

August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-09191

**1009 Fifth Avenue – 1009 Fifth Avenue House –
Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

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.

ELEVATOR BULKHEAD MODIFICATIONS and EAST BULKHEADS MODIFICATIONS

at

THE DUKE MANSION, 1009 FIFTH AVENUE, NEW YORK, NY 10028

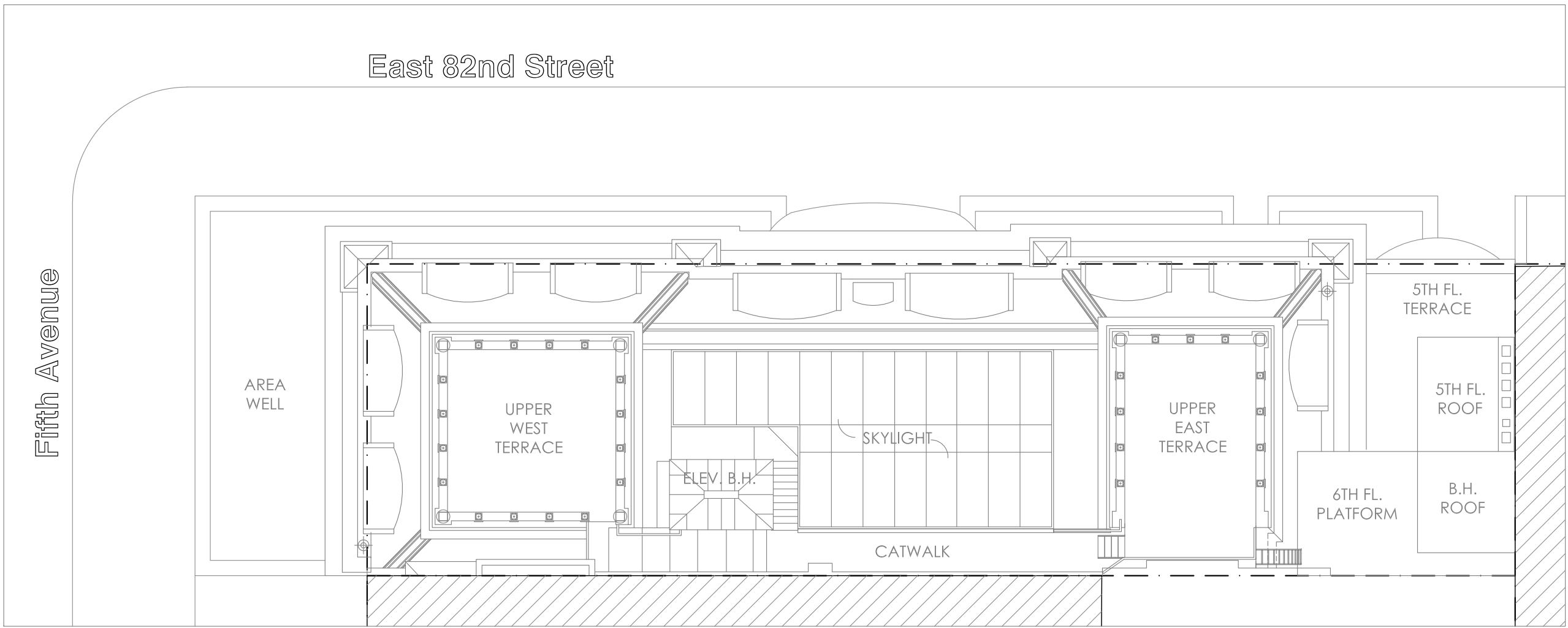
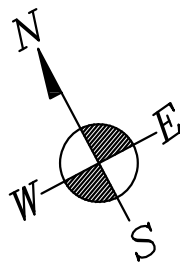
Cow Bay Contracting
40 Roselle Street
Mineola, NY 11501

Bendix Engineering, P.C.
8 Haven Avenue, Suite 202
Port Washington, NY 11050

Ciardullo Architecture & Engineering
417 Fifth Ave., 8th floor
New York, NY 10016

Michalski Studio Architecture PLLC
350 7th Avenue, Suite 801
New York, NY 10001

Midtown Preservation
Architecture & Engineering, P.C.
6901 Jericho Tpke., Ste. 252, Syosset, NY 11791



PURPOSE STATEMENT:
THIS PROJECT IS FOR THE ENLARGEMENT OF AN EXISTING ELEVATOR BULKHEAD AND MODIFICATIONS OF BULKHEADS LOCATED AT THE EAST EDGE OF THE PROPERTY WHICH ABUT THE 5TH FLOOR TERRACE.

ELEVATOR BULKHEAD MODIFICATIONS:
THE ELEVATOR IS BEING EXTENDED IN HEIGHT BY 2'-4" AS NEEDED TO CONTINUE THE ELEVATOR SERVICE TO THE UPPER WEST TERRACE LEVEL. THE OVERALL FOOTPRINT WILL BE LARGER AS NEEDED FOR WHEELCHAIR FLOOR SPACE IN THE ELEVATOR CAB. THE DEPTH OF THE ELEVATOR BULKHEAD WILL BE INCREASED BY 1'-8 1/2" IN THE SOUTH DIRECTION AND 7 1/2" IN THE EAST - WEST DIRECTION.

AN ELEVATED WALKWAY PLATFORM WILL BE CONSTRUCTED TO ACCESS THE UPPER WEST TERRACE FROM THE ELEVATOR. STEPS LEADING DOWN FROM THE NEW WALKWAY TO THE EXISTING CATWALK WILL PROVIDE EMERGENCY EGRESS.

AT THE INTERIOR OF THE BUILDING, THERE IS CURRENTLY AN ORIGINAL, ELLIPTICAL, GRAND STAIR WITH HIGHLY ORNAMENTAL RAILINGS THAT OWNERSHIP WISHES TO PRESERVE. SINCE THE GRAND STAIR SITS JUST TO THE EAST OF THE EXISTING ELEVATOR SHAFTWAY, THE DOOR TO THE ELEVATOR MUST REMAIN AT THE NORTH SIDE WHICH RESULTS IN THE ELEVATED WALKWAY PLATFORM BEING REQUIRED AT THE NORTH EDGE OF THE BULKHEAD.

COLOR MOCK-UPS WILL BE CONDUCTED AT THE SITE AND REVIEWED WITH THE NYC LANDMARKS PRESERVATION COMMISSION.

EAST BULKHEAD MODIFICATIONS:
THE EAST BULKHEADS ABUTTING THE 5TH FLOOR TERRACE PRIMARILY ENCLOSE HABITABLE SPACE AND THE EXTERIOR WALLS ARE DETERIORATED AND REQUIRE REBUILDING.

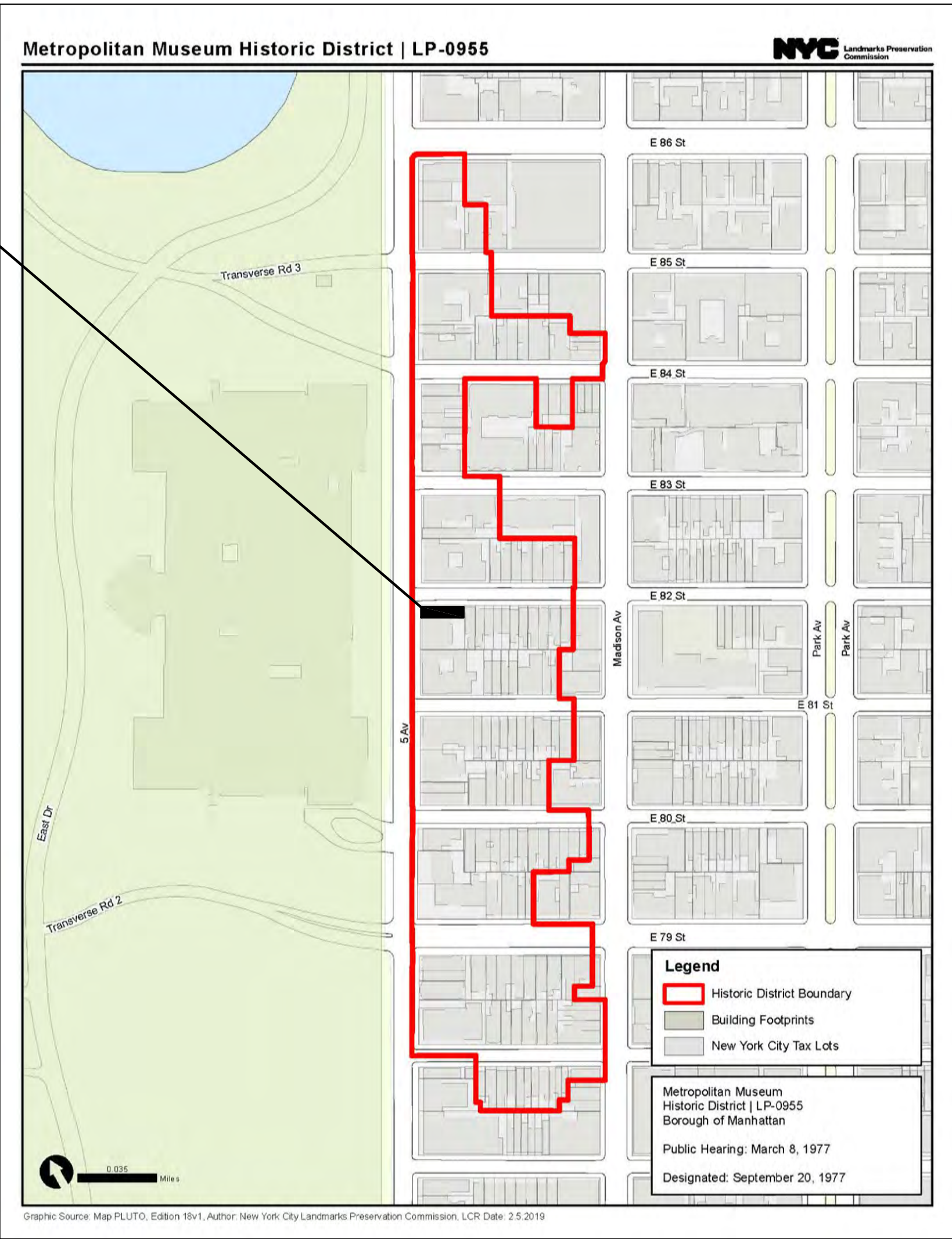
MECHANICAL EQUIPMENT WILL BE INSTALLED AND OLD EQUIPMENT SCREENING WILL BE REPLACED WITH NEW EQUIPMENT SCREENING.

THE OVERALL HEIGHT OF THE EAST BULKHEADS WILL BE REDUCED AND THE DEGREE OF VISIBILITY FROM PUBLIC THOROUGHFARE IS NOT BEING INCREASED.

THE NEW CLADDING AND ENCLOSURE ELEMENTS WILL BE SIMPLE IN DESIGN AND NOT CALL UNDUE ATTENTION SO AS TO NOT DISTRACT FROM THE ORIGINAL 1901 BUILDING CONSTRUCTION.

COLOR MOCK-UPS WILL BE CONDUCTED AT THE SITE AND REVIEWED WITH THE NYC LANDMARKS PRESERVATION COMMISSION.

