

October 21, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-11313

1143 Park Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 189 6727

Passcode: 366871

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

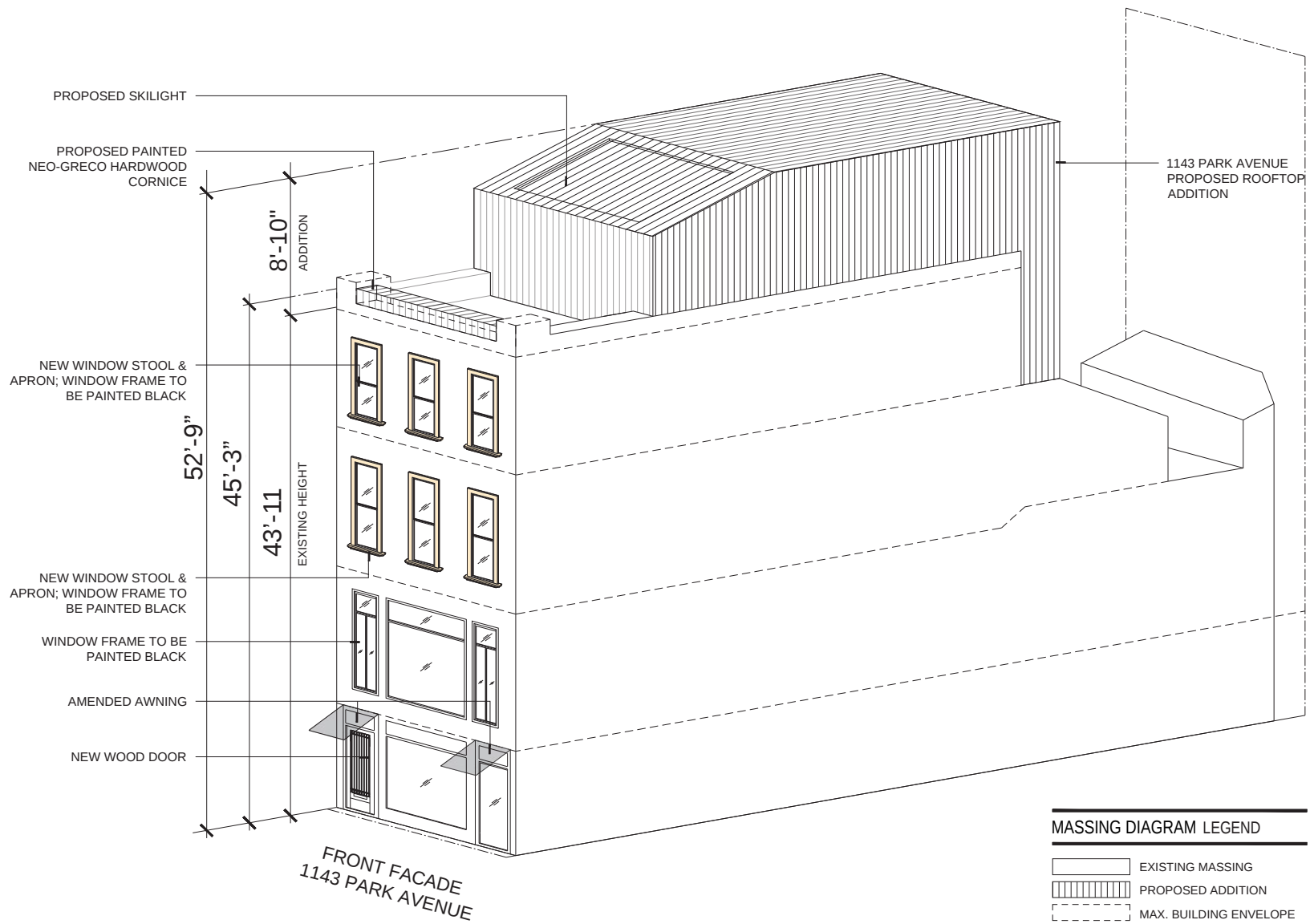
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1143 PARK AVENUE
NEW YORK NY 10128



PROPOSED FRONT FACADE



MASSING DIAGRAM LEGEND

- EXISTING MASSING
- PROPOSED ADDITION
- MAX. BUILDING ENVELOPE

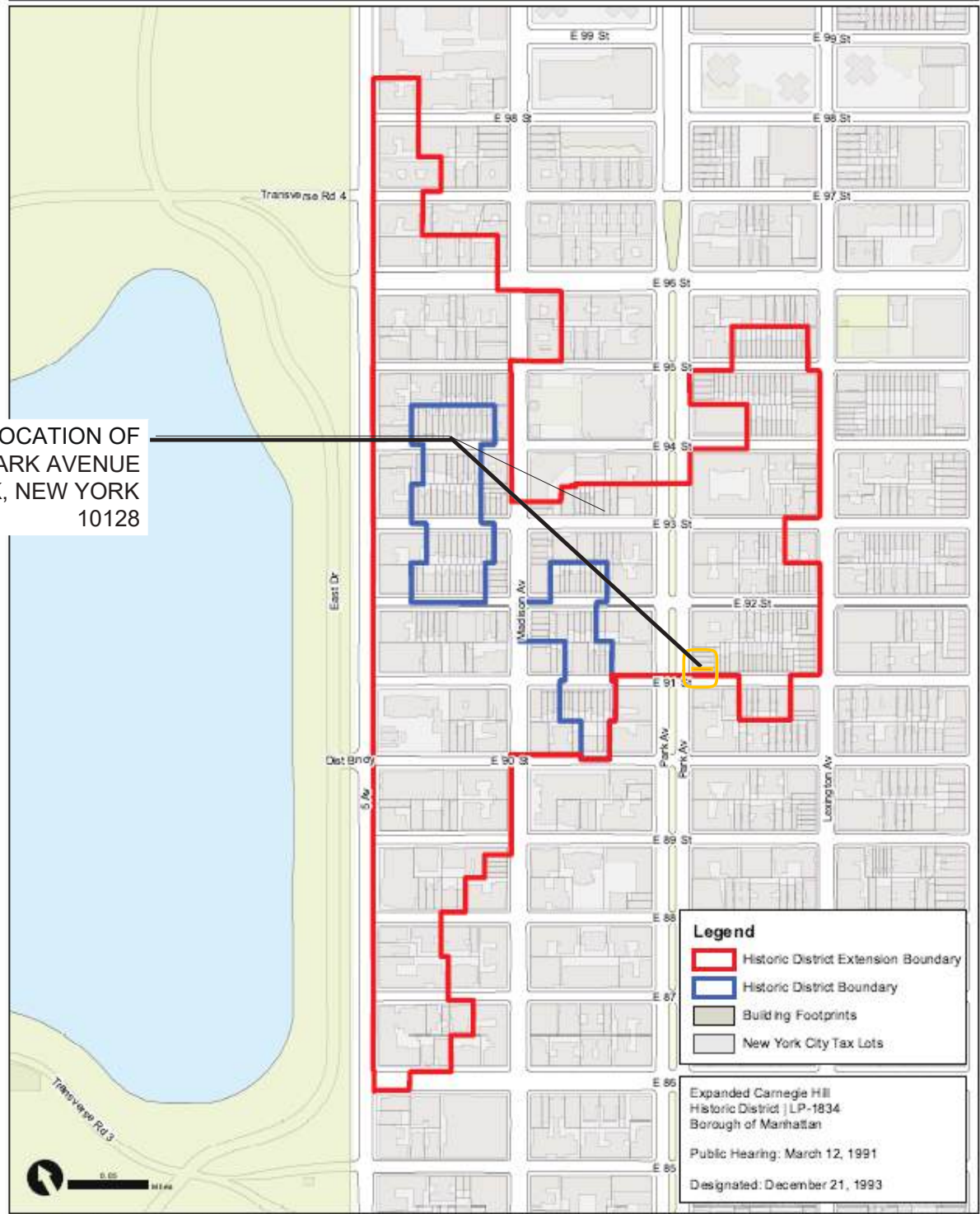
MASSING DIAGRAM

SCOPE OF WORK

Expanded Carnegie Hill Historic District | LP-1834



LOCATION OF
1143 PARK AVENUE
NEW YORK, NEW YORK
10128



HISTORIC DISTRICT MAP | EXPANDED CARNEGIE HILL



1143 PARK AVENUE CURRENT FRONT FACADE

CURRENT CONDITIONS: DISTRICT MAP AND 1143 PARK AVENUE FACADE



GOOGLE AERIAL VIEW



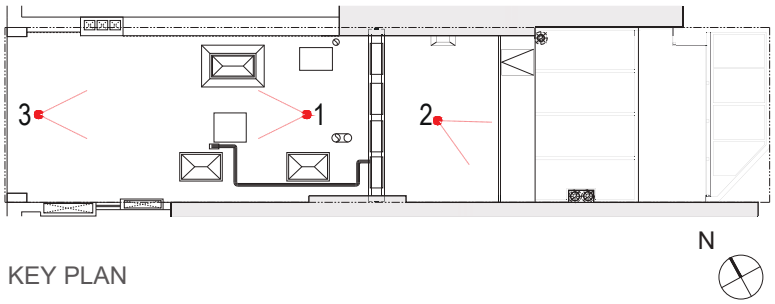
PHOTO 1: WEST VIEW (PARK AVENUE)



PHOTO 2: SOUTH EAST VIEW (REAR YARD)



PHOTO 3: SOUTH EAST VIEW



KEY PLAN

ROOFTOP EXISTING CONDITIONS



PHOTO 1: VIEW OF REAR FROM ALLEY ON 91ST STREET (NOT VISIBLE)



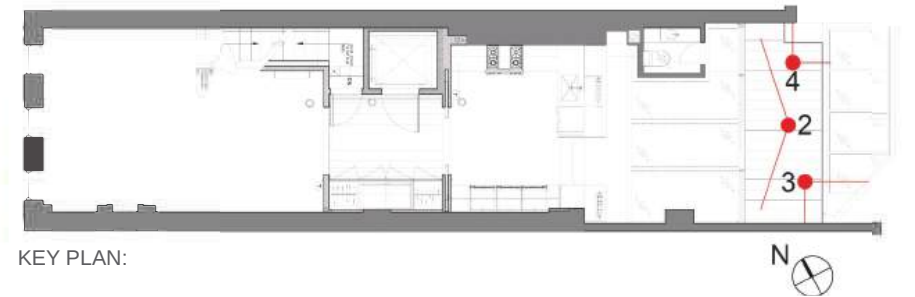
PHOTO 2: WEST VIEW (EXISTING REAR FACADE)



PHOTO 3: SOUTH EAST VIEW



PHOTO 4: NORTH EAST VIEW



KEY PLAN:

EXISTING REAR FACADE PHOTOS



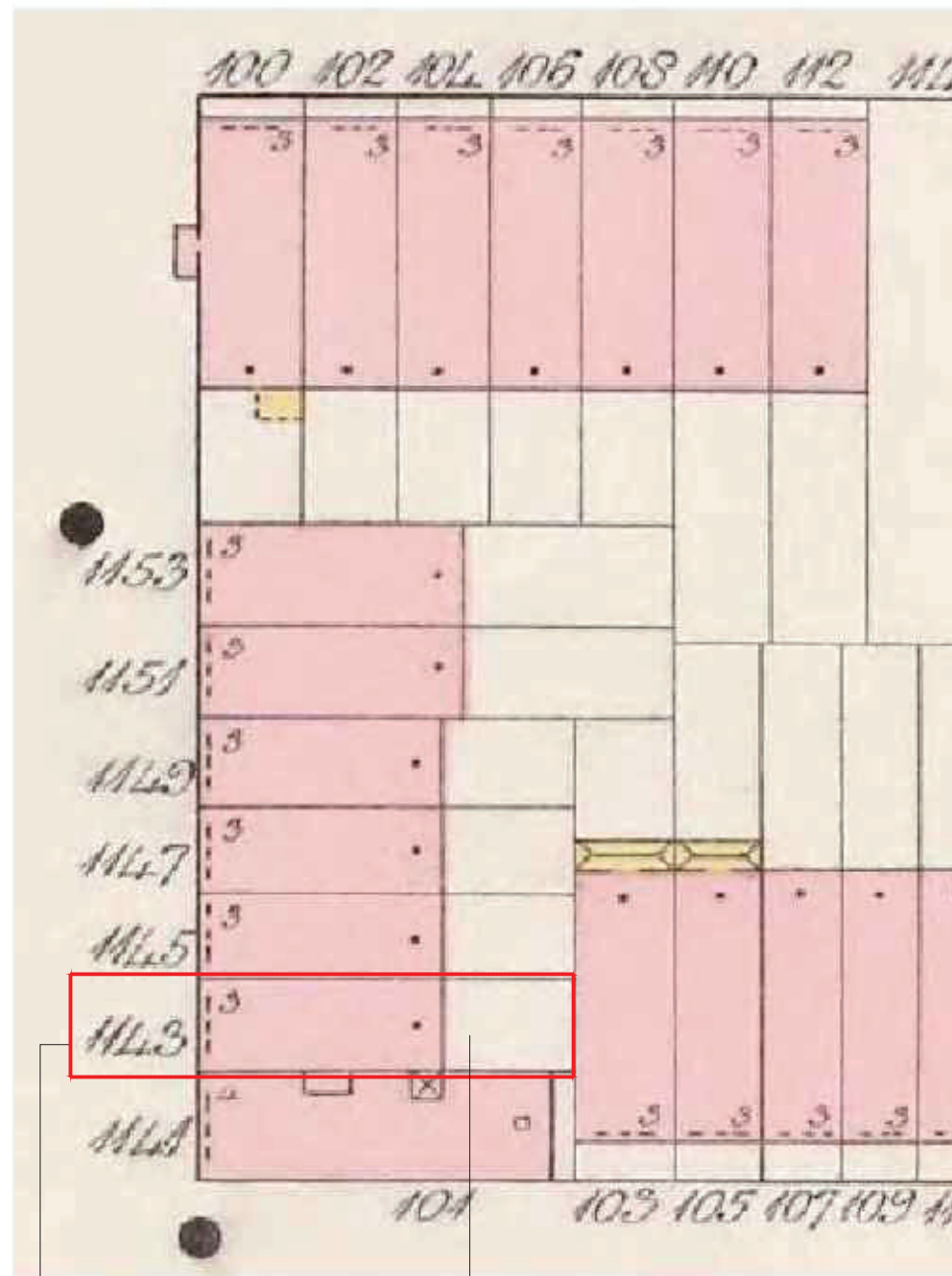
EXISTING FRONT FACADE

1149 PARK 1147 PARK 1145 PARK 1143 PARK 1141 PARK



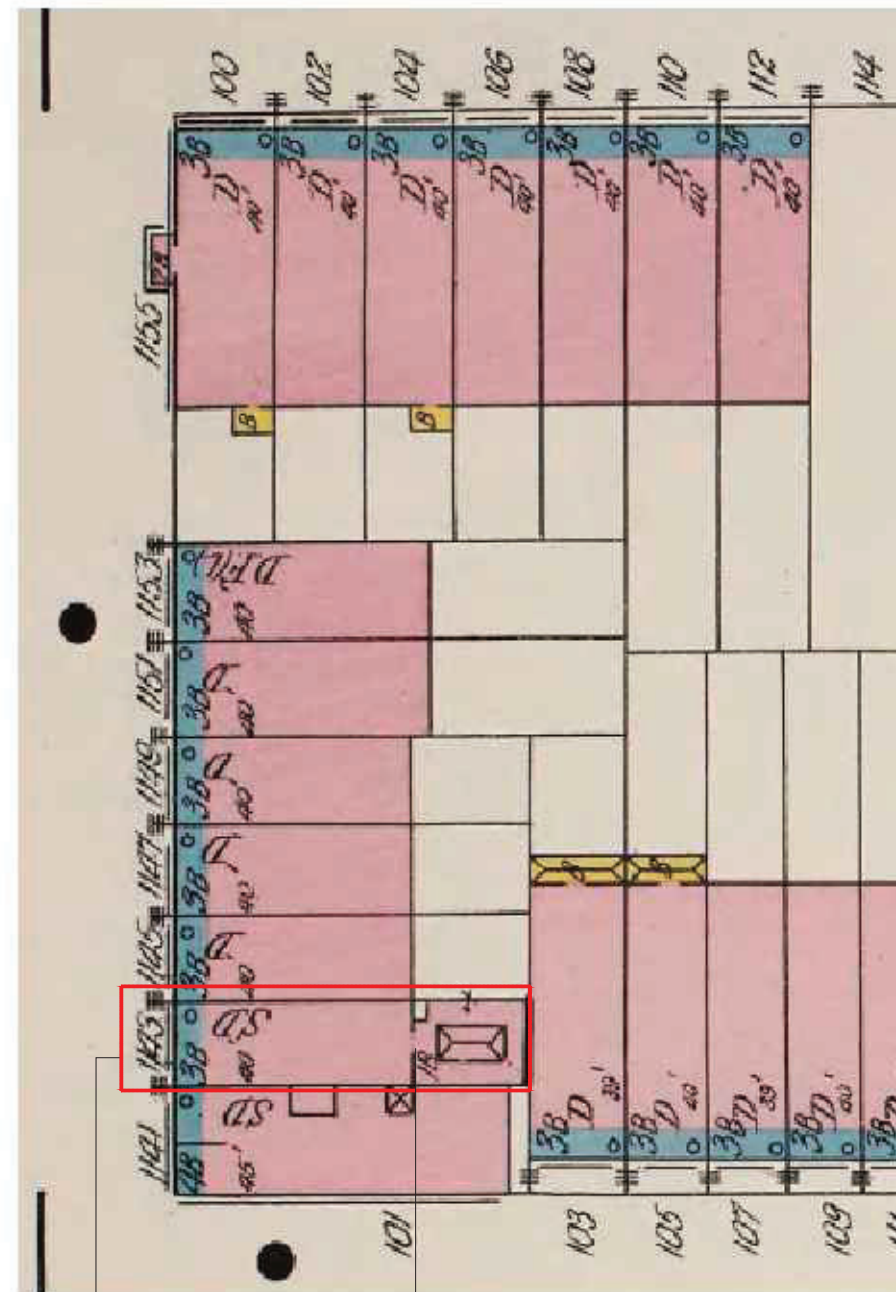
1143 PARK AVE
HISTORIC PHOTO 1929 | PARK AVENUE & NORTH EAST 91st STREET (NYPL)

