

# **51-53 E 73RD STREET**

**Architect of Record:** Mike House, AIA

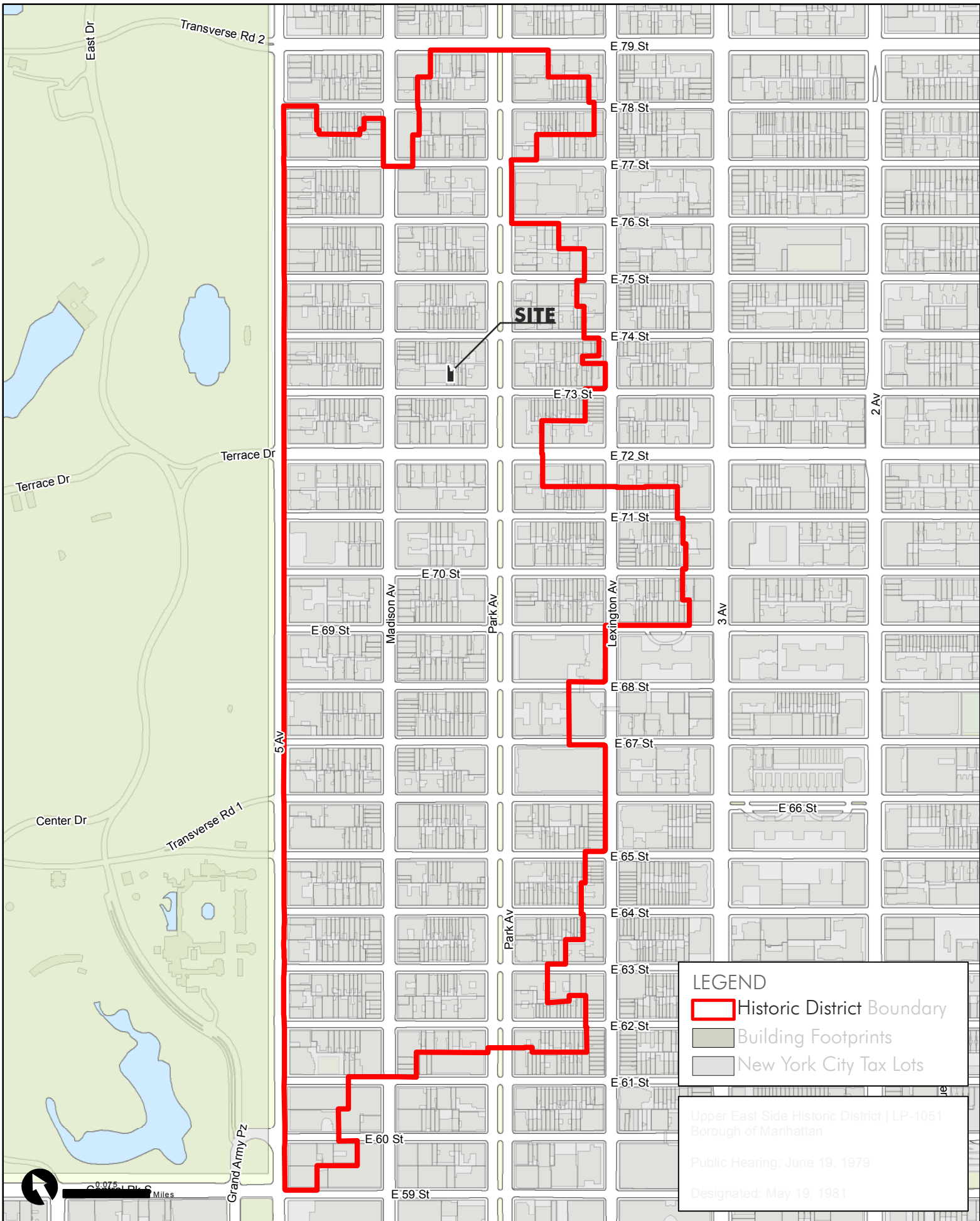
**Design:** RAAD Studio

**Structural:** Silman Engineering

**SOE:** Bilow Engineering

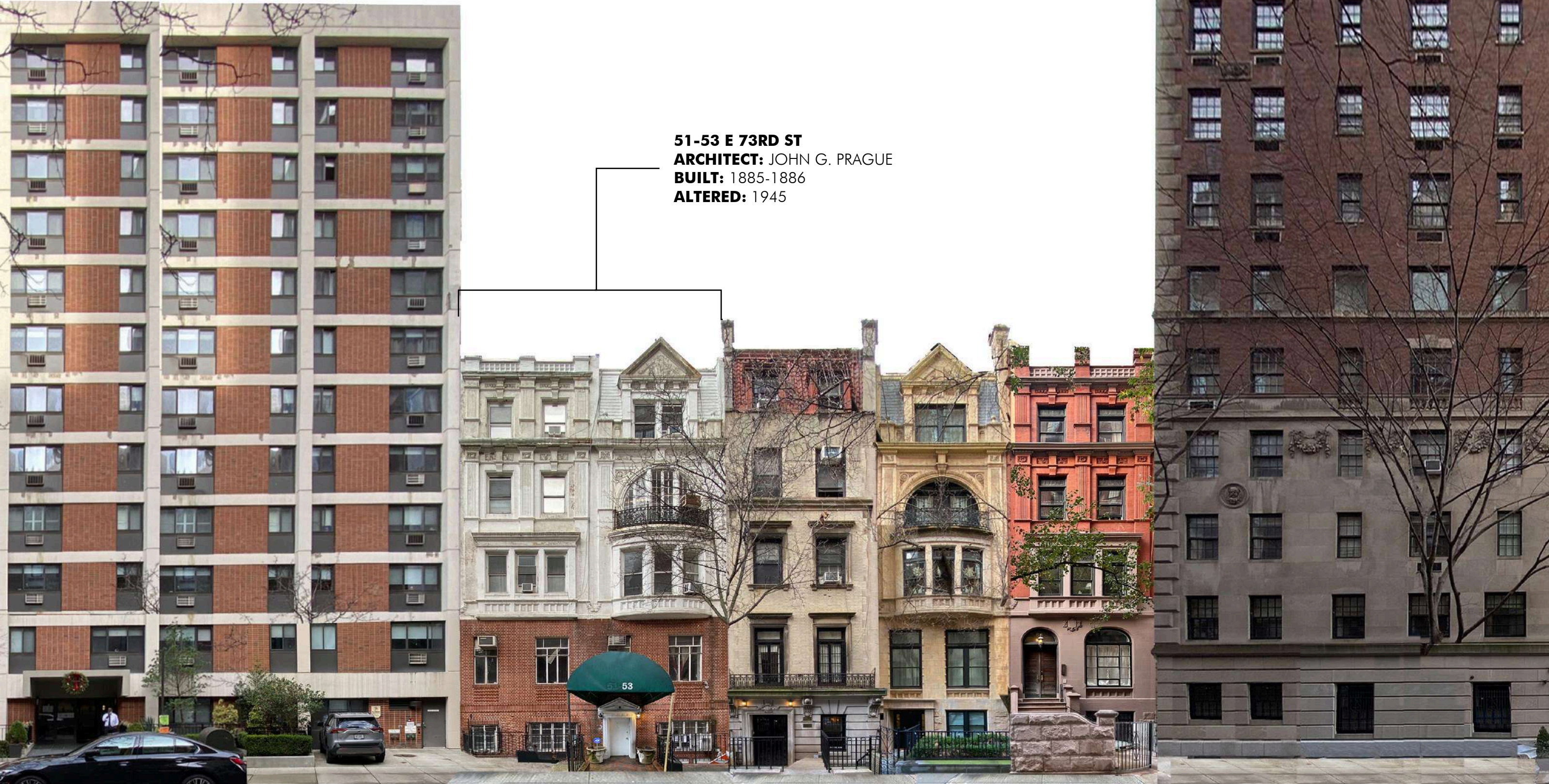
**Preservation:** Wist Preservation Associates

# URBAN CONTEXT



**NEIGHBORING FACADES**

**51-53 E 73RD ST**  
**ARCHITECT:** JOHN G. PRAGUE  
**BUILT:** 1885-1886  
**ALTERED:** 1945



49 E 73RD ST

EXISTING  
51-53 E 73RD ST

55 E 73RD ST

57 E 73RD ST

59 E 73RD ST

778 PARK AVE

**BLOCK CONTEXT**



51-53 E 73RD ST

## PROPOSED WORK

- I. FACADE RESTORATION INCLUDING THE REMOVAL OF THE 1945 ALTERED BRICK BASE AND THE INSTALLATION OF A HISTORICAL DETAILED MASONRY BASE THAT INCLUDES THE HISTORIC STOOP AT 51 EAST 73RD ST.
- II. RECONFIGURED AND REDESIGNED REAR FACADE WITH LANDSCAPING
- III. ROOFTOP PENTHOUSE ADDITION (NOT VISIBLE FROM ANY PUBLIC WAY)



