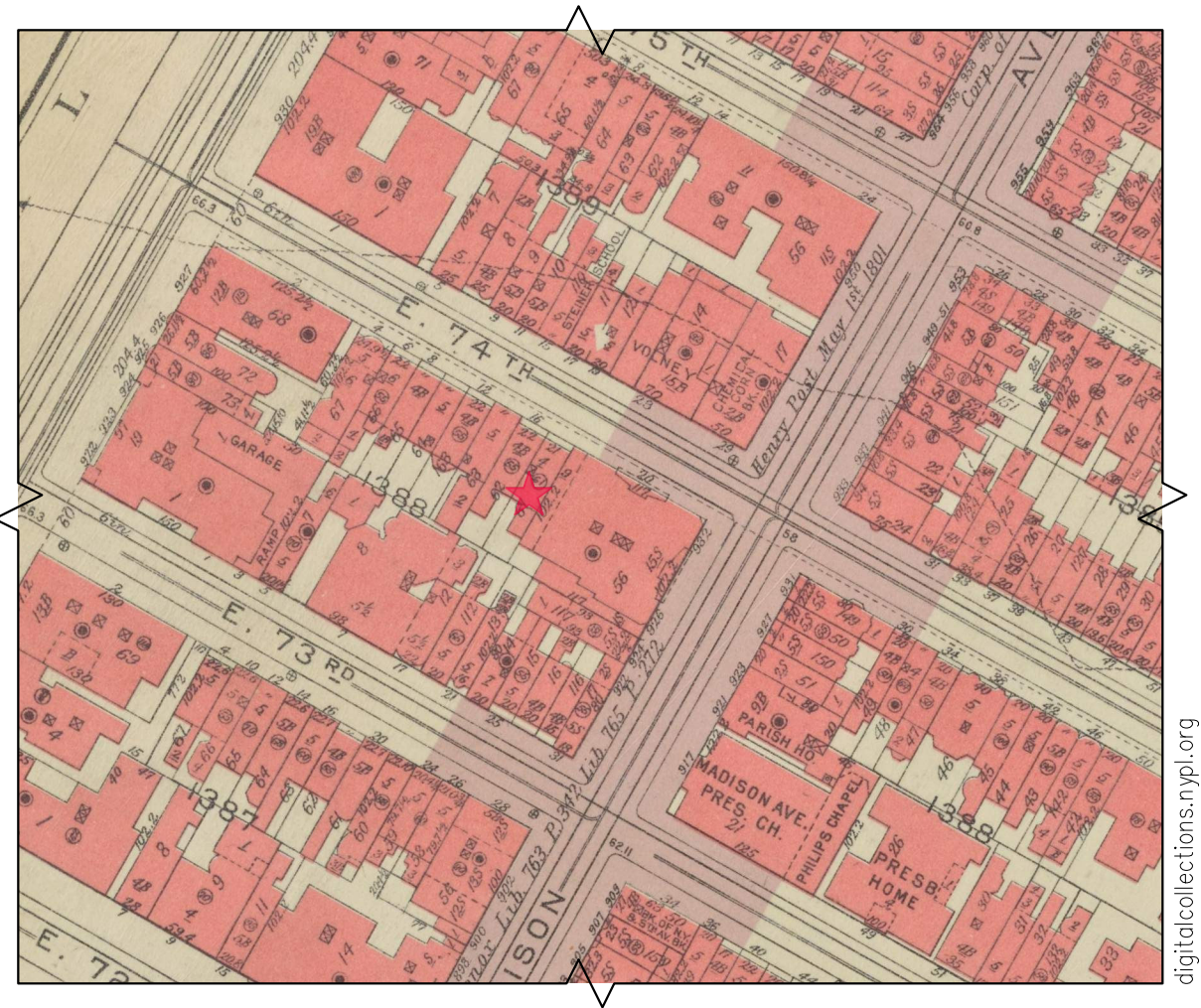


# 18 EAST 74TH STREET

## LANDMARKS PRESERVATION COMMISSION PRESENTATION



1955 Bromley Plate 110  
N.T.S.

BOROUGH: 1-MANHATTAN  
BLOCK: 1388  
LOT: 61  
COUNTY: NEW YORK  
COMMUNITY BOARD: 108  
ZONING DISTRICT: R8B, LH-1A  
ZONING MAP: 8C  
CLIMATE ZONE: 4A  
  
NO. OF STORIES: 6  
NO. OF DWELLING UNITS: 1  
CONSTRUCTION CLASS: 2-B  
OCCUPANCY CLASS: R-3, J-3 (1968 CODE)  
CO NUMBER: 102522003F  
BIN: 1041516  
LPC DOCKET NO. LPC-24-05842

DRAWING INDEX	
LPC-01	Cover Sheet
LPC-02	Historic Photos
LPC-03	Street Views
LPC-03A	Panoramic Views
LCP-04	Detail Photos, Existing
LPC-05	Elevations
LPC-06	2001 Facade, Approved
LPC-07	Demolition Plans
LPC-08	Construction Plans
LPC-09	Facade Details
LPC-09A	Window Details
LPC-10	Materials Board
A-405.01	Facade Partial Elevations
A-406.01	Facade Details
A-602.05	Building Elevations
A-901.02	Photographs
A-902.01	Photographs

APPENDIX	
DM-103.03	4th & 5th Floor Demo. Plans
DM-104.03	6th & Penthouse Demo. Plans
A-103.03	4th & 5th Floor Plans
A-104.03	6th & Penthouse Plans
A-312.03	MZA Approved Windows
A-5 2001	Kiffner Approved Facade Work

Excerpt from Upper East Side Historic District Designation Report, Volume 1, 1981, page 701

EAST 74TH STREET South Side  
No. 18 (1388/61)

Erected	Date	by	Architect	for	Owner
Present Facade	c.1871	by	unknown	for	James A. Coburn
	1921	by	A. Wallace McCrea	for	Mrs. Leontine N. Berry

ARCHITECTURE	
Original Style	Italianate
Present Style	neo-Italian Renaissance

Elements	Four-story residence; limestone front; rusticated base with large, central round-arched entrance and cartouche with building address; double-doors with egg and dart moldings; service door and window with iron grilles; three round-arched windows with balustrades on second floor; balustrade parapet at roof.
----------	--

Alterations	1921 - new facade
-------------	-------------------

HISTORY	House originally built as one of a row of seven (Nos. 6-18)
---------	---

References:	New York City, Department of Buildings, Manhattan, Plans, Permits, and Dockets. New York County, Office of the Register, Liber Deeds and Mortgages.
-------------	--



Tax Photo c.1940s



LPC Designation Photo





Front Facade, April 2023

PA



Side Facade, May 2023

PA



A

B



maps.google.com

A



maps.google.com

A

B



maps.google.com

B



maps.google.com





Existing Front Elevation, Floors 5 & 6



Existing Side Elevation, Floors 5 & 6



Ragged edges & discoloration of deteriorated EIFS



Corroded lintels, rust-jacking, rust-staining around window, delaminating EIFS, no sign of flashing

