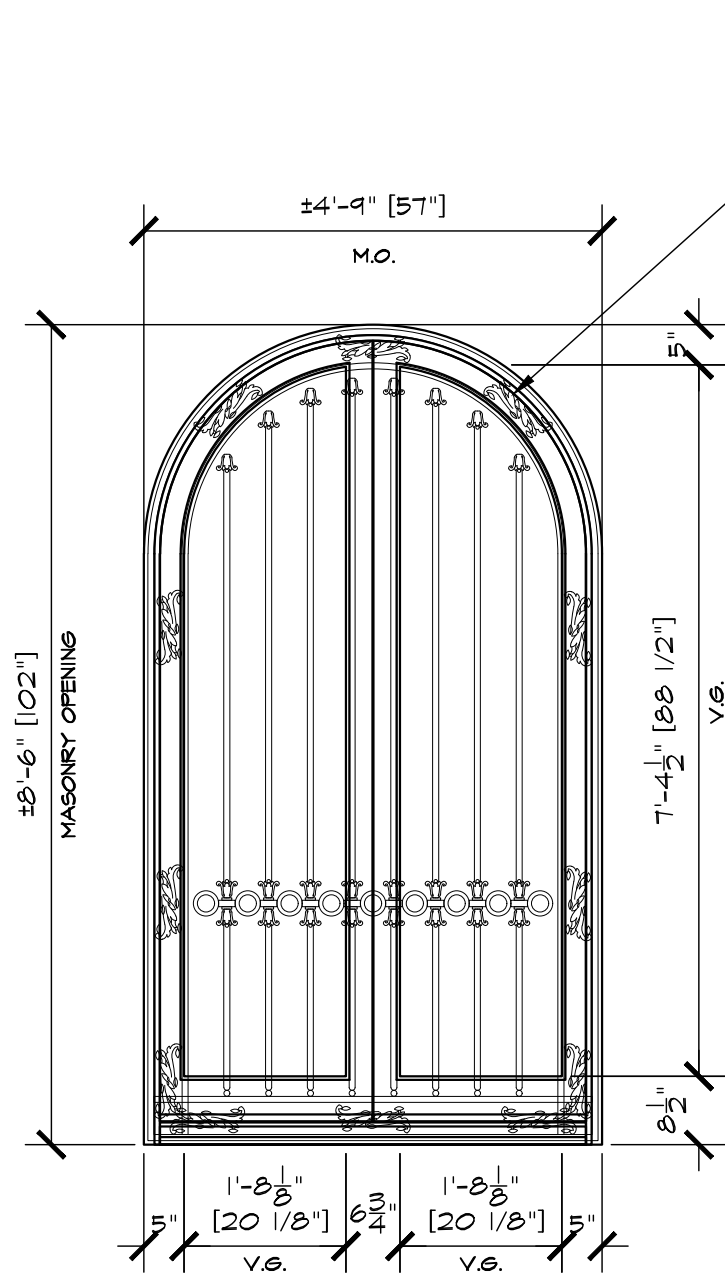
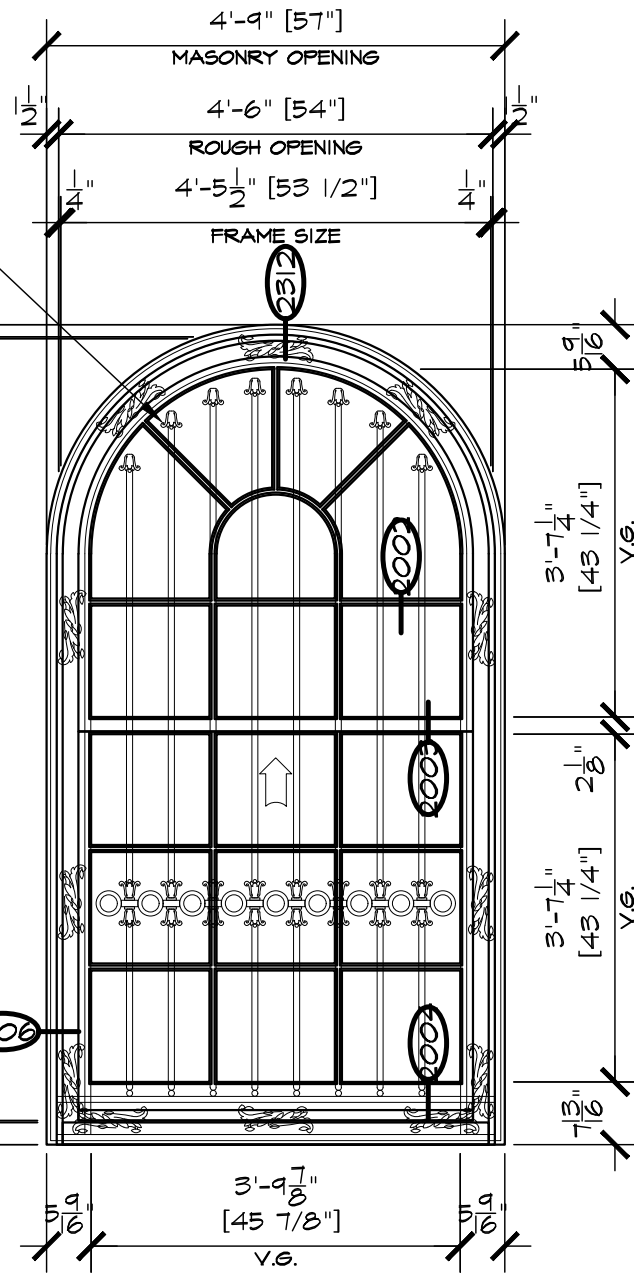


PHOTO OF EXISTING WINDOW



EXISTING METAL BARS TO REMAIN



W4 EXISTING

HISTORIC GLASS SIZE:	20 1/8" X 88 1/2"	1,663.74 sq. in
PROPOSED GLASS SIZES:	46 5/8" X 43 5/16"	2,019.45 sq. in
Arch	46 5/8" X 38 1/8"	1,788.48 sq. in

- (P R T C M O N D H) -

TYPE W4 - 2 THUS

LOCATION:
FRONT- EAST 79TH STREET - 1ST FLOOR
(2) - GALLERY 2

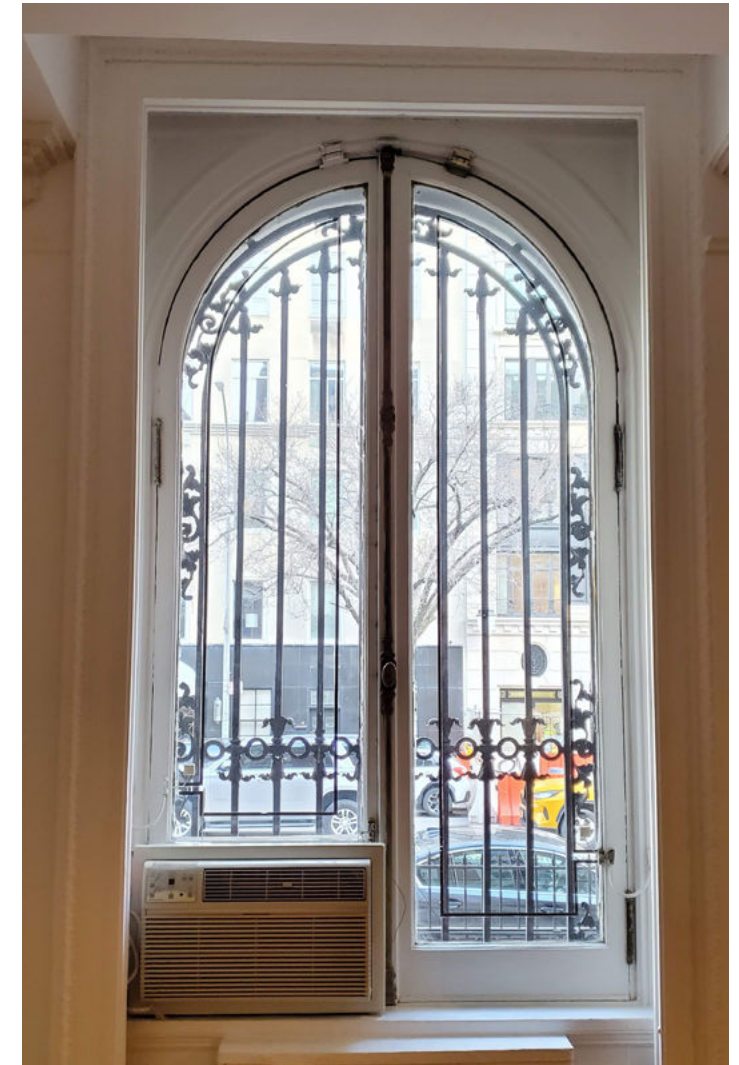
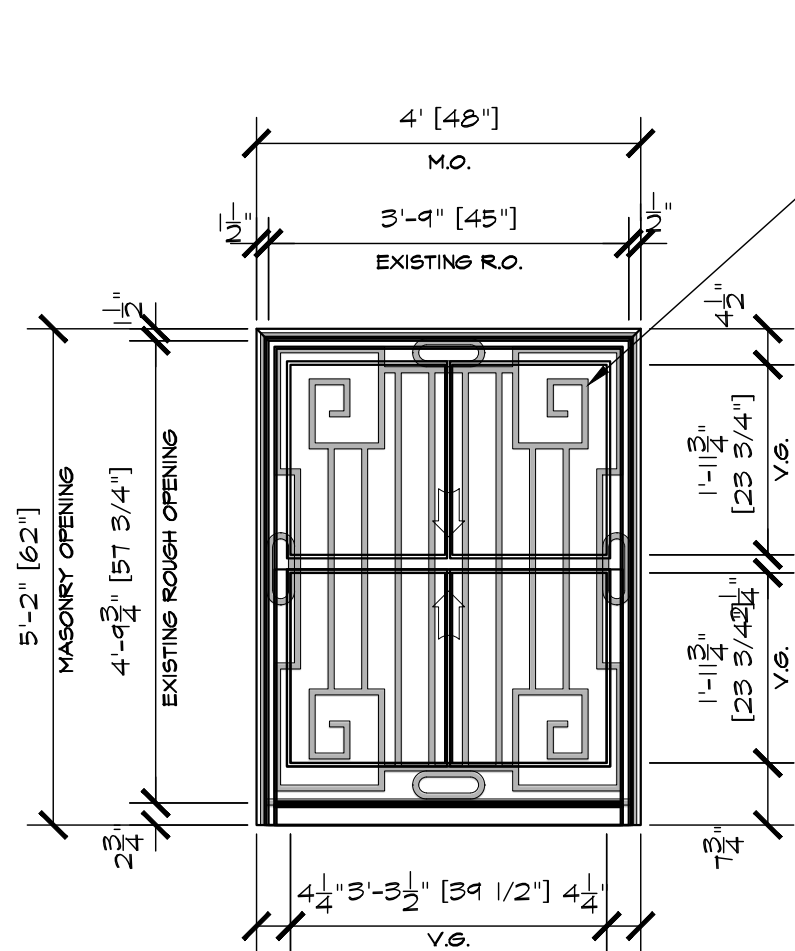


