

August 6, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-05803

23-25 East 64th Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 840 5032 7046

Passcode: 643937

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

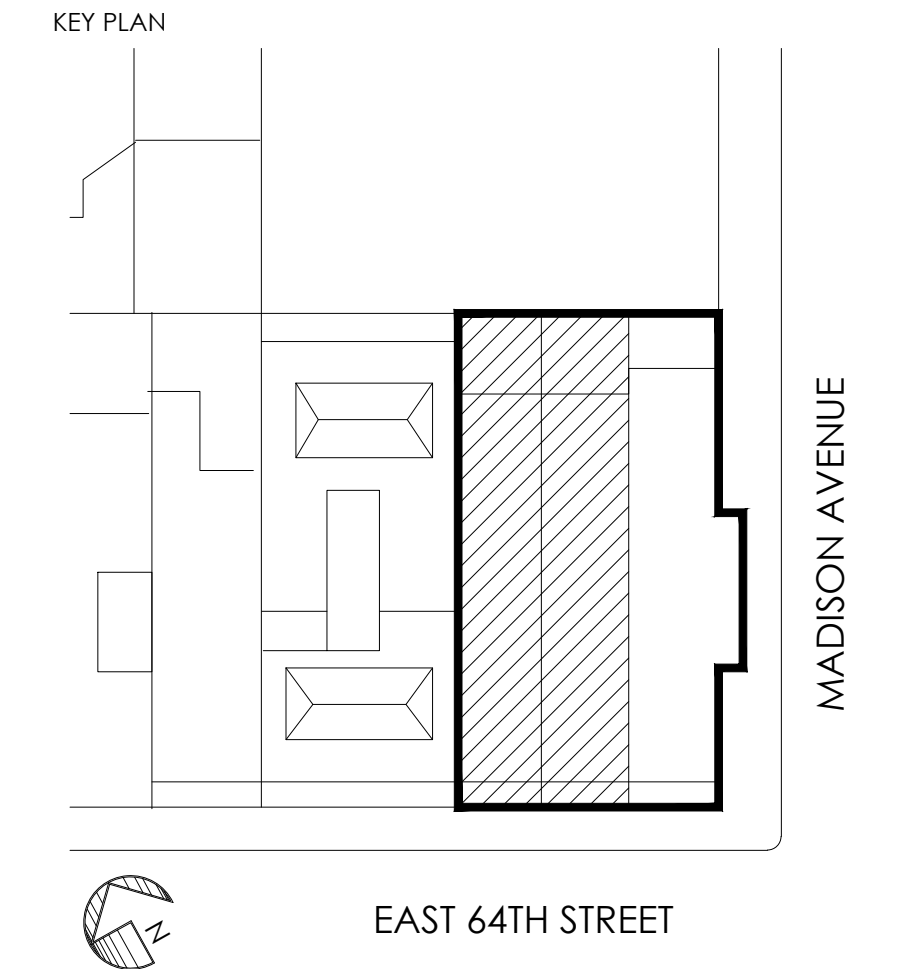
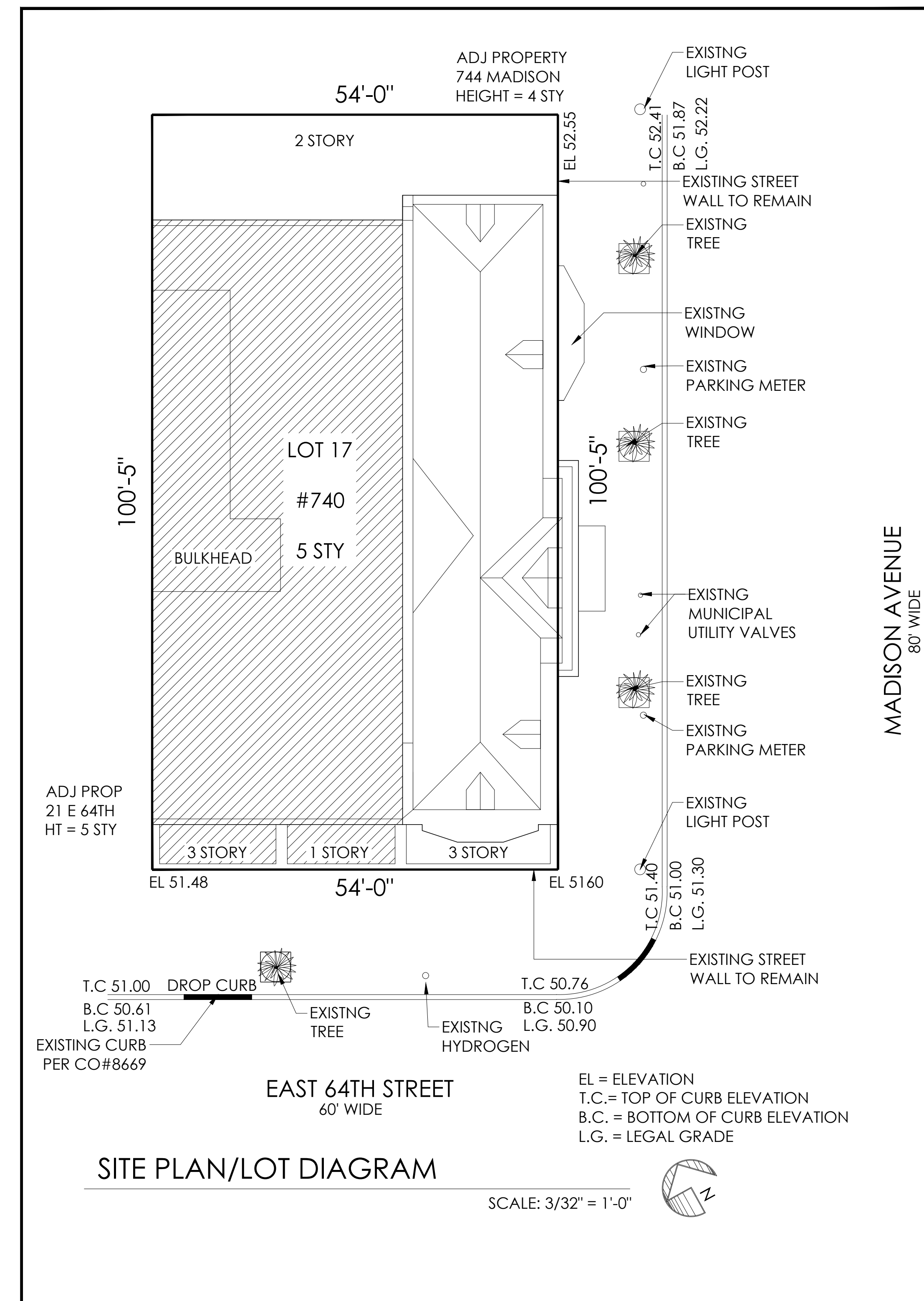
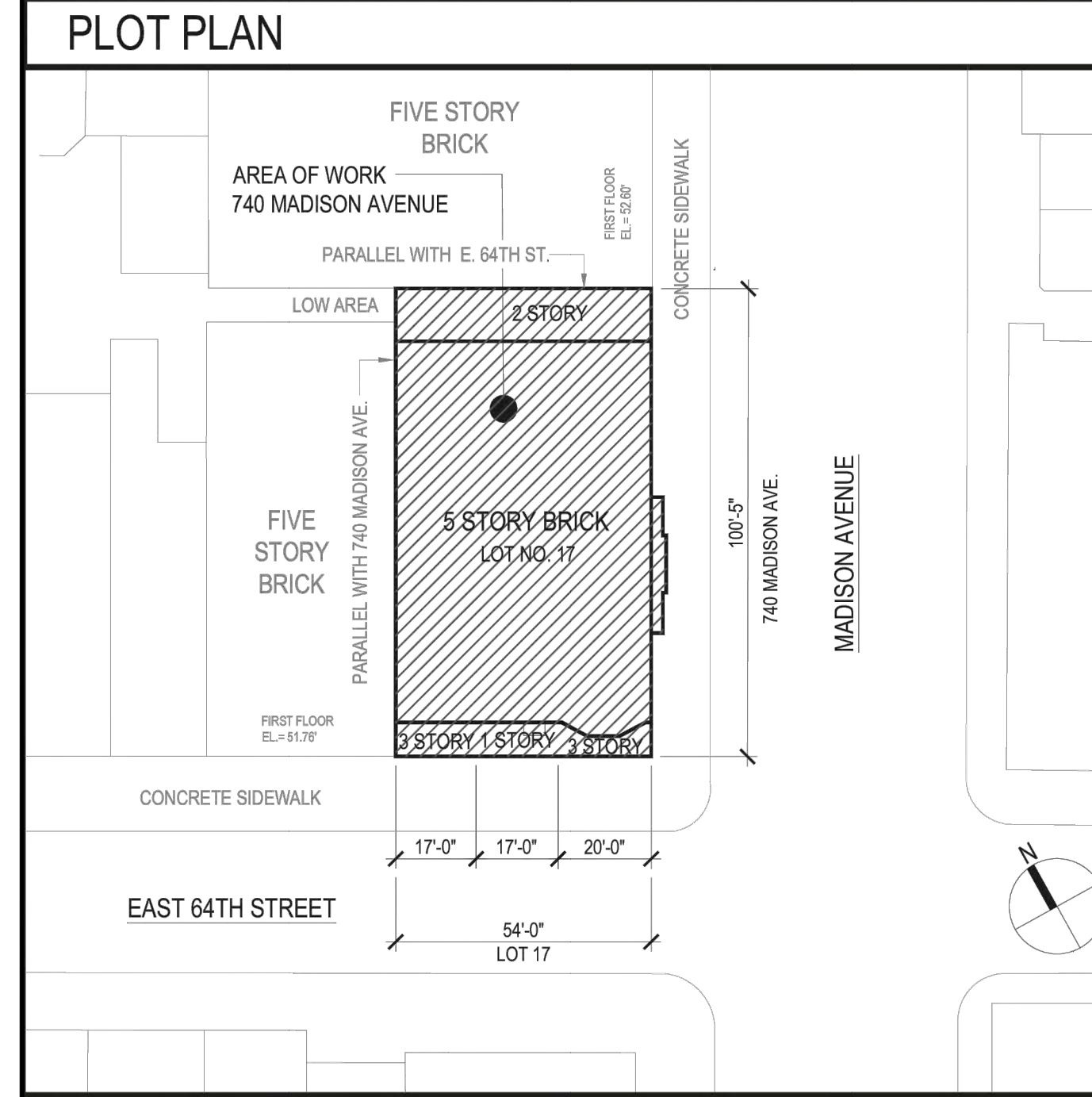
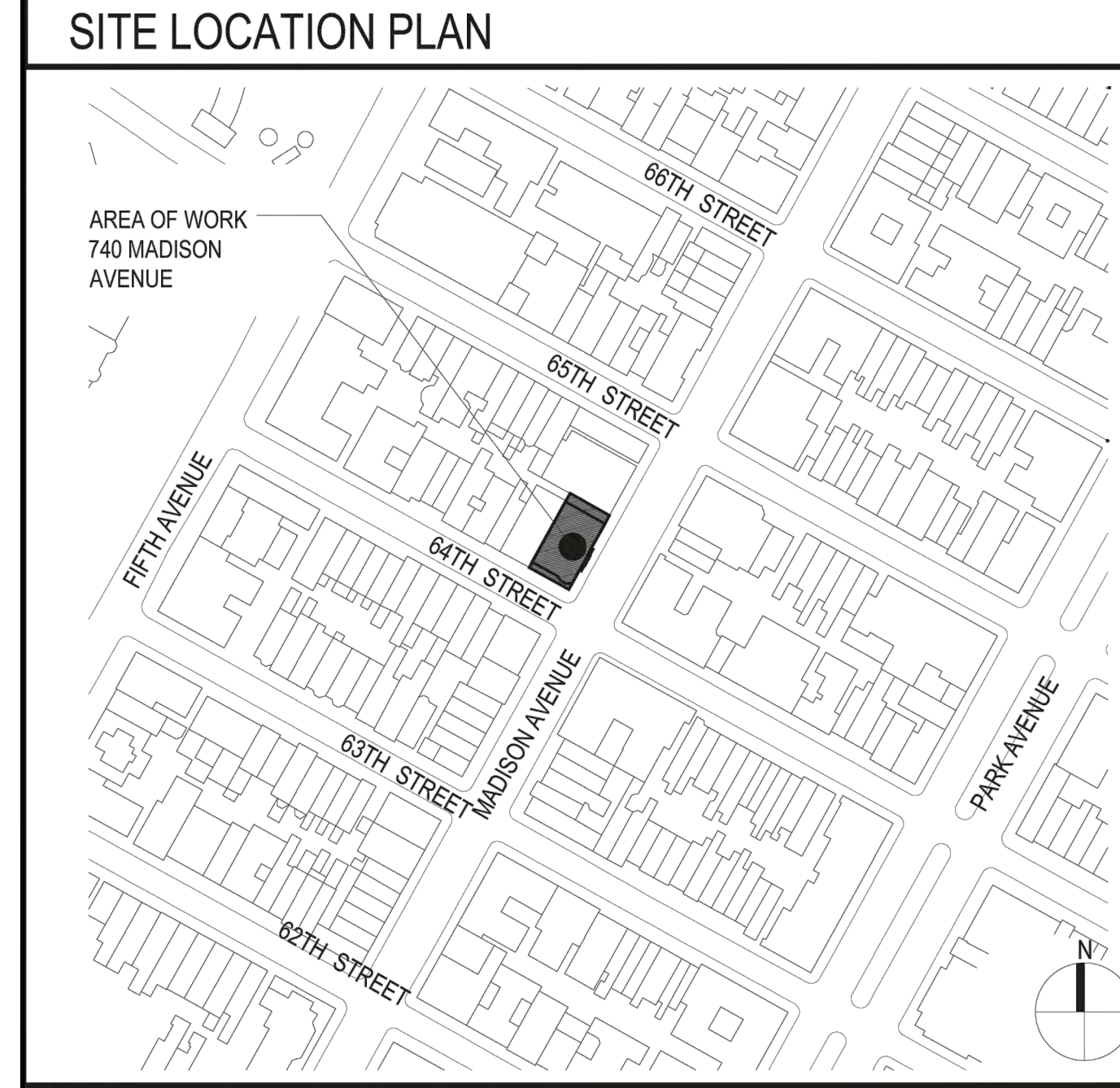
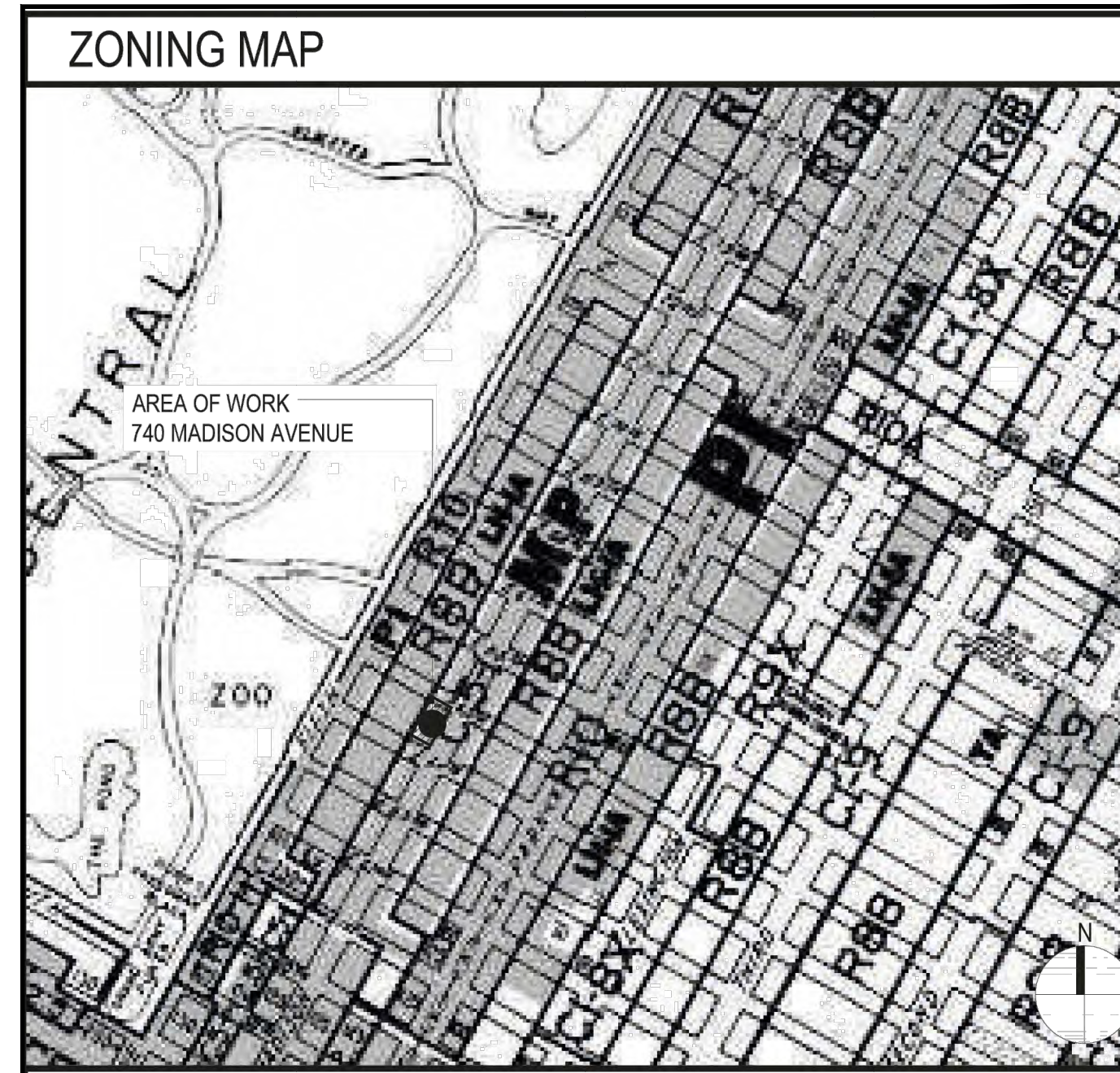
888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

