1 EAST 75TH STREET

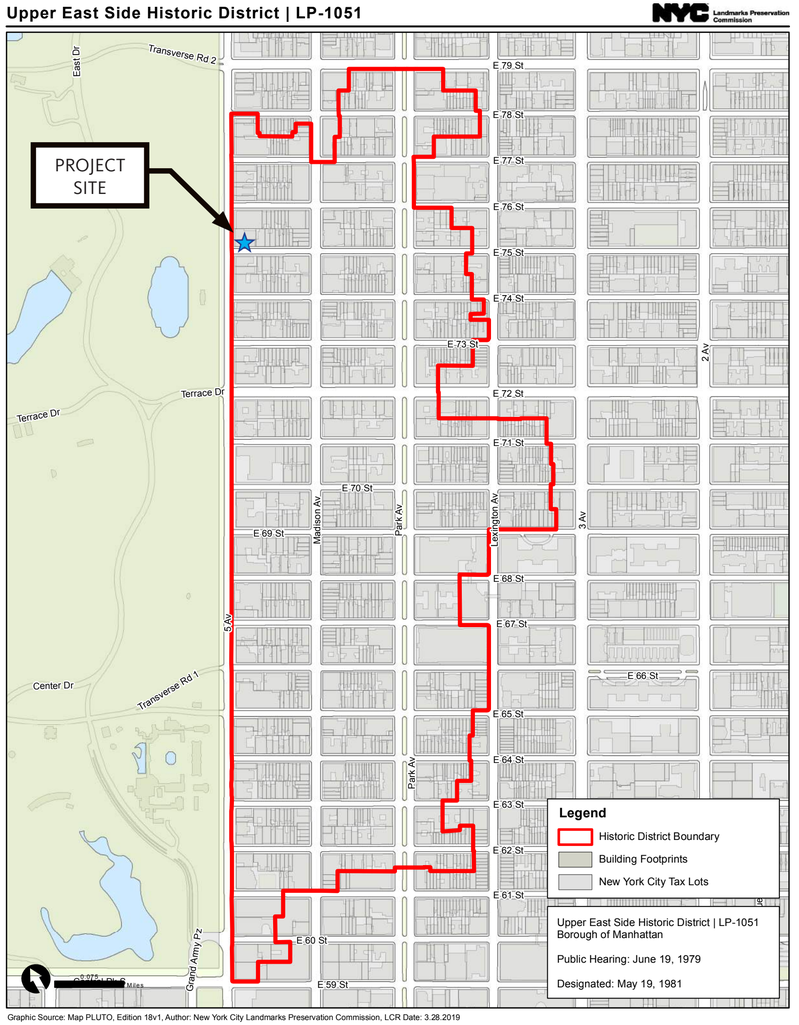
COMMONWEALTH FUND ACCESSIBILITY UPGRADE: LPC PRESENTATION

Gensler

APRIL 2026

BUILDING INFORMATION





Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

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PROJECT SITE



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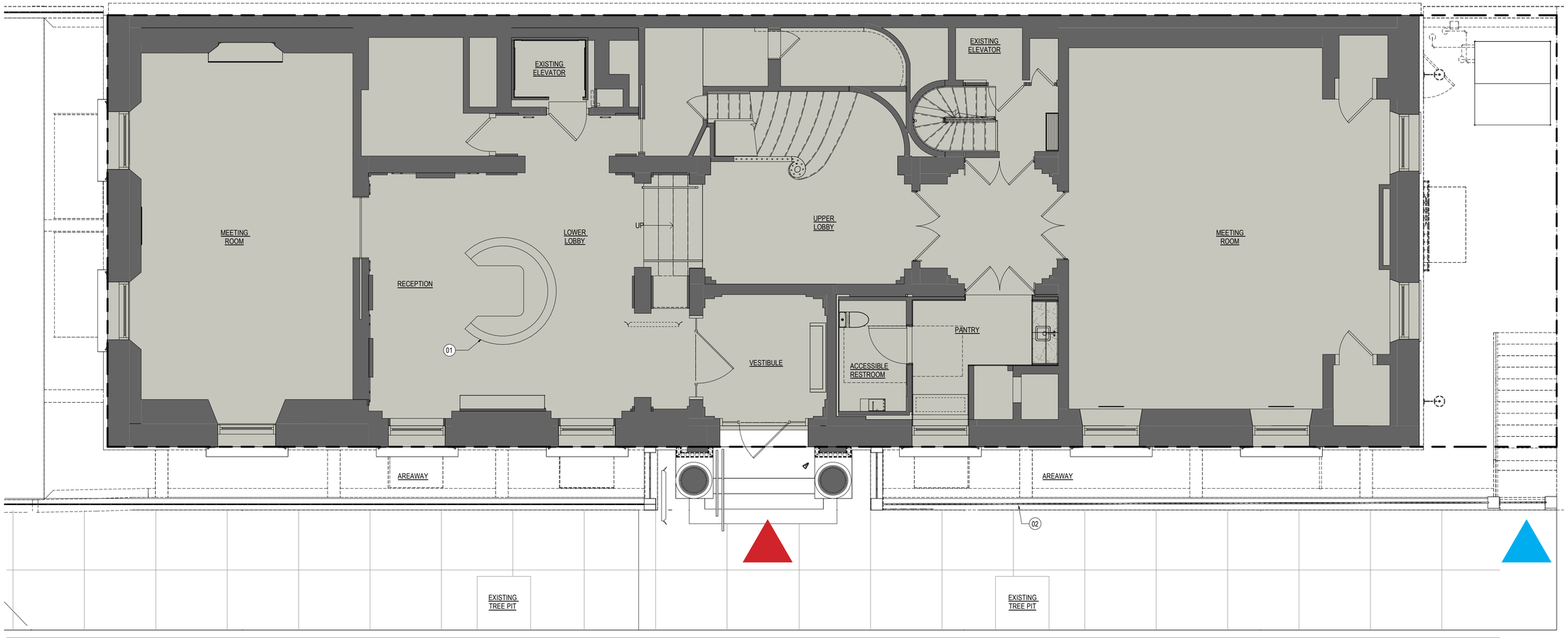
CORNER OF 5TH AVE AND75TH STREET ca 1940s (TAX PHOTO)



CORNER OF 5TH AVE AND75TH STREET ca 1967 (LPC DESIGNATION PHOTO)

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EXISTING CONDITIONS | ENTRY SEQUENCE



BUILDING ENTRY TYPES

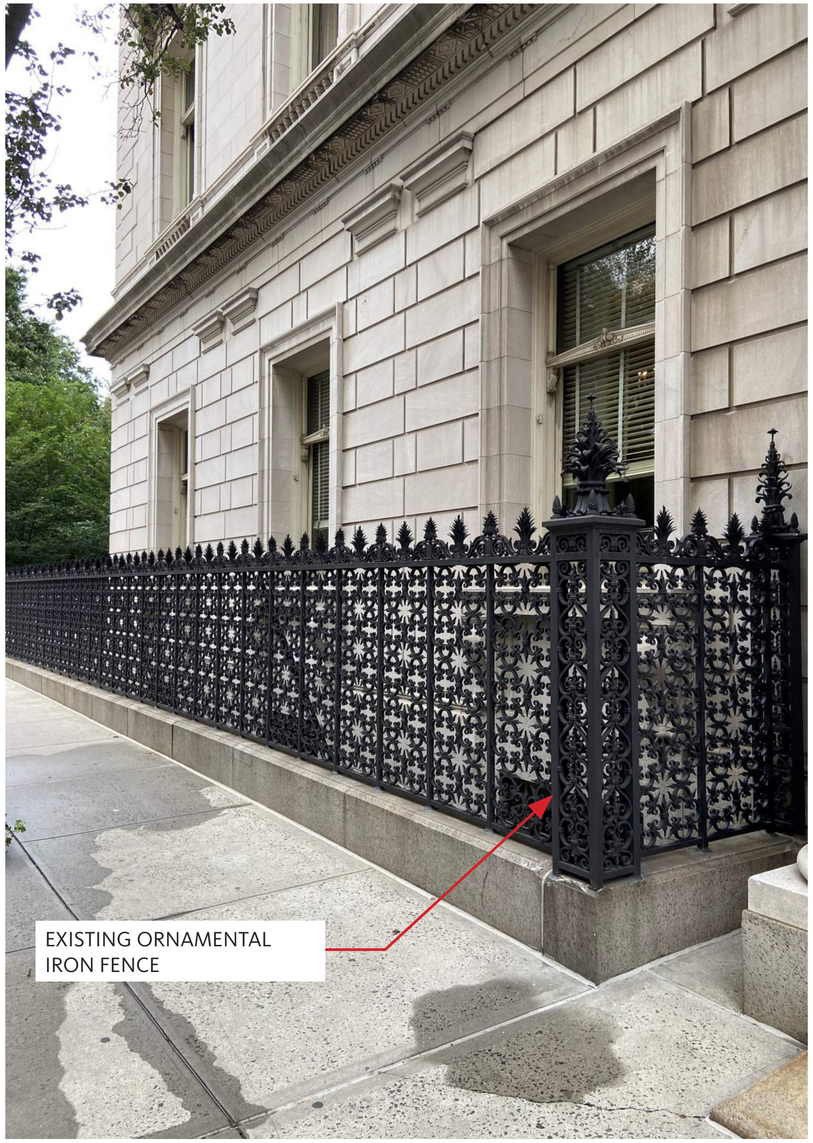
PRIMARY ENTRANCE

AREAWAY ACCESS POINT

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EXISTING CONDITIONS | PRIMARY ENTRANCE