PHOTO OF EXISTING WINDOW

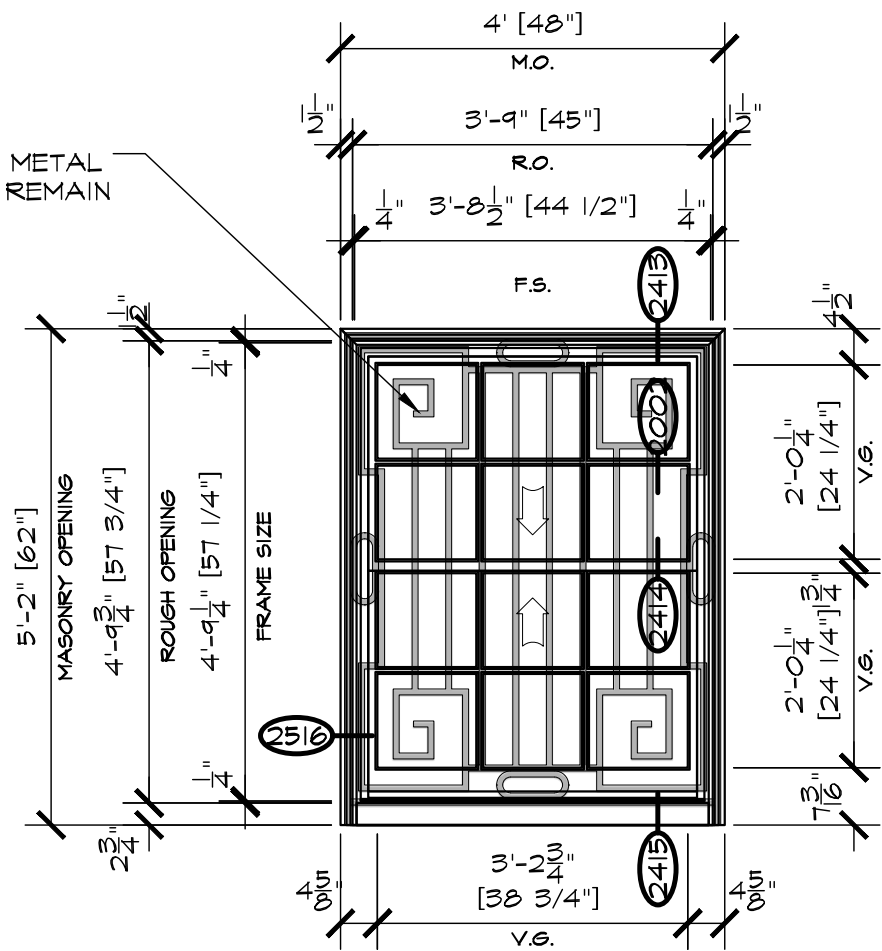
**WINDOW TYPES
WINDOW W4**



W5 EXISTING

EXISTING GLASS SIZE: 39 1/2" X 23 3/4" 938.125 sq. in
 PROPOSED GLASS SIZE: 38 3/4" X 24 1/4" 939.6875 sq. in
 GL% = 100 - (PROP. / EXIST. x 100)
 GLASS GAIN : 0.16%