# **I. FRONT FACADE**

**CHRONOLOGICAL CONTEXT**



ORIGINAL - 1885



1945 - PRESENT



PROPOSED

**DESIGN**



1 | EXISTING EXTERIOR ELEVATION - FRONT



2 | PROPOSED EXTERIOR ELEVATION - FRONT



NEIGHBORING FACADES



49 E 73RD ST

PROPOSED  
51-53 E 73RD ST

55 E 73RD ST

57 E 73RD ST

59 E 73RD ST

778 PARK AVE

## DESIGN DETAILS

### MATERIALS



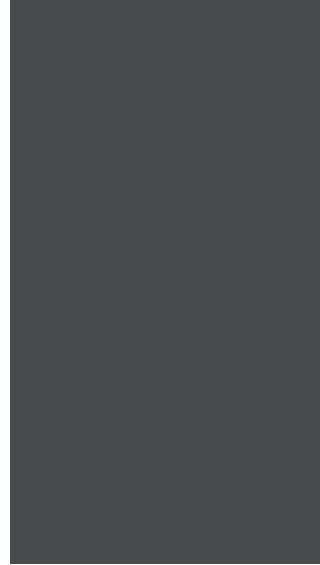
Light Painted Brick & Brownstone



Slate Roof

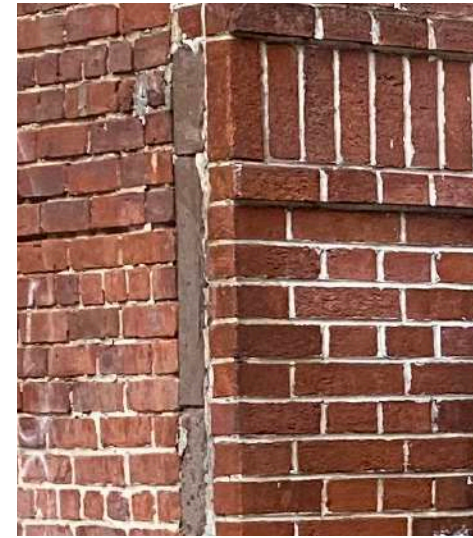


Mahogany Door



Black Accents

### FACADE MATERIAL & COLOR ANALYSIS



Brownstone Behind Brick at Base



Paint Colors on Front Facade

### HISTORICAL FACADE REFERENCE



Wooden Door and Stone Crest



Double Hung Window



Dog-Leg Stoop

### MASONRY DETAILS



Circular Stoop Window

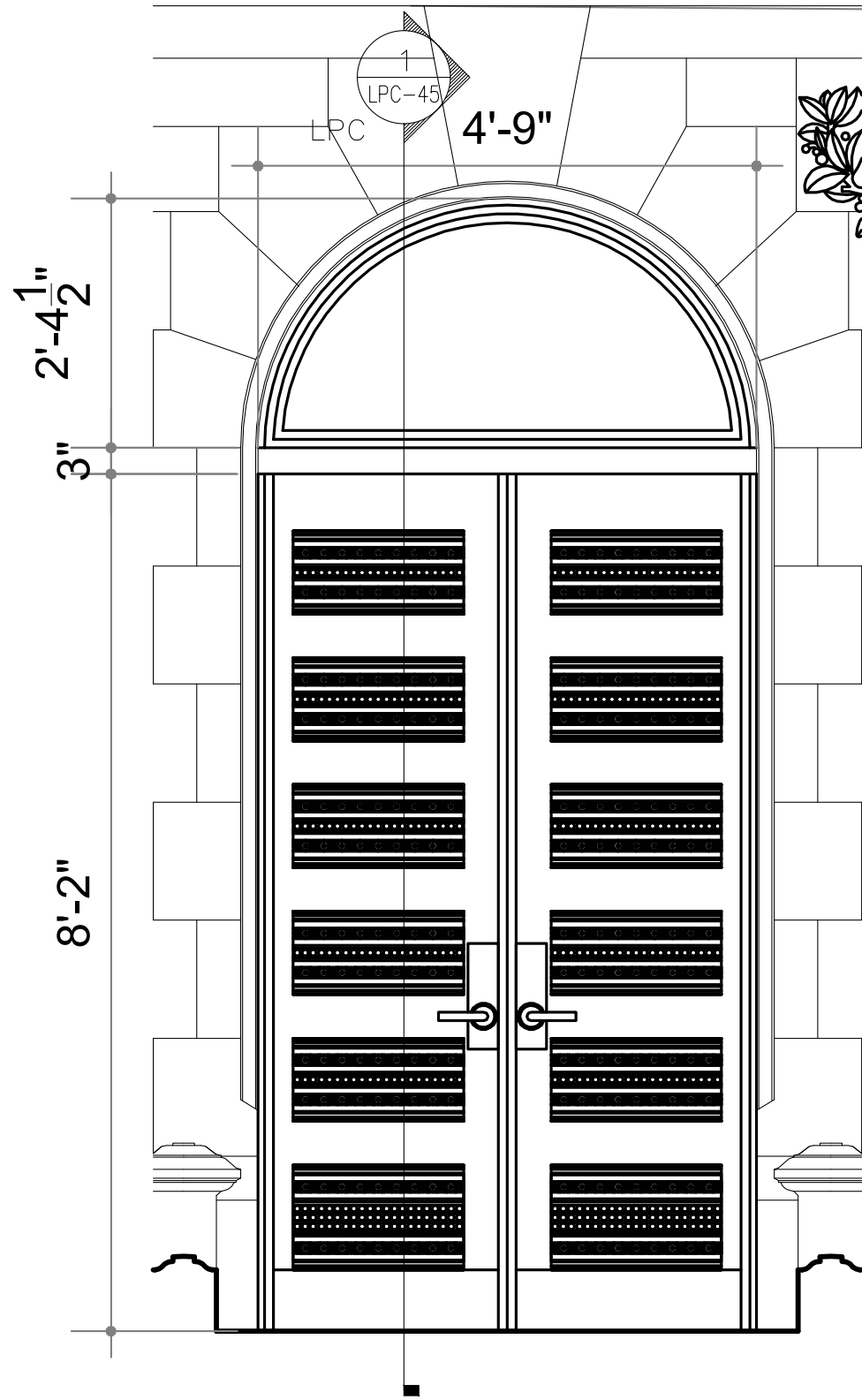


Building Intersection

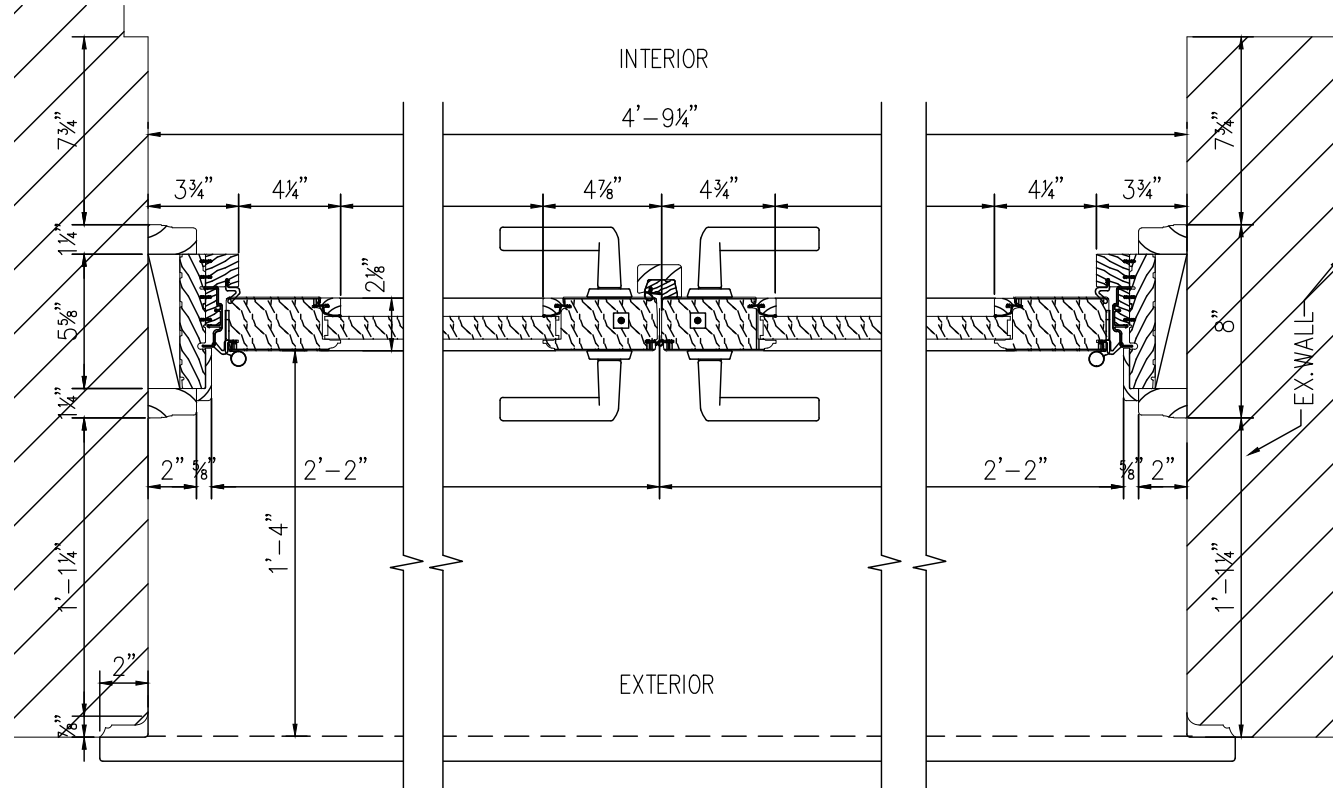


Detail at Windows

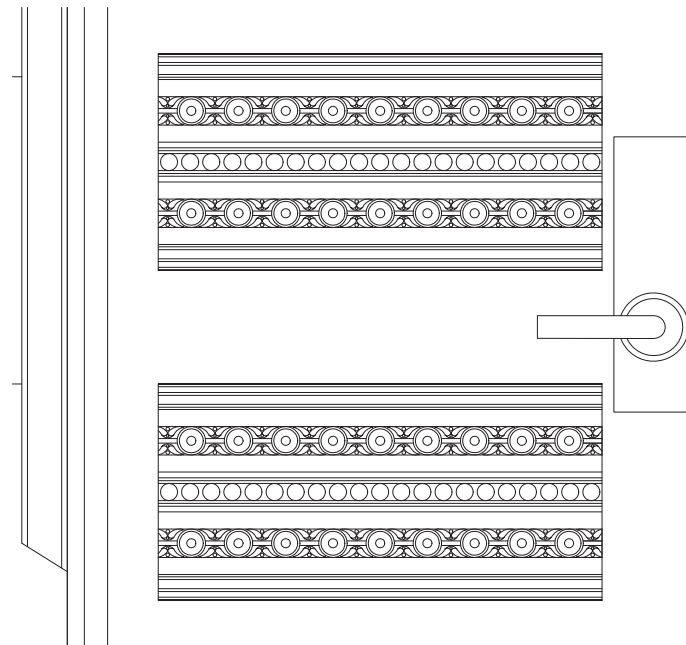
**ENTRY DETAILS**



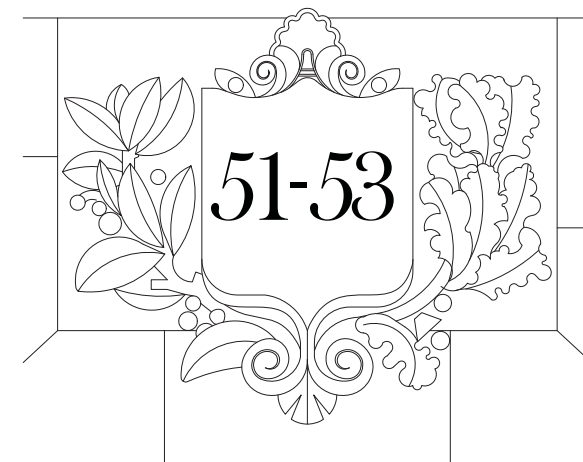
