

October 28,  
2025 Public  
Meeting

The current proposal is:

**Preservation Department – Item 1, LPC-25-11313**

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

**To testify virtually, please join Zoom**

**Webinar ID:** 160 820 8080

**Passcode:** 652292

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

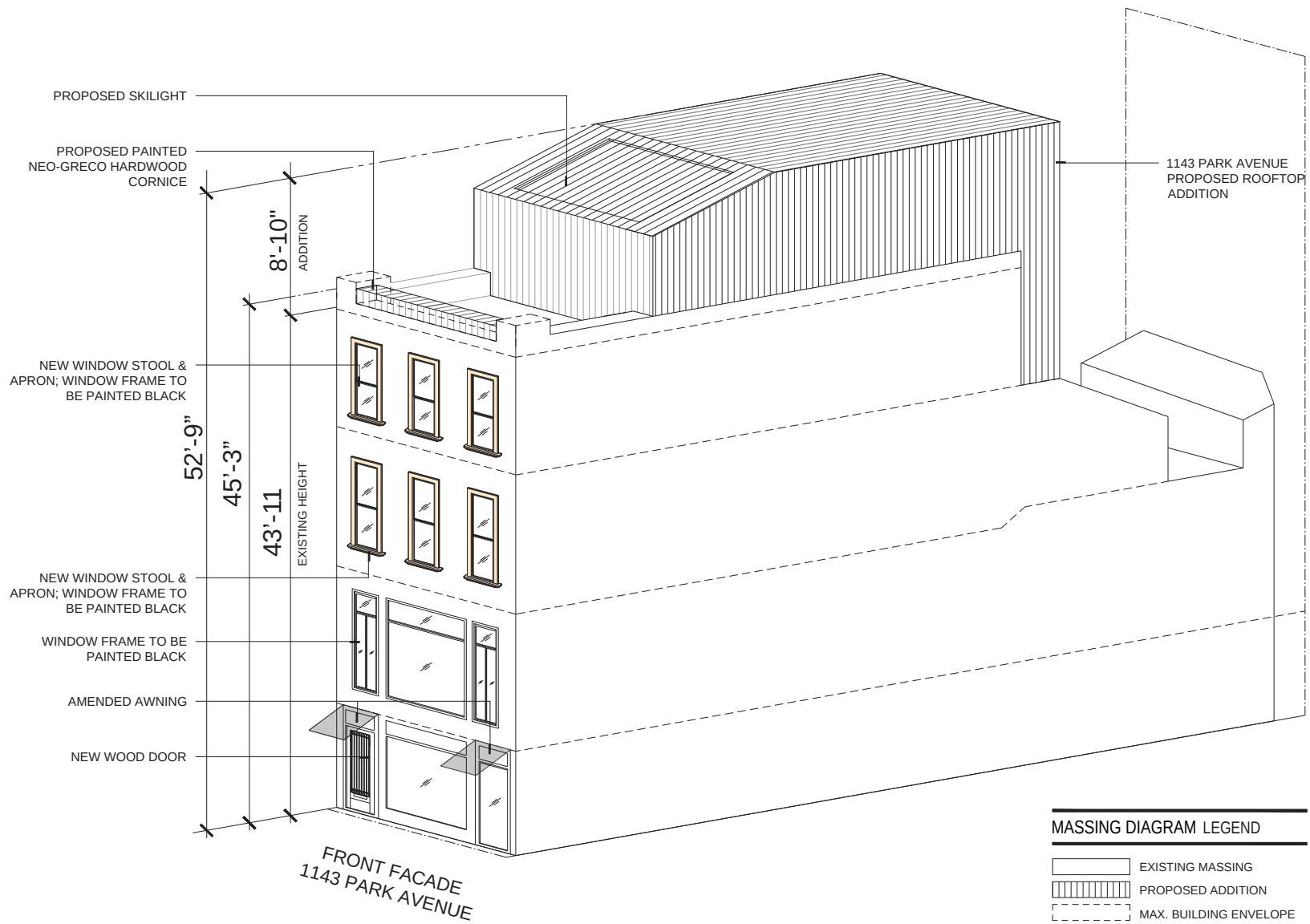
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1143 PARK AVENUE  
NEW YORK NY 10128



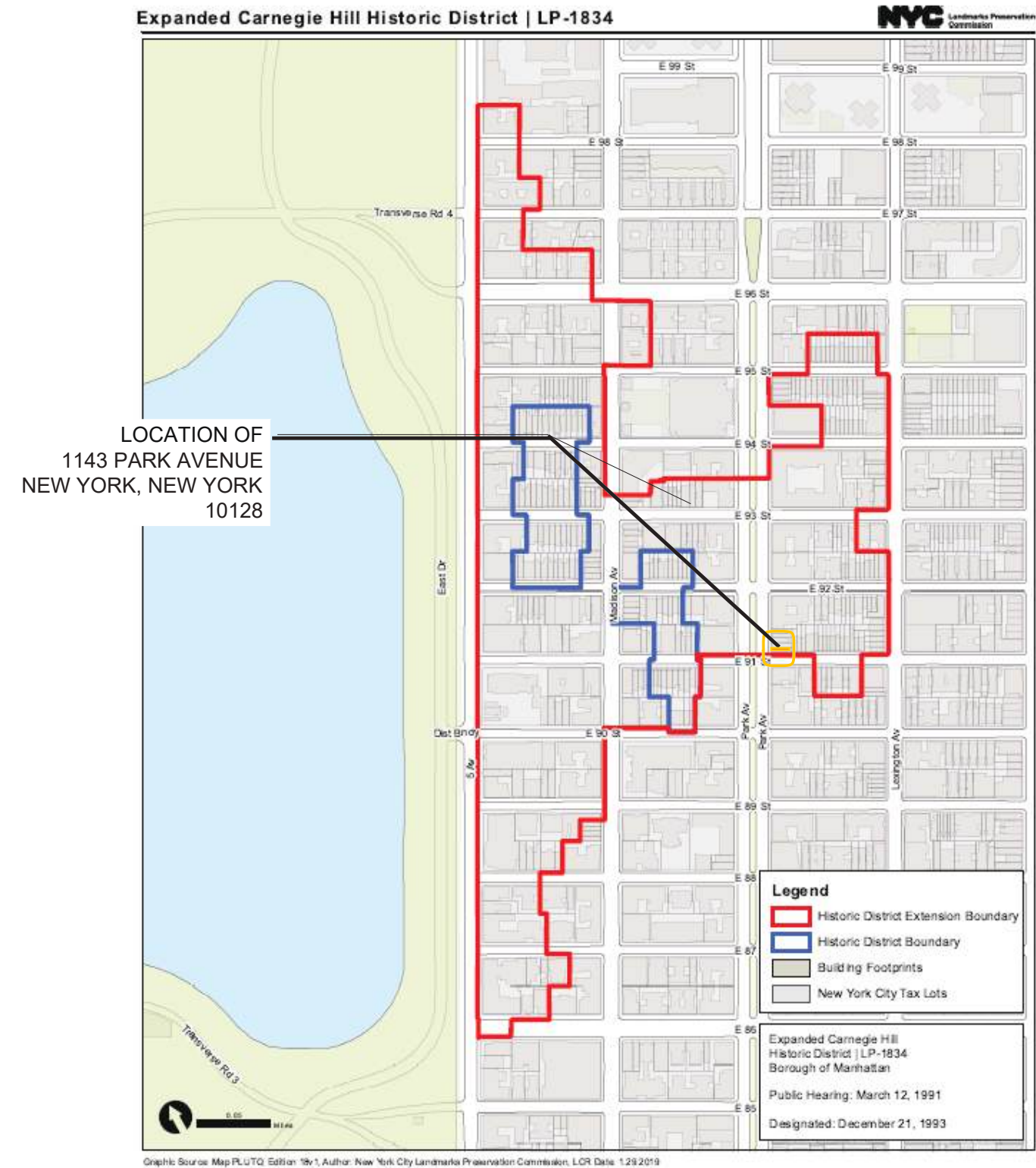
PROPOSED FRONT FACADE



MASSING DIAGRAM

SCOPE OF WORK





HISTORIC DISTRICT MAP | EXPANDED CARNEGIE HILL



1143 PARK AVENUE CURRENT FRONT FACADE

CURRENT CONDITIONS: DISTRICT MAP AND 1143 PARK AVENUE FACADE





GOOGLE AERIAL VIEW



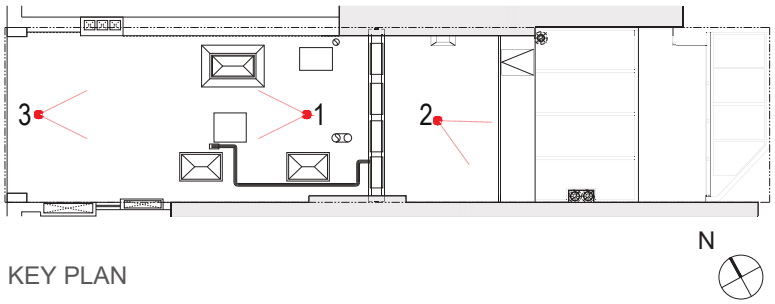
PHOTO 1: WEST VIEW (PARK AVENUE)