LPC-6

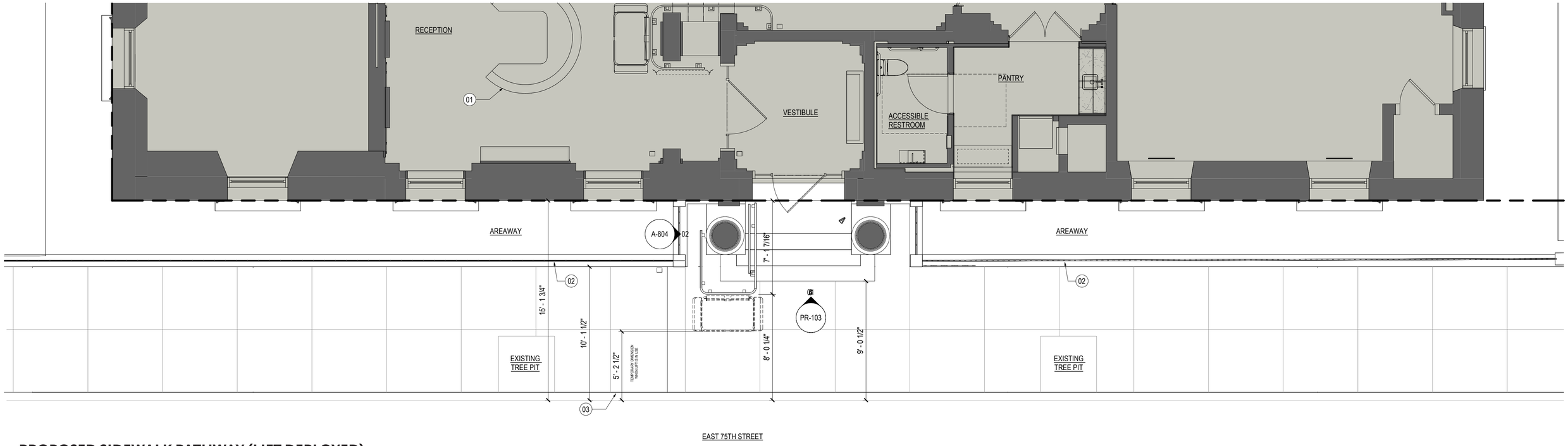






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PROPOSED HANDILIFT INSTALLATION | PROPOSED CLEAR PATH PLAN

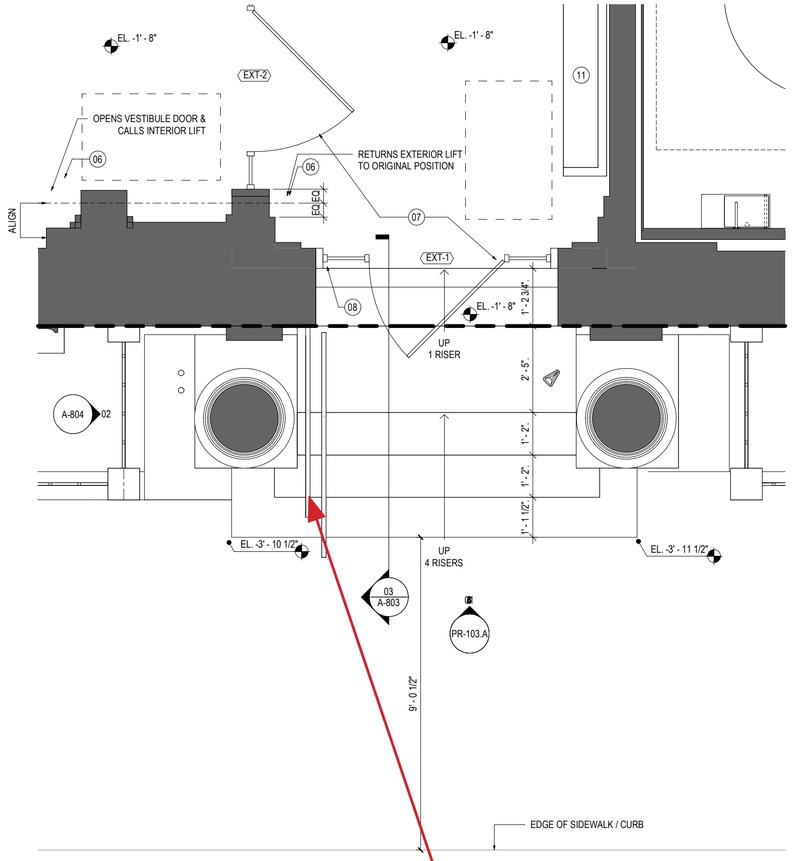


PROPOSED SIDEWALK PATHWAY (LIFT DEPLOYED)

DRAFT

PROPOSED HANDILIFT INSTALLATION | EXISTING V PROPOSED ENLARGED PLANS

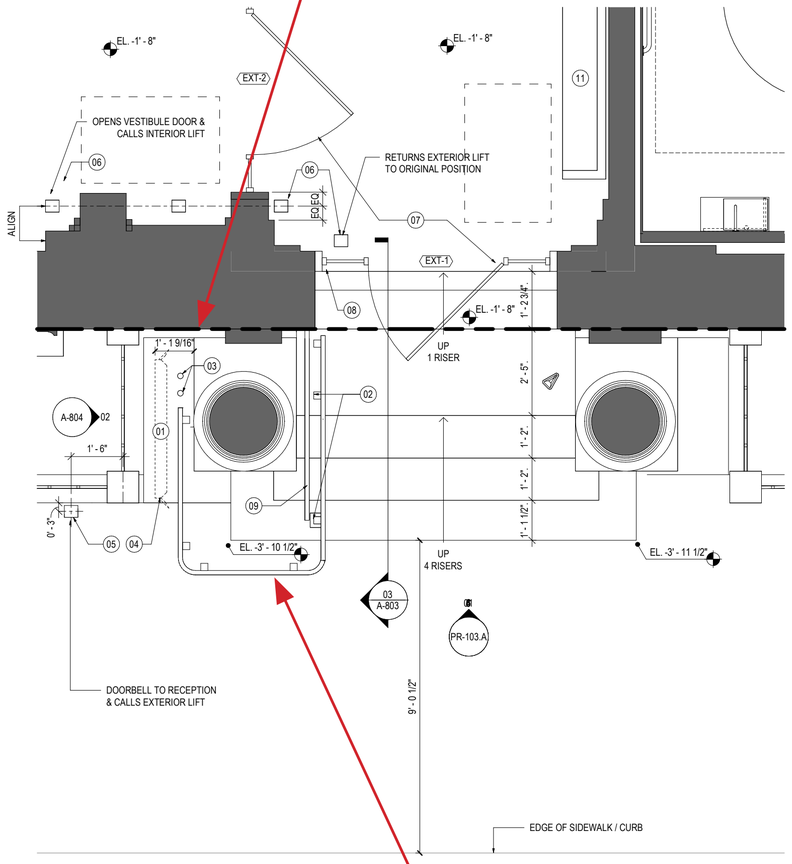
LPC-8



EXISTING

EXISTING BRONZE HANDRAIL

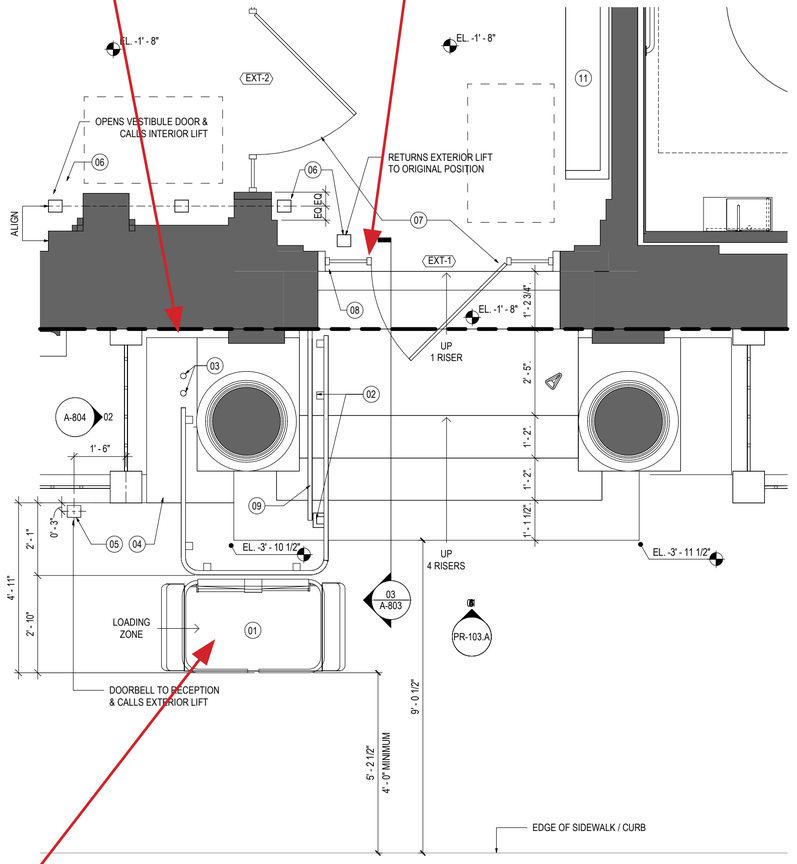
SLEEVED OPENINGS IN EXISTING CONCRETE FOR LIFT DRIVE BOX CHAIN, DRIVEBOX LOCATED IN BUILDING AREAWAY BELOW STAIR



PROPOSED (LIFT STORED)

PROPOSED PLATFORM LIFT AND RAIL, POWDERCOATED TO MATCH EXISTING METAL @ IRON FENCE

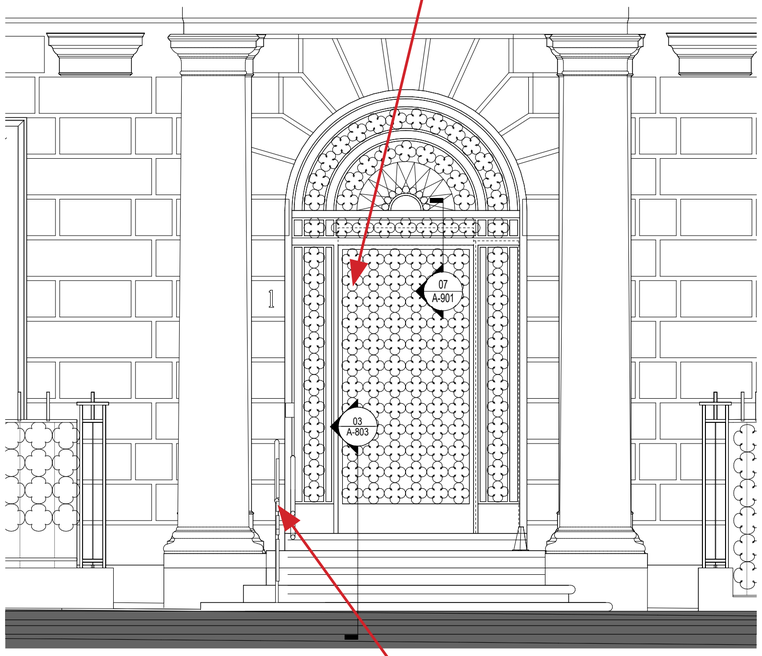
DOOR OPERATOR TO ACTUATE IN COOPERATION WITH LIFT, OPERATOR TO BE MOUNTED ON INTERIOR OF VESTIBULE



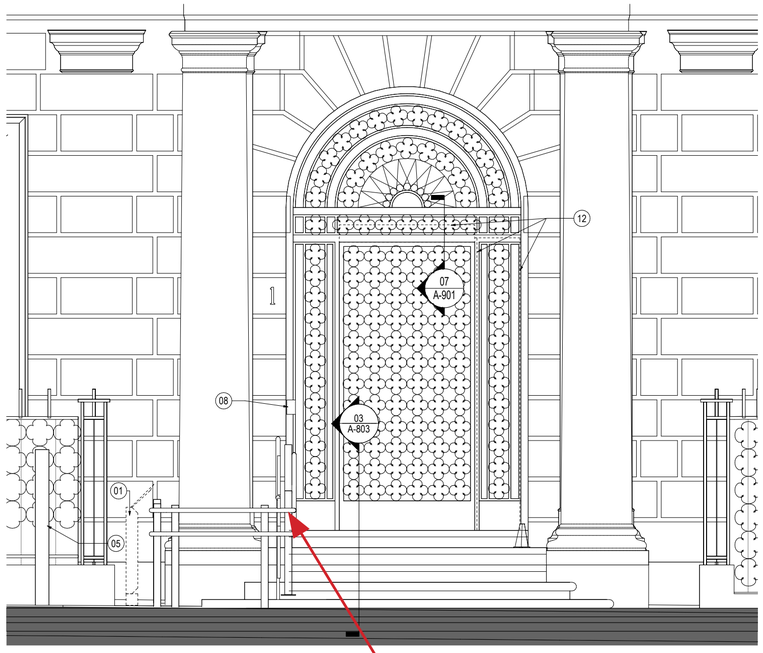
PROPOSED (LIFT DEPLOYED)

DRAFT

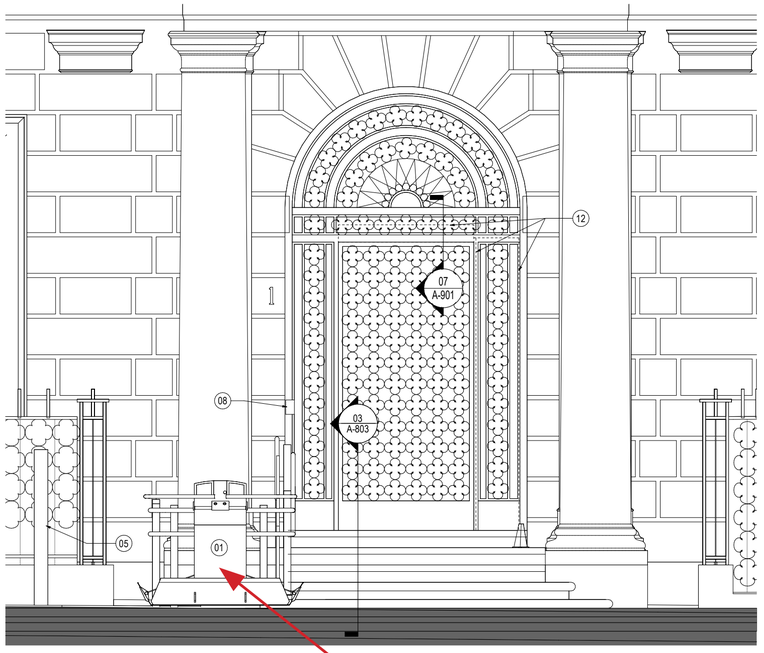
PROPOSED HANDILIFT INSTALLATION | 75th STREET EXISTING V PROPOSED ELEVATIONS



