

February 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-03062

**132-134 East 64th Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 346 6303

Passcode: 677288

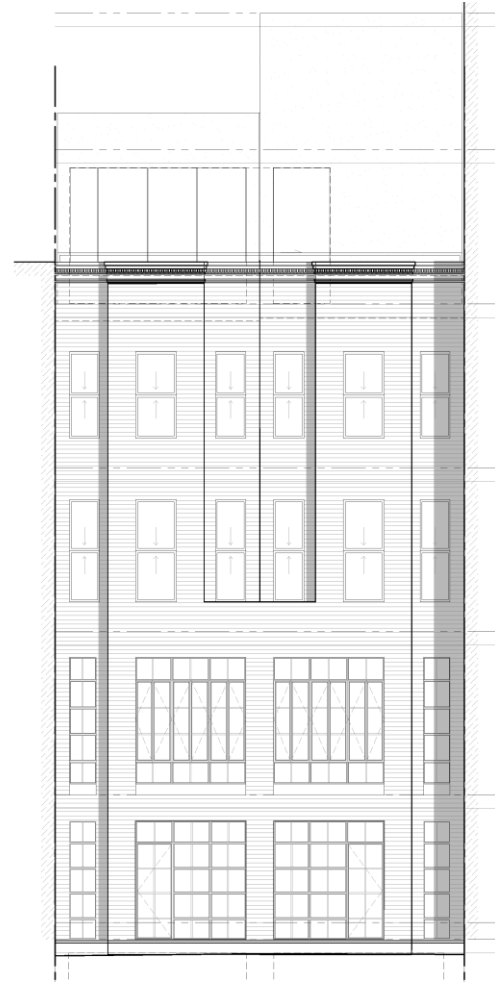
By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

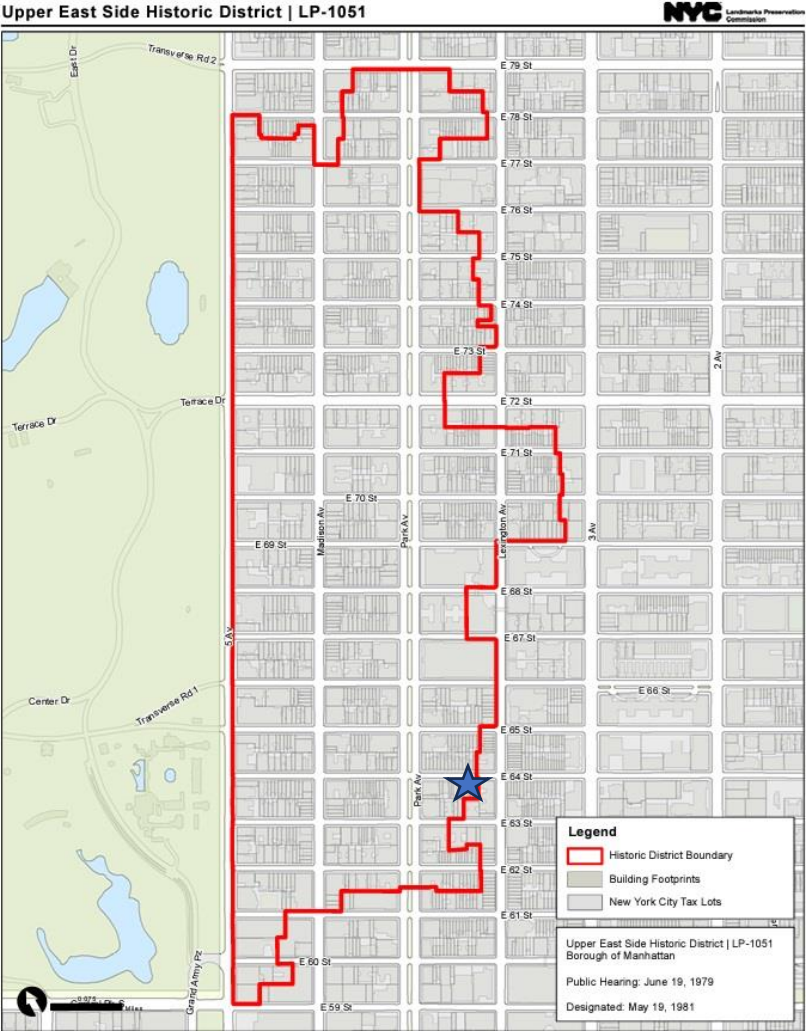
888-475-4499 (Toll free)

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132-134 East 64th St: Proposed Front Façade Alteration, and Rooftop and Rear Additions



132-134 East 64th St: Location



Zola Map (<https://zola.planning.nyc.gov/>)



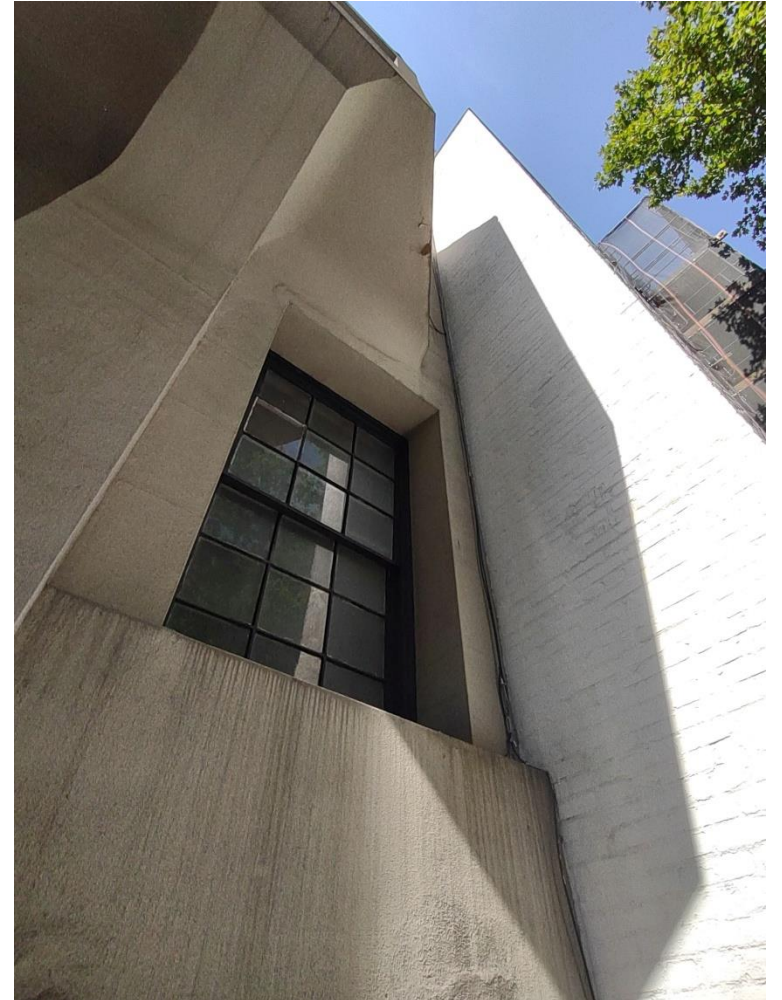
Historic District Designation Map (NYC LPC)

Streetscape Context



Streetscape looking east, 2019. (Google)

Front Façade Existing Conditions



Historic Photos



132 & 134 East 64th Street, 1940's tax photo.
(NYC Municipal Archive)

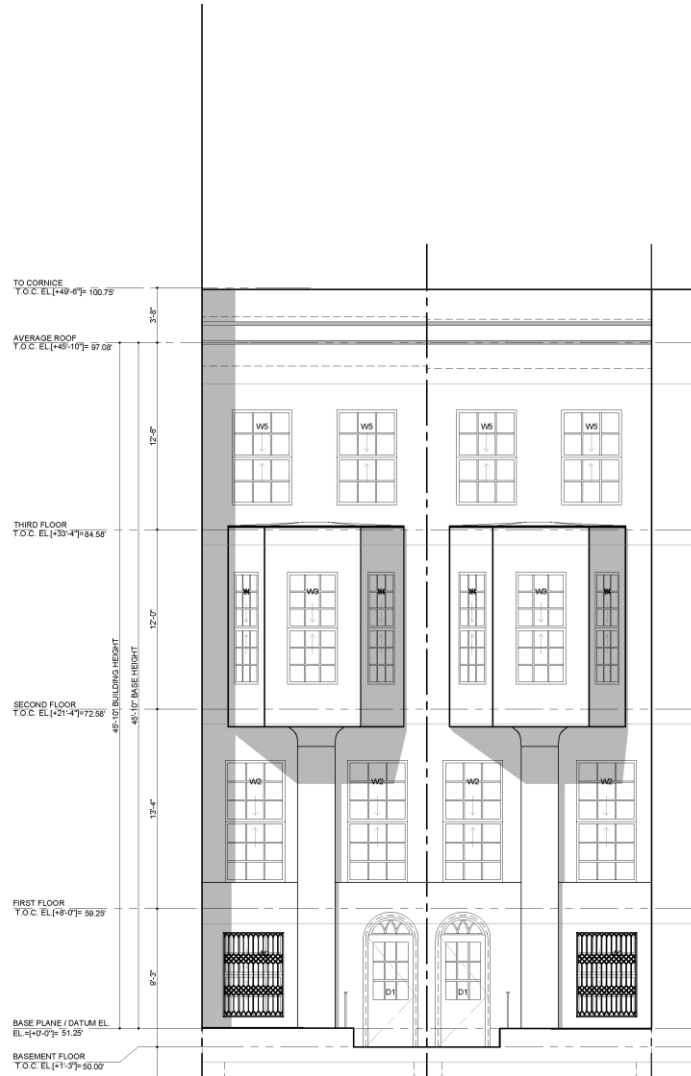


132, 130, and 128 East 64th Street, 1940's tax photo.
(NYC Municipal Archive)



132, 130, and 128 East 64th Street, 1980 photo.
(NYC LPC)

Proposed Front Alterations

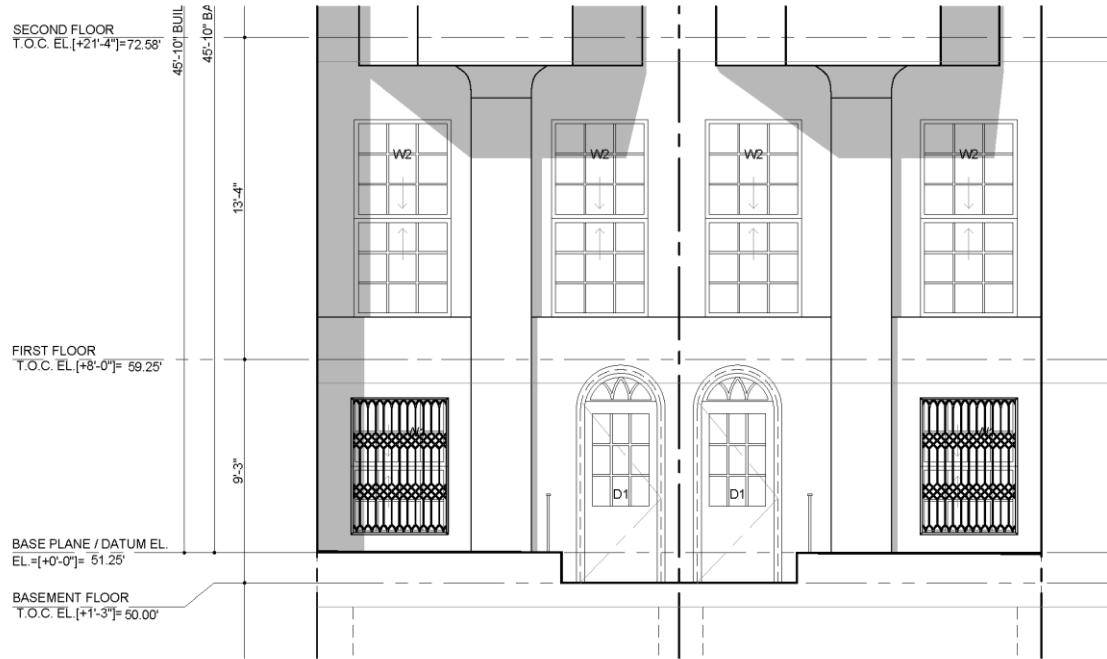


Existing front facade



Proposed front facade

Existing and Proposed front elevations



Existing front façade @ Basement and First Floor



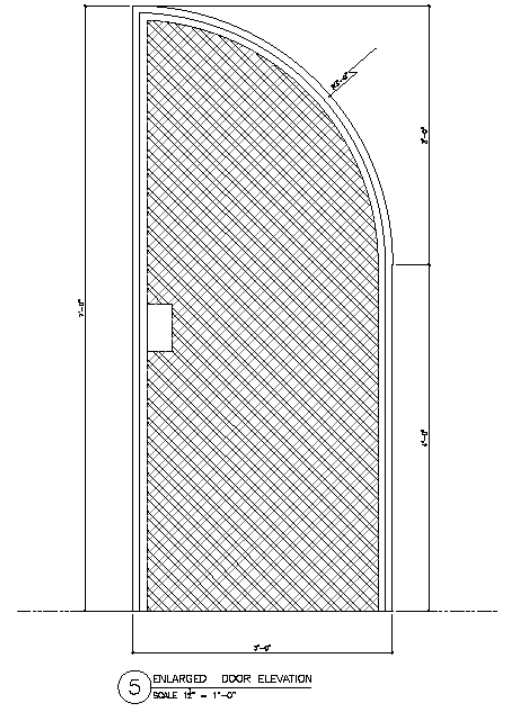
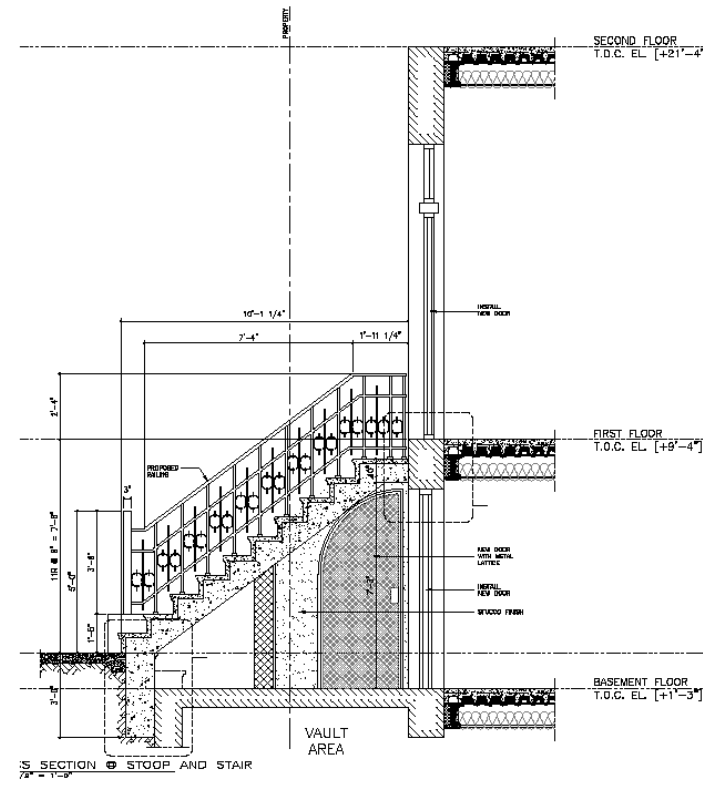
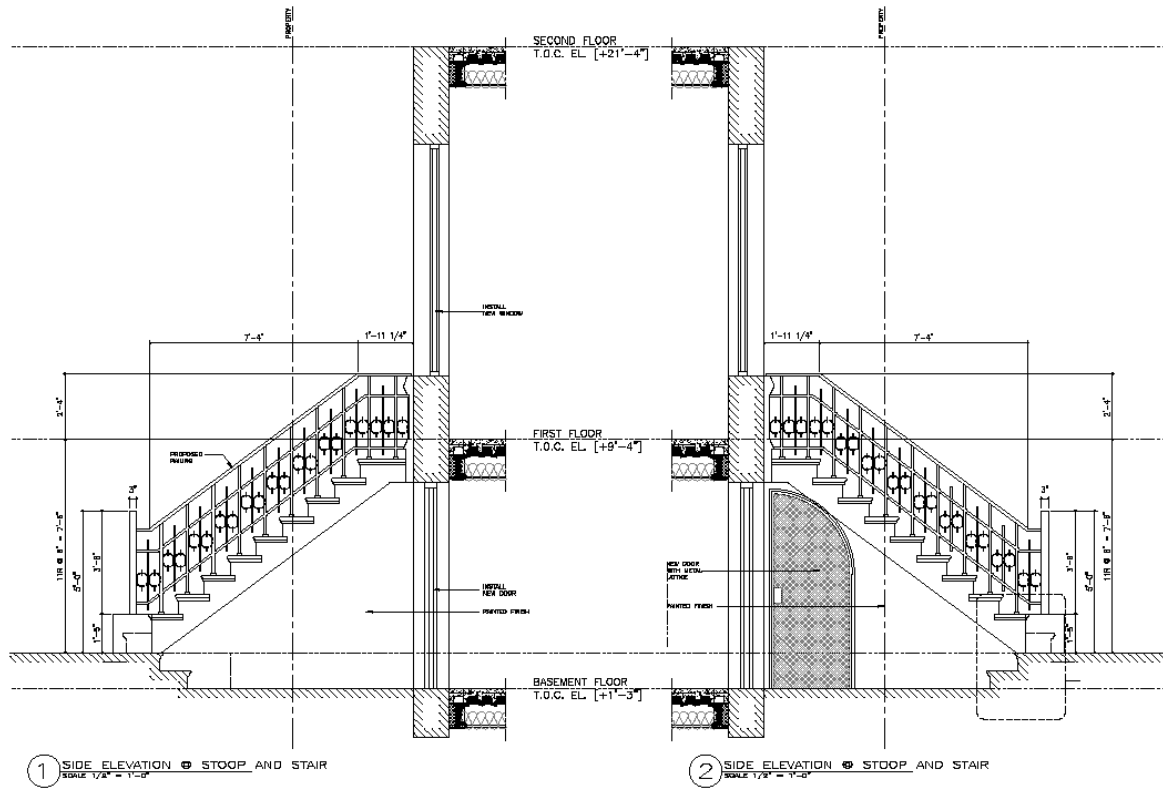
Proposed front façade @ Basement and First Floor

Proposed front Elevation in Context

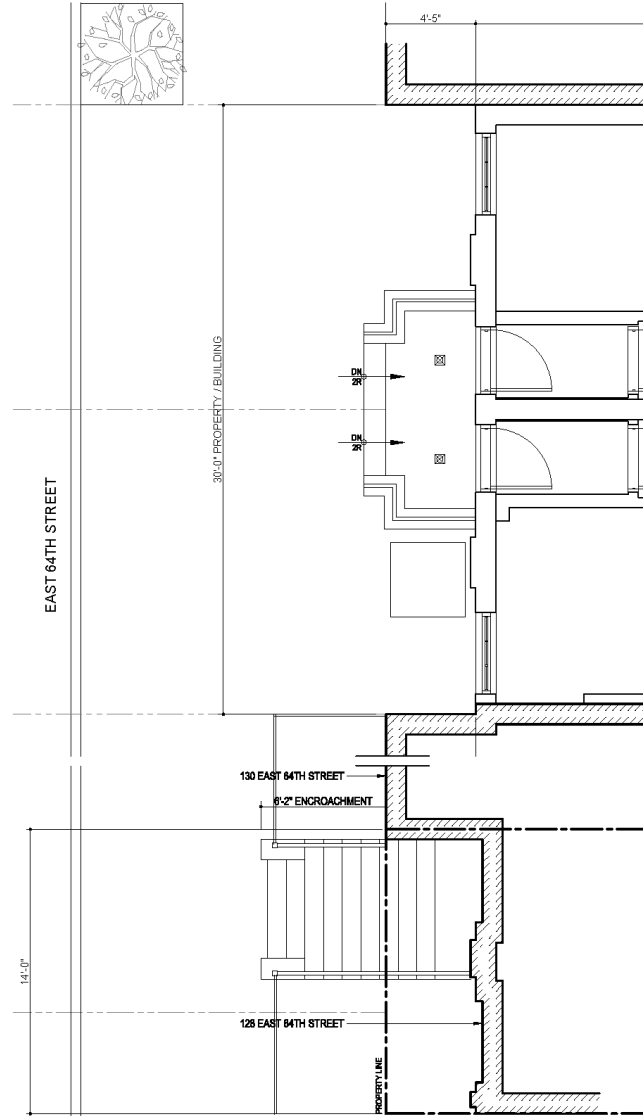


STOOP ELEVATION @ 128 EAST 64TH = ~[8'-0"]
STOOP ELEVATION @ 134 EAST 64TH = [8'-4"]