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)



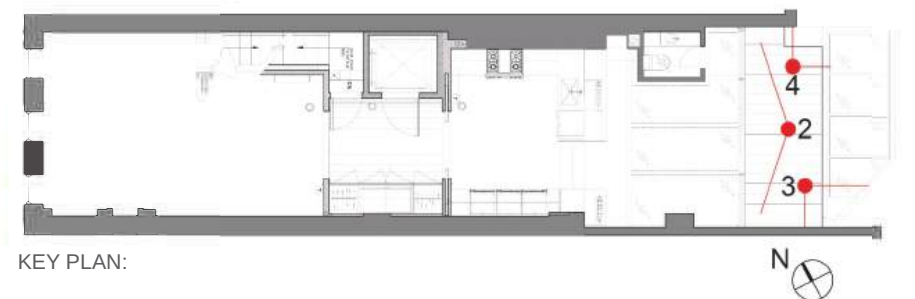
PHOTO 2: WEST VIEW (EXISTING REAR FACADE)



PHOTO 3: SOUTH EAST VIEW



PHOTO 4: NORTH EAST VIEW



KEY PLAN:

## EXISTING REAR FACADE PHOTOS





EXISTING FRONT FACADE



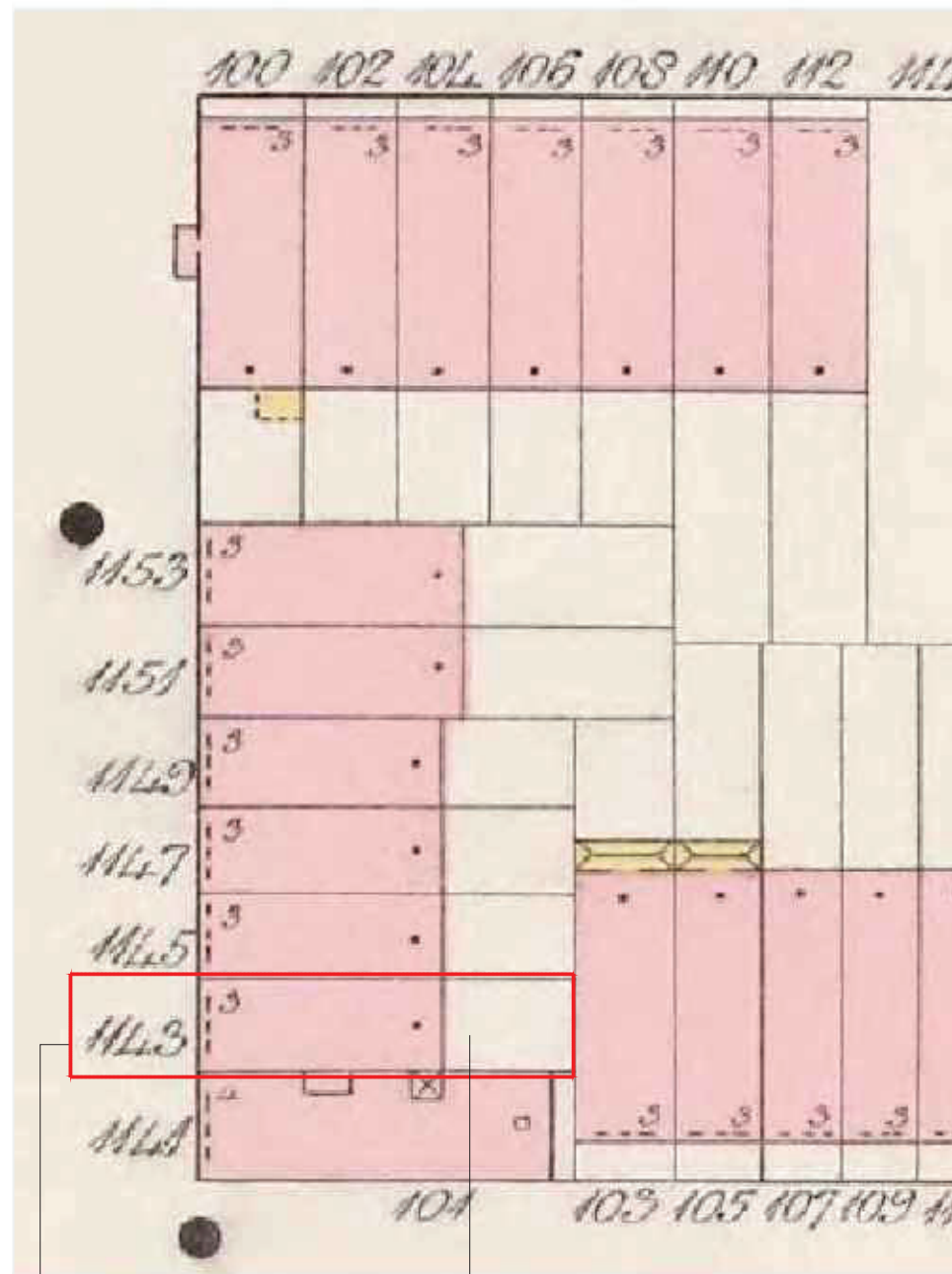
1149 PARK 1147 PARK 1145 PARK 1143 PARK 1141 PARK



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

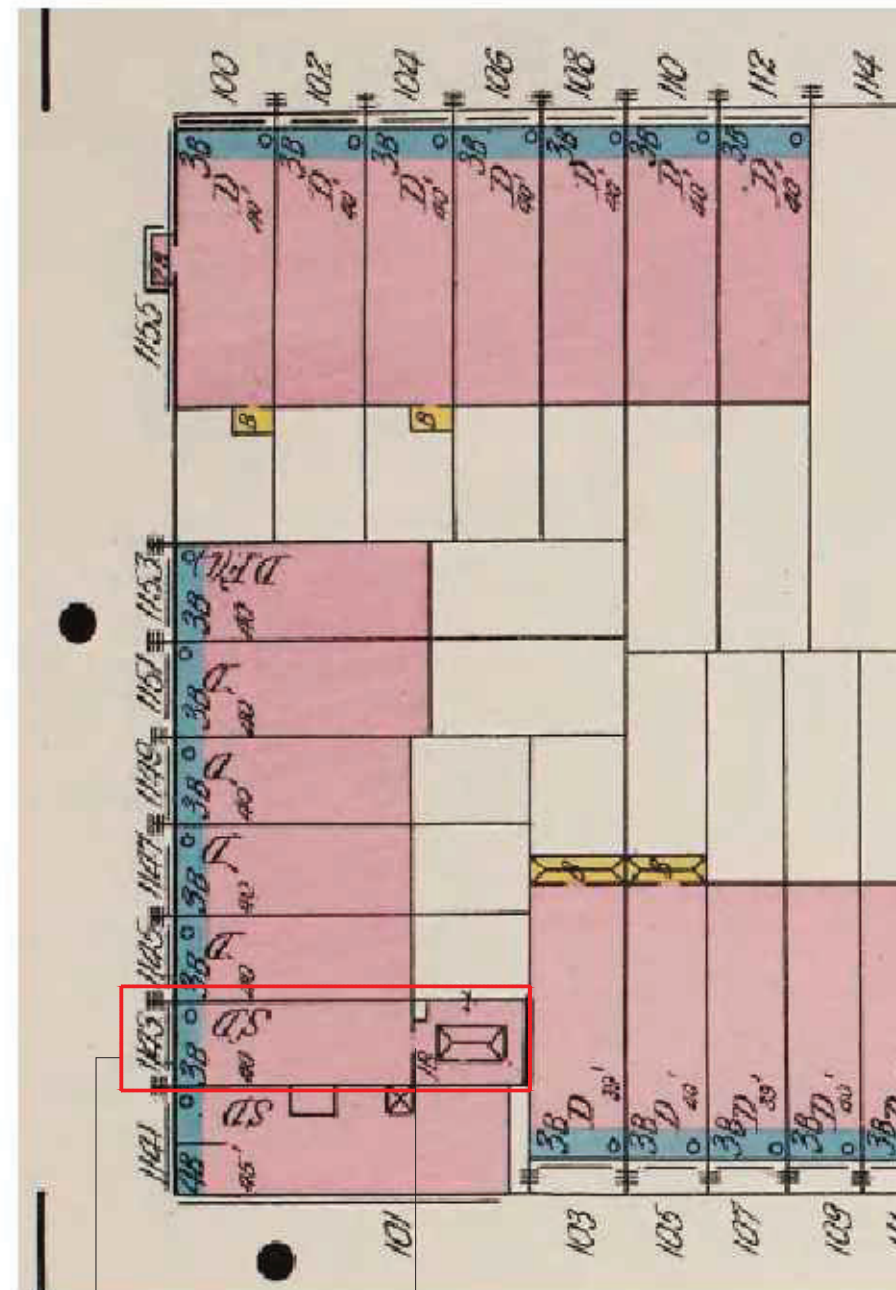
HISTORICAL CONTEXT: SITE DEVELOPMENT STREET VIEW PHOTOS