EXISTING



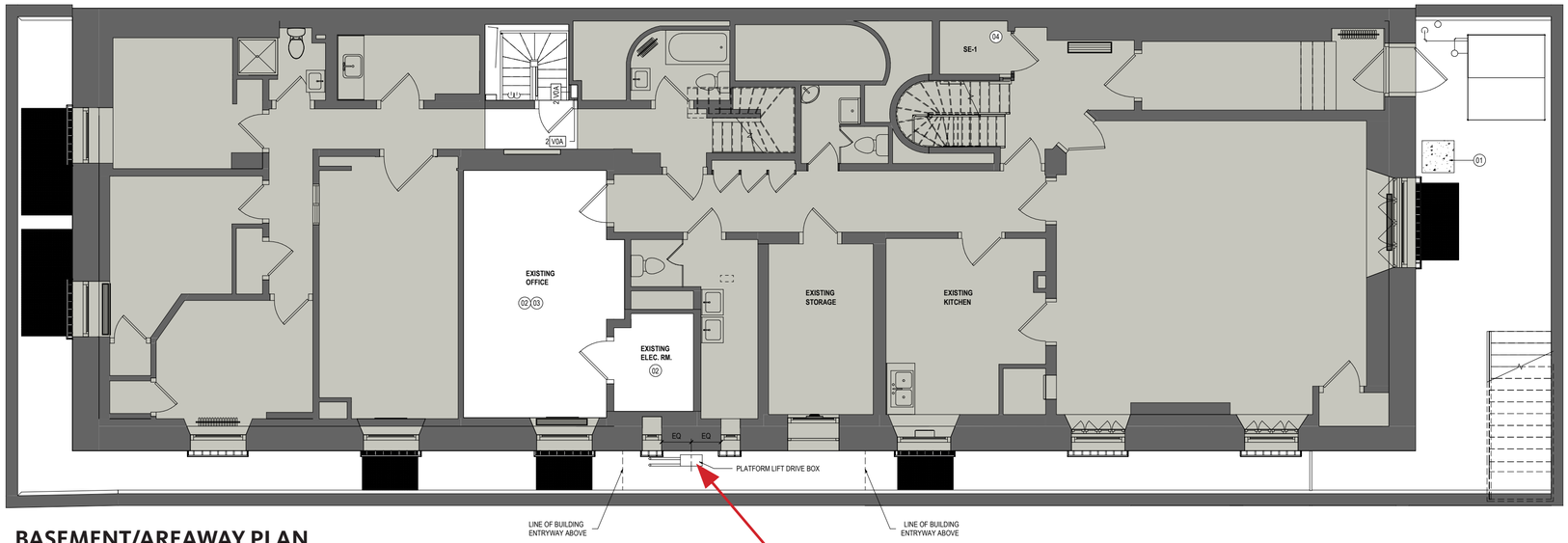
PROPOSED (LIFT STORED)



PROPOSED (LIFT DEPLOYED)

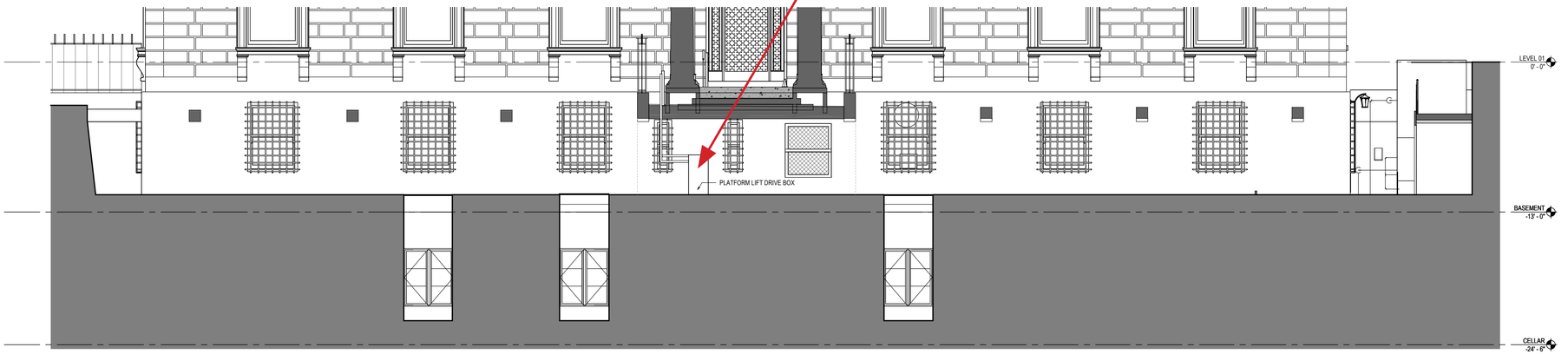
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PROPOSED HANDILIFT INSTALLATION | AREAWAY DRIVEBOX INSTALLATION



BASEMENT/AREAWAY PLAN

PROPOSED LOCATION OF PLATFORM LIFT DRIVE BOX, POWDERCOATED TO MATCH EXISTING METAL @ WINDOWS

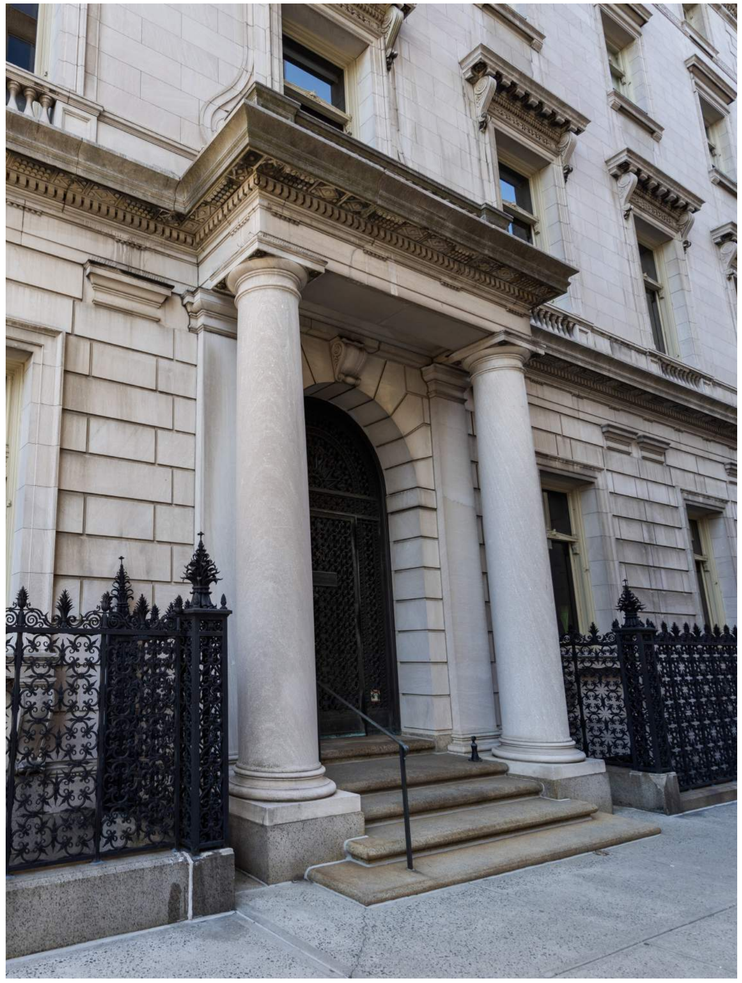


AREAWAY SECTION (75TH STREET)

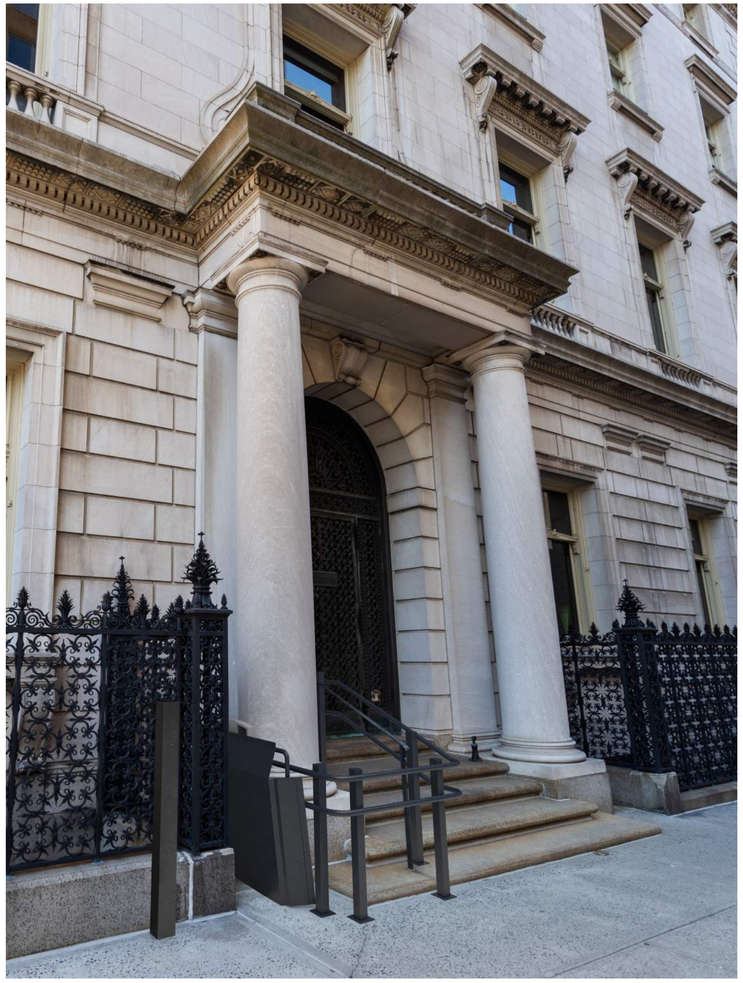
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PROPOSED HANDILIFT INSTALLATION | 75th STREET EXISTING V PROPOSED - FRONT APPROACH