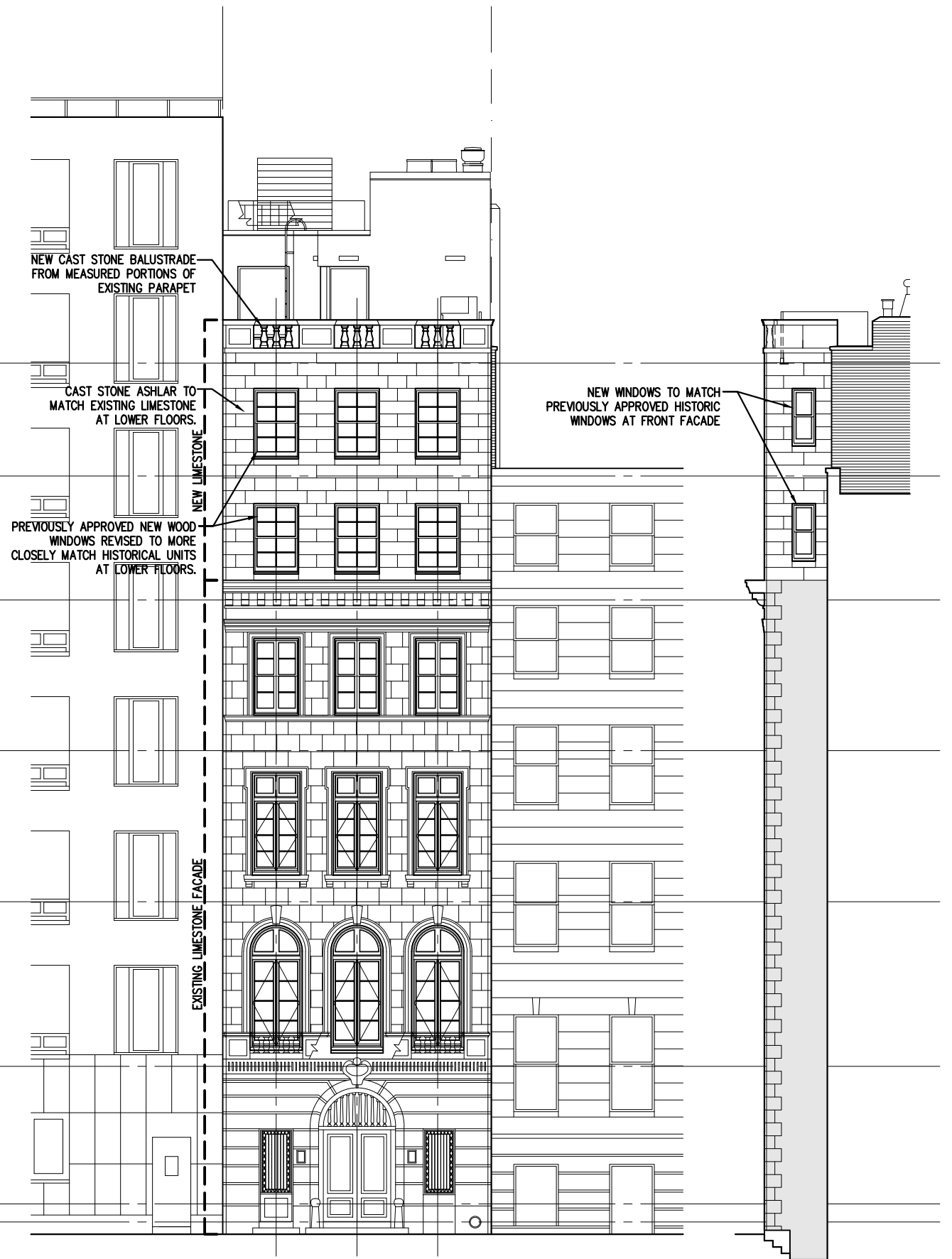


Salvaged stone balusters bearing on EIFS/CMU



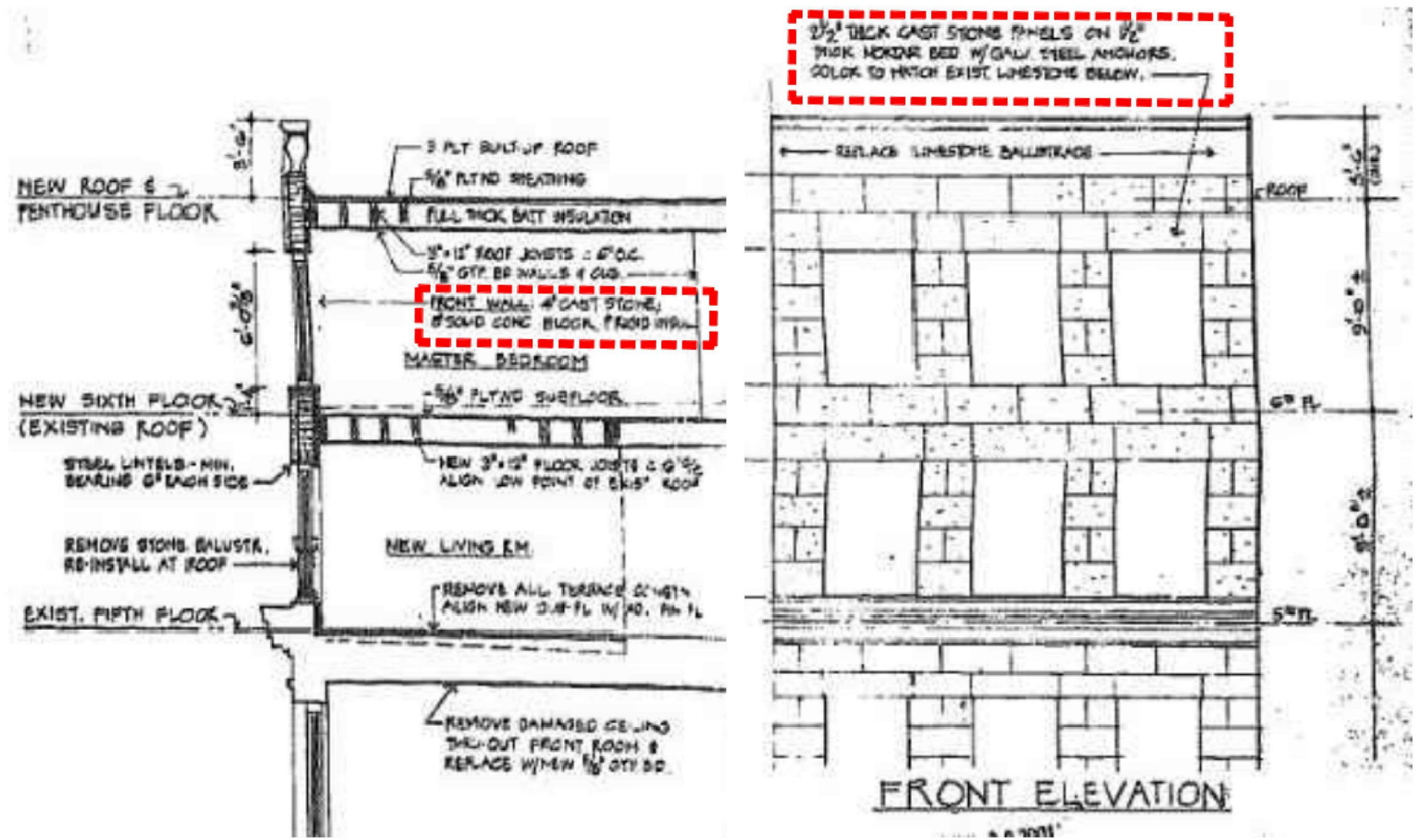


Existing Front & Side Elevations



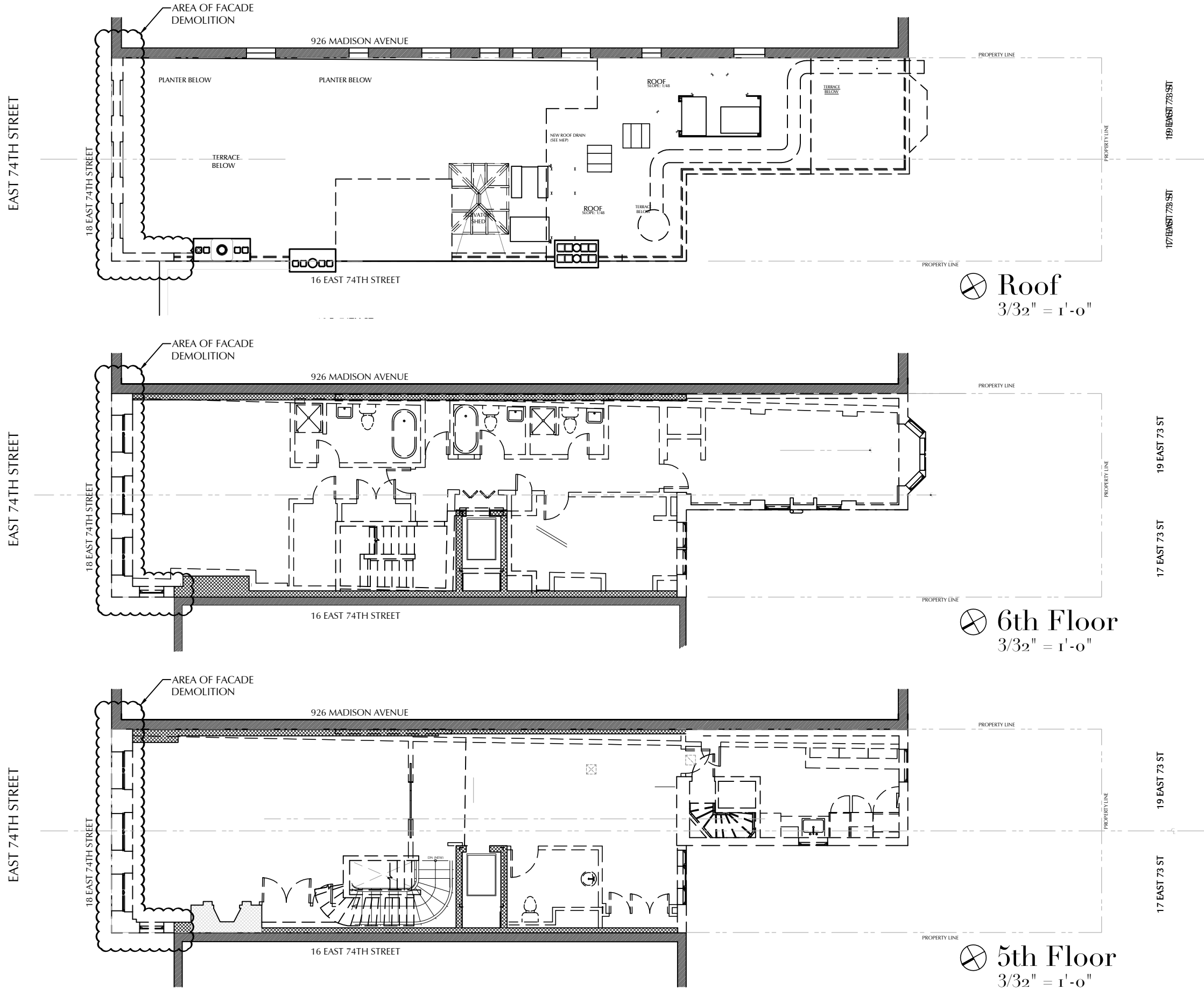
Proposed Front & Side Elevations



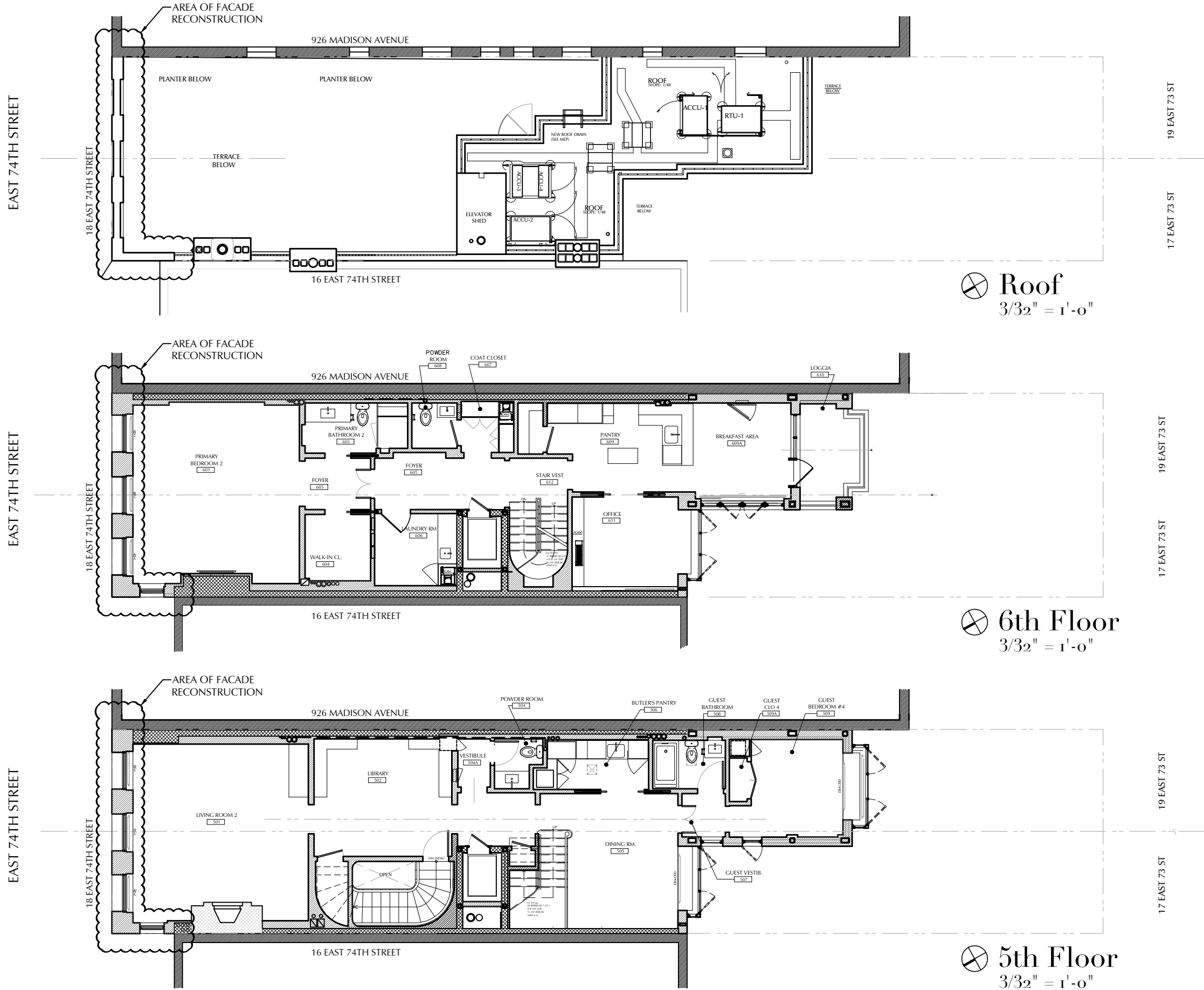


from sheet A-5 of 2001 Facade Renovation Drawings

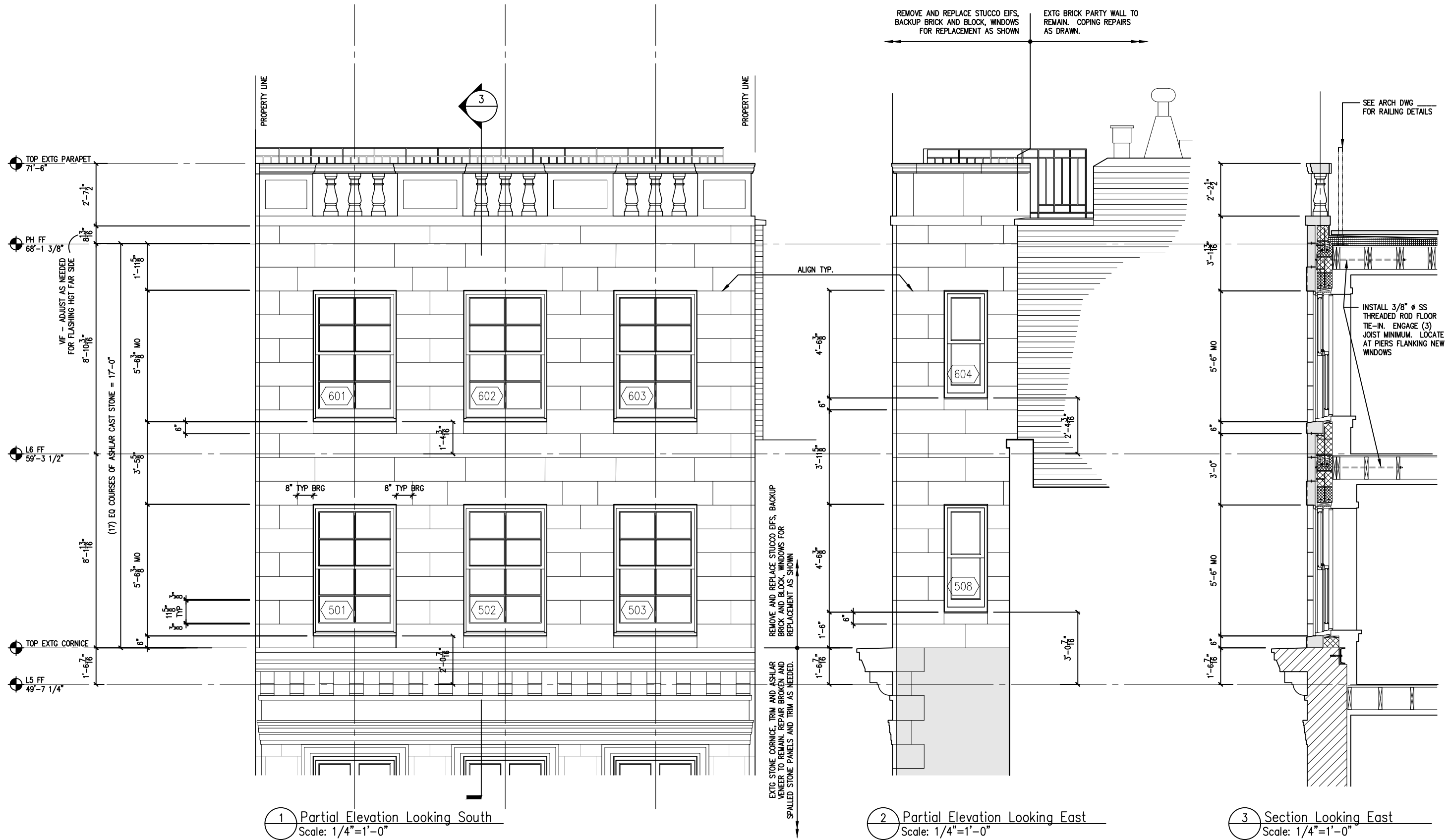










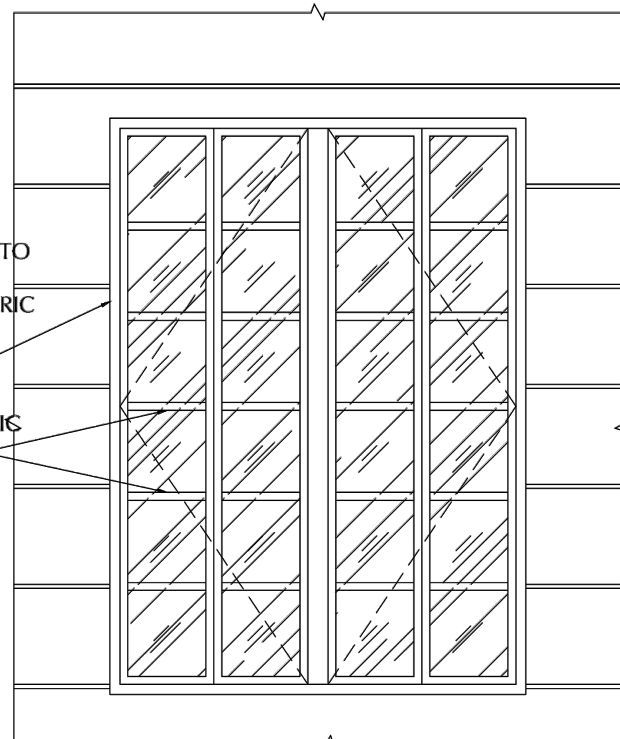


from sheet A-405



NON HISTORIC  
CASEMENT WINDOWS TO  
BE REMOVED AND  
REPLACED WITH HISTORIC  
WOOD WINDOWS,  
TYP.

