

December 12, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03923

1149 Park Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 858 5310 5698

Passcode: 501556

By Phone: 1 646-558-8656 US (New
York) 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.

RESIDENCE ON 1149 PARK AVENUE



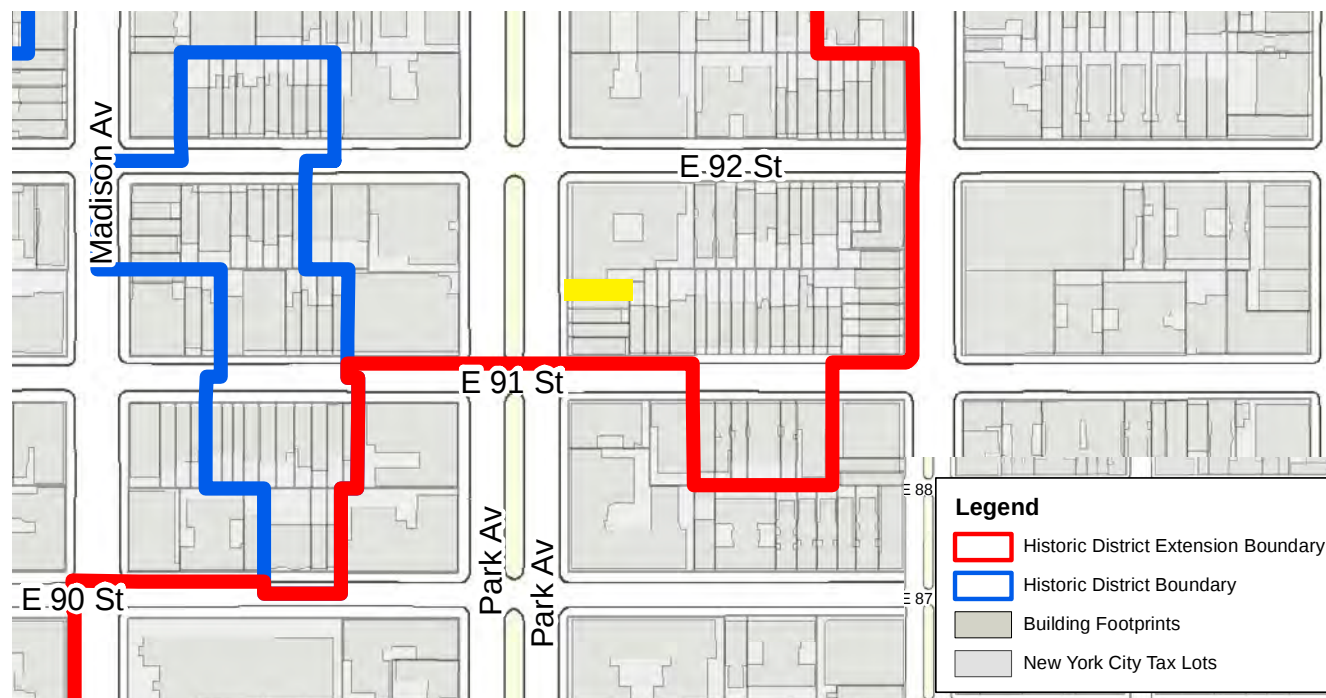
TOWNHOUSE AT 1149 PARK AVENUE
NEW YORK, NY

LANDMARKS COMMITTEE PRESENTATION

DECEMBER 12, 2023

ROBERT A.M. STERN ARCHITECTS
HIGGINS QUASEBARTH & PARTNERS

PAGE 1



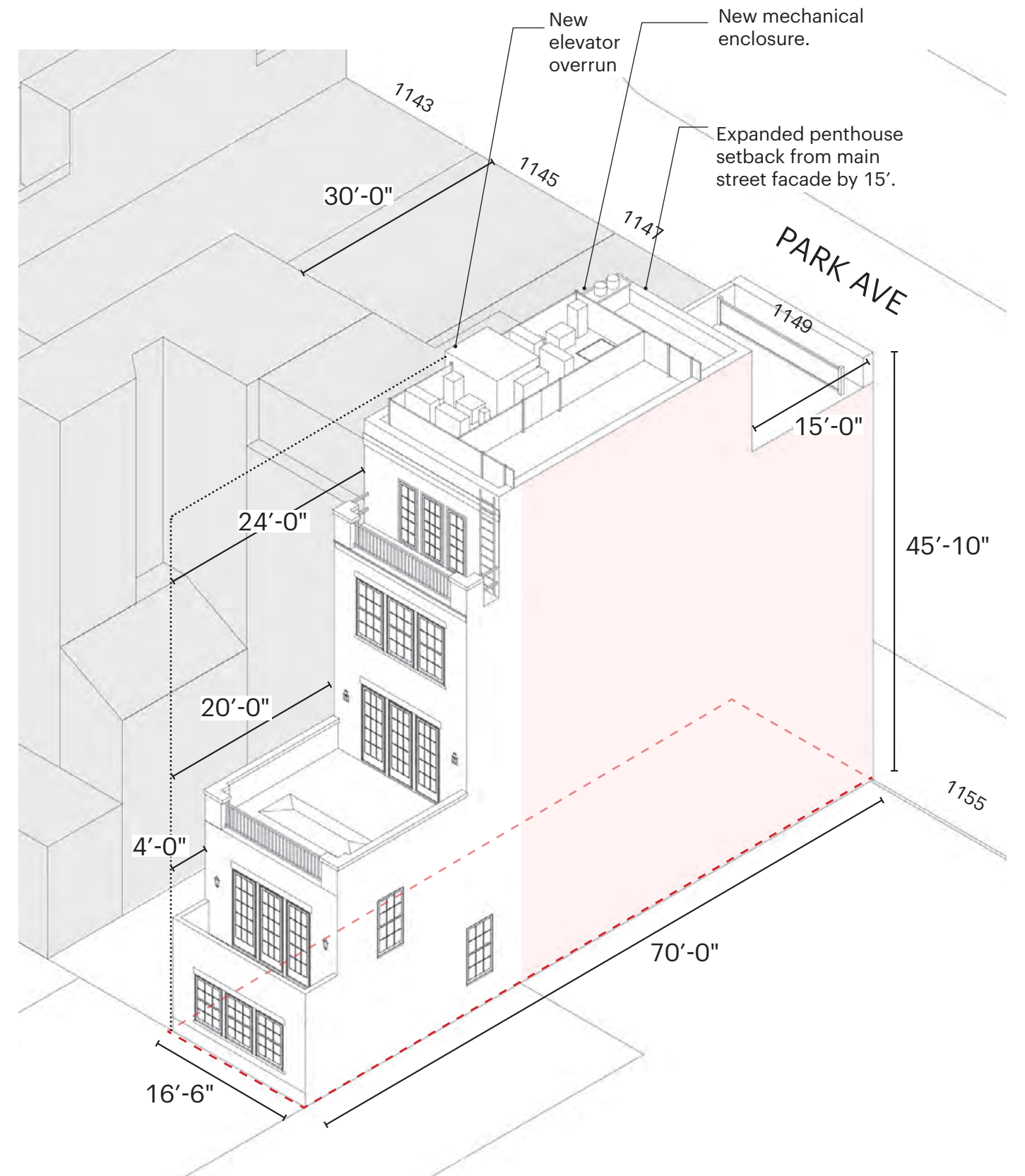
CARNEGIE HILL - EXPANDED HISTORIC DISTRICT



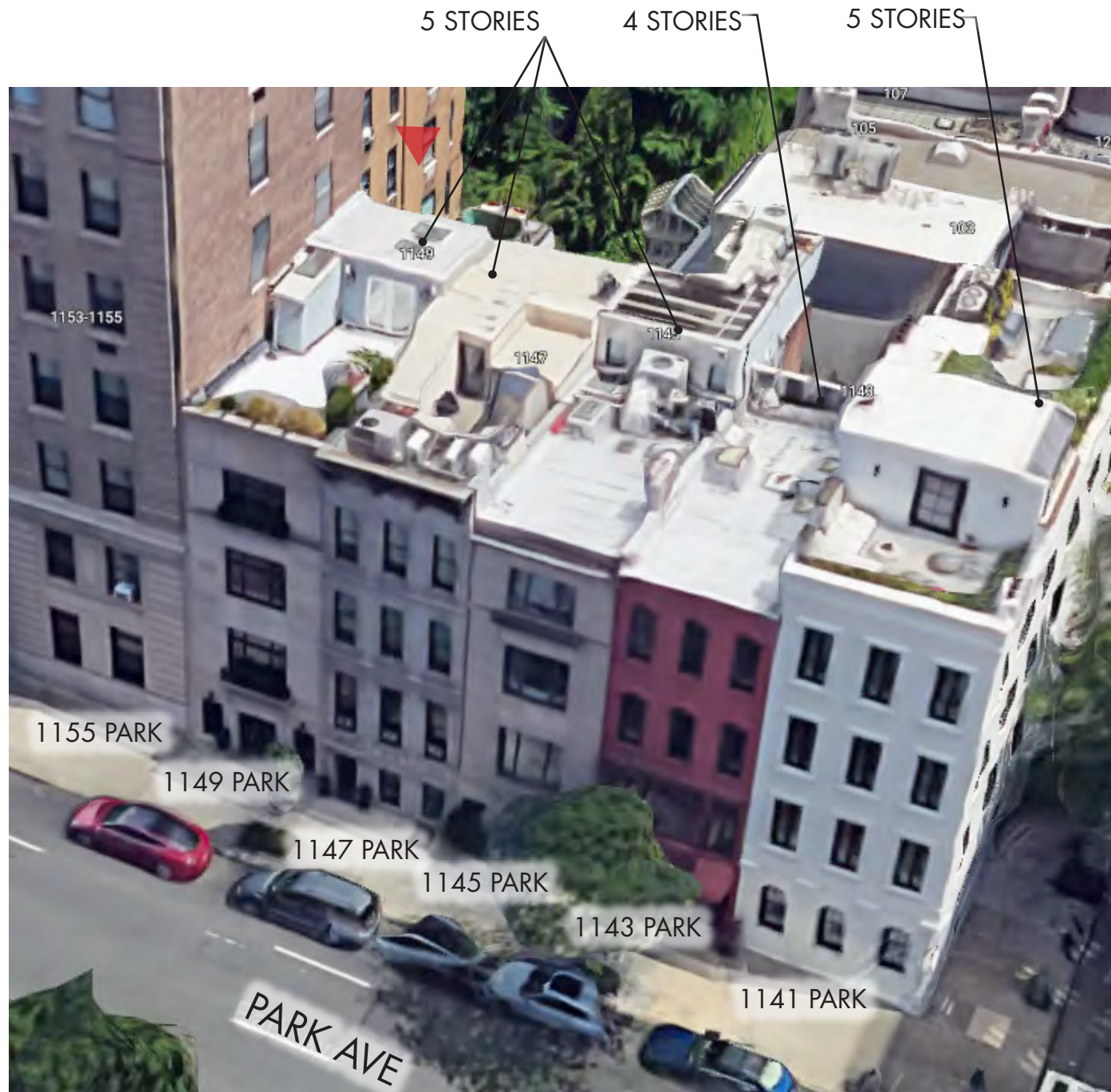
NYC DIGITAL TAX LOT MAP



CURRENT STREET FACADE



PROPOSED BUILDING MASSING



Google aerial view.



Penthouse view looking east.



Rear view of the penthouse.



Rooftop view looking south towards the stair bulkhead at 1147 Park Ave.

1147 PARK 1149 PARK 1155 PARK



1. Aerial view of 1149 Park rear
1917 L SHAPED EXTENSION
1943 REAR YARD EXTENSION



2. View on the roof of the two-story rear extension looking at the original rear

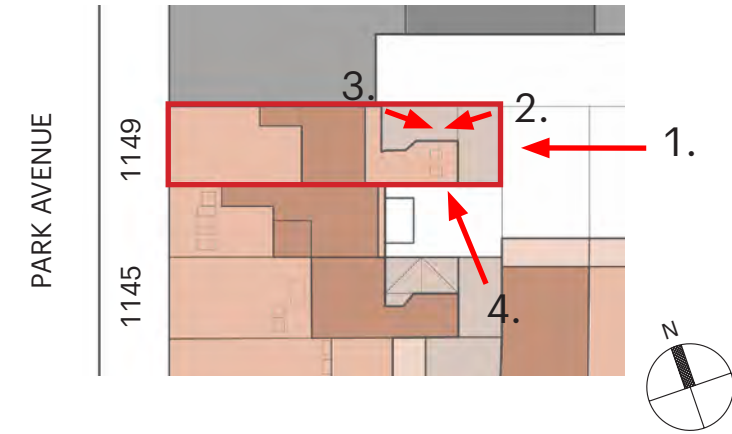


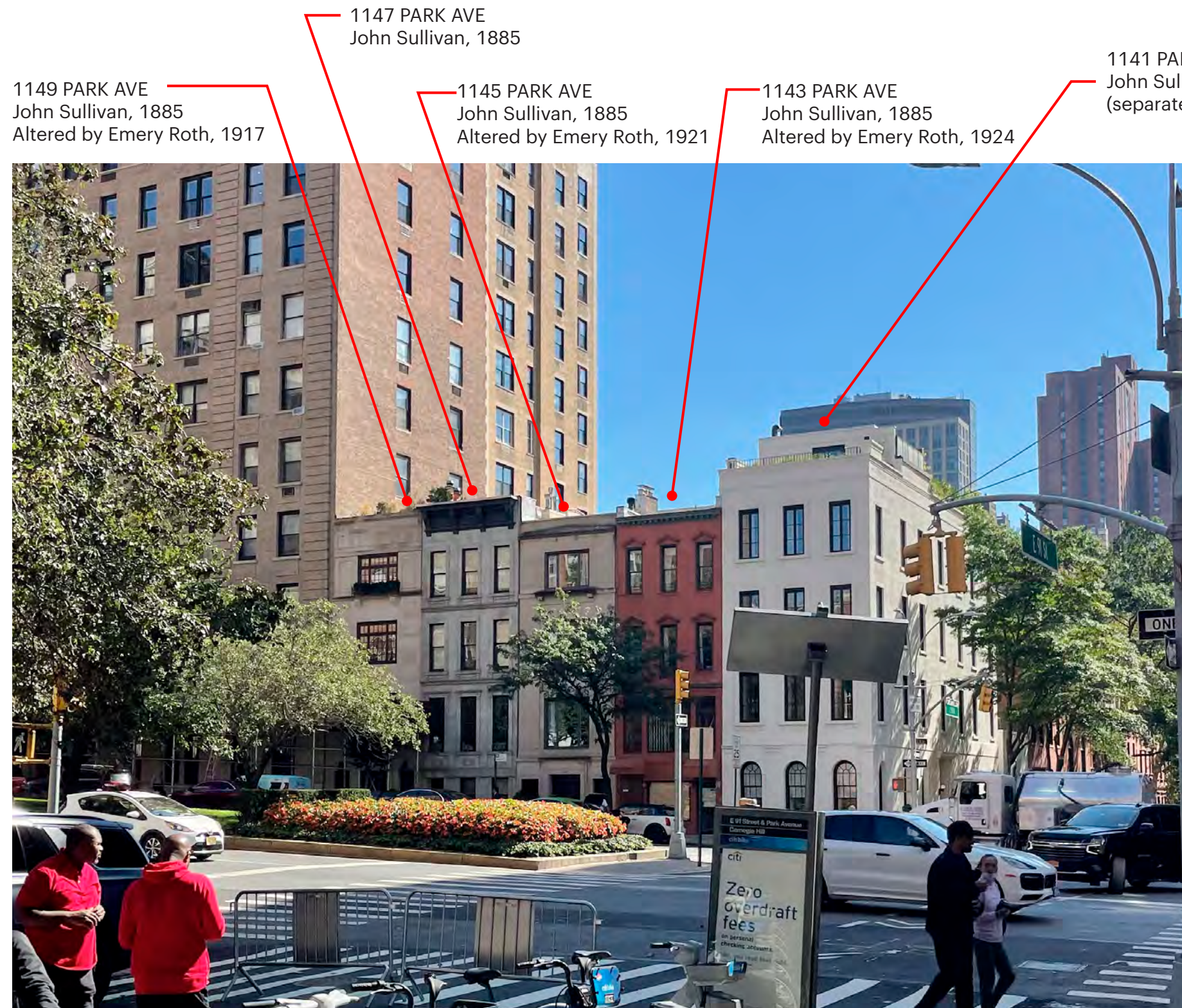
3. View looking down at the two-story rear extension.

