

Presentation to the
New York City
Landmarks Preservation
Commission

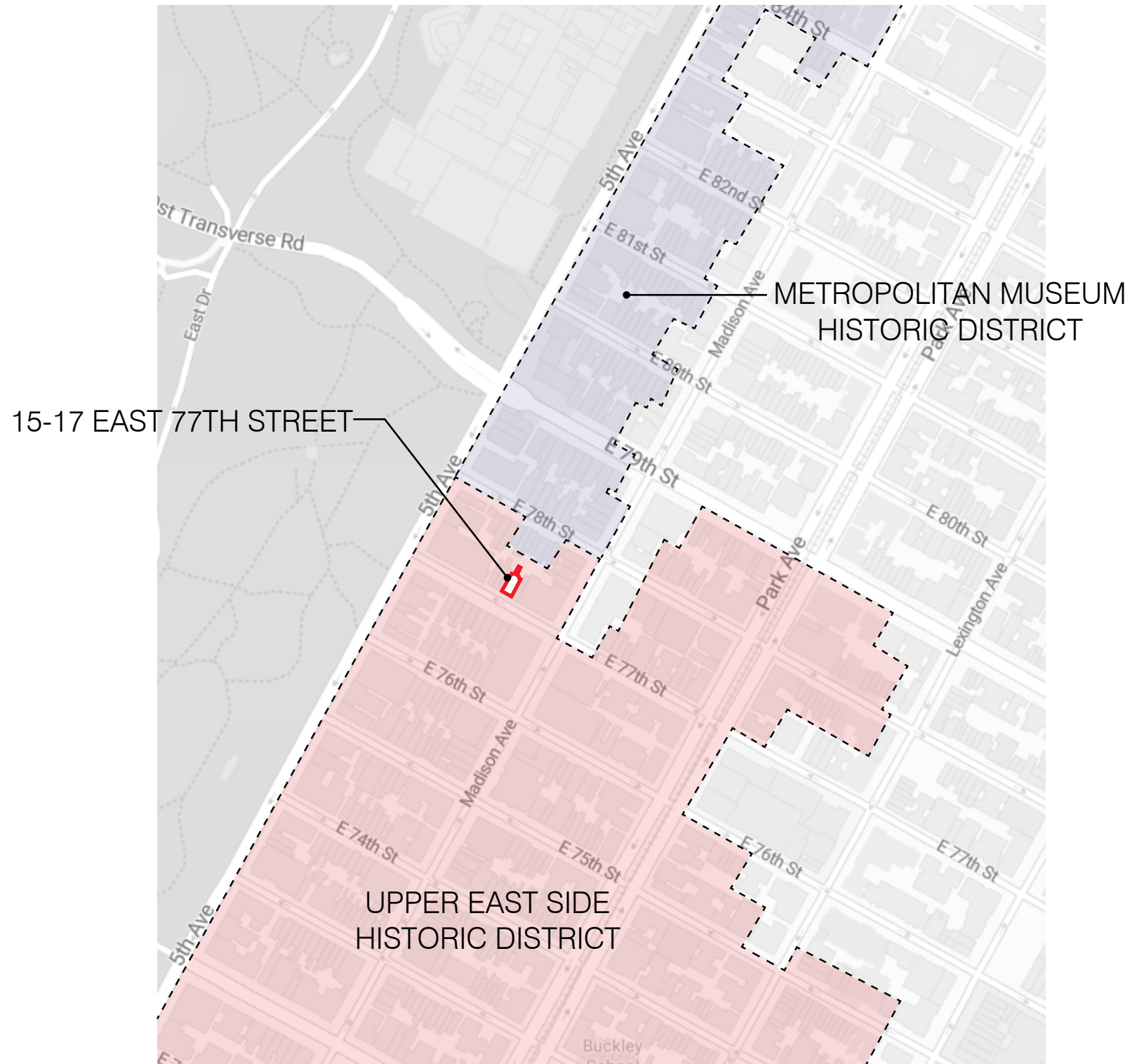
15-17 East 77th Street

Upper East Side Historic District



15 East 77th Street

17 East 77th Street





17 East 77th Street 15 East 77th Street



Proposed Front and Rear Elevation



15 East 77th Street, 1912
Source: New York Public Library



17 East 77th Street, 1912
Source: New York Public Library



15 and 17 East 77th Street, ca. 1940 Tax Photo
Source: Tax Photo, NYC Municipal Archives