Building location





1 EXISTING CONDITION PHOTO AT E. 82ND ST.



2 EXISTING CONDITION PHOTO AT E. 82ND ST.



3 EXISTING CONDITION PHOTO OF EAST BULKHEADS



4 EXISTING CONDITION PHOTO OF EAST BULKHEADS



5 EXISTING CONDITION PHOTO AT E. 82ND ST.



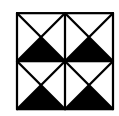
6 HISTORIC PHOTO FROM NEIGHBOR'S WINDOW (CIRCA 1980'S POSSIBLY)



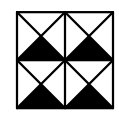
7 EXISTING CONDITION PHOTO OF ELEVATOR BULKHEAD



8 EXISTING CONDITION PHOTO - VIEW FROM PLAZA AREA IN FRONT OF THE MUSEUM

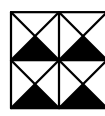
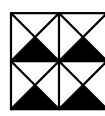


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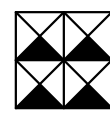
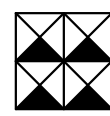
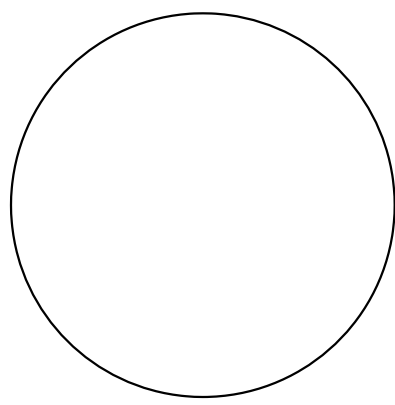
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08-02-25

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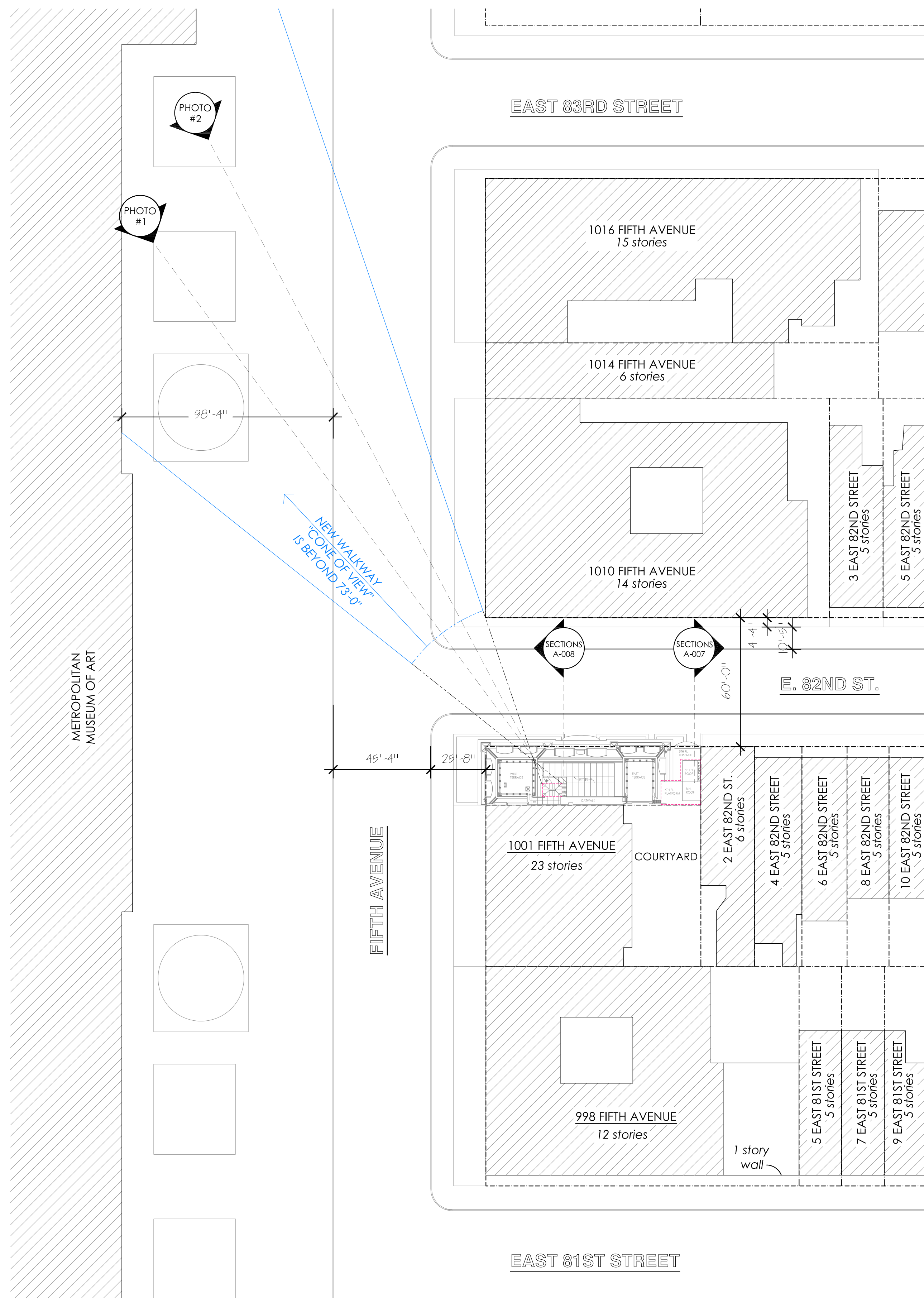
AVC / CR

2425-5

PHOTOGRAPHS

ELEVATOR BULKHEAD AND EAST
BULKHEAD MODIFICATIONS AT
1009 FIFTH AVENUE
NEW YORK, NY 10028

A-001.00



OVERALL PLAN OF VICINITY
SCALE: 1/32" = 1'-0"

PHOTO #1
View from plaza area at
The Metropolitan
Museum of Art
(approximately 323 foot
distance)



PHOTO #2
View from plaza area at
The Metropolitan
Museum of Art
(approximately 342 foot
distance)

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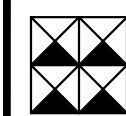
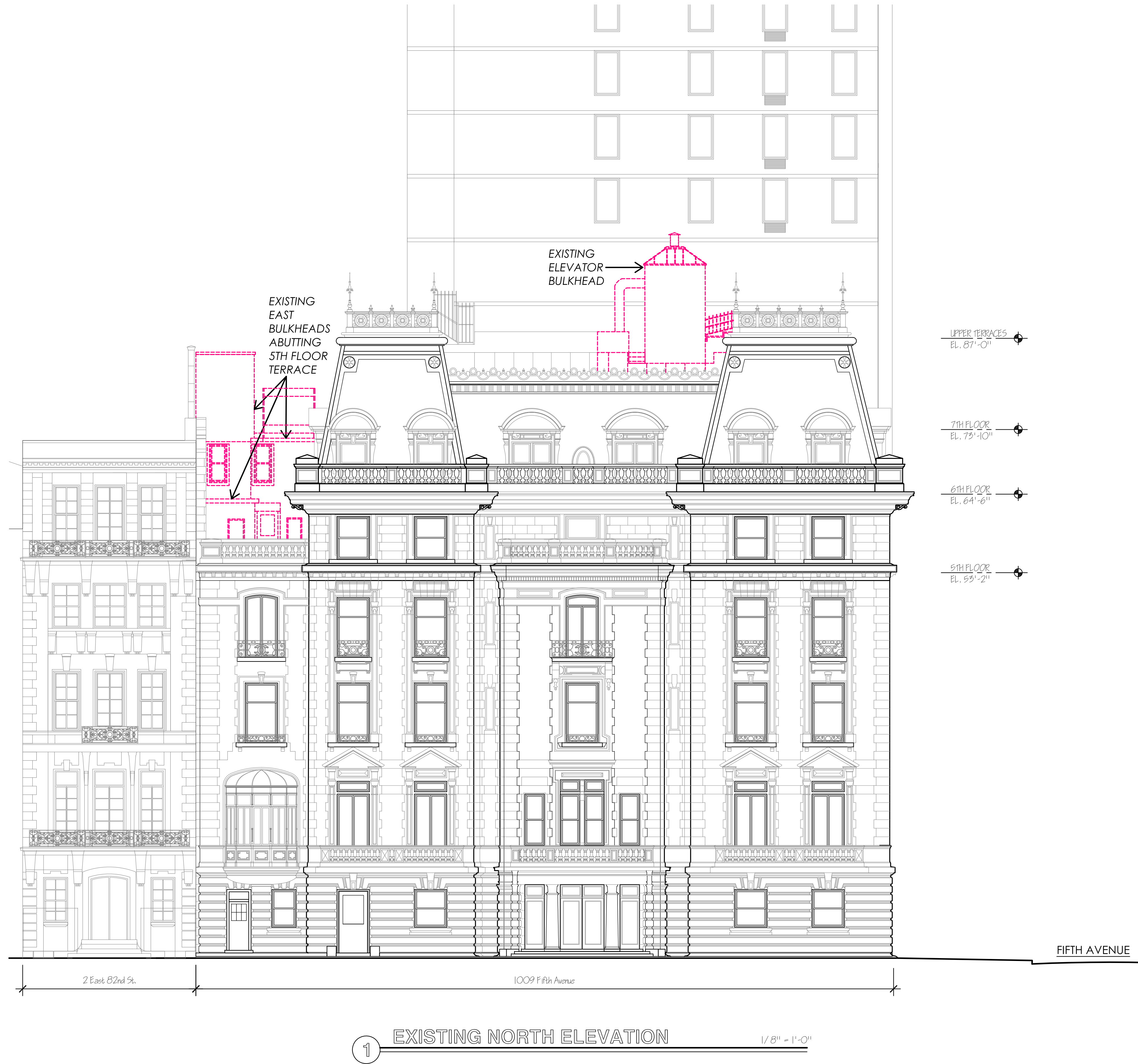
JOB #2425-3

DRAWING TITLEAREA PLAN AND PHOTOS

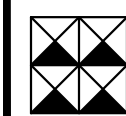
PROJECT TITLEELEVATOR BULKHEAD AND EAST
BULKHEADS MODIFICATIONS AT
1009 FIFTH AVE. NEW YORK, NY 10028

5th Fl. - Roof Bulkheads

A-002.00

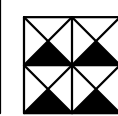
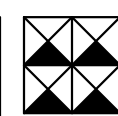


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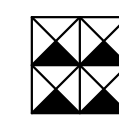
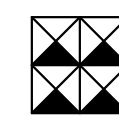
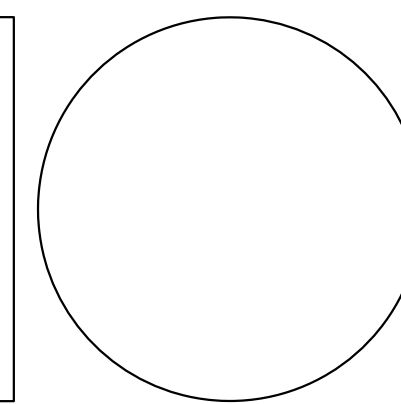
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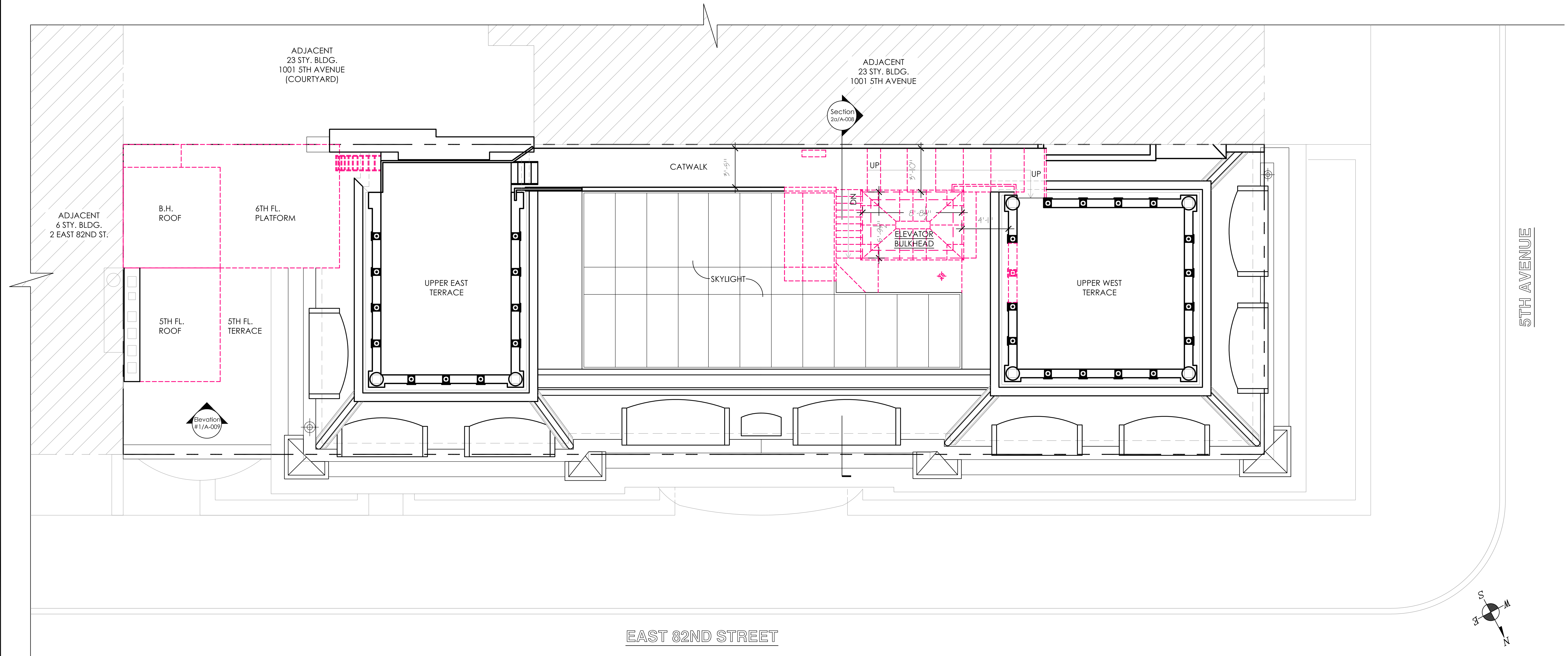
EXISTING NORTH ELEVATION IN
CONTEXT