HISTORICAL CONTEXT: SITE DEVELOPMENT STREET VIEW PHOTOS



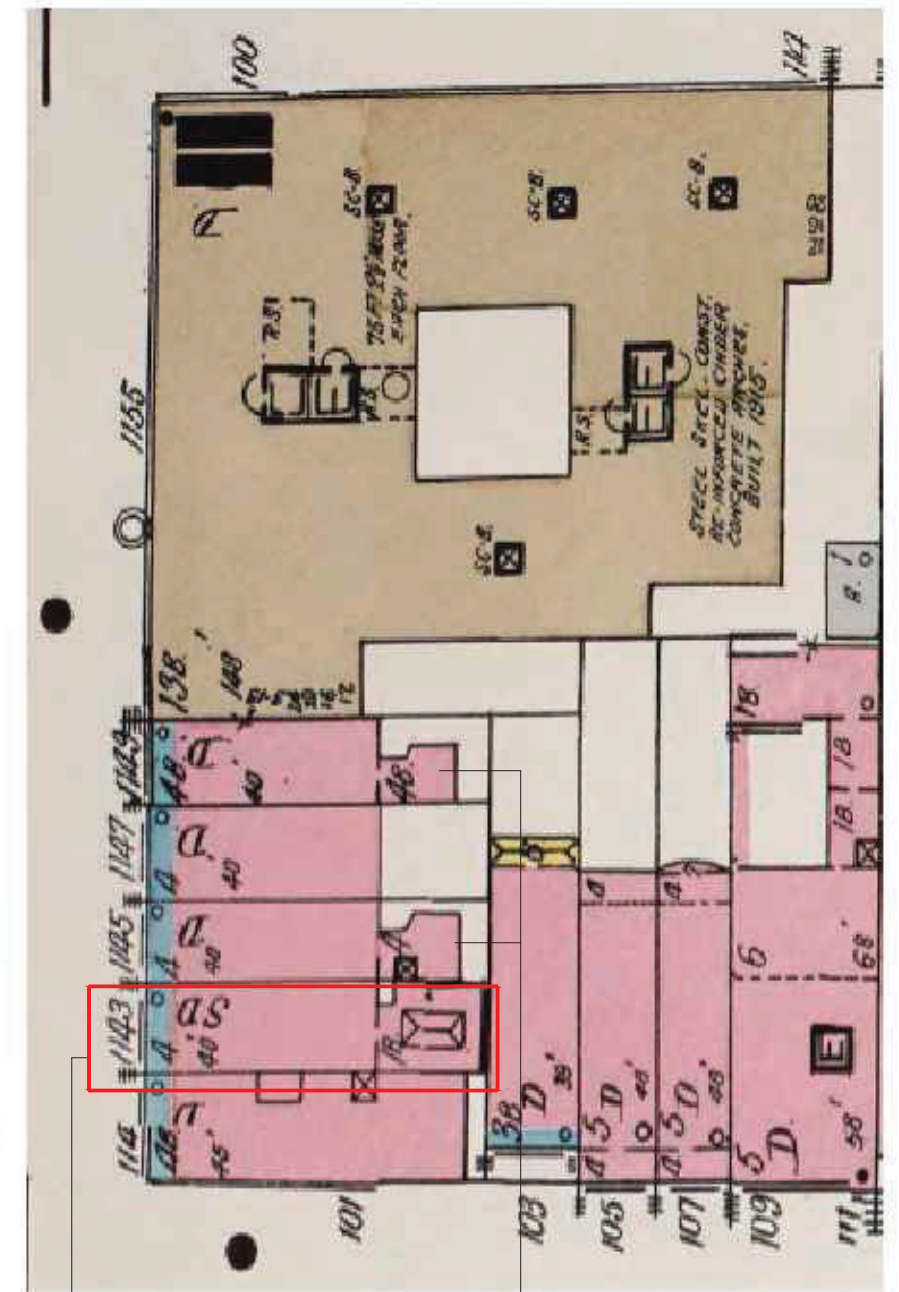
REAR YARD IN 1896 SANBORN MAP

1143 PARK AVE
HISTORIC MAP 1896 SANBORN (NYPL)



EXISTING JULIET BALCONY AND REAR
YARD ADDITION W/SKYLIGHT APPEAR IN
1911 SANBORN MAP

1143 PARK AVE
HISTORIC MAP 1911 SANBORN (NYPL)

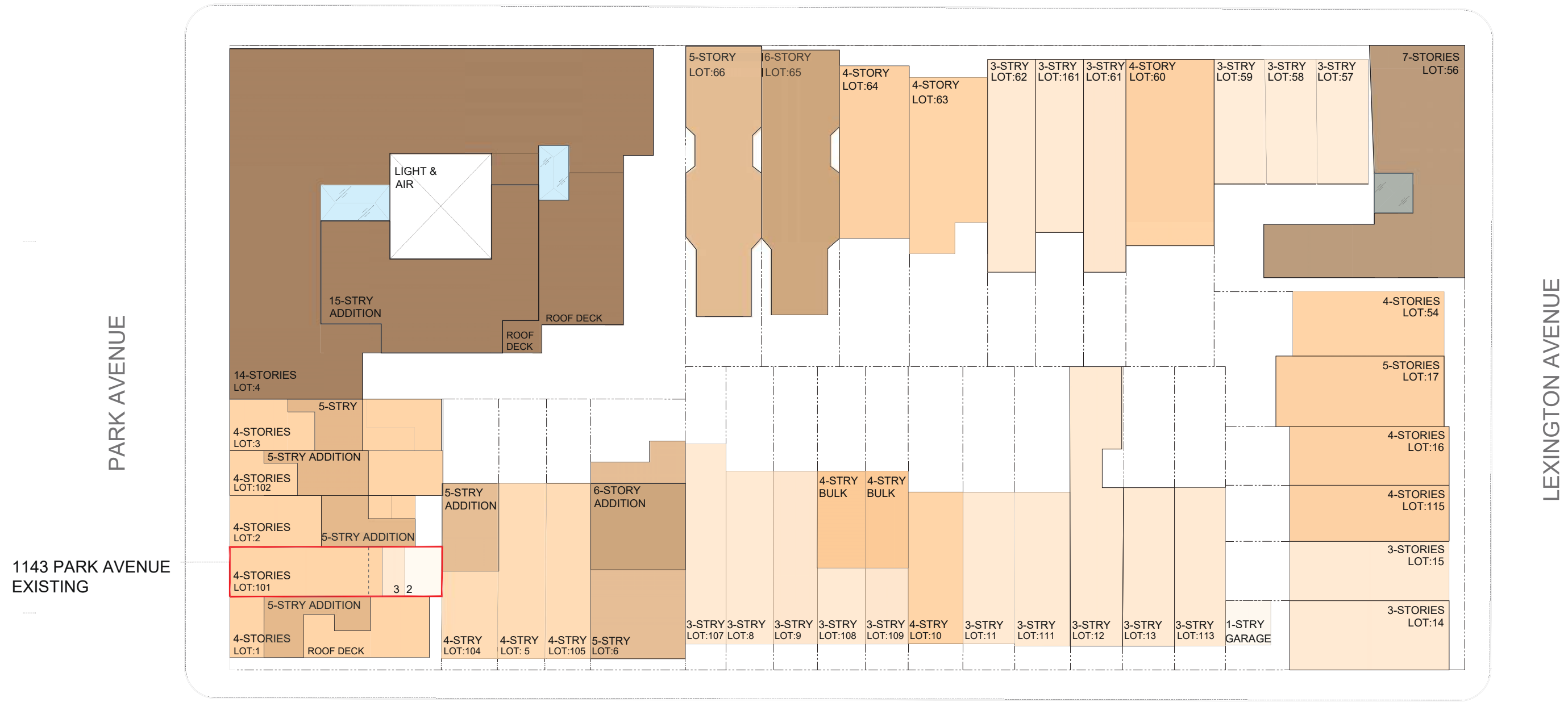


REAR YARD ADDITION APPEAR
AT 1145 AND 1149 PARK AVE

1143 PARK AVE
HISTORIC MAP 1939 SANBORN (NYPL)

HISTORIC CONTEXT | SITE DEVELOPMENT

EAST 92nd STREET

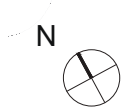


EAST 91st STREET
BLOCK: 1520 LOT: 101

LEGEND

14 - STORIES +/-	6 - STORIES	4 - STORIES
7 - STORIES +/-	5 - STORIES	3 - STORIES

* NUMBER OF FLOORS EXTRACTED FROM NYC ZONING & LAND USE MAP
* ROOF TOP ADDITIONS EXTRACTED FROM SURVEYING 1143 PARK AVENUE AND GOOGLE EARTH PRO