15 East 77th Street, Present Day Front Facade



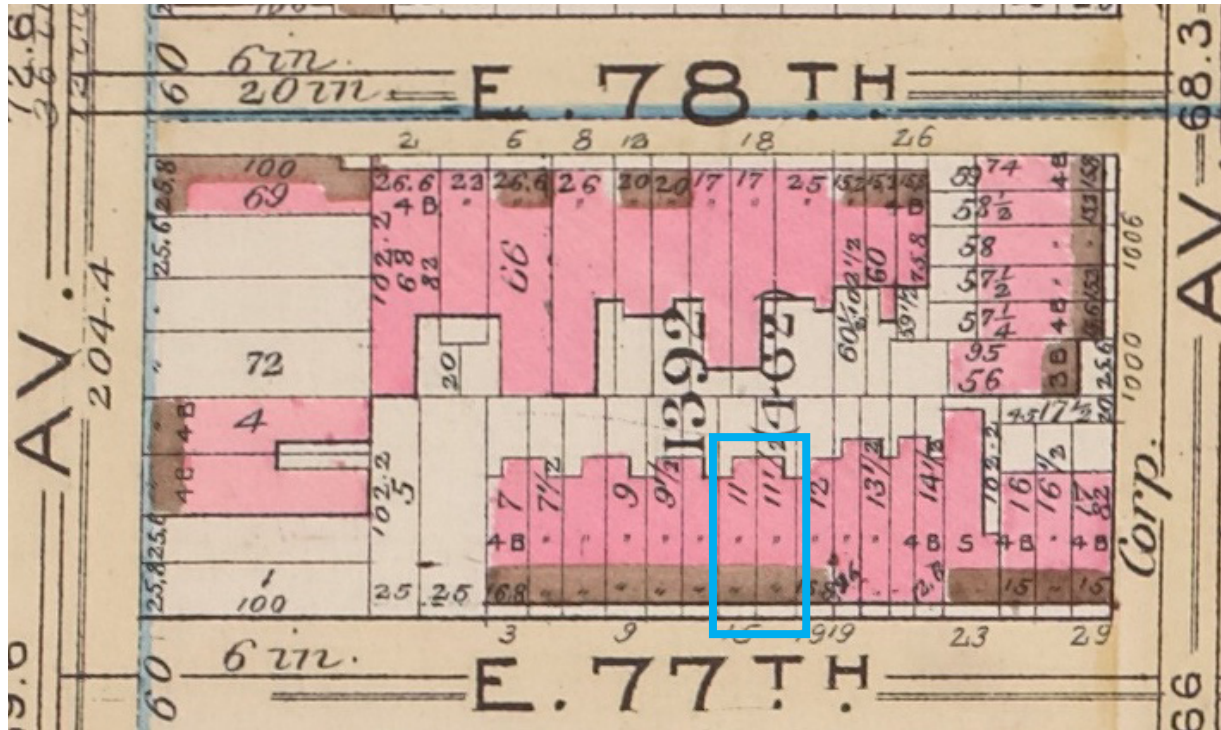
17 East 77th Street, Present Day Front Facade



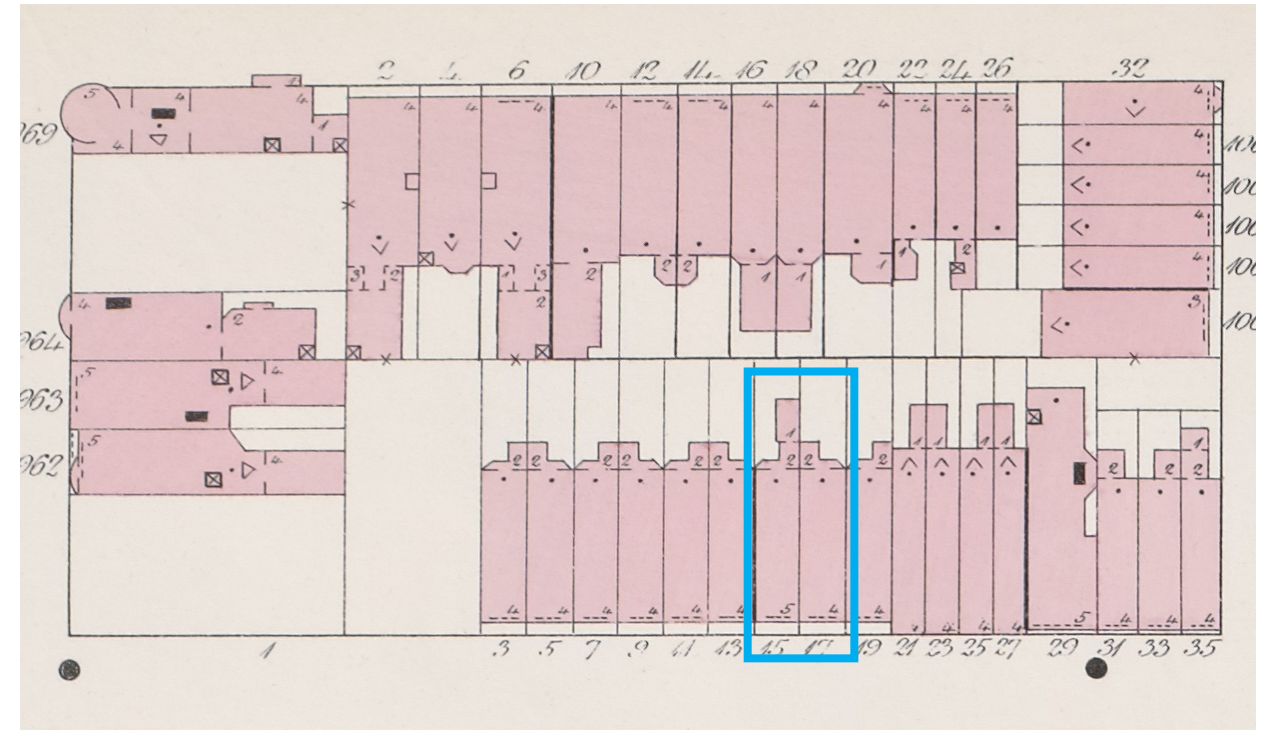
15 East 77th Street, Present Day Areaway