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5th Fl. - Roof Bulkheads

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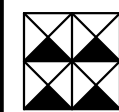
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EXISTING ROOF PLAN

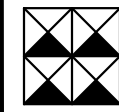
1/4" = 1'-0"

LEGEND

INDICATES BULKHEAD CONSTRUCTION TO BE REMOVED

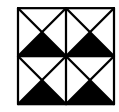
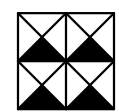


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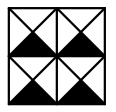
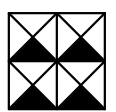
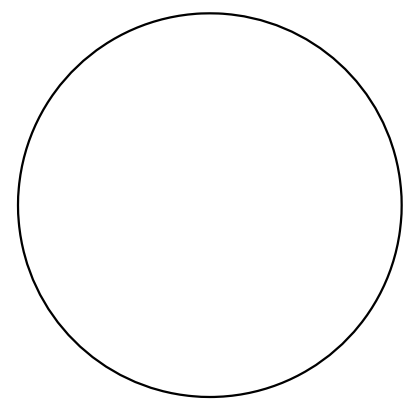


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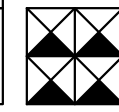
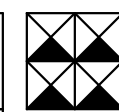
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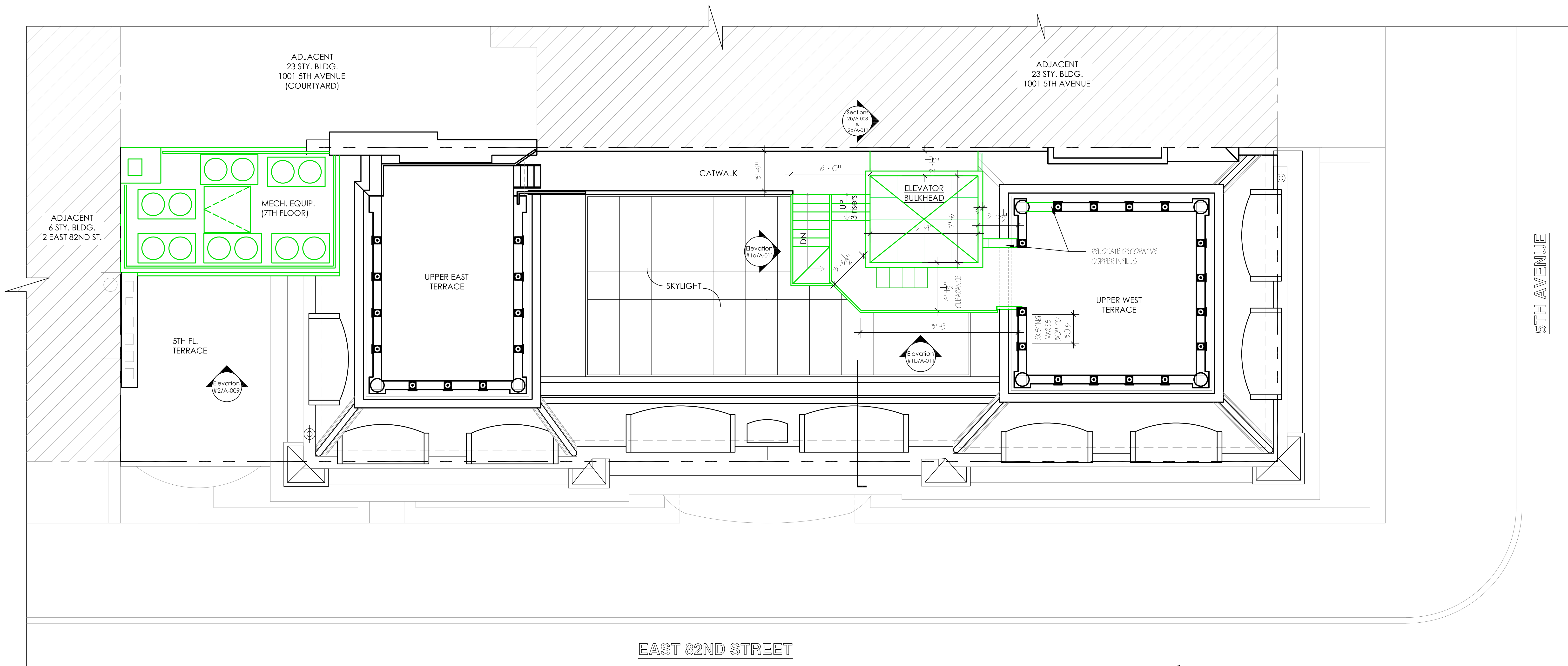
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1009 FIFTH AVE. NEW YORK, NY 10028

5th Fl. - Roof Bulkheads

A-005.00



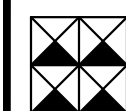
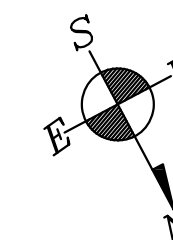


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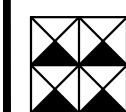
1/4" = 1'-0"

LEGEND

INDICATES PROPOSED CONSTRUCTION

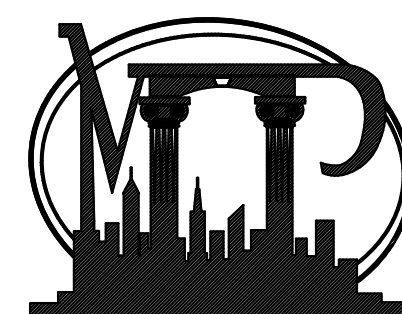
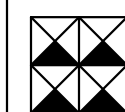
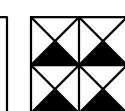


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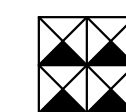
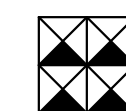
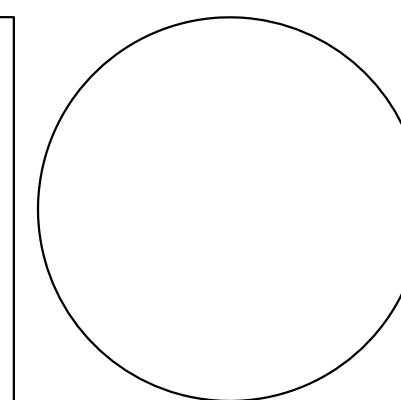


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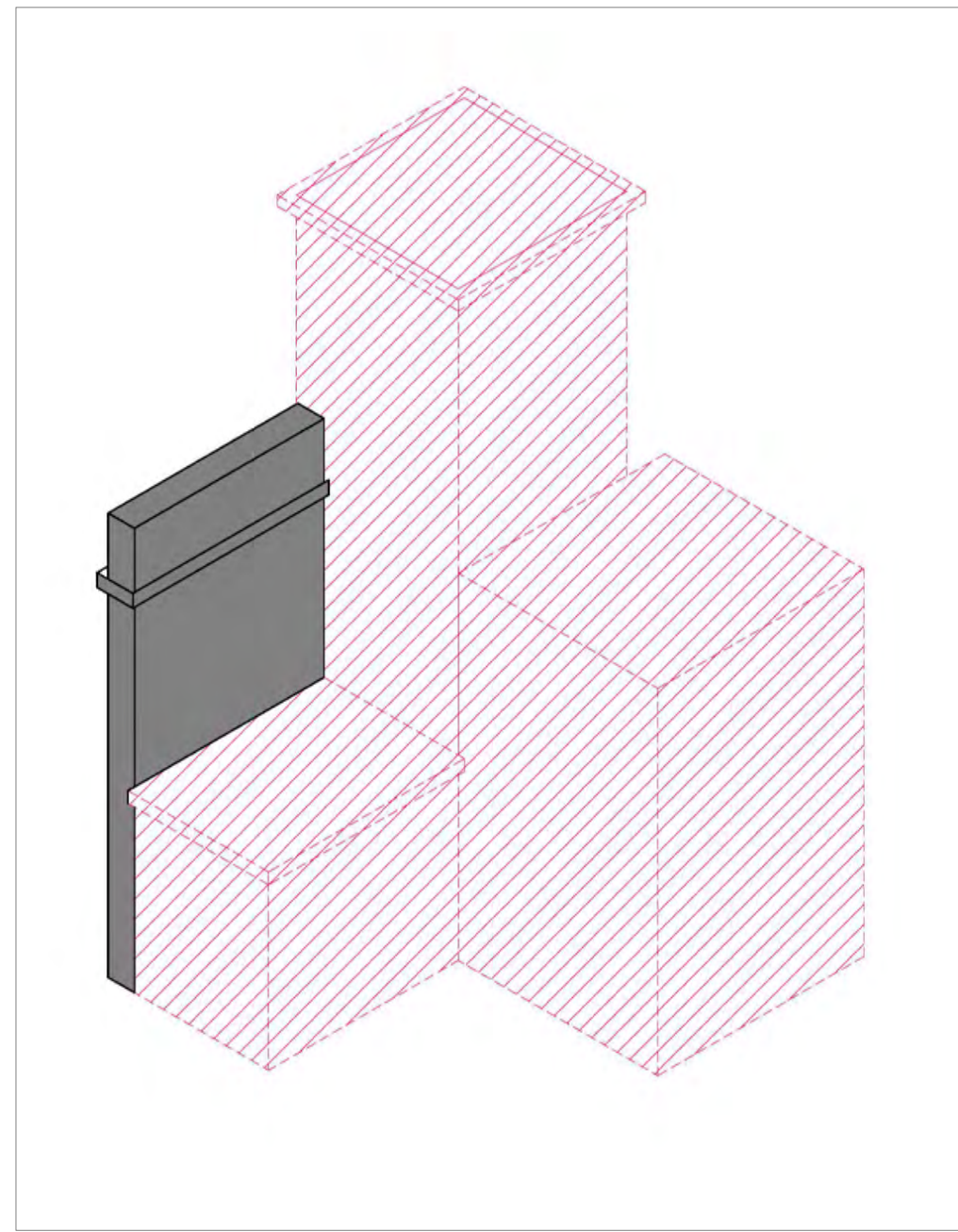
PROPOSED ROOF PLAN

PROJECT TITLE

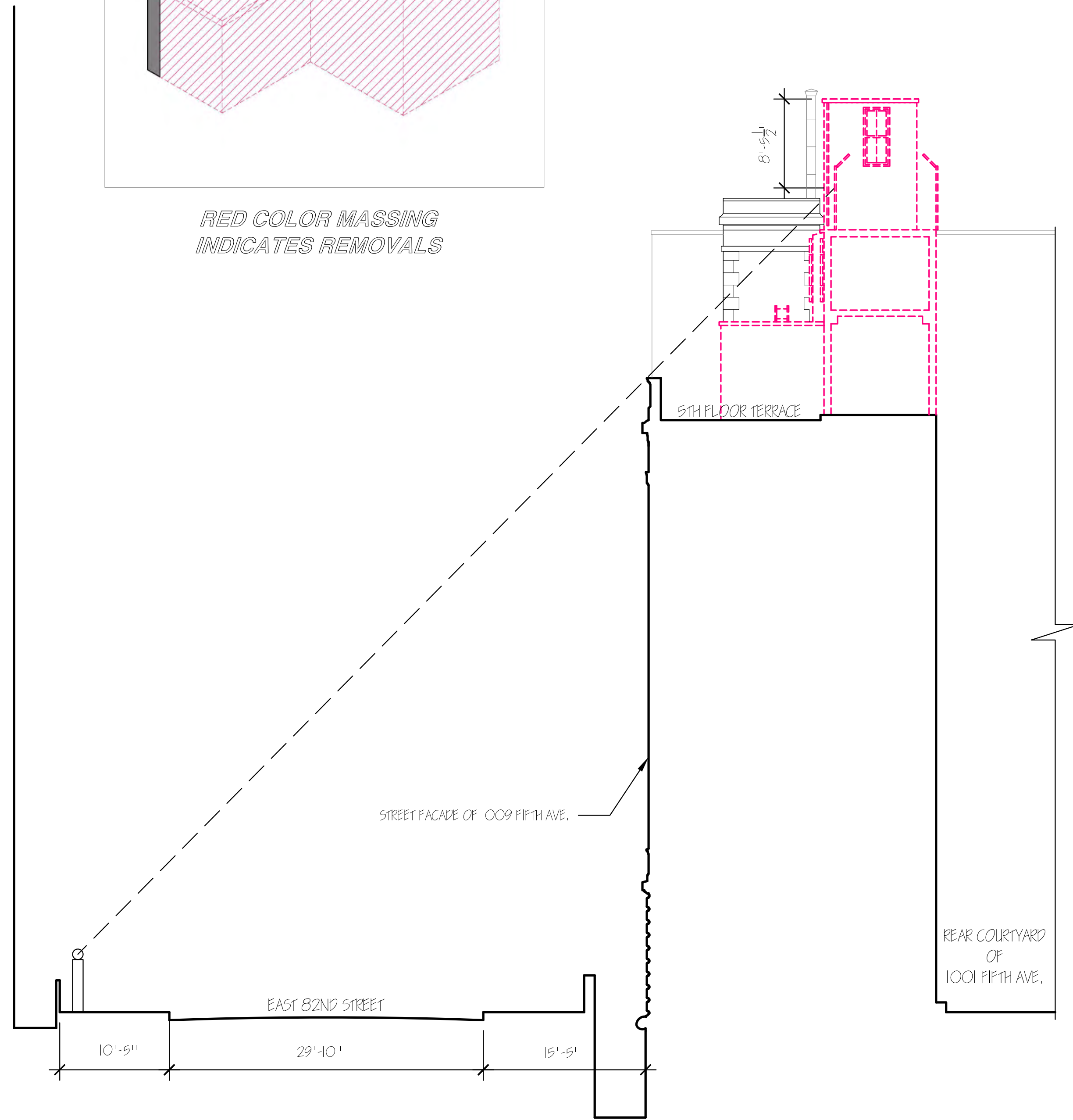
ELEVATOR BULKHEAD AND EAST
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5th Fl. - Roof Bulkheads

