

**September 24, 2024**  
Public Hearing

The current proposal is:

**Preservation Department – Item 5, LPC-25-01907**

**53 East 77th Street – Upper East Side Historic  
District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 852 4740 5541

**Passcode:** 410385

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.



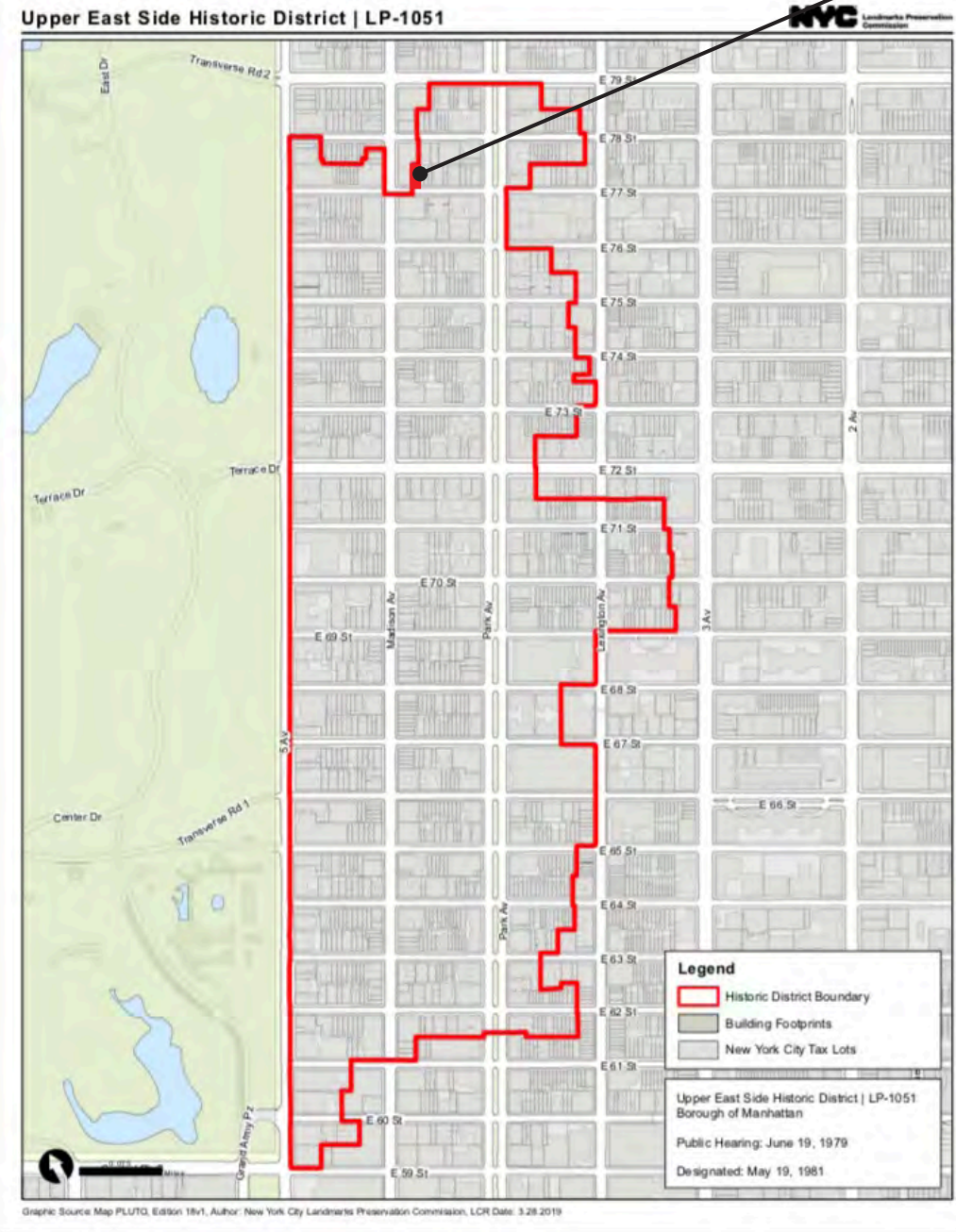
## 53 EAST 77TH STREET GALLERY BUILDING

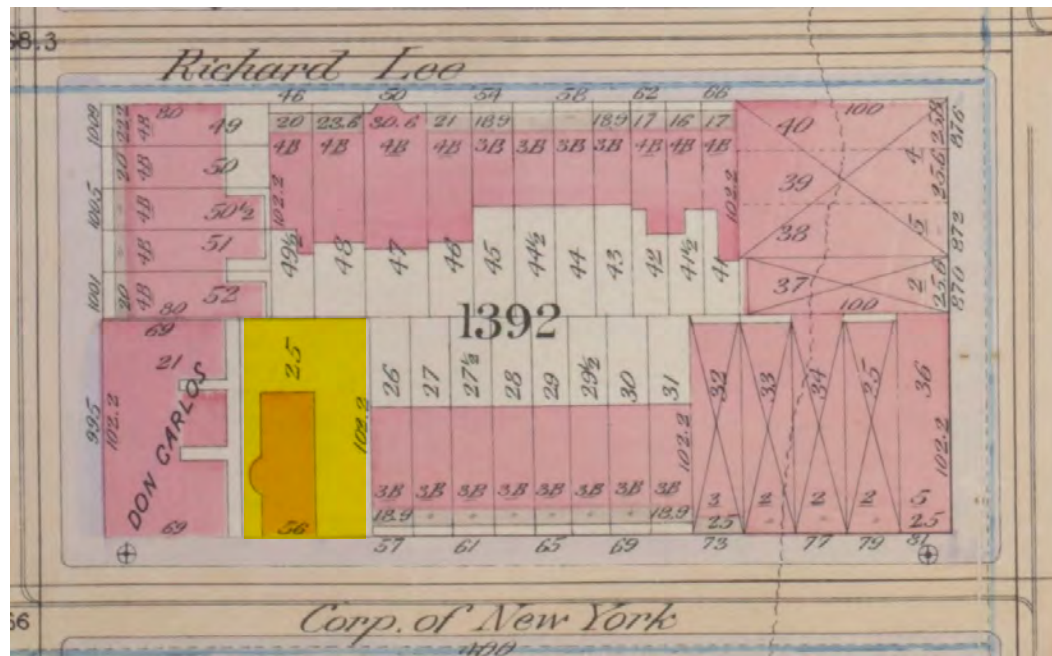
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  - PENTHOUSE
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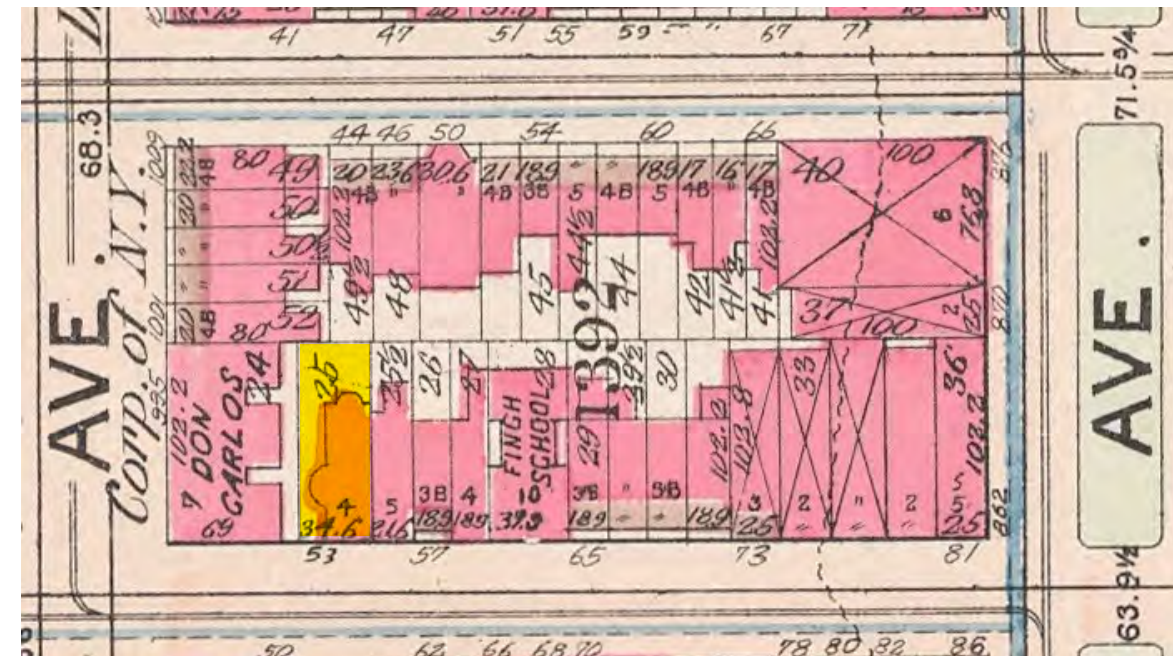
# SITE INFORMATION

## PROJECT LOCATION

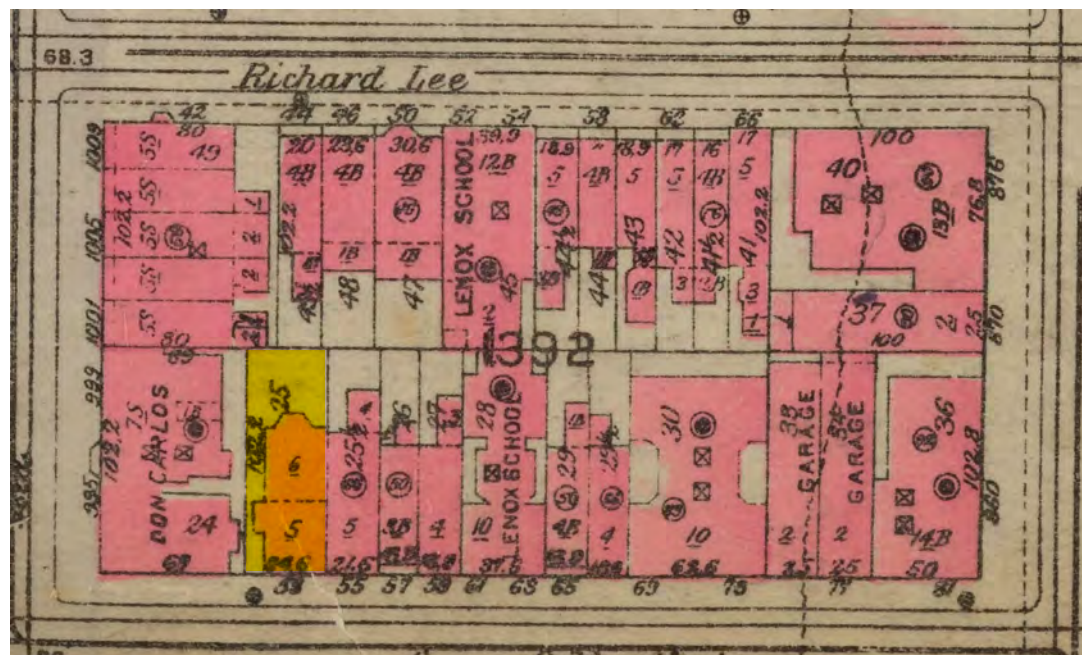




1902 map



1911 map



1930 atlas



2024 tax map

# ORIGINAL 1901 DESIGN



1901 - Henry Rutgers Marshall, architect



1902

# ORIGINAL 1901 CONTEXT



1902, with 55 East 77th Street, completed 1902  
(Charles Brendon, architect)



1903

# ALTERATION - 1926



1940



1980

EAST 77TH STREET North Side

No. 53 (1392/25)

	Date	Architect	Owner
Erected	1900-01	by Henry Rutgers Marshall	for Paul Leicester Ford
Present Façade	1926-27	by Pleasants Pennington	for Joseph Kerrigan

ARCHITECTURE

Original style    Beaux Arts  
 Present style    modified neo-Spanish Renaissance

Elements        Five-story residence; at entrance are heavy wooden doors studded with nail heads; projecting wrought-iron railings above the sills of the third floor windows; all windows are multi-paned; "ghosts" of removed ornament visible on the brick walls above windows; instead of a cornice there is a sloping pent roof supported by vegas and covered with tiles.

Alterations      1926 - altered to five stories; walls of first two stories replaced; detail removed from third story windows; new penthouse built at rear portion of building and new roof installed.

HISTORY        House owned by Paul Leicester Ford and his family until 1907. It was then sold to Henry L. Wardwell (1850-1923), a member of the New York Stock Exchange and breeder of Shropshire sheep.

References:    "House of P.L. Ford, Esq., 37 East 77th Street, New York," *American Architect*, 75 (March 22, 1902), plate  
 New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.  
 "Residence of Mrs. Paul Leicester Ford, New York City," *Architectural Record*, 14 (July 1903), 62-69.



Of the two buildings within the district, only one remains as Marshall designed it, No. 27 East 63rd Street. The brick facade, in the then popular neo-Federal style, replaced an earlier 1877 brownstone front—a method of "modernizing" an old house frequently used within the district. Marshall's rather handsome Beaux-Arts style facade at 53 East 77th Street fell victim to this same practice in 1926-27.

## Upper East Side Historic District Designation Report

# Hall Pleasants Pennington



Designation photo



2023

**45 East 63rd Street**

**Neo-Grec row house constructed 1882-84**

**Altered 1920 by Hall Pleasants Pennington**

**Style categorized as neo-Classical in  
designation report**

**Restoration of neo-Grec facade approved in  
2004**



# Approvals of Facade Alterations on Upper East Side ‘Style’ Buildings



**36 East 68th Street**  
Constructed as Neo-Grec brownstone row house in 1879  
Altered in 1932 with stucco facade in “vaguely neo-Classical” style (Designation Report)

New limestone facade design approved 2015



**33 East 63rd Street**  
Constructed as Neo-Grec brownstone row house in 1888  
Altered in 1932: Stoop removed and new entrance designed by Slee & Bryson  
Designation report style: Neo-Grec

New limestone facade design approved 2006



**Existing Conditions - Street Views**



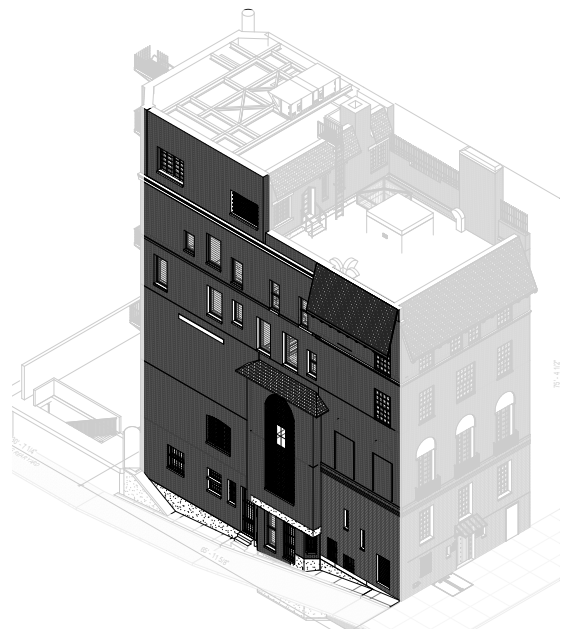
**Existing Conditions - South Facade**



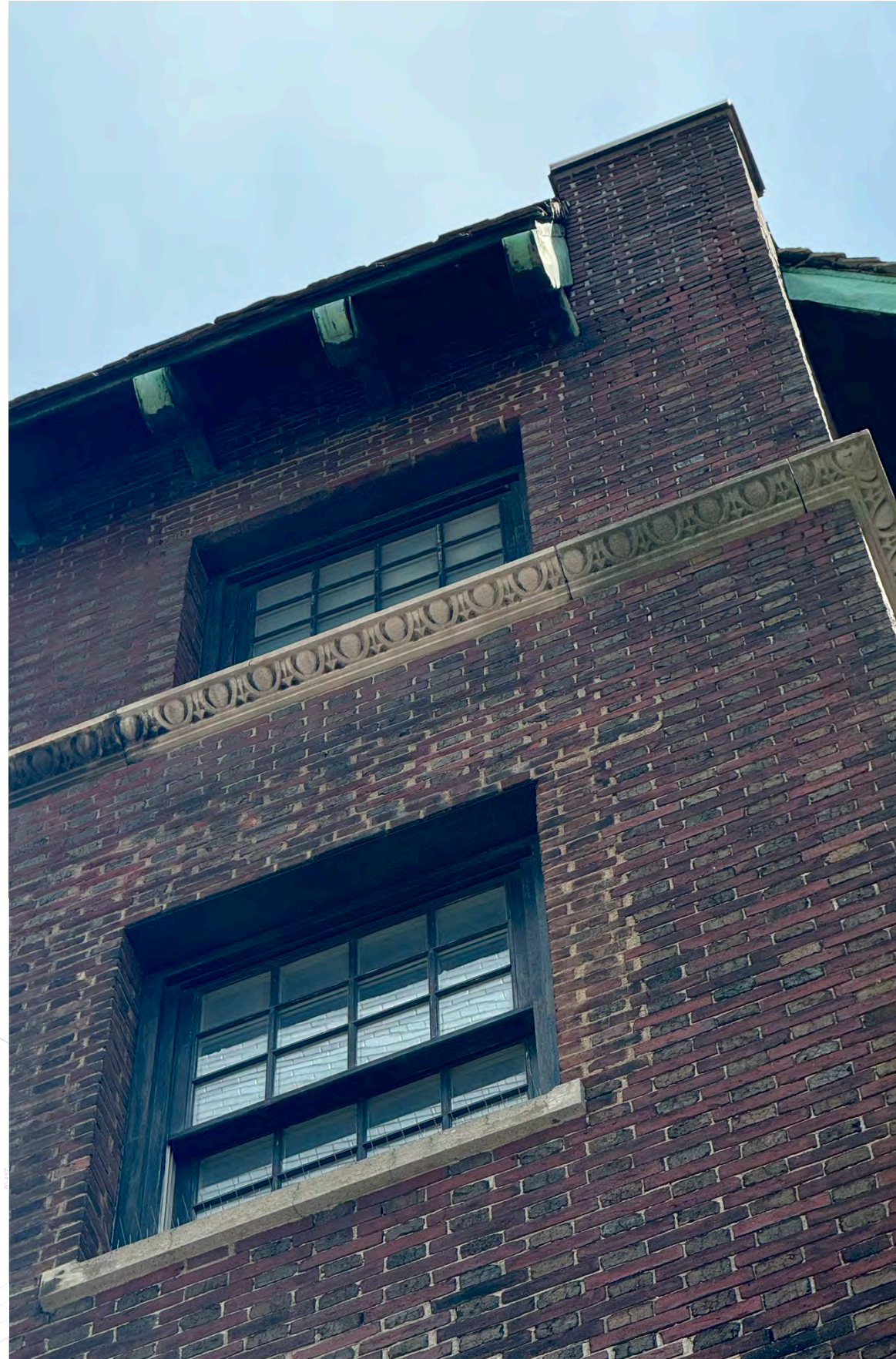
# Existing Conditions - South Facade



**Existing Conditions - West Facade**



**Existing Conditions - West Facade**



# Intact Original 1901 Masonry Fabric

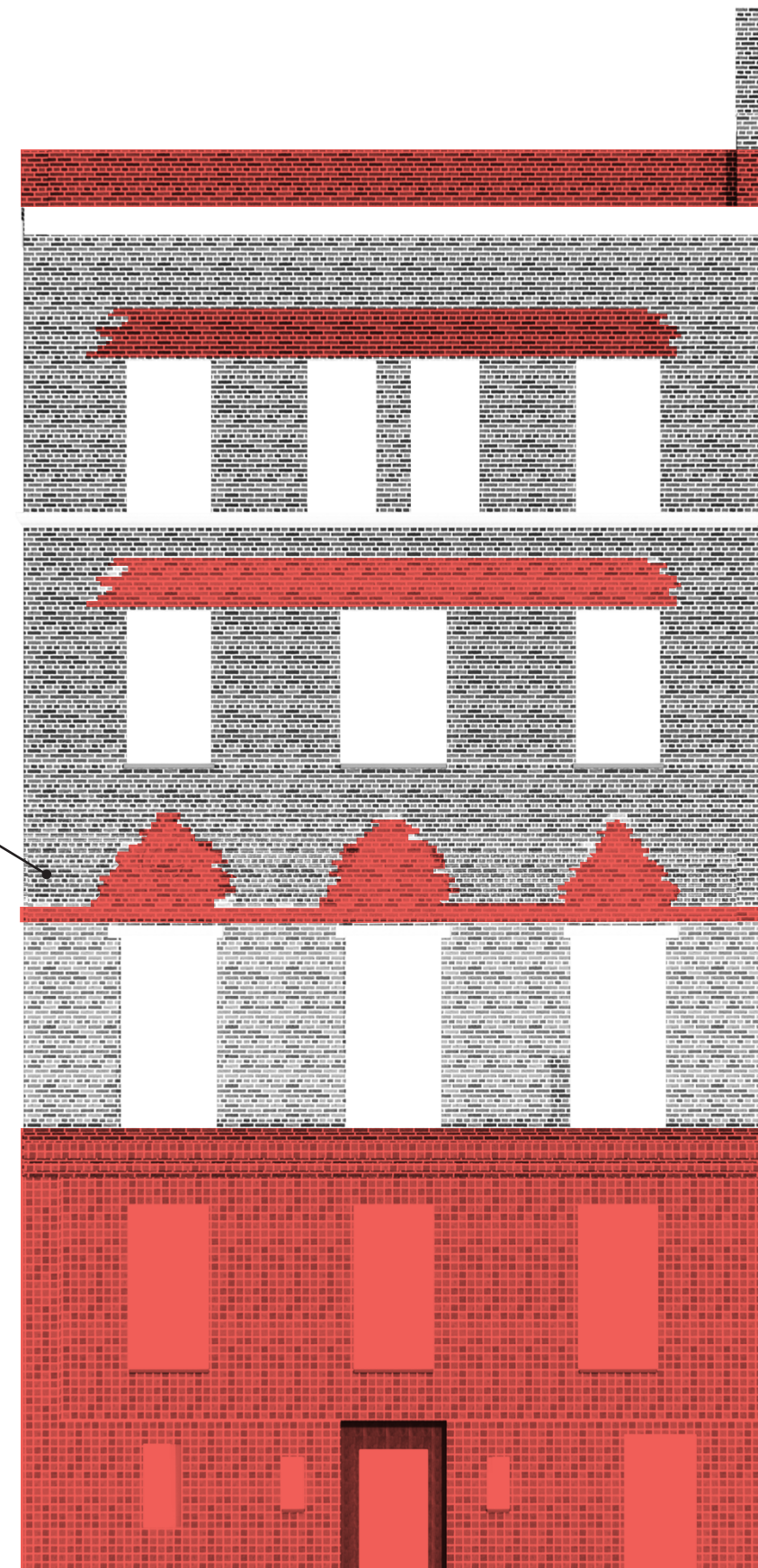


Existing West Elevation

58.2% of the existing material on West facade is original 1901 masonry fabric, to remain

53% of the existing material on South facade is original 1901 masonry fabric, to remain

overall between south and west facade, 56.7% of the existing material is original 1901 masonry fabric, to remain



Existing South Elevation

**Existing Condition- Penthouse**



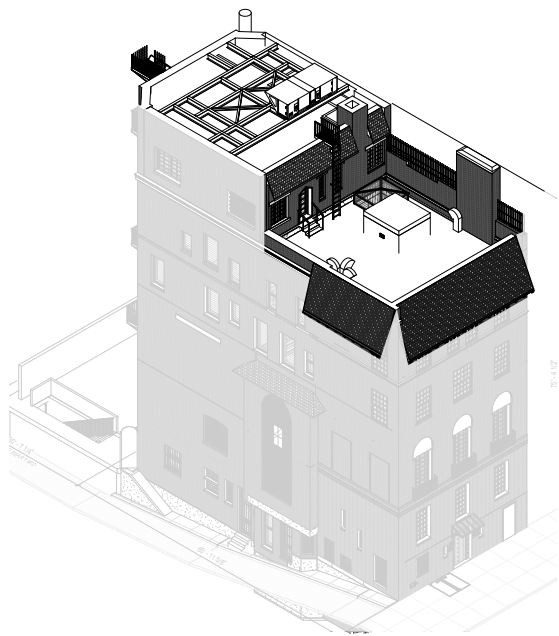
photo of penthouse from east 78th street