FACADE RESTORATION WORK

23 EAST 64TH STREET
25 EAST 64TH STREET

SHEET INDEX		
#	#-###	SHEET TITLE
1	T-000	AS-BUILT SITE MAP, ZONING MAP, SITE LOCATION PLAN, PLOT PLAN
2	T-100A	PROPOSED ELEVATION
3	T-100B	PHOTOS: PRE-PERMIT & AS-BUILT
4	A-100	64TH ELEVATIONS: PRE-PERMIT, APPROVED, AS-BUILT, PROPOSED
5	A-101	23E, 25E 64TH AS-BUILT & PROPOSED ELEVATION
6	A-102A	23 EAST 64TH PROPOSED RESTORATION FACADE & PLAN
7	A-102B	23 EAST 64TH PRE-PERMIT ELEVATION & DISCOVERY
8	A-103A	25 EAST 64TH PROPOSED RESORATION FACADE
9	A-103B	25 EAST 64TH PRE-PERMIT ELEVATION & DISCOVERY
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11	A-104	STUCCO / FOAM FACADE PRE-PERMIT PHOTOS
12	A-105	HISTORIC PHOTOS AND REFERENCE
13	A-106	AS-BUILT PHOTOS
14	APPX-1	23E, 25E 64TH AS-BUILT FLOOR PLAN
15	APPX-2	PROPOSED EXTERIOR DOOR DETAILS & SAMPLES



Revisions

NO.	DATE	DESCRIPTION
07.15.24		FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title
**AS-BUILT SITE PLAN
ZONING MAP,
SITE LOCATION PLAN
SHEET INDEX**

Seal & Signature	Date: MAY 2024
	Project No: 1002
	Drawing by: LVL, HC
	Checked by: LVL
	Scale: AS NOTED
	DWG No:
	T-000
	Cad file # 1 of 14
	1002_740 Madison
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FACADE RESTORATION

23 EAST 64TH STREET
25 EAST 64TH STREET



19 EAST 64TH ST

23 EAST 64TH ST

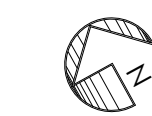
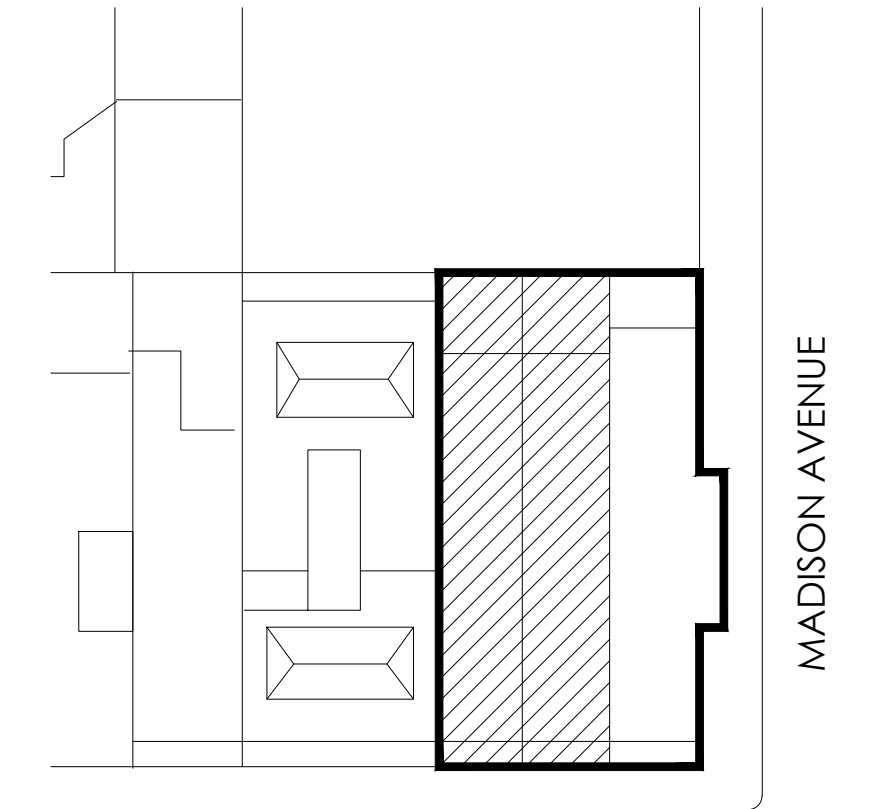
25 EAST 64TH ST

740 MADISON AVE

VLARCHITECTS

1115 Broadway, 12th Floor
New York, NY 10010
T. 212.631.0590 F. 212.631.0591
VLarchitects@aol.com

KEY PLAN



EAST 64TH STREET

MADISON AVENUE

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title

**PROPOSED
EXTERIOR FACADE**

Seal & Signature

Date: MAY 2024
Project No: 1002
Drawing by: LVL, HC
Checked by: LVL
Scale: AS NOTED
DWG No:

T-100A

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23 EAST 64TH STREET
25 EAST 64TH STREET



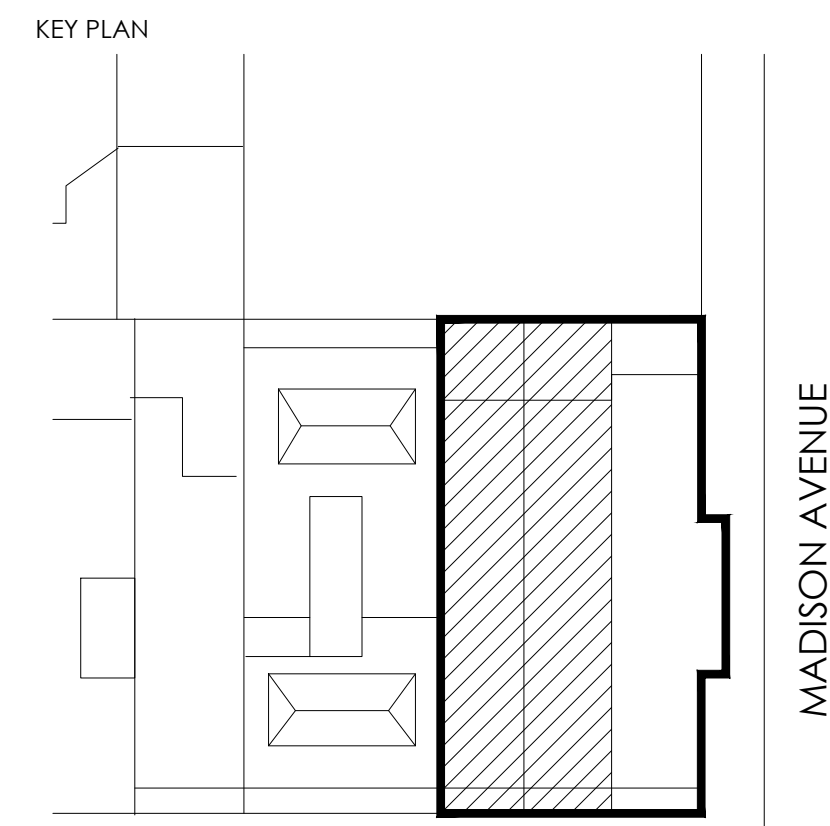
23 EAST & 25 EAST 64TH STREET - 2007

PRE-PERMIT



23 EAST & 25 EAST 64TH STREET - 2022

AS- BUILT



EAST 64TH STREET

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMIT

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title
**PHOTOS
PRE-PERMIT & AS-BUILT**

Seal & Signature	Date: MAY 2024
	Project No: 1002
	Drawing by: LVL, HC
	Checked by: LVL
	Scale: AS NOTED
	DWG No:
	T-100B
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23 EAST 64TH STREET

25 EAST 64TH STREET

AS-BUILT
 1/4" = 1'-0"

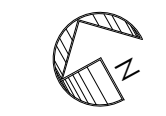
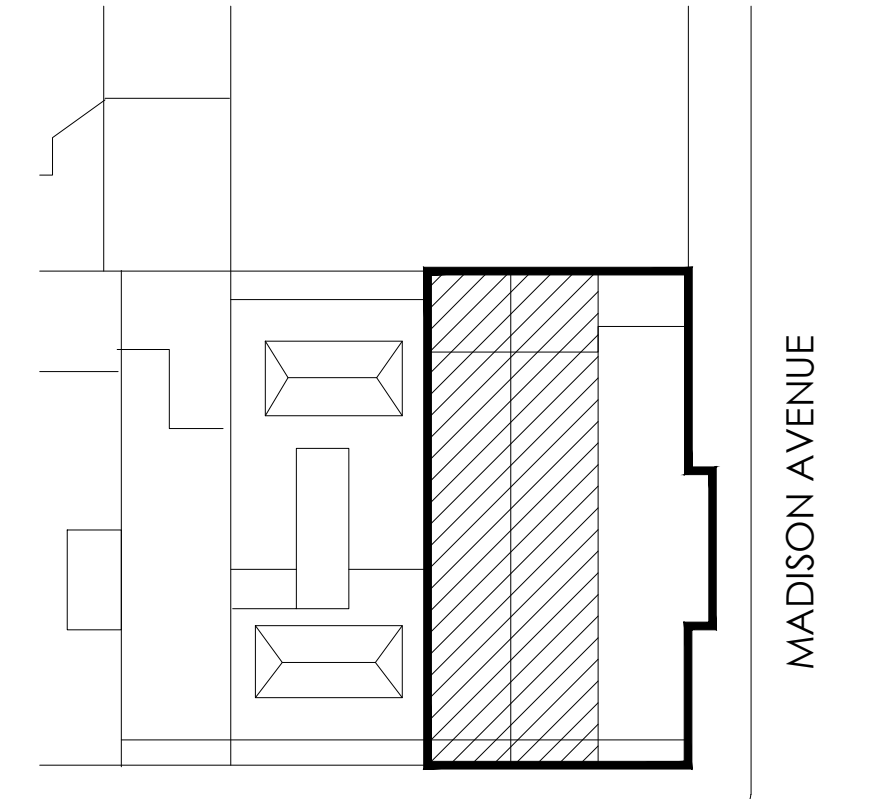


23 EAST 64TH STREET

25 EAST 64TH STREET

PROPOSED
 1/4" = 1'-0"

KEY PLAN



EAST 64TH STREET

MADISON AVENUE

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
23E & 25E 64TH STREET
AS BUILT & PROPOSED
ELEVATIONS

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED
 DWG No:

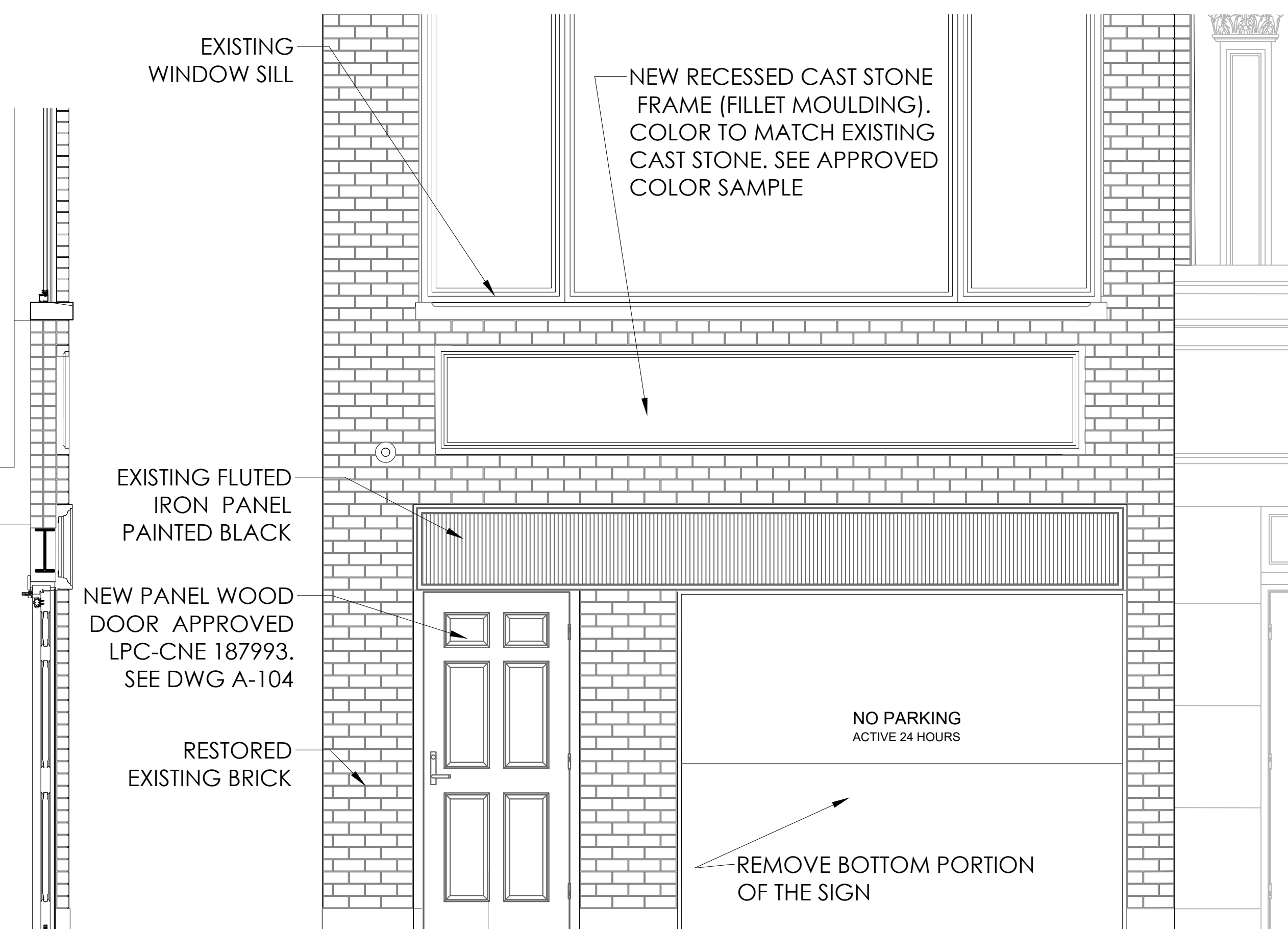
A-101

Cad file # 4 of 14
 1002_740 Madison
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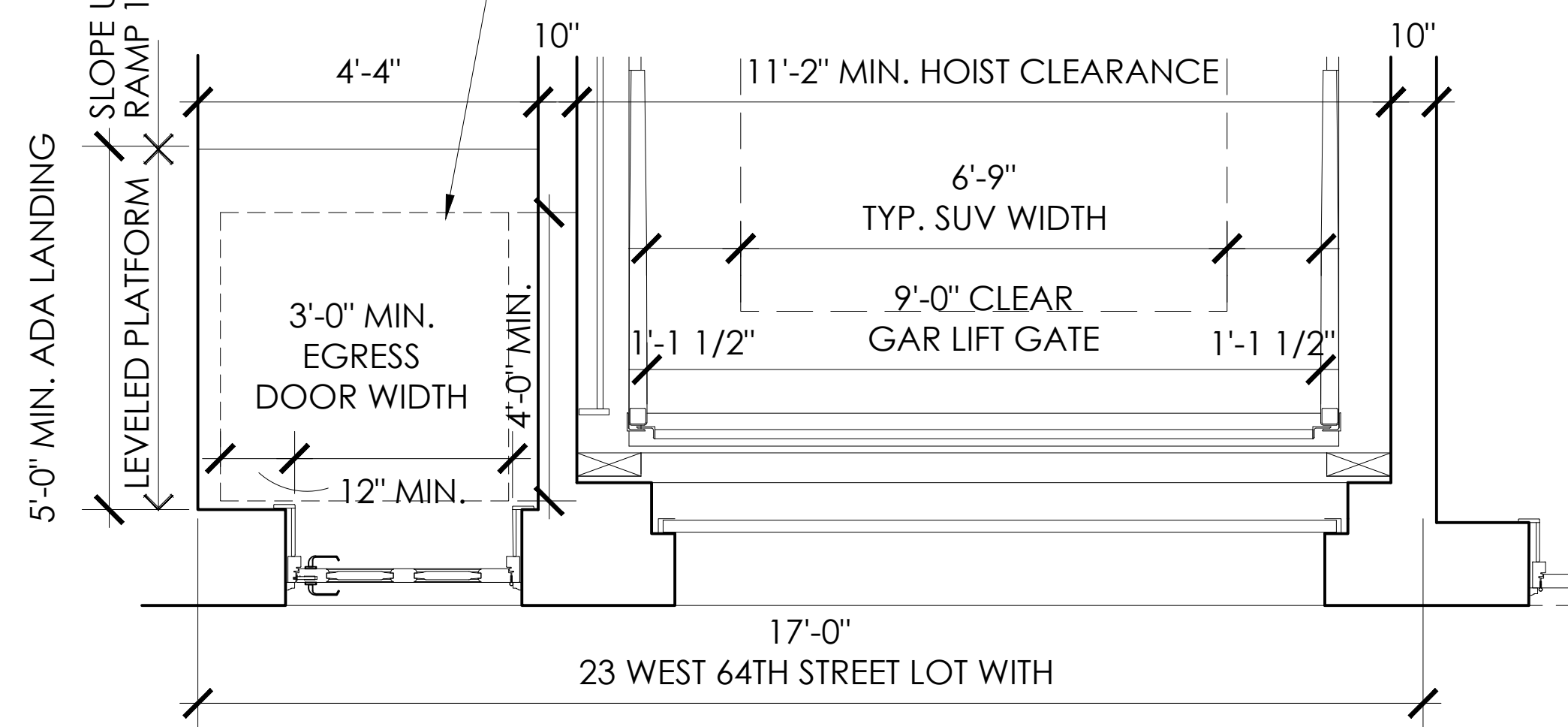
STREET VIEW
 1/4" = 1'-0"

23 EAST 64TH STREET
 NEO-GREEK STYLE ROW HOUSE
 DESIGNED BY PECKERING & WALKER
 BUILT 1907-1908
 ALTERED 1926
 ALTERED 1980



ADA DOOR CLEARANCE
 (SEE CODE DIAGRAM BELOW)

STREET VIEW - DETAIL
 1/2" = 1'-0"



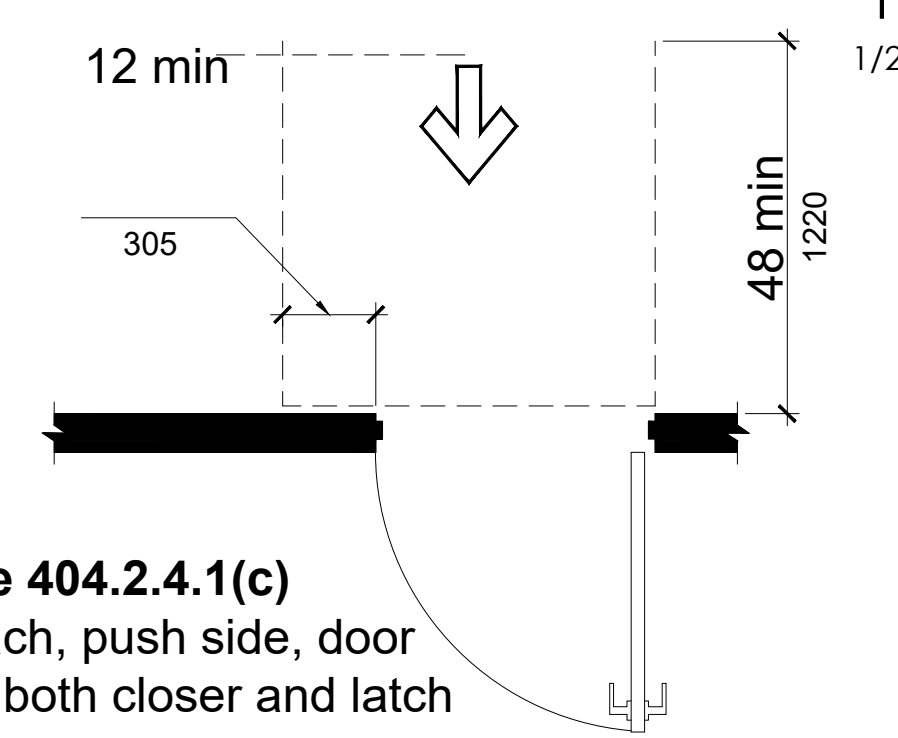
PLAN
 1/2" = 1'-0"

404.2.4 MANEUVERING CLEARANCE 2010 ADA STANDARD

4 Accessible Routes >404 Doors, Doorways, and Gates
 > 404.2 Manual Doors, Doorways, and Manual Gates >
 404.2.4 Maneuvering Clearances

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Figure 404.2.4.1(c)
 front approach, push side, door provided with both closer and latch

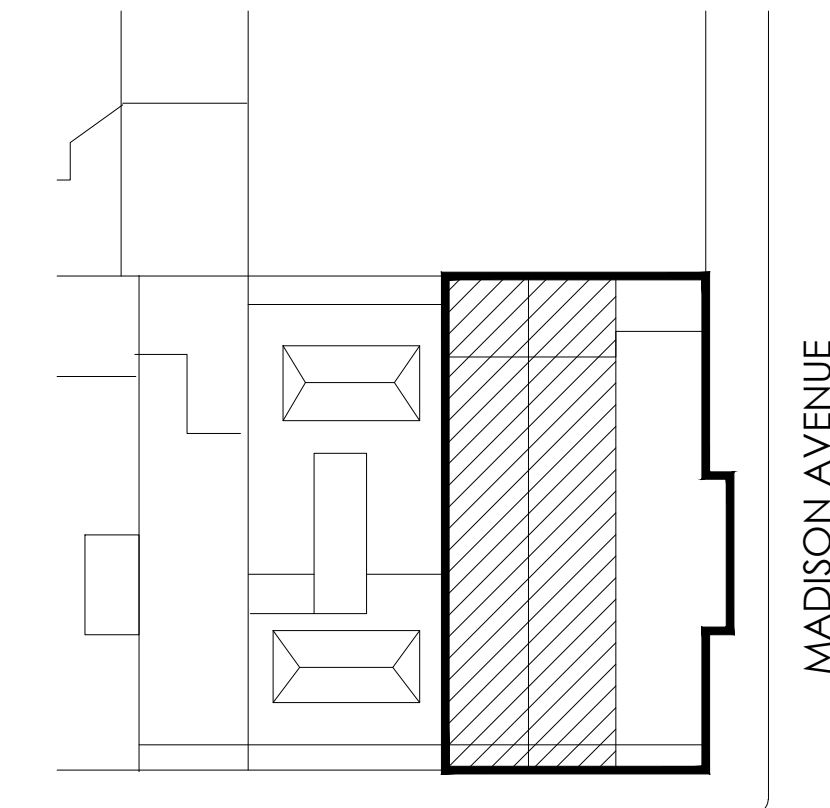


FOAM / STUCCO FACADE (PRE-PERMIT)



RESTORED BRICK FACADE (AS-BUILT)

KEY PLAN



Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
**23E 64TH STREET
 PROPOSED FACADE
 RESTORATION AND PLAN**

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED
 DWG No:

A-102A

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23 EAST 64TH STREET
 NEO-GREEK STYLE ROW HOUSE
 DESIGNED BY PECKERING & WALKER
 BUILT 1907-1908
 ALTERED 1926
 ALTERED 1980

STREET VIEW
 1/4" = 1'-0"