A-006.00



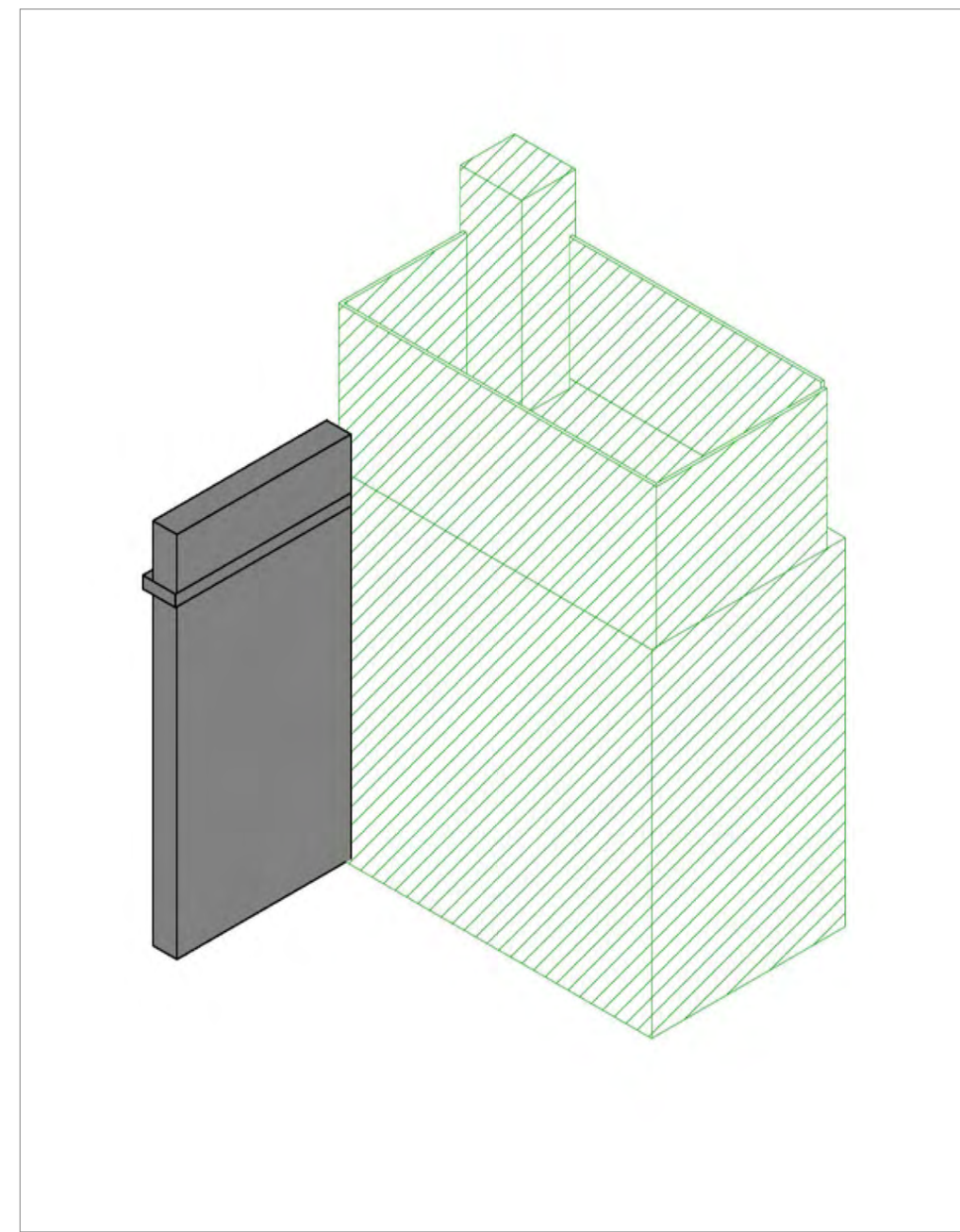
RED COLOR MASSING
INDICATES REMOVALS



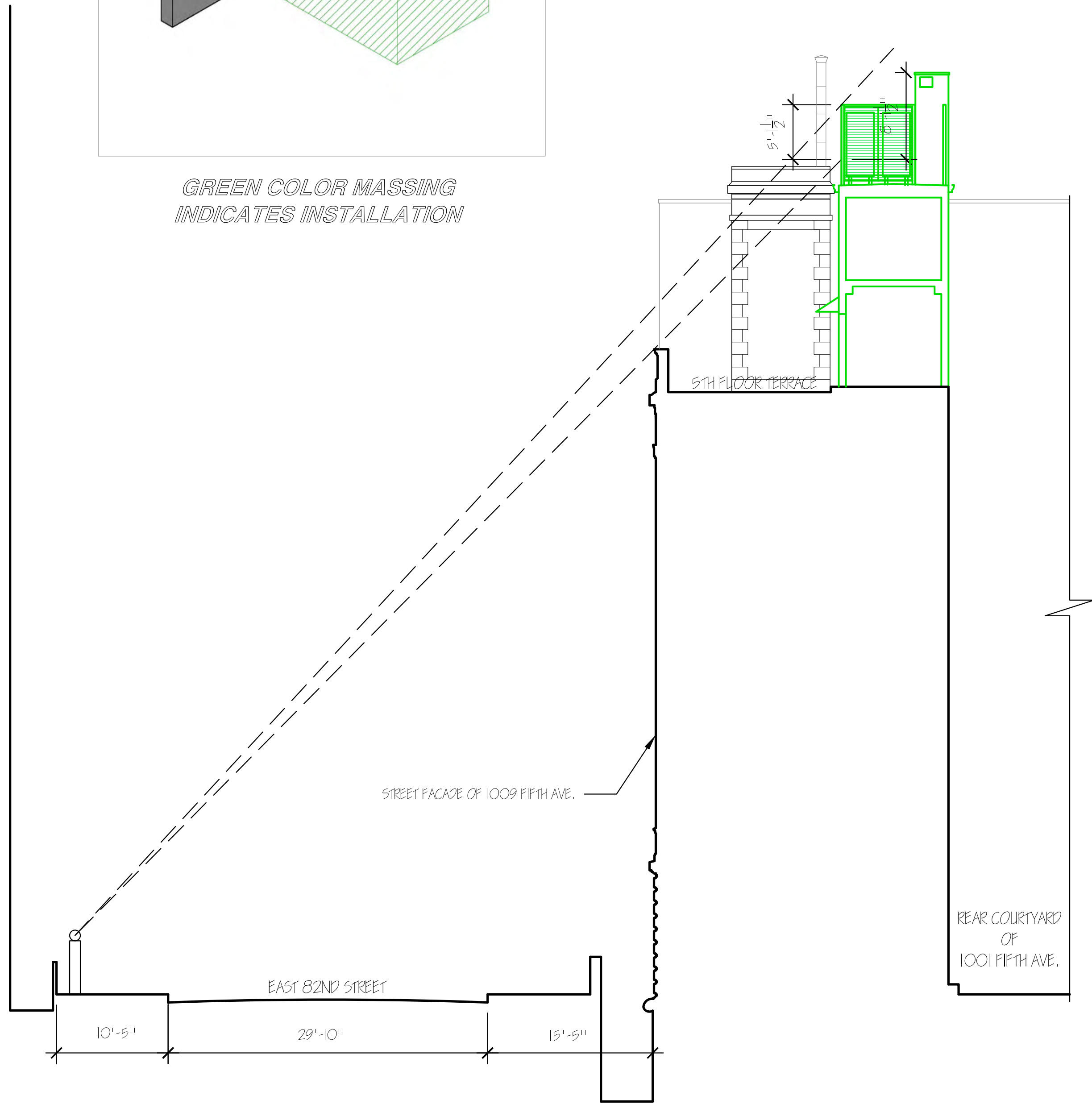
EXISTING SITE LINE DIAGRAM AT
EAST 82ND ST. - EAST BULKHEADS

1/8" = 1'-0"

1a



GREEN COLOR MASSING
INDICATES INSTALLATION

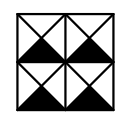
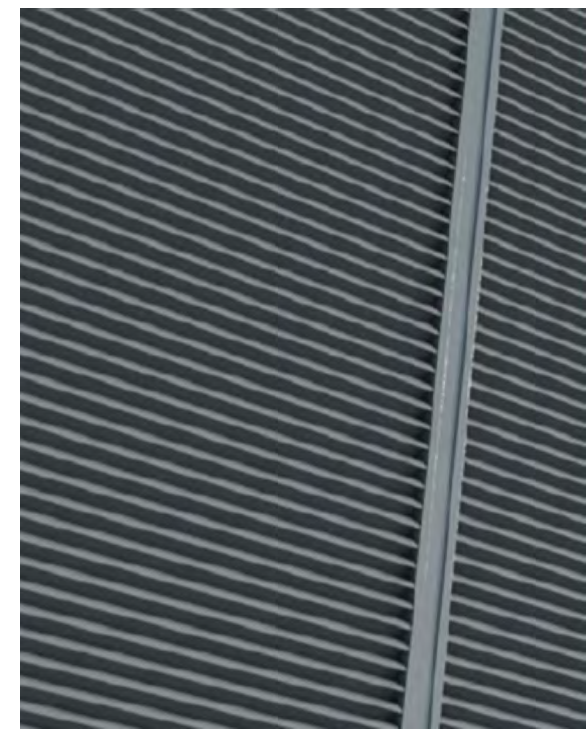


PROPOSED SITE LINE DIAGRAM AT
EAST 82ND ST. - EAST BULKHEADS

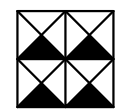
1/8" = 1'-0"

1b

EXAMPLE OF THE
MECHANICAL EQUIPMENT
SCREEN AT UPPER LEVEL

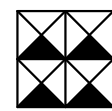
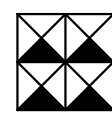


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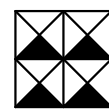
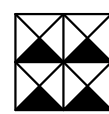
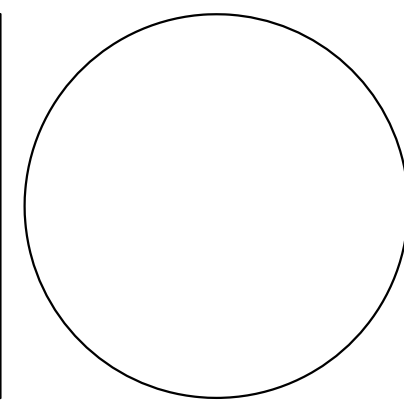
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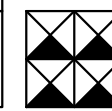
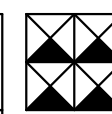
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DRAWING TITLE

