

The current proposal is:

Preservation Department – Item 3, LPC-22-12241

21 East 90th Street – Expanded Carnegie Hill Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 846 5203 4571

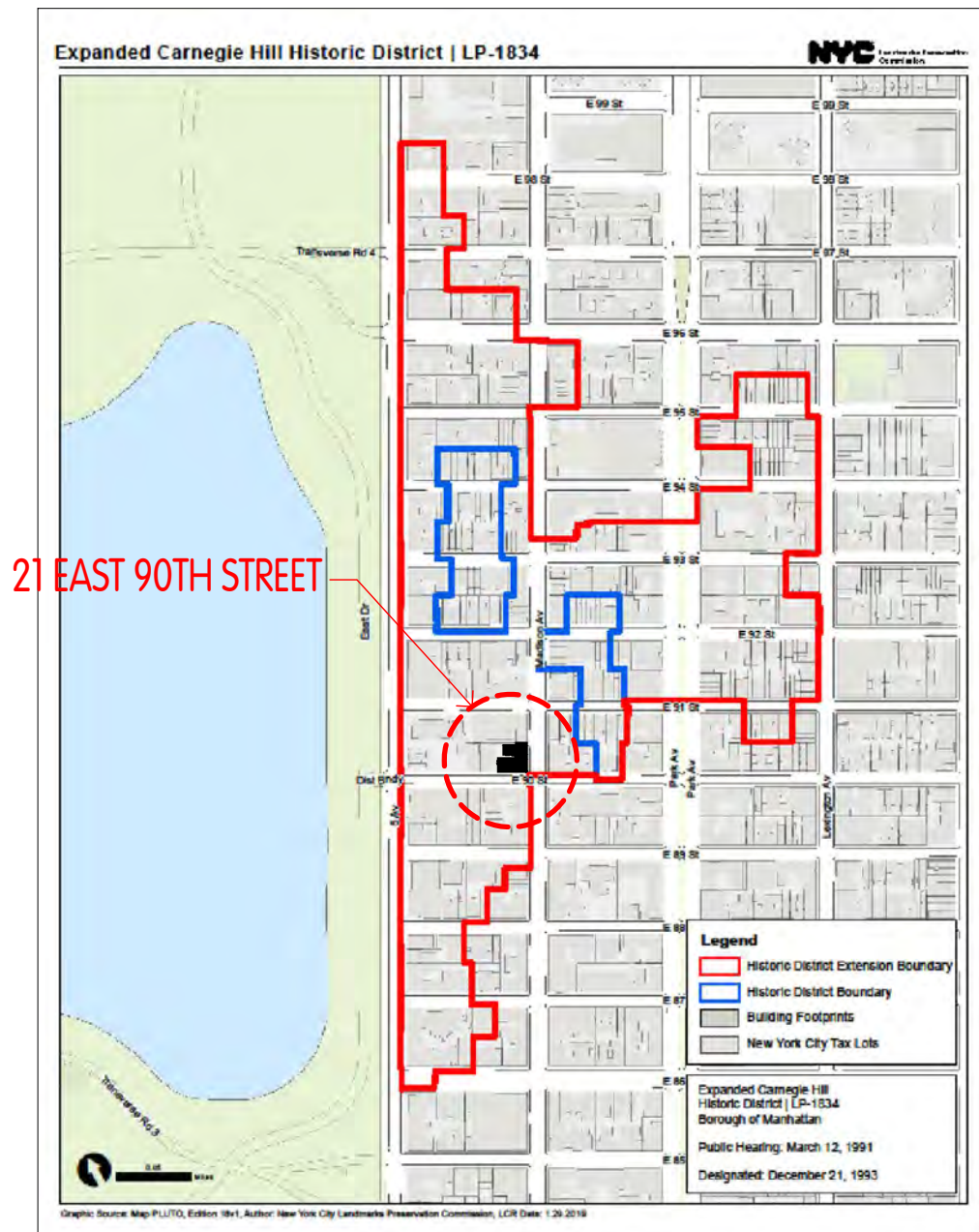
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LANDMARK DISTRICT MAP LP-1834

N.T.S.



21 EAST 90TH ST, TAX PHOTO.

LPC REPORT HIGHLIGHTS

DATE: 1927

ARCHITECT: GEORGE F. PELHAM

TYPE: APARTMENT BUILDING

STYLE/ORNAMENT: ART DECO WITH MEDIEVAL ELEMENTS

NUMBER OF STORIES: 17

EXPANDED CARNEGIE HILL HISTORIC DISTRICT

THE DESIGN OF THE BUILDING FEATURES PLANAR FACADES OF YELLOW BRICK, ANGLED VERTICAL PIERS, AND MASSING OF ANGULAR SETBACKS AT THE UPPER STORIES, ALL OF WHICH SUGGEST THE ART DECO STYLE, WHILE ITS RESTRAINED TERRA-COTTA DETAILS ARE MEDIEVAL IN INSPIRATION.