1149 PARK 1155 PARK

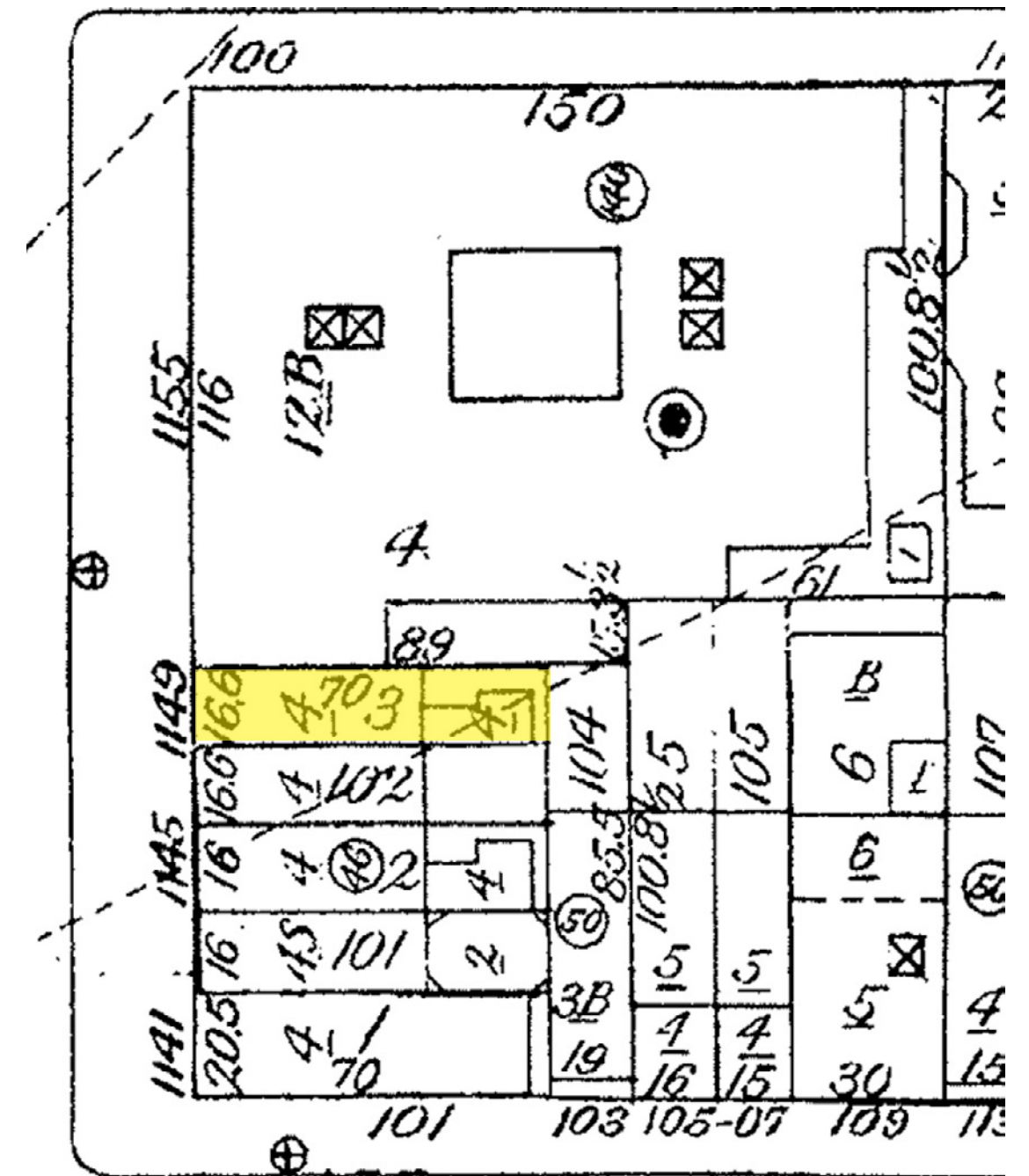


4. View from neighbors terrace looking north towards 1149 Park rear walls and extension





View of the east side of Park Avenue, between East 91st and 92nd Streets.



Ca. 1985 Sanborn map.

4

TOWN & COUNTRY

OCTOBER 1, 1917

FOR SALE OR RENT

New American Basement Dwelling

1149 Park Avenue

NEAR 92ND STREET

Rent \$3,500

per annum

11 Rooms, 4 Baths

Laundry and Pantry

Limestone Front.

Thoroughly modern

in every respect.

Heat and hot water

supplied without extra

charge from adjoining

premises.

BING & BING

Full particulars from

119 W. 40th Street, N. Y. C.

Or your own broker

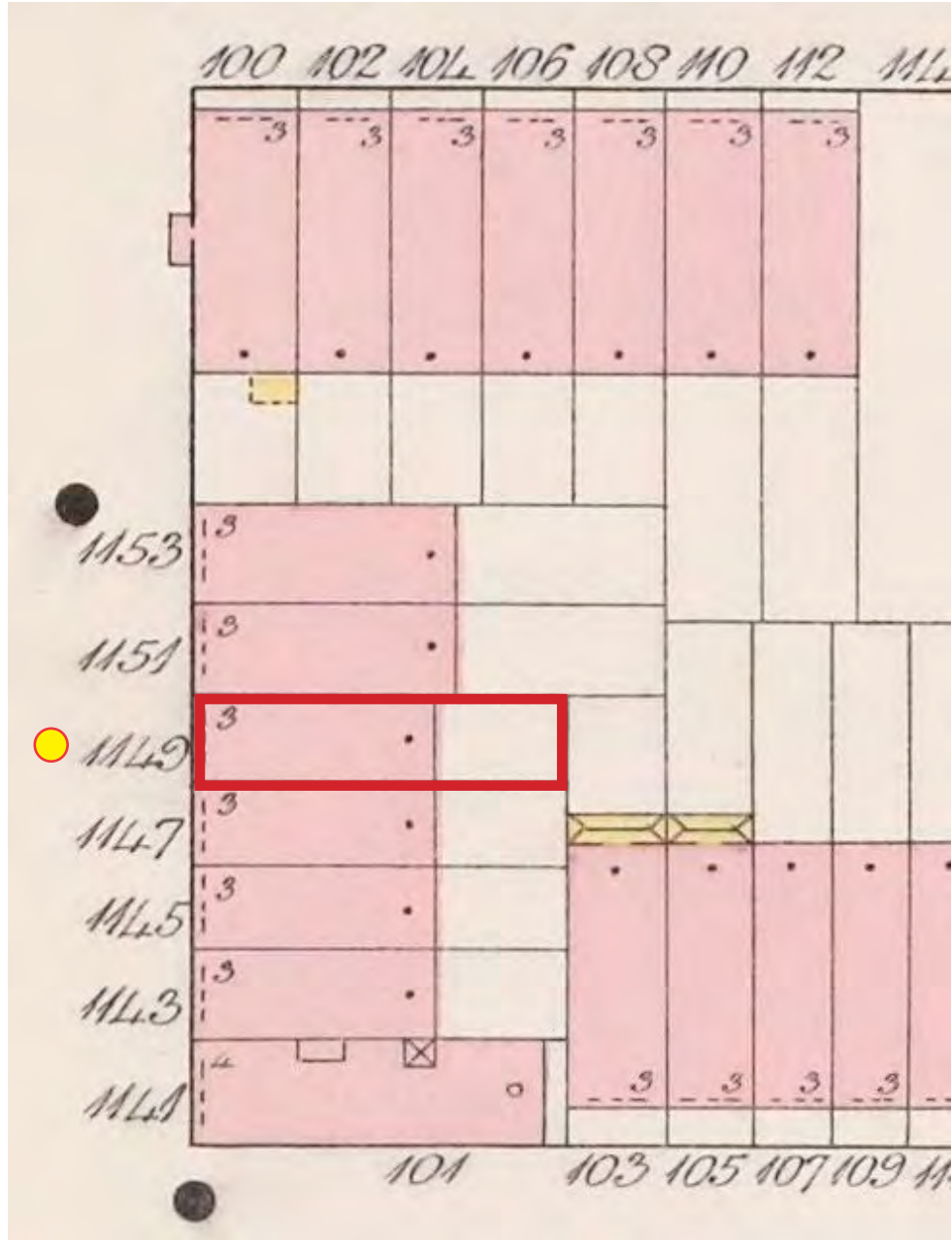
1917 ADVERTISEMENT FOR 1149 PARK AVENUE IN TOWN & COUNTRY

1929 VIEW OF 1141-1149 PARK AVENUE (NYPL)

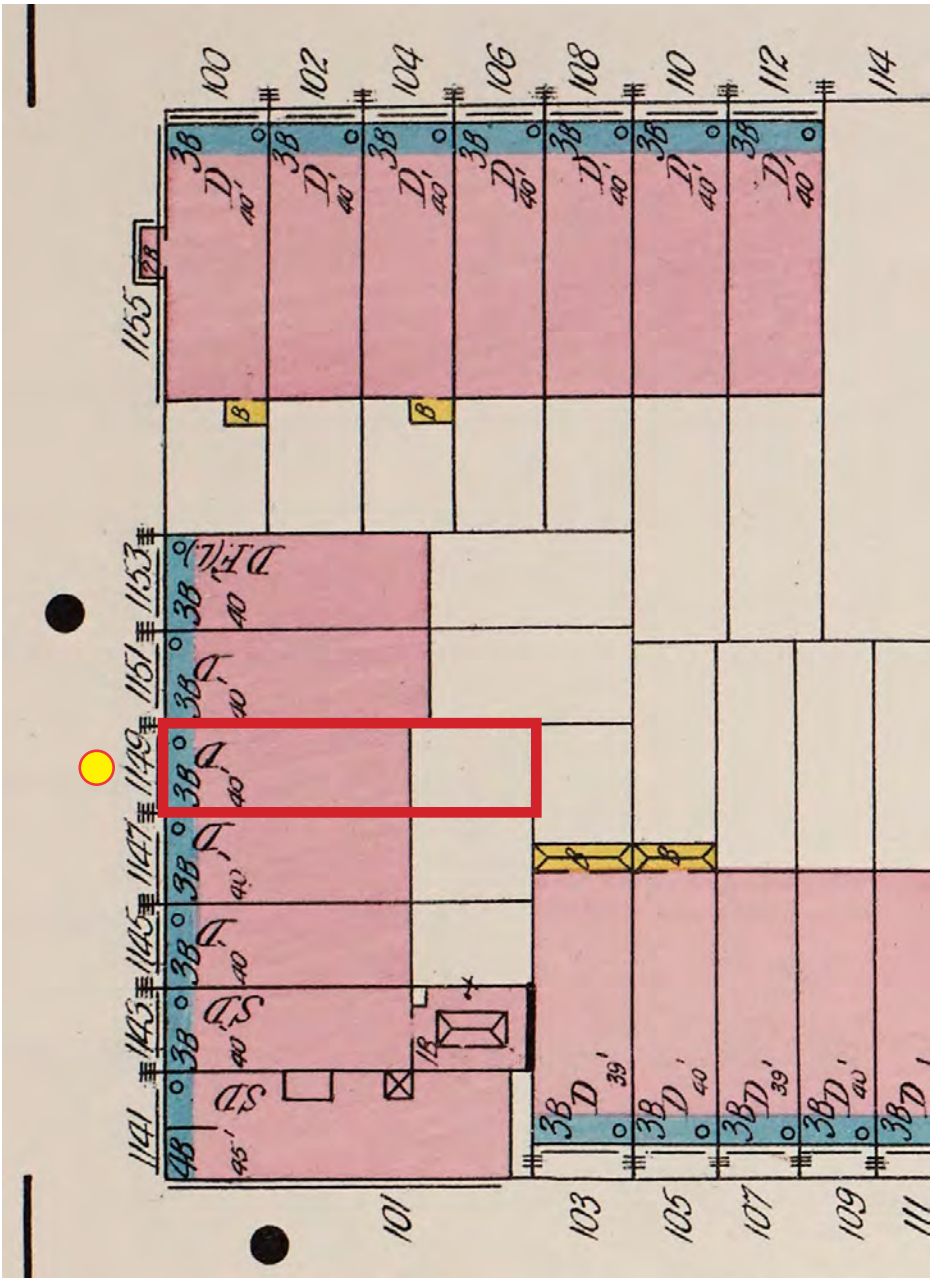
TOWNHOUSE AT 1149 PARK AVENUE
NEW YORK, NY

HISTORIC CONTEXT
DECEMBER 12, 2023

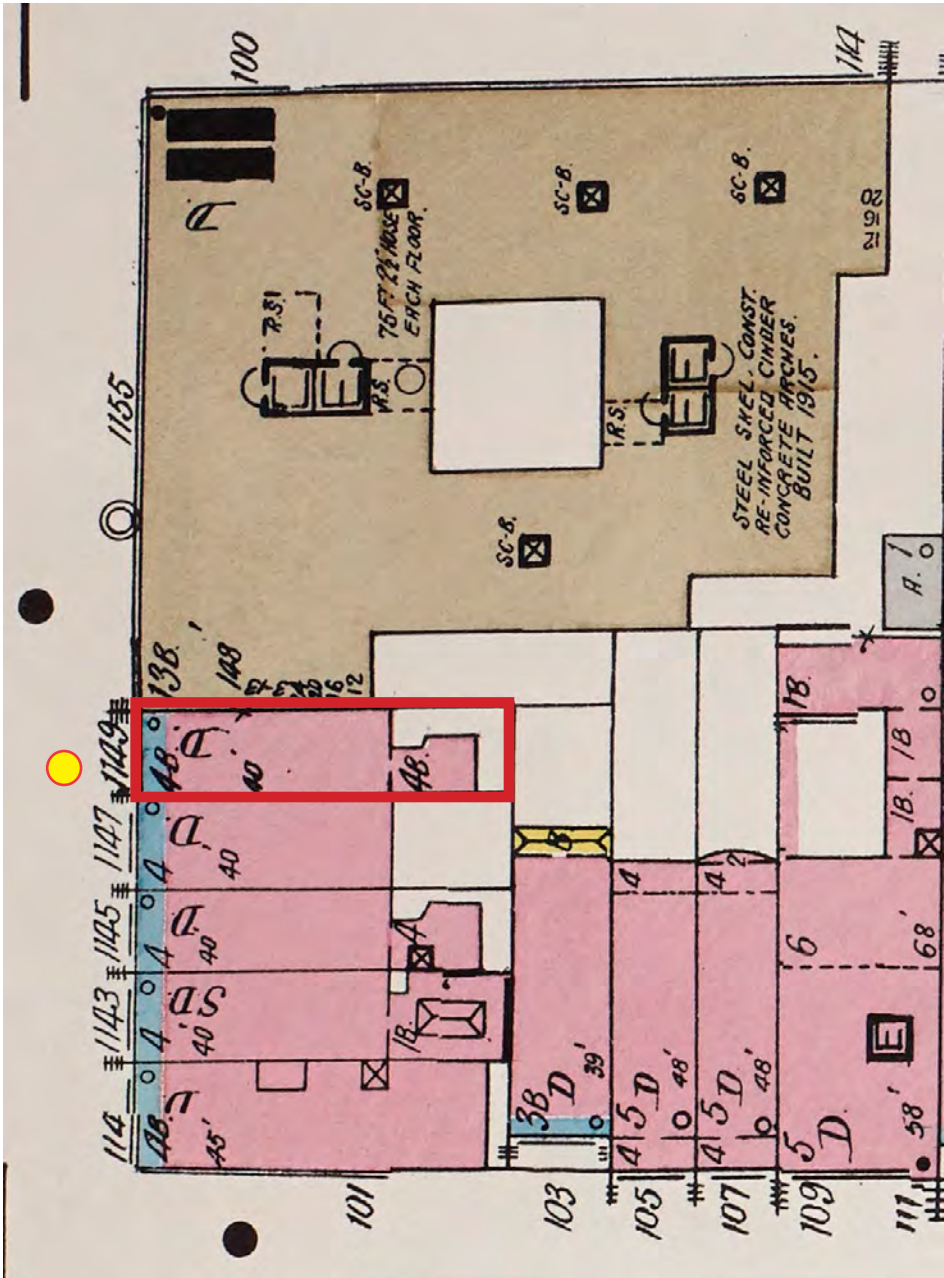
ROBERT A.M. STERN ARCHITECTS
HIGGINS QUASEBARTH & PARTNERS
PAGE 7