1 PROPOSED ENTRY DOOR ELEVATION



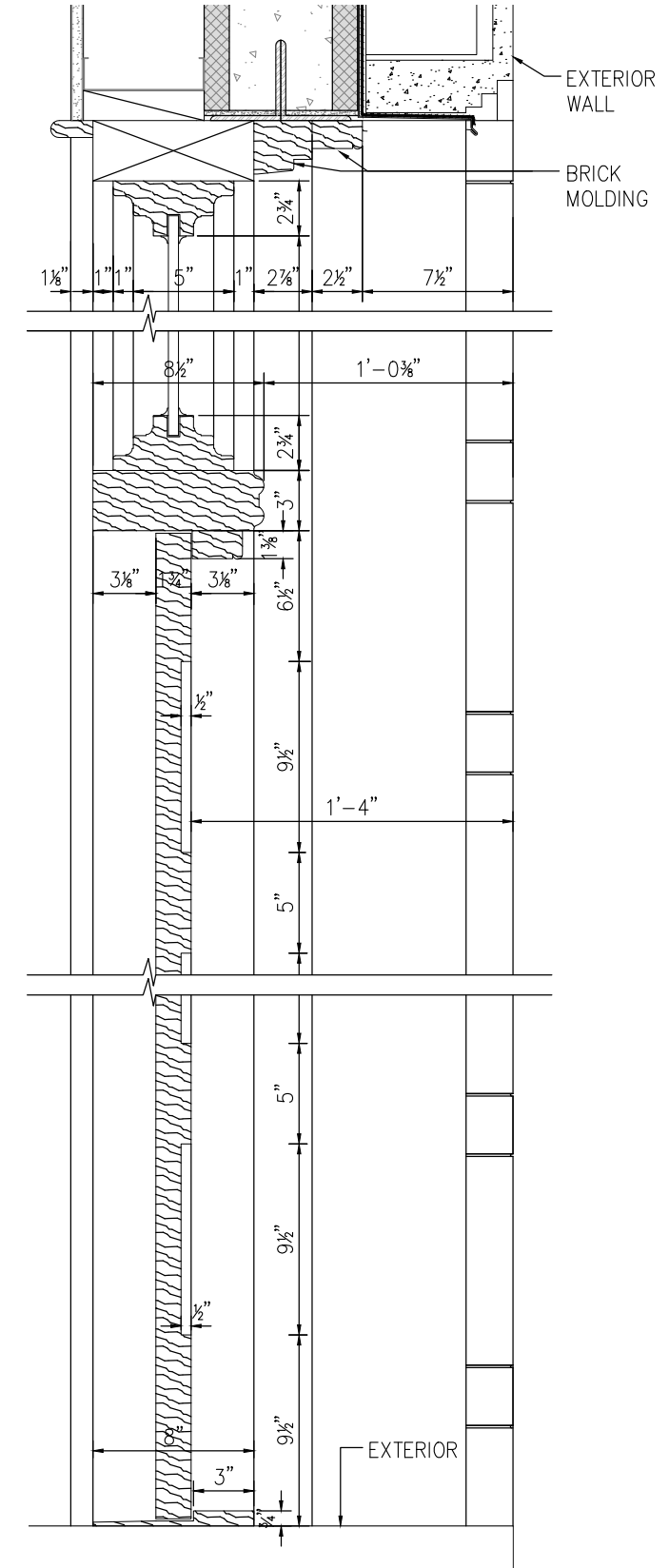
2 PROPOSED ENTRY DOOR FLOOR PLAN



3 PROPOSED ENTRY DOOR DETAIL

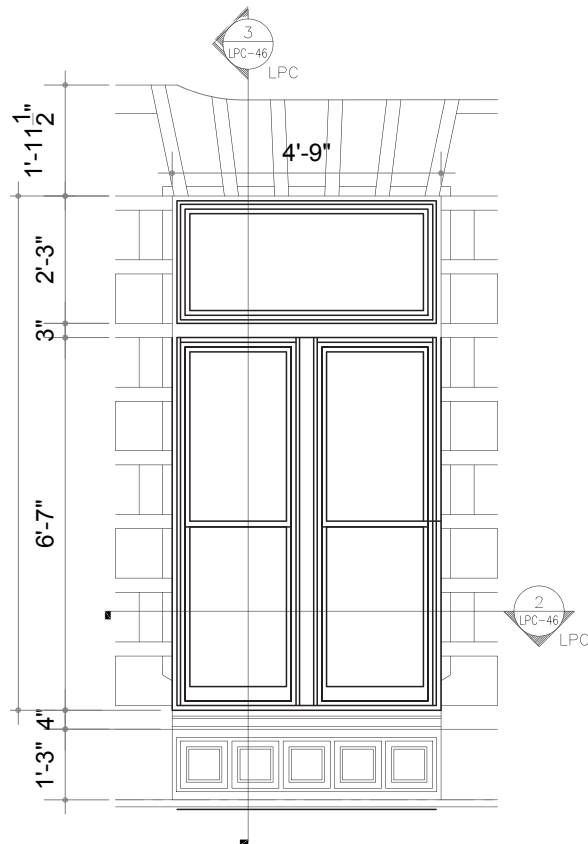


4 PROPOSED DOOR NUMBER CREST

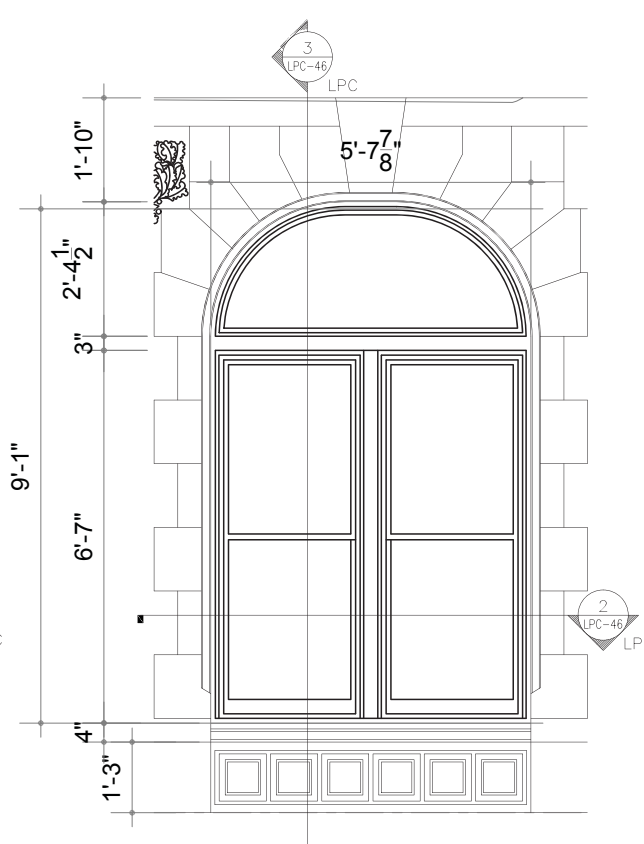


5 PROPOSED ENTRY DOOR SECTION DETAIL

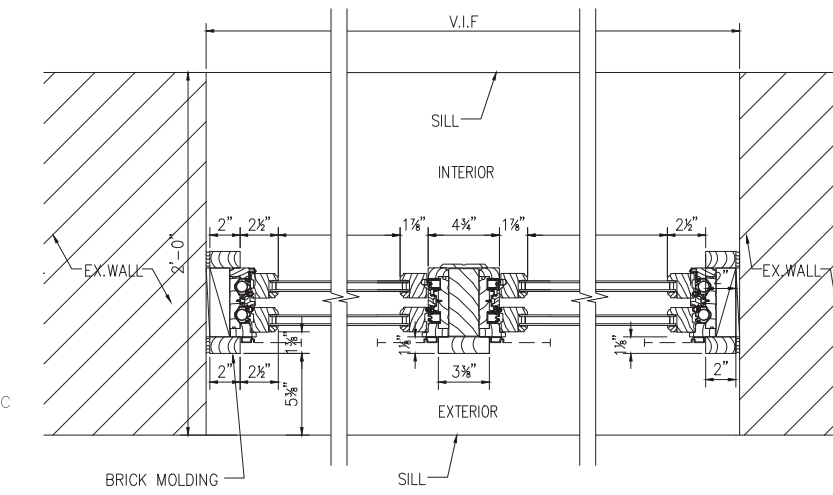
# WINDOW DETAILS



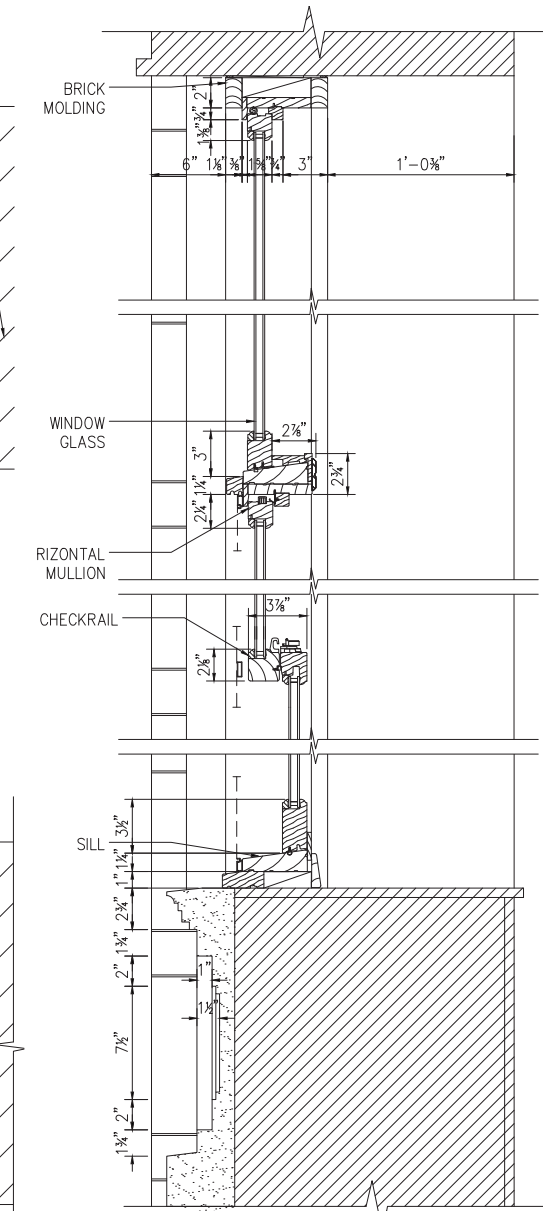
1 | PARLOR WINDOW 1 ELEVATION



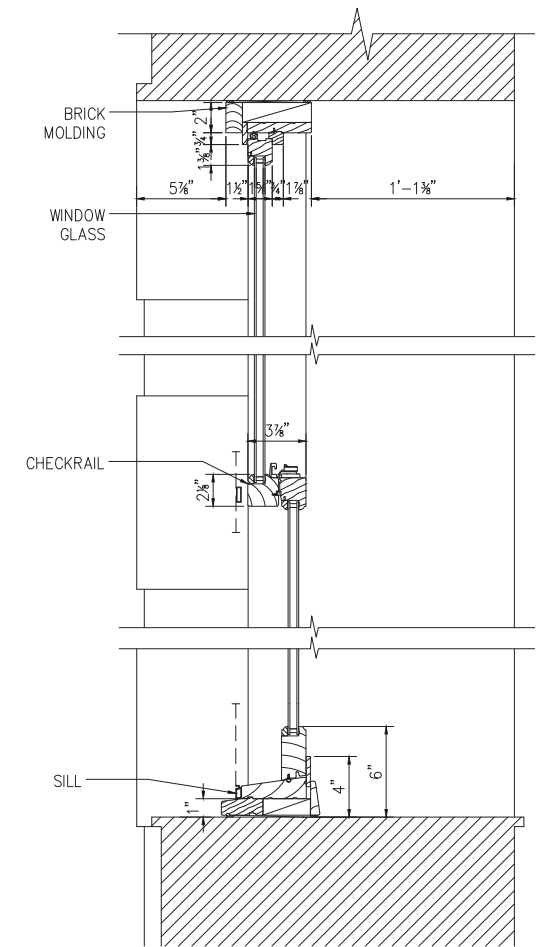
2 | PARLOR WINDOW 2 ELEVATION



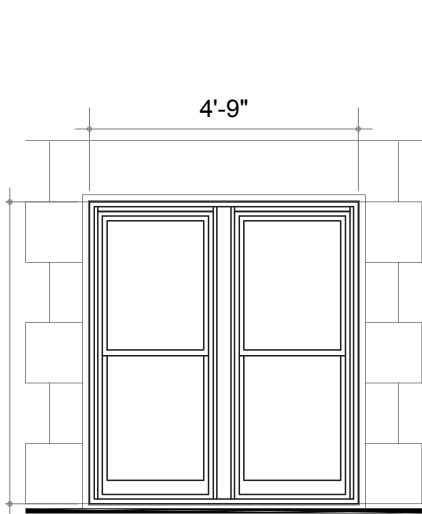
3 | PARLOR WINDOWS 1 AND 2 PLAN



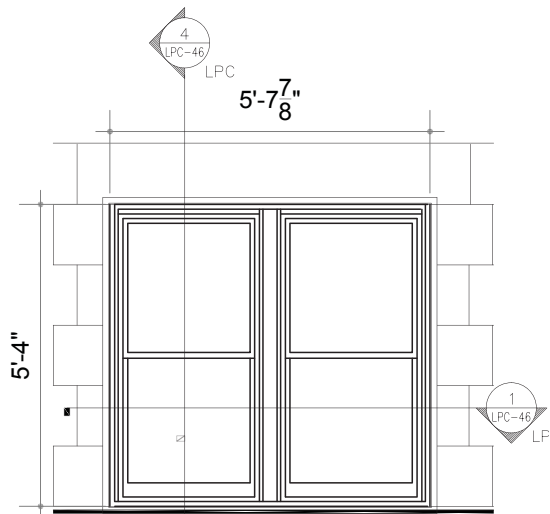
7 | PARLOR WINDOWS SECTION



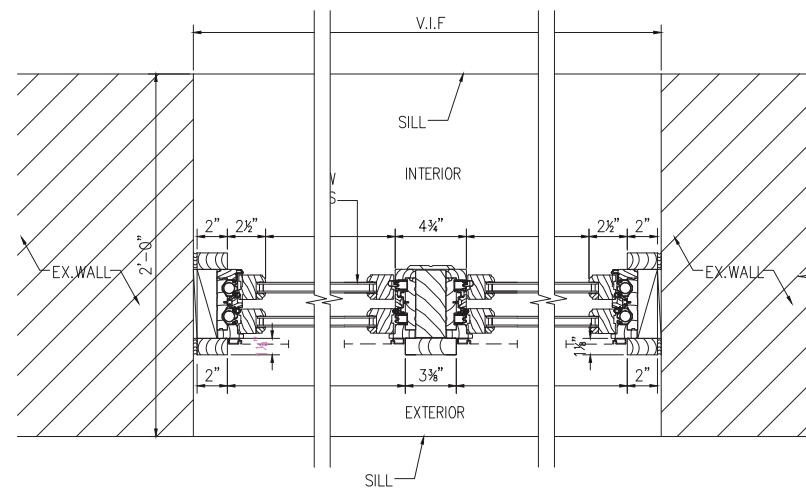
8 | BASEMENT WINDOWS SECTION



4 | BASEMENT WINDOW 1 ELEVATION



5 | BASEMENT WINDOW 2 ELEVATION



6 | BASEMENT WINDOWS 1 AND 2 PLAN

**EXISTING CONDITIONS**



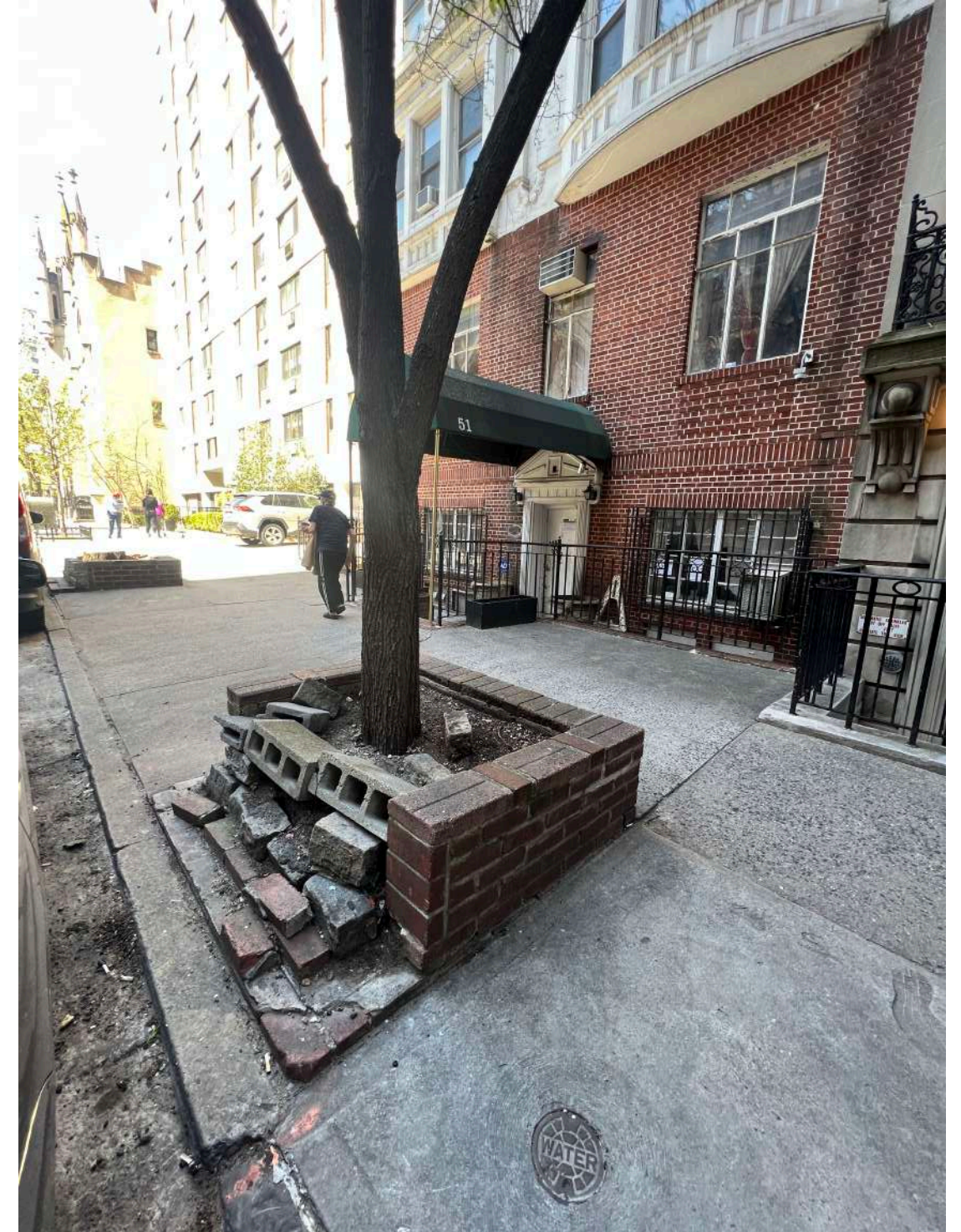
TRASH AND DEBRIS GATHERING AT CURRENT ENTRY