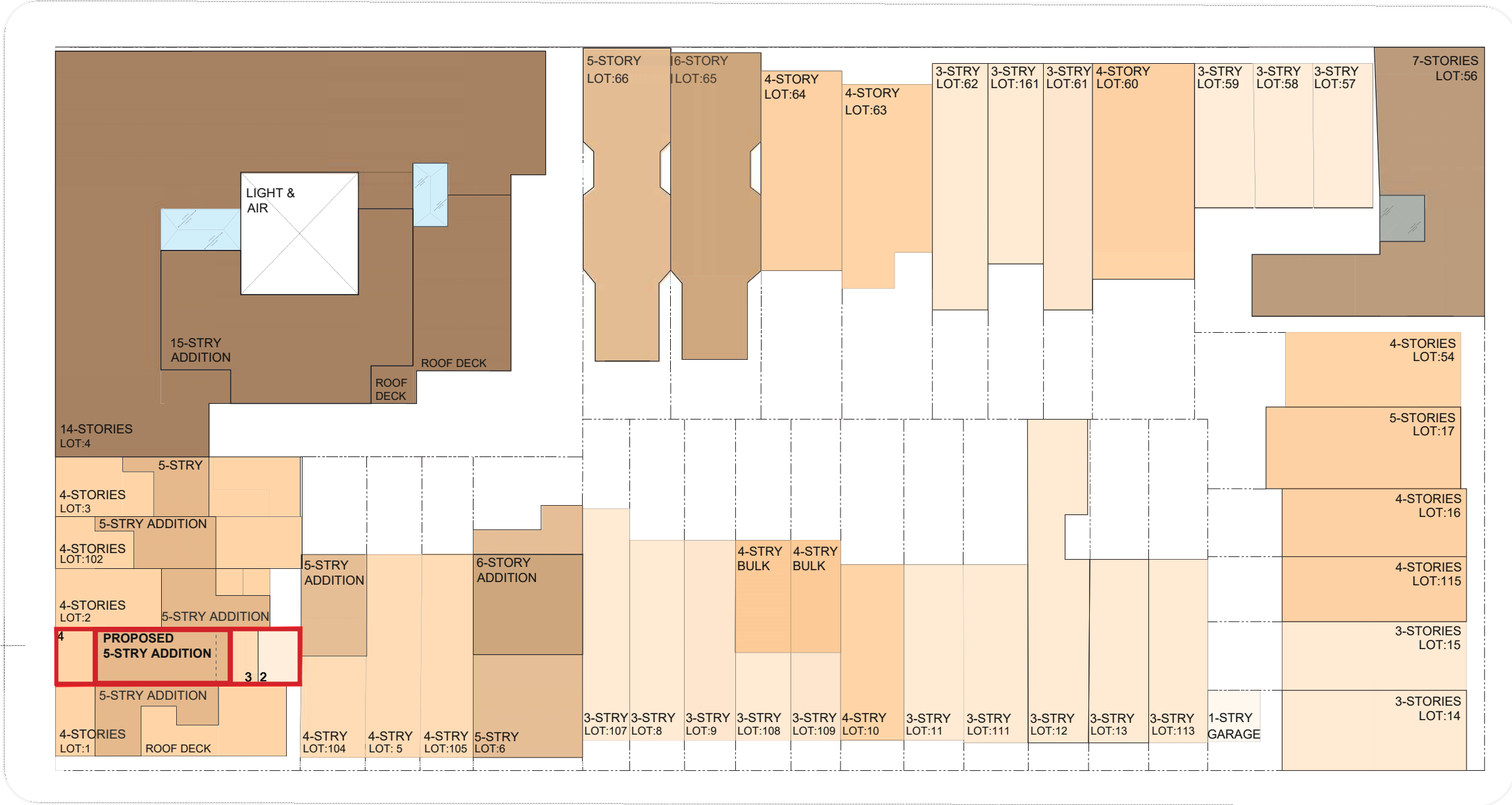


PLOT PLAN: EXISTING 1143 PARK AVE

EAST 92nd STREET

PARK AVENUE

1143 PARK AVENUE PROPOSED



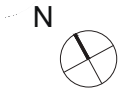
LEXINGTON AVENUE

EAST 91st STREET
BLOCK: 1520 LOT: 101

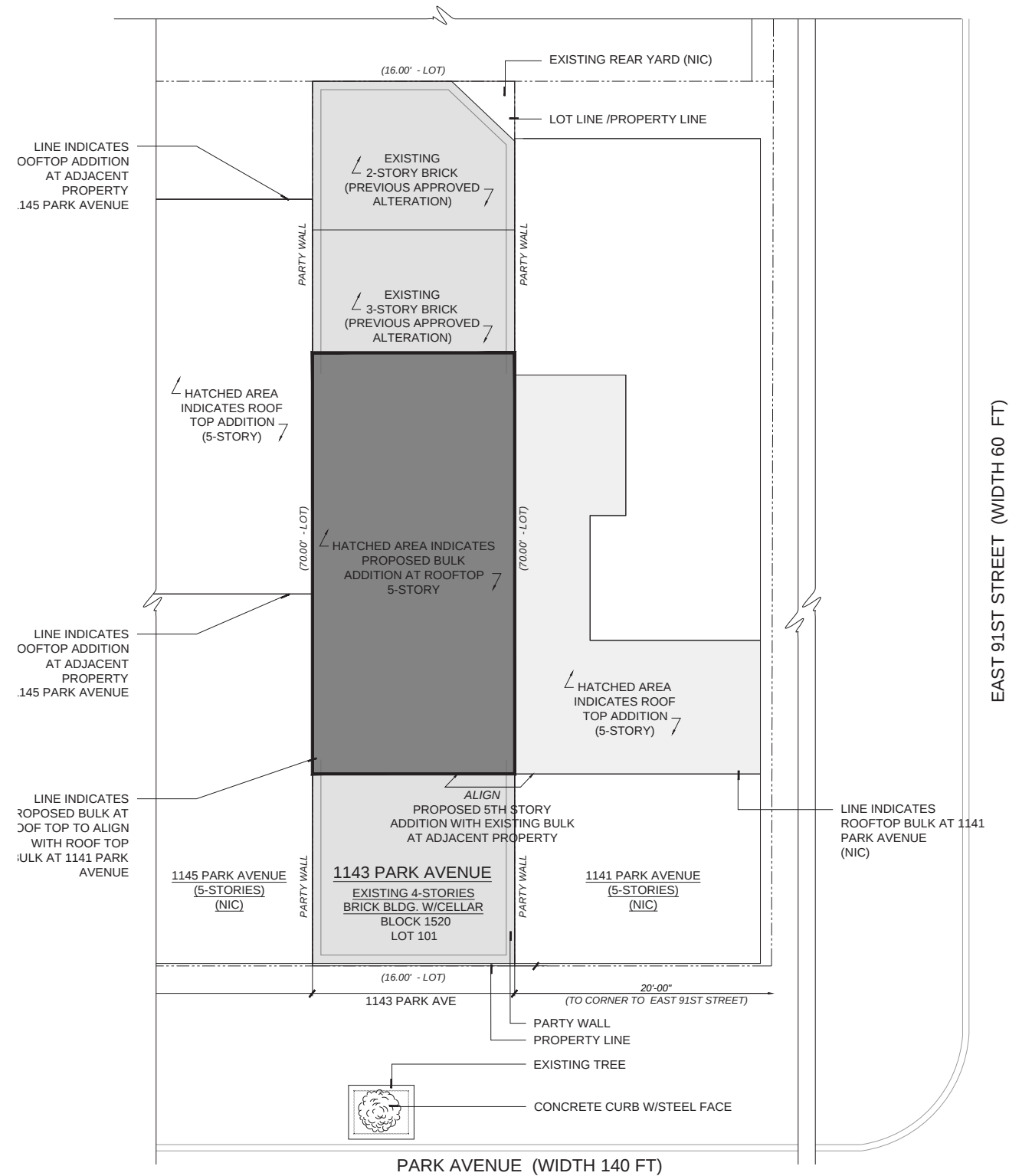
LEGEND

 14 - STORIES +/-	 6 - STORIES	 4 - STORIES
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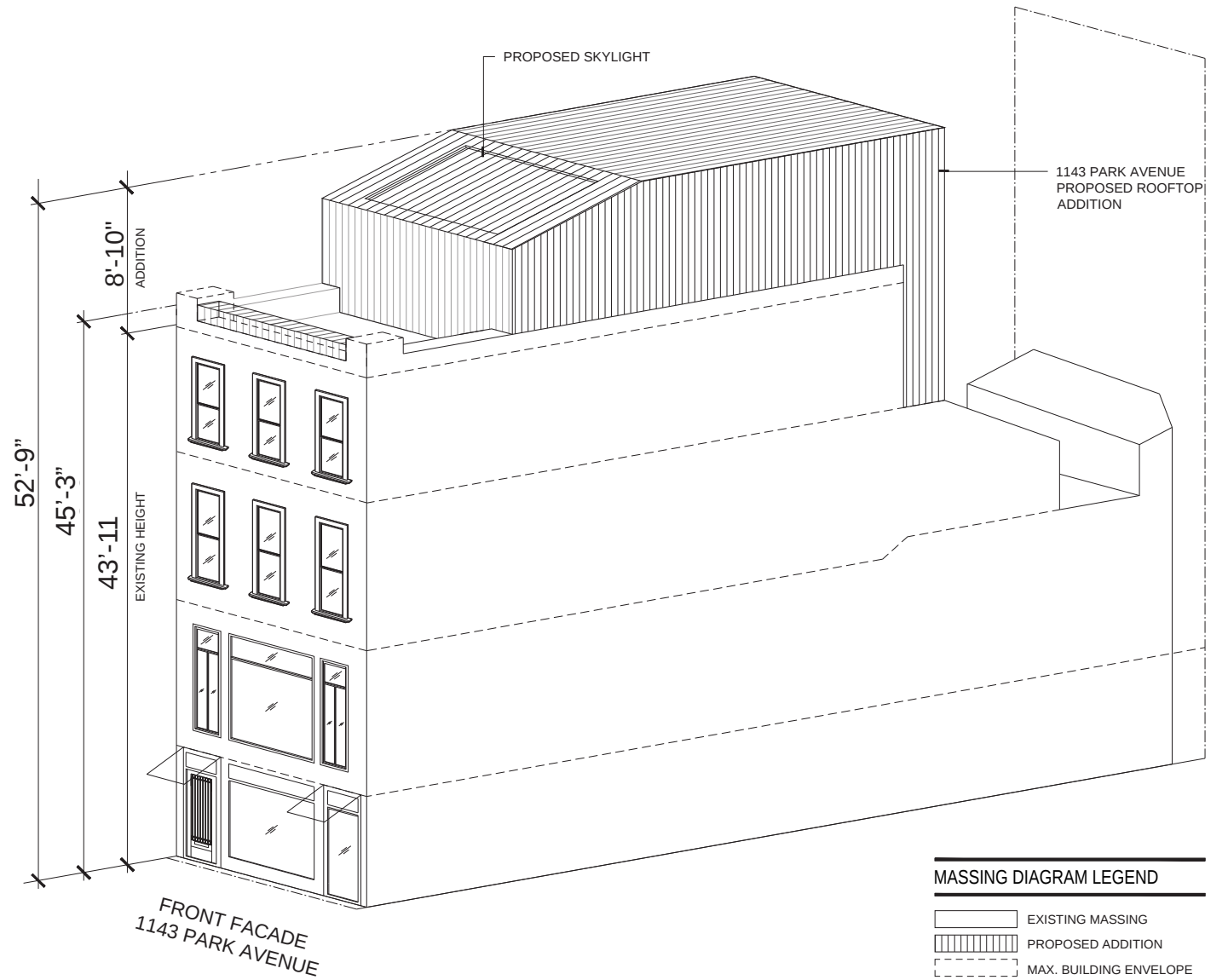


PLOT PLAN: PROPOSED 1143 PARK AVE



SITE PLAN W/ PROPOSED ROOFTOP ADDITION

EAST 91ST STREET (WIDTH 60 FT)



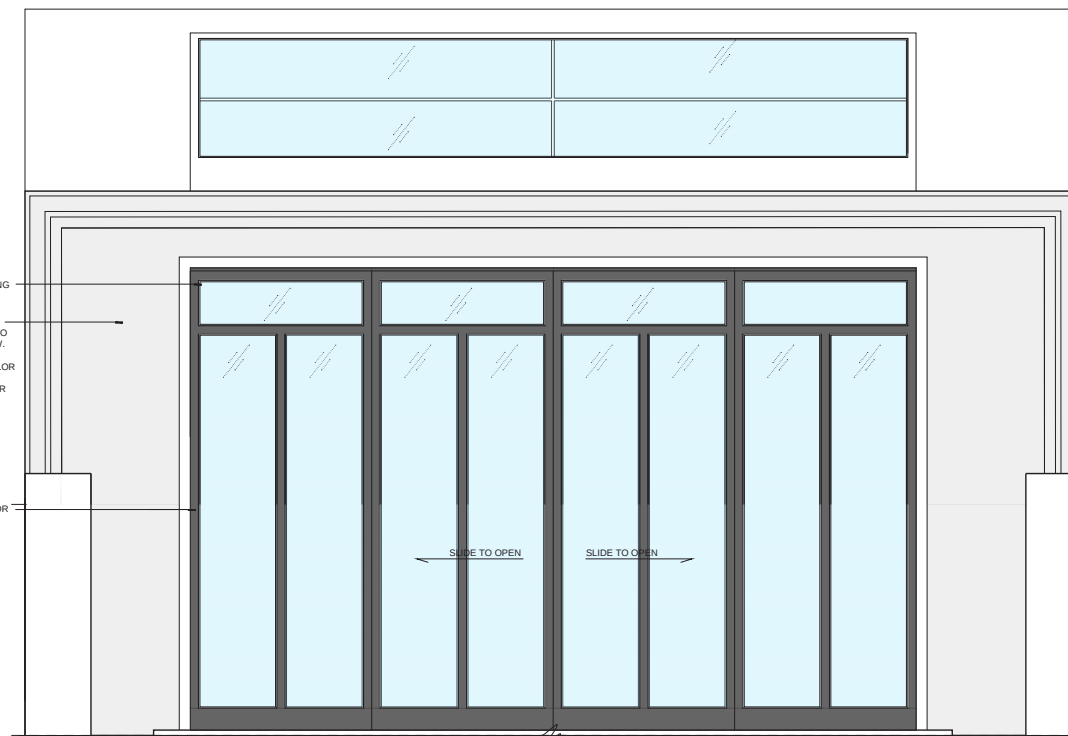
MASSING DIAGRAM

SITE PLAN AND MASSING DIAGRAM

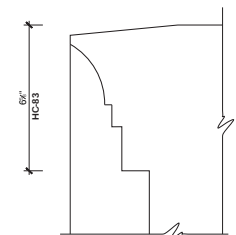




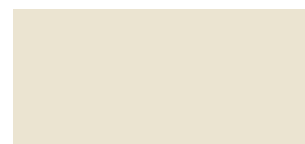
01 PROPOSED FRONT FACADE AT NEW ADDITION



