

172 - 174 EAST 73RD STREET PROPOSED RESTORATION & ENLARGEMENT / EXPANSION

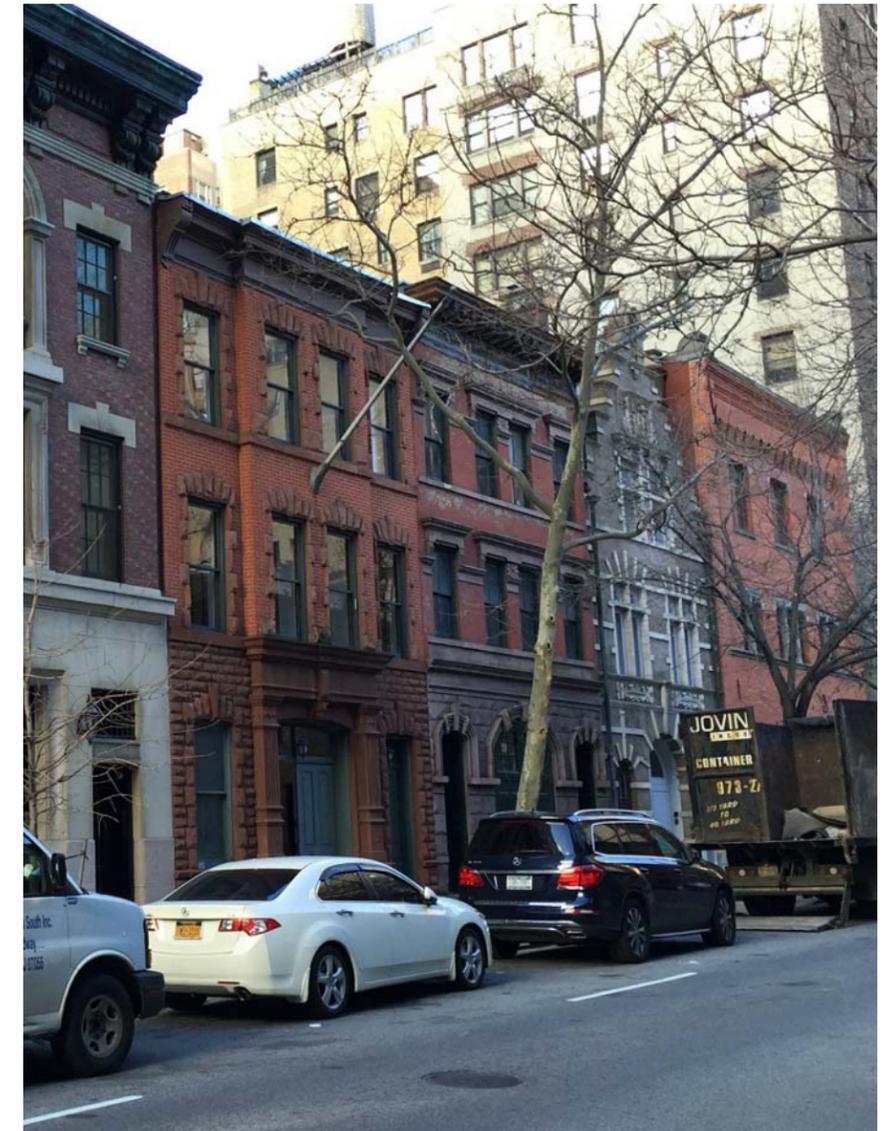
W R I G H T
A R C H I T E C T S
200 FAIR STREET
KINGSTON, NEW YORK
1 2 4 0 1
845 - 338 - 3383
FAX - 338 - 3133



TAX PHOTO, 1940



LANDMARK-DESIGNATION PHOTO, 1980



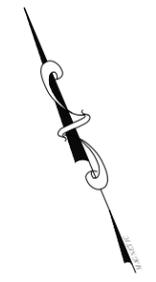
CURRENT PHOTO, 2015

172-174 East
73rd Street
New York, NY 10021

CHRONOLOGICAL
PHOTOS

Date 10.26.16

LPC 1

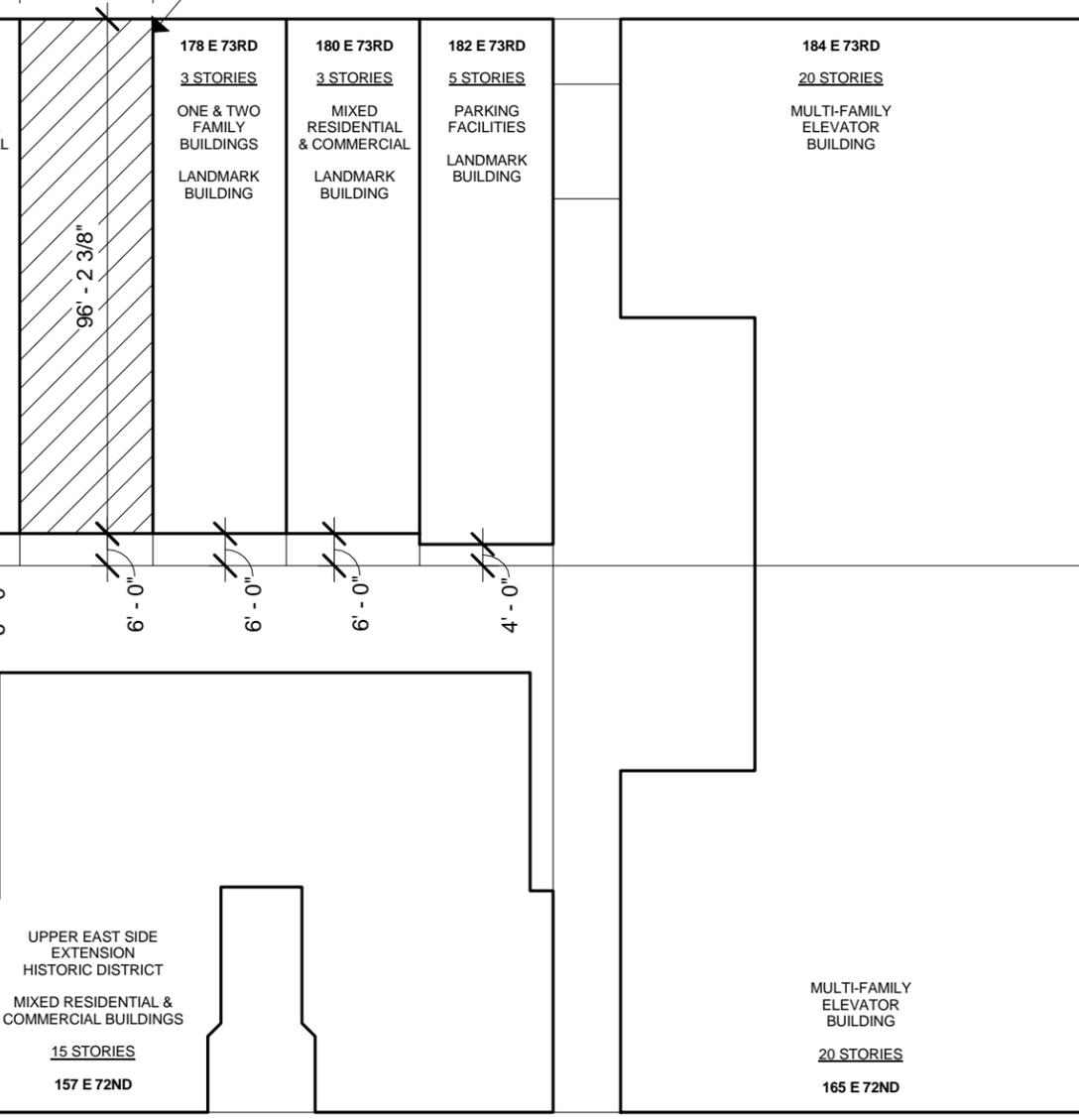


UPPER EAST SIDE EXTENSION HISTORIC DISTRICT MULTI-FAMILY ELEVATOR BUILDING <u>11 STORIES</u> 151 E 73RD	LANDMARK BUILDING MULTI-FAMILY ELEVATOR BUILDING <u>9 STORIES</u> 155 E 73RD	LANDMARK BUILDING ONE & TWO FAMILY BUILDINGS <u>3 STORIES</u> 161 E 73RD	LANDMARK BUILDING ONE & TWO FAMILY BUILDINGS <u>3 STORIES</u> 163 E 73RD	LANDMARK BUILDING ONE & TWO FAMILY BUILDINGS <u>2 STORIES</u> 165 E 73RD	LANDMARK BUILDING COMMERCIAL & OFFICE BUILDINGS <u>2.5 STORIES</u> 167 E 73RD	LANDMARK BUILDING ONE & TWO FAMILY BUILDINGS <u>3 STORIES</u> 171 E 73RD	LANDMARK BUILDING ONE & TWO FAMILY BUILDINGS <u>3 STORIES</u> 173 E 73RD	LANDMARK BUILDING MULTI-FAMILY WALK-UP BUILDING <u>3 STORIES</u> 175 E 73RD	LANDMARK BUILDING PARKING FACILITIES <u>5 STORIES</u> 177 E 73RD		MULTI-FAMILY ELEVATOR BUILDING <u>19 STORIES</u> 181 E 73RD
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EAST 73RD STREET

172-174 EAST 73RD STREET, NEW YORK, NY 10023
 BLOCK 1407; LOT 44; ZONING MAP PAGE 8c;
 ZONE R8B
 LANDMARK BUILDING

25' - 0"



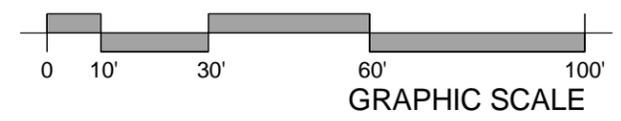
APPROXIMATE REAR
YARD DIMENSIONS

20' - 0"
 12' - 0"
 6' - 0"
 6' - 0"
 6' - 0"
 6' - 0"
 6' - 0"
 4' - 0"

LEXINGTON AVE

THIRD AVENUE

EAST 72ND STREET



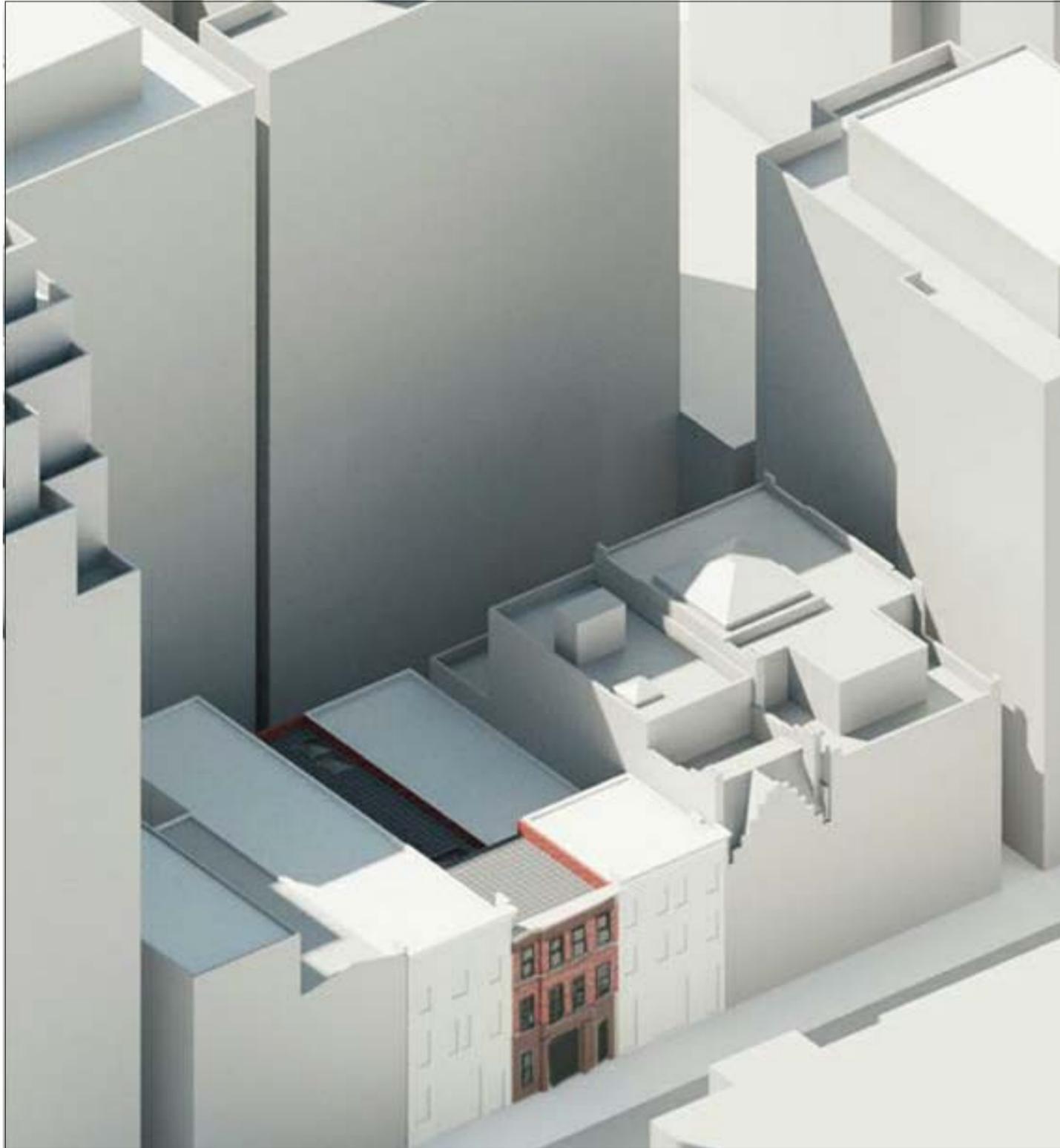
① LPC/CP - SITE MAP
 1/32" = 1'-0"