CURRENT ENTRY AND RIGHT OF WAY

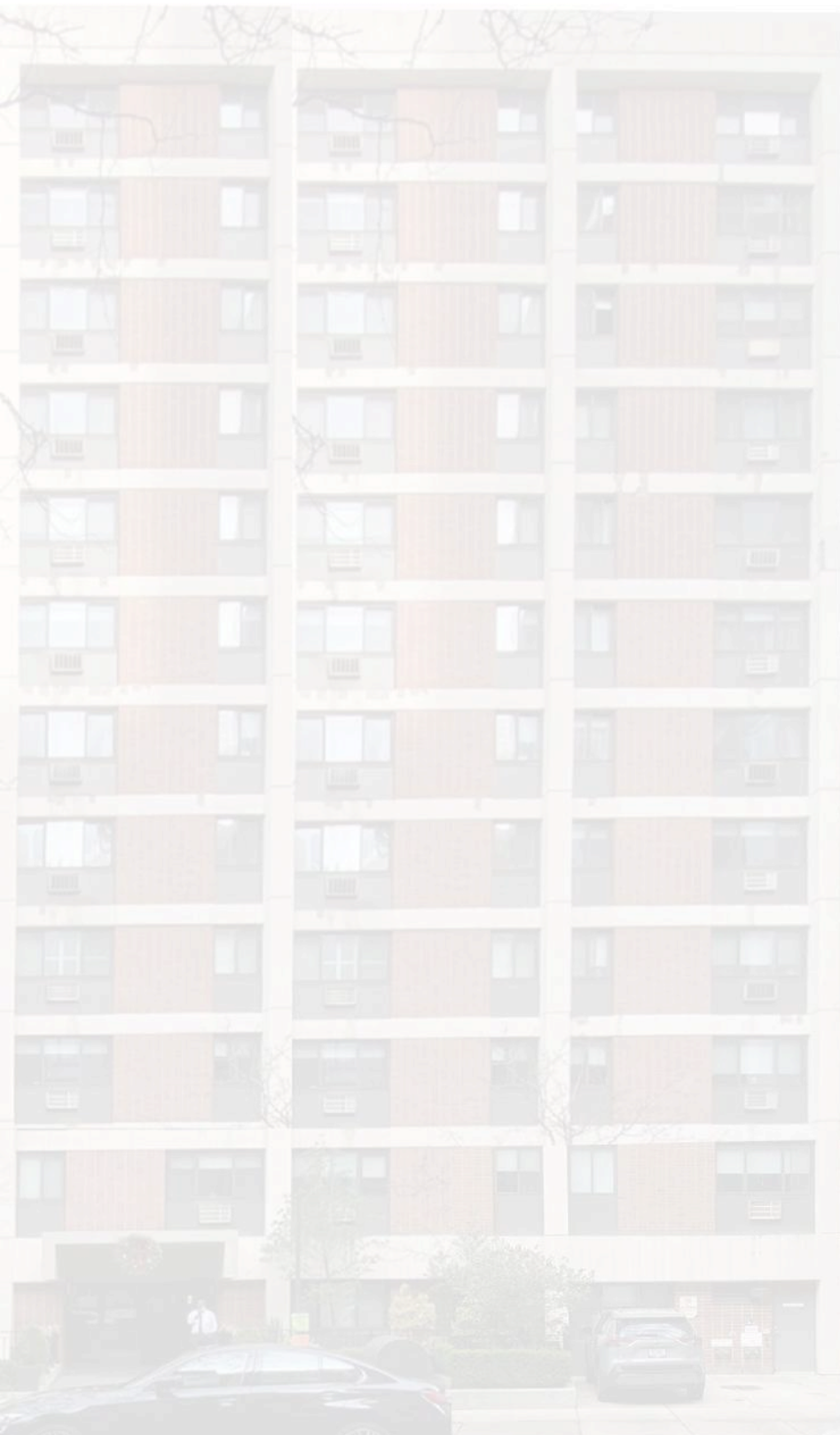


REMAINING STUMP IN TREE PIT

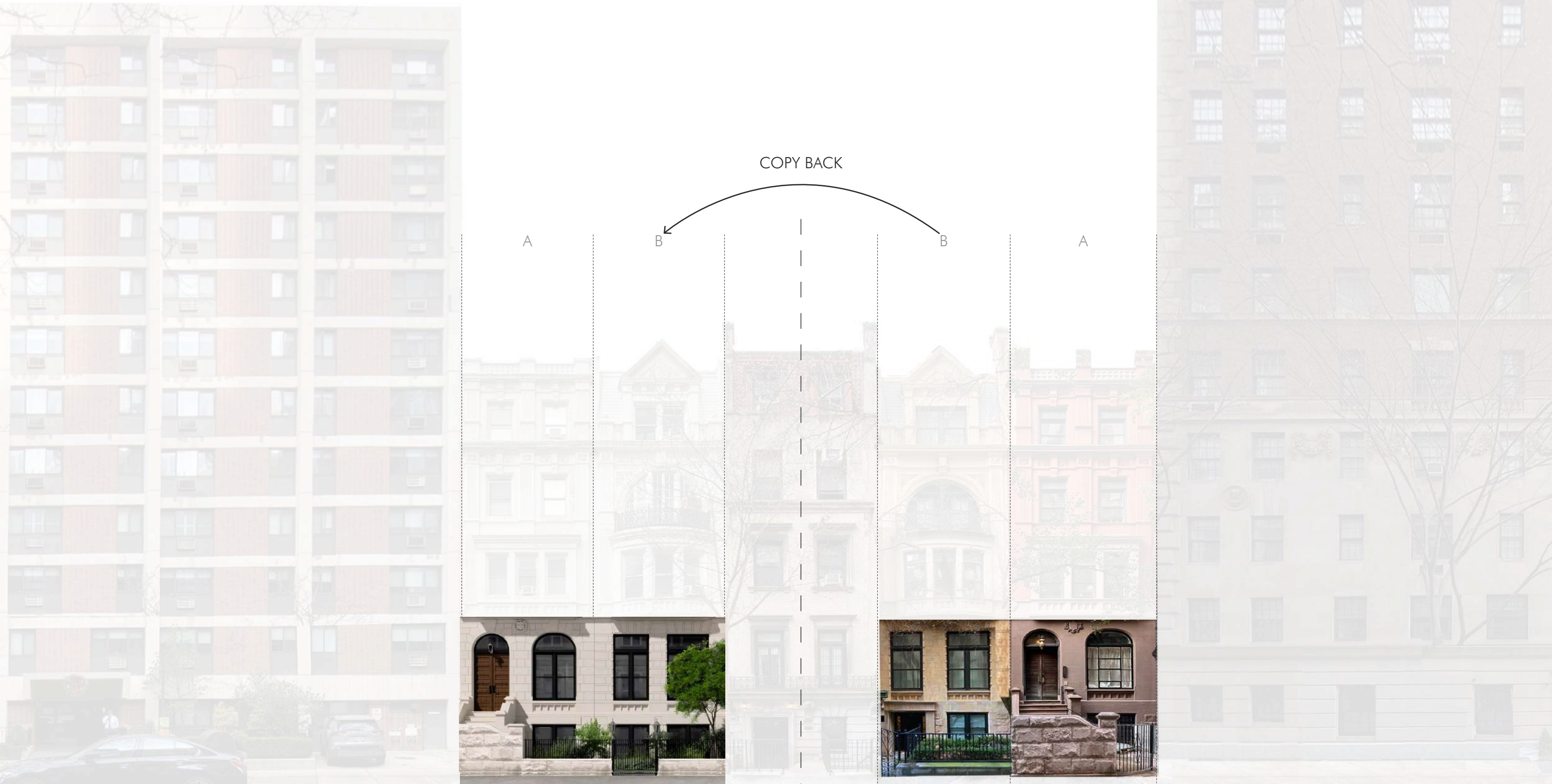


DAMAGED TREE PIT AND TREE

STRATEGY



STRATEGY



COPY BACK

A

B

B

A

PROPOSAL

51-53 E 73RD ST

57 E 73RD ST

59 E 73RD ST

**STOOP & ENTRY DESIGN**



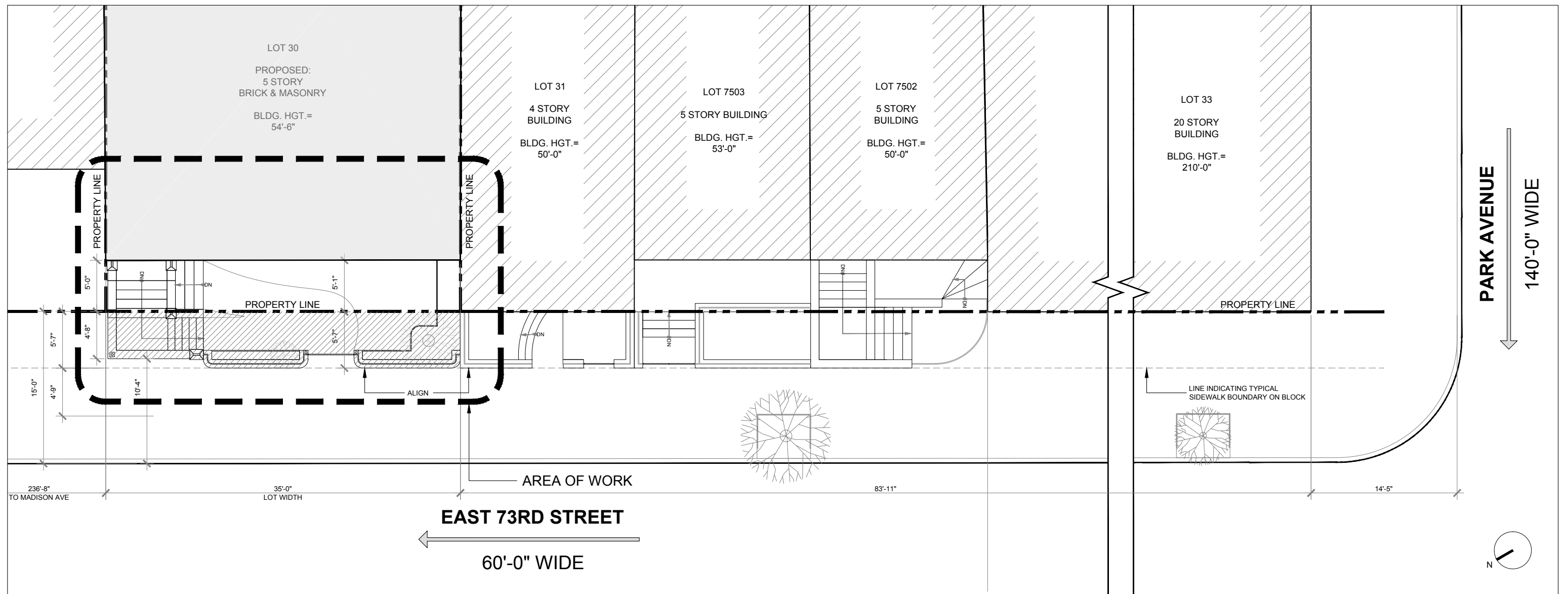
FRONT FACADE AXON VIEW



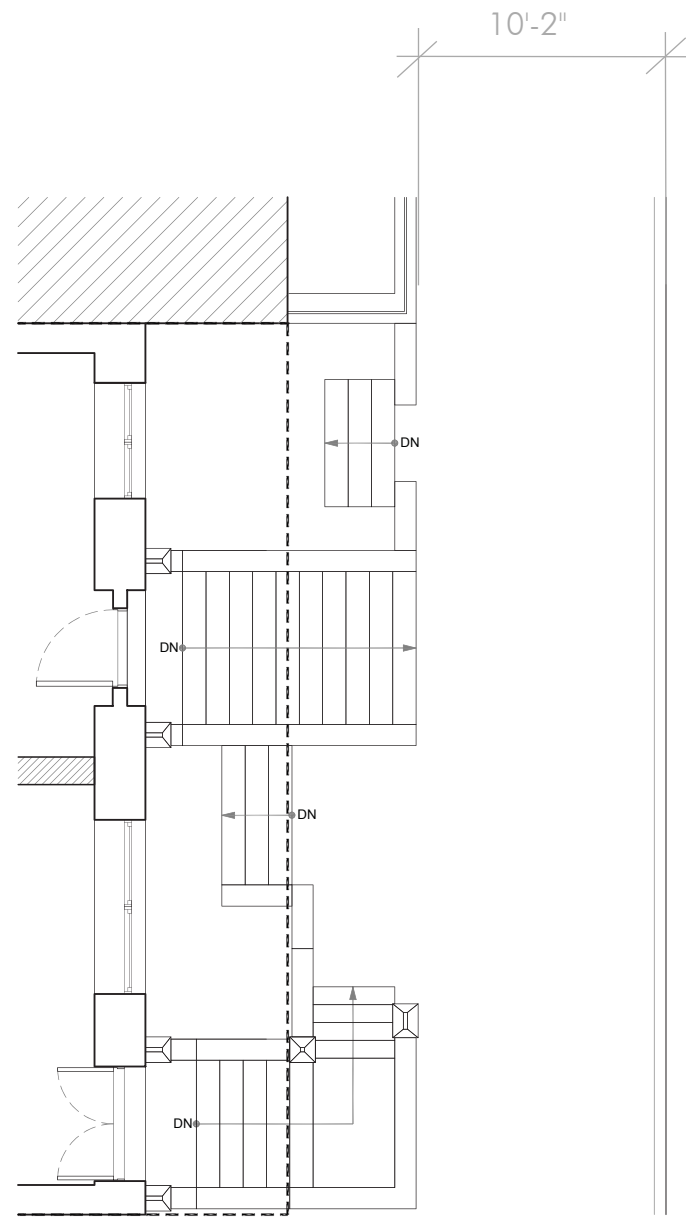
HISTORIC STOOP RESTORATION



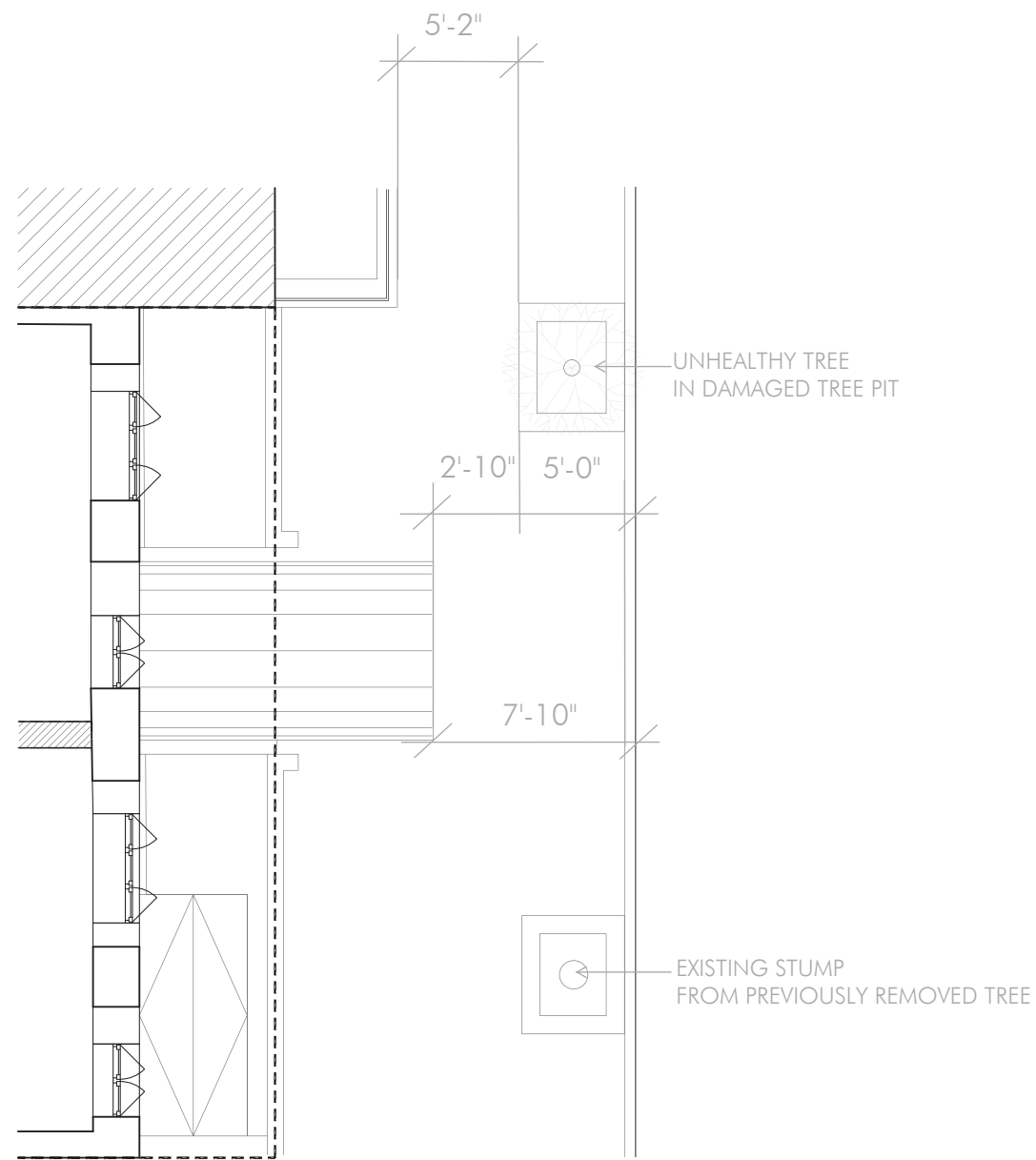
# BLOCK PLAN



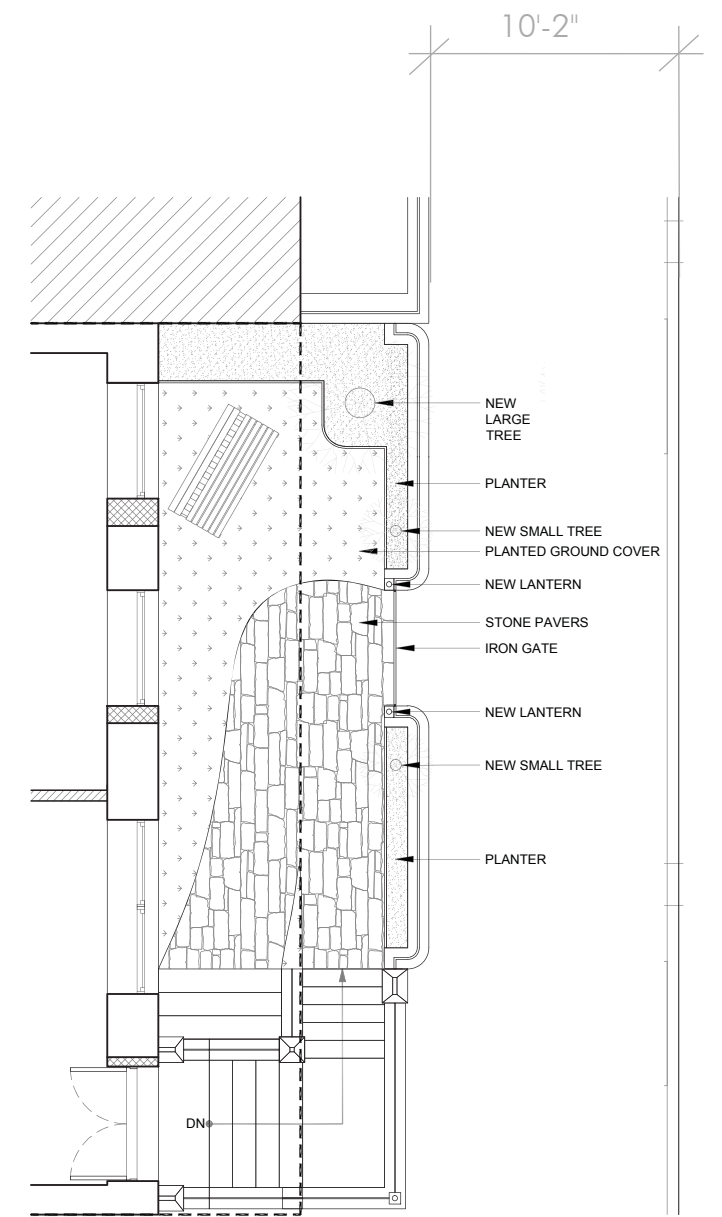
# PROPOSED ENTRY RESTORATION



Original Entry  
1885

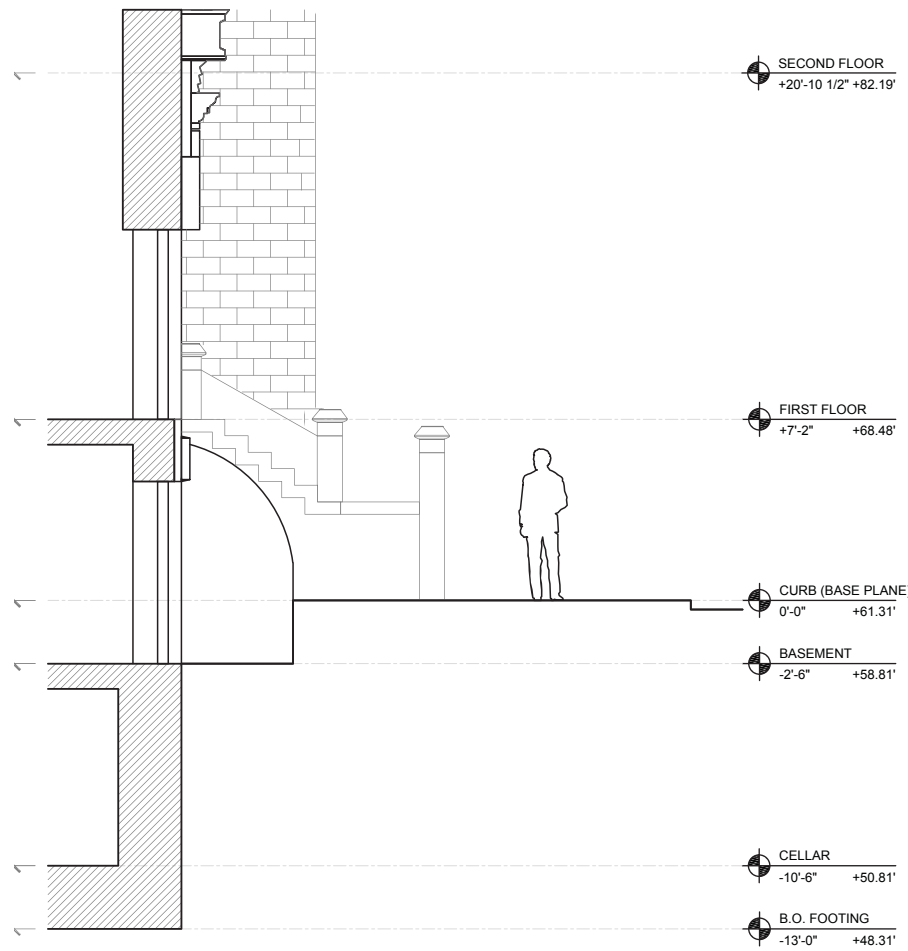