photo of east wall on penthouse level

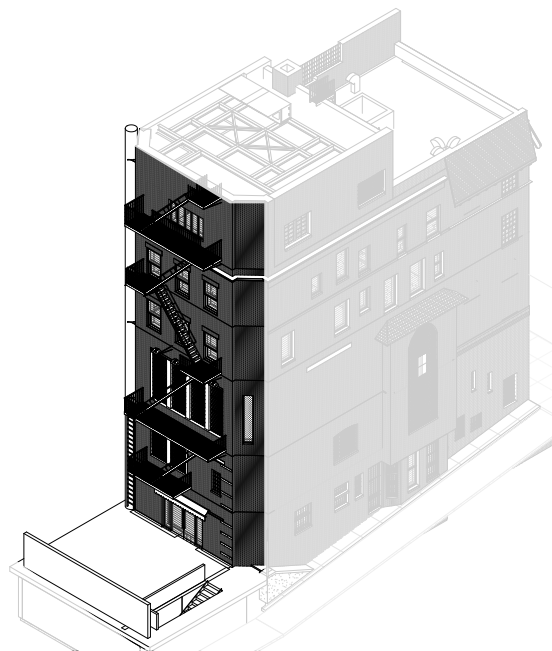


photo of penthouse from roof terrace





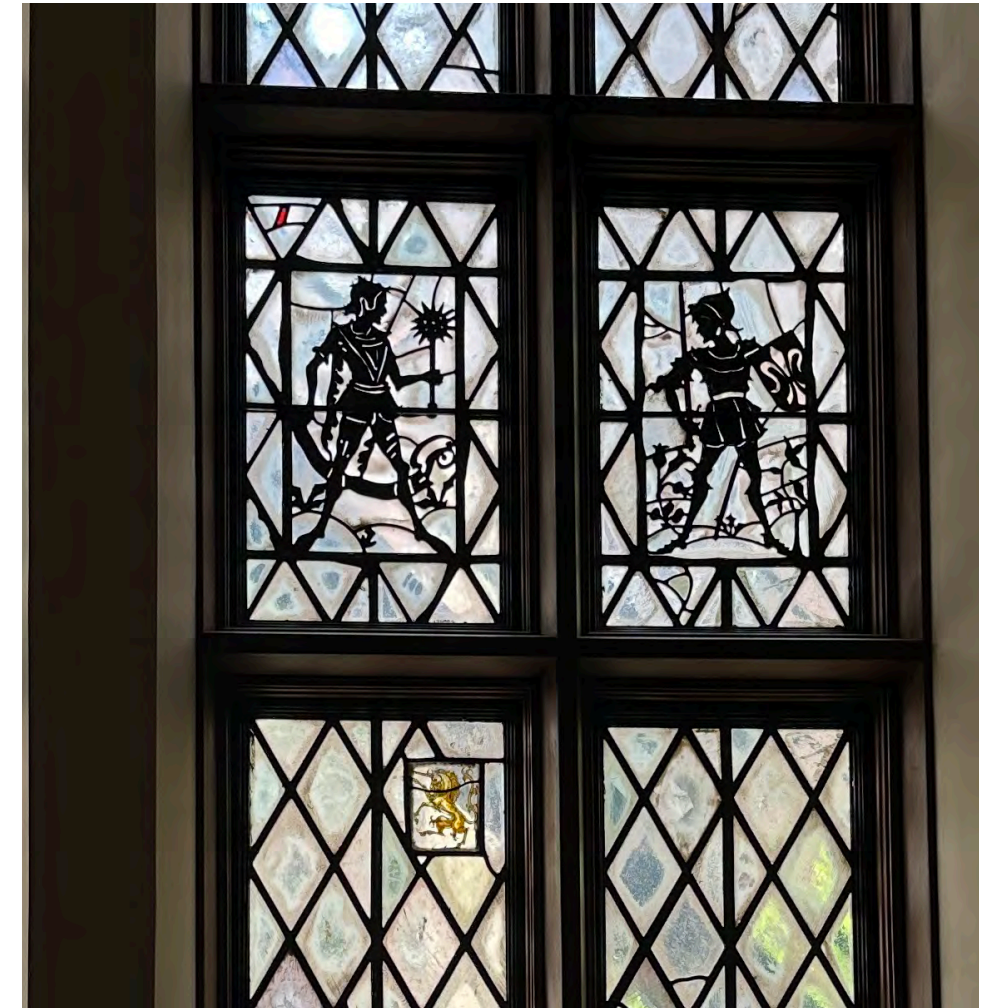
**Existing Conditions - Rear Facade**



**Existing Conditions - Windows**



Third floor rear - interior

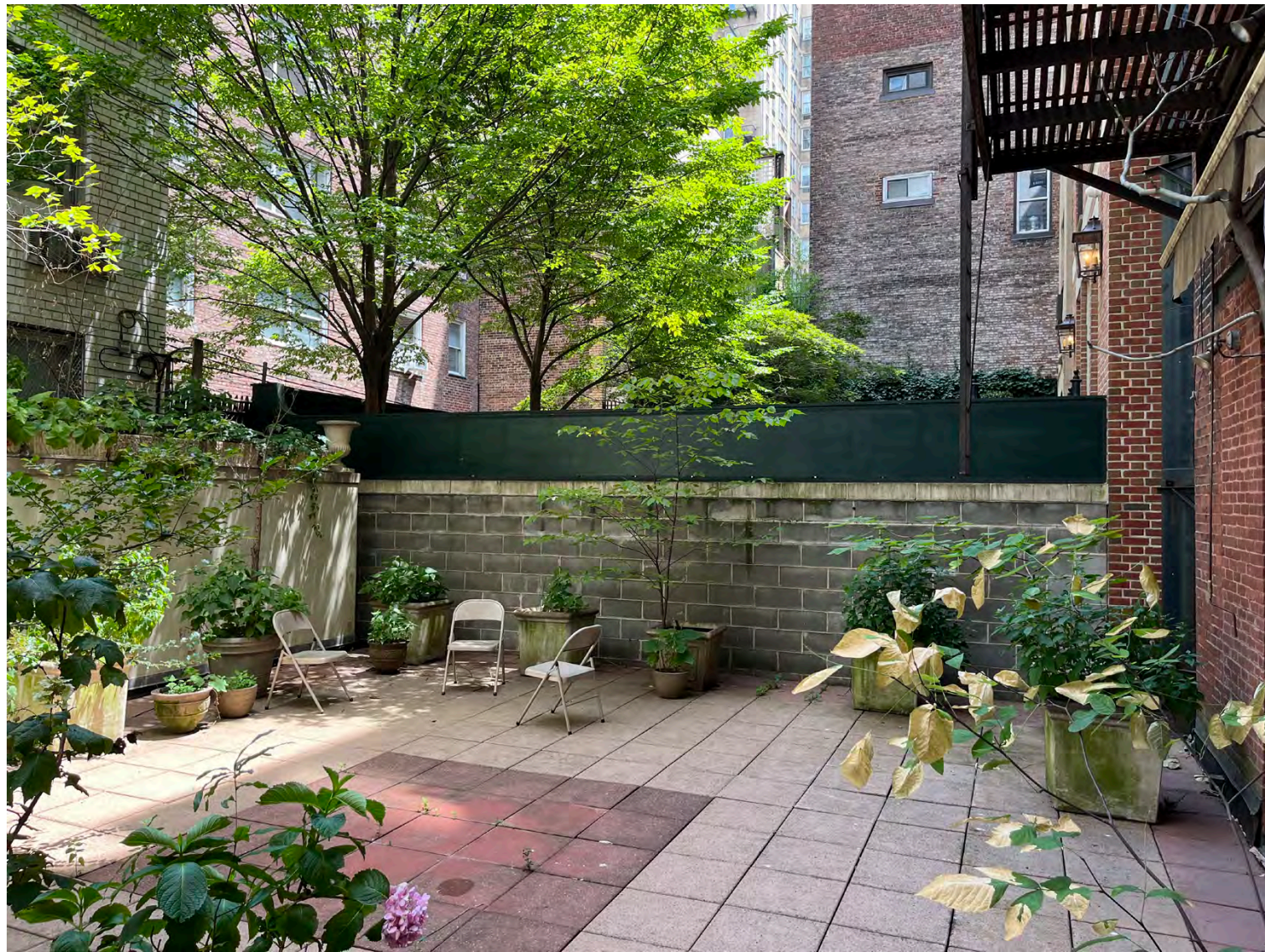


Third floor rear detail - interior

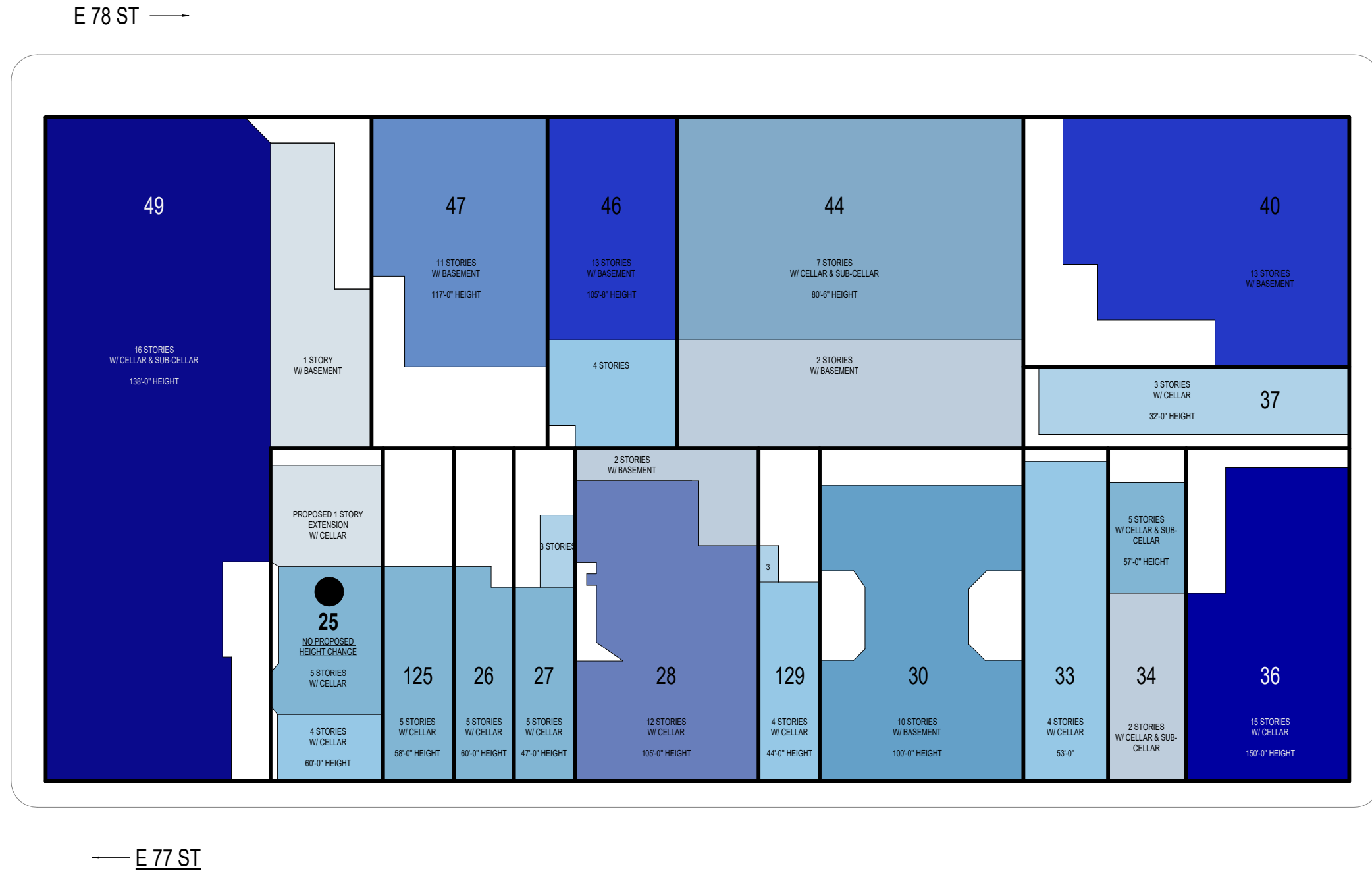
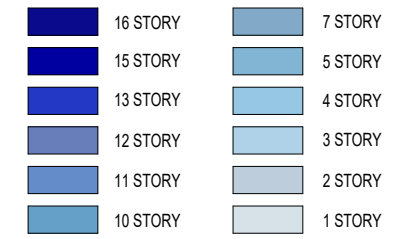


Second floor rear - interior

Existing Conditions - Rear Yard



# Block 1392 Plan



**Existing Conditions - Block Interior**



# Proposed Facade Design



historic photo  
- erected 1900-1901



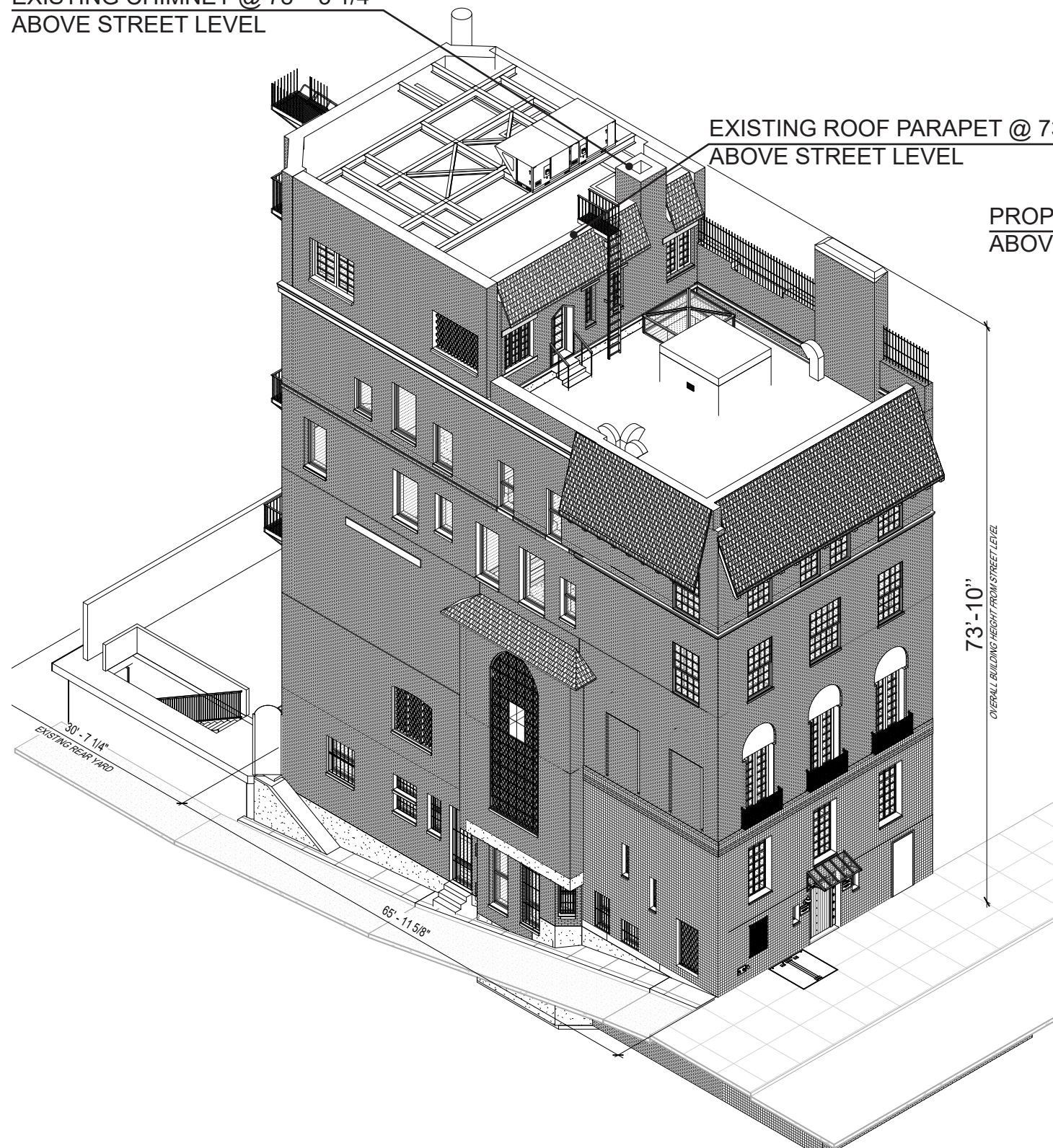
existing facade photo  
- modified 1926



proposed facade rendering  
- restored to 1901 original details

# Existing & Proposed Design - Axo View

EXISTING CHIMNEY @ 78' - 3 1/4"  
ABOVE STREET LEVEL



Existing building

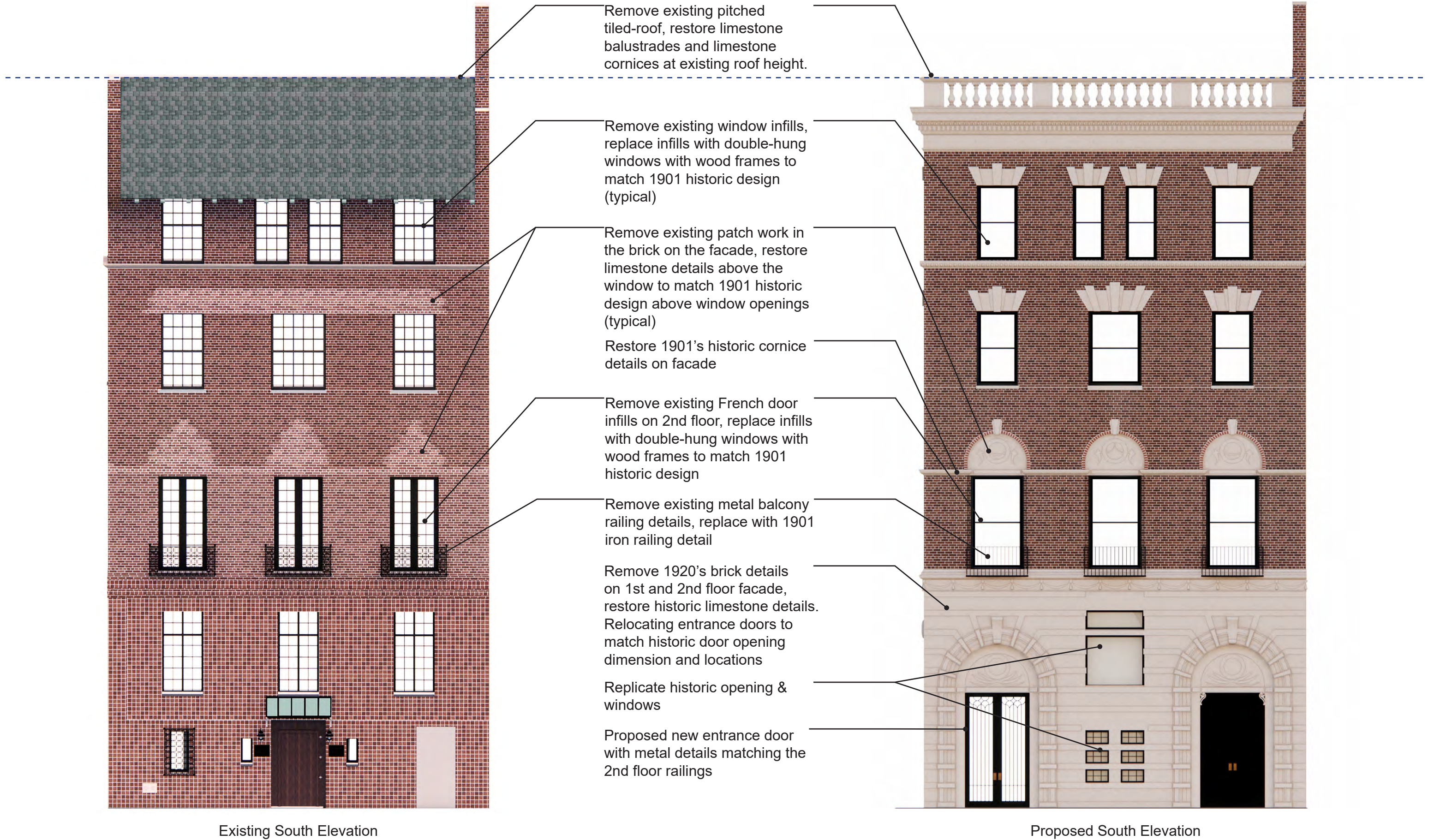
PROPOSED ELEVATOR BULKHEAD  
@ 78' - 0" ABOVE STREET LEVEL

PROPOSED ROOF PARAPET @ 73' - 10"  
ABOVE STREET LEVEL



Proposed Design

## Existing & Proposed Design- South Facade

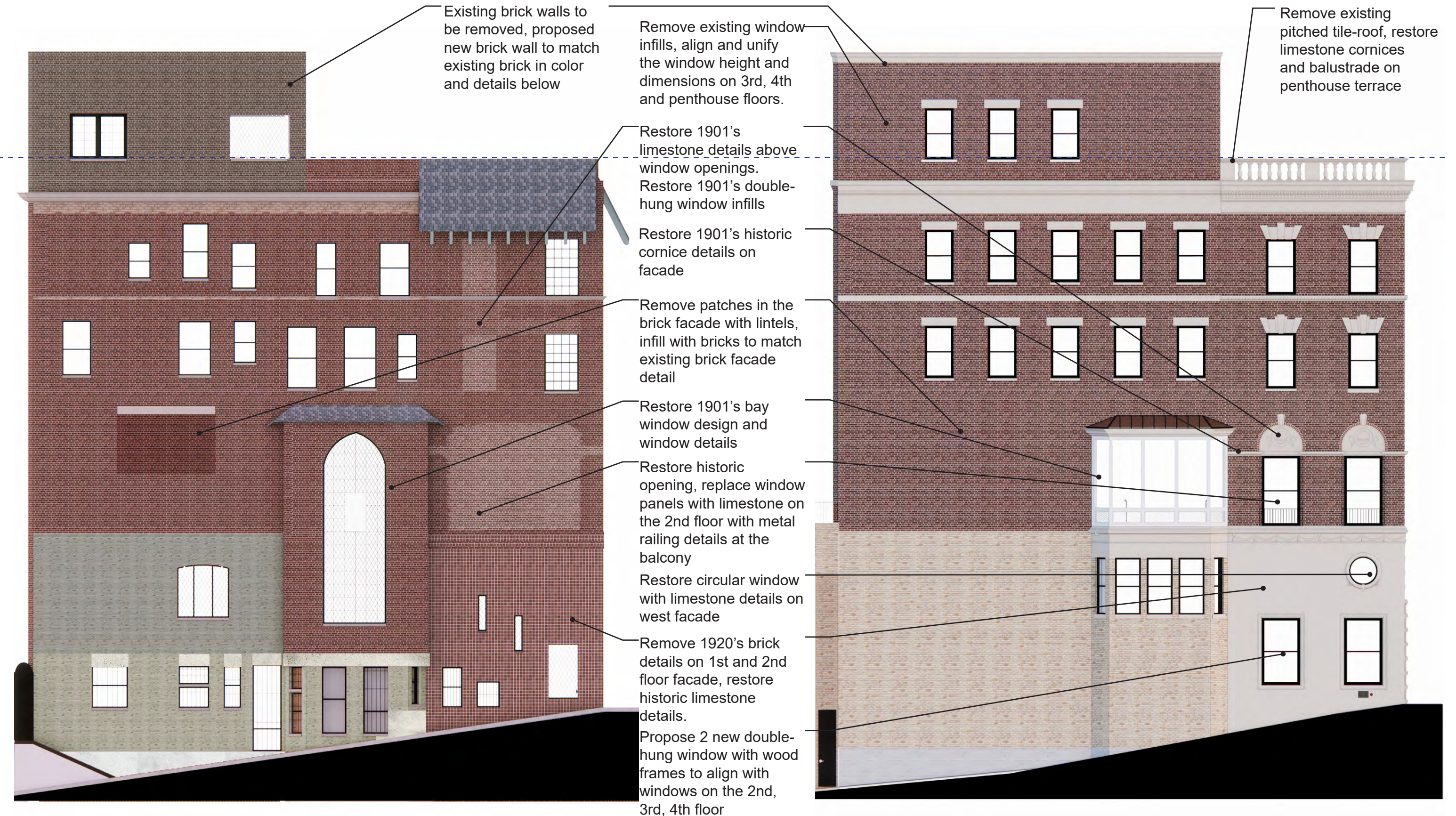


Existing South Elevation

Proposed South Elevation



## Proposed Design- West Facade



Existing West Elevation

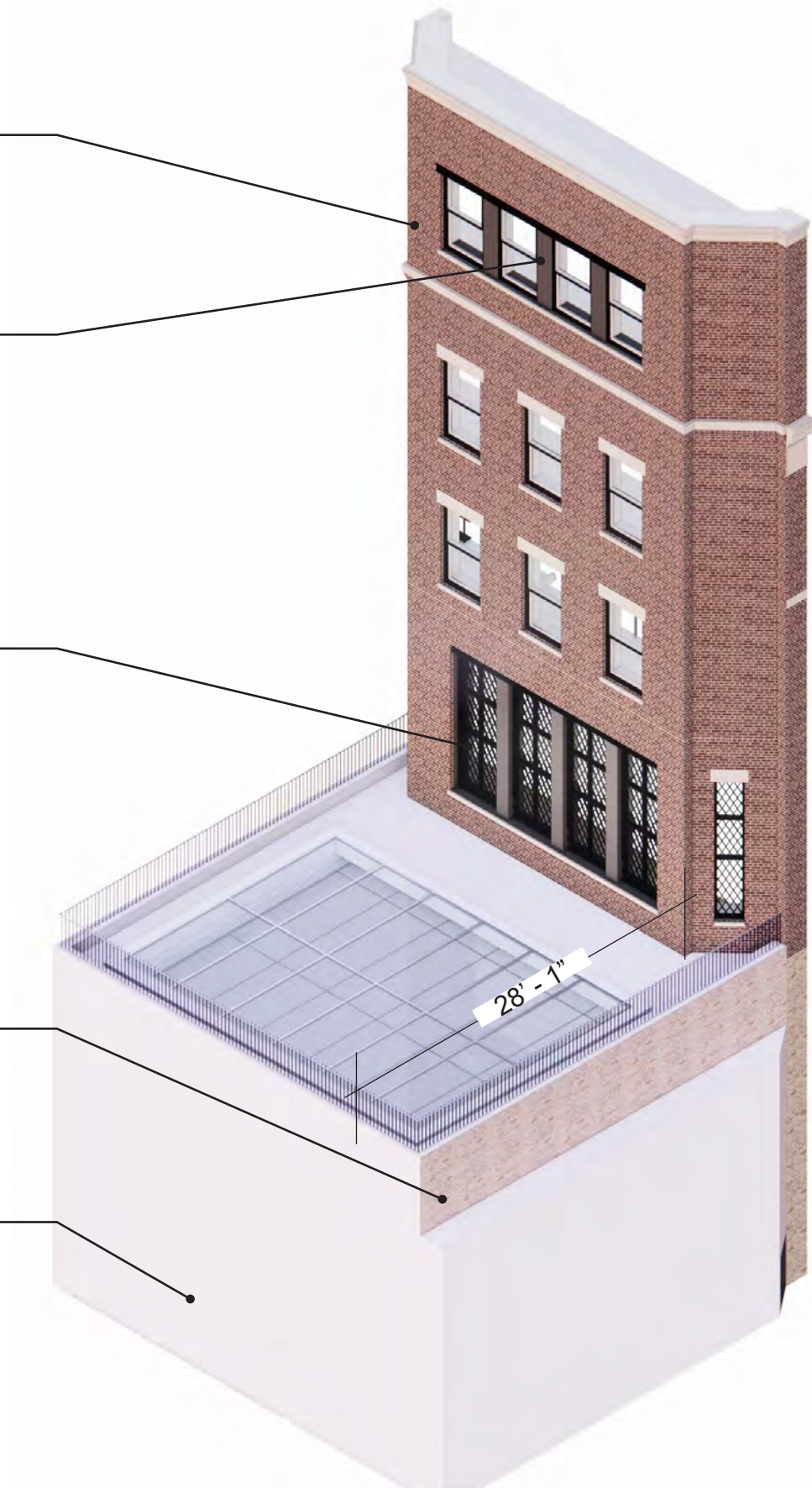
Proposed West Elevation

# Proposed North Facade



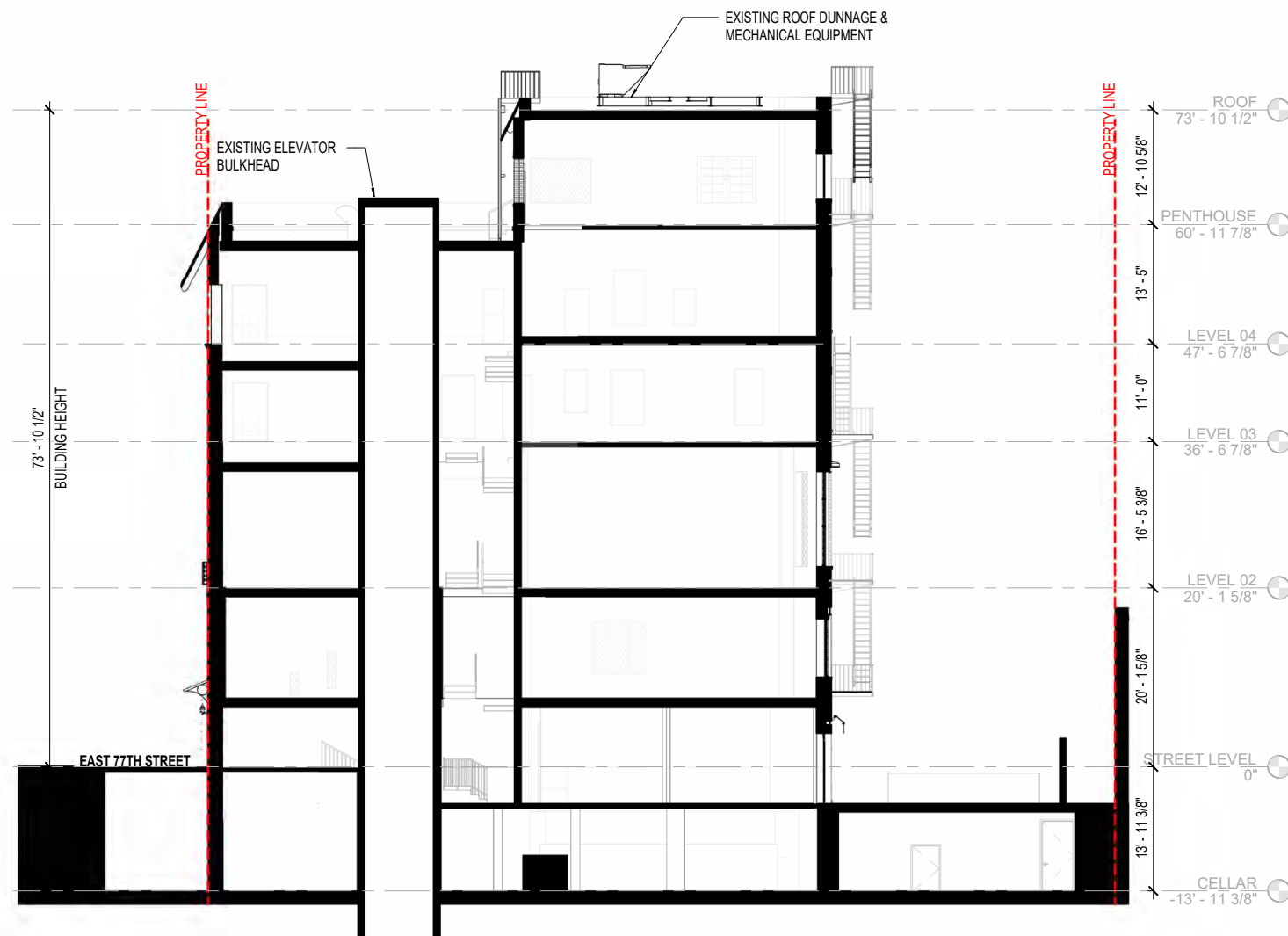
Existing North Elevation

- Remove fire escape
- Remove existing penthouse brick finish on the exterior, propose new brick finish to match existing brick color & details on the floors below
- Remove existing window on penthouse, propose 4 new double-hung windows to align with 3rd & 4th floor window openings, matching existing 2nd floor window design
- Remove round painted black exhaust pipe
- Retain existing leaded-glass special windows
- Remove 1st & 2nd floor facade facing the inner rear yard, adding new expansion with skylight 996.12 sqft rear yard expansion
- Proposed beige to match proposed beige brick on the 1st floor of the West facade
- Proposed stucco rear extension cladding on