EXISTING METAL BARS TO REMAIN



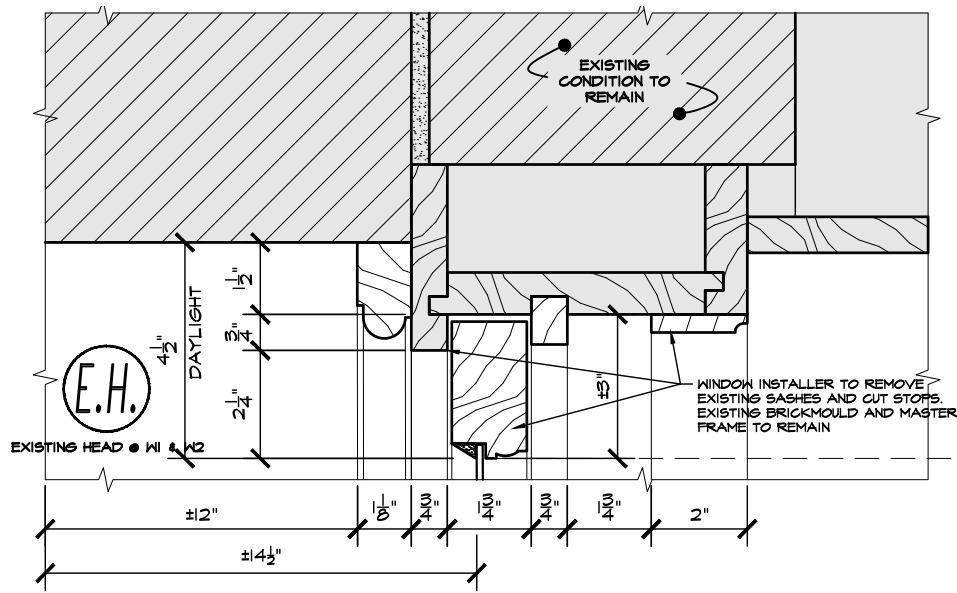
- (P R T C D H) -
TYPE W5 - 3 THUS

LOCATION:
 FRONT- EAST 19TH STREET - BASEMENT
 (2) - BASEMENT OFFICE 1
 (1) - BASEMENT OFFICE 2



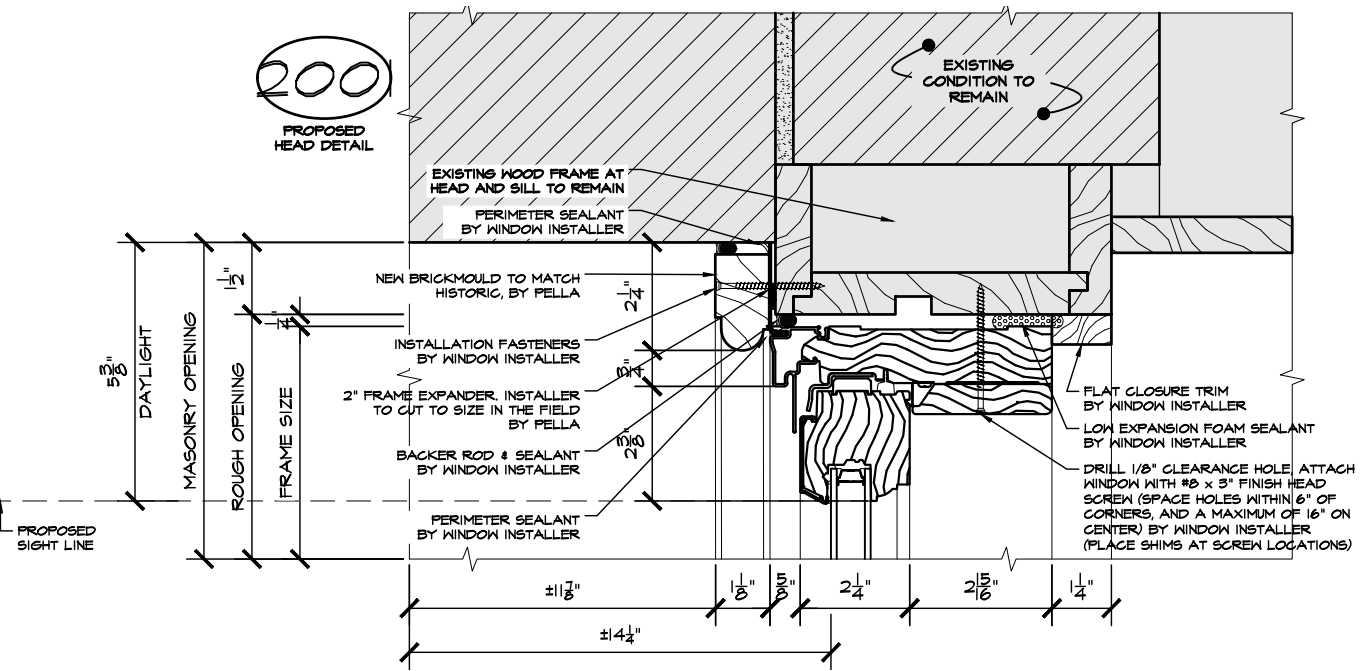
PHOTO OF EXISTING WINDOW

WINDOW TYPES
WINDOW W5

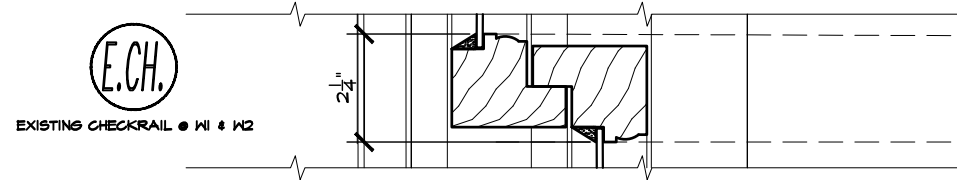


HISTORIC SIGHT LINE

200
PROPOSED HEAD DETAIL

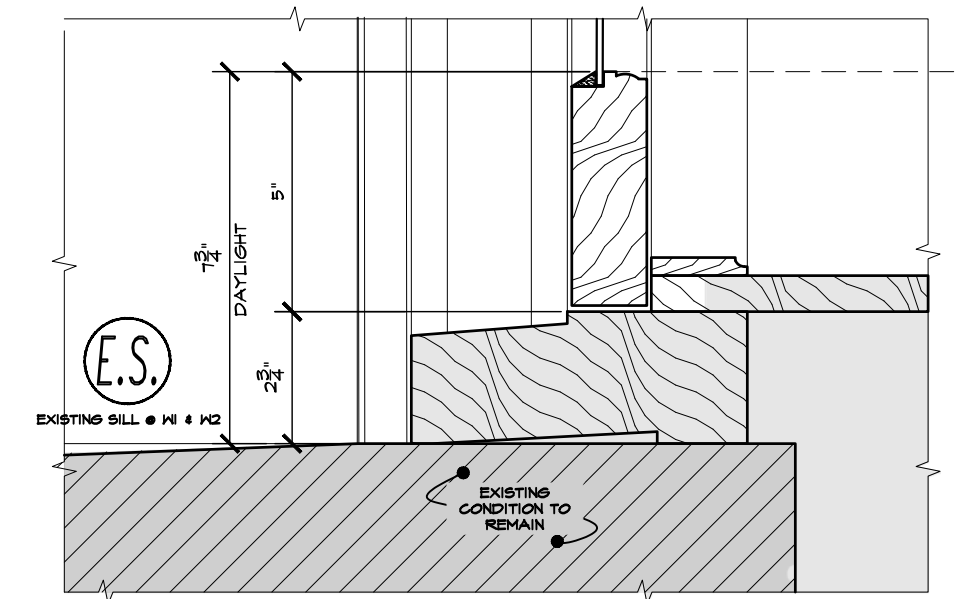
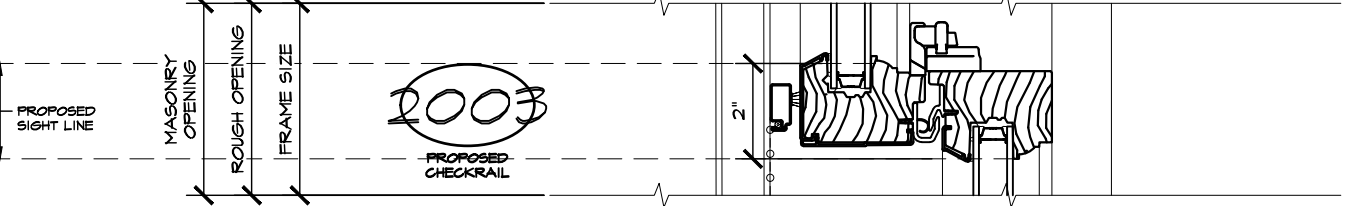