STUCCO FOAM FACADE



23 EAST & 25 EAST 64TH STREET - 1940'S



ORIGINAL TERRACE BALUSTER

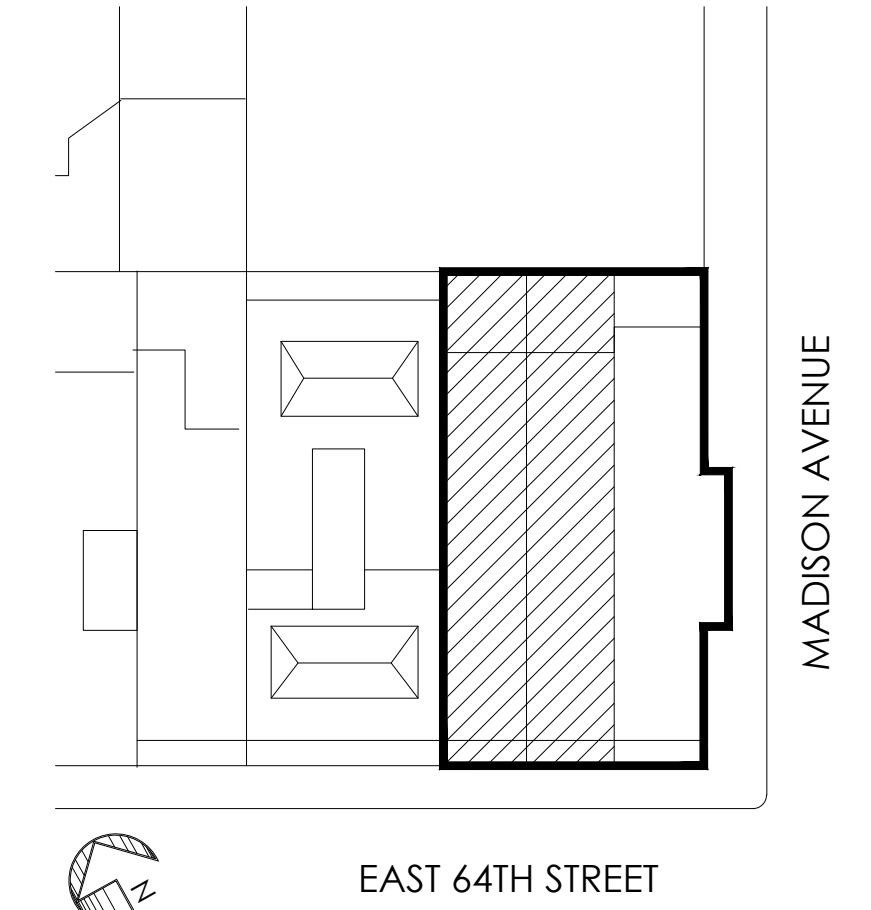


ORIGINAL BRICK



ORIGINAL BRICK HIDDEN BEHIND STUCCO

KEY PLAN



Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
23E 64TH STREET
PRE-PERMIT
ELEVATION / DISCOVERY

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED

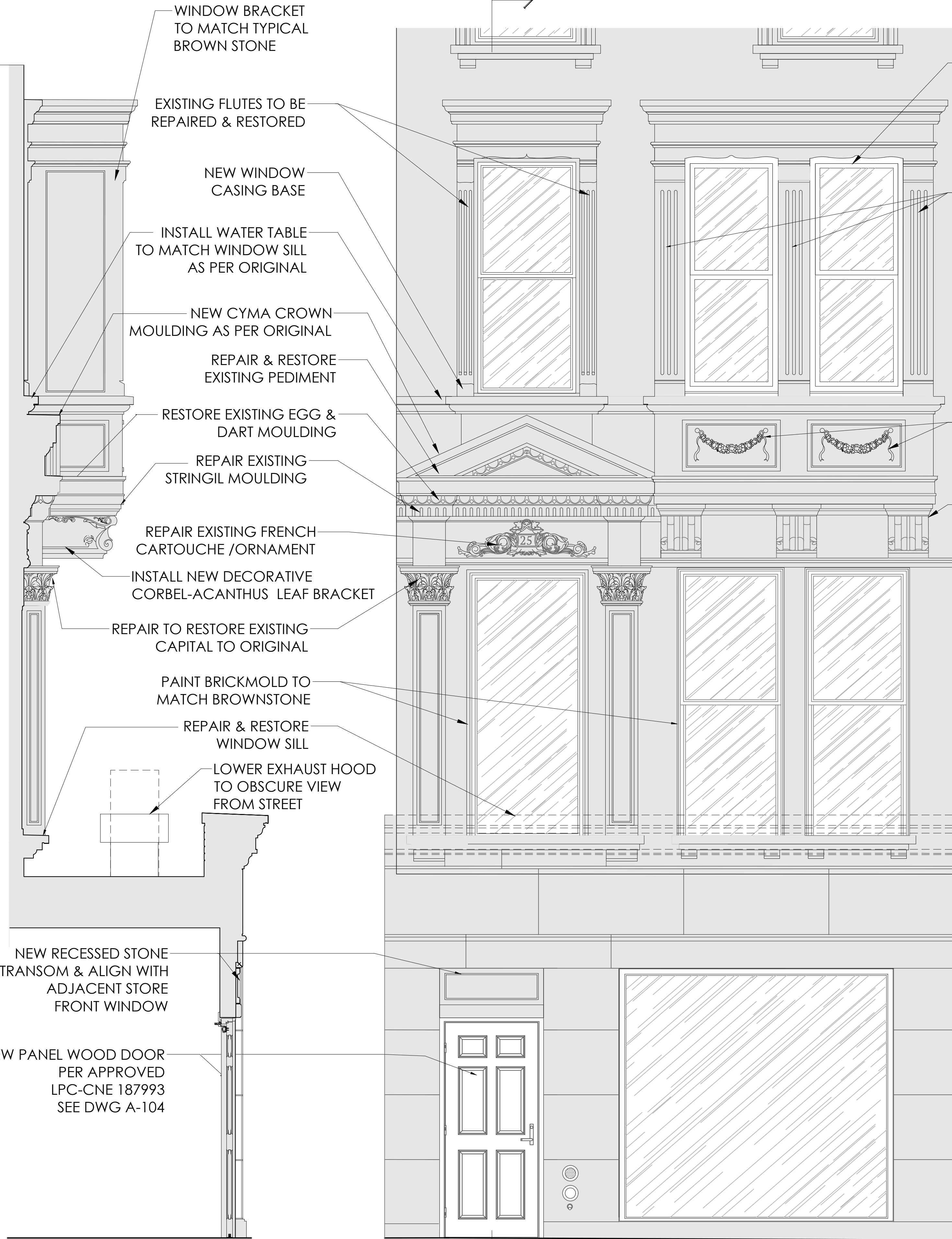
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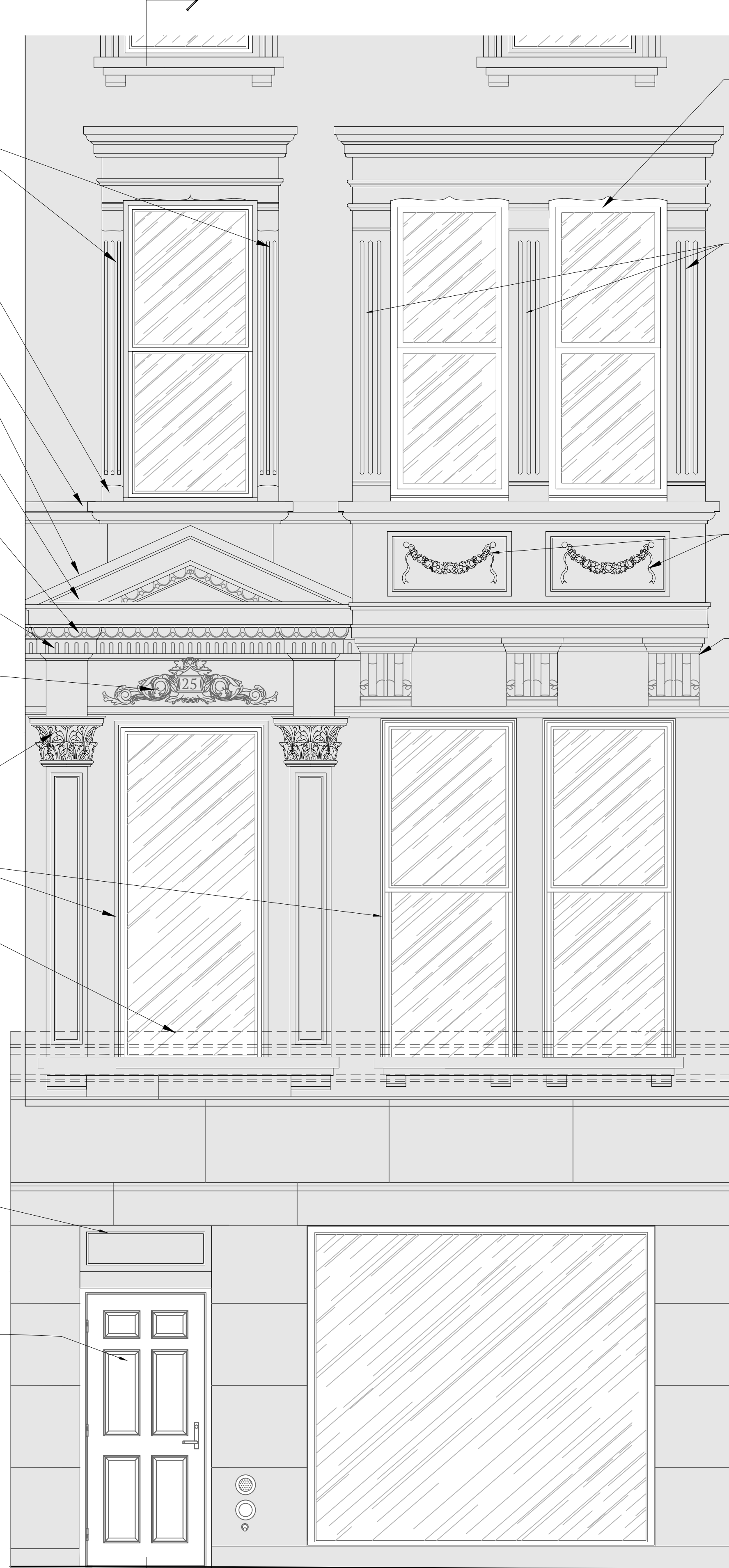
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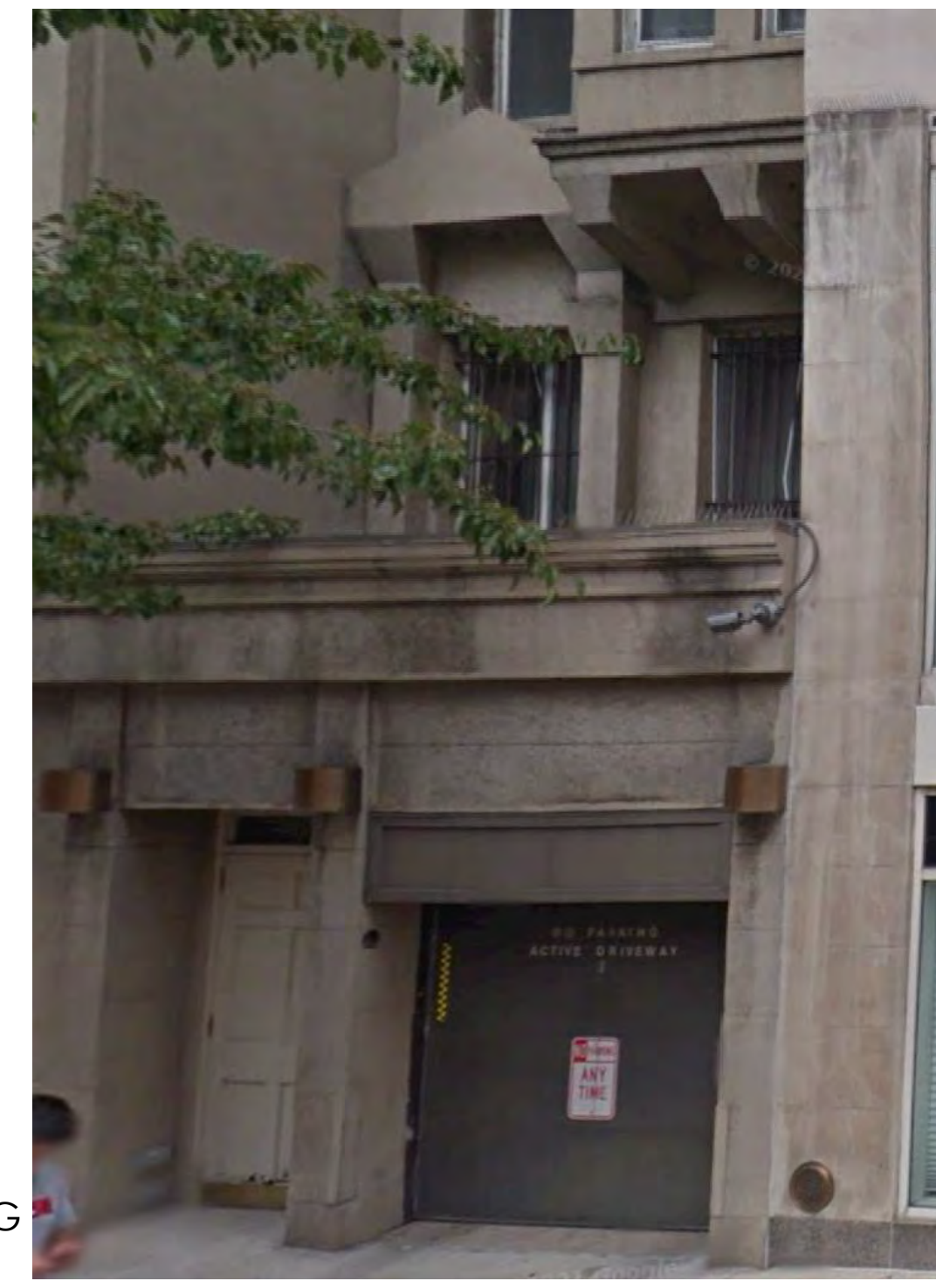
STREET VIEW
1/4" = 1'-0"



SECTION A-A
1/2" = 1'-0"

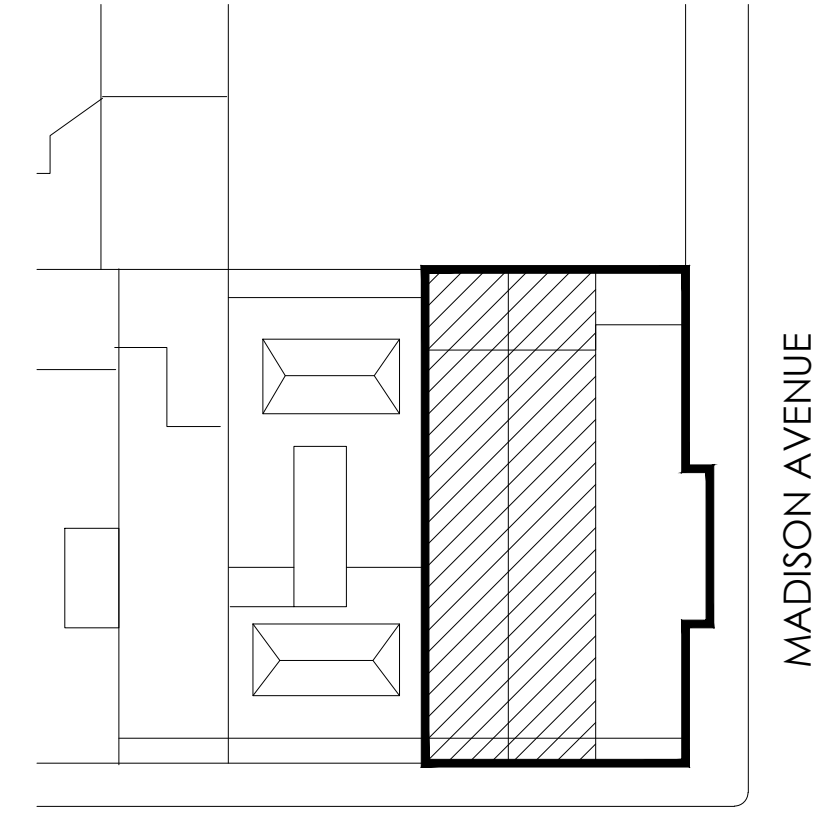


STREET VIEW - DETAIL
1/2" = 1'-0"



- WINDOW BRACKET TO MATCH TYPICAL BROWN STONE
- EXISTING FLUTES TO BE REPAIRED & RESTORED
- NEW WINDOW CASING BASE
- INSTALL WATER TABLE TO MATCH WINDOW SILL AS PER ORIGINAL
- NEW CYMA CROWN MOULDING AS PER ORIGINAL
- REPAIR & RESTORE EXISTING PEDIMENT
- RESTORE EXISTING EGG & DART MOULDING
- REPAIR EXISTING STRINGIL MOULDING
- REPAIR EXISTING FRENCH CARTOUCHE /ORNAMENT
- INSTALL NEW DECORATIVE CORBEL-ACANTHUS LEAF BRACKET
- REPAIR TO RESTORE EXISTING CAPITAL TO ORIGINAL
- PAINT BRICKMOLD TO MATCH BROWNSTONE
- REPAIR & RESTORE WINDOW SILL
- LOWER EXHAUST HOOD TO OBSCURE VIEW FROM STREET
- NEW RECESSED STONE TRANSOM & ALIGN WITH ADJACENT STORE FRONT WINDOW
- NEW PANEL WOOD DOOR PER APPROVED LPC-CNE 187993 SEE DWG A-104
- INSTALL NEW SEGMENTAL WINDOW SURROUND TO MATCH ORIGINAL
- INSTALL MISSING FLUTES TO MATCH ORIGINAL & ADJ. EXISTING FLUTES
- INSTALL NEW DECORATIVE PANEL WITH RESIN ROSE SAG WITH DROP
- INSTALL NEW DECORATIVE CORBEL-ACANTHUS LEAF BRACKET

KEY PLAN



EAST 64TH STREET

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title
**25E 64TH STREET
PROPOSED FACADE
RESTORATION**

Seal & Signature

Date: MAY 2024
Project No: 1002
Drawing by: LVL, HC
Checked by: LVL
Scale: AS NOTED
DWG No:

A-103A

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25 EAST 64TH STREET
ITALINATED STYLE (RENAISSANCE REVIVAL STYLE)
DESIGNED BY JOHN G., PRAGUE
BUILT 1879-80
ALTERED 1919
ALTERED 1980



STREET VIEW
 1/4" = 1'-0"



FOAM / STUCCO FACADE (PRE-PERMIT)



HISTORIC PHOTO DETAIL

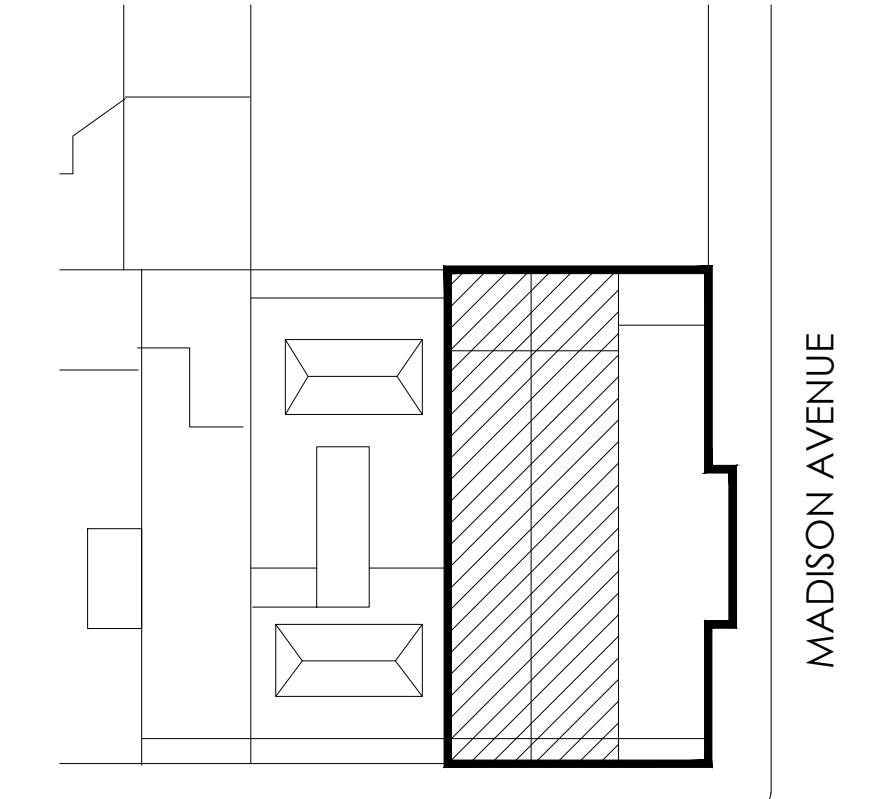


25 EAST 64TH STREET - 1940'S



BAY WINDOWS STRUCTURE

KEY PLAN



EAST 64TH STREET

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
25E 64TH STREET
PRE-PERMIT
ELEVATION / DISCOVERY

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED
 DWG No:

A-103B

Cad file # 8 of 14
 1002_740 Madison

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25 EAST 64TH STREET
 ITALINATED STYLE (RENAISSANCE REVIVAL STYLE)
 DESIGNED BY JOHN G., PRAGUE
 BUILT 1879-80
 ALTERED 1919
 ALTERED 1980



