

June 25, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-04790

## 243 East 48th Street – Turtle Bay Gardens Historic District Borough of Manhattan

To testify virtually, please join Zoom

**Webinar ID:** 841 4112 6692

**Passcode:** 412825

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.

Turtle Bay  
Garden House

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**Presentation to the NYC  
Landmarks Preservation  
Commission**

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**for the Renovation of  
243. East 48th Street  
New York, NY 10017**

June 25th, 2024

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DOB Job #  
#M00962965-I1

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# Site Location



Turtle Bay Historic District  
Tax Block: 1322, Lot: 19

 Project Site  
243 E. 48th Street

 Designated Historic  
District



# Historic Facades

This is a photo of the Turtle Bay Gardens Historic District on East 48th Street. 243 E. 48th Street is indicated with the dashed outline.

Originally constructed in the 1800s, the buildings were acquired in 1918 and 1919, proposed to be renovated by Edward C. Dean and William Lawrence Bottomley.

“[The architects] created a unified design on each of the two street frontages, but each frontage was designed in a very different historical style...[they] removed the stoops, cornices, window enframements..and applied a new layer of smooth stucco.

Instead of the gloom of the old brownstone fronts, all of the facades were painted a warm limestone color; window frames were painted black...”<sup>1</sup>



Text from *The Row House Reborn: Architecture and Neighborhoods in New York City, 1908-1929* (Baltimore: Johns Hopkins University Press)