Existing Entry  
1945

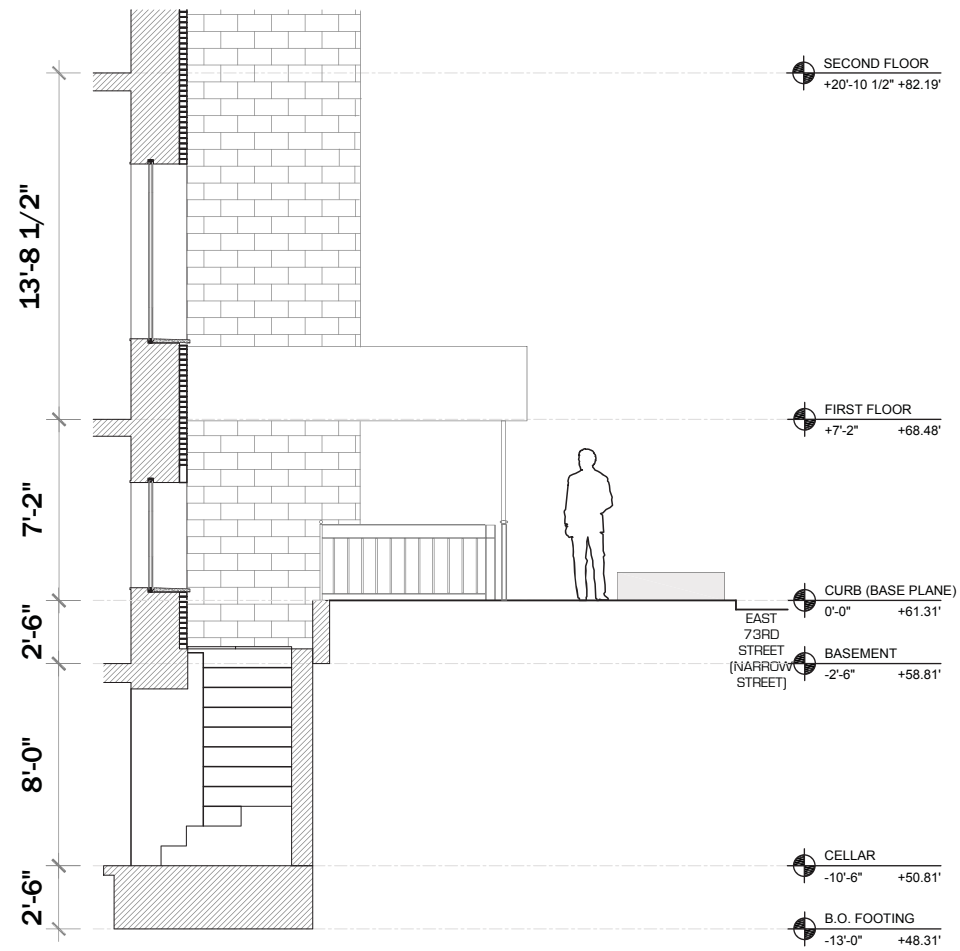


Proposed Entry

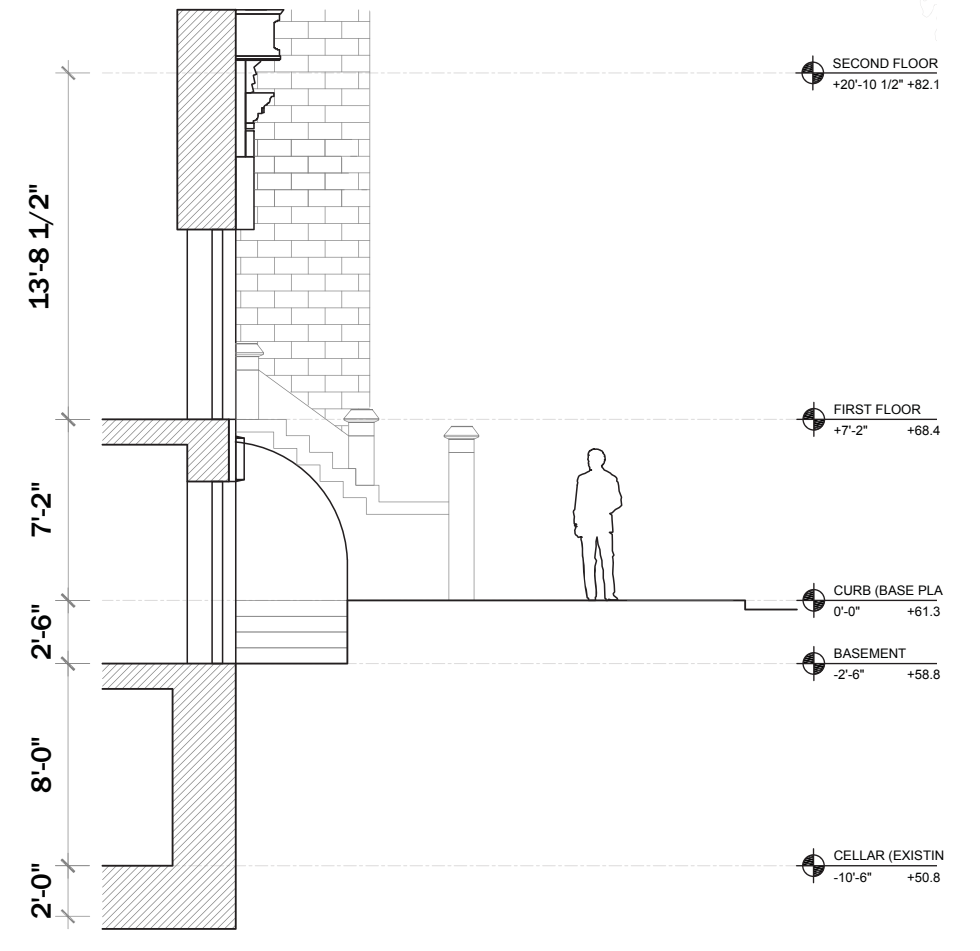
# PROPOSED ENTRY RESTORATION



Original Entry  
1885



Existing Entry  
1945



Proposed Entry

## **II. REAR FACADE**

**REAR EXISTING CONDITIONS**



**REAR AREA IMAGES**

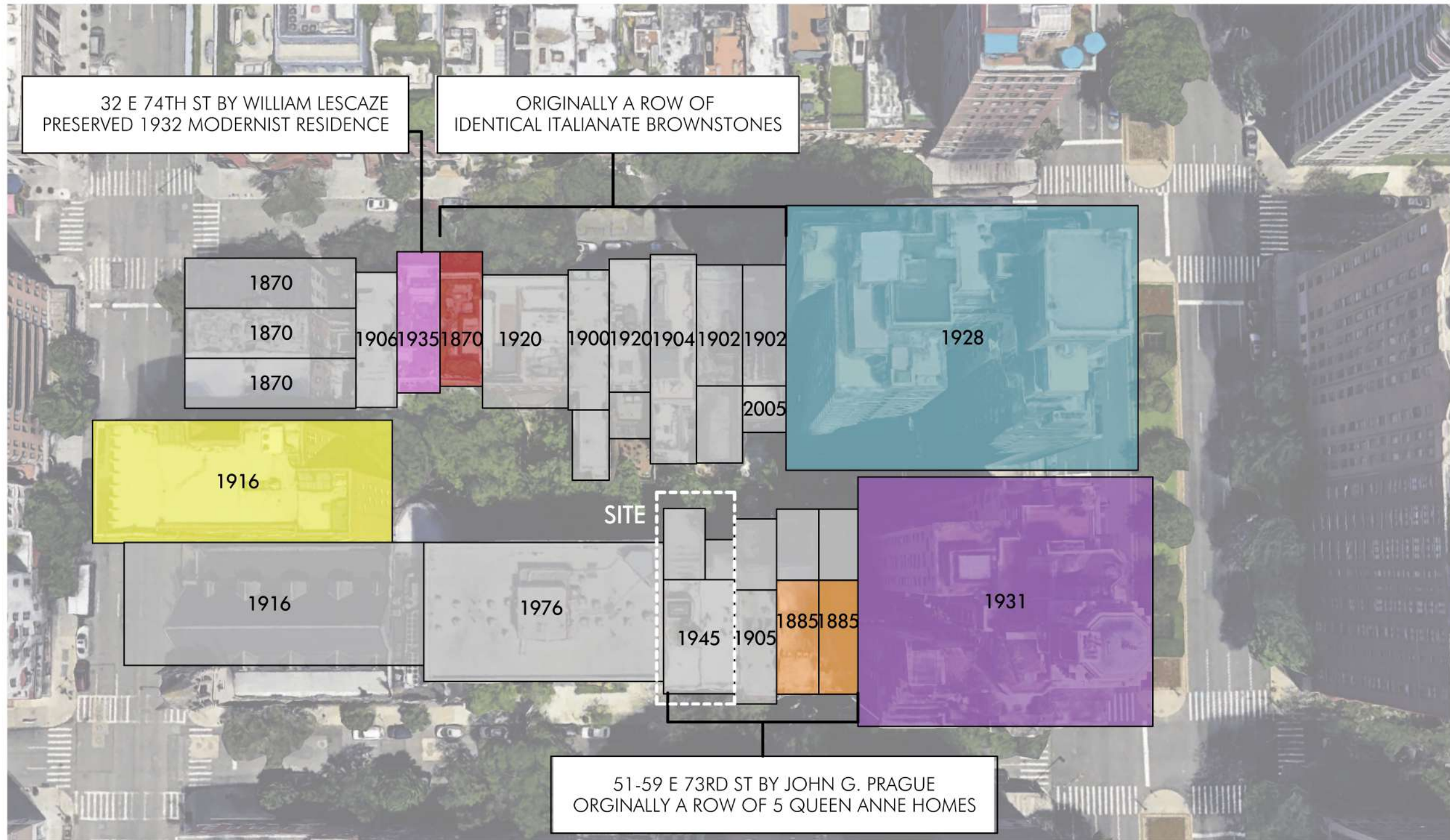


49 E 73RD - YARD DROPS 13'-6" BELOW

55 E 73RD - YARD DROPS 10'-5" BELOW

VARIED REAR YARD HEIGHTS AND CONDITIONS WITHIN BLOCK

**FACADE STYLES**



**BUILT 1870**



- 1870  ITALIANATE
- 1885  QUEEN ANNE
- 1899 - 1910  NEO-GOTHIC
- 1916 - 1928  NEO-RENAISSANCE
- 1931 - 1945  ART DECO
- 1935 - 2005  MODERN