2002
PROPOSED 1/8" ILT



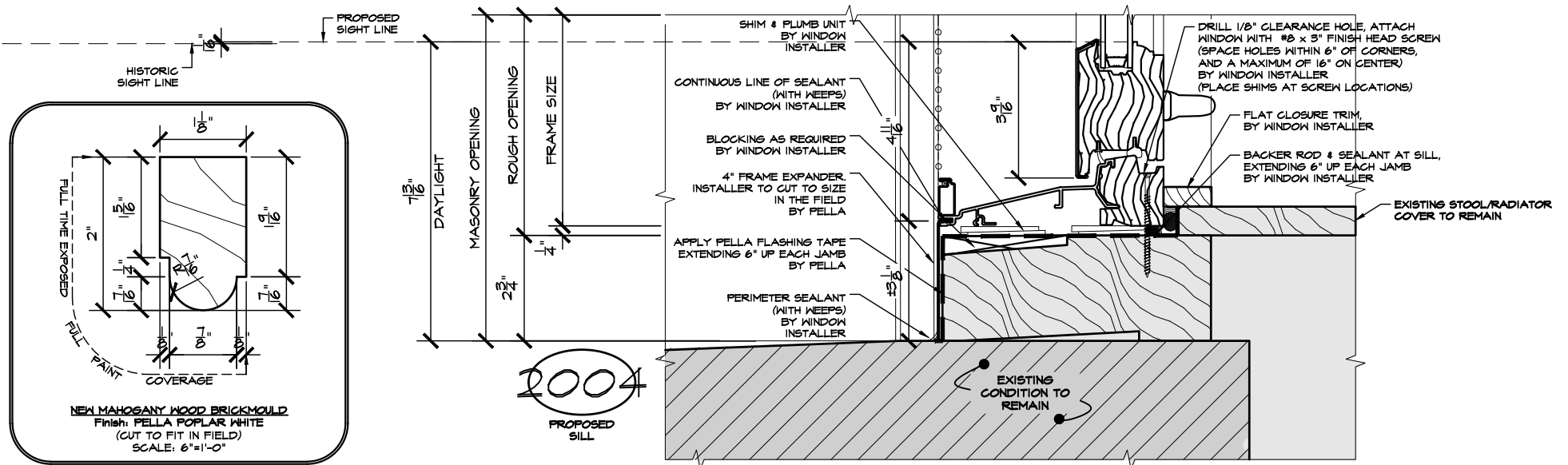
HISTORIC SIGHT LINE

2003
PROPOSED CHECKRAIL

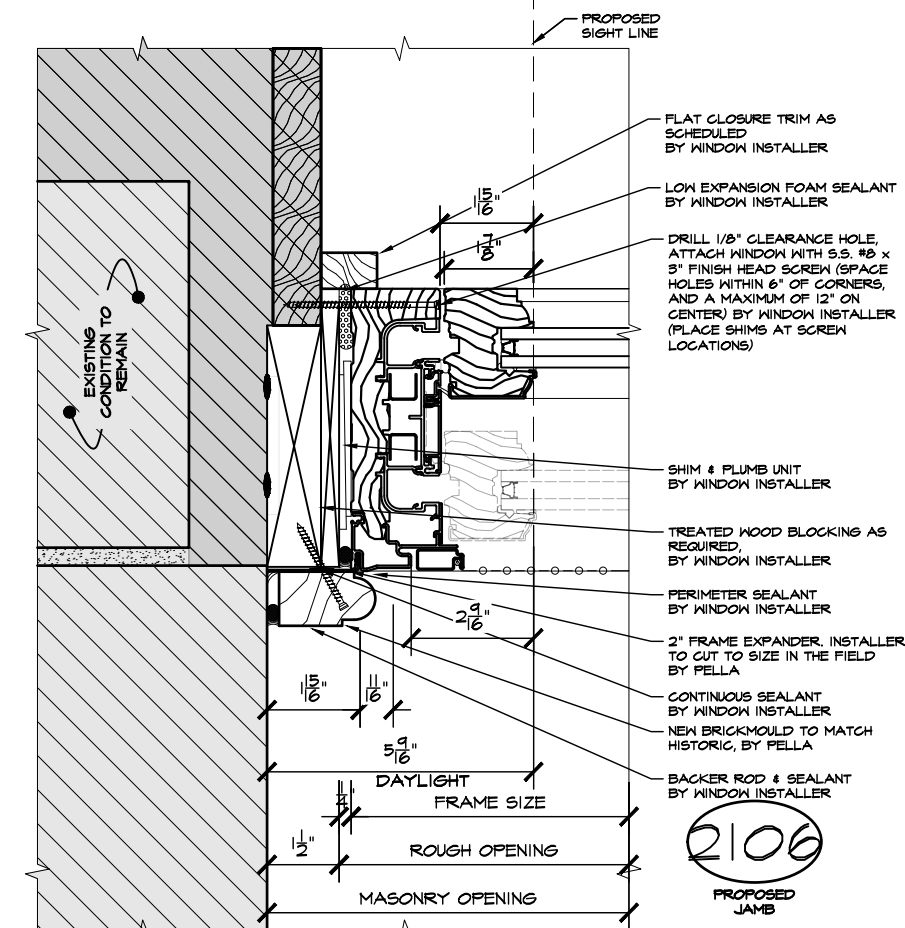
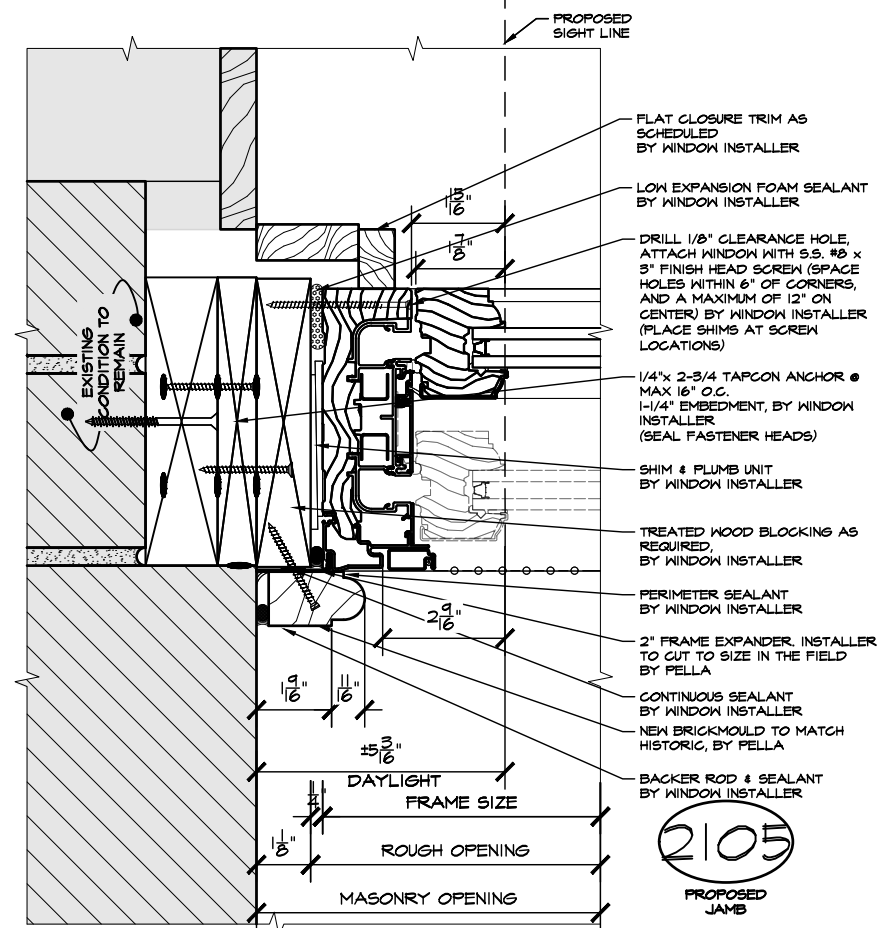
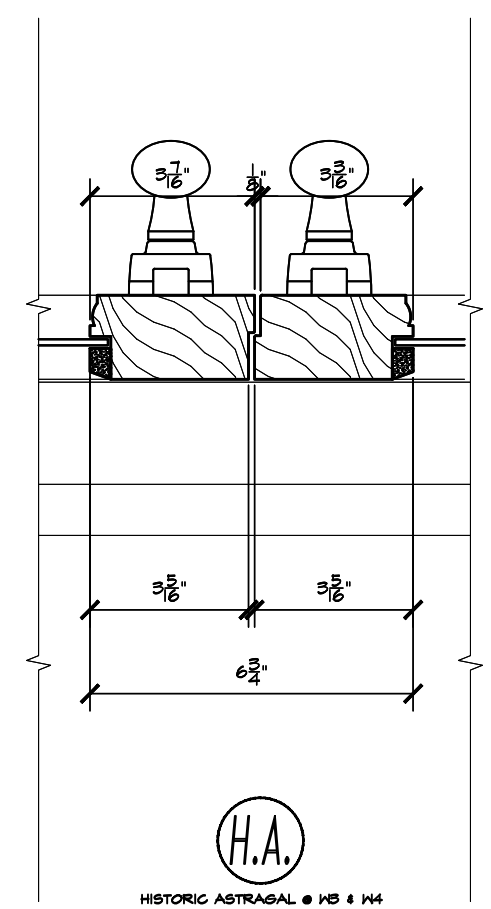
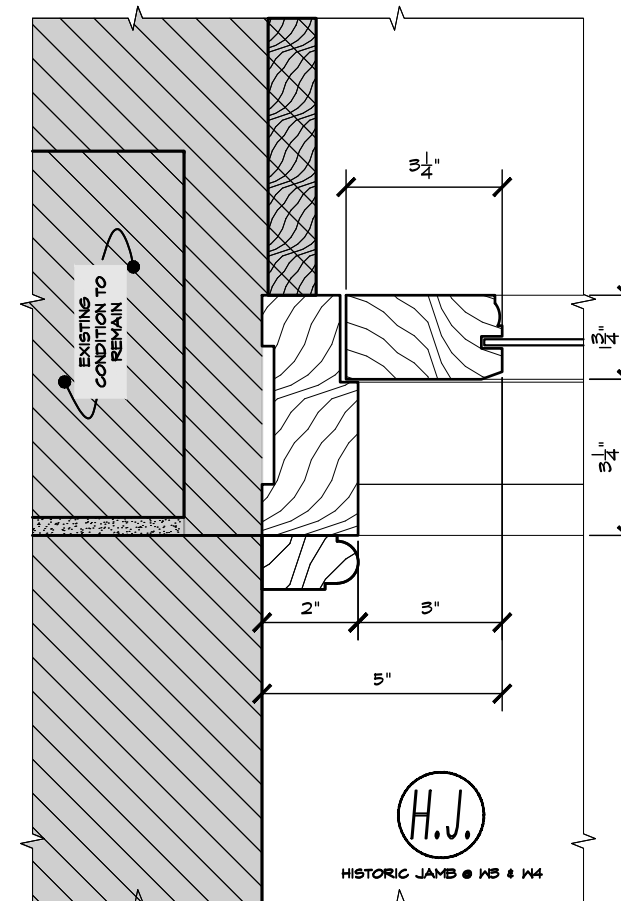
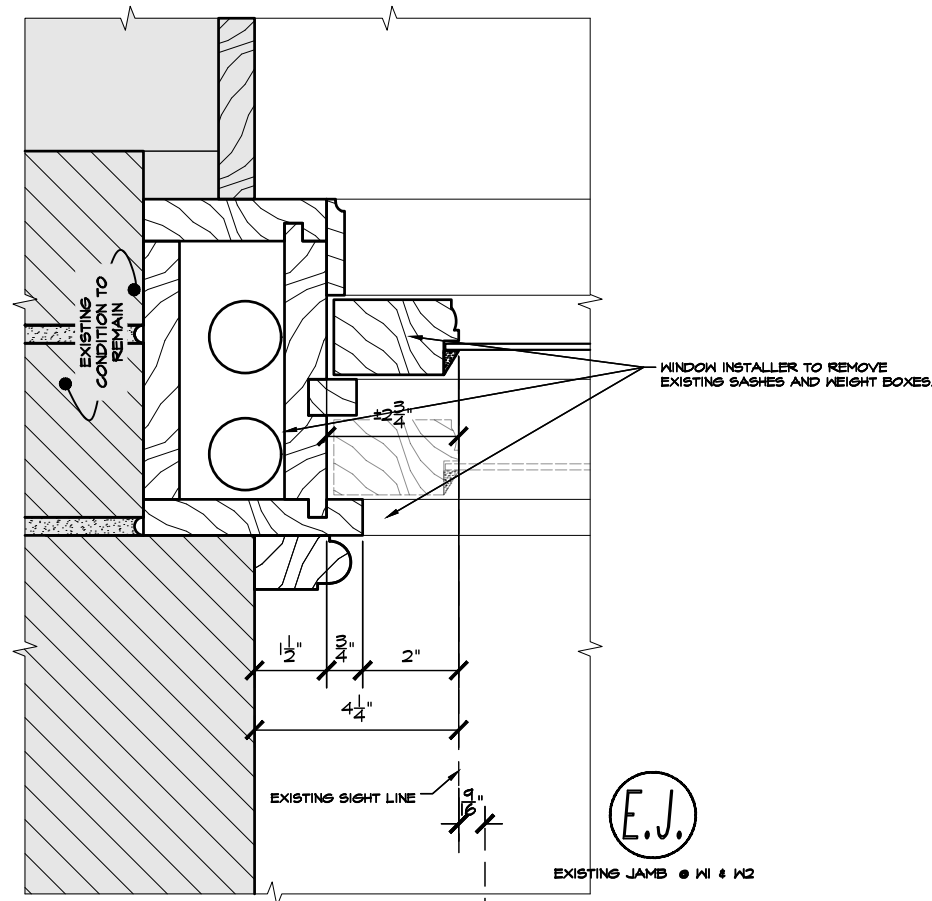