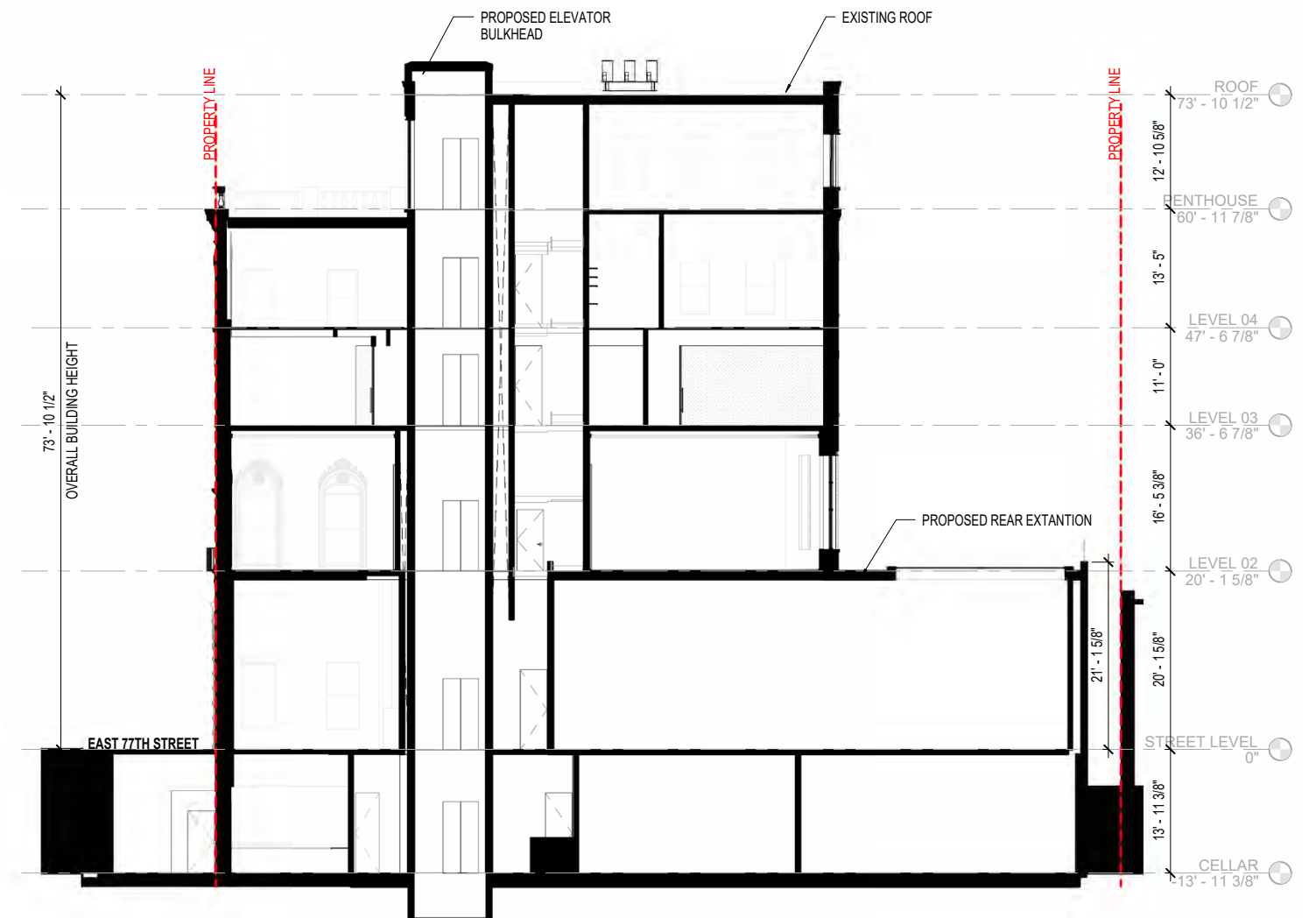


Proposed North Elevation

# Existing & Proposed Building Sections

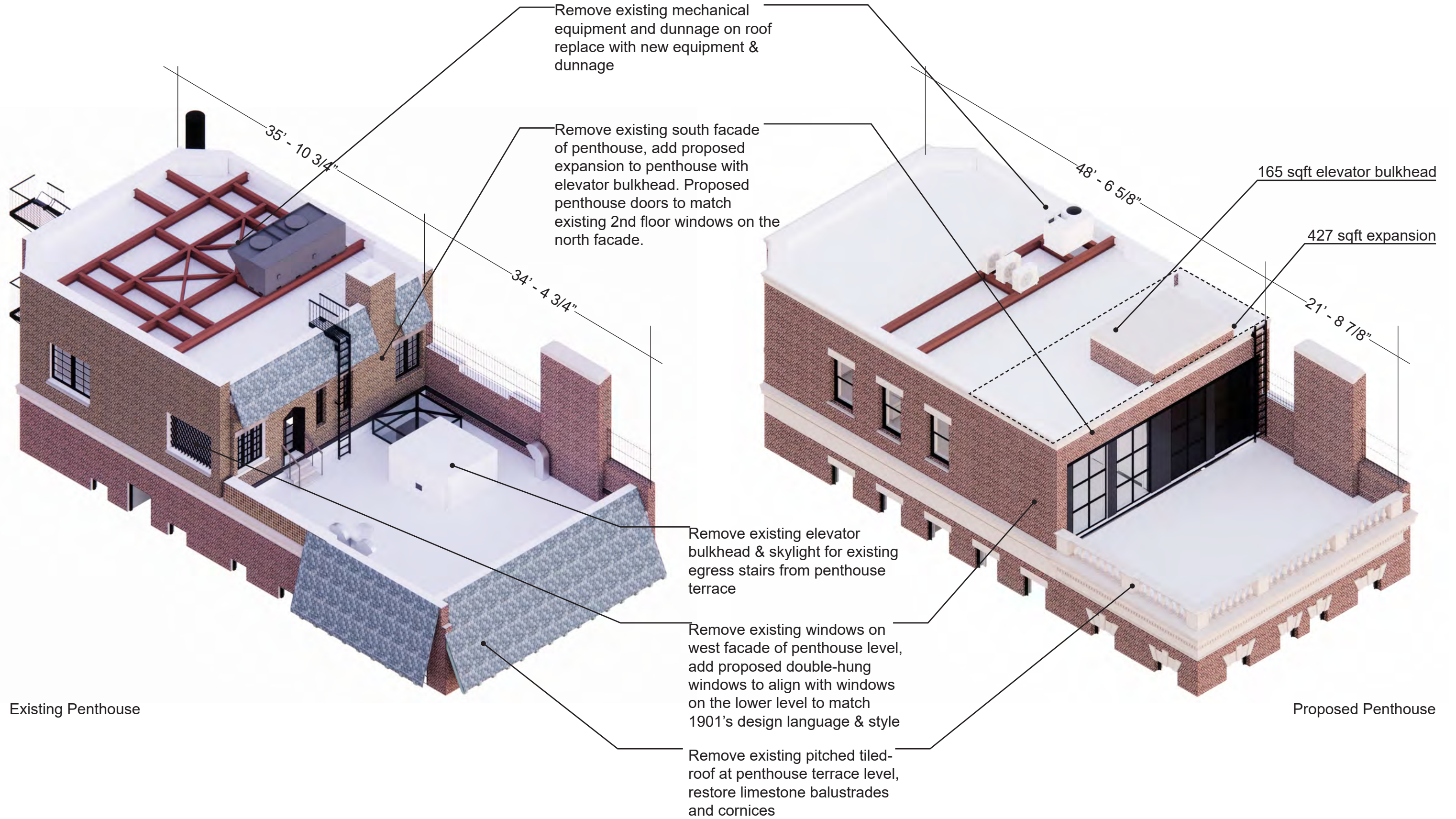


Existing overall building section



Proposed overall building section

# Existing & Proposed Design- Penthouse



Existing Penthouse

Proposed Penthouse

# Proposed Design- View line Study

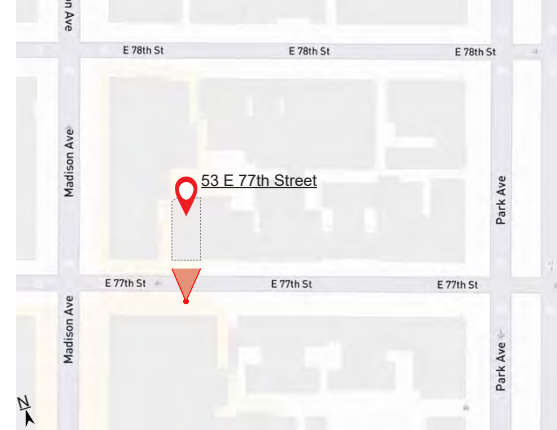


PROPOSED DESIGN



EXISTING CONDITION

FROM WEST 77TH STREET



# Proposed Design- View line Study



PROPOSED DESIGN



EXISTING CONDITION

FROM WEST 77TH STREET



# Proposed Design - Viewline Study

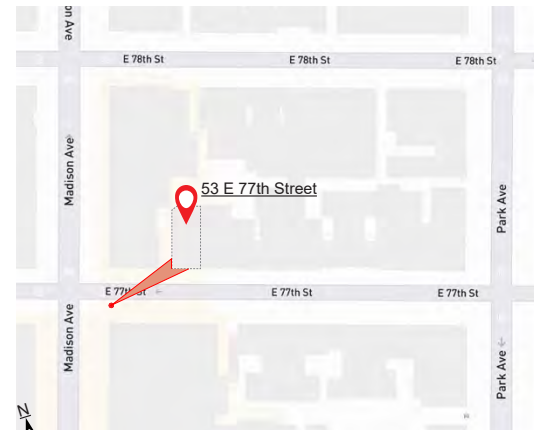


PROPOSED DESIGN



EXISTING CONDITION

FROM WEST 77TH STREET



# Proposed Design - View line Study

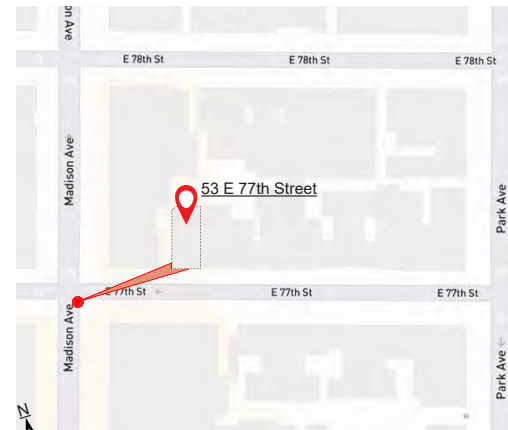


PROPOSED DESIGN



EXISTING CONDITION

FROM MADISON AVENUE

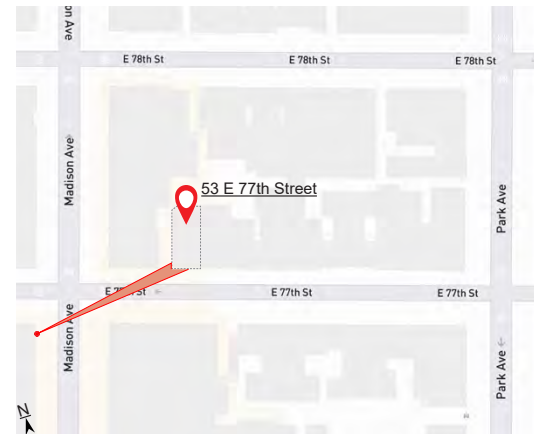




# Proposed Design - View line Study



FROM MADISON AVENUE



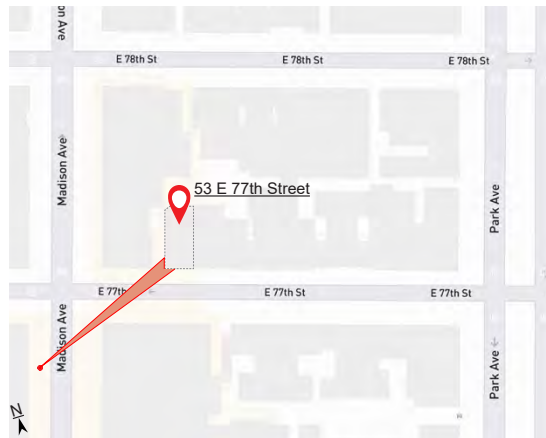
PROPOSED DESIGN

EXISTING CONDITION

# Proposed Design - View line Study



FROM MADISON AVENUE



# Proposed Design - View line Study



FROM MADISON AVENUE



# Proposed Design - View line Study

FROM WEST 78TH STREET



Proposed Design - Material & Details



1901 historic photo - iron detail



restored historic iron detail



existing brick detail



limestone



entrance doors & Rustications



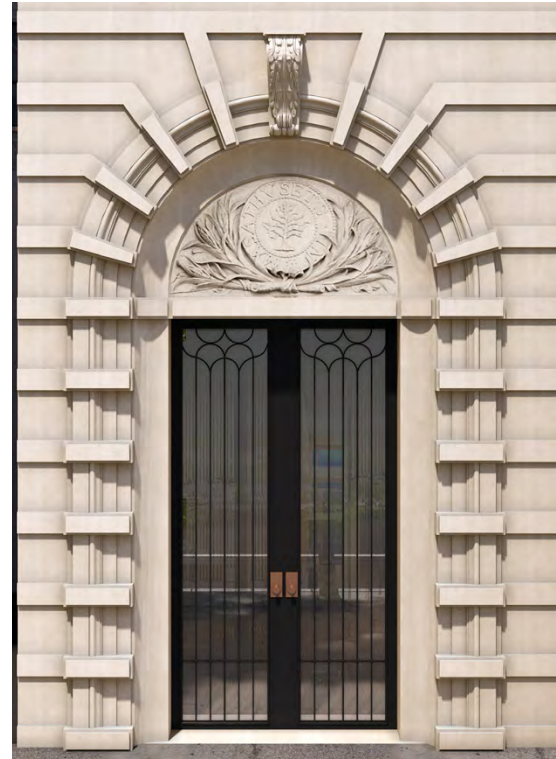
1901 historic photo - stone detail



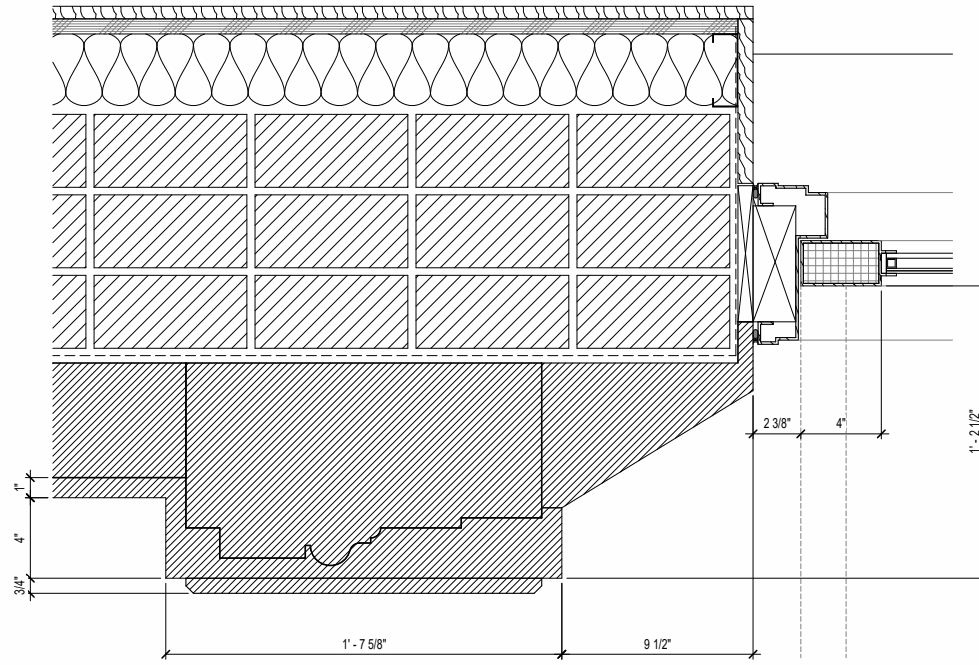
2nd floor oriel window detail



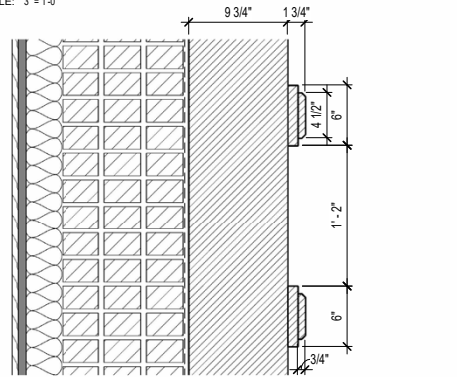
# Proposed Design- Details



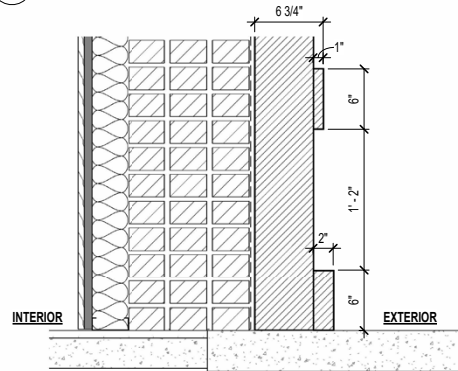
rendering



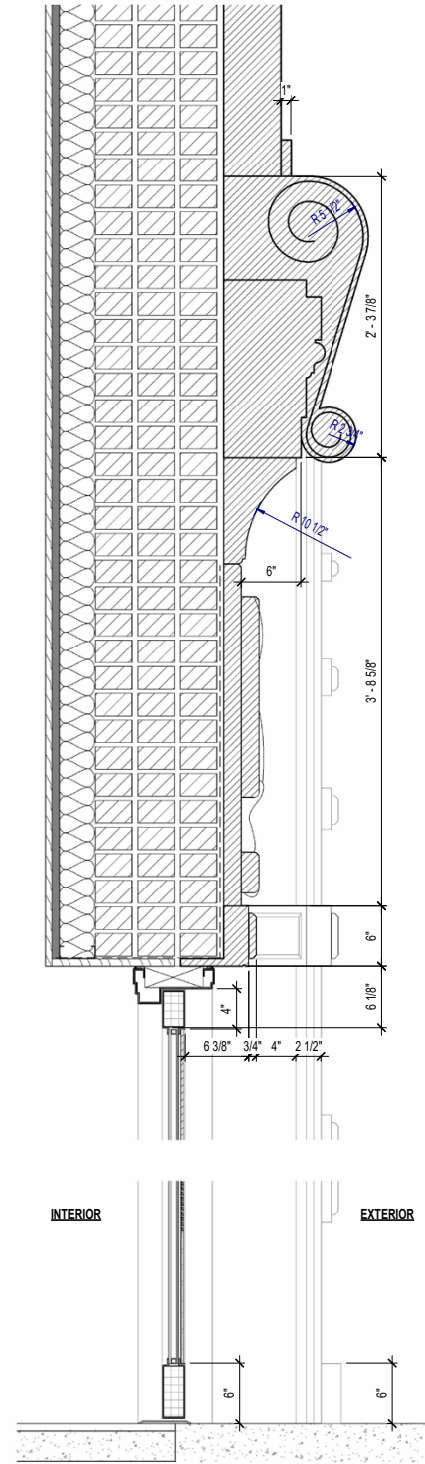
**(C2)** ENTRANCE DOOR JAMB DETAIL  
SCALE: 3" = 1'-0"



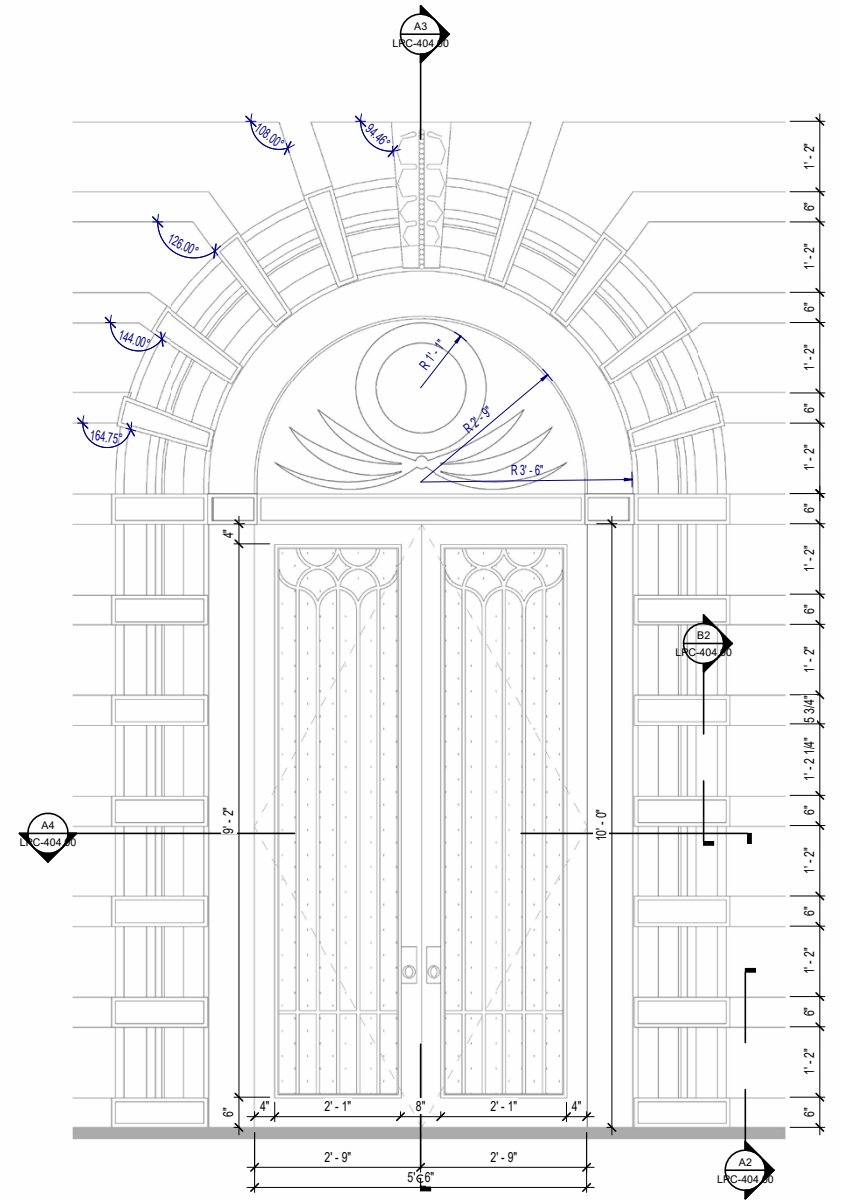
**(B2)** ENTRANCE RUSTICATION SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



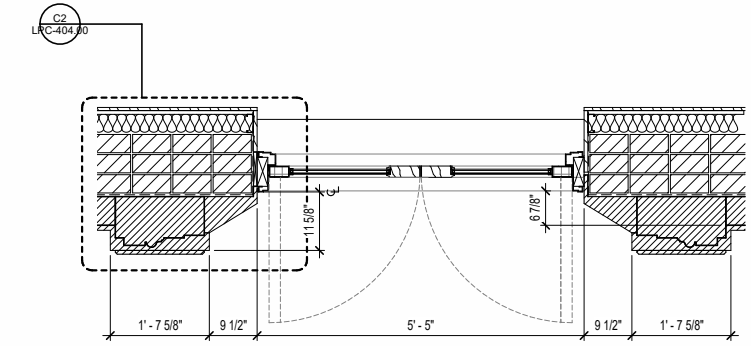
**(A2)** BASE RUSTICATION SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



**(A3)** SOUTH FACADE ENTRANCE SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



**(B4)** 1ST FLOOR WEST ENTRANCE DOOR ELEVATION  
SCALE: 3/4" = 1'-0"



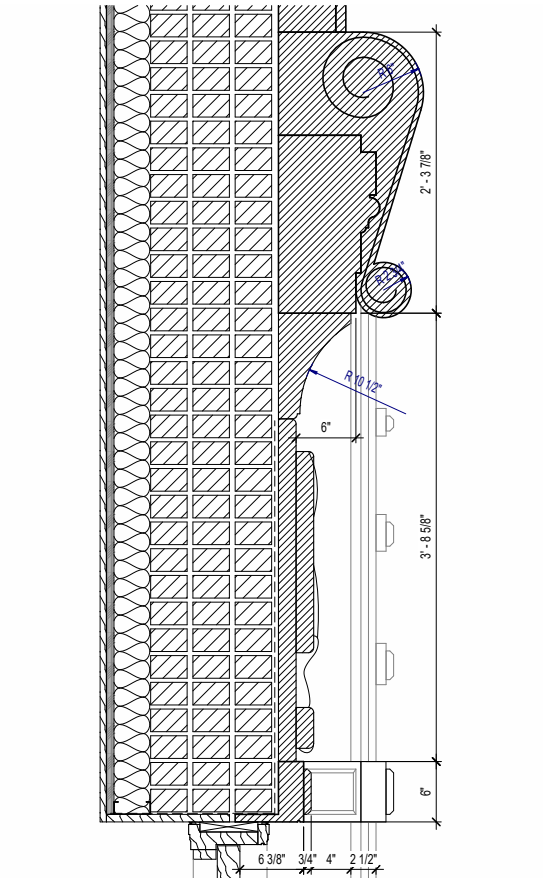
**(A4)** WEST ENTRANCE JAMB DETAIL  
SCALE: 3/4" = 1'-0"



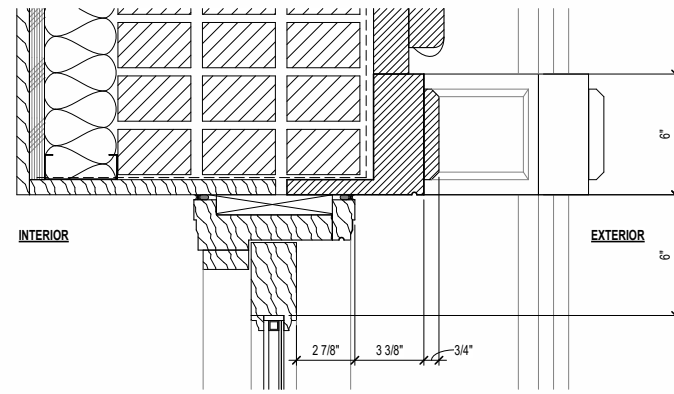
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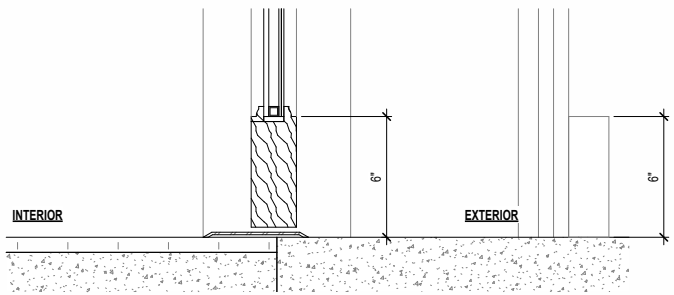
# Proposed Design- Details



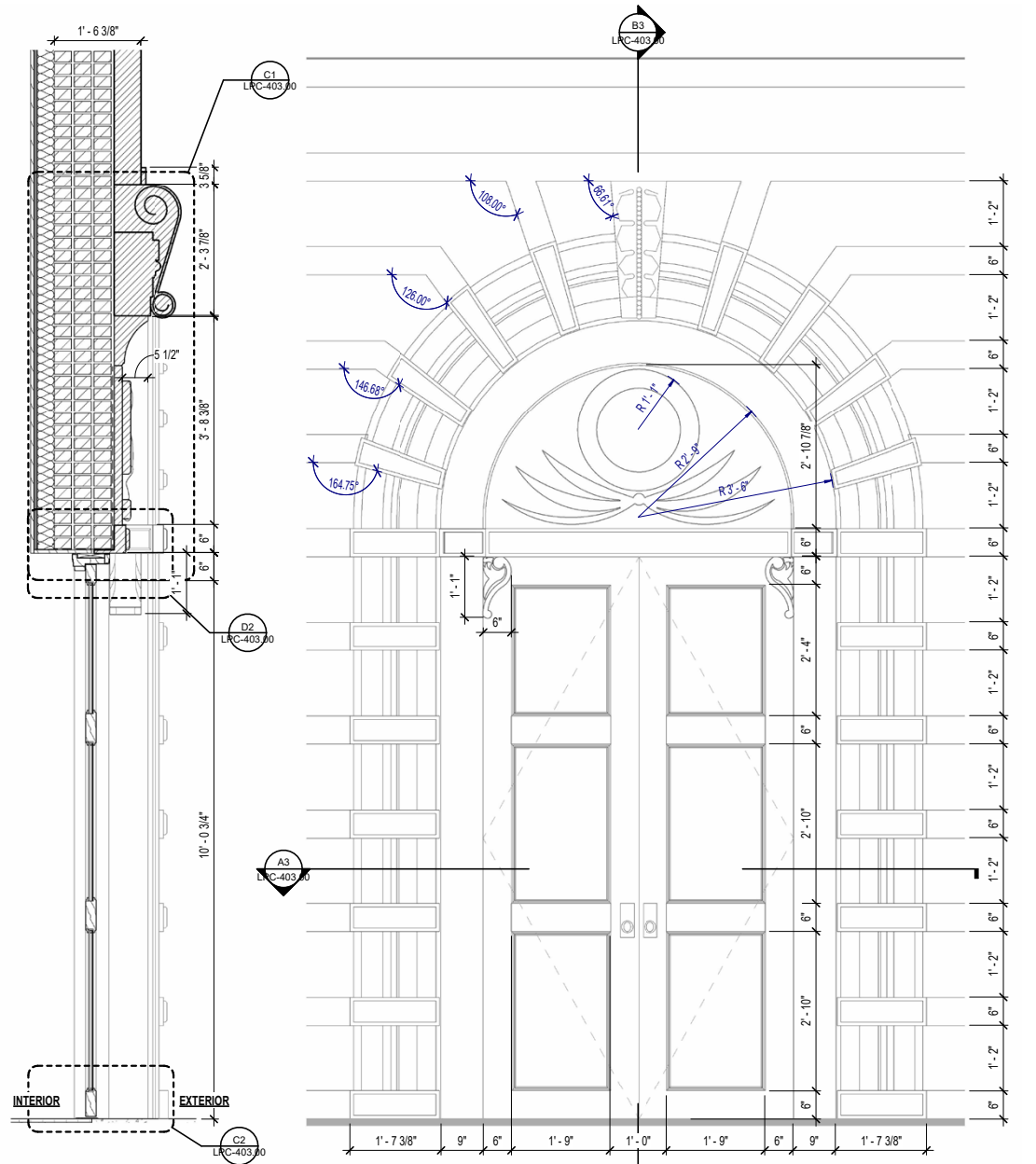
**C1** SOUTH ENTRANCE RUSTICATION DETAIL  
SCALE: 1 1/2" = 1'-0"



**D2** SOUTH ENTRANCE DOOR HEAD DETAIL  
SCALE: 3" = 1'-0"

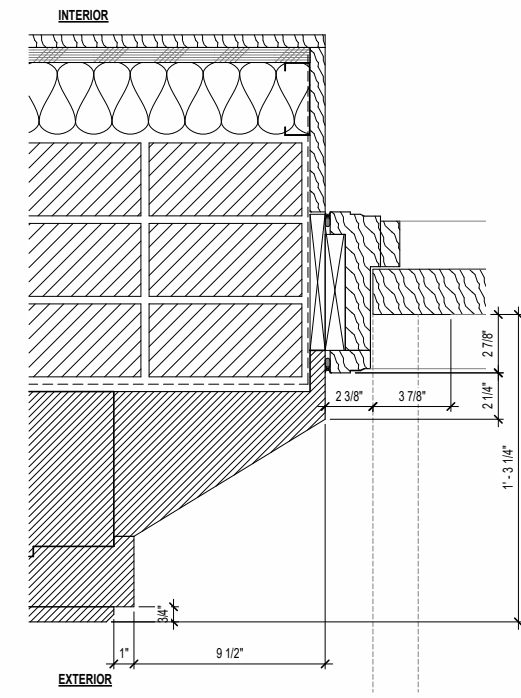


**C2** SOUTH ENTRANCE DOOR SILL DETAIL  
SCALE: 3" = 1'-0"

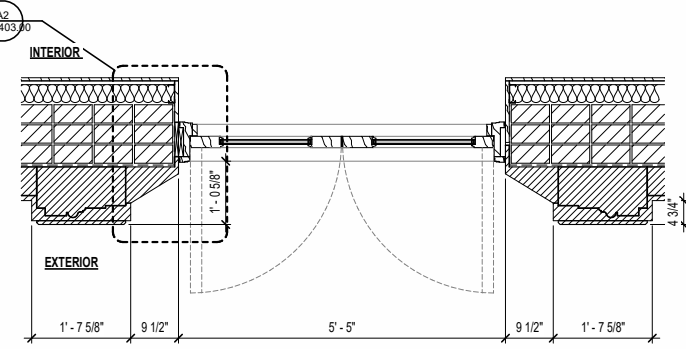


**B3** EAST ENTRANCE DOOR SECTION  
SCALE: 3/4" = 1'-0"

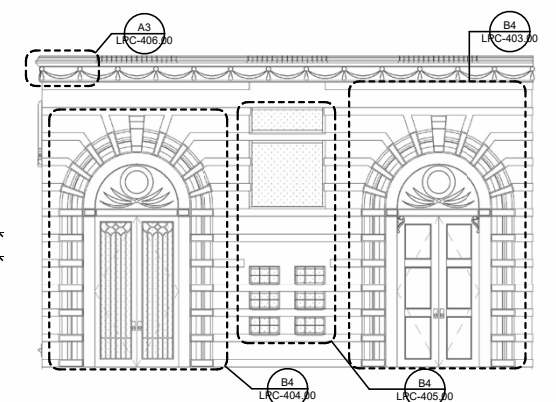
**B4** PROPOSED DOUBLE DOOR - ENLARGED ELEVATION  
SCALE: 3/8" = 1'-0"



**A2** SOUTH ENTRANCE DOOR JAMB DETAIL  
SCALE: 3" = 1'-0"



**A3** EAST ENTRANCE JAMB DETAIL  
SCALE: 3/4" = 1'-0"

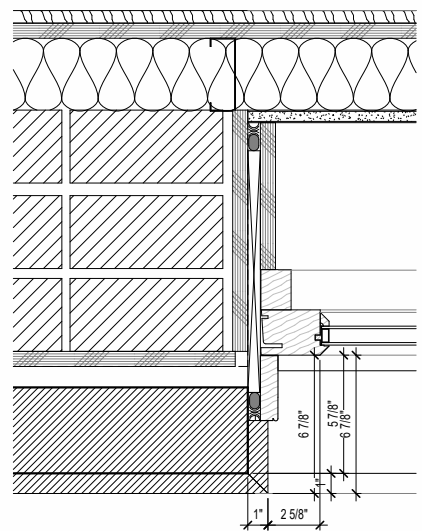


**A4** KEY ELEVATION - 1ST FLOOR SOUTH FACADE  
SCALE: 3/16" = 1'-0"

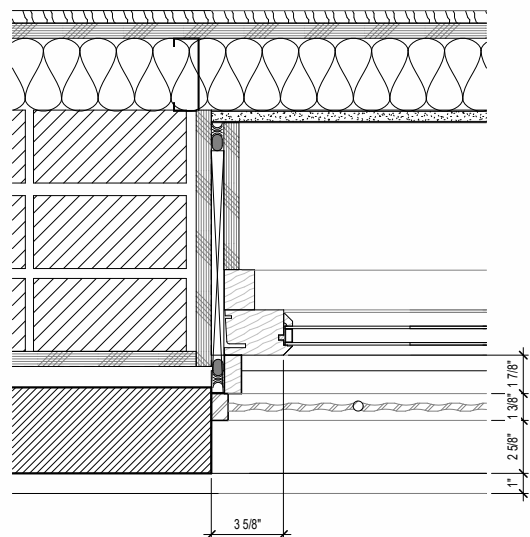
# Proposed Design- Details



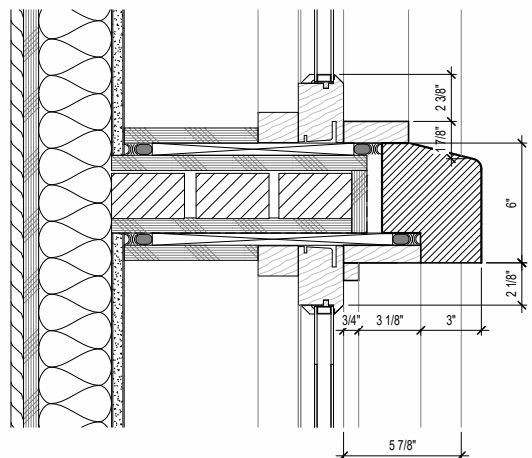
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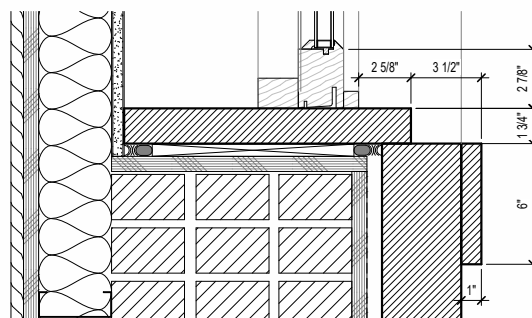
**D1** SOUTH FACADE 1ST FLOOR UPPER WINDOW JAMB DETAIL  
SCALE: 3/4" = 1'-0"