LPC-11



EXISTING

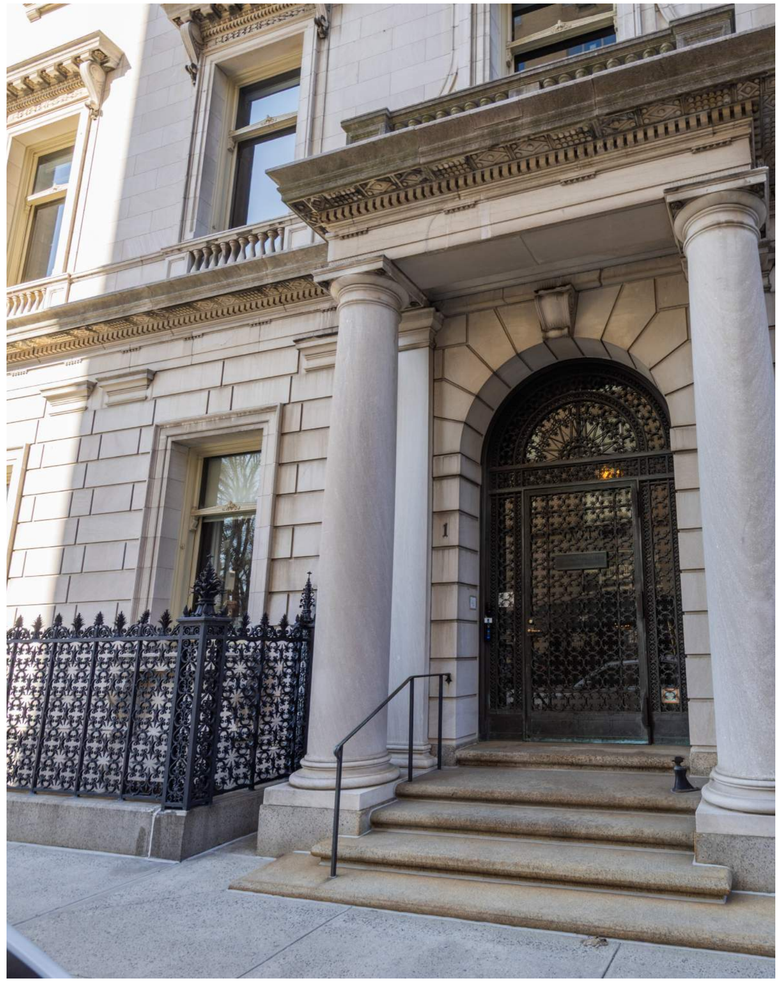


PROPOSED (LIFT STORED)

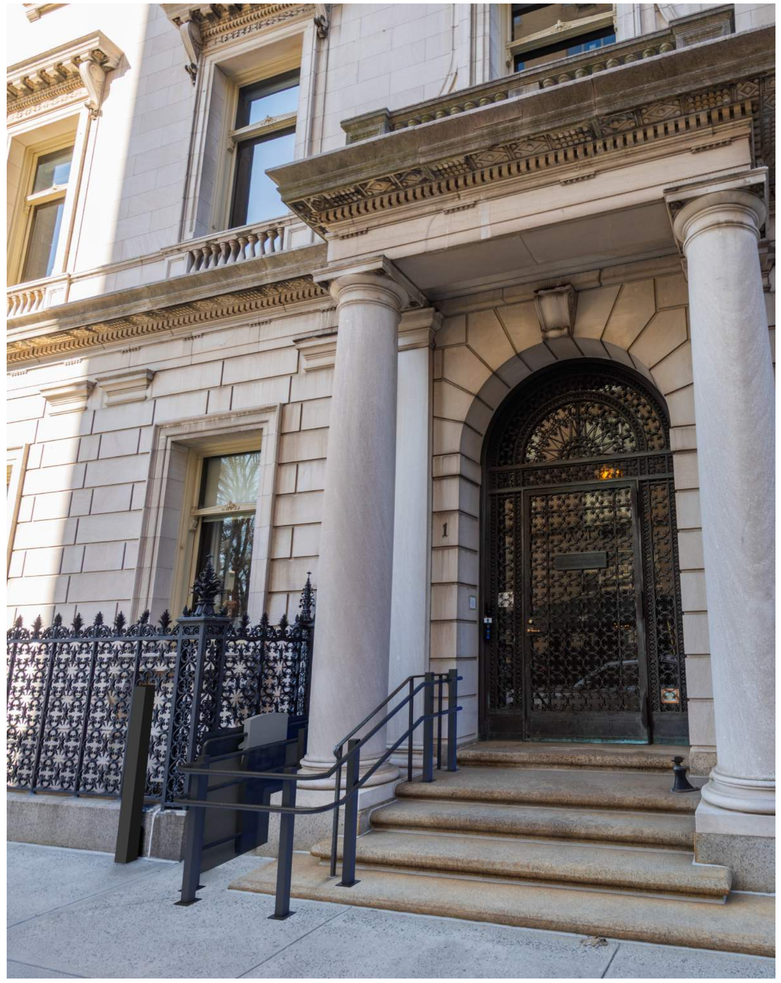
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PROPOSED HANDILIFT INSTALLATION | 75th STREET EXISTING V PROPOSED - FRONT APPROACH

LPC-12



EXISTING

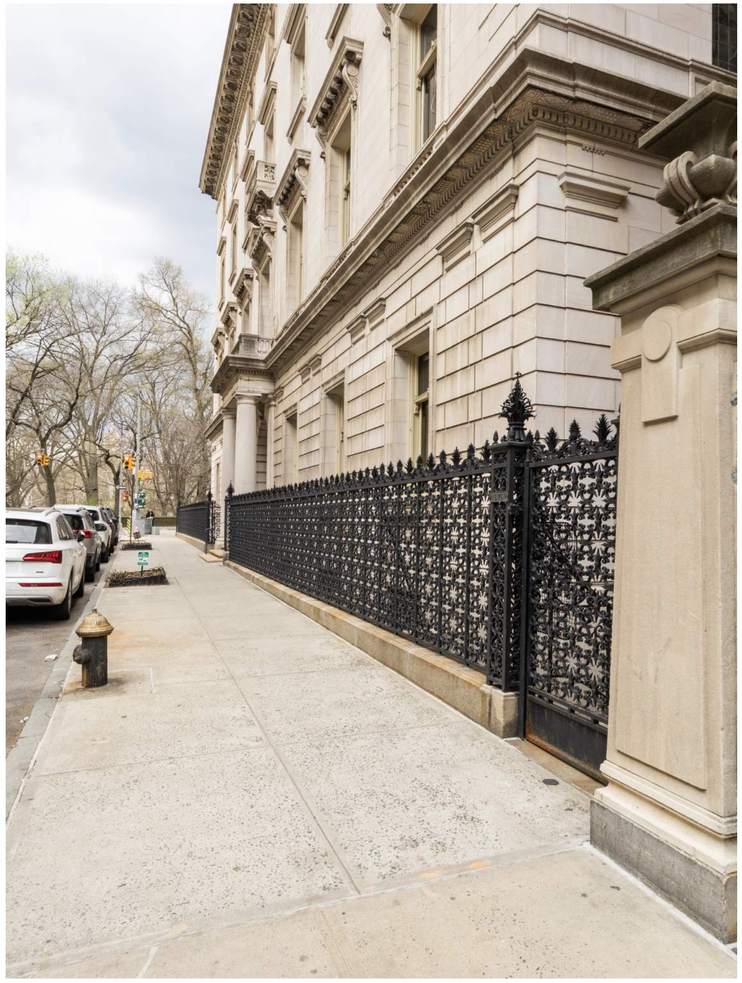


PROPOSED (LIFT STORED)

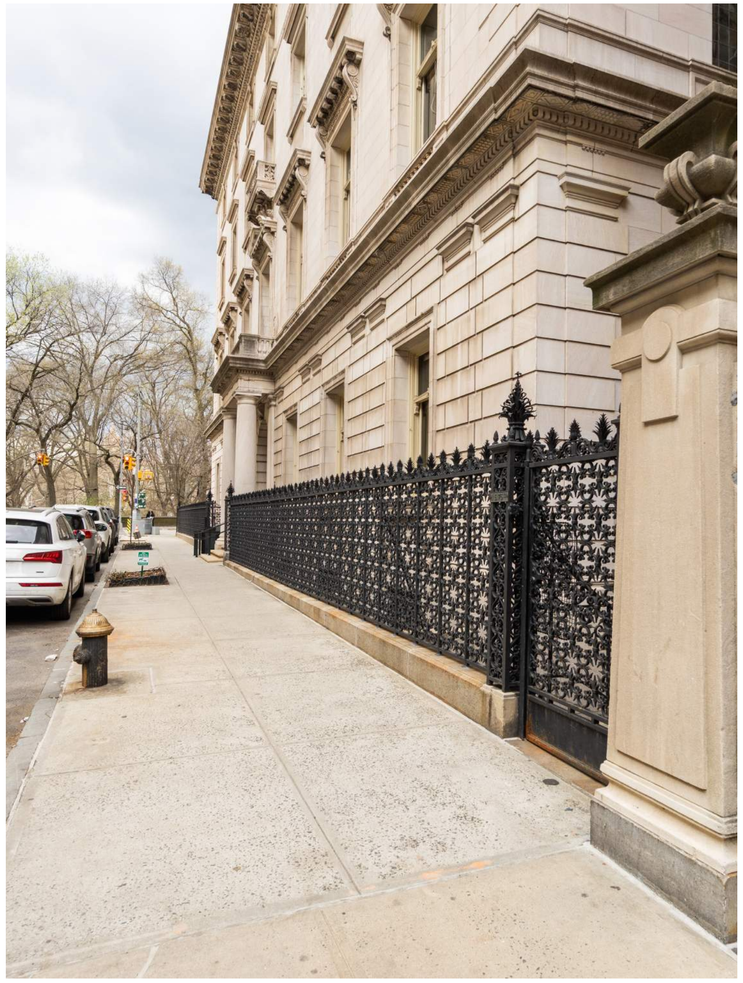
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PROPOSED HANDILIFT INSTALLATION | 75th STREET EXISTING V PROPOSED - EASTERN APPROACH

LPC-13



EXISTING



PROPOSED (LIFT STORED)

DRAFT

PROPOSED HANDILIFT INSTALLATION | 75th STREET EXISTING V PROPOSED - WESTERN APPROACH

LPC-14



EXISTING

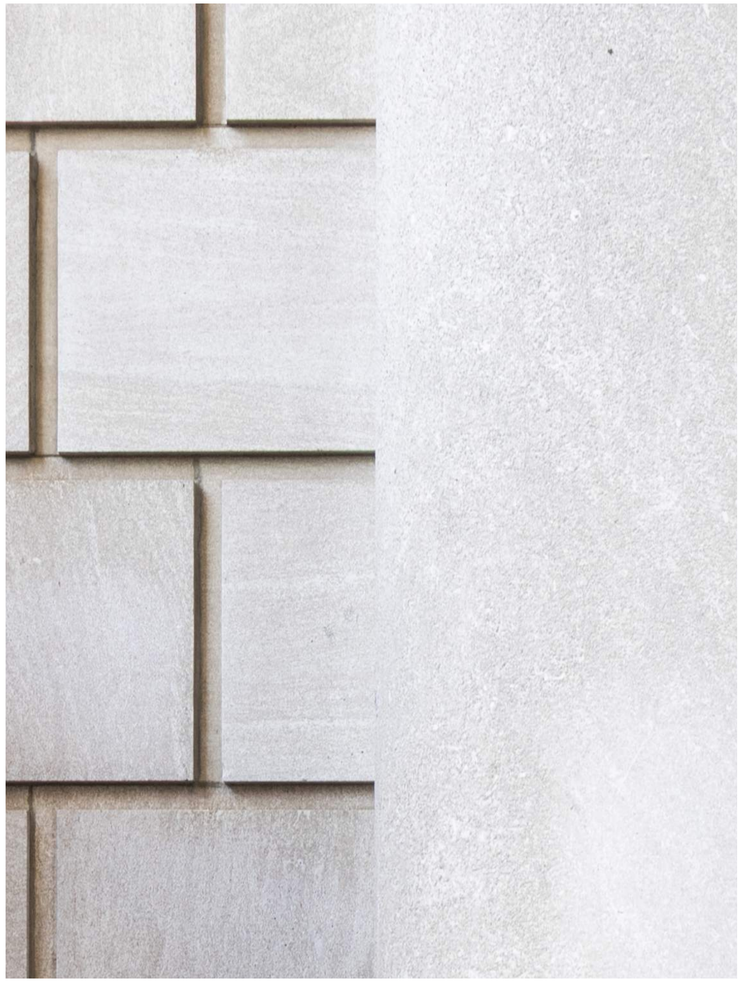


PROPOSED (LIFT STORED)

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PROPOSED LIFT FINISH| MATERIAL PALETTE

