

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-02603

48 East 73rd Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

48 EAST 73RD ST., NEW YORK, NY

LANDMARKS SUBMISSION LPC-26-02603

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NEW YORK, NY 10021

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

48 East 73rd Street

TITLE

TITLE SHEET

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	12" = 1'-0"
		DRAWING NO.:	
			L-001.00

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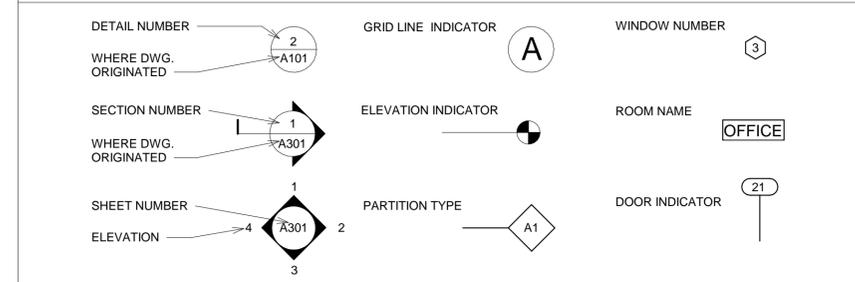
LANDMARKS SHEET LIST

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L-102.00	DEMOLITION & PROPOSED PLANS - BASEMENT
L-103.00	DEMOLITION & PROPOSED PLANS - FIRST FLOOR
L-104.00	DEMOLITION & PROPOSED PLANS - SECOND FLOOR
L-105.00	DEMOLITION & PROPOSED PLANS - THIRD FLOOR
L-106.00	DEMOLITION & PROPOSED PLANS - FOURTH FLOOR

ABBREVIATIONS

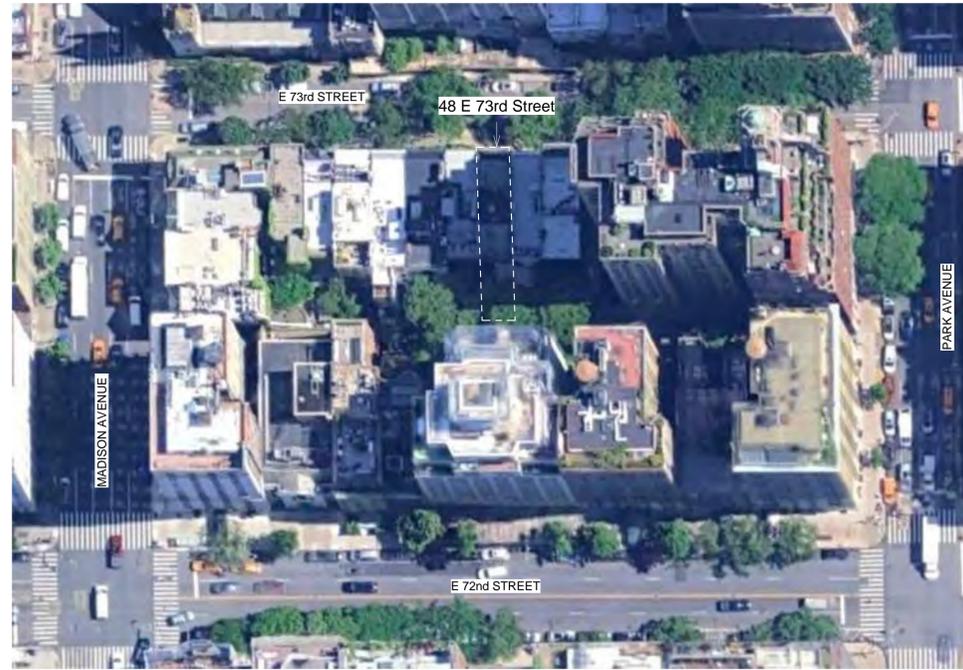
A	- ADJACENT	G	- GAUGE	R	- RADIUS
ADJ.	- ABOVE FINISHED	GA.	- GALVANIZED	r.	- RAD.
A.F.F.	- APPROVED	GALV.	- GENERAL CONTRACTOR	RAD.	- REFLECTED CEILING PLAN
FLOOR	- AND	G.C.	- GLASS	RCP.	- REMOVE
APP'D	- AT	GLS.	- GAS VALVE	REMOV.	- REQUIRED
&		G.V.	- GYPSUM BOARD	REQ'D.	- ROOM
@		GYP.BD./GWD.		RM.	
B	- BY CONTRACTOR	H	- HEIGHT	S	
B.C.	- BUILDING	HGT.	- HOUR	SECT.	- SECTION
B.DG.	- BY OWNER	HR.		SHELV'G	- SHELVING
B.O.		I		SHT.	- SHEET
C		INSUL.	- INSULATION	SIM.	- SIMILAR
CL	- CENTER LINE	L		SPEC.	- SPECIFICATION
CL.	- CLOSET	LAV.	- LAVATORY	SQ. FT./S.F.	- SQUARE FEET
CLG.	- CEILING	LGT.	- LIGHT	S.S./ST. STEEL	- STAINLESS STEEL
CONT.	- CONTINUOUS	M		STD.	- STANDARD
CONC.	- CONCRETE	MANF.	- MANUFACTURER	STL.	- STEEL
CU/FT	- CUBIC FEET	MAT.	- MATERIAL	STOR.	- STORAGE
D	- DEPARTMENT	MAX.	- MAXIMUM	STRUCT.	- STRUCTURAL
DET.	- DETAIL	MECH.	- MECHANICAL	SQ./YD	- SQUARE YARD
DIM.	- DIMENSION	MIN.	- MINIMUM	T	
DN.	- DOWN	MTL.	- METAL	TBD	- TO BE DETERMINED
DR.	- DOOR	N		TEL	- TELEPHONE
DWG.	- DRAWING	N.I.C.	- NOT IN CONTRACT	THK.	- THICK/THICKNESS
E		NO.	- NUMBER	TOT.	- TOTAL
EL./ELEV.	- ELEVATION	NOM.	- NOMINAL	TYP.	- TYPICAL
ELEC.	- ELECTRIC	N.T.S.	- NOT TO SCALE	U	
ENCL.	- ENCLOSURE	O		U.O.N.	- UNLESS OTHERWISE NOTED
ENT.	- ENTRANCE	OP'G.	- ON CENTER	V	
EQ.	- EQUAL	P	- OPENING	V.I.F.	- VERIFY IN FIELD
EQUIP.	- EQUIPMENT	PART.	- PARTITION	W	
EXIST.	- EXISTING	PL/PLAS.	- PLASTER	WAINS.	- WAINSCOT
F		P.L.	- PROPERTY LINE	W.I.C.	- WALK IN CLOSET
FIN.	- FINISH				
FL./FLR.	- FLOOR				
F.P.	- FIREPROOFING				

DRAWING CONVENTIONS

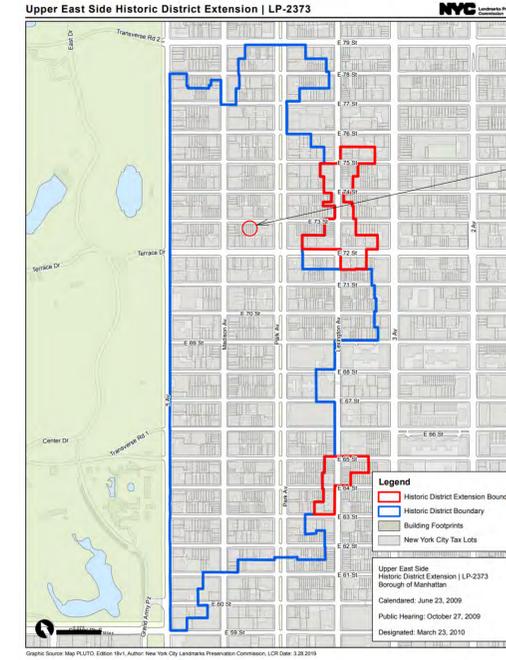


PHOTOGRAPHS SHOWING CURRENT CONDITION OF THE BUILDING, LEFT: FRONT FACADE, RIGHT: REAR FACADES

REAR YARDS BETWEEN E 72nd ST. & E 73rd ST., MADISON AVE. & PARK AVE.



LANDMARKS MAP



48 EAST 73rd STREET

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

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PROJECT

48 East 73rd Street

TITLE

BLOCK PLAN, LANDMARKS
MAP AND AERIAL VIEW

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
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		SCALE:	As indicated
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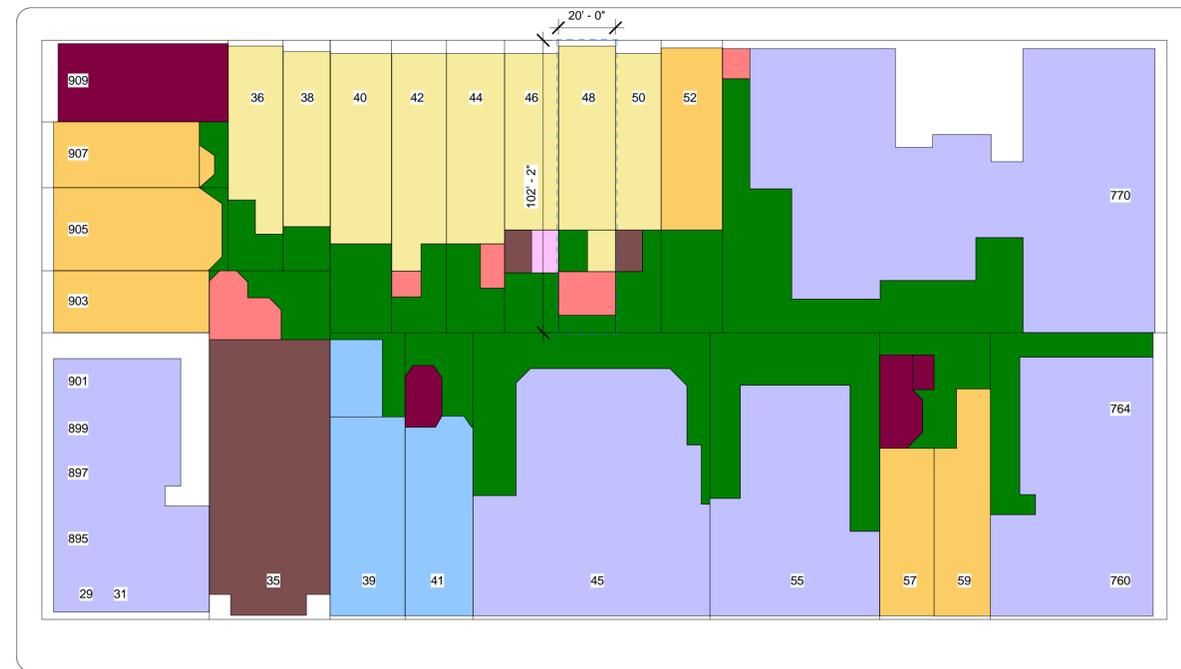
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PLOT PLAN: ENTIRE BLOCK BETWEEN E 72nd ST. & E 73rd ST., MADISON AVE. & PARK AVE. (FROM NYC ZOLA, GOOGLE MAPS AND PHOTOS)



MADISON AVENUE

E 73rd STREET



PARK AVENUE

E 72nd STREET

PLAN LEGEND:

- 5 STORY + BASEMENT
- 4 STORY + BASEMENT
- 3 STORY + BASEMENT
- 2 STORY + BASEMENT
- HIGHRISE APT BULDG.
- GREEN SPACE
- 3 STORY
- 2 STORY
- 5 STORY
- 4 STORY
- 1 STORY
- 6 STORY

1 BLOCK PLAN
1/32" = 1'-0"



48 EAST 73RD ST : 1940 TAX PHOTO



48 EAST 73RD ST : SITE VISIT PHOTO SHOWING CURRENT CONDITION

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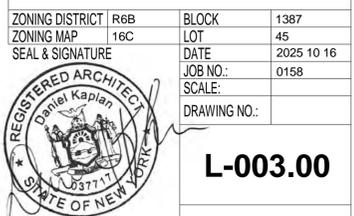
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1940s TAX PHOTO AND SITE VISIT PHOTO

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EXISTING BUILDING APPROACH

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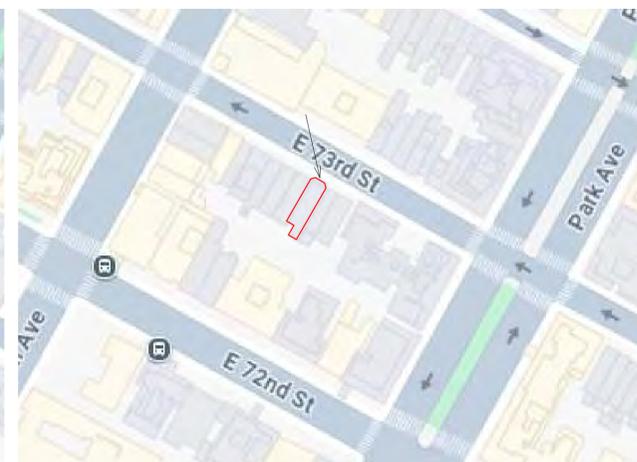
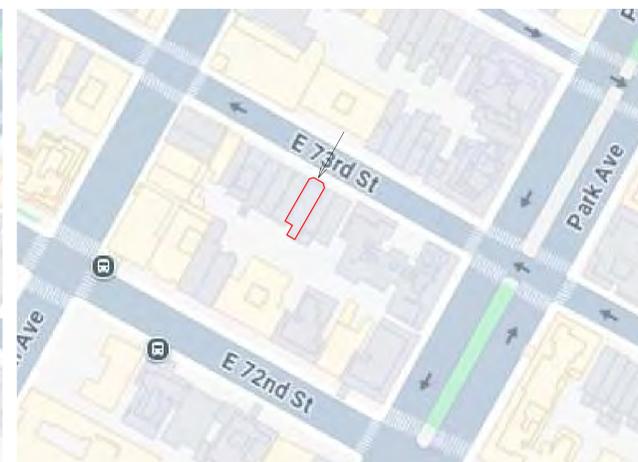
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48 East 73rd Street

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BUILDING APPROACH

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L-401.00

EXISTING PHOTOGRAPHS AND RENDERED VIEWS OF BUILDING APPROACH



PHOTOGRAPH OF EXISTING FRONT FACADE FROM EASTERN APPROACH



PHOTOGRAPH OF EXISTING FRONT FACADE FROM NORTH WESTERN APPROACH



RENDERING OF FRONT FACADE FROM EASTERN APPROACH



RENDERING OF FRONT FACADE FROM NORTH WESTERN APPROACH

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EXISTING AND PROPOSED
BUILDING APPROACH

ZONING DISTRICT	R6B	BLOCK	1387
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EXISTING FRONT FACADE



PHOTOGRAPH OF THE EXISTING FRONT FACADE



PHOTOGRAPH OF THE THIRD AND FOURTH FLOORS, FRONT FACADE

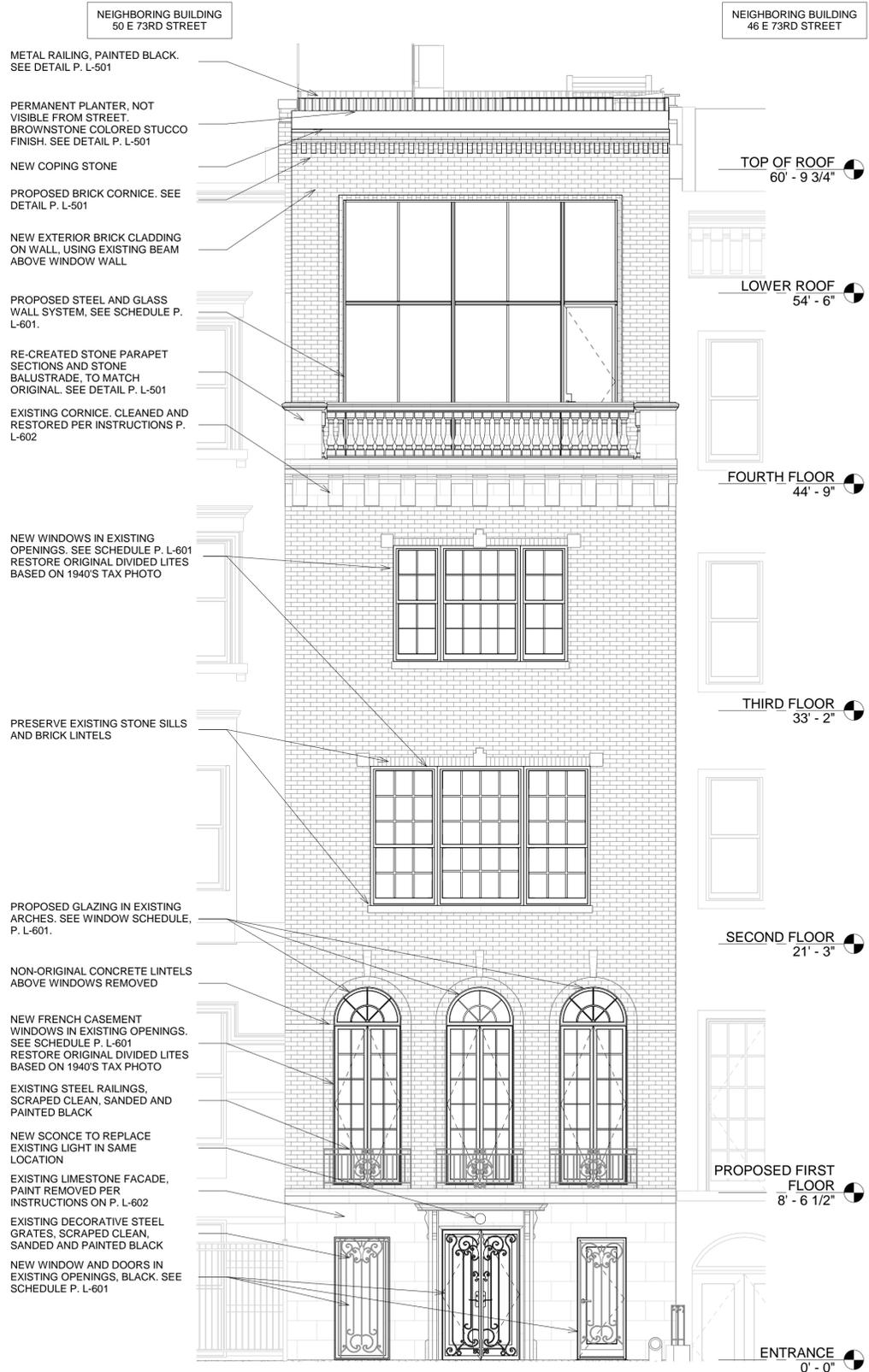


PHOTOGRAPH OF THE EXISTING FRONT DOOR

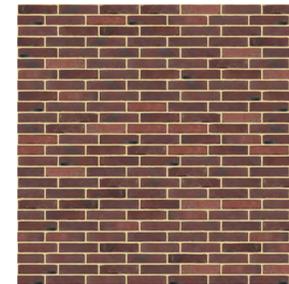


THE BASEMENT LEVEL AT THE FRONT FACADE IS LIMESTONE BENEATH WHITE PAINT.

PROPOSED FRONT FACADE



RENDERED VIEW OF PROPOSED FACADE



NEW BRICK FOR FOURTH FLOOR FACADE, TO MATCH BROWN BRICK OF ORIGINAL PROPOSED BRICK WILL NOT HAVE THE BURNT ENDS PRESENT IN THE MAIN FACADE.



RESTORED MATERIALS: REMOVE PAINT FROM LIMESTONE FACADE AT GROUND LEVEL AND CLEAN EXISTING STONE ELEMENTS THROUGHOUT



RESTORED MATERIALS: RESTORED BRICK FACADE. FRONT BRICK TO BE CLEANED PER INSTRUCTIONS ON P. A-602

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ALTERATIONS TO FRONT FACADE

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
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		DRAWING NO.:	L-403.00



GLAZING IN ARCHED WINDOWS



EXISTING FRONT FACADE, WITH FILLED ARCHES ABOVE FRENCH DOORS



PROPOSED FRONT FACADE, WITH GLAZED ARCHES ABOVE FRENCH DOORS



EXISTING WINDOWS AT 48 EAST 73RD STREET. THE ARCHES ARE SOLID AND APPEAR TO HAVE BEEN COVERED WITH PAINT. THE HALF-ROUND LINTELS BETWEEN THE FRENCH DOORS AND ARCHES ARE NOT ORIGINAL (SEE 1940'S TAX PHOTOS BELOW).