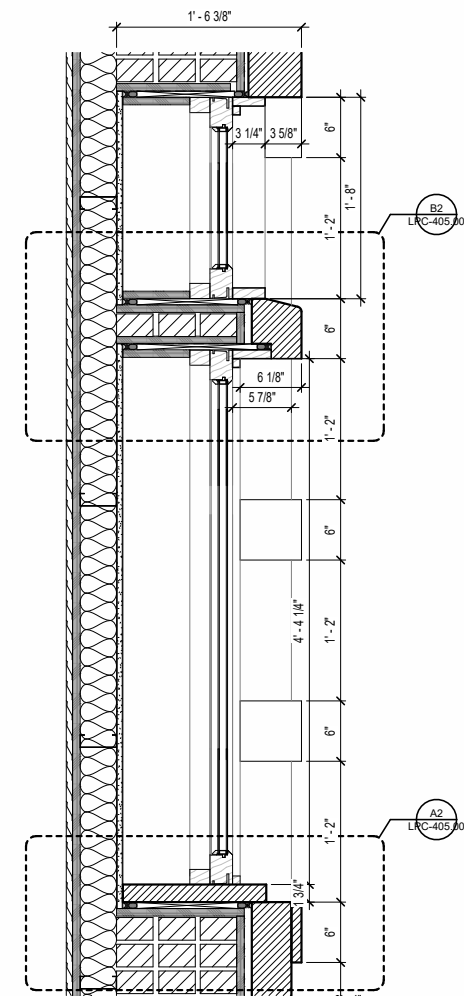
**D2** SOUTH FACADE 1ST FLOOR LOWER WINDOW JAMB DETAIL  
SCALE: 3/4" = 1'-0"



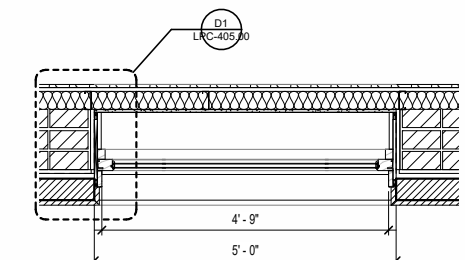
**B2** SOUTH FACADE 1ST FLOOR WINDOW HEAD DETAIL  
SCALE: 3/4" = 1'-0"



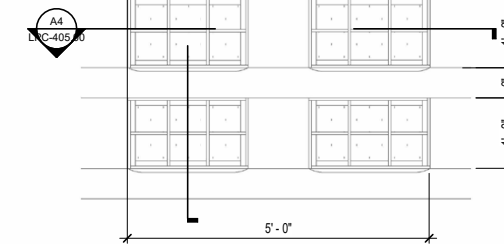
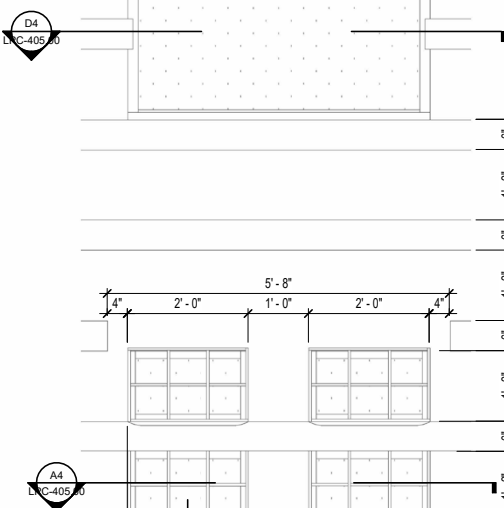
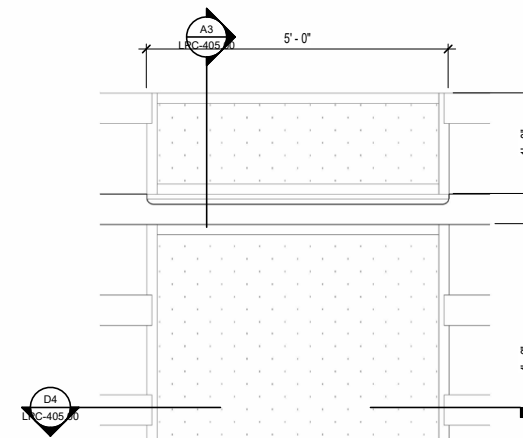
**A2** SOUTH FACADE 1ST FLOOR WINDOW SILL DETAIL  
SCALE: 3/4" = 1'-0"



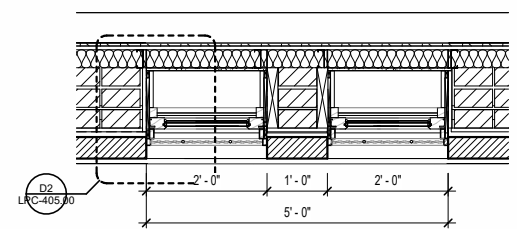
**A3** SOUTH FACADE 1ST FLOOR WINDOW SECTION DETAILS  
SCALE: 1 1/2" = 1'-0"



**D4** SOUTH FACADE 1ST FLOOR UPPER WINDOW JAMB DETAIL  
SCALE: 3/4" = 1'-0"



**B4** 1ST FLOOR SOUTH FACADE LOWER WINDOW ELEVATION1  
SCALE: 3/4" = 1'-0"



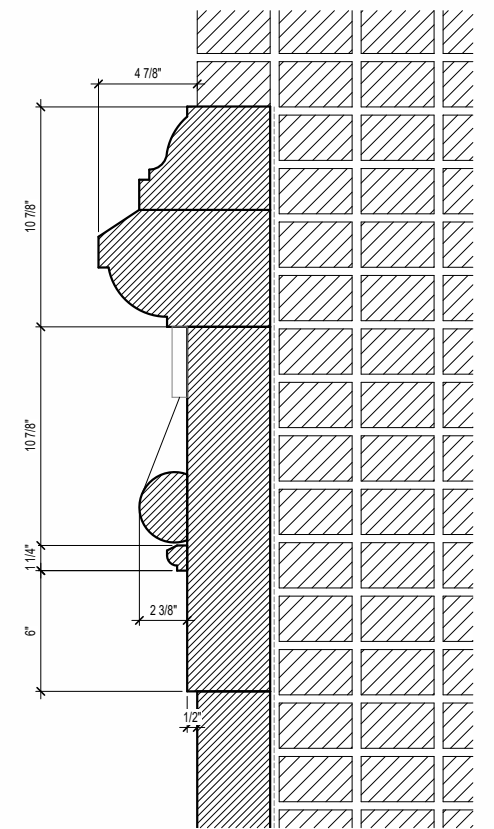
**A4** 1ST FLOOR SOUTH WINDOW JAMB  
SCALE: 3/4" = 1'-0"



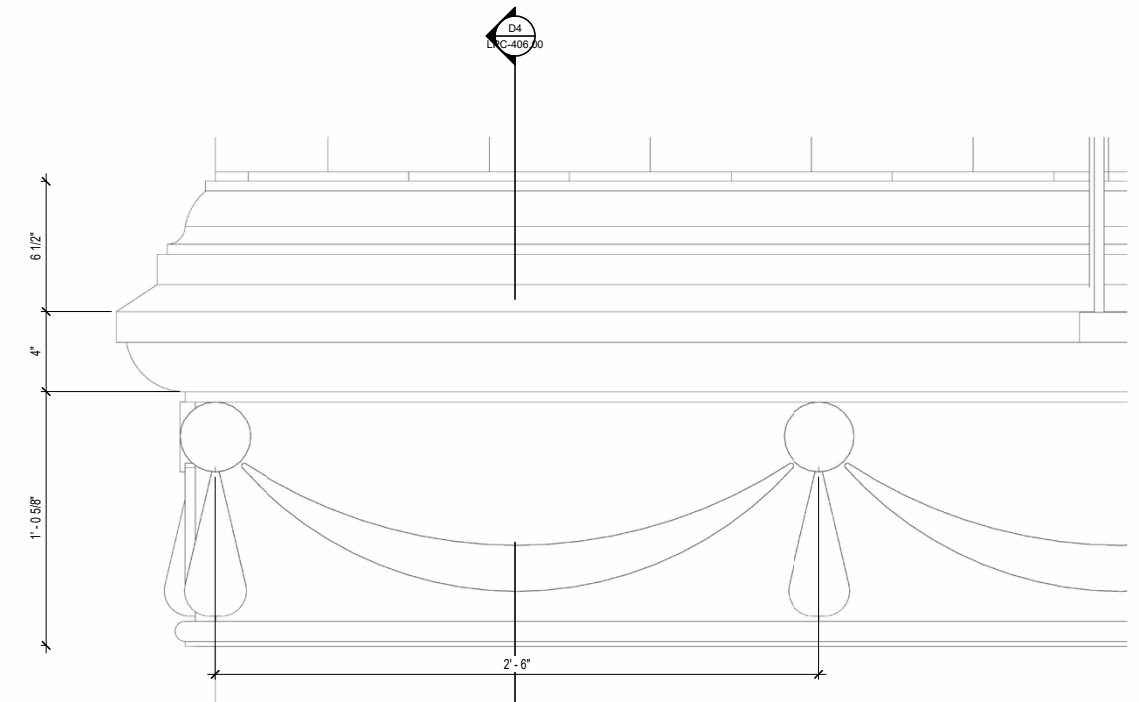
# Proposed Design- Details



rendering



D4 1ST FLOOR CORNICE SECTION DETAIL  
SCALE: 3" = 1'-0"

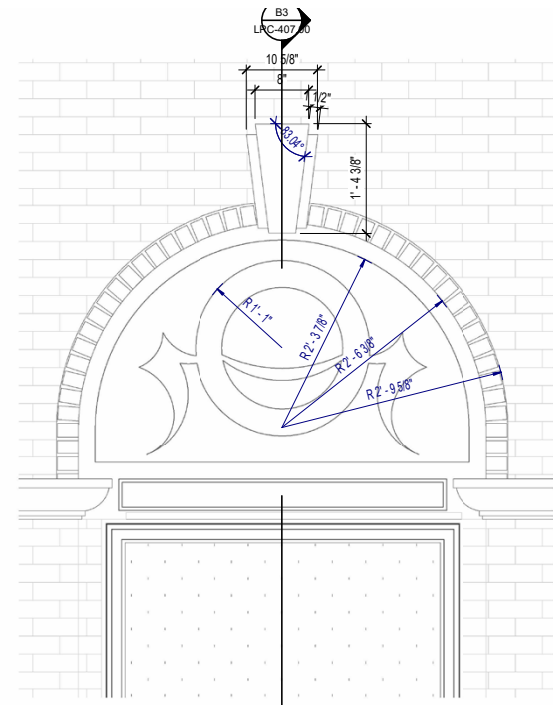


A3 1ST FLOOR LIMESTONE CORNICE DETAIL  
SCALE: 3" = 1'-0"

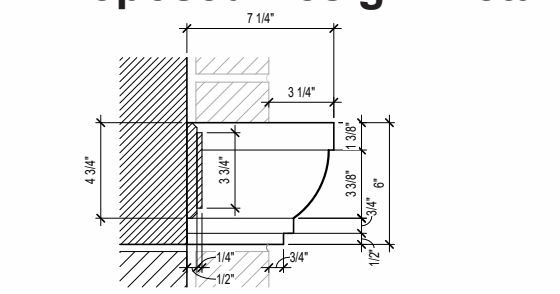
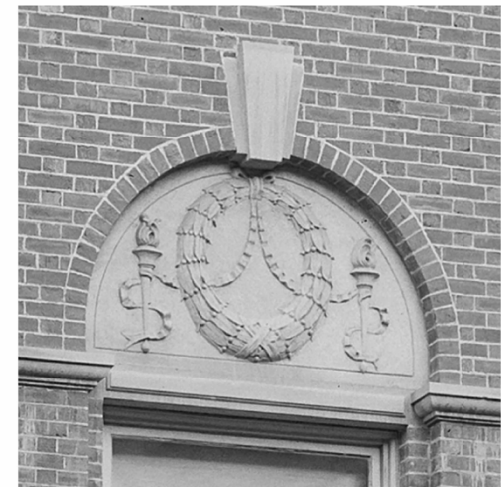


rendering

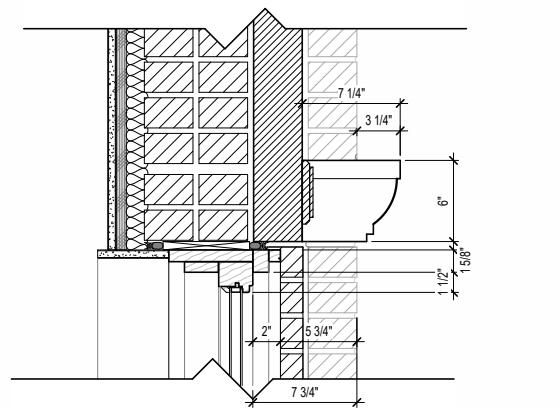
# Proposed Design- Details



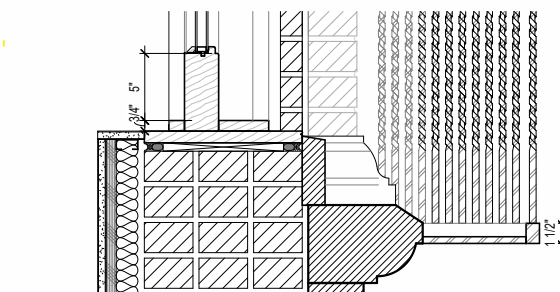
**C1** PROPOSED SOUTH WINDOW HEAD ELEVATION - 2ND FLOOR  
SCALE: 1"=1'-0"



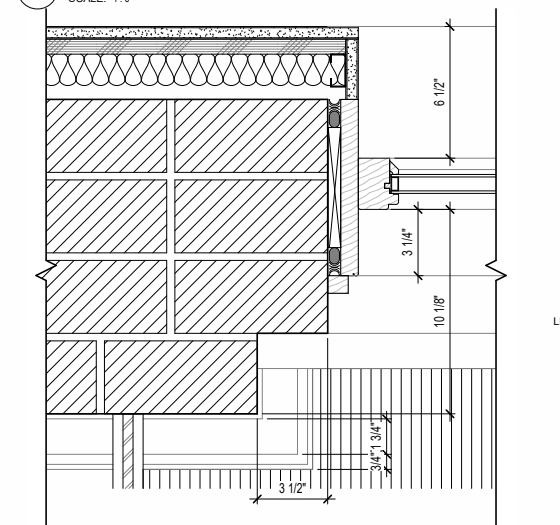
**D2** PROPOSED STRING COURSE DETAIL  
SCALE: 3"=1'-0"



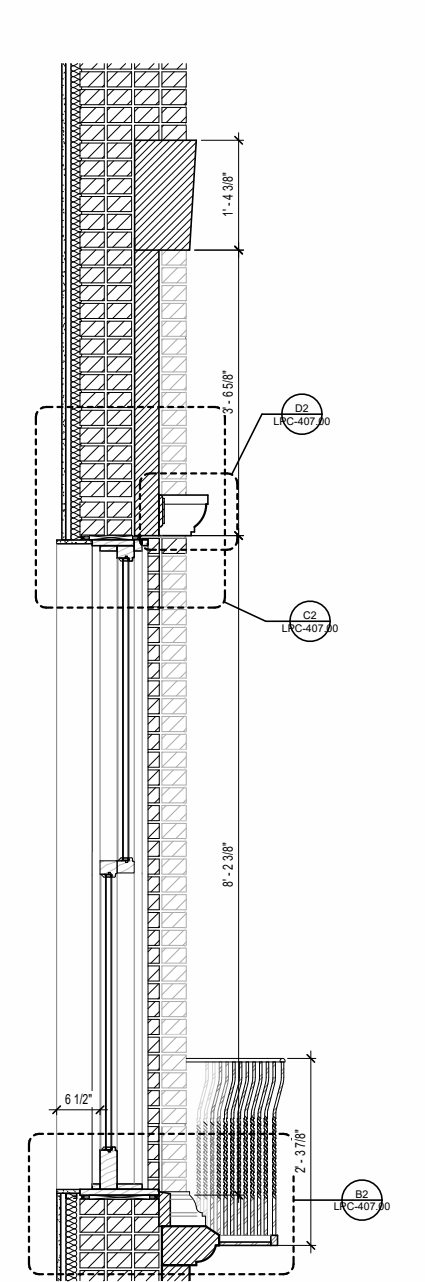
**C2** HEAD DETAIL AT 2ND FLOOR WINDOW  
SCALE: 1:6



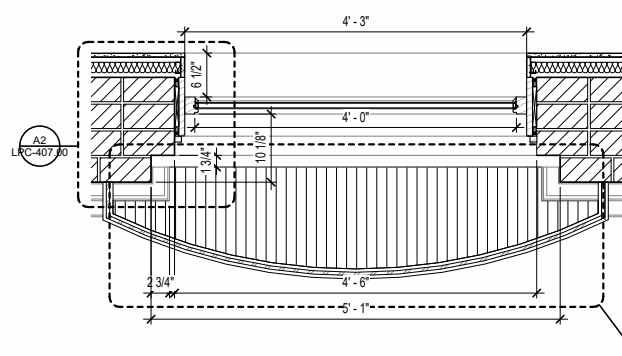
**B2** SILL DETAIL AT 2ND FLOOR WINDOW  
SCALE: 1:6



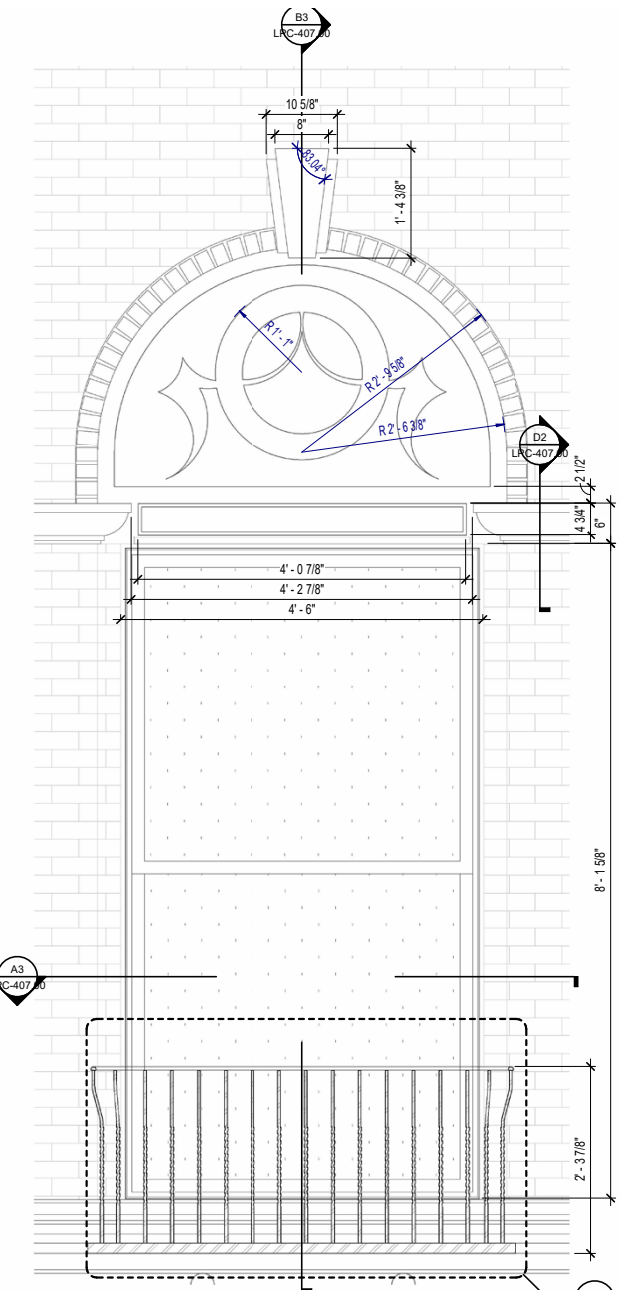
**A2** JAMB DETAIL AT 2ND FLOOR WINDOW  
SCALE: 3"=1'-0"



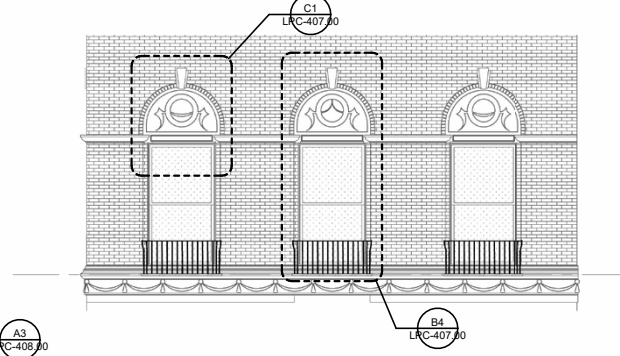
**B3** PROPOSED WINDOW DETAIL - SOUTH FACADE  
SCALE: 1"=1'-0"



**A3** SOUTH FACADE 2ND FLOOR WINDOW JAMB DETAILS  
SCALE: 1"=1'-0"

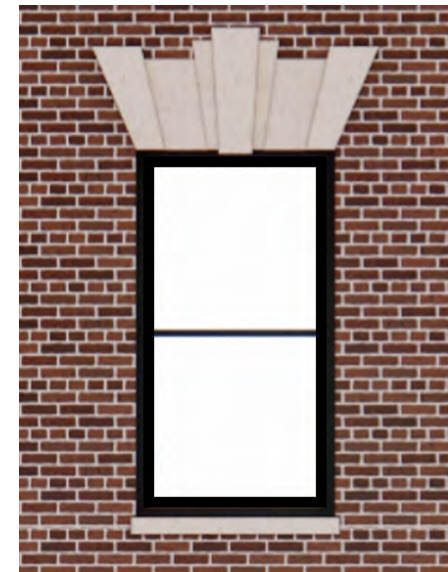


**B4** PROPOSED SOUTH WINDOW ELEVATION - 2ND FLOOR  
SCALE: 1"=1'-0"



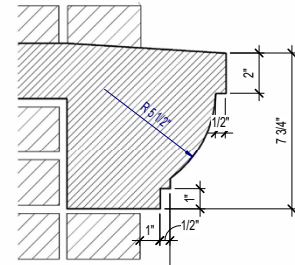
**A4** KEY ELEVATION - 2ND FLOOR SOUTH FACADE  
SCALE: 3/16"=1'-0"

# Proposed Design- Details

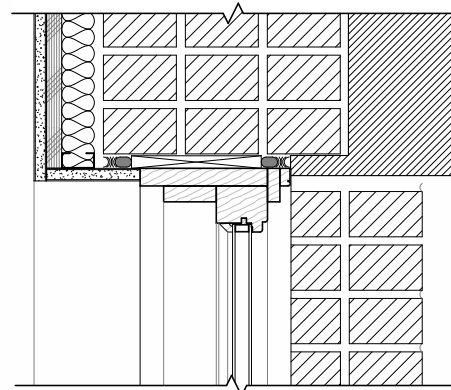


rendering

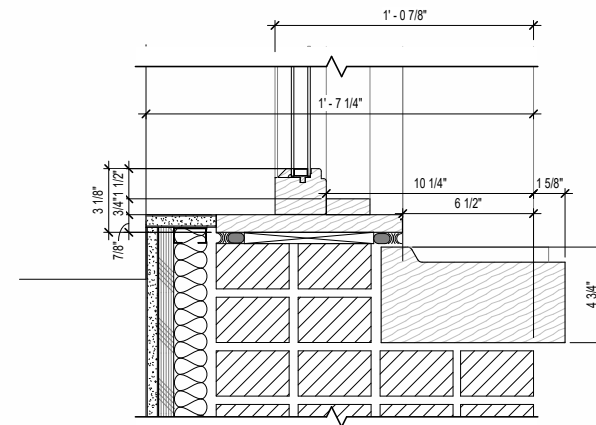
studioMDA



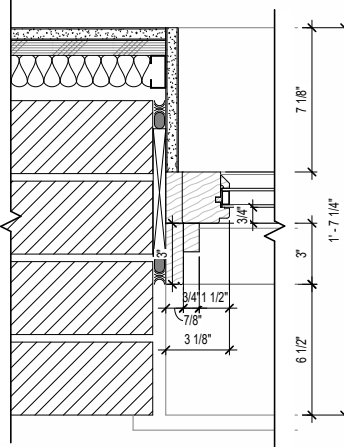
**D2** LIMESTONE EGG & DART DETAIL SECTION  
SCALE: 3"=1'-0"



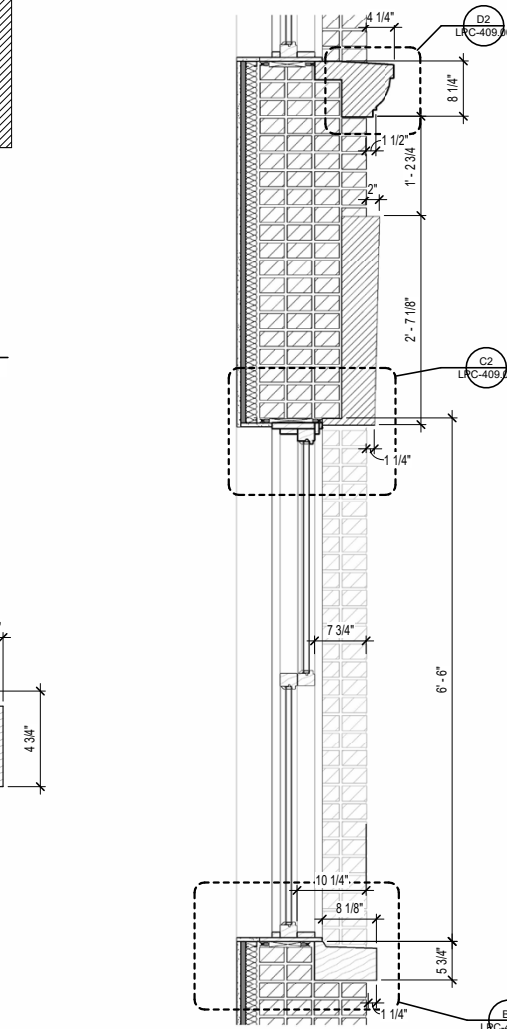
**C2** HEAD DETAIL AT 3RD FLOOR WINDOW  
SCALE: 3"=1'-0"



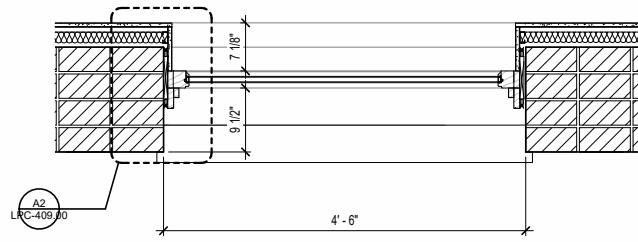
**B2** SILL DETAIL AT 3RD FLOOR WINDOW  
SCALE: 3"=1'-0"



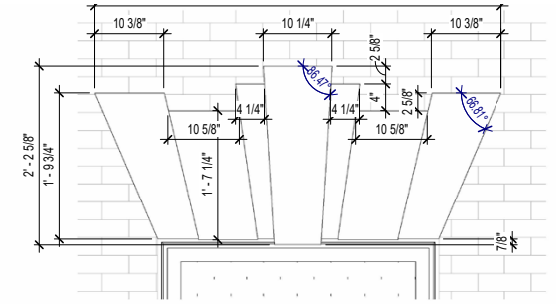
**A2** JAMB DETAIL AT 3RD FLOOR WINDOW  
SCALE: 3"=1'-0"



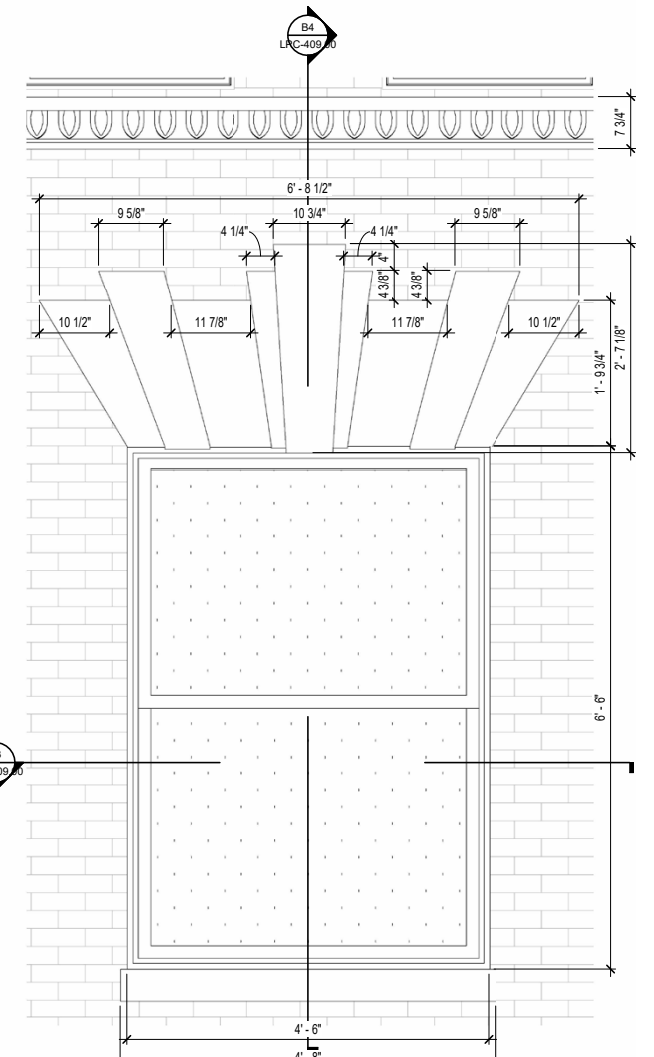
**B4** WINDOW SECTION DETAIL - SOUTH FACADE 3RD FLOOR  
SCALE: 1"=1'-0"



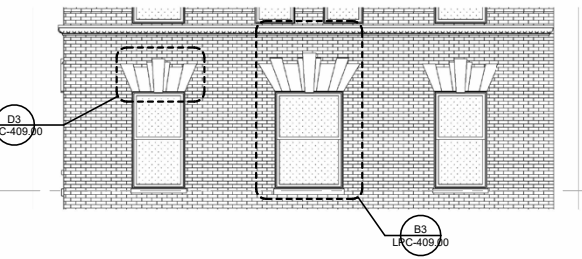
**A3** SOUTH FACADE 3RD FLOOR WINDOW JAMB DETAIL  
SCALE: 1"=1'-0"



**D3** WINDOW HEAD ELEVATION - 3RD FLOOR SIDE WINDOWS  
SCALE: 1"=1'-0"

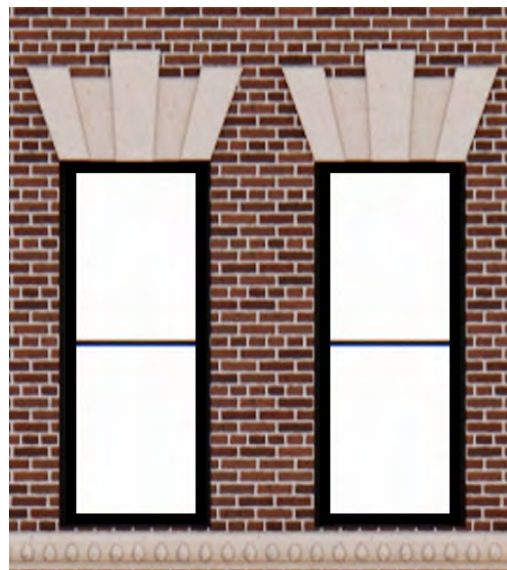
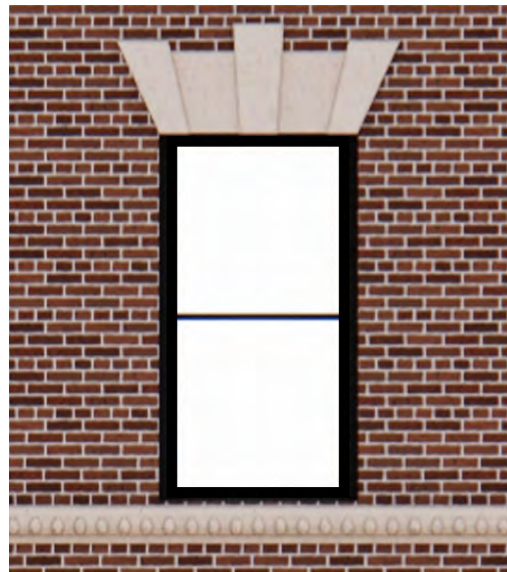