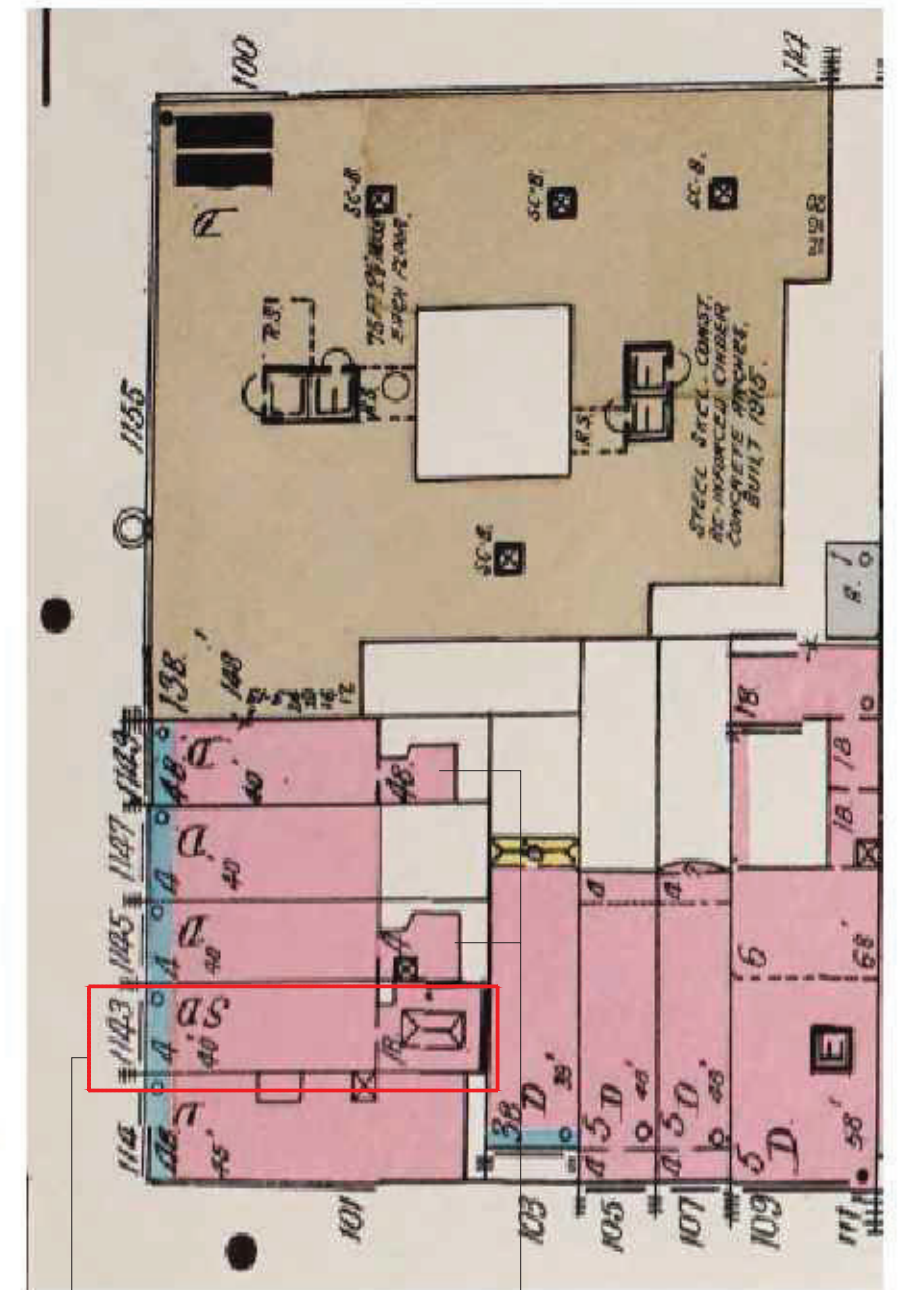
REAR YARD IN 1896 SANBORN MAP

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

PARK AVENUE

1143 PARK AVENUE  
EXISTING

LEXINGTON AVENUE

EAST 91st STREET  
BLOCK: 1520 LOT: 101

LEGEND

14 - STORIES +/-

6 - STORIES

4 - STORIES

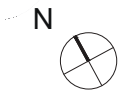
7 - STORIES +/-

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



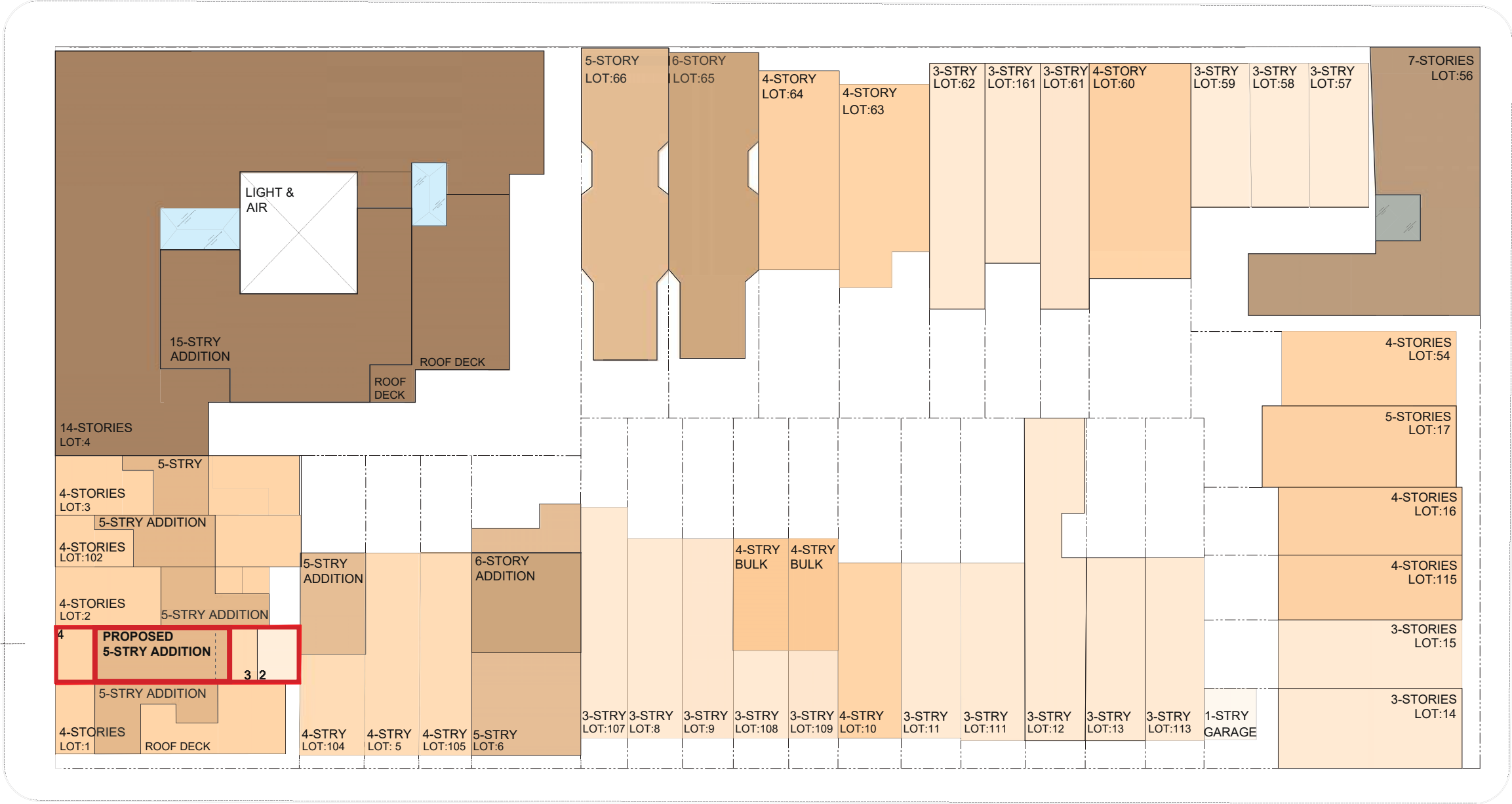