# Street Views

Turtle Bay Gardens Historic District



E. 48th Street Between 2nd & 3rd Ave (North)

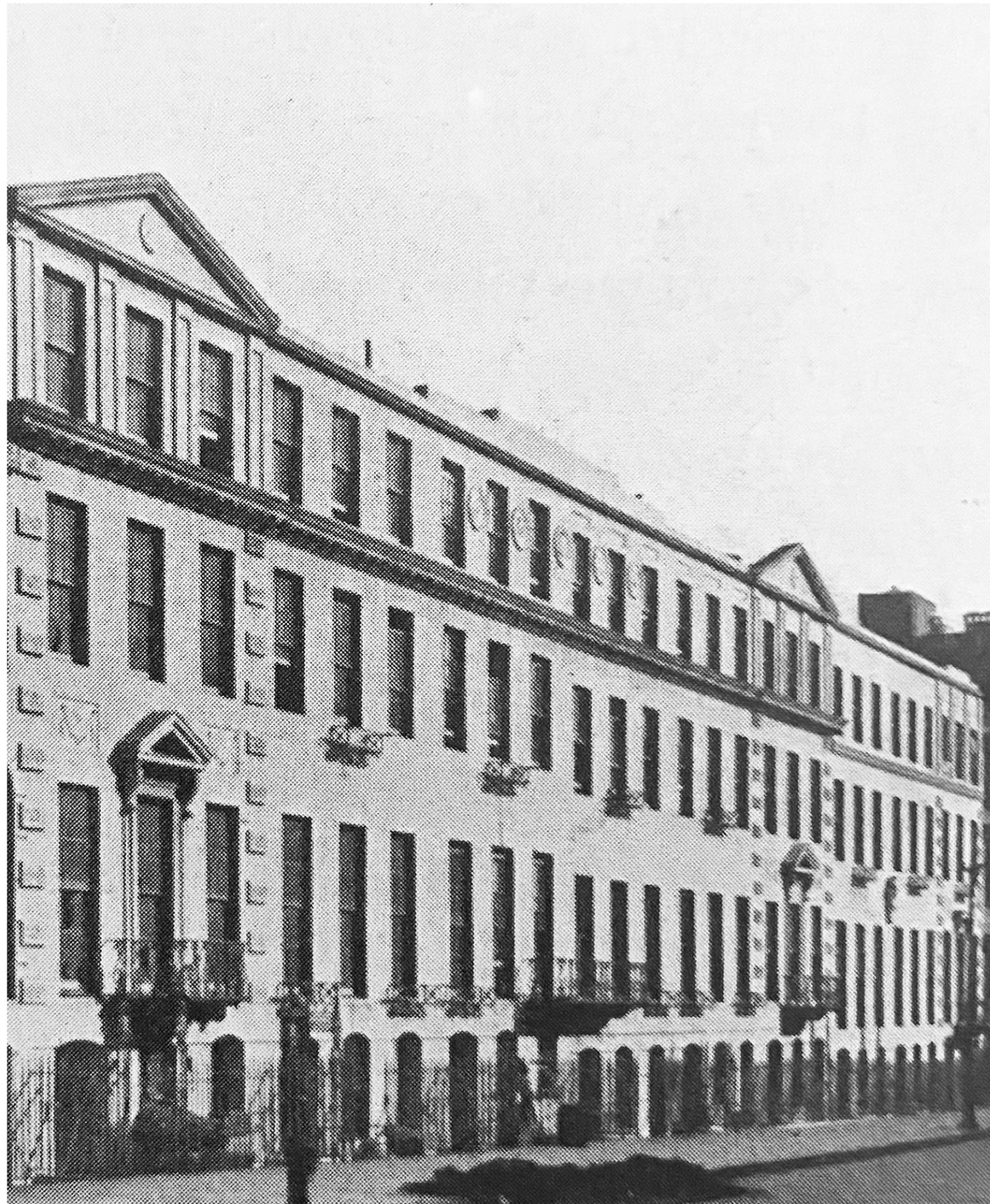
243 E. 48th

Turtle Bay Gardens Historic District

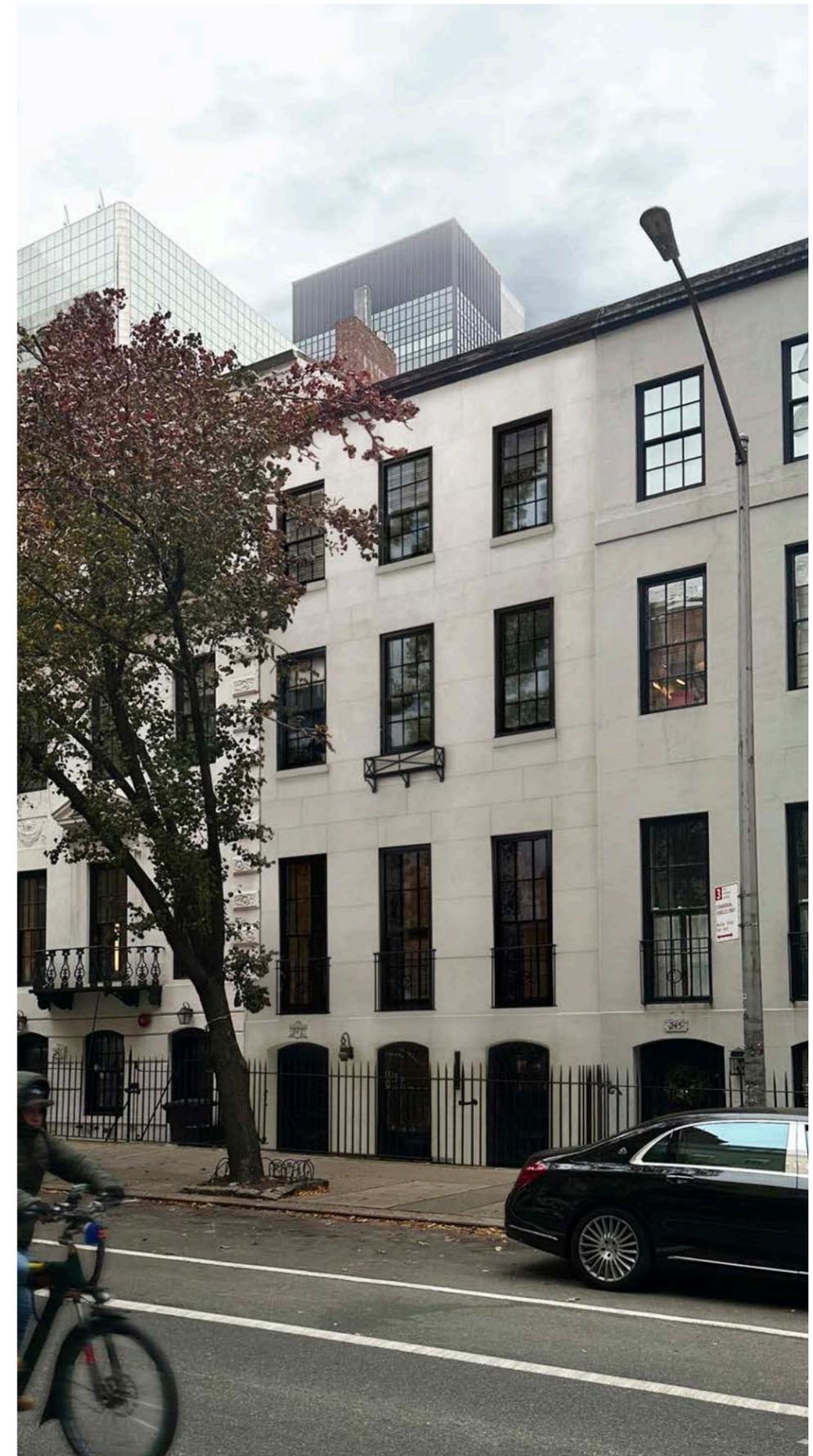


E. 49th Street Between 2nd & 3rd Ave (South)

# Historic & Proposed

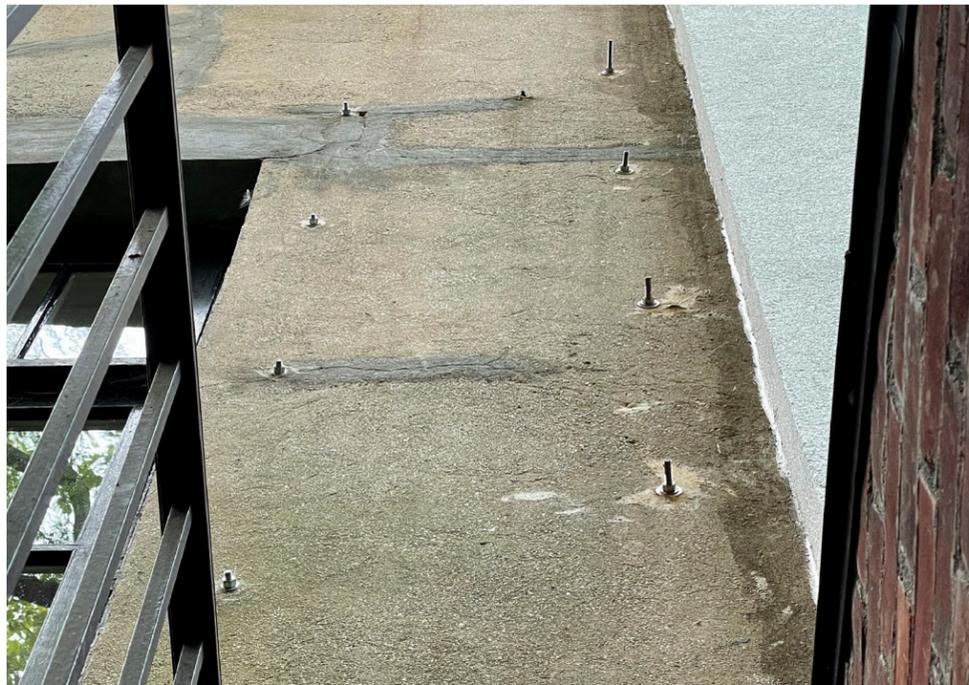


Historic Street Scape



Proposed Street Facade

# Existing Conditions: Rear Facade



Detail of Existing Tie-Backs to be Concealed

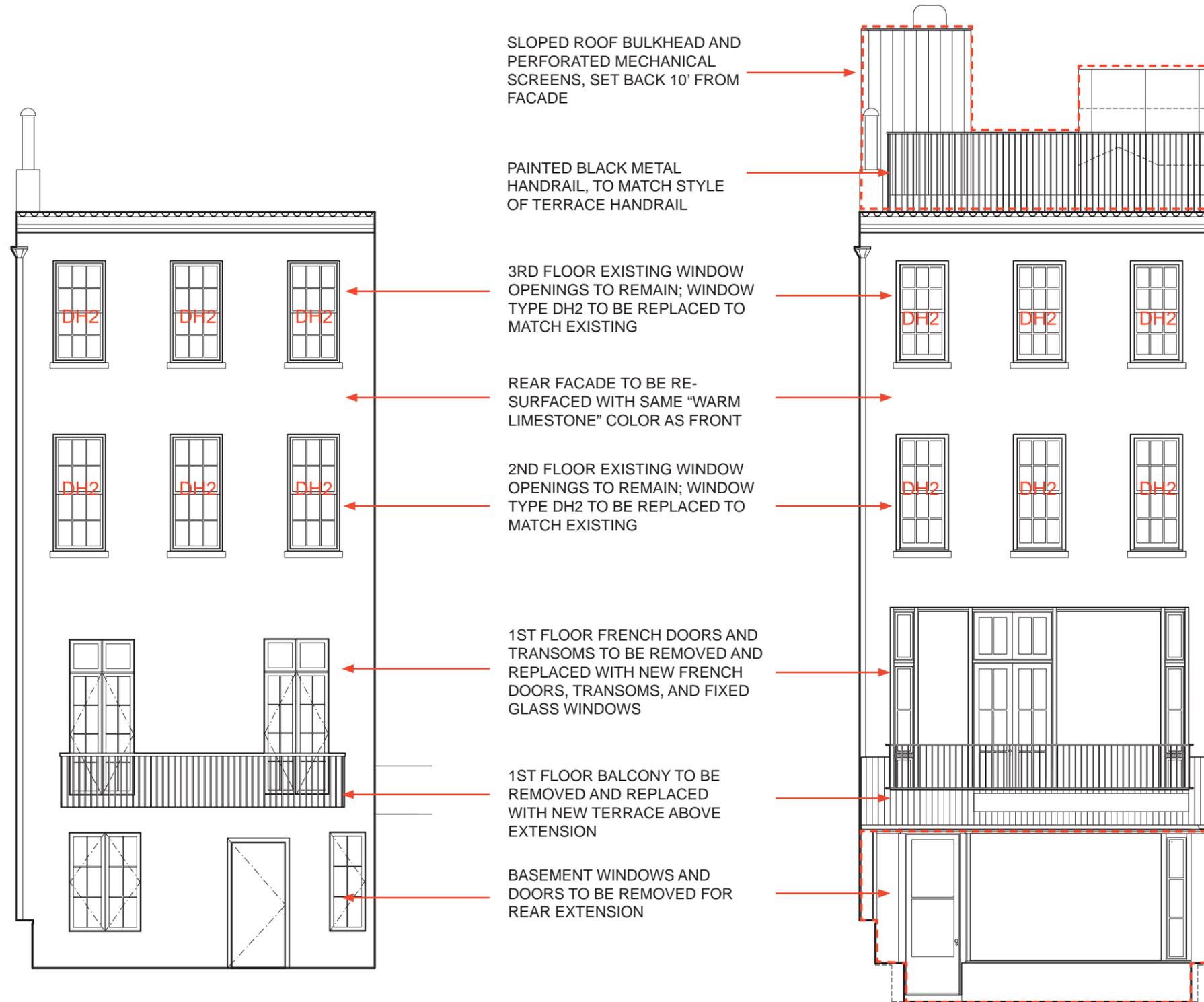


Detail of Flush Lintels



Existing Rear Facade

# Modifications: Rear Facade



Existing Rear Facade

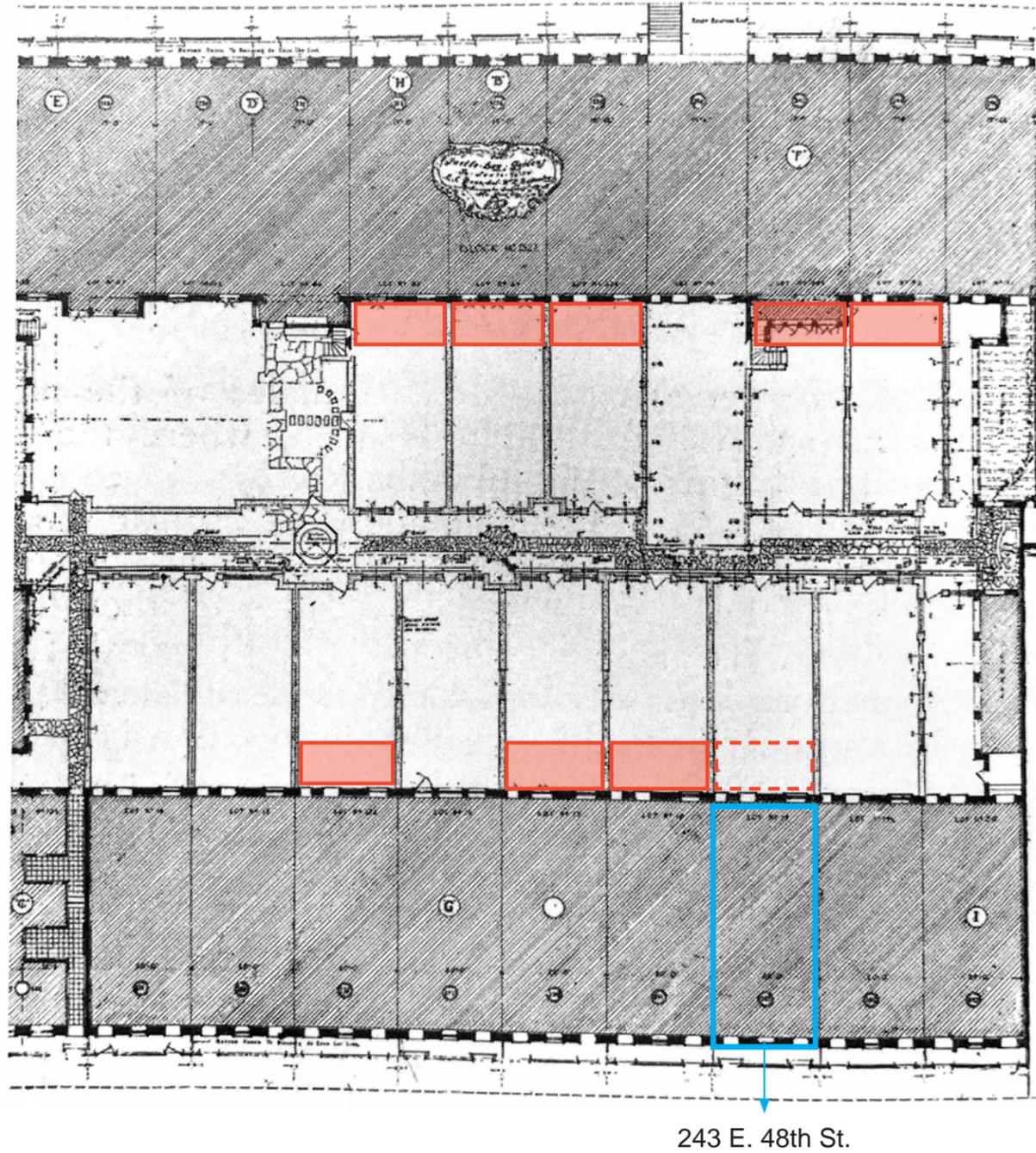
Proposed Rear Facade

# Covenant Extension Regulations

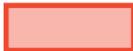
**SECOND: The covenants, agreements and restrictions hereinafter set forth are impressed upon the Premises and upon each of said parcels:**

**B. No building on any said parcel shall extend to a greater depth than the present main rear wall of the building now occupying such parcel except that an extension conforming in material and design to such building and not exceeding one floor or 10 feet above presently existing walk-in floor