**B3** WINDOW ELEVATION - 3RD FLOOR  
SCALE: 1"=1'-0"

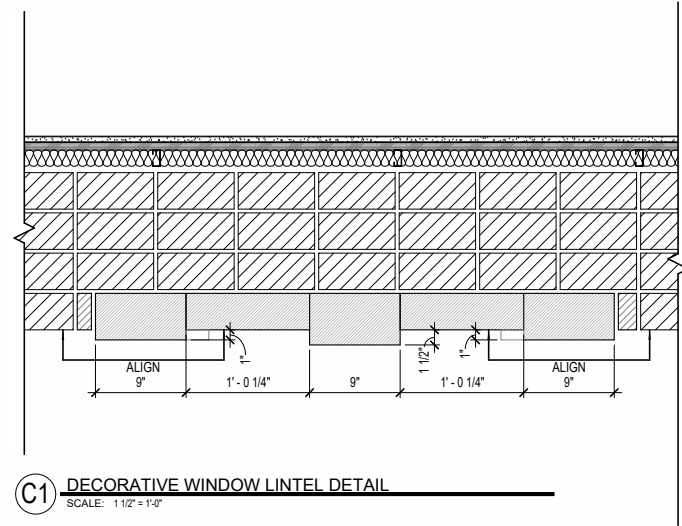


**D1** KEY ELEVATION - 3RD FLOOR SOUTH FACADE  
SCALE: 3/16"=1'-0"

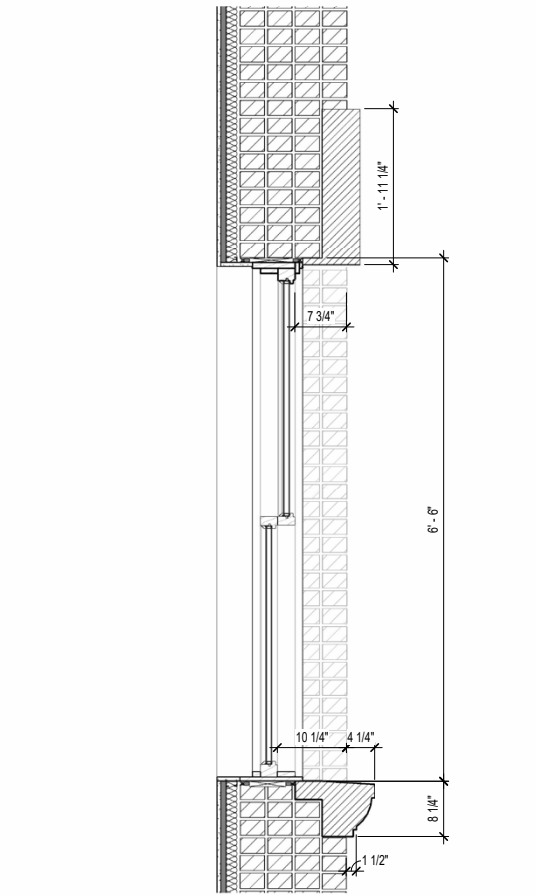
# Proposed Design- Details



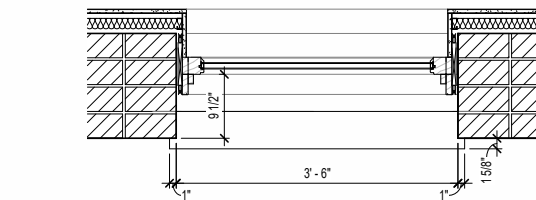
rendering



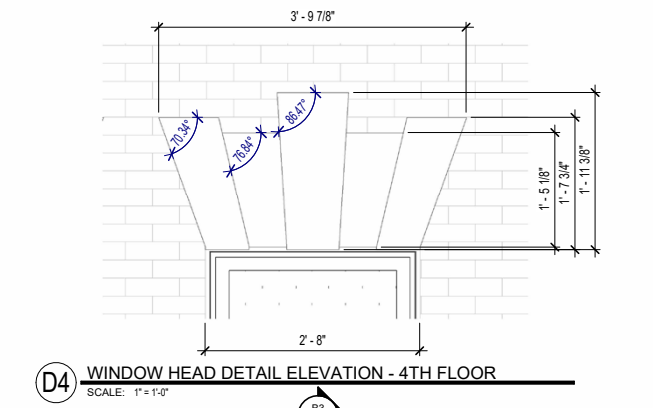
**C1** DECORATIVE WINDOW LINTEL DETAIL  
SCALE: 1 1/2" = 1'-0"



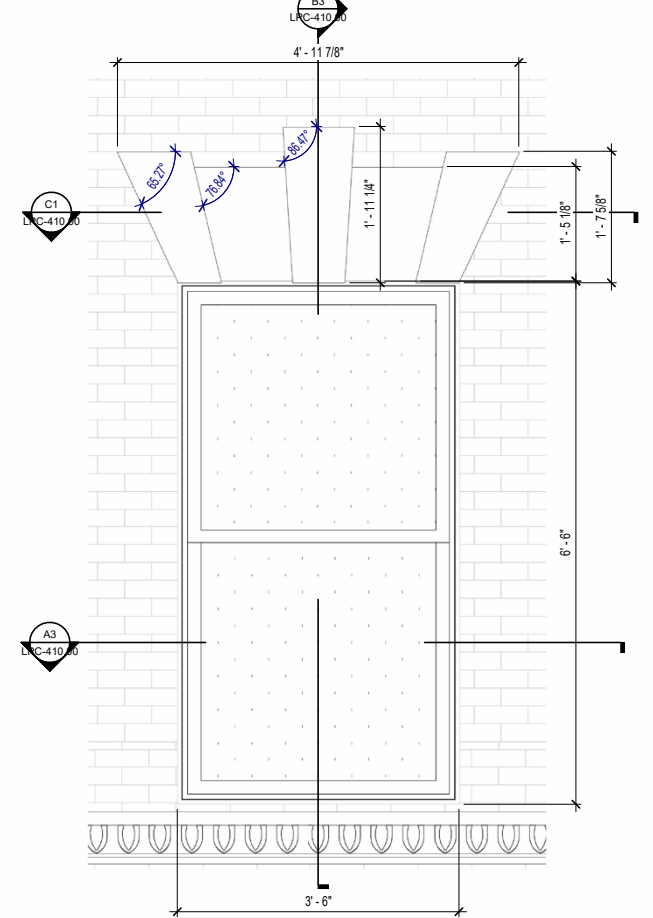
**B3** 4TH FLOOR SOUTH WINDOW SECTION DETAIL  
SCALE: 1" = 1'-0"



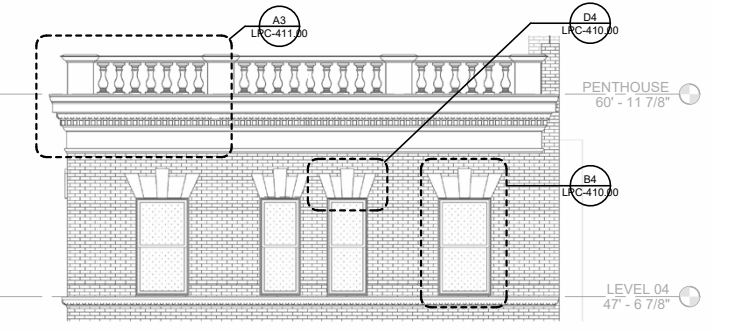
**A3** PROPOSED 4TH FLOOR SOUTH WINDOW JAMB DETAIL  
SCALE: 1" = 1'-0"



**D4** WINDOW HEAD DETAIL ELEVATION - 4TH FLOOR  
SCALE: 1" = 1'-0"



**B4** WINDOW ELEVATION - 4TH FLOOR SOUTH  
SCALE: 1" = 1'-0"

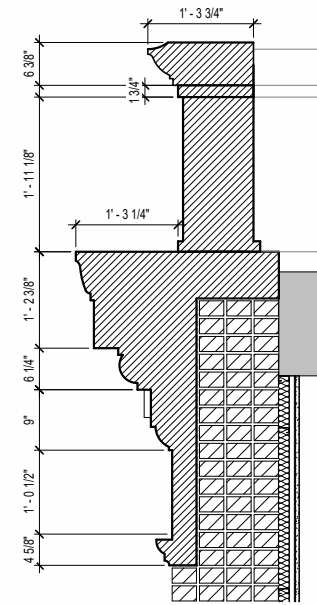


**A4** KEY ELEVATION - 4TH FLOOR SOUTH FACADE  
SCALE: 3/16" = 1'-0"

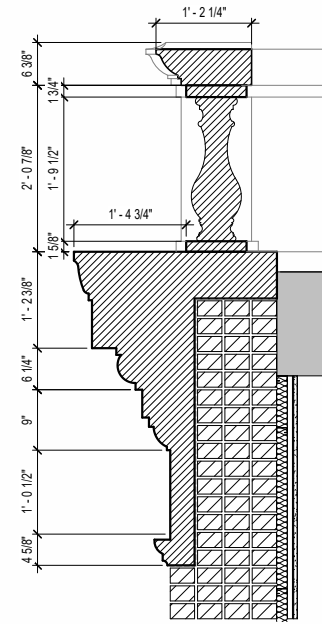
# Proposed Design- Details



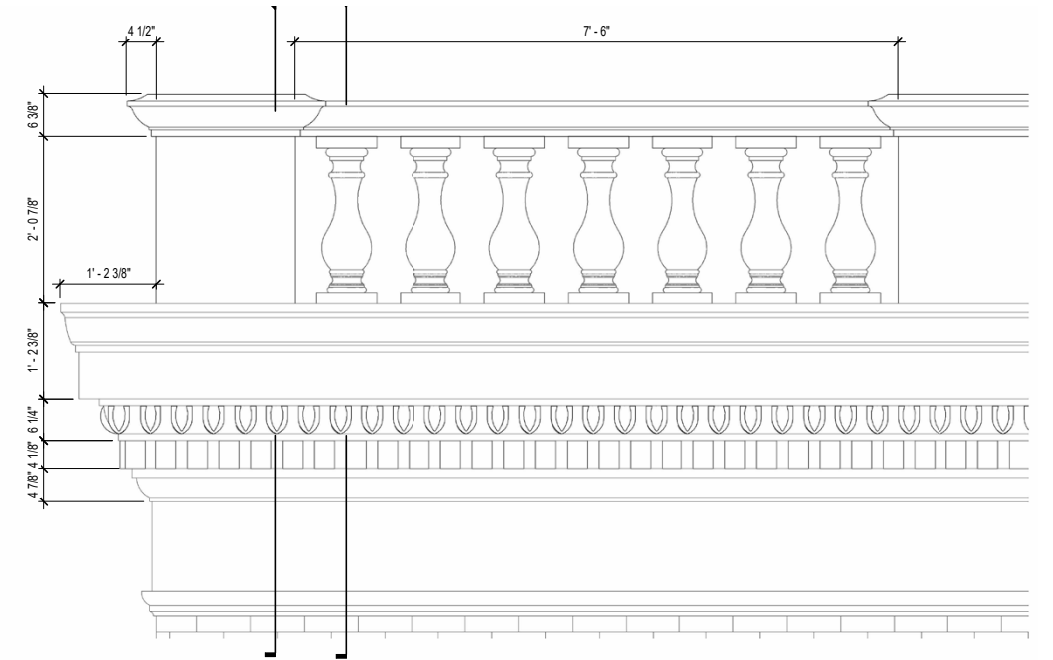
rendering



**A1** LIMESTONE BALUSTRADE & CORNICE SECTION DETAIL  
SCALE: 1"=1'-0"



**A2** LIMESTONE BALUSTRADE & CORNICE SECTION DETAIL @ PILLAR  
SCALE: 1"=1'-0"



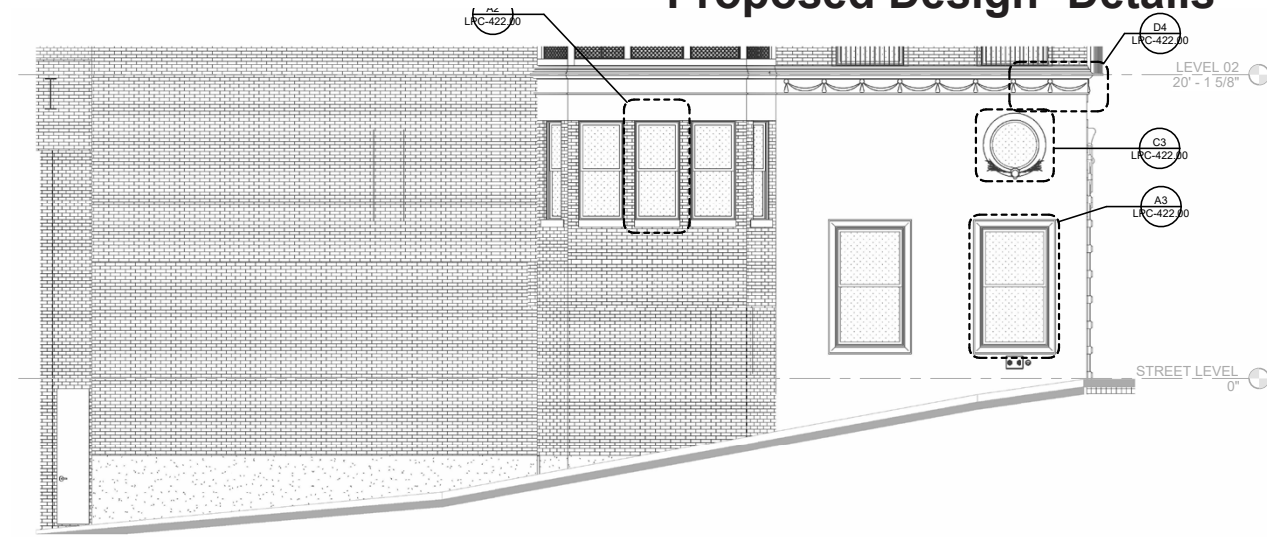
**A3** ENLARGED ELEVATION - ROOF BALUSTRADE  
SCALE: 1"=1'-0"



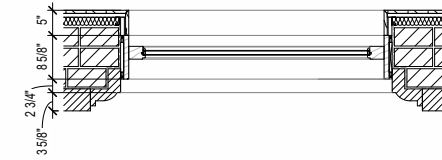
rendering



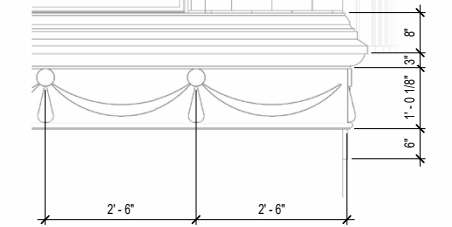
# Proposed Design- Details



**D1** KEY ELEVATION - WEST FACADE 1ST FLOOR  
SCALE: 3/16" = 1'-0"



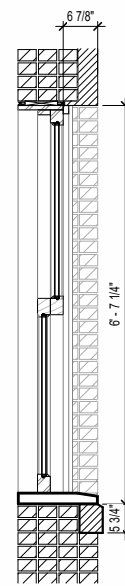
**D3** WINDOW PLAN DETAIL - WEST FACADE 1ST FLOOR  
SCALE: 3/4" = 1'-0"



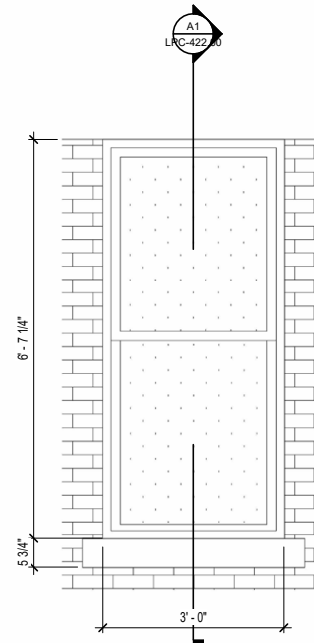
**D4** ELEVATION DETAIL - 2ND FLOOR LIMESTONE CORNICE  
SCALE: 3/4" = 1'-0"



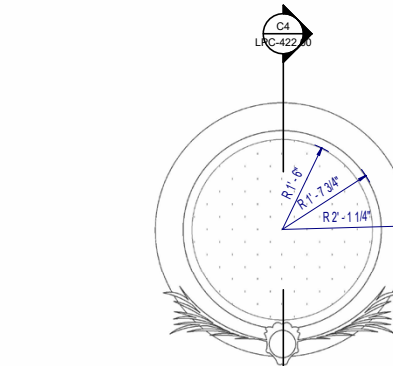
rendering



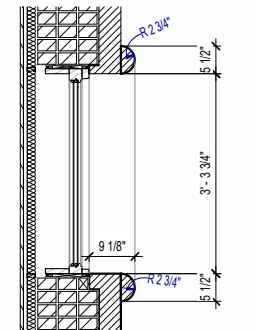
**A1** TYP. WINDOW SECTION DETAIL - METAL FRAME WINDOWS  
SCALE: 3/4" = 1'-0"



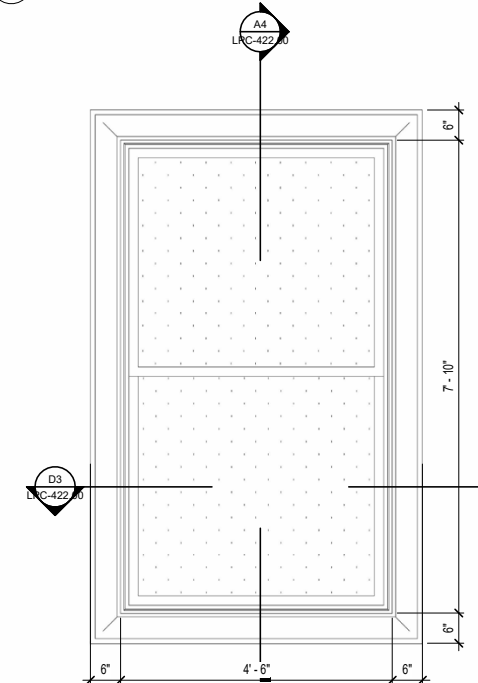
**A2** WEST ORIEL WINDOW ELEVATION - 1ST FLOOR  
SCALE: 3/4" = 1'-0"



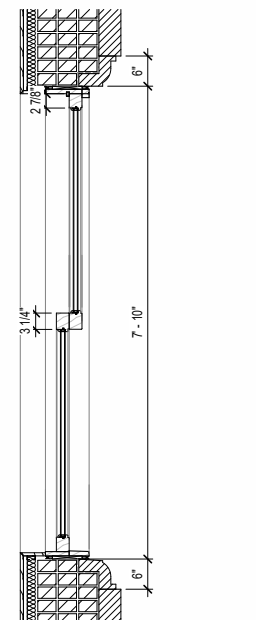
**C3** DETAIL ELEVATION - WEST FACADE CIRCULAR OPENING  
SCALE: 3/4" = 1'-0"



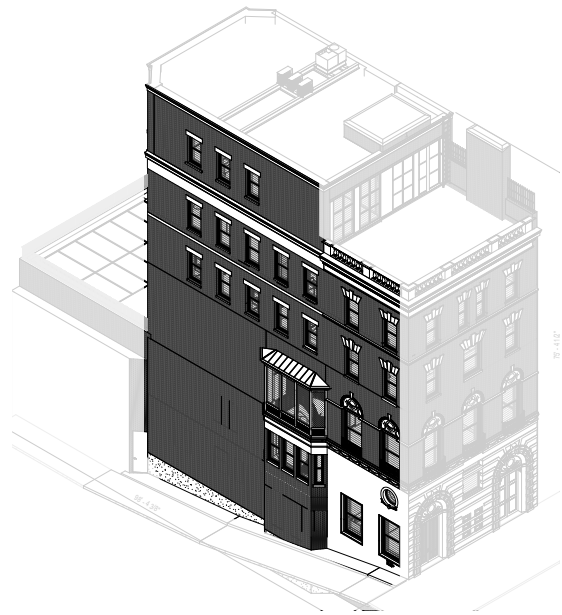
**C4** WINDOW SECTION DETAIL - WEST FACADE CIRCULAR WINDOW  
SCALE: 3/4" = 1'-0"



**A3** WINDOW DETAIL ELEVATION - WEST FACADE 1ST FLOOR  
SCALE: 3/4" = 1'-0"

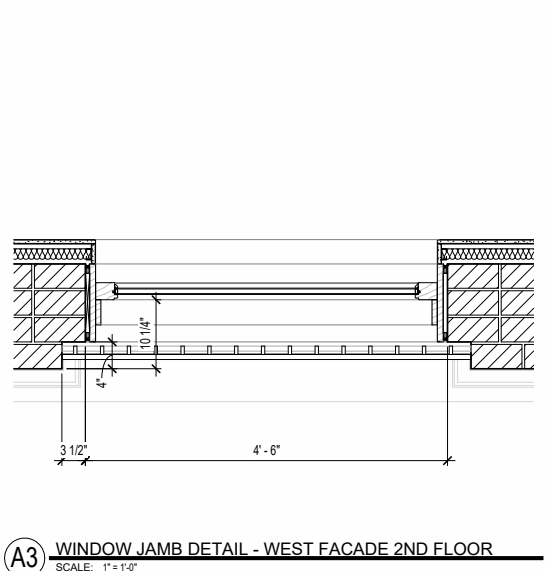
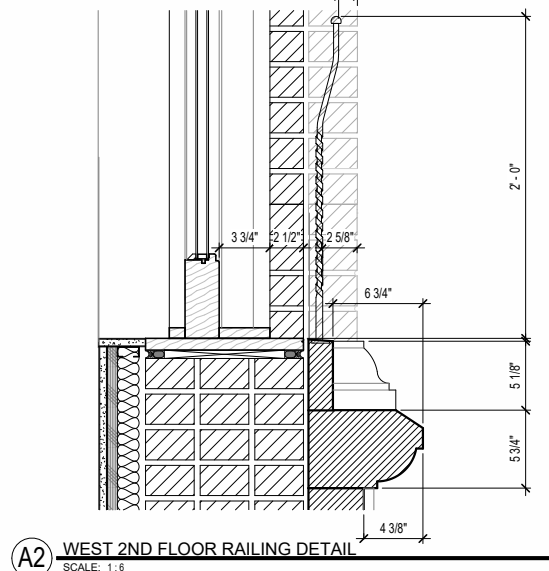
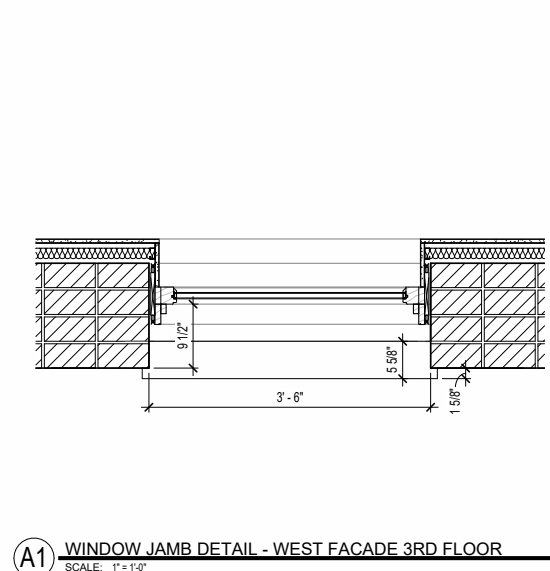
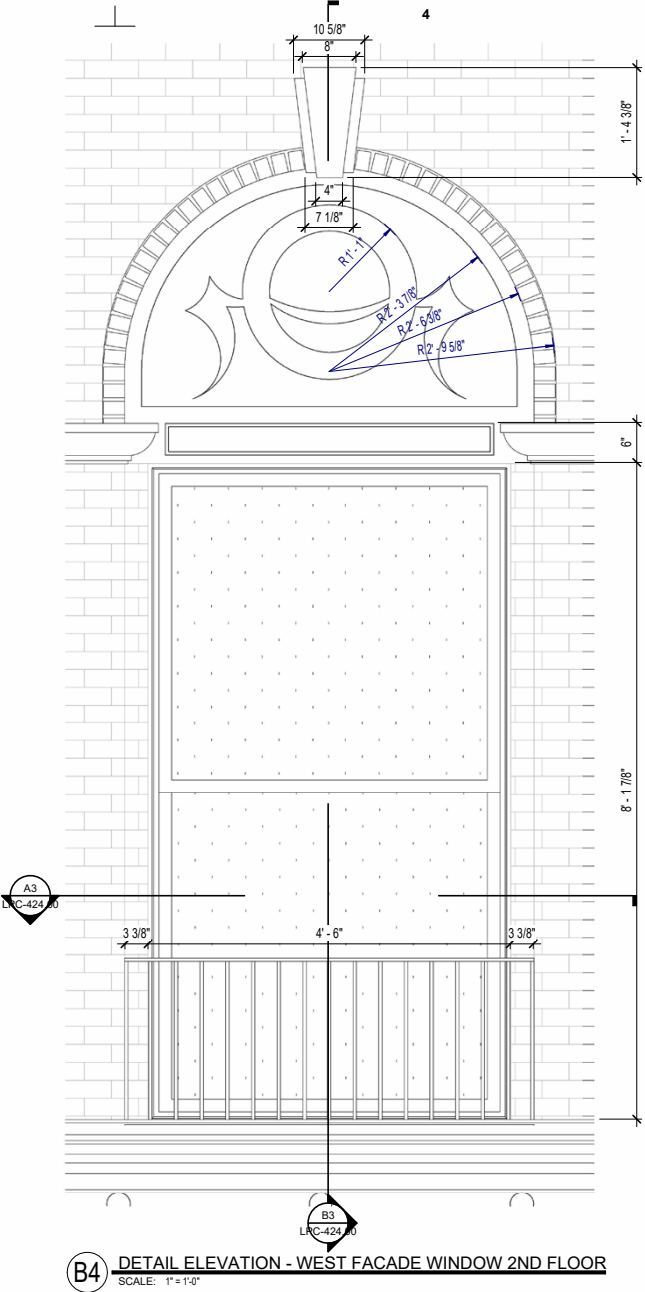
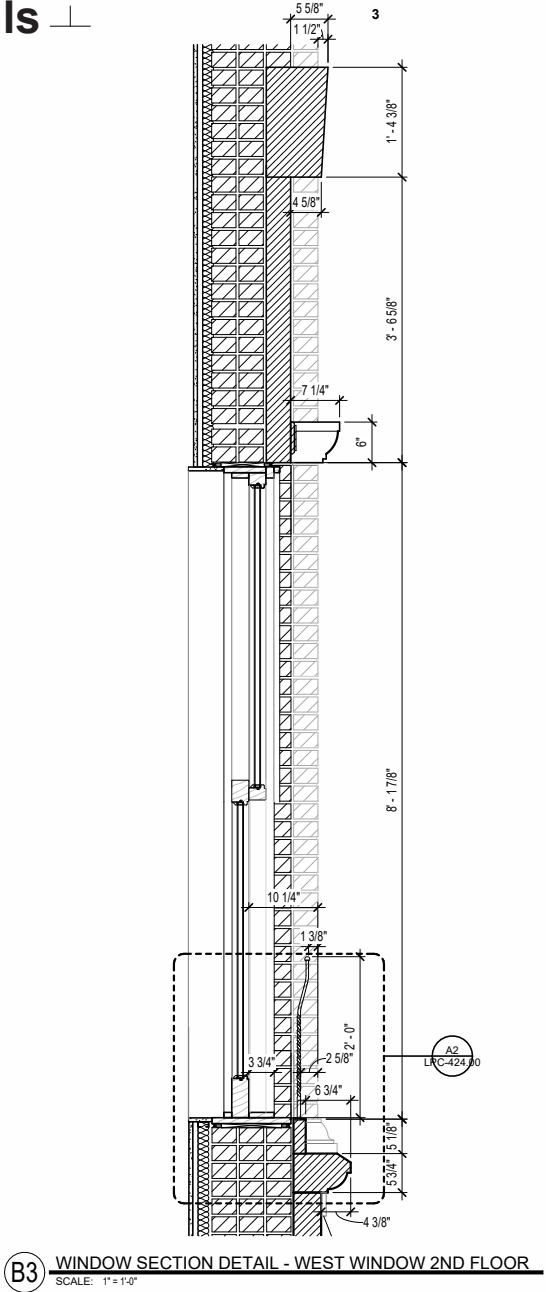
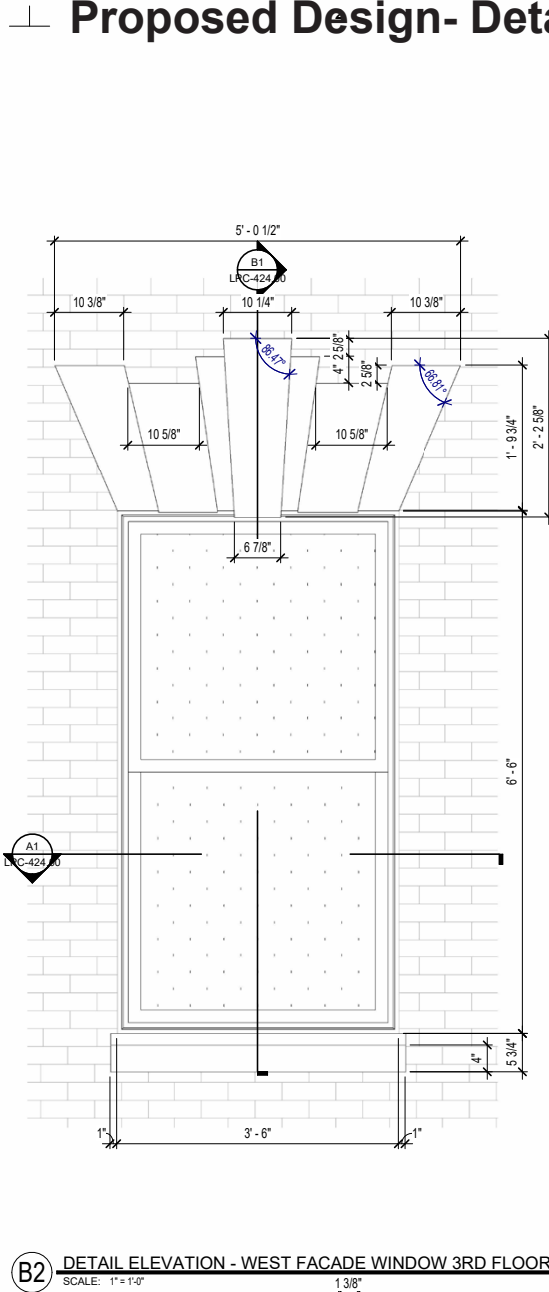
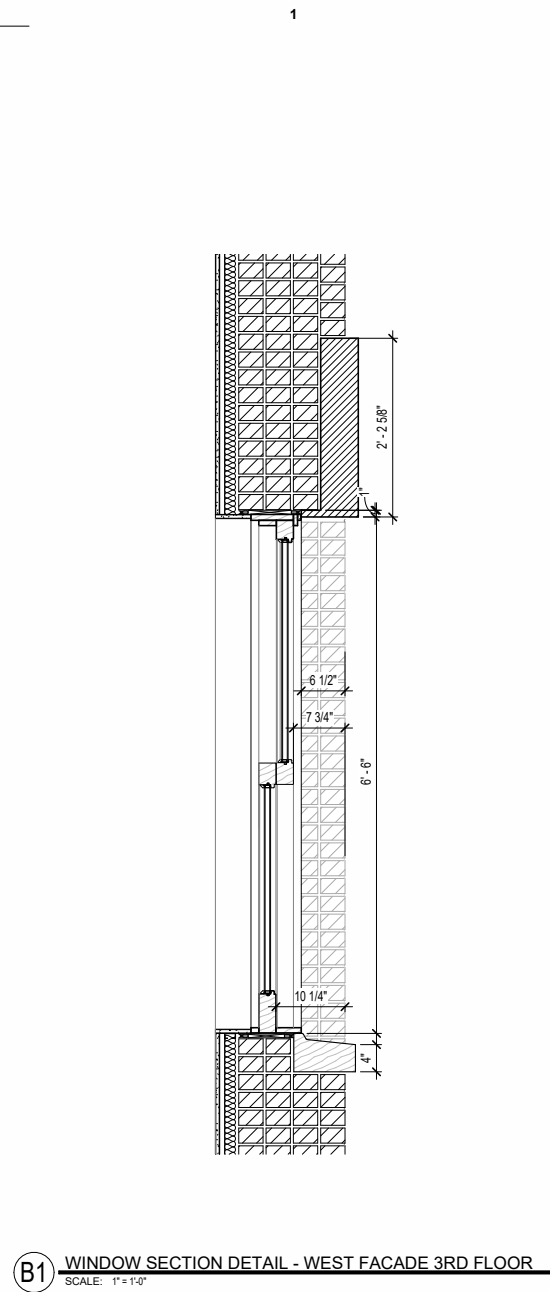