PLOT PLAN: EXISTING 1143 PARK AVE



EAST 92nd STREET

PARK AVENUE

1143 PARK AVENUE PROPOSED



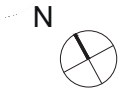
LEXINGTON AVENUE

EAST 91st STREET  
BLOCK: 1520 LOT: 101

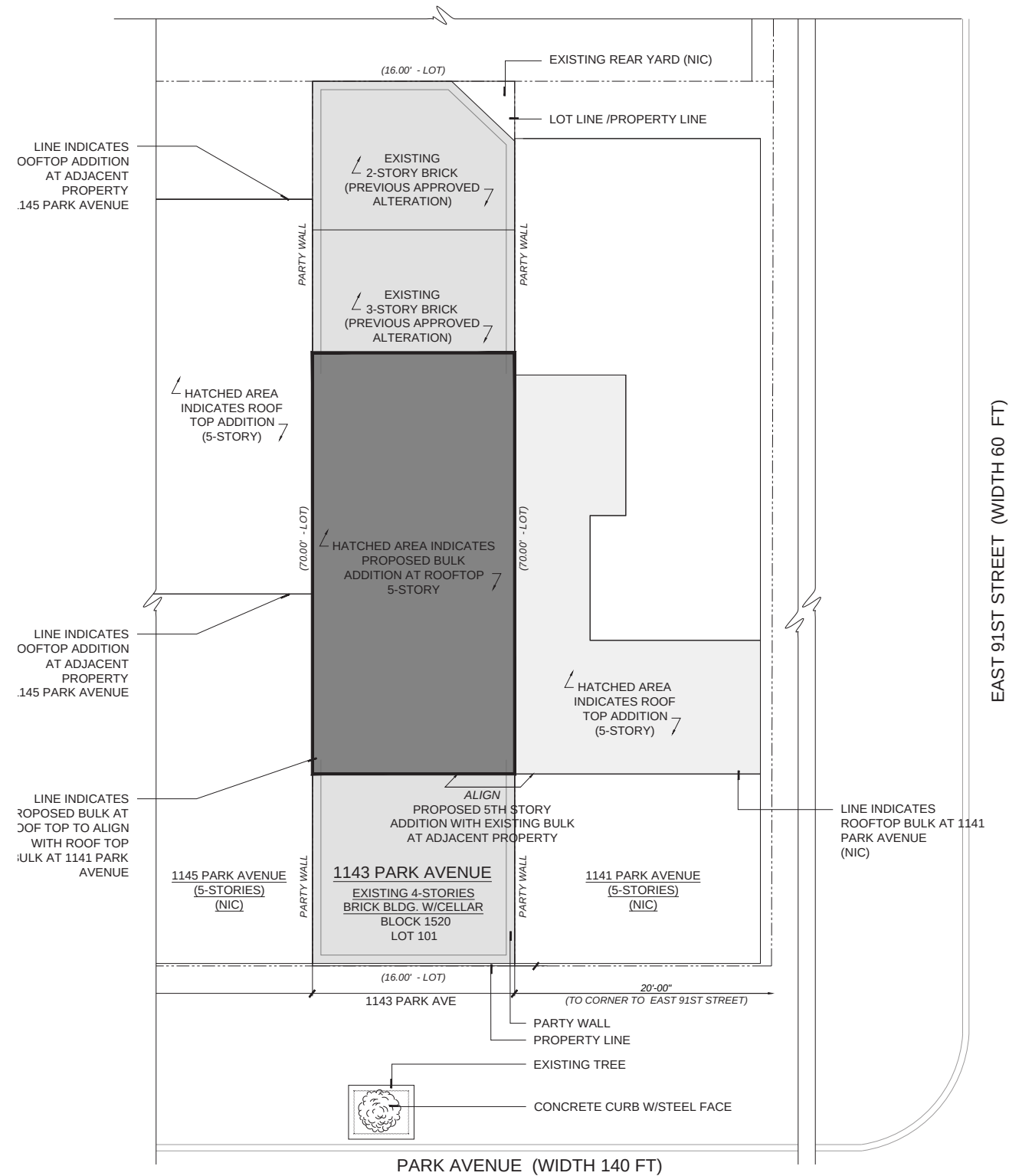
**LEGEND**

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

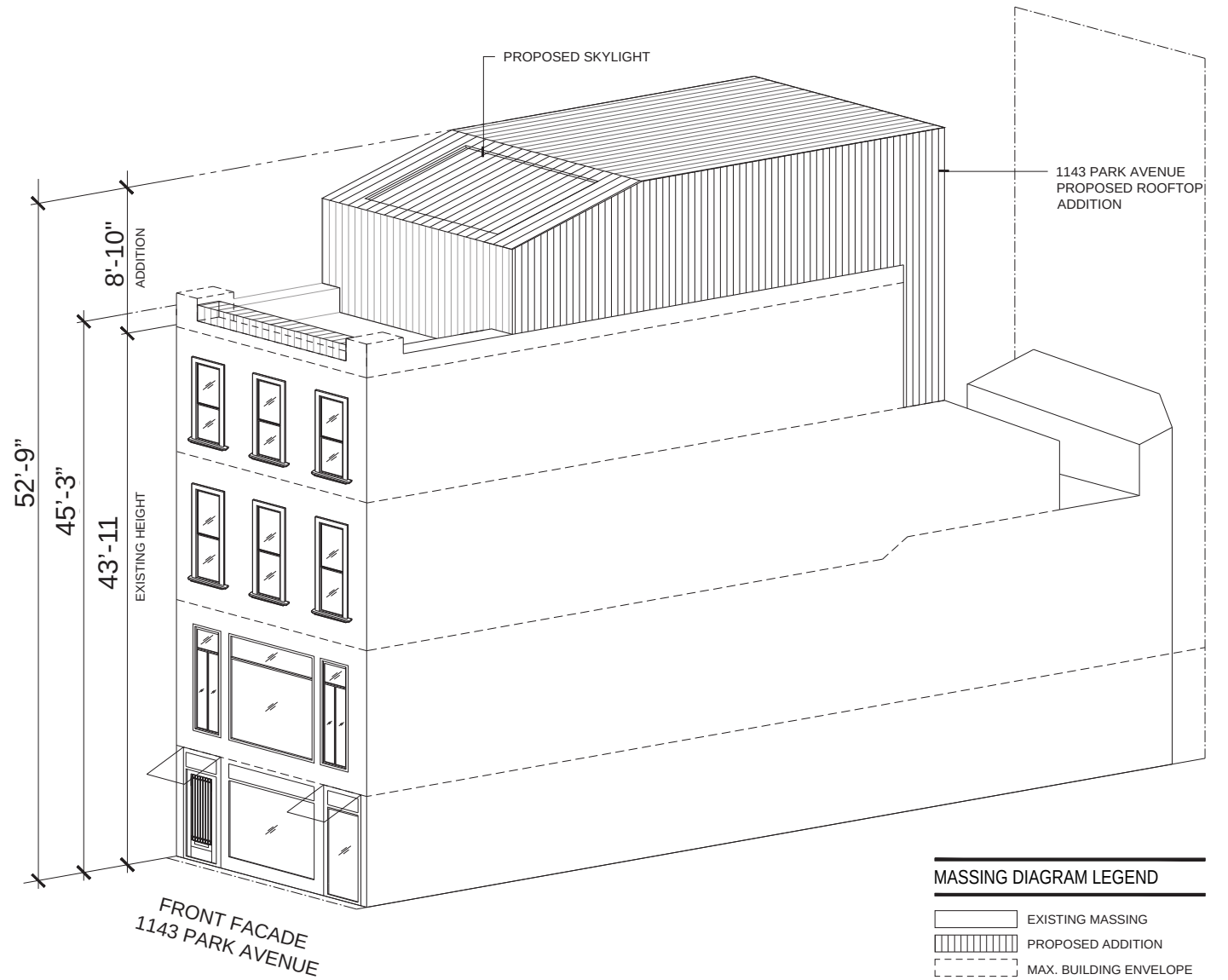


PLOT PLAN: PROPOSED 1143 PARK AVE



SITE PLAN W/ PROPOSED ROOFTOP ADDITION

EAST 91ST STREET (WIDTH 60 FT)