PROPOSED SIGHT LINE

2004
PROPOSED SILL

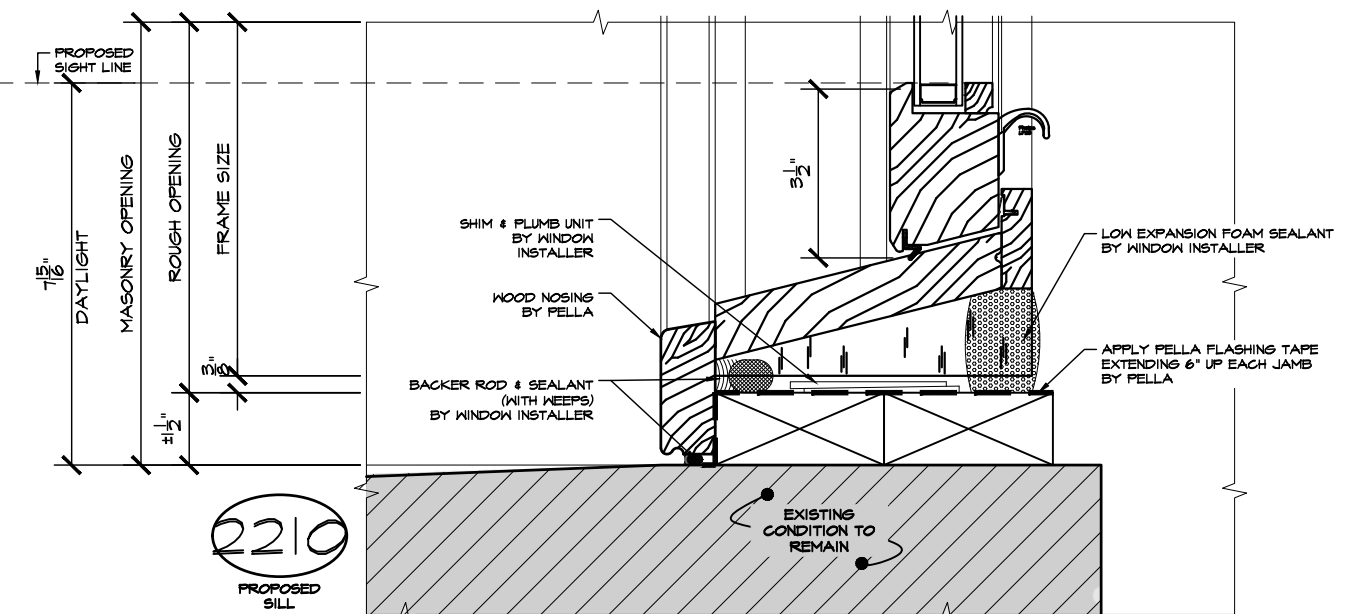
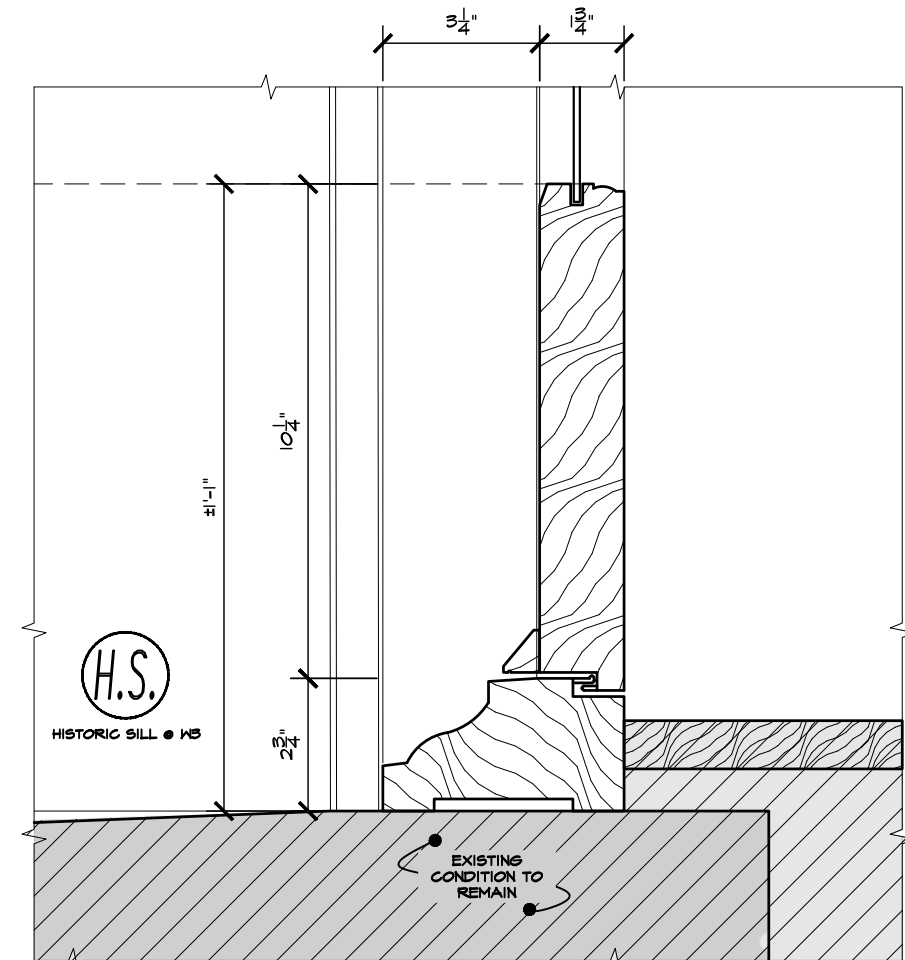
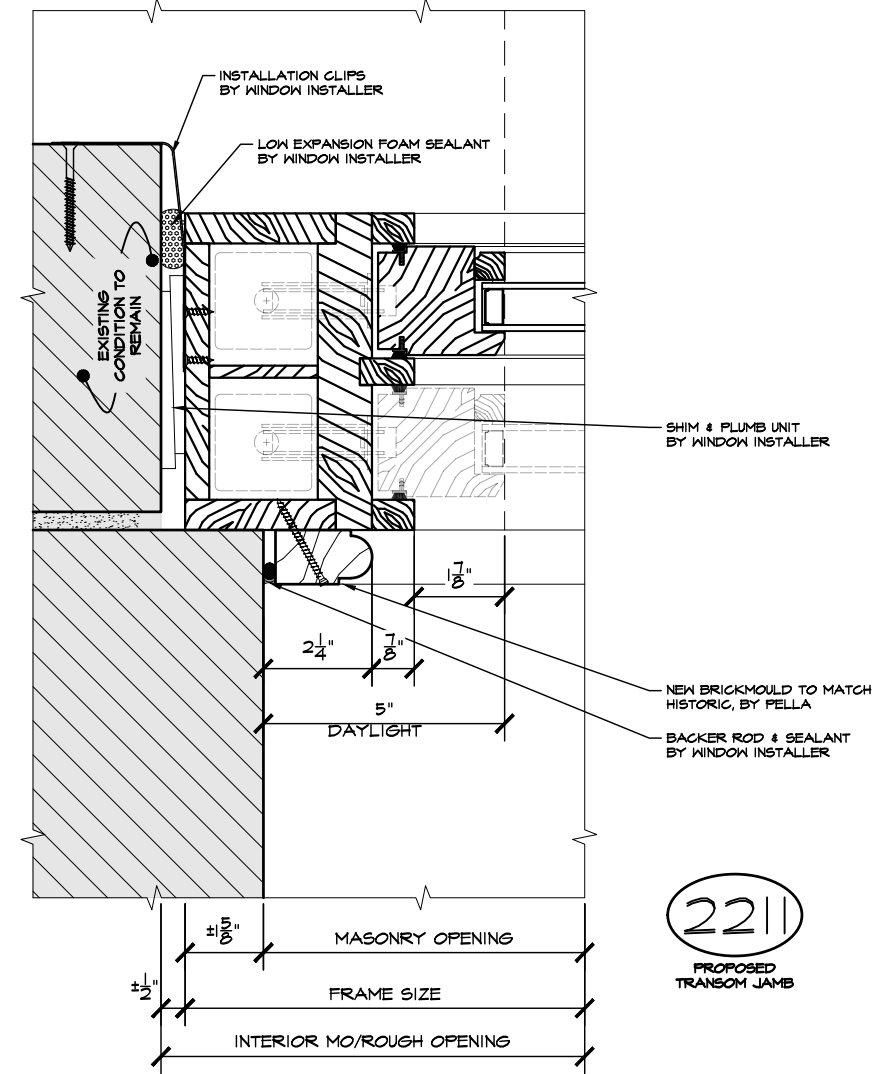
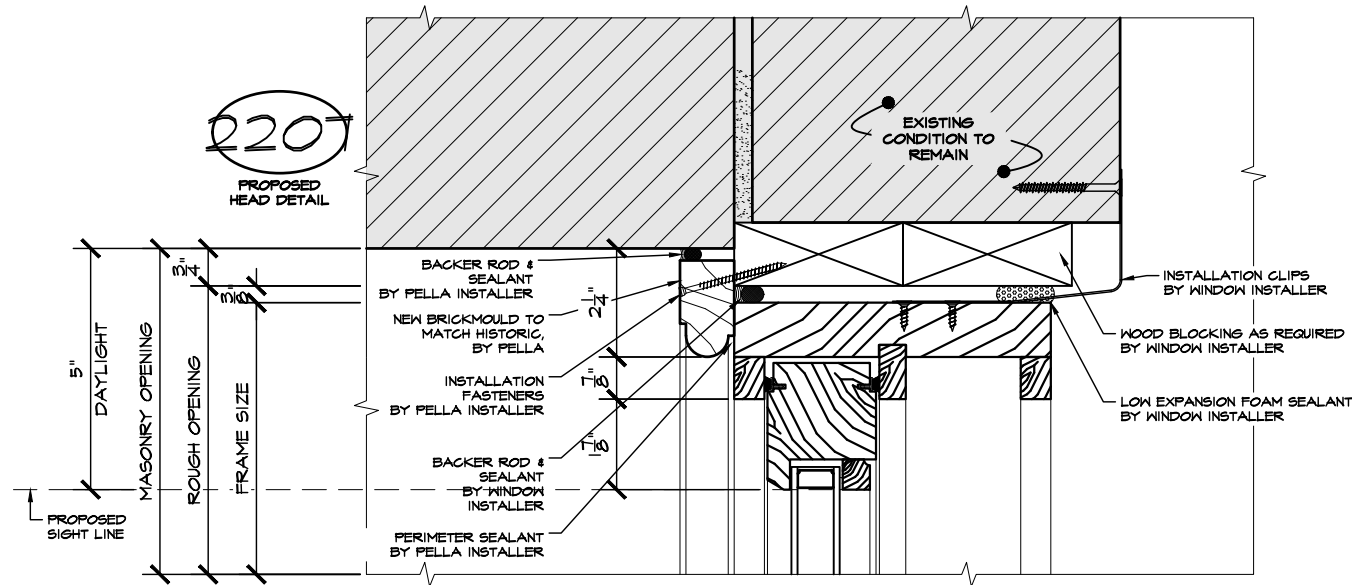
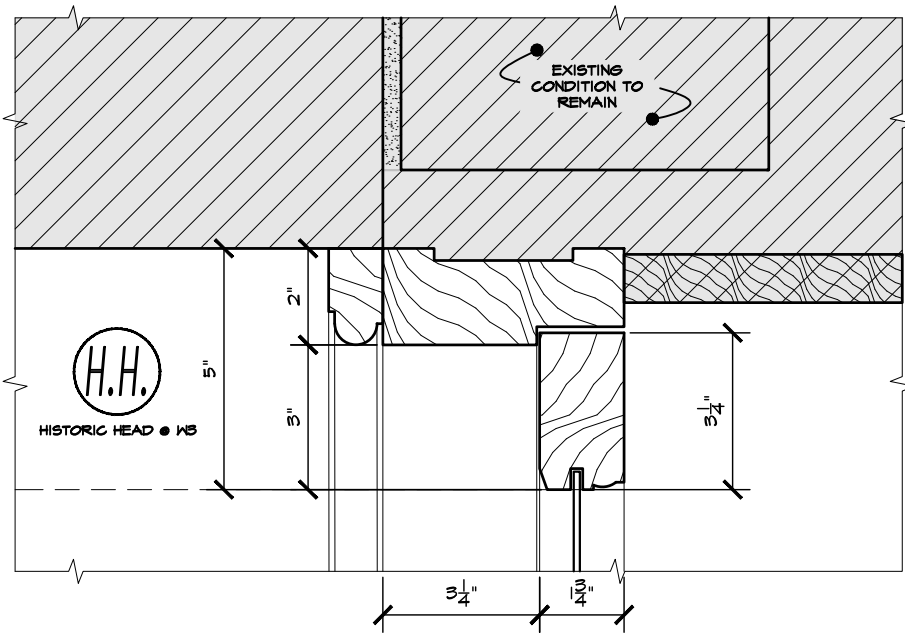