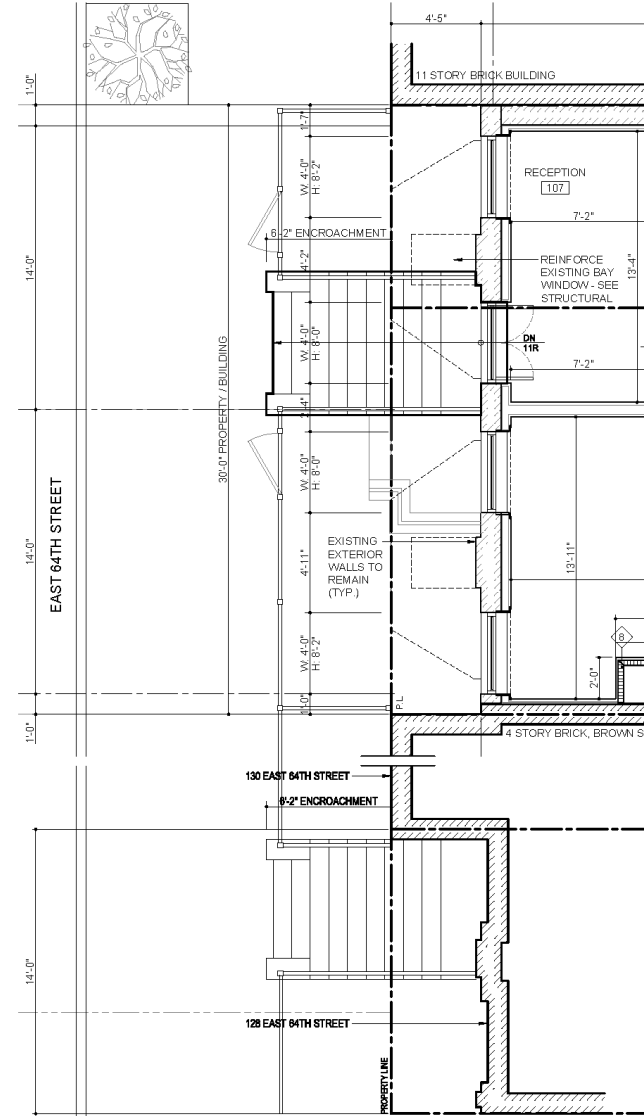
Proposed Stoop Elevations



Existing and Proposed Stoop plan



EXISTING 1ST. FLOOR PLAN
SCALE: NTS



PROPOSED 1ST. FLOOR PLAN
SCALE: NTS

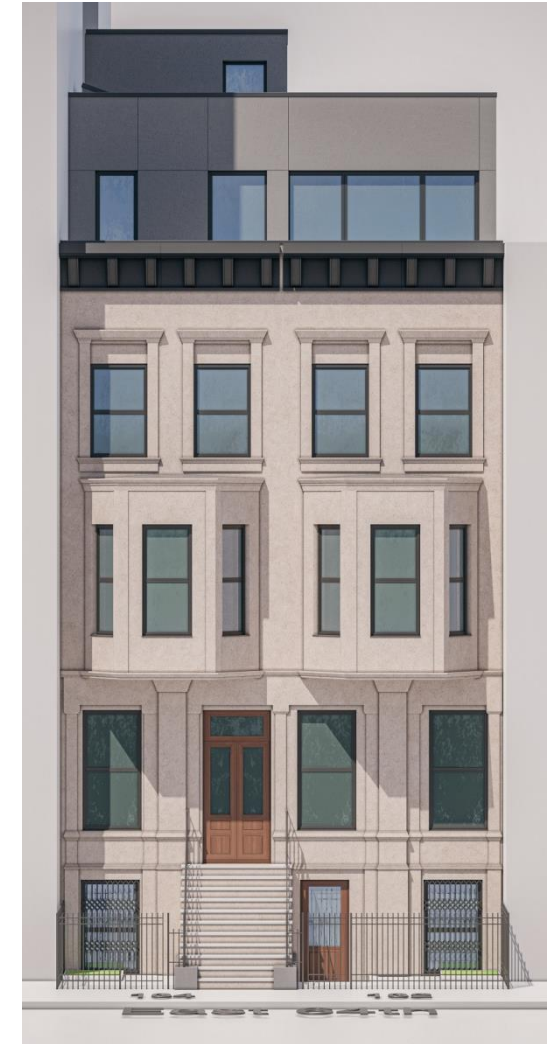
Existing and Proposed Façade Color



132 & 134 East 64th Street, 1940's tax photo.
(NYC Municipal Archive)



132 & 134 East 64th Street, current condition.



132 & 134 East 64th Street, proposed condition.

South Side of the Block Streetscape & Areaway Conditions



132 - 134 East 64th Street



130 East 64th Street



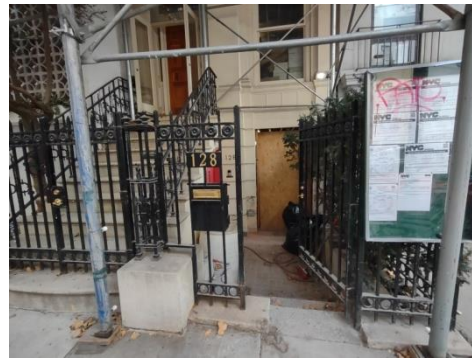
128 East 64th Street



126 East 64th Street



124 East 64th Street



South Side of the Block Streetscape & Areaway Conditions

120 - 122 East 64th Street



132 - 134 East 64th Street | February 4 2025



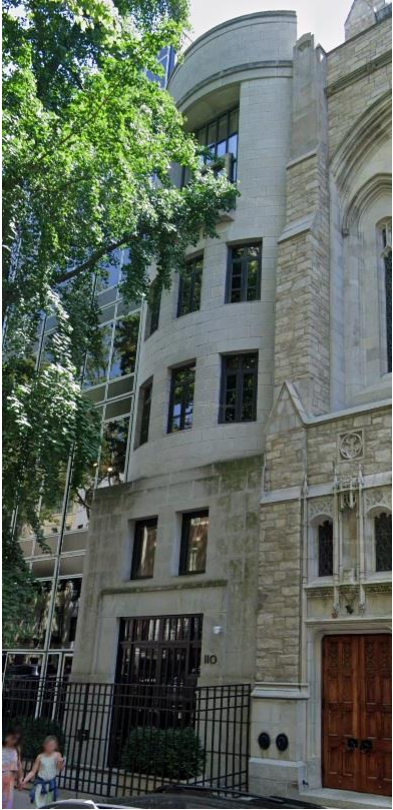
116 and 118 East 64th Street



North Side of the Block Streetscape



Houses with Limestone Façades on the Block



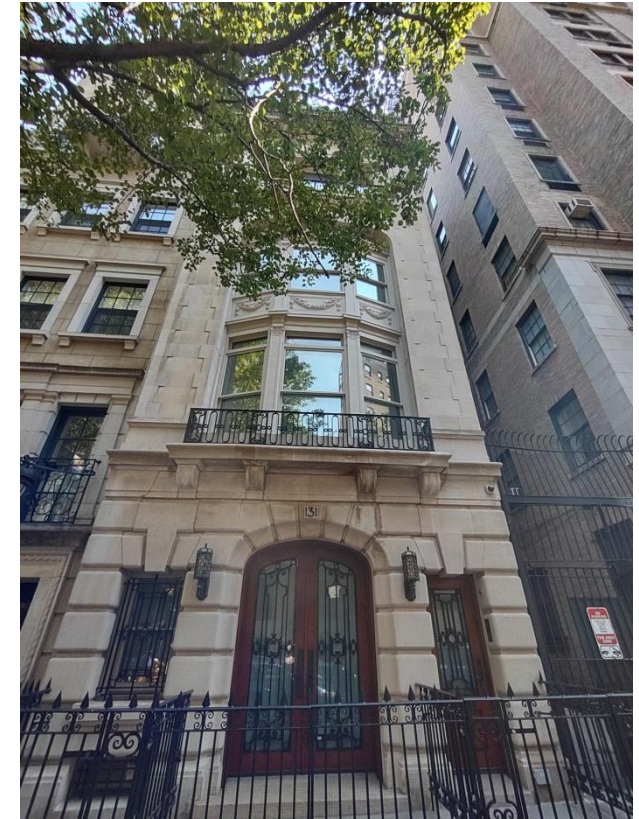
110 East 64th Street
Approved by LPC circa 1985



113 East 64th Street
Approved by LPC 2011



129 East 64th Street



131 East 64th Street

LPC-Approved Limestone Façades in the Upper East Side Historic District



7 East 63rd Street. Approved in 2006.



39 East 63rd Street. Approved in 2006.



50 East 68th Street. Approved in 1999.



127 East 71st Street. Approved in 2010.



45 East 74th Street. Approved in 2008.

LPC-Approved Stucco 'Limestone' Façade Treadwell Farm Historic District



210 East 62nd Street photograph circa 2016.



210 East 62nd Street rendering, approved at public hearing in 2016. Certificate of Appropriateness 19-06723

Existing Conditions at Roof

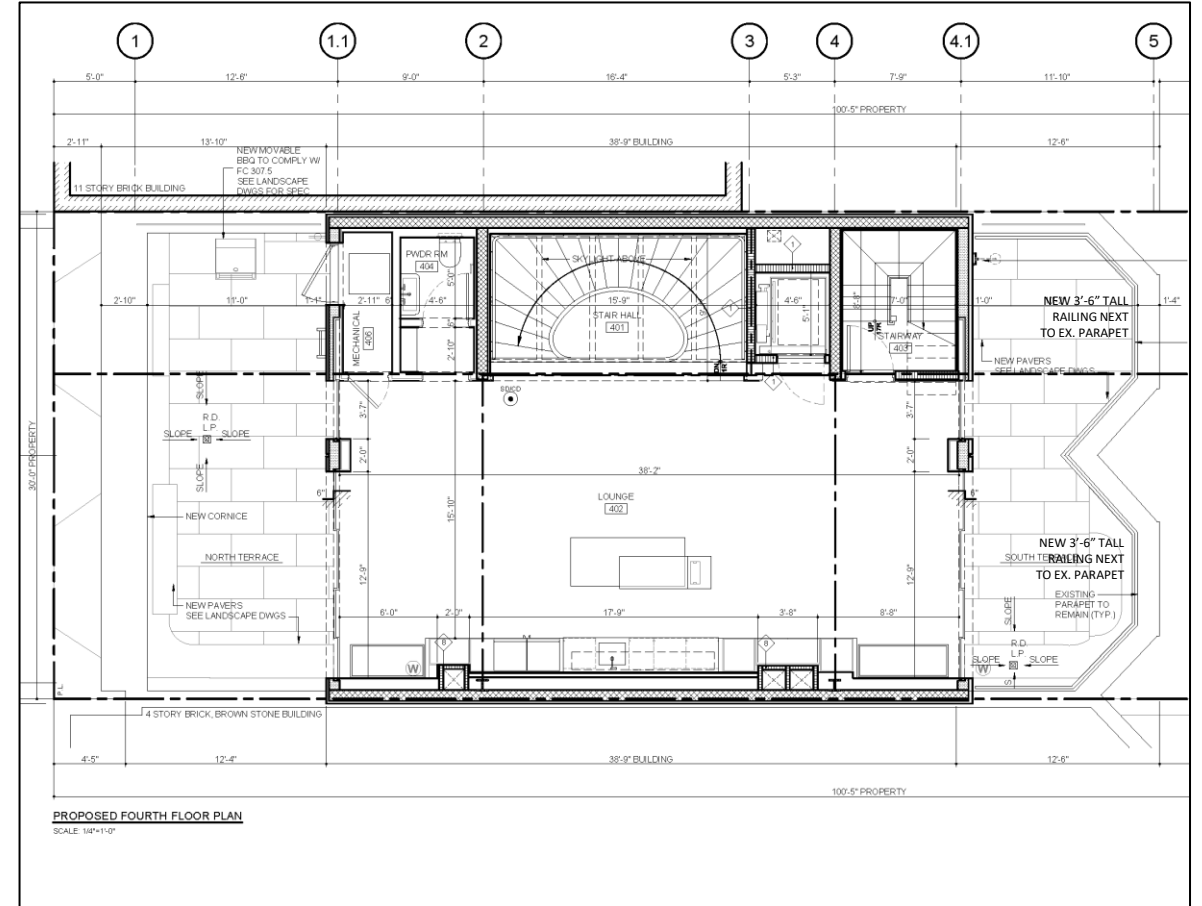
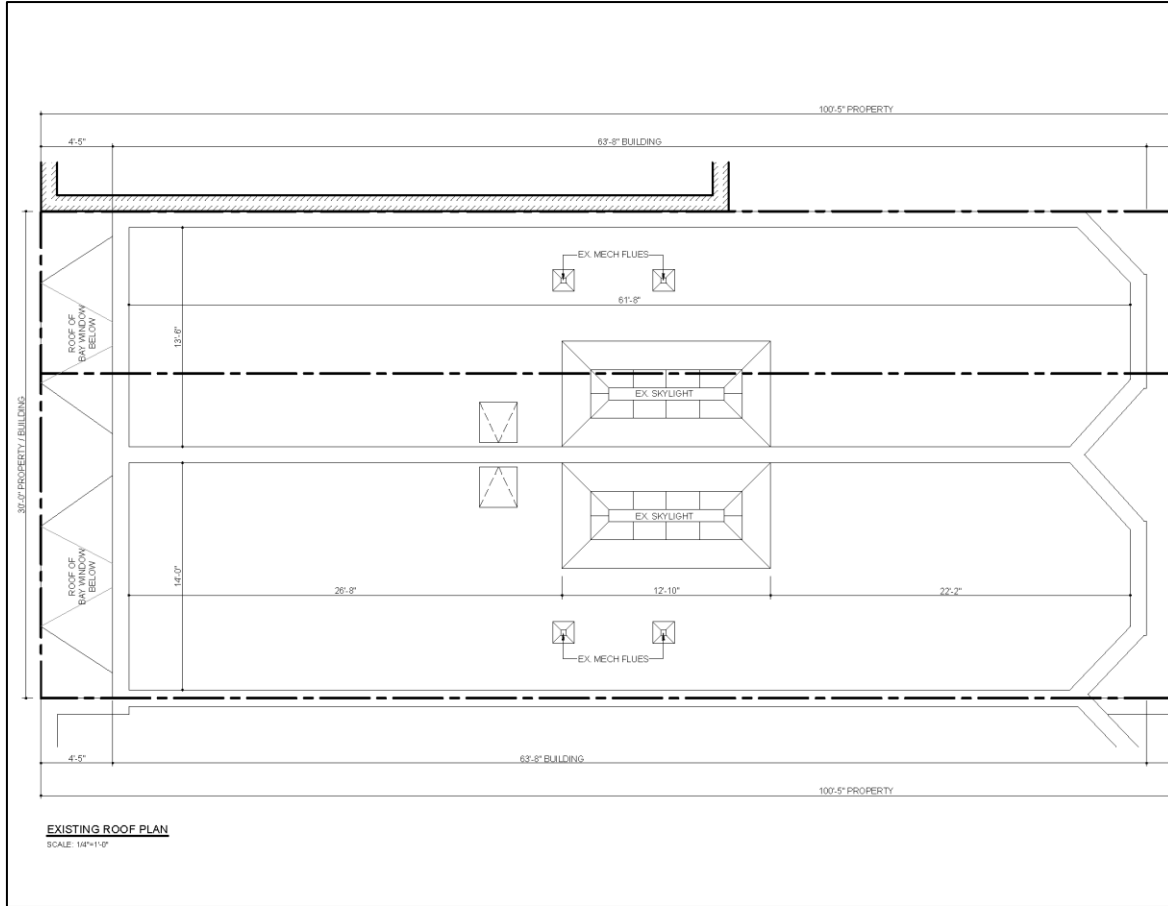


Existing roof, looking south.