**A4** WINDOW SECTION DETAIL - WEST FACADE 1ST FLOOR WINDOW  
SCALE: 3/4" = 1'-0"

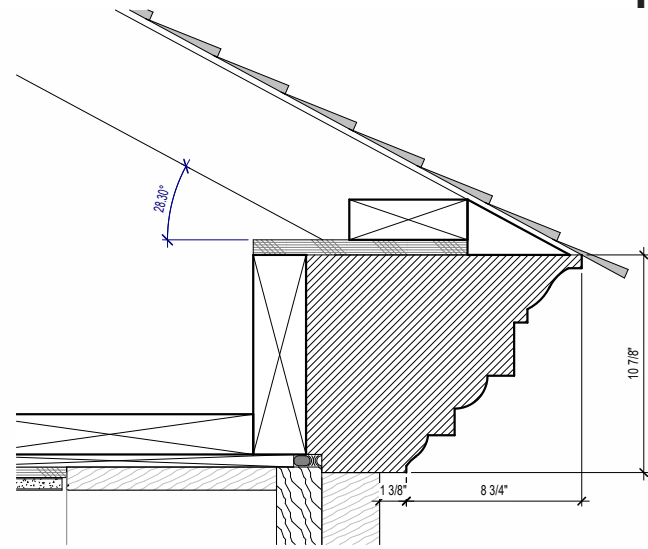


rendering

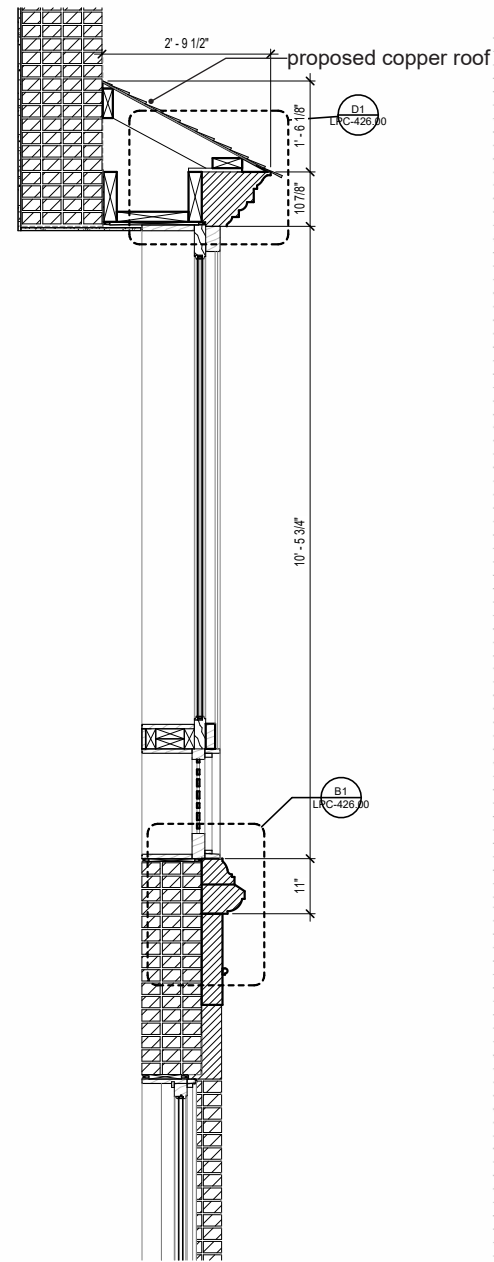
# Proposed Design- Details



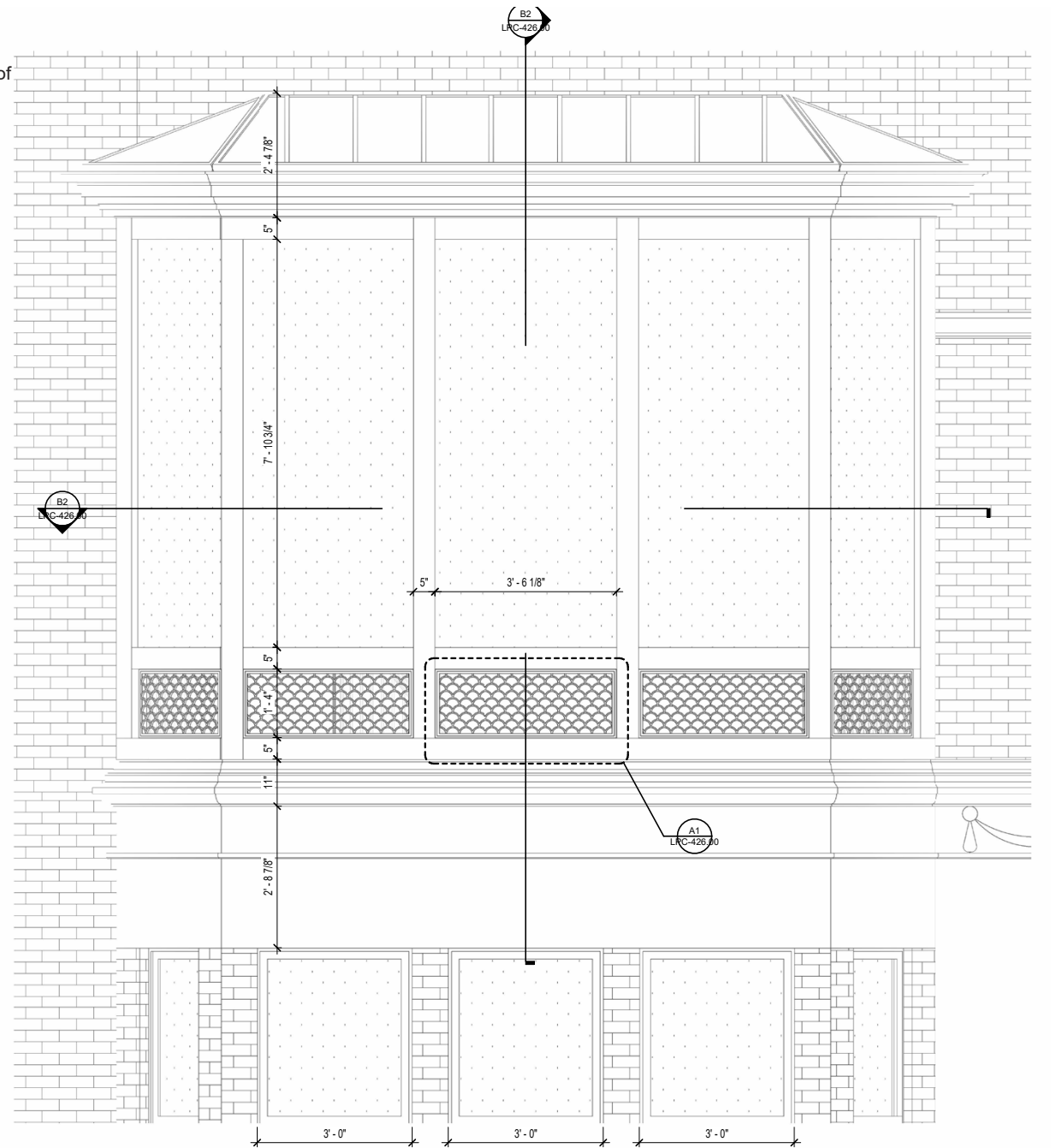
# Proposed Design- Details



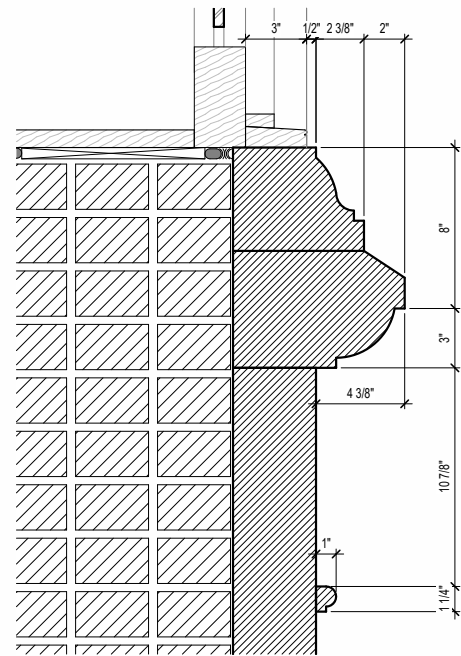
**D1** SECTION DETAIL - BAY WINDOW ROOF  
SCALE: 3" = 1'-0"



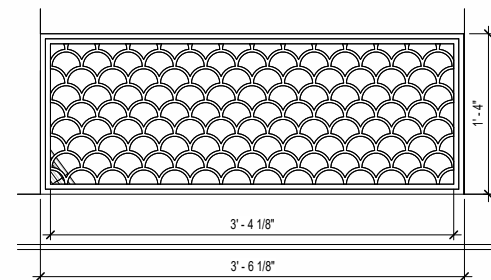
**B2** WINDOW SECTION DETAIL - WEST BAY WINDOW  
SCALE: 3/4" = 1'-0"



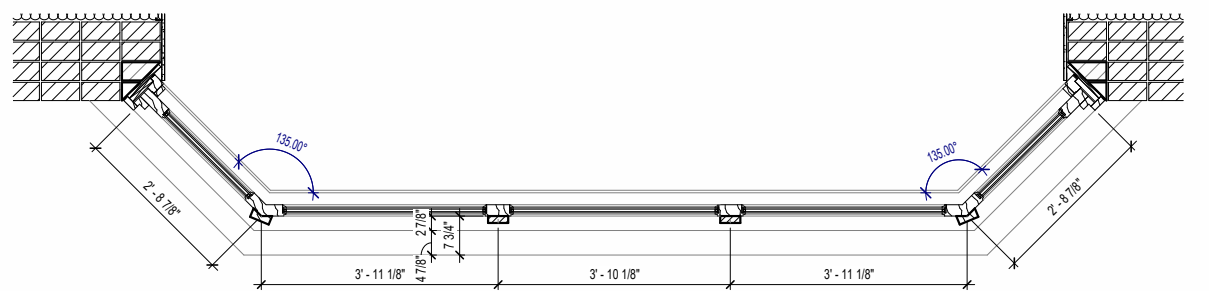
**B3** PROPOSED ENLARGED ORIAL WINDOW ELEVATION  
SCALE: 3/4" = 1'-0"



**B1** SECTION DETAIL - WEST WINDOW BAY 1ST FLOOR CORNICE  
SCALE: 3" = 1'-0"



**A1** ENLARGED ELEVATION - BAY WINDOW LOWER TRANSON  
SCALE: 1 1/2" = 1'-0"

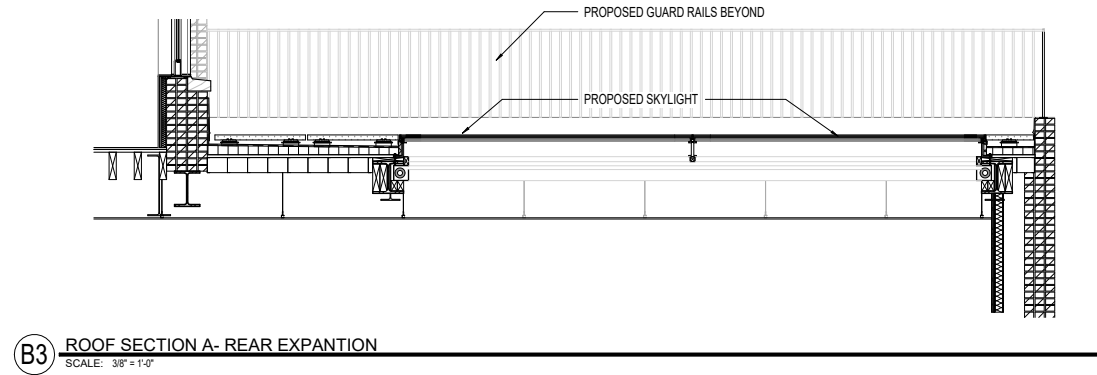
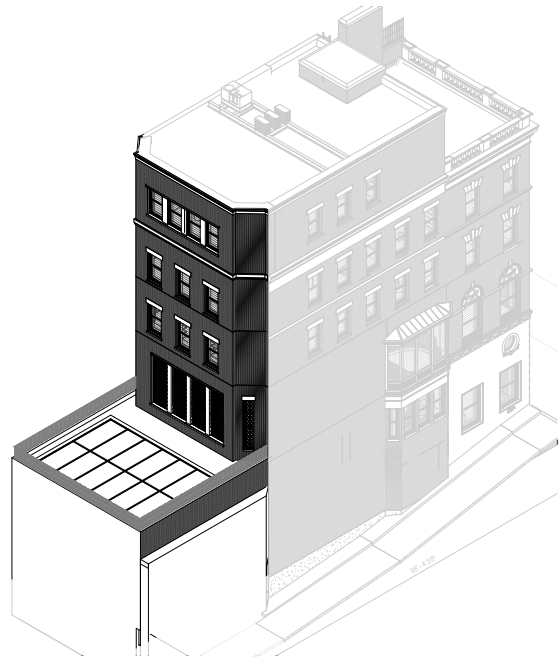


**A3** PROPOSED ENLARGED ORIAL WINDOW PLAN  
SCALE: 3/4" = 1'-0"

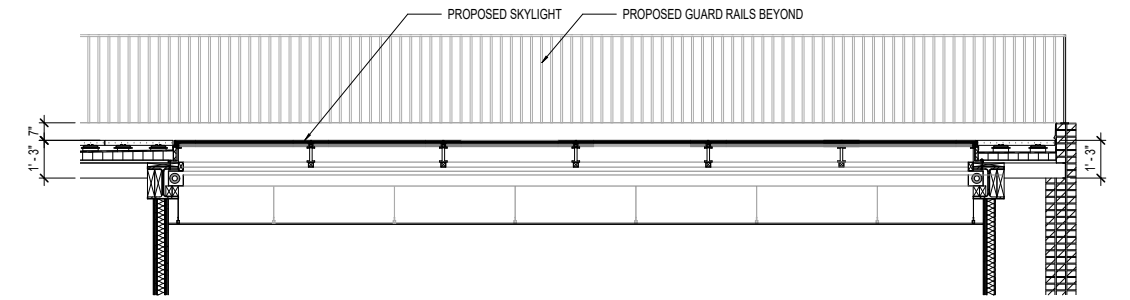
rendering



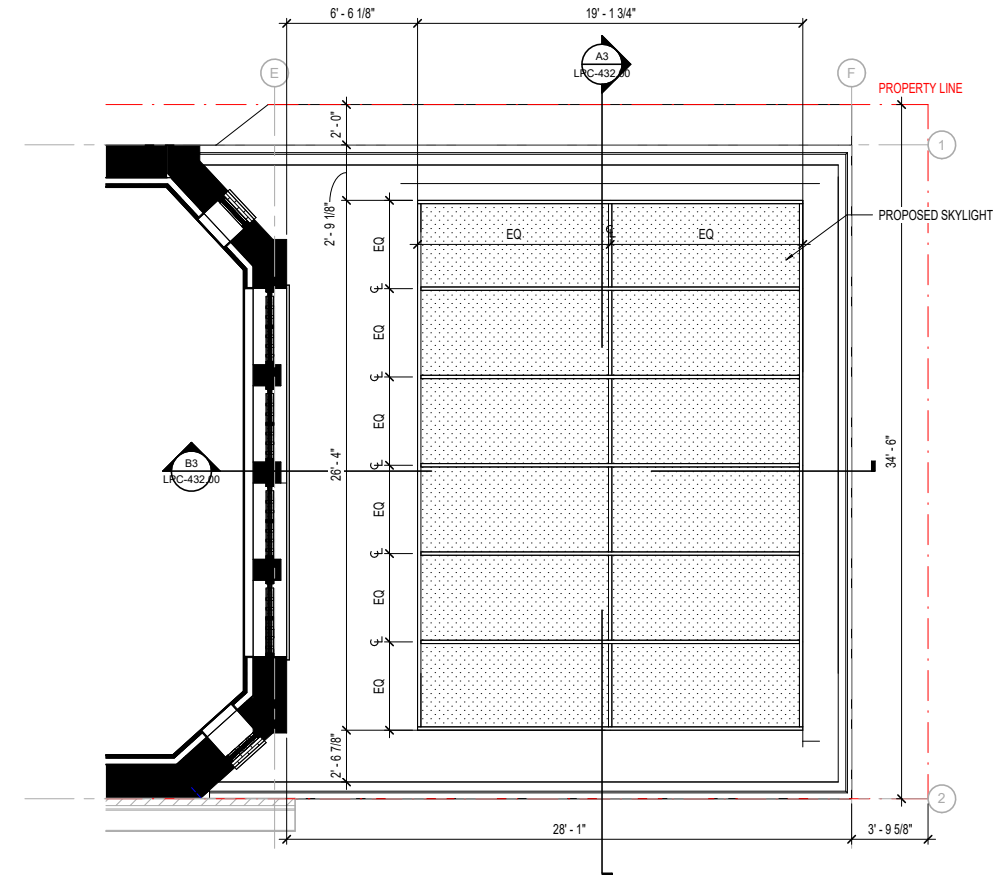
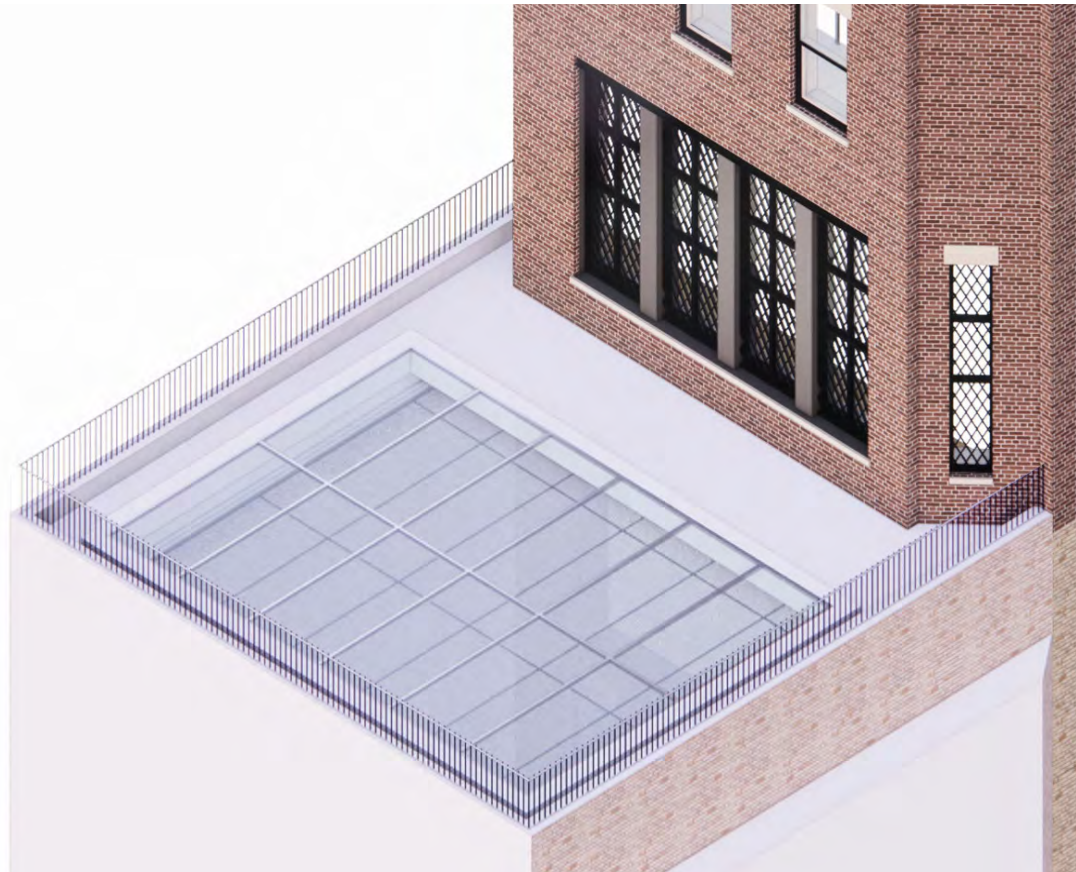
# Proposed Design- Details



**B3** ROOF SECTION A - REAR EXPANTION  
SCALE: 3/8" = 1'-0"

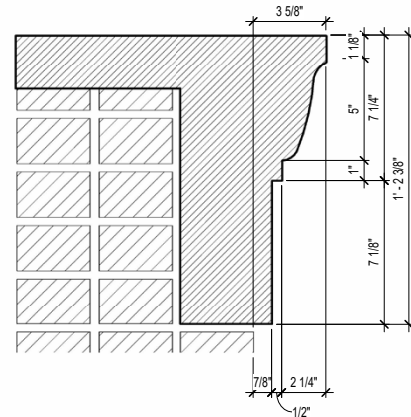
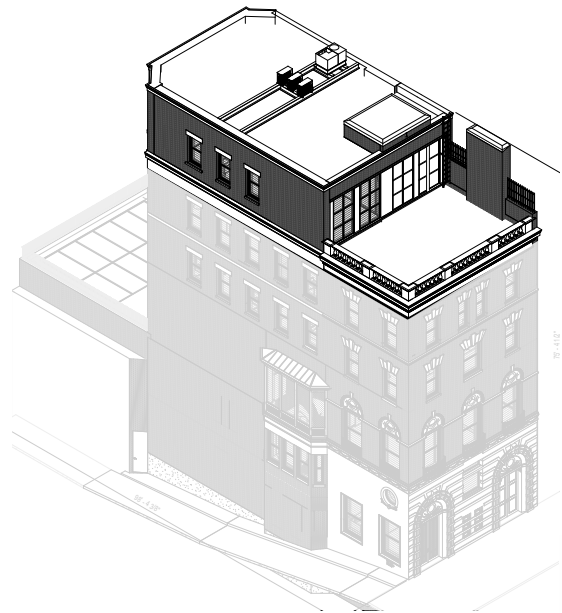


**A3** ROOF SECTION B - REAR EXPANSION  
SCALE: 3/8" = 1'-0"

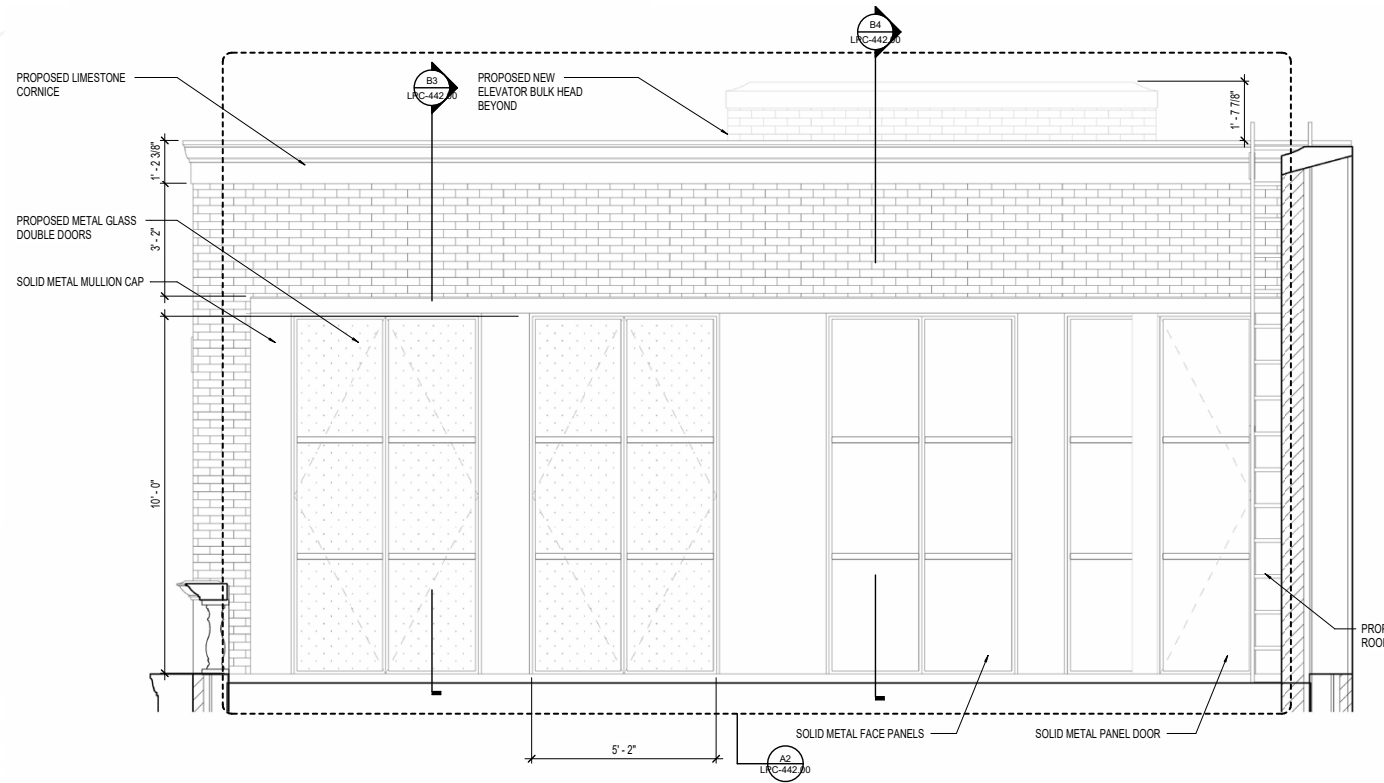


**A1** PARTIAL PLAN - REAR EXPANSION  
SCALE: 1/4" = 1'-0"

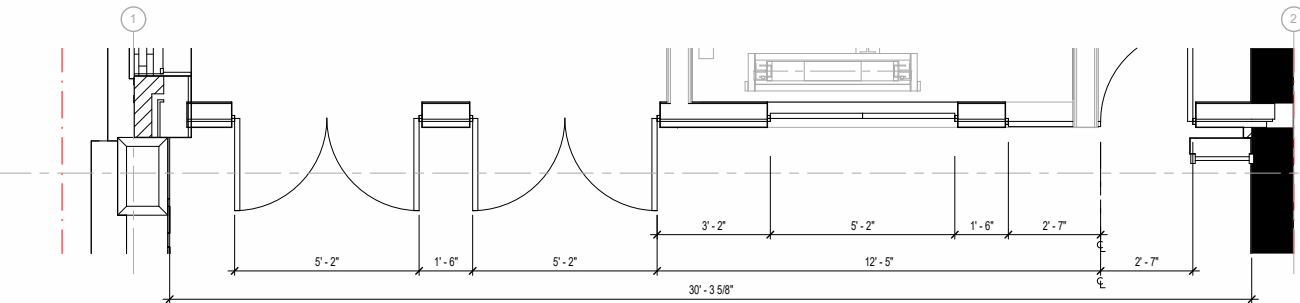
# Proposed Design- Details



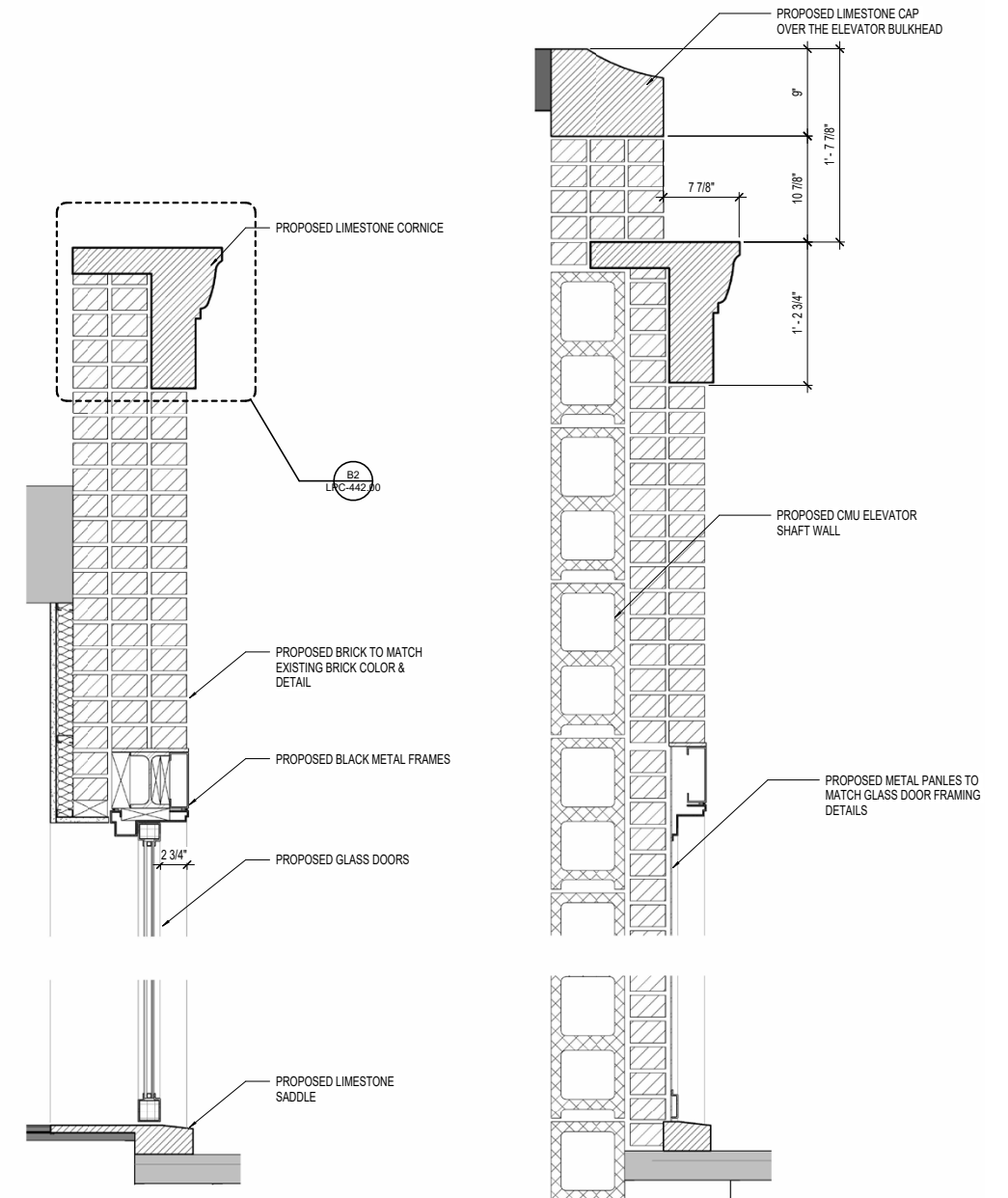
**B2** WINDOW HEAD DETAIL - PENTHOUSE SOUTH FRONT  
SCALE: 3" = 1'-0"