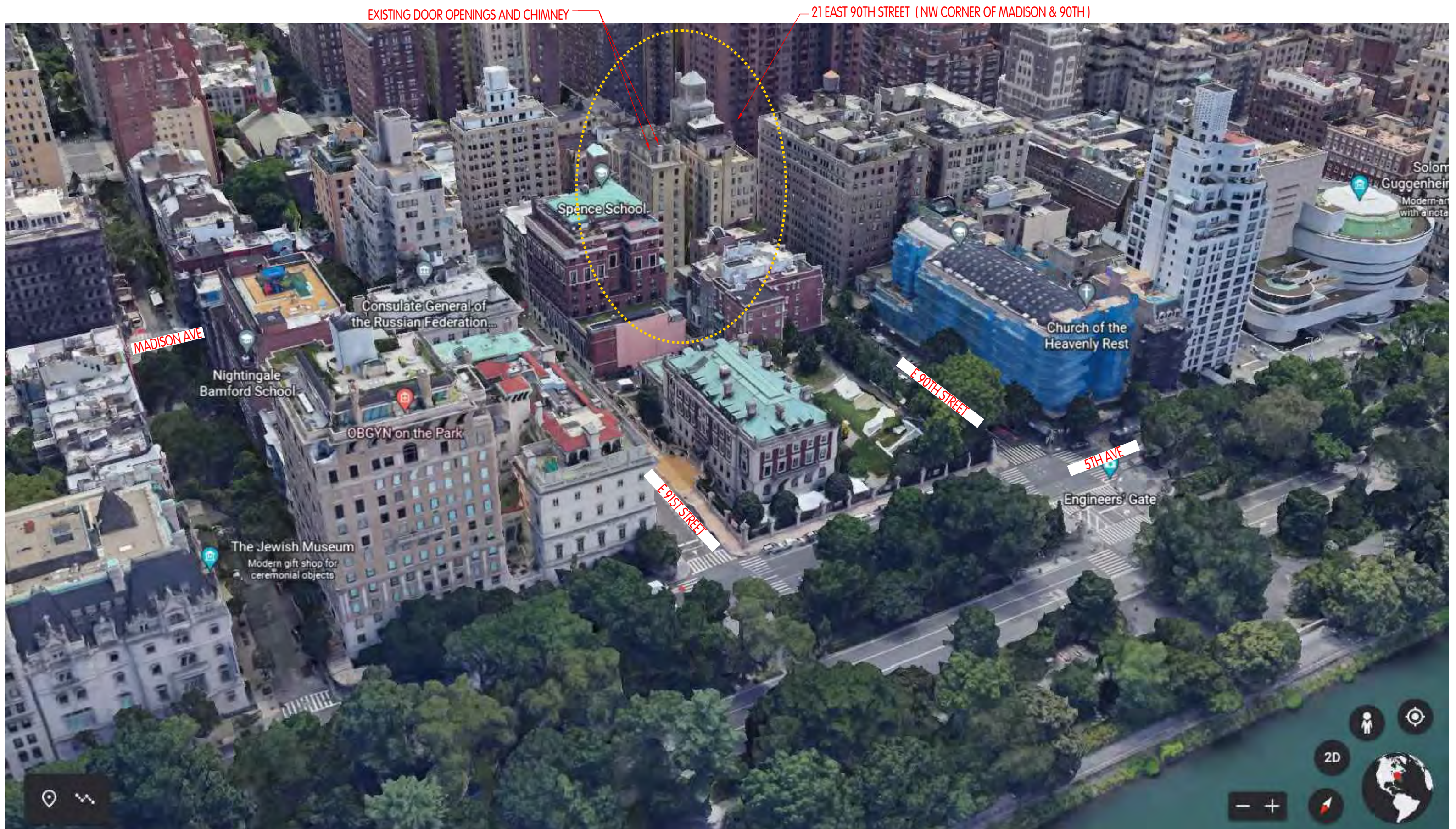
21 EAST 90TH, PH D, NEW YORK, NY 10128

ZARAS & NEUDORFER ARCHITECTS, P.C.

LPC HEARING PRESENTATION

12/06/2022

1



21 EAST 90TH, PH D, NEW YORK, NY 10128

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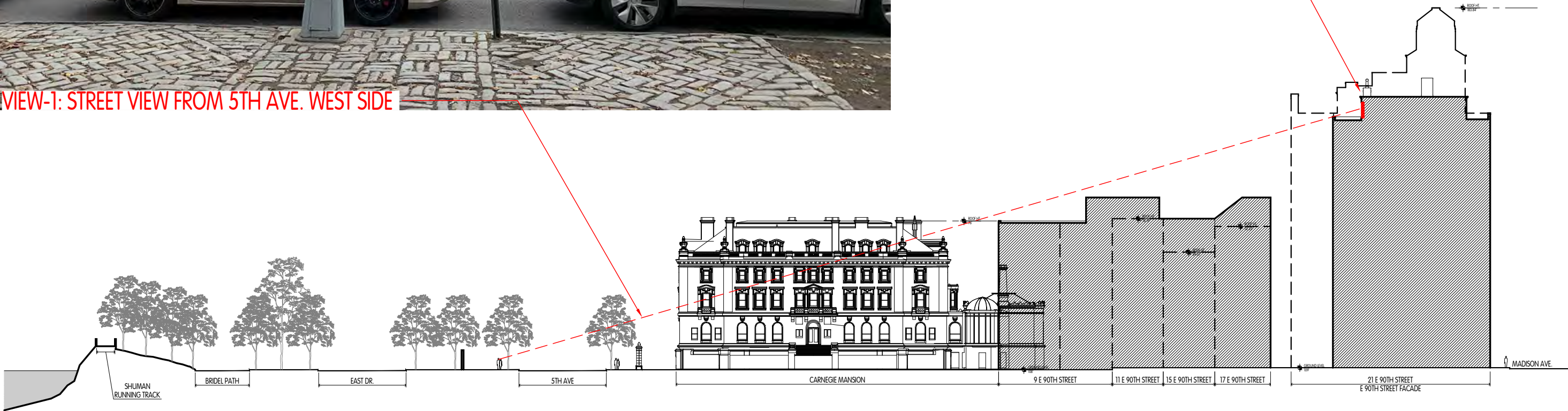
2