1896 SANBORN MAP (NYPL)



1911 SANBORN MAP (NYPL)

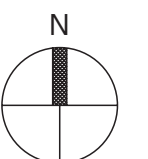
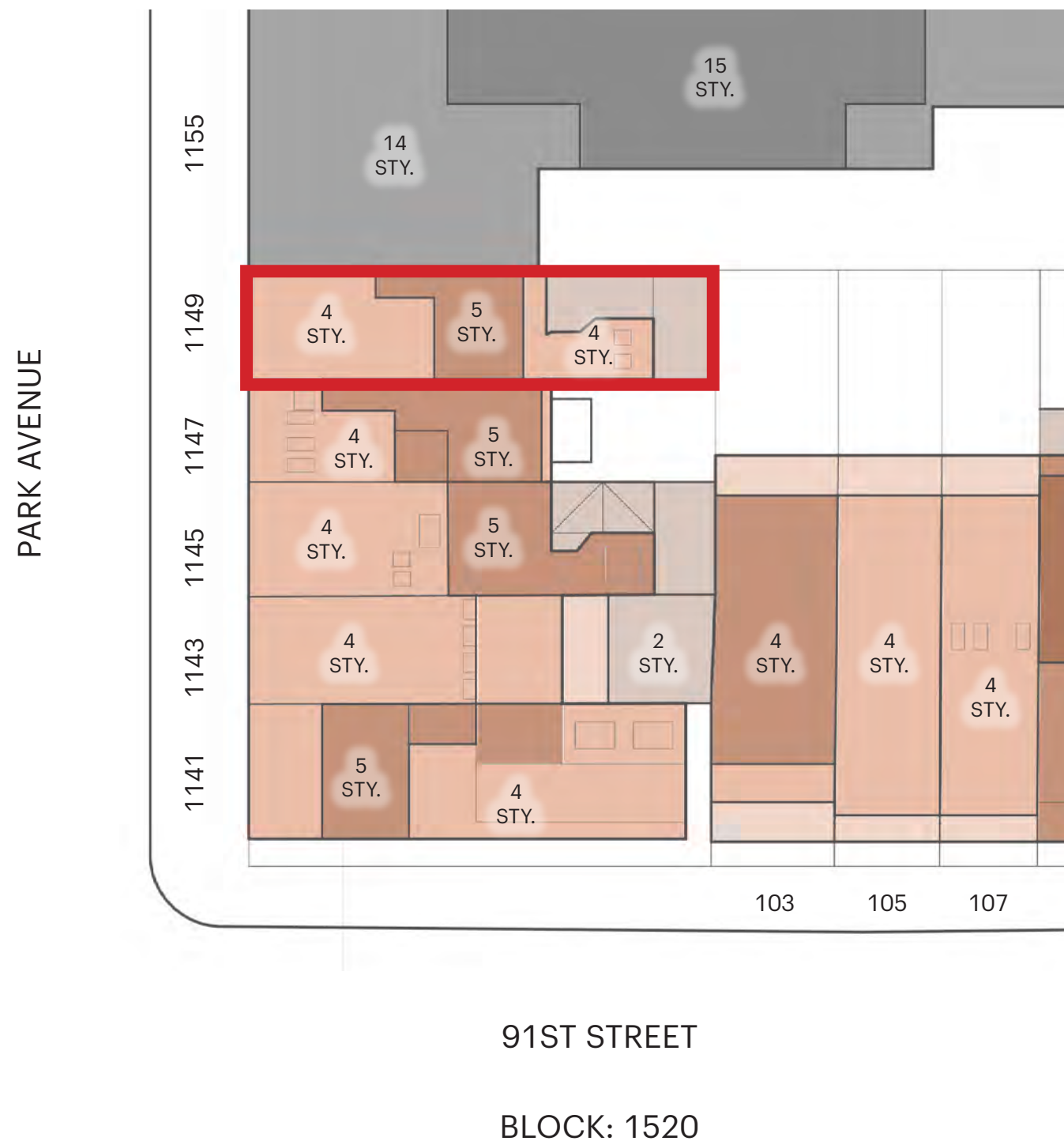


1939 SANBORN MAP (LOC)

1917 Emery Roth facade added to 1149 Park Avenue

● 1149 PARK AVE LOT









1145 Park Ave
Rear addition
built in 1921

1143 Park Ave
Rear addition
built in 1899

1147 Park Ave
Rear wall rebuilt in
2005

1149 Park Ave
Rear yard extension
built in 1917

1149 Park Ave
Rear yard extension
built in 1943

1145 Park Ave
LPC-approved rear
yard extension built
in 2005



144 East 62nd Street
(Thomas Tryon, 1916)



12 East 73rd Street
(Harry Allen Jacobs, 1920)



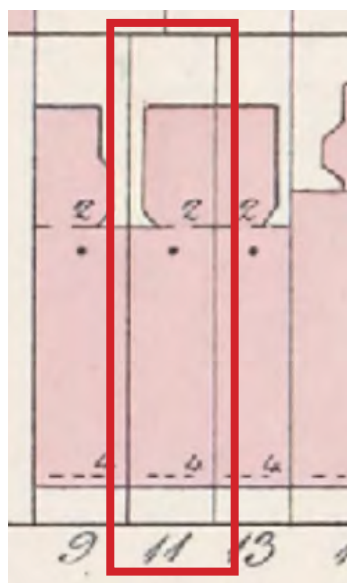
53 East 61st Street
(Walker & Gillette, 1914)



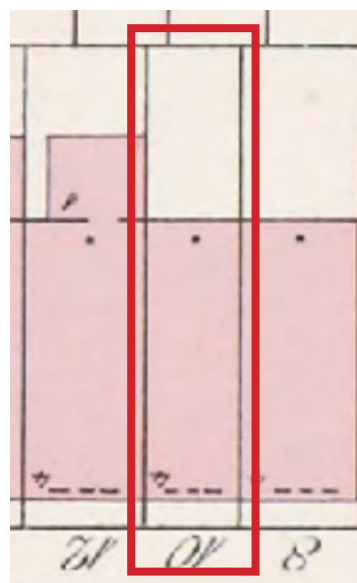
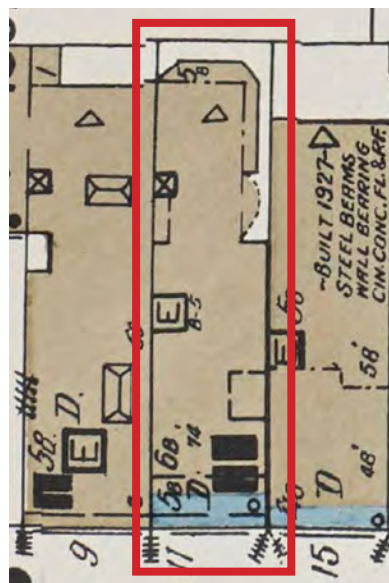
2 East 80th Street
(CPH Gilbert, 1912)



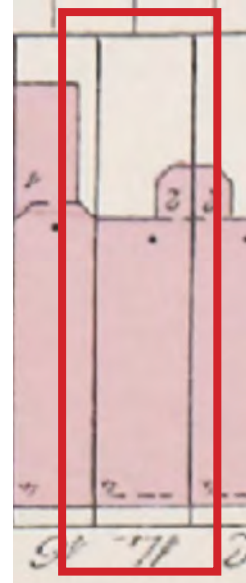
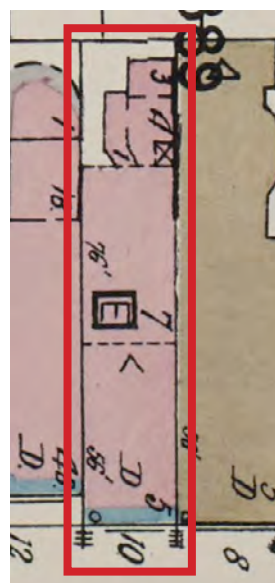
12 East 81st Street
(Hoppin and Koen, 1919)



11 East 90th Street
Original: Barney & Chapman, 1903
Alteration: A. Wallace McCrea, 1930



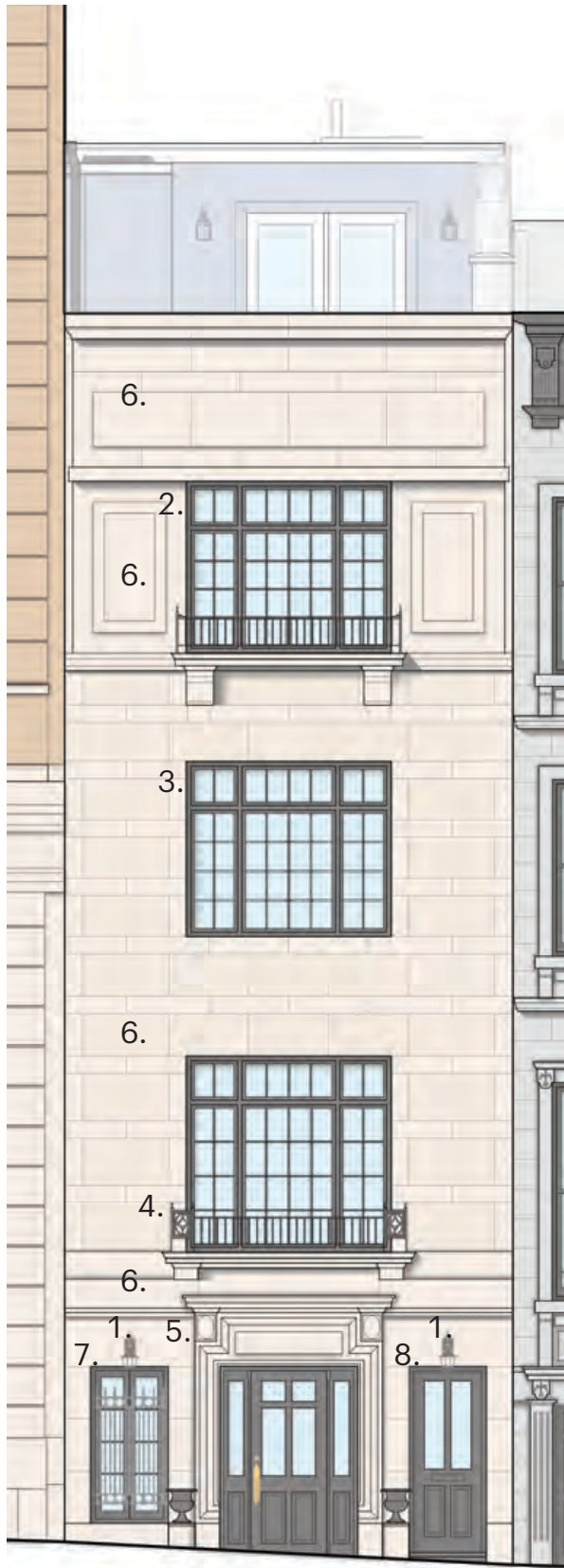
10 East 75th Street
Original: Unknown, C. 1872
Alteration: Henry Pelton, 1917



14 East 78th Street
Original: Charles Graham, 1887
Alteration: Albert Morgenstern, 1917



ALTERATIONS TO THE STREET FACADE & ROOFTOP ADDITION



EXISTING FACADE



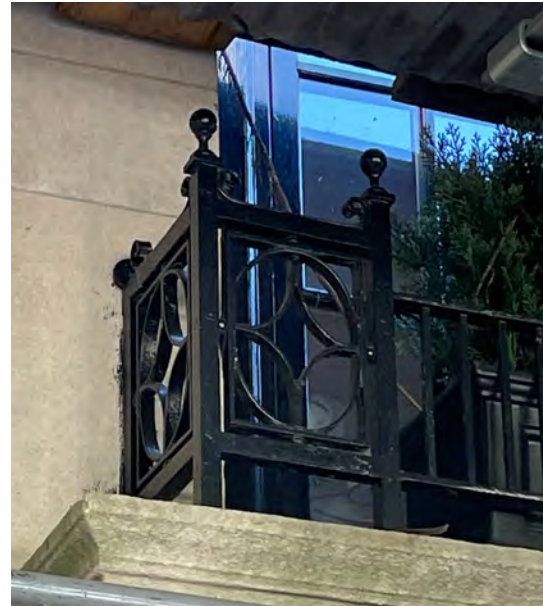
1. CURRENT LIGHT FIXTURES
(NOT HISTORIC)



2. TOP WOOD WINDOW
(NOT HISTORIC)



3. MIDDLE WOOD WINDOW
(NOT HISTORIC)



4. WROUGHT IRON RAILING



5. WOOD FRONT DOOR
(NOT HISTORIC)



6. LIMESTONE



7. SIDE WINDOW



8. SIDE DOOR
(NOT HISTORIC)

Mechanical enclosure to be metal with colored kynar finish.

Penthouse clad in limestone.

New wood, double-glazed window to match historic muntin pattern.

Existing limestone to be cleaned.

Wooden entry door to be replaced to reflect its historic design. Proposed to be painted navy blue.

Ground floor window to be replaced.

New light fixtures to be installed at either side of the front door.

Service door to be replaced to reflect historic design.