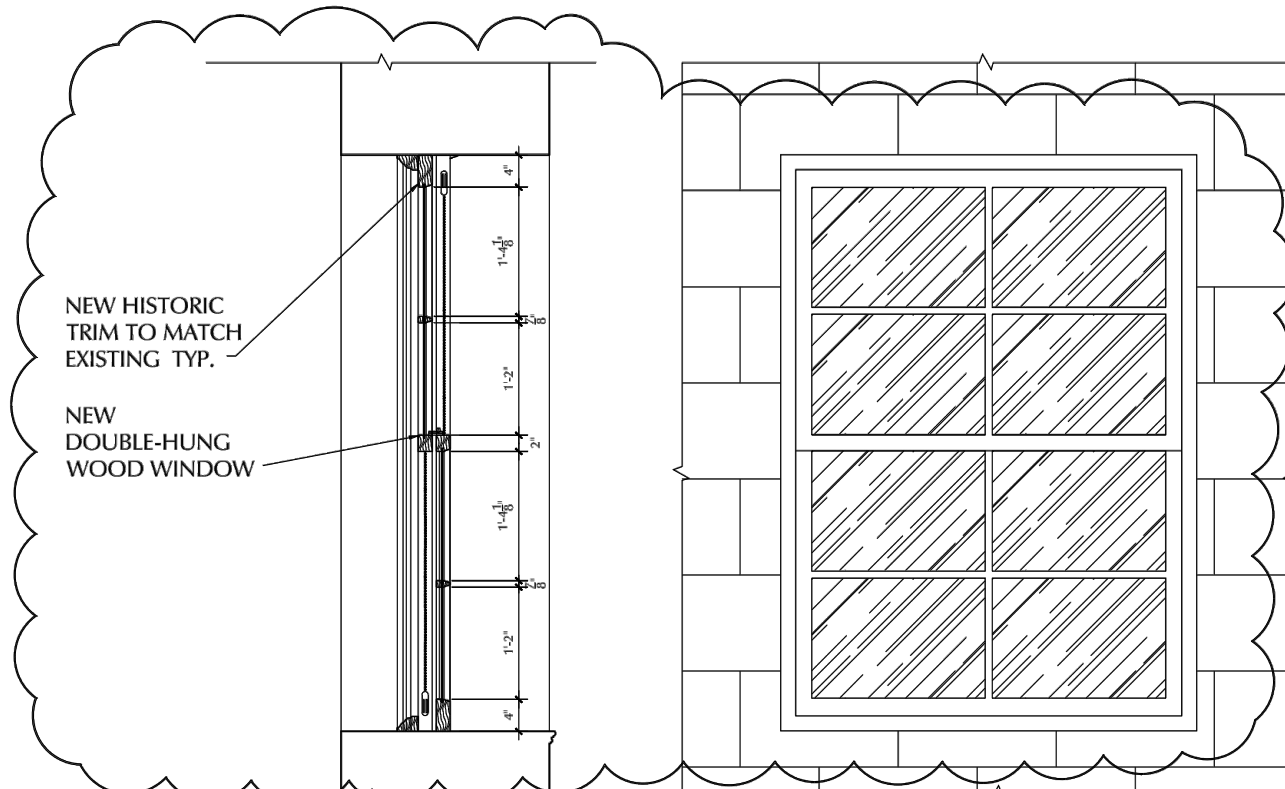
FAUX APPLIQUEE PLASTIC  
MUNTINS, TYP.



1 ELEVATION L5 & 6 WINDOWS EXISTING  
SCALE: 1" = 1'-0"

NEW HISTORIC  
TRIM TO MATCH  
EXISTING TYP.

NEW  
DOUBLE-HUNG  
WOOD WINDOW



3 SECTION L5 & L6 WINDOWS PROPOSED  
SCALE: 1" = 1'-0"

4 ELEVATION L5 & 6 WINDOWS PROPOSED  
SCALE: 1" = 1'-0"

*from Sheet A-312.03, as Approved by LPC on 07/20/2022*





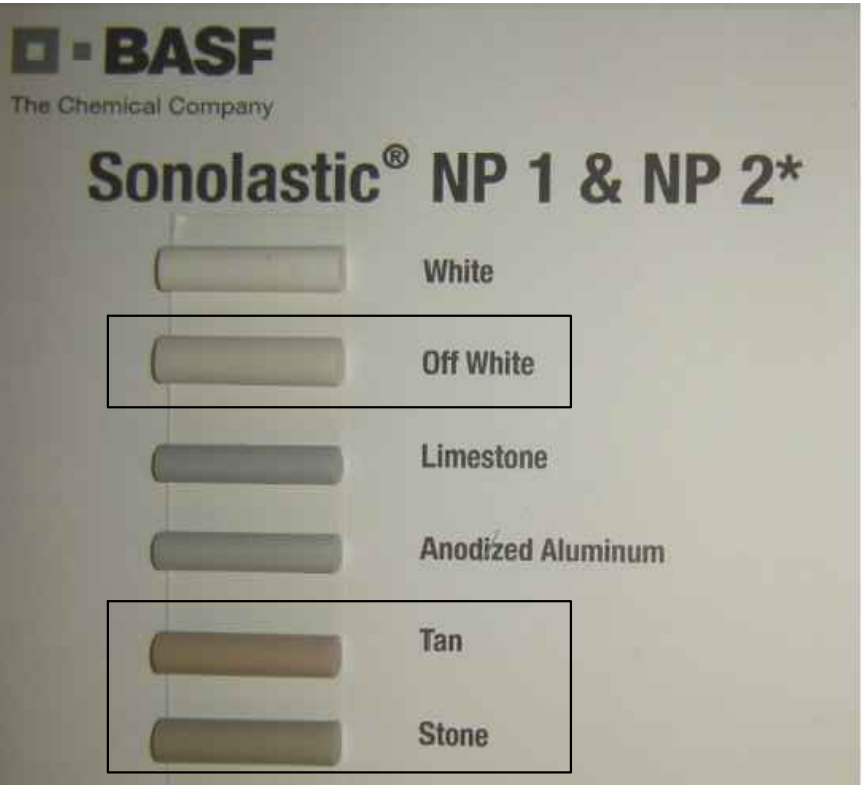
Nicholson & Galloway

Limestone

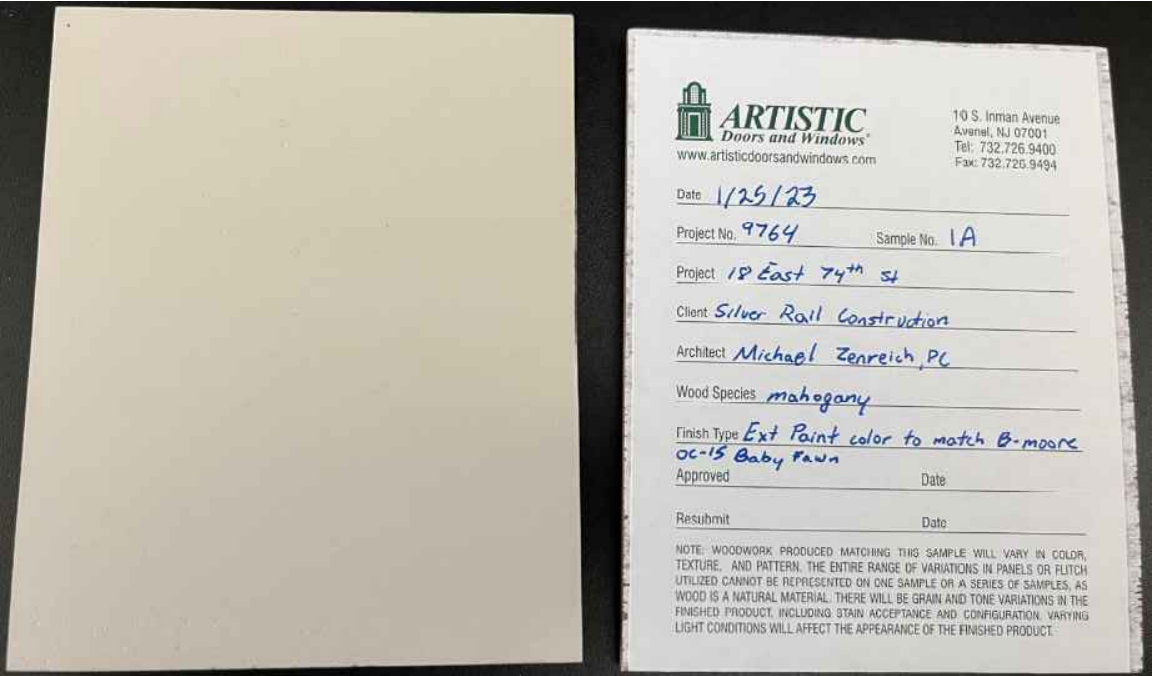


Nicholson & Galloway

Cast Stone



Brickmold Sealant (VIF)



Window Color



Consultants

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860.632-1682

**GEOTECH ENGINEER**  
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518.281.9985

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212.244.4546 x 302

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No.	DATE	REVISION
ISSUED: 2023.08.31		

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



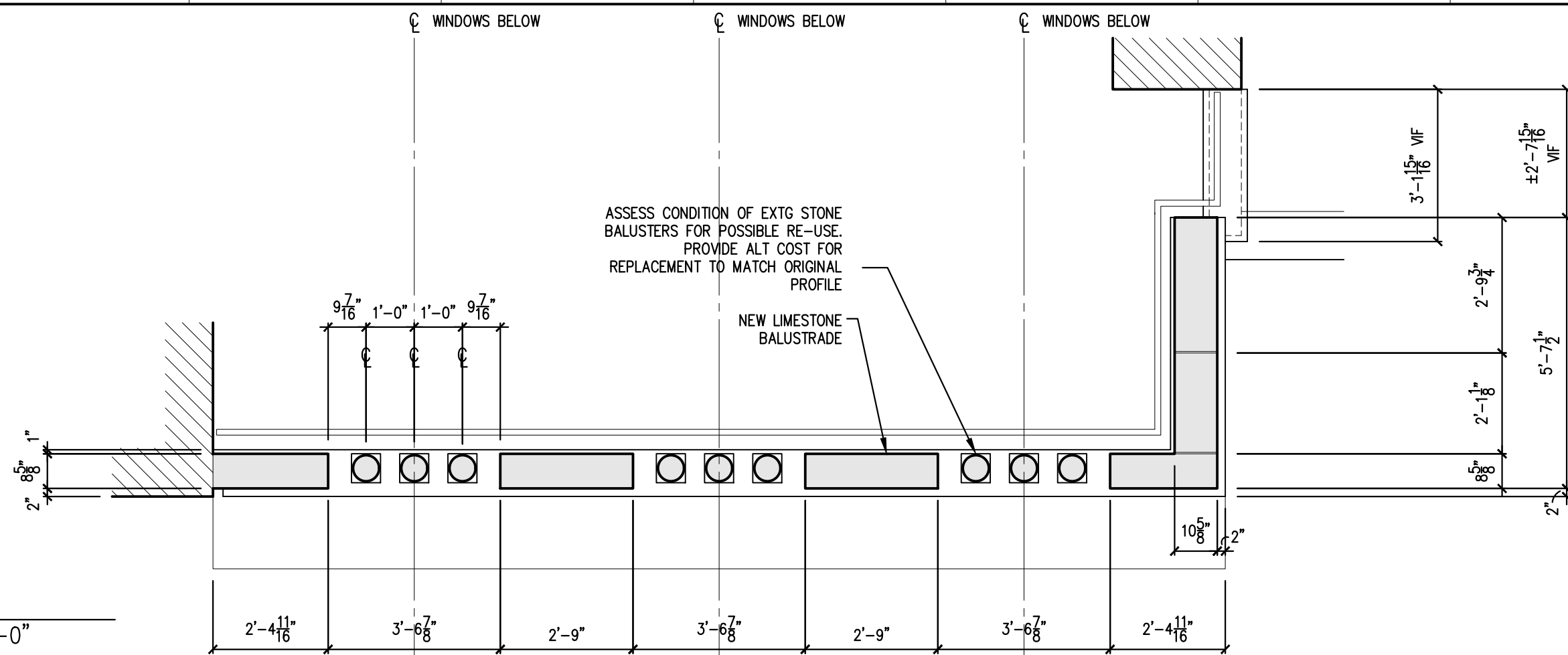
Front Facade  
Partial Elevation  
Details