**SIGHT LINE DRAWINGS -
5TH FL. TERRACE**

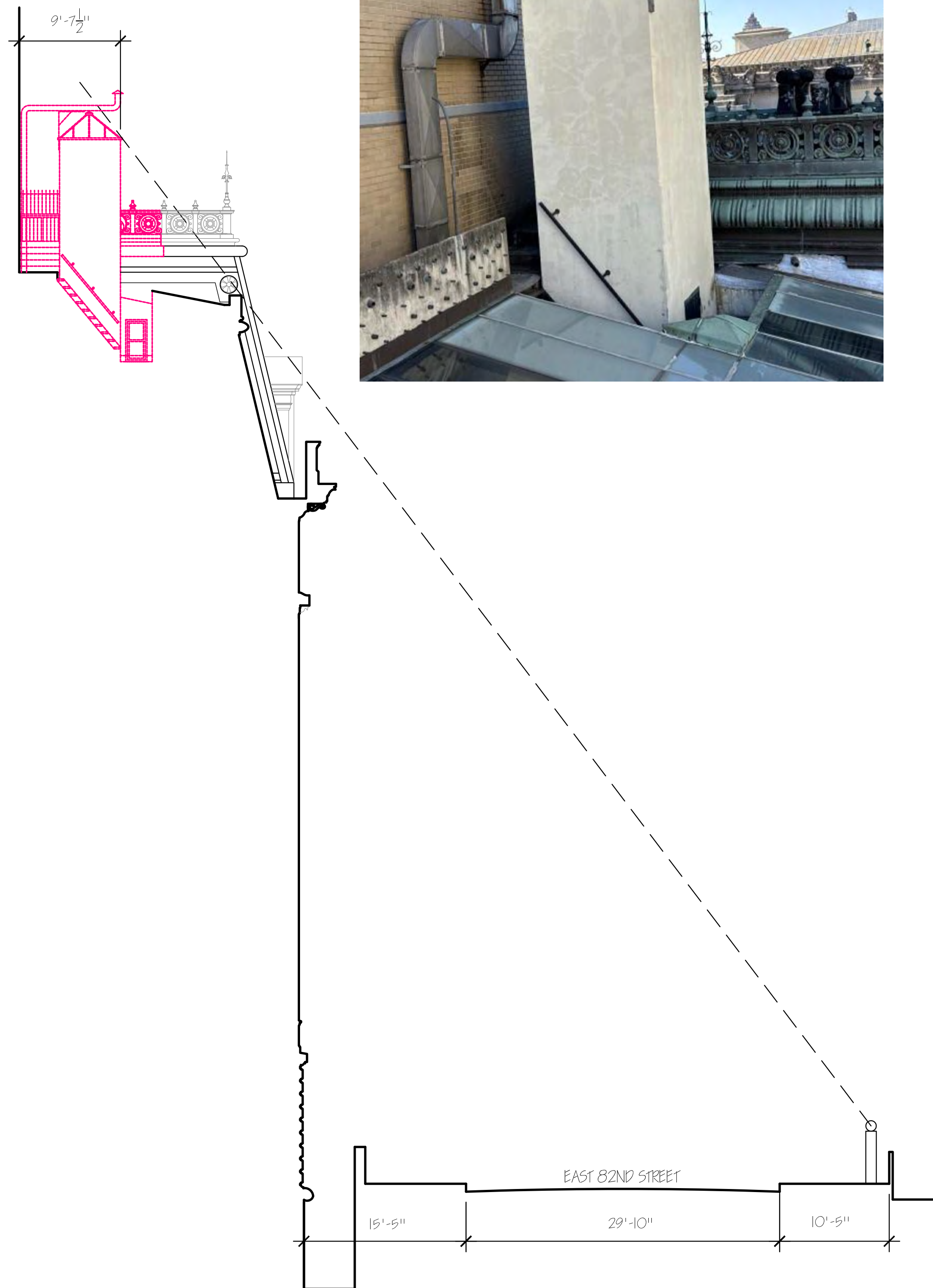
PROJECT TITLE

**ELEVATOR BULKHEAD AND EAST
BULKHEADS MODIFICATIONS AT
1009 FIFTH AVE. NEW YORK, NY 10028**



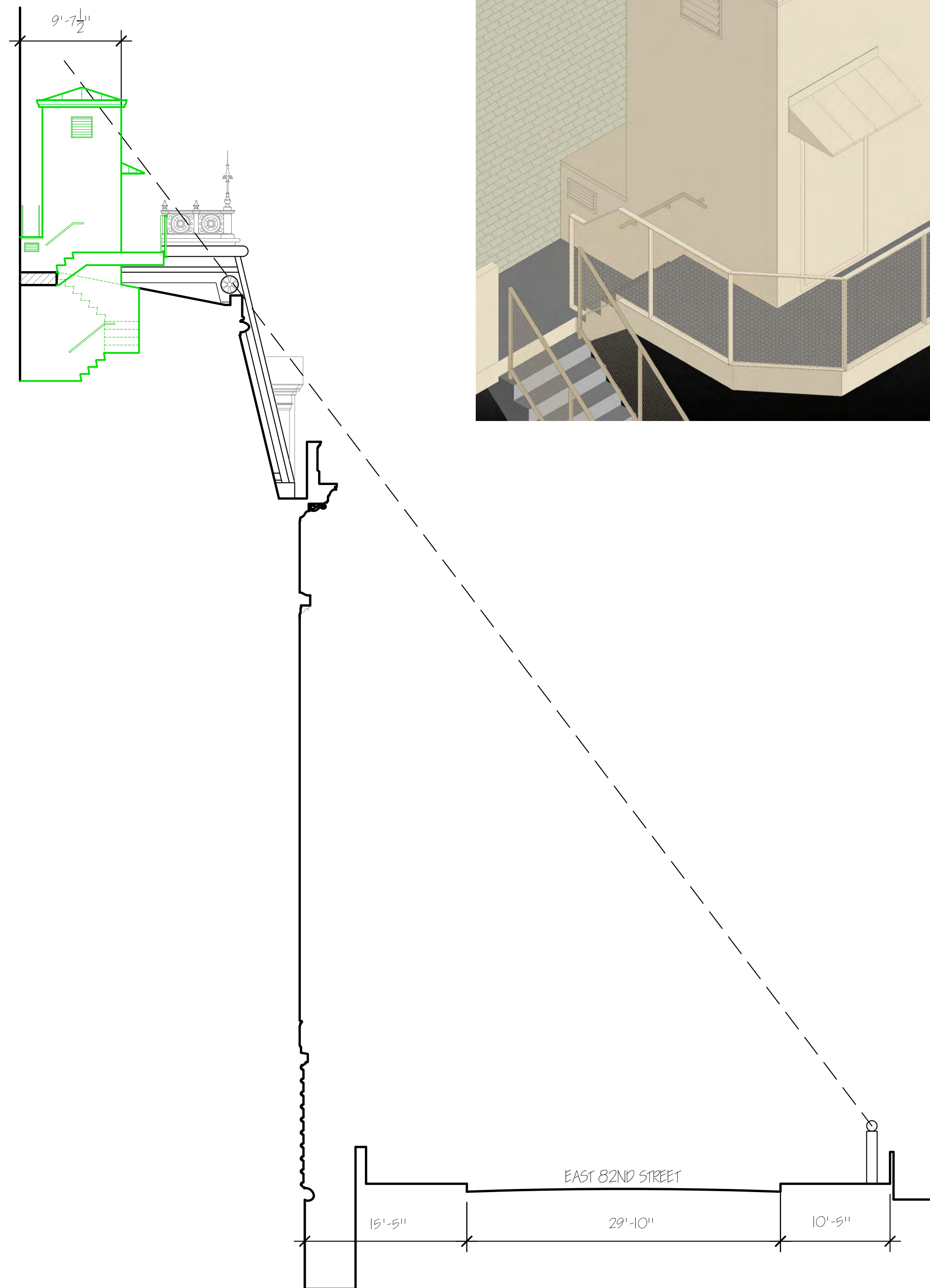
5th FL. - Roof Bulkheads

A-007.00



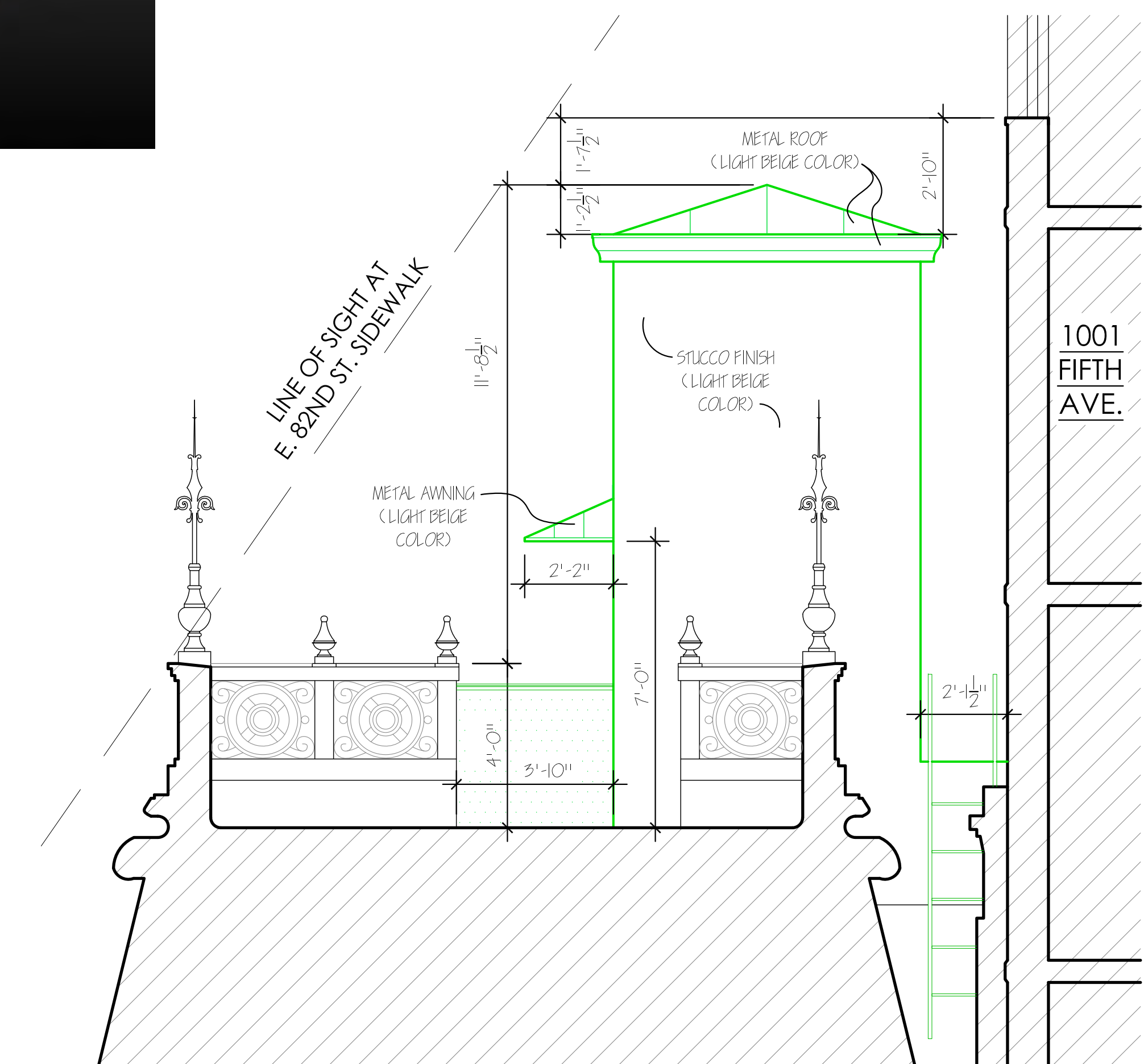
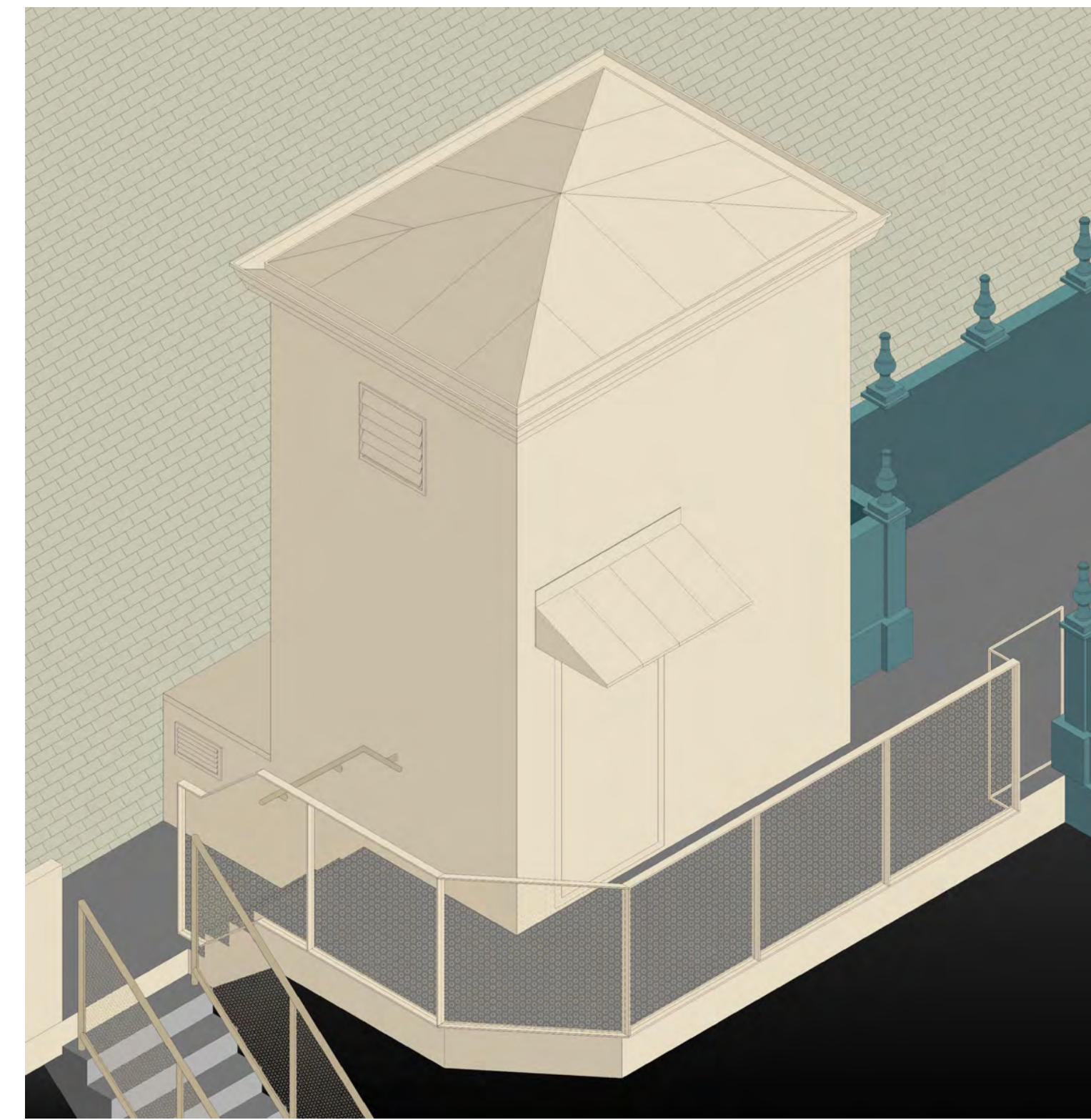
EXISTING SITE LINE DIAGRAM AT
EAST 82ND ST. - ELEVATOR BULKHEAD