PROPOSED STREET FACADE



CURRENT STREET FACADE



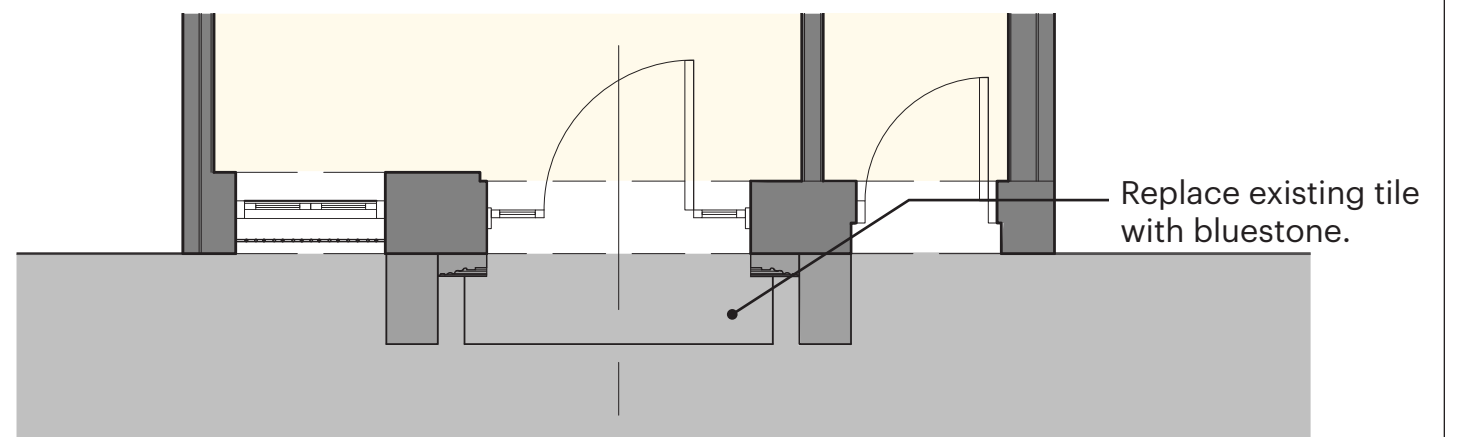
1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



PROPOSED STREET FACADE



PROPOSED PLAN

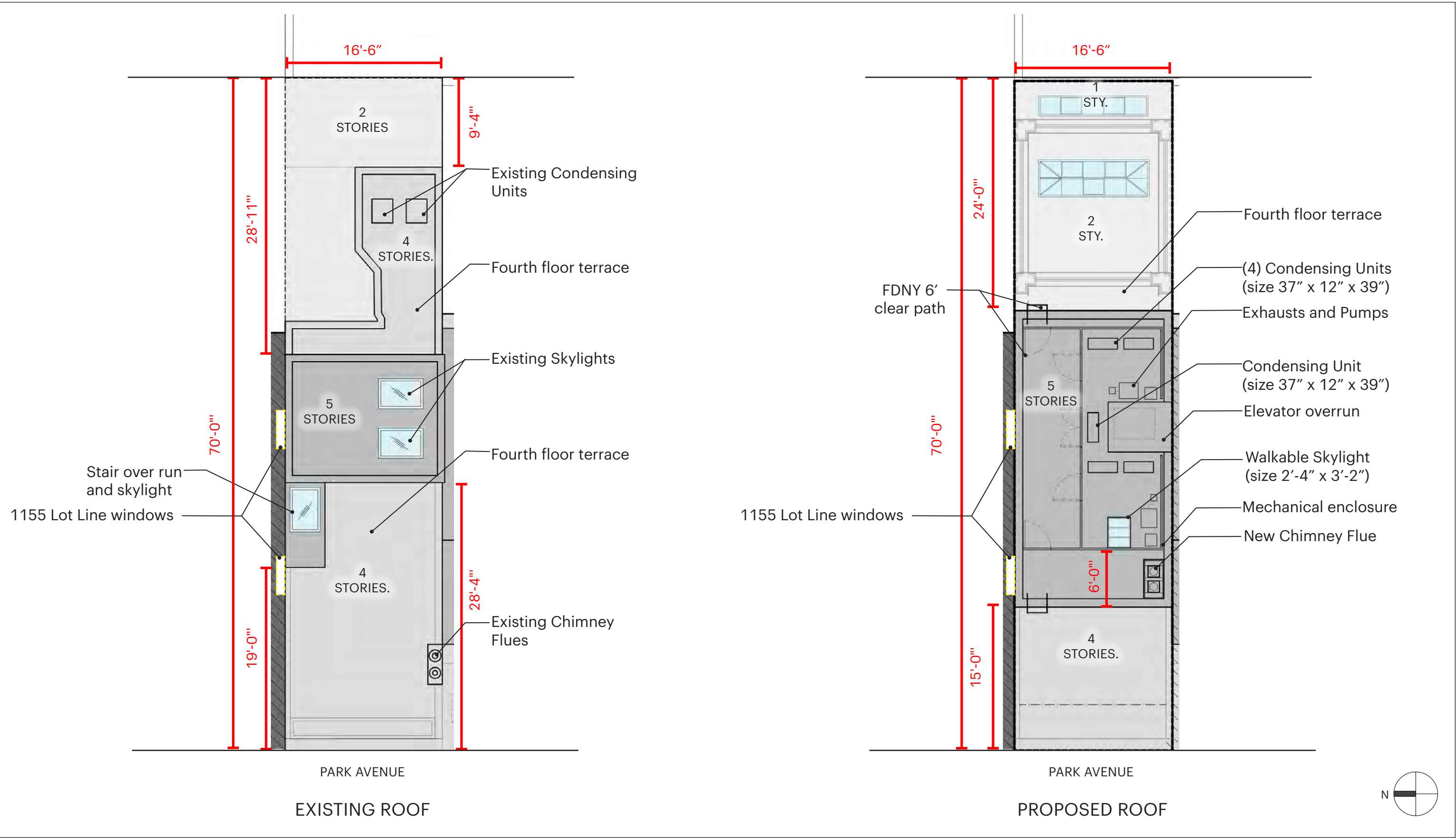
PARK AVENUE

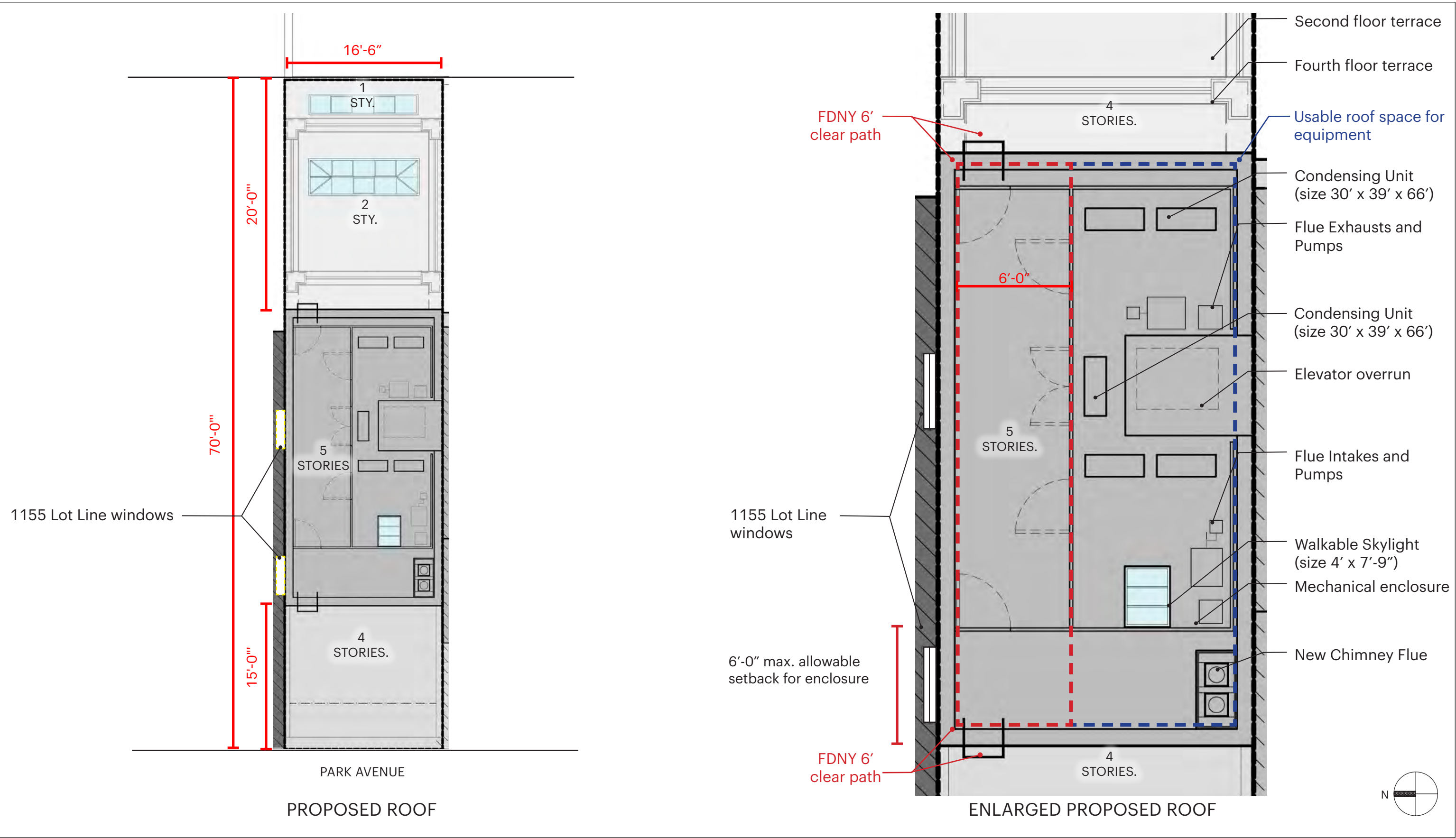












6'-3"



EXISTING FACADE

Mechanical equipment

Mechanical enclosure to be metal with colored kynar finish.

Height from top of parapet to top of roof parapet

7'-3"

Required FDNY ladder

2'-2"

3'-0"

Elevator overrun to be colored stucco

Chimney flue

Penthouse to be cladded in limestone.

New wood, double-glazed window to match historic muntin pattern.

Existing limestone to be cleaned.

Wooden entry door to be replaced to reflect its historic design. Proposed to be painted navy blue.

Ground floor window to be replaced.

New light fixtures to be installed at either side of the front door.

Service door to be replaced to reflect historic design.

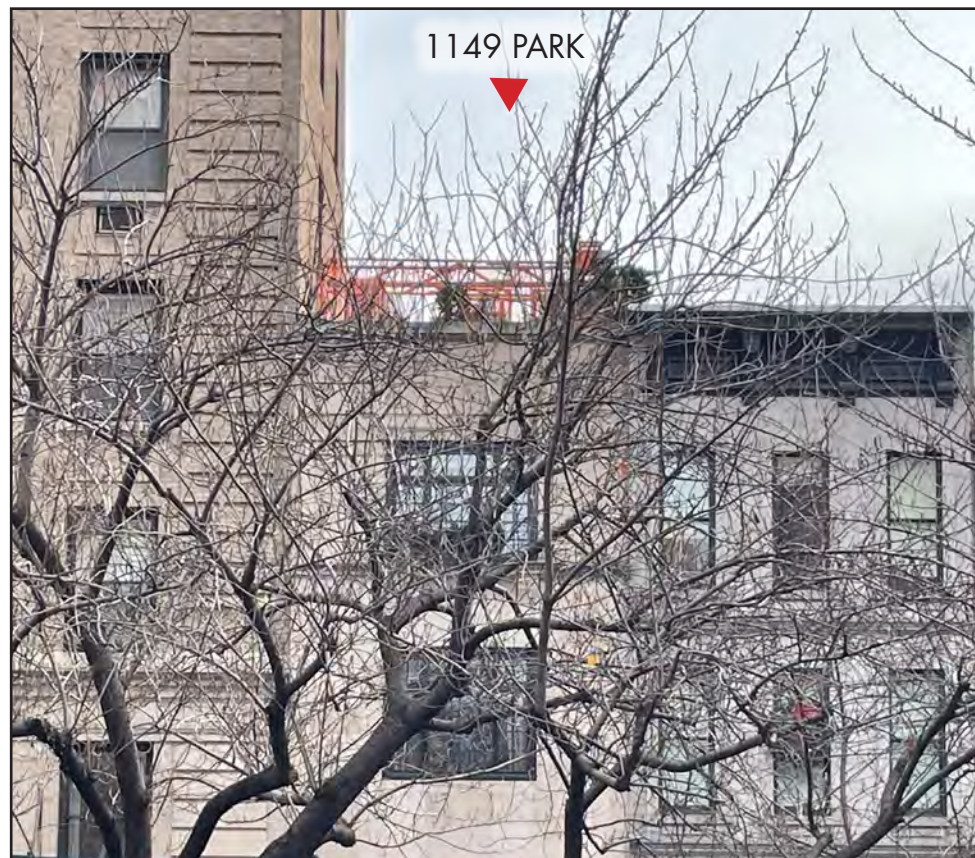


PROPOSED FACADE



EXISTING FRONT MASSING

PROPOSED FRONT MASSING



FRONT VIEW OF ELEVATION ON PARK AVE

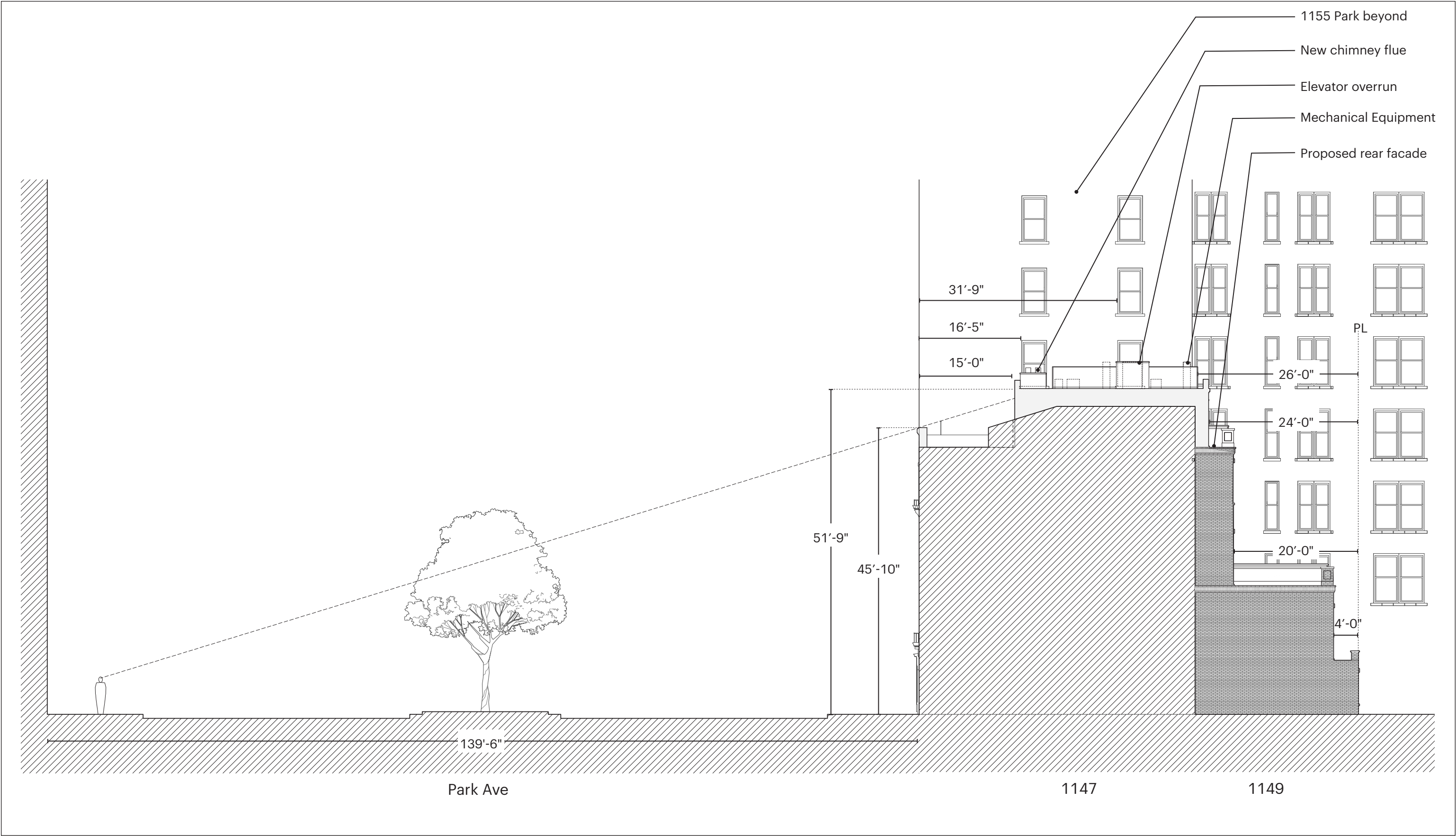


RENDERING OF THE STREET FACADE



2 East 80th Street
(CPH Gilbert, 1912)

PRECEDENT





1. VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST



1. MOCKUP VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



1. RENDERED VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



2. VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST TOWARDS 1149 PARK AVENUE.



2. MOCKUP VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST.



2. RENDERED VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST.



3. VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST TOWARDS 1149 PARK AVENUE.



3. MOCKUP VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST.



3. RENDERED VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST.





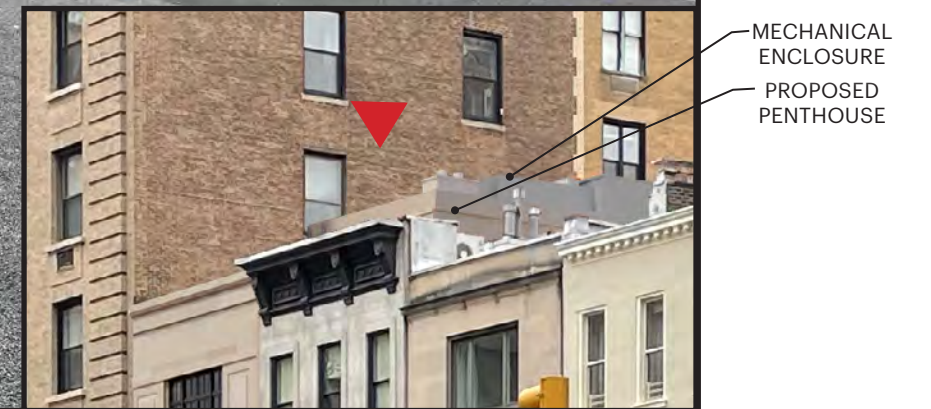
4. VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST TOWARDS 1149 PARK.