RENDERED VIEW OF THE PROPOSED WINDOWS. THE DIVISIONS IN THE FRENCH DOORS WOULD BE BROUGHT BACK TO THE SAME PATTERN AS IN THE 1940'S TAX PHOTO BY REMOVING THE TRANSOM WINDOW. ABOVE, THE NON-ORIGINAL HALF-ROUND LINTELS WOULD BE REMOVED AND THE ARCHES WOULD BE GLAZED, SIMILARLY TO THE PRECEDENTS BELOW.



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PRECEDENTS



THE PROPERTY AT 119 EAST 71ST STREET



TALL WINDOWS AT 119 EAST 71ST STREET WITH GLAZED ARCHES ABOVE.

THE ARCHITECT S. EDSON GAGE, WHO DESIGNED THE NEO-FEDERAL 1916 FACADE OF 48 EAST 73RD STREET ALSO DESIGNED THE 1919 FACADE OF THE PROPERTY AT 119 EAST 71ST STREET.

THE ELEVATIONS HAVE MANY SIMILARITIES, NOTABLY THEIR SYMMETRY AND MATCHING TRIGLYPH CORNICES. THEY BOTH HAVE A WIDE CENTRAL ENTRANCE DOOR FLANKED BY TWO NARROWER OPENINGS AND THREE TALL WINDOWS ABOVE.

THE PROPOSAL FOR 48 EAST 73RD STREET WOULD REPLACE THE ARCHES ABOVE THE EXISTING FRENCH DOORS WITH FANLIGHTS LIKE THE WINDOWS AT 119 EAST 71ST STREET.

THE PRECEDENT SHOWS THAT GLAZING THE UPPER ARCHES WOULD BE IN KEEPING WITH THE DESIGN INTENT OF THE ORIGINAL FACADE. IT WOULD BE APPROPRIATE TO THE PERIOD AND STYLE OF THE BUILDING AND IS A BEAUTIFUL WAY TO REVEAL THE HEIGHT OF THE PARLOUR FLOOR CEILINGS.



THE PROPERTY AT 125 EAST 73RD STREET



THE PROPERTY AT 52 EAST 73RD STREET

LANDMARKS SUBMISSION

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48 East 73rd Street

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FANLIGHTS AND PRECEDENTS

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FRONT FACADE DETAILS,
EXISTING

ZONING DISTRICT	R6B	BLOCK	1387
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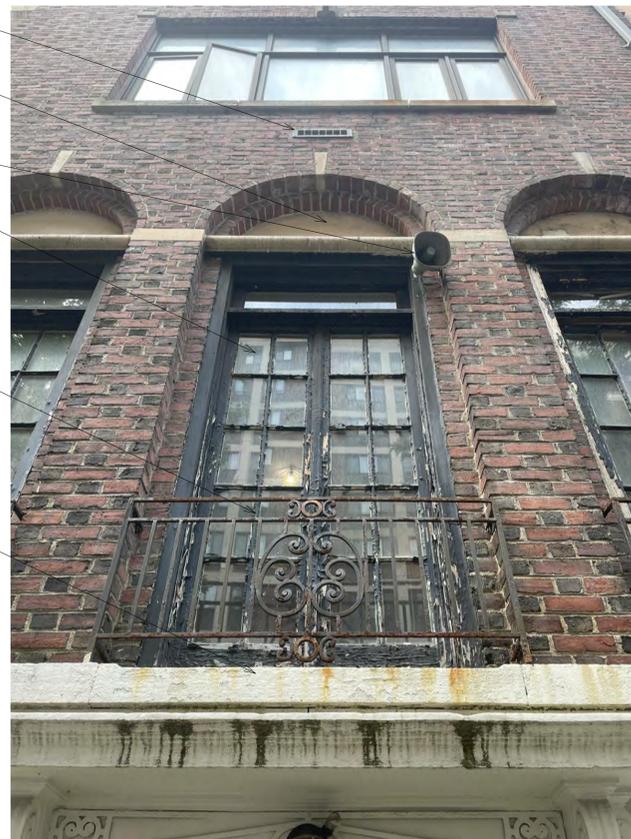
- ROOF TO REMAIN. WALL TO BE CLAD WITH BRICK. PROPOSED GLASS WALL SYSTEM TO REPLACE EXISTING CLERESTORY WINDOWS.
- GLAZED STRUCTURE ABOVE CORNICE TO BE DEMOLISHED
- PARGED ELEMENTS TO BE DEMOLISHED
- ORIGINAL STONE BALUSTRADE AND PARAPET SECTIONS TO BE RE-CREATED. CONCRETE AND PARGED ELEMENTS TO BE REMOVED.
- EXISTING CORNICE TO BE CLEANED AND PRESERVED INSTRUCTIONS ON P. L-602
- ALL STONE DETAILS ON FRONT FACADE TO BE CLEANED AND PRESERVED
- DOWNSPOUT TO BE REMOVED
- BRICK TO BE CLEANED PER INSTRUCTIONS ON P. L-602
- WINDOWS TO BE REPLACED IN EXISTING LOCATIONS. ORIGINAL DIVIDED LIGHTS TO BE RESTORED. SEE ELEVATIONS AND SCHEDULE P. L-601

EXISTING DOORBELLS AND LOCK BOXES TO BE REPLACED



- CURRENT FRONT ENTRY DOOR IS GLAZED, WITH STEEL DECORATIVE GRATE.
- EXISTING DOOR TO BE REMOVED AND REPLACED WITH PAIR OF FRENCH DOORS. GLAZED AND PAINTED BLACK. SEE SCHEDULE P. L-601
- REMOVE STEEL GRATING FOR RE-USE. SCRAPE CLEAN AND SAND. DIVIDE GRILL IN HALF VERTICALLY AND AFFIX TO PROPOSED FRENCH DOORS. PAINT BLACK.

- VENT TO BE REMOVED AND HOLE PATCHED WITH BRICK TO MATCH ORIGINAL WALL
- ARCHES TO BE REPLACED WITH ARCHED WINDOWS
- REMOVE SPEAKER FROM FACADE AND PATCH ANY HOLES
- WINDOWS TO BE REPLACED AND ORIGINAL DIVISIONS RESTORED. NEW WINDOWS TO BE PAINTED BLACK. SEE FRONT ELEVATION L-201, AND SCHEDULE P. L-601
- ORIGINAL STEEL RAILINGS TO BE SCRAPED CLEAN, SANDED AND RE-PAINTED BLACK
- REMOVE PAINT TO REVEAL ORIGINAL STONE. SEE INSTRUCTIONS ON P. L-602 ASSESS CONDITION AND RESTORE AS NECESSARY



- PRESERVE PROJECTION ABOVE DOOR. REMOVE PAINT PER INSTRUCTIONS ON P. L-602
- NEW SCONCE TO REPLACE EXISTING, IN SAME LOCATION
- PRESERVE DETAILING ABOVE DOOR
- SECURITY CAMERA TO BE RE-LOCATED
- REMOVE WHITE PAINT FROM STONE THROUGHOUT. SEE INSTRUCTIONS P. L-602
- REPLACE FRONT DOOR. PROPOSED GLAZED FRENCH DOORS, PAINTED BLACK. SEE IMAGE ABOVE AND SCHEDULE P. L-601
- NO MODIFICATION TO ENTRANCE LEVEL

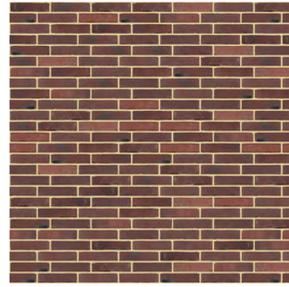


- DOWNSPOUT TO BE REMOVED. NEW ROOF DRAIN WITHIN BUILDING ENVELOPE
- REMOVE DECORATIVE STEEL GRILL. SCRAPE CLEAN, SAND AND RE-PAINT BLACK. AFFIX TO NEW DOOR.
- REPLACE DOOR TO MATCH EXISTING. SEE SCHEDULE P. L-601. NO PAINT OVER GLAZING IN PROPOSED.
- REPLACE EXHAUST VENT IN SAME LOCATION
- CONCRETE IN FRONT OF ENTRANCE TO BE WASHED TO REMOVE GREEN GROWTH



RENDERED DETAIL VIEWS OF PROPOSED FRONT FACADE

PLANTER AND RAILING HIDDEN BEHIND PARAPET WALL



NEW PARAPET WALL WITH BRICK CORNICE AND BLUESTONE COPING ABOVE EXISTING ROOF. SEE DETAIL P. L-501

PROPOSED BRICK CLADDING

PROPOSED WINDOW WALL TO REPLACE EXISTING CLERESTORY WINDOWS

RE-CREATE ORIGINAL STONE BALUSTRADE IN KIND.

CONTINUE TOP OF STONE BALUSTRADE AROUND PARAPET WALL TO MATCH ORIGINAL PER 1940S TAX PHOTO

EXISTING PARAPET CORNER SECTIONS RE-FINISHED WITH LIMESTONE STUCCO IN CLOSEST APPROXIMATION OF THE ORIGINAL

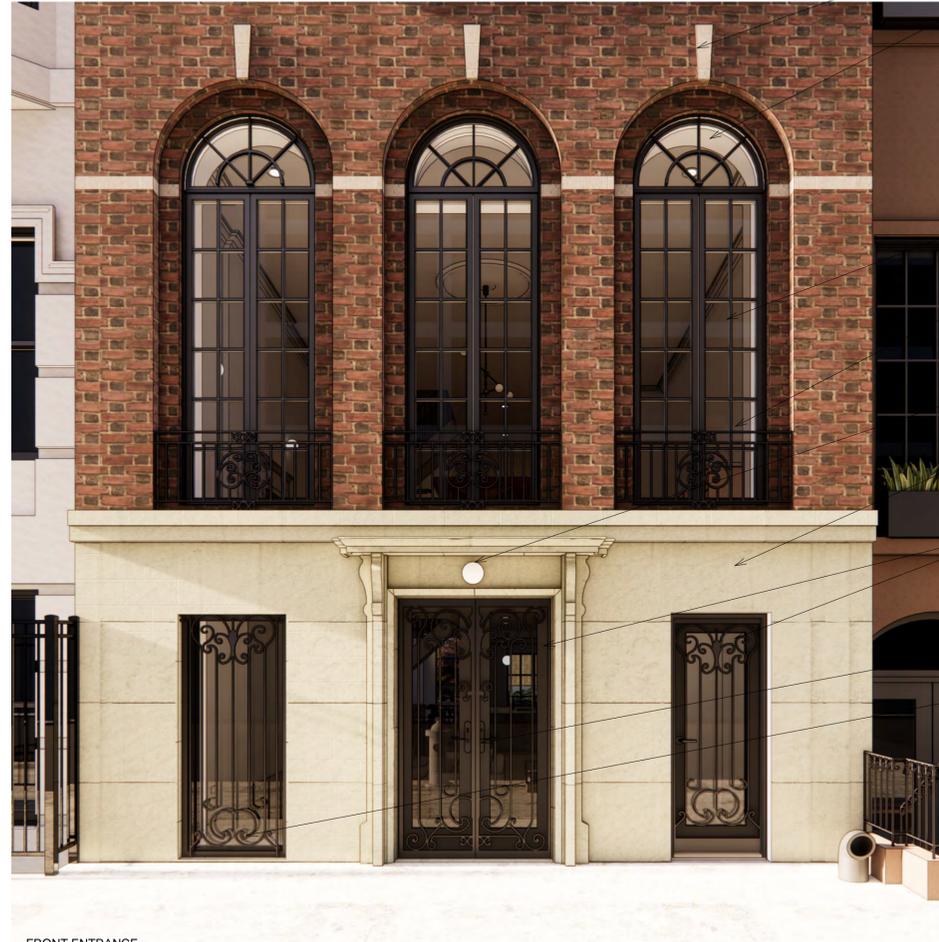


EXISTING STONE CORNICE AND DETAILS TO BE PRESERVED

DIVIDED LITES ON FRONT FACADE TO BE RETURNED TO ORIGINAL PATTERNS, BASED ON 1940S TAX PHOTO. SEE WINDOW SCHEDULE P. L-601



FRONT BALCONY AT FOURTH FLOOR



FRONT ENTRANCE

PRESERVE STONE DETAILS THROUGHOUT FRONT FACADE

NEW GLAZING IN EXISTING ARCHES

FRENCH CASEMENT WINDOWS TO BE REPLACED AND RESTORED TO ORIGINAL HEIGHT

EXISTING DECORATIVE STEEL GUARDS TO BE SCRAPPED CLEAN, SANDED AND RE-PAINTED BLACK

NEW LIGHTING FIXTURE IN EXISTING LOCATION

EXISTING LIMESTONE FACADE AT BASEMENT TO BE CLEANED OF PAINT AND RESTORED

NEW GLAZED WOOD DOORS IN EXISTING OPENINGS. EXISTING DECORATIVE STEEL GRATED TO BE SCRAPPED CLEAN, SANDED AND RE-PAINTED FOR RE-USE.

MAIN DOOR TO BE REPLACED BY FRENCH DOORS IN EXISTING OPENING

NEW FIXED WOOD FRAMED WINDOW IN EXISTING OPENING. SECURITY GRILLE TO BE SCRAPPED CLEAN, SANDED AND RE-PAINTED FOR RE-USE.

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

48 East 73rd Street

TITLE

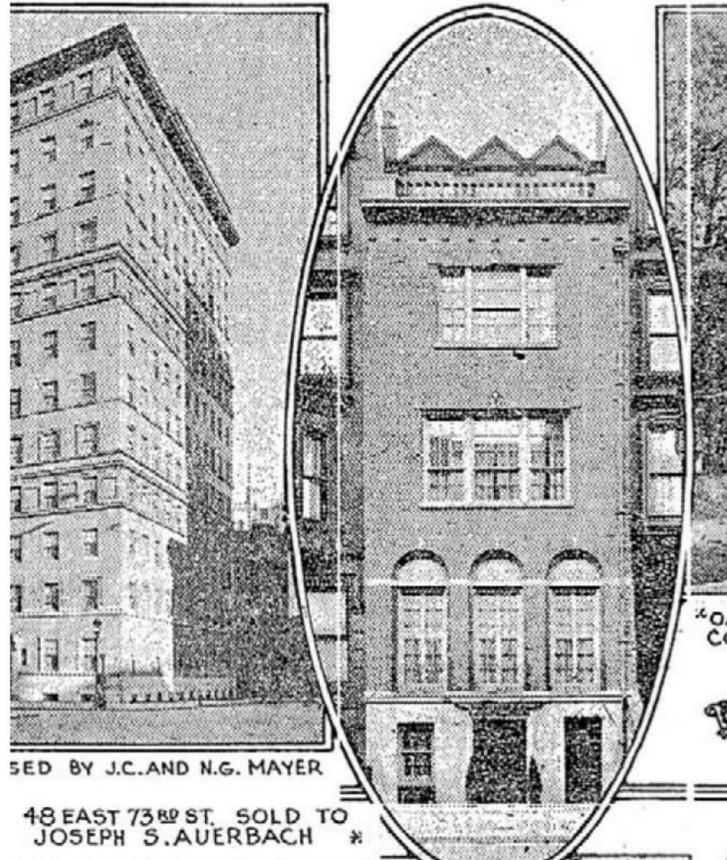
FRONT FACADE DETAILS,
PROPOSED

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	
		DRAWING NO.:	



L-406.00

LIMESTONE BALUSTRADE

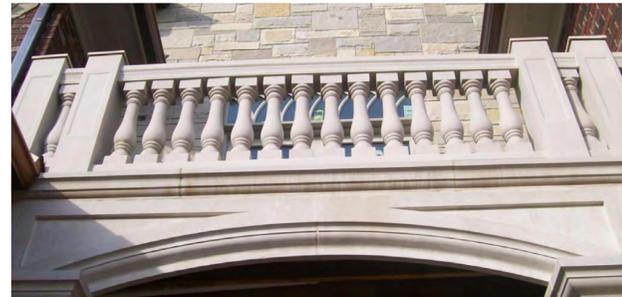


HISTORIC PHOTOGRAPHS OF THE BUILDING SHOW A STONE BALUSTRADE ABOVE THE THIRD FLOOR WINDOW. THIS BALUSTRADE HAD BEEN DEMOLISHED BEFORE 1981.



RENDERED VIEW OF THE PROPOSED STONE BALUSTRADE.

THE PROPOSAL WOULD RECREATE THE BALUSTRADE BASED ON THE 1940'S TAX PHOTO. THE PROPOSED FINISH WOULD BE STONE, TO MATCH THE ORIGINAL FACADE DETAILS THAT REMAIN.



THE BALUSTRADE SYSTEM WILL BE PRODUCED FROM STONE. PHOTOGRAPH OF PROPOSED BALUSTER PROFILE, BAL 1 FROM 'ARCHITECTURAL LIMESTONE INC.' SEE IMAGES TO THE RIGHT, FROM THEIR PORTFOLIO.

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STONE BALUSTRADE

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	
		DRAWING NO.:	



L-407.00

EXISTING CONDITION



THE ORIGINAL BALUSTRADE WAS REMOVED WHEN A GLAZED ADDITION WAS BUILT IN 1979. THE ADDITION IS IN POOR CONDITION. THIS PROPOSAL WOULD RE-CREATE THE ORIGINAL BALUSTRADE AND SET BACK THE GLAZED AREA SO THAT IT'S LESS DOMINANT ON THE FRONT FACADE.

CLEAN EXISTING LIMESTONE PER INSTRUCTIONS ON L-601.00

REMOVE EXPOSED AGGREGATE CONCRETE COPING AND REPLACE WITH A STONE COPING TO MATCH THE ORIGINAL



PART OF THE ORIGINAL COPING AT THE CORNER OF THE BALUSTRADE HAS BEEN REPLACED WITH EXPOSED AGGREGATE CONCRETE. THIS WILL BE REMOVED AND REPLACED WITH A STONE COPING.



THE INTERMEDIATE ROOF STRUCTURE AND PARGED WALL WOULD BE DEMOLISHED ALONG WITH THE GLAZED STRUCTURE IN ORDER TO CREATE A BALCONY.

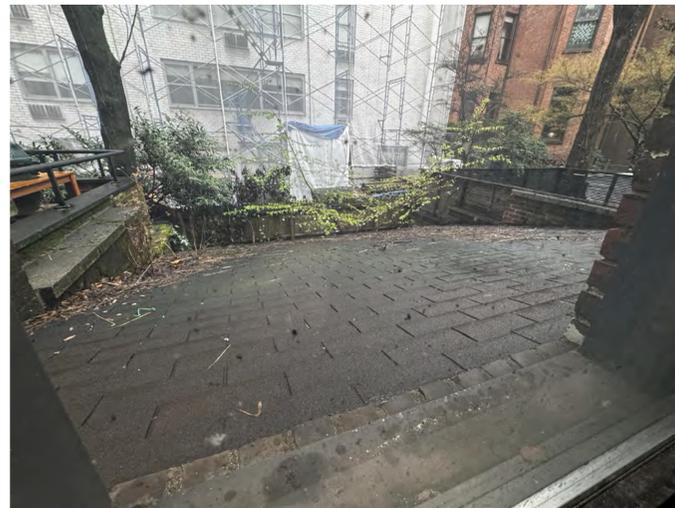
EXISTING REAR FACADE



PHOTOGRAPH OF EXISTING REAR FACADES

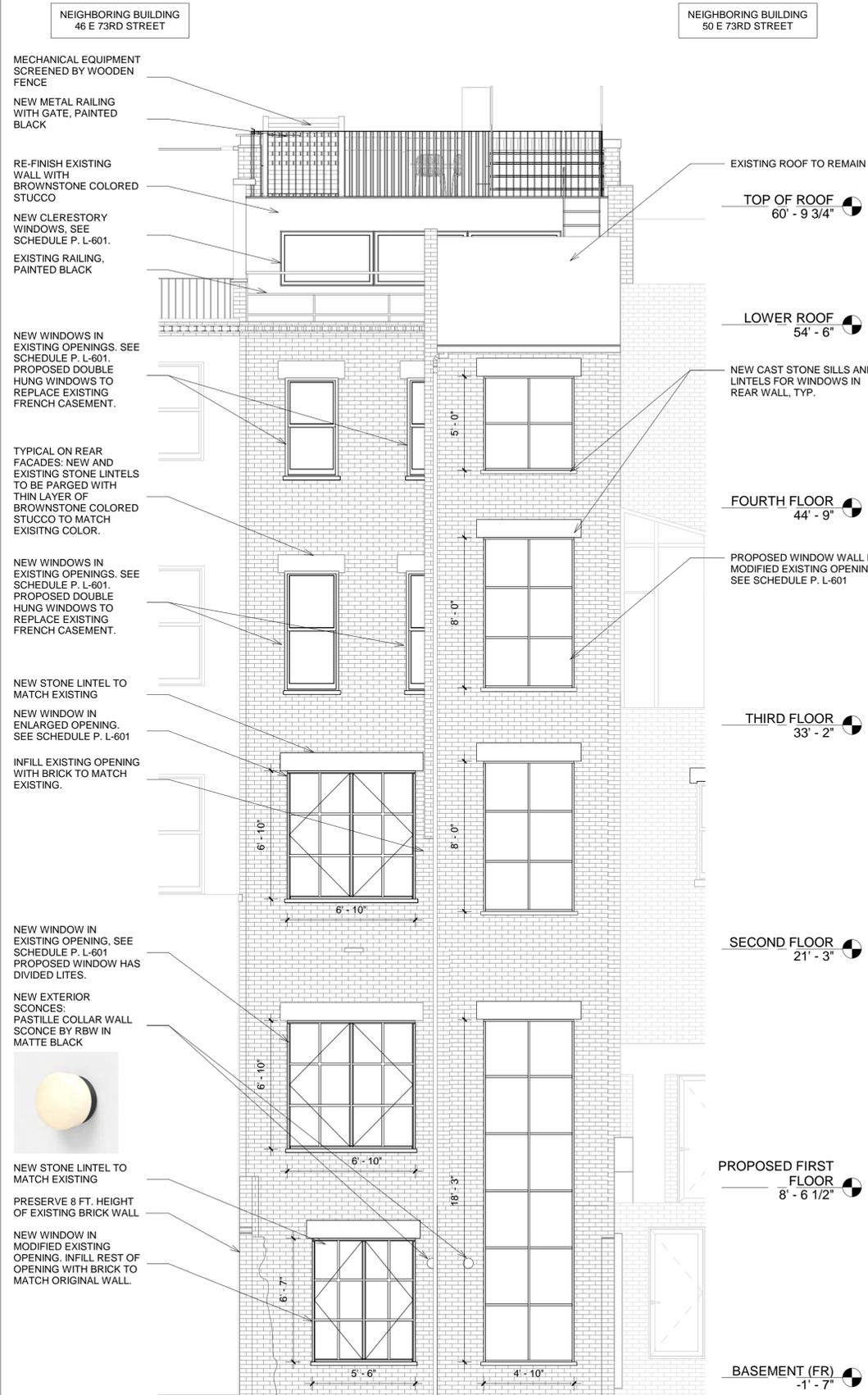


EXISTING BRICK TO REMAIN. BRICK TO BE CLEANED THROUGHOUT, PER INSTRUCTIONS ON P. L-602



VIEW ON THE REAR YARD EXTENSION TO BE DEMOLISHED

PROPOSED REAR FACADE



1 ELEVATION - SOUTH
1/4" = 1'-0"



RENDERED VIEW OF PROPOSED REAR FACADES



RENDERED VIEW OF PROPOSED REAR FACADES



PROPOSED STEEL AND GLASS WINDOW SYSTEMS, THERMALLY BROKEN. TO BE POWDER COATED BLACK.