172-174 East
 73rd Street
 New York, NY 10021

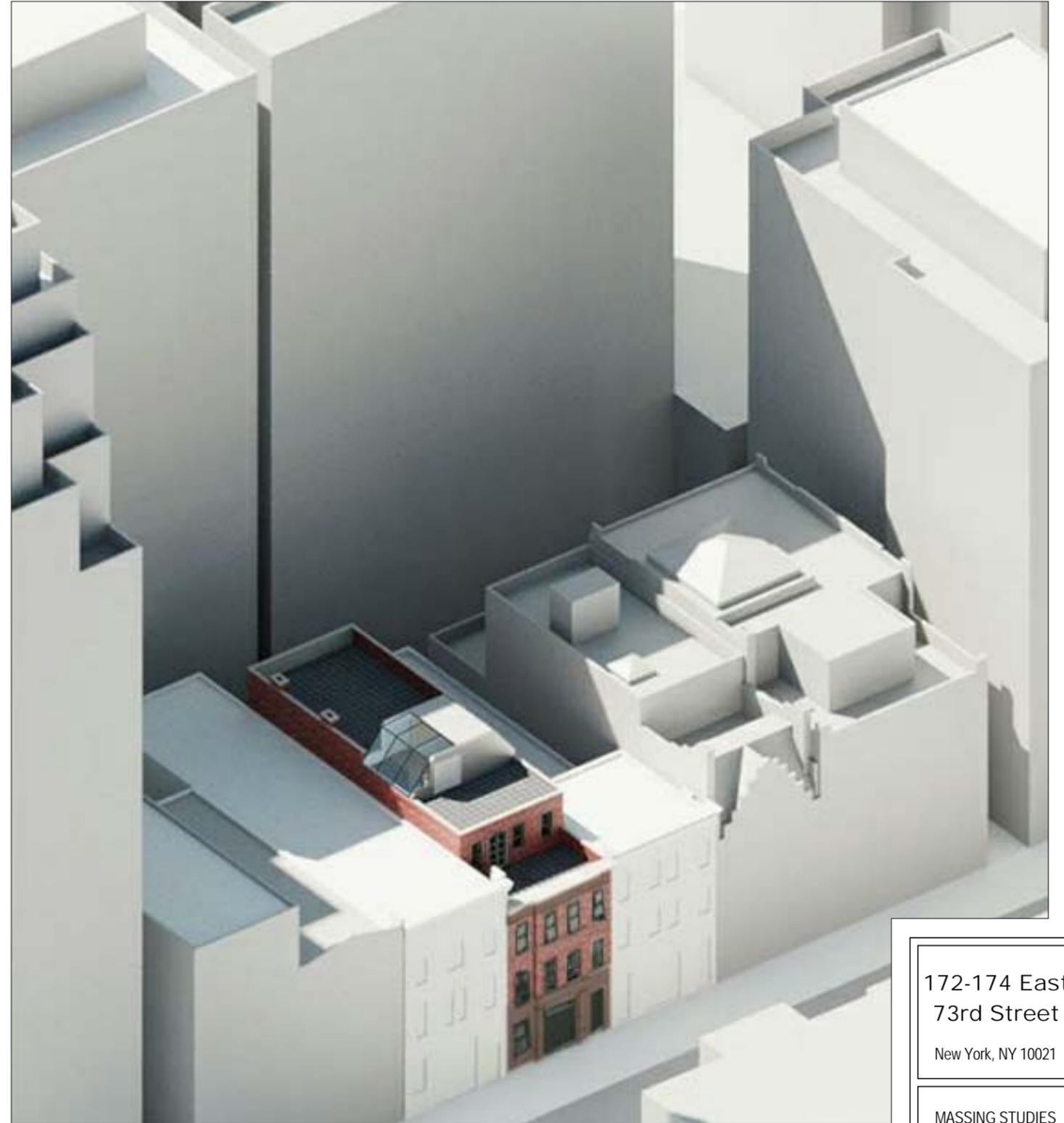
SITE MAP

Date 10.26.16

LPC 2



MASSING STUDY- EXISTING VIEW TOWARD LEXINGTON



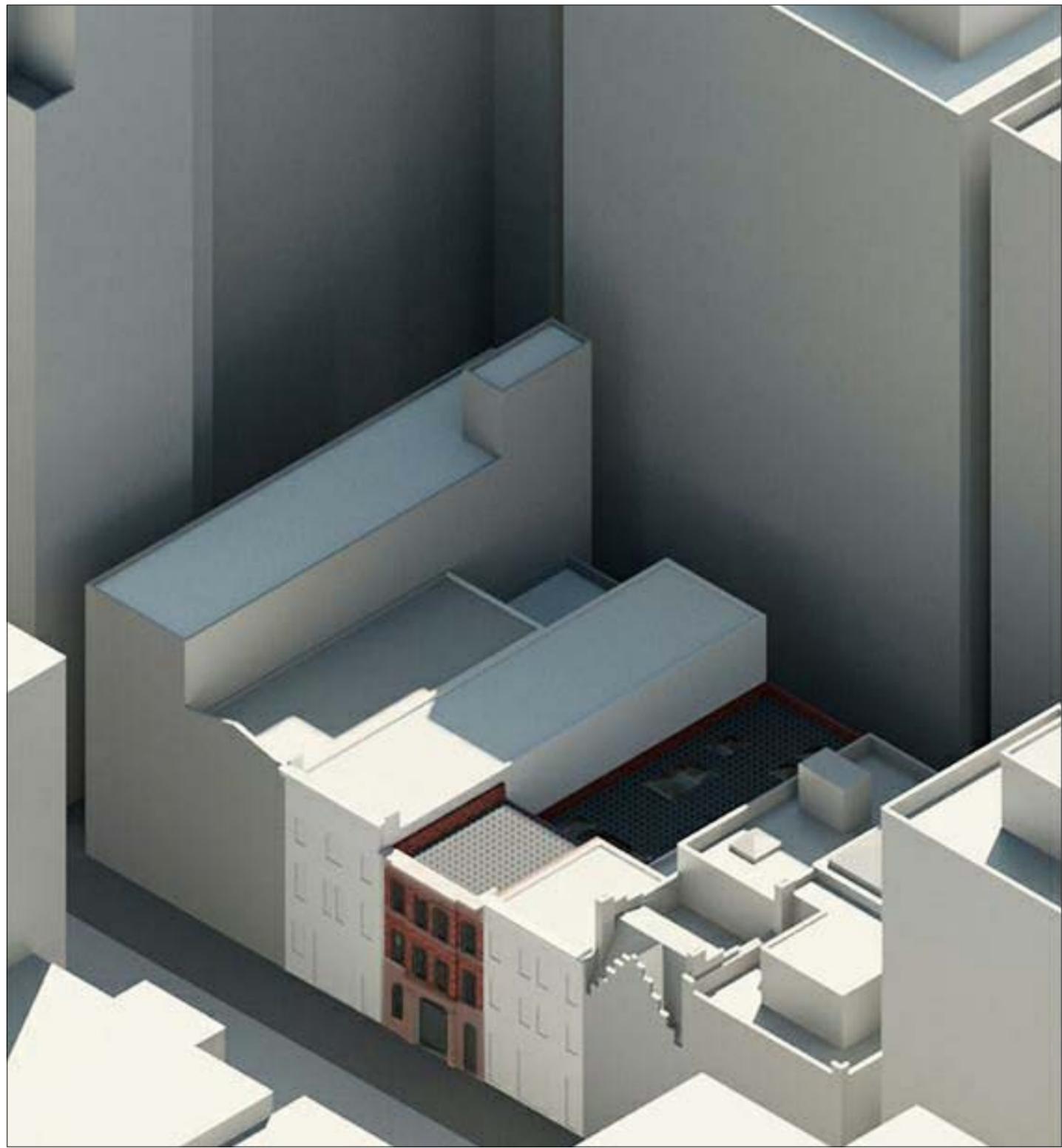
MASSING STUDY- PROPOSED VIEW TOWARD LEXINGTON

172-174 East
73rd Street
New York, NY 10021

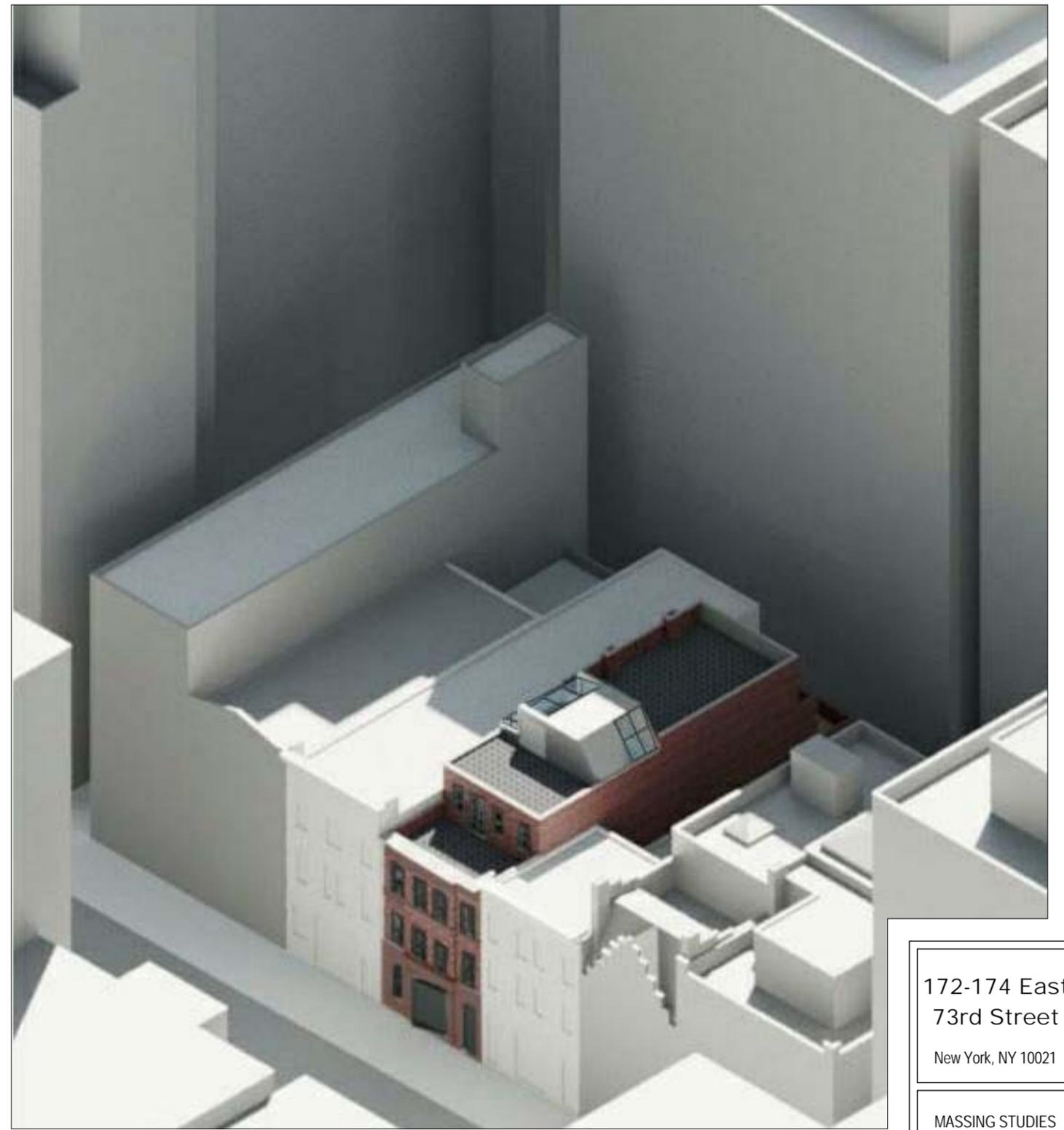
MASSING STUDIES

Date 10.26.16

LPC 3



MASSING STUDY- EXISTING VIEW TOWARDS 3RD AVE.