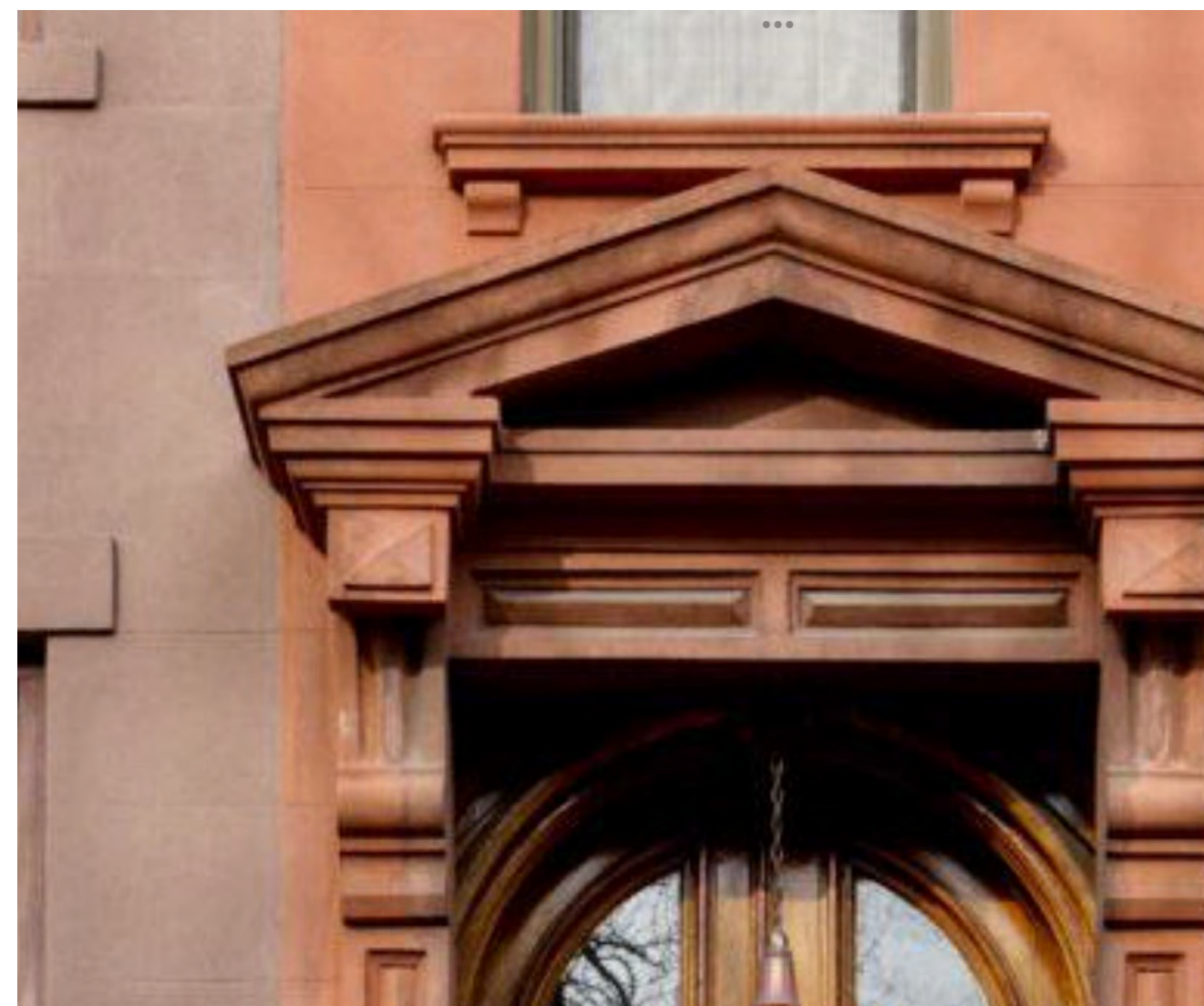
STREET VIEW

1/4" = 1'-0"

25 EAST 64TH STREET
 ITALINATED STYLE (RENAISSANCE REVIVAL STYLE)
 DESIGNED BY JOHN G.. PRAGUE
 BUILT 1879-80
 ALTERED 1919
 ALTERED 1980



SIMILAR WINDOW SURROUND



TYPICAL ENTRY PORTICO DETAIL



TYPICAL DECORATIVE CORBEL



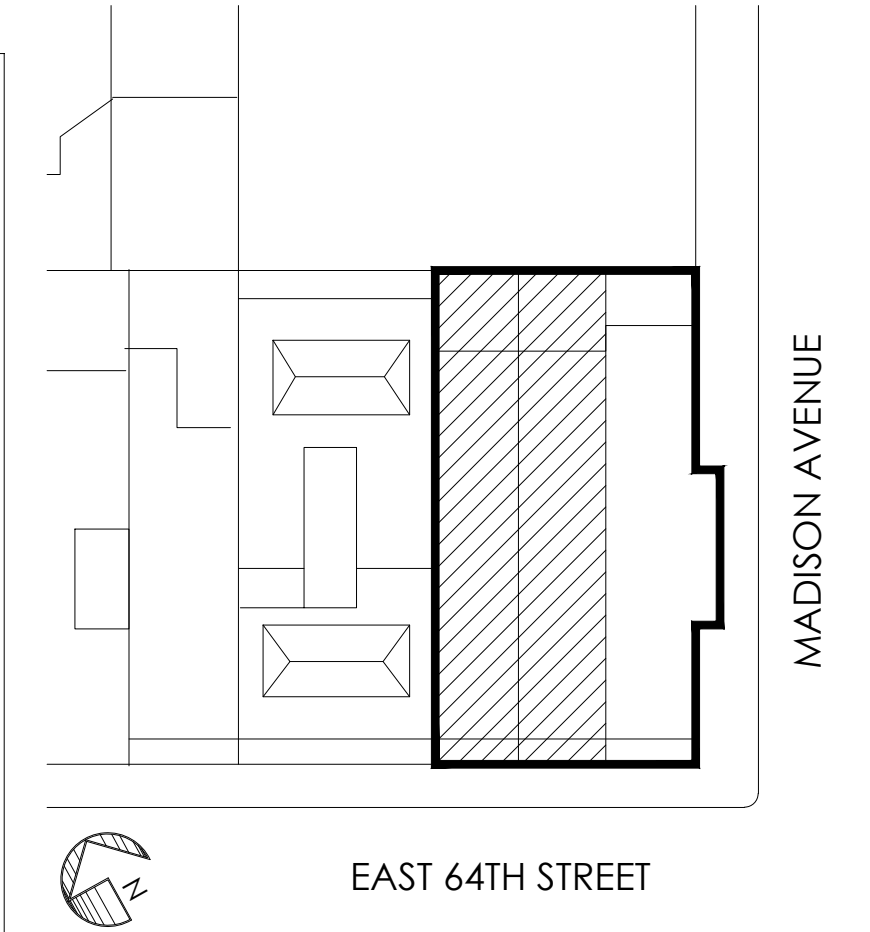
TYPICAL DECORATIVE PANEL IN BAY WINDOW



TYPICAL WATERTABLE WITH EGG & DART



KEY PLAN



Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
**25E 64TH STREET
 PROPOSED FACADE
 RESTORATION**

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED
 DWG No:

A-103C

Cad file # 9 of 14
 1002_740 Madison



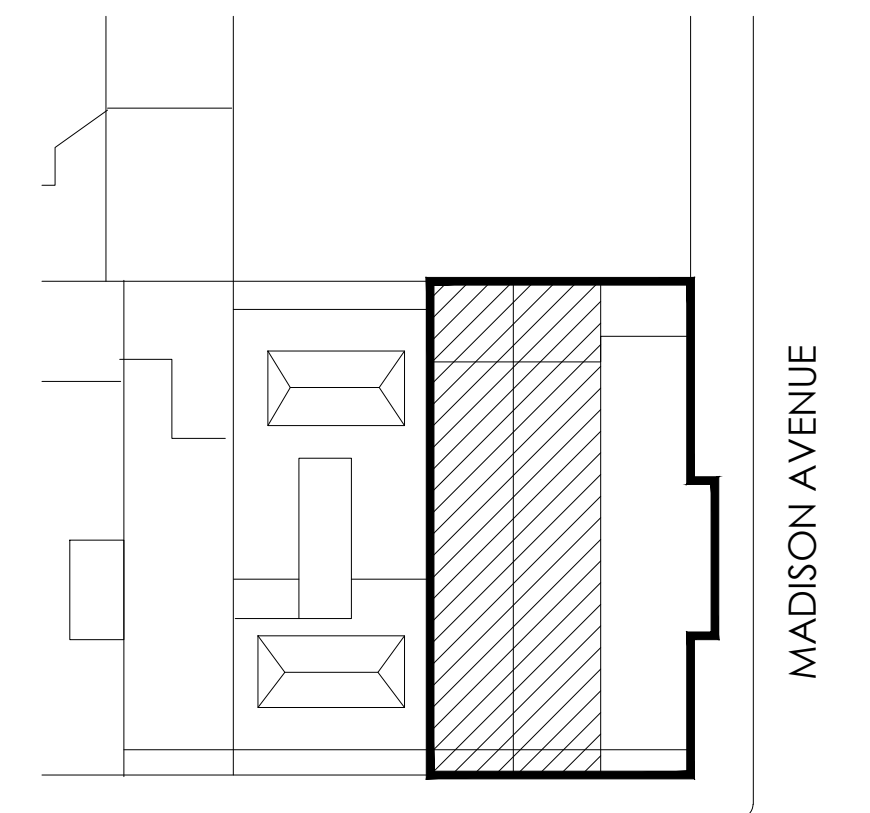
23 EAST & 25 EAST 64TH STREET - 2007



23 EAST & 25 EAST 64TH STREET - 2007



KEY PLAN



EAST 64TH STREET

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
 (AKA 740 MADISON AVENUE)

Title
**STUCCO / FOAM FACADE
 PRE-PERMIT
 PHOTOS**

Seal & Signature

Date: MAY 2024
 Project No: 1002
 Drawing by: LVL, HC
 Checked by: LVL
 Scale: AS NOTED
 DWG No:

A-104

Cad file # 10 of 14
 1002_740 Madison



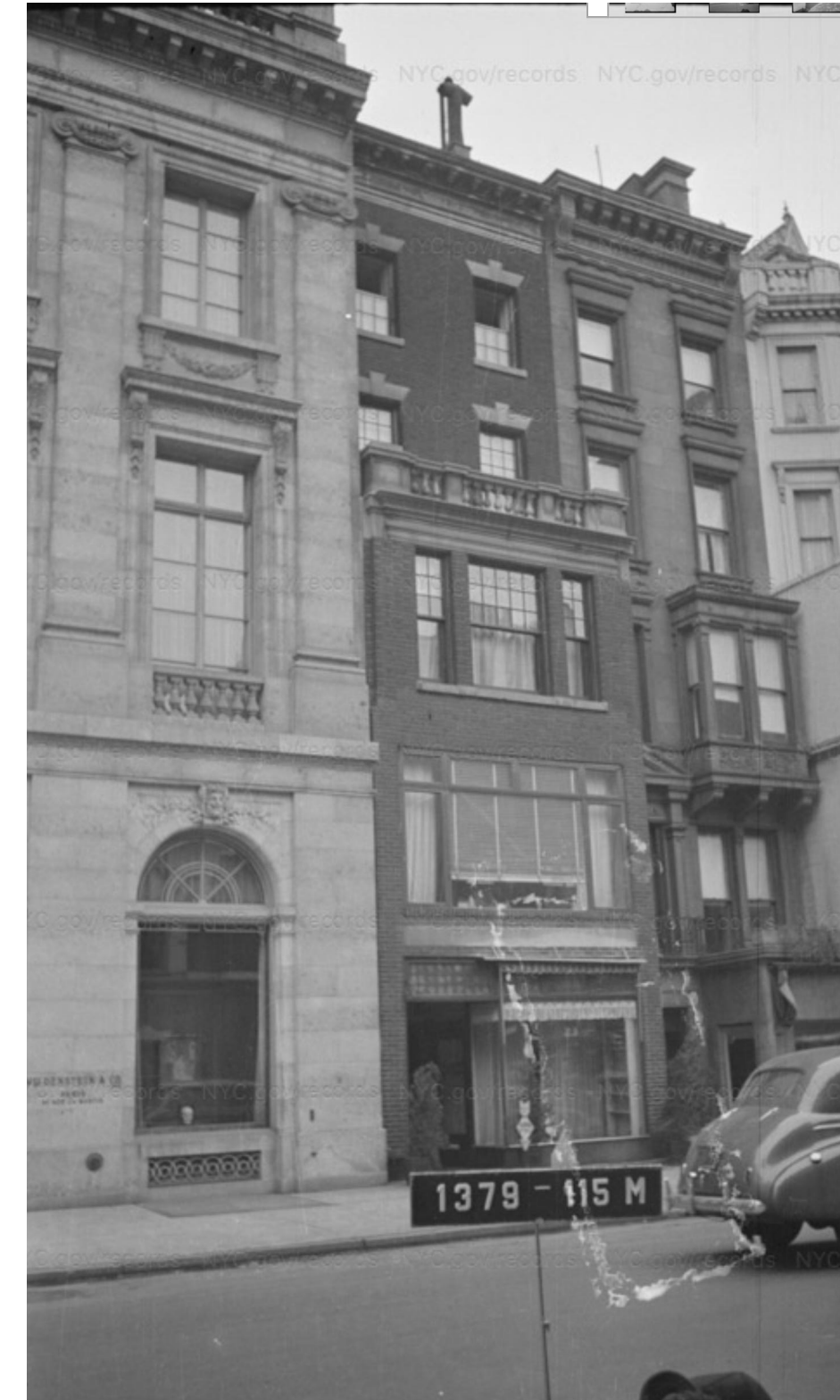
23 EAST 64TH STREET - 1990'S



23 EAST & 25 EAST 64TH STREET - 2007



23 EAST & 25 EAST 64TH STREET - 1940'S



23 EAST & 25 EAST 64TH STREET - 1940'S



25 EAST 64TH STREET - 1940'S

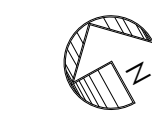
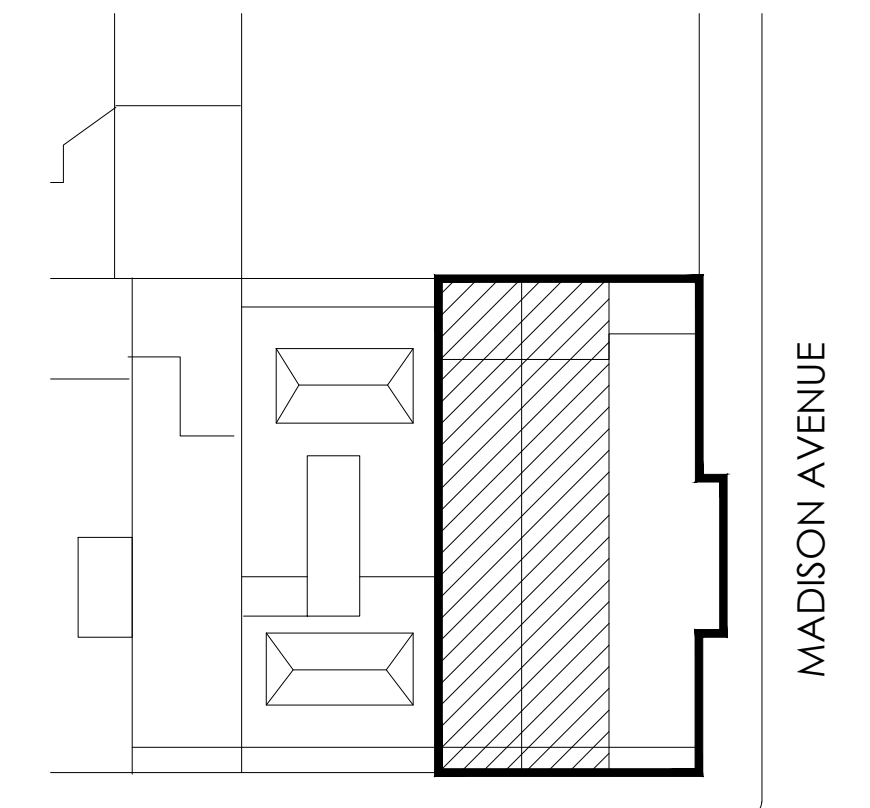