level from the street in height and 10 feet in depth from such main rear wall may be added to any building now or hereafter erected on any said parcel but any such extension shall be built only upon that ten feet of such parcel immediately to the rear and adjoining the main rear wall of such building, provided, however, that the presently existing extensions, which vary from the foregoing limitations, on each of the following described parcels may continue so long as they shall exist: Nos. 226, and 246 East 49<sup>th</sup> Street and Nos. 227, 235, 239, and 247 East 48<sup>th</sup> Street. An open iron balcony may be affixed to the main rear wall of any building on any said parcel, provided (1) that no more than one such balcony shall be affixed to such main rear wall, and (2) that any such balcony shall be no more than 6 feet in depth; provided, however, that the presently existing balcony, which varies from the foregoing limitations, on the following described parcel**

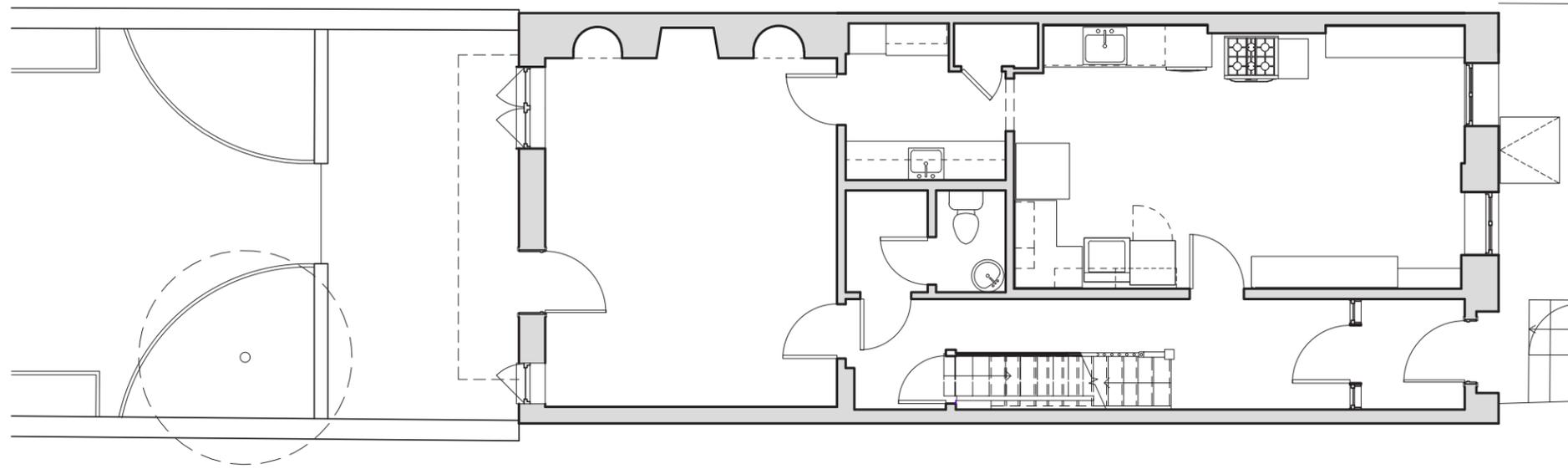
# Block Survey Rear Extensions



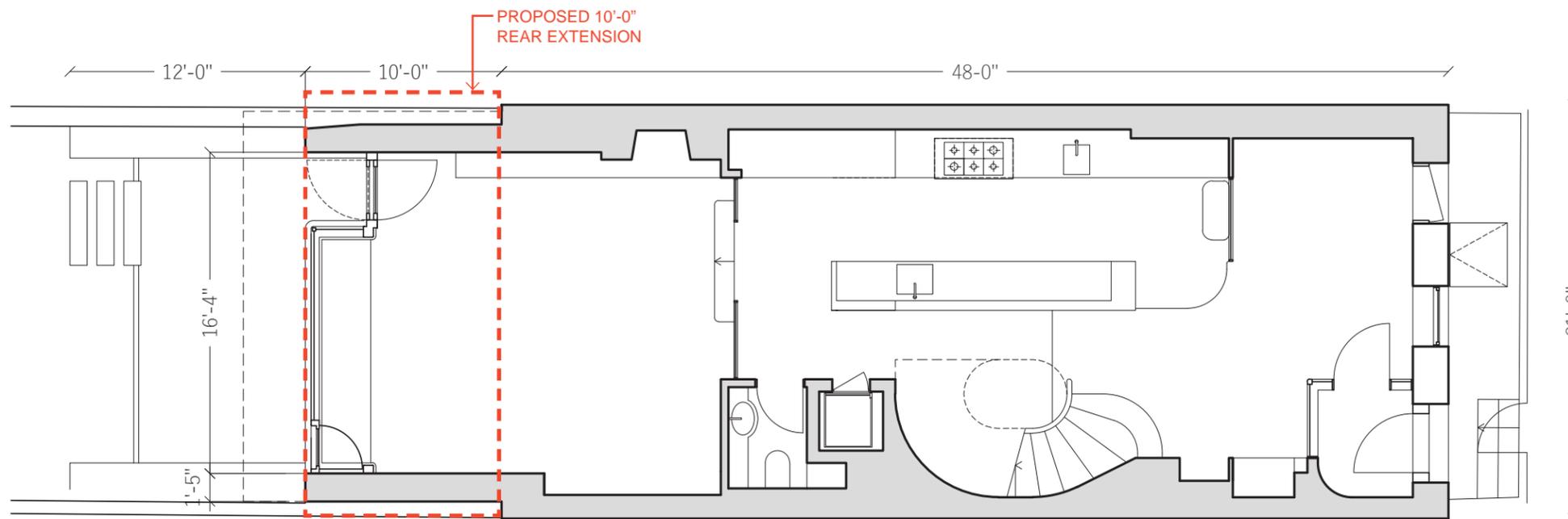
Current View of Houses with Rear Extensions on East 49th Street  
Historic Turtle Bay Gardens District