SCALE: 3/8" = 1'-0"  
@ 24 x 36

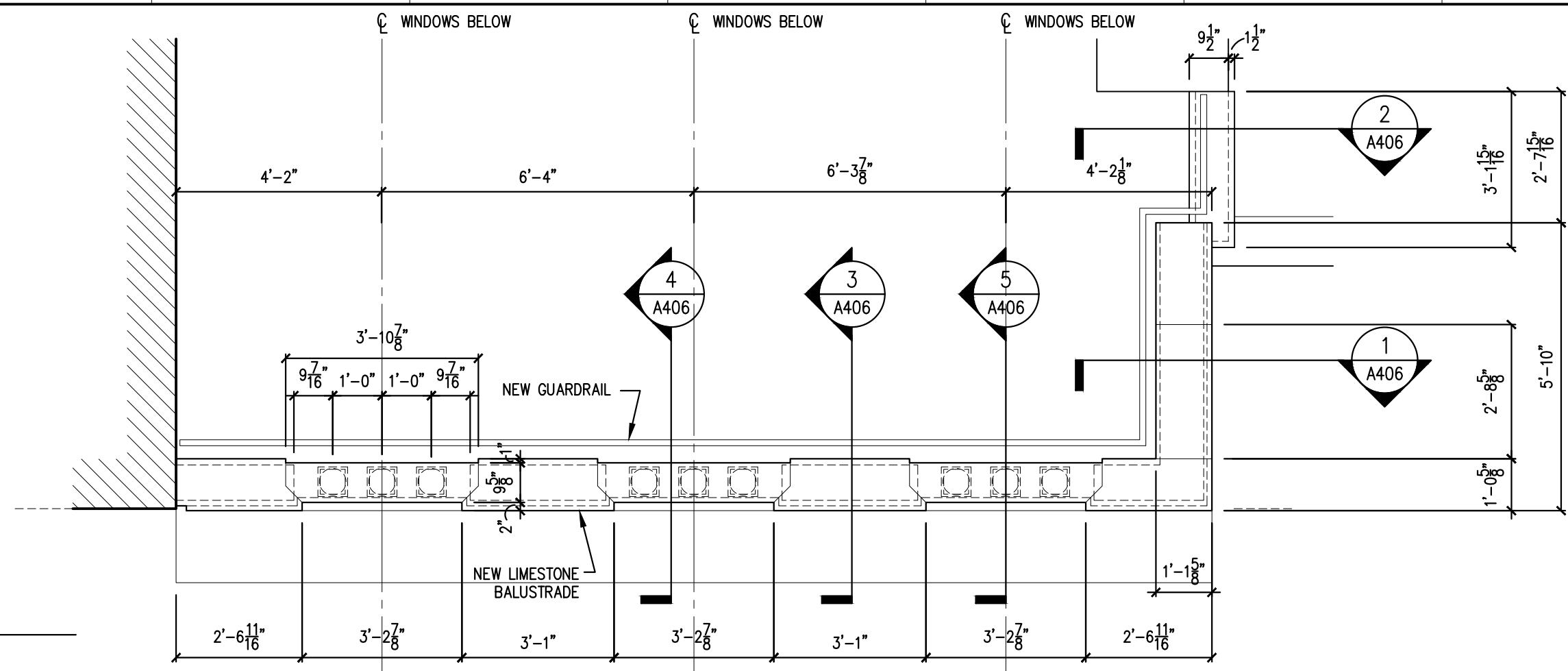
A-405.01

DOB Job #: M00634758-P1

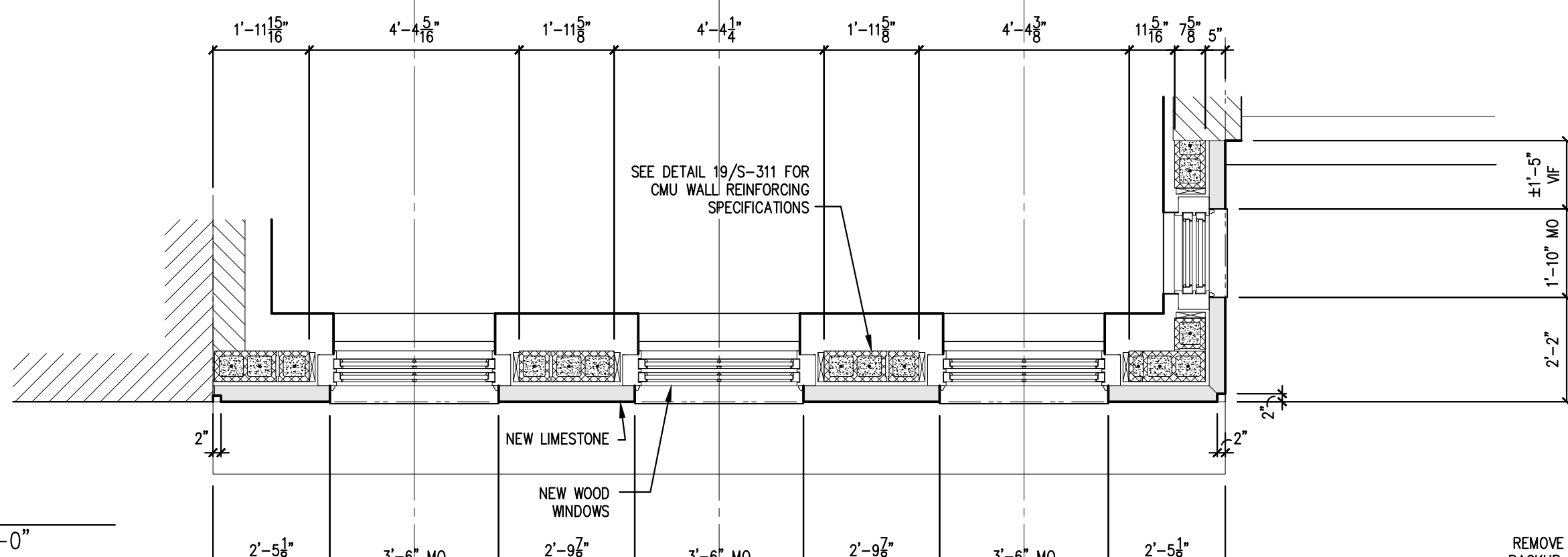
5 Plan Detail  
Scale: 3/8"=1'-0"



4 Plan Detail  
Scale: 3/8"=1'-0"

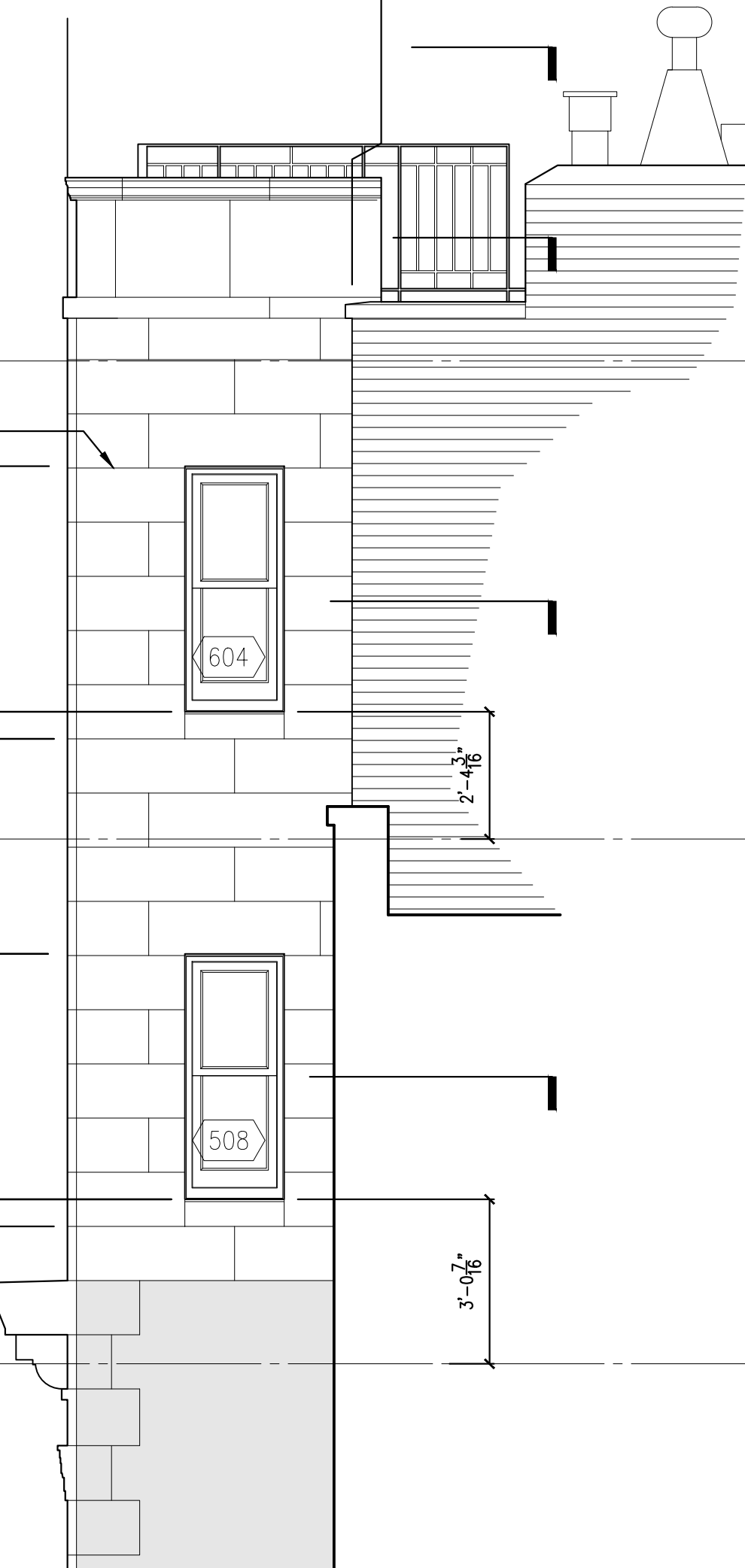


6 Plan Detail  
Scale: 3/8"=1'-0"

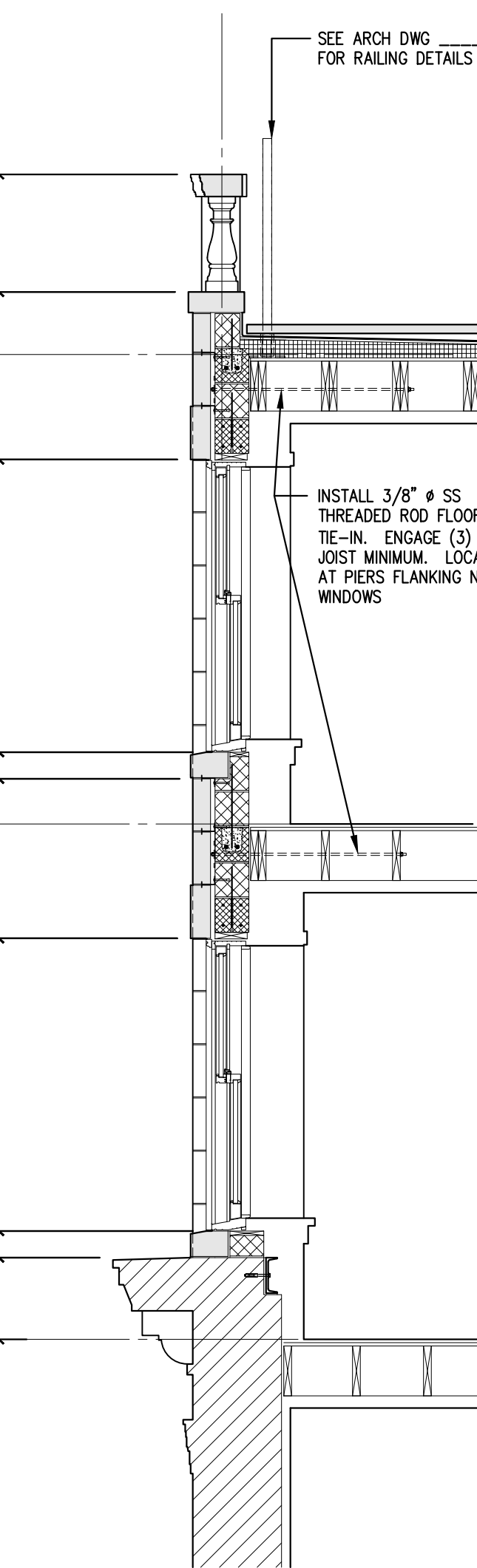


REMOVE AND REPLACE STUCCO EIFS, BACKUP BRICK AND BLOCK, WINDOWS FOR REPLACEMENT AS SHOWN

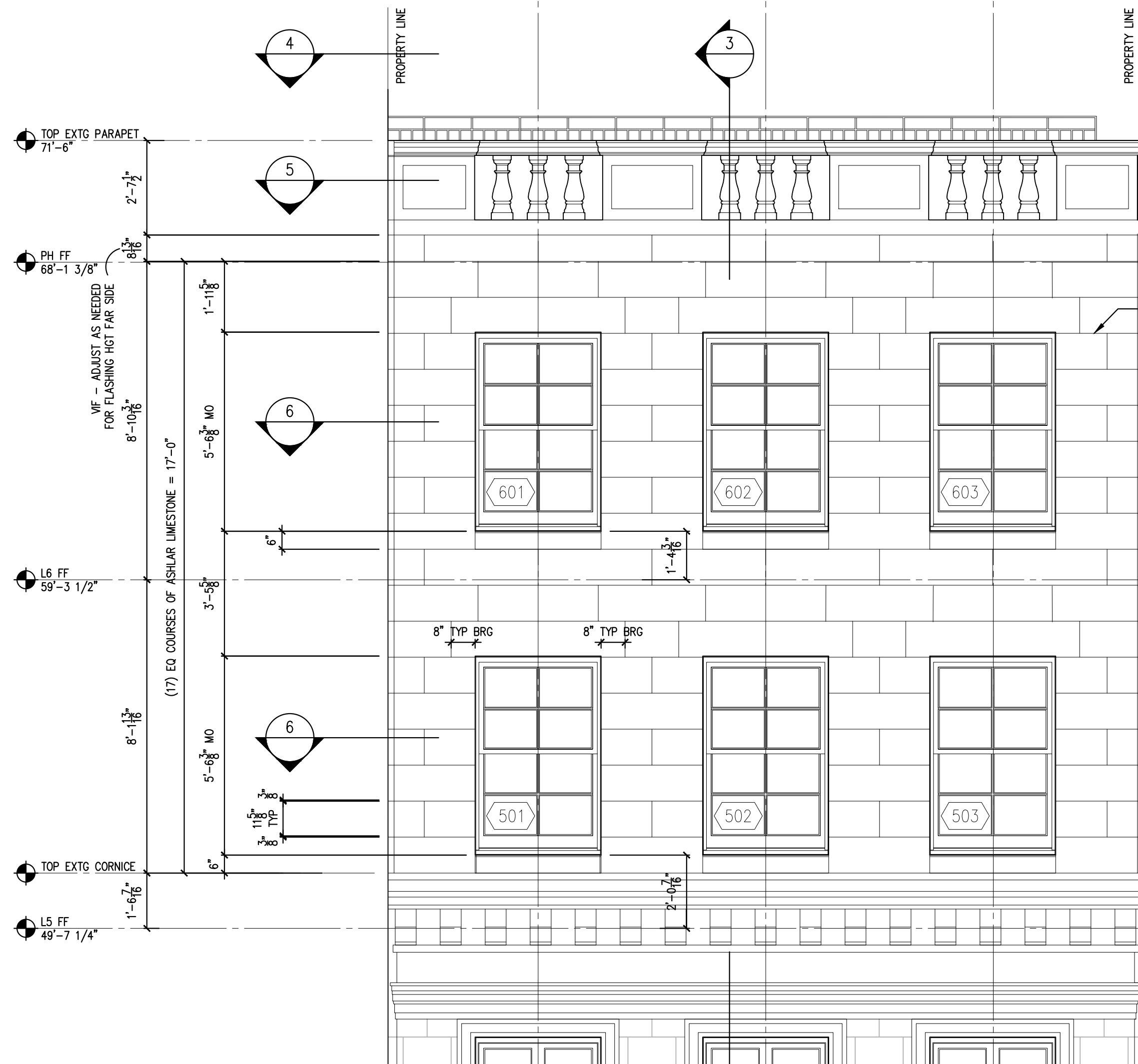
EXTG BRICK PARTY WALL TO REMAIN. COPING REPAIRS AS DRAWN.