PROPOSED MARVIN WINDOWS TO BE WOOD INTERIOR AND EXTERIOR, PAINTED BLACK ON THE OUTSIDE. DIVIDED LITES TO BE SIMULATED DIVIDED LITES WITH SPACER BARS.

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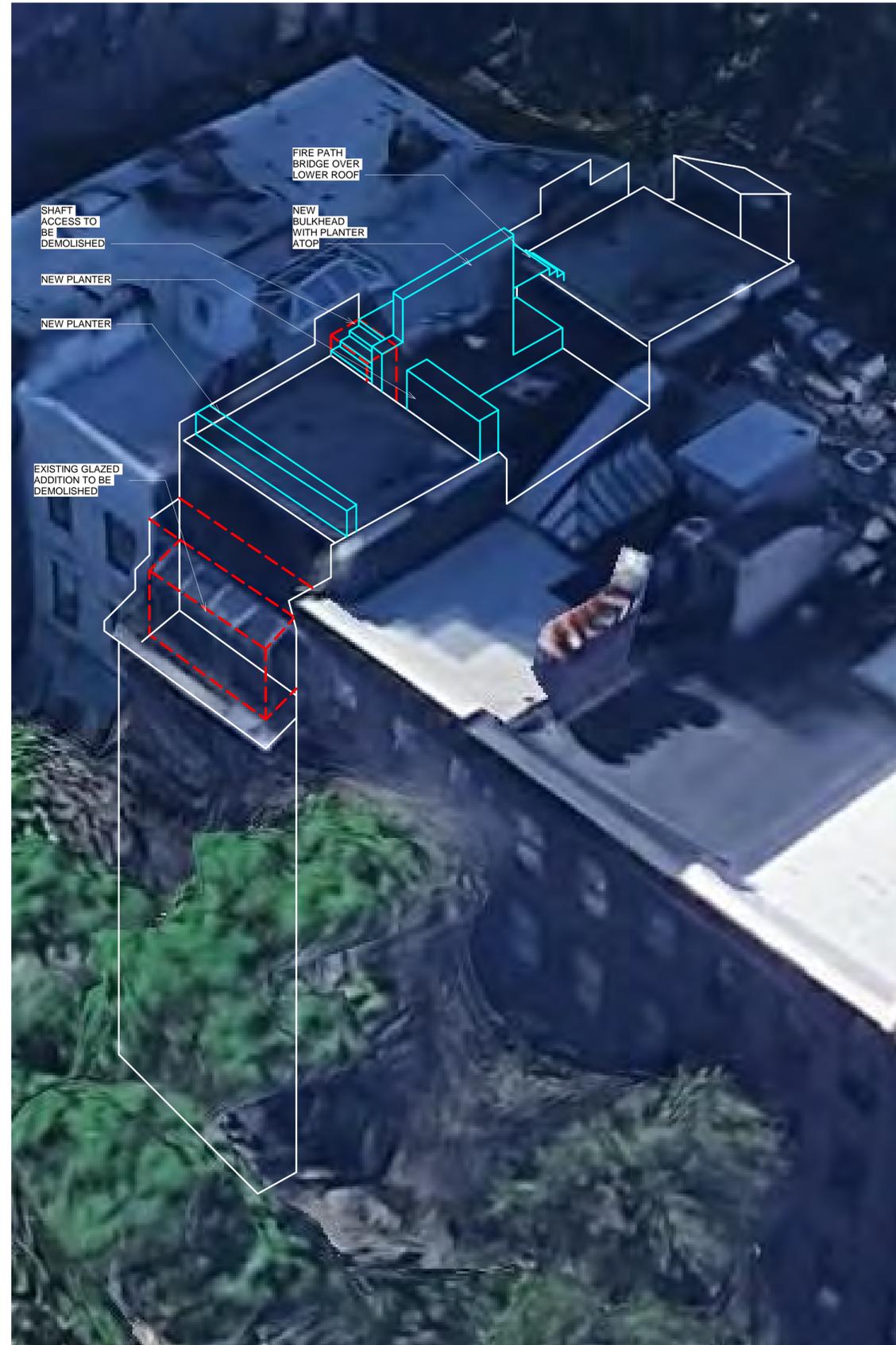
TITLE

ALTERATIONS TO REAR FACADE

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	L-408.00



ROOFSCAPE



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EXISTING ROOFSCAPE

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L-412.00

RENDERED VIEWS OF PROPOSED ROOFSCAPE

NOTE: NO PART OF THE ROOFSCAPER SHALL BE VISIBLE FROM A PUBLIC WAY.



BIRD'S EYE VIEW, FROM REAR TOWARDS EAST 73RD STREET



BIRD'S EYE VIEW, FROM NORTH WEST



VIEW FROM LOWER TERRACE TOWARDS BULKHEAD

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PROPOSED ROOFSCAPE

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L-413.00

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TITLE

VISIBILITY ANALYSIS OF
ROOF ALTERATIONS

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
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		SCALE:	1/8" = 1'-0"
		DRAWING NO.:	



L-414.00

PROPOSED WINDOW WALL TO REPLACE EXISTING CLERESTORY WINDOWS. WALL TO BE CLAD WITH BRICK

1979 GLAZED STRUCTURE ADDITION WITH CONCRETE ROOF TO BE REMOVED



PHOTOGRAPHS OF EXISTING VIEW FROM ACROSS E 73RD STREET

NEW HANDRAILS AND PLANTERS, NOT VISIBLE FROM STREET

NEW COPING STONE AND BRICK PARAPET WALL

PROPOSED WINDOW WALL TO REPLACE EXISTING WALL WITH CLERESTORY WINDOWS. NEW WALL TO BE CLAD WITH BRICK. EXISTING STRUCTURE ABOVE CLERESTORY WINDOWS TO BE RE-USED.

PROPOSAL WOULD REMOVE GLAZED STRUCTURE THAT WAS ADDED IN 1979.

RE-CREATE ORIGINAL STONE BALUSTER THAT WAS PREVIOUSLY REMOVED

--- EXISTING SECTION

— PROPOSED SECTION

VISIBLE FROM STREET

END OF SIDEWALK

EAST 73RD STREET

VISIBILITY ANALYSIS SECTION
THROUGH COURTYARD
①
1/8" = 1'-0"

INTERMEDIATE ROOF TO BE DEMOLISHED

METAL GRATING PATH OVER BULKHEAD, NOT VISIBLE FROM STREET

PROPOSED BULKHEAD PROFILE, PROVIDING ACCESS TO LOWER ROOF

END OF SIDEWALK

EAST 73RD STREET

VISIBILITY ANALYSIS SECTION
THROUGH BULKHEAD
②
1/8" = 1'-0"

BUILDING APPROACH SHOWN WITH MOCK-UP

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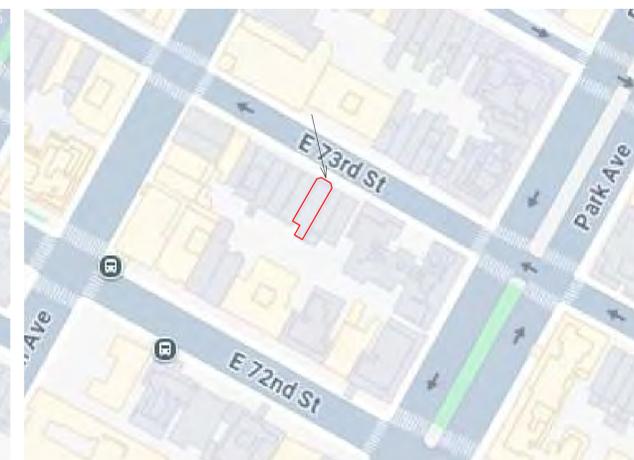
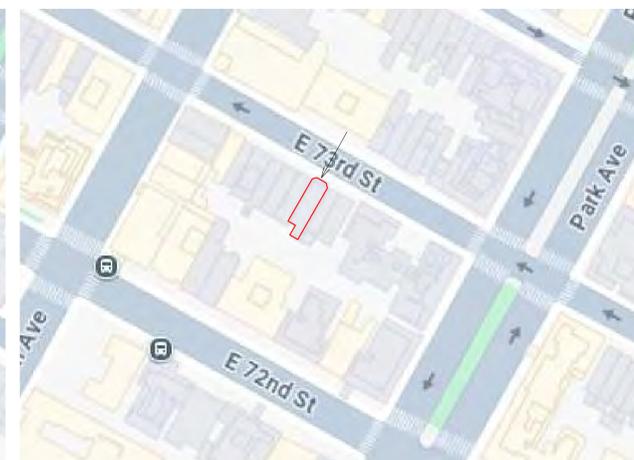
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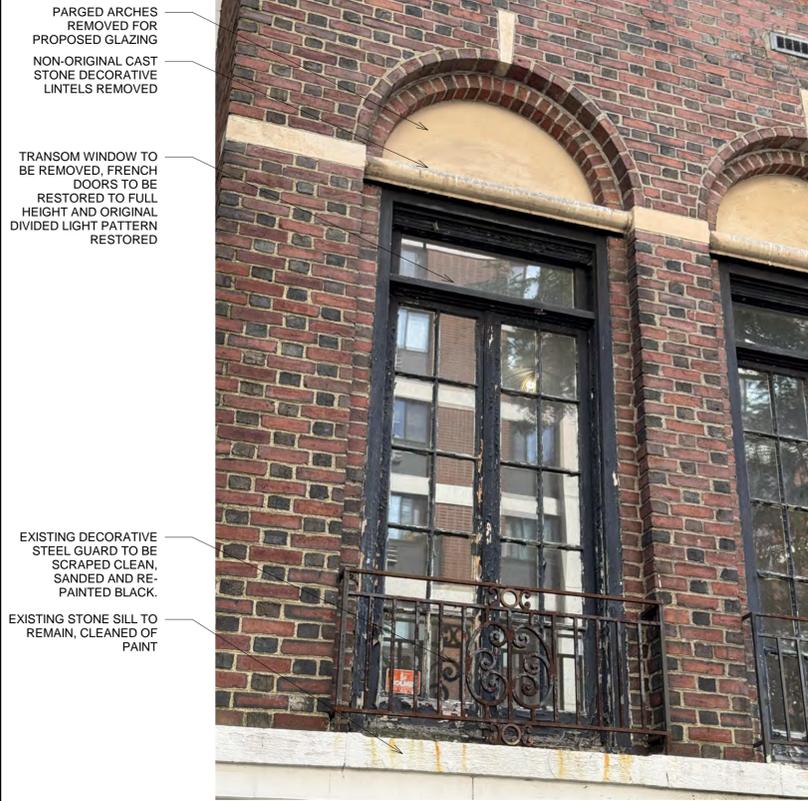
MOCK-UP

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
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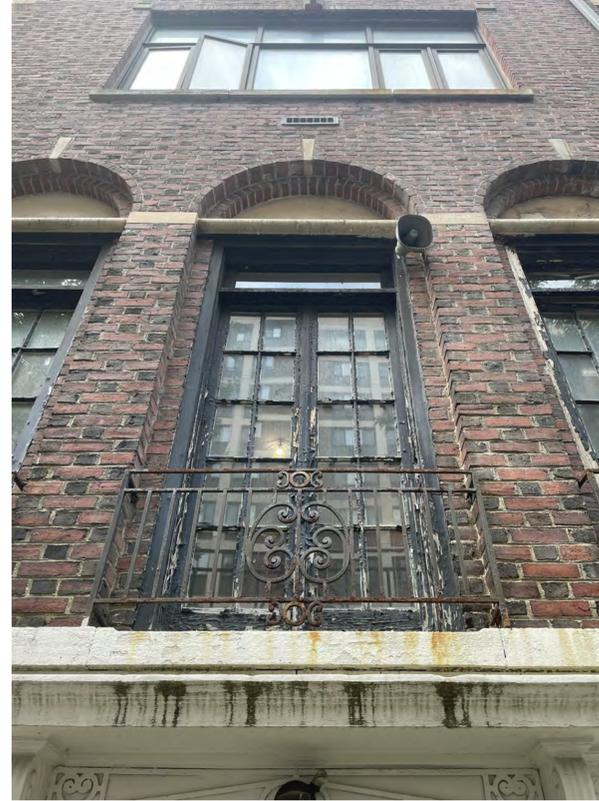


L-415.00

FRONT FACADE, FRENCH DOOR DETAILS



PHOTOGRAPH OF LEFT SET OF EXISTING FRENCH DOORS ON FRONT FACADE



PHOTOGRAPH OF CENTRAL SET OF EXISTING FRENCH DOORS ON FRONT FACADE



RENDERED VIEW OF PROPOSED FRONT FACADE SHOWING FRENCH DOORS

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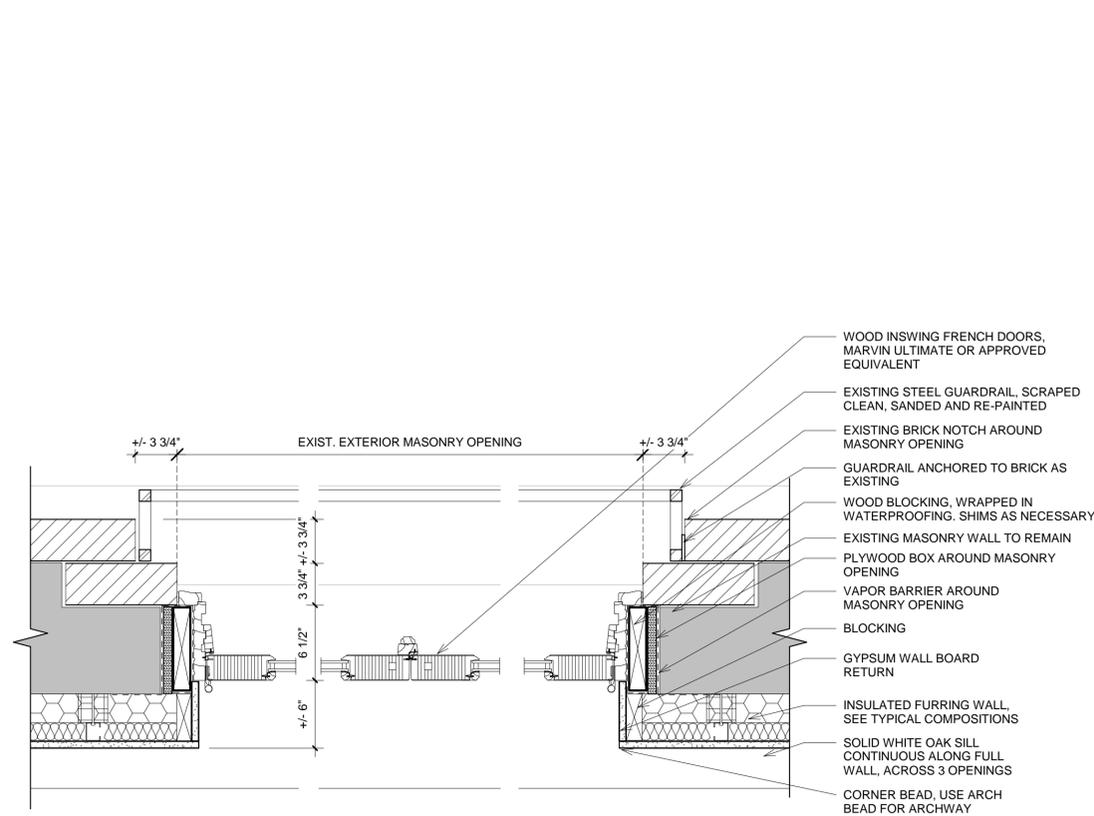
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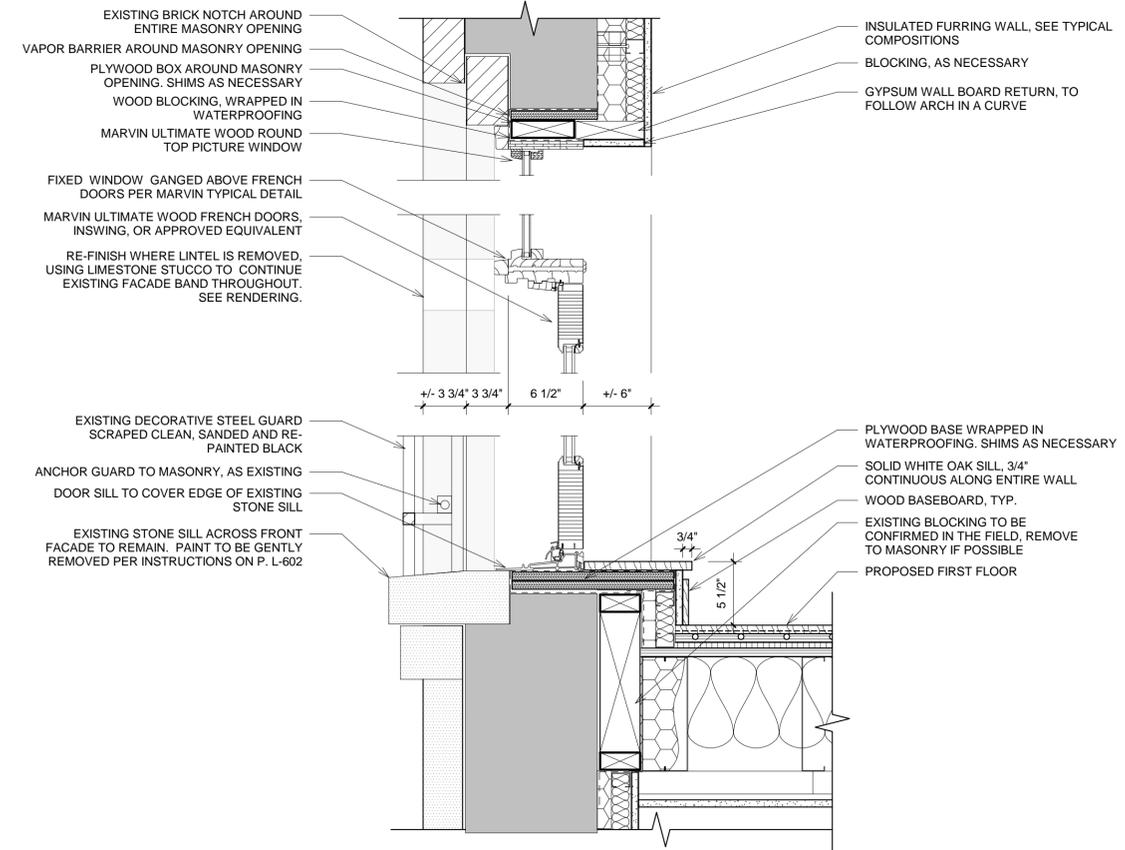
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PROPOSED FRENCH DOOR REPLACEMENT DETAILS