 Turtle Bay Gardens Historic District  
Houses With 10'-0" Rear Extensions

# Proposed Extension



Existing Basement Plan

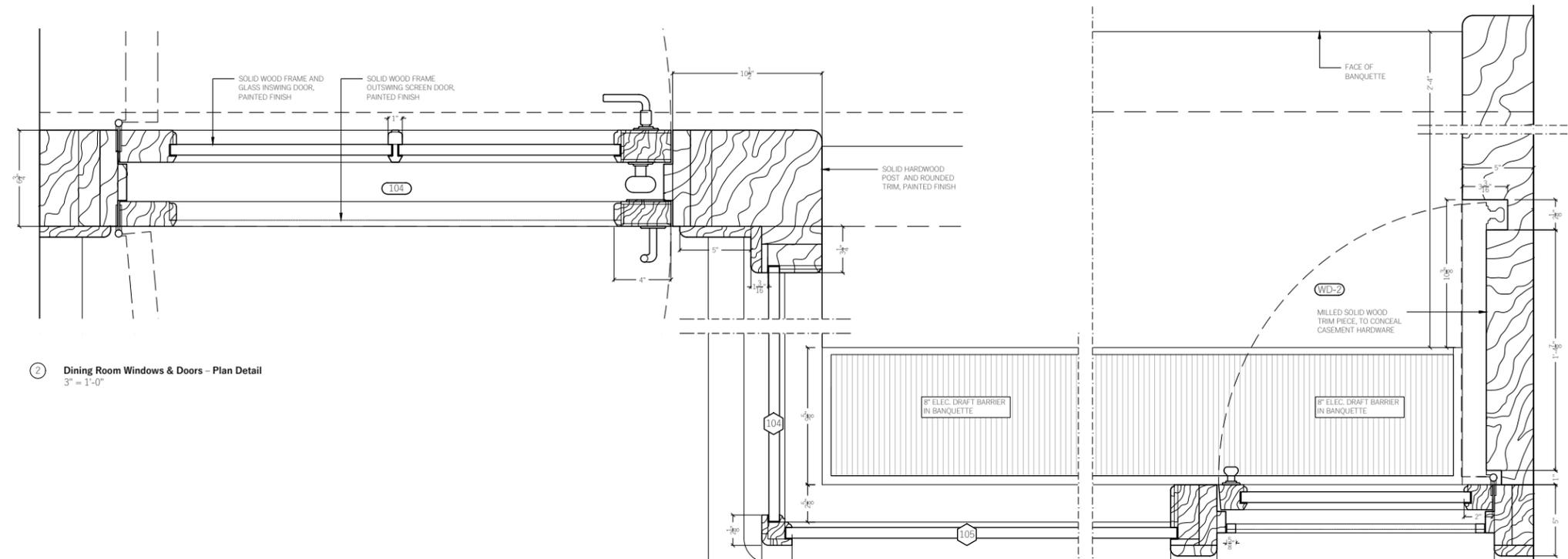
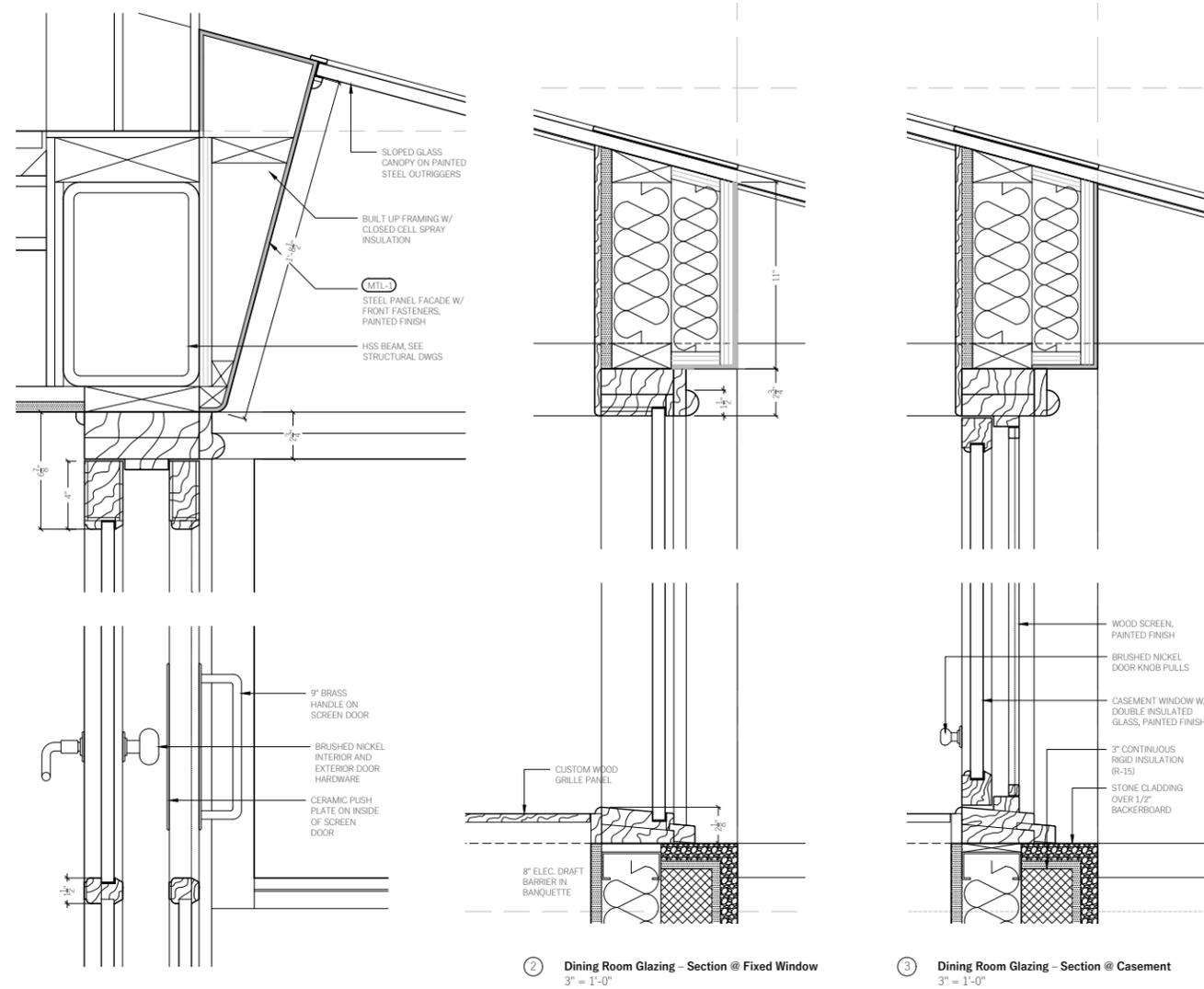
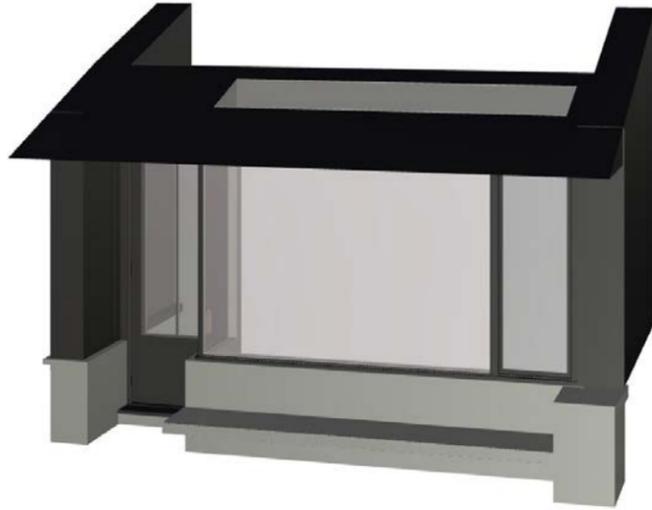