EXISTING DOOR OPENINGS AND CHIMNEY

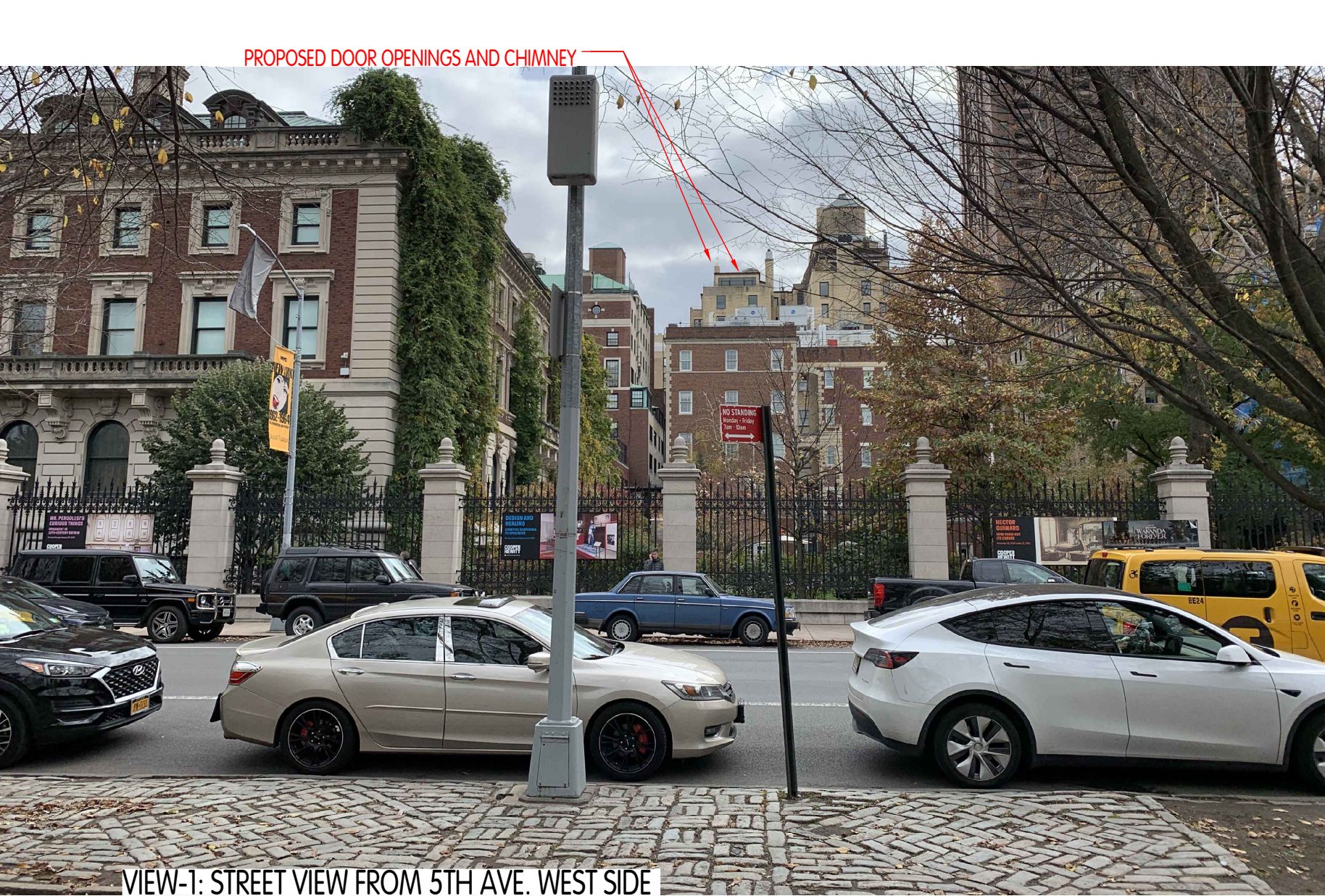


VIEW-1: STREET VIEW FROM 5TH AVE. WEST SIDE

WEST FACADE OF 21 E 90TH PH