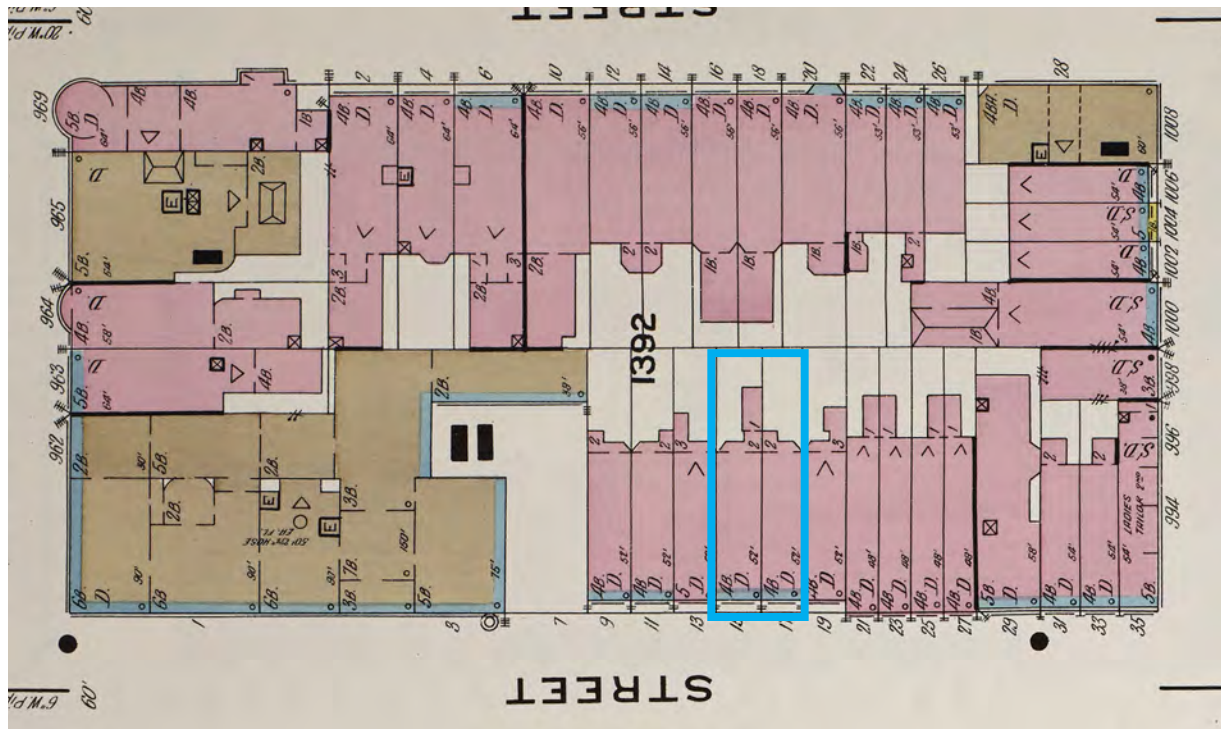
17 East 77th Street, Present Day Areaway