2 Partial Elevation Looking East  
Scale: 3/8"=1'-0"

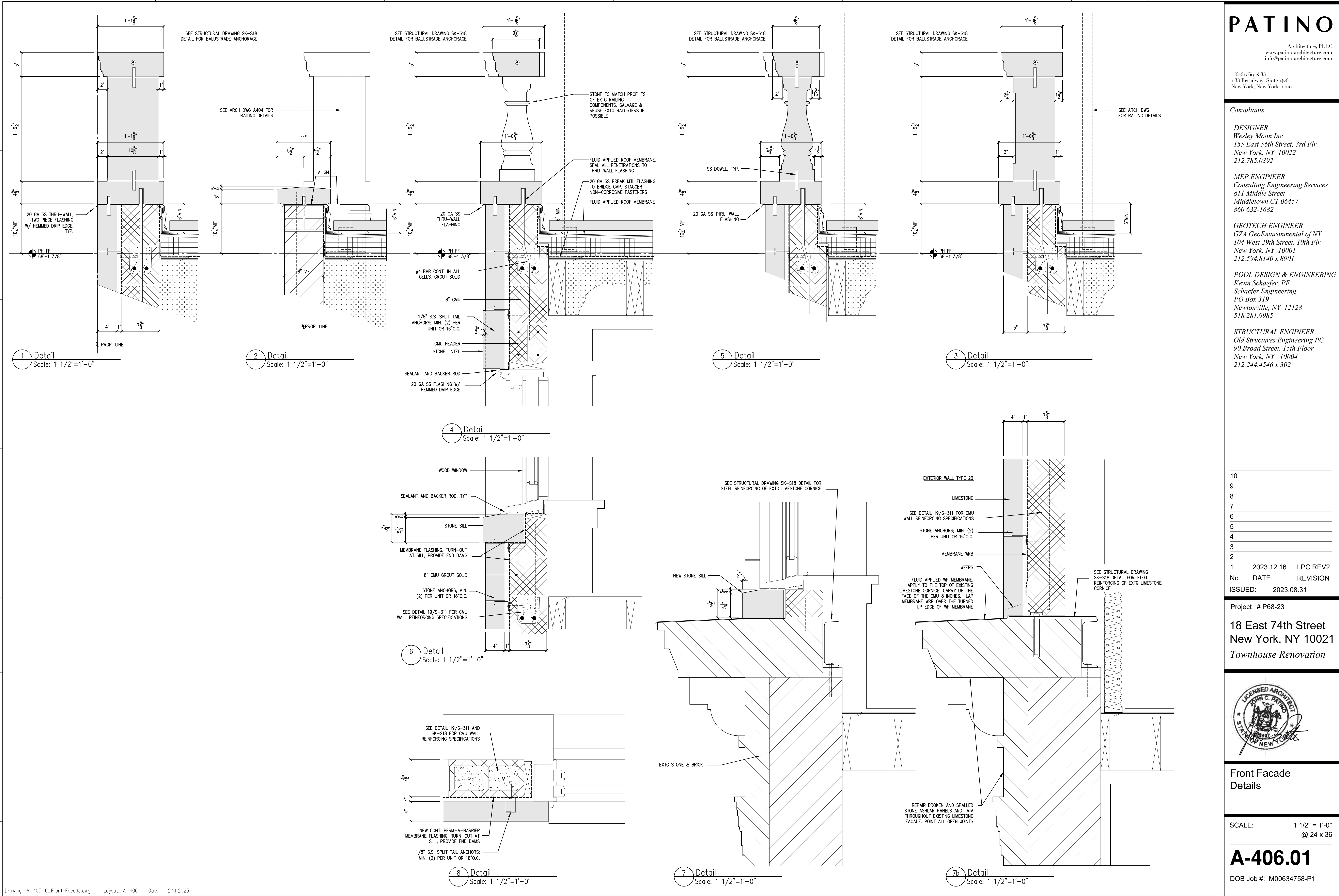


3 Section Looking East  
Scale: 3/8"=1'-0"



1 Partial Elevation Looking South  
Scale: 3/8"=1'-0"





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5	2023.12.16	LPC REV2
4	2023.12.15	LPC REV1
3	2022.07.20	LPC APRV1
No.	DATE	REVISION
ISSUED:	2023.12.15	

Project # P68-23

18 East 74th Street  
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*Townhouse Renovation*

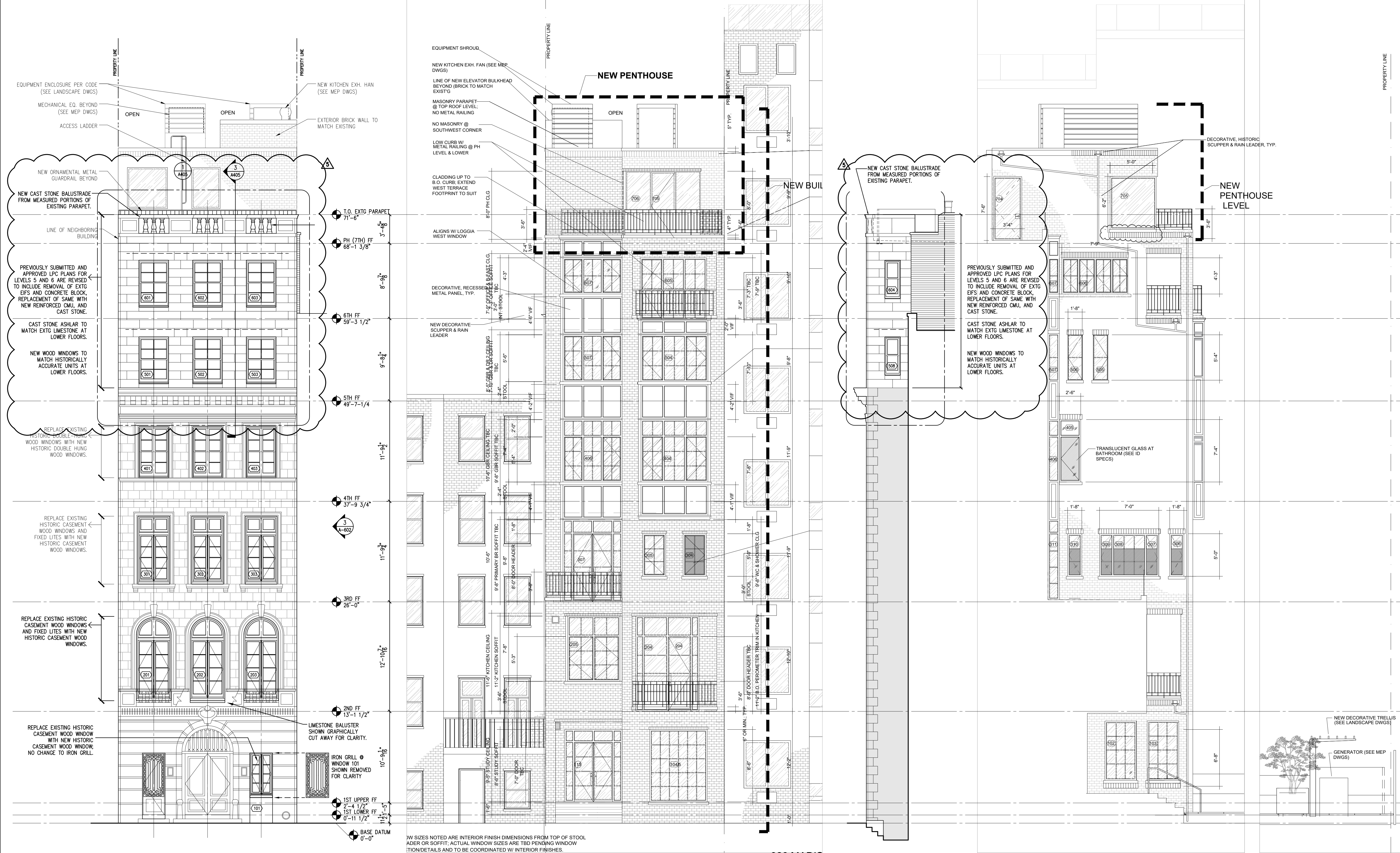


## Building Elevations Proposed

SCALE: 3/16"=1'-0"  
@ 24 x 36

# A-602.05

DOB Job #: M00634758-P1



1 Front Facade – Proposed  
Scale: 3/16"=1'-0"

2 Rear Facade – Proposed  
Scale: 3/16"=1'-0"

3 West Facade – Proposed  
Scale: 3/16"=1'-0"

{(NO CHANGES TO PREVIOUSLY APPROVED REAR FACADE)}

{(NO CHANGES TO PREVIOUSLY APPROVED REAR FACADE)}



Consultants

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212.244.4546 x 302

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1	2023.12.15	LPC REV1
No.	DATE	REVISION
ISSUED: 2023.12.15		

Project # P68-23  
18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



Photos

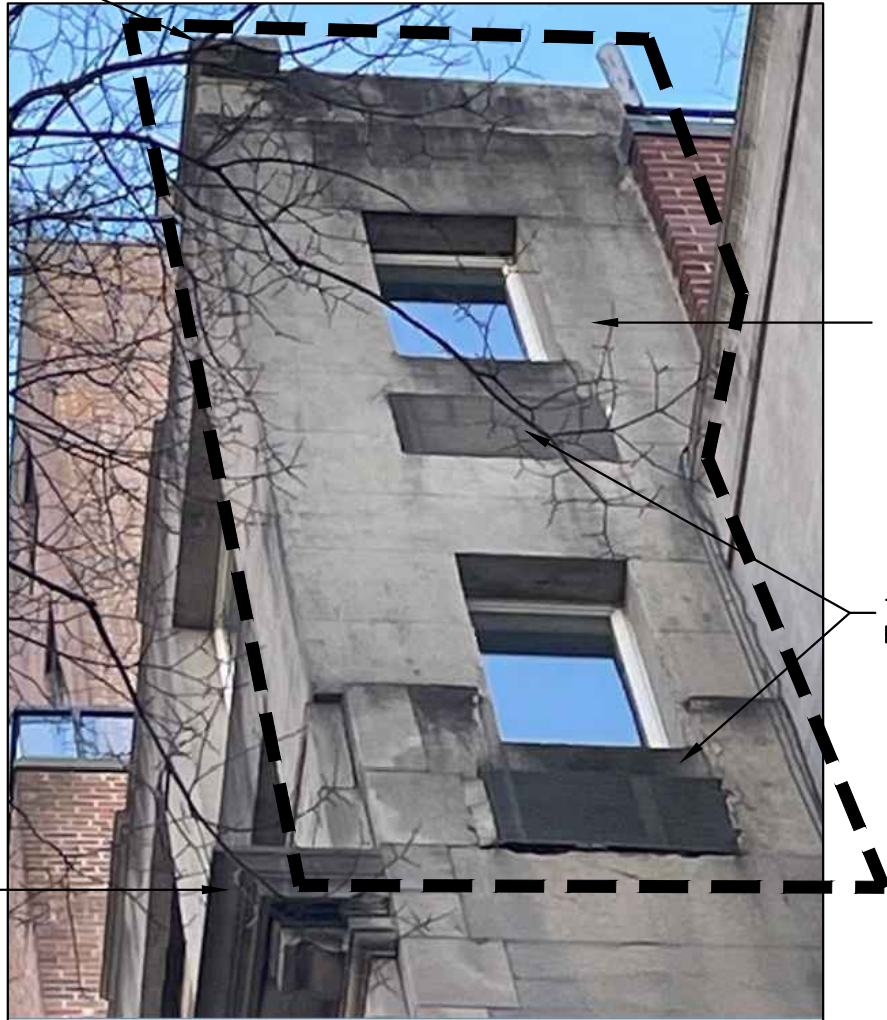
SCALE: NTS  
@ 24 x 36

A-901.02

DOB Job #: M00634758-P1



4 Existing North Facade Photo 5th and 6th Floors  
Scale: NA



5 Existing Partial West Facade Photo 5th and 6th Floors  
Scale: NA

BALUSTRADE RELOCATION FROM 2001 RENOVATIONS IS COMPRISED OF SOME SALVAGED PIECES FROM THE ORIGINAL LIMESTONE BALUSTRADE MIXED IN WITH EIFS ON CMU. THE LIMESTONE PIECES ARE POORLY FITTED AND ARE MISSING KEY PIECES.

EXISTING EIFS ON CMU IS DELAMINATING AND ALLOWING WATER INFILTRATION.

PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

PER THE ORIGINAL LPC APPROVAL, NON-HISTORIC WINDOWS AT LEVEL 5 AND 6 ARE SCHEDULED FOR REPLACEMENT WITH WOOD HISTORIC UNITS MATCHING THE DETAILS FOR MEASURED WINDOWS BELOW.

CORNICE STONES HAVE LOST MOST OF THE HEAD JOINT MORTAR. WATER INFILTRATION IS EVIDENT FROM STAINING AND SPALLING. CORNICE TO REMAIN. DAMAGED STONES WILL BE REPAIRED AND MORTAR JOINTS RE-POINTED.

EXISTING LIMESTONE CORNICE TO REMAIN.  
REPOINTING AND REPAIRS ONLY

PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

THRU WALL AC UNITS ARE TO BE REMOVED.