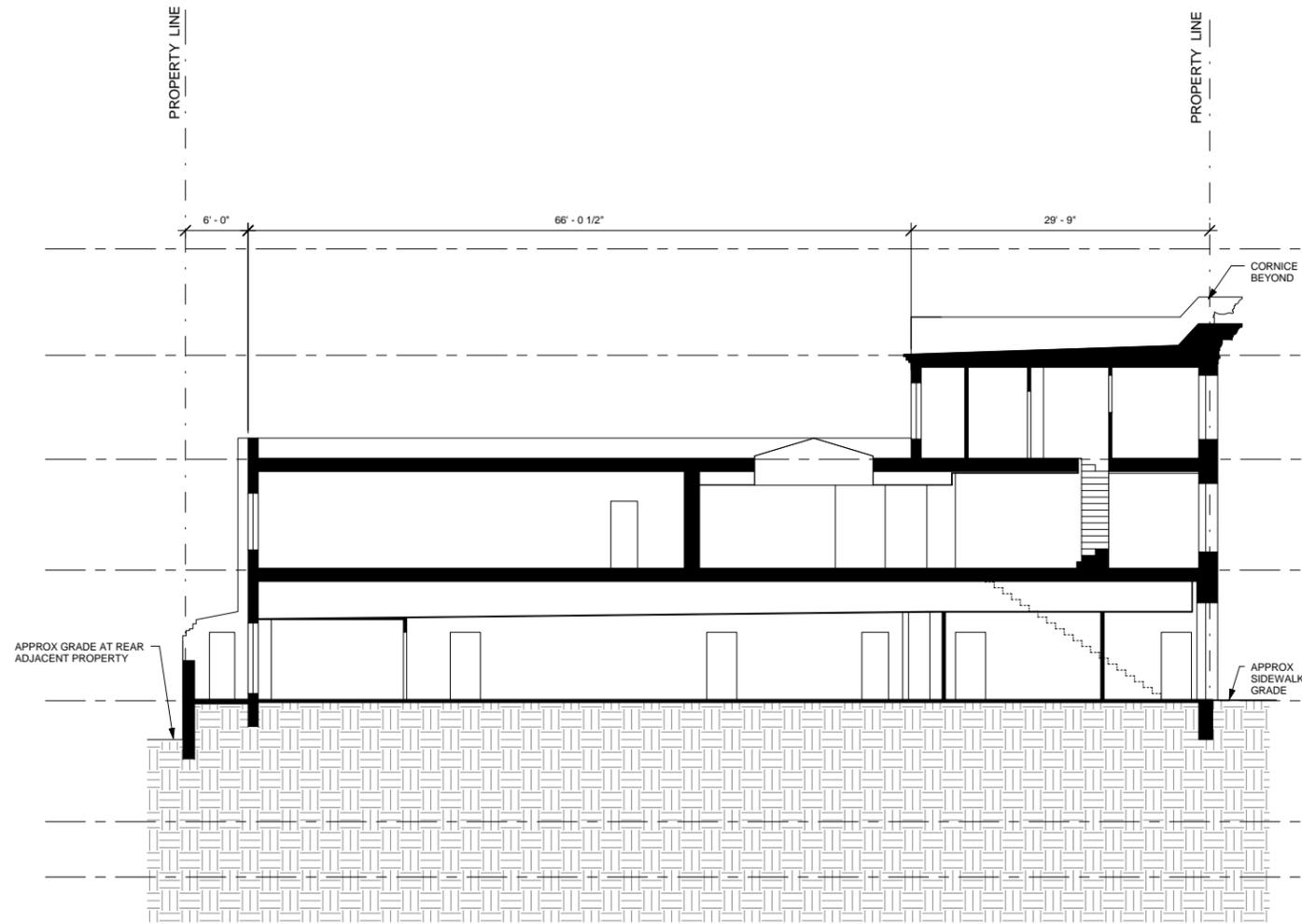
MASSING STUDY- PROPOSED VIEW TOWARDS 3RD AVE.

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New York, NY 10021

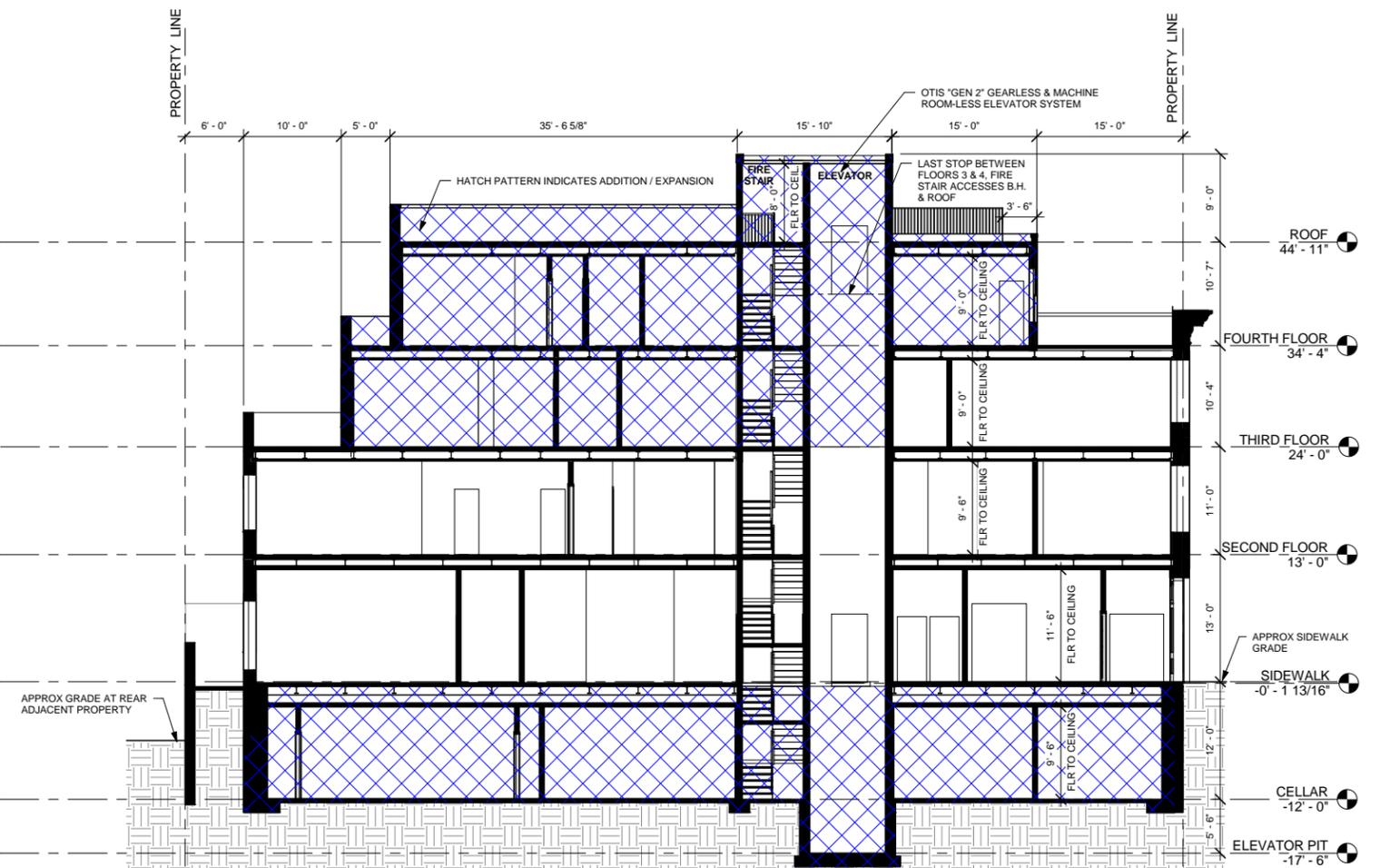
MASSING STUDIES

Date 10.26.16

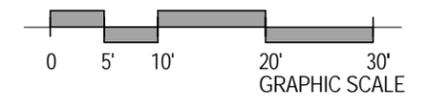
LPC 4



EXISTING NORTH - SOUTH SECTION



PROPOSED NORTH - SOUTH SECTION

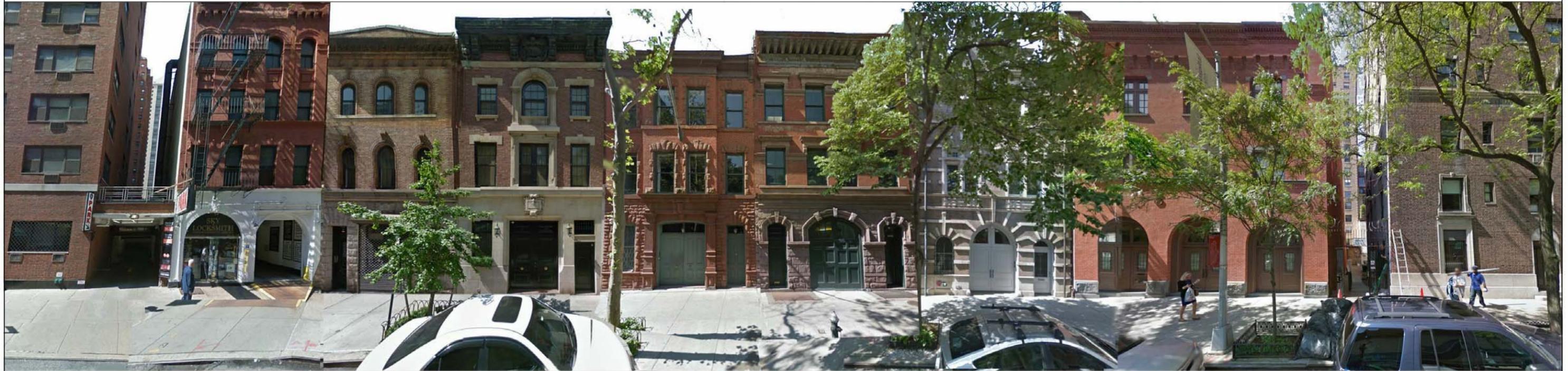


172-174 East
 73rd Street
 New York, NY 10021

BUILDING SECTIONS -
 EXISTING &
 PROPOSED

Date 10.26.16

LPC 5



184 EAST 73rd St.

182 EAST 73rd St.

180 EAST 73rd St.

178 EAST 73rd St.

172 -174 EAST 73rd St.