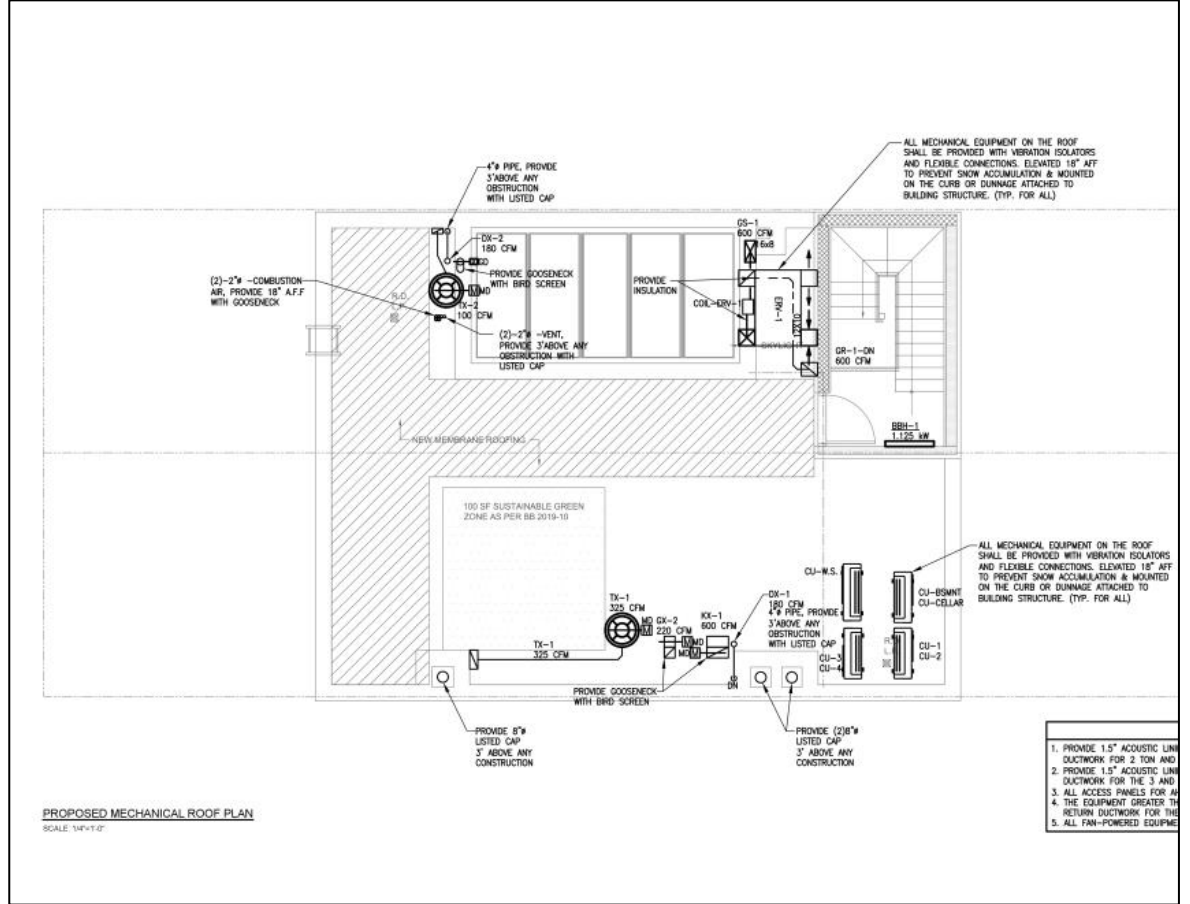
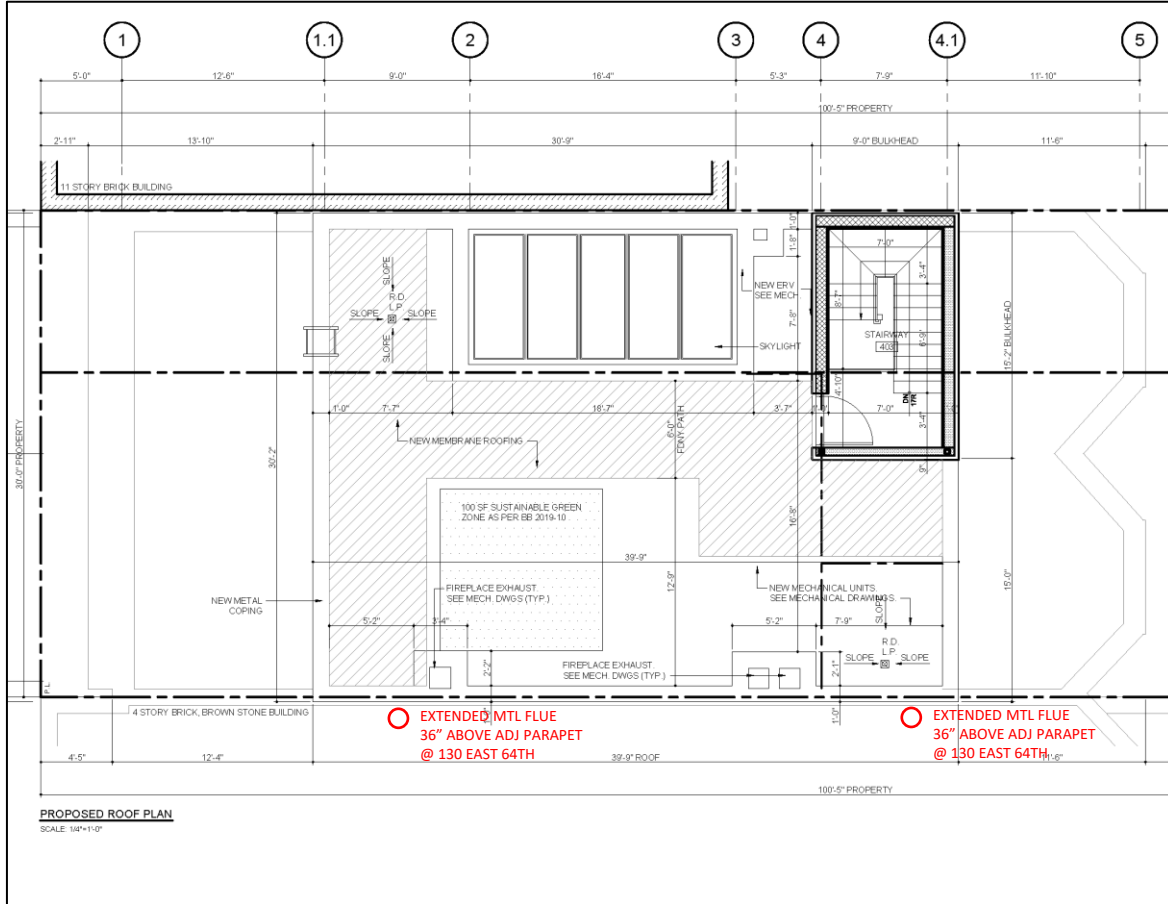


Existing roof, looking north.

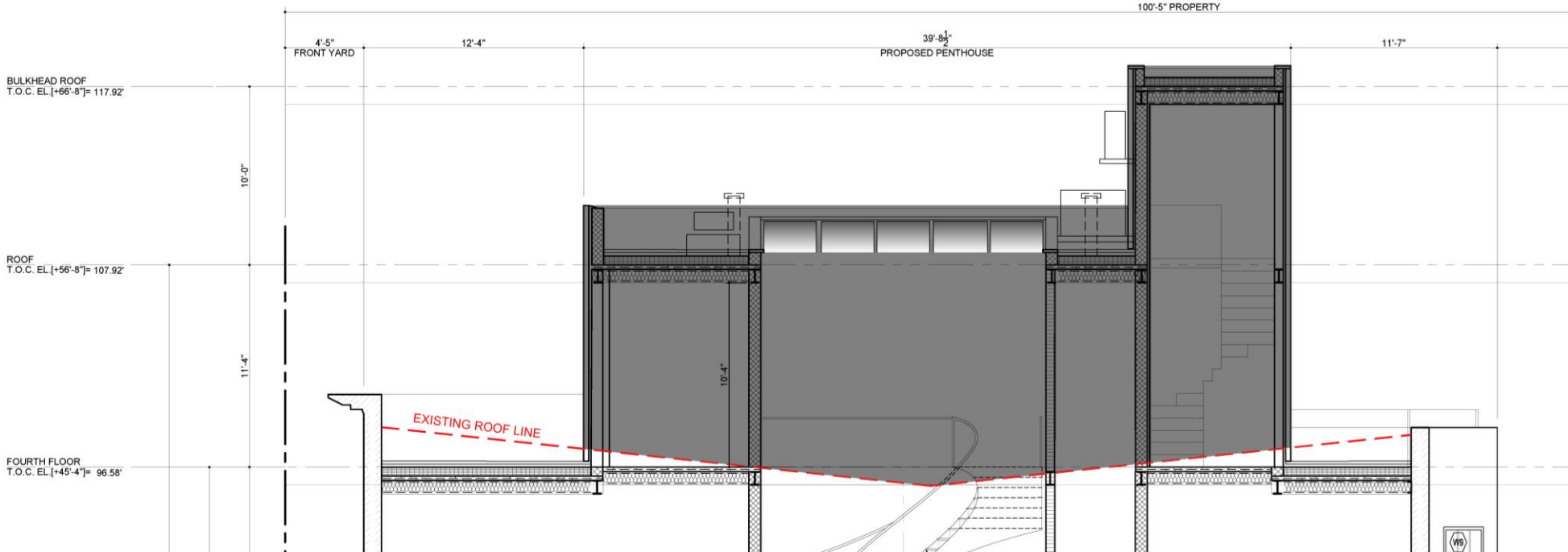
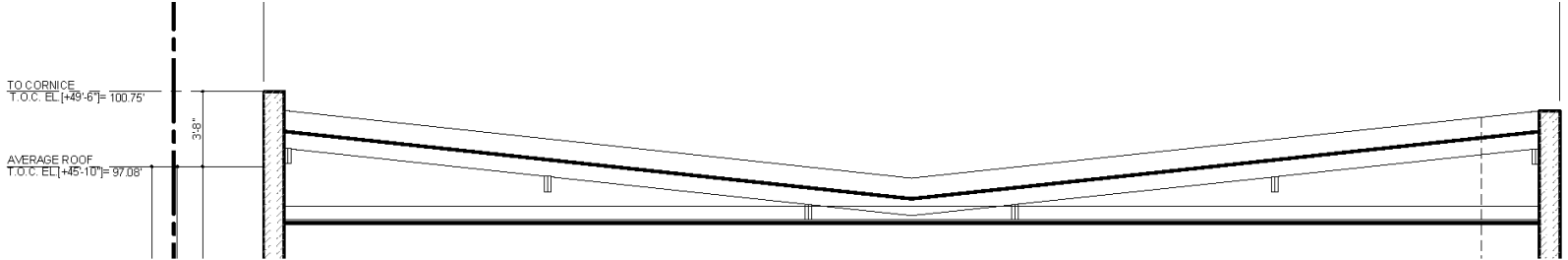
Existing and Proposed Roof Plans



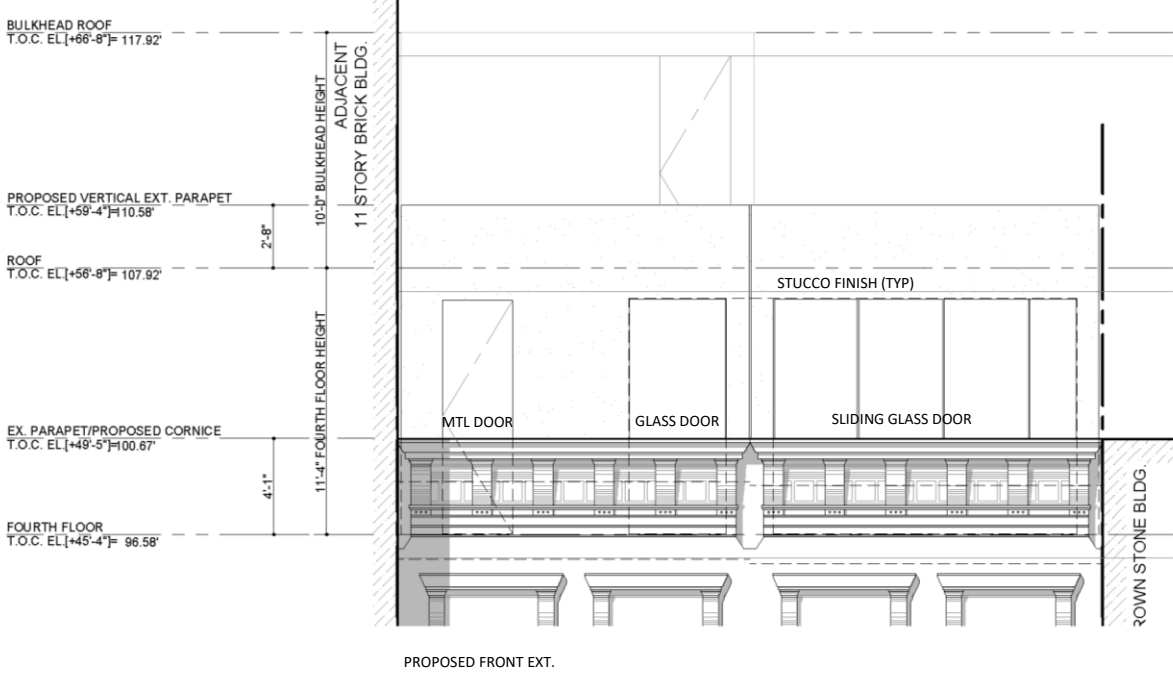
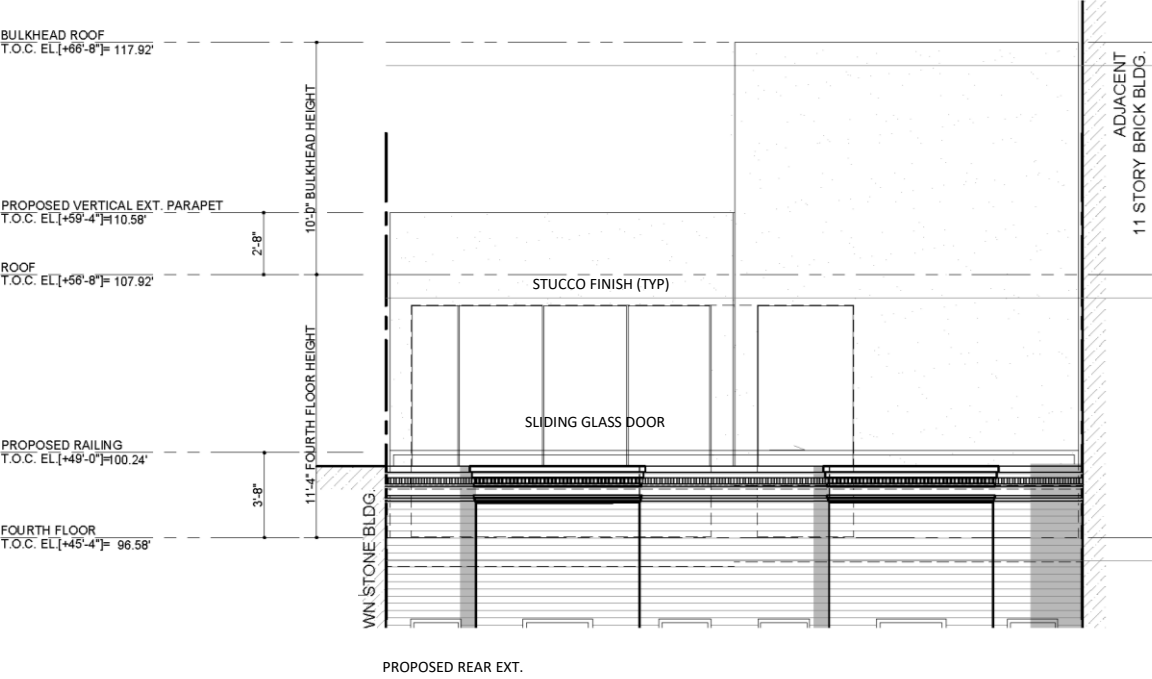
Proposed Roof Bulkhead Plans