DETAILS

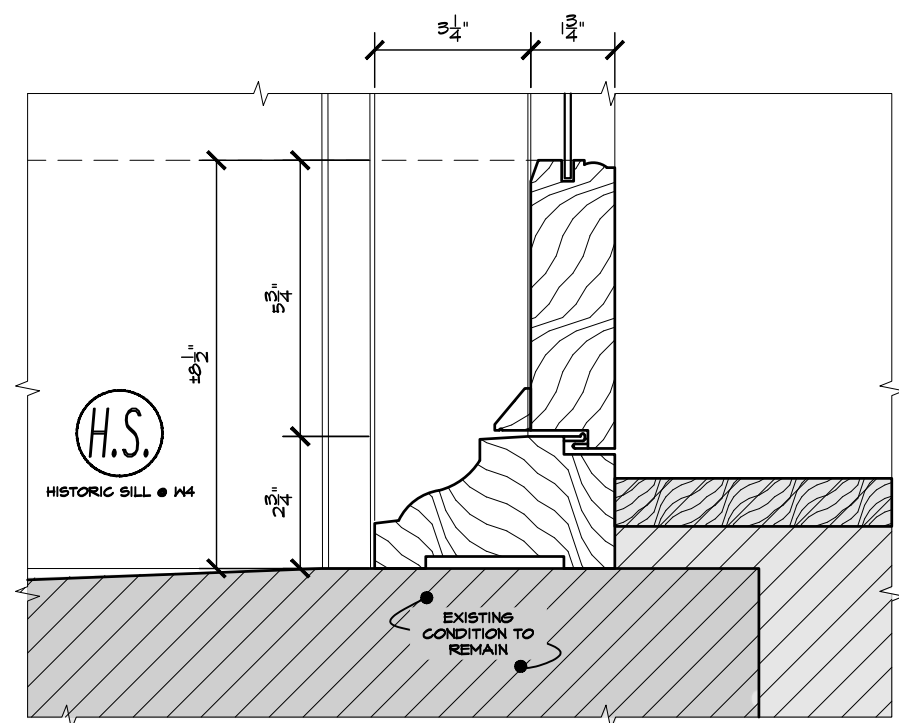
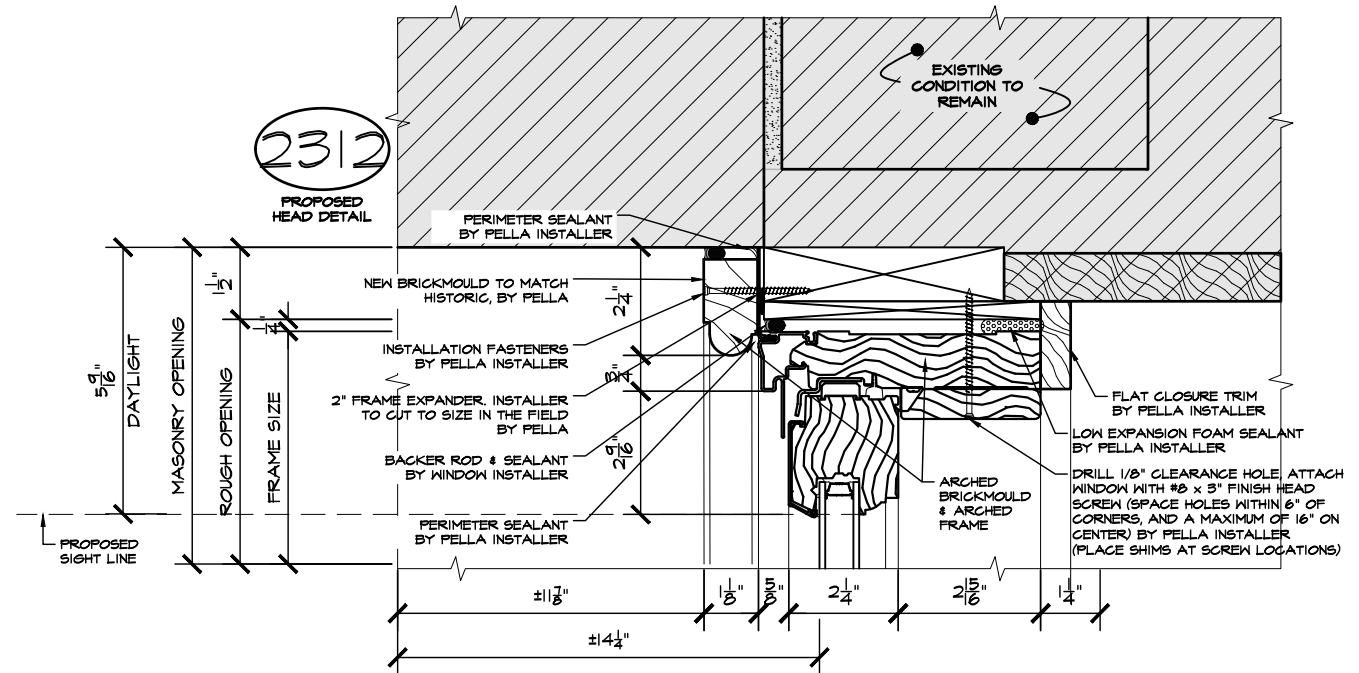
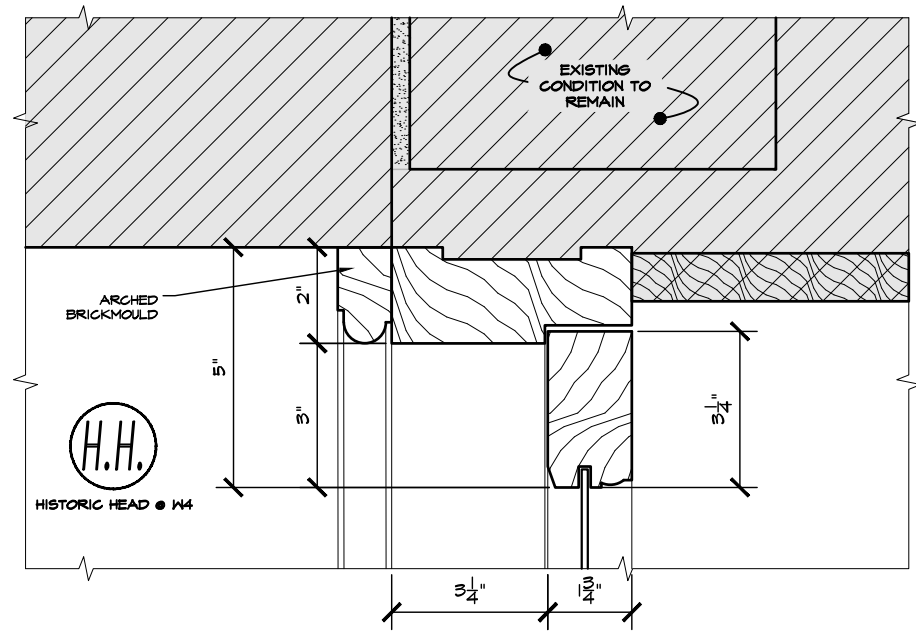