170 EAST 73rd St.

168 EAST 73rd St.

166 EAST 73rd St.

152 EAST 73rd St.

172-174 East
73rd Street

New York, NY 10021

PANORAMIC STREET
PHOTOGRAPH

Date 10.26.16

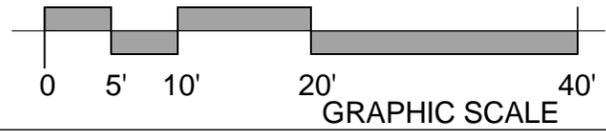
LPC 6



180 East 73rd St. 178 East 73rd St. **172-174 EAST 73RD ST** 170 East 73rd St. 168 East 73rd St. 166 East 73rd St.
 EXISTING NORTH ELEVATION



180 East 73rd St. 178 East 73rd St. **172-174 EAST 73RD ST** 170 East 73rd St. 168 East 73rd St. 166 East 73rd St.
 PROPOSED NORTH ELEVATION



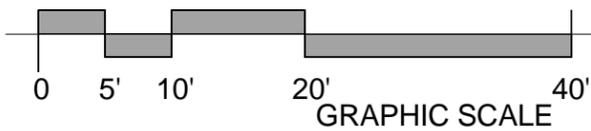
172-174 East
 73rd Street
 New York, NY 10021
 STREET CONTEXTUAL
 ELEVATIONS
 Date 10.26.16
LPC 7



EXISTING SOUTH ELEVATION



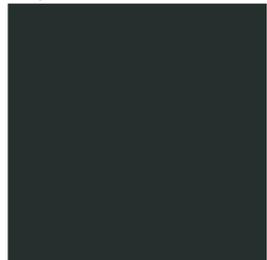
PROPOSED SOUTH ELEVATION



172-174 East
 73rd Street
 New York, NY 10021
 REAR CONTEXTUAL
 ELEVATIONS
 Date 10.26.16
LPC 8

HISTORIC PAINT EQUIVALENTS

Historic Location: Window First Layer
Proposed Location: Doors & Windows



Modern Color: *Black Forest Green*
BM-E-46

PROPOSED MATERIALS

Historic Location: None
Proposed Location: Bulkhead Addition



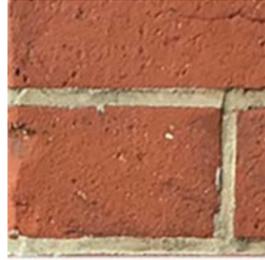
Material: *Lead Coated Copper Metal Panel*

Historic Location: 1st Flr Front Facade,
2nd & 3rd Flr Window Surrounds
Proposed Location: Bulkhead Addition



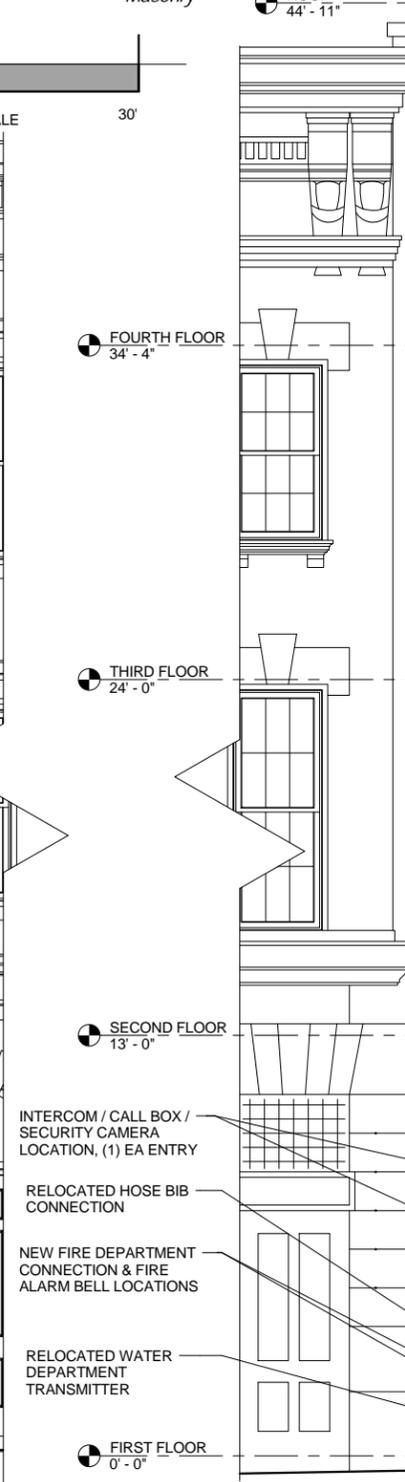
Material: *Red-Brown Sandstone Masonry*

Historic Location: 2nd & 3rd Flr Front Facade
Proposed Location: 4th Flr Front Facade



Material: *Red/Orange Brick Masonry*

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FOURTH FLOOR
34'-4"

THIRD FLOOR
24'-0"

SECOND FLOOR
13'-0"

FIRST FLOOR
0'-0"

- INTERCOM / CALL BOX / SECURITY CAMERA LOCATION, (1) EA ENTRY
- RELOCATED HOSE BIB CONNECTION
- NEW FIRE DEPARTMENT CONNECTION & FIRE ALARM BELL LOCATIONS
- RELOCATED WATER DEPARTMENT TRANSMITTER

GUARD RAIL NOT SHOWN FOR CLARITY
CONCEALED GUTTER, TYPICAL EACH SIDE

9'-0"
10'-6"
10'-6"
11'-0"
13'-0"

172-174 East
73rd Street
New York, NY 10021

EXISTING & PROPOSED STREET ELEVATIONS

Date 10.26.16

LPC 9

HISTORIC PAINT EQUIVALENTS

Historic Location: Window First Layer
Proposed Location: Doors & Windows



Modern Color: *Black Forest Green* BM-E-46

PROPOSED MATERIALS

Historic Location: None
Proposed Location: Bulkhead Addition



Material: *Lead Coated Copper Metal Panel*

Historic Location: 1st & 2nd Flr Window Sills at Rear Facade
Proposed Location: 3rd & 4th Rear Facade



Material: *Theraled Edge Bluestone*

Historic Location: 1st, 2nd & 3rd Flr Rear Facade
Proposed Location: 3rd & 4th Flr Rear Facade

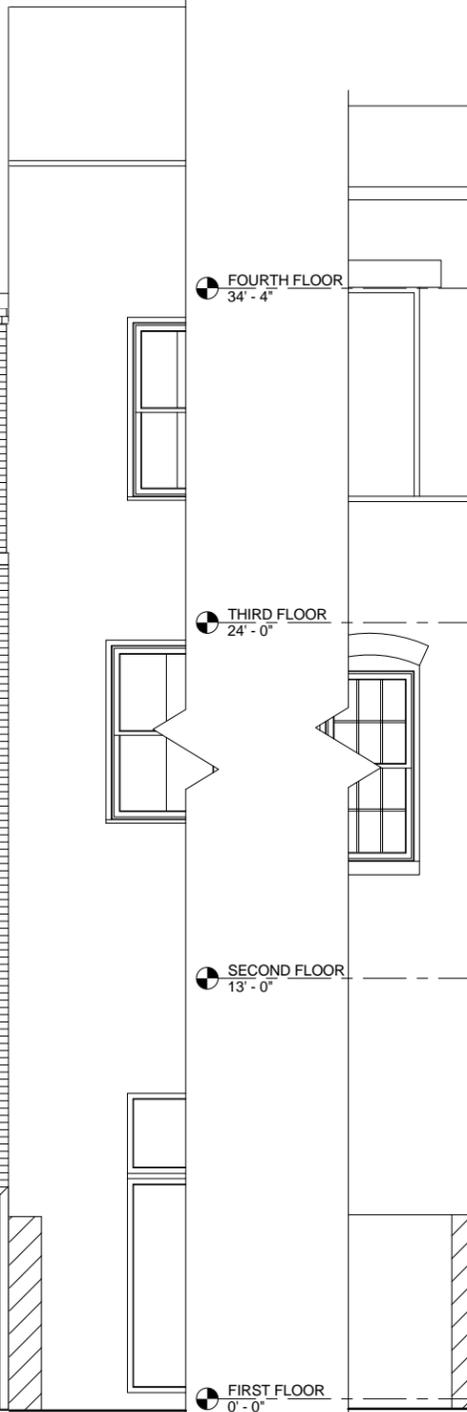


Material: *Brown Brick Masonry*

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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



9'-0"
10'-7"
10'-4"
11'-0"
13'-0"
8" TALL BRICK MASONRY SCREENING WALL

PARAPET PARTIALLY SHOWN FOR CLARITY

PARAPET PARTIALLY SHOWN FOR CLARITY

PARAPET PARTIALLY SHOWN FOR CLARITY

REAR YARD SCREENING WALL PARTIALLY SHOWN FOR CLARITY

FOURTH FLOOR
34'-4"

THIRD FLOOR
24'-0"

SECOND FLOOR
13'-0"

FIRST FLOOR
0'-0"

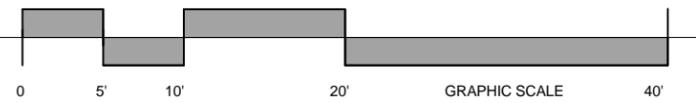
ROOF
44'-11"

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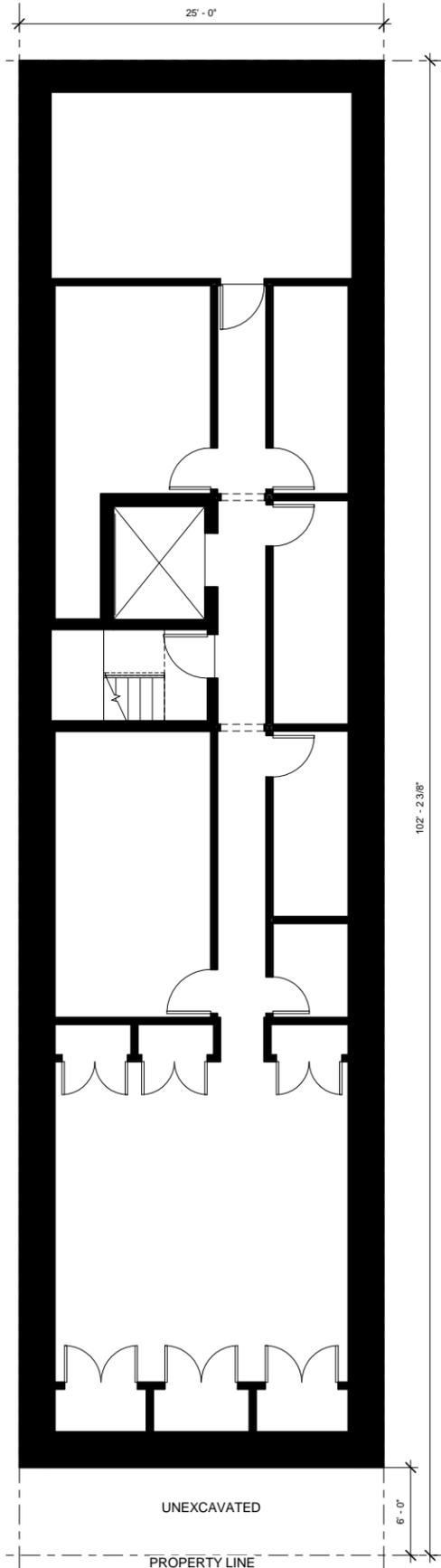
EXISTING &
PROPOSED
ELEVATIONS