**B1** ENLARGED ELEVATION - PENTHOUSE SOUTH  
SCALE: 1/2" = 1'-0"



**A1** ENLARGED PLAN - PENTHOUSE  
SCALE: 1/2" = 1'-0"



**B3** SECTION DETAIL - PENTHOUSE SOUTH  
SCALE: 1 1/2" = 1'-0"

**B4** SECTION DETAIL - PENTHOUSE SOUTH SOLID PANEL  
SCALE: 1 1/2" = 1'-0"

## Proposed Facade Design



historic photo  
- erected 1900-1901



proposed facade rendering  
- restored to 1901 original details

September 24, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-01907

## **53 East 77th Street – Upper East Side Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 852 4740 5541

**Passcode:** 410385

By Phone: 646-558-8656 (NY)

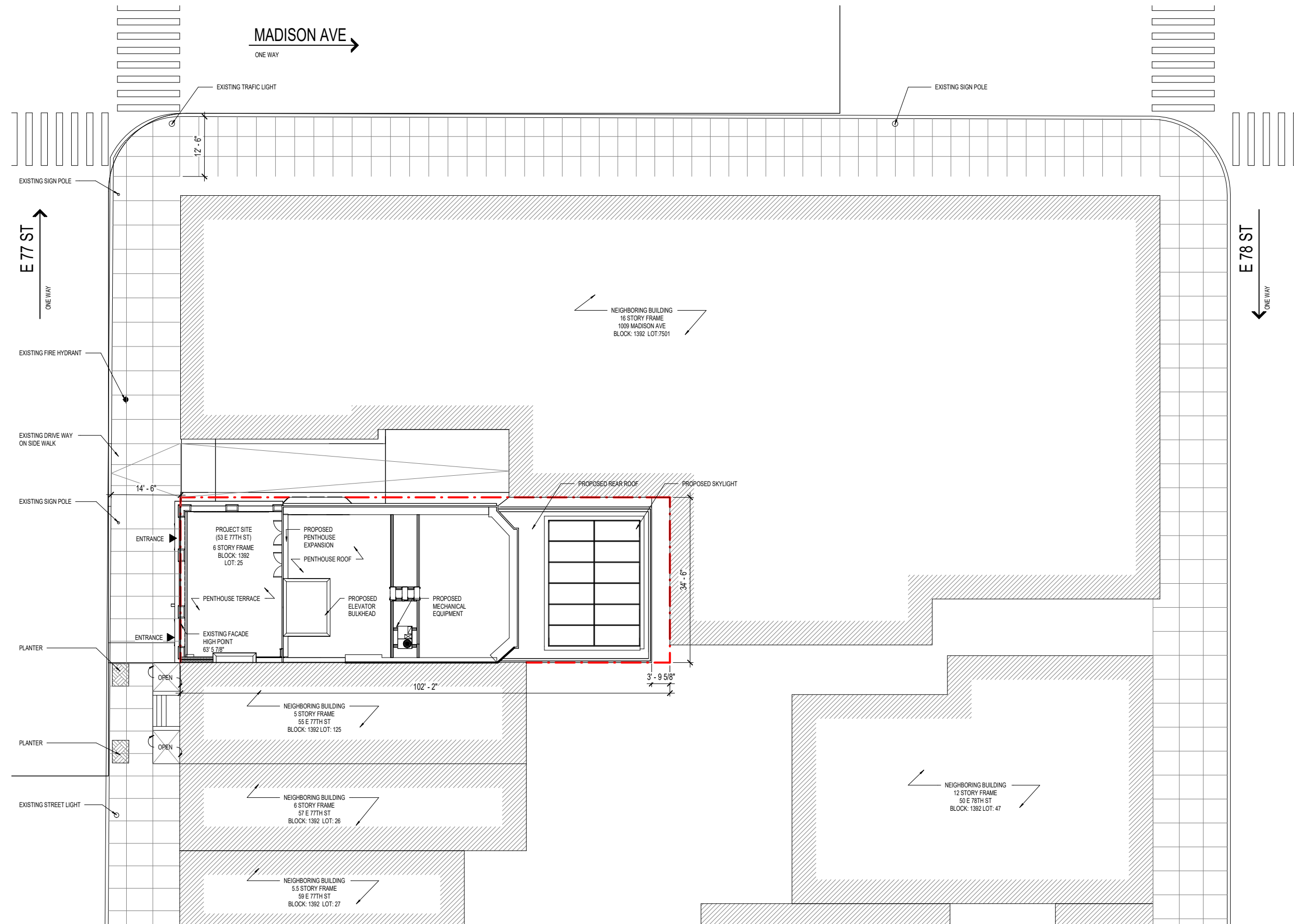
877-853-5257 (Toll free) US

888-475-4499 (Toll free)

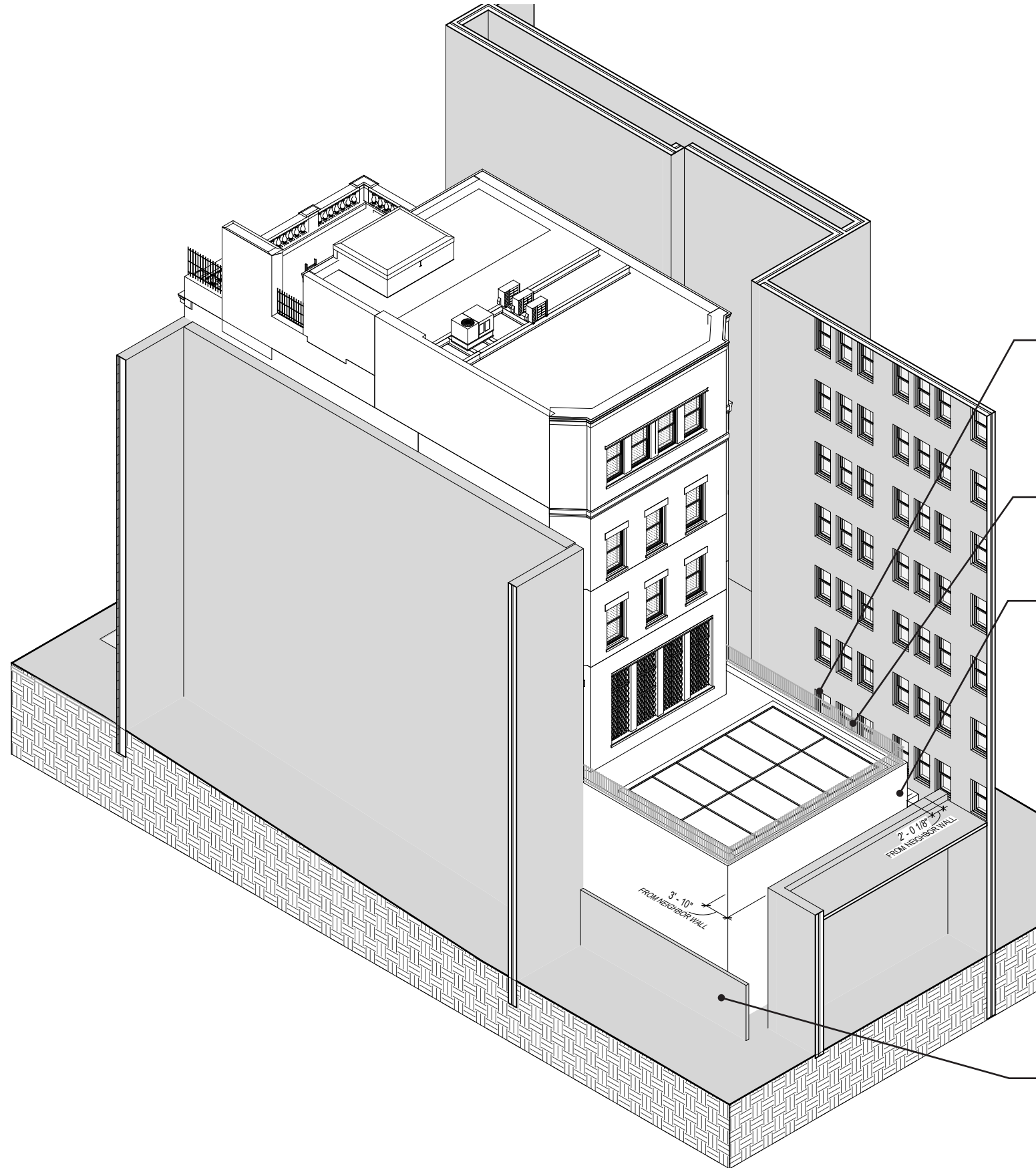
**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be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

# APPENDIX

# ARCHITECTURAL SITE PLAN



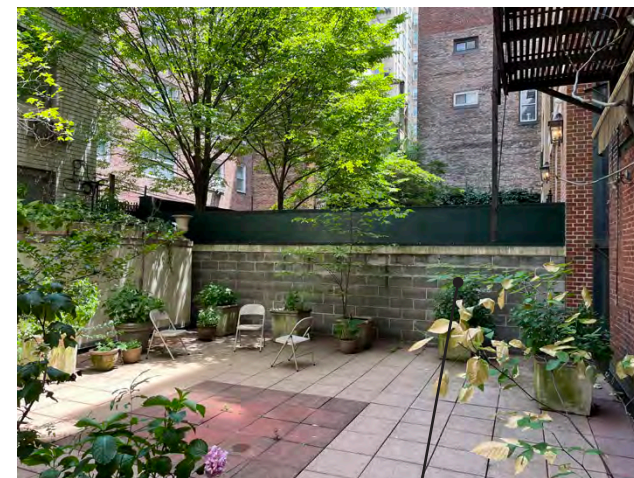
# REAR VIEWS



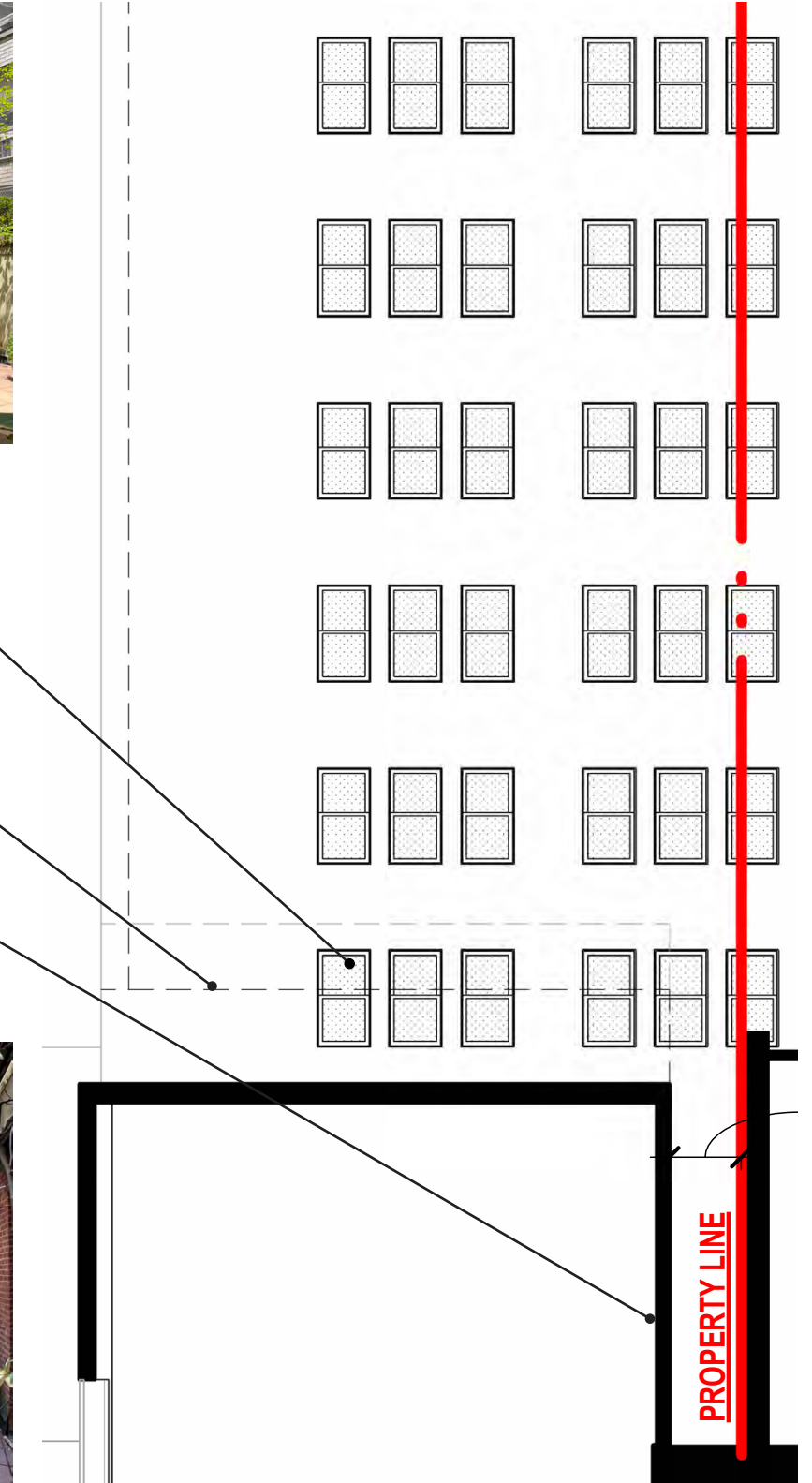
1009 MADISON AVENUE  
OFFICE SPACE

PROPOSED REAR  
EXPANSION ROOF AND  
RAILS BEYOND

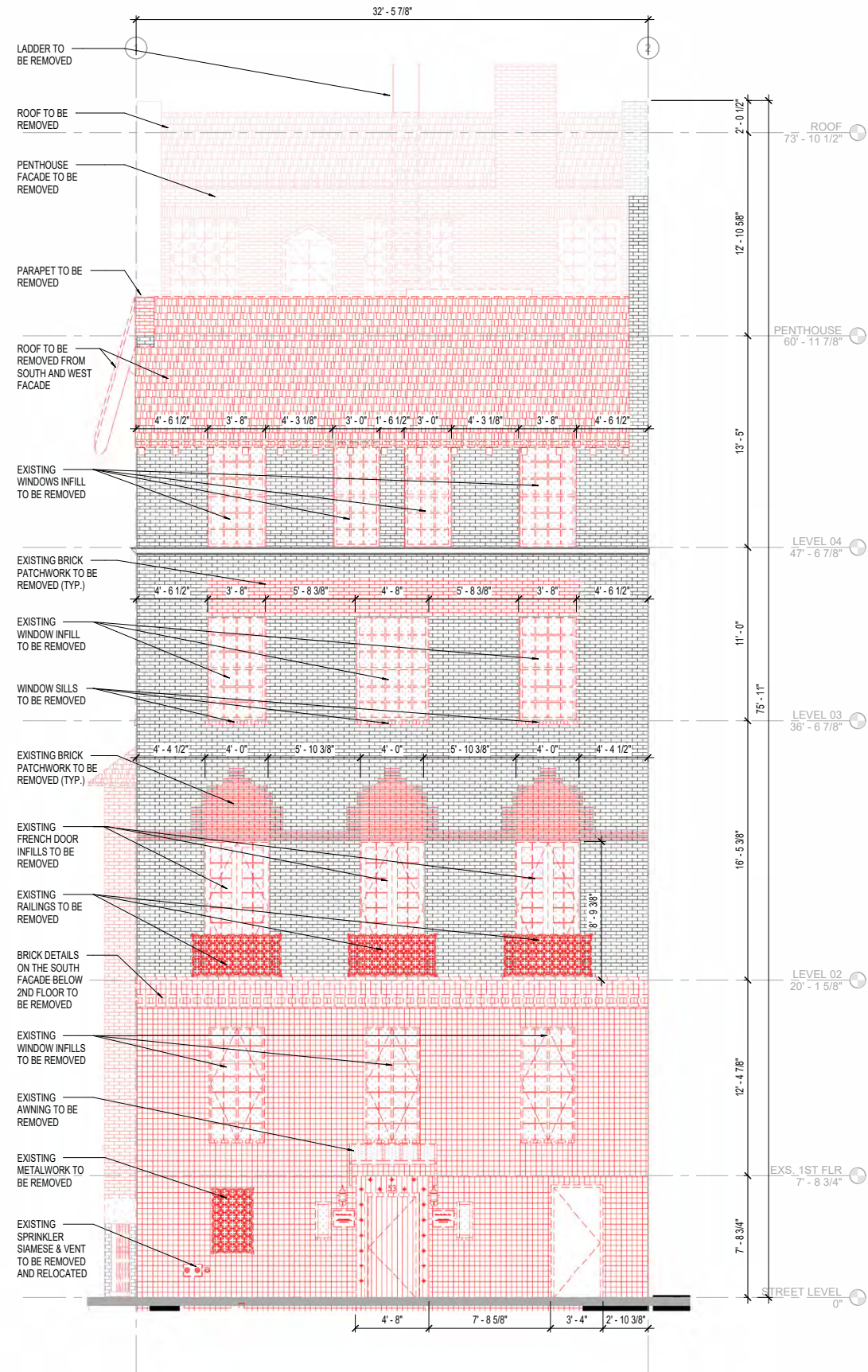
PROPOSED REAR  
EXPANSION PER ZONING  
REGULATION: NO REAR  
YARD/ NO SIDE YARD  
REQUIRED.



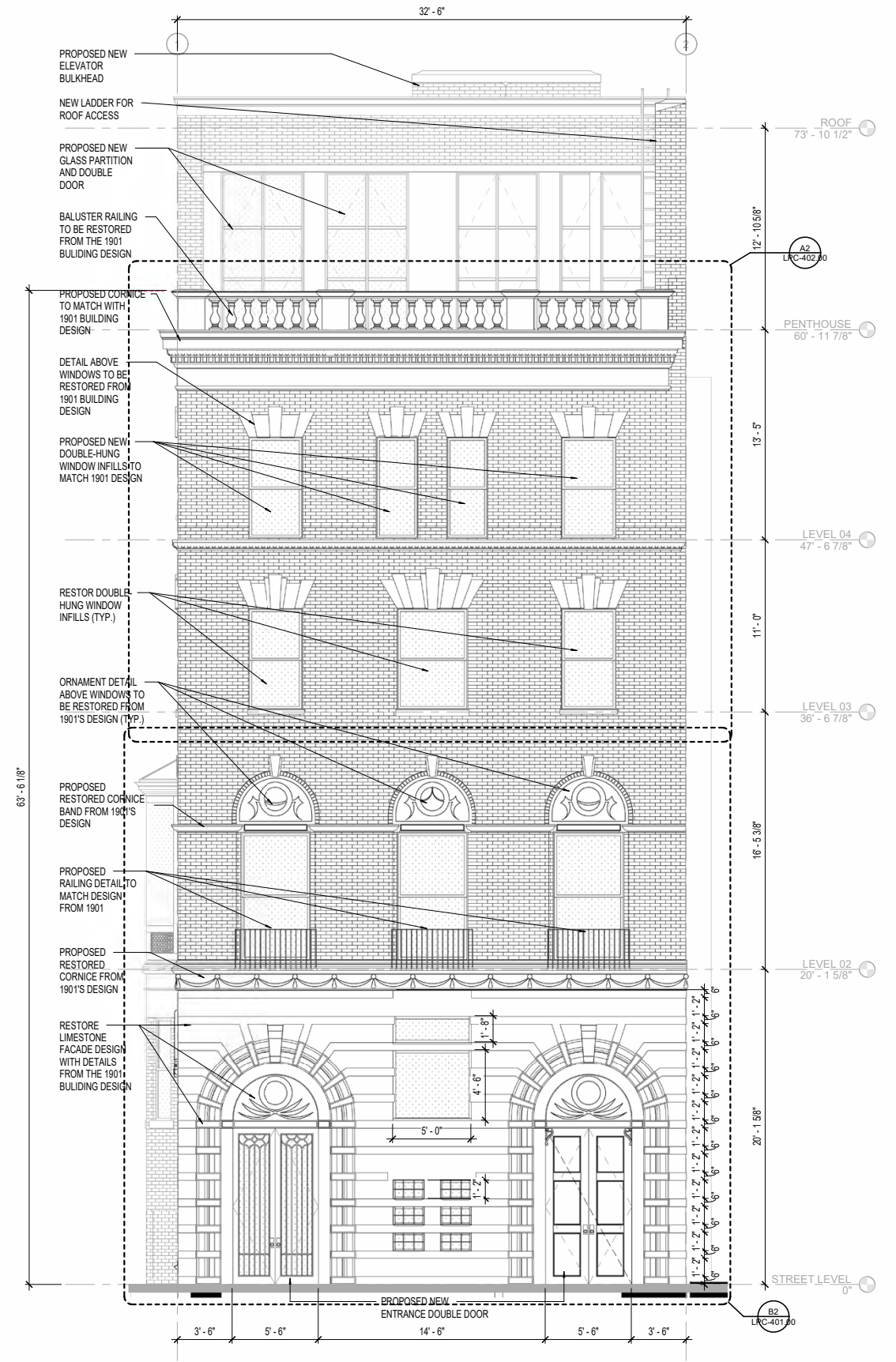
EXISTING FENCE WALL  
TO NEIGHBOR REAR  
YARD



# PROPOSED DESIGN- SOUTH FACADE



Existing Elevation



Proposed Elevation



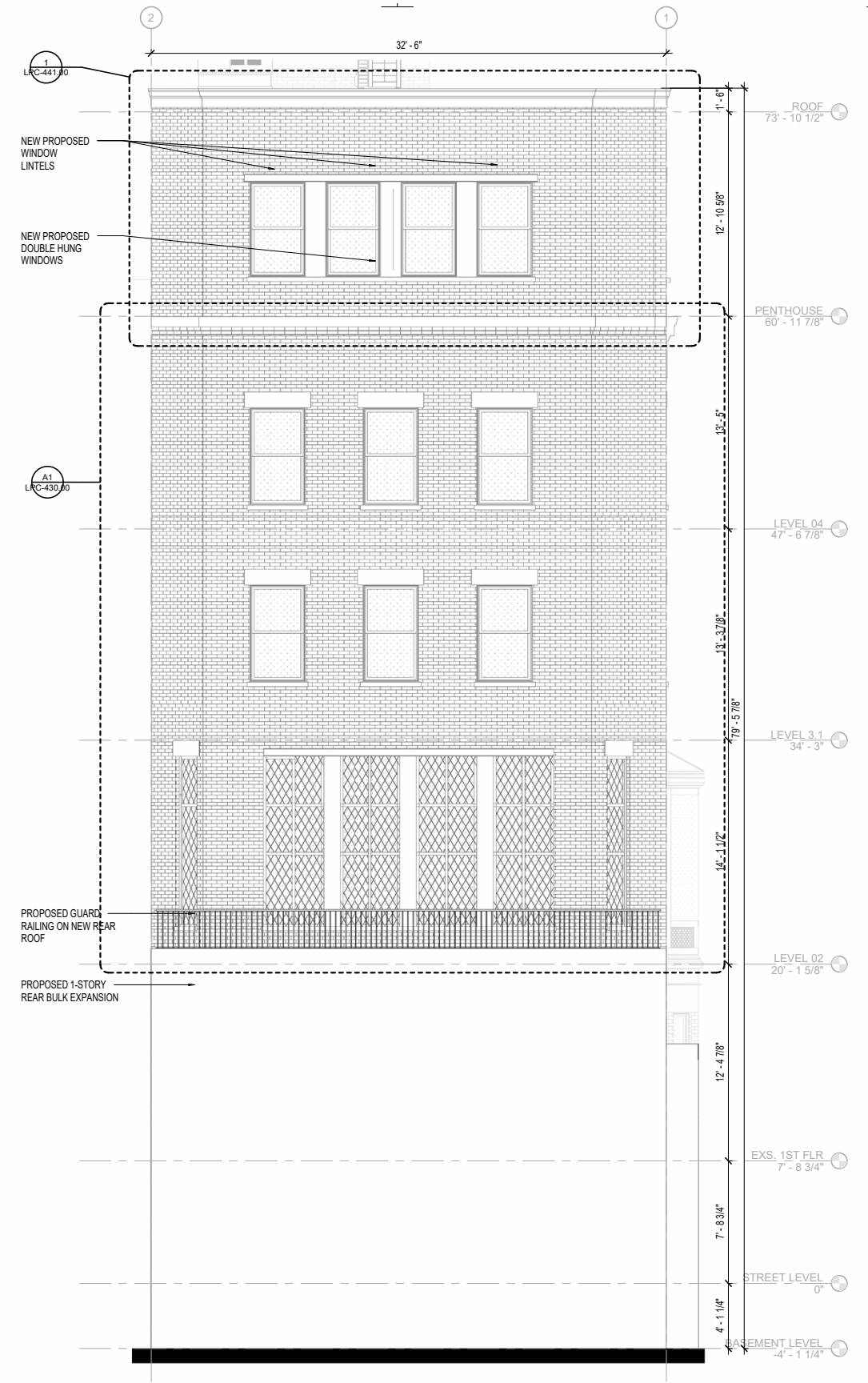
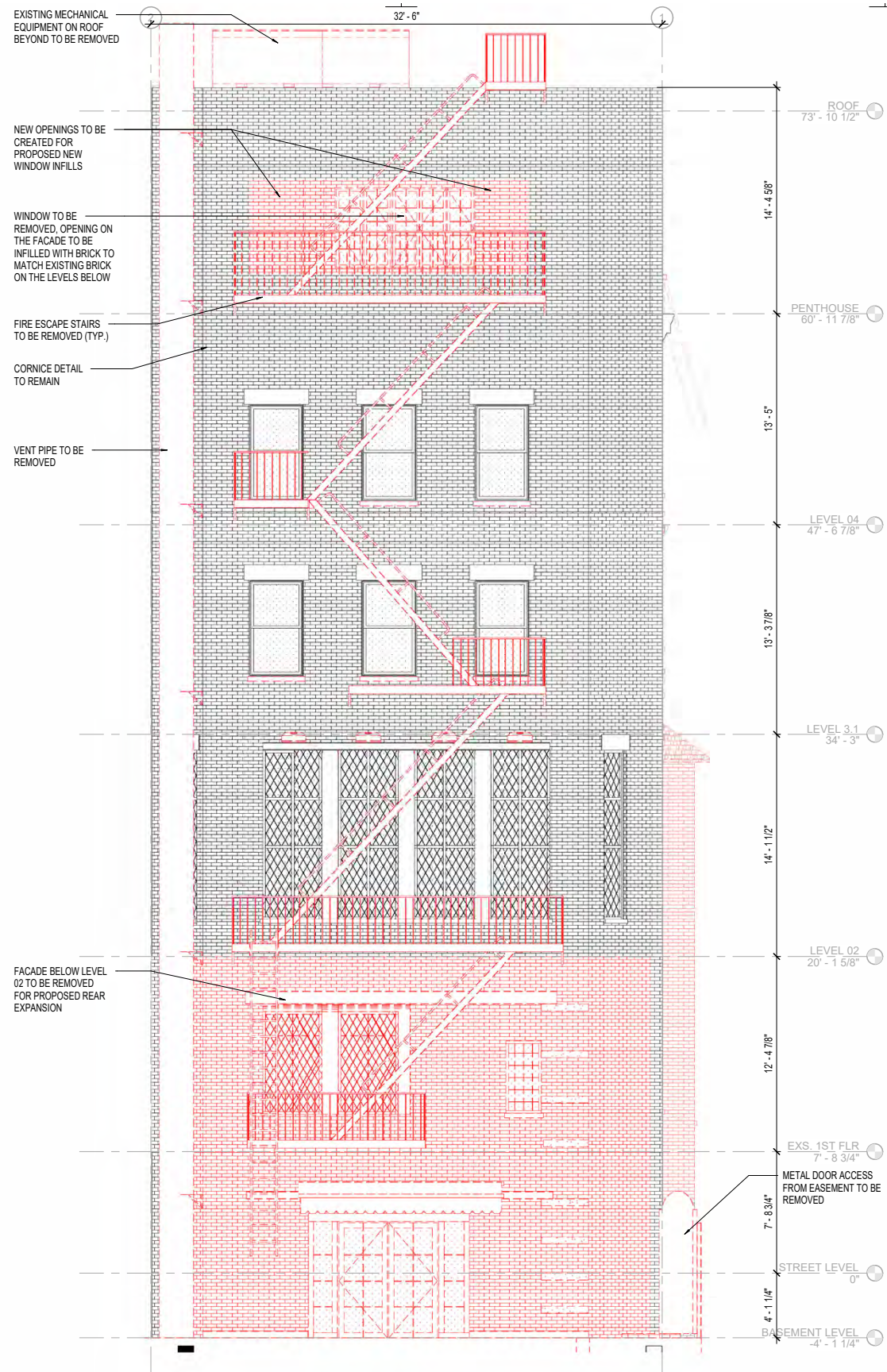
# EXISTING WEST FACADE



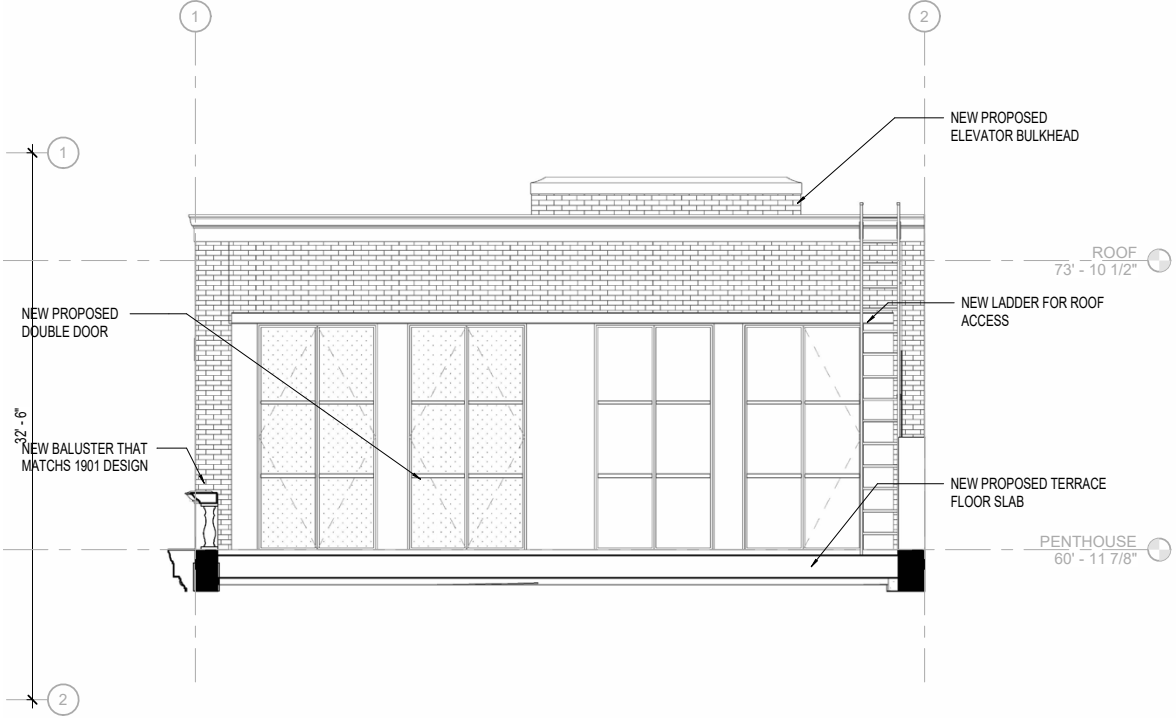
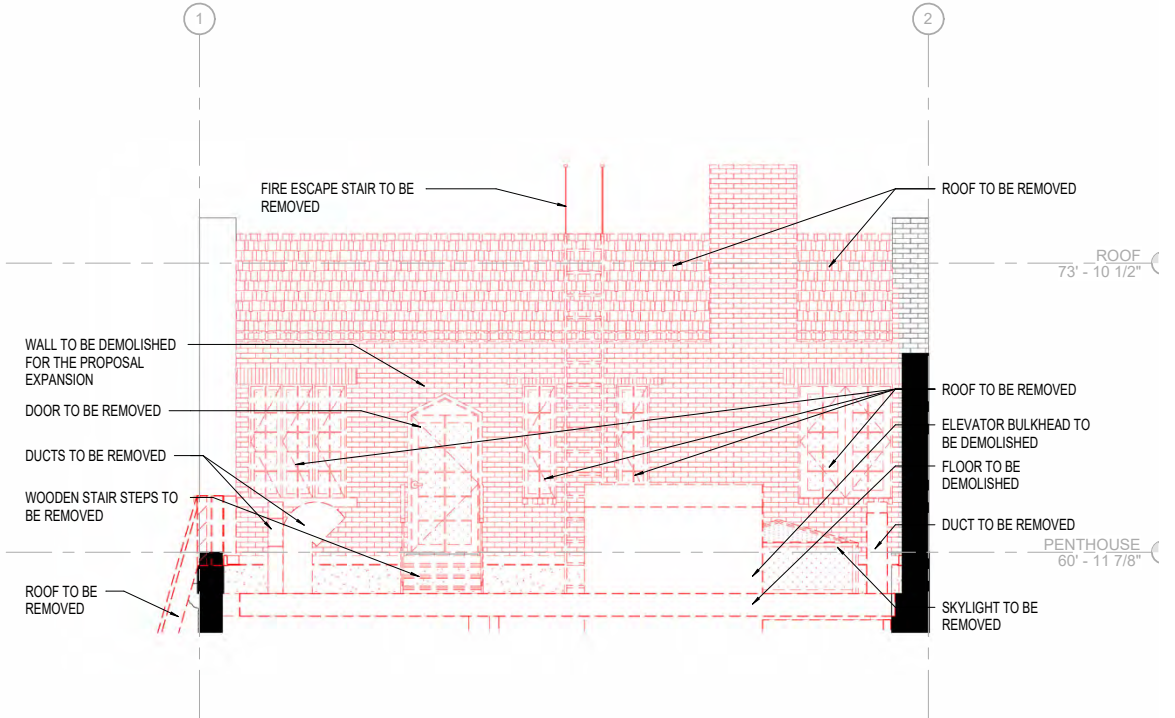
# PROPOSED WEST FACADE