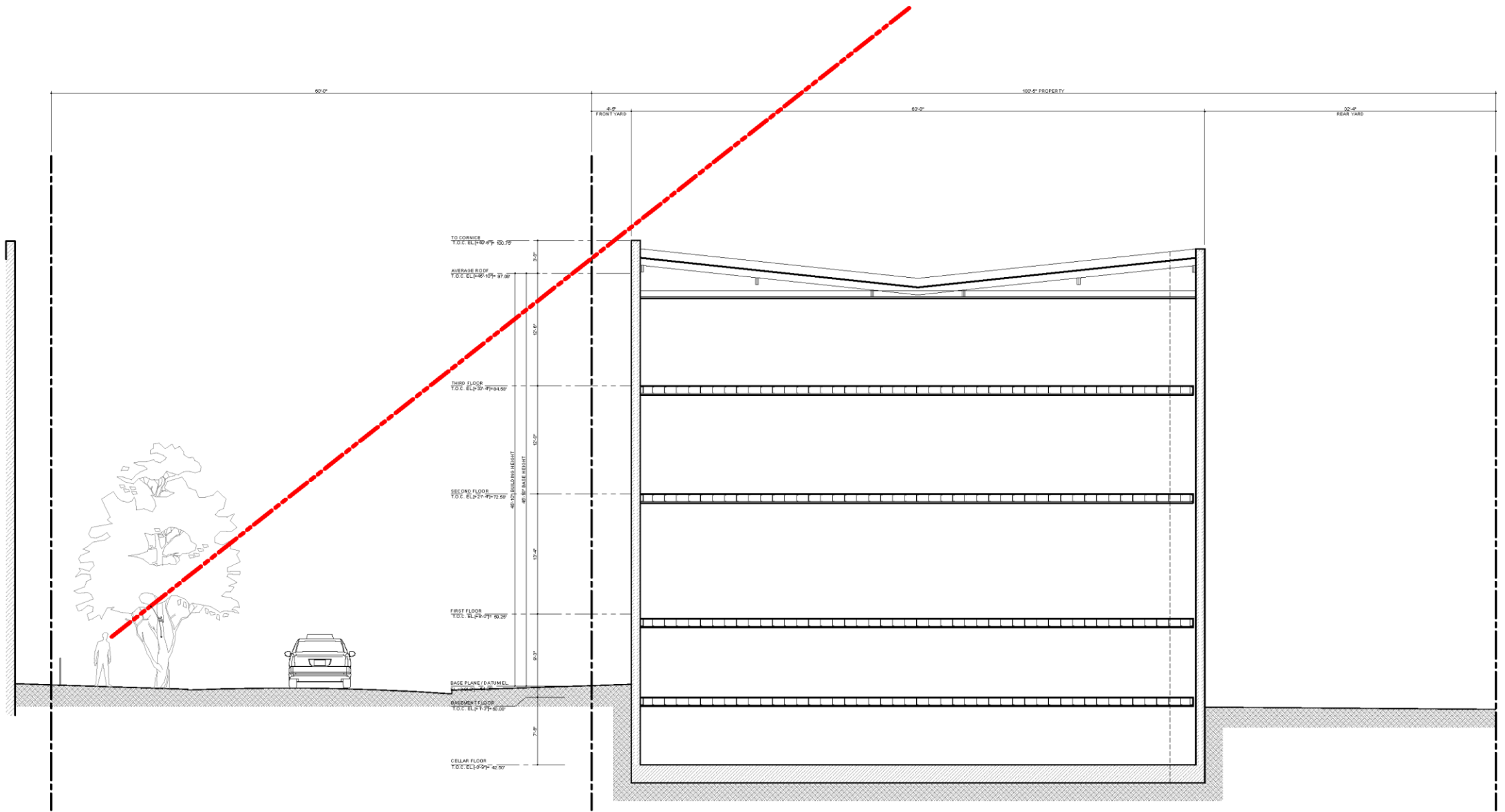
Existing & Proposed Roof Sections



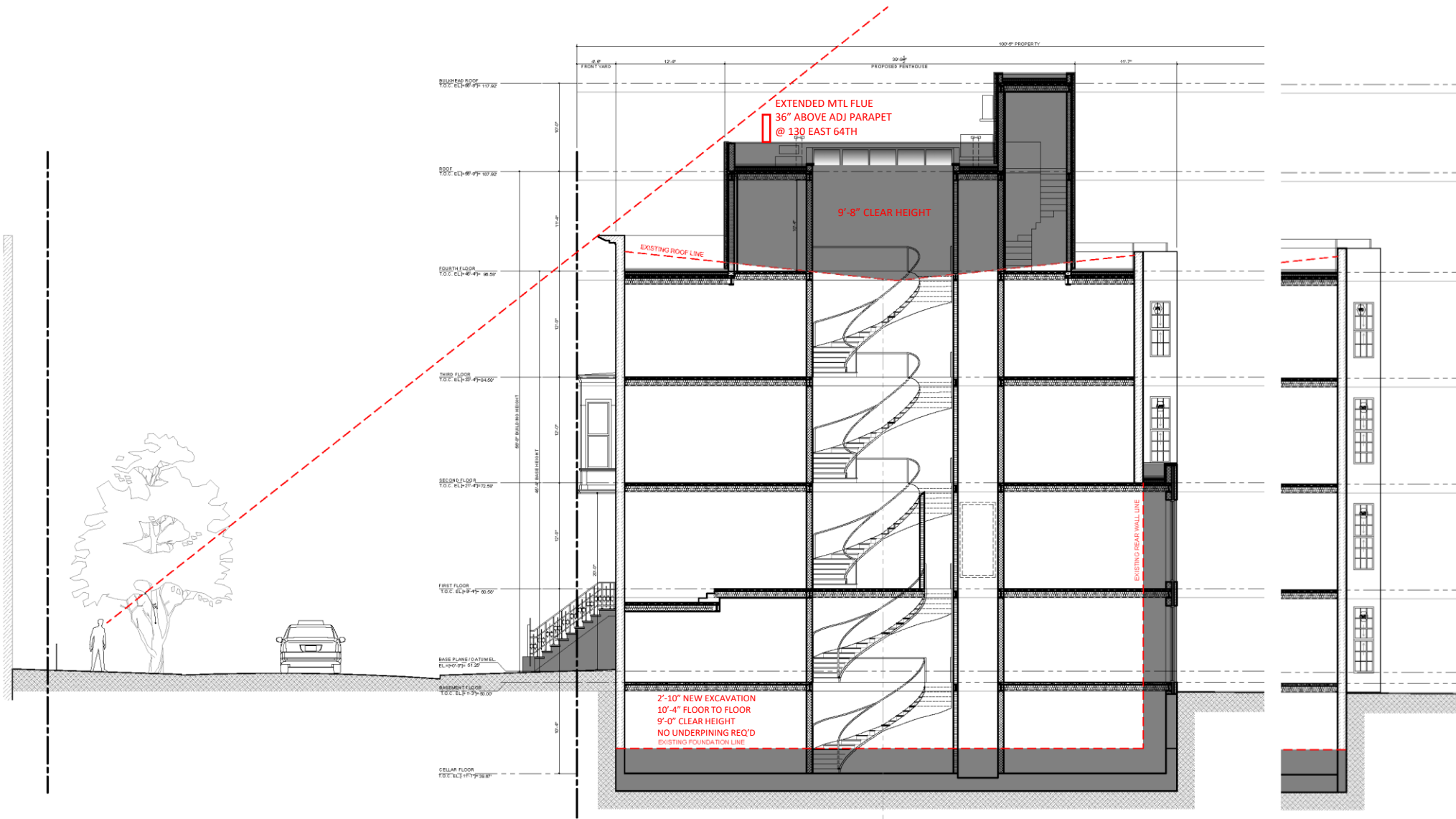
Rooftop Addition Elevations



Existing Sightline Section



Proposed Sightline Section

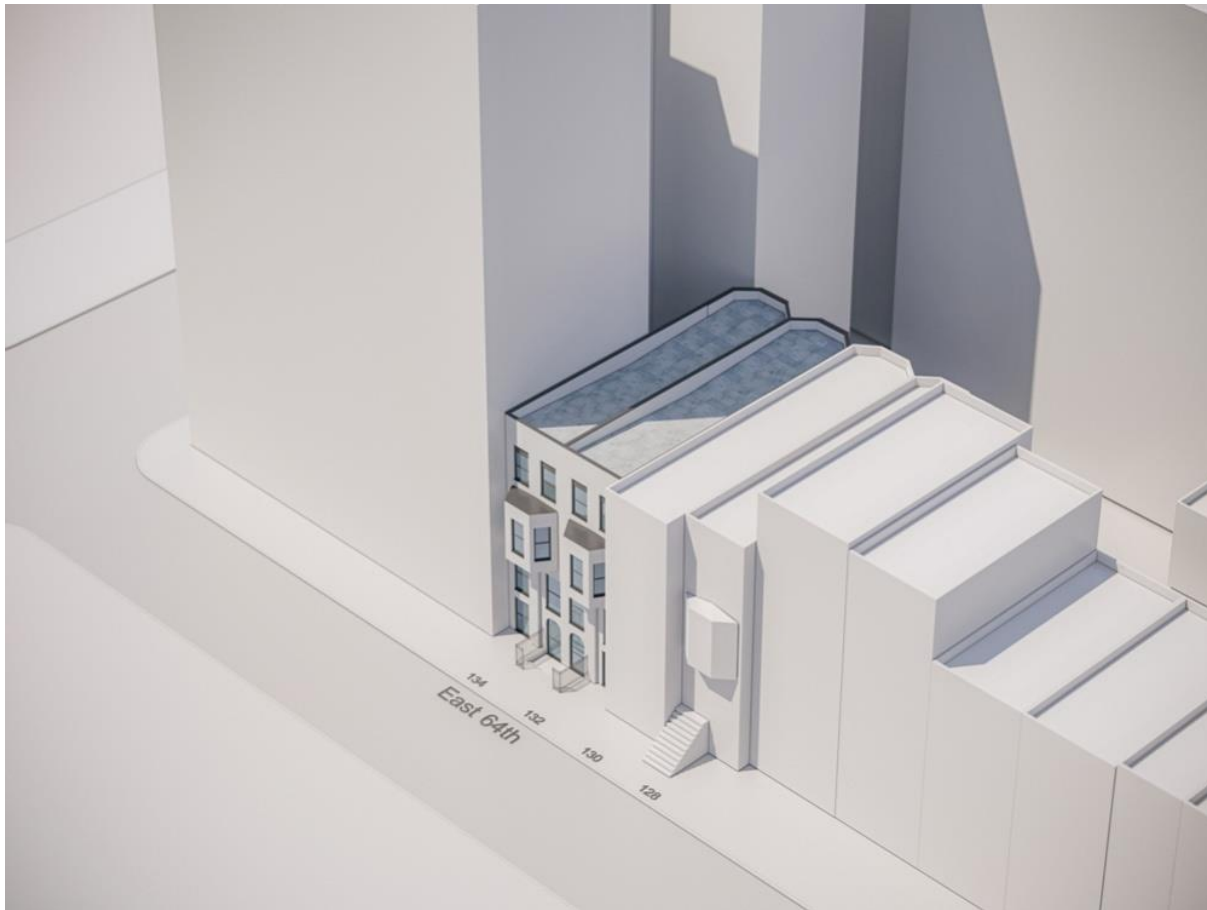


2 PROPOSED SECTION
SCALE 1/4"=1'-0"

SECTION THROUGH
PROPOSED HOR. EXT.

SECTION THROUGH
WEST END BAY

Axonometric Views



Existing



Proposed

Rooftop Mockups



Rooftop with mockups, looking south.



Rooftop with mockups, looking north.



Rooftop with mockups, looking east.

Views with the Mock-Ups in Place



132 – 134 East 64th Street, viewed from across the street, January 28, 2025.



132 – 134 East 64th Street, viewed walking slightly west of the building, January 28, 2025.



132 – 134 East 64th Street, viewed walking farther west, January 28, 2025.

Views with Mock-Ups in Place



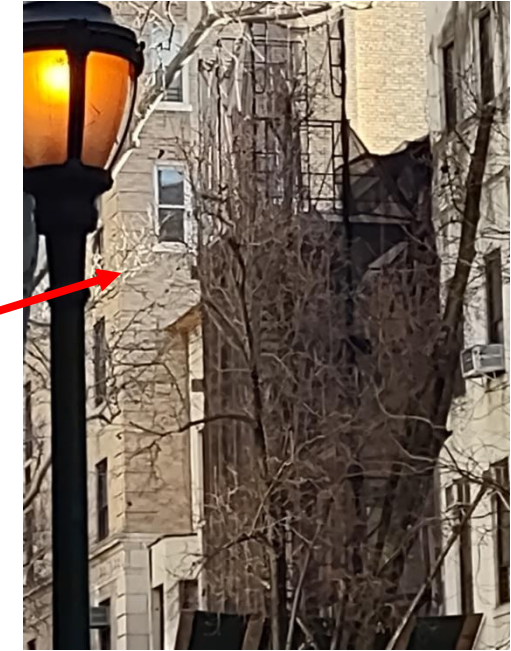
132 – 134 East 64th Street, viewed from mid-block, to the west.



132 – 134 East 64th Street, viewed from the west, in front of 113 East 64th Street.



132 – 134 East 64th Street, viewed three-quarters of the way toward Park Avenue.



Views from Park Avenue with Mock-Ups in Place



Views from the East with Mock-Ups in Place

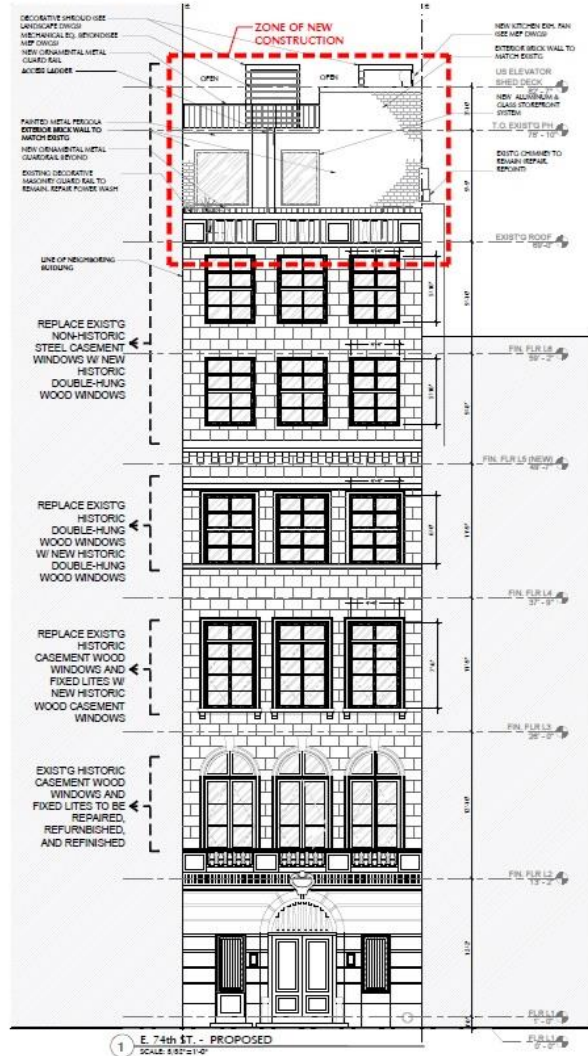


View looking west from Lexington Avenue, January 28, 2025.



View looking west from Lexington Avenue, November 4, 2024..

Visible Rooftop Additions Approved within the District



18 East 74th Street, 13'-7" tall rooftop addition with bulkhead. Michael Zenriech Architects. Approved in 2022, CoFA 22-07678.

Mockup
Partially Visible



18 East 74th Street, mock up visibility photo from public hearing presentation. Michael Zenriech Architects. 2022.

Visible Rooftop Additions Approved within the District



163 East 78th Street, 14'-9" tall rooftop addition (including elevator overrun). Workshop APD. Approved in 2023, SUL 23-11878.



163 East 78th Street, mock up visibility photo from public hearing presentation. Workshop APD. 2023.

Existing Conditions at the Rear Facades



Rear Yard Views



Rear yards of 132 and 134 East 64th Street viewed from a top floor window.



Rear yards looking north.



Rear yards looking south.

Rear Yard Context



View looking east.

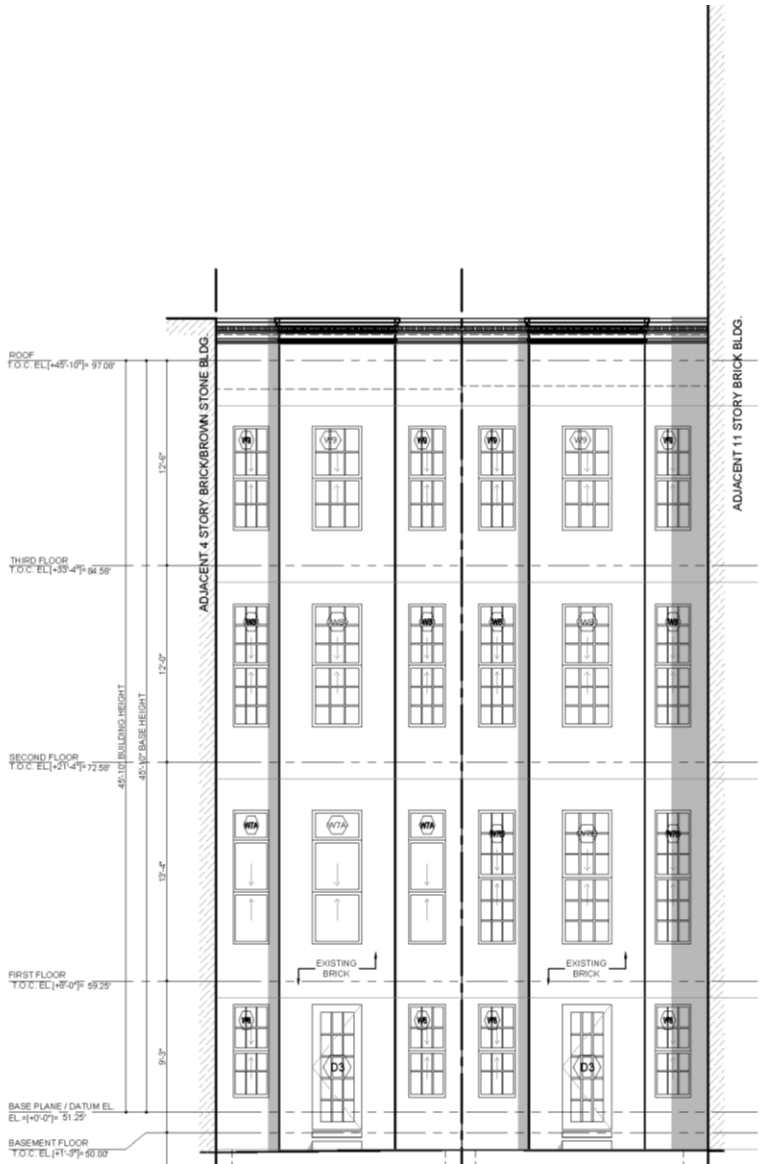


View looking south



View looking west.