23 EAST 64TH STREET - 1932



CLOSE-UP: 23 EAST & 25 EAST 64TH STREET - 1940'S

KEY PLAN



EAST 64TH STREET

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title

HISTORIC PHOTOS

Seal & Signature

Date: MAY 2024

Project No: 1002

Drawing by: LVL, HC

Checked by: LVL

Scale: AS NOTED

DWG No:

A-105

Cad file # 11 of 14
1002_740 Madison

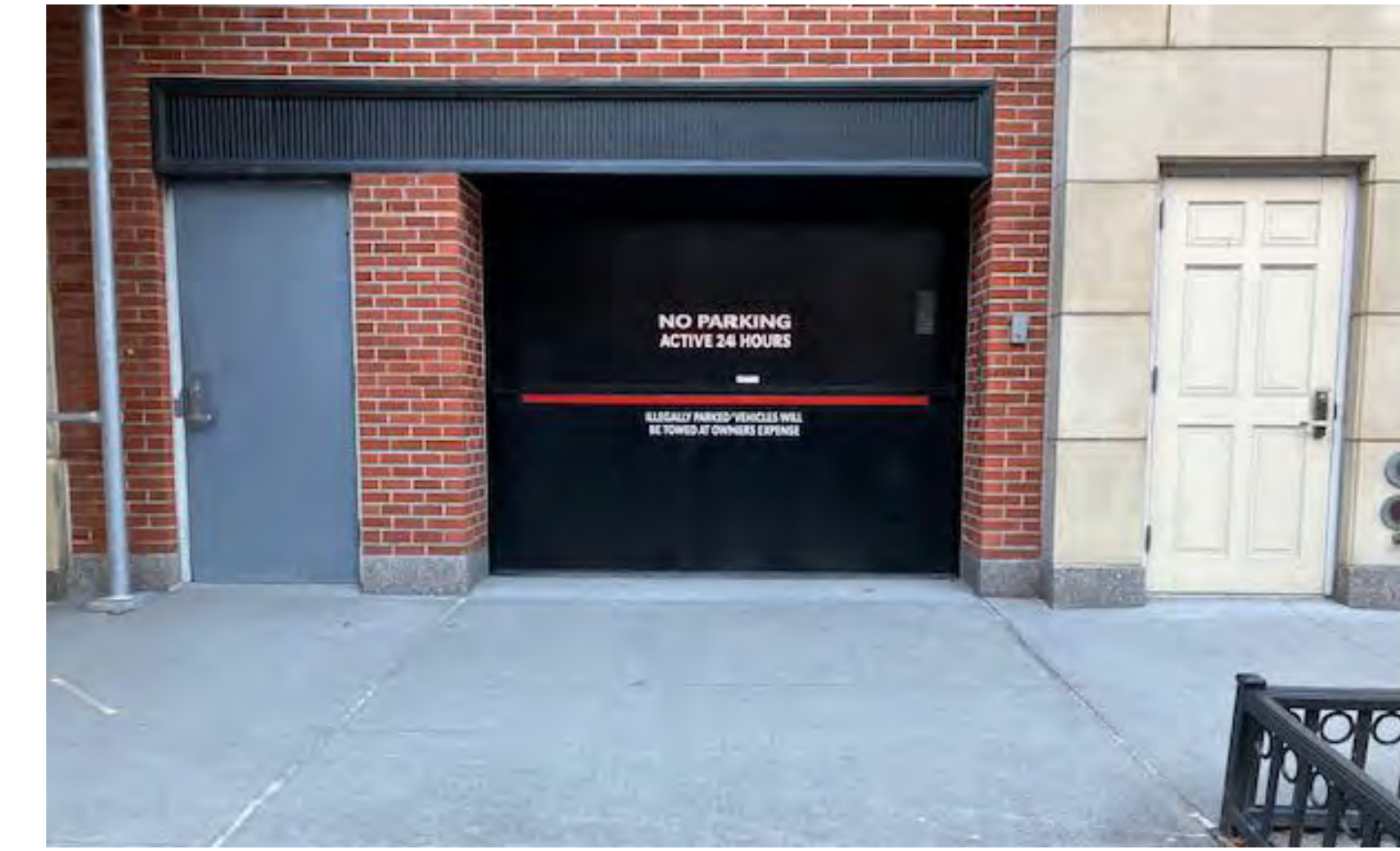
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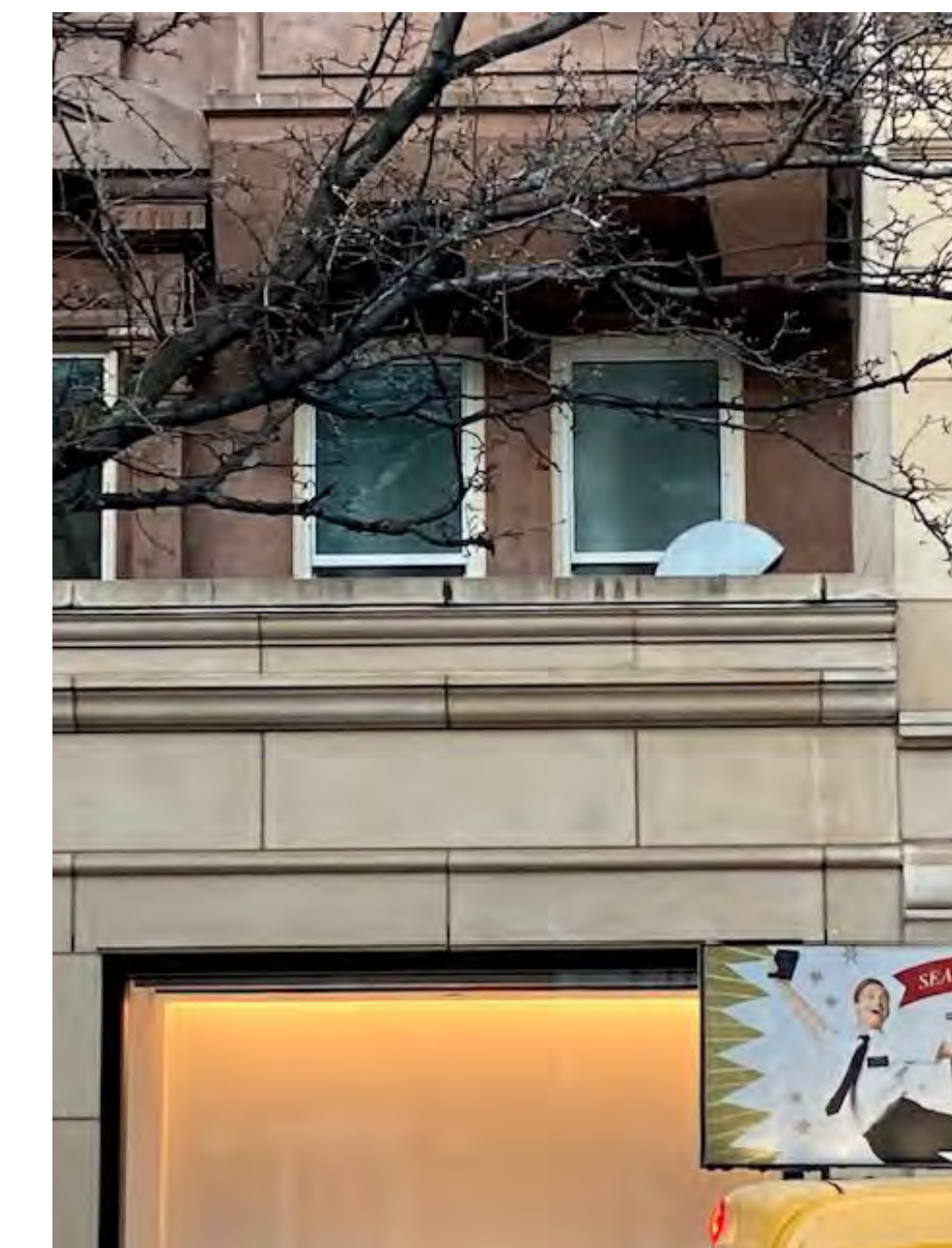
23 EAST & 25 EAST 64TH STREET - 2022



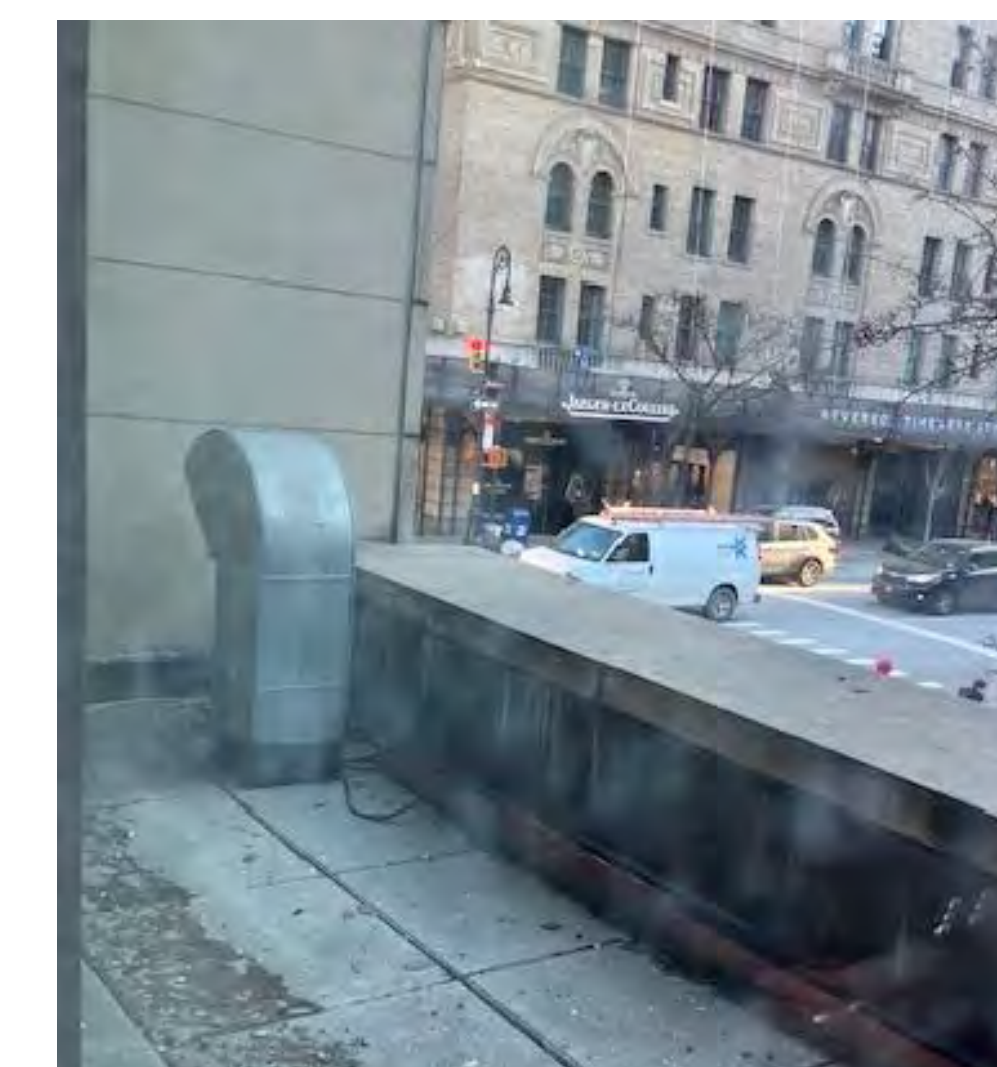
23 EAST & 25 EAST 64TH STREET - 2022



GARAGE DOOR AND ADJACENT DOORS

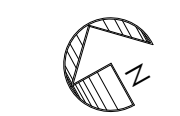
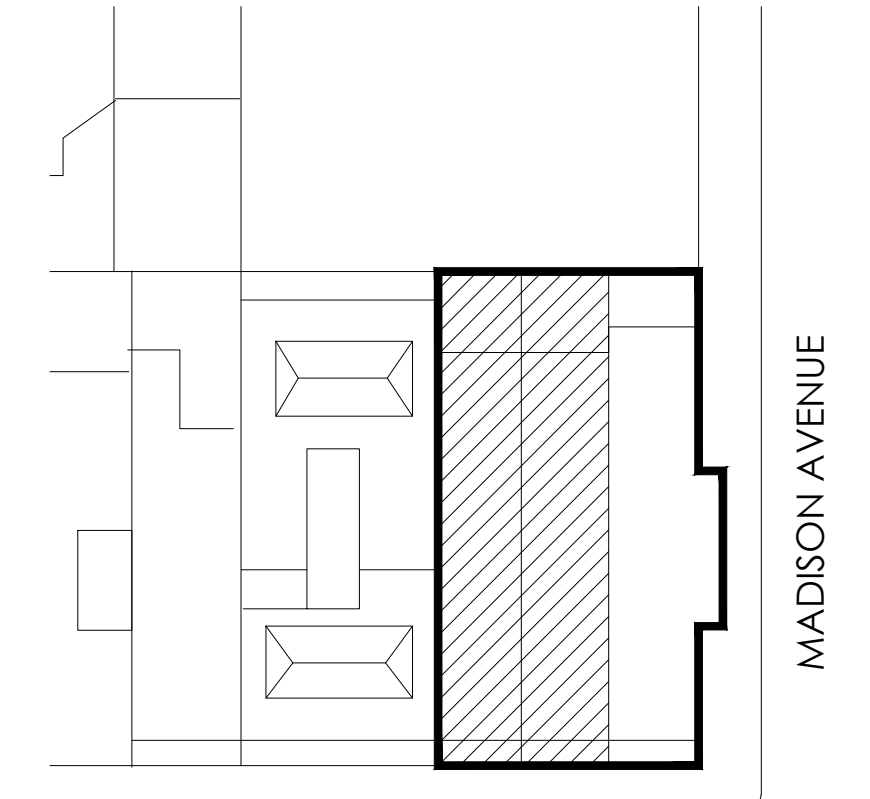


STREET VIEW OF VENT



2ND FLOOR ROOF

KEY PLAN



EAST 64TH STREET

MADISON AVENUE

Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title

AS-BUILT PHOTOS

Seal & Signature

Date: MAY 2024

Project No: 1002

Drawing by: LVL, HC

Checked by: LVL

Scale: AS NOTED

DWG No:

A-106

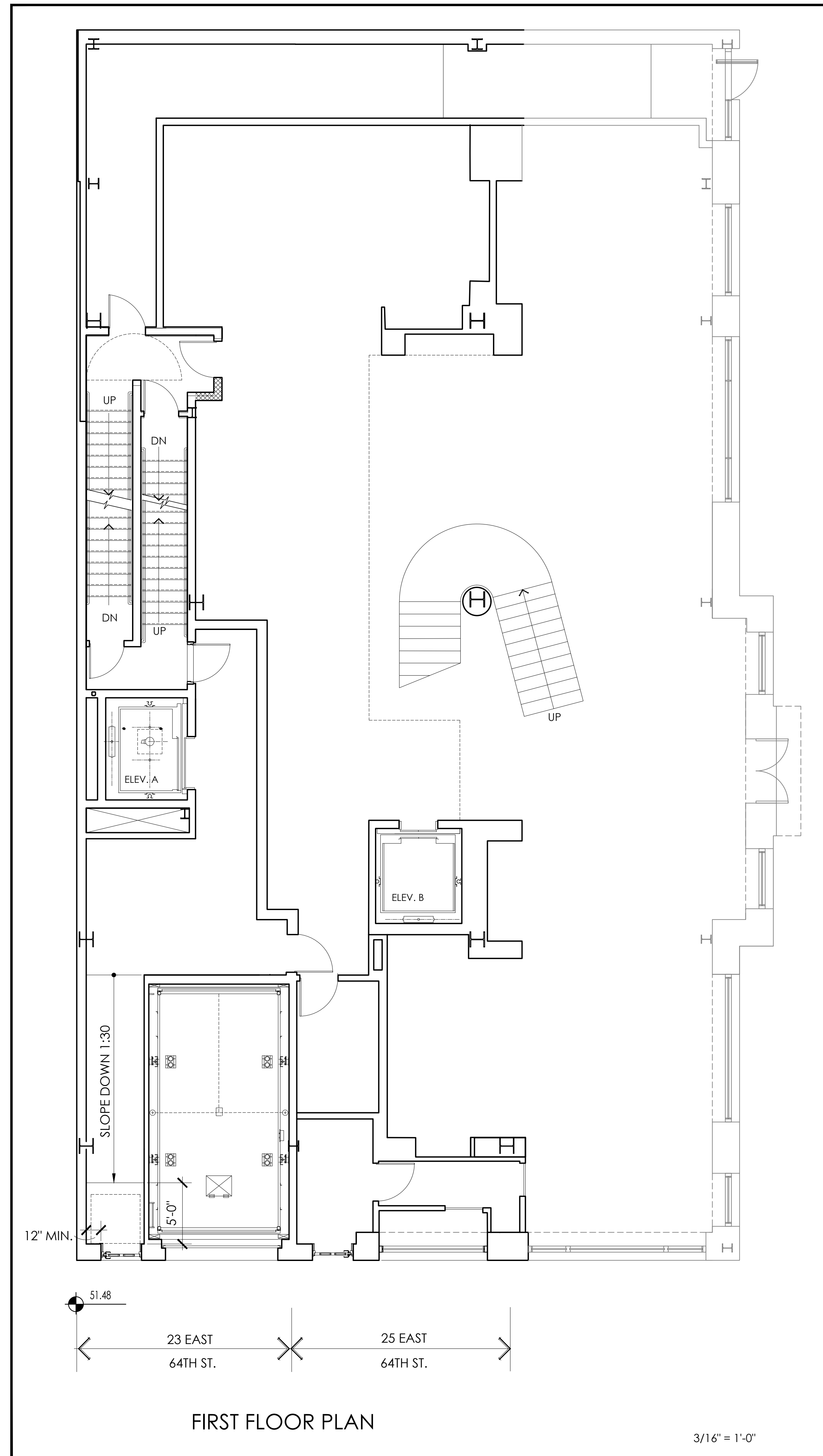
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CLOSE-UP DETAILS 23 EAST & 25 EAST 64TH STREET - 2022

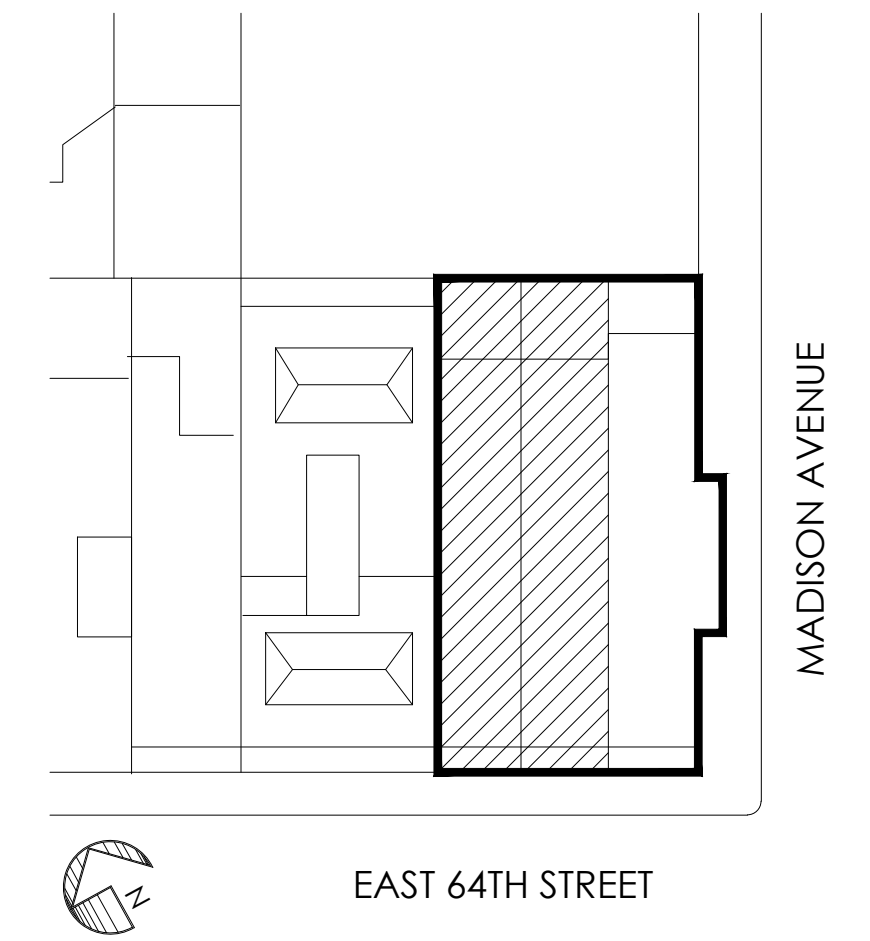




FIRST FLOOR PLAN

3/16" = 1'-0"

KEY PLAN



Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title

1ST FLOOR PLAN
AS-BUILT

Seal & Signature

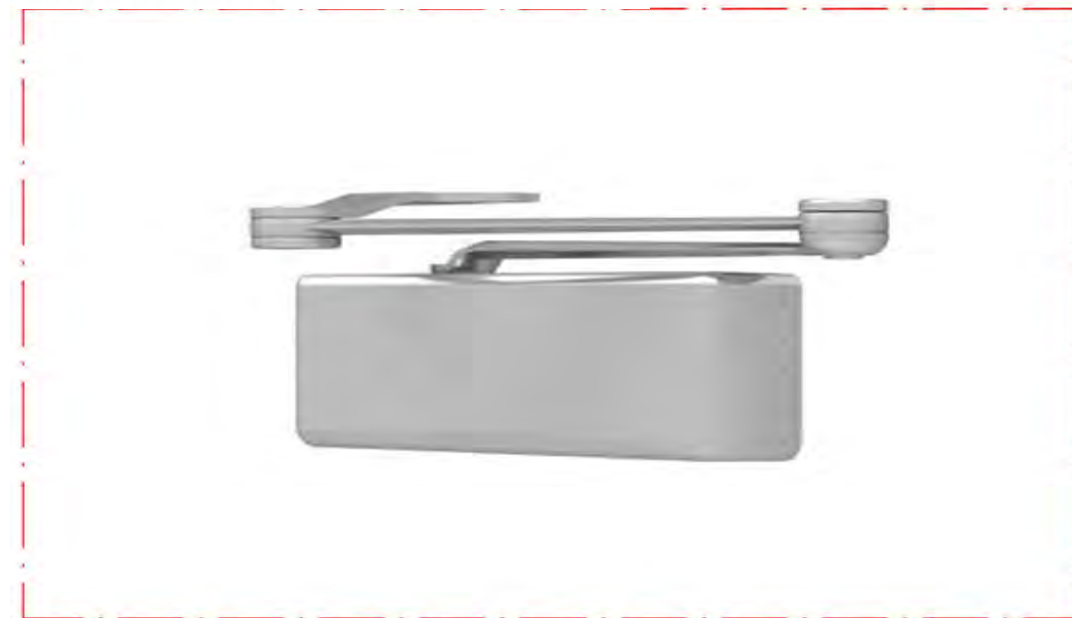
Date: MAY 2024
Project No: 1002
Drawing by: LVL, HC
Checked by: LVL
Scale: AS NOTED
DWG No:

APPX-1

Cad file # 13 of 14
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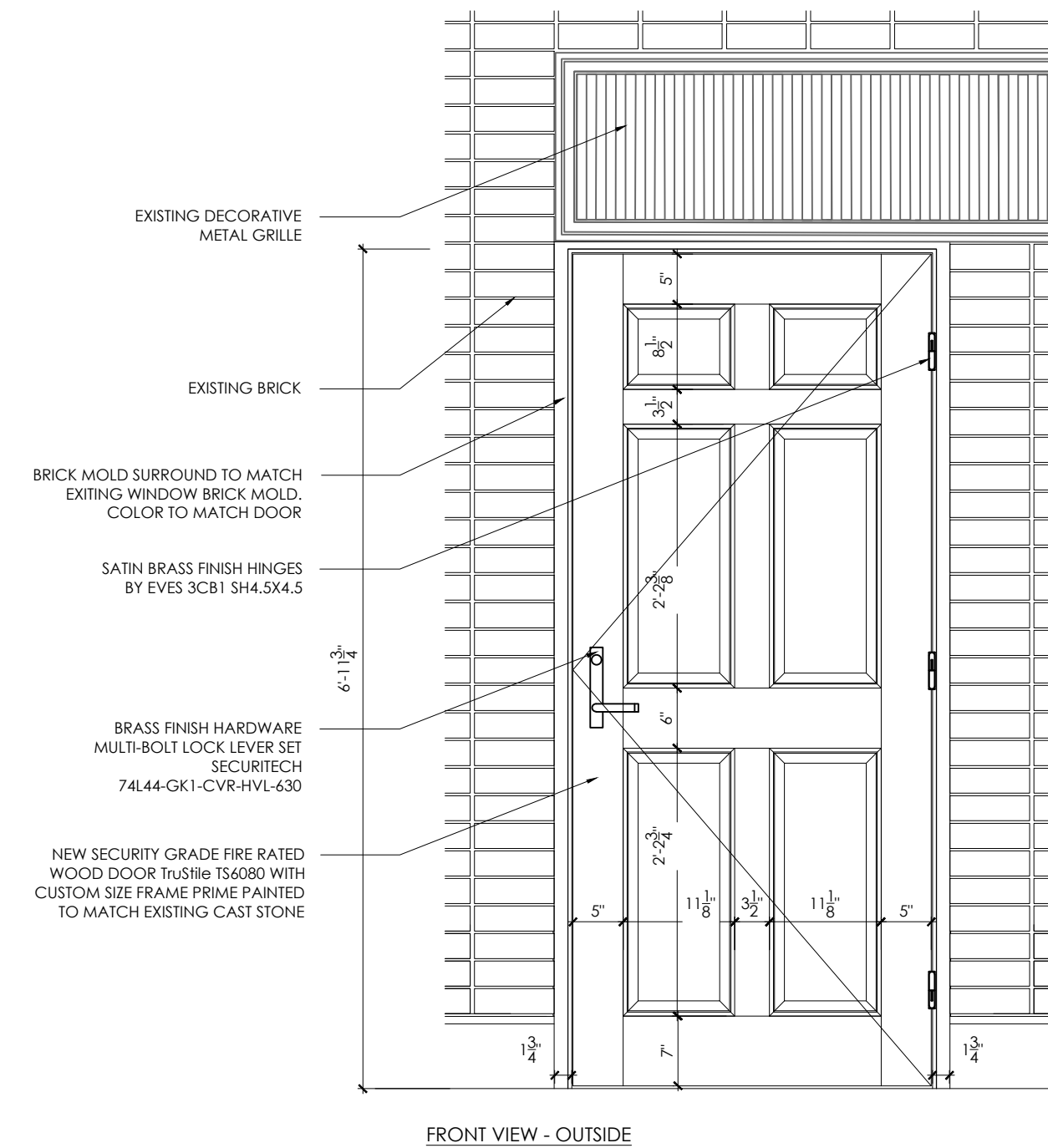
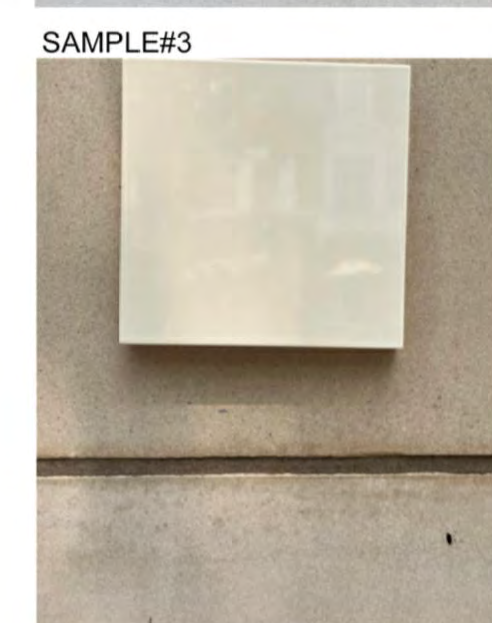
IVES 3CB1 SH4.5X4.5 SECURITY BUTT HINGES
SATIN BRASS FINISH



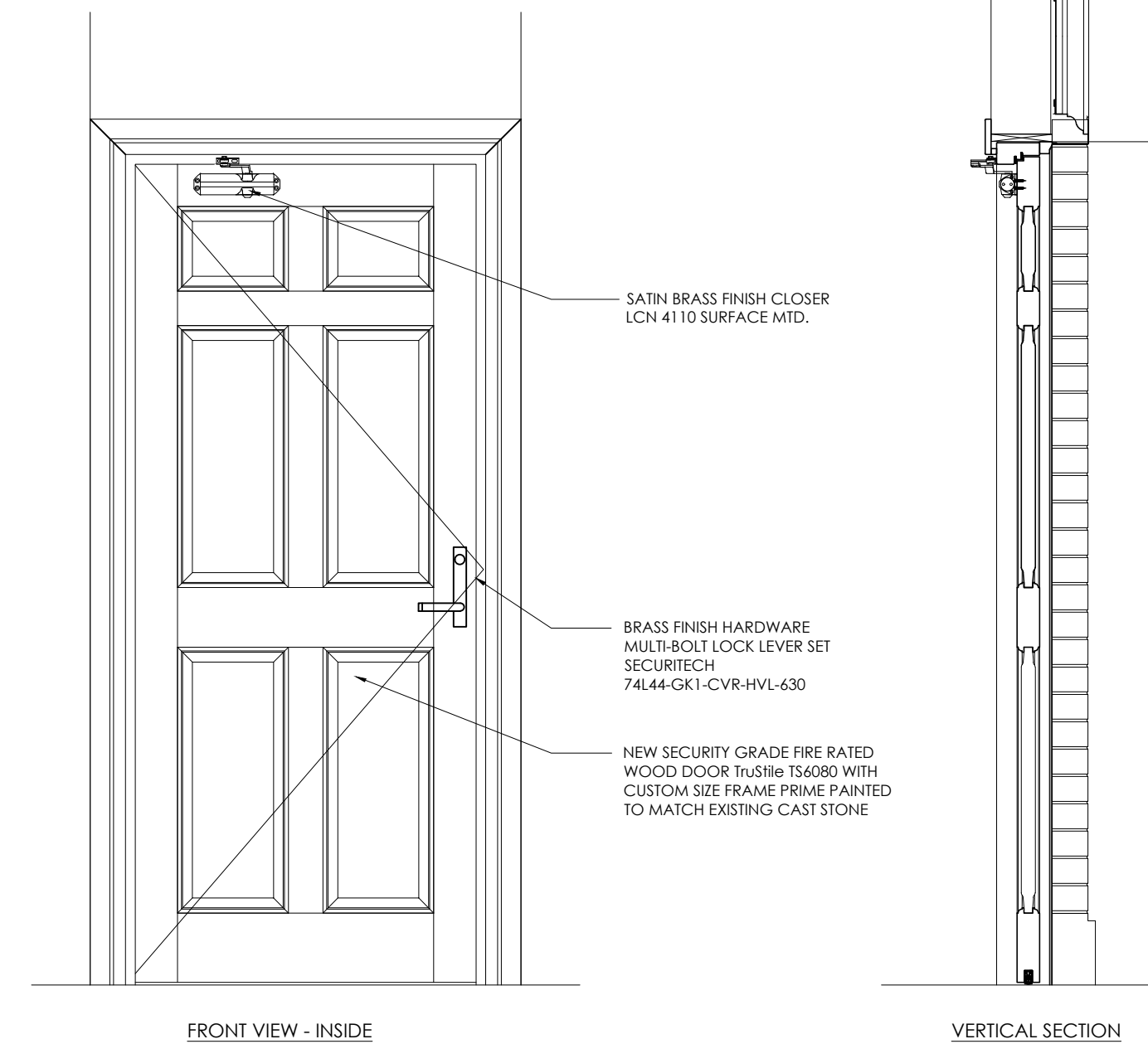
LCN 4110 SURFACE MTD. CLOSER SATIN BRASS FINISH