Proposed Basement Plan



Proposed View from Garden

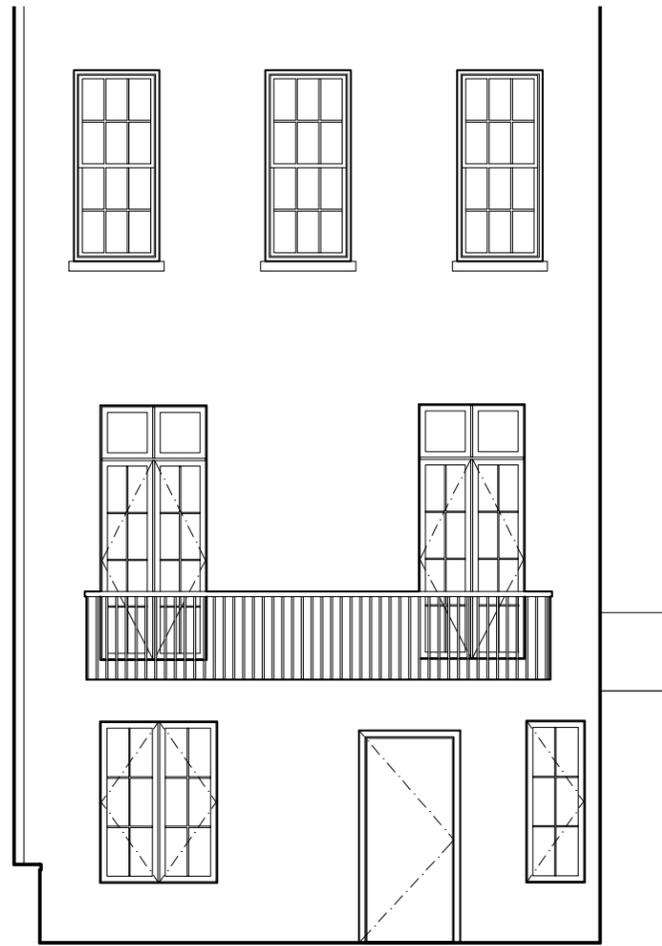
# Proposed Extension Details



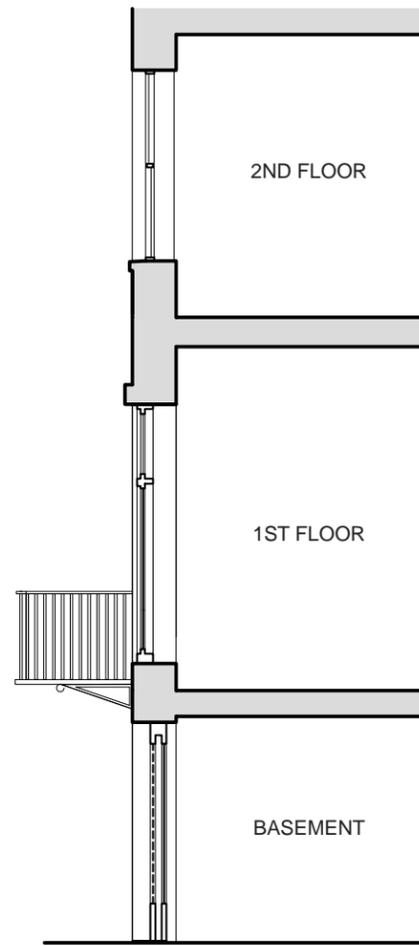
## Proposed Rear Addition Windows & Doors

- Solid Wood Frame Fixed Window, Casements & French Doors
- Double Insulated Glass
- Painted Black Finish
- Black Steel Roof W/ Skylight & Canopy