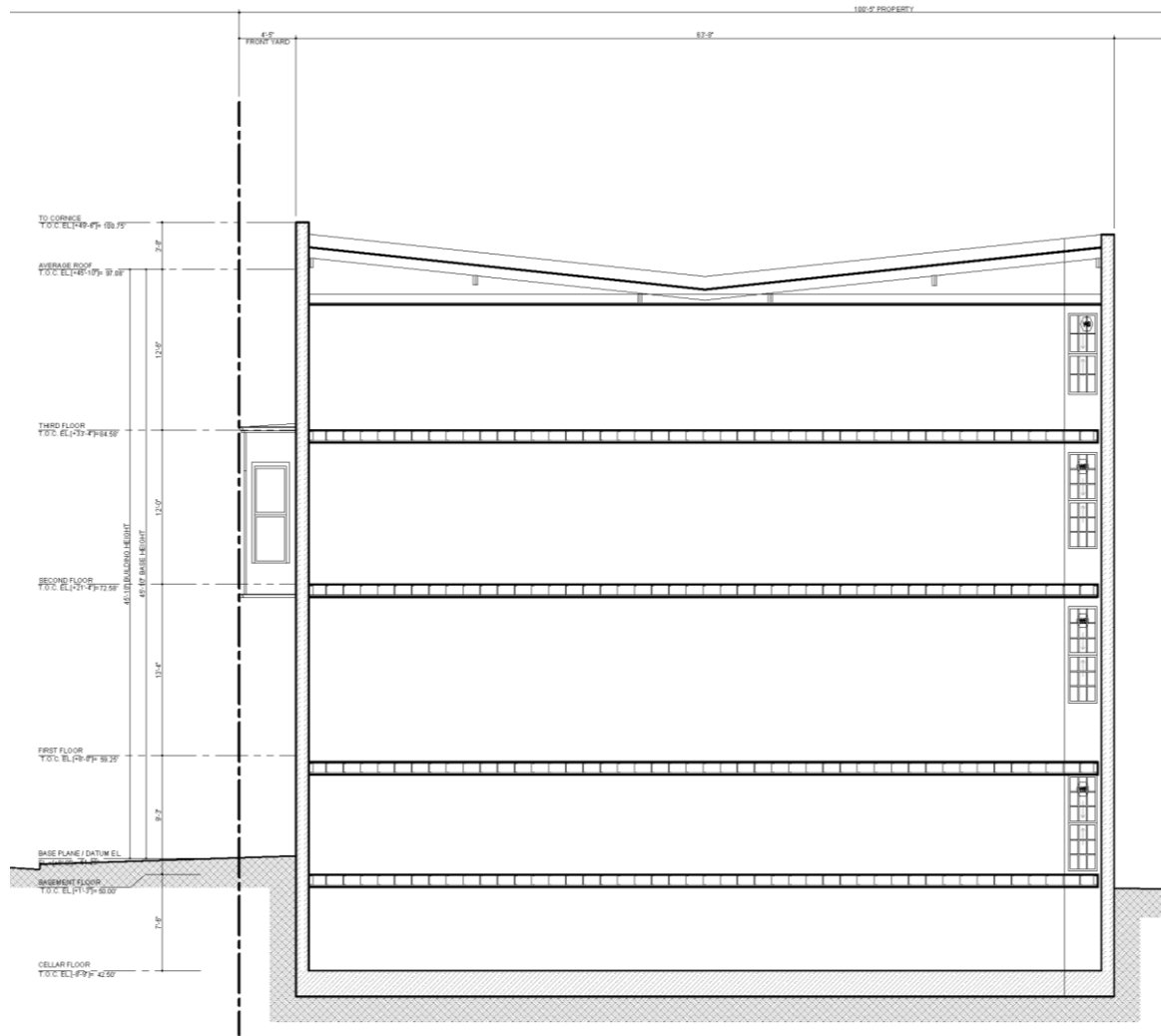
Existing & Proposed Rear Facade



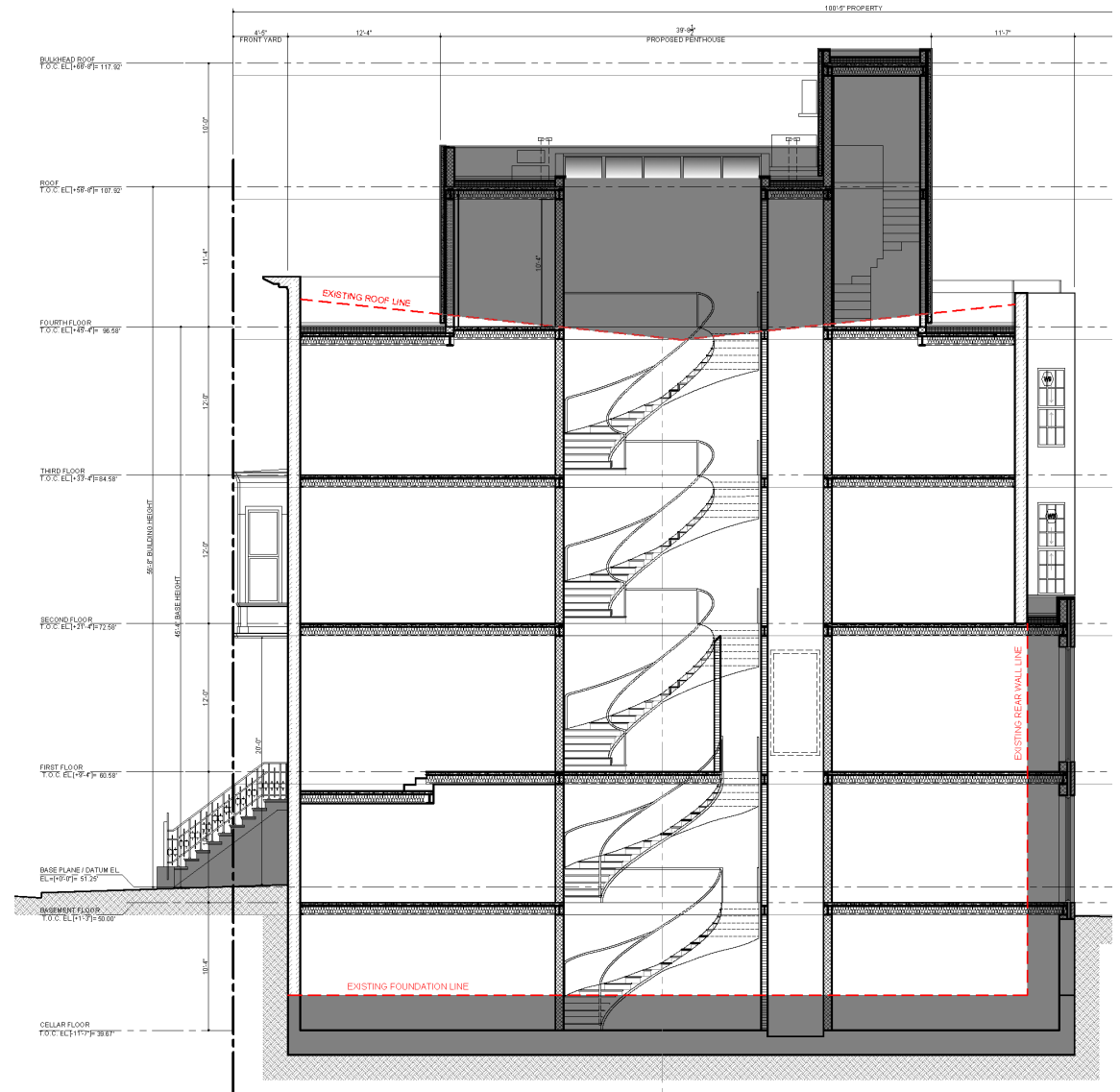
Proposed Rear Elevation in Context



Existing and Proposed Building Sections

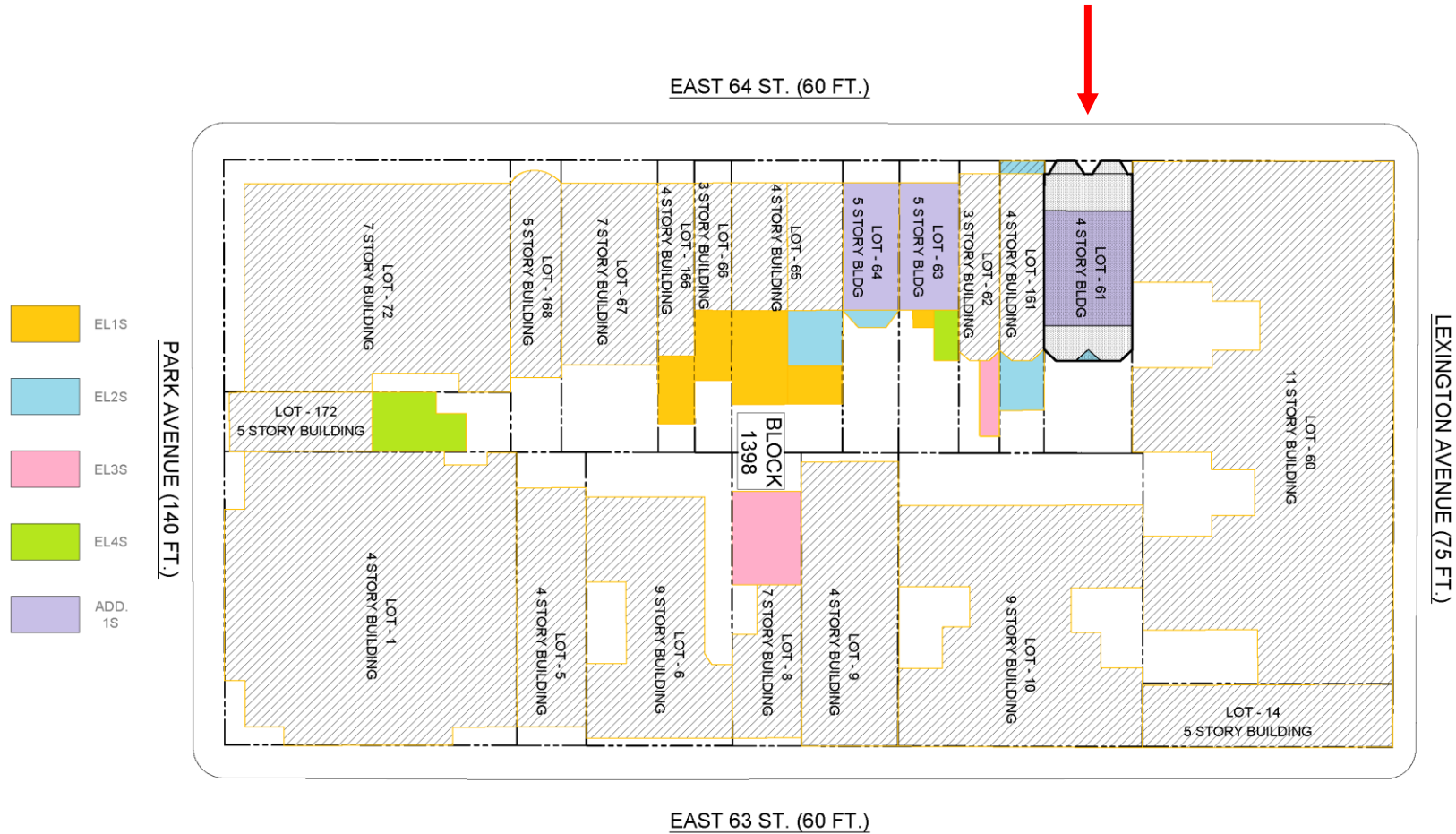


1 EXISTING BUILDING SECTION
SCALE 1/4"=1'-0"

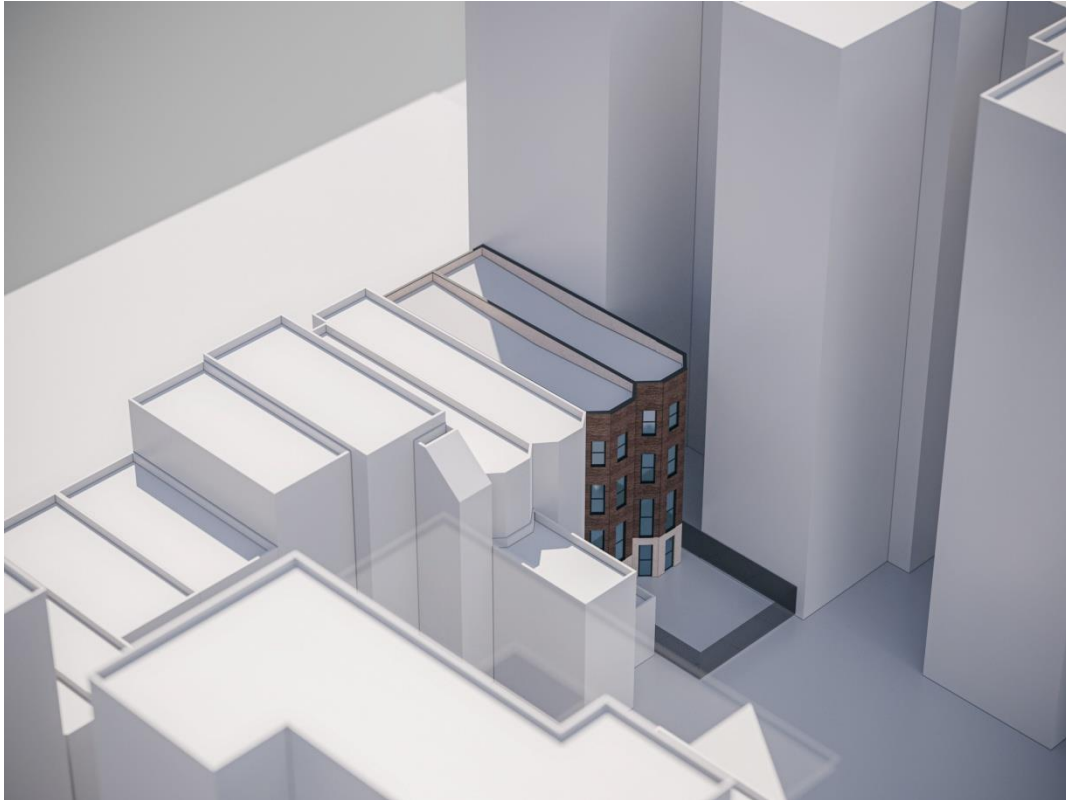


2 PROPOSED SECTION
SCALE 1/4"=1'-0"

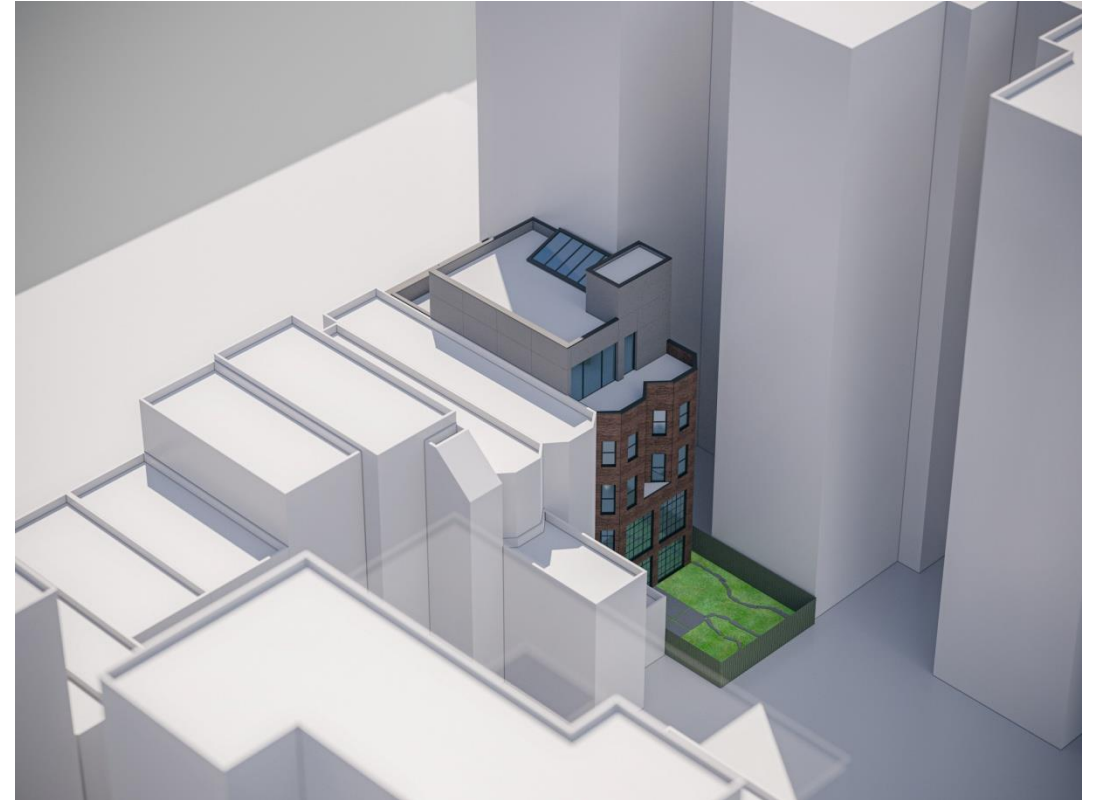
Additions within the Block



Axonometric Views

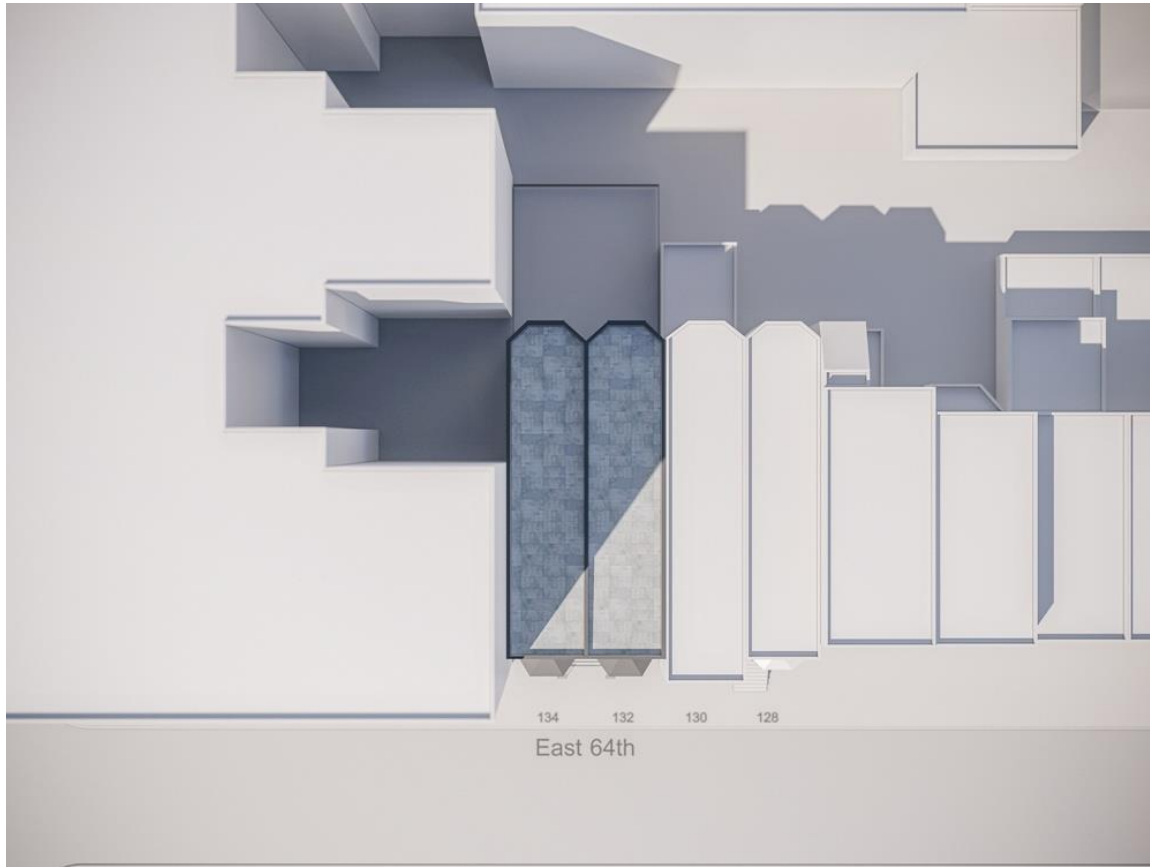


Existing

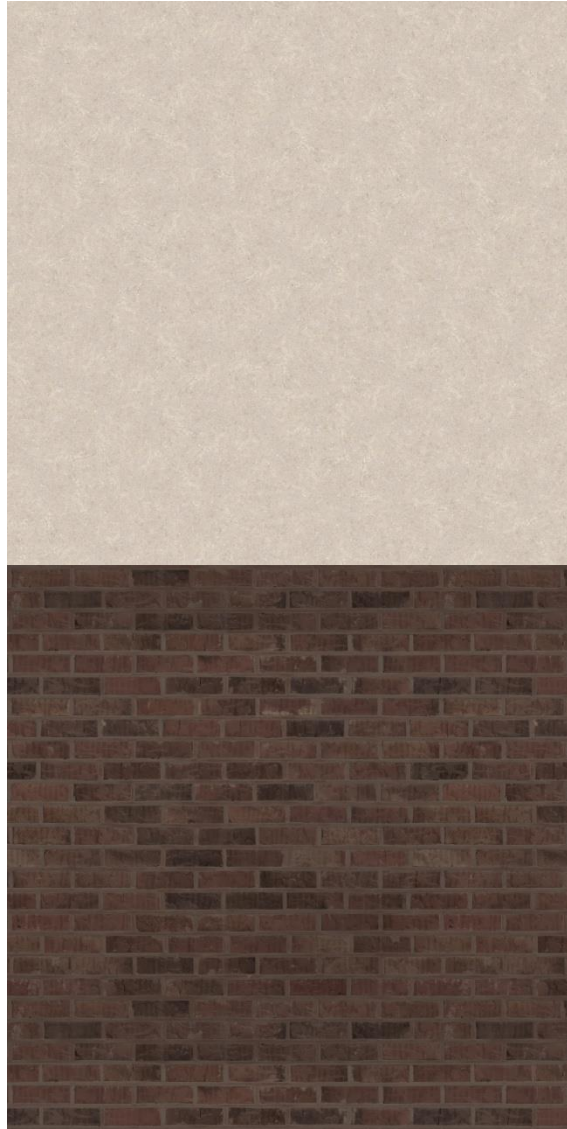


Proposed

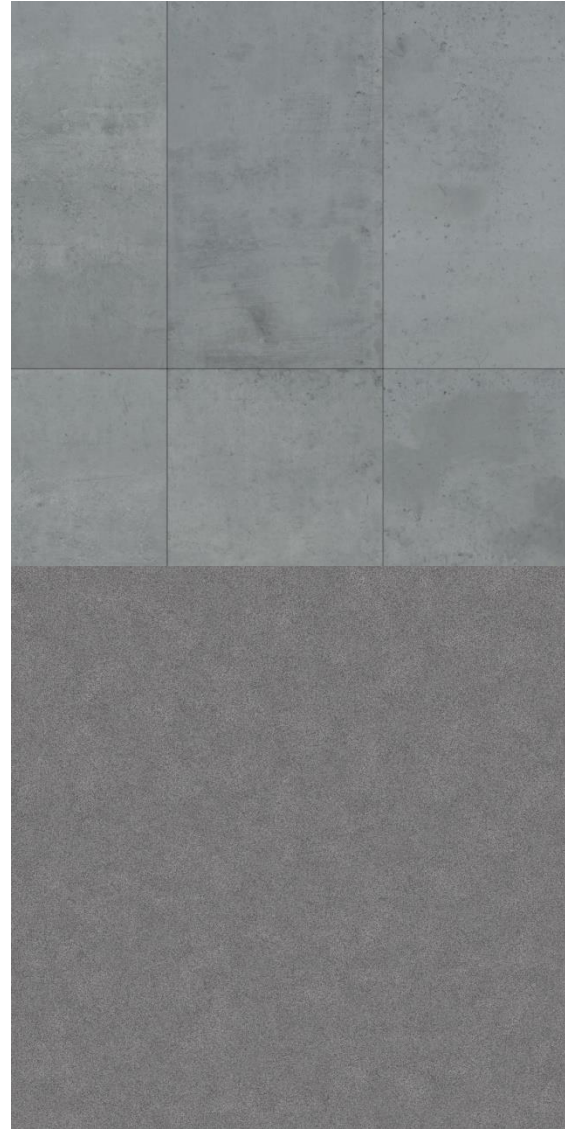
Existing & Proposed Rear Yard



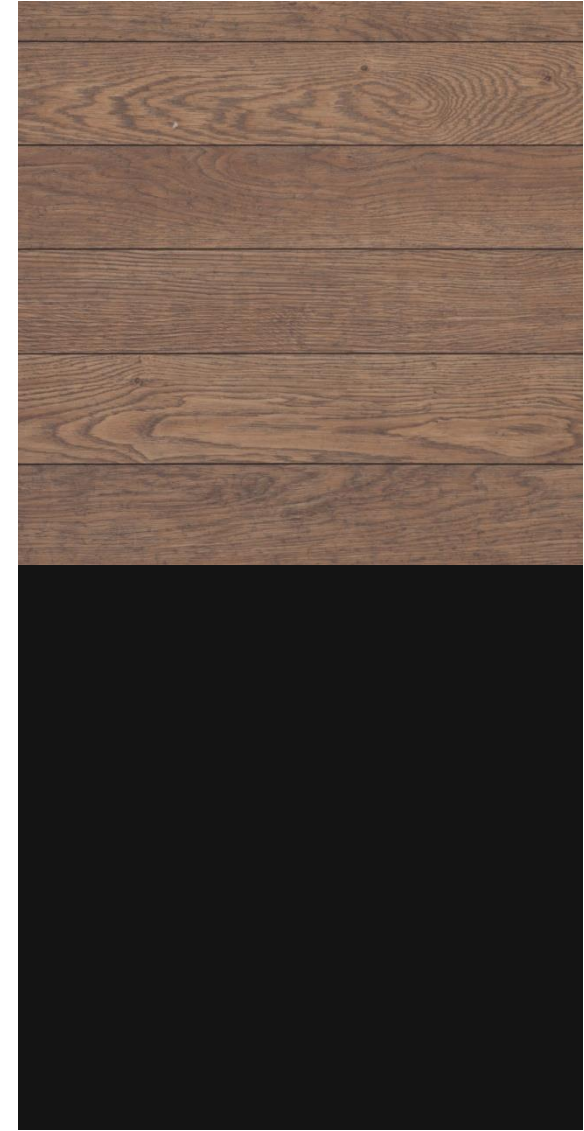
MATERIALS PALETTE



Rear Masonry to match existing Front limestone finish

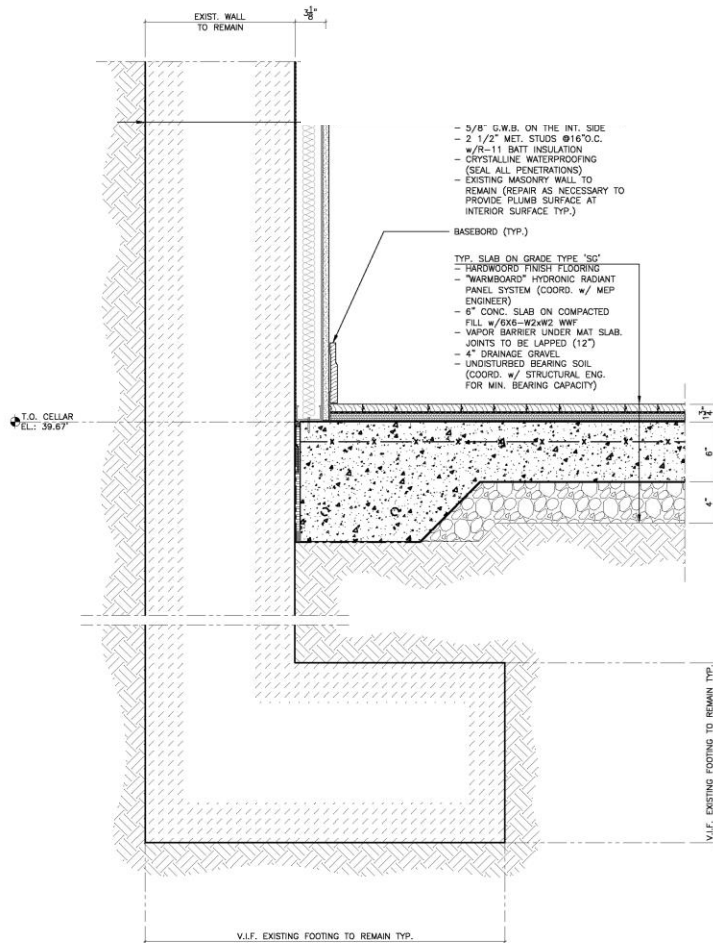


Vertical extension stucco Rear Yard Pavers

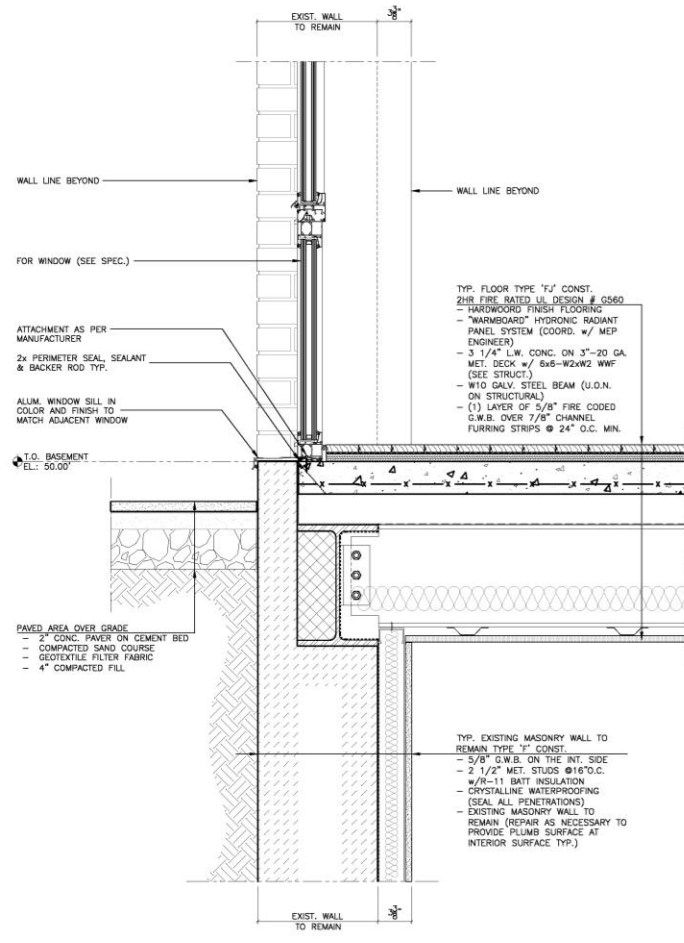


Mullions/Cornice Rear yard Fence

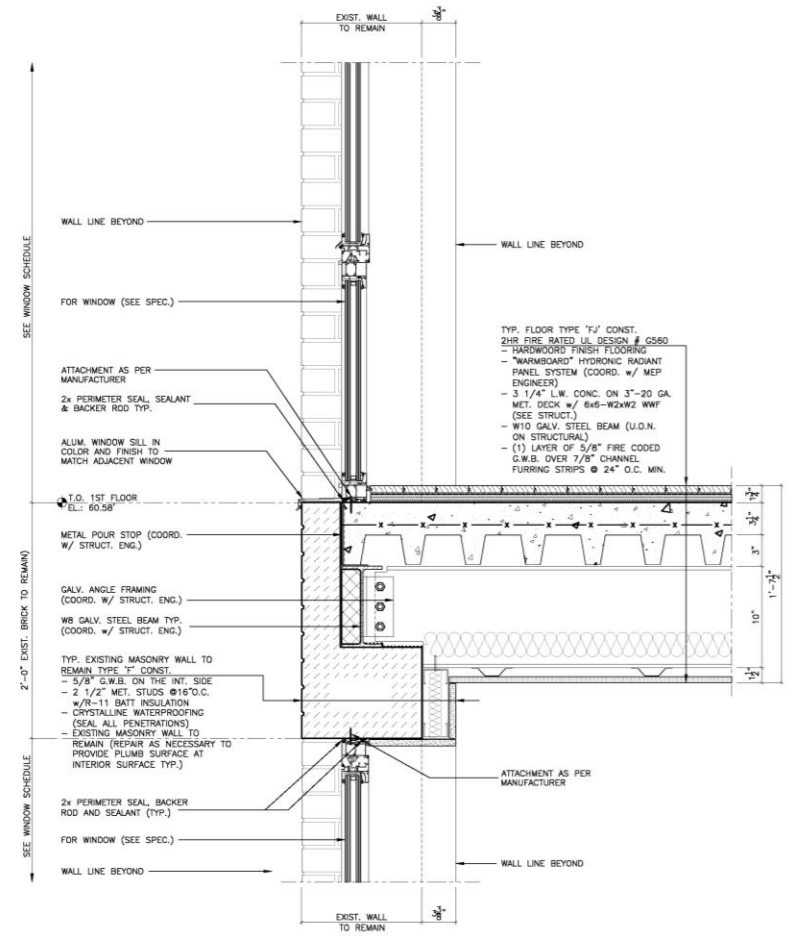
Proposed Rear Addition Wall Details



3 SECTION DETAIL @ EXIST. FOUNDATION WALL TO REMAIN
 WALL TYPE F
 SCALE 1 1/2"=1'-0"

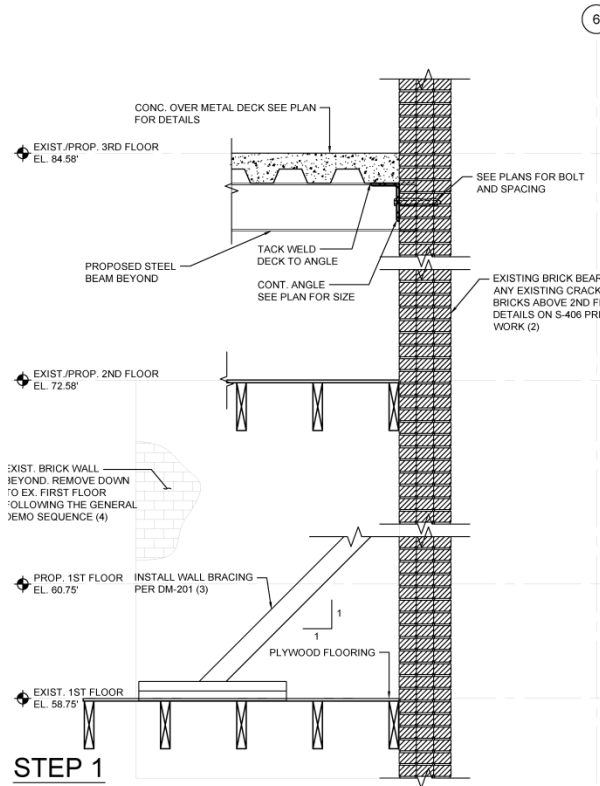


4 SECTION DETAIL @ GROUND CONDITION w/ WINDOW
 WALL TYPE F AND TYPE A
 SCALE 1 1/2"=1'-0"



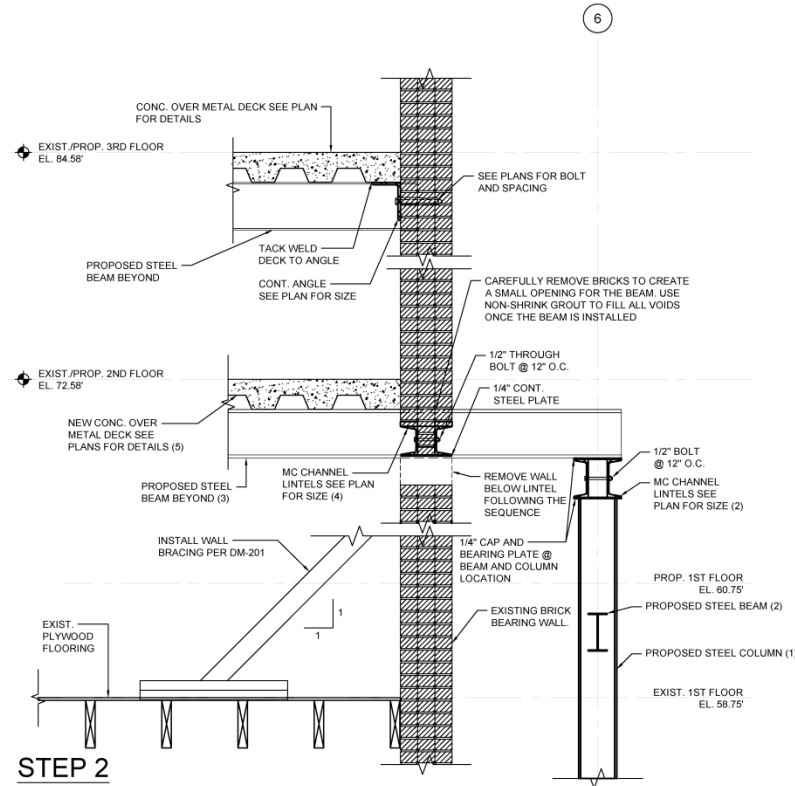
5 SECTION DETAIL @ WINDOW