4. MOCKUP VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



4. RENDERD VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



MECHANICAL ENCLOSURE
PROPOSED PENTHOUSE



5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.



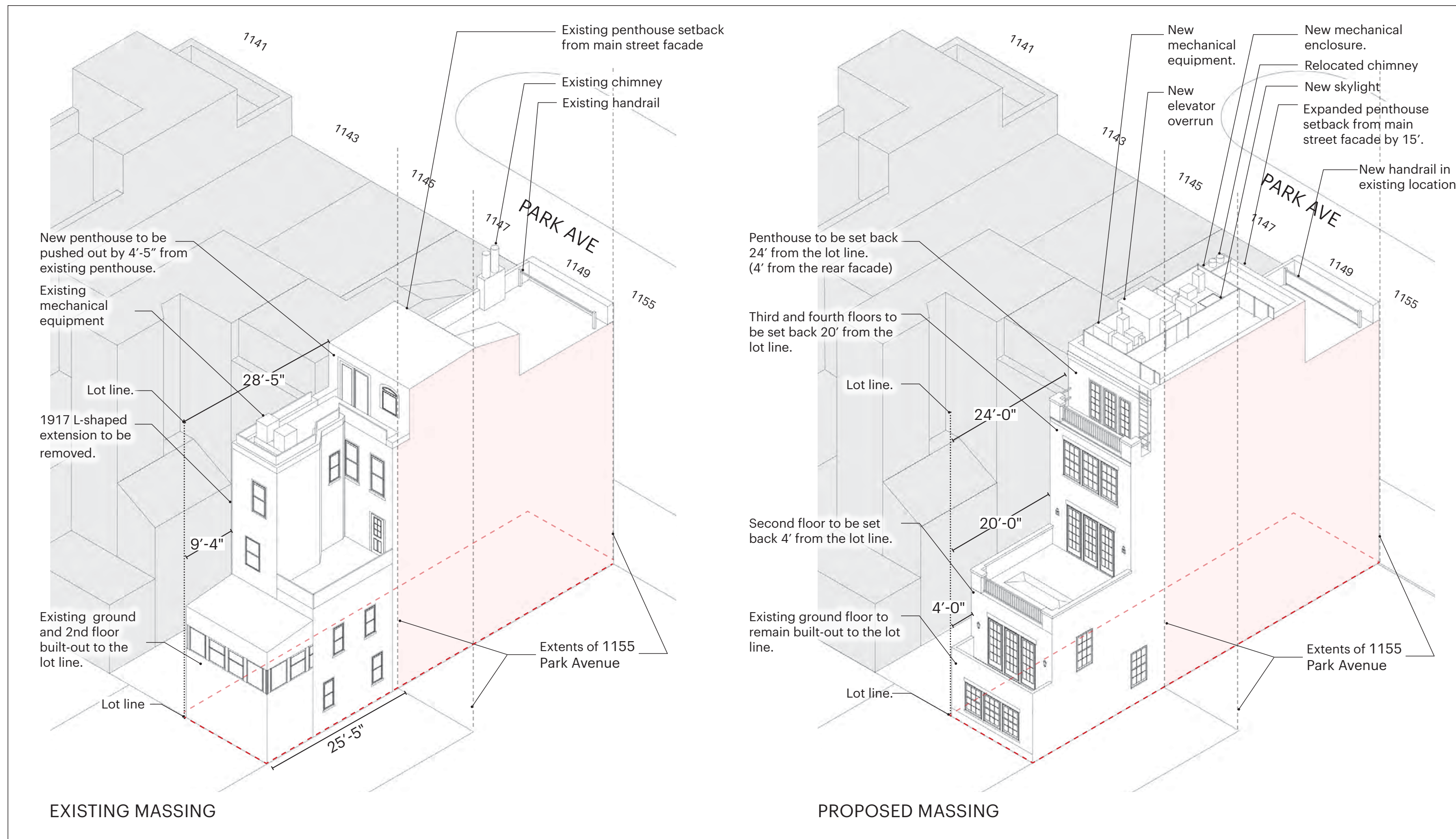
5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.



5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.

CHIMNEY FLUE
PROPOSED
PENTHOUSE

ALTERATIONS TO THE REAR FACADE



1143 PARK 1145 PARK 1147 PARK 1149 PARK 1155 PARK

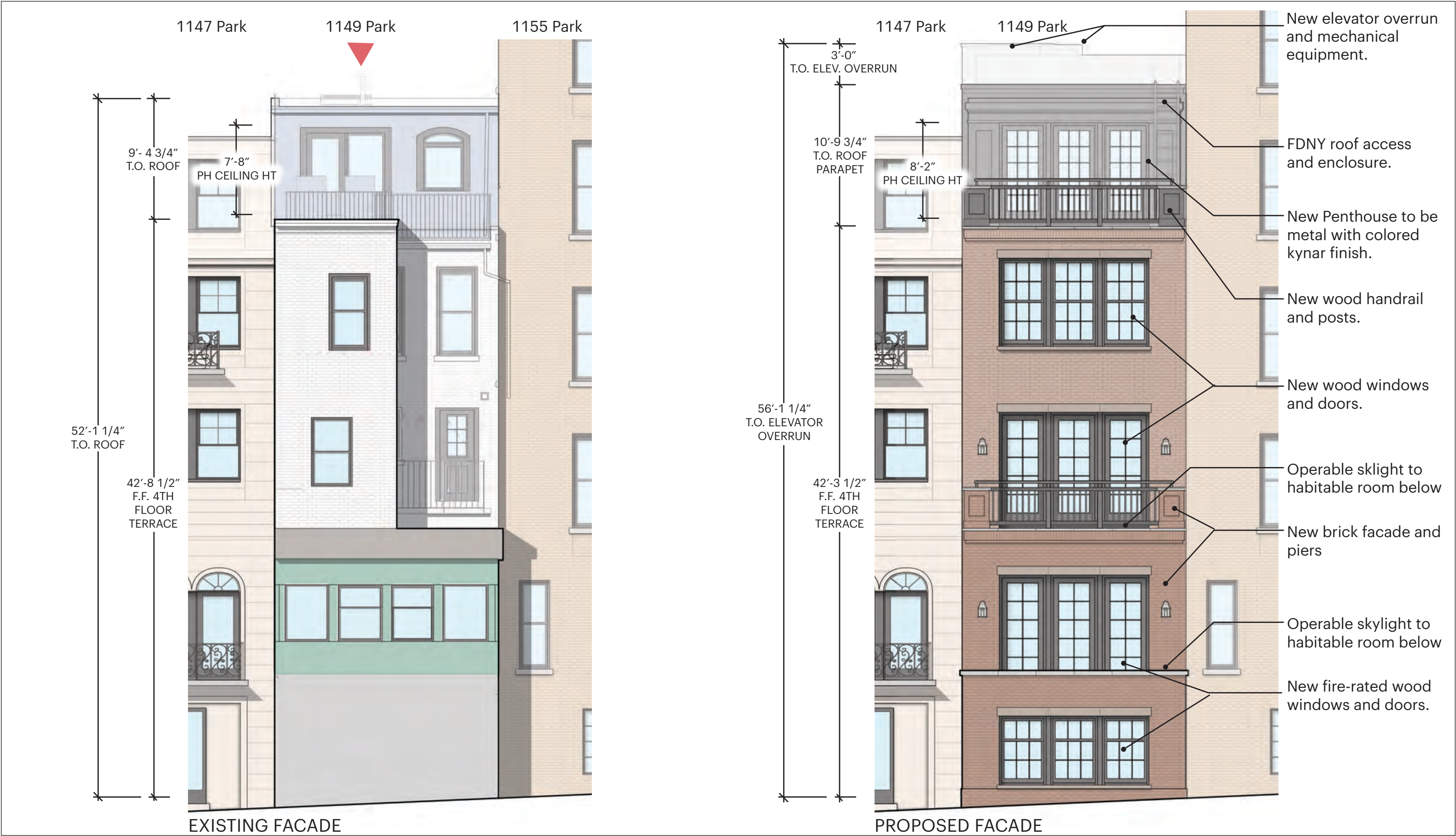


EXISTING REAR MASSING

1143 PARK 1145 PARK 1147 PARK 1149 PARK 1155 PARK



PROPOSED REAR MASSING





EXISTING REAR VIEW



PROPOSED REAR VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW



PROPOSED STREET FACADE



PROPOSED REAR FACADE

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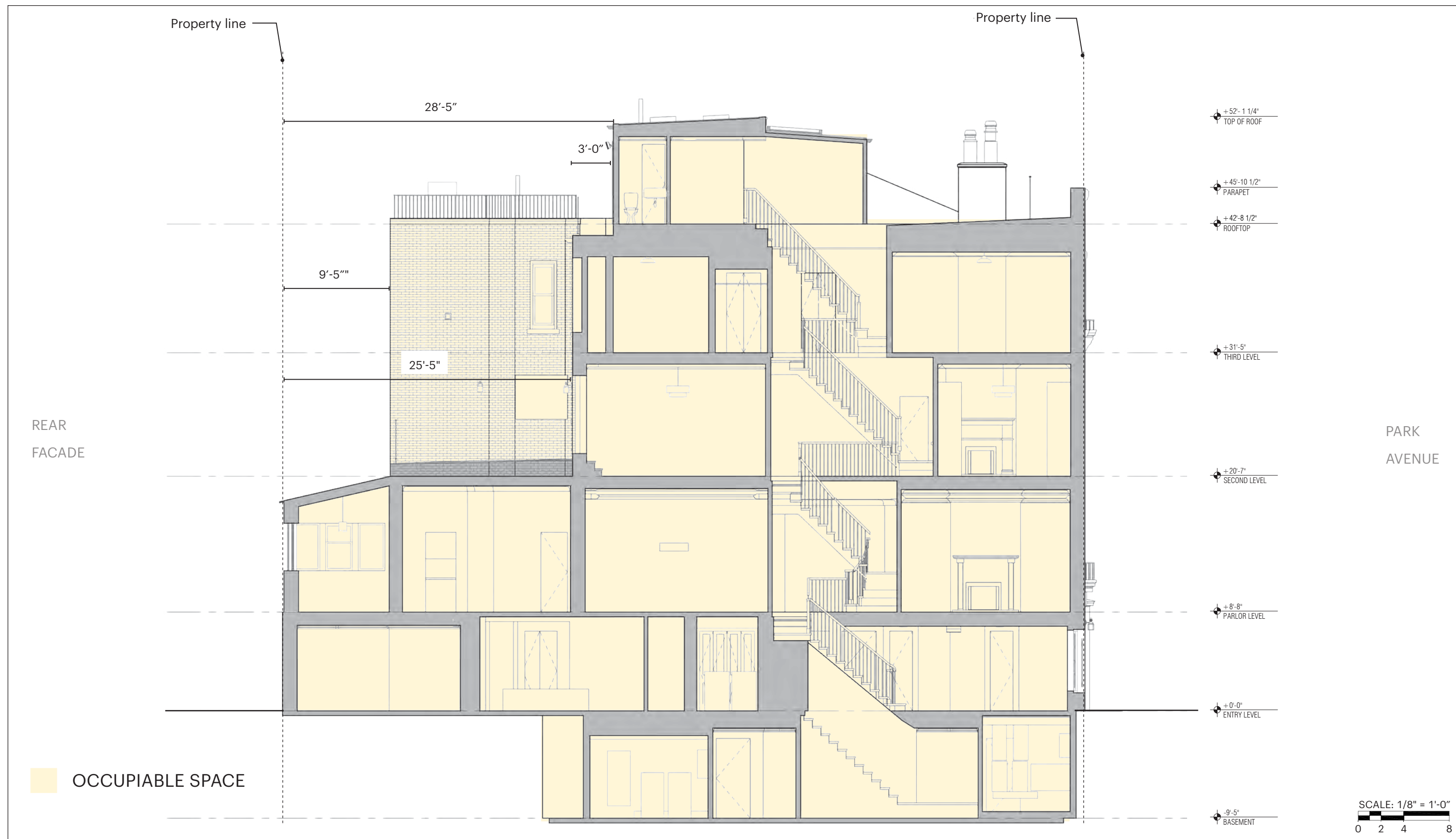
Webinar ID: 858 5310 5698