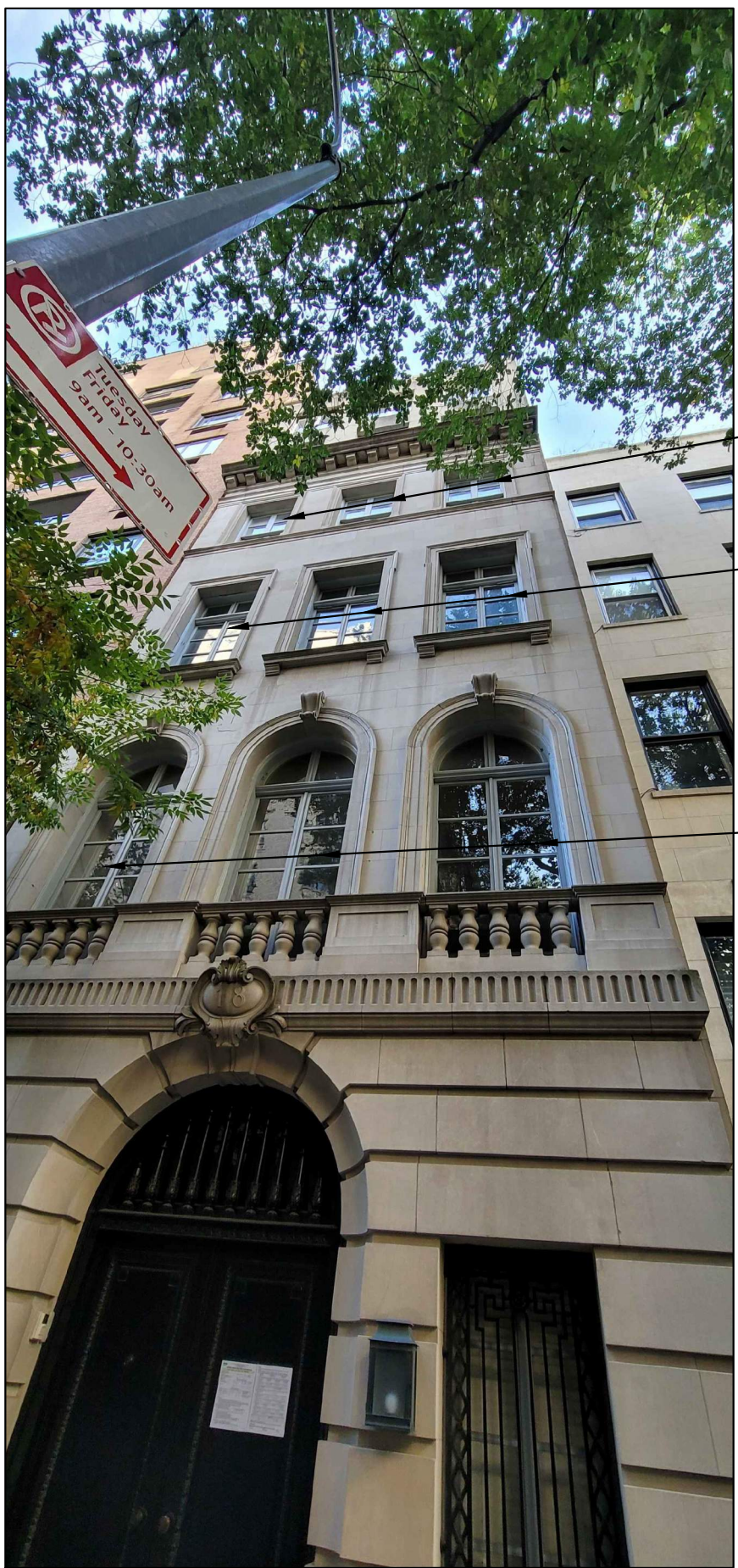
1934 TAX PHOTO



CURRENT

PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS ARE BEING REVISED FOR EXTERIOR WALL AND WINDOWS FOR LEVELS 5 AND 6.

WINDOWS AND LIMESTONE REPAIRS FOR FLOORS ONE THRU FOUR ARE TO BE INSTALLED PER PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS



FOURTH FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS.  
TYPICAL FOR (3) OPENINGS

THIRD FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS.  
TYPICAL FOR (3) OPENINGS

SECOND FLOOR WINDOWS PREVIOUSLY APPROVED FOR RESTORATION/REFURBISHMENT. THIS APPLICATION SEEKS TO REMOVE THE THREE UNITS AND INSTALL HISTORICALLY ACCURATE WOOD UNITS IN THE EXISTING LIMESTONE MASONRY OPENINGS.  
TYPICAL FOR (3) OPENINGS

FIRST FLOOR WINDOW WAS NOT PART OF THE ORIGINAL APPLICATION. THIS APPLICATION SEEKS TO REPLACE THE SINGLE UNIT WITH A HISTORICALLY ACCURATE WOOD UNIT. NO CHANGE TO THE DECORATIVE IRON GRILL WILL BE MADE.



NO CHANGE TO THE ENTRY OR SERVICE DOORS.

2 Front Facade Details  
Scale: N.T.S.

1 Front Facade  
Scale: NTS



USE EIFS ON CMU, ORIGINAL LPC FOR CAST STONE OR SALVAGED LIMESTONE.

A close-up photograph of a stone balustrade. Two large, textured stone balusters are visible, mounted on a base. A vertical crack is clearly visible in the mortar joint between the two balusters. A black arrow points to the crack. The balustrade is set against a background of green foliage.

A close-up photograph of a stone balustrade. Two large, textured stone balusters are visible, mounted on a base. A vertical crack is clearly visible in the mortar joint between the two balusters. A black arrow points to the crack. The balustrade is set against a background of green foliage.

(A)

(A)

(B)

C

1 Existing 2001 Installation of the Original Baluster  
Scale: NA

D

E

(F)

⑥



2 Existing Conditions Floors 5 and 6  
Scale: NA

①

CORRODED LINTELS -  
RUST JACKING. NO  
INDICATION OF FLASHING

## DELAMINATING EIFS -

- DELAMINATING EIFS

④

CORRODED LINTELS —  
RUST JACKING. NO  
INDICATION OF FLASHING

+ DELAMINATING EIFS

CORRODED LINTELS —  
RUST JACKING. NO  
INDICATION OF FLASHING

CORRODED LINTELS -  
RUST JACKING. NO  
INDICATION OF FLASHING

CORRODED LINTELS -  
RUST JACKING. NO  
INDICATION OF FLASHING

CORRODED LINTELS -  
RUST JACKING. NO  
INDICATION OF FLASHING

3 Existing Conditions Floors 5 and 6  
Scale: NA

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No.	DATE	REVISION
ISSUED:	2023.12.16	

Project # P68-23

18 East 74th Street  
New York, NY 10021  
*Townhouse Renovation*



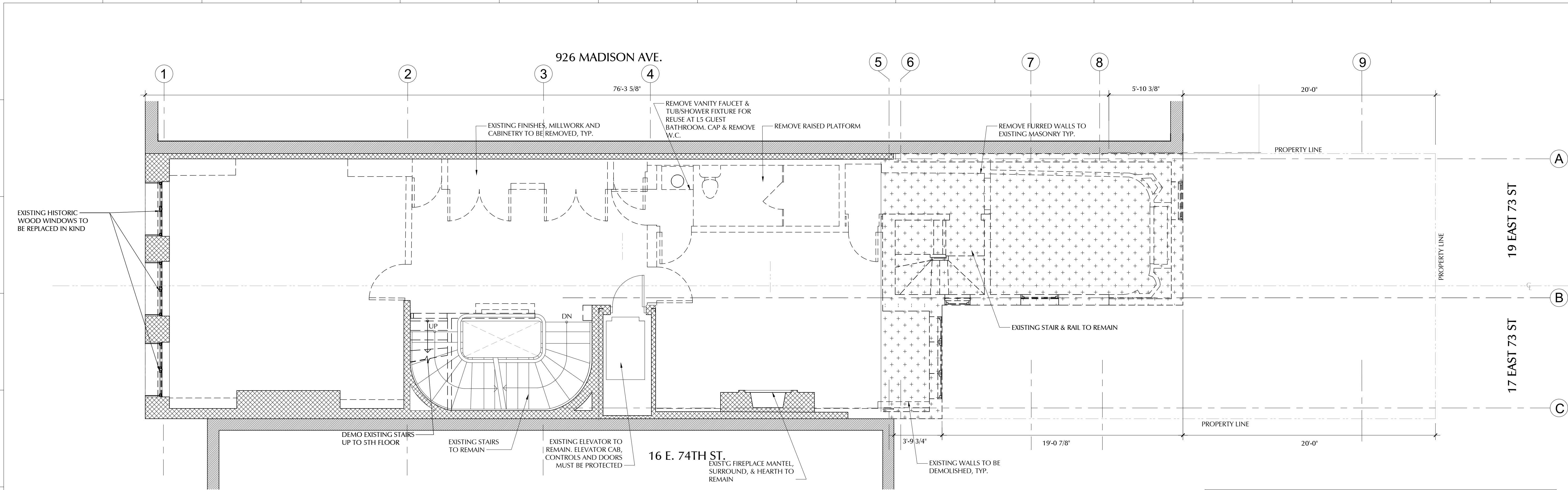
## Photos

SCALE: NTS  
@ 24 x 36

## A-902.01

DOB Job #: M00634758-P1





- TO BE DEMOLISHED
- AREA OF EXCAVATION
- AREA OF FLOOR/JOISTS TO BE REMOVED (SEE STRUCTURAL DWGS.)
- EXIST'G PARTITION TO REMAIN
- EXIST'G PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW MASONRY WALL
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)

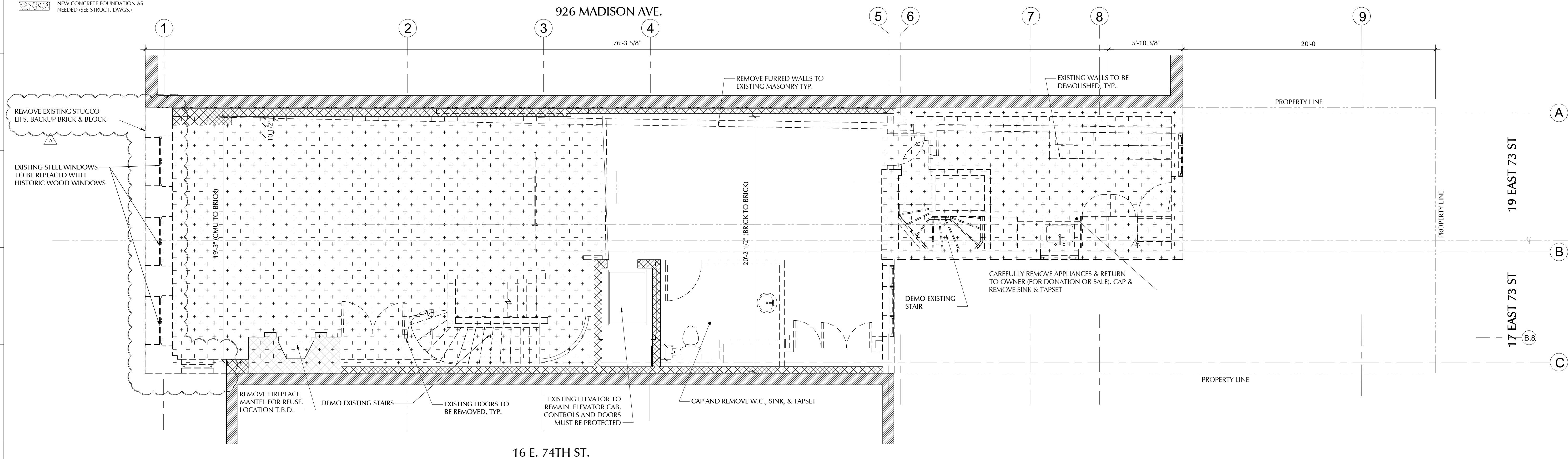
1 FOURTH FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # M00634458-S1

The plumbing work is being filed under DOB NOW application # M00647803- 11

DEMO NOTES:

1. REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
2. DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
3. REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
4. REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
5. PLUMBING TO BE FILLED SEPARATELY.
6. REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)
7. ELEVATOR IS NOT FOR G.C. TRANSPORT USE.