LPC-15



EXISTING STONE





EXISTING METAL @ ENTRY HAND RAIL & DOOR



EXISTING METAL @ ENTRY GATE

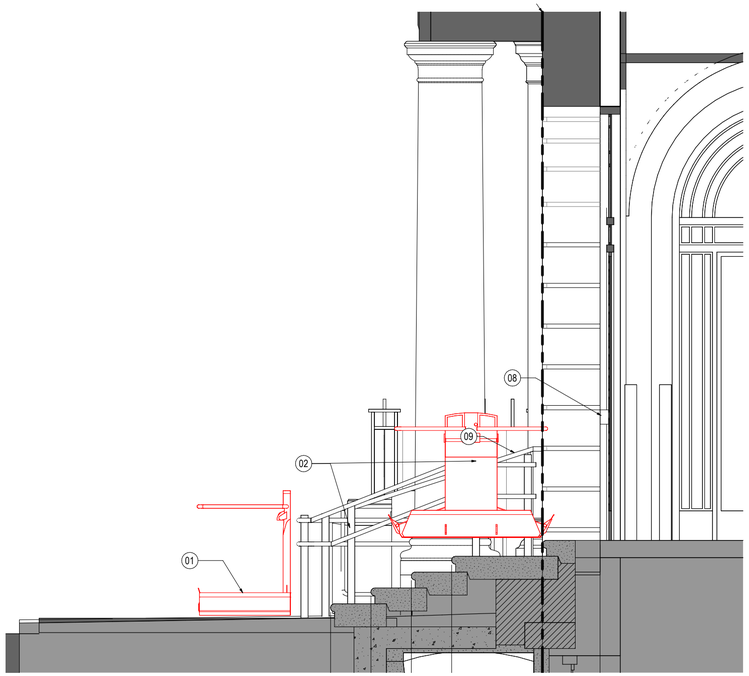


PROPOSED POWDER COAT (RAL 9005)

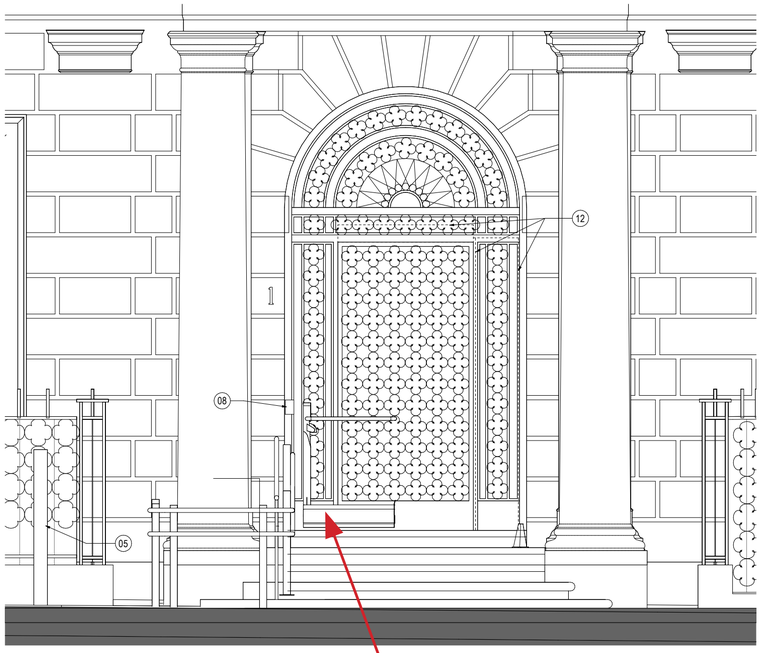
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APPENDIX

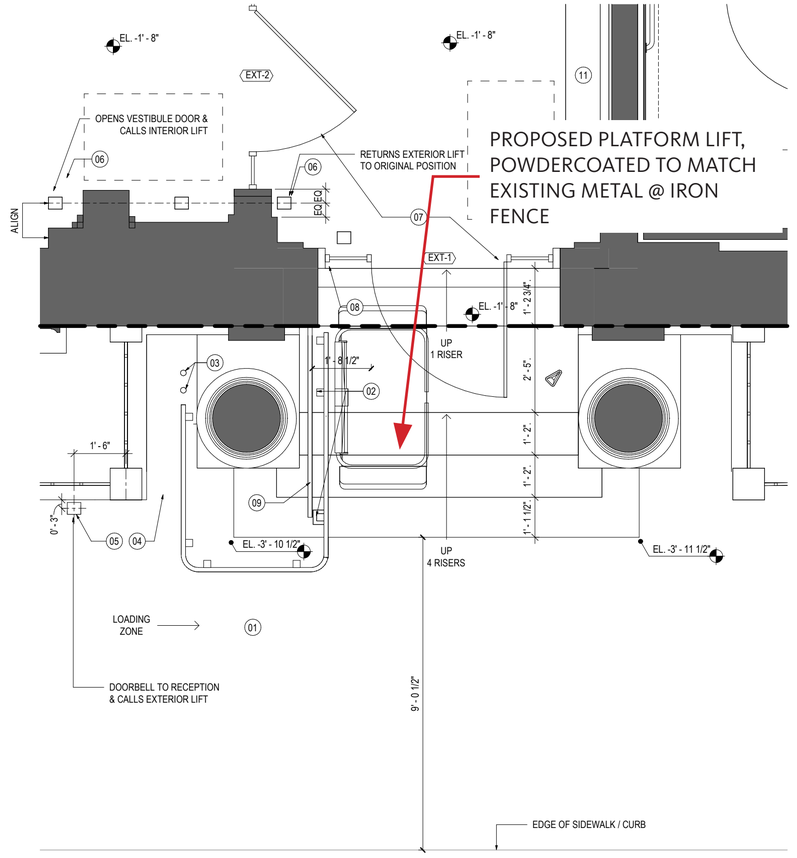
PROPOSED HANDILIFT INSTALLATION | LIFT POSITION AT TOP OF STAIR



PROPOSED SECTION (LIFT AT ENTRY)



PROPOSED ELEVATION (LIFT AT ENTRY)



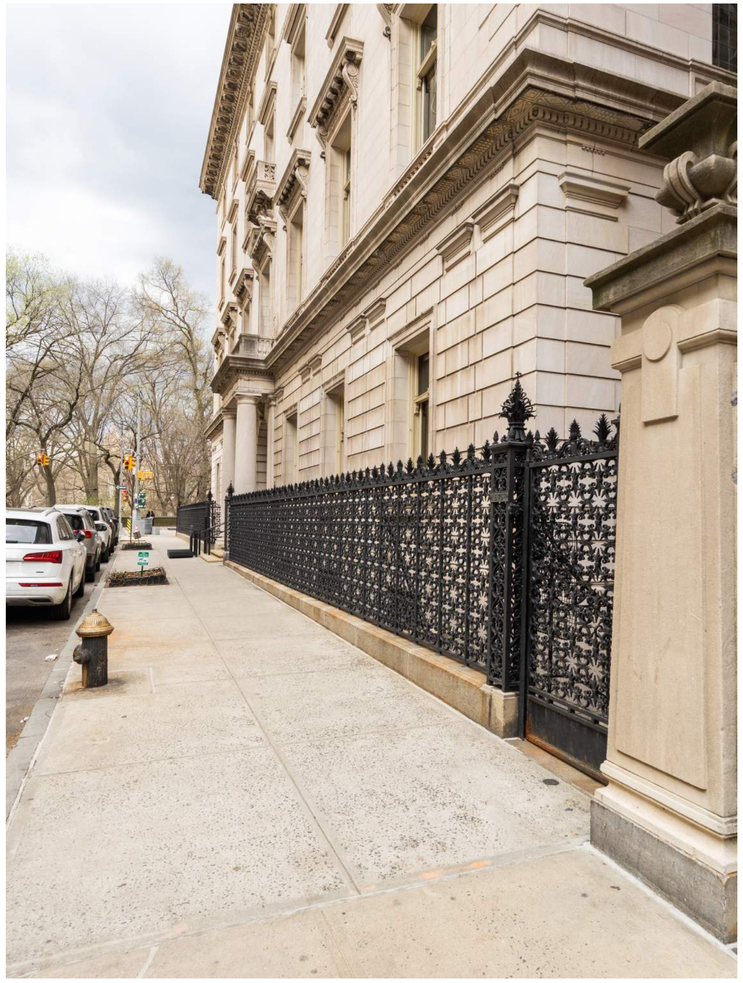
PROPOSED PLAN (LIFT AT ENTRY)

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PROPOSED HANDILIFT INSTALLATION | DEPLOYED VIEWS FROM PROPERTY LINE



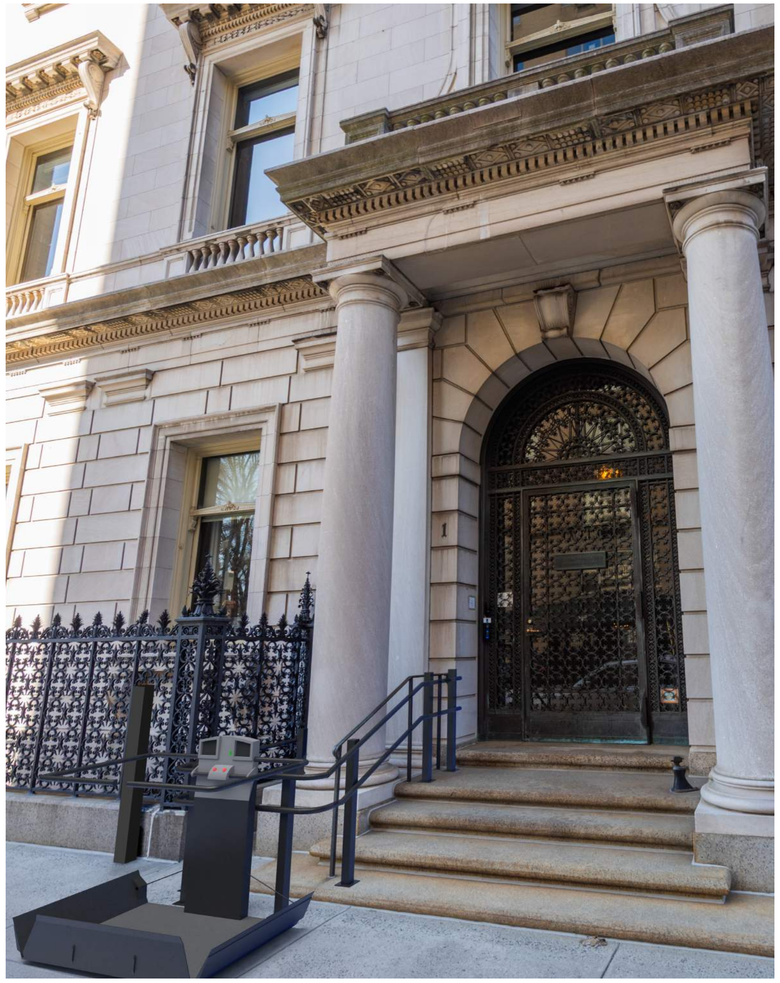
PROPOSED (LIFT DEPLOYED)