1 FRENCH DOORS PLAN DETAIL
1 1/2" = 1'-0"



2 FRENCH DOORS SECTION DETAIL
1 1/2" = 1'-0"

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02.05.2025

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FRENCH DOOR DETAILS

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		SCALE:	1 1/2" = 1'-0"
		DRAWING NO.:	L-501.00

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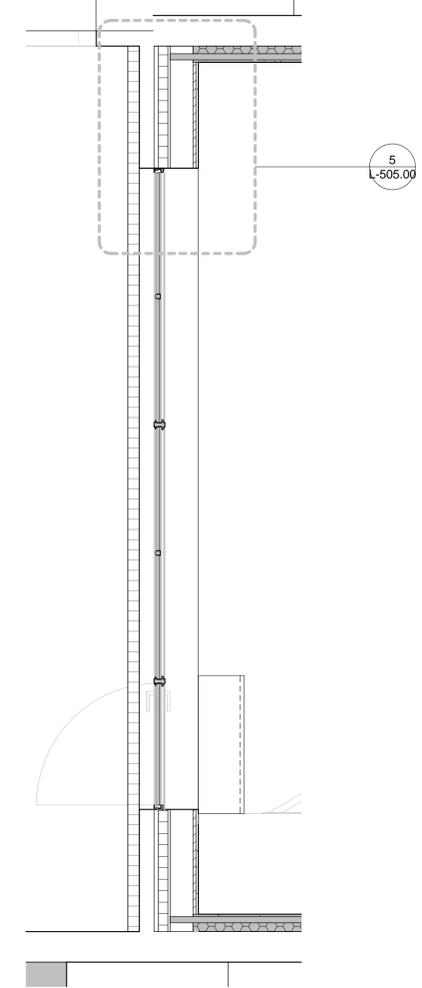
TITLE

CONSTRUCTION DETAILS

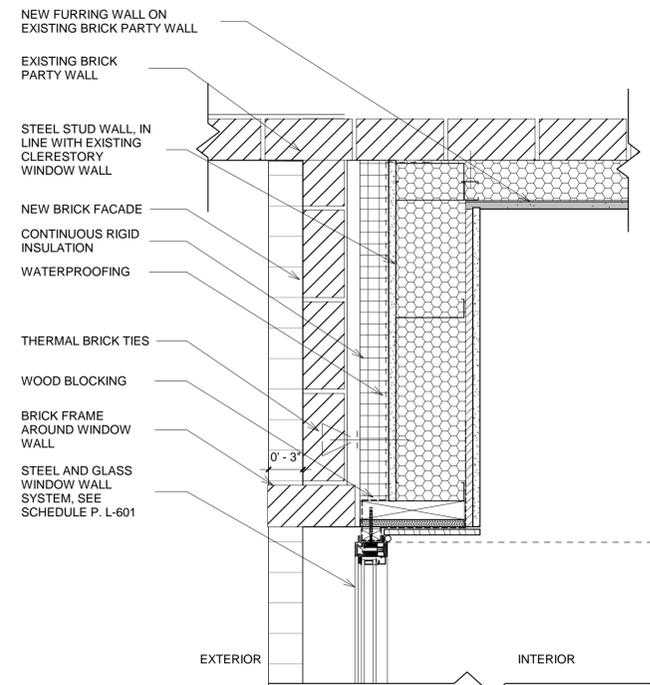
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		SCALE:	As indicated
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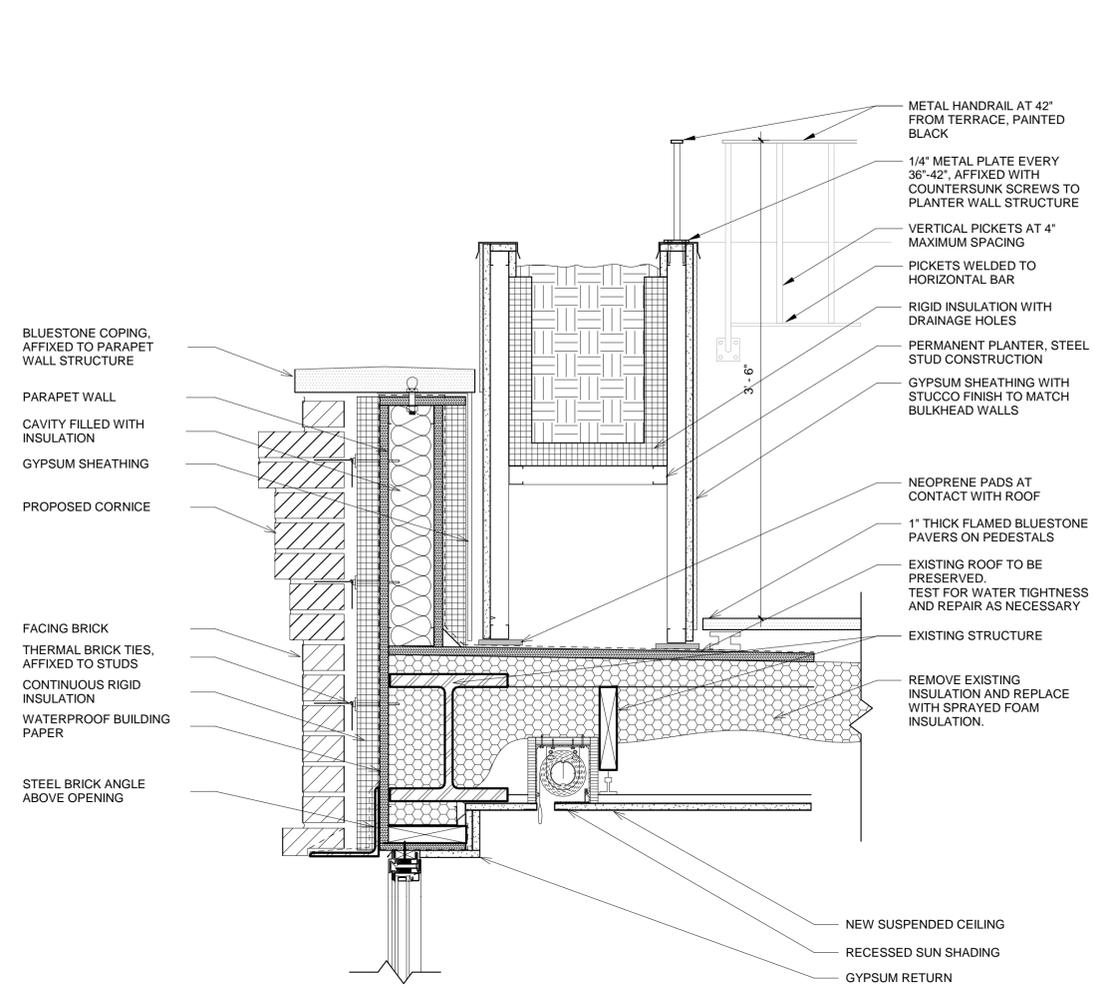
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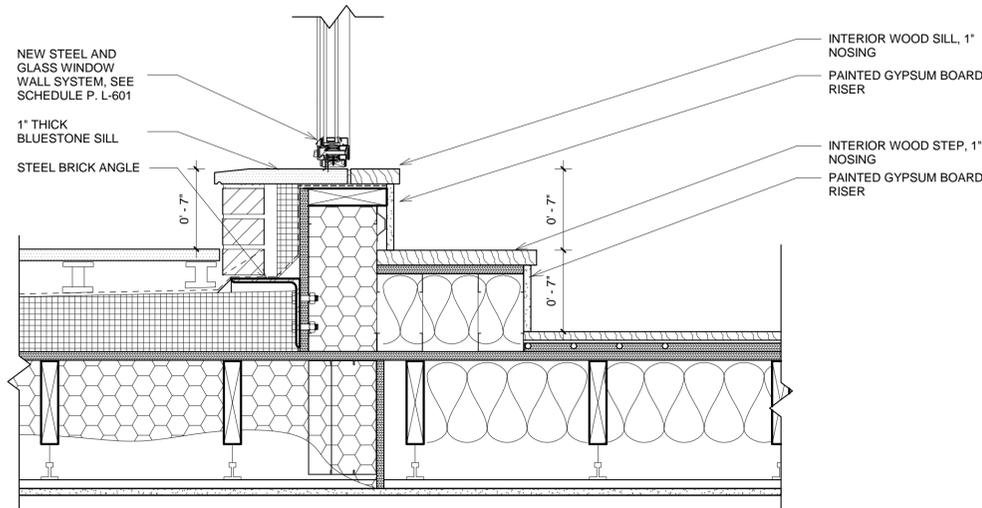
④ PLAN DETAIL - FOURTH FLOOR WINDOW WALL
1/2" = 1'-0"



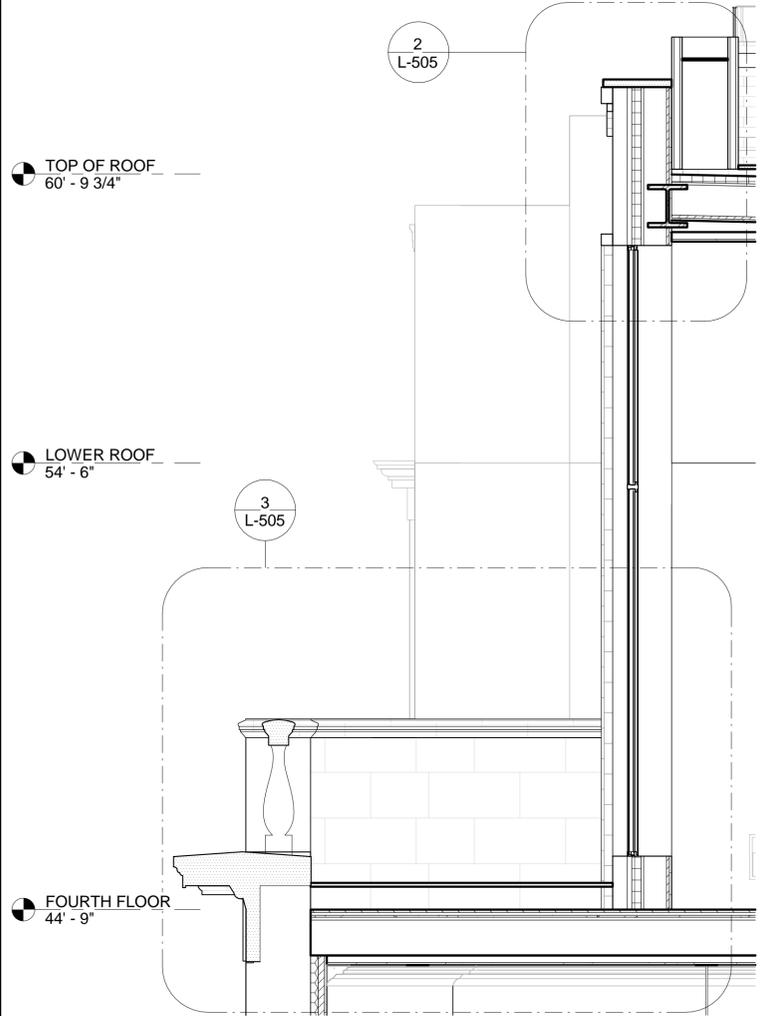
⑤ PLAN DETAIL - FOURTH FLOOR WINDOW WALL JUNCTION
1 1/2" = 1'-0"



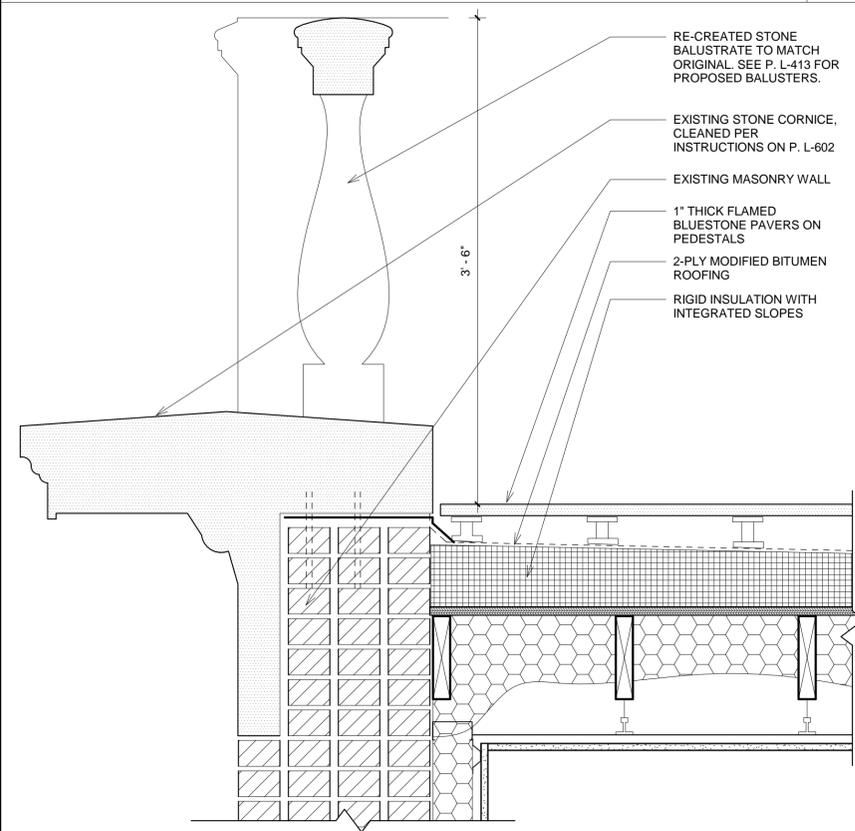
② ROOF TERRACE SECTION
1 1/2" = 1'-0"



③ FRONT TERRACE SECTION DETAIL
1 1/2" = 1'-0"



① ENLARGED SECTION - FOURTH FLOOR
1/2" = 1'-0"



③ FRONT TERRACE SECTION DETAIL
1 1/2" = 1'-0"

TOP OF ROOF
60' - 9 3/4"

LOWER ROOF
54' - 6"

FOURTH FLOOR
44' - 9"

2
L-505

5
L-505.00

3
L-505

BLUESTONE COPING, AFFIXED TO PARAPET WALL STRUCTURE

PARAPET WALL

CAVITY FILLED WITH INSULATION

GYPSUM SHEATHING

PROPOSED CORNICE

FACING BRICK

THERMAL BRICK TIES, AFFIXED TO STUDS

CONTINUOUS RIGID INSULATION

WATERPROOF BUILDING PAPER

STEEL BRICK ANGLE ABOVE OPENING

METAL HANDRAIL AT 42" FROM TERRACE, PAINTED BLACK

1/4" METAL PLATE EVERY 36"-42", AFFIXED WITH COUNTERSUNK SCREWS TO PLANTER WALL STRUCTURE

VERTICAL PICKETS AT 4" MAXIMUM SPACING

PICKETS WELDED TO HORIZONTAL BAR

RIGID INSULATION WITH DRAINAGE HOLES

PERMANENT PLANTER, STEEL STUD CONSTRUCTION

GYPSUM SHEATHING WITH STUCCO FINISH TO MATCH BULKHEAD WALLS

NEOPRENE PADS AT CONTACT WITH ROOF

1" THICK FLAMED BLUESTONE PAVERS ON PEDESTALS

EXISTING ROOF TO BE PRESERVED. TEST FOR WATER TIGHTNESS AND REPAIR AS NECESSARY

EXISTING STRUCTURE

REMOVE EXISTING INSULATION AND REPLACE WITH SPRAYED FOAM INSULATION.

NEW SUSPENDED CEILING

RECESSED SUN SHADING

GYPSUM RETURN

RE-CREATED STONE BALUSTRADE TO MATCH ORIGINAL. SEE P. L-413 FOR PROPOSED BALUSTERS.

EXISTING STONE CORNICE, CLEANED PER INSTRUCTIONS ON P. L-602

EXISTING MASONRY WALL

1" THICK FLAMED BLUESTONE PAVERS ON PEDESTALS

2-PLY MODIFIED BITUMEN ROOFING

RIGID INSULATION WITH INTEGRATED SLOPES

NEW STEEL AND GLASS WINDOW WALL SYSTEM, SEE SCHEDULE P. L-601

1" THICK BLUESTONE SILL

STEEL BRICK ANGLE

INTERIOR WOOD SILL, 1" NOSING

PAINTED GYPSUM BOARD RISER

INTERIOR WOOD STEP, 1" NOSING

PAINTED GYPSUM BOARD RISER

NEW FURRING WALL ON EXISTING BRICK PARTY WALL

EXISTING BRICK PARTY WALL

STEEL STUD WALL, IN LINE WITH EXISTING CLERESTORY WINDOW WALL

NEW BRICK FACADE

CONTINUOUS RIGID INSULATION

WATERPROOFING

THERMAL BRICK TIES

WOOD BLOCKING

BRICK FRAME AROUND WINDOW WALL

STEEL AND GLASS WINDOW WALL SYSTEM, SEE SCHEDULE P. L-601

EXTERIOR

INTERIOR

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-02603

**48 East 73rd Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

APPENDICES

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DEMOLITION & PROPOSED
PLANS - CELLAR

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	
		DRAWING NO.:	



L-000.00

48 East 73rd Street

NEW YORK, NY 10021

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

48 East 73rd Street

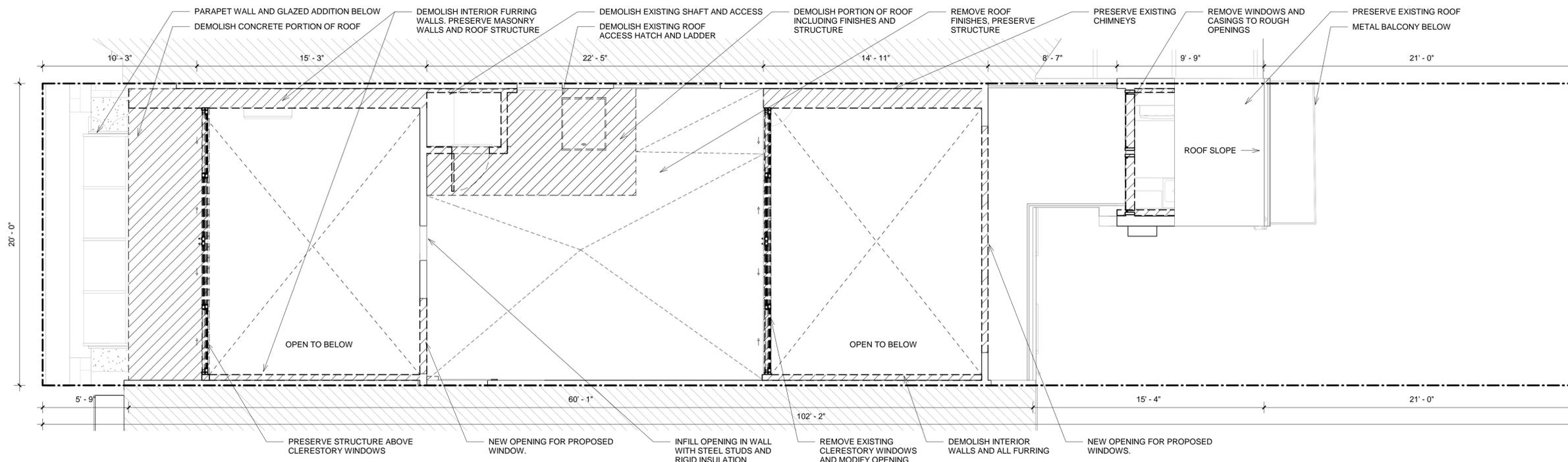
TITLE

DEMOLITION & PROPOSED PLANS - ROOF

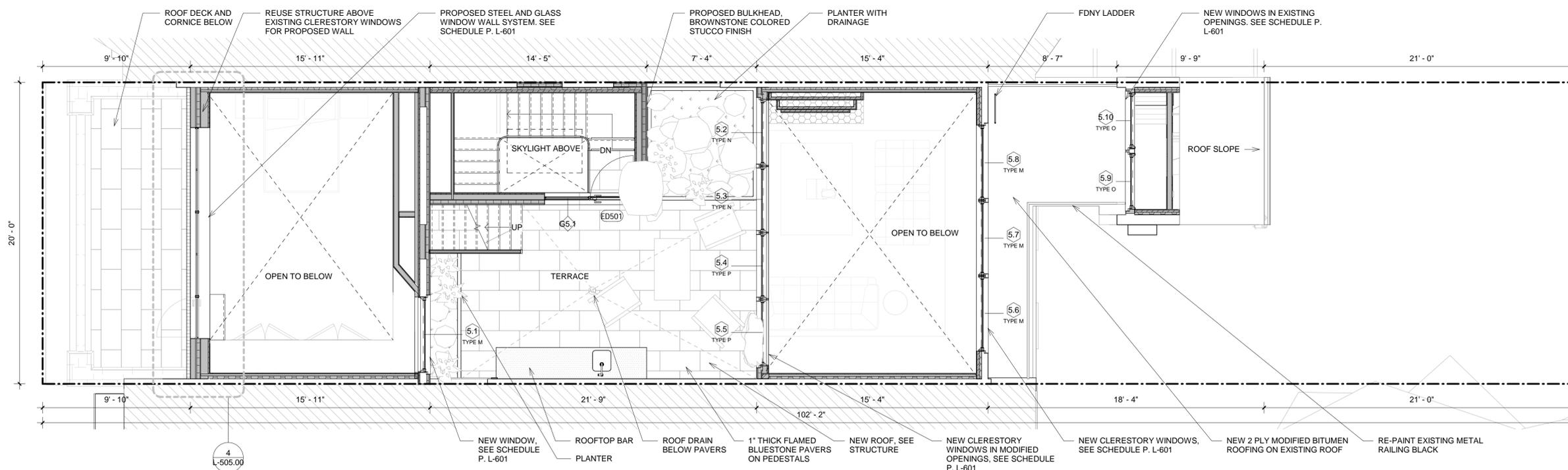
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ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-107.00



① 01 ROOF DEMOLITION
1/4" = 1'-0"



② 02 LOWER ROOF
1/4" = 1'-0"

DEMOLITION LEGEND:

- EXISTING TO REMAIN
- TO BE DEMOLISHED

NOTES:

- REMOVE EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT ETC., AS INDICATED.
- REMOVE ALL RADIATORS
- ALL FRONT & REAR WINDOWS ARE TO BE REPLACED, UNLESS OTHERWISE INDICATED
- ALL FRONT & REAR INTERIOR FURRING WALL TO BE REMOVED, INSULATED AND REFINISHED, U.O.I.
- ALL EXISTING FLOOR JOIST FRAMING WILL REMAIN, UNLESS MINOR REPLACEMENT IS REQUIRED DURING CONSTRUCTION. SEE STRUCTURAL DWGS.