2 FIFTH FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # M00634458-S1

The plumbing work is being filed under DOB NOW application # M00647803- 11



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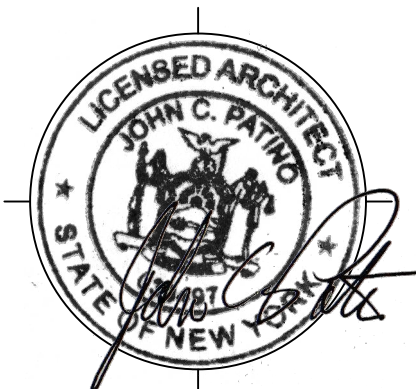
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2	2022.06.29	DOB PAA
1	2022.03.24	DOB Amd1
No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



Fourth & Fifth Fl  
Proposed Plans

SCALE: 1/4" = 1'-0"  
@ 24 x 36

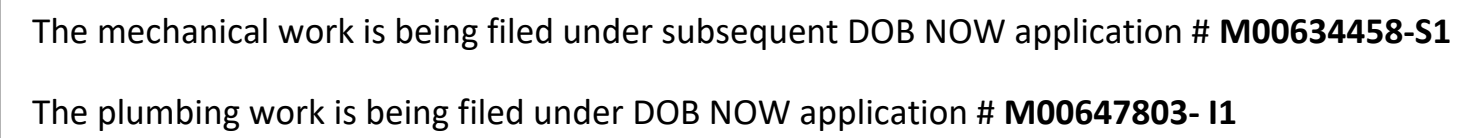
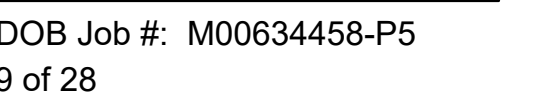
DM-103.03

DOB Job #: M00634458-P5  
8 of 28

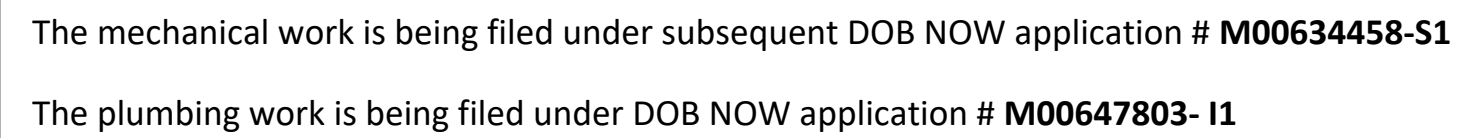


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New York, NY 10004  
212.244.4546 x 302

18 East 74th Street  
New York, NY 10021  
*Townhouse Renovation*



- | DEMO NOTES: |   |
|-------------|---|
| 1.          | REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N. |
| 2.          | DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.  |
| 3.          | REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.  |
| 4.          | REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.   |
| 5.          | PLUMBING TO BE FILLED SEPARATELY.   |
| 6.          | REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)                  |
| 7.          | ELEVATOR IS NOT FOR G.C. TRANSPORT USE.   |



2 PENTHOUSE / ROOF DEMO PLAN  
SCALE: 1/4"=1'-0"





Consultants

**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

**MEP ENGINEER**  
Consulting Engineering Services  
811 Middle Street  
Middletown CT 06457  
860 632-1682

**GEOTECH ENGINEER**  
GZA GeoEnvironmental of NY  
104 West 29th Street, 10th Flr  
New York, NY 10001  
212.594.8140 x 8901

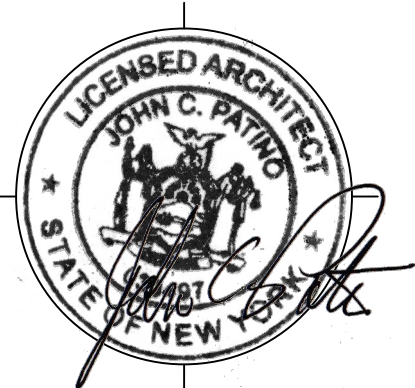
**POOL DESIGN & ENGINEERING**  
Kevin Schaefer, PE  
Schaefer Engineering  
PO Box 319  
Newtonville, NY 12128  
518.281.9985

**STRUCTURAL ENGINEER**  
Old Structures Engineering PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212.244.4546 x 302

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3	2024.03.11 DOB PAA
2	2022.06.29 DOB PAA
1	2022.03.24 DOB Amd1
No.	DATE REVISION
ISSUED: 2021.12.29	

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation

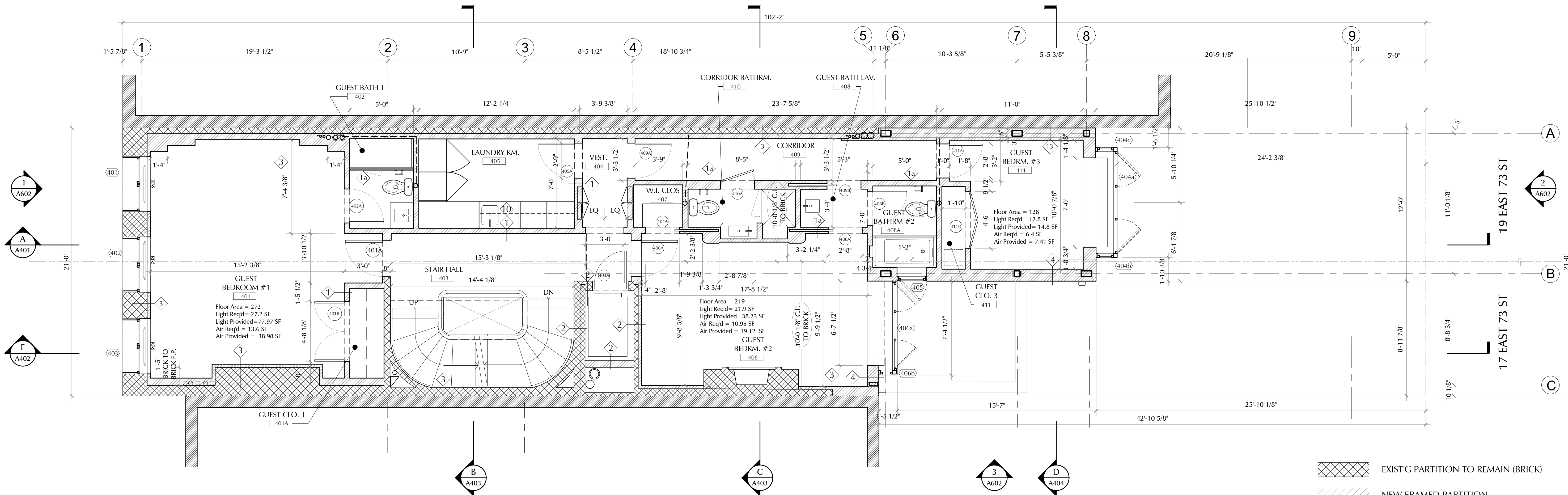


Fourth & Fifth Fl  
Proposed Plans

SCALE: 1/4" = 1'-0"  
@ 24 x 36

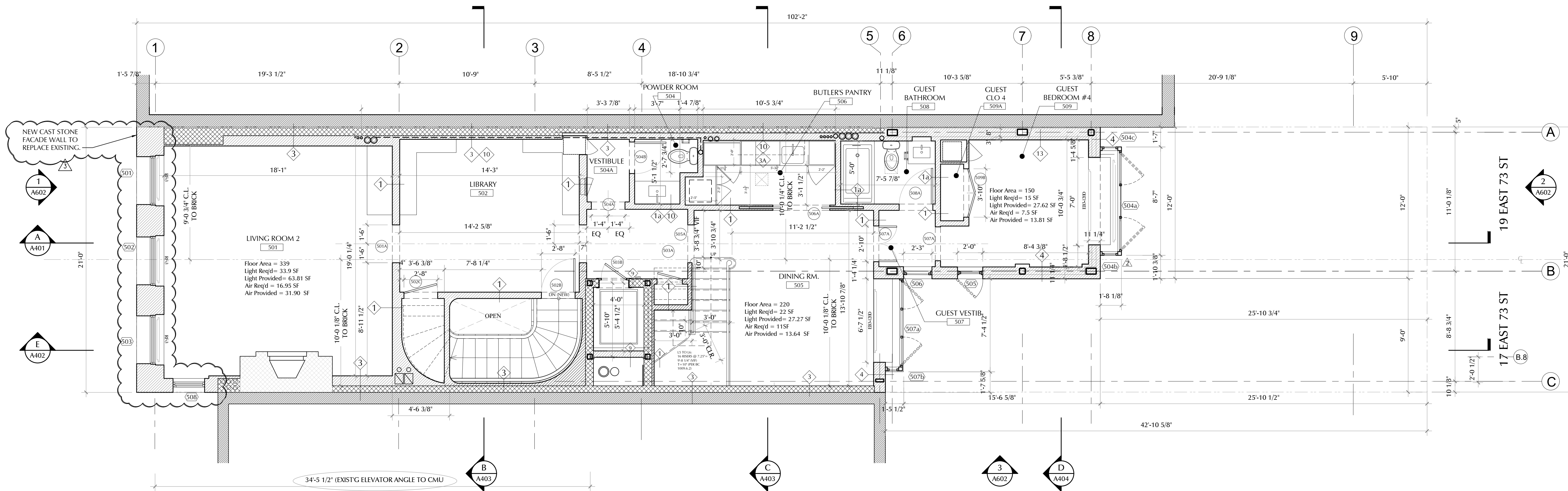
A-103.03

DOB Job #: M00634458-P5  
13 of 28



1 FOURTH FLOOR PROPOSED PLAN  
SCALE: 1/4"=1'-0"

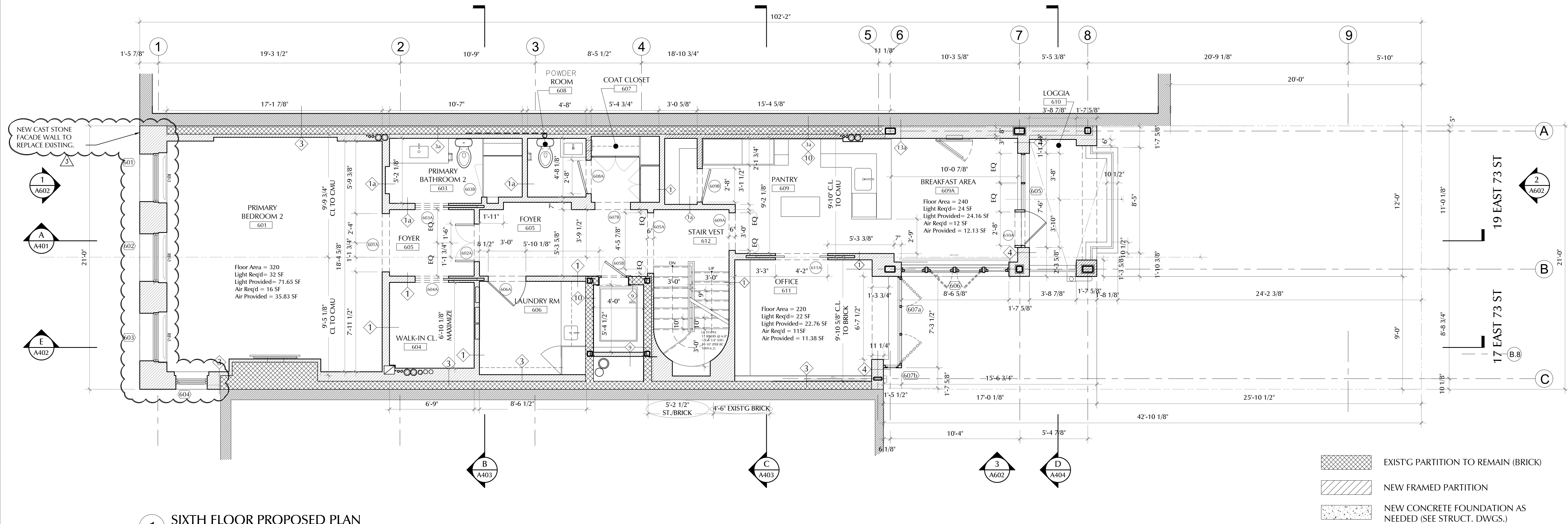
- EXIST'G PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)



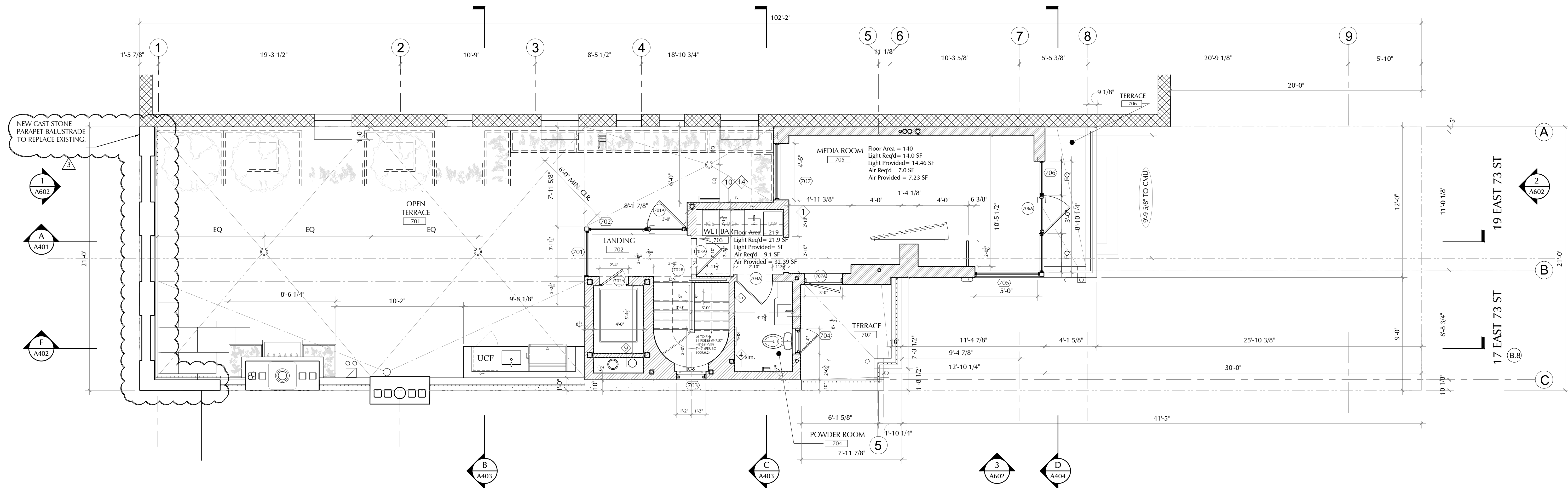
2 FIFTH FLOOR PROPOSED PLAN  
SCALE: 1/4"=1'-0"







1 SIXTH FLOOR PROPOSED PLAN  
SCALE: 1/4"=1'-0"



2 PENTHOUSE / ROOF FLOOR PROPOSED PLAN  
SCALE: 1/4"=1'-0"

# PATINO

Architecture, PLLC  
www.patino-architecture.com  
info@patino-architecture.com

+ (646) 559-2583  
1133 Broadway, Suite 1406  
New York, New York 10004

## Consultants

**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

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Middletown CT 06457  
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No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