1/8" = 1'-0"



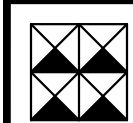
PROPOSED SITE LINE DIAGRAM AT
EAST 82ND ST. - ELEVATOR BULKHEAD

1/8" = 1'-0"

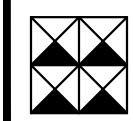


PROPOSED PARTIAL ELEVATION OF
ELEVATOR BULKHEAD (LOOKING EAST)

5/8" = 1'-0"

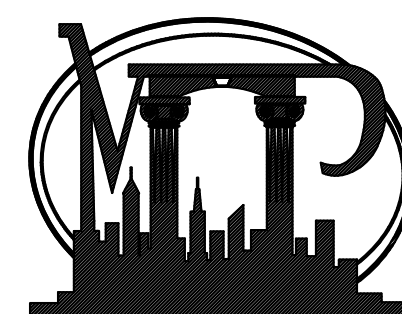
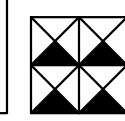
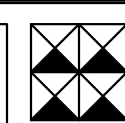


REVISIONS/SUBMISSIONS



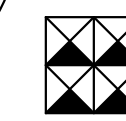
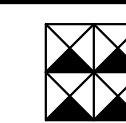
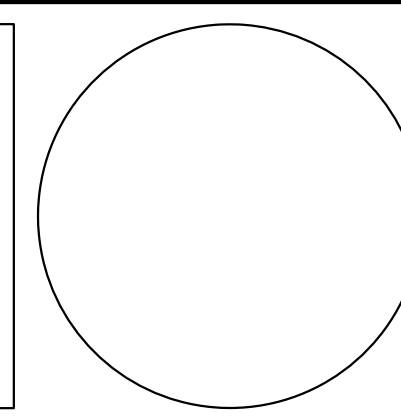
*NOTE: DWG IS SCALED FOR 24" x 36" PAPER SIZE

WARNING:
IT IS A VIOLATION OF THE
LAW FOR ANY PERSON
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MIDTOWN PRESERVATION
ARCHITECTURE & ENGINEERING, P.C.

6901 JERICO TURNPIKE, SYOSSET, NY 11791
(516) 922-6220 (FAX) 922-6235



DATE
08/02/2025
SCALE
AS NOTED
DRAWN BY
AV/CR
JOB #
2425-3

DRAWING TITLE

SIGHT LINE DRAWINGS -
ELEVATOR BULKHEAD

PROJECT TITLE

ELEVATOR BULKHEAD AND EAST
BULKHEADS MODIFICATIONS AT
1009 FIFTH AVE. NEW YORK, NY 10028

5th Fl. - Roof Bulkheads

A-008.00

UPPER TERRACES
EL. 87'-0"

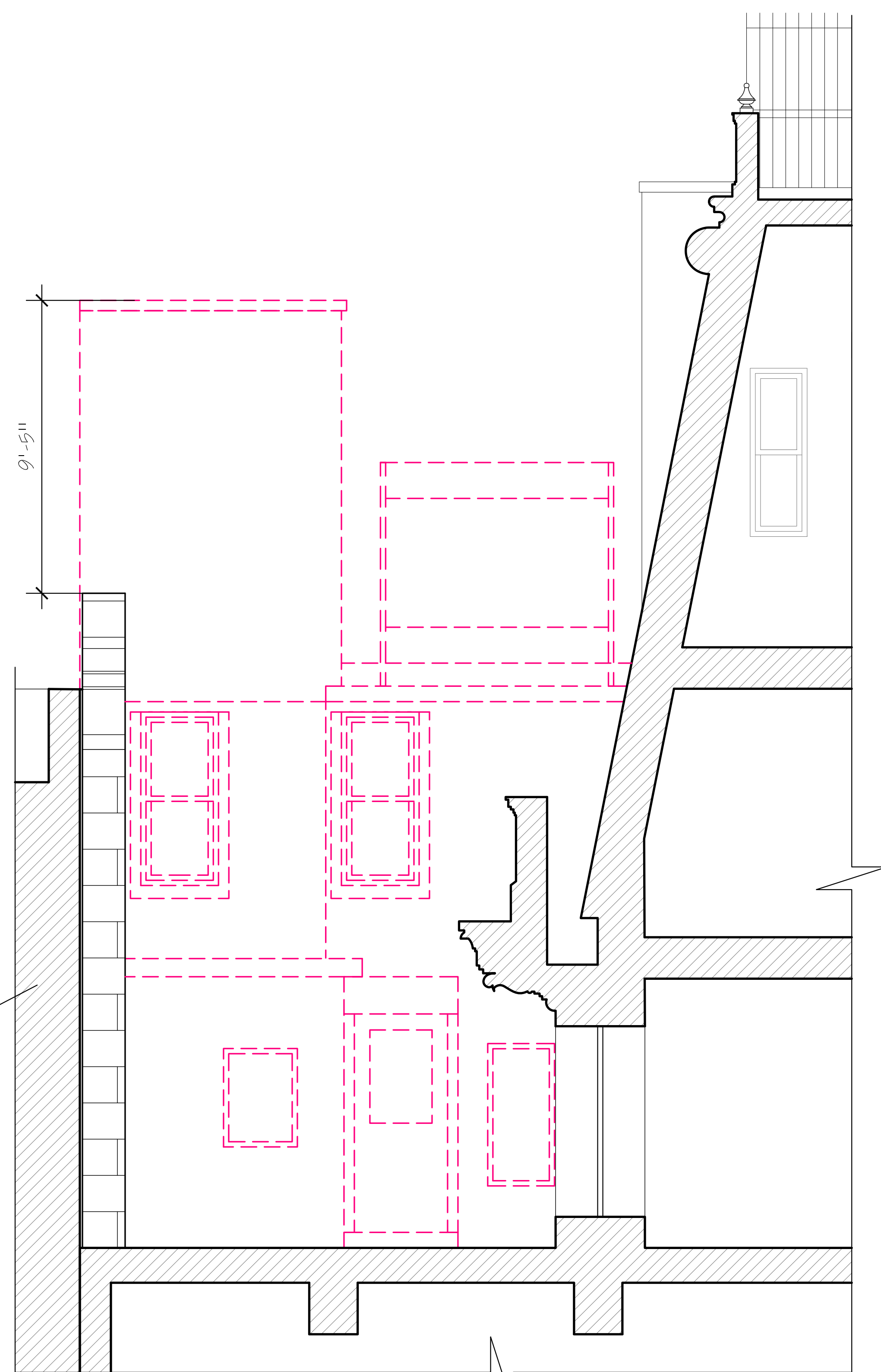
7TH FLOOR
EL. 73'-10"

6TH FLOOR
EL. 64'-6"

NEIGHBOR'S
BUILDING
(2 EAST 82ND
STREET)

5TH FL.
TERR.

5TH FLOOR
EL. 53'-2"



EXISTING PARTIAL SECTION /
ELEVATION LOOKING SOUTH

1

3/8" = 1'-0"

UPPER TERRACES
EL. 87'-0"

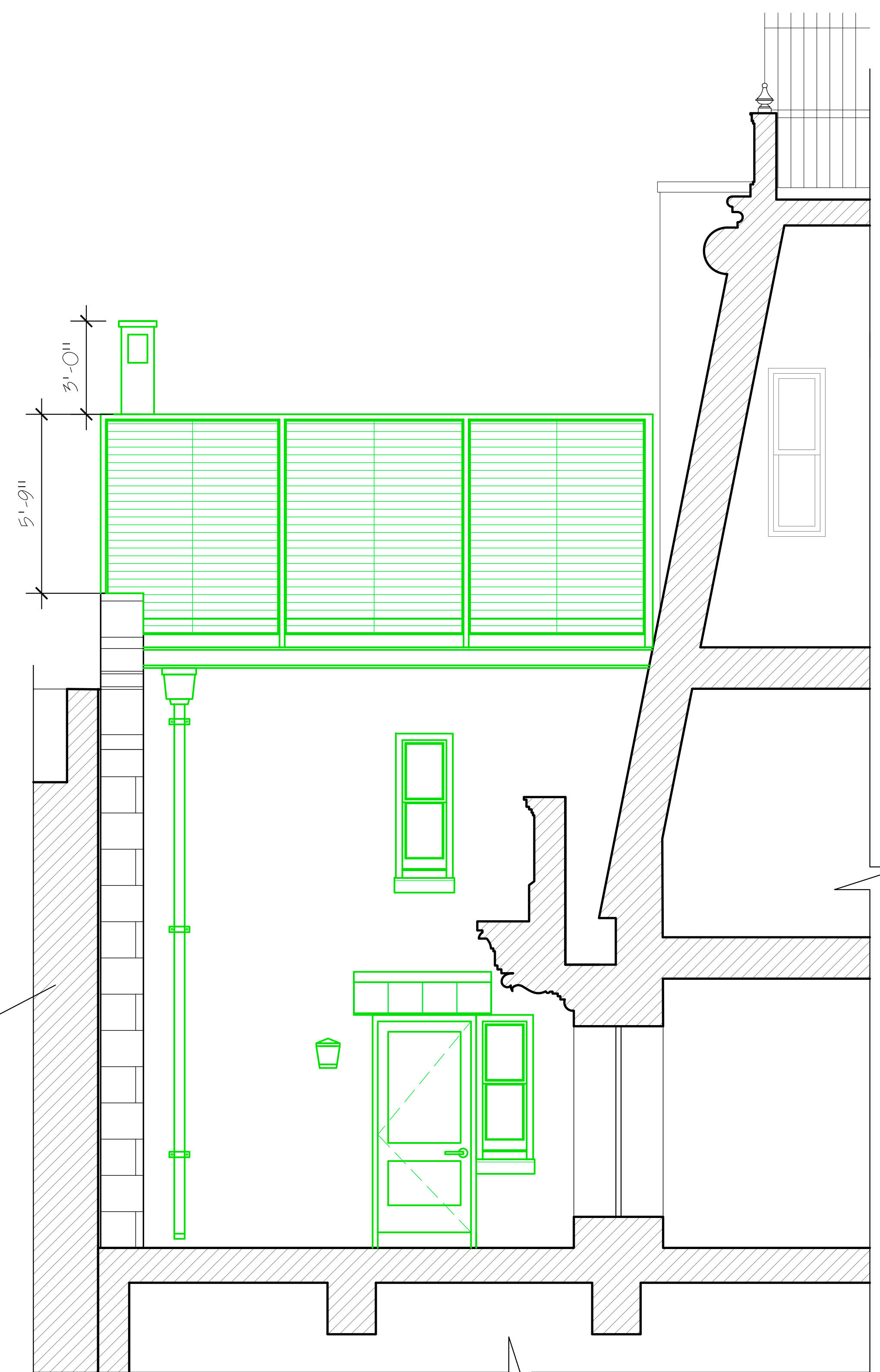
7TH FLOOR
EL. 73'-10"

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NEIGHBOR'S
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(2 EAST 82ND
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EL. 53'-2"