MASSING DIAGRAM

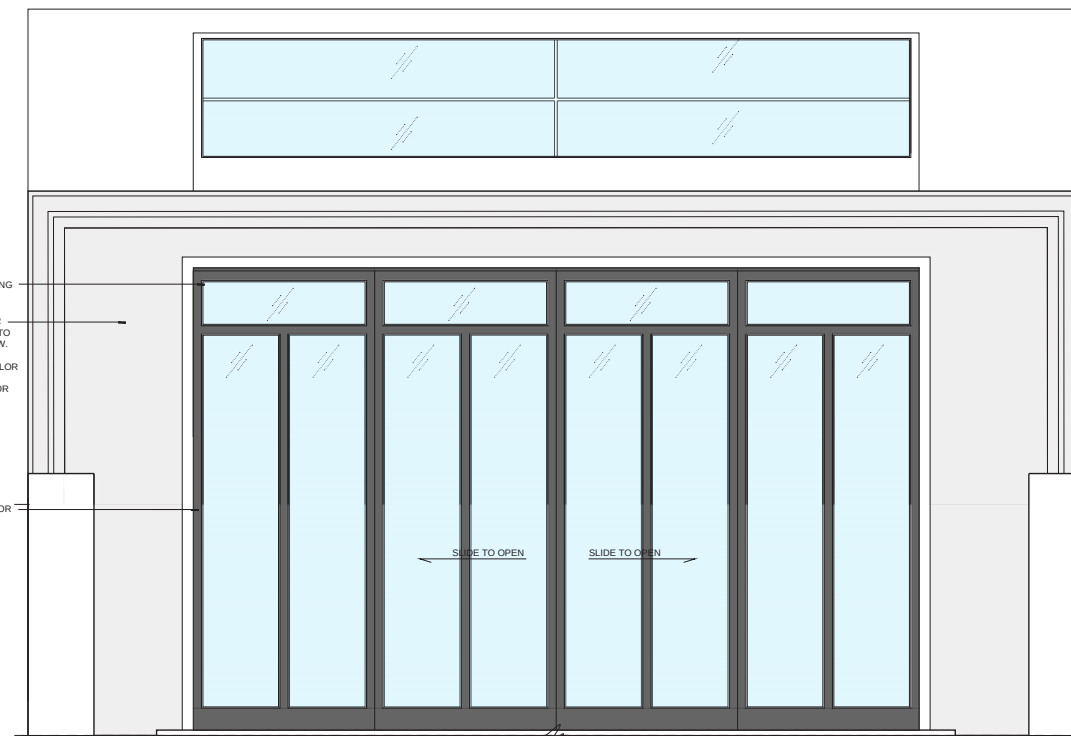
# SITE PLAN AND MASSING DIAGRAM



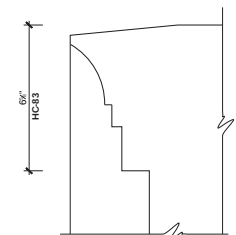




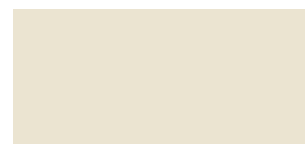
01 PROPOSED FRONT FACADE AT NEW ADDITION



02 PROPOSED FRONT FACADE AT NEW ADDITION



03 SIDE PROFILE



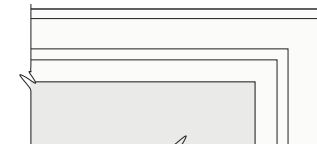
04 WINDOW, CORNICE  
HC-27 MONTEREY WHITE