Sixth & Penthouse Fl  
Proposed Plans

SCALE: 1/4" = 1'-0"  
@ 24 x 36

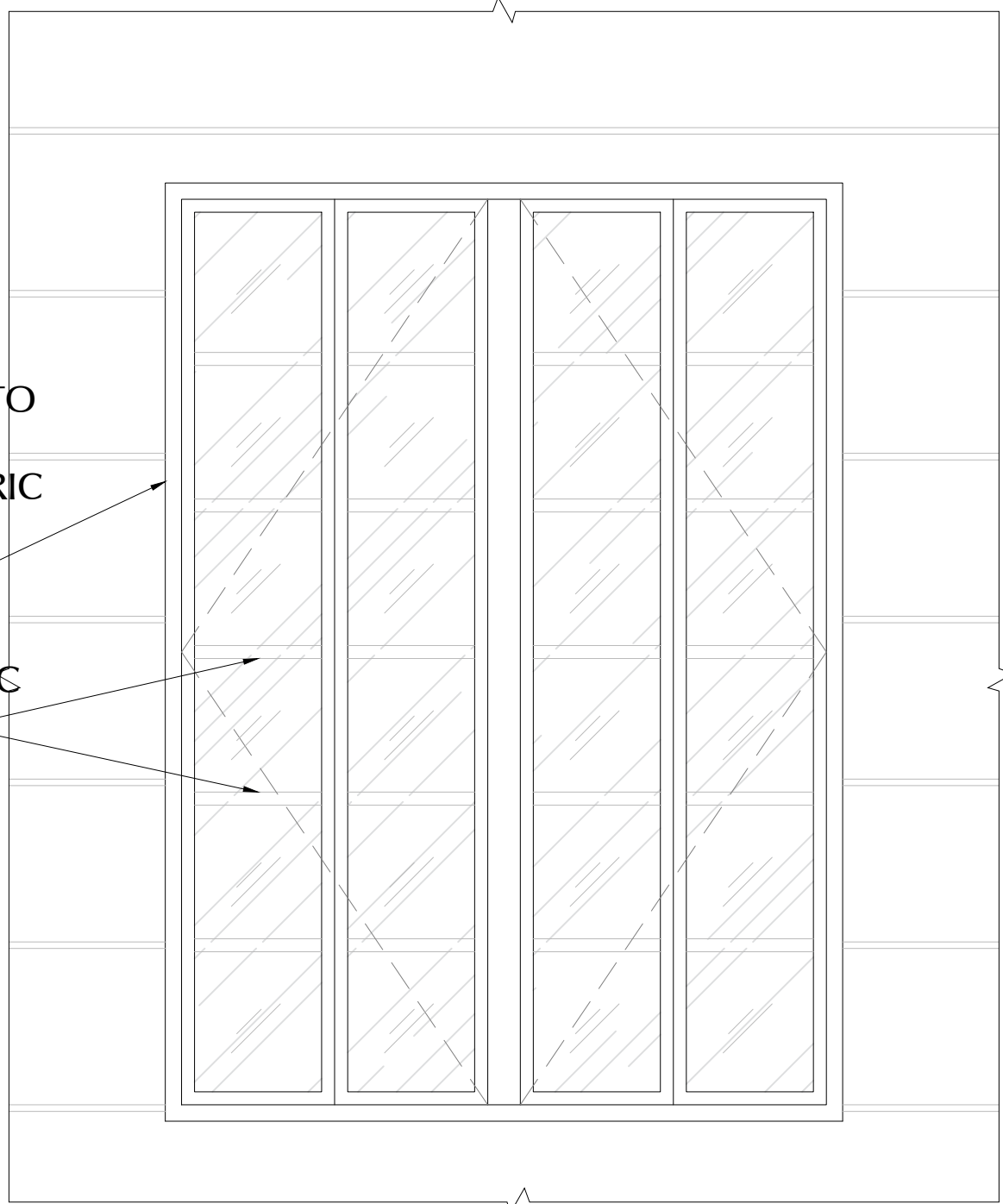
**A-104.03**

DOB Job #: M00634458-P5  
14 of 28



NON HISTORIC  
CASEMENT WINDOWS TO  
BE REMOVED AND  
REPLACED WITH HISTORIC  
WOOD WINDOWS,  
TYP.

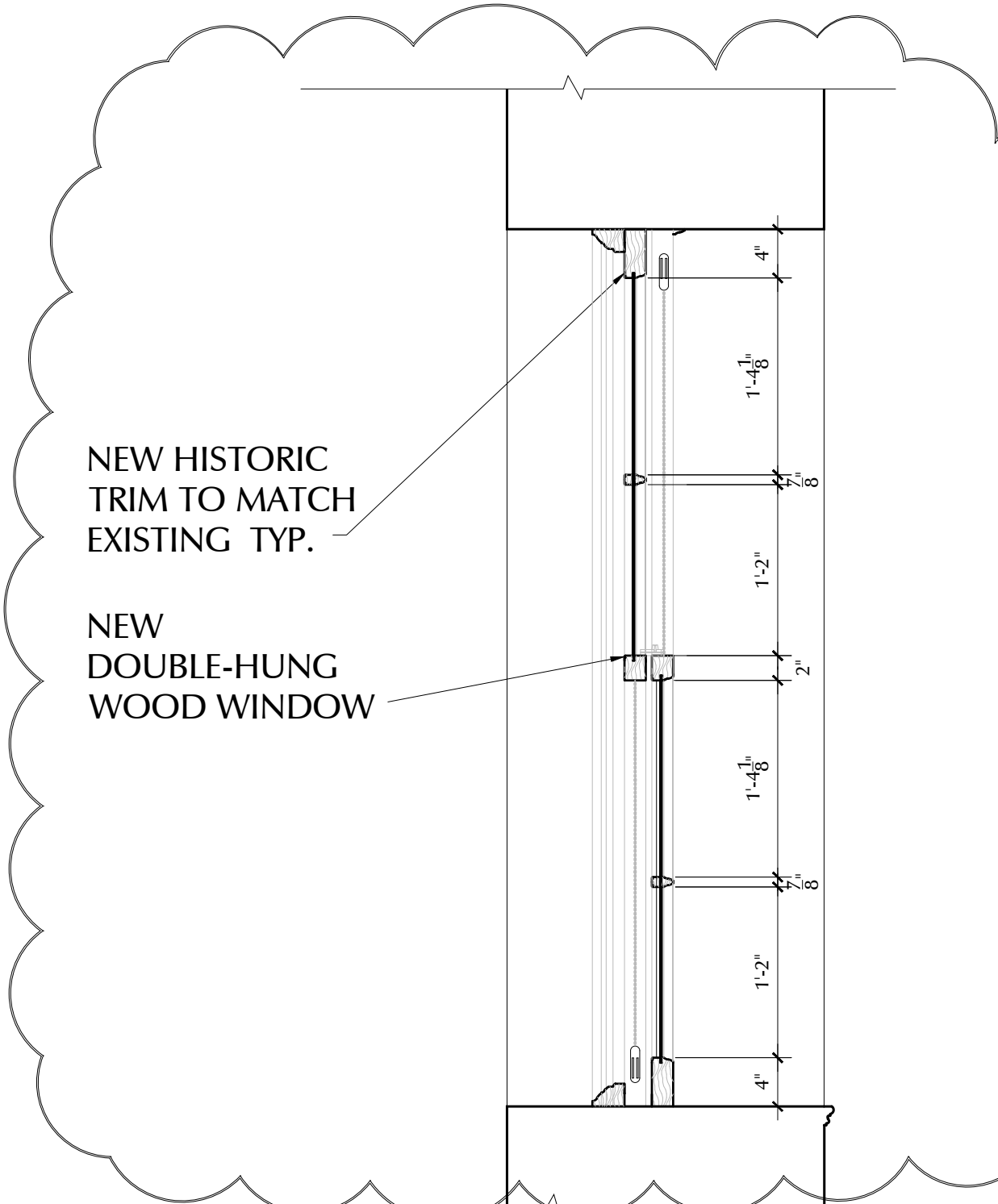
FAUX APPLIQUEE PLASTIC  
MUNTINS, TYP.



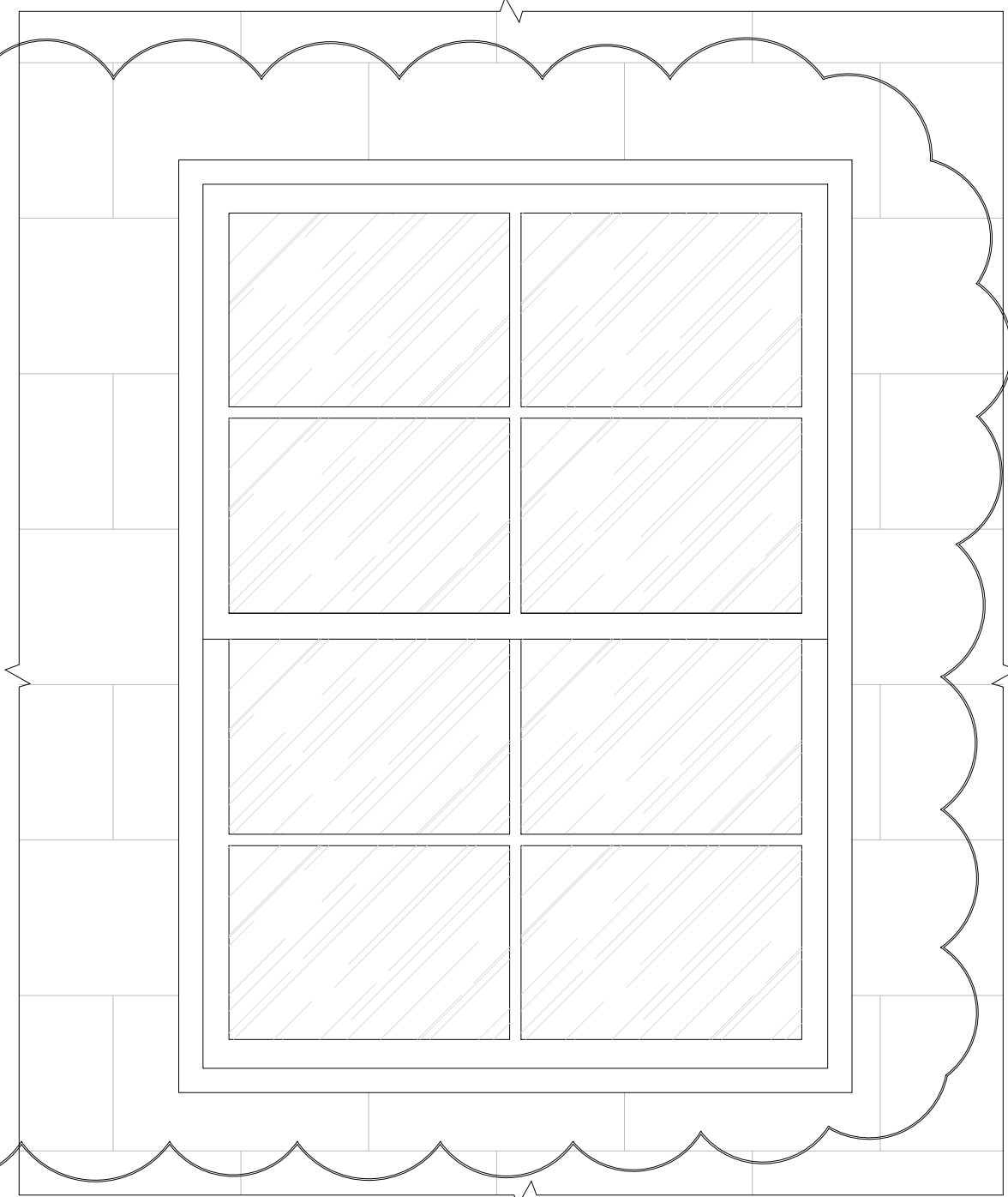
1 ELEVATION L5 & 6 WINDOWS EXISTING  
SCALE: 1" = 1'-0"

NEW HISTORIC  
TRIM TO MATCH  
EXISTING TYP.

NEW  
DOUBLE-HUNG  
WOOD WINDOW



3 SECTION L5 & L6 WINDOWS PROPOSED  
SCALE: 1" = 1'-0"



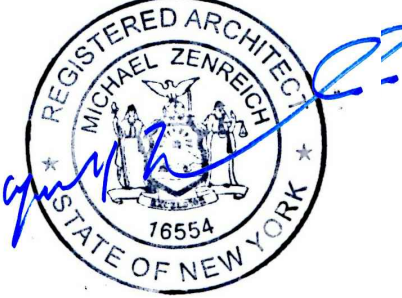
4 ELEVATION L5 & 6 WINDOWS PROPOSED  
SCALE: 1" = 1'-0"

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FURNISHED BY THE ARCHITECT ARE AND  
SHALL REMAIN HIS PROPERTY. THEY  
ARE NOT TO BE USED ON THIS OR ANY  
OTHER PROJECT UNLESS WRITTEN  
PERMISSION IS GIVEN BY MICHAEL  
ZENREICH, AIA.

Issue Name	Issue Date
Issued for Demo 1 (Filing,LPC)	11.22.2021
Issued for Demo 1 (Bid)	11.30.2021
Re-Issued for LPC	12.23.2021
Issued for Demo 1 (DOB)	12.29.2021
LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021
LPC Review Set - Updated	04.08.2022
PRELIM. PRICING SET	04.22.2022
LPC Review Set - Updated	06.17.2022
DOB PAA & BID SET	06.29.2022

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE  
PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL  
VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND  
CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF  
OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS  
SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE  
SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING  
WITH FABRICATION.

Seal:



Location :

18 East 74th Street  
New York, NY 10021

Title:

WINDOWS  
FRONT FACADE

Date: 03.16.2022

Scale: As Noted

Project #: 2021 - 114

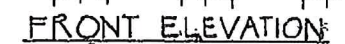
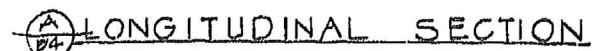
Drawing No.:

A-312.03

DOB Job#:



APR 1990



Approved for OPIN #2/95  
Professional Certification

A-5

**NOTE:**  
ALL WORK SHOWN ON THESE  
PLANS IS EXISTING. NO WORK  
IS PROPOSED TO REVISE C & O.