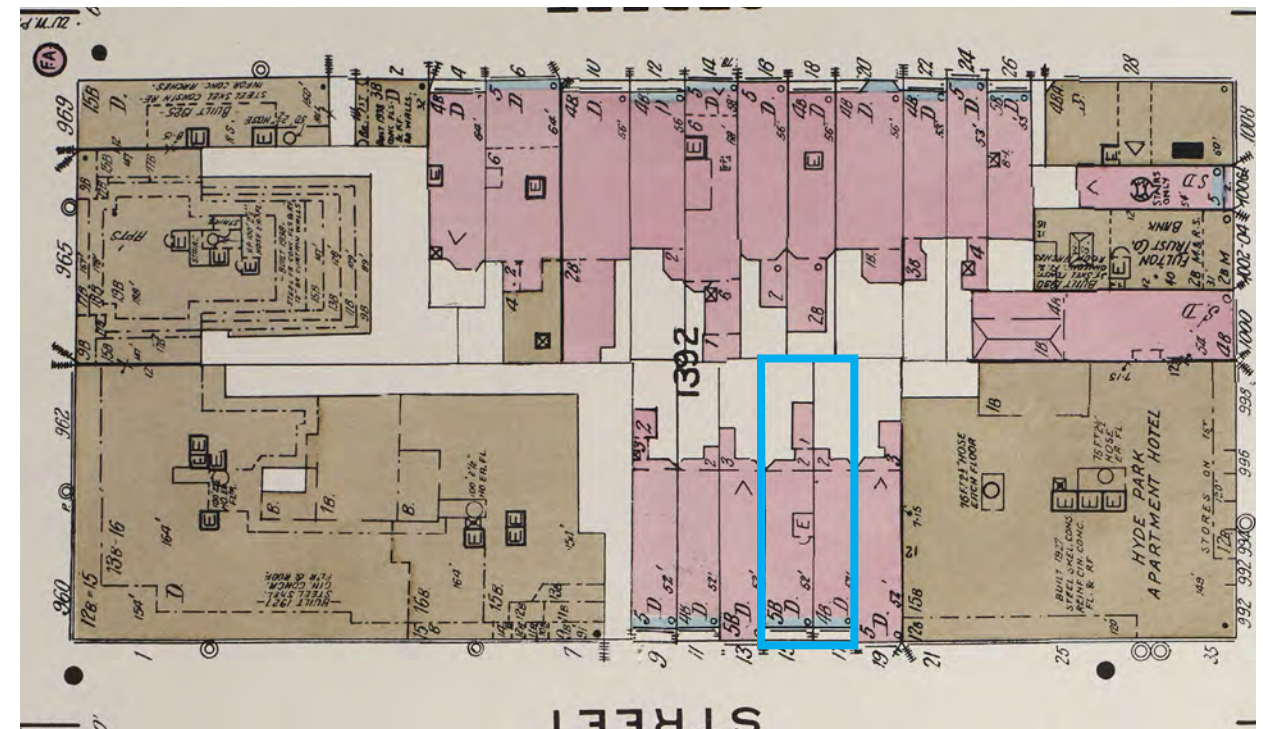
1890 Bromley Map



1896 Sanborn Map



1911 Sanborn Map



1939 Sanborn Map





11 East 77th Street

13 East 77th Street

15 East 77th Street

17 East 77th Street

19 East 77th Street



19 East 77th Street

17 East 77th Street

15 East 77th Street

13 East 77th Street

11 East 77th Street



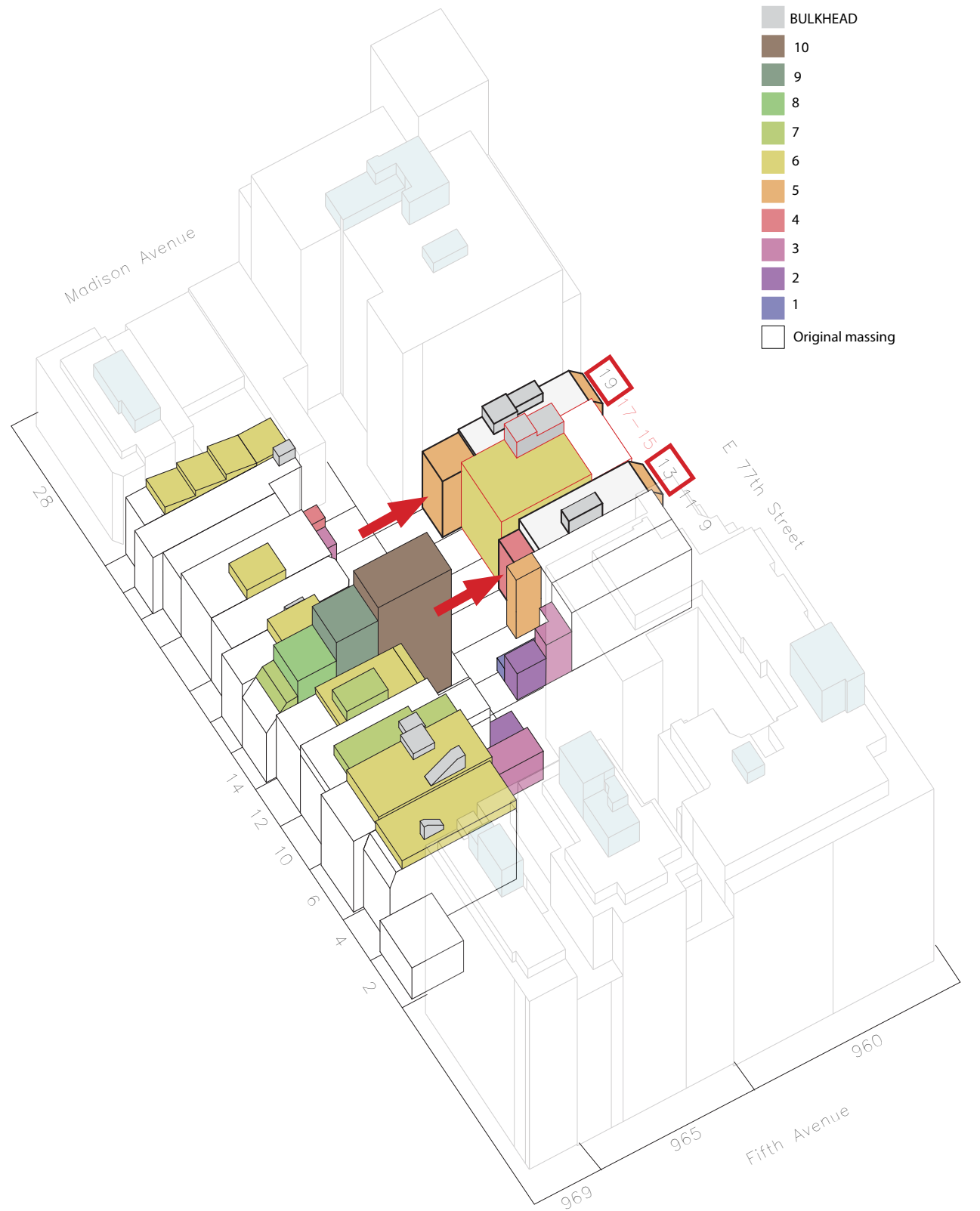