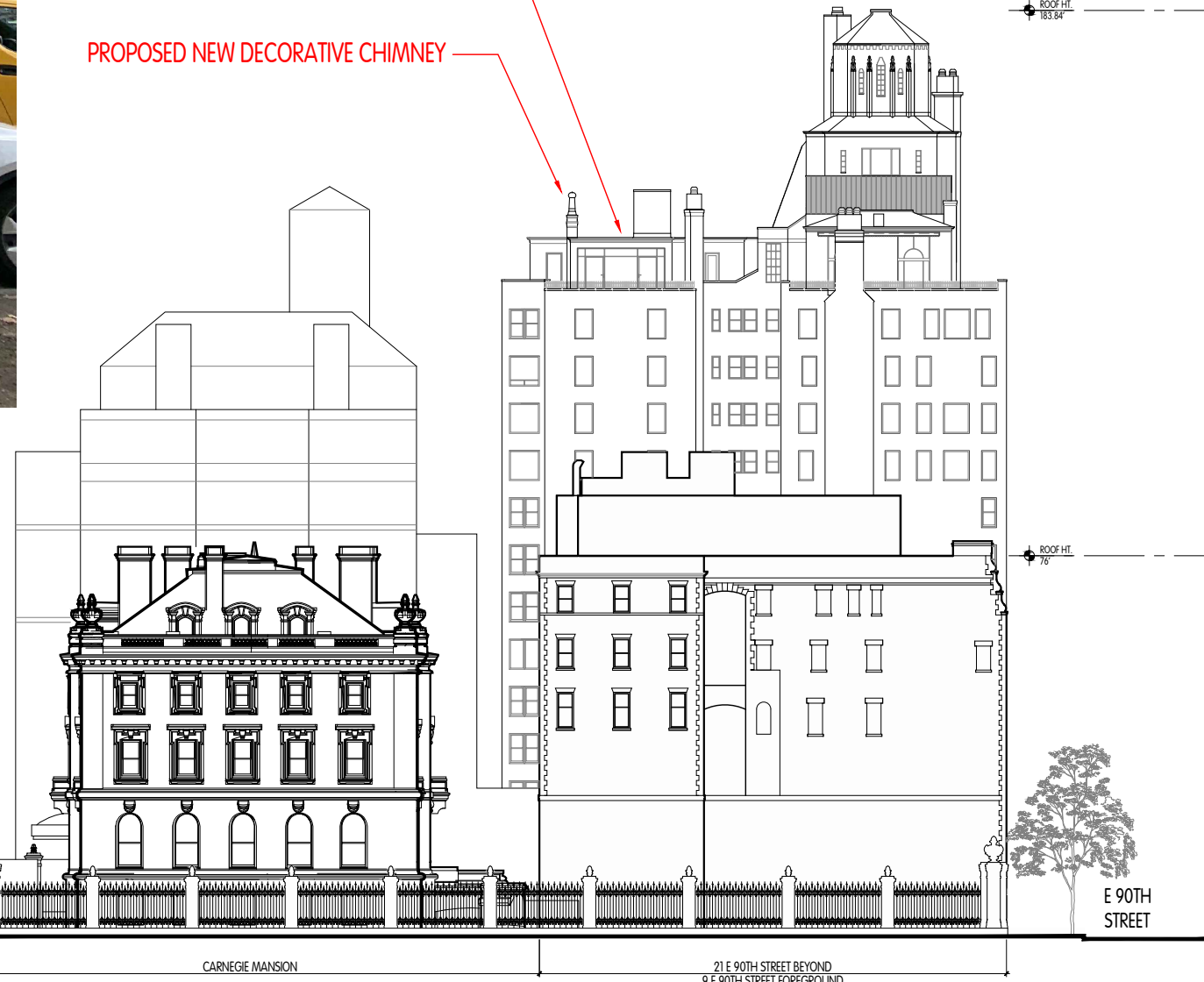


ELEVATION / SECTION DIAGRAM FROM E 90TH STREET LOOKING NORTH

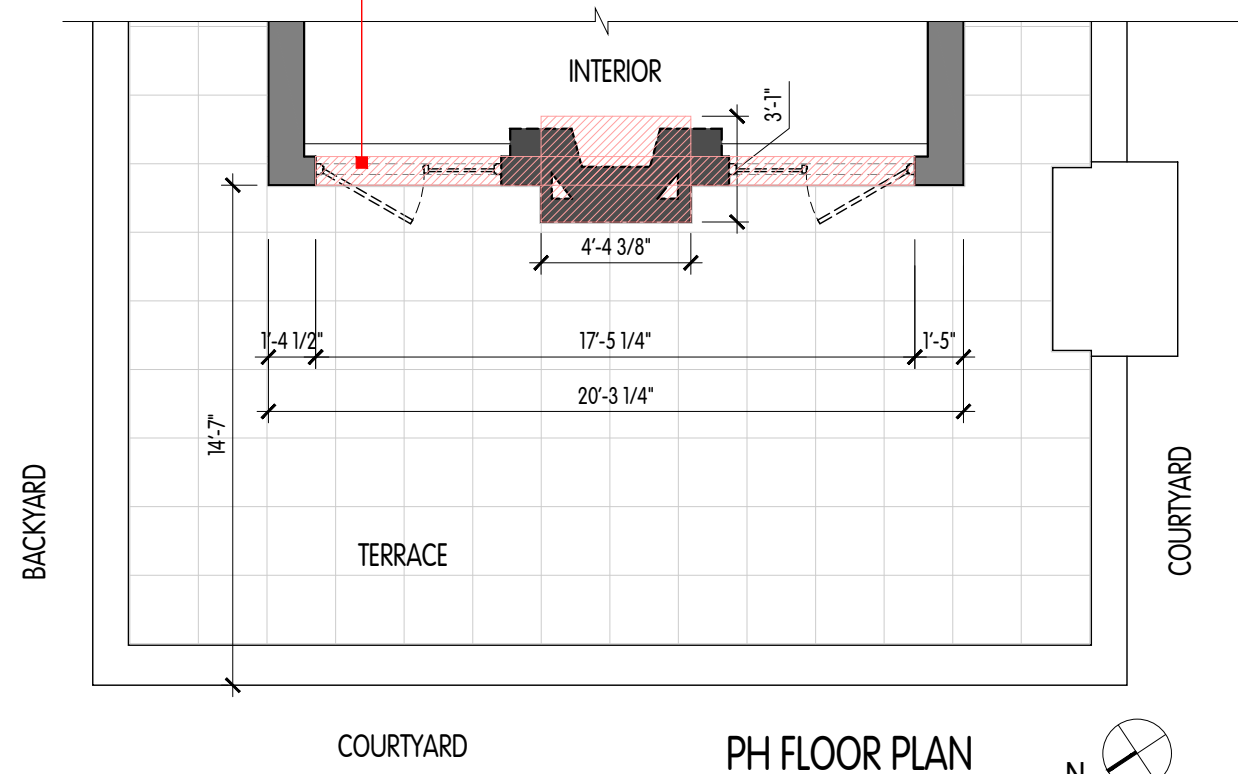
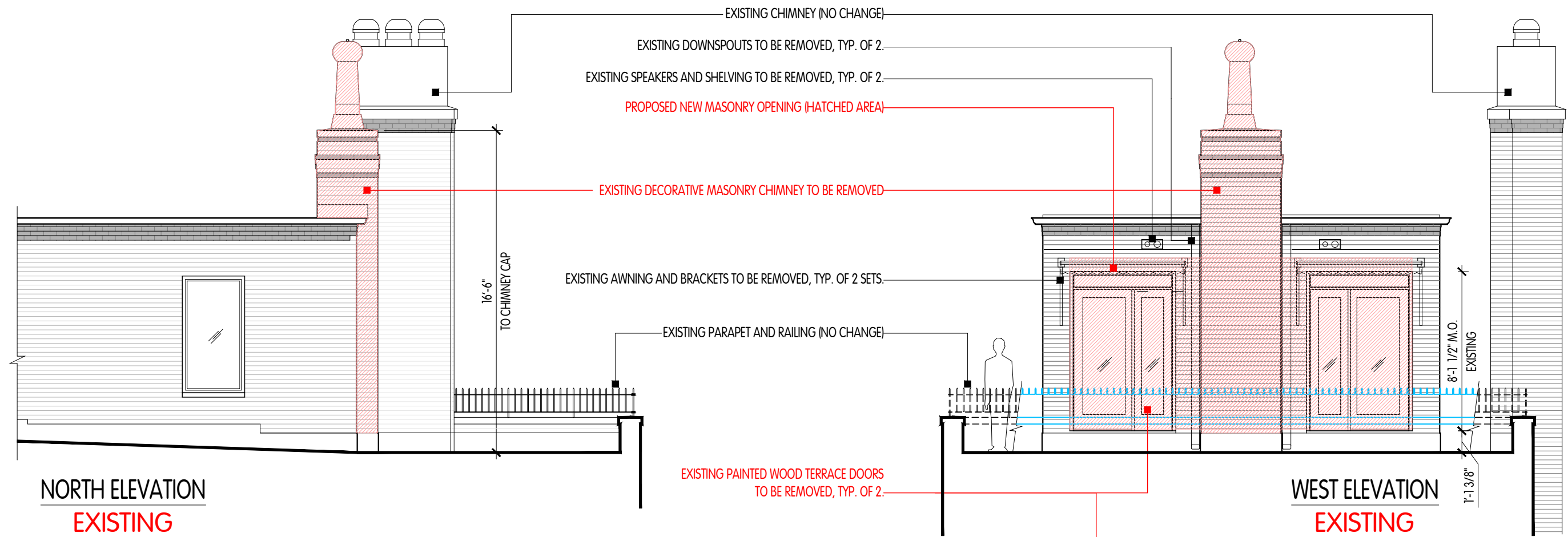