ALTERED FROM ORIGINAL

**TODAY**

**FACADE STYLES**



32 E 74TH ST



44 E 74TH ST



46 E 74TH ST



49 E 74TH ST



51-53 E 73RD ST



55 E 73RD ST



- William Lescaze

“Lescaze hoped to link the aesthetics of the modern movement to a frank display of new technologies. In his town house, the new technologies primarily consisted of load-bearing glass brick on the exterior and air conditioning on the interior. At the same time, these new technologies were integrated into a building that retained key features of the historic building type.” - *The Society of Architectural Historians on William Lescaze*



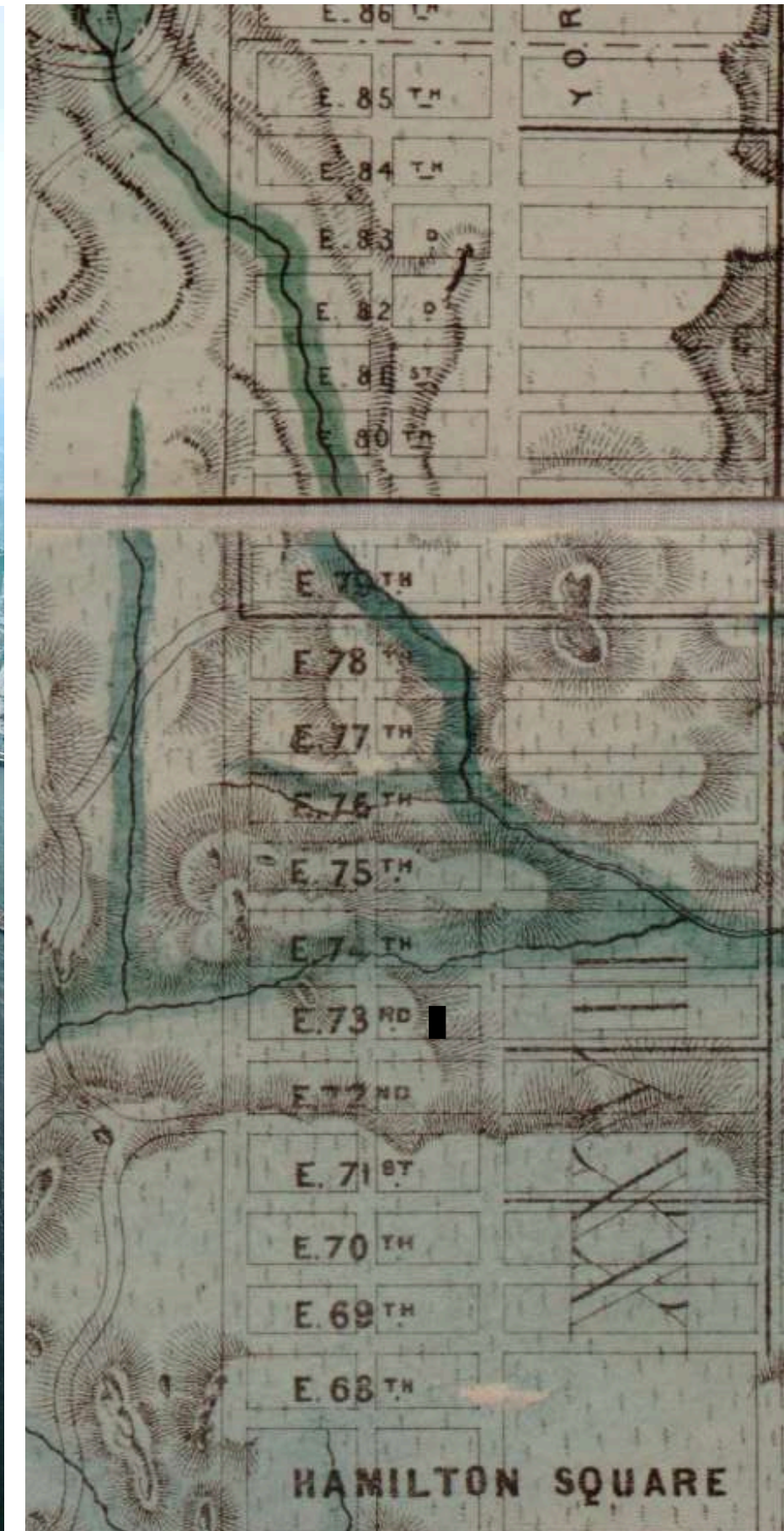
# TERRAIN HISTORY



MANNAHATTA - 1609



MANHATTAN - TODAY



ORIGINAL TERRAIN - SITE

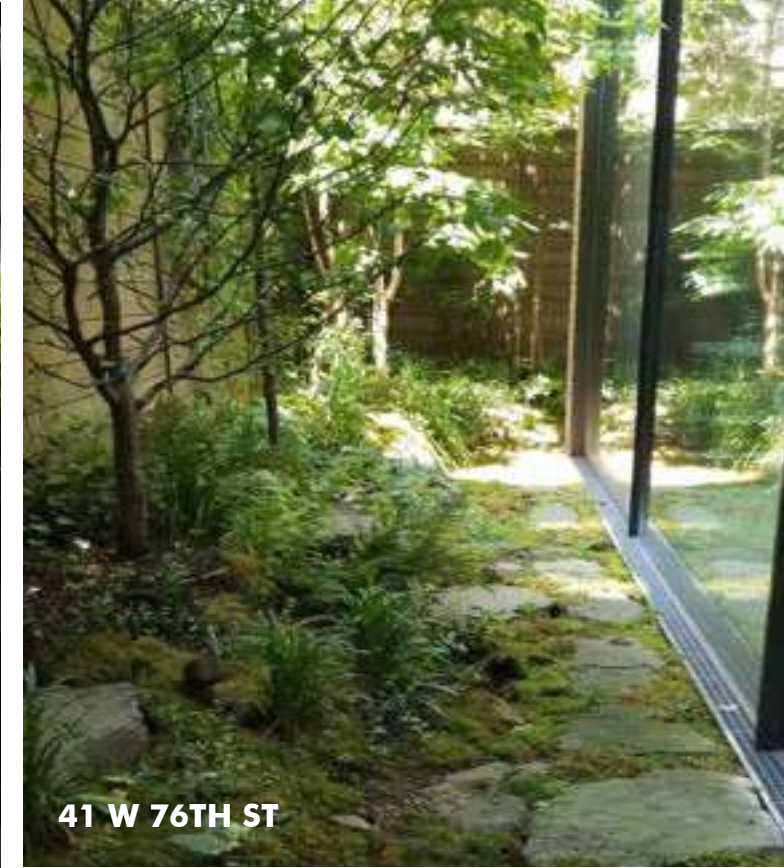
**LANDSCAPE PRECEDENTS**



**LOWLINE LAB - RAAD**



**259 E 7TH ST**



**41 W 76TH ST**

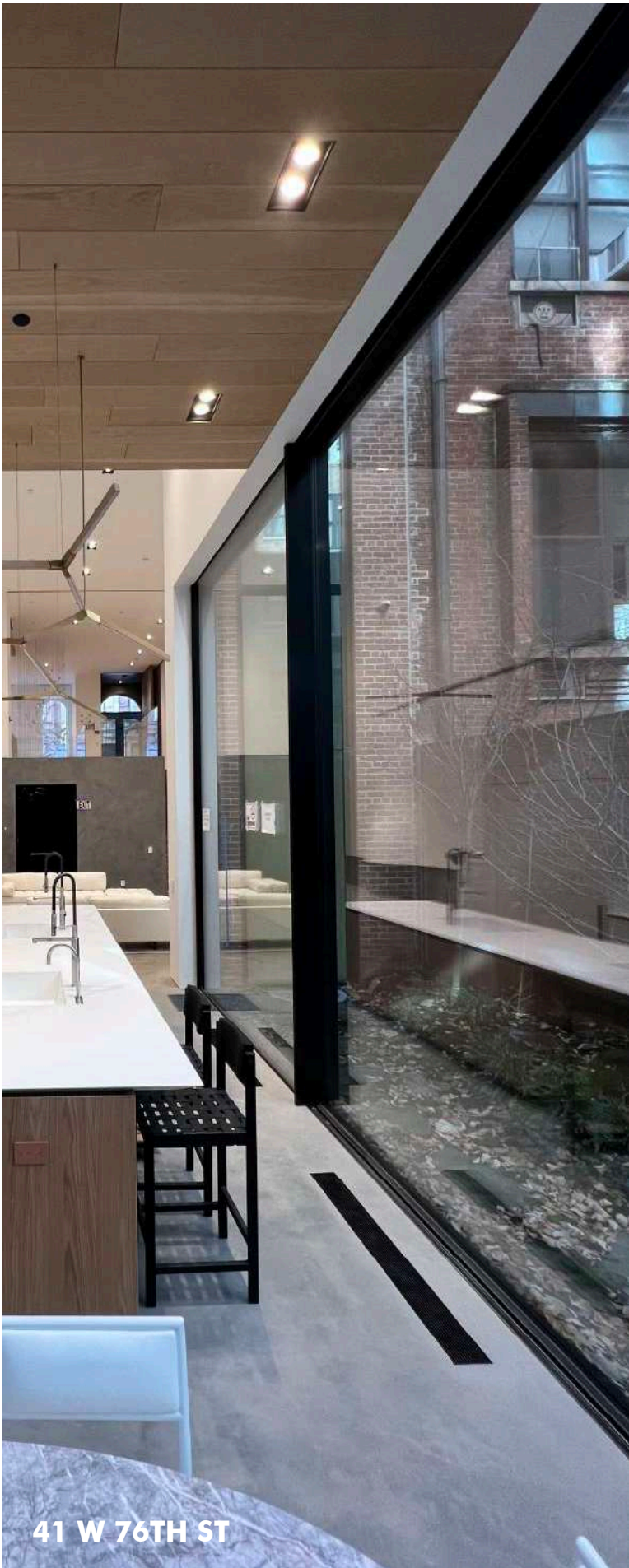