SECURITECH 74L44-GK1-CVR-HVL-630 MULTI-BOLT
LOCK LEVERSET SATIN BRASS FINISH

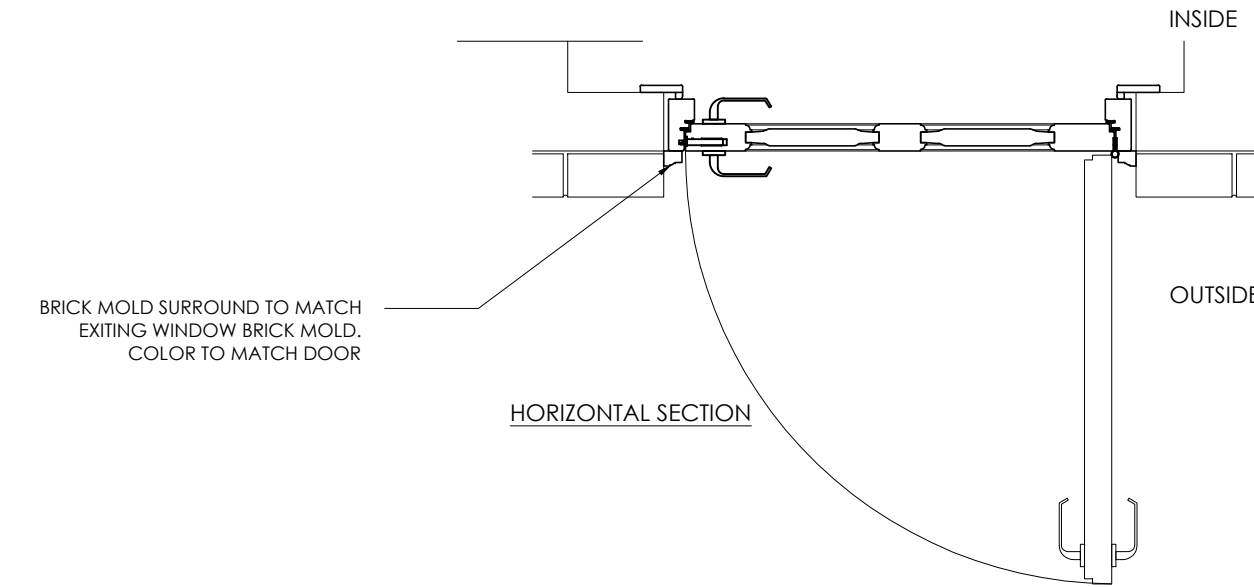


FRONT VIEW - OUTSIDE



FRONT VIEW - INSIDE

VERTICAL SECTION

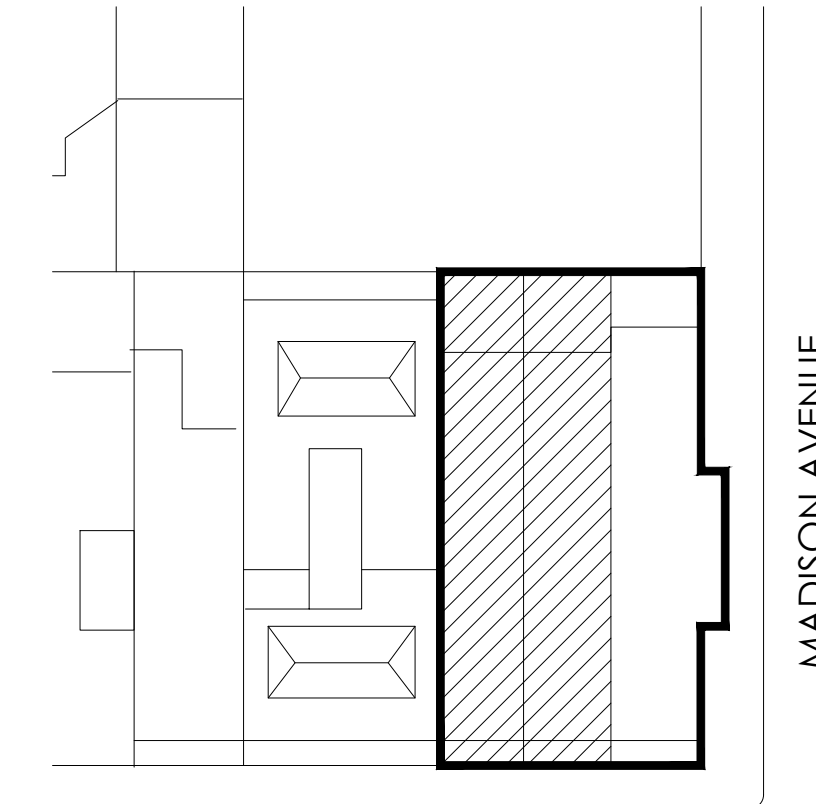


HORIZONTAL SECTION

23 EAST 64TH ENTRY DOOR
3/4" = 1'-0"

CNE 18-7993

KEY PLAN



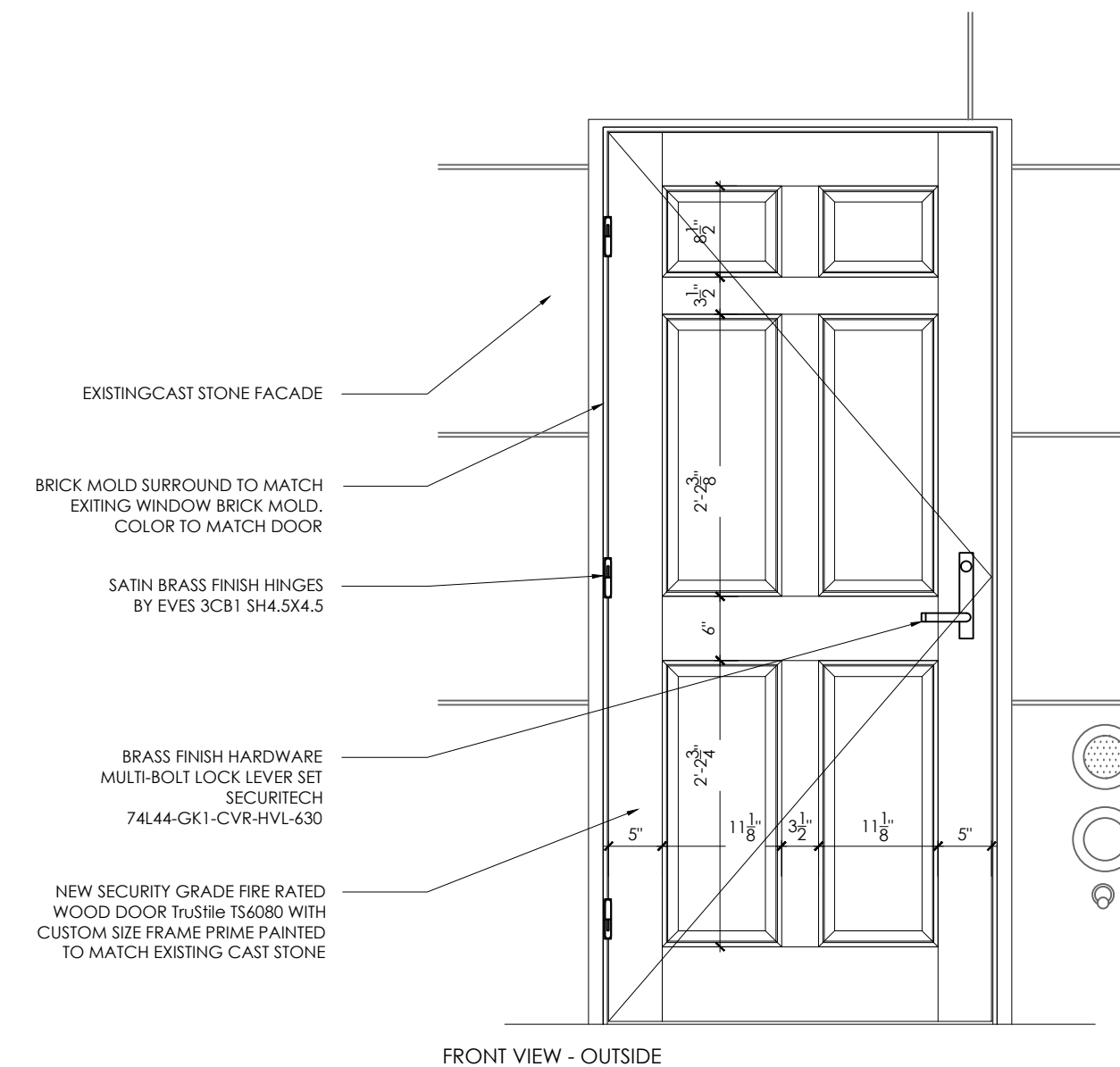
Revisions

07.15.24 FACADE RESTORATION & SIGN OFF ALL OPEN LPC PERMITS

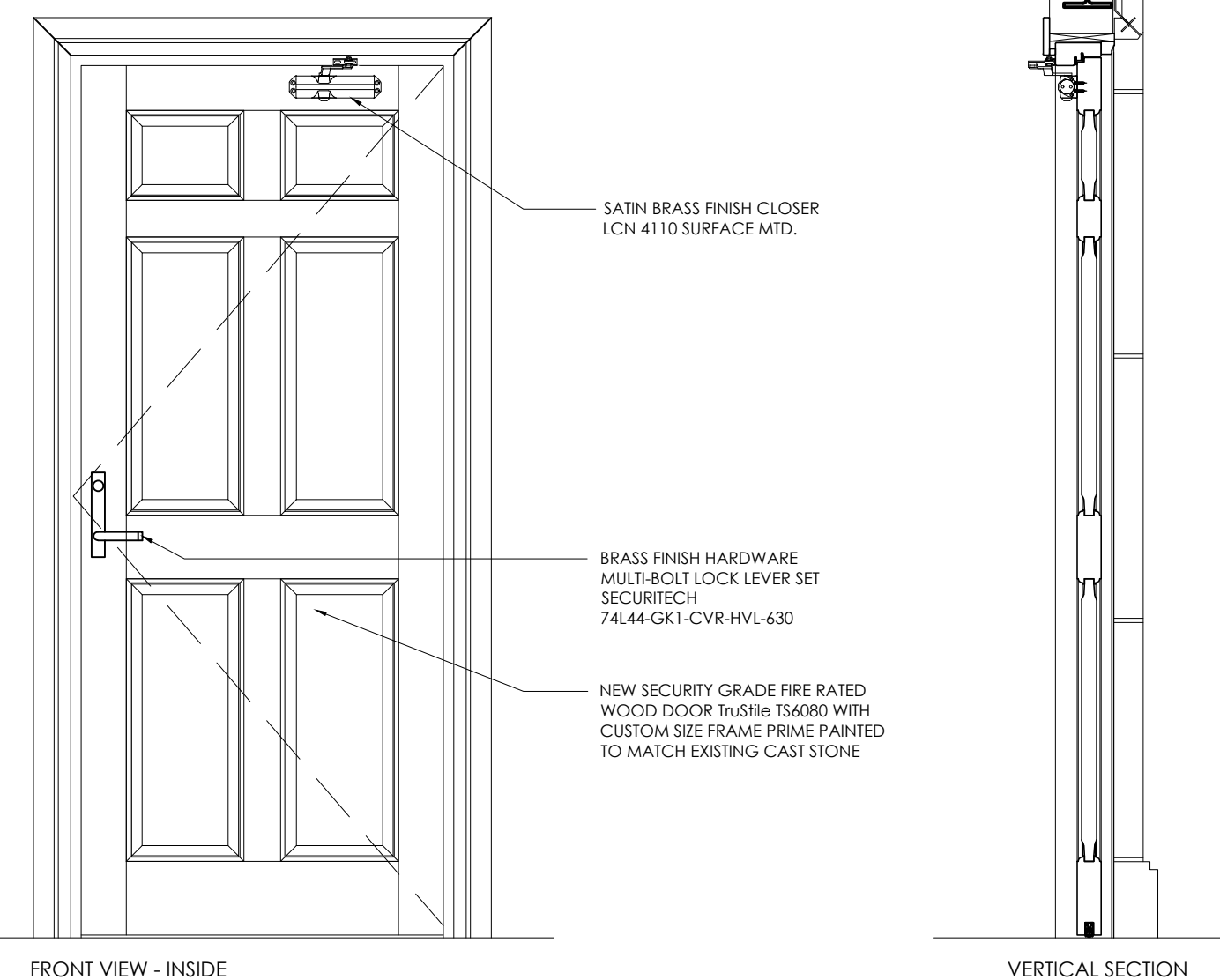
Project
23E & 25E 64TH STREET
(AKA 740 MADISON AVENUE)

Title

EXTERIOR DOOR DETAILS
& SAMPLES

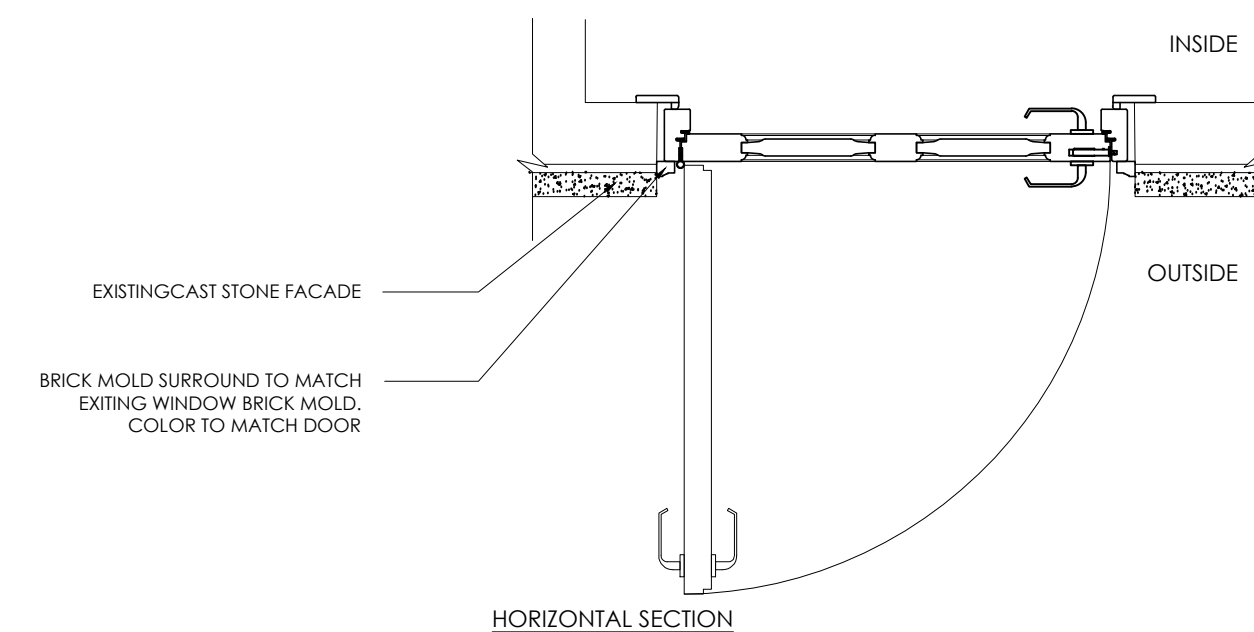


FRONT VIEW - OUTSIDE



FRONT VIEW - INSIDE

VERTICAL SECTION



HORIZONTAL SECTION

25 EAST 64TH ENTRY DOOR
3/4" = 1'-0"

Seal & Signature

Date: MAY 2024
Project No: 1002
Drawing by: LVL, HC
Checked by: LVL
Scale: AS NOTED
DWG No:

APPX-2

Cad file # 14 of 14
1002_740 Madison

August 6, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-05803

23-25 East 64th Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 840 5032 7046

Passcode: 643937

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.