 WALL TYPE A
 SCALE 1 1/2"=1'-0"

Proposed Rear Addition Structural Sequence



STEP 1

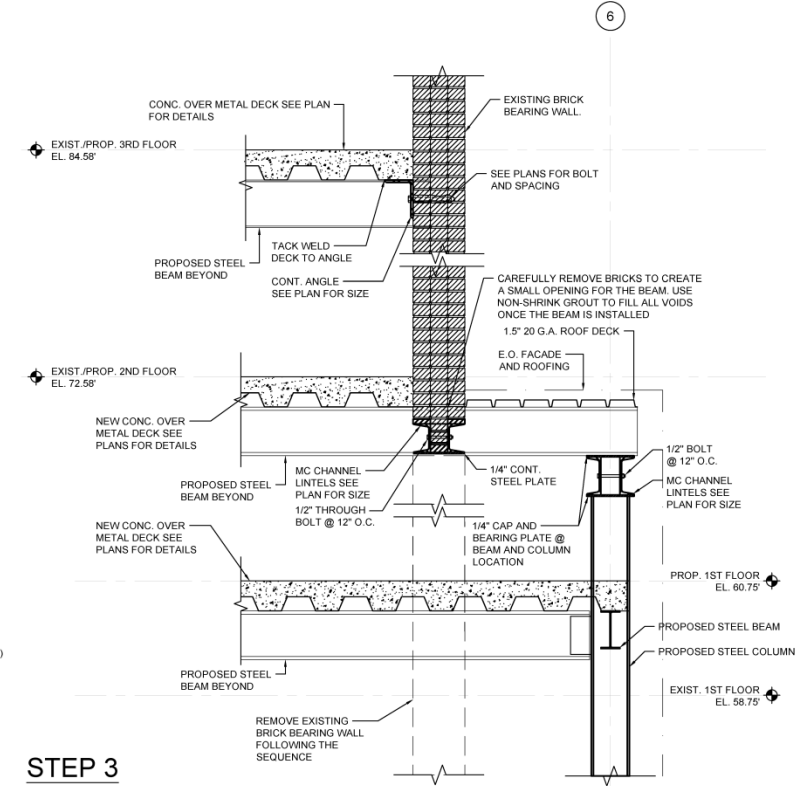
- SEQUENCE OF WORK STEP 1:**
1. MAP OUT THE PORTION OF THE WALL TO BE REMOVED.
 2. REPAIR THE REMAINING PORTION OF THE WALL FOLLOWING THE DETAILS ON S-406.
 3. BRACE THE EXISTING EXTERIOR WALL AS SHOWN ON DM-201.
 4. FOLLOW THE GENERAL DEMO SEQUENCE UNTIL THE EXISTING WALL AT GRID LINE B IS REMOVED DOWN TO EXISTING 1ST FLOOR LEVEL.



STEP 2

- SEQUENCE OF WORK STEP 2:**
1. INSTALL STEEL COLUMN ON THE EXTERIOR OF THE BUILDING.
 2. INSTALL STEEL BEAMS AND LINTELS AT THE EXTERIOR OF THE BUILDING.
 3. INSTALL NEW STEEL BEAM AT GRID LINE B. REMOVE BRICKS LOCALLY TO INSTALL THE BEAM THROUGH THE EXISTING WALL.
 4. INSTALL CHANNEL LINTELS AS SHOWN ON TYP. DETAIL BELOW FOLLOWING THE SEQUENCE. FOLLOW DETAIL 1 AND 2 ON THIS SHEET FOR CONNECTION DETAILS.
 5. INSTALL THE NEW METAL DECK WITH CONCRETE AT THE 2ND FLOOR.

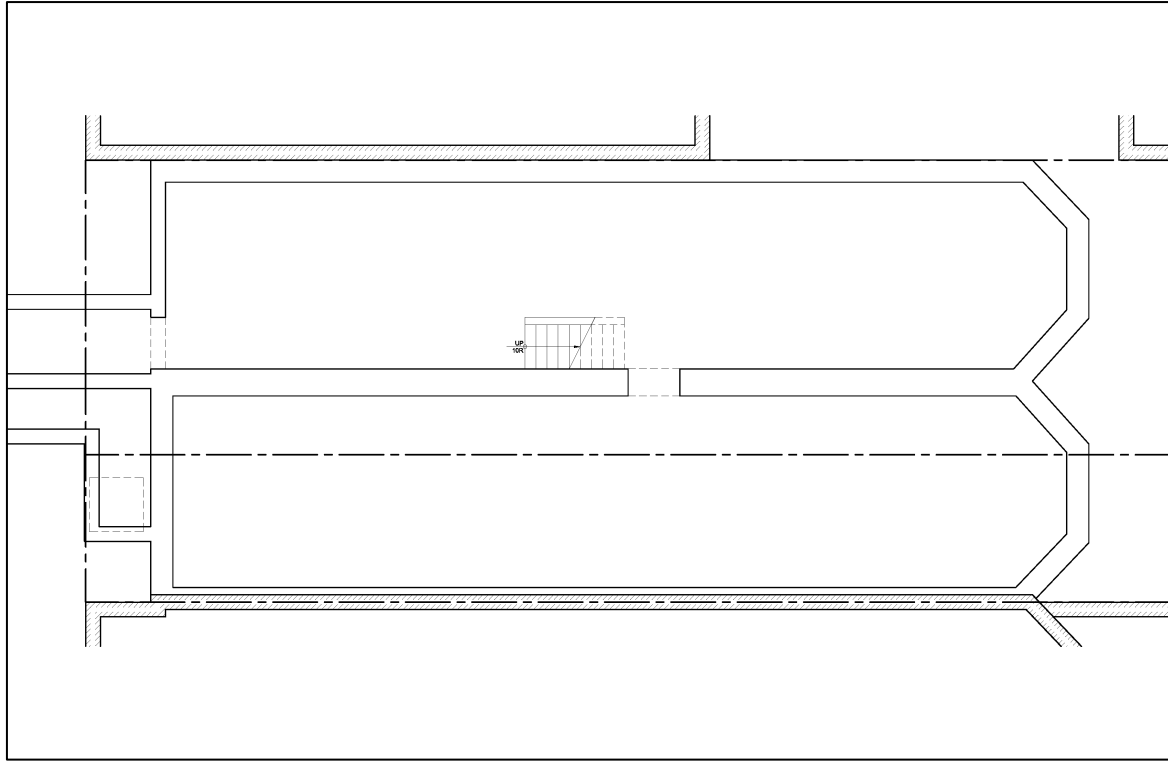
SECTION 1
SCALE: 3/4" = 1'-0"



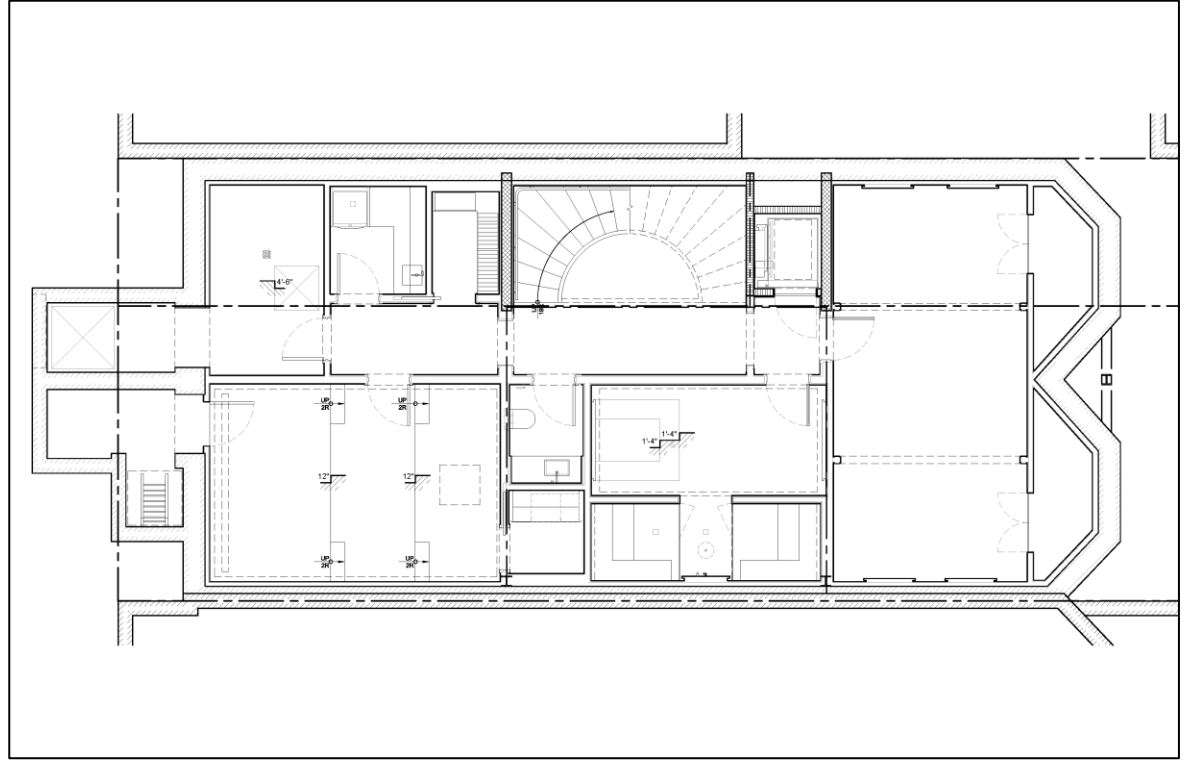
STEP 3

- SEQUENCE OF WORK STEP 3:**
1. ONCE THE LINTELS AND DECK IN STEP 2 IS INSTALLED, CONTINUE REMOVING THE EXISTING CORNER BRICK WALL DOWN TO THE GROUND FLOOR.
 2. INSTALL NEW FRAMING AS SHOWN ON THE STRUCTURAL PLANS.