02 PROPOSED FRONT FACADE AT NEW ADDITION



03 SIDE PROFILE



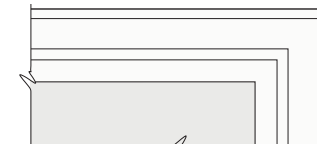
04 WINDOW, CORNICE
HC-27 MONTEREY WHITE



05 LIMESTONE FACADE
HC-83 GRANT BEIGE



06 HISTORICAL DETAIL
BLDG. PHOTO

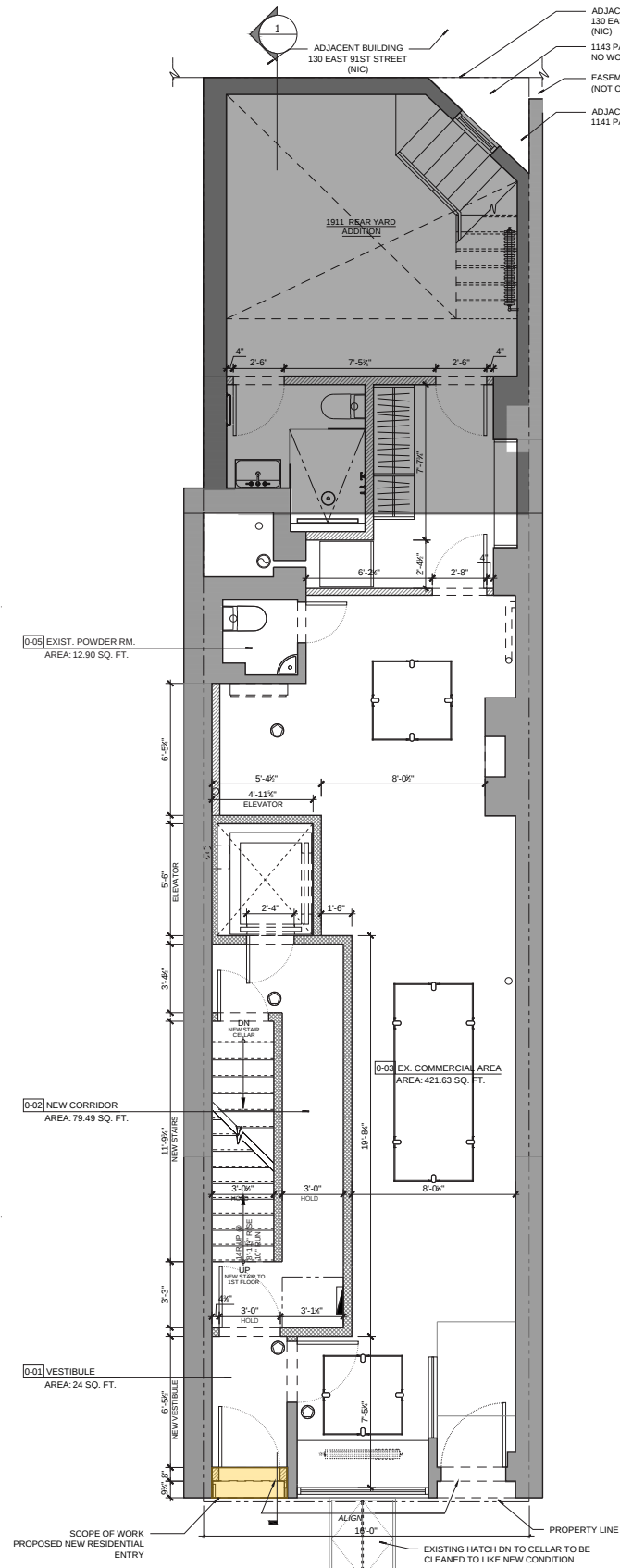


07 PROPOSED CORNICE
DETAIL IN ELEVATION

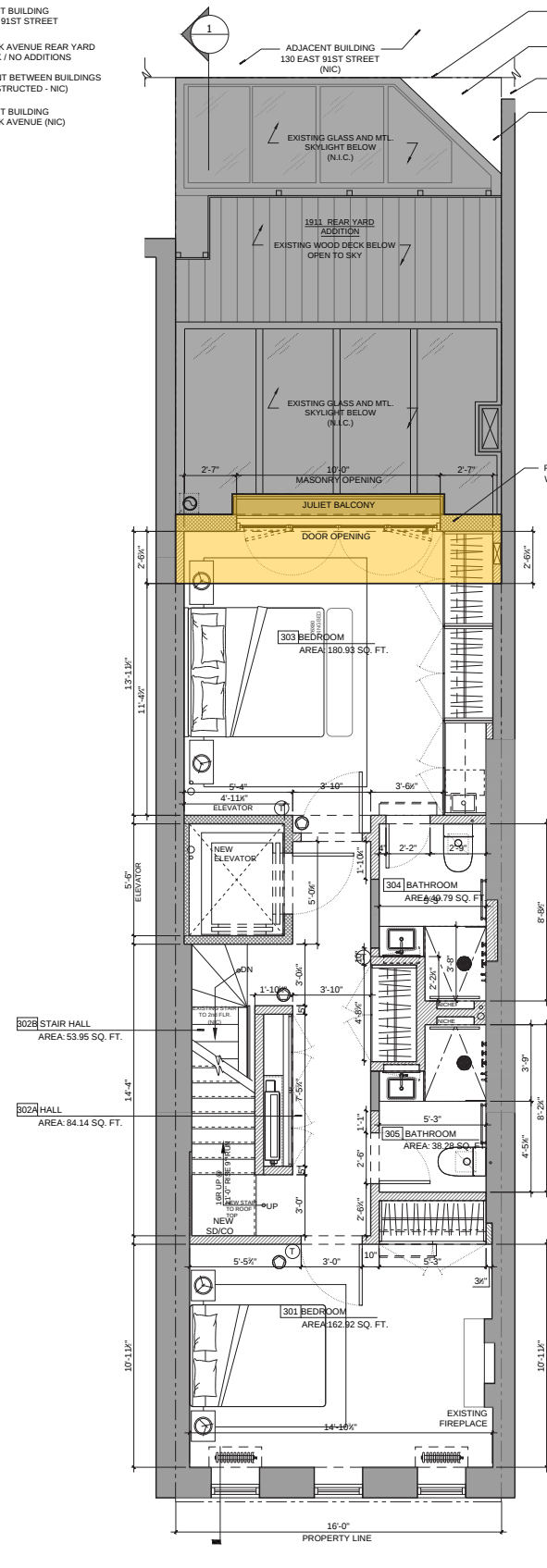


08 FRONT WINDOWS
BLDG. PHOTO

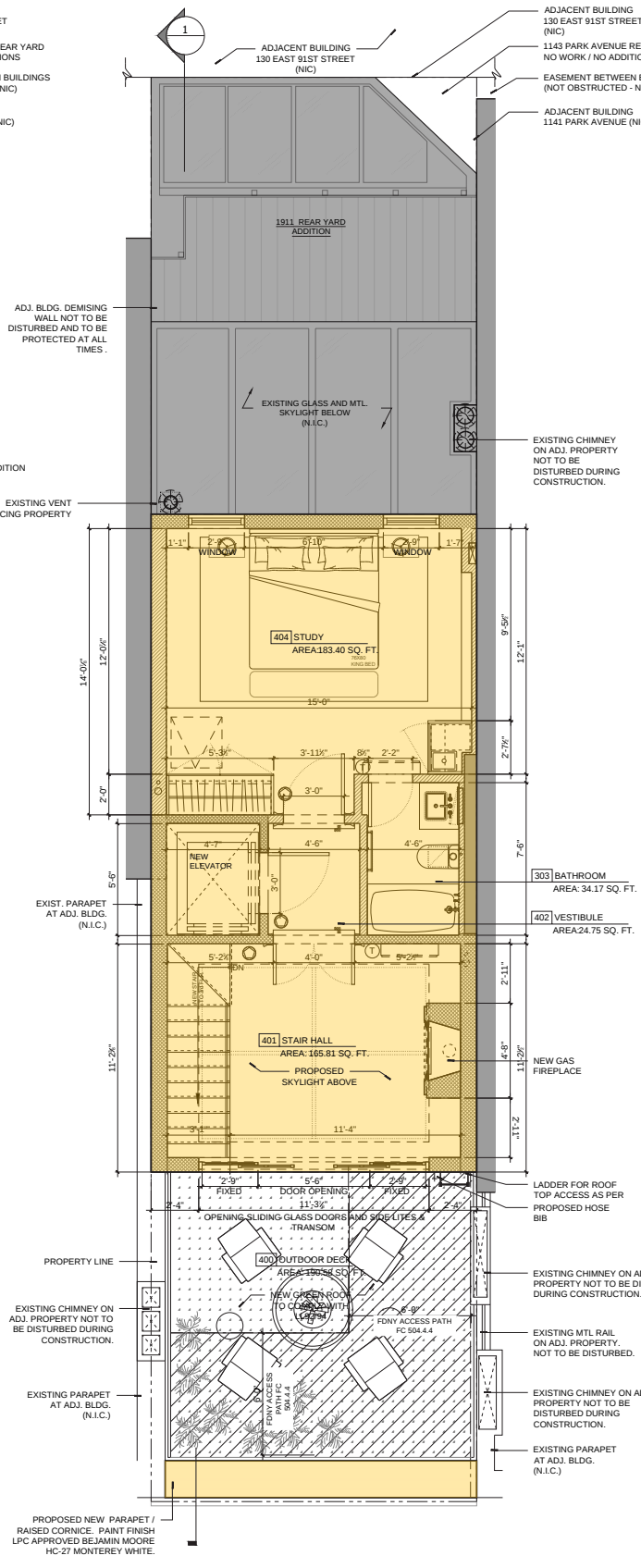
SCOPE OF WORK: PROPOSED ADDITION AT ROOFTOP W/ HISTORICAL DESIGN INTENT