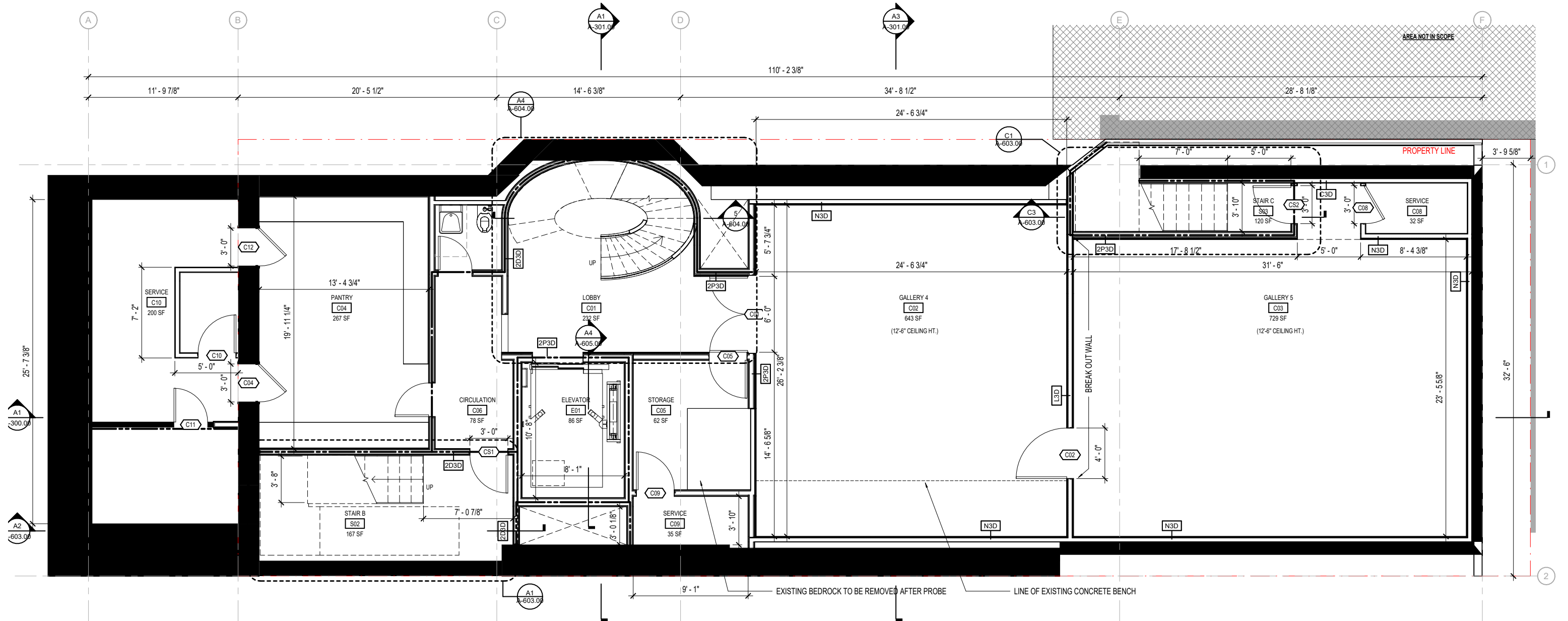
# PROPOSED DESIGN- NORTH FACADE



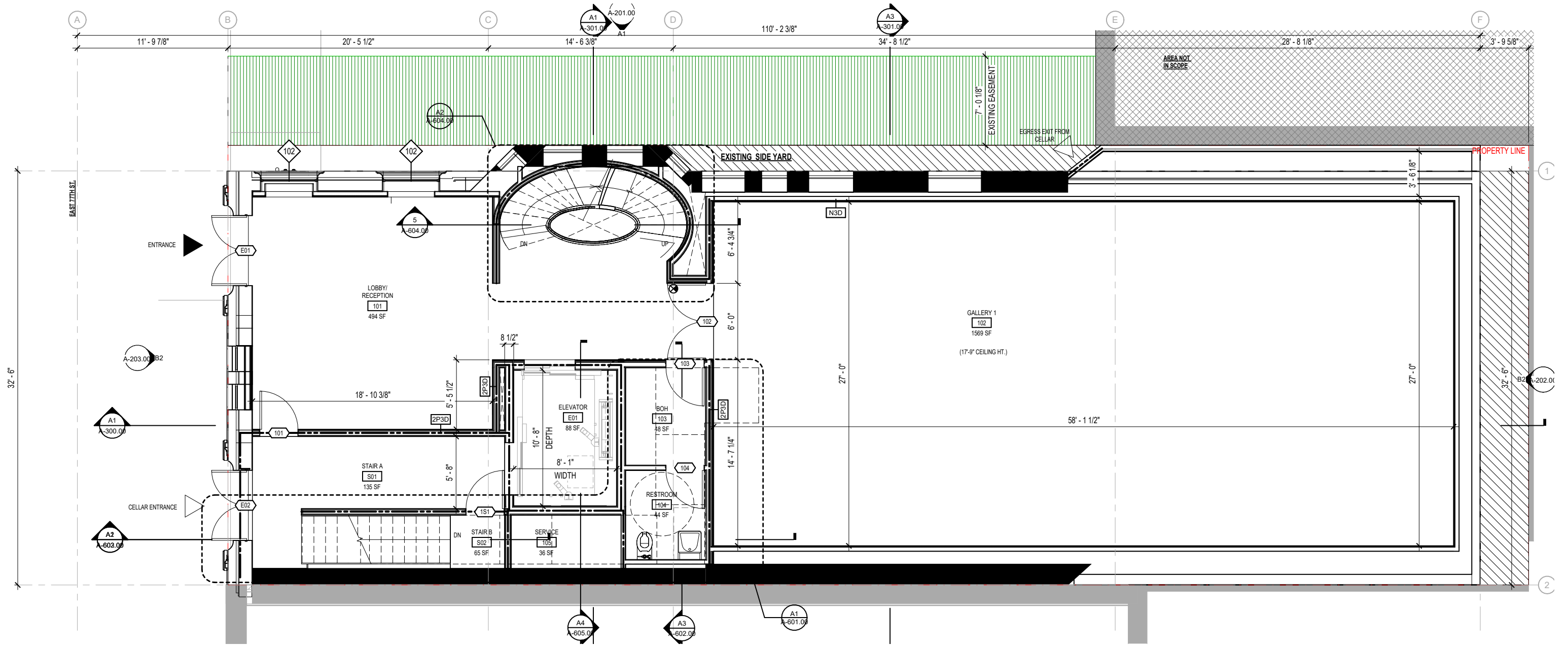
# PROPOSED DESIGN- PENTHOUSE



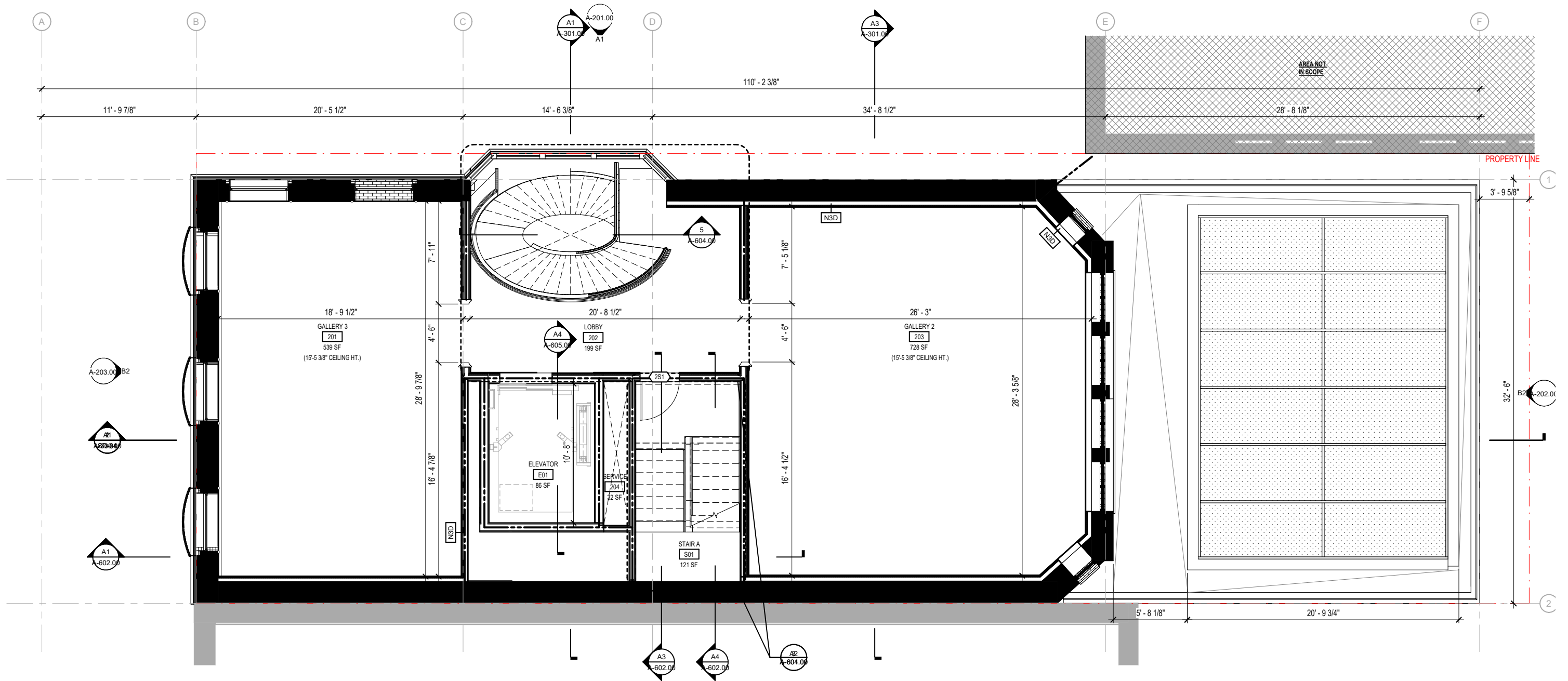
# PROPOSED PLANS - CELLAR



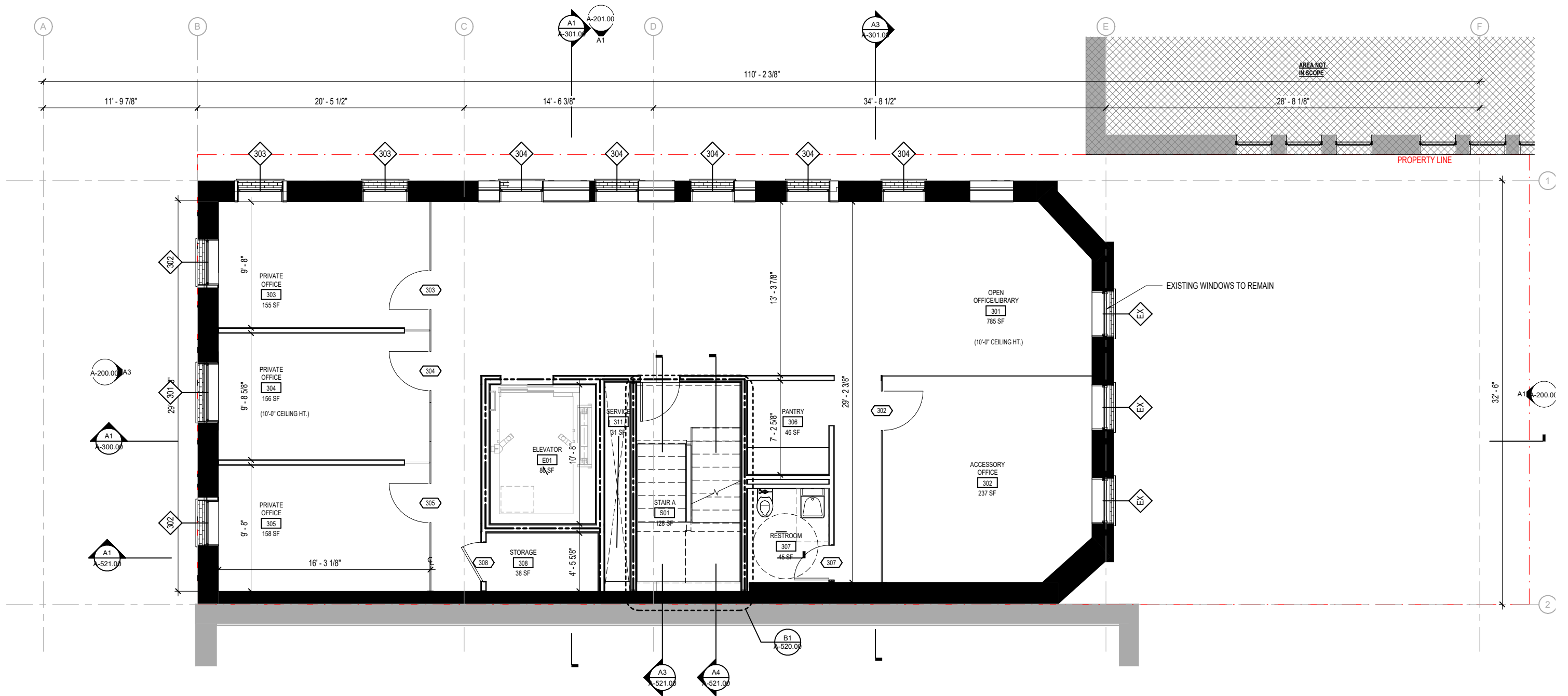
# PROPOSED PLANS - 1ST FLOOR



# PROPOSED PLANS - 2ND FLOOR

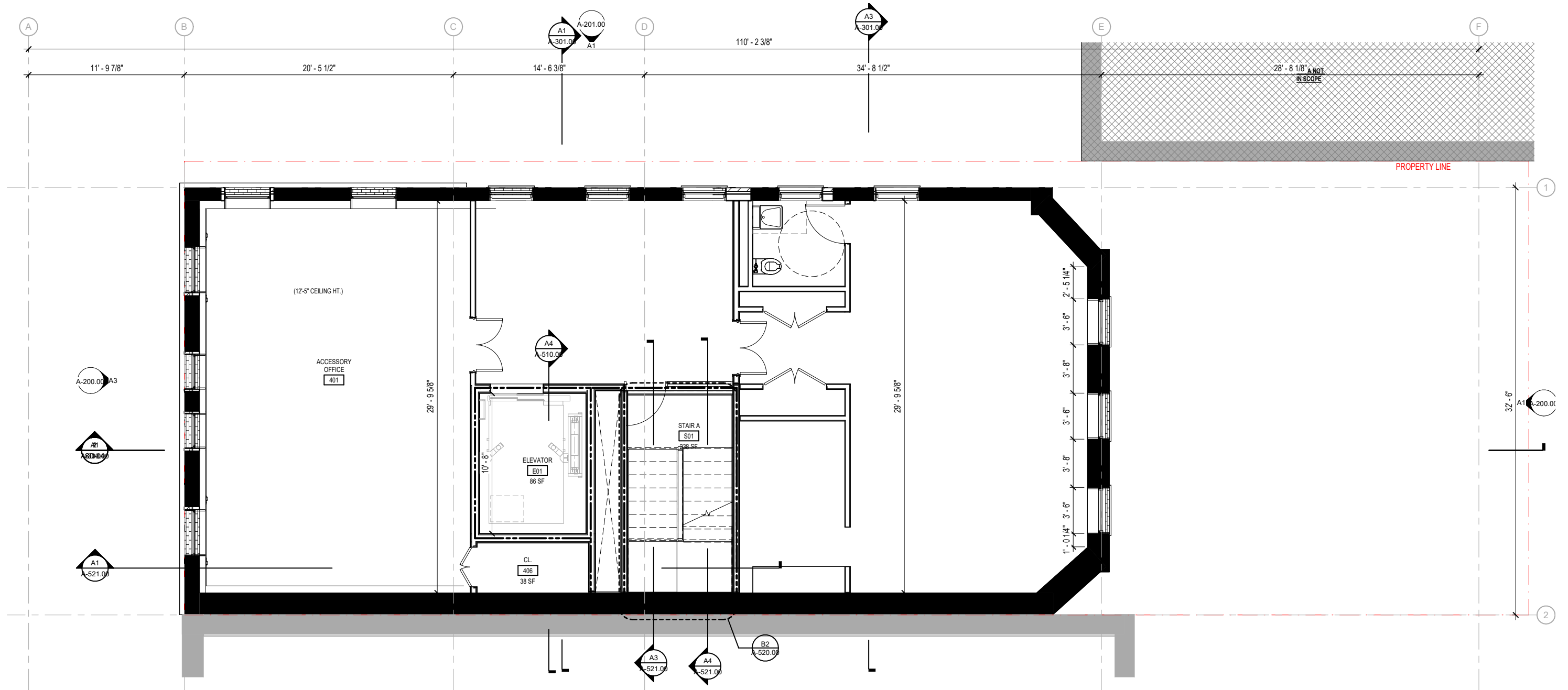


# PROPOSED PLANS - 3RD FLOOR

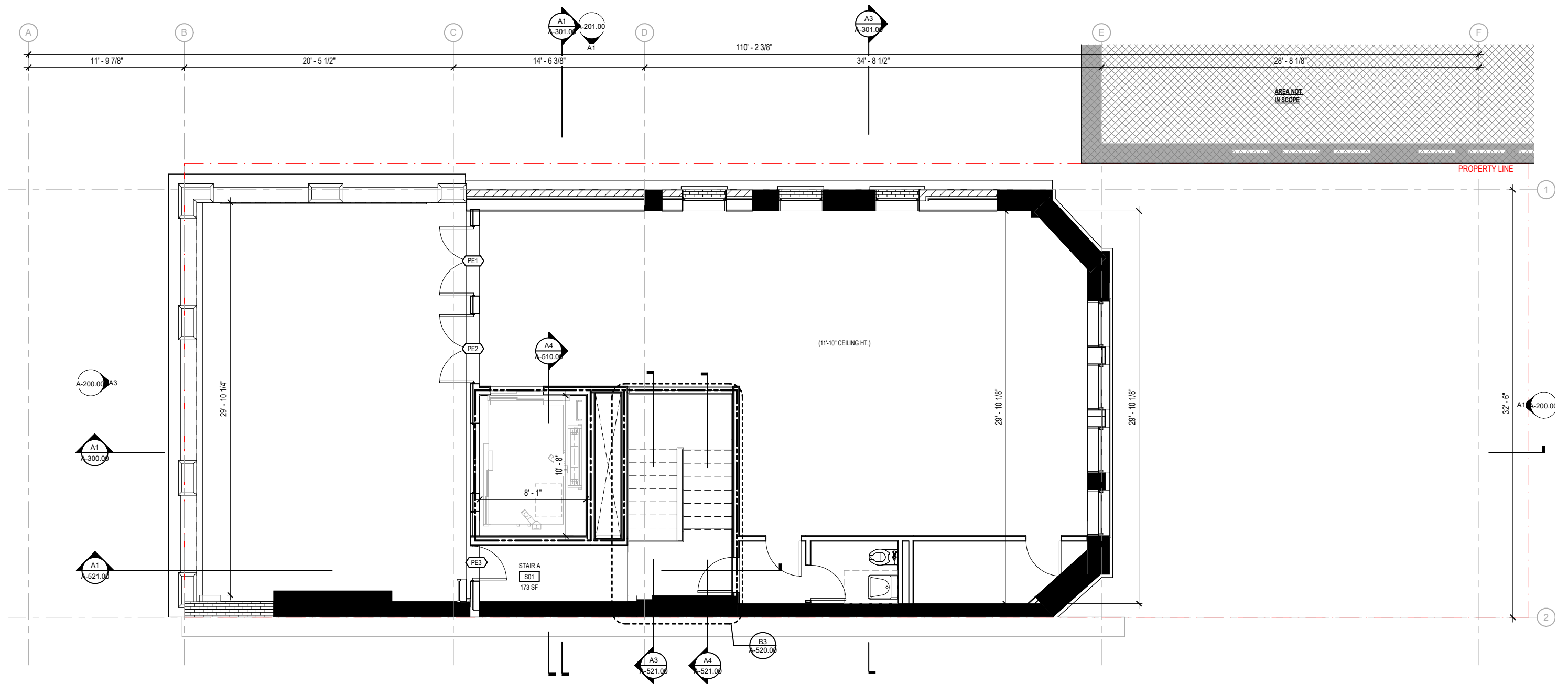




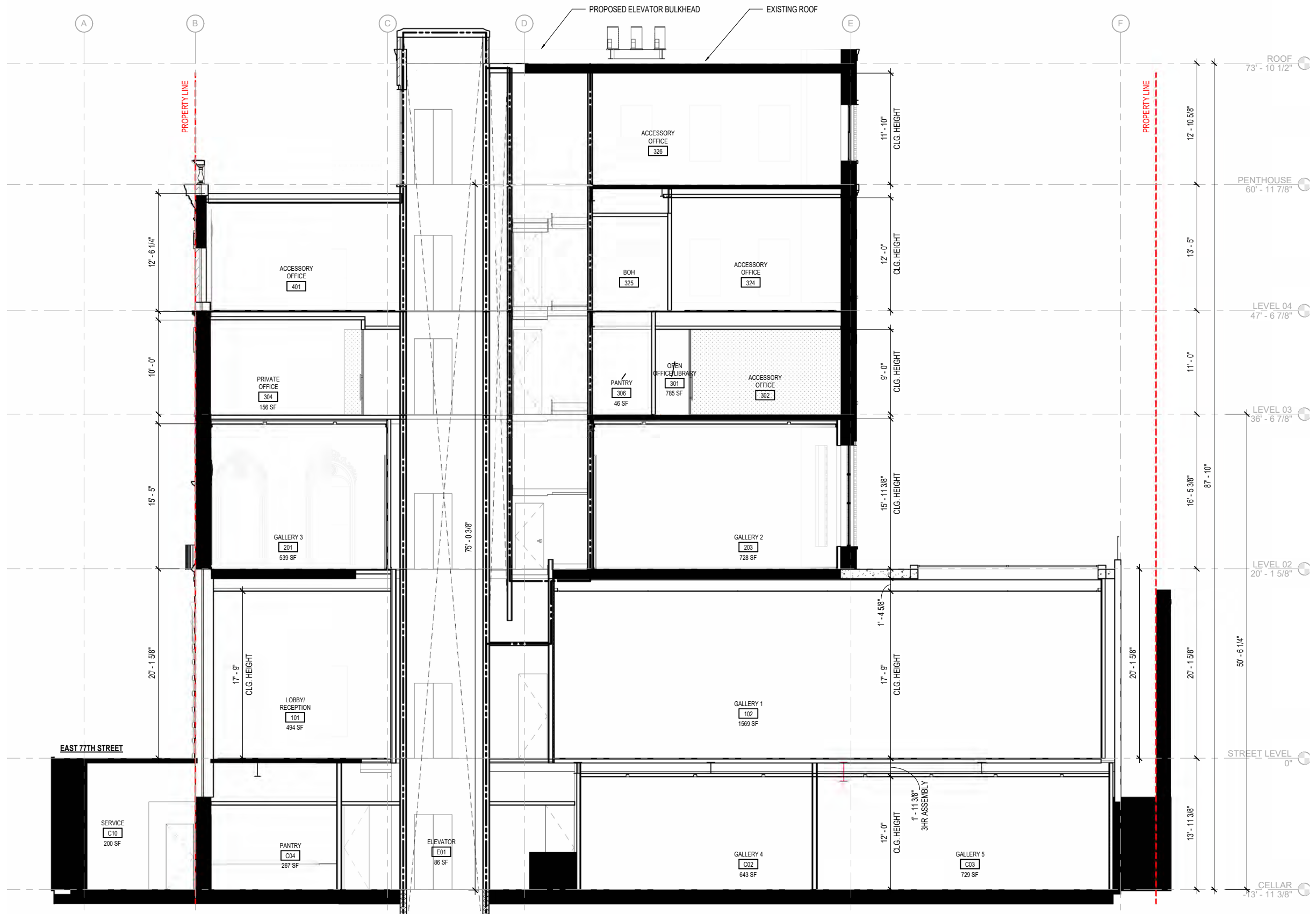
# PROPOSED PLANS - 4TH FLOOR



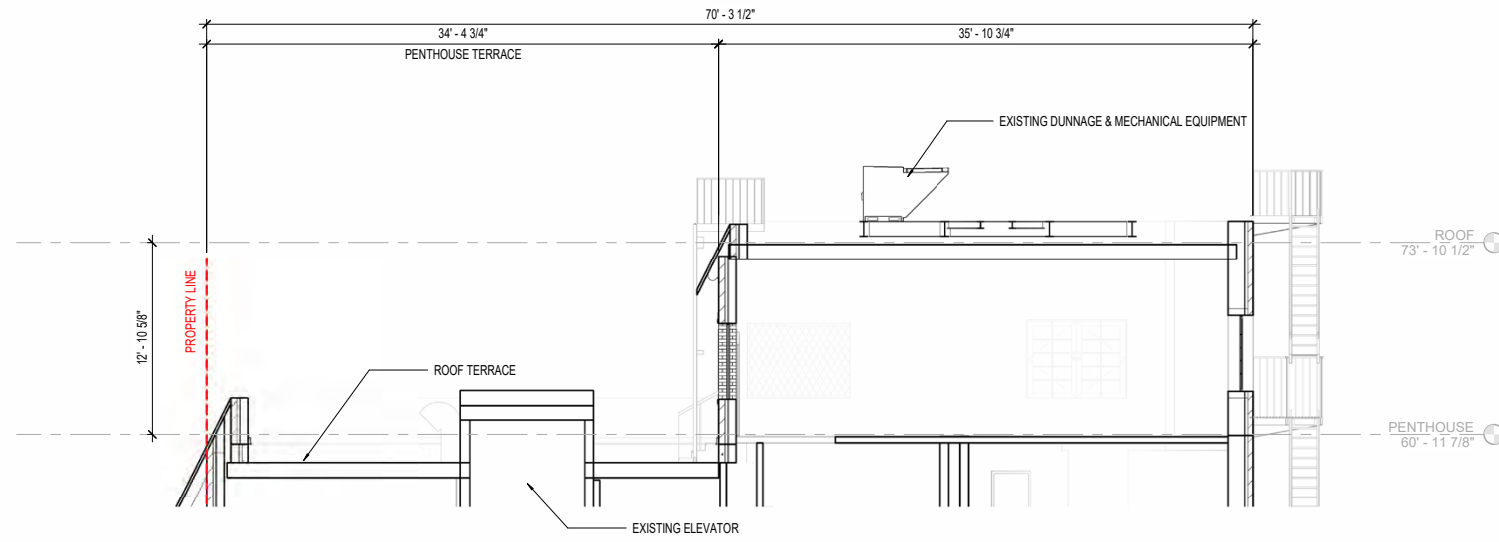
# PROPOSED PLANS - PENTHOUSE



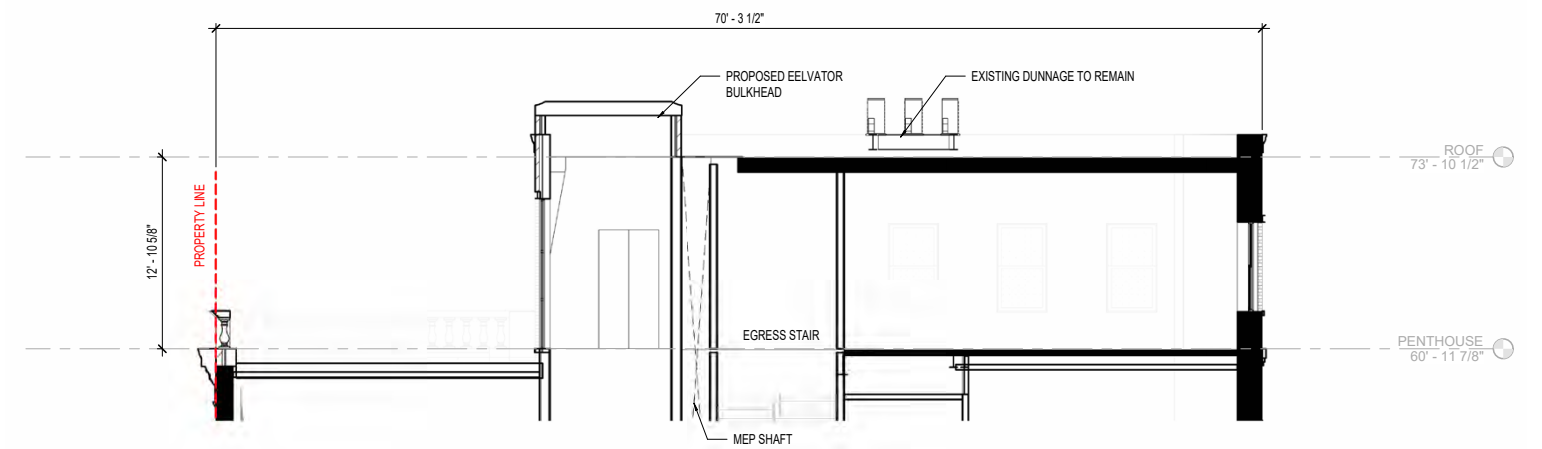
# PROPOSED BUILDING SECTIONS



# EXISTING & PROPOSED ENLARGED PENTHOUSE SECTION



Enlarged Existing Penthouse Section



Enlarged Proposed Penthouse Section

# MOCK-UP PROGRESS PHOTOS



rear expansion mock up



penthouse expansion mock up

September 24, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-01907

## **53 East 77th Street – Upper East Side Historic District Borough of Manhattan**

To testify virtually, please join Zoom

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**Passcode:** 410385

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**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.