VIEW-1: STREET VIEW FROM 5TH AVE. WEST SIDE
(WITH PROPOSED ALTERATIONS)

PROPOSED DOOR /WINDOW OPENING
PROPOSED NEW DECORATIVE CHIMNEY



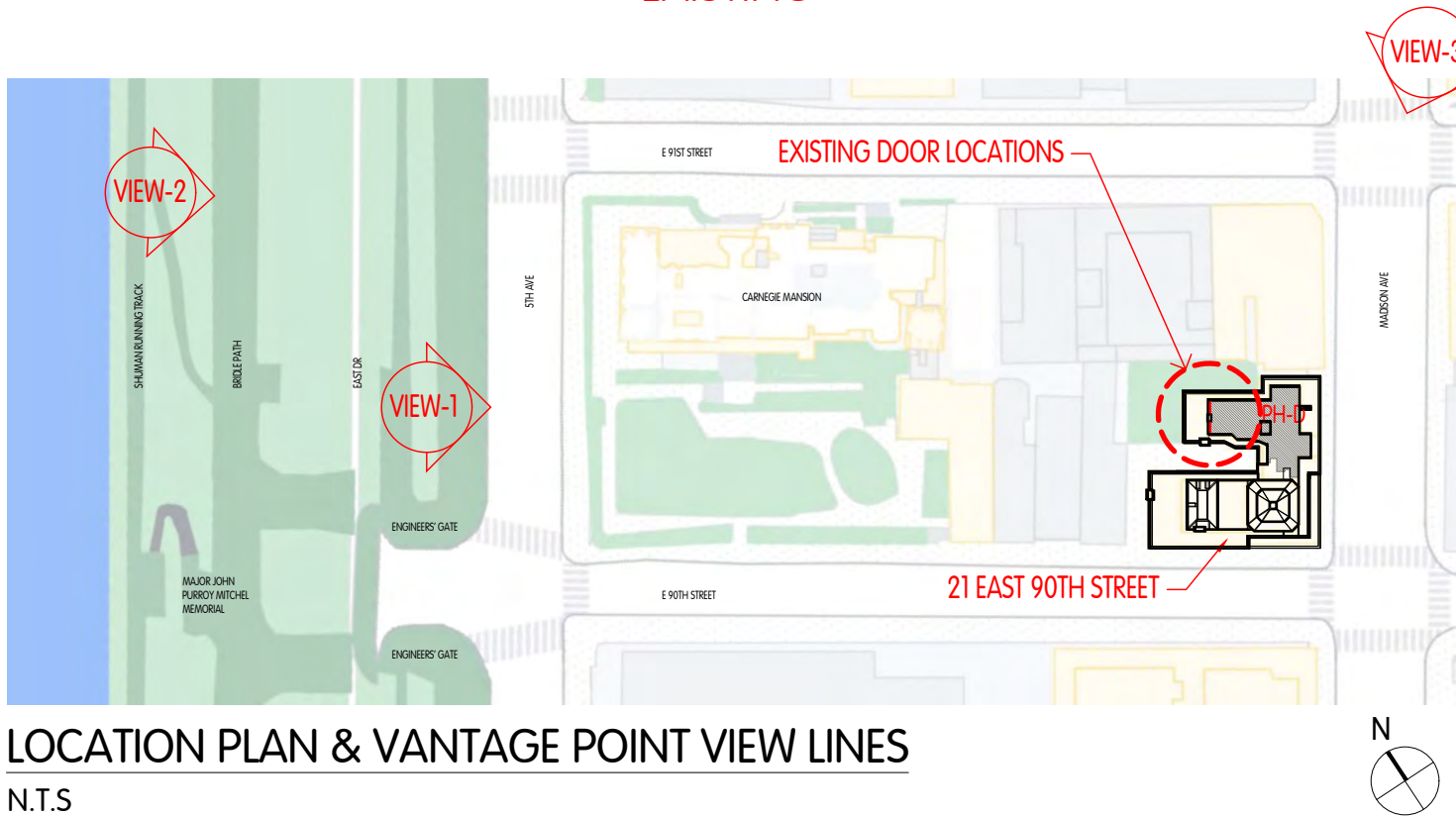
ELEVATION FROM 5TH AVE. LOOKING EAST
PROPOSED





EXISTING

PROPOSED



LOCATION PLAN & VANTAGE POINT VIEW LINES

N.T.S

21 EAST 90TH, PH D, NEW YORK, NY 10128

ZARAS & NEUDORFER ARCHITECTS, P.C.