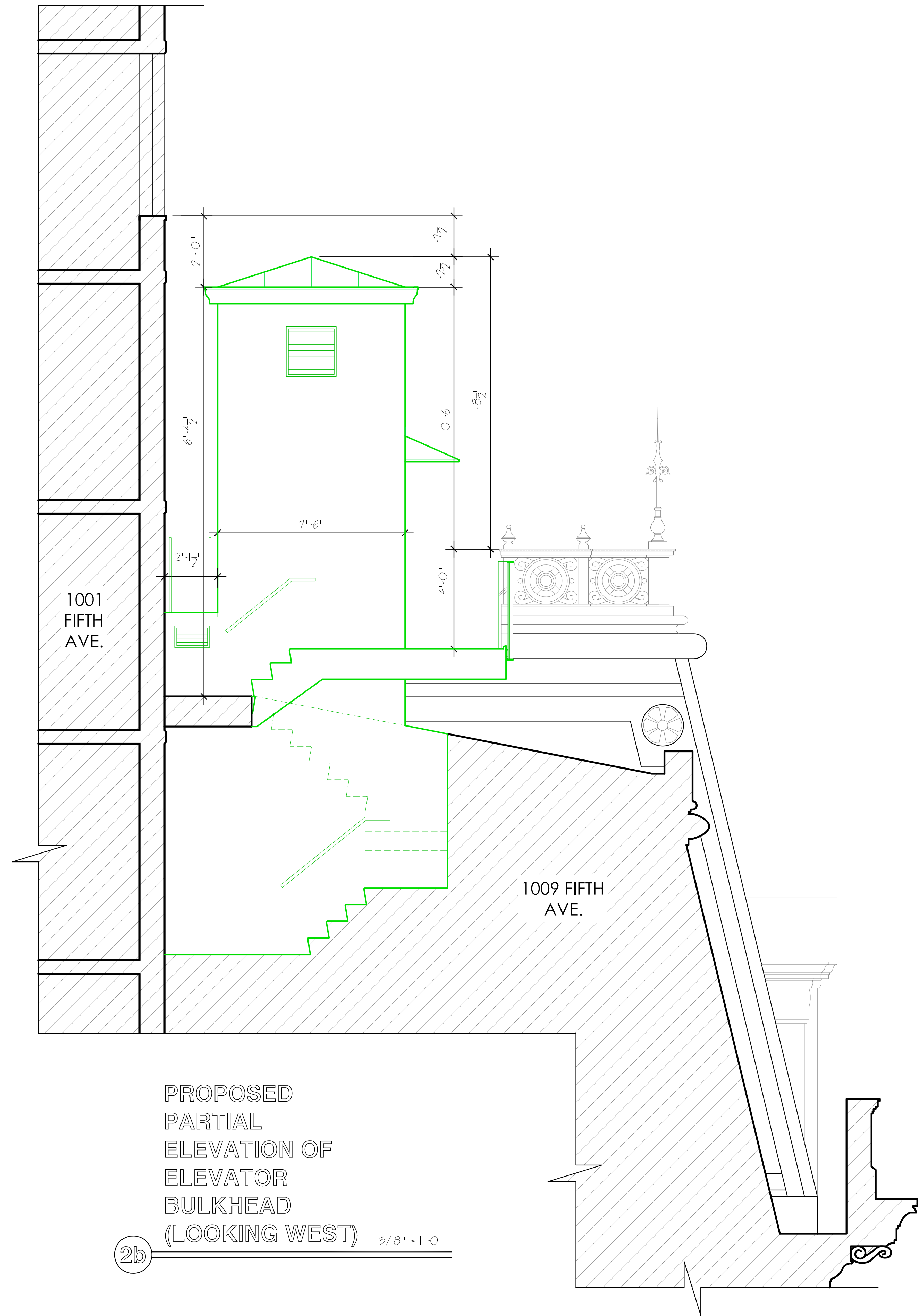
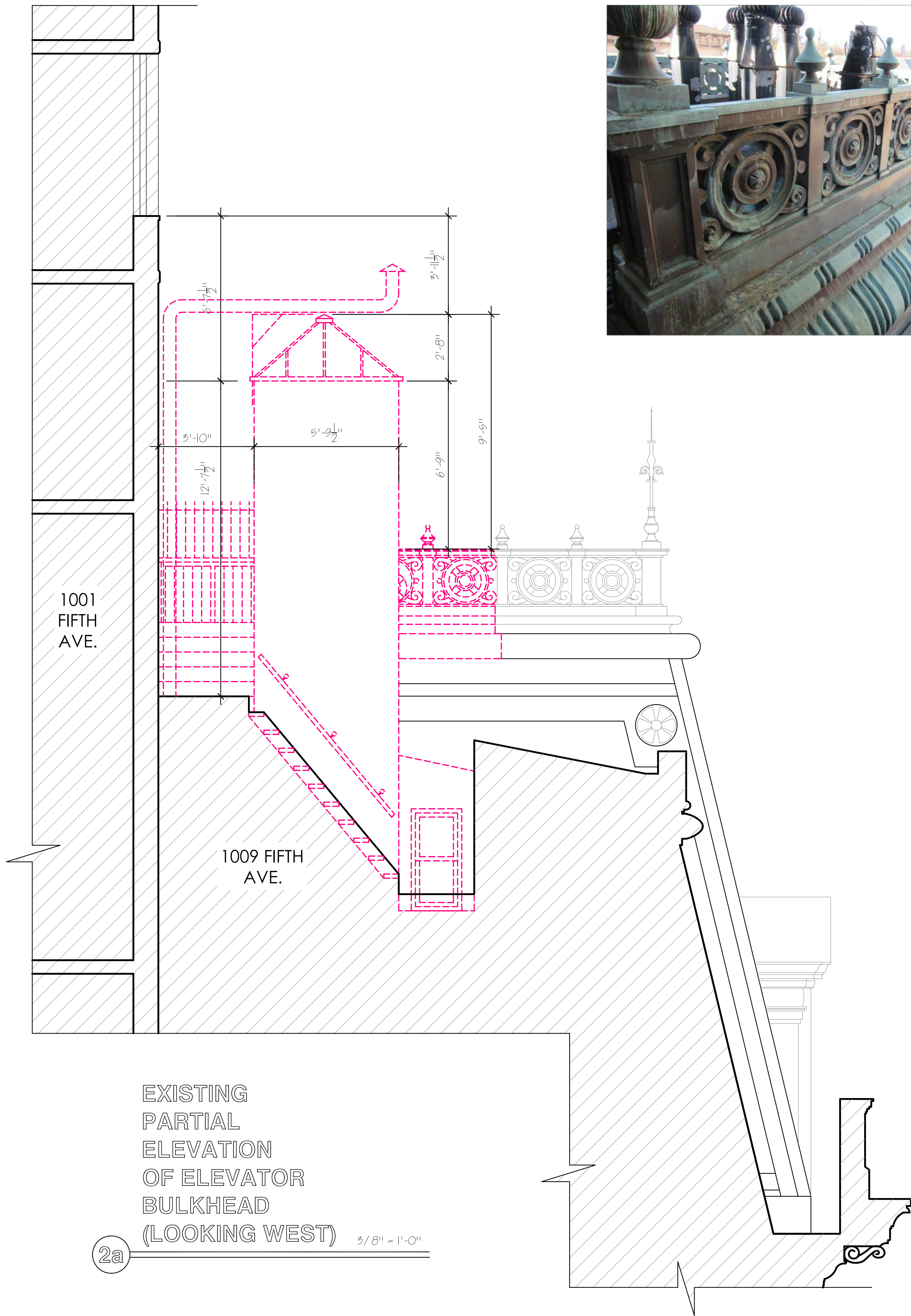


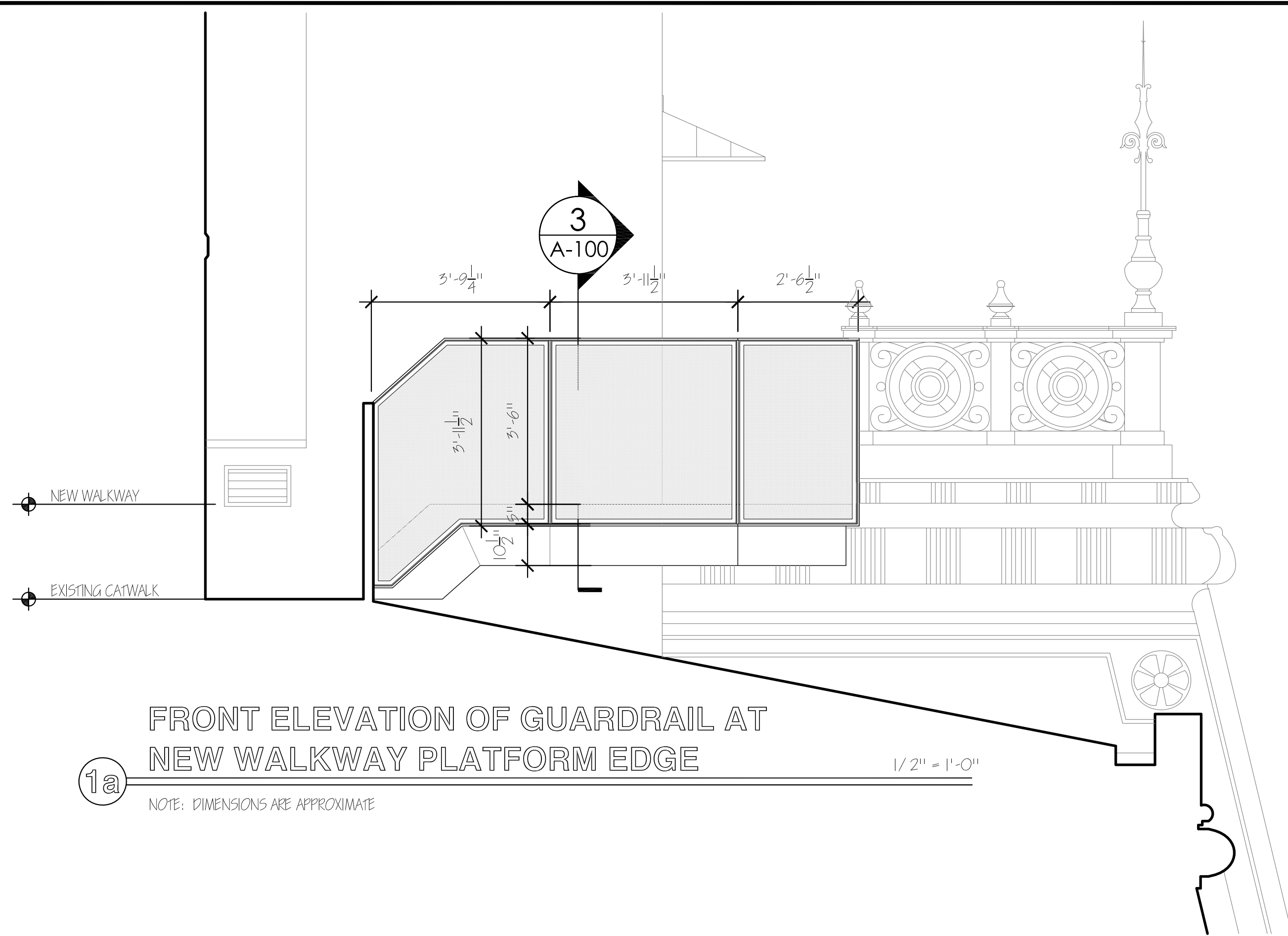
PROPOSED PARTIAL SECTION /
ELEVATION LOOKING SOUTH