15-17 East 77th Street 2014 LPC Approval



19 E 77th Street



13 E 77th Street



11 E 77th Street



12 E 78th Street



14 E 78th Street



26 E 78th Street



16 E 78th Street



14 E 78th Street 12 E 78th Street 8 E 78th Street 6 E 78th Street 4 E 78th Street





15 East 77th Street 17 East 77th Street

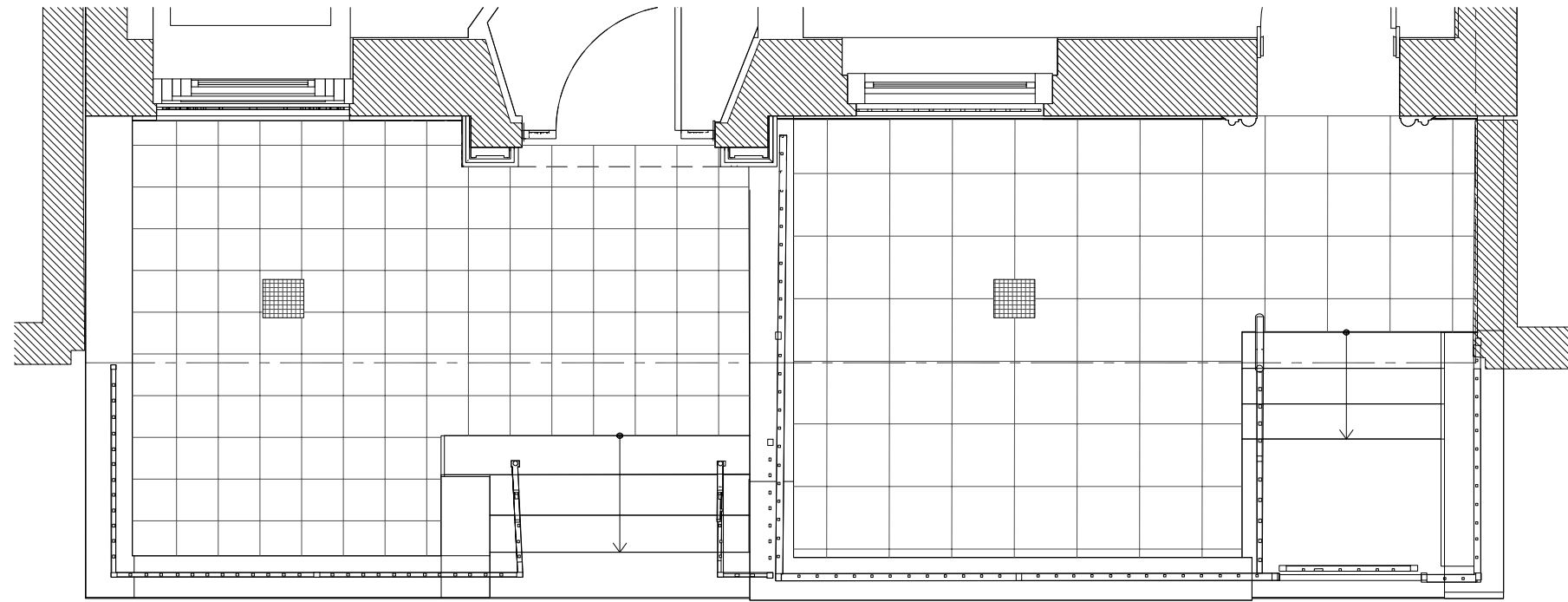
EX'G FRONT CORNICE
 EL = +126'-10 3/8"
 (126.86' Per Survey)