Existing & Proposed Cellar Plans

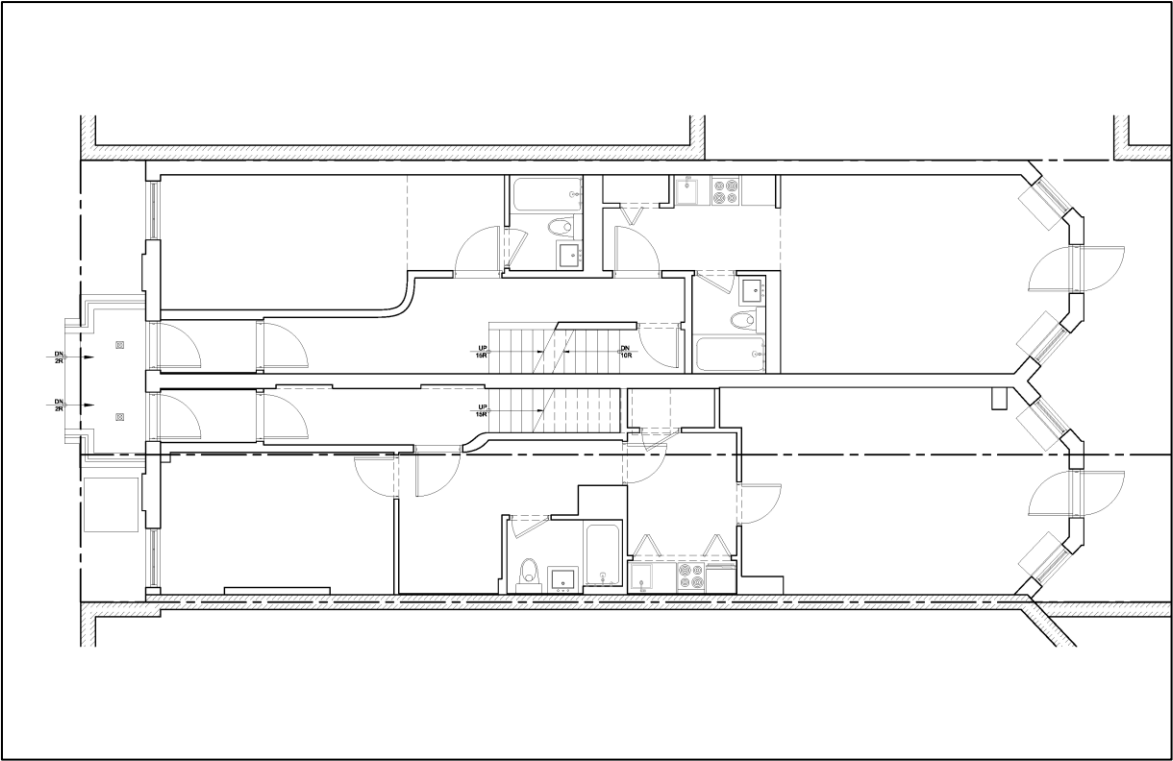


Existing Cellar Plan

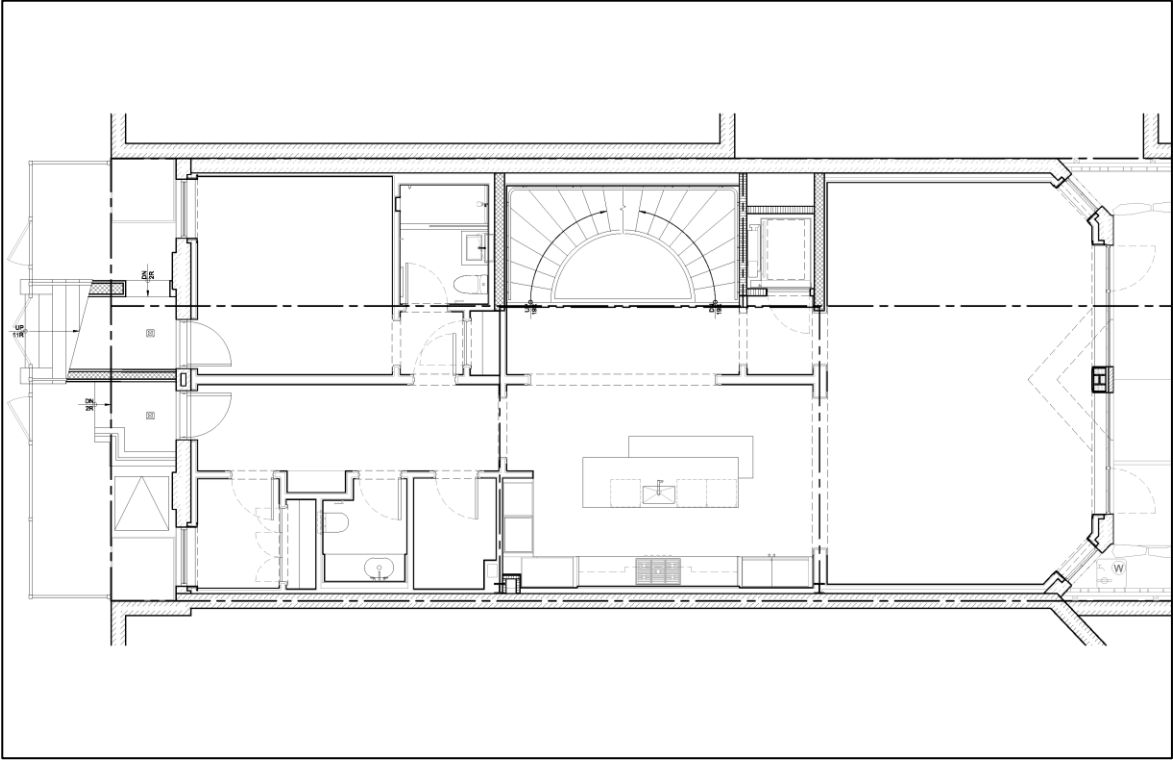


Proposed Cellar Plan

Existing & Proposed Basement Plans

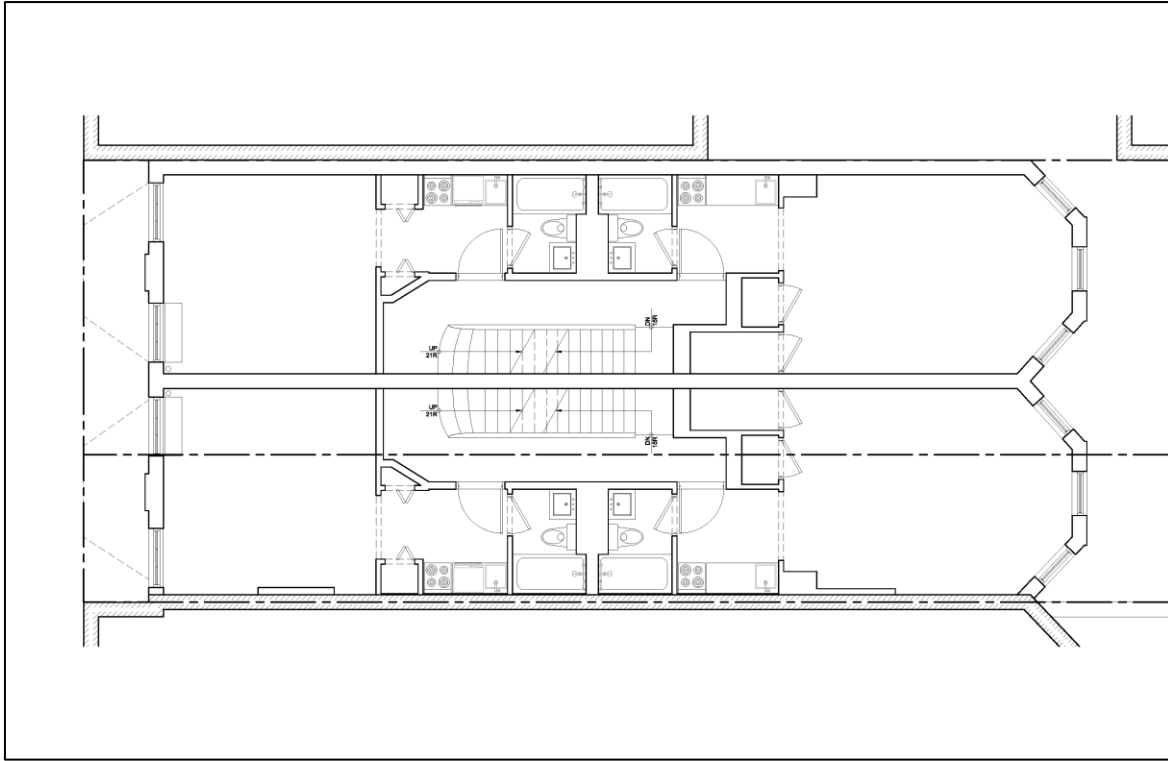


Existing Basement Plan

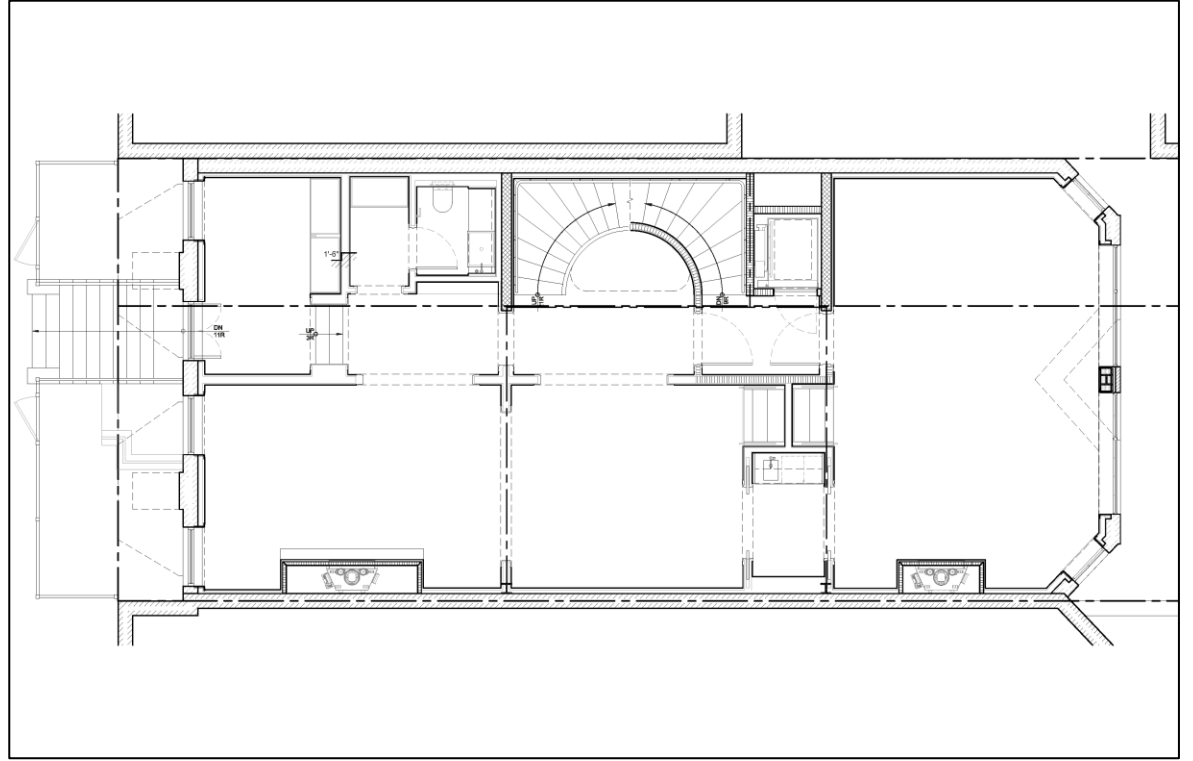


Proposed Basement Plan

Existing & Proposed 1st Floor Plans

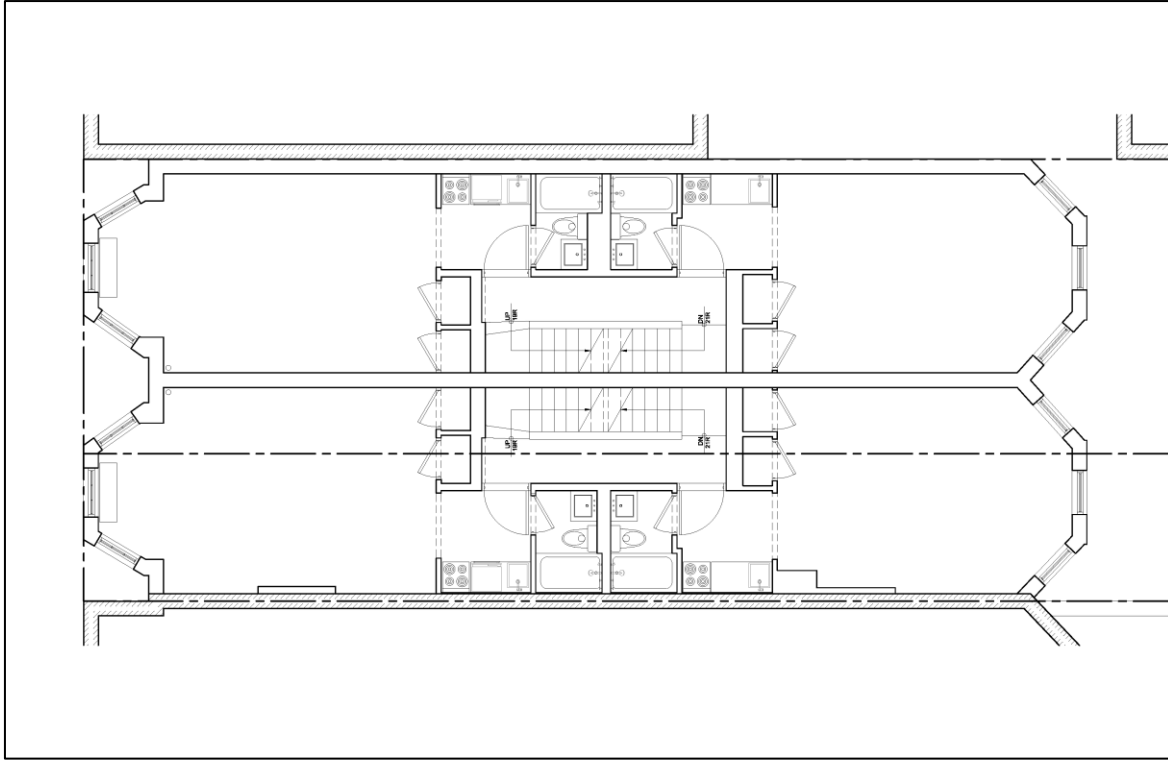


Existing 1st Floor Plan

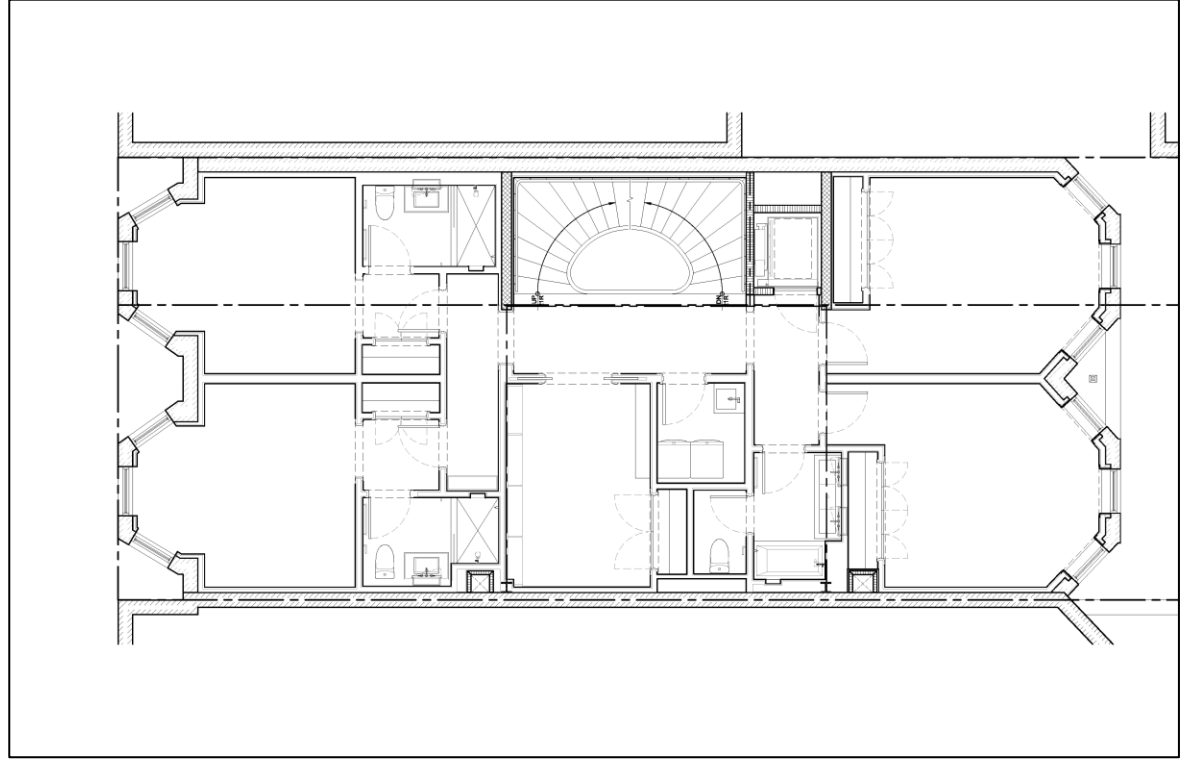


Proposed 1st Floor Plan

Existing & Proposed 2nd Floor Plans

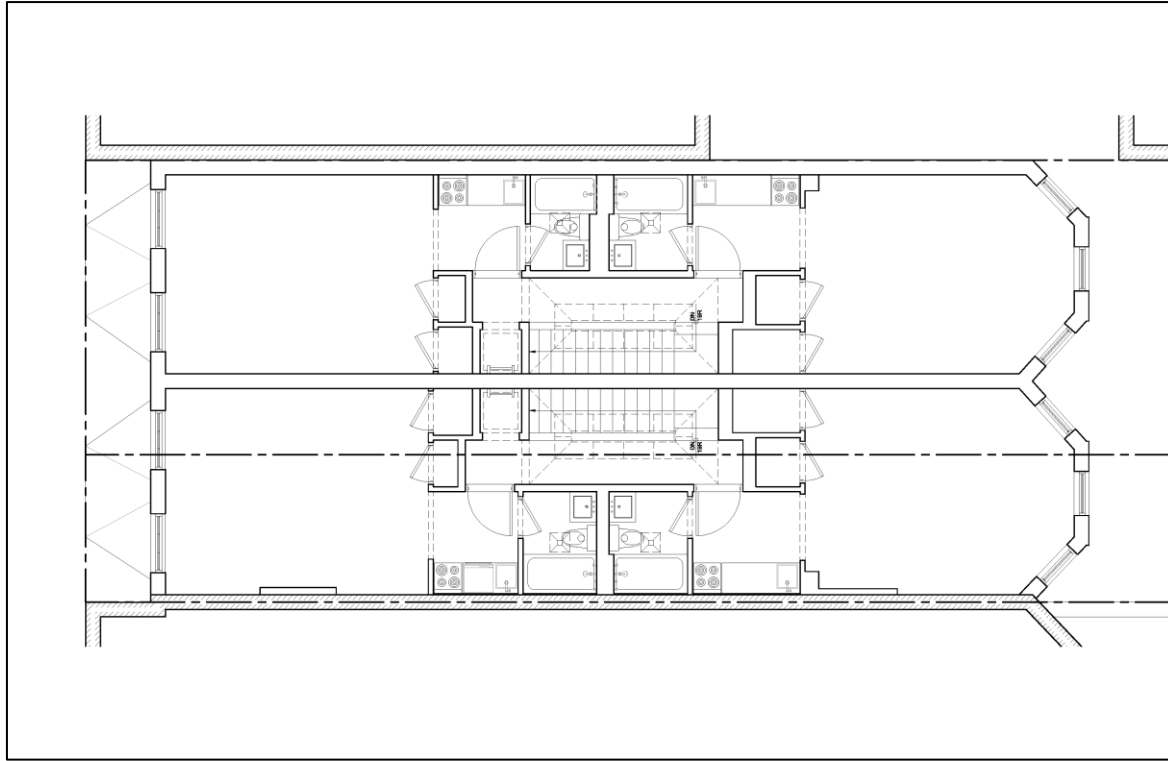


Existing 2nd Floor Plan

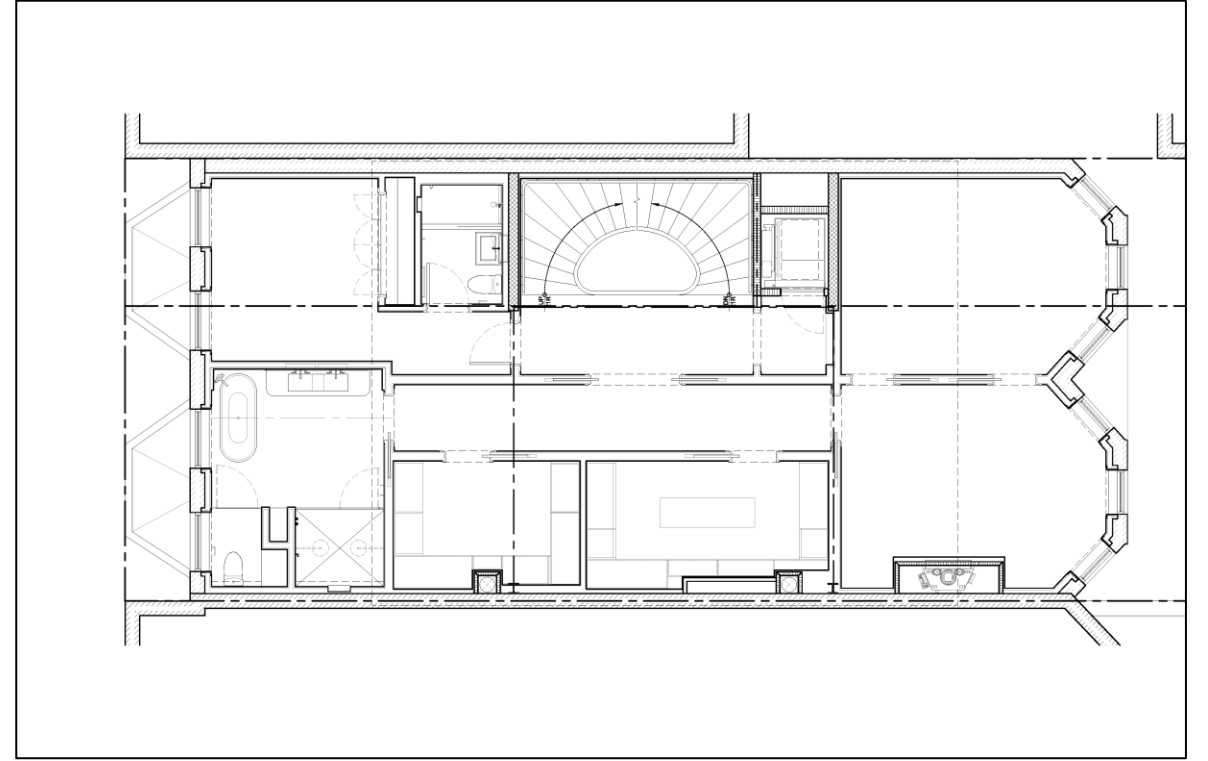


Proposed 2nd Floor Plan

Existing & Proposed 3rd Floor Plans

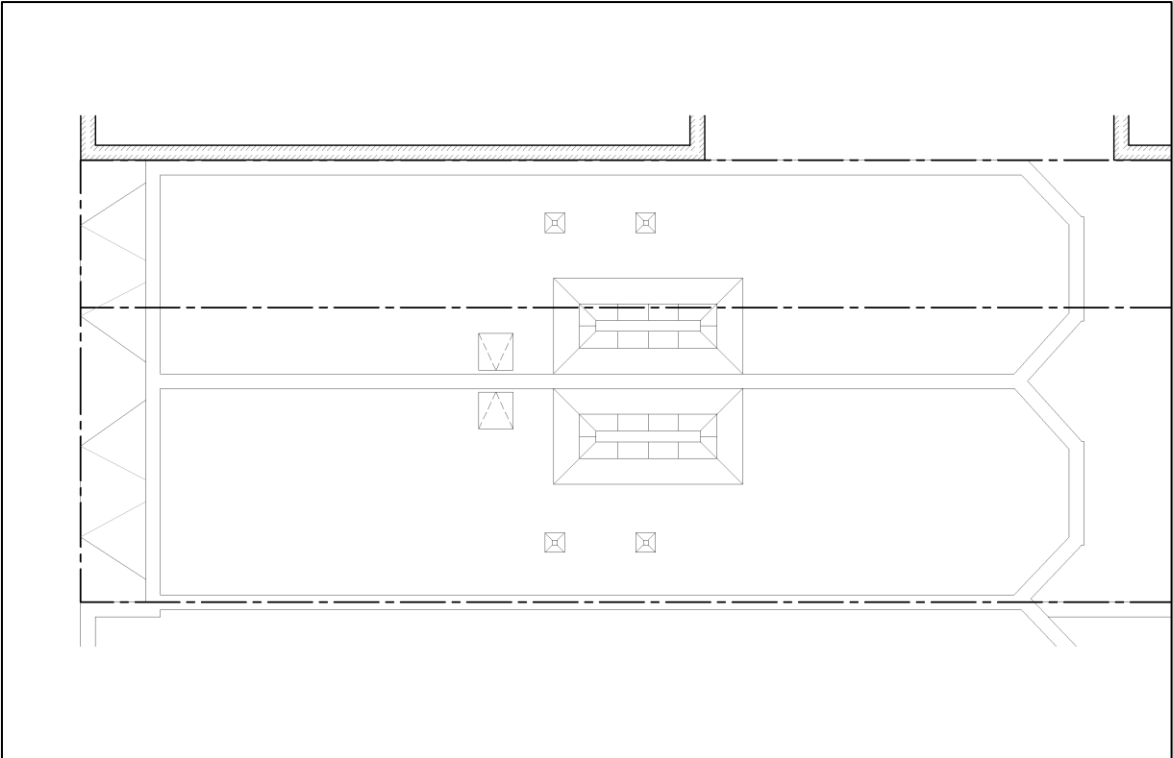


Existing 3rd Floor Plan

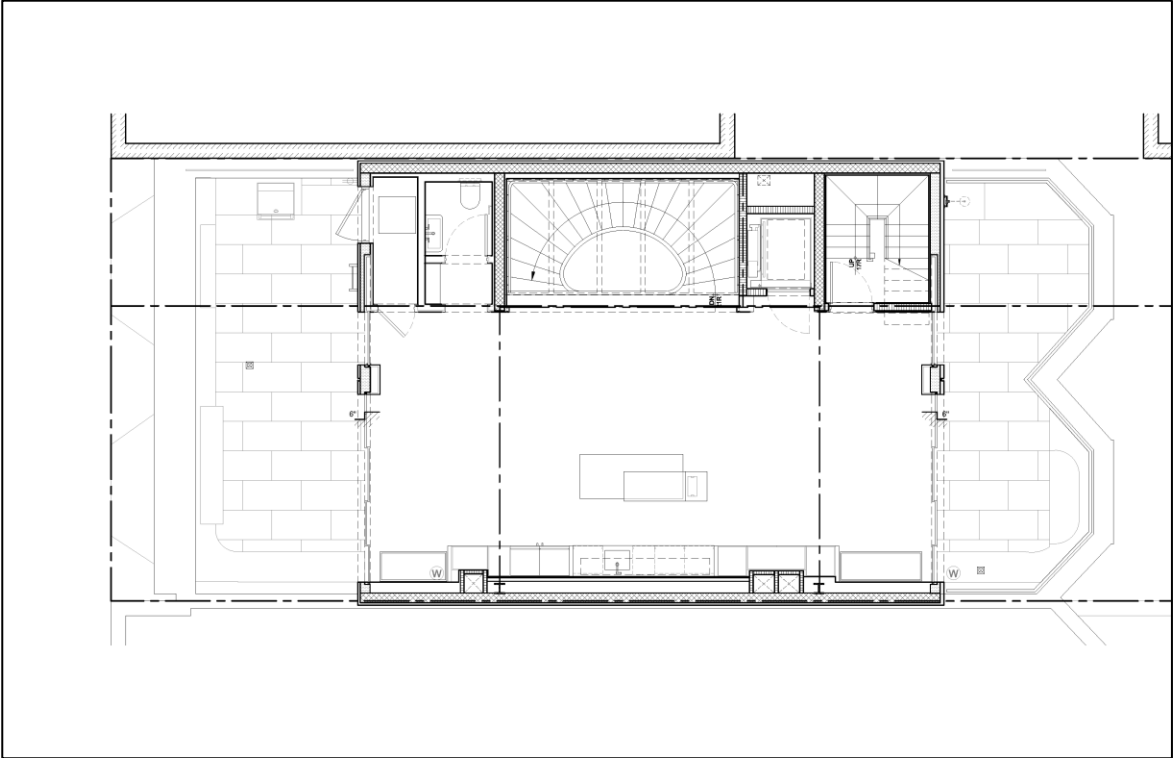


Proposed 3rd Floor Plan