Date 10.26.16

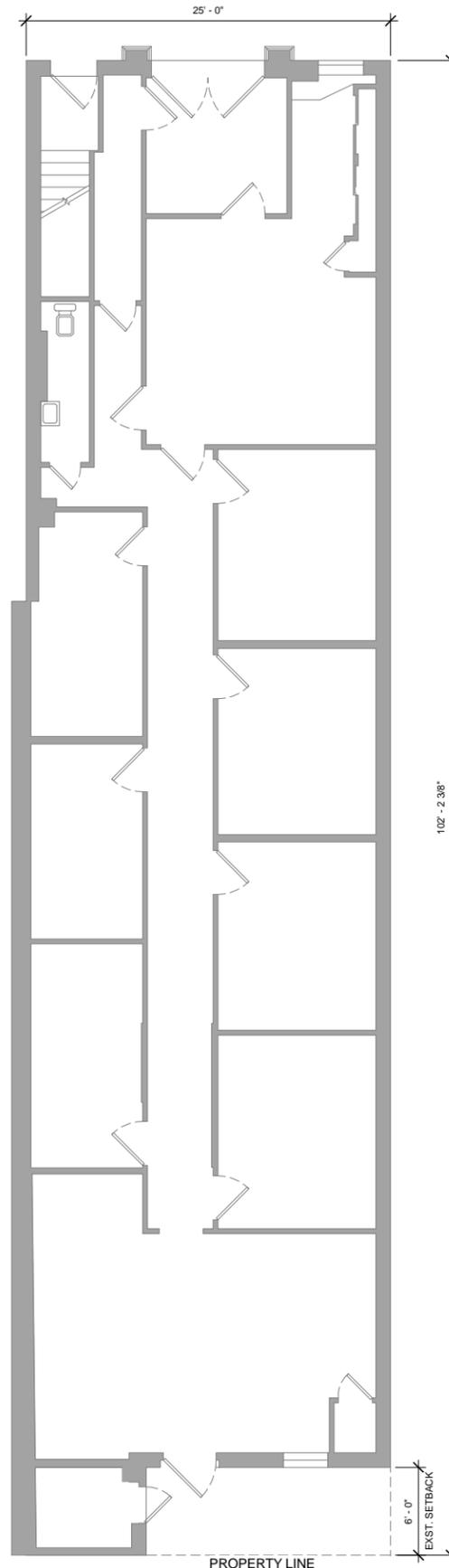
LPC 10



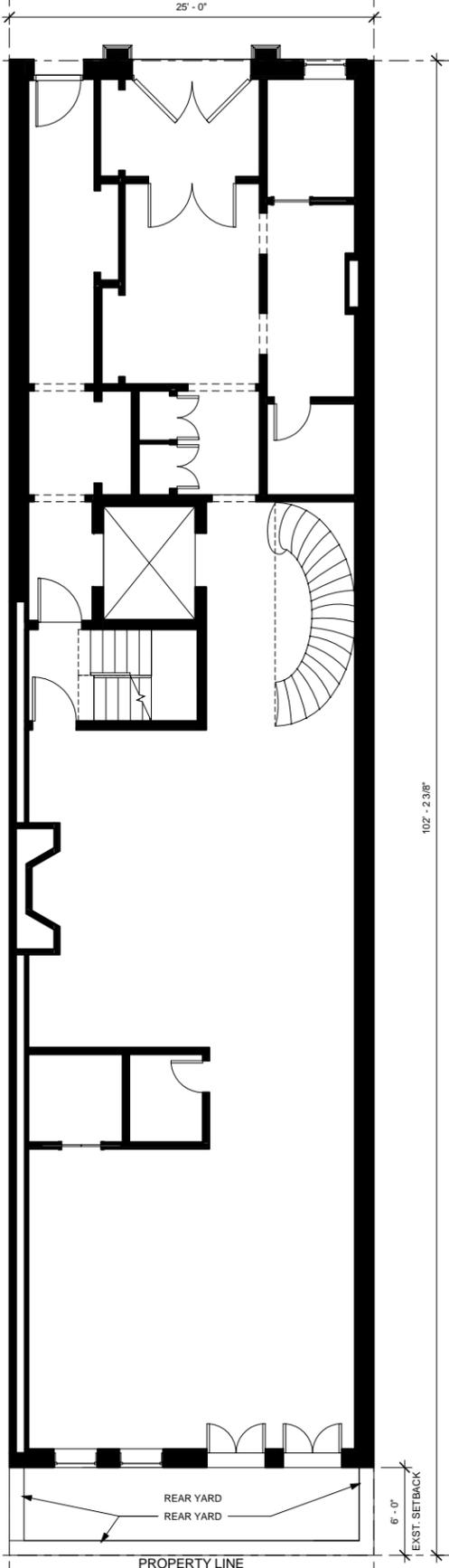
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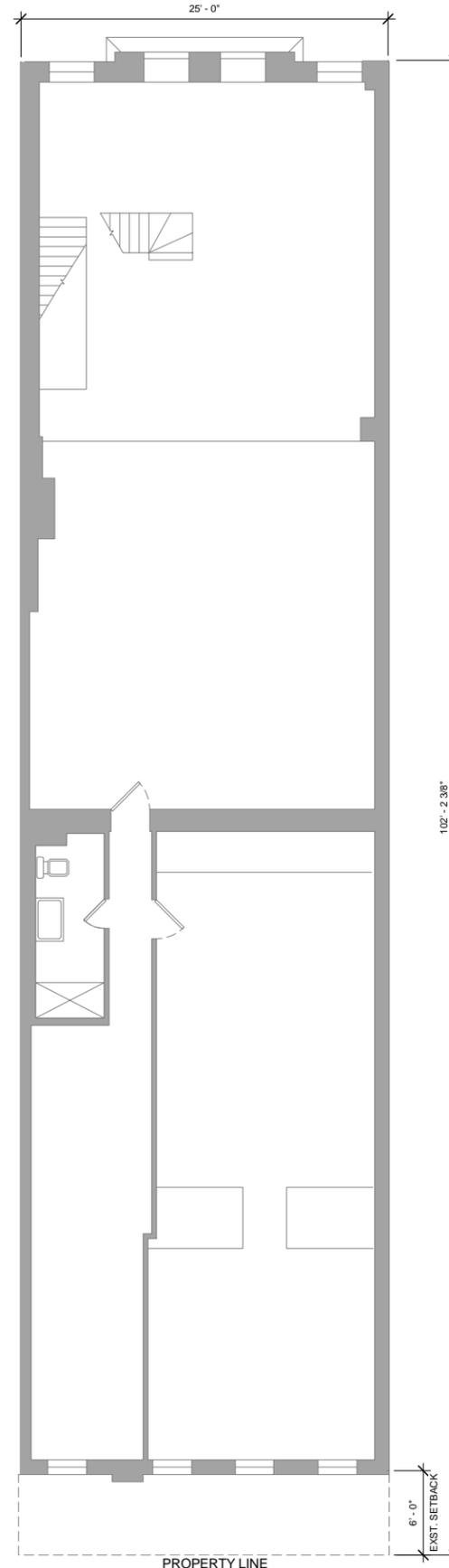
NEW FLOOR AREA - 1,900 SF
 PROPOSED CELLAR PLAN



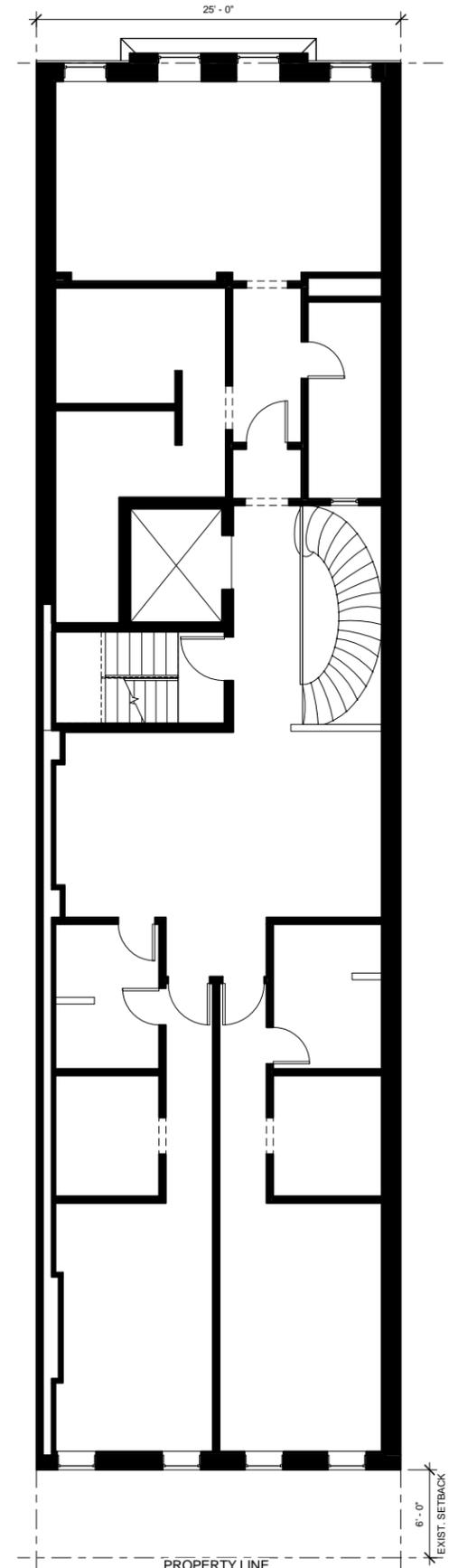
FLOOR AREA - 2,460 SF
 EXISTING FIRST FLOOR PLAN



FLOOR AREA - 2,405 SF
 NEW FLOOR AREA - (55 SF REDUCTION)
 PROPOSED FIRST FLOOR PLAN



FLOOR AREA - 2,405 SF
 EXISTING SECOND FLOOR PLAN



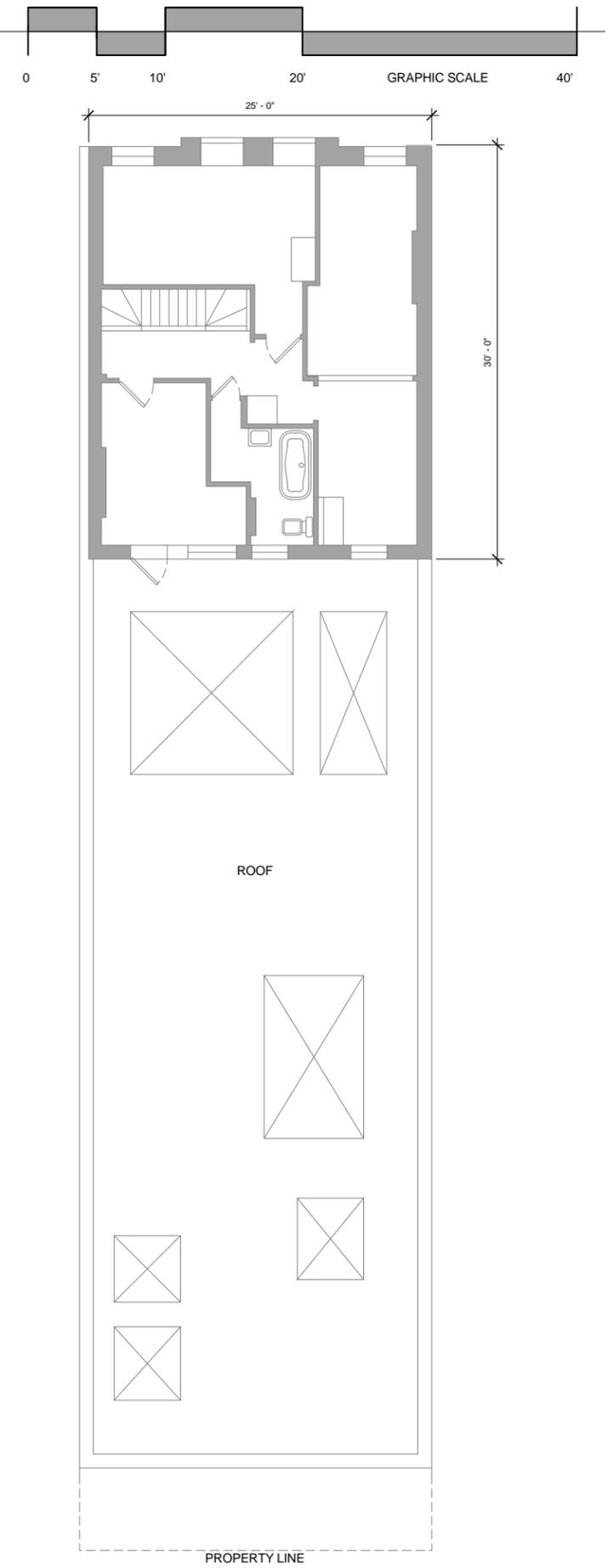
FLOOR AREA - 2,405 SF
 NEW FLOOR AREA - 0 SF
 PROPOSED 2ND FLOOR PLAN