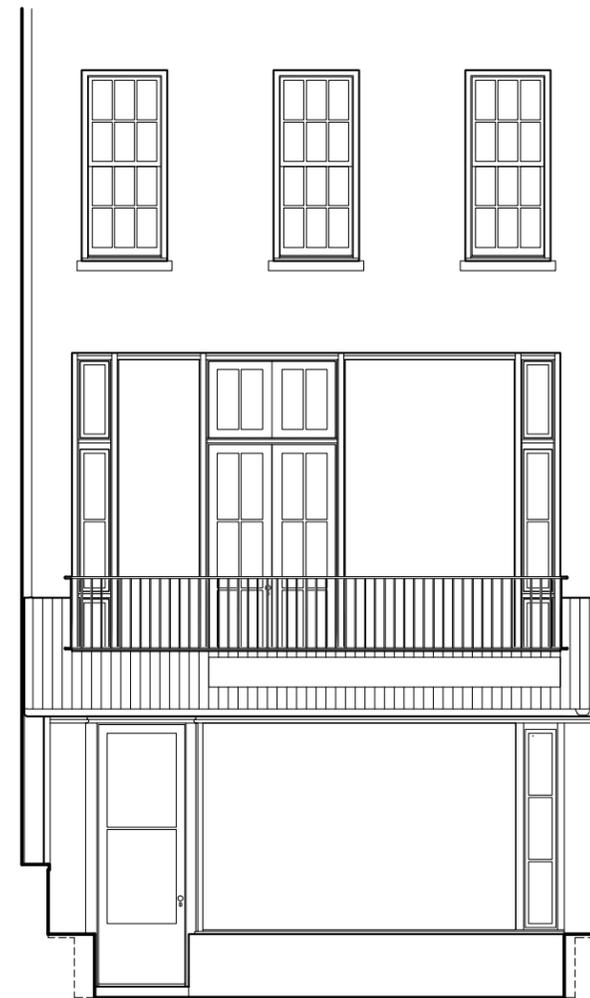
# Proposed Rear Facade



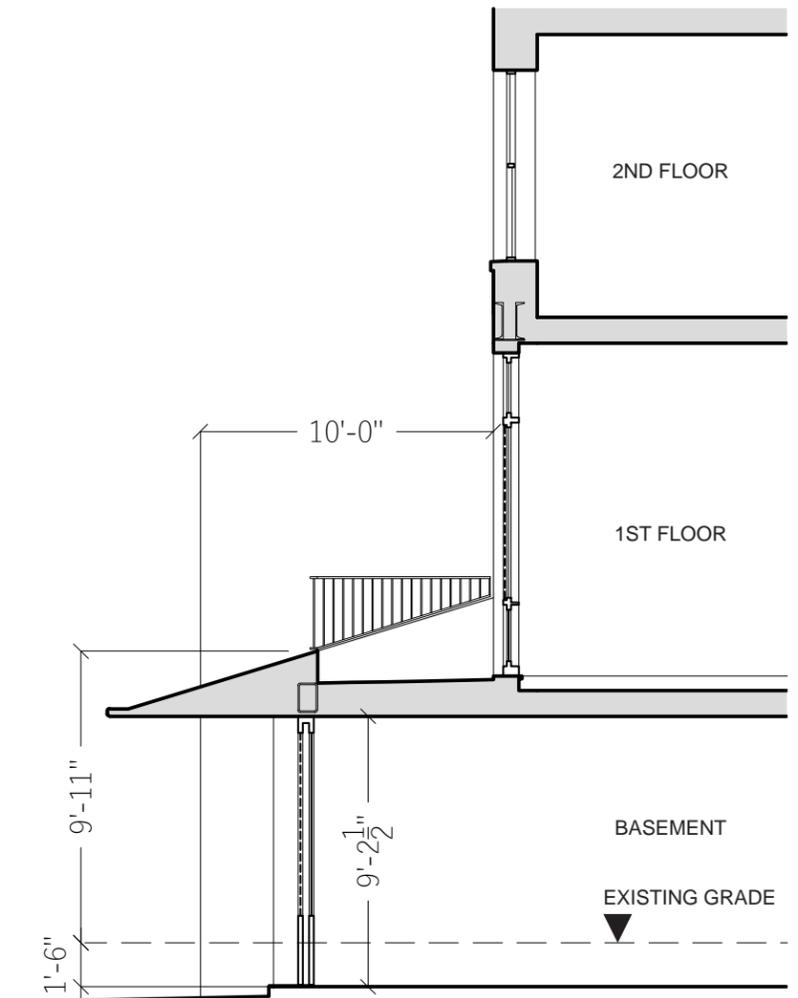
Existing Rear Elevation



Existing Rear Section



Proposed Rear Elevation



Proposed Rear Section



Existing View From Garden

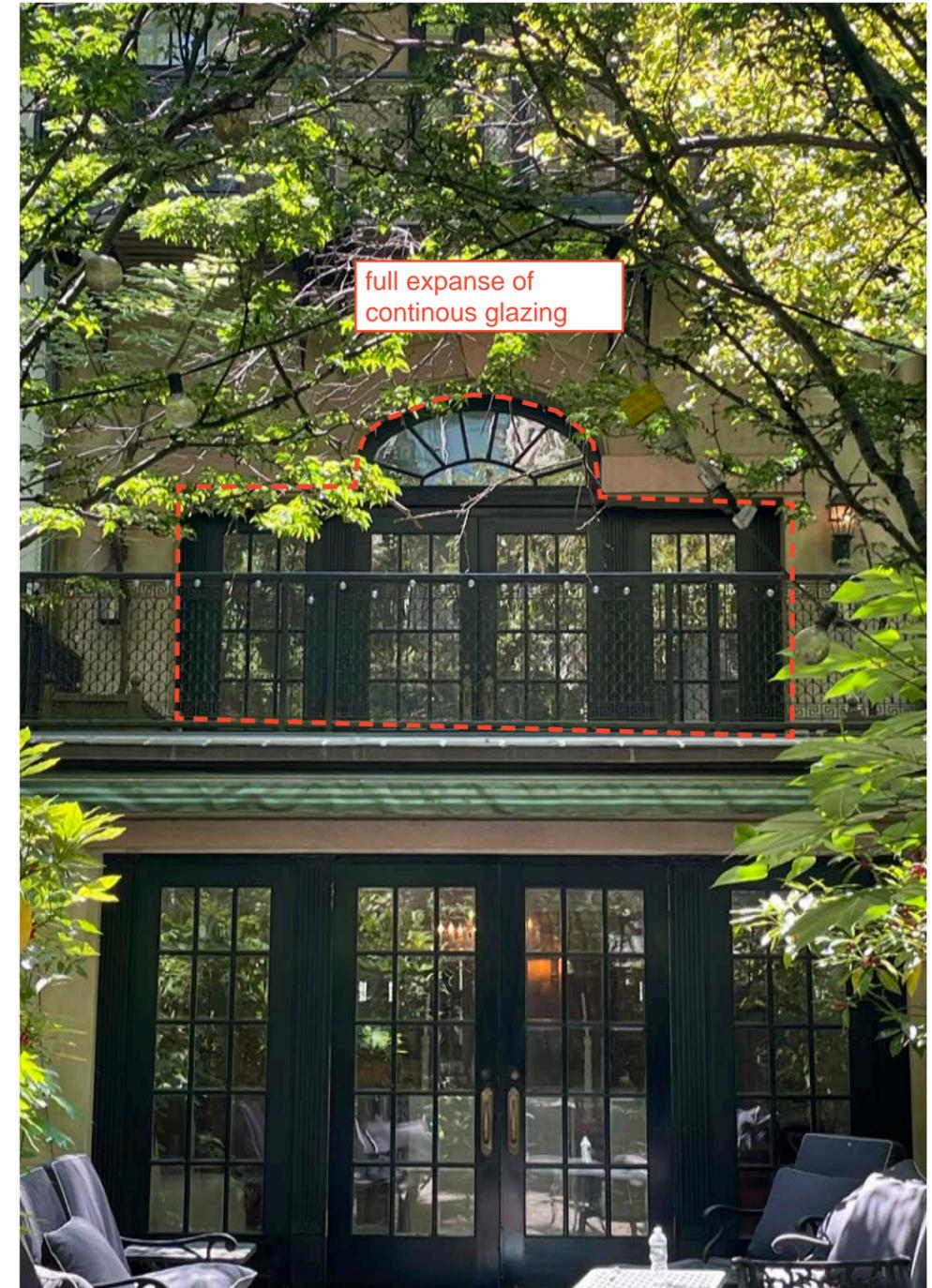


Proposed View From Garden



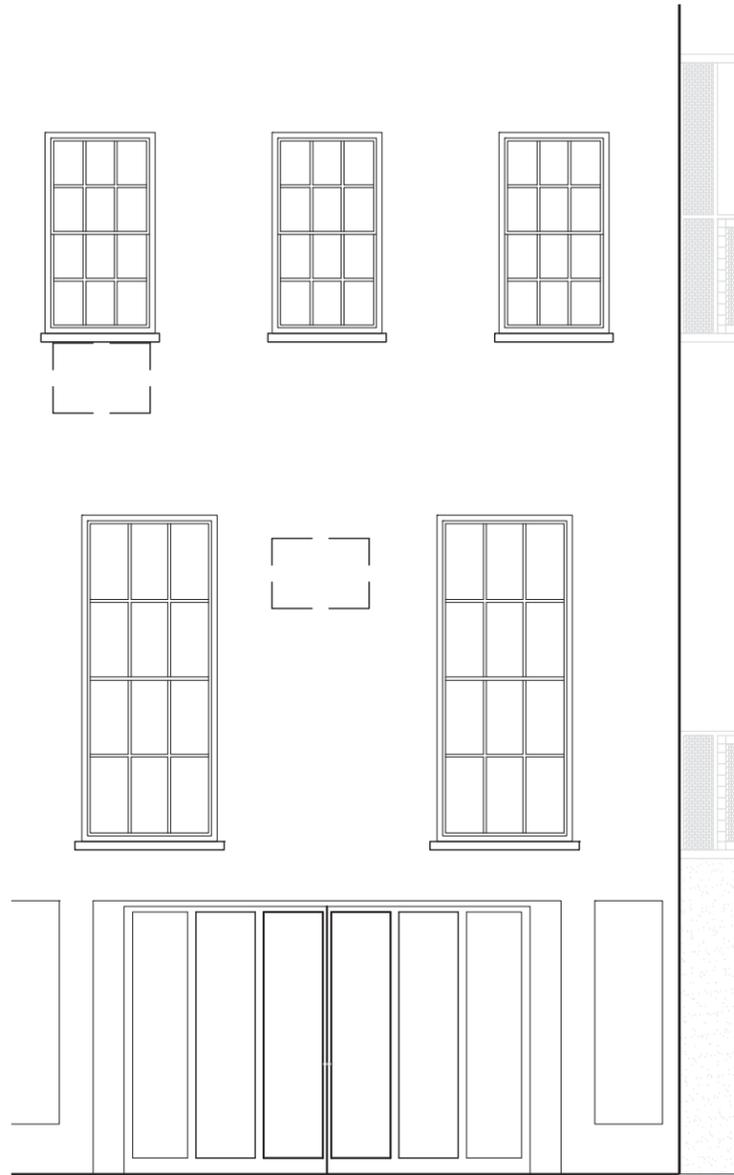
Ex'g Sidelight

# Precedents for Full Expanse of 1st Floor Glass in Garden

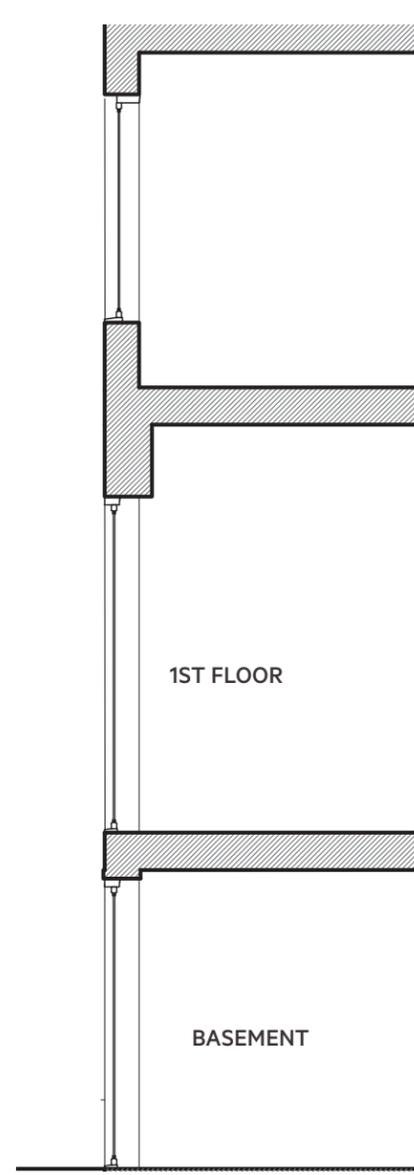


 Full Extents of 1st Floor Glazing

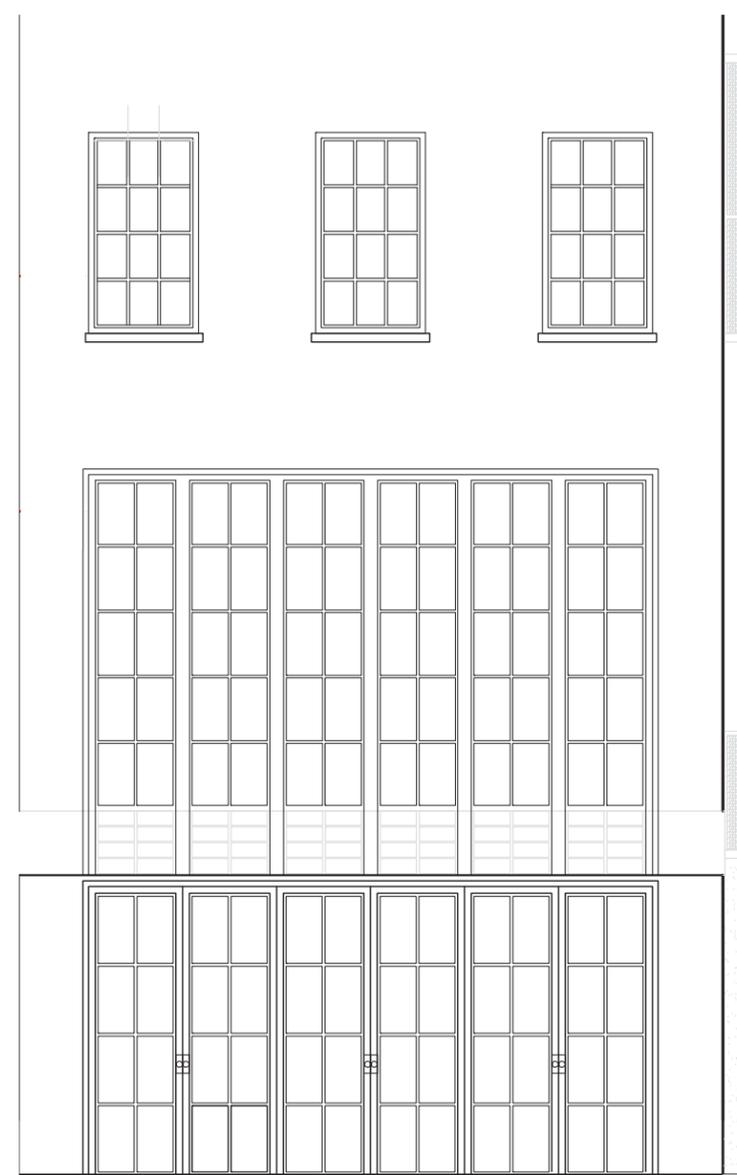