EXISTING

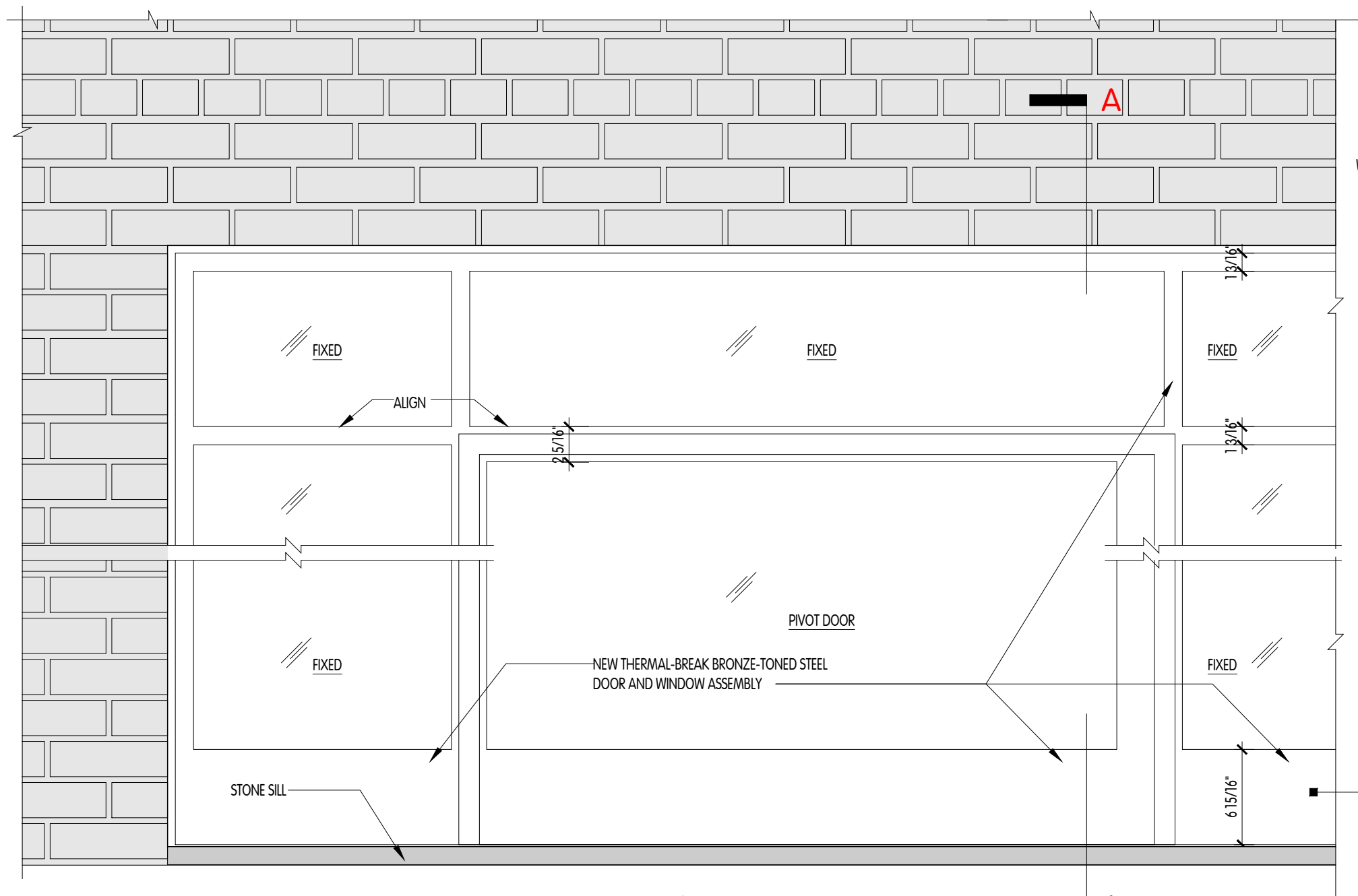
VIEW-3:VIEW FROM MADISON AVE, LOOKING SOUTH
 21 EAST 90TH, PH D, NEW YORK, NY 10128
 ZARAS & NEUDORFER ARCHITECTS, P.C.