PROPOSED PLAN LEGEND:

- NEW WALL
- CONDITION ABOVE AS NOTED
- NEW WOOD FLOOR
- MILLWORK
- STONE COUNTER
- NEW STONE FLOOR
- NEW CONCRETE FLOOR
- COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
- MA BATHROOM EXHAUST FAN

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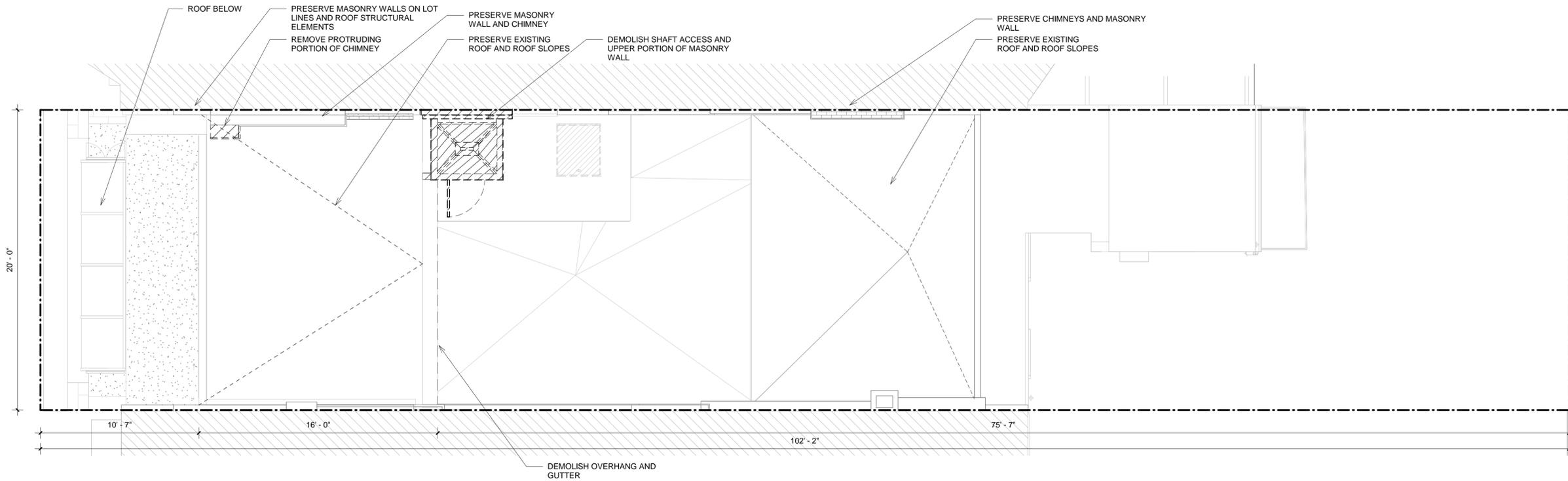
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DEMOLITION & PROPOSED
PLANS - BULKHEAD ROOF

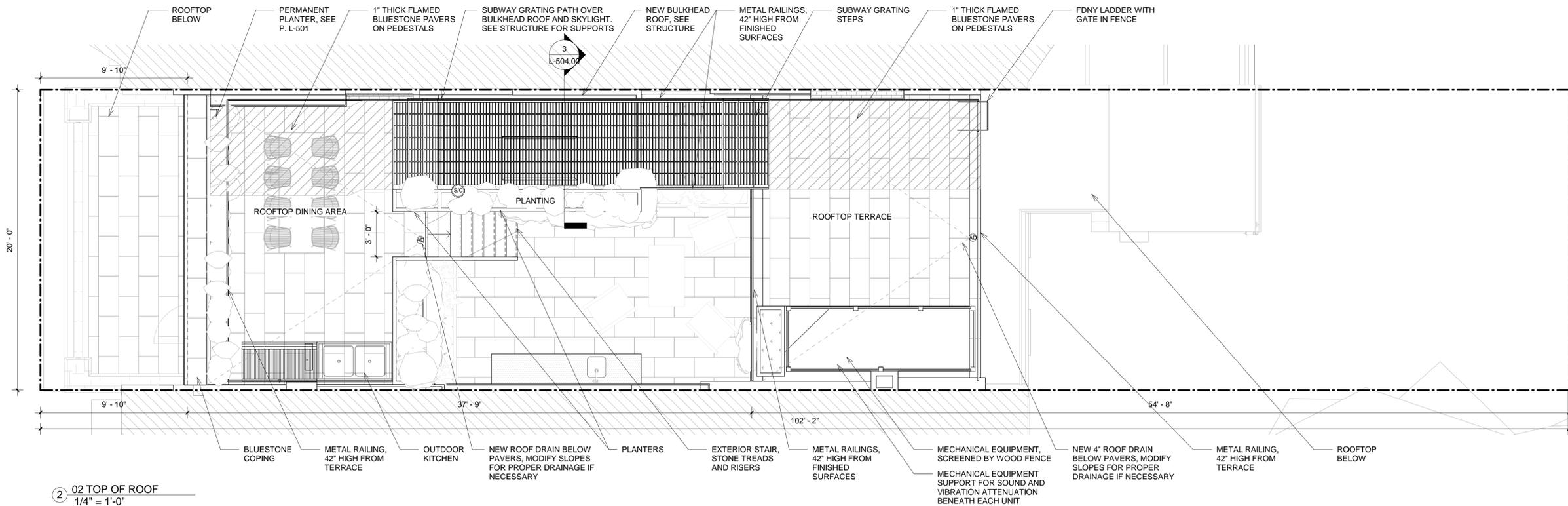
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ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-108.00



① 01 TOP OF ROOF DEMOLITION
1/4" = 1'-0"



② 02 TOP OF ROOF
1/4" = 1'-0"

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48 East 73rd Street

TITLE

DEMOLITION & PROPOSED ELEVATIONS - FRONT

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-201.00

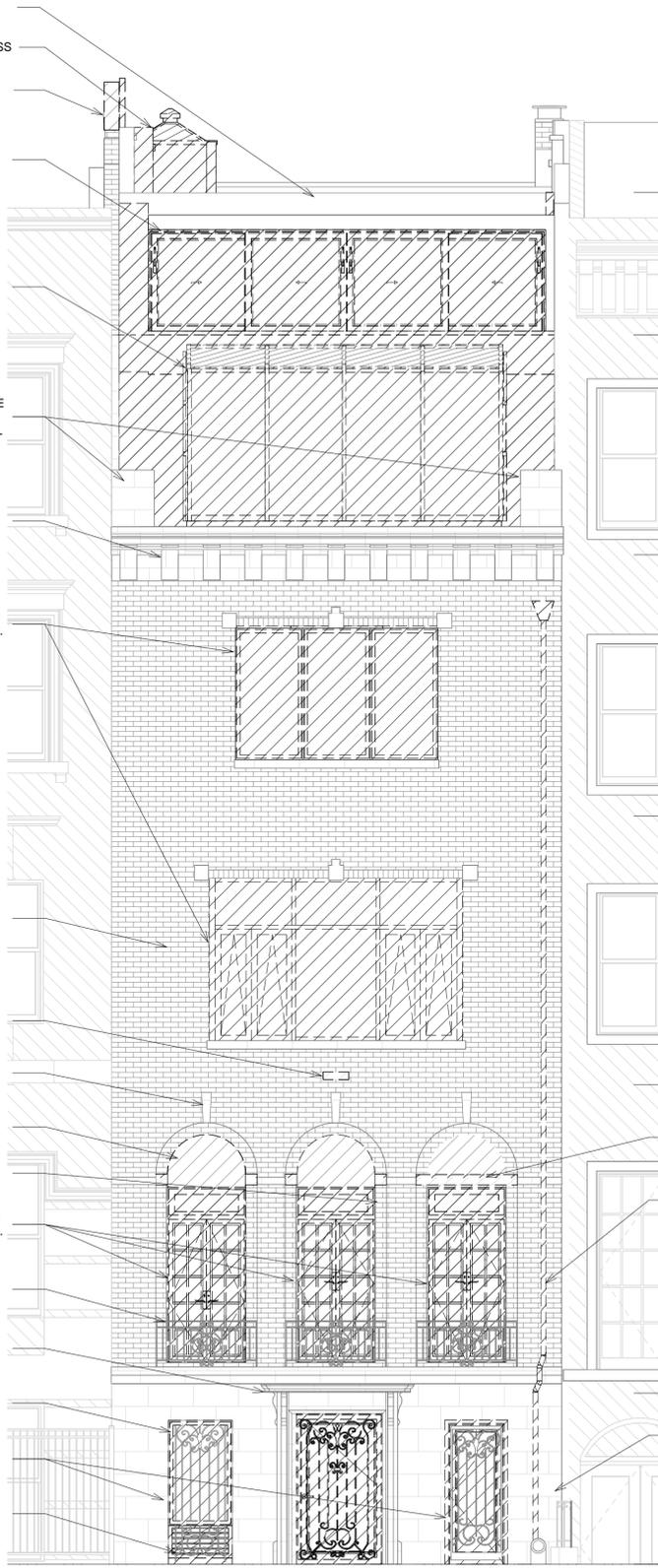
NEIGHBORING BUILDING
50 E 73RD STREET

NEIGHBORING BUILDING
46 E 73RD STREET

NEIGHBORING BUILDING
50 E 73RD STREET

NEIGHBORING BUILDING
46 E 73RD STREET

- PRESERVE EXISTING ROOF AND ROOF STRUCTURE
- DEMOLISH EXISTING SHAFT ACCESS
- DEMOLISH UPPER PORTION OF MASONRY WALL
- REMOVE EXISTING CLERESTORY WINDOWS
- DEMOLISH PARGED STRUCTURE AND GLAZED ADDITION ON FOURTH FLOOR
- CONCRETE CORNER BLOCKS TO BE RE-FINISHED USING LIMESTONE STUCCO IN CLOSEST APPROXIMATION OF THE ORIGINAL LIMESTONE CORNER STONES.
- PRESERVE EXISTING STONE CORNICE. CLEAN AND RESTORE PER INSTRUCTIONS P. L-602
- REMOVE EXISTING WINDOWS AND CASINGS TO MASONRY OPENINGS.
- CLEAN EXISTING BRICK FACADE PER INSTRUCTIONS P. L-602
- REMOVE EXISTING VENT AND PATCH HOLE WITH BRICK, KEYED IN TO MATCH ORIGINAL BRICK PATTERN
- PRESERVE FRONT FACADE DETAILS, TYP.
- CREATE NEW OPENINGS IN EXISTING ARCHES
- REMOVE SPEAKER AFFIXED TO FRONT ELEVATION AND REPAIR ANY HOLES
- REMOVE EXISTING WINDOWS AND CASINGS TO MASONRY OPENINGS.
- PRESERVE EXISTING DECORATIVE STEEL GUARDS. SCRAPE CLEAN AND RE-PAINT BLACK
- PRESERVE FRONT FACADE DETAILS. REMOVE PAINT PER INSTRUCTIONS P. L-602
- PRESERVE EXISTING DECORATIVE STEEL GUARDS. SCRAPE CLEAN AND RE-PAINT BLACK
- REMOVE EXISTING DOORS, WINDOWS AND CASINGS TO MASONRY OPENINGS.
- EXISTING VENT AND DECORATIVE STEEL GRATE, SCRAPED CLEAN, SANDED AND RE-PAINTED BLACK



TOP OF ROOF
60' - 9 3/4"

LOWER ROOF
54' - 6"

FOURTH FLOOR
44' - 9"

THIRD FLOOR
33' - 2"

SECOND FLOOR
21' - 3"

FIRST FLOOR
7' - 7"

ENTRANCE
0' - 0"

- REMOVE CONCRETE LINTELS, NOT ON ORIGINAL FACADE PER 1940S TAX PHOTO
- EXISTING COPPER DOWNSPOUT TO BE REMOVED
- REMOVE PAINT FROM FRONT FACADE PER INSTRUCTIONS, P. L-602

- METAL RAILING, PAINTED BLACK. SEE DETAIL P. L-501
- PERMANENT PLANTER, NOT VISIBLE FROM STREET. BROWNSTONE COLORED STUCCO FINISH. SEE DETAIL P. L-501
- NEW LIMESTONE COLORED COPING STONE
- PROPOSED BRICK CORNICE. SEE DETAIL P. L-501
- NEW EXTERIOR BRICK WALL
- PROPOSED STEEL AND GLASS WALL SYSTEM, SEE SCHEDULE P. L-601.
- STONE BALUSTRADE, TO MATCH ORIGINAL. BALUSTRADE SECTIONS FROM ARCHITECTURAL LIMESTONE INC., PROFILE BAL. 1. SEE P. L-408.
- PARAPET SECTIONS RE-FINISHED WITH LIMESTONE STUCCO IN CLOSEST APPROXIMATION OF THE ORIGINAL
- EXISTING CORNICE. CLEANED AND RESTORED PER INSTRUCTIONS P. L-602
- NEW WINDOWS IN EXISTING OPENINGS. SEE SCHEDULE P. L-601 RESTORE ORIGINAL DIVIDED LITES BASED ON 1940'S TAX PHOTO



- PRESERVE EXISTING STONE SILLS AND SOLDIER BRICK LINTELS

- PROPOSED GLAZING IN EXISTING ARCHES. SEE WINDOW SCHEDULE, P. L-601.

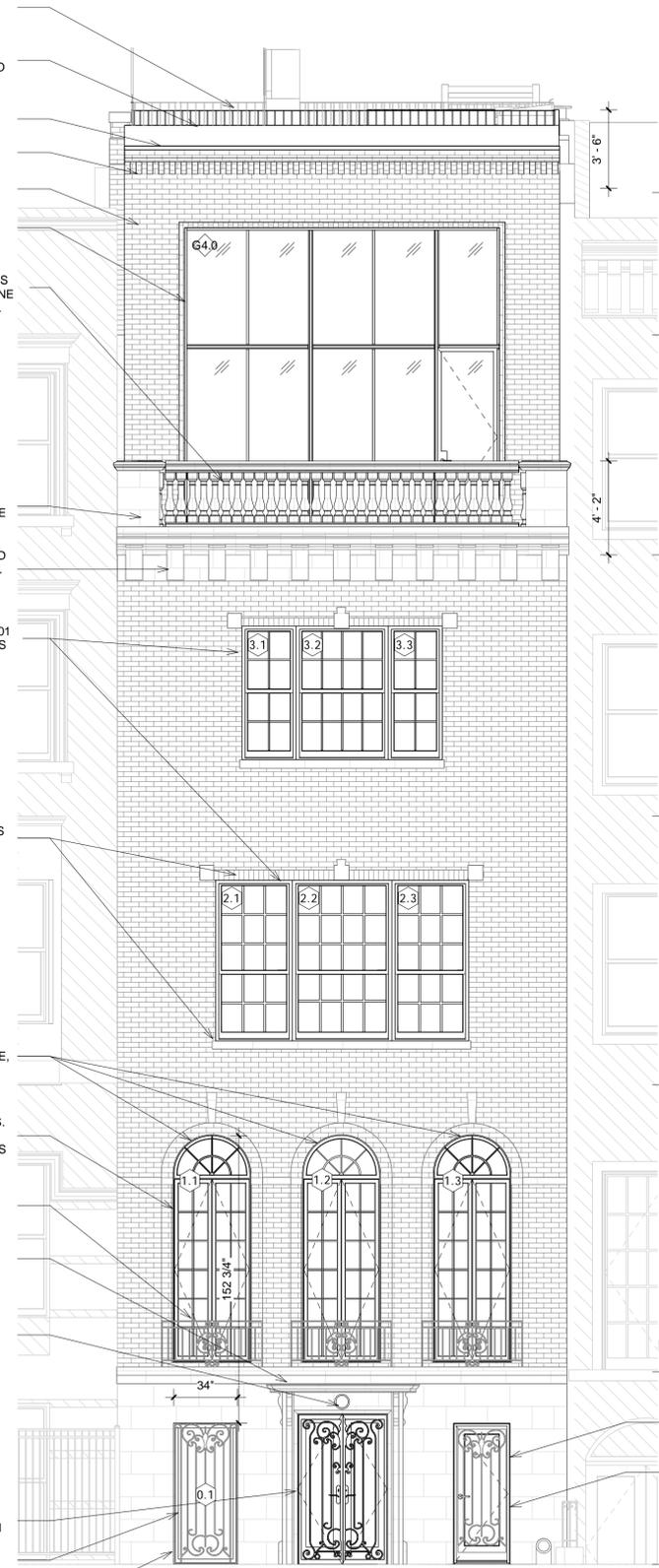
- NEW FRENCH CASEMENT WINDOWS IN EXISTING OPENINGS. SEE SCHEDULE P. L-601 RESTORE ORIGINAL DIVIDED LITES BASED ON 1940'S TAX PHOTO

- EXISTING STEEL RAILINGS, SCRAPED, STRIPPED AND RE-PAINTED BLACK
- EXISTING DETAILING AROUND DOOR, CLEANED AND RESTORED TO ORIGINAL.