05 LIMESTONE FACADE  
HC-83 GRANT BEIGE



06 HISTORICAL DETAIL  
BLDG. PHOTO



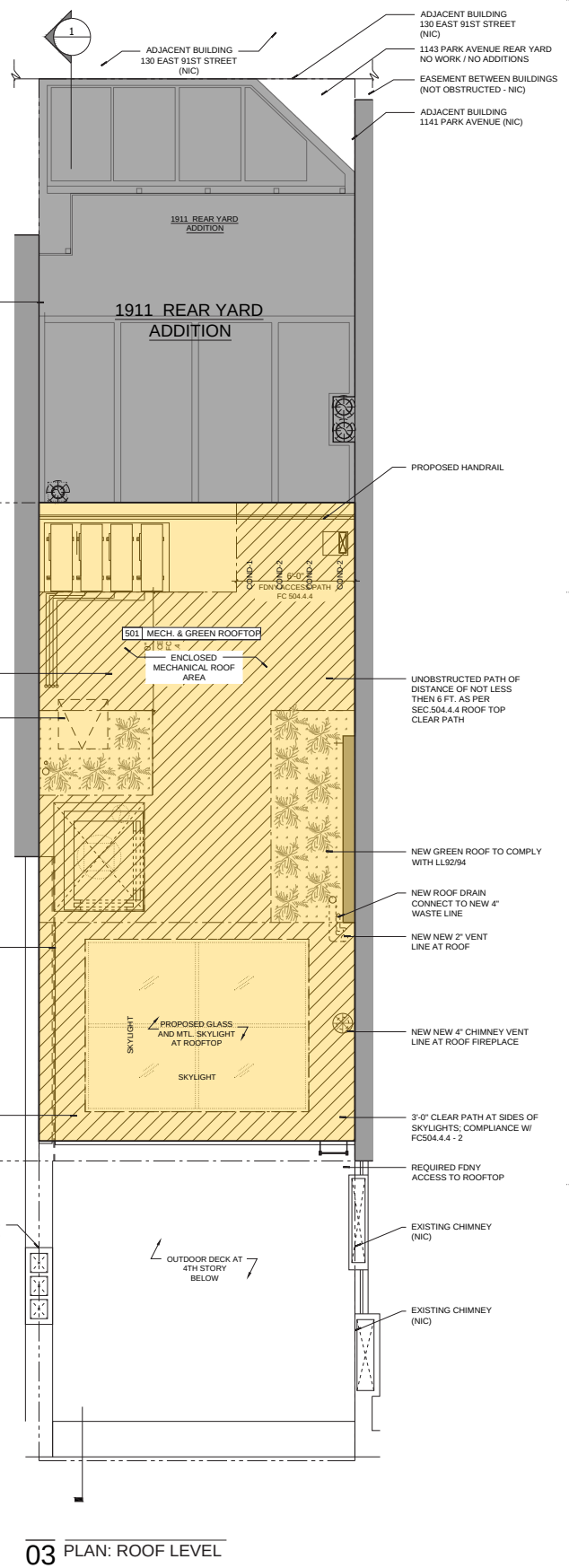
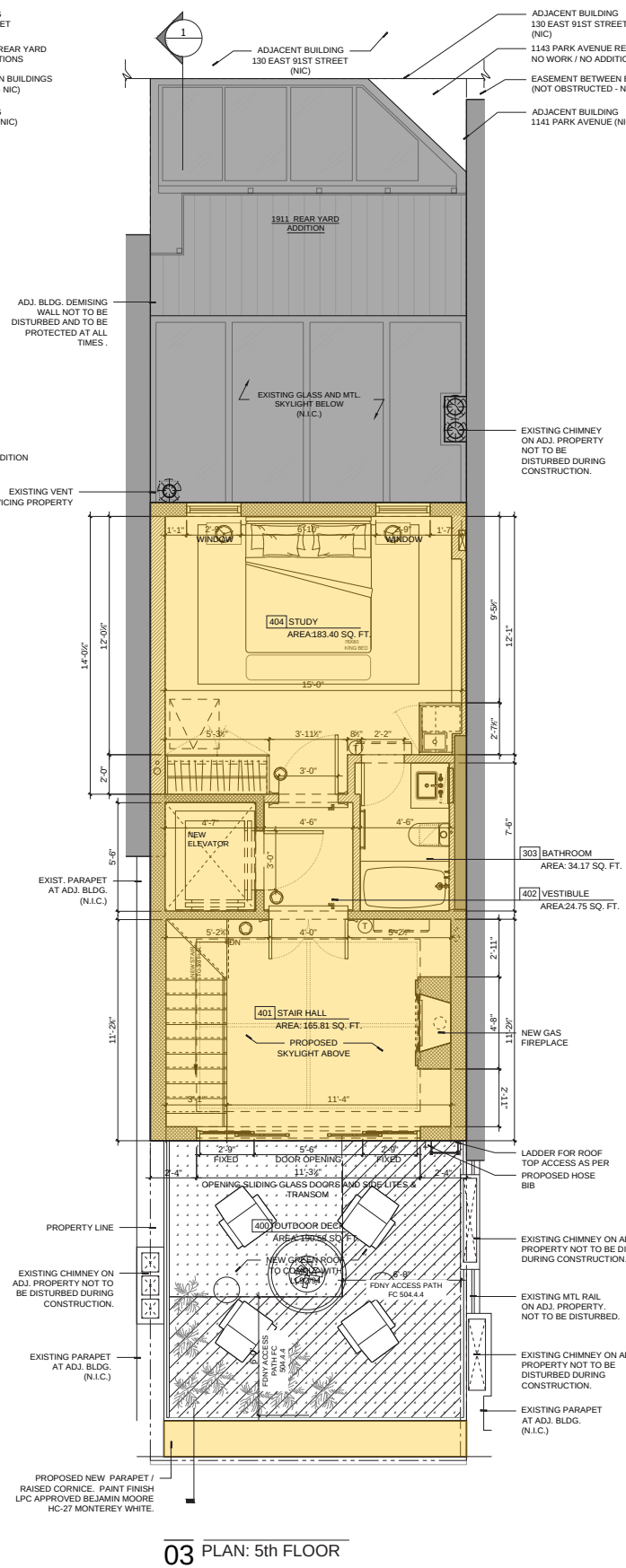
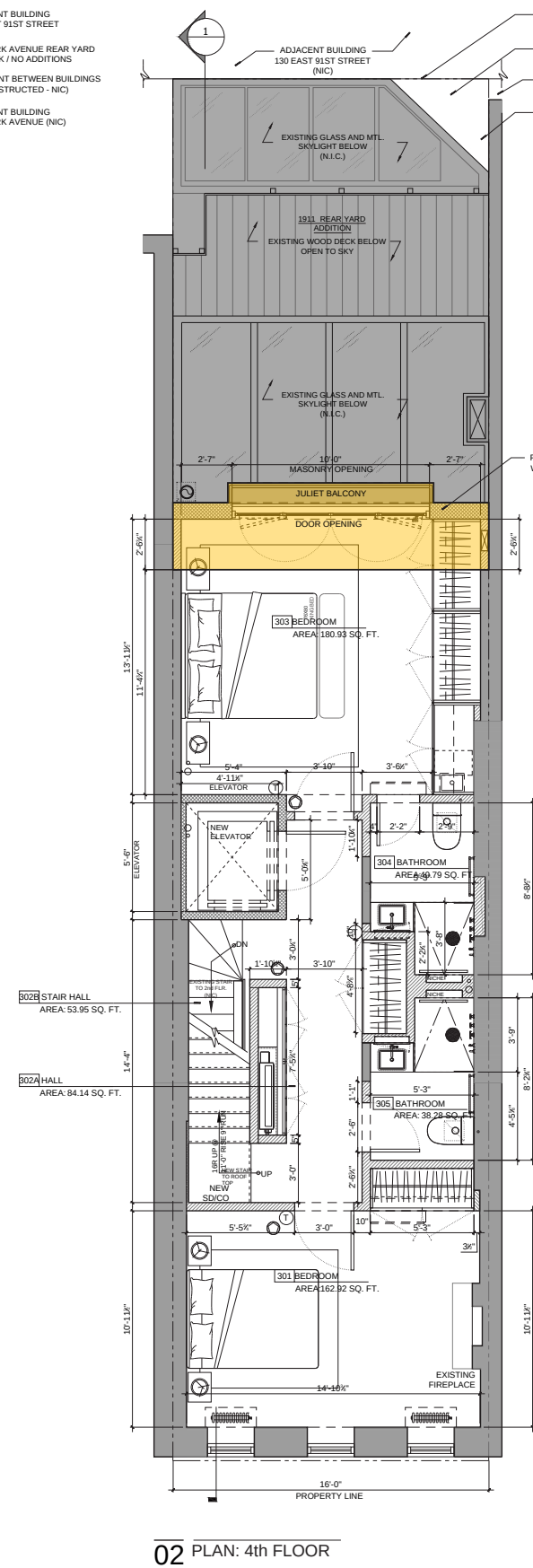
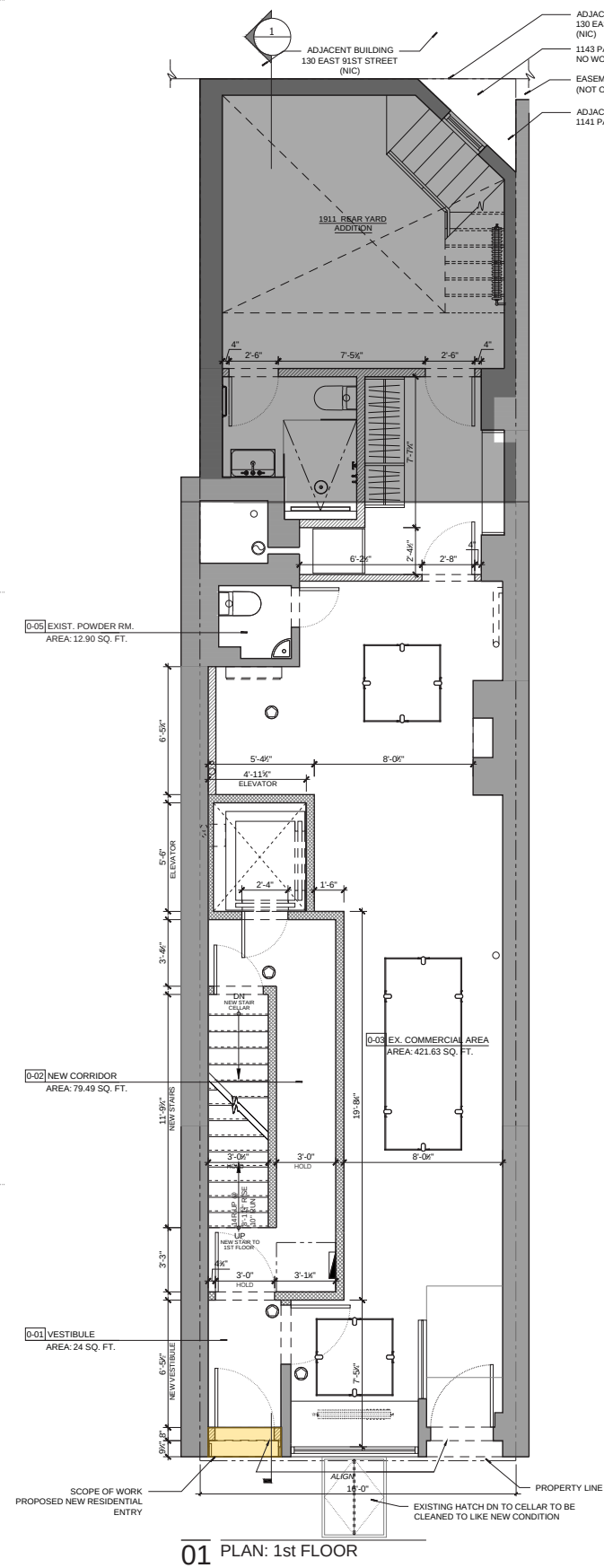
07 PROPOSED CORNICE  
DETAIL IN ELEVATION