**SENEZH CAMPUS**

**RAAD STUDIO PRECEDENTS**



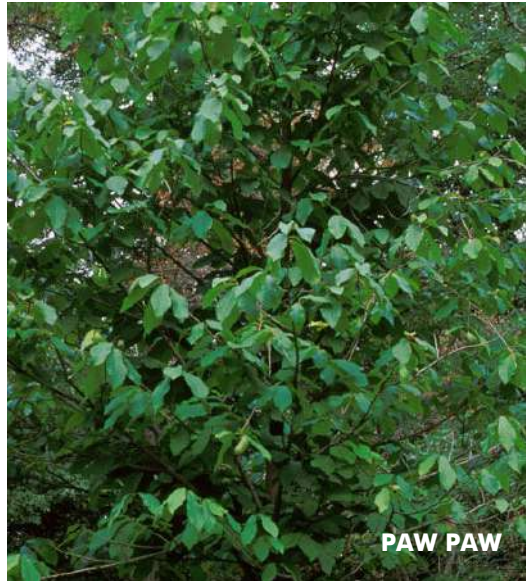
**375 DOUBLEWOOD LN**



**41 W 76TH ST**



**REAR FACADE DESIGN**



**PAW PAW**



**SASSAFRAS**



**SWORD FERN**



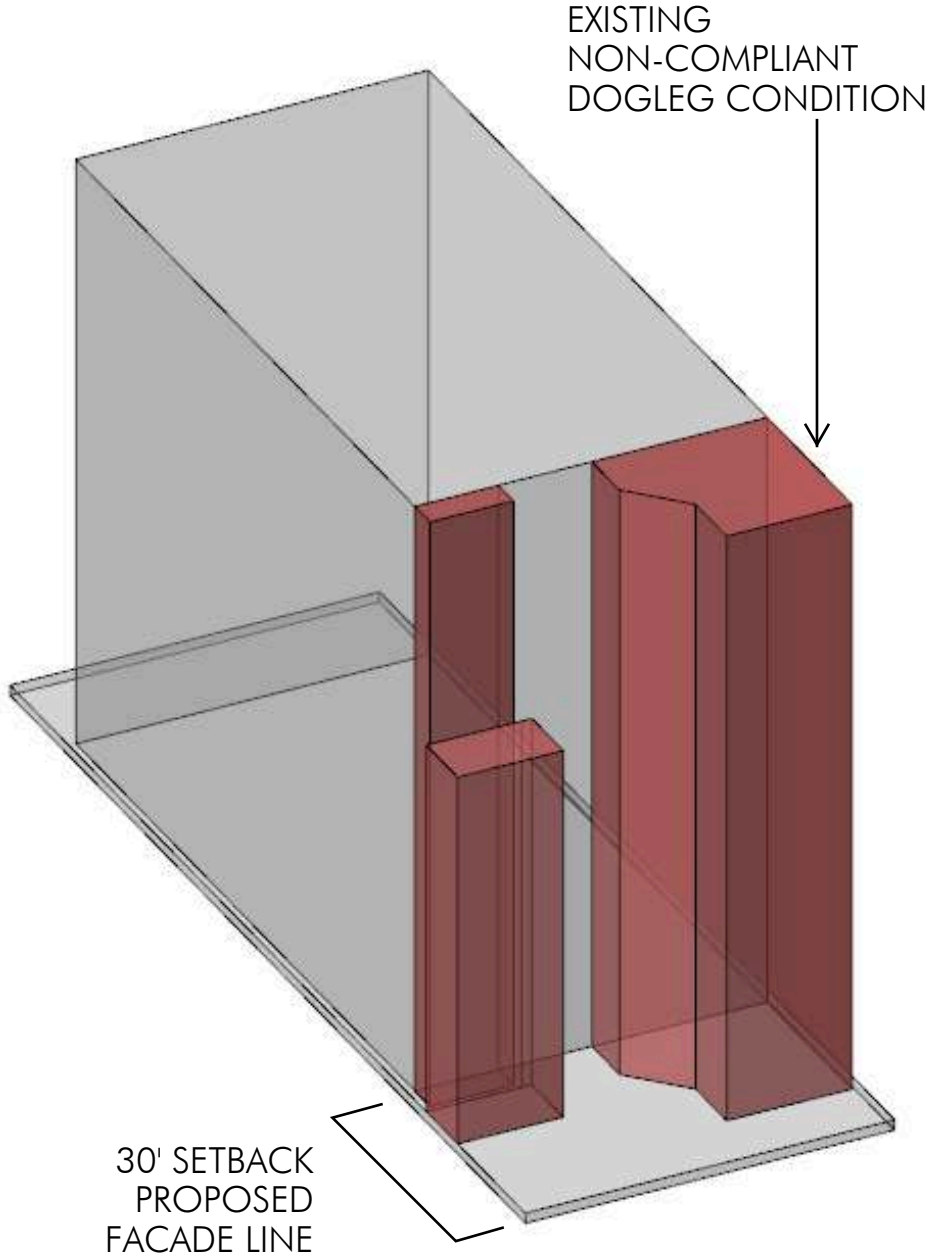
**YELLOW BIRCH**



REAR AXONS



REAR AXON VIEW

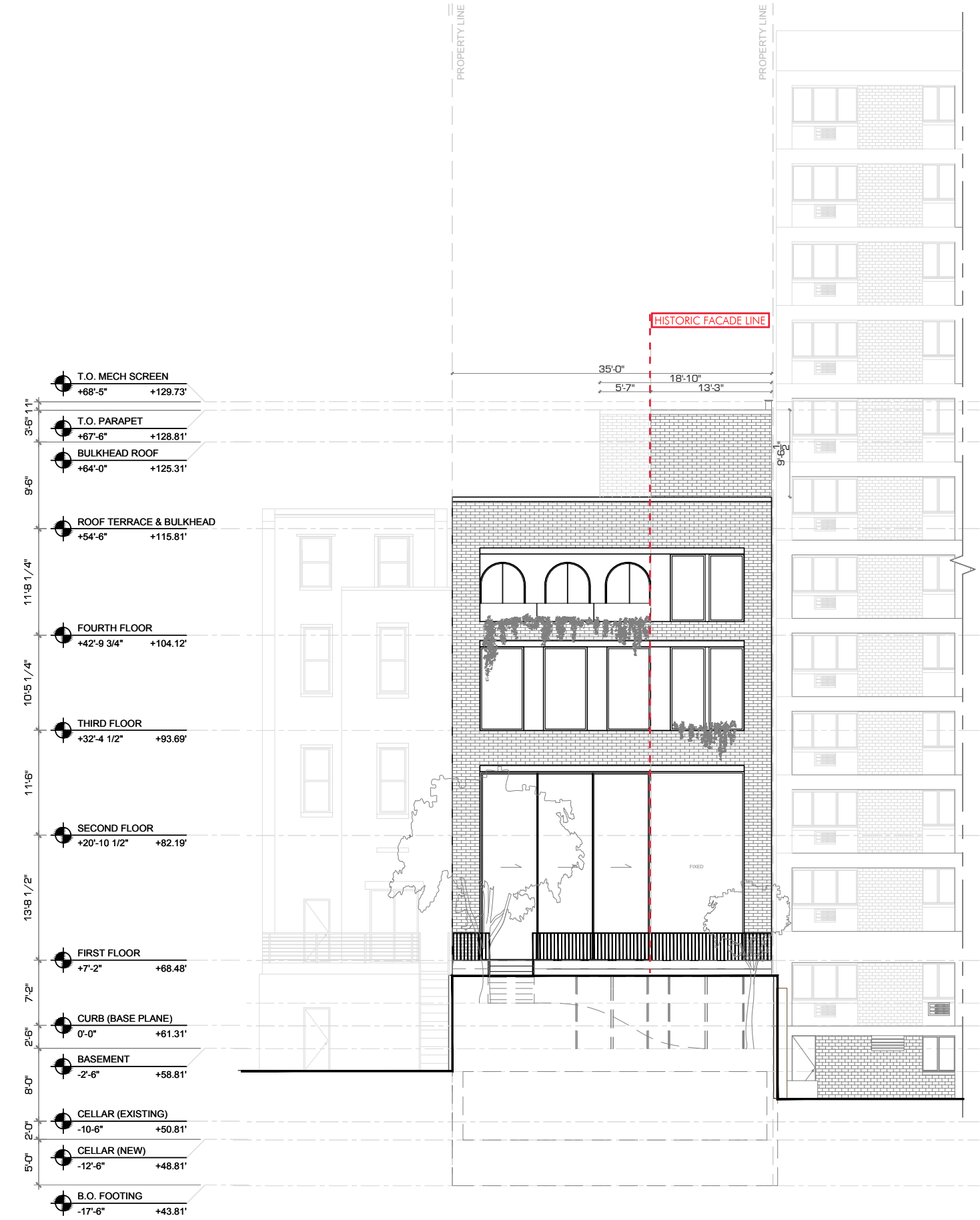


MASSING REDUCTION DIAGRAM

# REAR FACADE DESIGN



1 EXISTING EXTERIOR ELEVATION - REAR  
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - REAR  
SCALE: 1/8" = 1'-0"

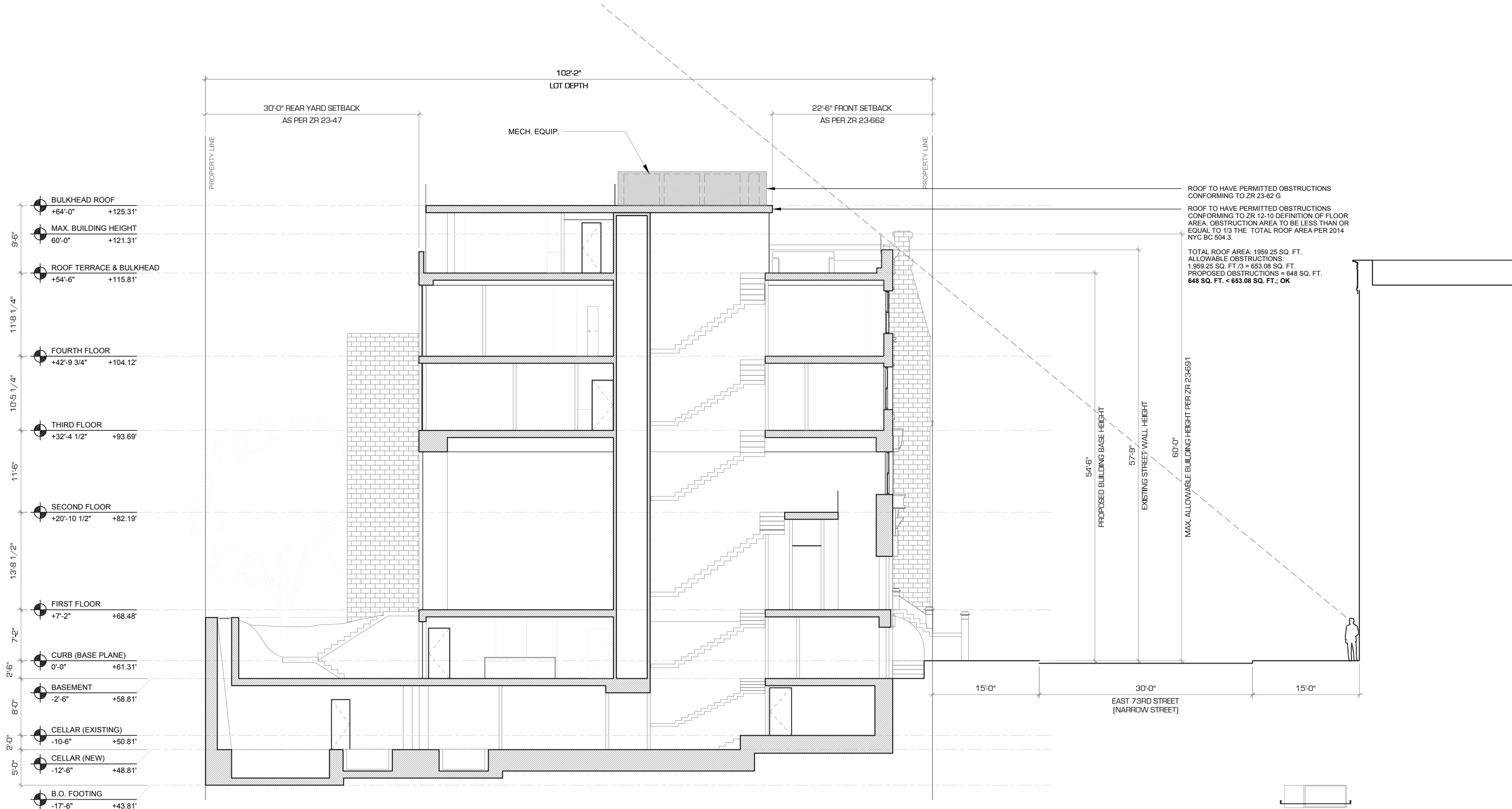
**REAR FACADE DESIGN**



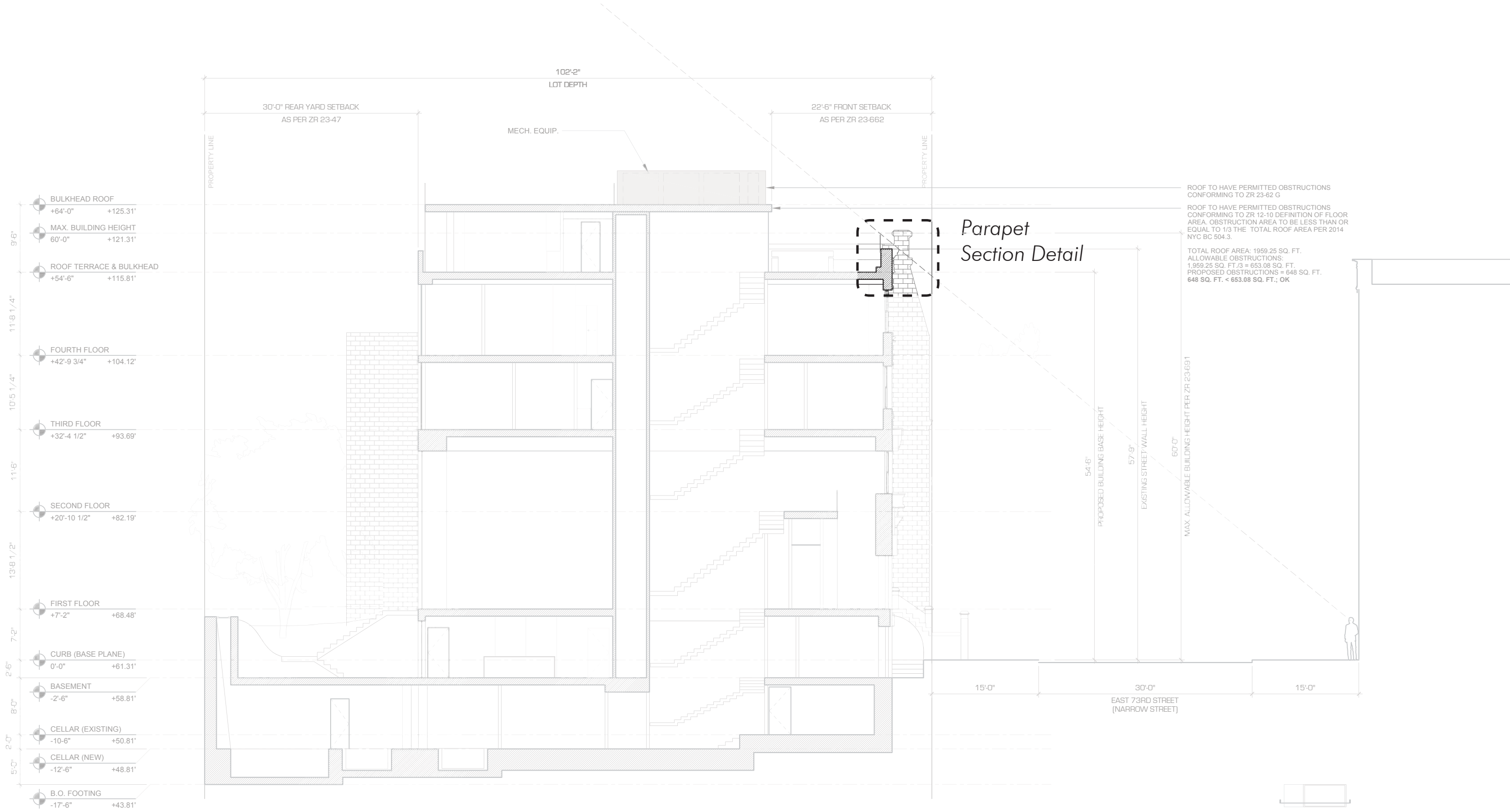
### **III. PENTHOUSE & ROOFTOP**



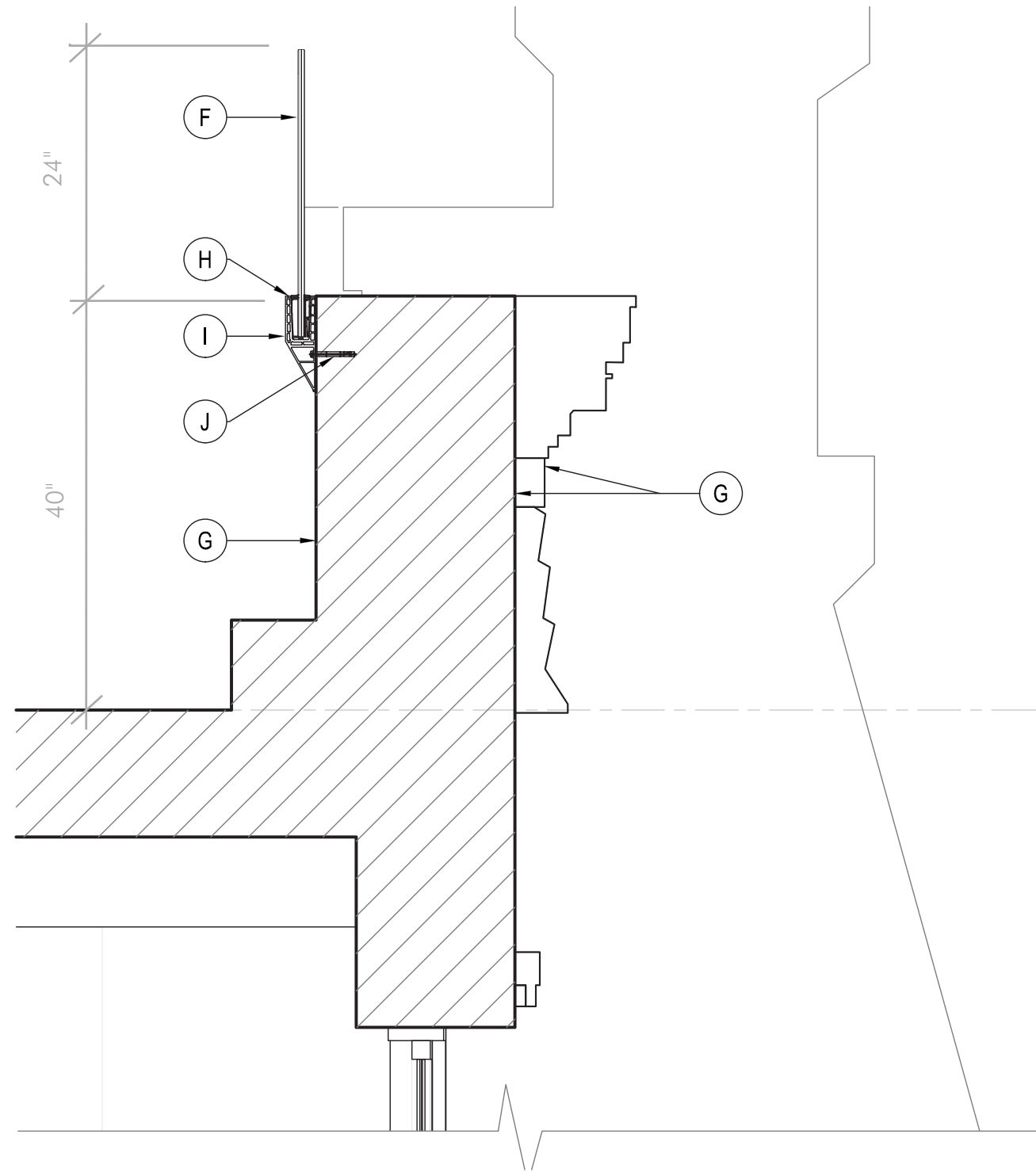
# PROPOSED SECTION & SIGHT LINE DIAGRAM



# PROPOSED SECTION & SIGHT LINE DIAGRAM



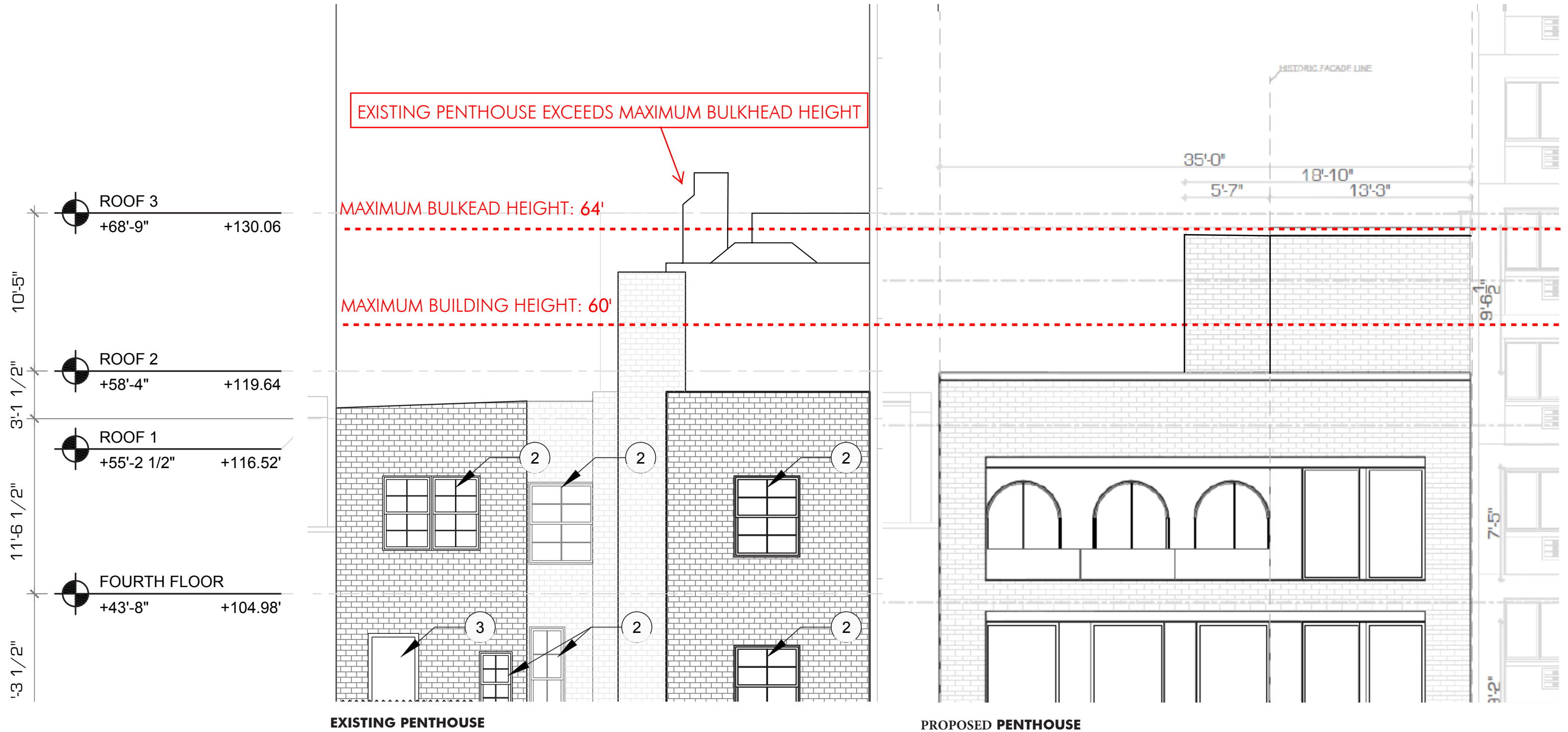