2

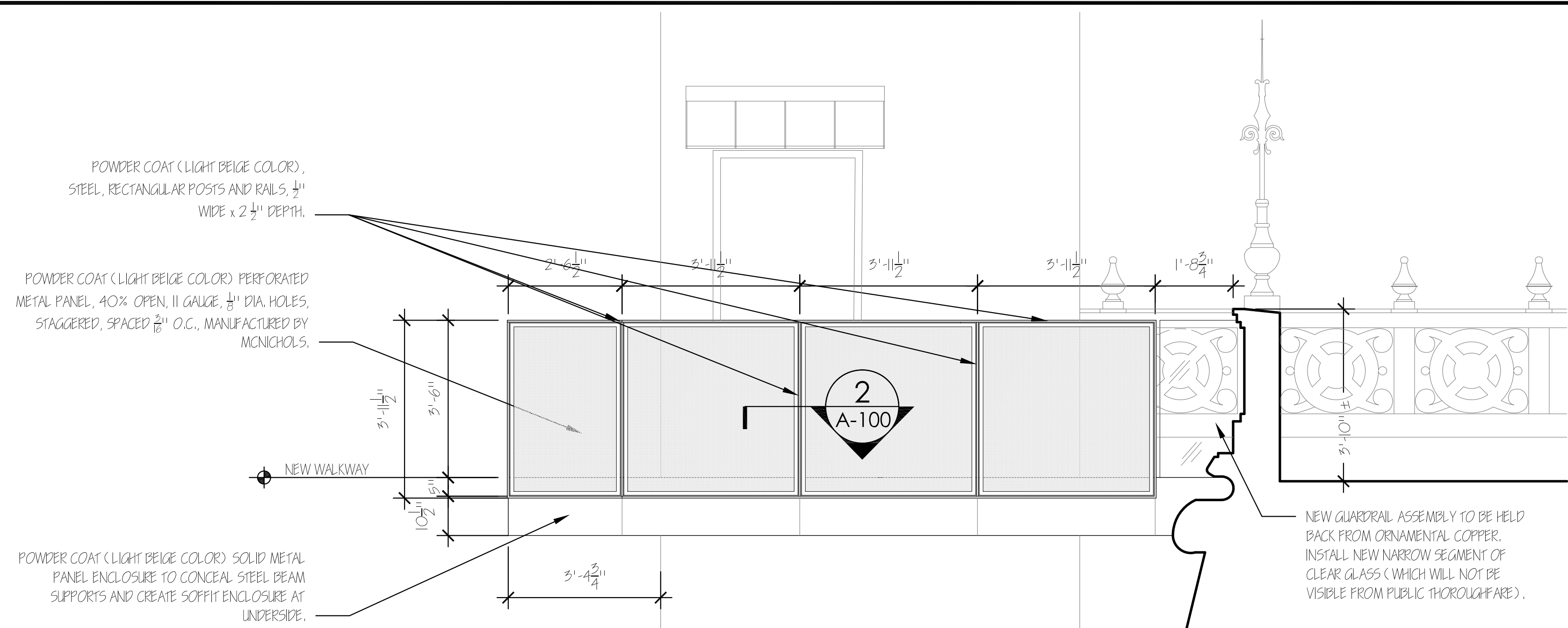
3/8" = 1'-0"

	REVISIONS/SUBMISSIONS		<p>WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT/ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.</p>		<p>MIDTOWN PRESERVATION ARCHITECTURE & ENGINEERING, P.C. 6901 JERICHO TURNPIKE, SYOSSET, NY 11791 (516) 922-6220 (FAX) 922-6235</p>			DATE	07/10/2025		DRAWING TITLE	EXISTING + PROPOSED ELEVATIONS AT 5TH FL. TERRACE		5th Fl. - Roof Bulkheads
							SCALE	AS NOTED			PROJECT TITLE	ELEVATOR BULKHEAD AND EAST BULKHEADS MODIFICATIONS AT 1009 FIFTH AVE. NEW YORK, NY 10028		A-009.00
	*NOTE: DWG IS SCALED FOR 24" x 36" PAPER SIZE							DRAWN BY	AV/CR		JOB #	2425-3		





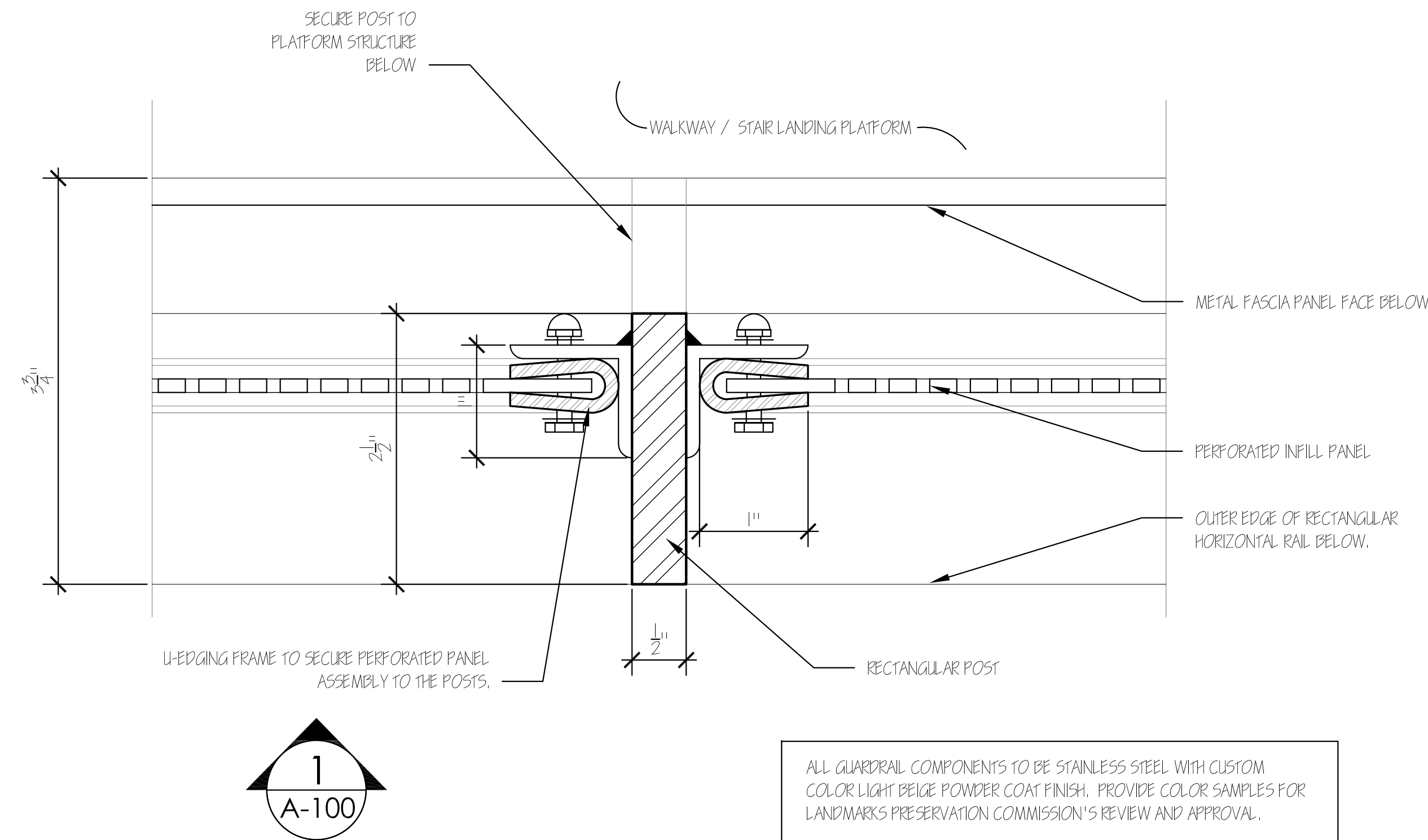
1a FRONT ELEVATION OF GUARDRAIL AT NEW WALKWAY PLATFORM EDGE
1/2" = 1'-0"



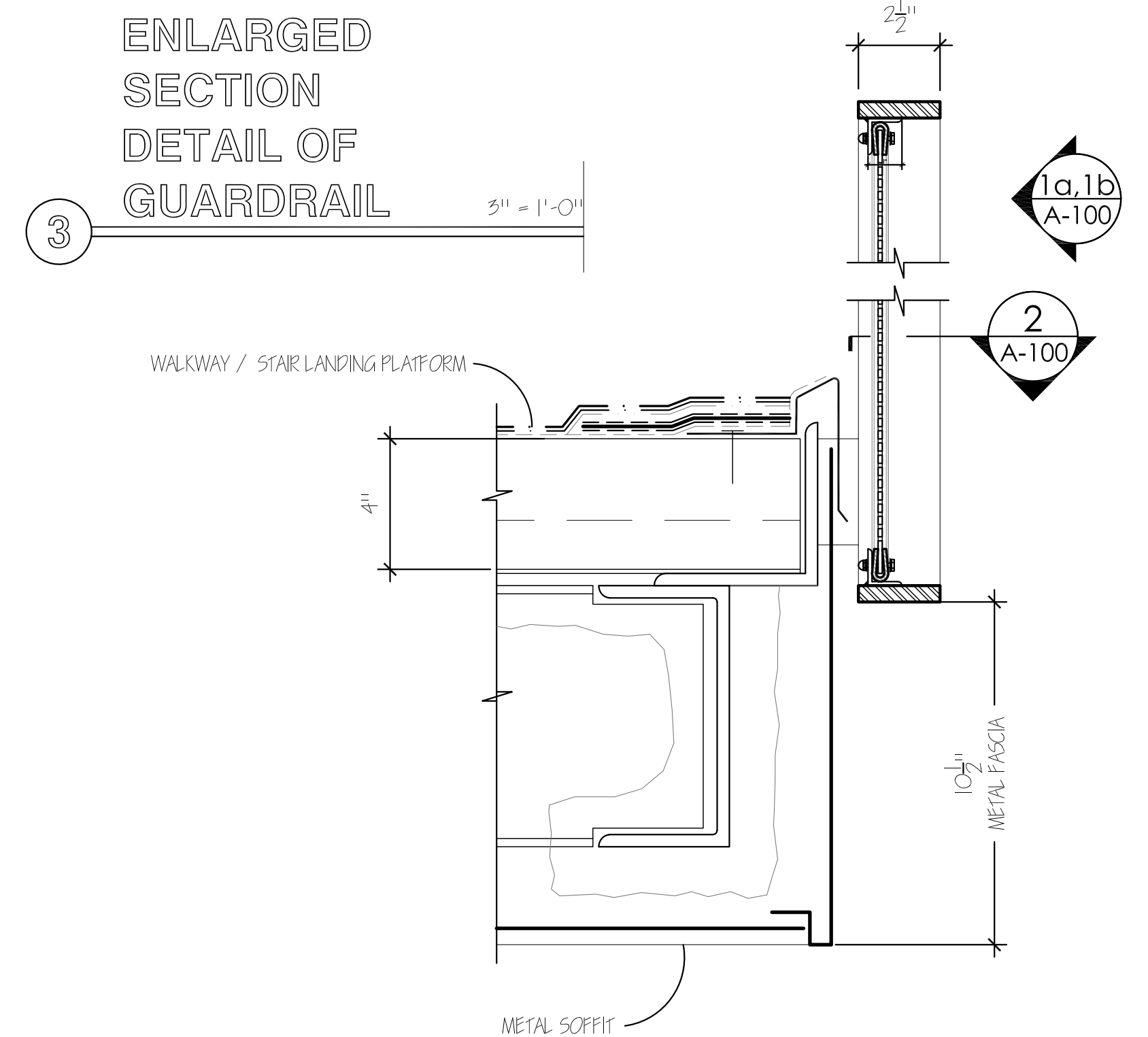
1b FRONT ELEVATION OF GUARDRAIL AT NEW WALKWAY PLATFORM EDGE
1/2" = 1'-0"



EXAMPLE PHOTO FROM PANEL MANUFACTURER SHOWING TRANSLUCENT-LIKE EFFECT OF THE WALKWAY GUARDRAIL ASSEMBLY



1 ENLARGED PLAN DETAIL OF GUARDRAIL
1/4\"/>



2 ENLARGED SECTION DETAIL OF GUARDRAIL
3/4\"/>

ALL GUARDRAIL COMPONENTS TO BE STAINLESS STEEL WITH CUSTOM COLOR LIGHT BEIGE POWDER COAT FINISH. PROVIDE COLOR SAMPLES FOR LANDMARKS PRESERVATION COMMISSION'S REVIEW AND APPROVAL.

<div> <div>REVISIONS/SUBMISSIONS</div> <div> <div></div> <div></div> </div> </div> <div> <div></div> <div>*NOTE: DWG IS SCALED FOR 24" x 36" PAPER SIZE</div> </div>	<div> <div>WARNING:</div> <div>IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE LICENSED ARCHITECT/ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.</div> </div>	<div> <div> <div> <div></div> <div></div> </div> <div> <div>MIDTOWN PRESERVATION</div> <div>ARCHITECTURE & ENGINEERING, P.C.</div> <div>6901 JERICO TURNPIKE, SYOSSET, NY 11791</div> <div>(516) 922-6220 (FAX) 922-6235</div> </div> </div> </div>	<div> <div></div> </div>	<div> <div>DATE</div> <div>07/10/2025</div> <div>SCALE</div> <div>AS NOTED</div> <div>DRAWN BY</div> <div>AV/CR</div> <div>JOB #</div> <div>2425-3</div> </div>	<div> <div>DRAWING TITLE</div> <div>GUARDRAIL DETAILS</div> <div>PROJECT TITLE</div> <div>ELEVATOR BULKHEAD AND EAST BULKHEADS MODIFICATIONS AT 1009 FIFTH AVE. NEW YORK, NY 10028</div> </div>	<div> <div>5th Fl. - Roof Bulkheads</div> <div>A-100.00</div> </div>
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August 12, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-09191

**1009 Fifth Avenue – 1009 Fifth Avenue House –
Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 374 1460

Passcode: 904503

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.