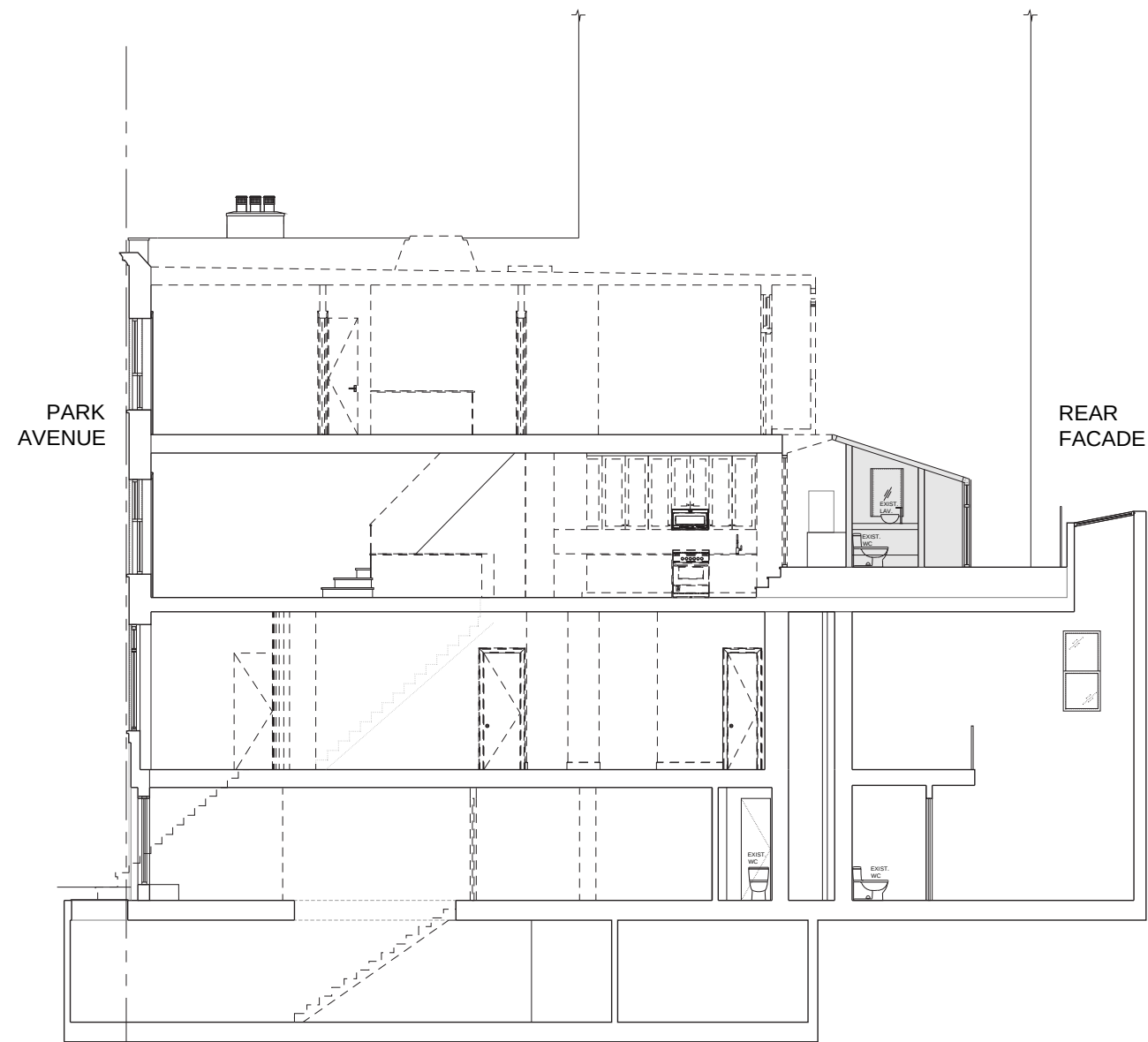
08 FRONT WINDOWS  
BLDG. PHOTO

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

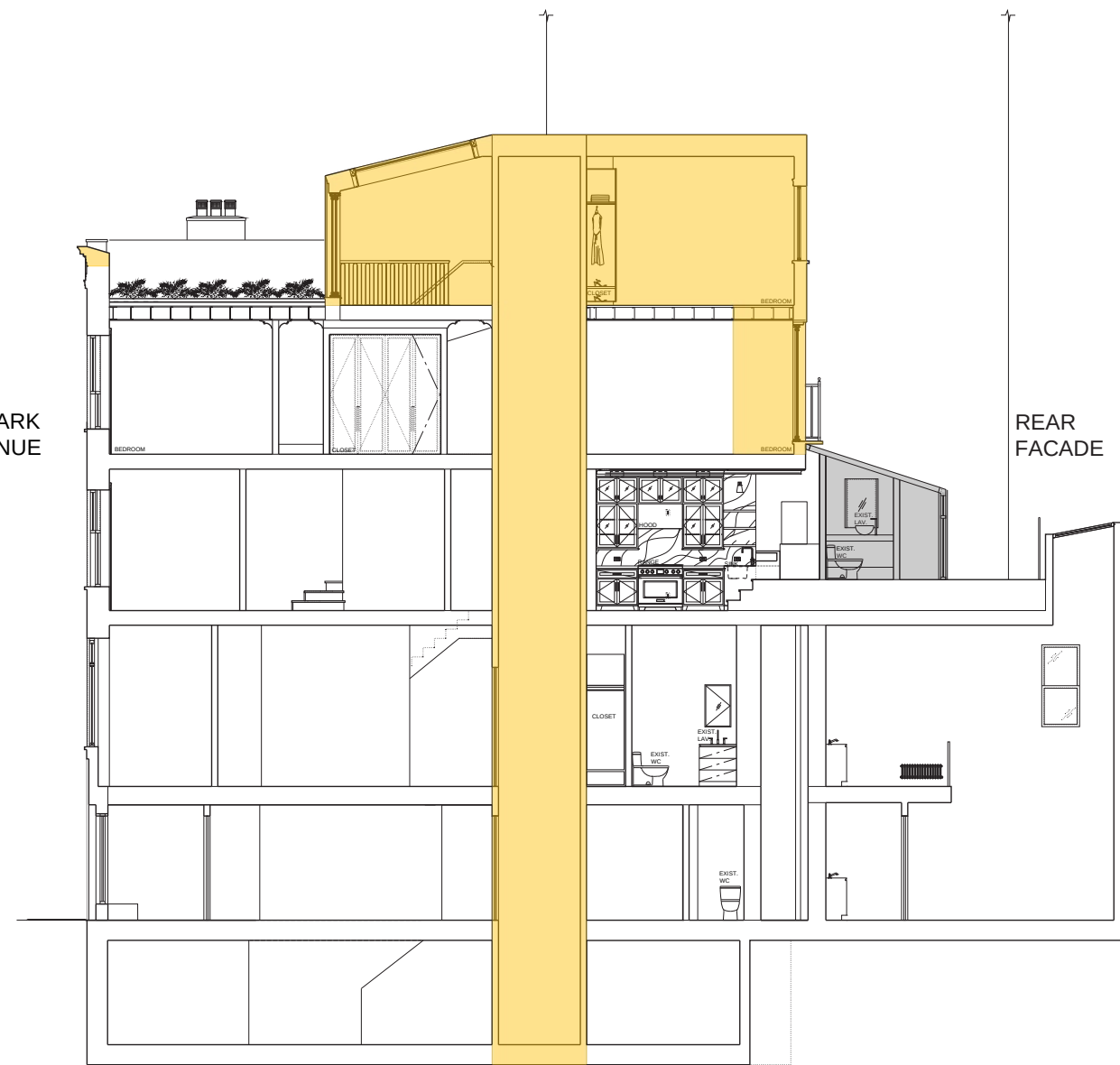




1911 REAR YARD ADDITION  
PROPOSED ADDITION



EXISTING SECTION



PROPOSED SECTION

- 1911 EXTENSION - REAR YARD