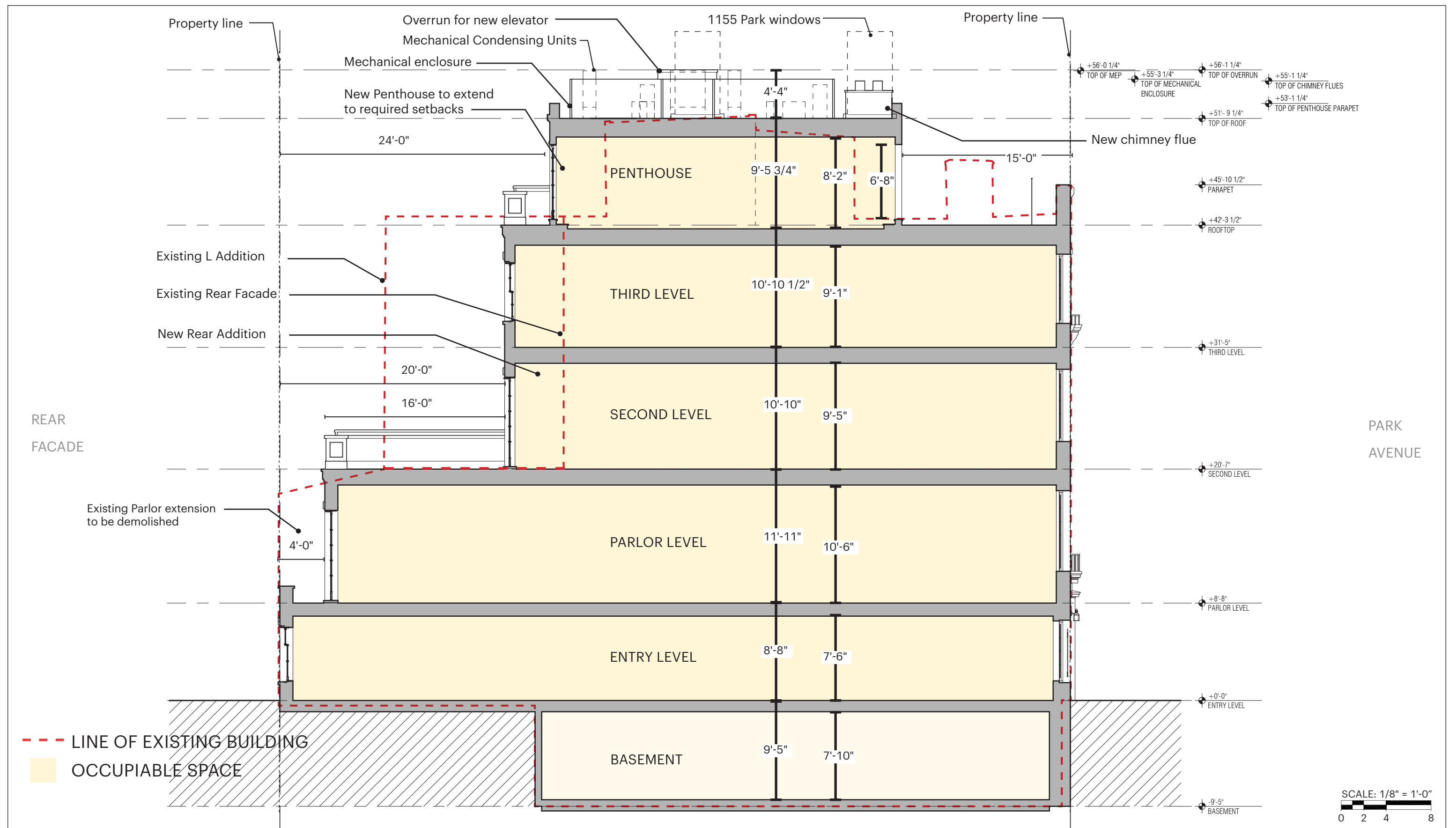
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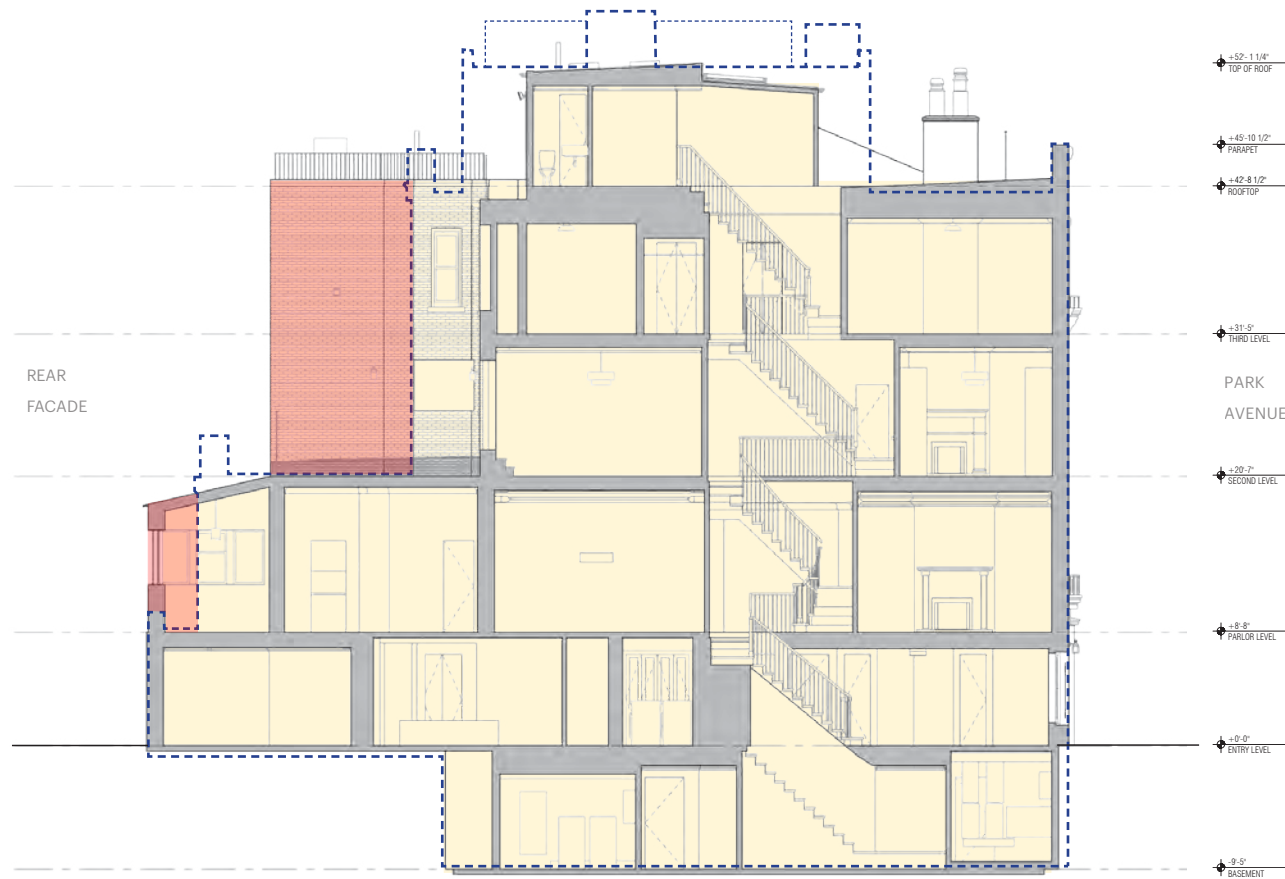
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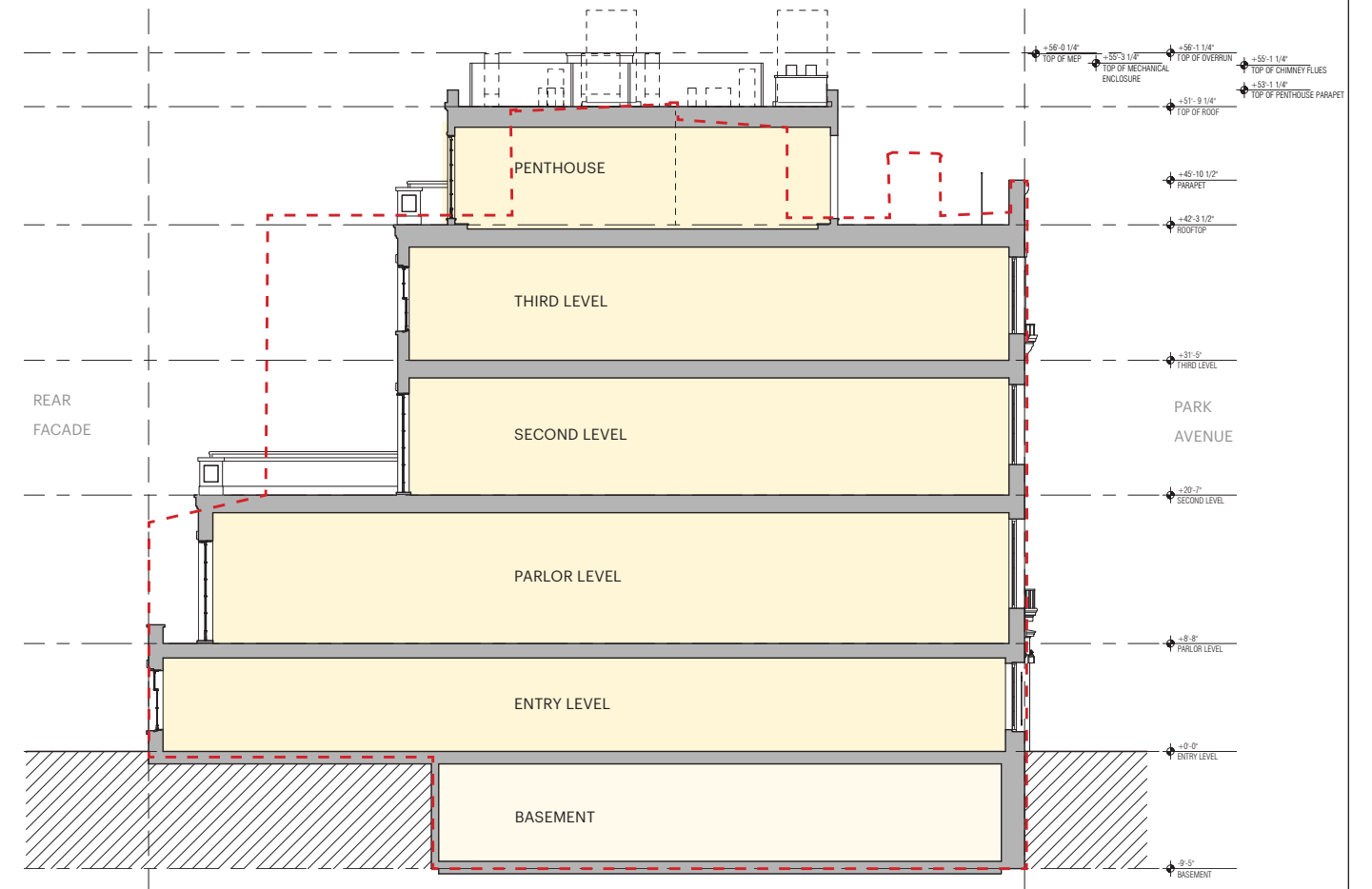
APPENDIX







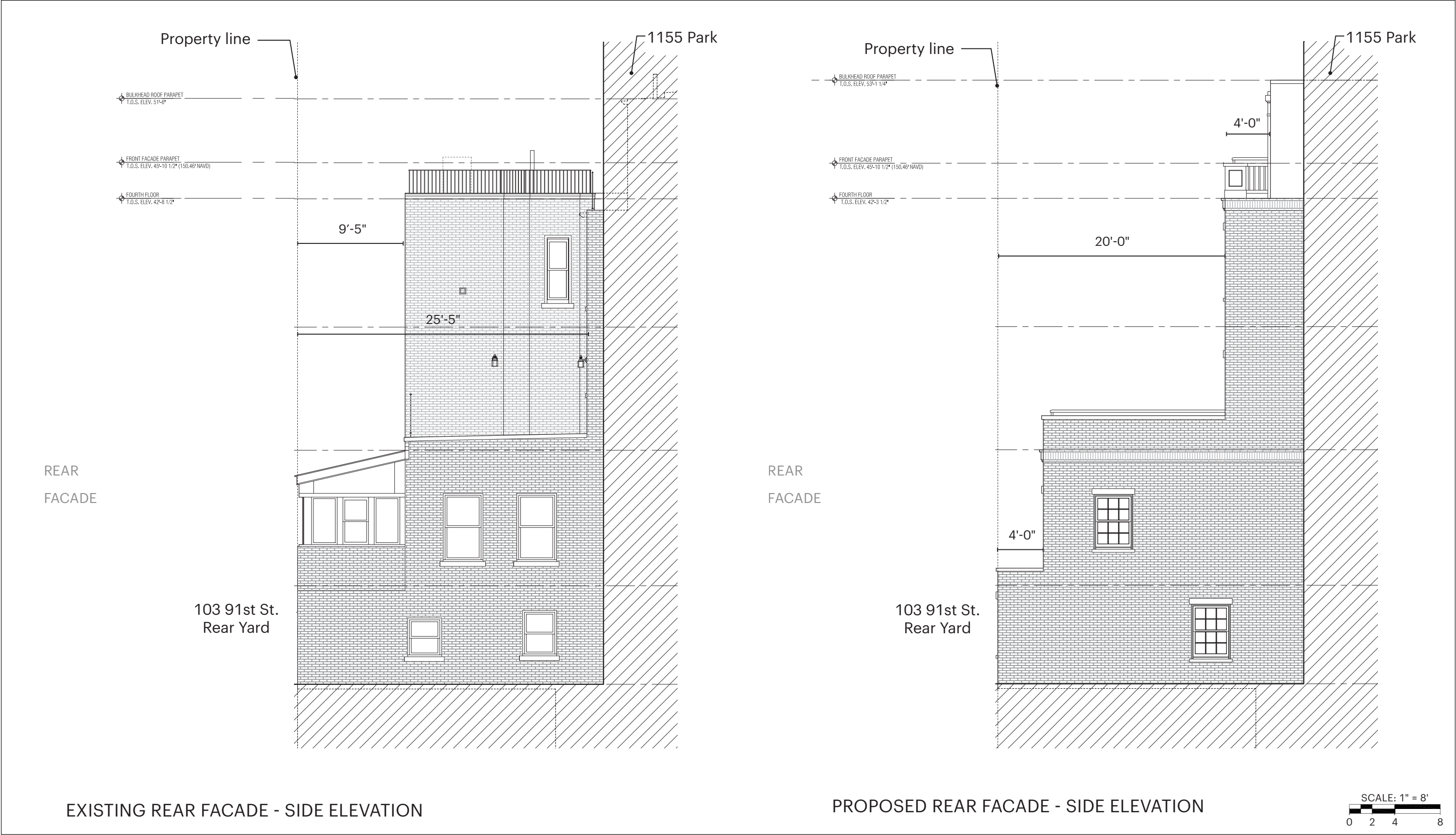
EXISTING SECTION

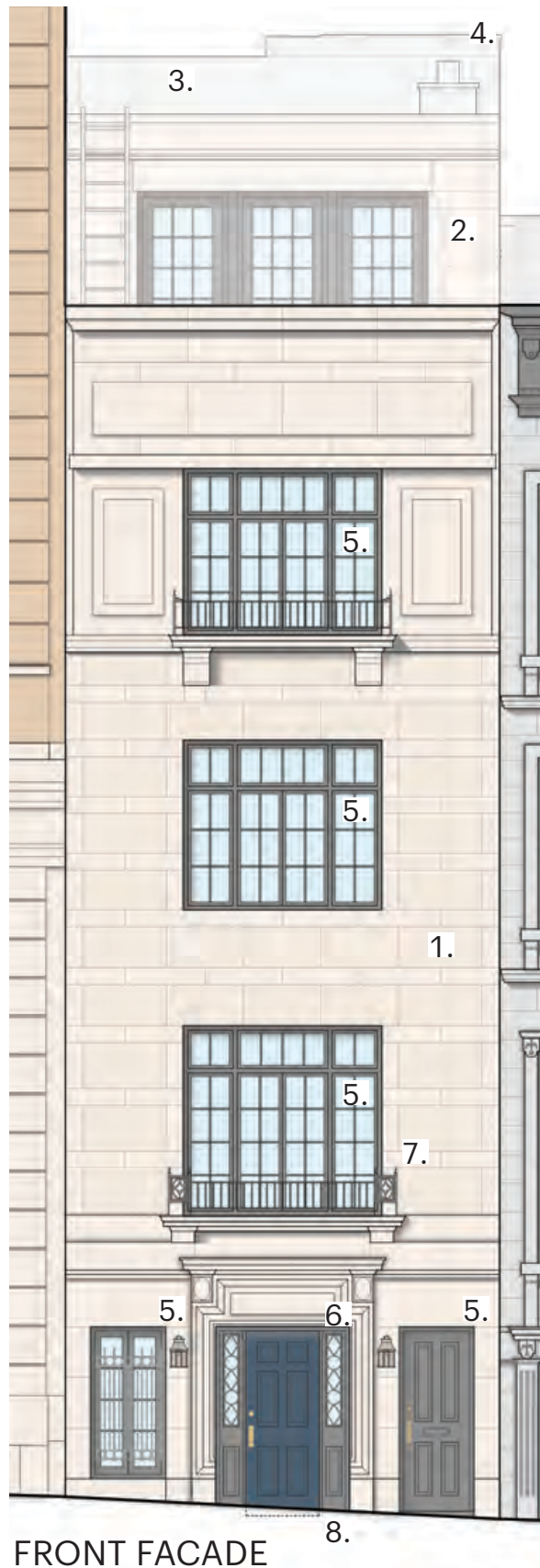


PROPOSED SECTION

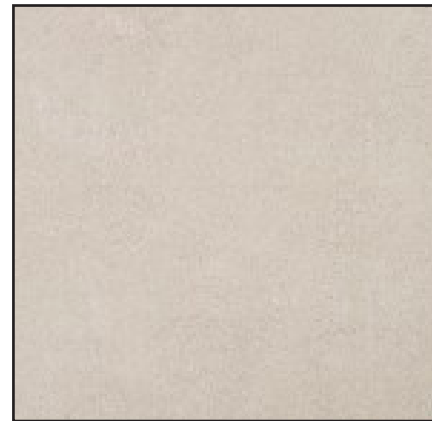
- - - LINE OF EXISTING BUILDING
- - - LINE OF PROPOSED BUILDING

- OCCUPIABLE SPACE
- AREAS TO BE DEMOLISHED

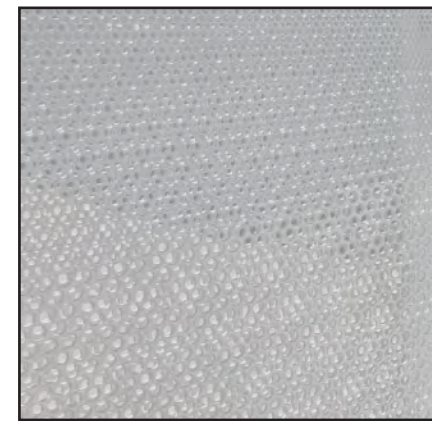




1. Existing Limestone



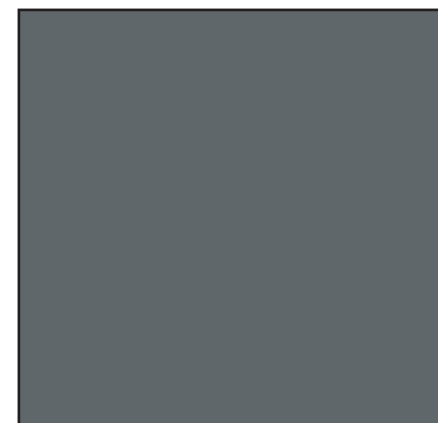
2. Limestone
Color/Finish: Indiana Buff
Limeston.