Existing Roof & Proposed 4th Floor Plans



Existing Roof Plan

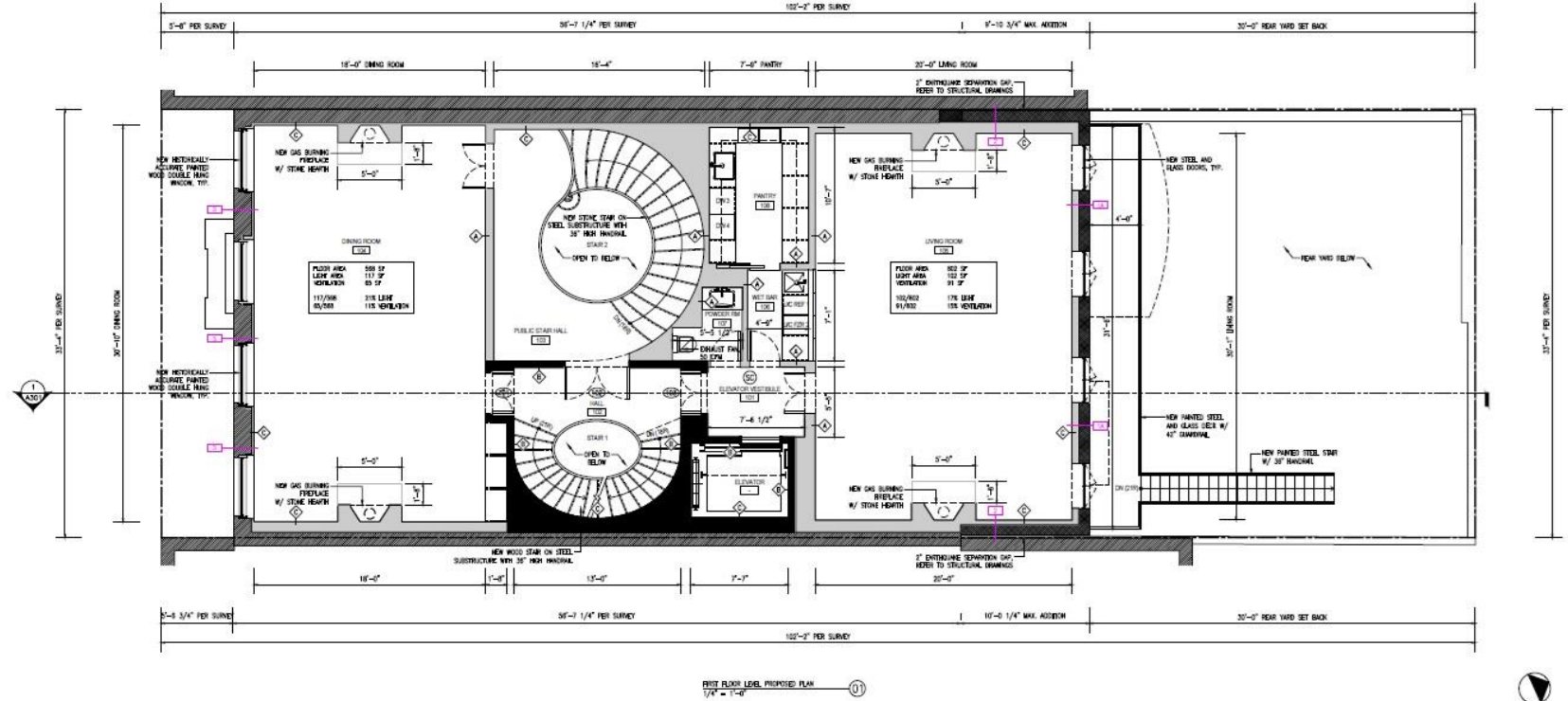


Proposed 4th Floor Plan

Interior Structure Replacement Approved within the District

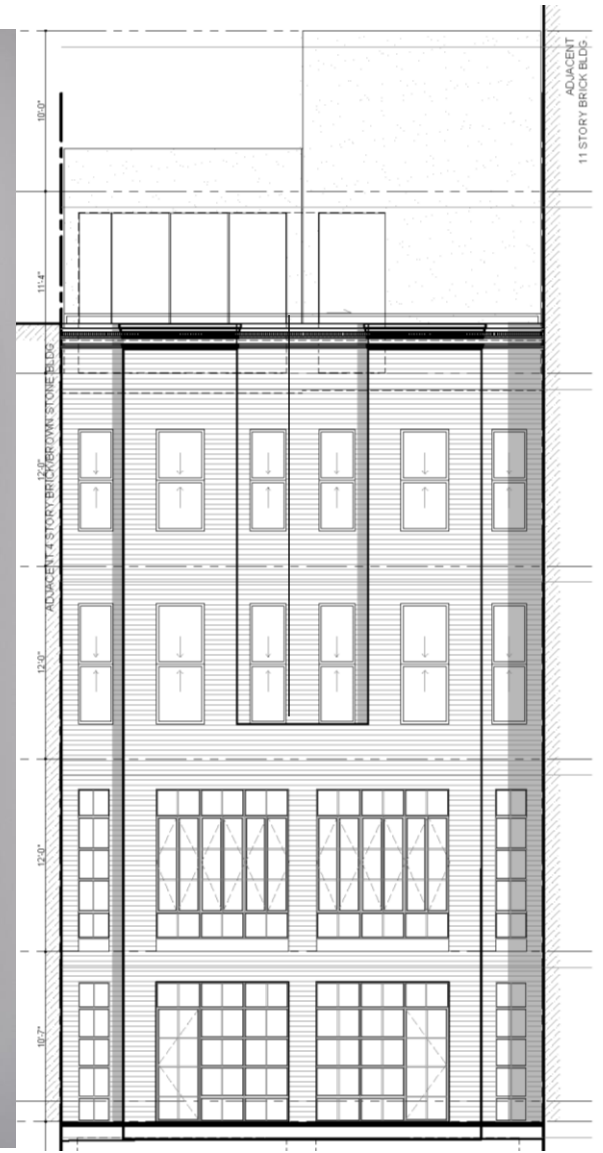


15 – 17 East 77th Street, photo from the public hearing presentation by Stephen Harris Architects. 2023.



15 – 17 East 77th Street, proposed first floor plan approved public hearing, March 26, 2024. By Stephen Harris Architects.

Conclusion



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Borough of Manhattan

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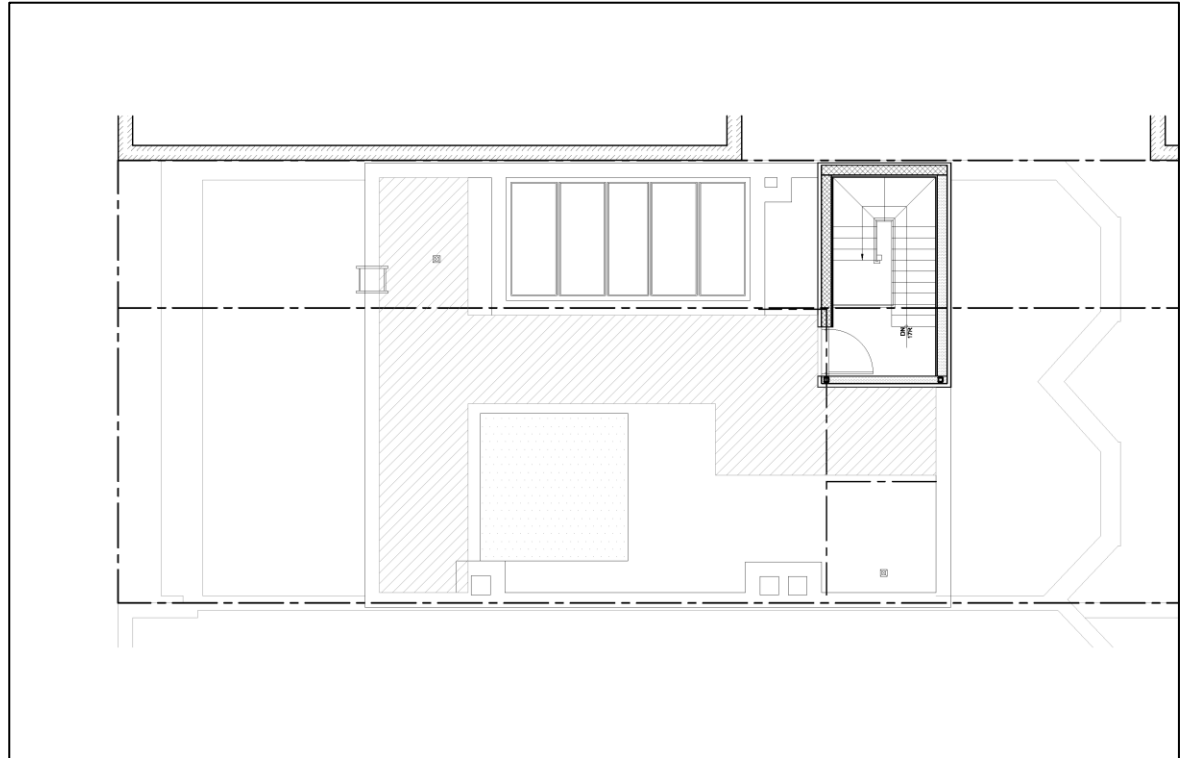
877-853-5257 (Toll free) US

888-475-4499 (Toll free)

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APPENDIX

Proposed Roof Plan



Proposed Roof Plan

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