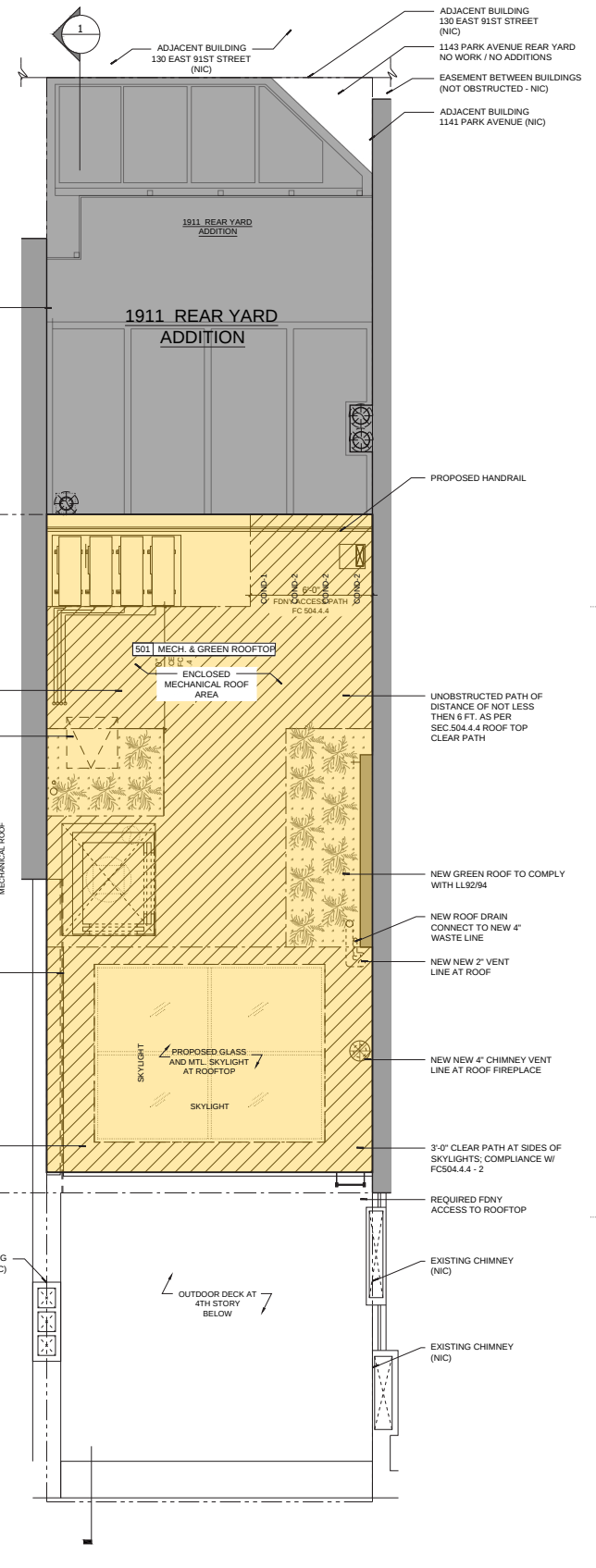
01 PLAN: 1st FLOOR



02 PLAN: 4th FLOOR

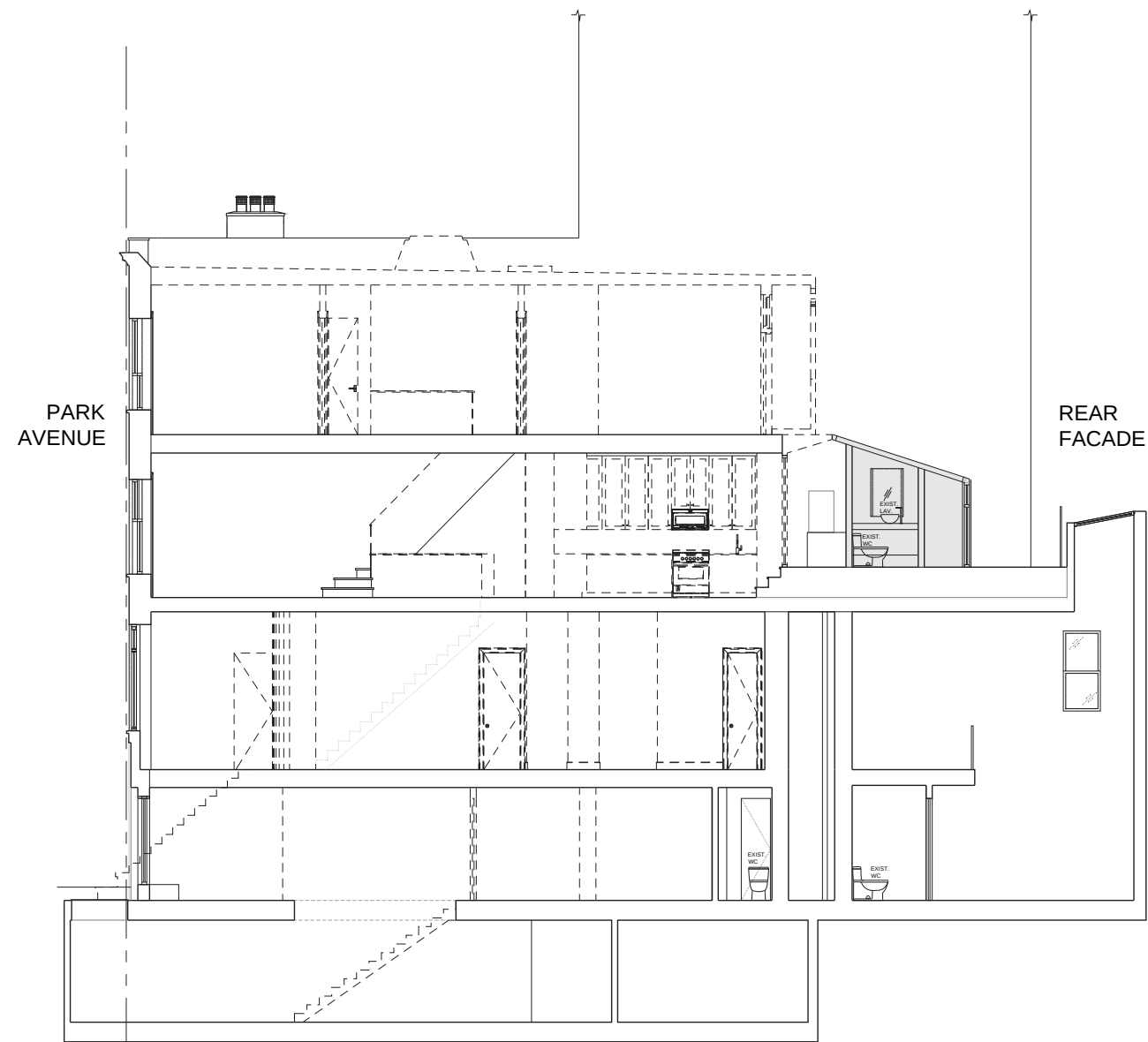


03 PLAN: 5th FLOOR

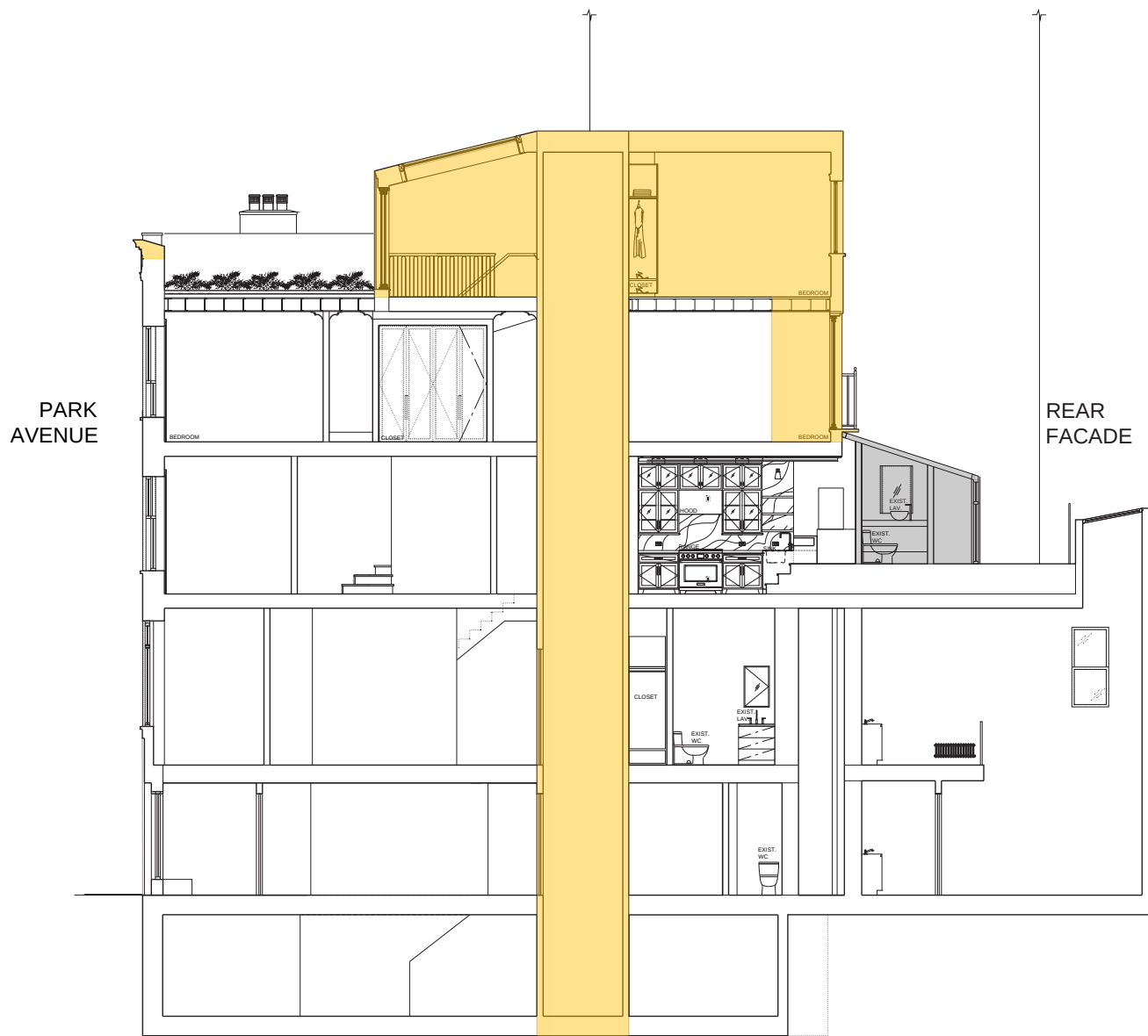


03 PLAN: ROOF LEVEL

- 1911 REAR YARD ADDITION
- PROPOSED ADDITION



EXISTING SECTION



PROPOSED SECTION

- 1911 EXTENSION - REAR YARD
- PROPOSED SCOPE OF WORK

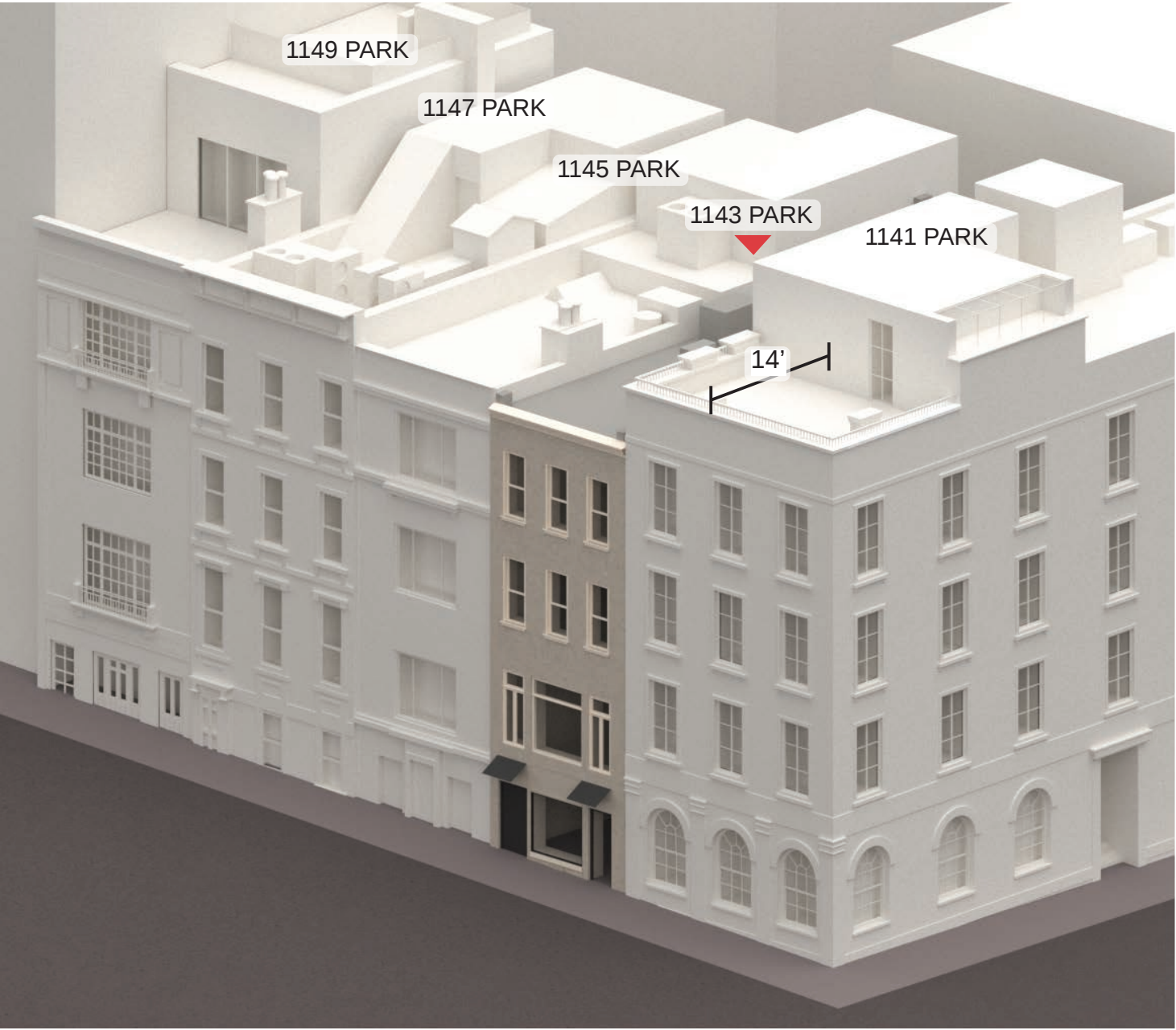
SCOPE OF WORK: BUILDING ELEVATION SECTIONS