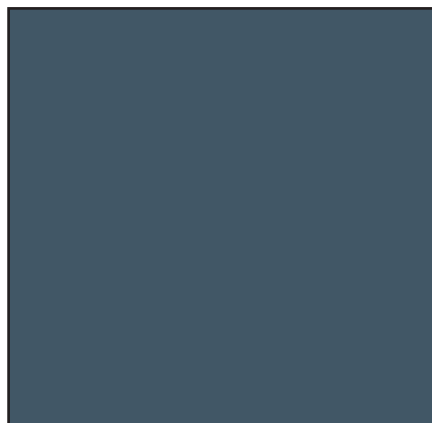
3. Mechanical Screening
Metal mesh with colored kynar
finish.
Color/Finish: Benjamin Moore,
Graytint 1611



4. Elevator overrun and chimney
Colored Stucco.
Color/Finish: Benjamin Moore,
Graytint 1611



5. Windows and Doors
Manufacturer: Marvin (Custom
Wood)
Benjamin Moore, Charoal Slate
HC-178



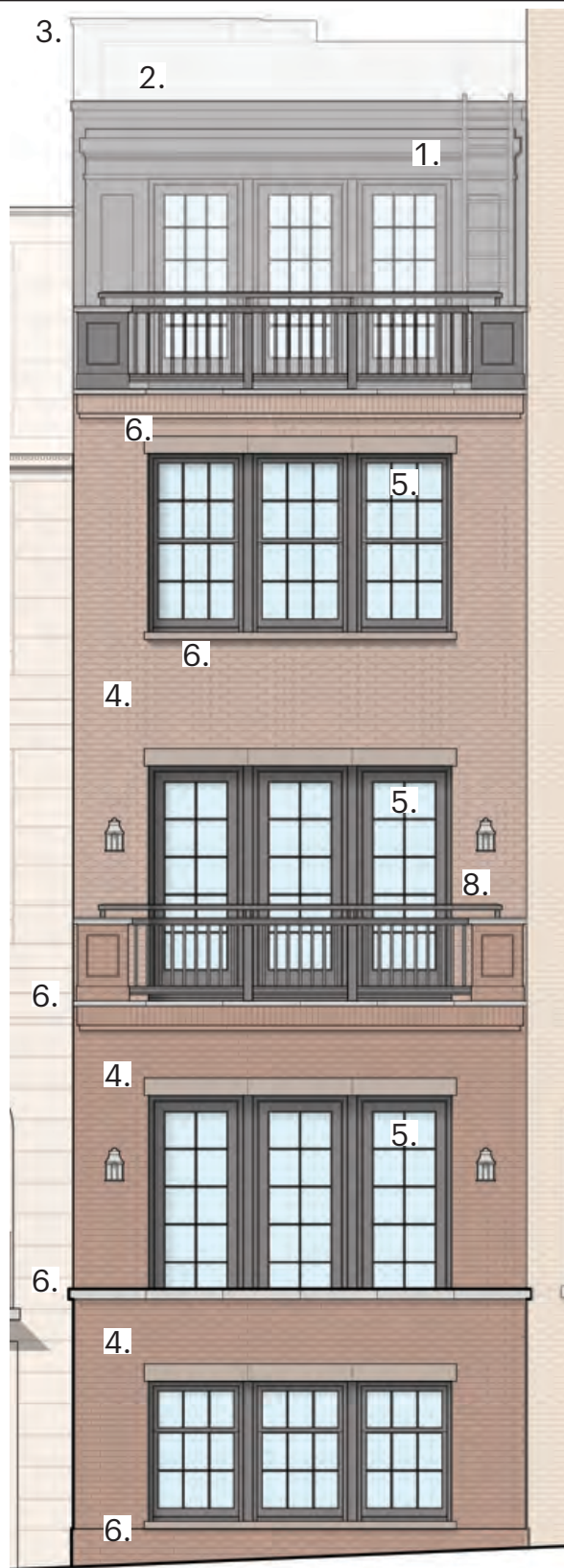
6. Front Entrance Door
Manufacturer: Custom Wood
Color: Historical Charleston - Evening
Harbor DCR066



7. Metal Railings
Manufacturer: Benjamin Moore
Finish: Wrought iron painted Black
Iron 2120-20



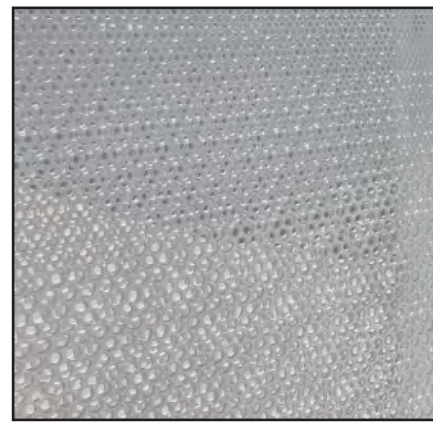
8. Bluestone
Material: Bluestone to be
installed at areaway infront of
front door



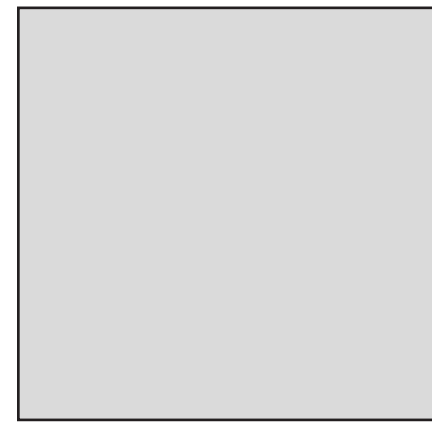
REAR FACADE



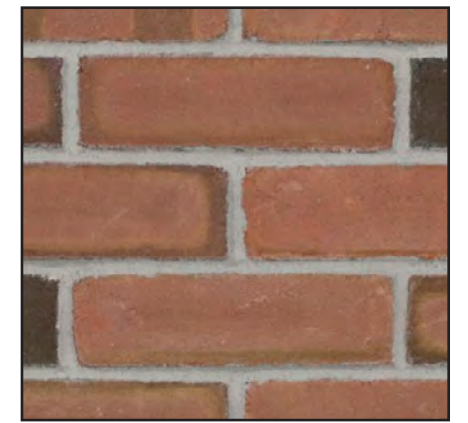
1. Penthouse and Piers
Color/Finish: Copper Clad
Benjamin Moore, Charoal Slate
HC-178



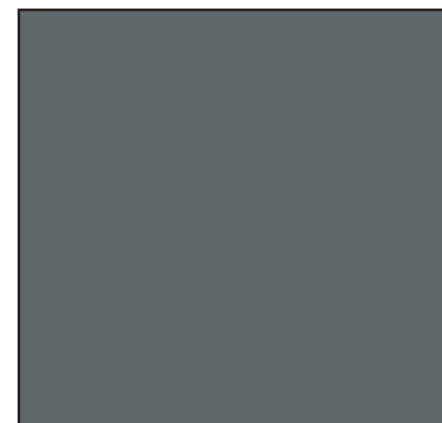
2. Mechanical Screening
Metal mesh with colored kynar
finish
Color/Finish: Benjamin Moore,
Graytint 1611



3. Elevator overrun and chimney
Colored Stucco
Color/Finish: Benjamin Moore,
Graytint 1611



4. Brick (Flemish Bond)
Color/Finish: New brick to clad the
new rear facade.



5. Windows and Doors
Manufacturer: Marvin (Custom
Wood)
Color/Finish: Benjamin Moore,
Charoal Slate HC-178



**6. Granite for sills, lintels & stone
caps**
Color/Finish: Garnet Grey Granite
Flamed



7. Metal Railings
Color/Finish: Wrought iron painted
Rails, Benjamin Moore
Kendall Charcoal - HC-166



PROPOSED REAR VIEW



EXISTING FACADE



PROPOSED FACADE



1147 Park

1149 Park

1155 Park



EXISTING FACADE

1147 Park

1149 Park



PROPOSED FACADE

New Penthouse
Windows
(3) 7'-0" x 3'-0"

New wood windows
and doors.

New wood windows
and doors.
(3) 8'-0" x 3'-0"

New wood windows
and doors.

New fire-rated wood
windows.
(3) 4'-9" x 3'-0"

1141 Park

1143 Park

1145 Park

1147 Park

1149 Park

1155 Park



1141 Park

1143 Park

1145 Park

1147 Park

1149 Park

1155 Park





PROPOSED STREET FACADE

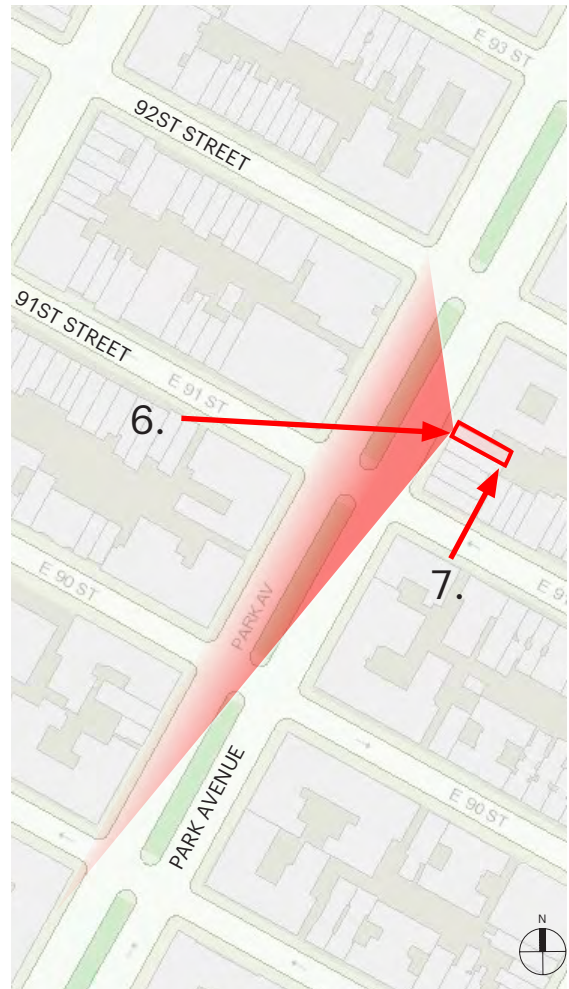


PROPOSED REAR FACADE

EXISTING SITE VISIBILITY

DECEMBER 12, 2023

ROBERT A.M. STERN ARCHITECTS
HIGGINS QUASEBARTH & PARTNERS



LOCATION



6. FURTHEST WEST VIEW FROM 91ST STREET



7. VIEW OF REAR FROM ALLEY ON 91ST STREET
(NOT VISIBLE)



LOCATION



8. VIEW FROM PARK AVENUE LOOKING NORTH
BETWEEN 90TH AND 91ST STREET



9. VIEW FROM PARK AVENUE LOOKING NORTH
BETWEEN 89TH AND 90TH STREET



VIEW OF THE MOCK-UP FROM THE FRONT



VIEW OF THE
MOCK-UP FROM
THE FRONT



VIEW OF THE
MOCK-UP FROM
THE REAR



VIEW OF THE MOCK-UP FROM THE FRONT



VIEW OF THE MOCK-UP FROM THE FRONT

MOCK-UP FROM THE ROOF

DECEMBER 12, 2023



IMAGES OF THE REAR FACADE



REAR CONDITIONS

DECEMBER 12, 2023

1147 PARK AVE
LPC-APPROVED IN 2006

1149 PARK AVE
LPC-APPROVED IN 2006

1145 PARK AVE
LPC-APPROVED IN 2007

103 EAST 91ST ST
LPC-APPROVED IN 2017

1141 PARK AVE
LPC-APPROVED IN 2018
(NOT BUILT)





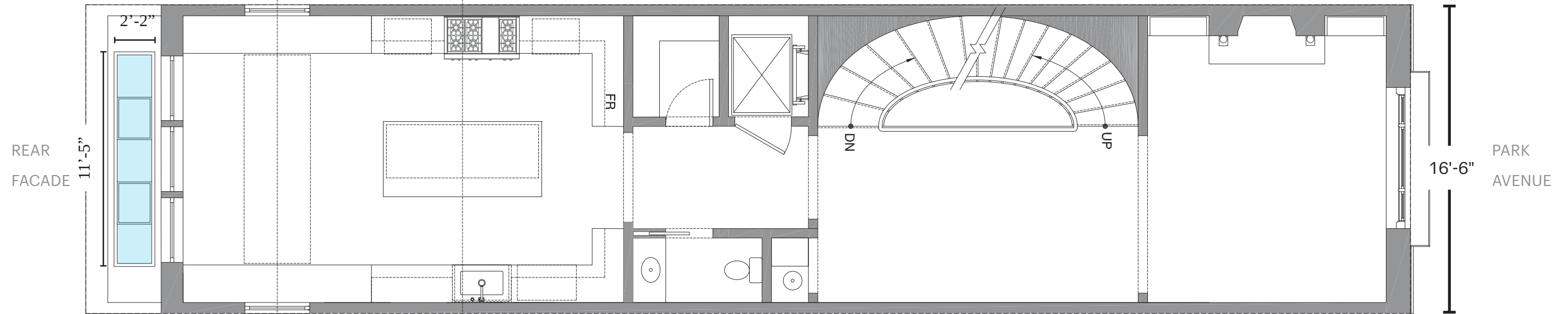


1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



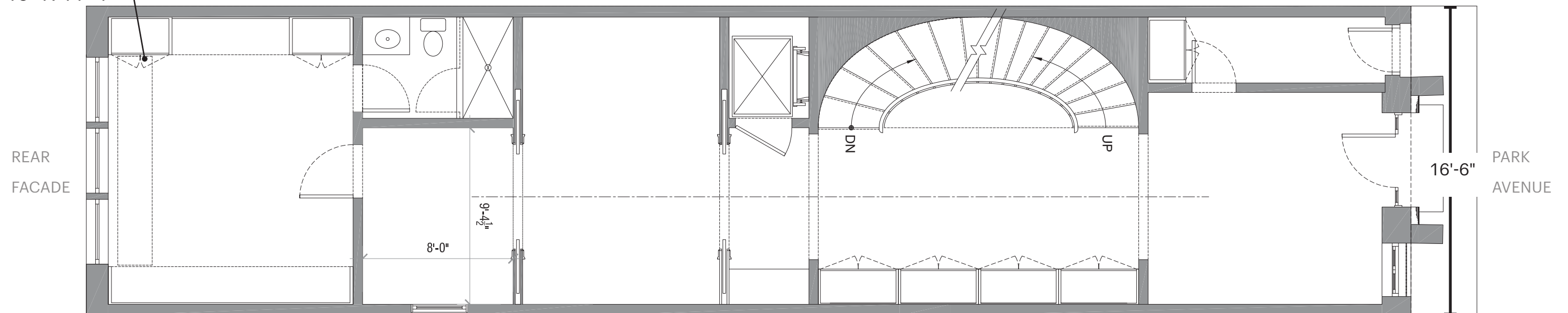
CA. 1985 TAX PHOTO (MUNICIPAL ARCHIVES)