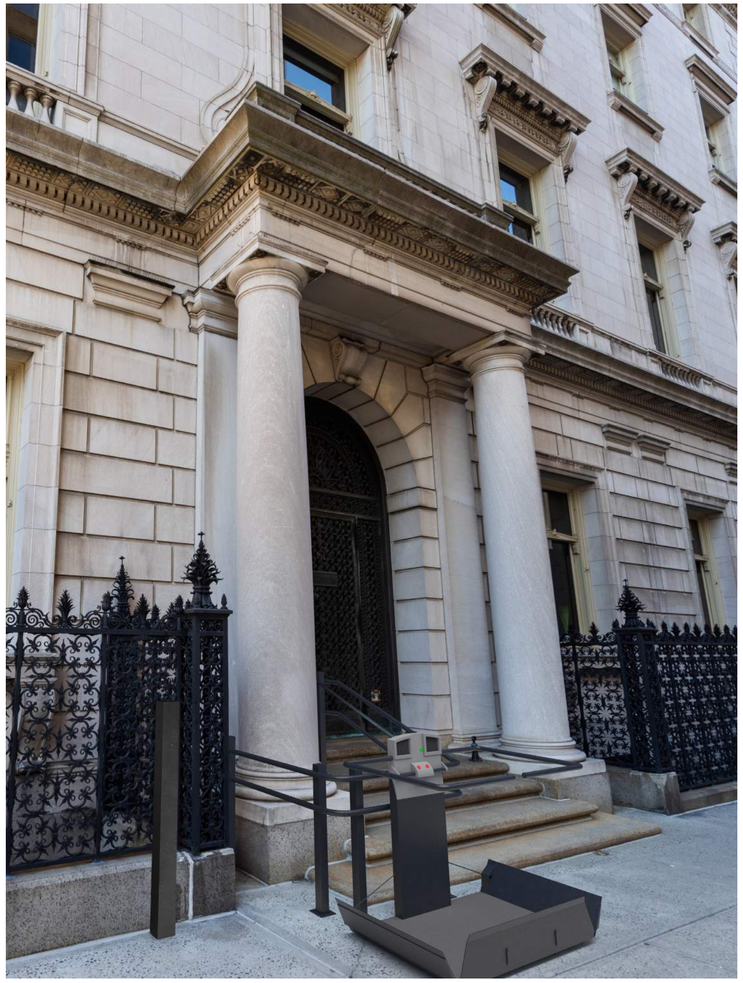
PROPOSED (LIFT DEPLOYED)

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PROPOSED HANDILIFT INSTALLATION | DEPLOYED VIEWS AT ENTRY

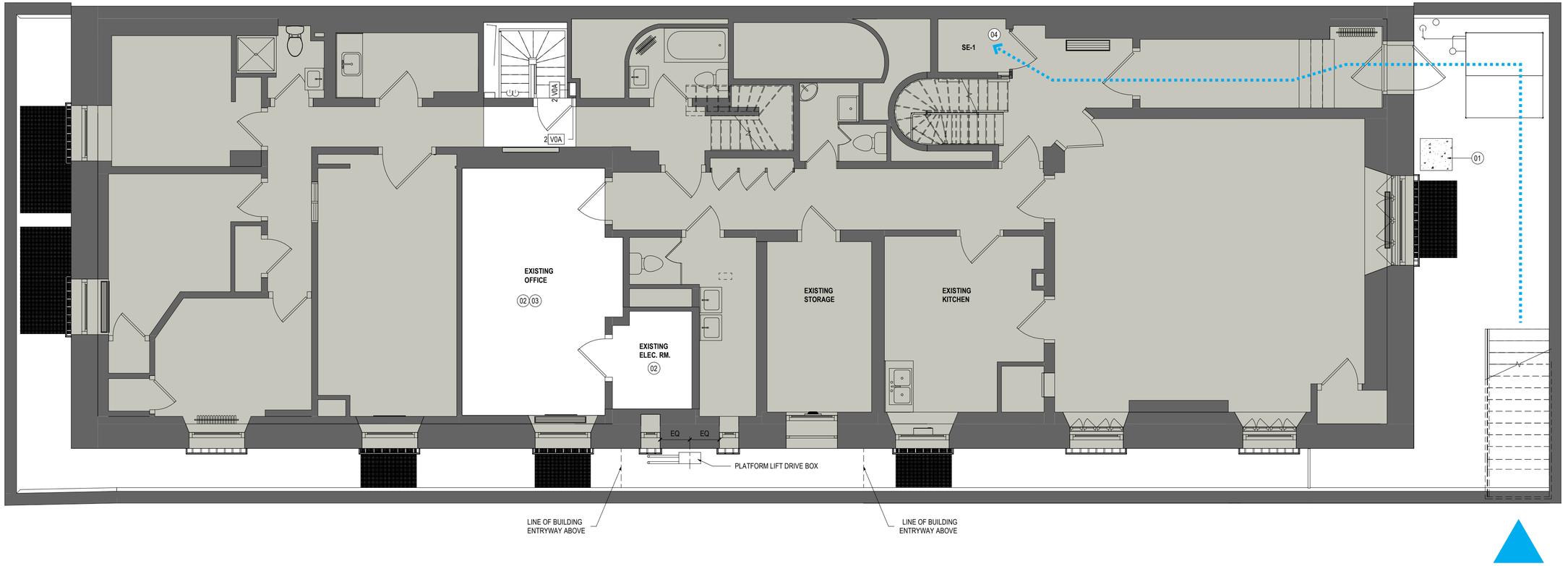


PROPOSED (LIFT DEPLOYED)



PROPOSED (LIFT DEPLOYED)

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A PROPOSED ALTERNATE ENTRY INTO THE BUILDING WOULD REQUIRE INSTALLATION OF A PLATFORM LIFT AT THE SERVICE STAIRS TO THE BUILDING AREAWAY, ALONG WITH INSTALLATION OF A NEW INTERIOR LIFT OR BUILDING MODIFICATION PROVIDING A NEW RAMP TO ACCOUNT FOR BASEMENT LEVEL INTERIOR ELEVATION CHANGES. ONCE INSIDE THE BUILDING THE EXISTING SERVICE ELEVATOR DOES NOT MEET ADA STANDARDS, BLOCKING ACCESS THE FIRST FLOOR OF THE BUILDING. THIS ALTERNATE ENTRY SEQUENCE WOULD NOT MEET THE EQUIVALENCY STANDARDS OF ADA (PER: ADA §36.405, ADA 206.2.1, ADA 206.4.1, AND ADA 206.7.5), AS THE COMMON CIRCULATION/BUILDING ENTRY IS AT THE CENTER OF THE PRIMARY FACADE DIRECTLY OFF OF THE 75TH STREET SIDEWALK/RIGHT OF WAY. ADA REQUIREMENTS ALSO NOTE PRIORITY SHOULD BE GIVEN TO ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS TO THE BUILDING, WITH AN ACCESSIBLE ENTRANCE AS THE PRIMARY PRIORITY.

BASEMENT ACCESS ROUTE

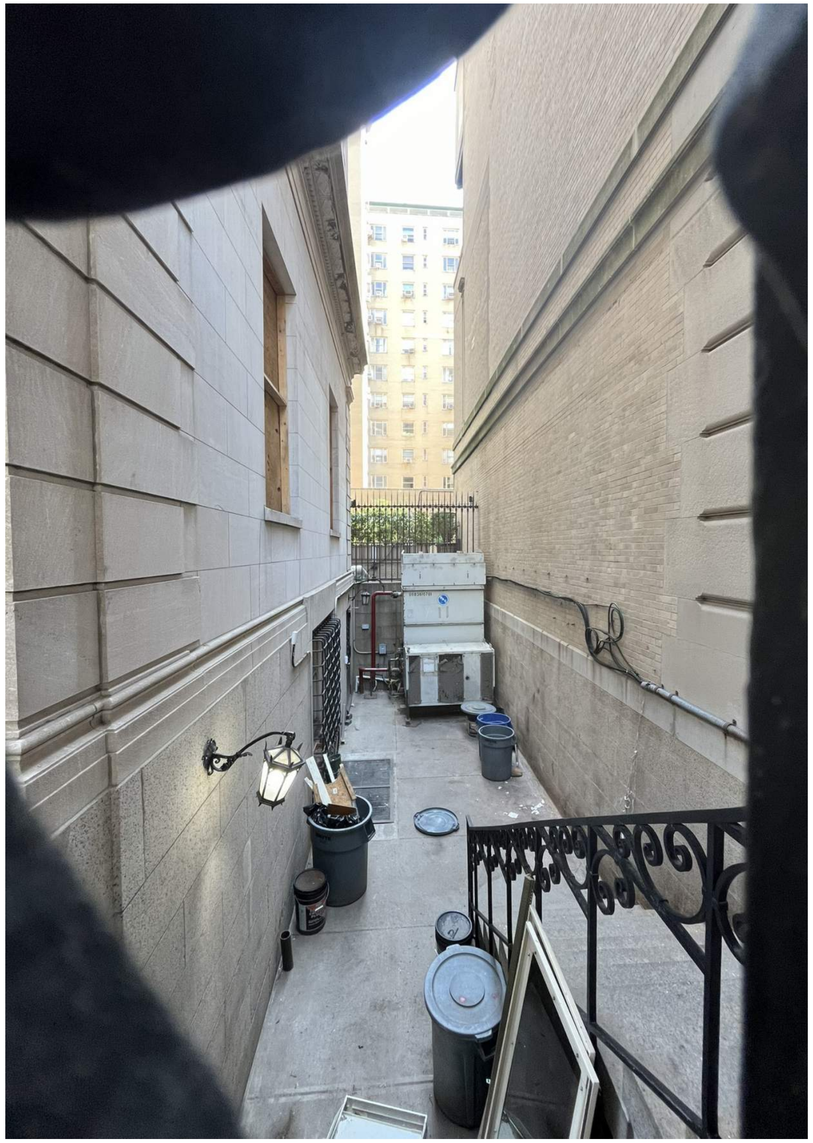
AREAWAY ACCESS POINT, ABOVE

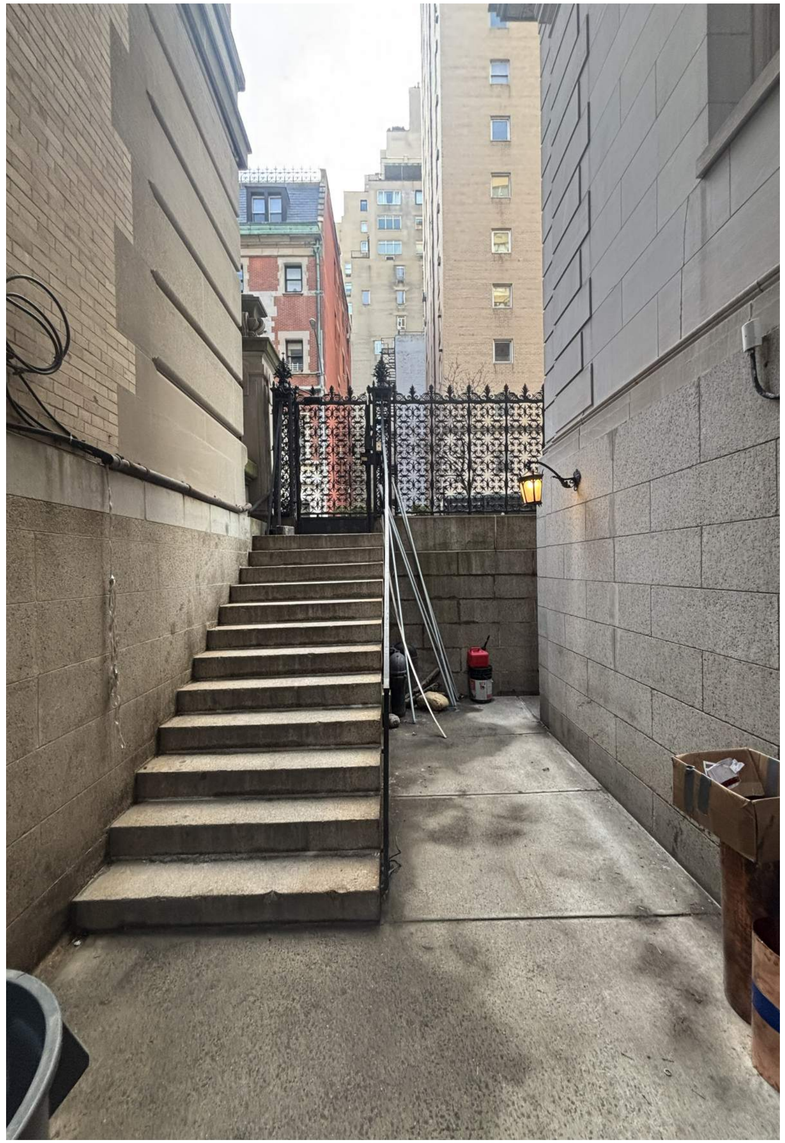
ROUTE TO SERVICE ELEVATOR

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EXISTING CONDITIONS | AREAWAY ACCESS