172-174 East
 73rd Street
 New York, NY 10021

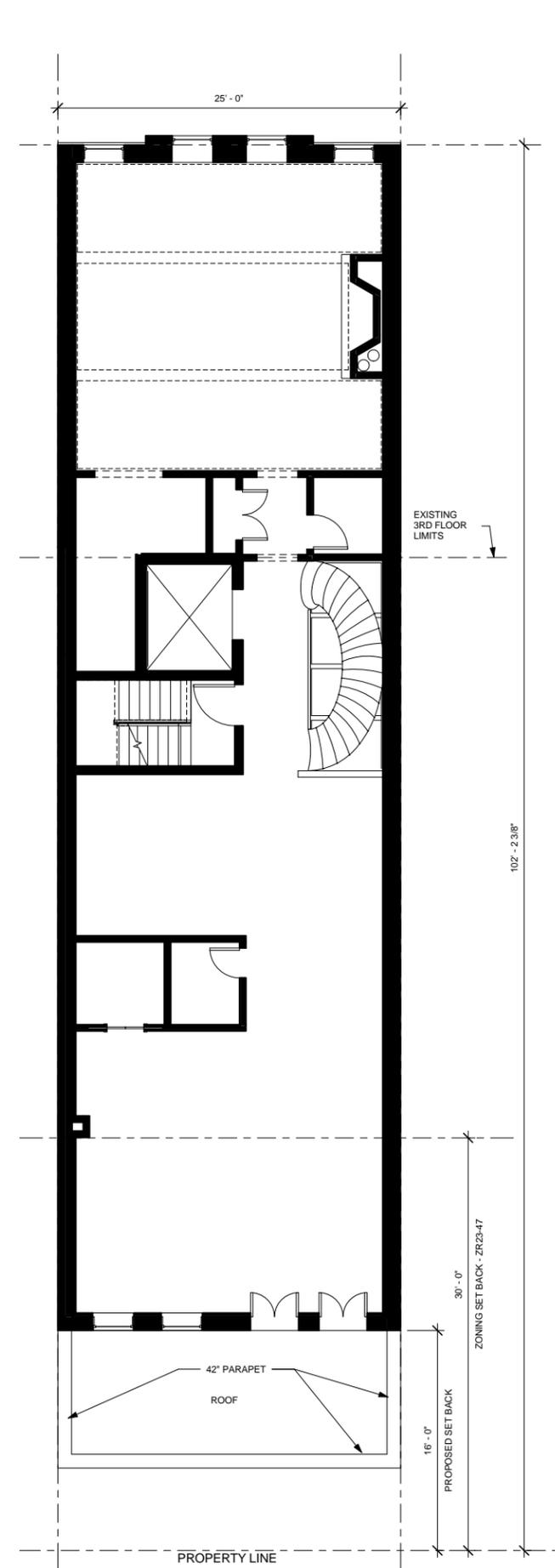
EXISTING &
 PROPOSED FLOOR
 PLANS

Date 10.26.16

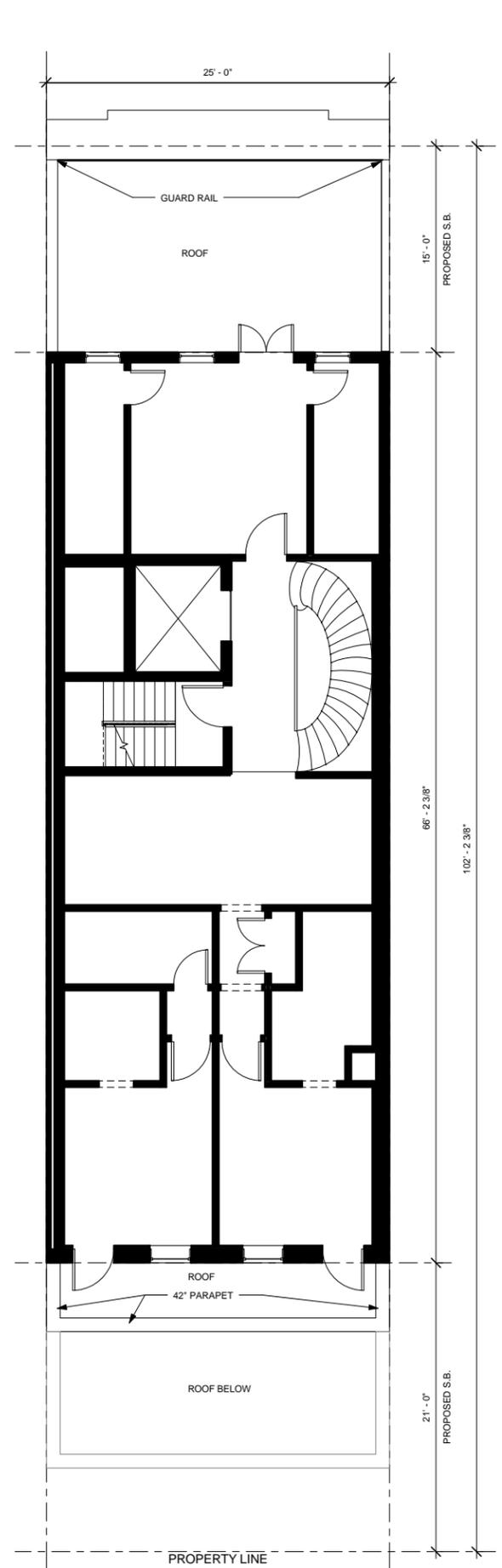
LPC 11



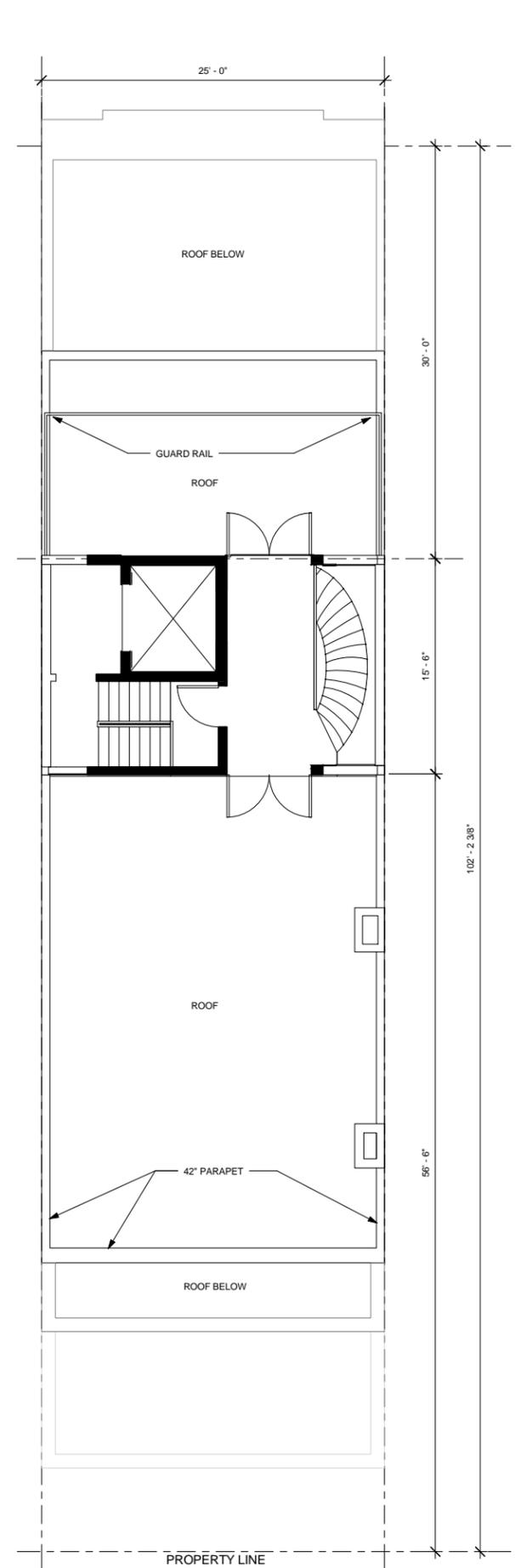
FLOOR AREA - 753 SF
 EXISTING THIRD FLOOR PLAN



FLOOR AREA - 2,155 SF
 INFILL AREA - 1,405 SF
 PROPOSED 3RD FLOOR EXPANSION PLAN



FLOOR AREA - 1,655 SF
 NEW FLOOR AREA - 1,655 SF
 PROPOSED 4TH FLOOR PLAN (ROOFTOP ADDITION)



FLOOR AREA - 200 SF
 NEW FLOOR AREA - 200 SF
 PROPOSED BULK HEAD PLAN

172-174 East
 73rd Street
 New York, NY 10021

EXISTING &
 PROPOSED FLOOR
 PLANS

Date 10.26.16

LPC 12



- REMOVE EXISTING FLAG POLE & MOUNT, REPAIR ALL FASTENER DAMAGE WITH JAHN REPAIR MORTAR TO MATCH ADJACENT, SELECTIVELY REPLACE MASONRY IN-KIND AS NECESSARY



- PERFORM INSPECTION OF CORNICE
- PERFORM REPAIRS AS REQUIRED, MATCH HISTORIC PROFILES
- PREPARE, PRIME AND PAINT WITH HISTORICALLY APPROPRIATE COLOR
- INSTALL NEW FLASHING



- RELOCATED EXISTING METERING TRANSMISSION DEVICE TO INCONSPICUOUS LOCATION
- RELOCATE HOSE BIB TO INCONSPICUOUS LOCATION
- REPAIR DETERIORATED / DAMAGED GRANITE MASONRY BASE
- REMOVE PREVIOUS INAPPROPRIATE REPAIRS, & PROVIDE MODELING / TEXTURING TO MATCH PHYSICAL & VISUAL CHARACTERISTICS OF ADJACENT / ORIGINAL MATERIAL
- USE JAHN RESTORATION MORTAR TO MATCH PHYSICAL & VISUAL CHARACTERISTICS OF ADJACENT MATERIAL, TYPICAL ALL MASONRY REPAIRS



- REMOVE & REBUILD / REFURBISH HANGING LIGHT FIXTURE OVER SINGLE DOOR ENTRANCE
- REPLACE EXISTING WOOD FRAMED DOORS & TRANSOMS, DOOR PANELS, TRANSOM, & HARDWARE TO BE HISTORICALLY APPROPRIATE. PAINT WITH HISTORIC MATCHED COLORS, ADD NEW WEATHER STRIPPING.



PROPOSED RESTORATIONS - NORTH ELEVATION (STREET)



- REPAIR DETERIORATED / DAMAGED GRANITE MASONRY BASE, REMOVE INAPPROPRIATE REPAIRS. USE JAHN RESTORATION MORTAR TO MATCH PHYSICAL & VISUAL CHARACTERISTICS OF ADJACENT MATERIAL.

FACADE RESTORATION TYPICAL SCOPE:

1. PATCH, REPAIR, & FILL ANY EXISTING OR NEW ANCHOR FASTENER HOLES AT MASONRY, - USE JAHN REPAIR MORTAR COLOR MATCHED TO ADJACENT SIMILAR MATERIAL.
2. ALL REPAINTED FEATURES TO MATCH ORIGINAL HISTORIC COLORS SEE HISTORIC PAINT ANALYSIS FOR MORE INFO
3. ALL EXISTING WINDOWS TO BE REPLACED, REMOVE EXISTING WOOD WINDOWS AND FRAMES COMPLETE. REFER TO WINDOW ELEVATIONS & DETAILS FOR INFORMATION ON REPLACEMENT UNITS.
4. REPLACEMENT WINDOW UNITS TO BE PAINTED MAHOGANY FRAMED DOUBLE HUNG WINDOWS MOLDINGS TO MATCH HISTORIC UNITS. EXTERIOR PAINT TO MATCH HISTORIC FINISHES.
5. CLEAN ALL SANDSTONE FACADE COMPONENTS OF PAINT, COATINGS, BIOLOGICAL GROWTH, & STAINING - TYP ALL FACADE. USE LEAST DETERIORATING METHOD BASED ON FIELD TESTING IN INCONSPICUOUS AREAS.

172-174 East
 73rd Street
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PROPOSED
 RESTORATIONS -
 NORTH ELEVATION

Date 10.26.16

LPC 13



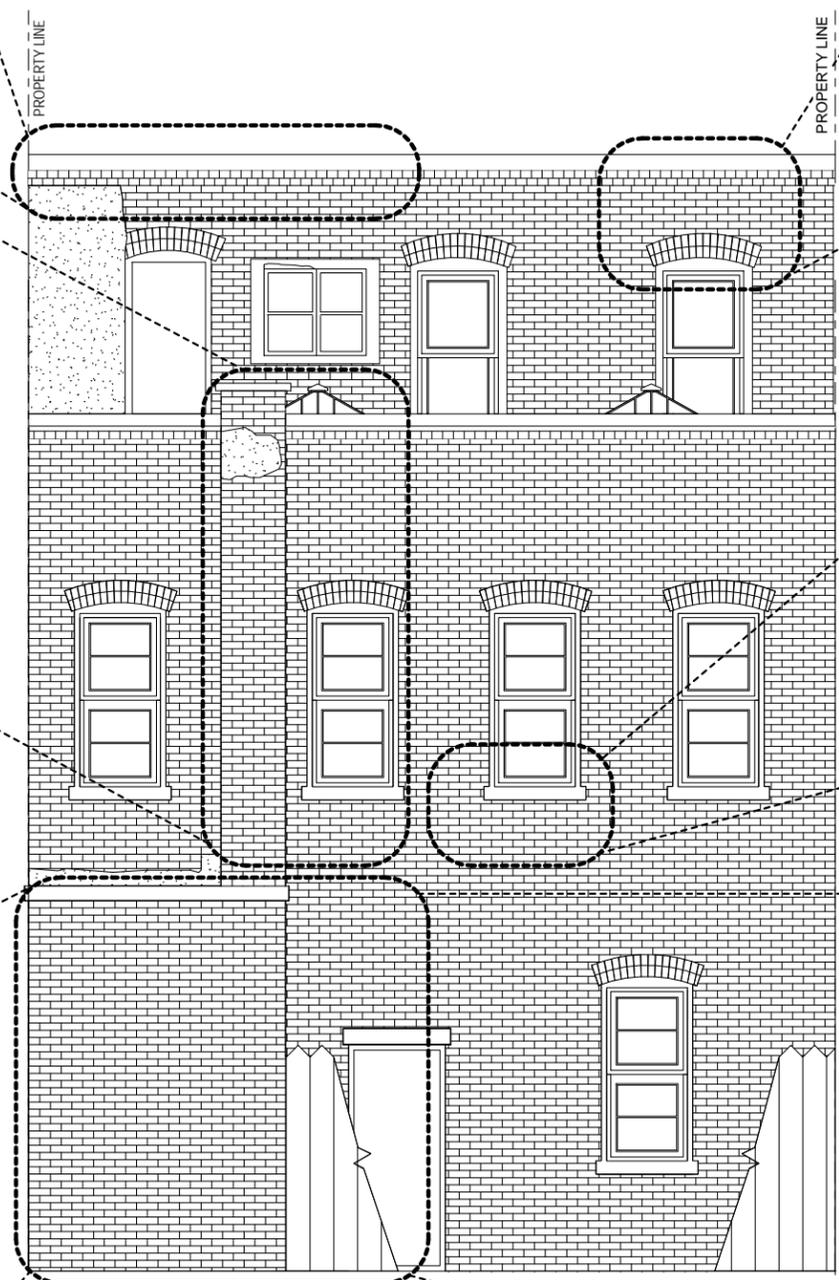
REBUILD BRICK PARAPET W/ COMMON BOND TREATMENT, REPAIR HOLES AT REMOVED FASTENERS