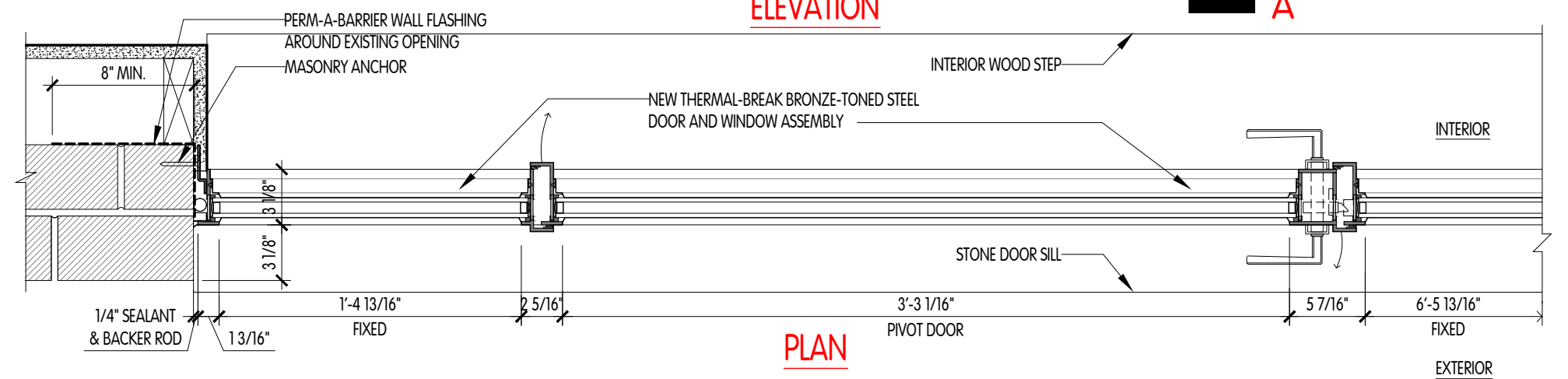
PROPOSED

LPC HEARING PRESENTATION

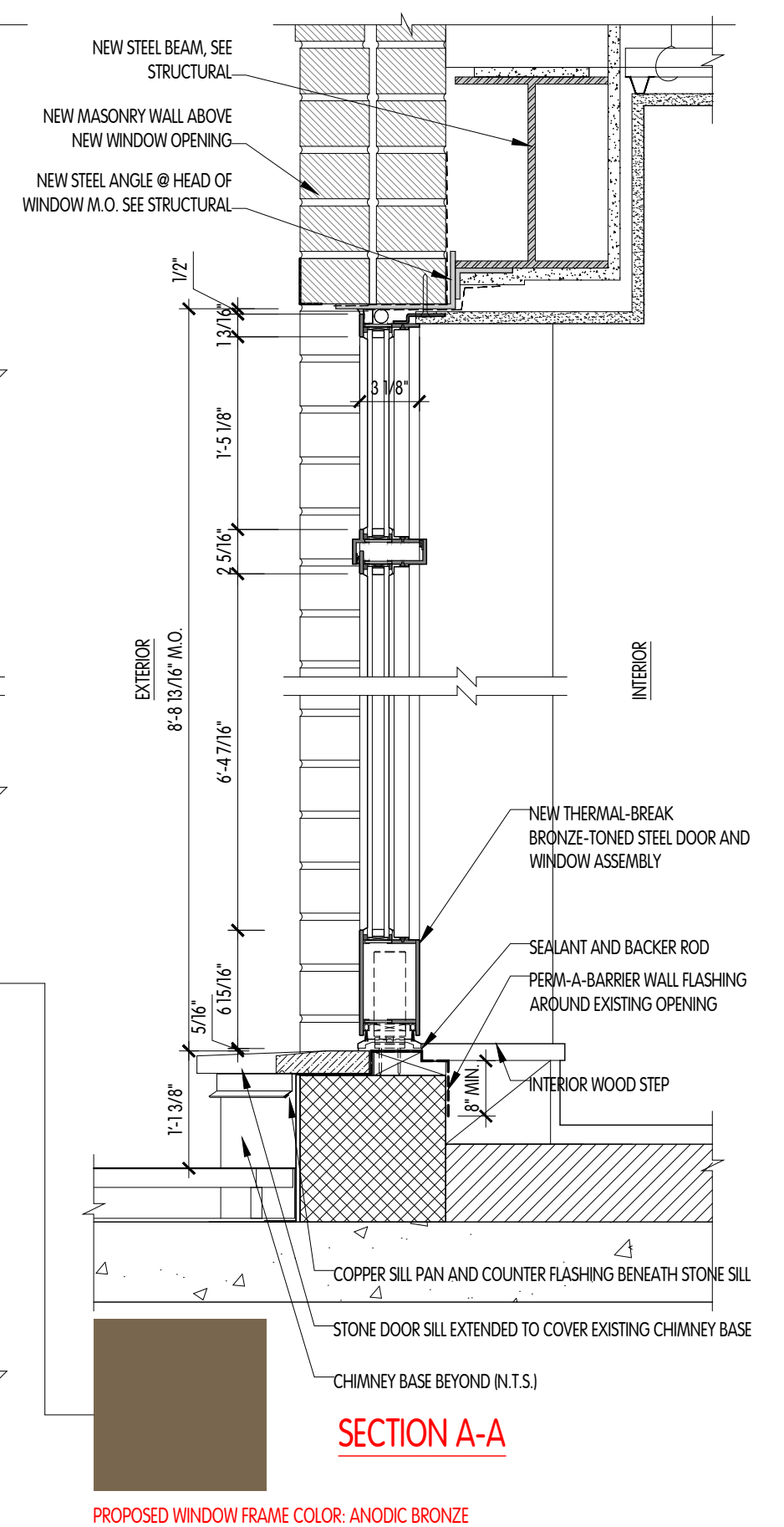
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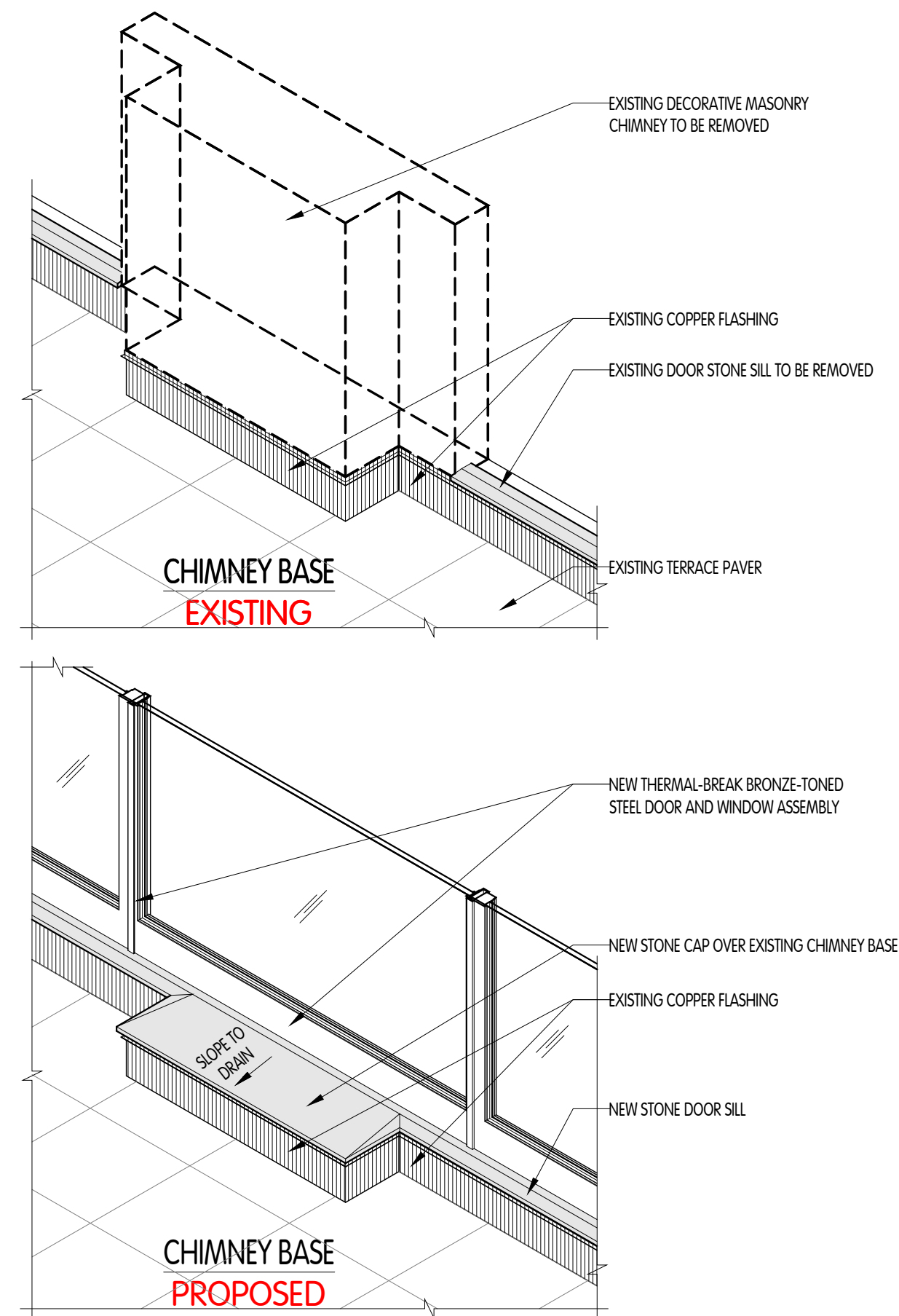