# PARAPET DETAIL



## NEW GLASS HANDRAIL ON EXISTING PARAPET

- (F) NEW ANTI REFLECTING COATING LOW IRON GLASS RAIL
- (G) EXISTING PARAPET & EXTERIOR WALL TO REMAIN RUBBER-SET,
- (H) BASE, INLAY, DISC, RUBBER
- (I) Y-PROFILE EASY GLASS PRIME
- (J) ANCHOR

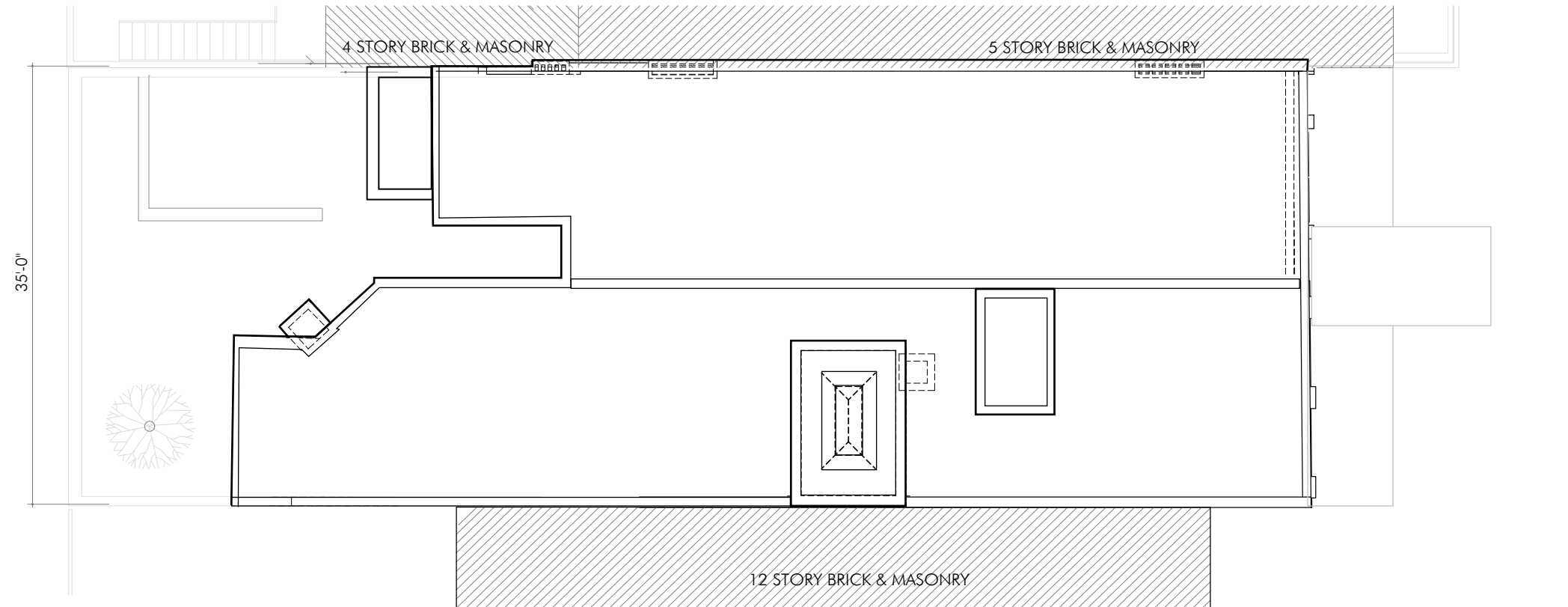
# PENTHOUSE ELEVATIONS



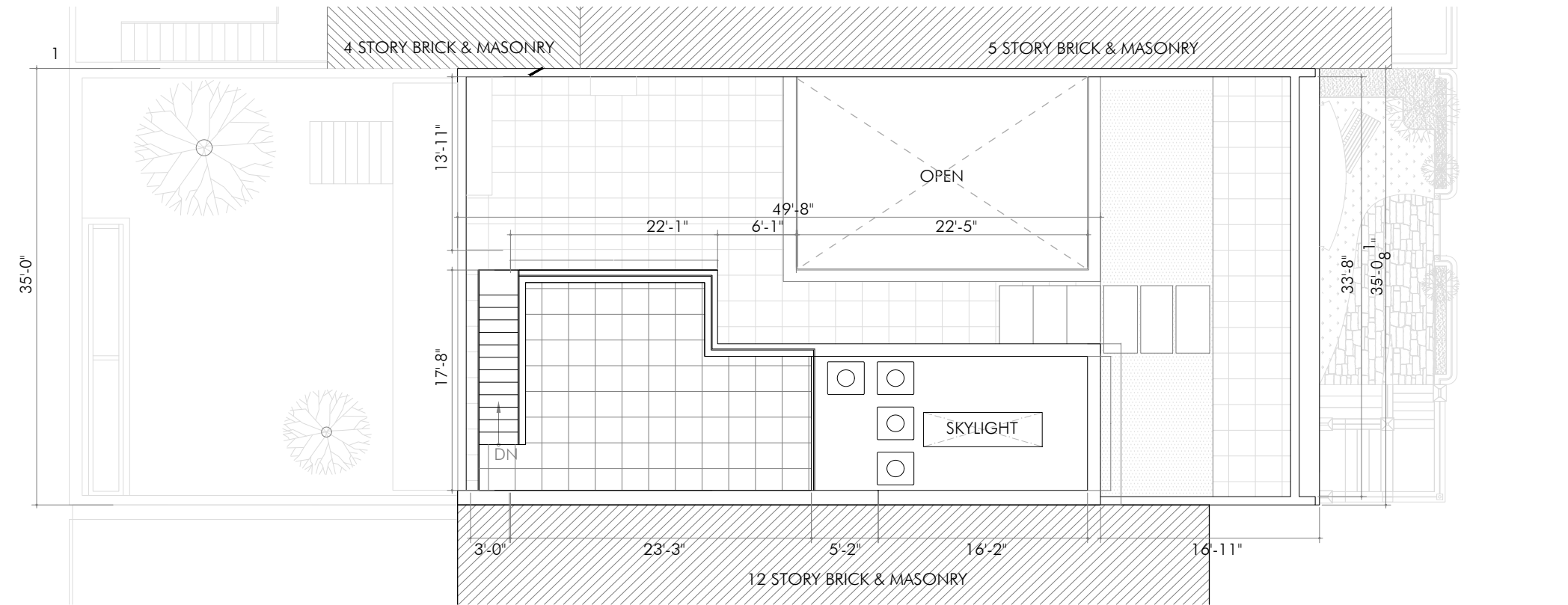
**EXISTING PENTHOUSE**

**PROPOSED PENTHOUSE**

# ROOF PLAN - EXISTING VS. PROPOSED



1 EXISTING ROOF PLAN



2 PROPOSED ROOF PLAN

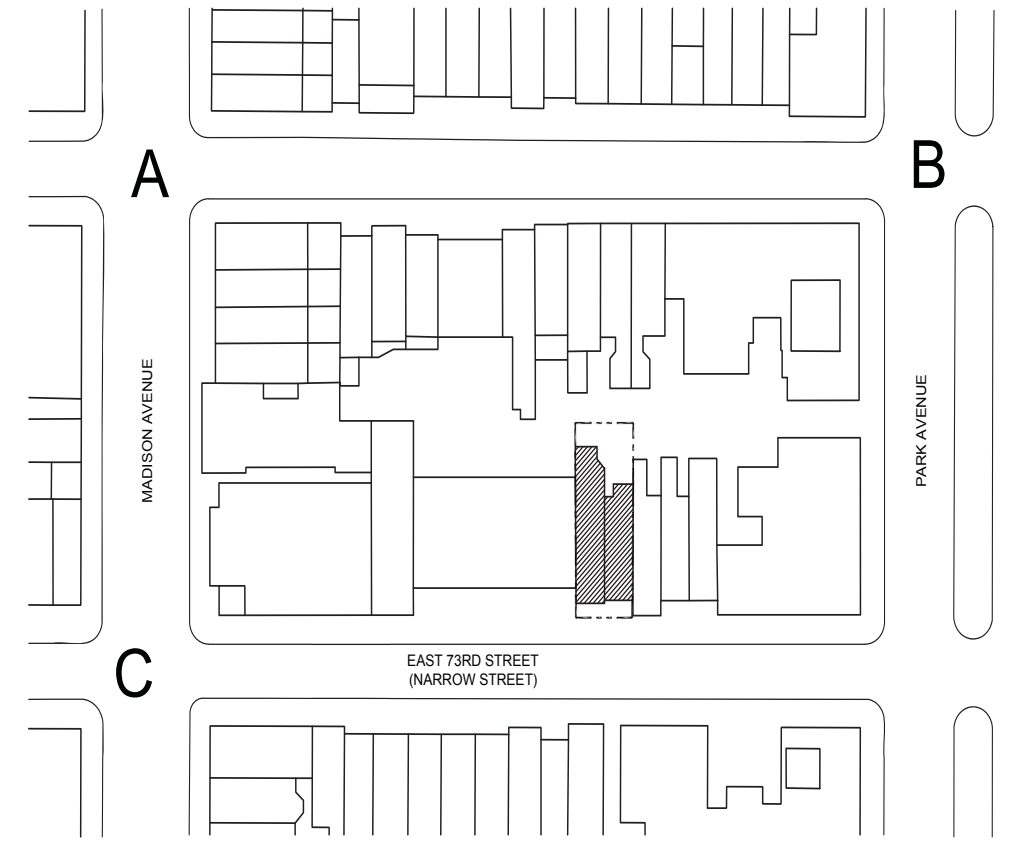
PENTHOUSE MOCK-UP VISIBILITY



VIEW A - NOT VISIBLE  
Madison Avenue looking Southeast



VIEW B - NOT VISIBLE  
Park Avenue looking Southwest



SITE PLAN - VIEWS



VIEW C - NOT VISIBLE  
Madison Avenue looking East



VIEW D - NOT VISIBLE  
Madison Avenue looking West



PENTHOUSE MOCK-UP  
Invisible from Street