# Neighboring Precedent 241 E. 48th Street



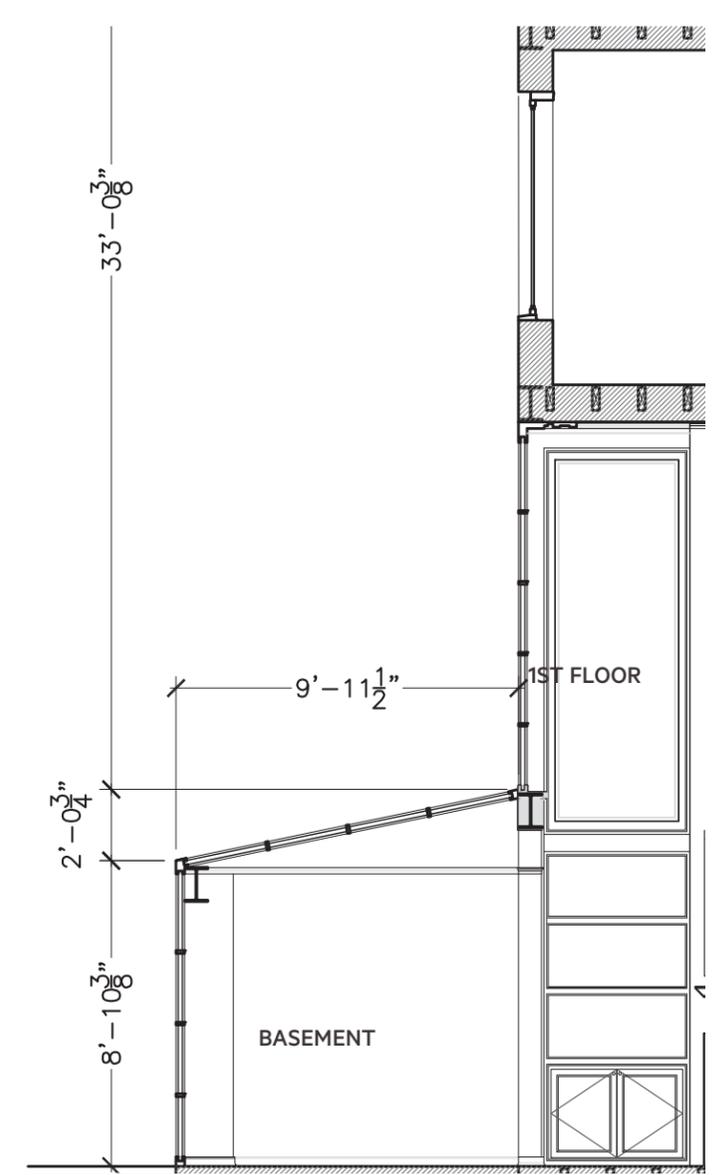
Existing-North Elevation



Existing - Section Through Basement & 1st Floor



Proposed North Elevation



Section Through Basement & 1st Fl

# Block Survey

## Rear Yard Grade-Change



243 E. 48th Street



238 E. 49th St., Showing Lowered Yard Area



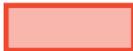
244 E. 49th St., Showing Lowered Yard Area



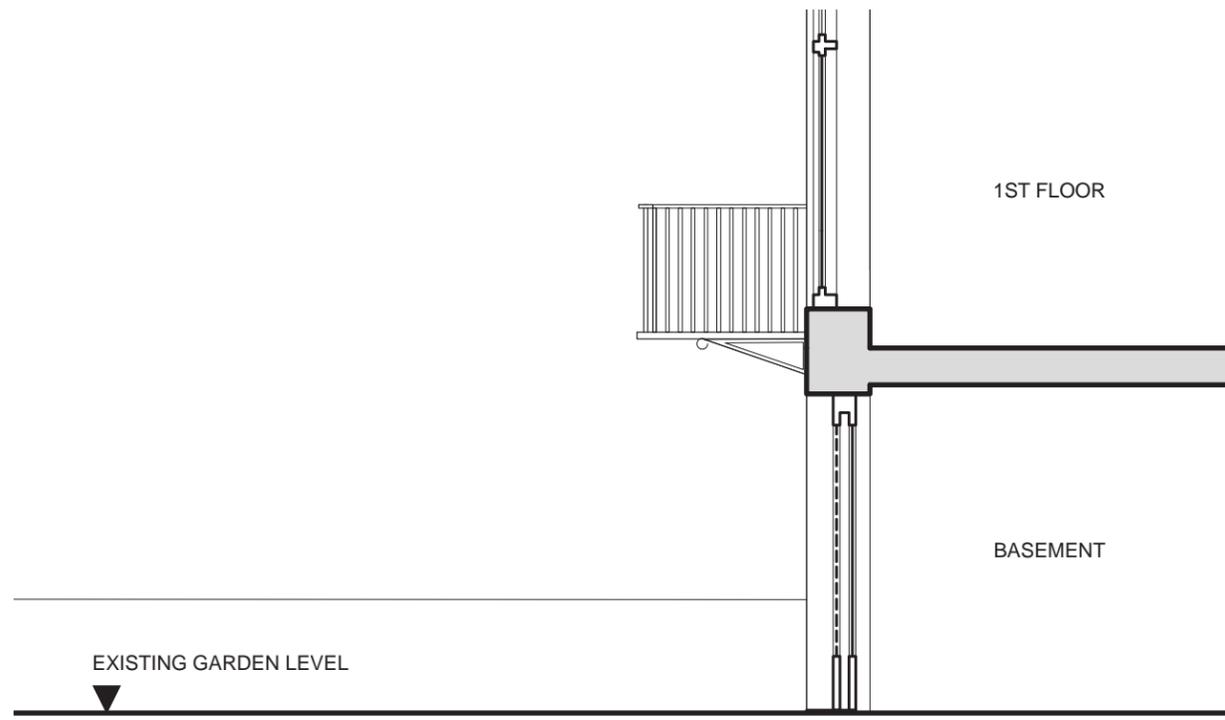
240 E. 49th St., Showing Lowered Yard Area