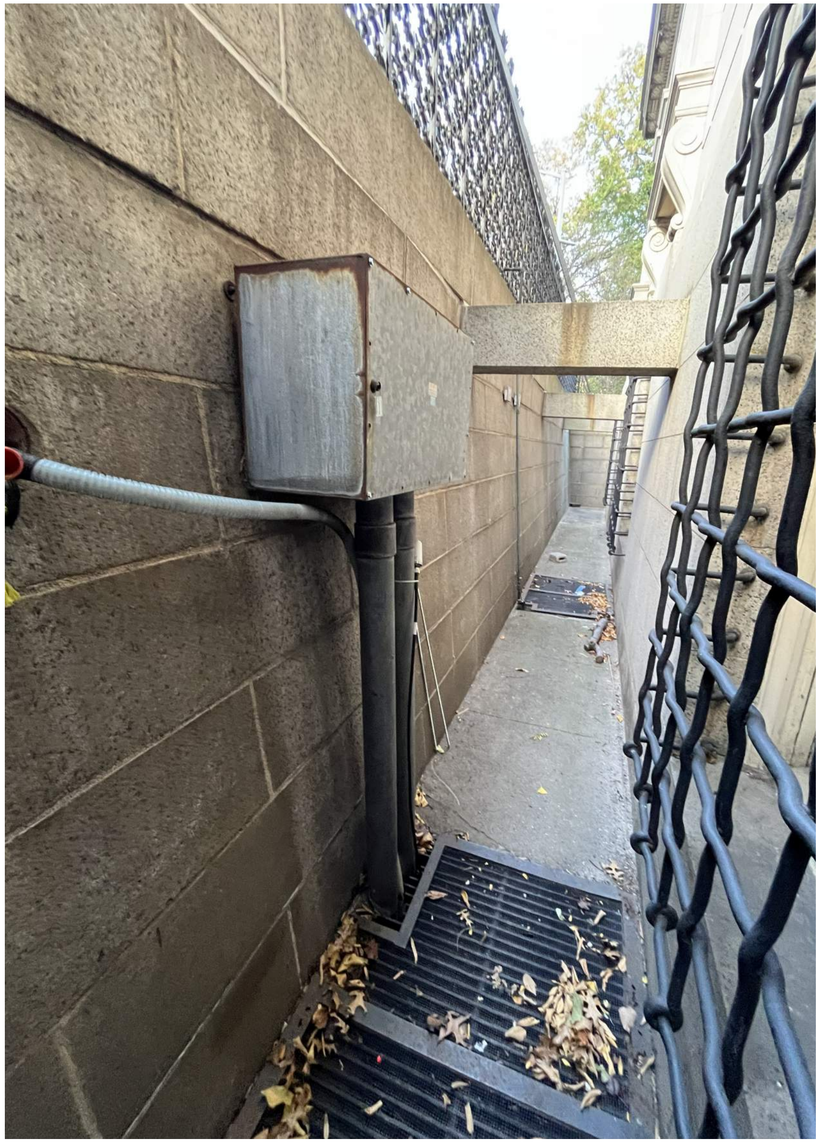
LPC-21

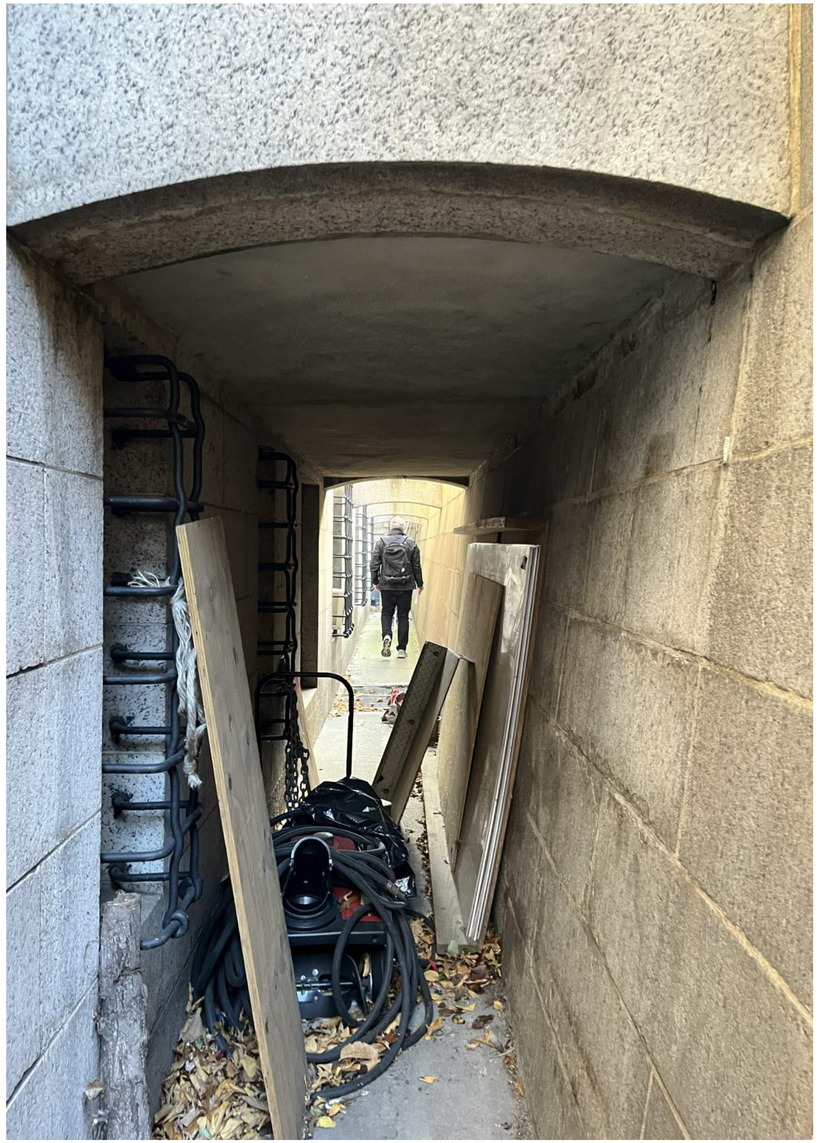






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LANDMARKS DESCRIPTION OF BUILDING - 1967 INDIVIDUAL DESIGNATION

LPC-23

Landmarks Preservation Commission
January 24, 1967, Number 3
LP-0415

EDWARD S. HARKNESS HOUSE, 1 East 75th Street, Borough of Manhattan. Began 1907, completed 1909; architects H. D. Hale and J. G. Rogers.

Landmark Site: Borough of Manhattan Tax Map Block 1390, Lot 1.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the Edward S. Harkness House and the proposed designation of the related Landmark Site. (Item No. 34). The hearing had been duly advertised in accordance with the provisions of law. Two witnesses spoke in favor of designation. There were no speakers in opposition to designation.

DESCRIPTION AND ANALYSIS

This imposing residence in the style of an Italian Renaissance palazzo is outstanding not only for excellence of design and beauty of execution but also for subtle richness of detail. Five stories high with basement and sub-basement, its dignity and quiet elegance are due in part to the large plain wall areas of Tennessee marble and the sparing but effective use of ornament.

Set back from the street the building is separated from it by a handsome iron fence, the main elevation on Seventy-fifth Street has seven bays while the Fifth Avenue elevation has but two. The groundfloor stone work has grooved joints (rustication) with pseudo paired pilasters between the windows which are implied rather than stated as only the capitals are clearly defined. The three upper floors are of smooth (ashlar) stonework with corner stones (quoins) capped by an ornate frieze and cornice surmounted by a balustrade which conceals the top floor.

The center bay of the 75th Street facade forms the main entrance and consists of two free-standing Tuscan columns supporting a balustraded balcony. The height of the windows on the second floor clearly shows the location of the grand reception rooms here. These tall windows, with balustrades below and cornices carried on consoles above are made to appear even taller than they are by the introduction of wide decorated lintels set between the consoles. The second floor window of the center bay is surmounted by a broken pediment and has scrolls flanking the window frame. On the floor above there is a handsome little balcony with marble tracery. The third floor windows have simple lintels and cornices, by contrast and projecting sills that rest on bracket blocks.

On the fourth floor, the window sills are set in a decorative band that encircles the building. The tops of these almost square windows are crowned by the wide frieze of elaborately patterned foliage beneath the main roof cornice. The frieze rests directly on their lintels so that the small shields in the center of each window head overlap the carved decoration of the frieze. The rich ornament in the frieze is in higher relief than that of any of the other decorative stonework.

This residence, built in 1907, was designed by Hale & Rogers for Edward S. Harkness, a son of one of the six original partners of the Standard Oil Company. It remained Mr. Harkness's home until his death in 1940 and his widow continued to reside there until she died in 1950. Two years later it became the headquarters of the Commonwealth Fund, a philanthropic foundation established in 1918 by Mrs. Stephen V. Harkness, with the stated purpose "to do something for the welfare of mankind." The foundation is concerned with child guidance and health, medical research education and educational fellowships. No architectural changes have been made to the house except to convert the servants' rooms into offices.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the Edward S. Harkness House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, Harkness House is one of the few remaining residences in New York designed in the style of an Italian Renaissance palazzo, that it is exceptionally distinguished in its architectural design, that the masonry and carved ornament are the work of fine craftsmen and that its quiet elegance and massive dignity are characteristics of a period in New York residential design which is almost forgotten.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the Edward S. Harkness House, 1 East 75th Street, Borough of Manhattan and designates Tax Map Block 1390, Lot 1, Borough of Manhattan, as its Landmark Site.

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LANDMARKS DESCRIPTION OF BUILDING - 1981 U.E.S. HISTORIC DISTRICT CONTRIBUTING BUILDING DESIGNATION

LPC-24

EAST 75TH STREET North Side

No. 1 (1390/1)

	Date		Architect		Owner
Erected	1907	by	Hale & Rogers	for	Edward S. Harkness

ARCHITECTURE

Style: neo-Italian Renaissance

Elements: Five-story residence; similar treatment of Fifth Avenue and 75th Street facades; marble facing; rusticated ground floor; quoins at corners; main entrance on 75th Street with flanking columns supporting a balustraded balcony above; elongated second floor windows with full enframements, balustrades, and projecting lintels; enframed third and fourth floor windows; richly decorated frieze sets off the projecting cornices with balustraded parapet wall above, concealing the fifth floor.

-756-

HISTORY

Built as the residence of Edward S. Harkness (1874-1940), a son of one of the original six partners of the Standard Oil Company. Harkness owned a carriage house at 161 East 73rd Street. It remained the residence of Mrs. Mary Stillman Harkness until her death in 1950. Two years later it became the headquarters of the Commonwealth Fund, a philanthropic foundation which had been established in 1918 by the mother of Edward S. Harkness. Designated a New York City Landmark in 1967.

References:

Paul Goldberger, The City Observed: New York (New York: Vintage Books, 1979), pp. 244-245.

Alexandra Cushing Howard, Fifth Avenue and Central Park Building-Structure Inventory (Albany: Division for Historic Preservation, 1975).