DETAILS

SCALE: 3"=1'-0"
PAGE 21

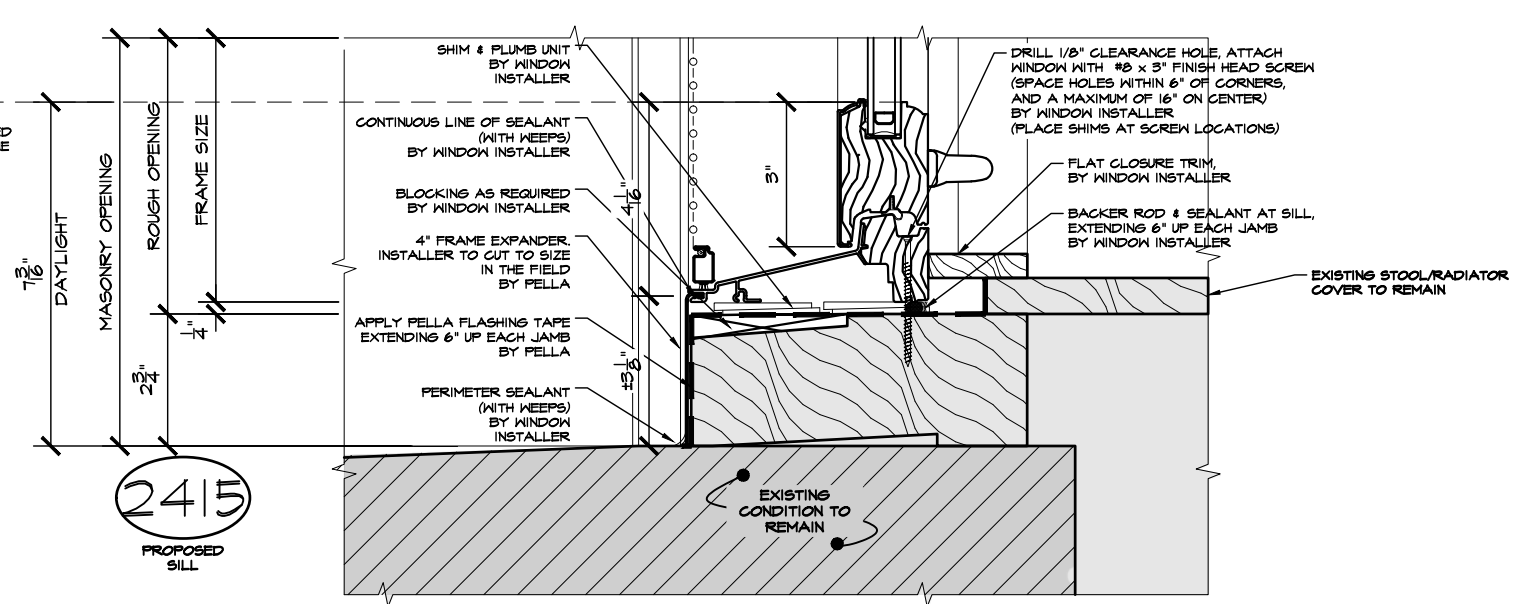
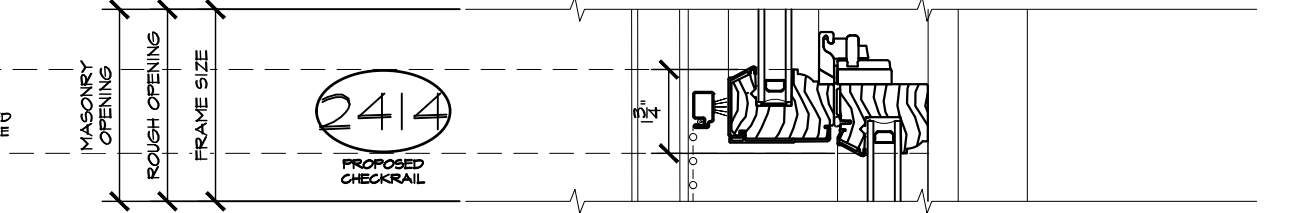
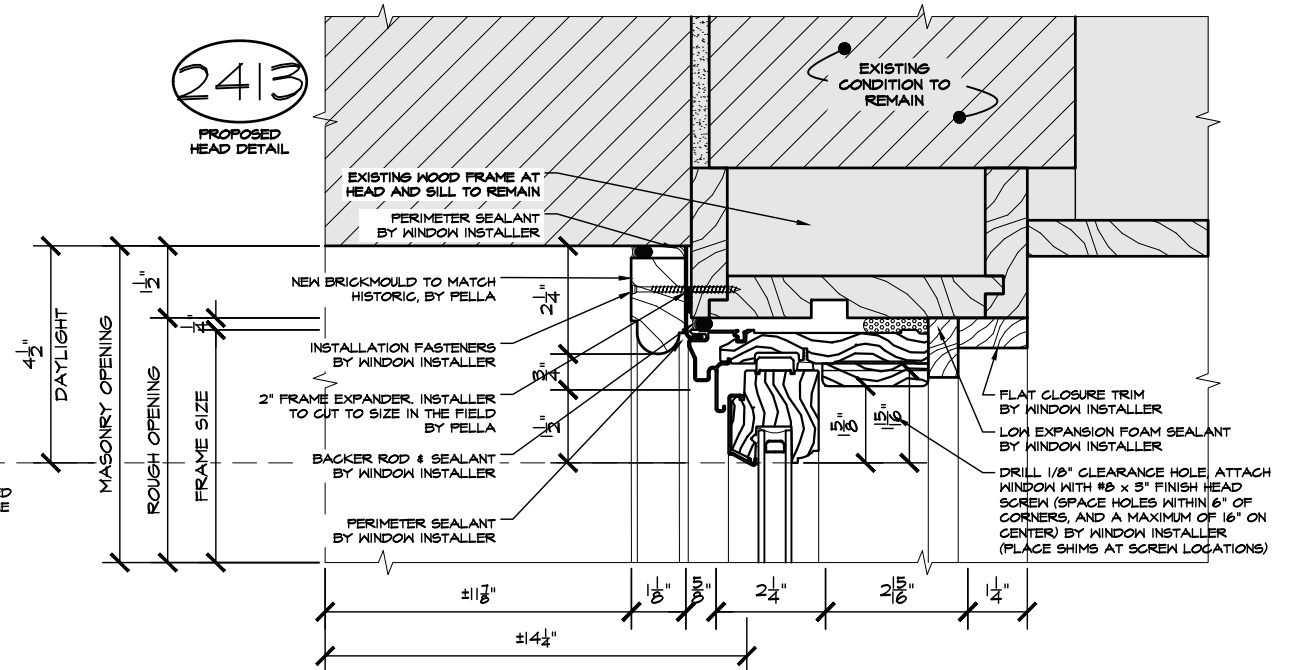
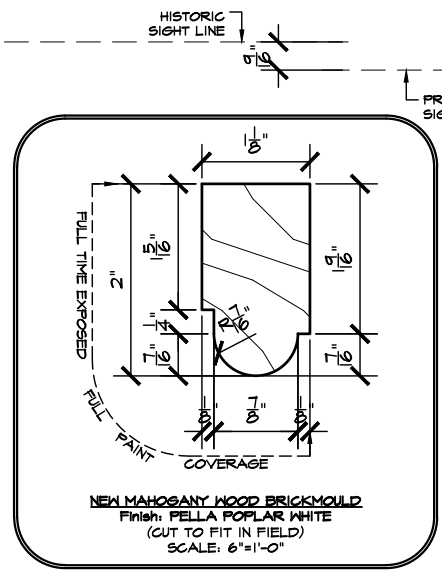
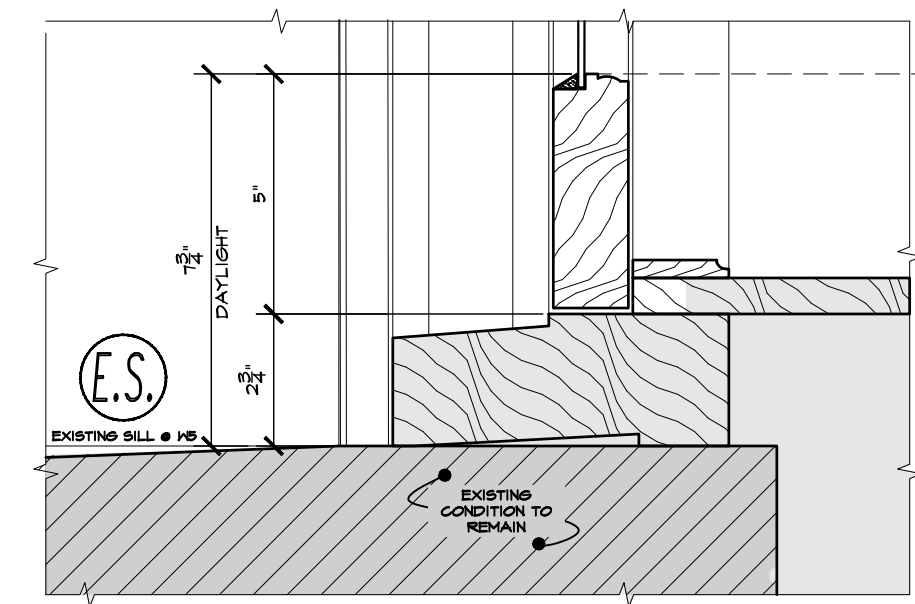
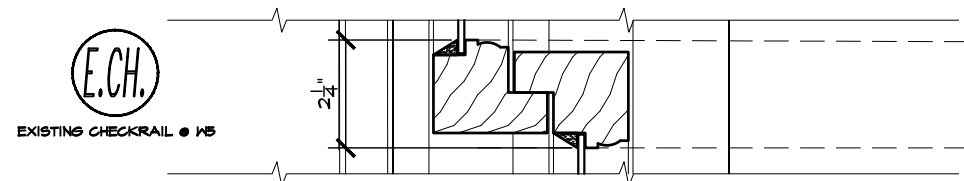
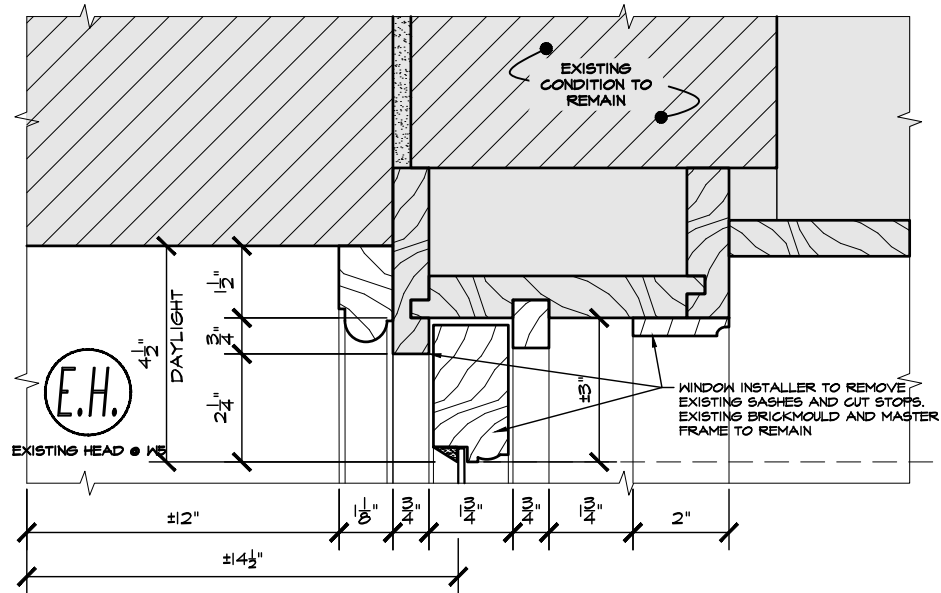