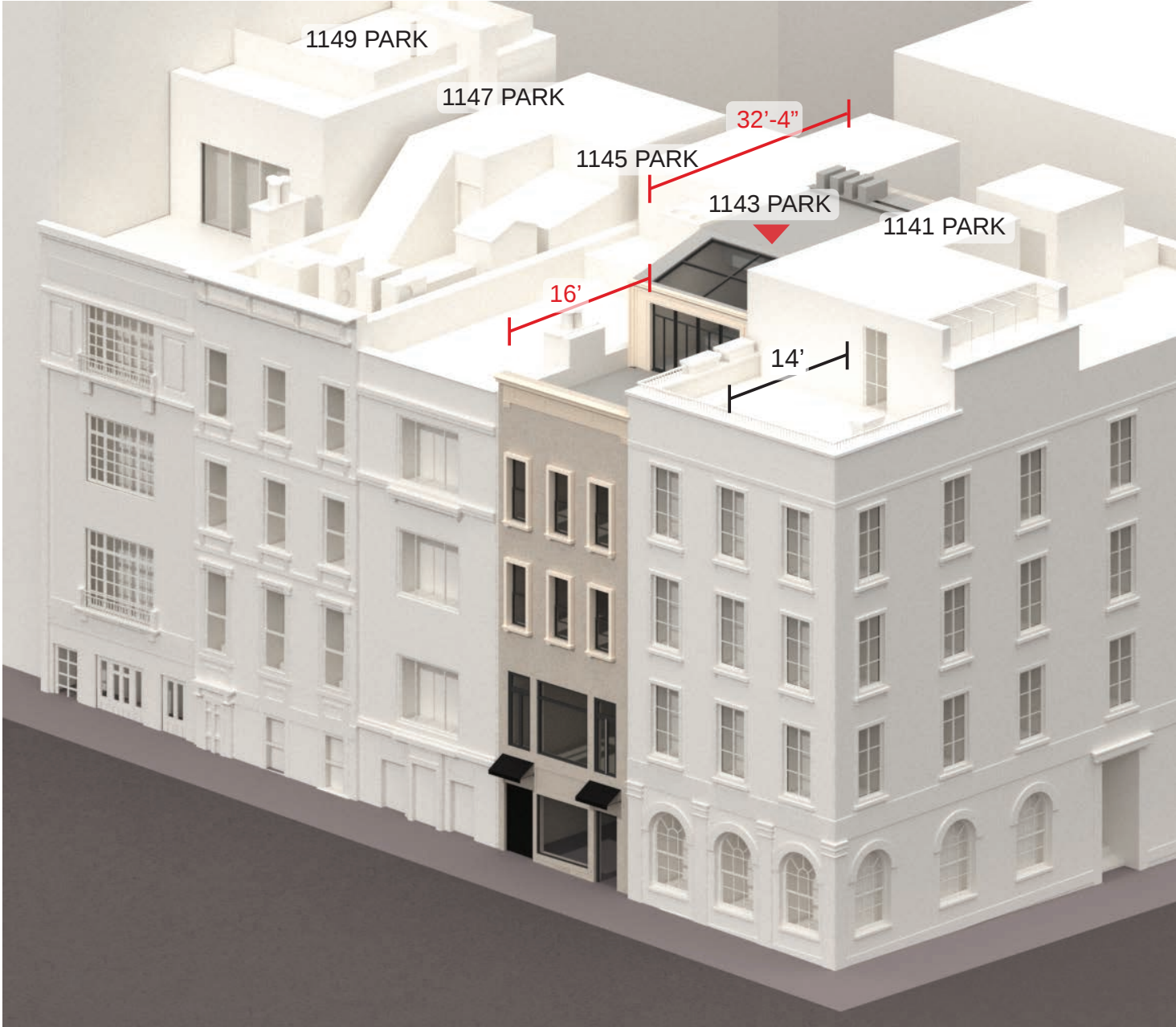
EXISTING STREET ELEVATION PARK AVENUE



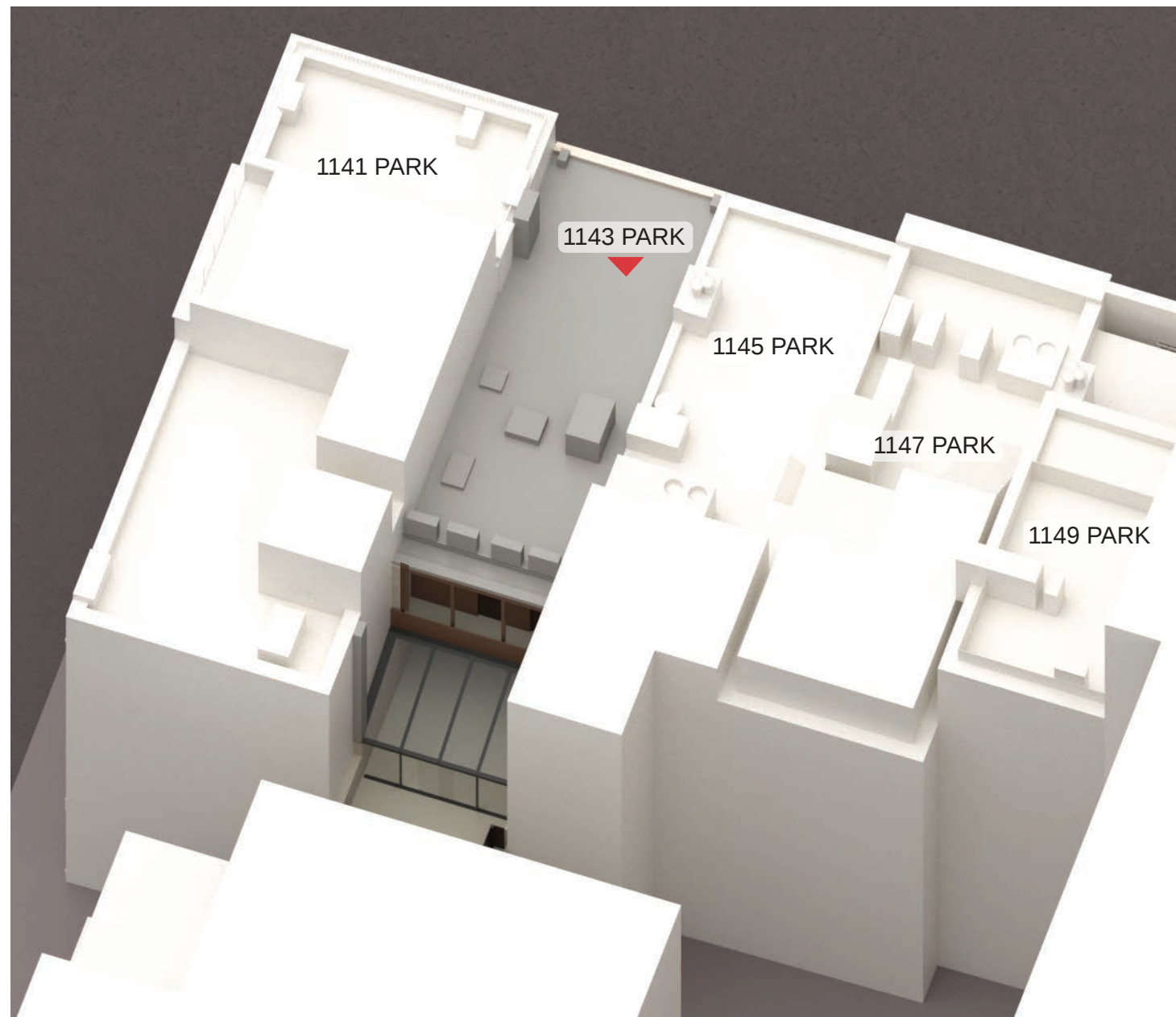
PROPOSED STREET ELEVATION PARK AVENUE



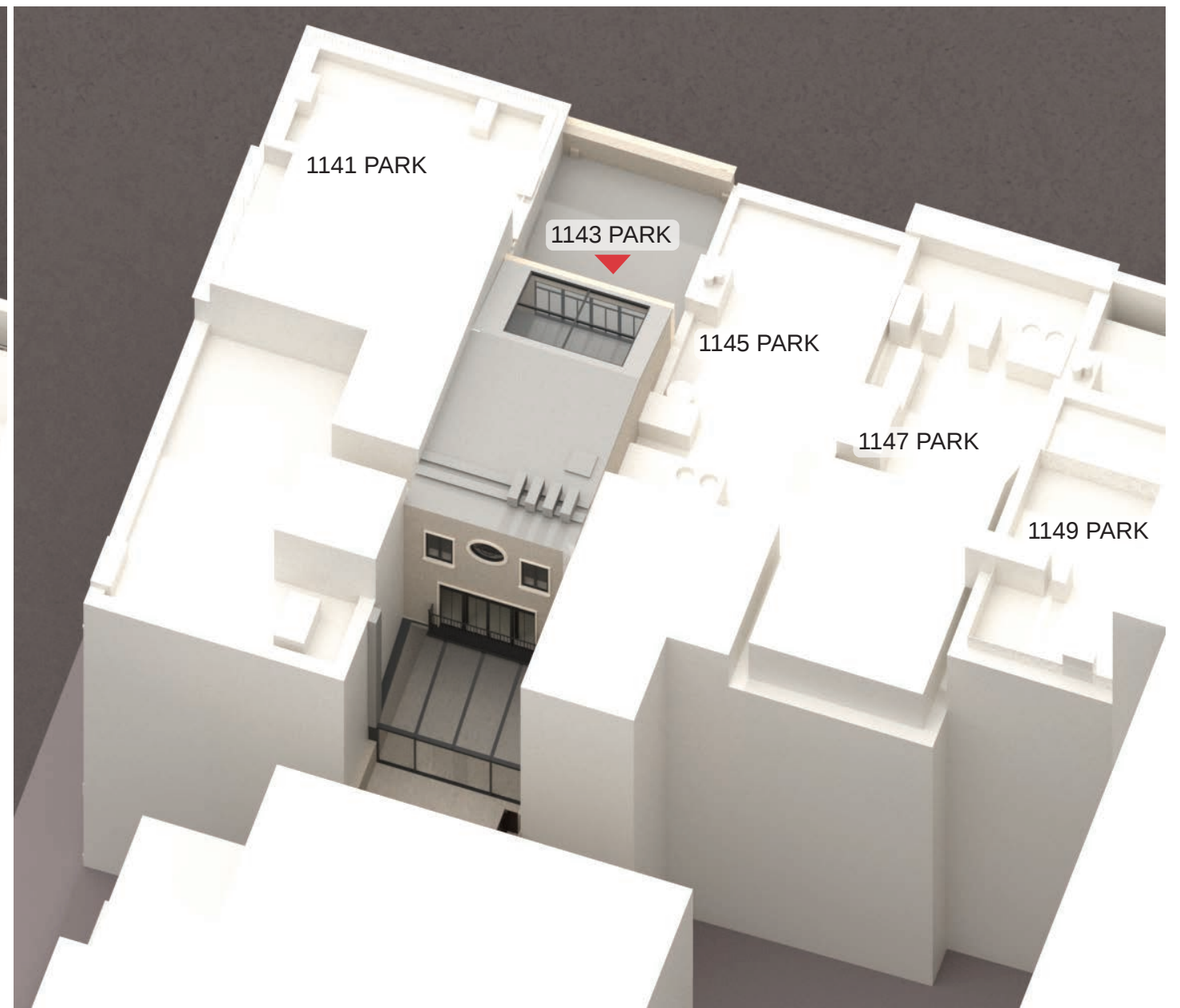
EXISTING FRONT MASSING



PROPOSED FRONT MASSING



EXISTING REAR MASSING



PROPOSED REAR MASSING



POINT 1: VIEW FROM NW CORNER OF 91ST & PARK