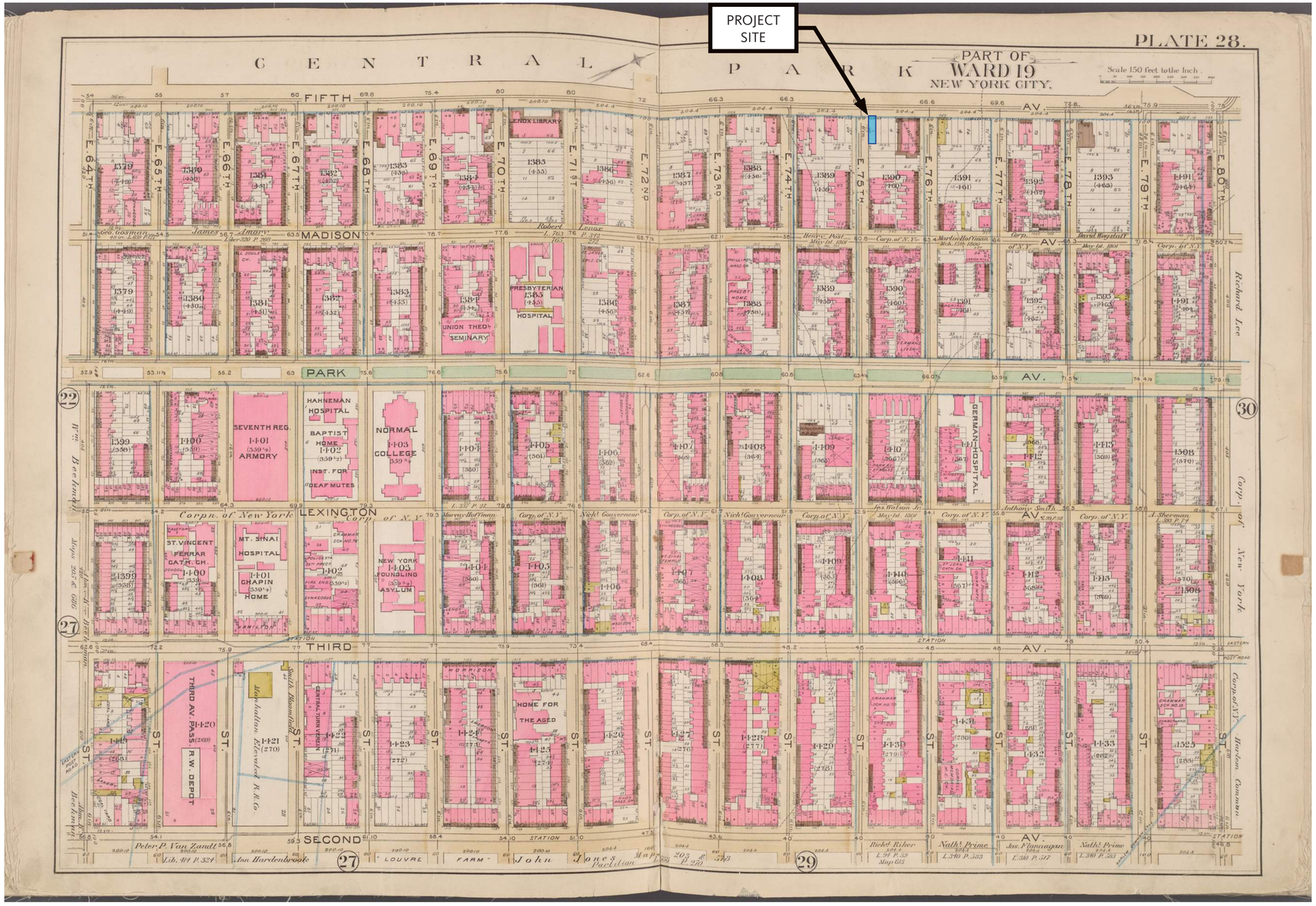
Landmarks Preservation Commission, Edward S. Harkness House Designation Report (LP-0415) (New York: City of New York, January 24, 1967).

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets

"Residence, No. 1 East 75th Street, New York," New York Architect, 5(March 1911), plates.

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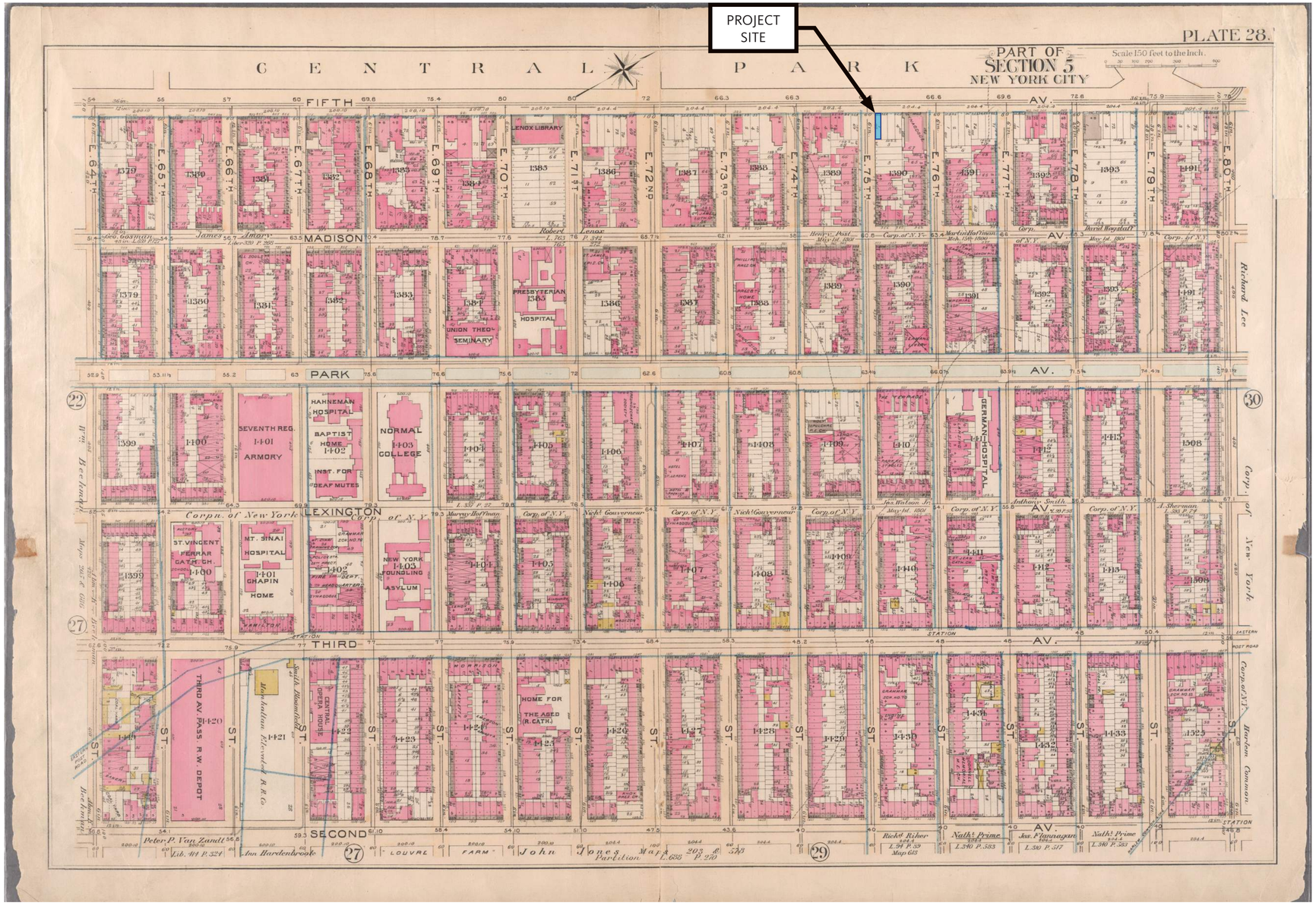
1891 - G.W. BROMLEY & CO. ATLAS OF THE CITY OF NEW YORK, MANHATTAN ISLAND, PLATE 28



DRAFT

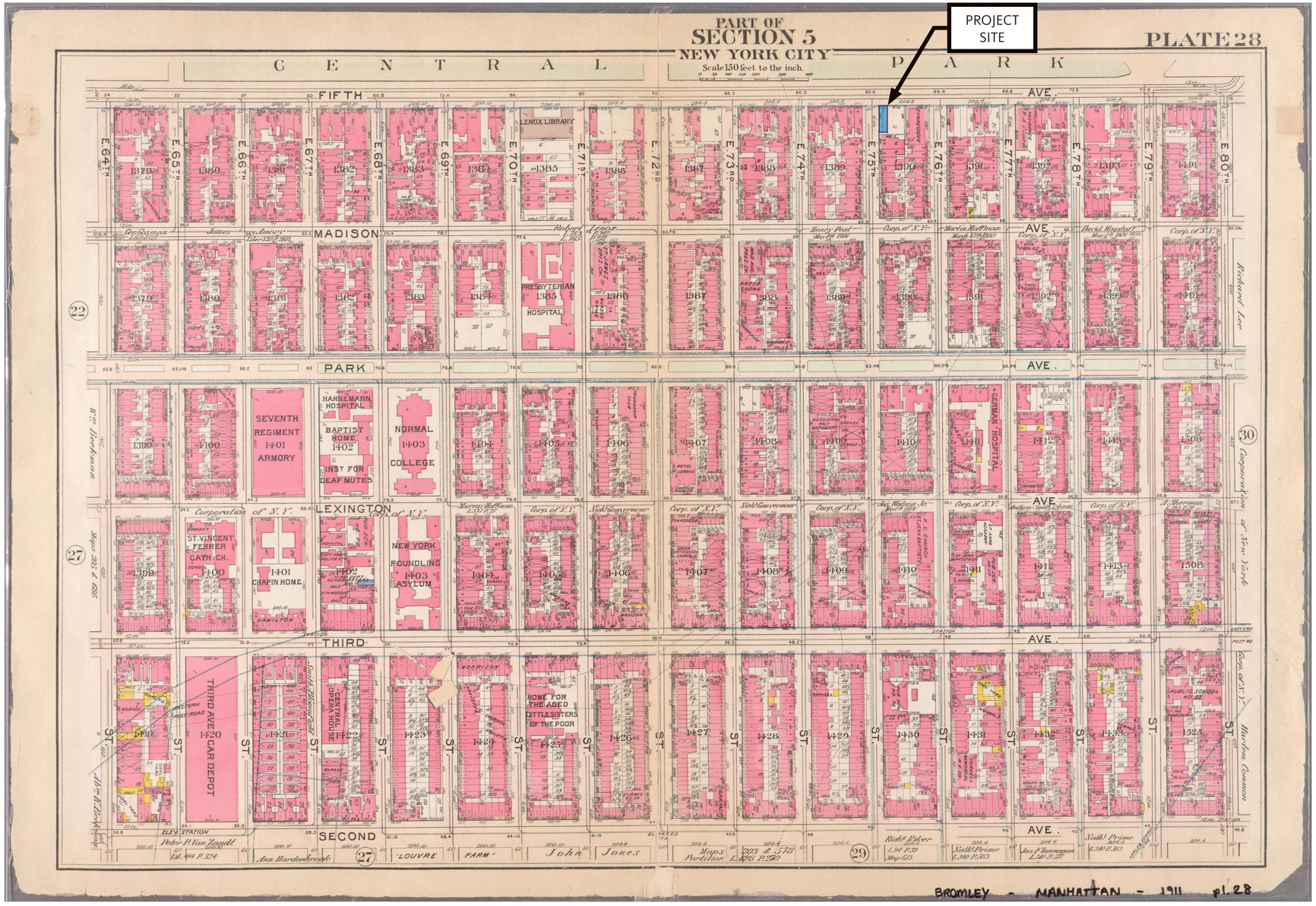
1897 - G.W. BROMLEY & CO. ATLAS OF THE CITY OF NEW YORK, MANHATTAN ISLAND - PLATE 28

LPC-26



DRAFT

1911 - G.W. BROMLEY & CO. ATLAS OF THE CITY OF NEW YORK, BOROUGH OF MANHATTAN, PLATE 28



DRAFT