DETAILS

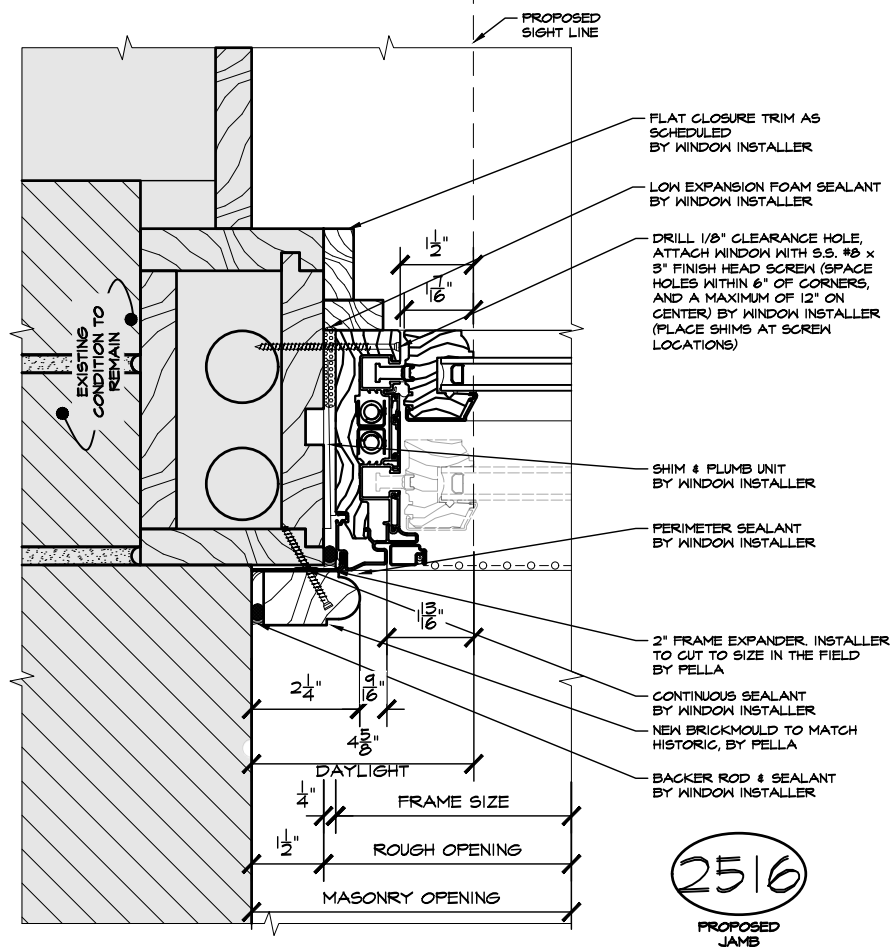
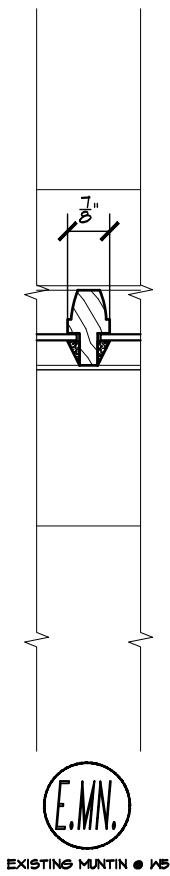
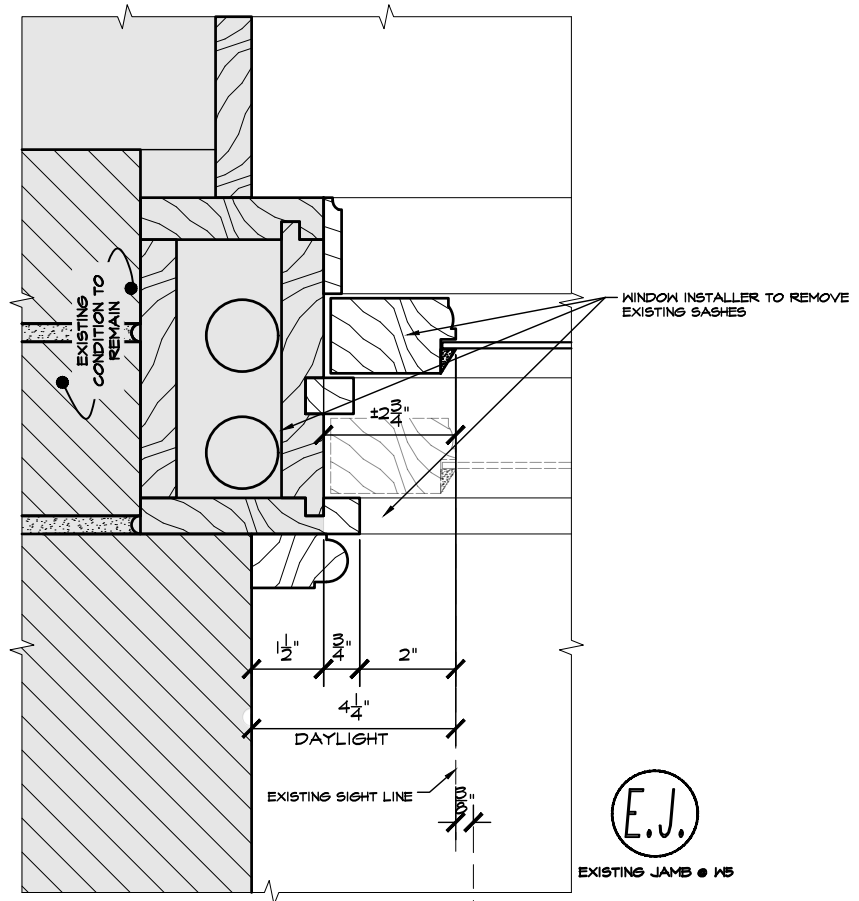


DETAILS

SCALE: 3"=1'-0"
PAGE 23



DETAILS



DETAILS



Existing Limestone Facade

Existing Painted Facade

Pella Soft Linen

COLOR SAMPLE