POINT 2: VIEW FROM SW CORNER OF 91ST & PARK



POINT 3: VIEW FROM PREBITARIAN CHURCH



POINT 4: SOUTH WEST CORNER OF 92ND & PARK

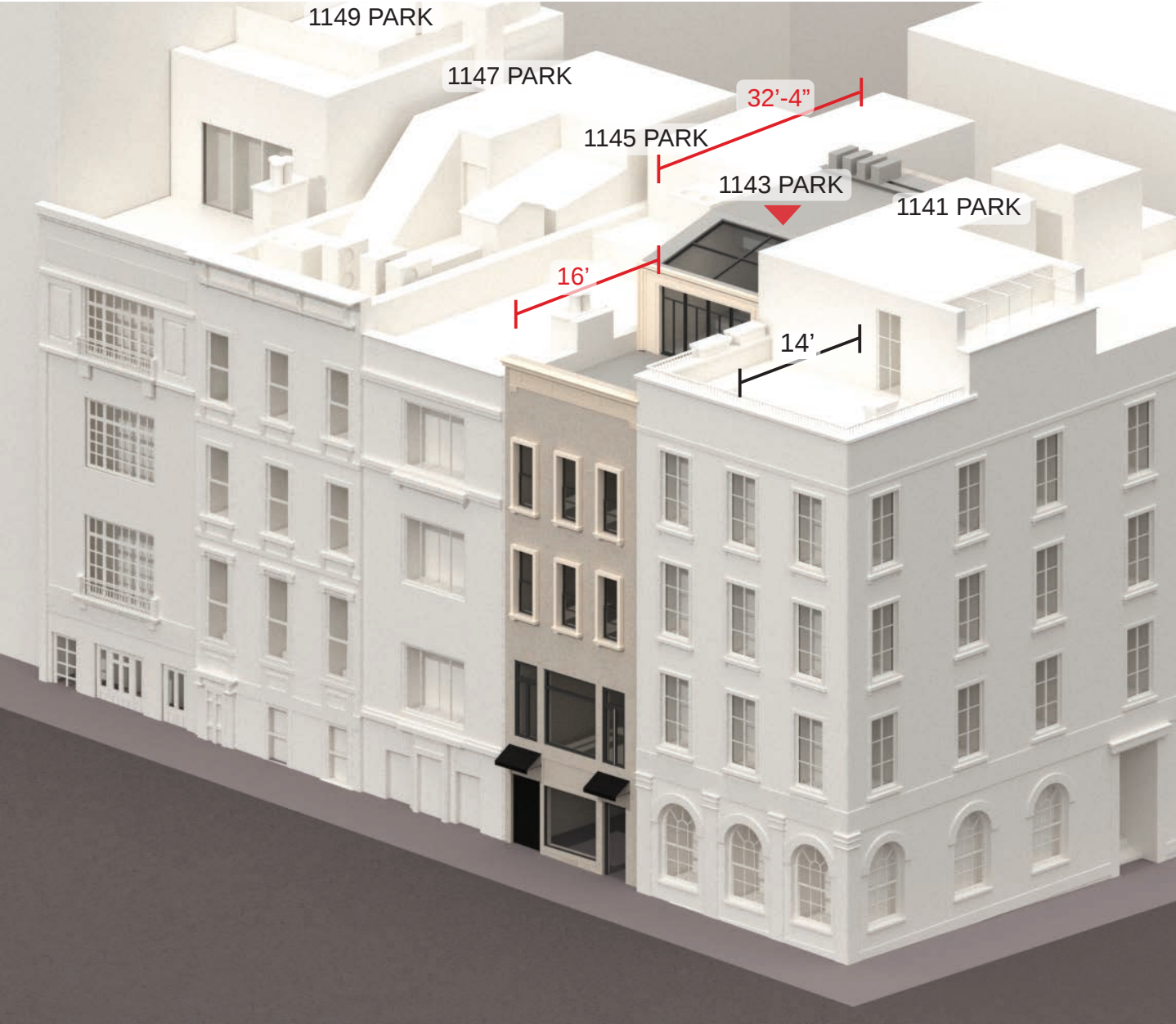


KEY PLAN

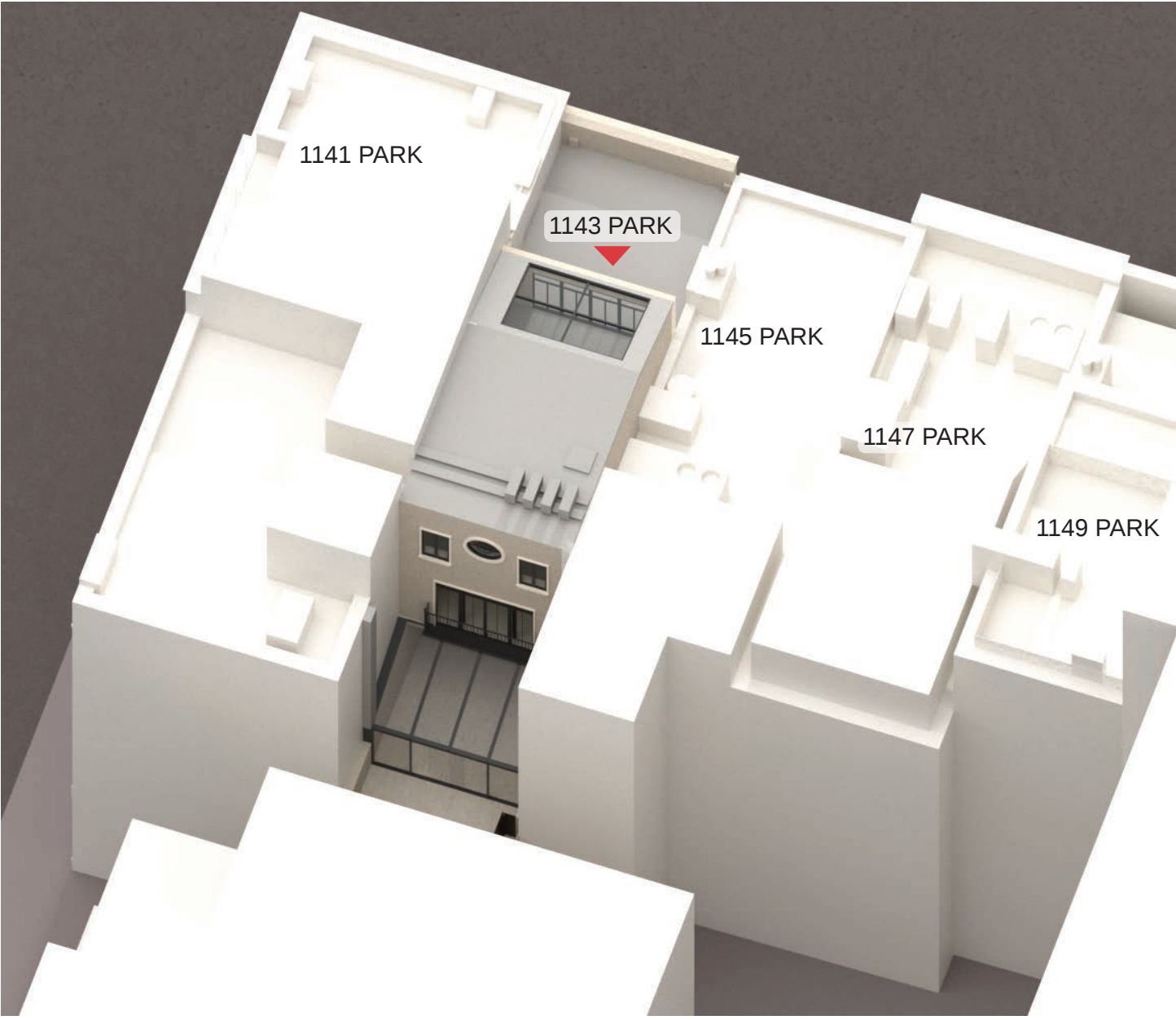


ENLARGED VIEW OF ROOF TOP ADDITION

VISIBILITY VIEWS



PROPOSED FRONT MASSING



PROPOSED REAR MASSING

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