SKYLIGHT = 24.73 SQ FT
BEDROOM BELOW = 198.25 SQ FT



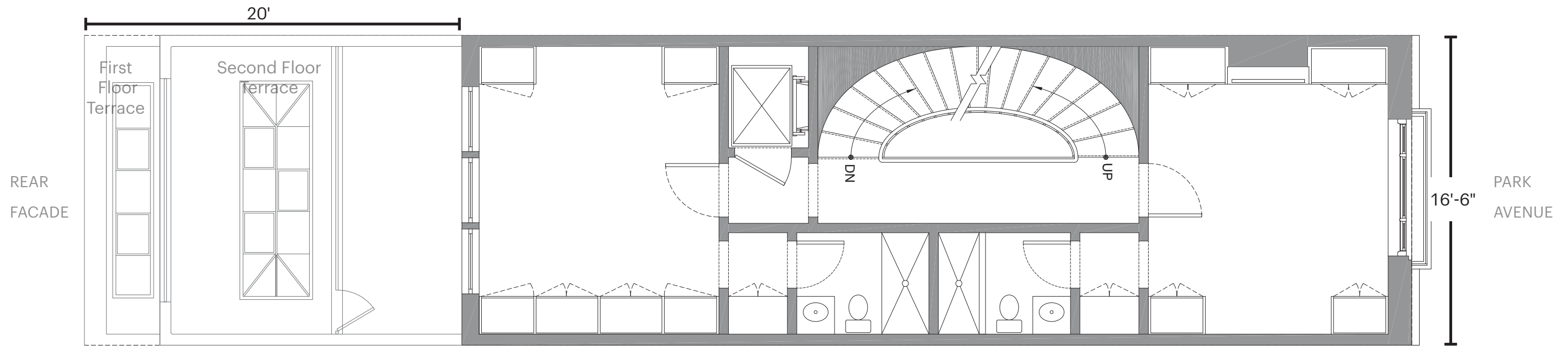
PARLOR LEVEL

SKYLIGHT
ABOVE
1'-10" X 11'-1"

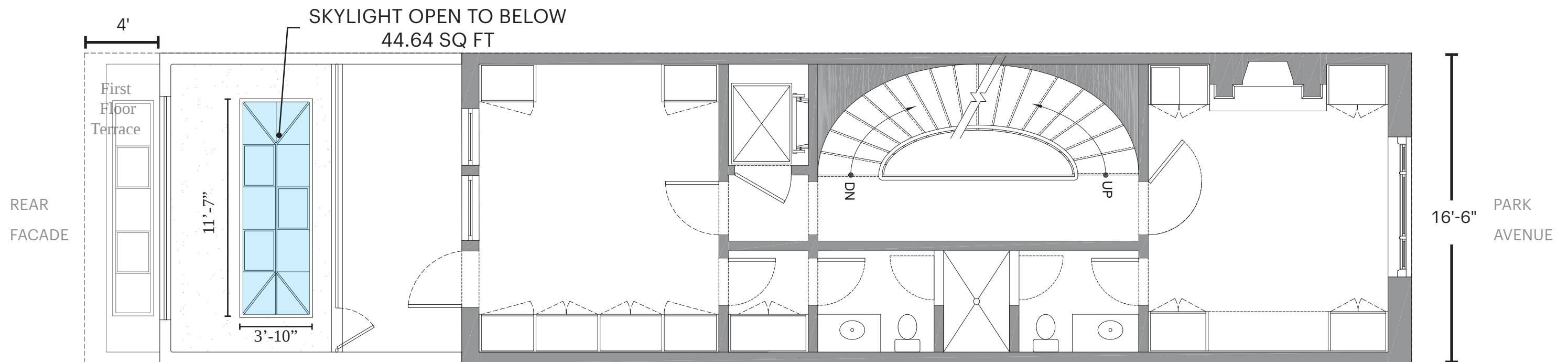


ENTRY LEVEL

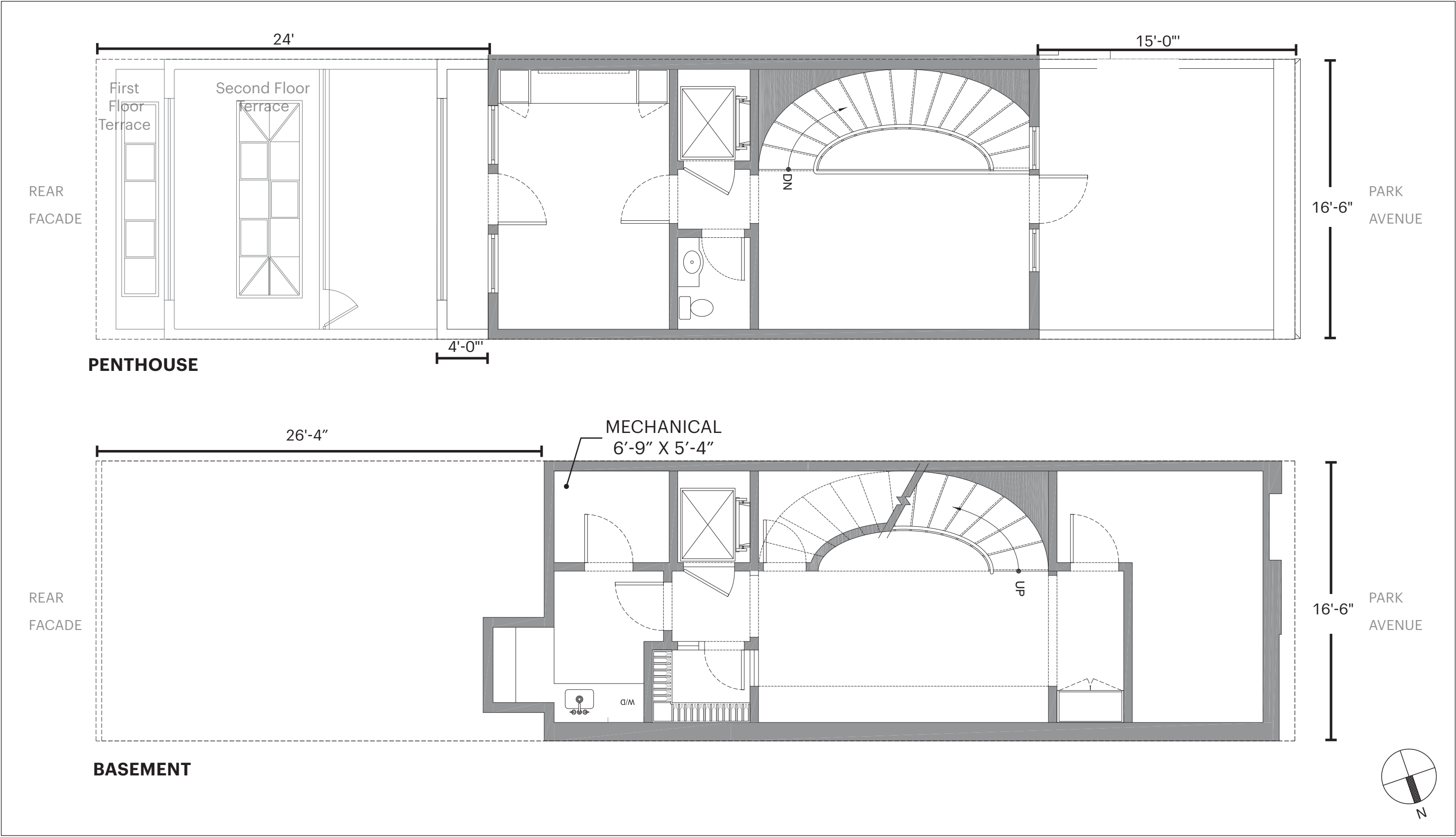




THIRD LEVEL



SECOND LEVEL



1141 PARK

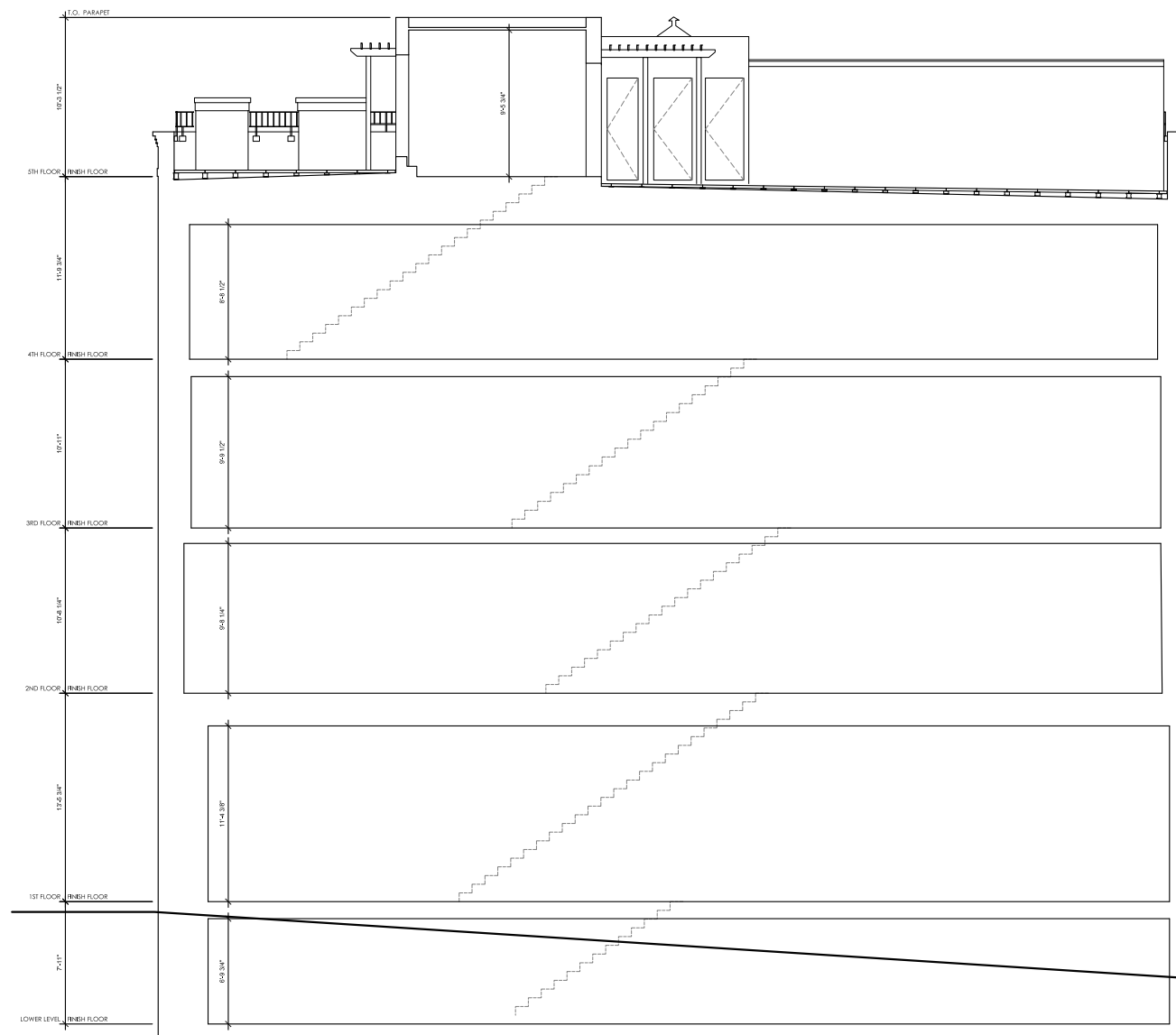


1141 PARK AVENUE LPC SUBMITTAL
EXISTING FRONT FACADE

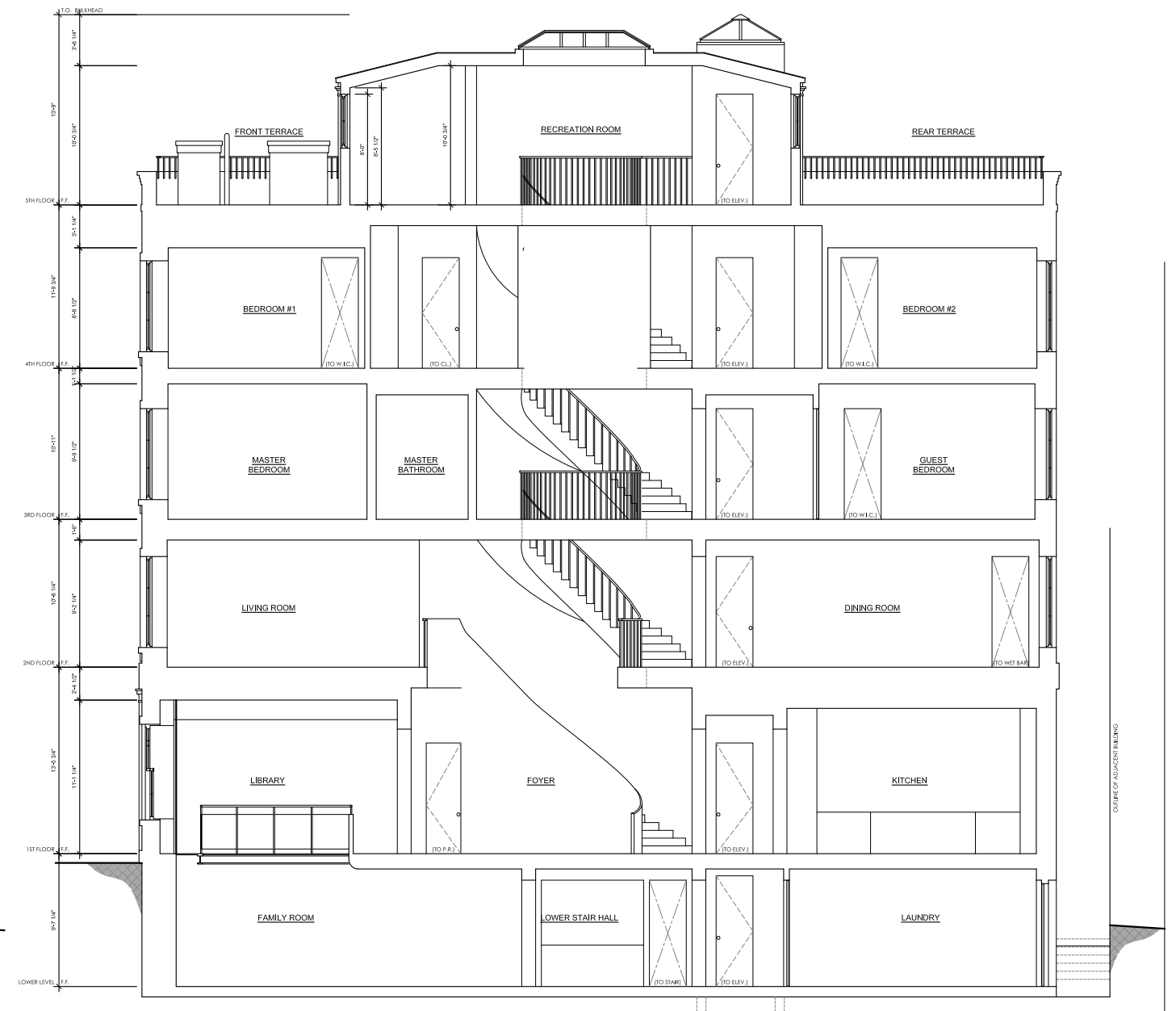
1141 PARK



1141 PARK AVENUE LPC SUBMITTAL
PROPOSED FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL
EXISTING FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL
PROPOSED FRONT FACADE



1 PROPOSED PARK ELEVATION
SCALE: 1/8" = 1'-0"

1141 PARK AVENUE LPC SUBMITTAL
PROPOSED FRONT FACADE



2 PROPOSED 91ST ELEVATION
SCALE: 1/8" = 1'-0"

1141 PARK AVENUE LPC SUBMITTAL
PROPOSED SIDE FACADE

December 12, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03923

1149 Park Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 858 5310 5698

Passcode: 501556

By Phone: 1 646-558-8656 US (New
York) 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.