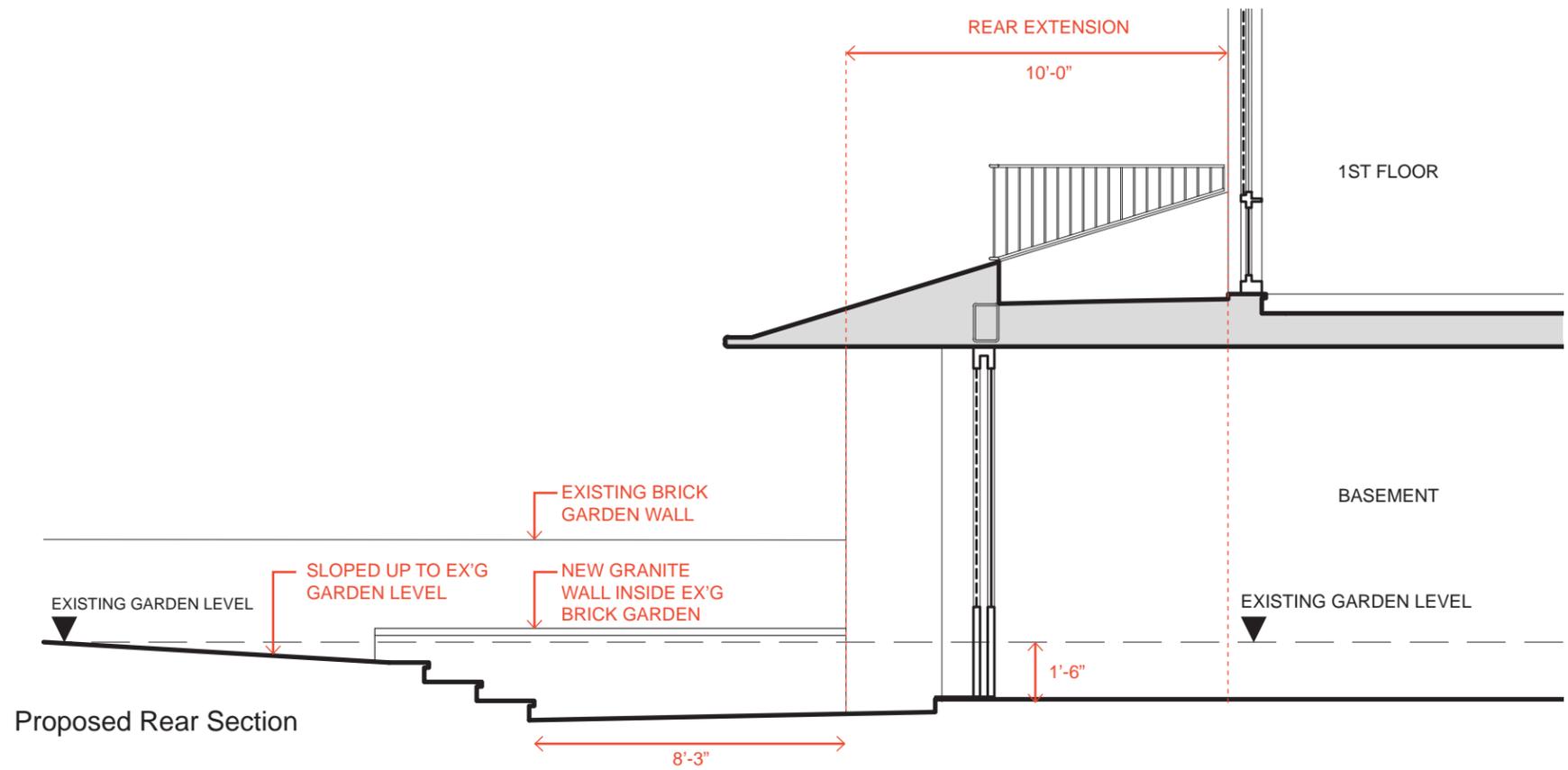
View of 244 E. 49th street (left) from rear yard of 246 E. 49th Street, demonstrating invisibility of grade-change over garden wall

 Turtle Bay Gardens Historic District  
Houses With Rear Yard Grade Change

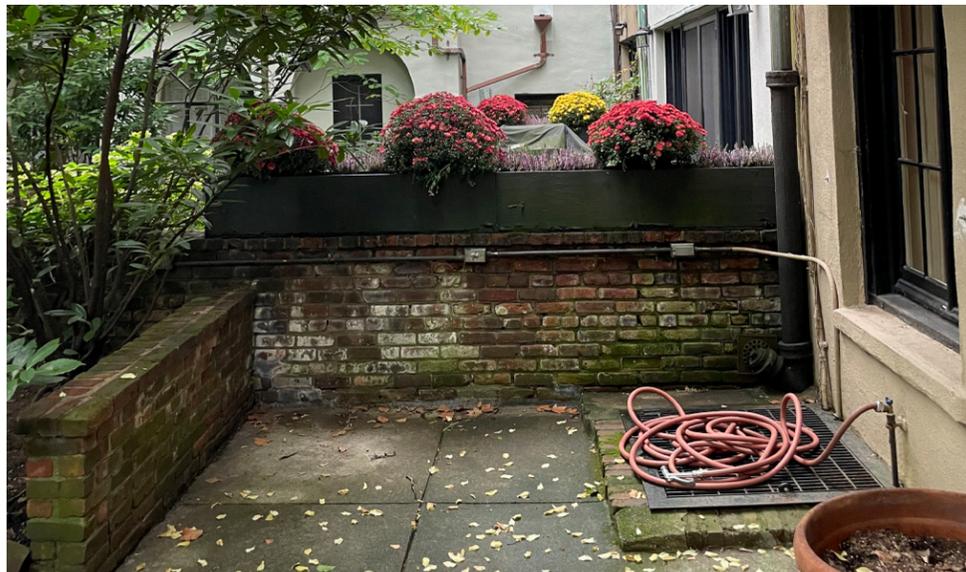
# Proposed Excavation



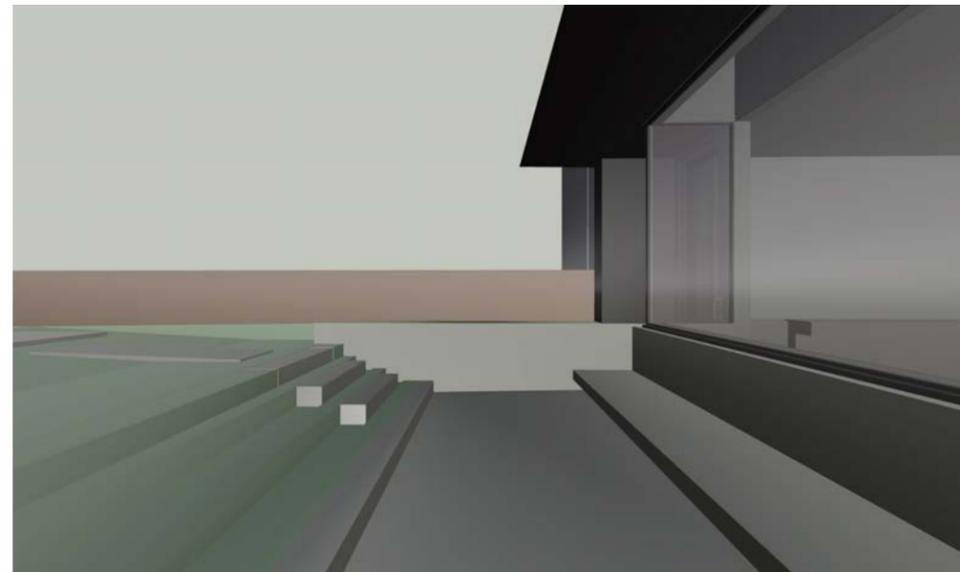
Existing Rear Section



Proposed Rear Section



Existing View of Rear Yard



Proposed View of Rear Yard



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