- NEW SCONCE IN EXISTING LOCATION
- PROPOSED SCONCE: PASTILLE COLLAR WALL SCONCE BY RBW IN SILK GREY



- NEW DOORS IN EXISTING OPENING. SEE SCHEDULE P. L-601
- NEW WINDOW IN EXISTING MASONRY OPENING. SEE SCHEDULE P. L-601
- DECORATIVE STEEL GRATE, SCRAPED CLEAN, SANDED AND RE-PAINTED BLACK



TOP OF ROOF
60' - 9 3/4"

LOWER ROOF
54' - 6"

FOURTH FLOOR
44' - 9"

THIRD FLOOR
33' - 2"

SECOND FLOOR
21' - 3"

PROPOSED FIRST FLOOR
8' - 6 1/2"

ENTRANCE
0' - 0"

1 01 DEMOLITION ELEVATION - NORTH
1/4" = 1'-0"

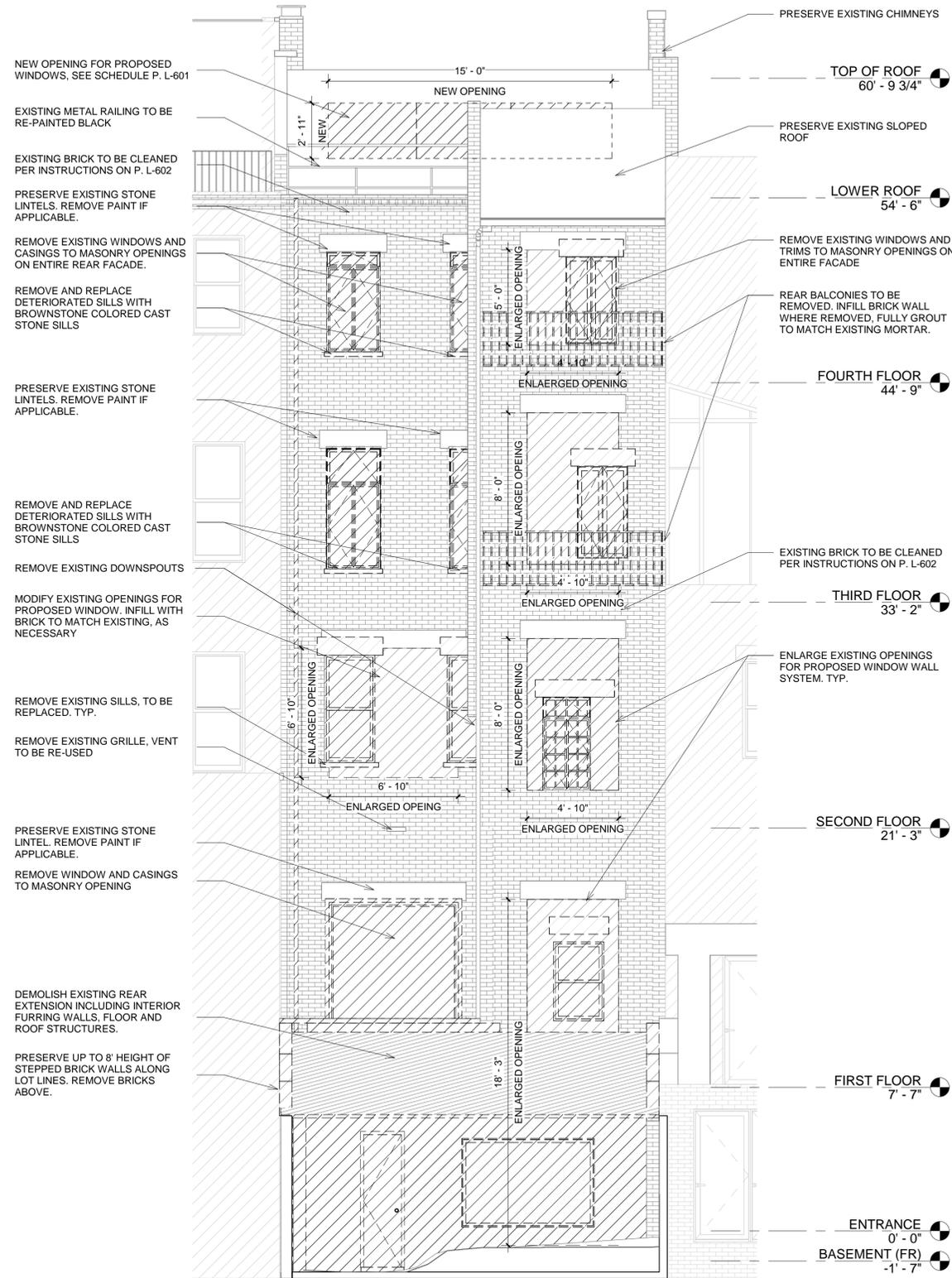
2 02 ELEVATION - NORTH
1/4" = 1'-0"

NEIGHBORING BUILDING
46 E 73RD STREET

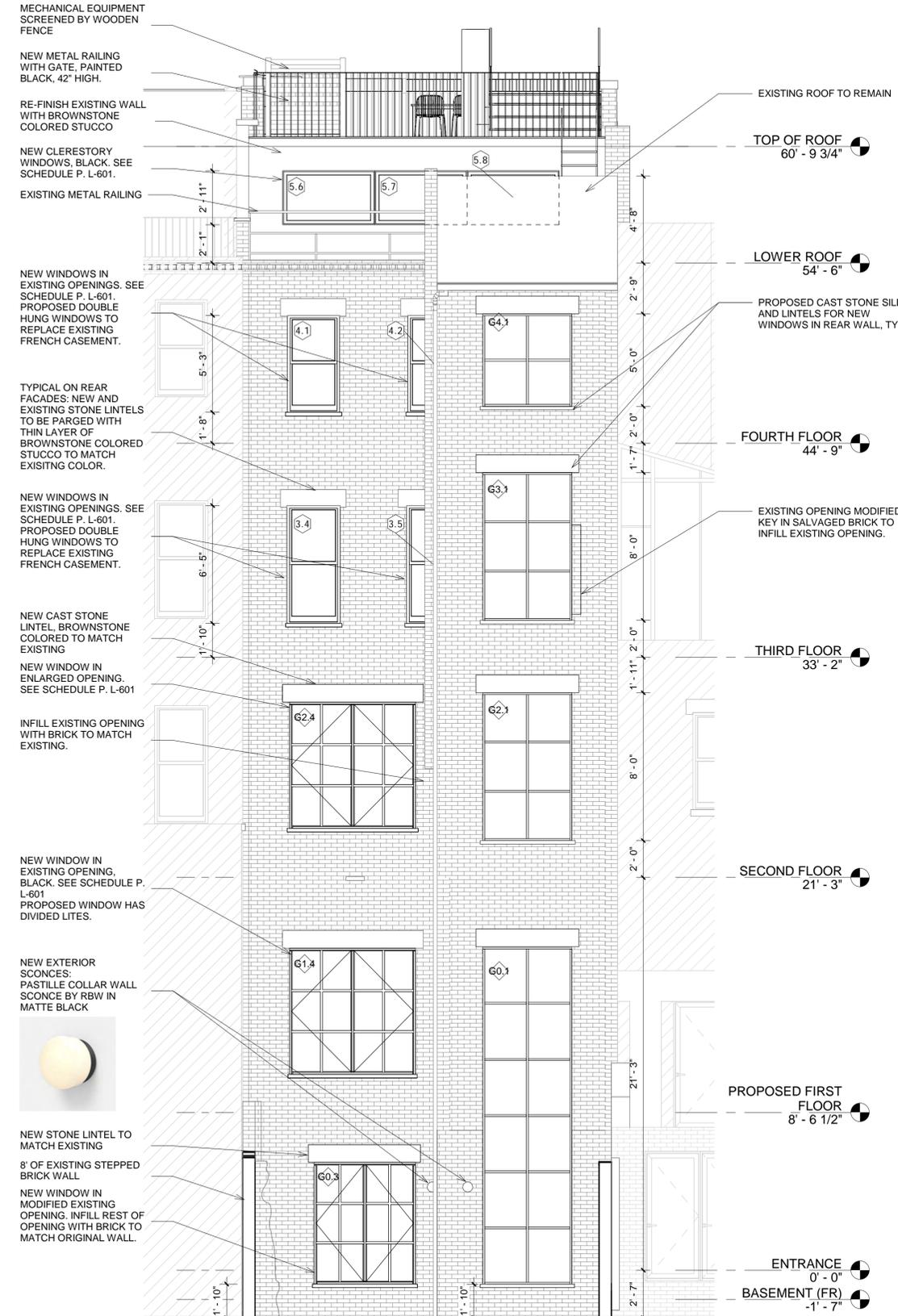
NEIGHBORING BUILDING
50 E 73RD STREET

NEIGHBORING BUILDING
46 E 73RD STREET

NEIGHBORING BUILDING
50 E 73RD STREET



① 01 DEMOLITION ELEVATION - SOUTH
1/4" = 1'-0"



② 02 ELEVATION - SOUTH
1/4" = 1'-0"

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT
48 East 73rd Street

TITLE DEMOLITION & PROPOSED ELEVATIONS - REAR

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-202.00

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48 East 73rd Street

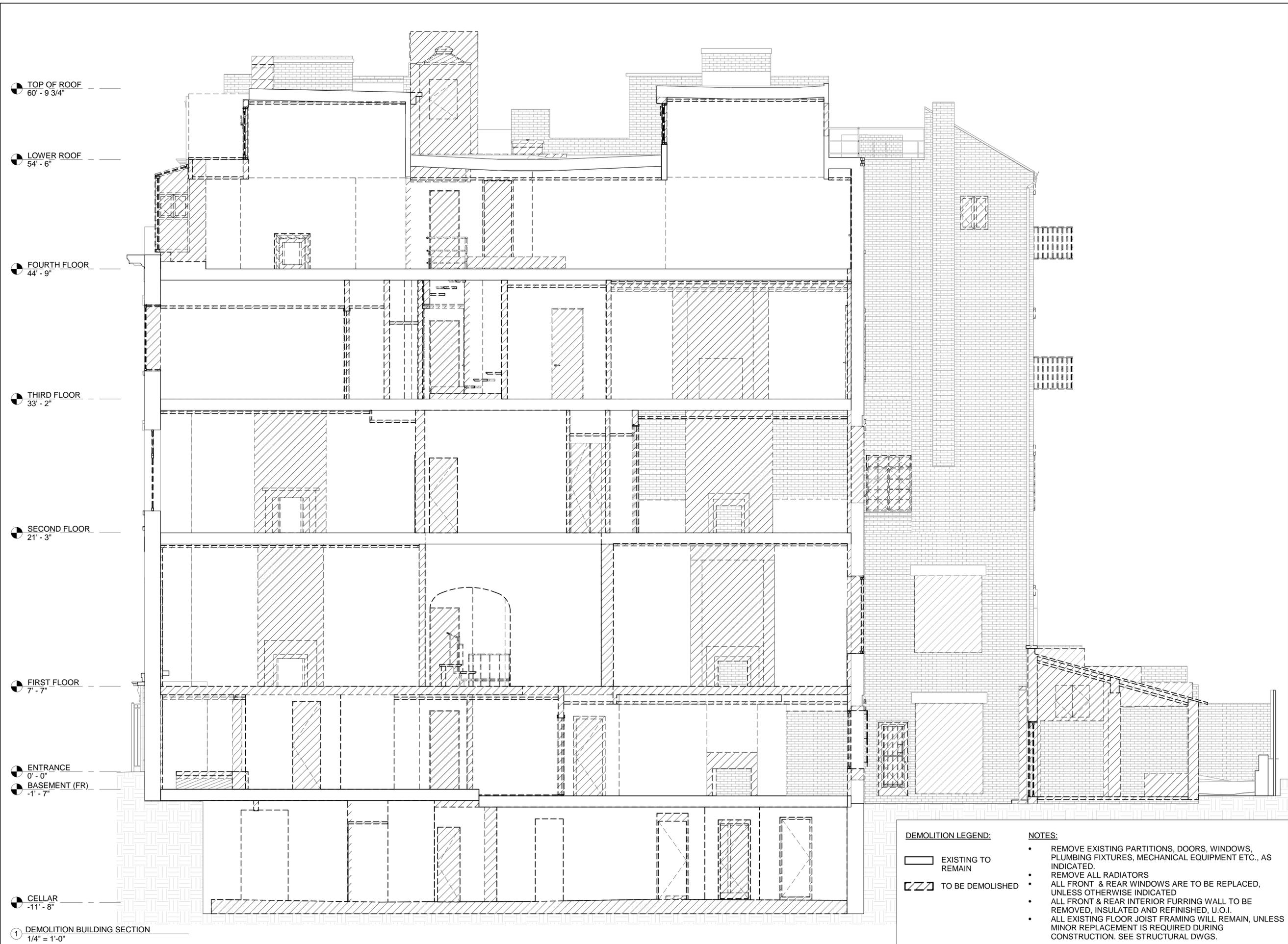
TITLE

DEMOLITION BUILDING SECTION

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-301.00



DEMOLITION LEGEND:

- EXISTING TO REMAIN
- TO BE DEMOLISHED

NOTES:

- REMOVE EXISTING PARTITIONS, DOORS, WINDOWS, PLUMBING FIXTURES, MECHANICAL EQUIPMENT ETC., AS INDICATED.
- REMOVE ALL RADIATORS
- ALL FRONT & REAR WINDOWS ARE TO BE REPLACED, UNLESS OTHERWISE INDICATED
- ALL FRONT & REAR INTERIOR FURRING WALL TO BE REMOVED, INSULATED AND REFINISHED, U.O.I.
- ALL EXISTING FLOOR JOIST FRAMING WILL REMAIN, UNLESS MINOR REPLACEMENT IS REQUIRED DURING CONSTRUCTION. SEE STRUCTURAL DWGS.

1 DEMOLITION BUILDING SECTION
1/4" = 1'-0"

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48 East 73rd Street

TITLE

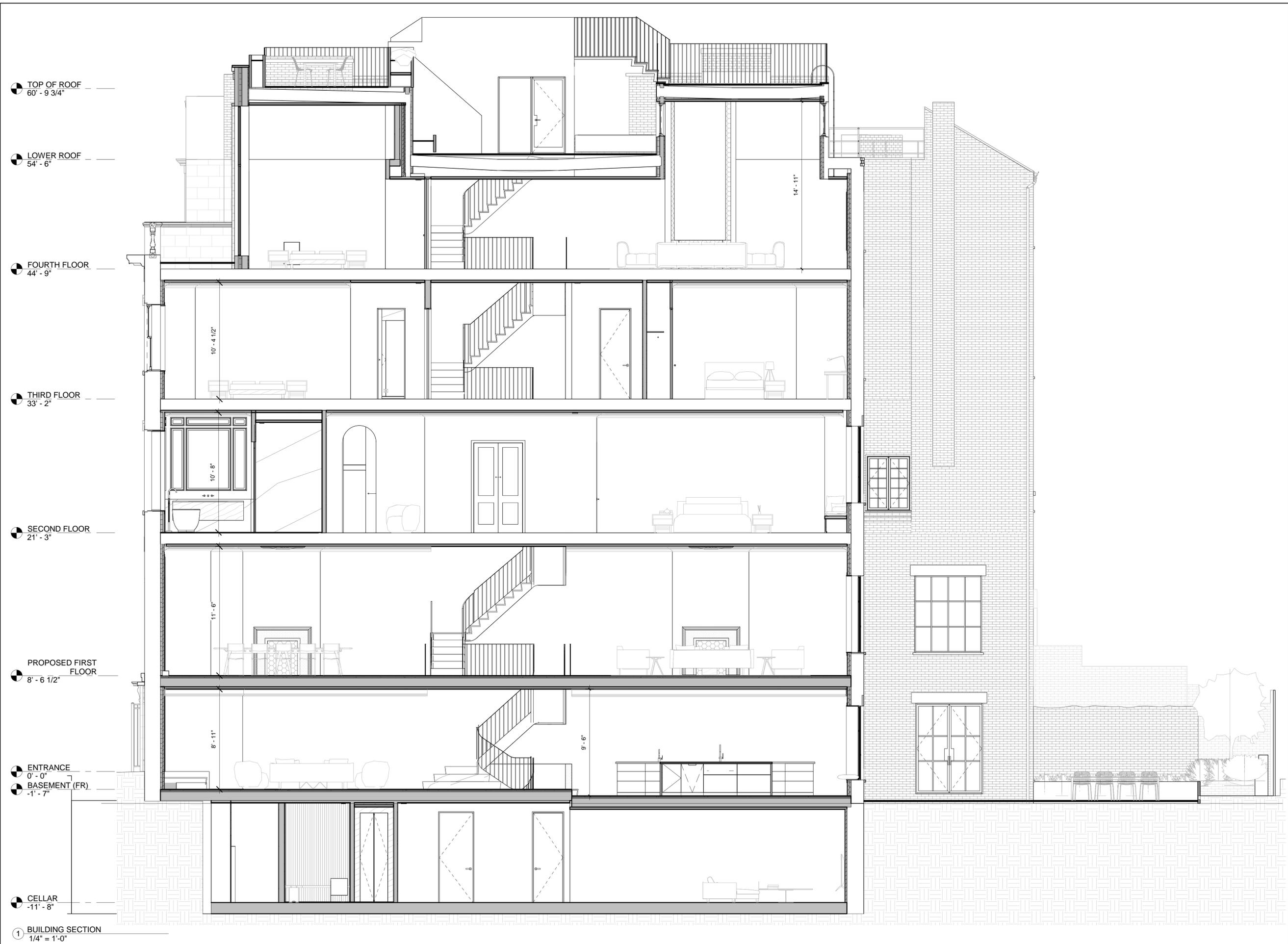
PROPOSED BUILDING SECTION

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
		DRAWING NO.:	



L-302.00

© BOWERBIRD ARCHITECTS - DO NOT SCALE FROM DRAWINGS



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

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48 East 73rd Street

TITLE

DEMOLITION AND
PROPOSED BUILDING
CROSS SECTION

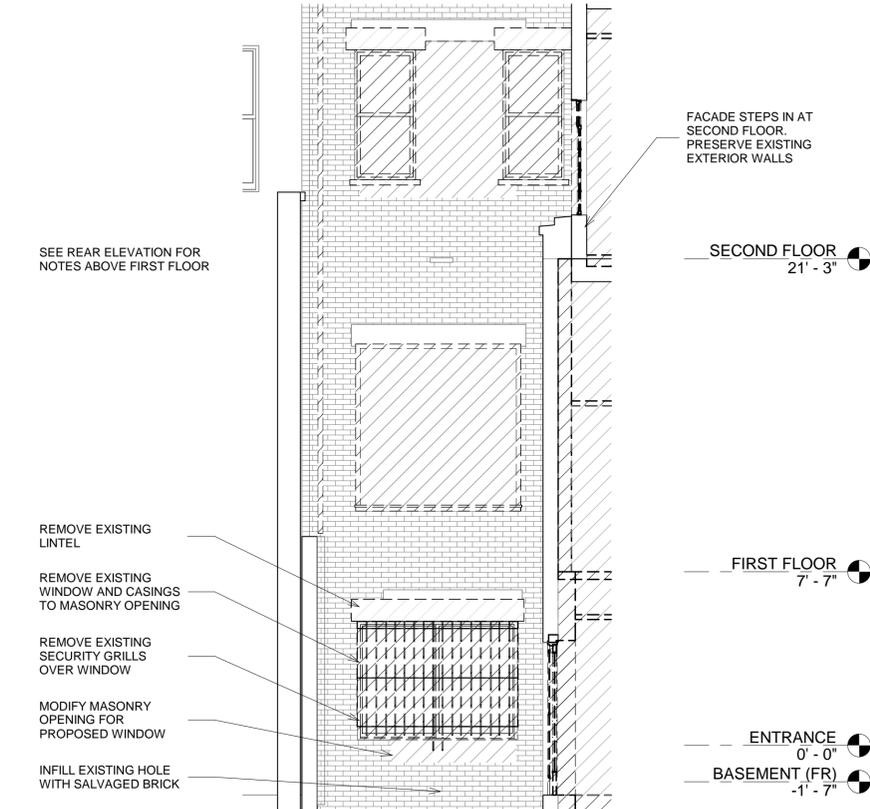
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ZONING MAP	16C	LOT	45
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		JOB NO.:	0158
		SCALE:	1/4" = 1'-0"
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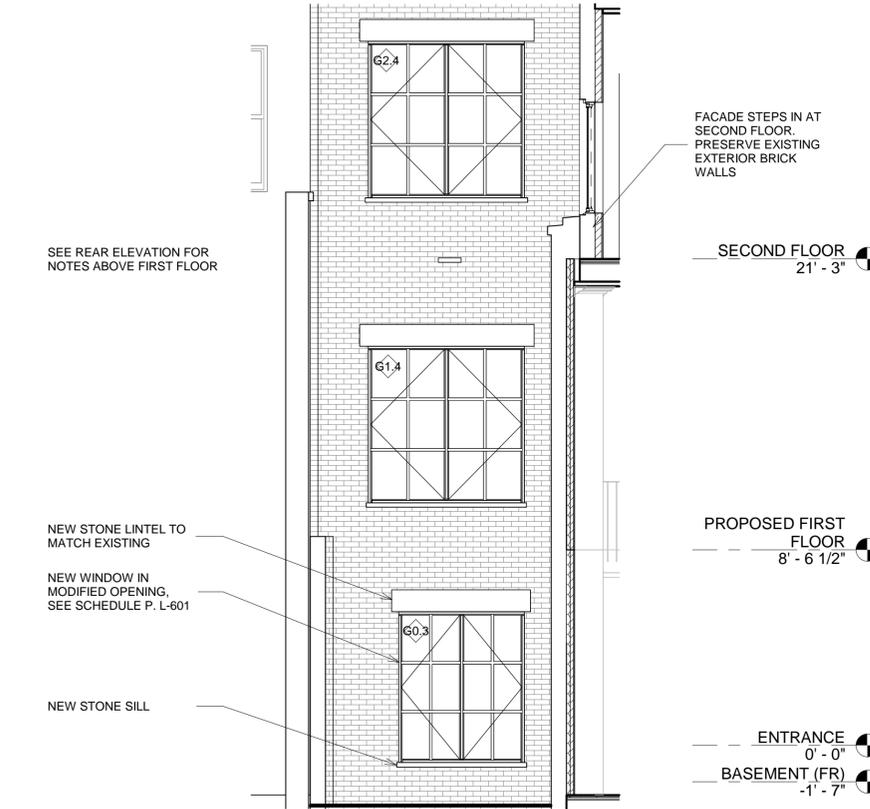
L-409.00



PHOTOGRAPH OF THE EXISTING WINDOW IN REAR COURTYARD. THE PROPOSAL WOULD MODIFY THE WINDOW OPENING. EXISTING BRICK INDICATES THAT THE OPENING HAS BEEN PREVIOUSLY MODIFIED FROM THE ORIGINAL.