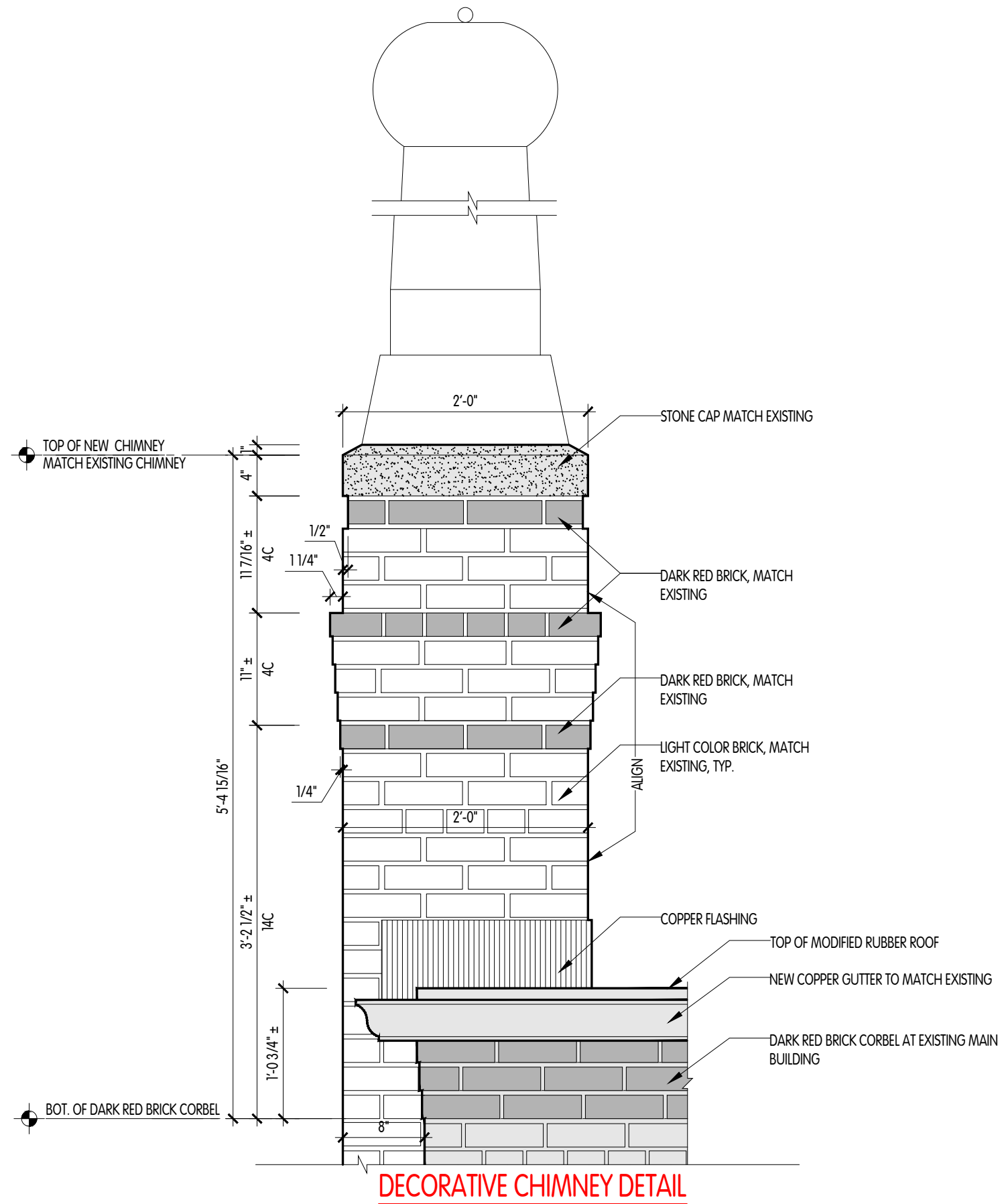


ELEVATION



PLAN







PROJECTS PREVIOUSLY APPROVED BY LPC



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