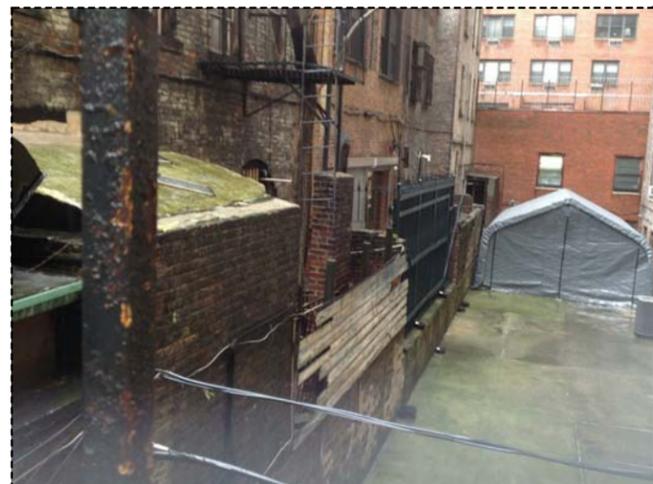
PERFORM SELECTIVE REPAIR & REPLACEMENT OF BRICK MASONRY & MASONRY MORTAR JOINTS. REPLACE MISSING BRICK, REMOVE & REPLACED DAMAGED BRICK, REPAIR HOLES FROM REMOVED FASTENERS, REPAIR DAMAGED MORTAR JOINTS, TYP. ALL WINDOWS THIS FACADE.
 • DUPLICATE EXISTING CORBELLED CORNICE DETAILING AT TOP OF THIRD FLOOR BRICK WALL AT NEW ADDITION TOP OF MASONRY WALLS. MAINTAIN SAWTOOTH PATTERNING.



• REMOVE EXISTING ONE-STORY BRICK ADDITION, SALVAGE MASONRY MATERIAL WHERE POSSIBLE FOR RE-USE. REPAIR BRICK MASONRY TO REMAIN, TOOTH-IN SALVAGED BRICK AS NECESSARY, REPAIR & REPOINT MORTAR JOINTS W/ RESTORATION MORTAR MATCHING ADJACENT.
 • PERFORM SELECTIVE REPAIR & REPLACEMENT OF BRICK MASONRY & MASONRY MORTAR JOINTS. REPLACE MISSING BRICK, REMOVE & REPLACED DAMAGED BRICK, REPAIR HOLES FROM REMOVED FASTENERS, REPAIR DAMAGED MORTAR JOINTS,
 • PERFORM SELECTIVE REPAIRS TO DAMAGED AREAS OF SPLIT-FACE BLUESTONE SILLS, MATCH ORIGINAL PROFILE USING JAHN RESTORATION MORTAR, TYP. ALL WINDOWS THIS FACADE.



• PERFORM SELECTIVE REPAIR & REPLACEMENT OF BRICK MASONRY & MASONRY MORTAR JOINTS. REPLACE MISSING BRICK, REMOVE & REPLACED DAMAGED BRICK, REPAIR HOLES FROM REMOVED FASTENERS, REPAIR DAMAGED MORTAR JOINTS,
 • PERFORM SELECTIVE REPAIRS TO DAMAGED AREAS OF SPLIT-FACE BLUESTONE SILLS, MATCH ORIGINAL PROFILE USING JAHN RESTORATION MORTAR, TYP. ALL WINDOWS THIS FACADE.



• REMOVE EXISTING ONE-STORY BRICK ADDITION, SALVAGE MASONRY MATERIAL WHERE POSSIBLE FOR RE-USE. REPAIR BRICK MASONRY TO REMAIN, TOOTH-IN SALVAGED BRICK AS NECESSARY, REPAIR & REPOINT MORTAR JOINTS W/ RESTORATION MORTAR MATCHING ADJACENT.



• REMOVE EXISTING ONE-STORY BRICK ADDITION, SALVAGE MASONRY MATERIAL WHERE POSSIBLE FOR RE-USE. REPAIR BRICK MASONRY TO REMAIN, TOOTH-IN SALVAGED BRICK AS NECESSARY, REPAIR & REPOINT MORTAR JOINTS W/ RESTORATION MORTAR MATCHING ADJACENT

PROPOSED RESTORATIONS - SOUTH ELEVATION (REAR)

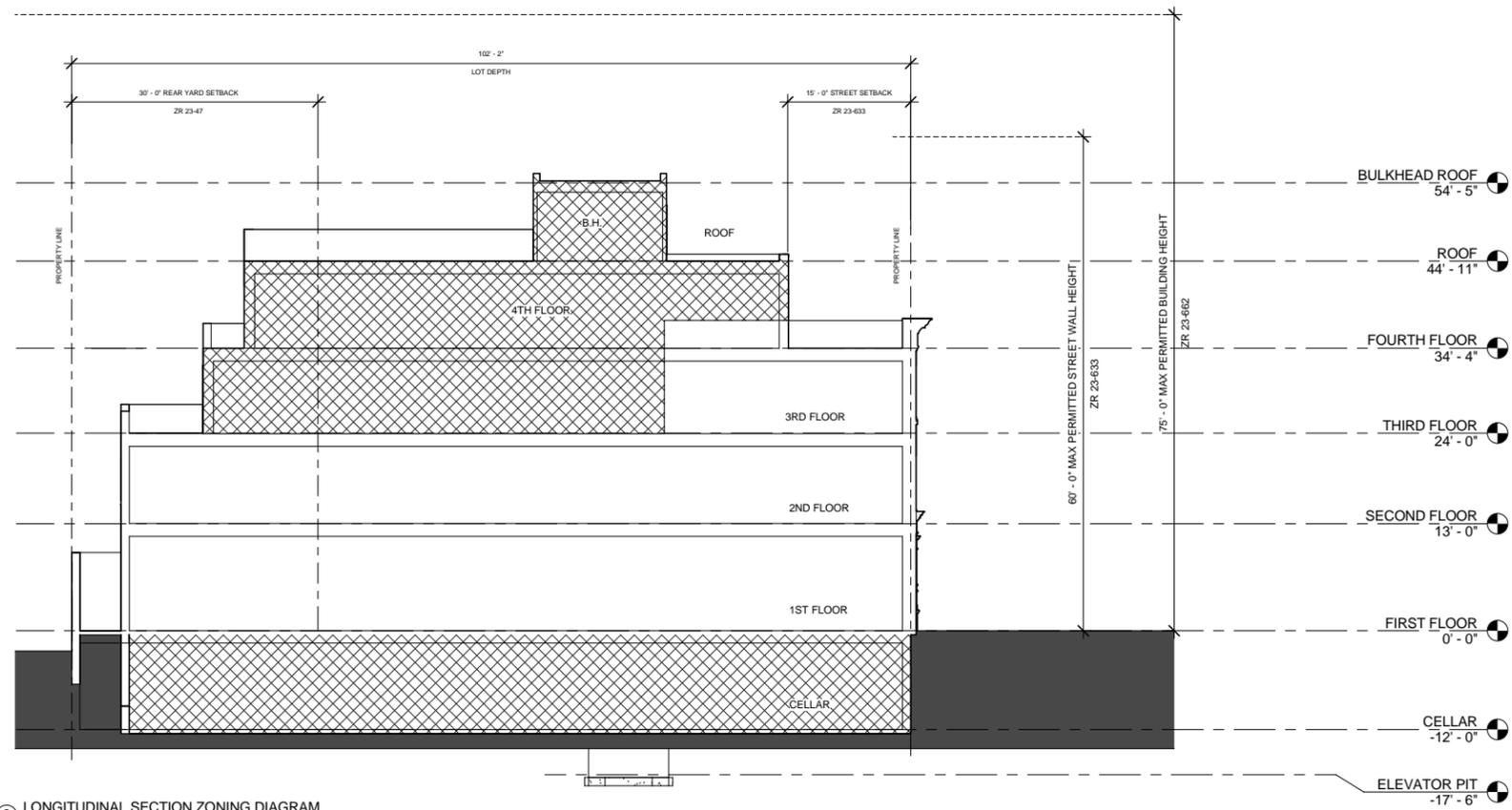
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PROPOSED RESTORATIONS - SOUTH ELEVATION
 Date 10.26.16