1 DEMOLITION SECTION THROUGH COURTYARD
1/4" = 1'-0"



2 PROPOSED SECTION THROUGH COURTYARD
1/4" = 1'-0"

ROOFSCAPE

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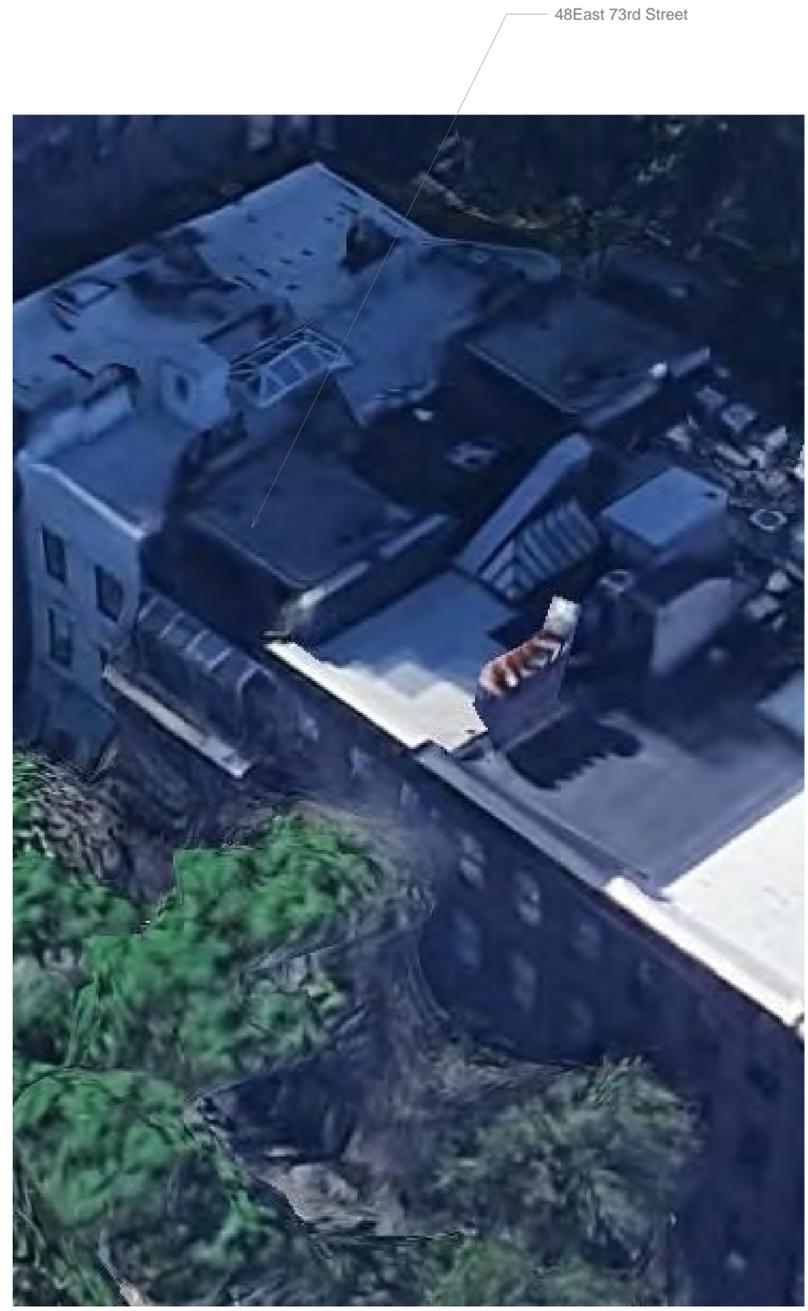
PROJECT
48 East 73rd Street

TITLE
EXISTING ROOFSCAPE

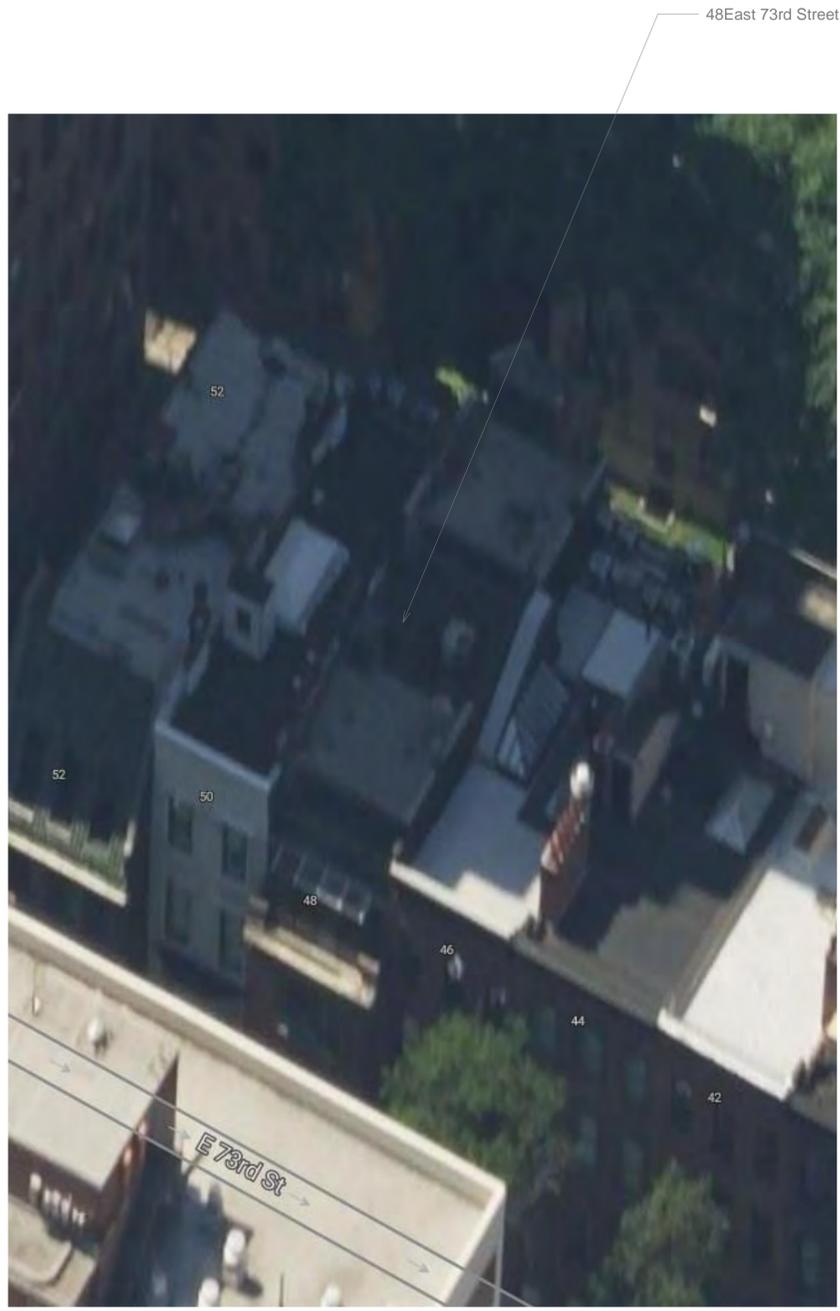
ZONING DISTRICT	R6B	BLOCK	1387
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L-410.00



GOOGLE MAPS LOOKING SOUTH



BING MAPS LOOKING SOUTH



BING MAPS LOOKING EAST

PHOTOGRAPHS OF EXISTING ROOF



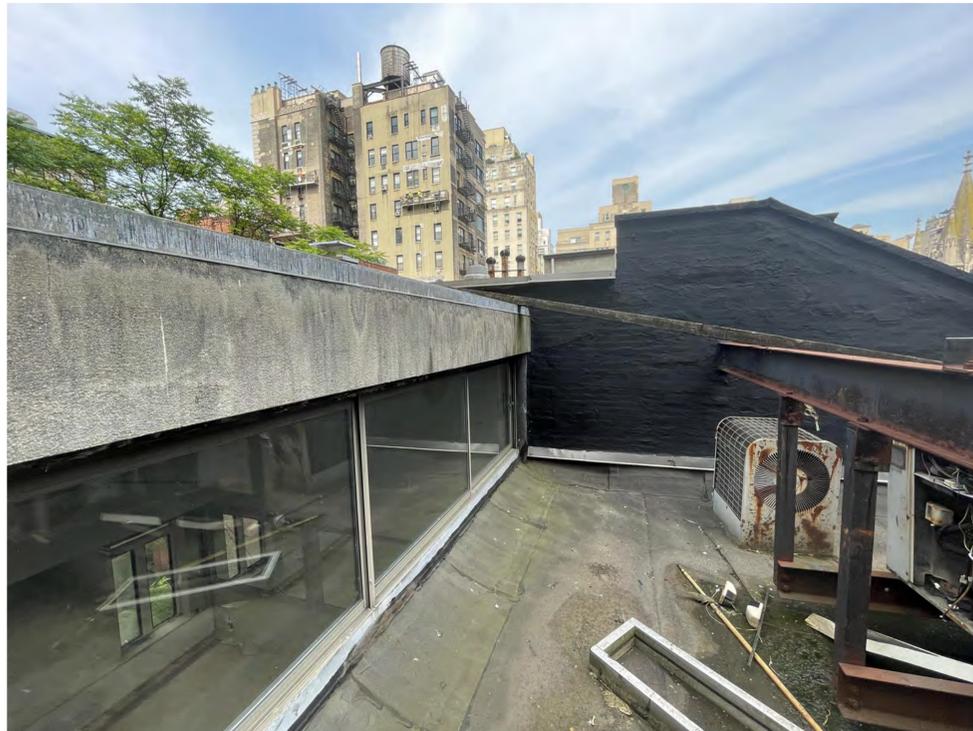
VIEW OF LOWER ROOF LOOKING TOWARDS REAR OF BUILDING AND BACKS OF BUILDINGS ON PARK AVE. AND EAST 72ND STREET



VIEW FROM LOWER ROOF TOWARDS EAST 73RD STREET, SHOWING UPPER FRONT ROOF



EXISTING SHAFT ACCESS BULKHEAD



EXISTING CLERESTORY WINDOWS AND VIEW OF PARTY WALL ALONG THE PROPERTY LINE SHARED WITH 46 EAST 73RD. THERE IS A BULKHEAD ON THE NEIGHBORING ROOF BEHIND THE BLACK PAINTED WALL.

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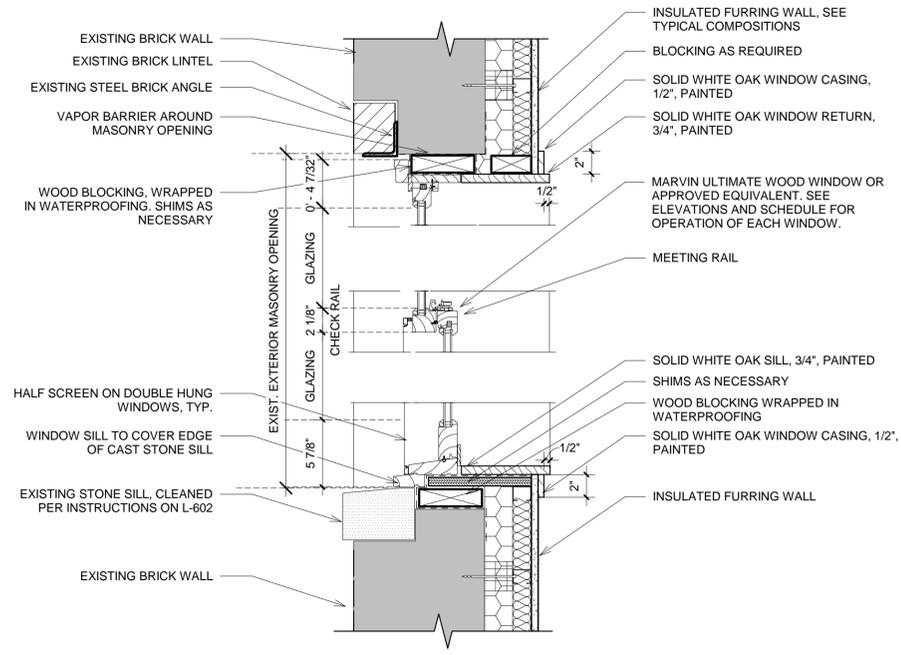
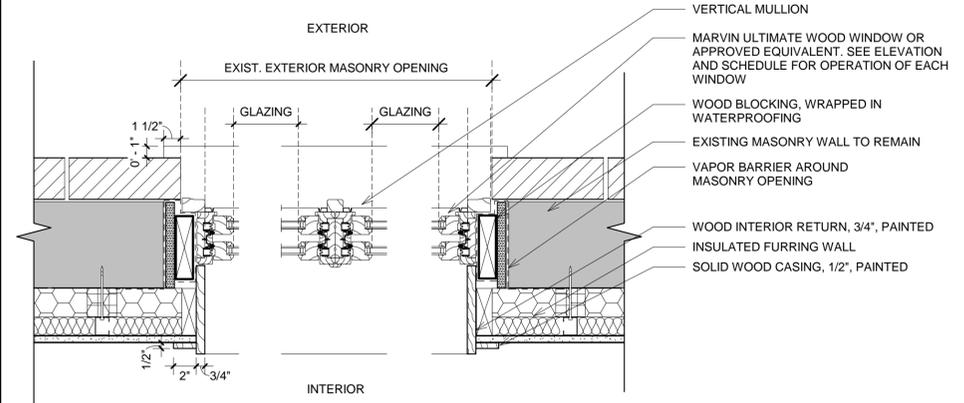
EXISTING ROOFSCAPE

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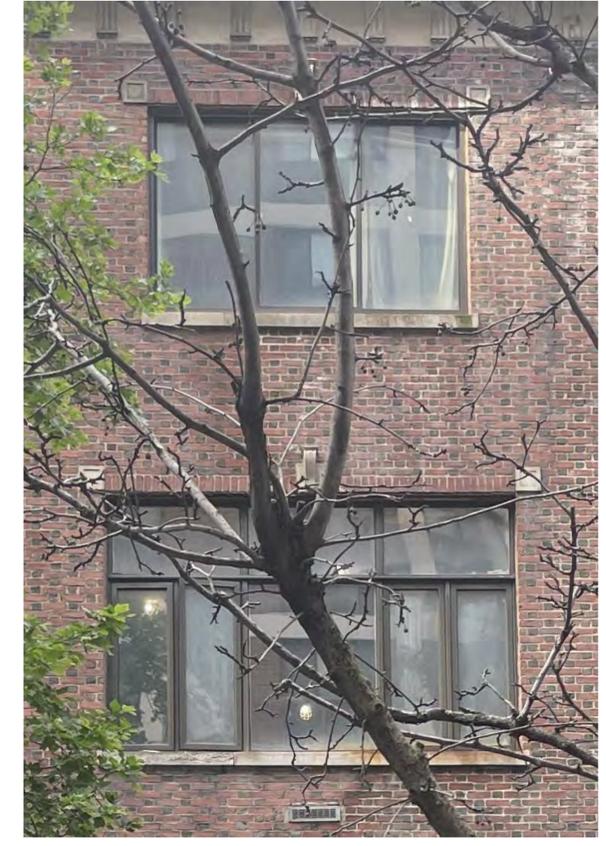


L-411.00

PROPOSED WOOD WINDOW DETAILS, THIRD FLOOR FRONT BEDROOM



PHOTOGRAPH OF EXISTING WINDOWS



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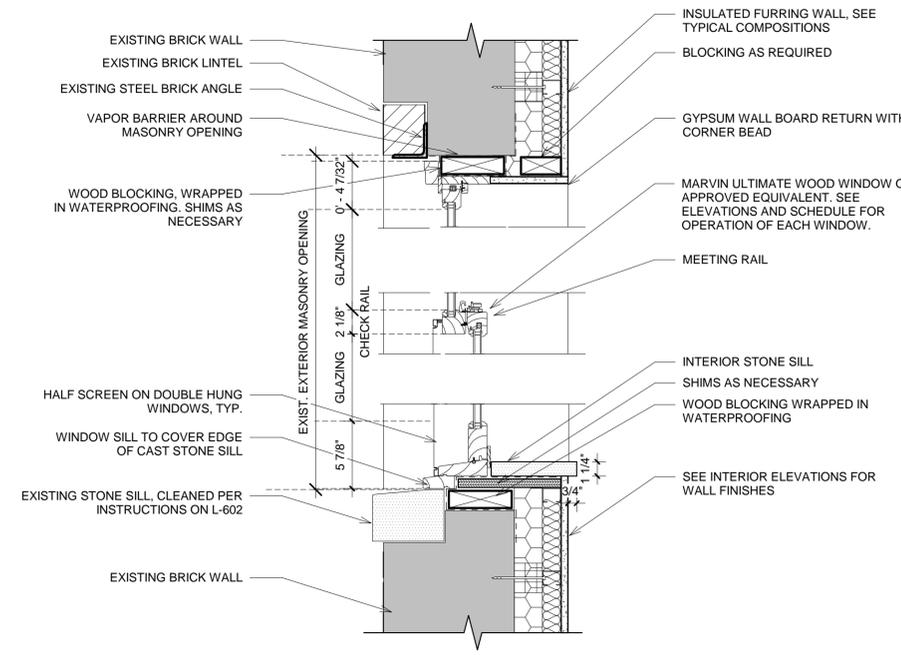
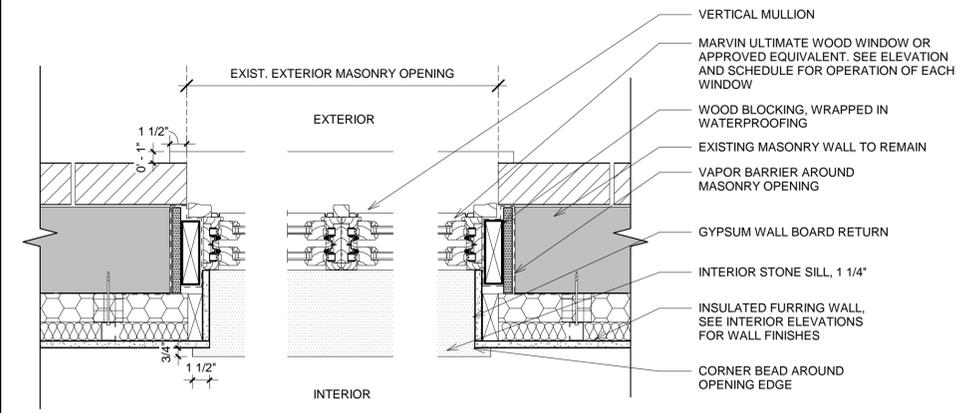
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PROPOSED WOOD WINDOW DETAILS, SECOND FLOOR PRIMARY BATHROOM



RENDERING OF PROPOSED WOOD WINDOWS



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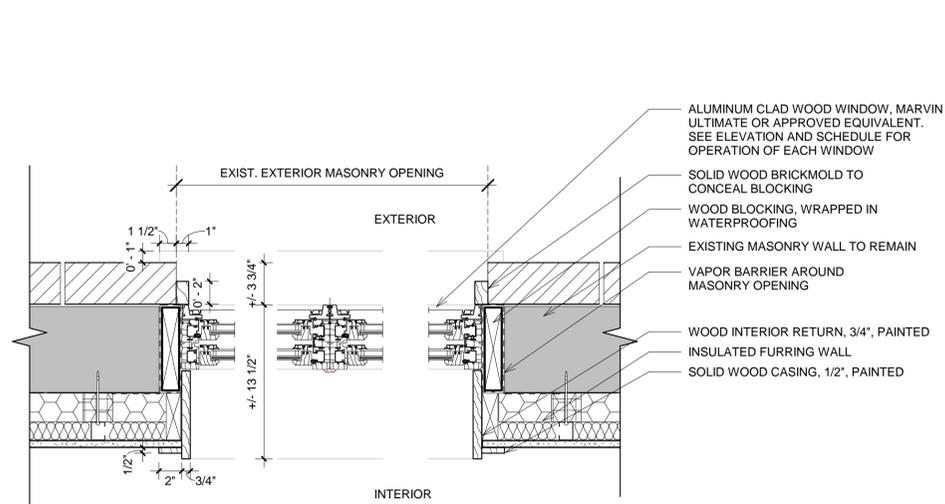
PROJECT
48 East 73rd Street