FRONT STREET WALL HEIGHT: 57'-9 1/4"

BASE PLANE
 EL = +69'-1 1/8"
 (69.09' Per Survey)



Areaway: Existing Plan



Areaway: Proposed Plan



Areaway: Existing Fence Elevation



Existing Fence at 15 E77th Street



Existing Fence at 17 E77th Street



Areaway: Proposed Fence Elevation



Areaway at 11 E77th Street



Areaway at 13 E77th Street



Areaway at 19 E77th Street



Areaway: Existing Facade Elevation



Existing Stone Door Surround at 15 E77th Street



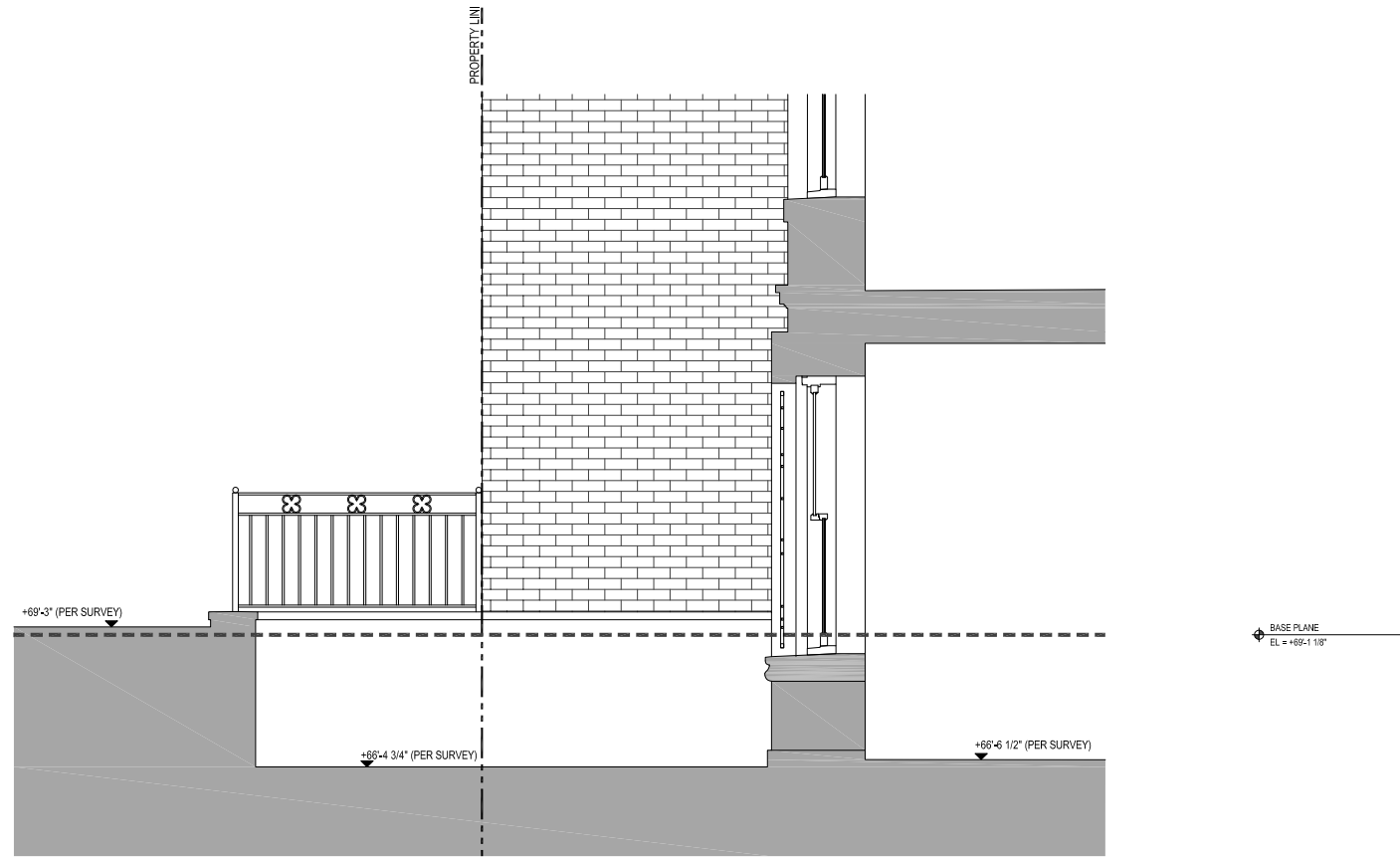
Areaway: Proposed Facade Elevation



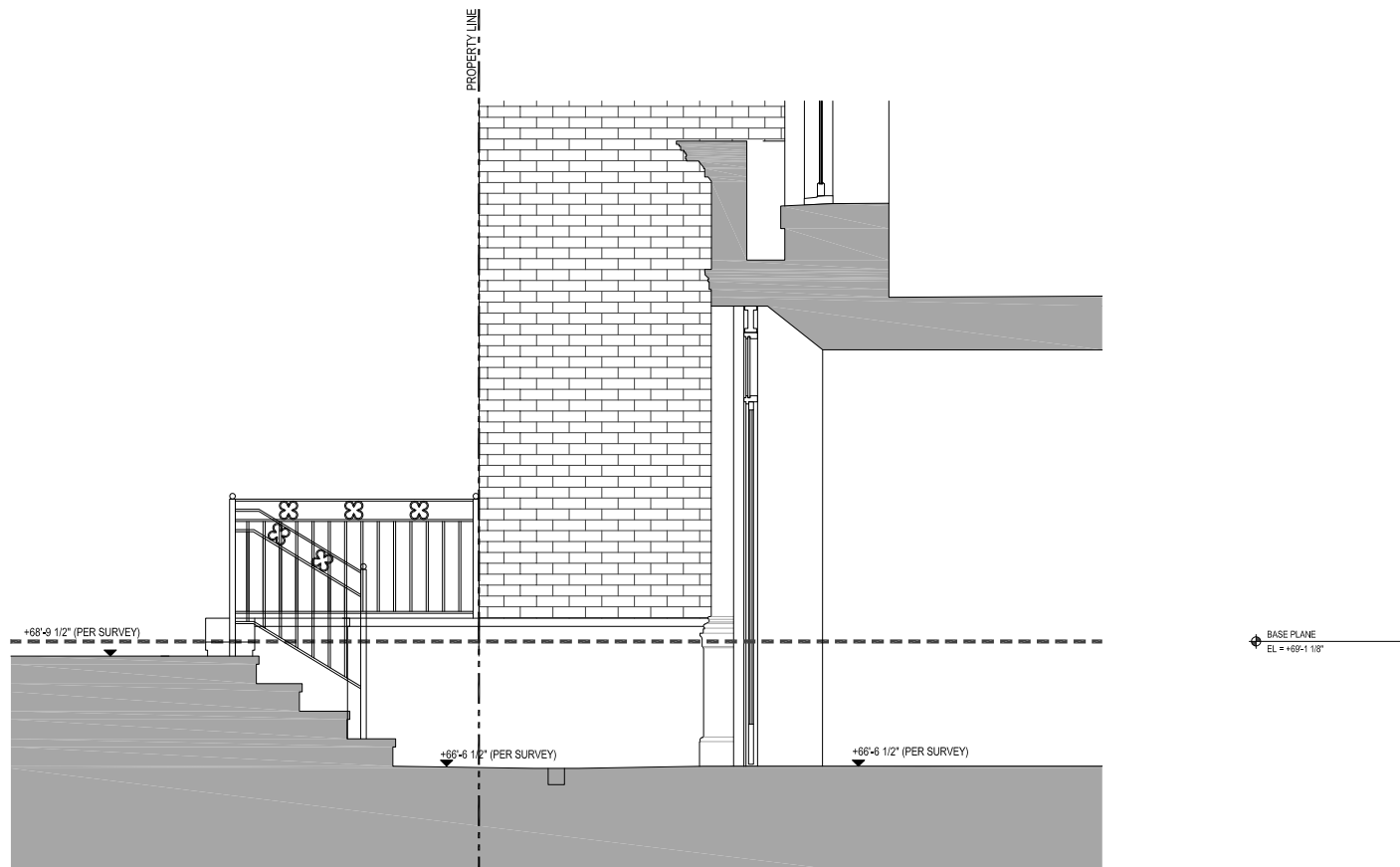
Existing Grille at 17 E77th Street



Areaway: Existing Section at 15 E77th Street



Areaway: Existing Section at 15 E77th Street, through Entrance



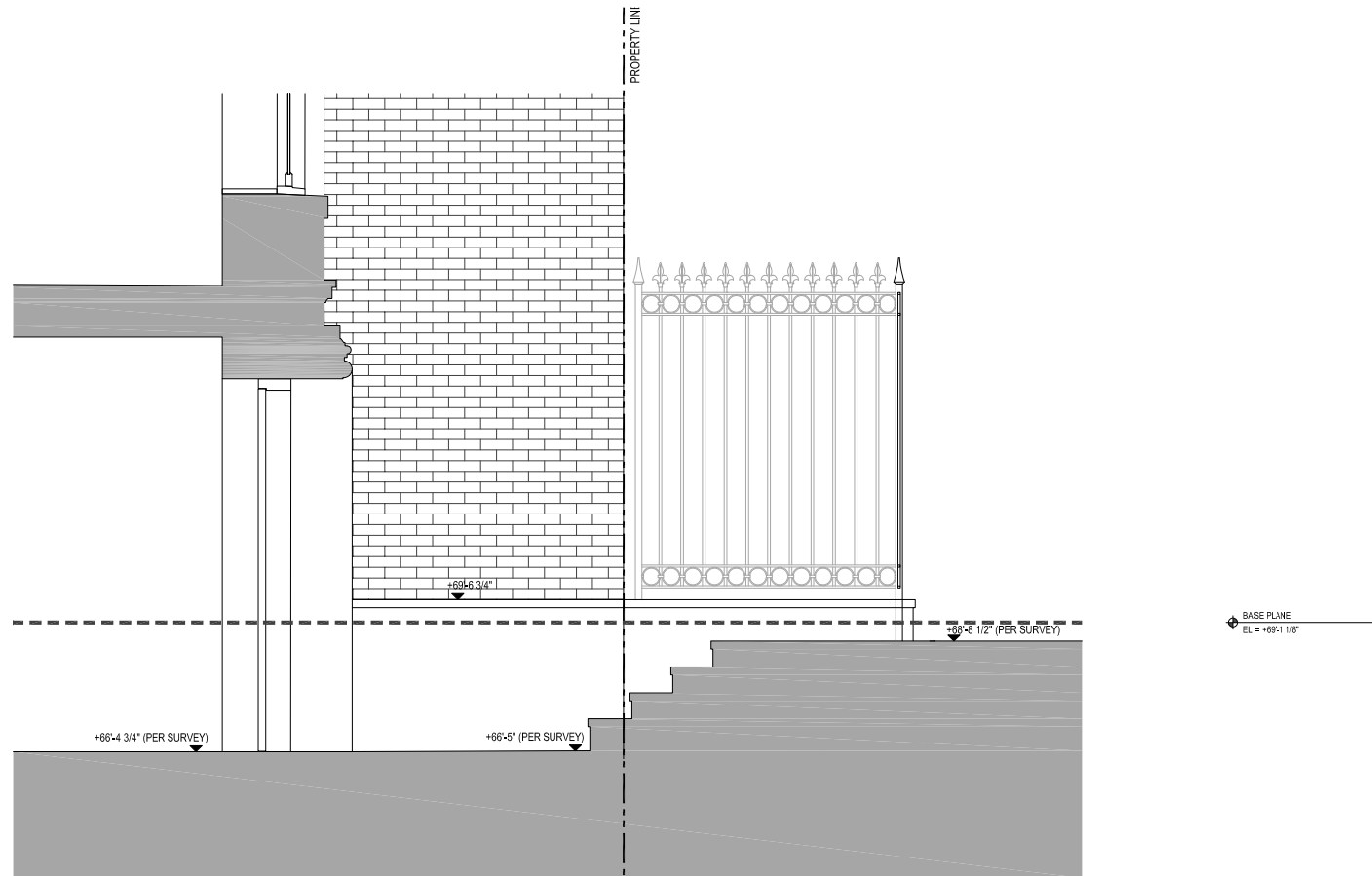
Areaway: Proposed Section at 15 E77th Street



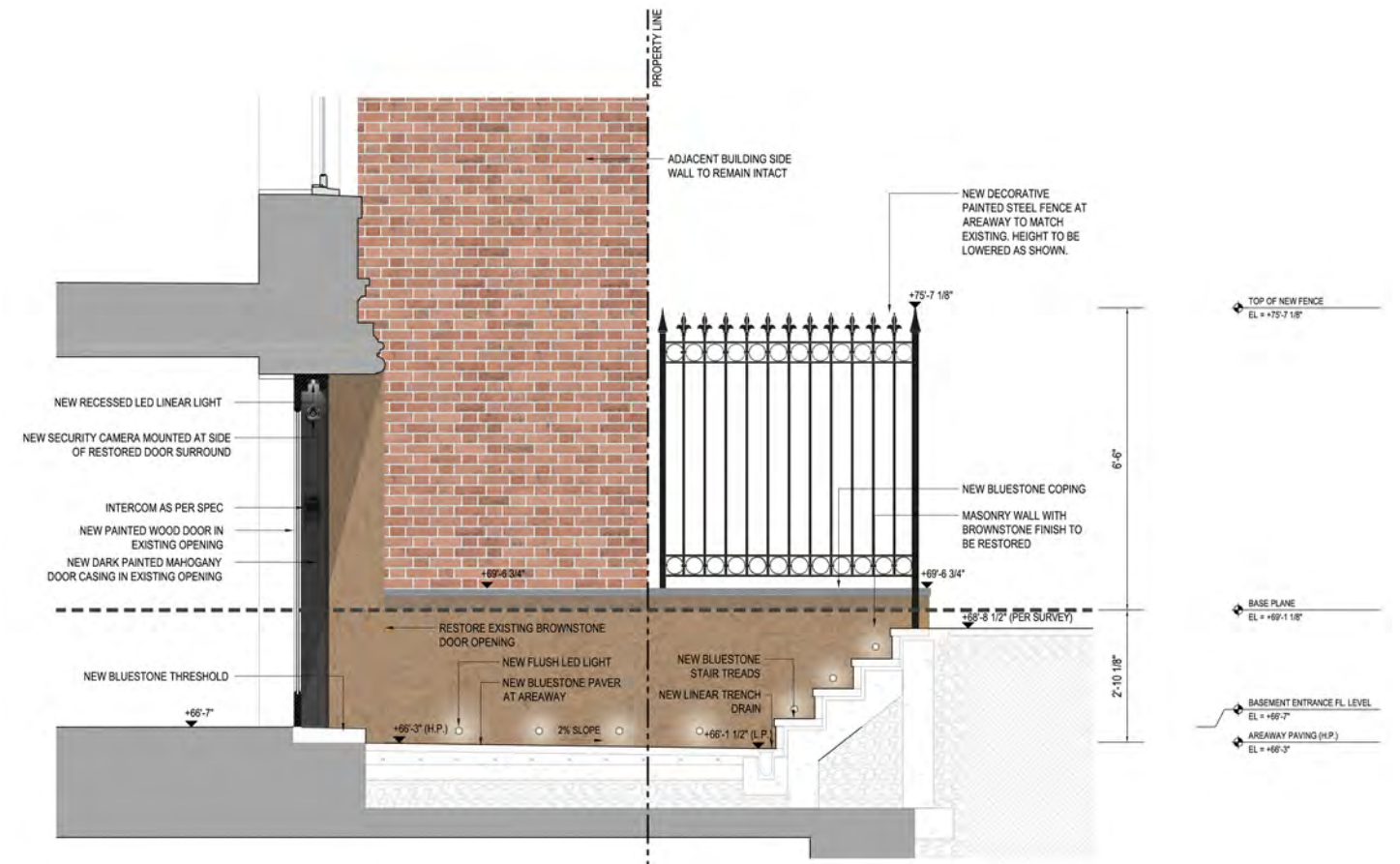
Areaway: Proposed Section at 15 E77th Street, through Entrance