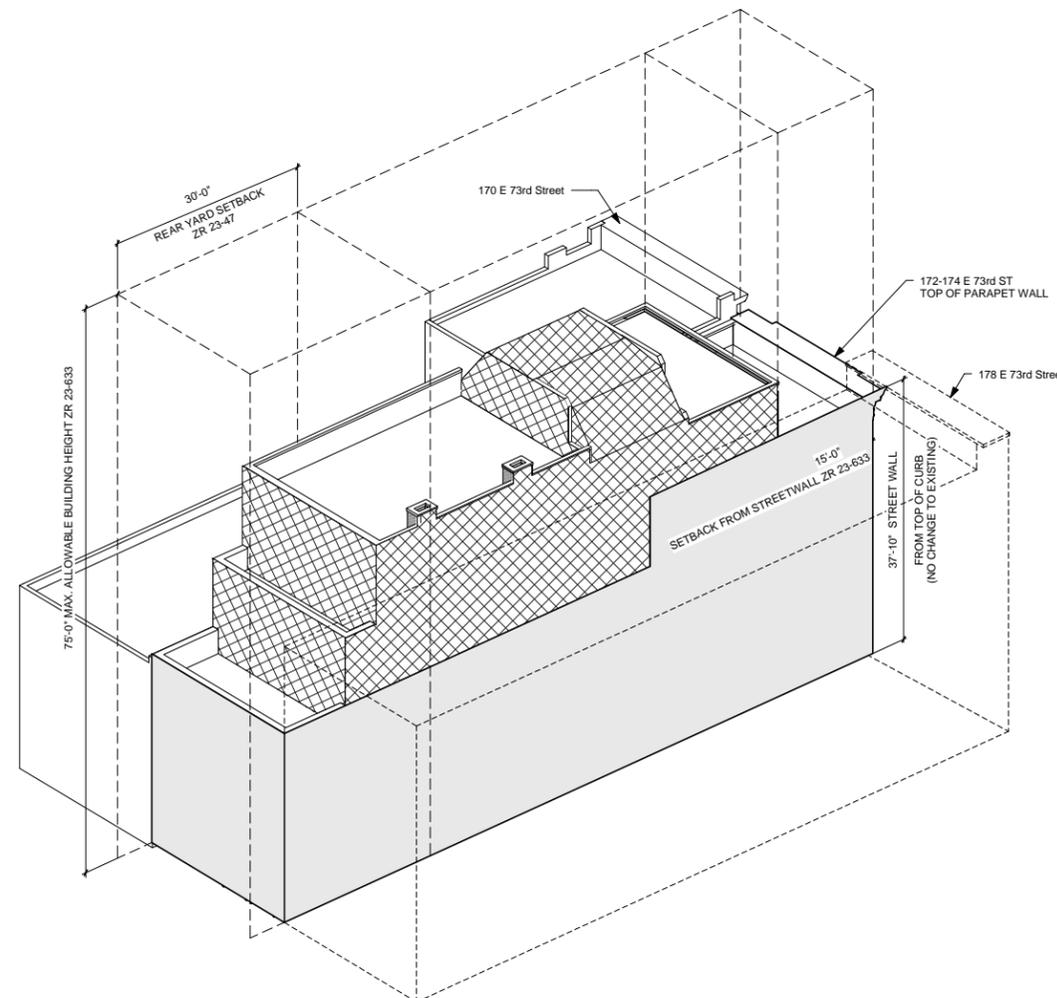
LPC 14

ZONING INFORMATION			
PROPERTY INFORMATION		172-174 EAST 73RD STREET NEW YORK, NY 10023	
ADDRESS	172-174 EAST 73RD STREET NEW YORK, NY 10023		ZONING RES.
BLOCK	EXISTING	PROPOSED	
LOT	1407	no change	
ZONE	44	no change	
ZONING MAP #	R8B	no change	
ZONING USE GROUP	8C	no change	
OCCUPANCY (BC 2014)	UG 2 / UG 6	UG 2	
LOT AREA	R-3 / F-1	R-3	
COMMUNITY BOARD 8	2,554 SF	no change	
INSIDE THE MANHATTAN CORE			ZR 12-10
FLOOR AREA & F.A.R.		ZR 23-153	
MAX. ALLOWABLE F.A.R.	4.0		
MAX. ALLOWABLE FA	4.0 x 2,554.25 SF = 10,216 SF MAX		
DENSITY REGULATIONS		ZR 23-22	
QUALITY HOUSING FACTOR	680 SF / DWELLING		
MAX. NO. OF UNITS	10,216 / 680 = 15		
PROPOSED NO. OF UNITS	2 (2 < 15 - OK)		
LOT COVERAGE (SEE Z-001 FOR INDIVIDUAL FLOOR CALCS)		ZR 23-153	
MAX. PERMITTED LOT COVERAGE	70.0%		
EXISTING LOT COVERAGE	96% *ENC		
PROPOSED LOT COVERAGE	94% *RNC		
REQUIRED REAR YARDS IN R8B DISTRICTS (0'-0" MIN. SIDE YARD)		ZR 23-47	
FLOOR	REQ'D	EXIST'G	PROPOSED
1ST	30'-0"	6'-0" *ENC	6'-0"/no change
2ND	30'-0"	6'-0" *ENC	6'-0"/no change
3RD	30'-0"	71'-6"	16'-0" *NNC
4TH	30'-0"	N/A	21'-0" *NNC
ROOF	30'-0"	N/A	56'-0" OK
HEIGHT AND REQUIRED SETBACKS		ZR 23-66	
MIN. / MAX. PERMITTED STREET WALL HEIGHT	55' / 60'		
EXISTING STREET WALL HEIGHT	38' *ENC		
PROPOSED STREET WALL HT. (NO CHANGE)	38' OK PER		ZR 23-665(C)
MAX. PERMITTED BUILDING HEIGHT	75'		
EXISTING BLDG HEIGHT	38'		
PROPOSED BLDG HEIGHT	55' OK		
MIN. PERMITTED STREETWALL SETBACK	15'-0"		
EXISTING SETBACK	0'-0"		
PROPOSED SETBACK	15'-0" OK		
EXISTING RESIDENTIAL AND COMMERCIAL FLOOR AREA			
	GROSS AREA	ZONING AREA	
1ST FLOOR (SF)	2,460 Commercial	2,460	
2ND FLOOR (SF)	2,405 Comm. & Res.	2,405	
3RD FLOOR (SF)	740 Residential	740	
TOTAL ZFA (SF)		5,605	
5,605 SF / 2,554.25 SF = 2.19 FAR			
PROPOSED RESIDENTIAL AND COMMERCIAL FLOOR AREA			
	GROSS FLOOR AREA	ZONING FLOOR AREA	
CELLAR (SF)	1,900 Res. Accessory	0	
1ST FLOOR (SF)	2,405 Residential	2,405	
2ND FLOOR (SF)	2,405 Residential	2,405	
3RD FLOOR (SF)	2,155 Residential	2,155	
4TH FLOOR (SF)	1,655 Residential	1,566	
ELEVATOR/STAIR B.H. (SF)	200 Residential	200	
TOTAL (SF)	10,720	8,731	
8,731 SF/2,554 SF = 3.42 < 4.0 ; OK			
STREET TREE PLANTING CALCULATION (REQ'D W/ OVER 20% ENLARGEMENT)		ZR 23-03(C)	
3RD FLOOR EXPANSION (sf)	2,155 - 740 = 1,415SF		
4TH FLR & B.H. ADDITION (sf)	1,655 + 100 = 1,755SF		
PERCENT ENLARGEMENT	3,170SF/5,605SF = 57% ; TREE REQ'D		

*E.N.C. = EXISTING NON-COMPLIANCE *N.N.C. = NEW NON-COMPLIANCE REQUIRES
 *R.N.C. = REDUCED NON-COMPLIANCE WAIVER



② LONGITUDINAL SECTION ZONING DIAGRAM
 1" = 10'-0"



① ZONING AXONOMETRIC DIAGRAM

W R I G H T
A R C H I T E C T S
 200 FAIR STREET
 KINGSTON, NEW YORK
 1 2 4 0 1
 845 - 338 - 3383
 FAX - 338 - 3133

172-174 East
 73rd Street
 New York, NY 10021

ZONING ANALYSIS
 Date 10.26.16
LPC 15

ADDITION MOCK UP STREET PHOTOGRAPHS

W R I G H T
A R C H I T E C T S
200 FAIR STREET
KINGSTON, NEW YORK
1 2 4 0 1
845 - 338 - 3383
FAX - 338 - 3133



View of Mock Up Towards Lexington

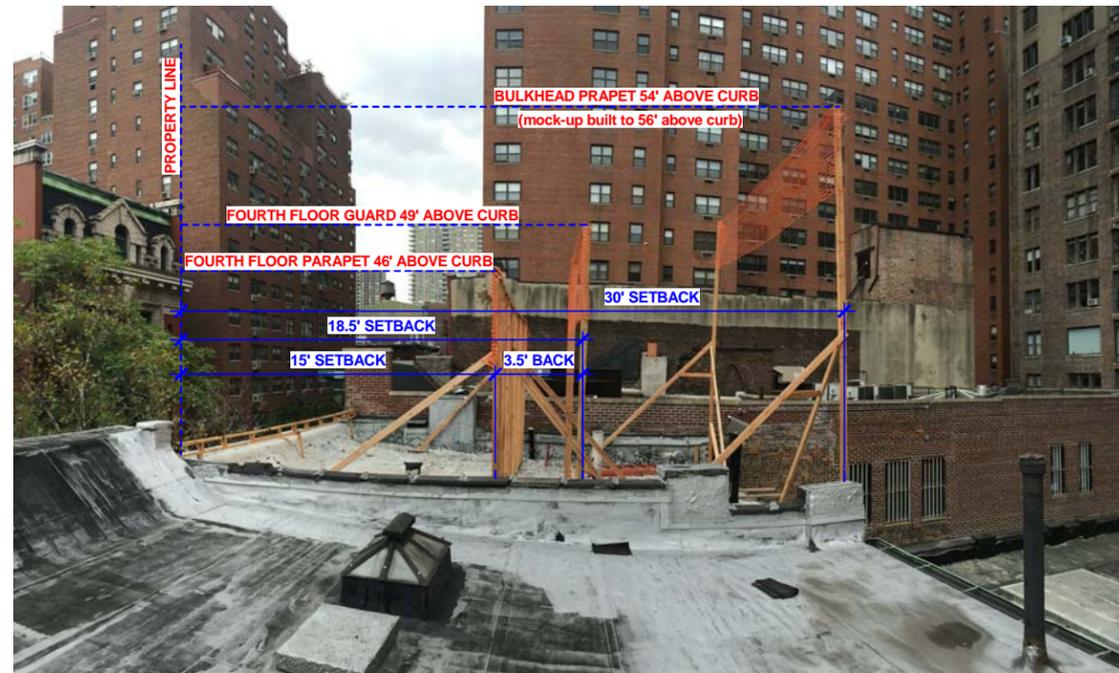


Mock Up View Facing South

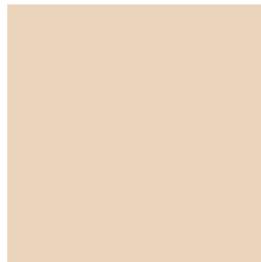


Mock Up View Towards 3rd Ave

ADDITION MOCK UP DIAGRAM



PAINT ANALYSIS: HISTORIC PAINT EQUIVALENTS

<p>Location: Window First Layer</p>  <p>Color: <i>Black Forest Green</i> BM-E-46</p>	<p>Location: Window Second Layer</p>  <p>Color: <i>Bunker Hill Green</i> BM-566</p>	<p>Location: Windows Third Layer</p>  <p>Color: <i>Black</i> BM-2118-10</p>	<p>Location: Window Fourth Layer</p>  <p>Color: <i>Sheraton Beige</i> BM-HC-57</p>
<p>Location: Door First Layer</p>  <p>Color: <i>Peridot</i> BM-594</p>	<p>Location: Door Second Layer</p>  <p>Color: <i>Black</i> BM-2118-10</p>	<p>Location: Door Third Layer</p>  <p>Color: <i>Monterrey White</i> BM-HC-27</p>	

172-174 East
73rd Street
New York, NY 10021

ADDITION MOCK-UP
& PAINT ANALYSIS

Date 10.26.16

APPENDIX 1

ADJACENT TWO-STORY ADDITIONS / EXPANSIONS

W R I G H T
ARCHITECTS
200 FAIR STREET
KINGSTON, NEW YORK
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FAX - 338 - 3133



168 EAST 73RD STREET
CERTIFICATE OF OCCUPANCY **2007**:
3RD FLOOR EXPANSION & 4TH FLOOR + ELEVATOR BULKHEAD ADDITION
PREVIOUS CO - **1922** - CELLAR + 3 FLOORS



166 EAST 73RD STREET
CERTIFICATE OF OCCUPANCY **2013**:
3RD FLOOR EXPANSION & 4TH FLOOR + ELEVATOR BULKHEAD ADDITION
PREVIOUS CO - **1967** - CELLAR + 3 FLOORS

172-174 East
73rd Street
New York, NY 10021

ADJACENT
PRECEDENT
PROJECTS

Date 10.26.16

APPENDIX 2



172-174 East
73rd Street
New York, NY 10021

ADJACENT
PRECEDENT
PROJECTS

Date 10.26.16

APPENDIX 3



172-174 East
73rd Street
New York, NY 10021

ADJACENT
PRECEDENT
PROJECTS

Date 10.26.16

APPENDIX 4



W R I G H T
A R C H I T E C T S
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KINGSTON, NEW YORK
1 2 4 0 1
845 - 338 - 3383
FAX - 338 - 3133

172-174 East
73rd Street
New York, NY 10021

ADJACENT
PRECEDENT
PROJECTS

Date 10.26.16

APPENDIX 5



W R I G H T
A R C H I T E C T S
200 FAIR STREET
KINGSTON, NEW YORK
1 2 4 0 1
845 - 338 - 3383
FAX - 338 - 3133

172-174 East
73rd Street
New York, NY 10021

ADJACENT
PRECEDENT
PROJECTS

Date 10.26.16

APPENDIX 6

STREET DOOR DESIGN REFERENCES

W R I G H T
A R C H I T E C T S
 200 FAIR STREET
 KINGSTON, NEW YORK
 1 2 4 0 1
 845 - 338 - 3383
 FAX - 338 - 3133



HAVENMEYER & COL. PAYNE STABLE
 (126 EAST 66TH ST), CIRCA 1905



B. ALTMAN STABLE (EAST 37TH ST),
 CIRCA 1912



JP MORGAN (34 EAST 36TH ST),
 CIRCA 1944



WILLIAM BAYLIS STABLE (170 EAST 73RD ST), CIRCA 1905



174 TO 166 EAST 73RD STREET, CURRENT



PROPOSED DOOR DESIGN

- FULL HEIGHT CARRIAGE DOORS, NO TRANSOM PANEL
- LARGE GLAZED PANEL FOLLOWING ARCH WORK
- GLAZED LIGHTS WITH METAL GRILLAGE
- HIGH RELIEF PANELING
- HEAVY METAL STRAPPING

172-174 East
 73rd Street
 New York, NY 10021

STREET FACADE
 DOOR DESIGN &
 PRECEDENCE

Date 10.26.16

APPENDIX 7



HEAVY STRAPPING

CARRIAGE HOUSE (NORTH ROW,
 WASHINGTON SQ.), CIRCA LATE 1800s



GLAZED PANELS W/ GRILLAGE



YERKES STABLE (149 EAST 69TH ST), CURRENT



HIGH RELIEF RAISED PANELING