TITLE
WOOD WINDOW DETAILS, FRONT FACADE

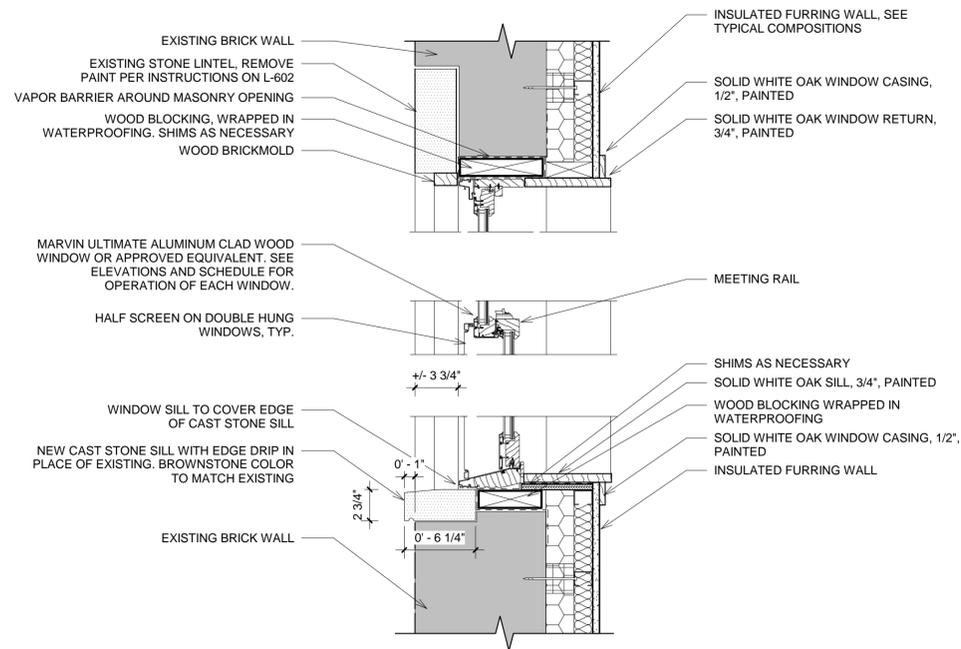
ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	1 1/2" = 1'-0"
		DRAWING NO.:	L-502.00

REGISTERED ARCHITECT
Daniel Kaplan
STATE OF NEW YORK
0297717

PROPOSED ALUMINUM CLAD WINDOW DETAILS (REAR FACADE)

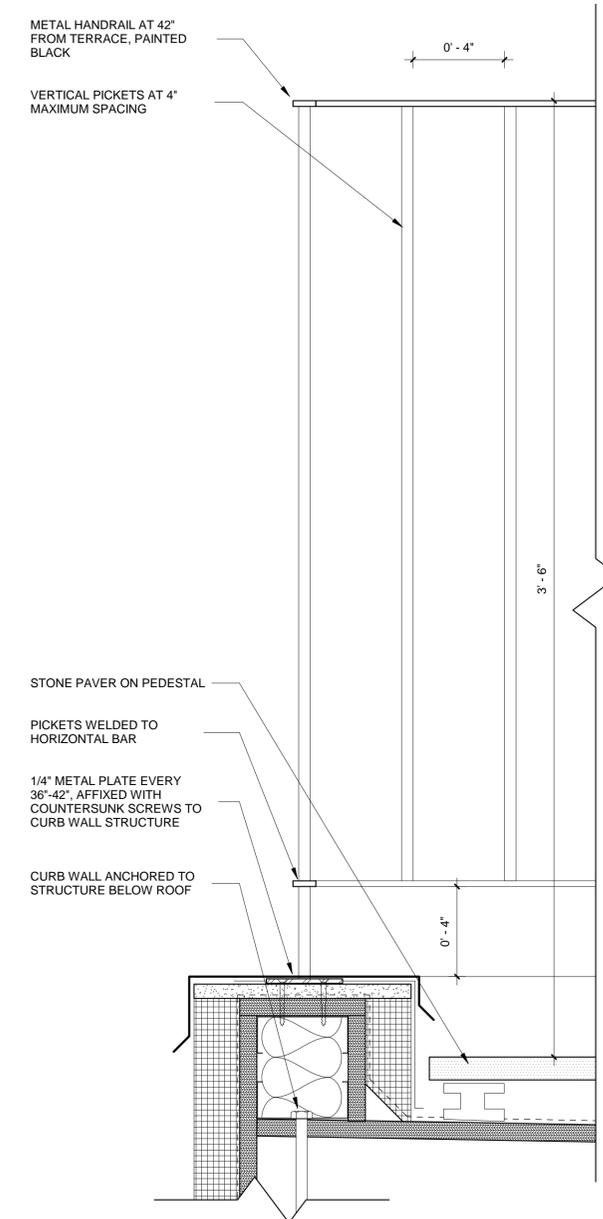


1 ALUMINUM CLAD WINDOW, PLAN DETAIL
1 1/2" = 1'-0"



2 ALUMINUM CLAD WINDOW, SECTION DETAIL
1 1/2" = 1'-0"

TYP. FULL HEIGHT RAILING DETAIL



3 TYPICAL RAILING DETAIL
3" = 1'-0"

CIRC A-3720 / A-3720X
wall light

Description
Metallic wall light providing direct and indirect light. Suitable for indoor locations (glass shade). Suitable for outdoor locations (polyethylene shade).

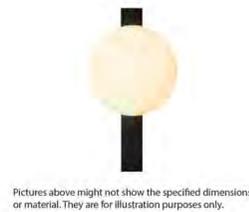
- A-3720
- A-3720X

Ordering information

Product Code	Lamp	Finish
A-3720	LED 10W (led included) (2700K / Ang 120° / >80 CRI) / 120V / Typ* 820 lumens / Dimmable Triac Glass shade	26 BLK Black 61 S GLD Satin Gold CUSTOM

Product Code	Lamp	Finish
A-3720X	LED 8W (led included) (2700K / Ang 120° / >80 CRI) / 120V / Typ* 730 lumens / Dimmable Triac Polyethylene shade	26 BLK Black CUSTOM

Date	Type
Project	
Location	
Model #	
Specifier	



Pictures above might not show the specified dimensions or material. They are for illustration purposes only.

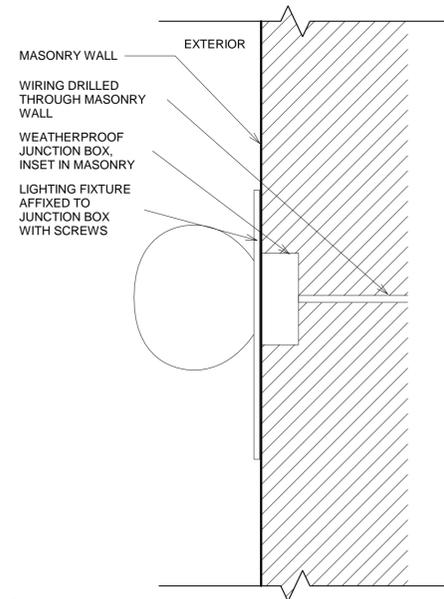


PROPOSED LIGHT MODEL:
CIRC LED WALL SCONCE FROM LUMENS
FINISH: BLACK

INSTALL PROPOSED EXTERIOR SCONCE AT LOCATION OF EXISTING LIGHT.

WIRING TO BE DRILLED THROUGH MASONRY, DISCREETLY AND CAREFULLY AT LOCATION OF LIGHT. ALL PENETRATIONS TO BE SEALED. LIGHT FIXTURE TO COVER JUNCTION BOX COMPLETELY.

5 SCONCE DETAIL ELEVATION
1/2" = 1'-0"



4 EXTERIOR SCONCE INSTALLATION DETAIL FOR MASONRY WALLS
3" = 1'-0"

SPECIAL REQUIREMENTS

Custom finishes and versions
Alternate lamping, versions and finishes available for projects. Consult our offices.

Special instructions

48 East 73rd Street

NEW YORK, NY 10021

Architect

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Bowerbird Architects, PLLC
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Brooklyn, NY 11215
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Owner

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east73project@gmail.com

Code Consultant

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dlevin@levinengineering.com

LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

48 East 73rd Street

TITLE

TYPICAL DETAILS

ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE	DATE	JOB NO.:	2025 10 16
		SCALE:	0158
		DRAWING NO.:	As indicated



L-503.00

Architect

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LANDMARKS SUBMISSION

02.05.2025

DOB EXAMINER - SEAL & SIGNATURE

DATE	REVISION

PROJECT

48 East 73rd Street

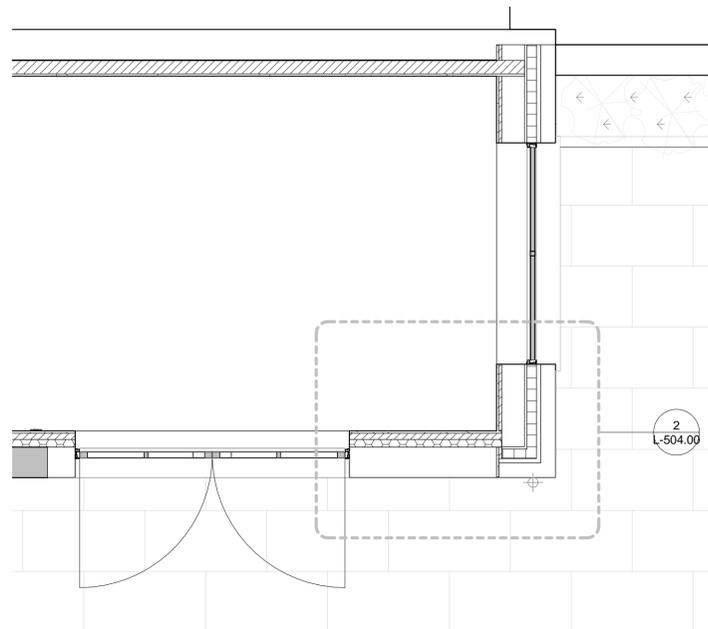
TITLE

CONSTRUCTION DETAILS

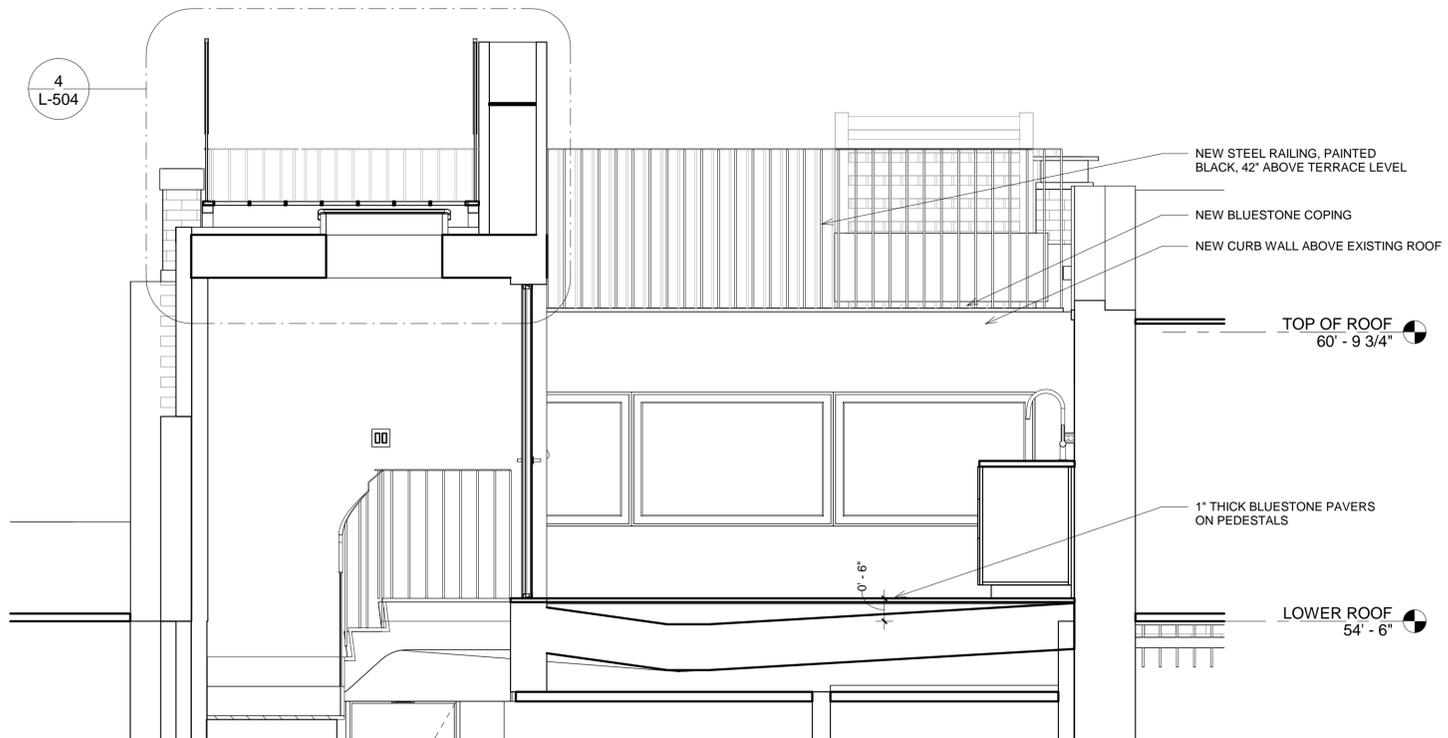
ZONING DISTRICT	R6B	BLOCK	1387
ZONING MAP	16C	LOT	45
SEAL & SIGNATURE		DATE	2025 10 16
		JOB NO.:	0158
		SCALE:	As indicated
		DRAWING NO.:	



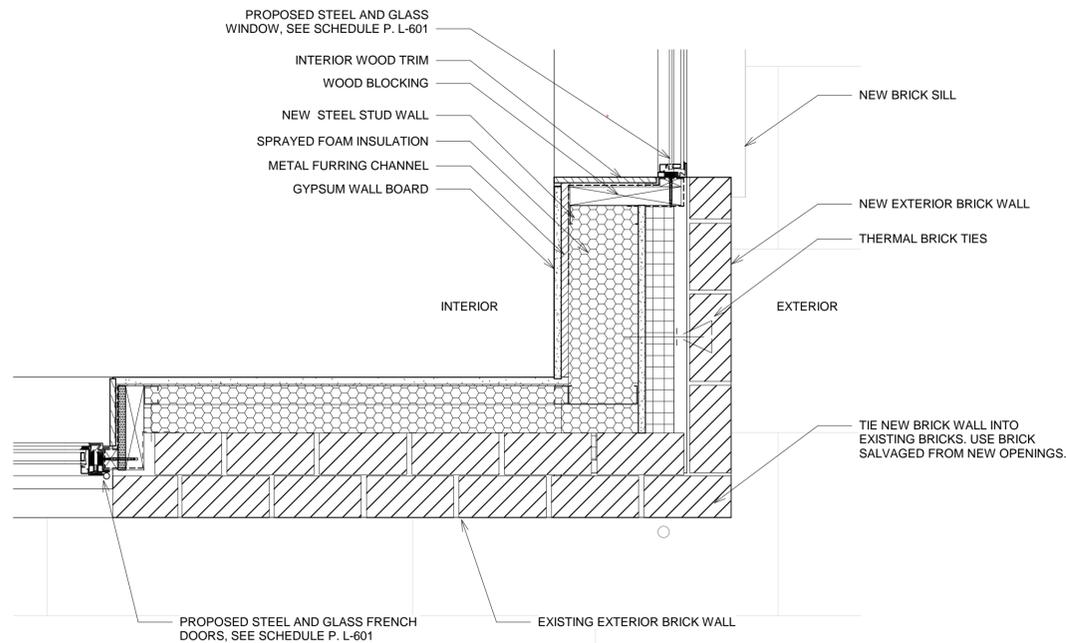
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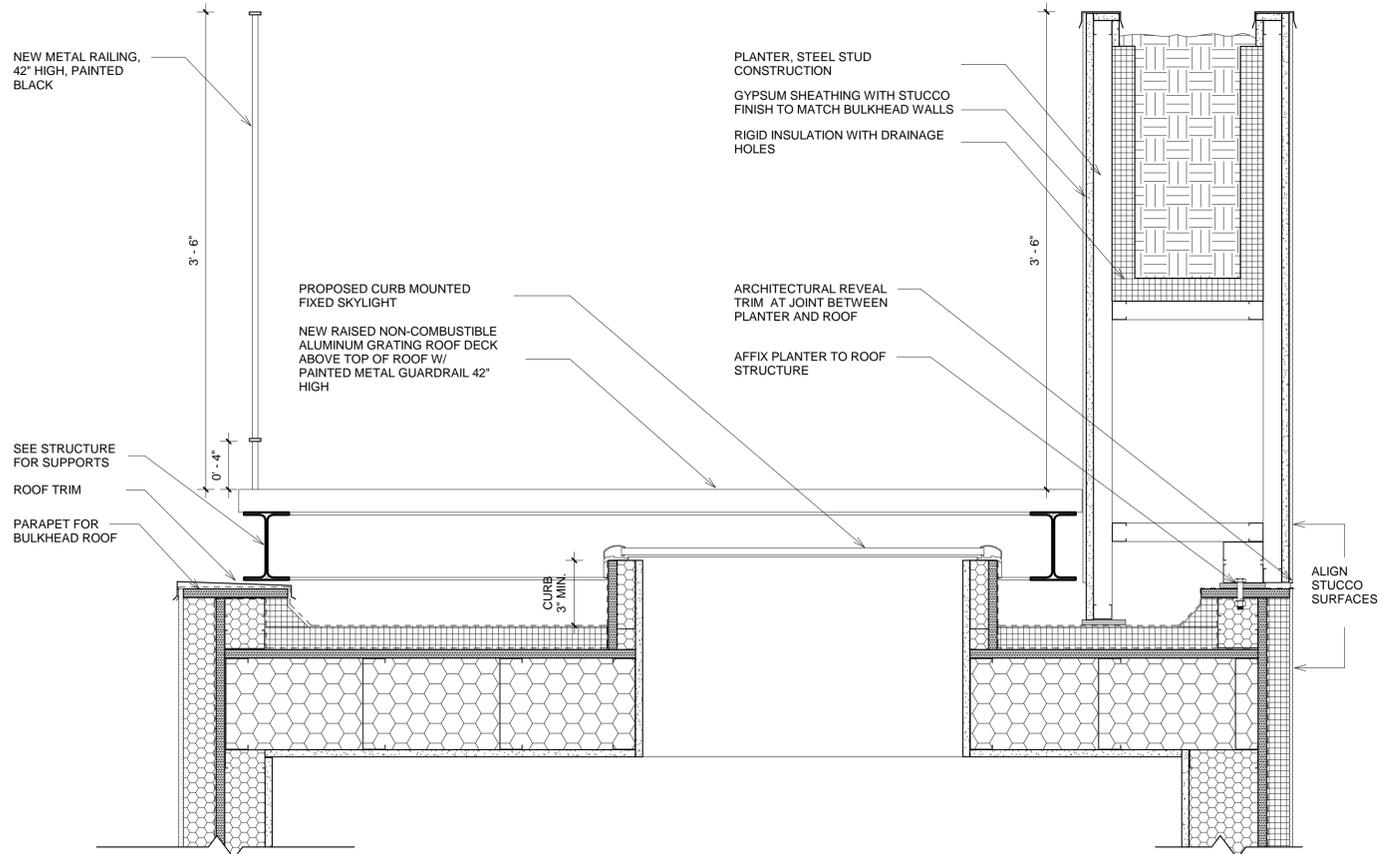
1 ENLARGED PLAN - BASEMENT DINING AREA
1/2" = 1'-0"



3 BULKHEAD ROOF CROSS SECTION DETAIL
1/2" = 1'-0"



2 L PLAN DETAIL - BASEMENT WALL CORNER
1 1/2" = 1'-0"



4 BULKHEAD ROOF CROSS SECTION ENLARGED DETAIL
1 1/2" = 1'-0"

February 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-02603

48 East 73rd Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 333 0483

Passcode: 280108

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.