Areaway: Existing Section at 17 E77th Street, through Entrance



Areaway: Proposed Section at 17 E77th Street, through Entrance



Areaway: Visible Devices and Accessories



BALDWIN LETTER BOX PLATE
BLACK FINISH 13" X 3 5/8"



HOLOVISION MODEL 200
INTERCOM WITH BRASS FINISH
w 4.4" X H 7.5"



BEGA IN-GRADE/IN-WALL
LUMINAIRE
3" DIAMETER



SPECO OUTDOOR
SECURITY CAMERA
1.9" X 1.5"



BRONZINO RIBBED PLANTER
W 29.5" X H 26.7"

Existing Rear Context



Existing Rear Facade at 15-17 E77th Street



Proposed Rear Facade Materials



ZINC COATED COPPER CLADDING



LIMESTONE CLADDING



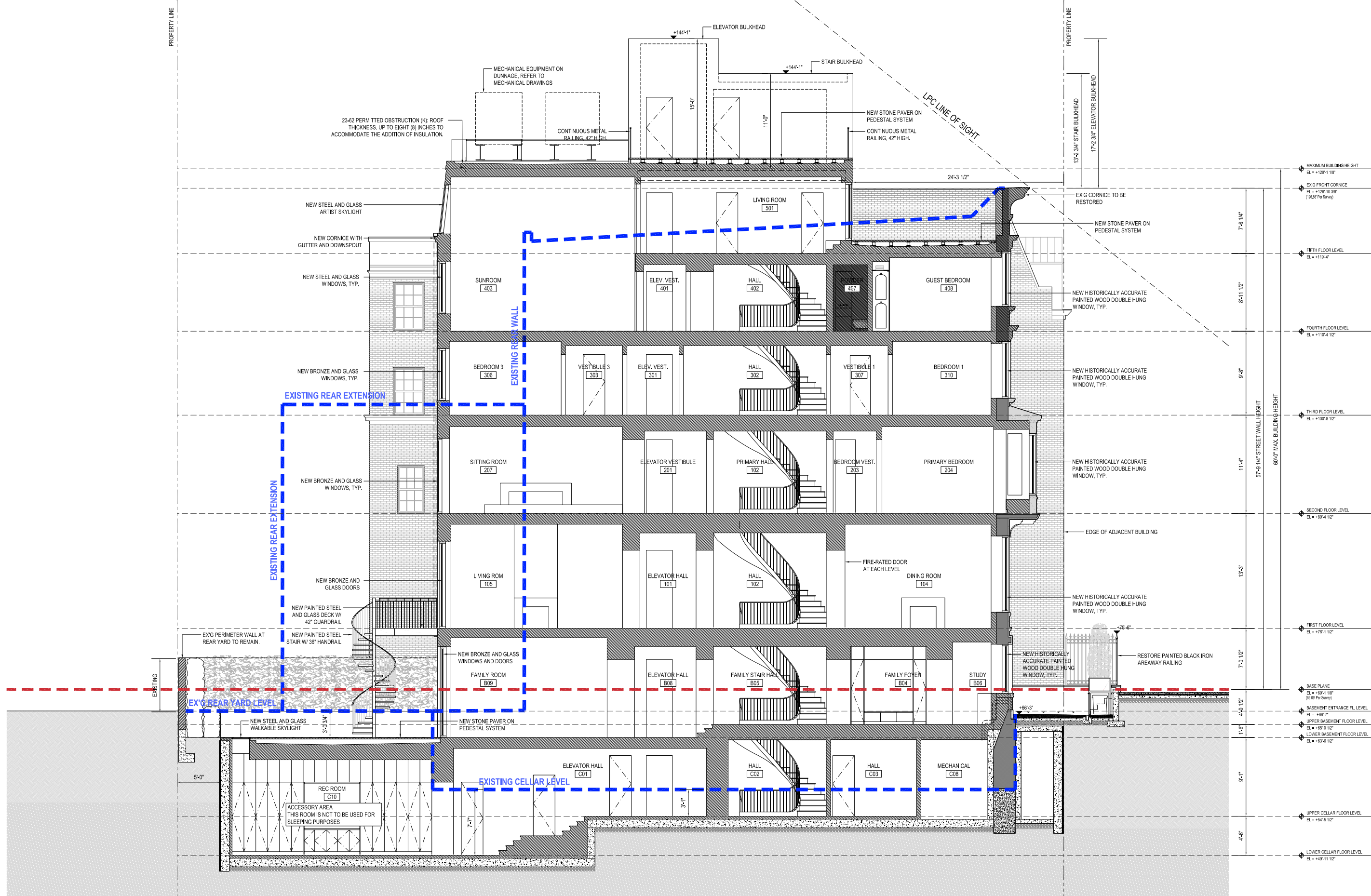
WHITE BRONZE WINDOWS

- NEW STUCCO ELEVATOR BULKHEAD
- NEIGHBOR CHIMNEY/FLUE TO BE EXTENDED
NEW FLUE
- NEW ZINC COATED COPPER CLADDING
- NEW PAINTED STEEL AND GLASS ARTIST SKYLIGHT
- NEW LIMESTONE CORNICE AT EXISTING CORNICE HEIGHT
- NEW GUTTER DOWNSPOUT
- NEW WHITE BRONZE AND GLASS WINDOWS
- NEW LIMESTONE CLADDING FACADE
- NEW WHITE BRONZE AND GLASS DOORS
- NEW PAINTED STEEL DECK AND STAIR

MECHANICAL EQUIPMENT ON STEEL DUNNAGE









17 East 77th Street 15 East 77th Street



Proposed Front and Rear Elevation