- PROPOSED SCOPE OF WORK

## SCOPE OF WORK: BUILDING ELEVATION SECTIONS



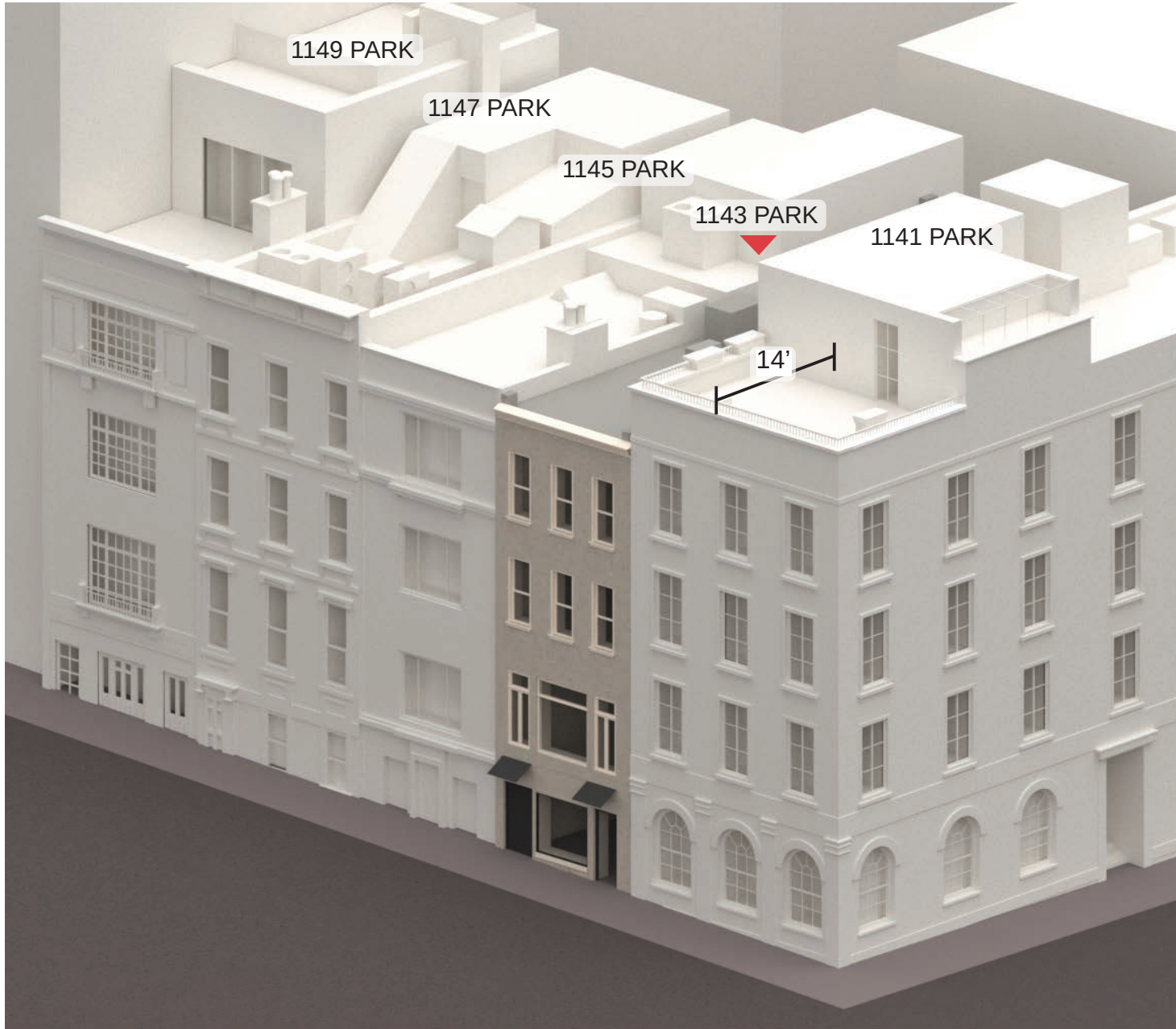


EXISTING STREET ELEVATION PARK AVENUE

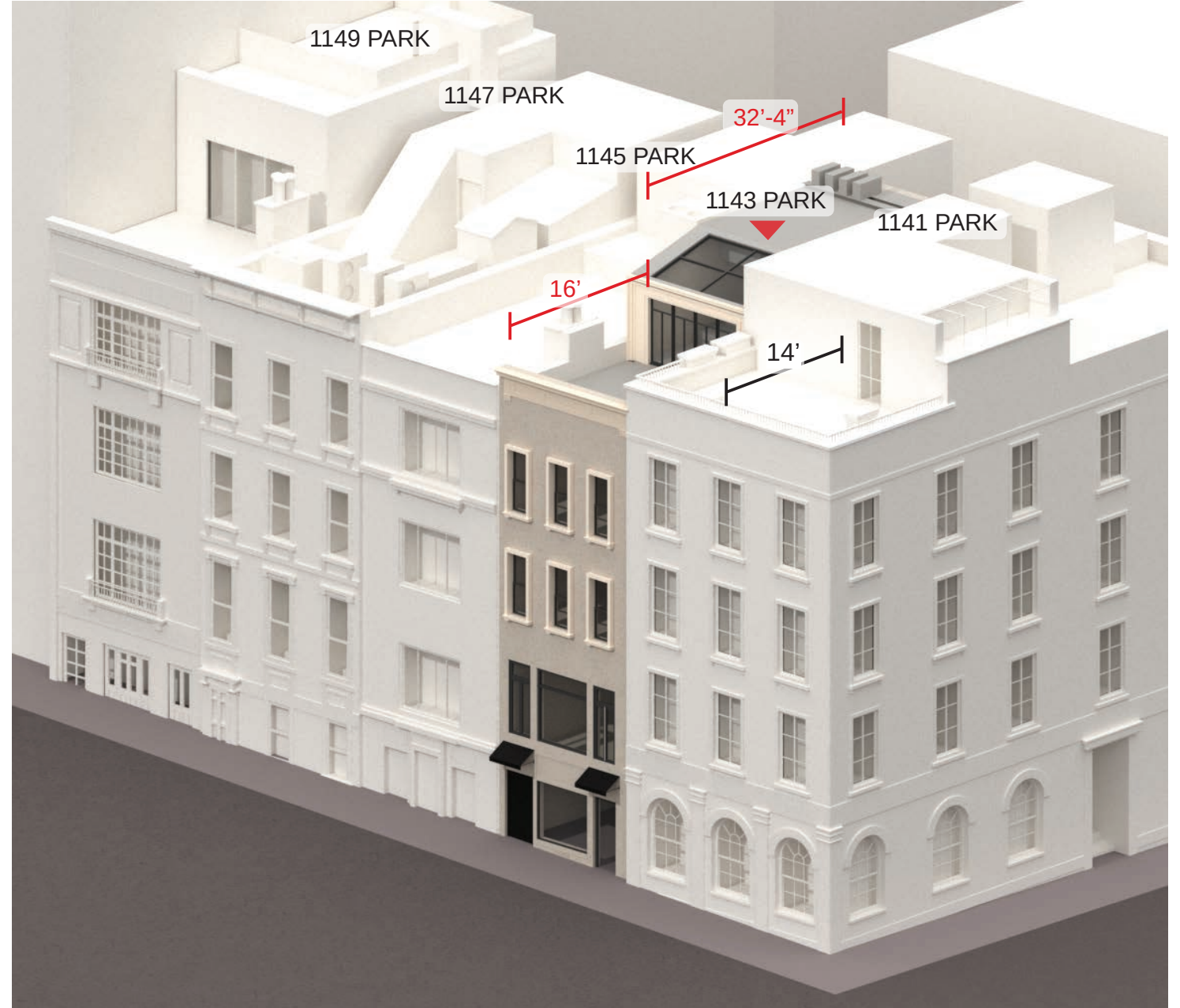


PROPOSED STREET ELEVATION PARK AVENUE



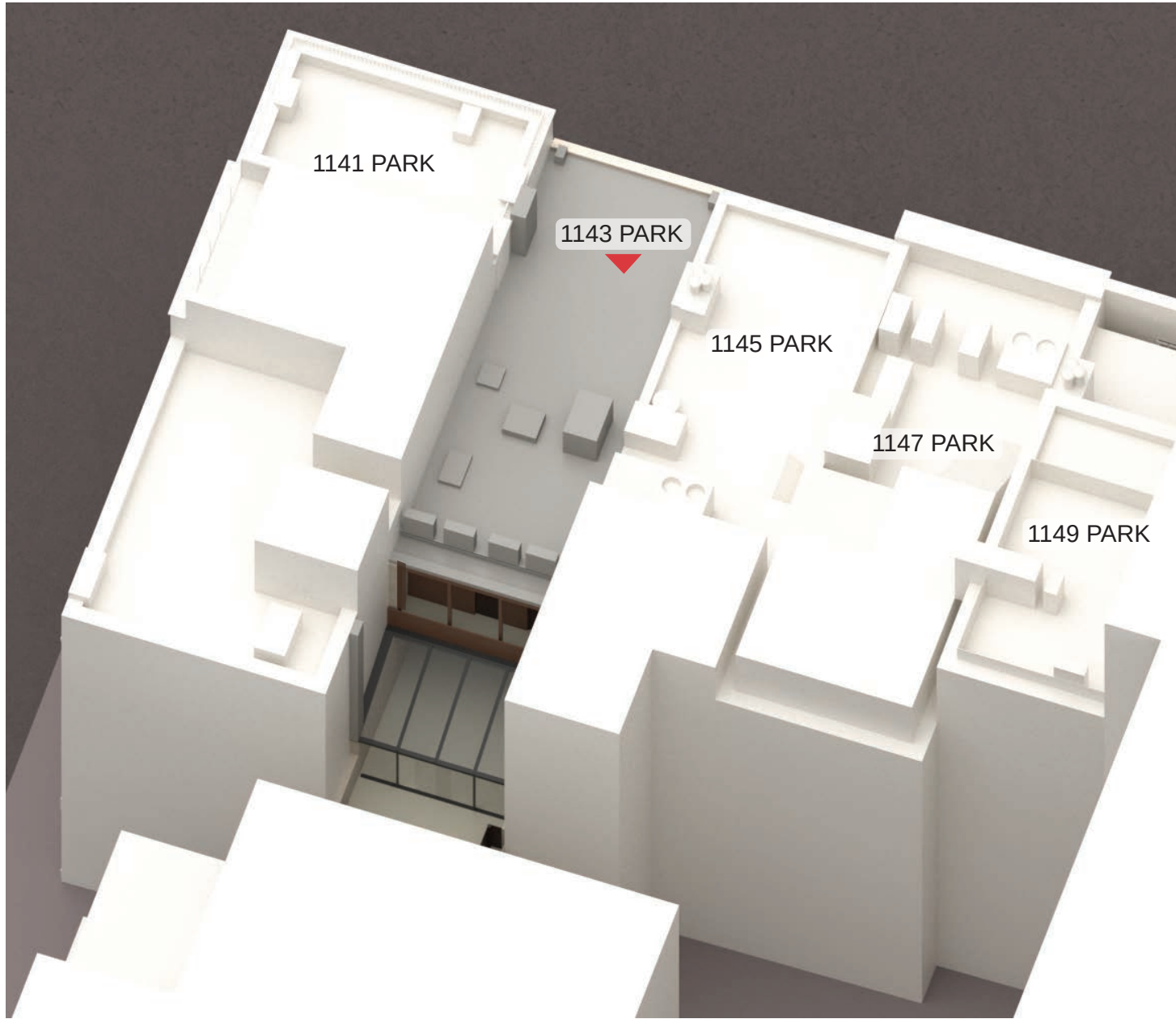


EXISTING FRONT MASSING

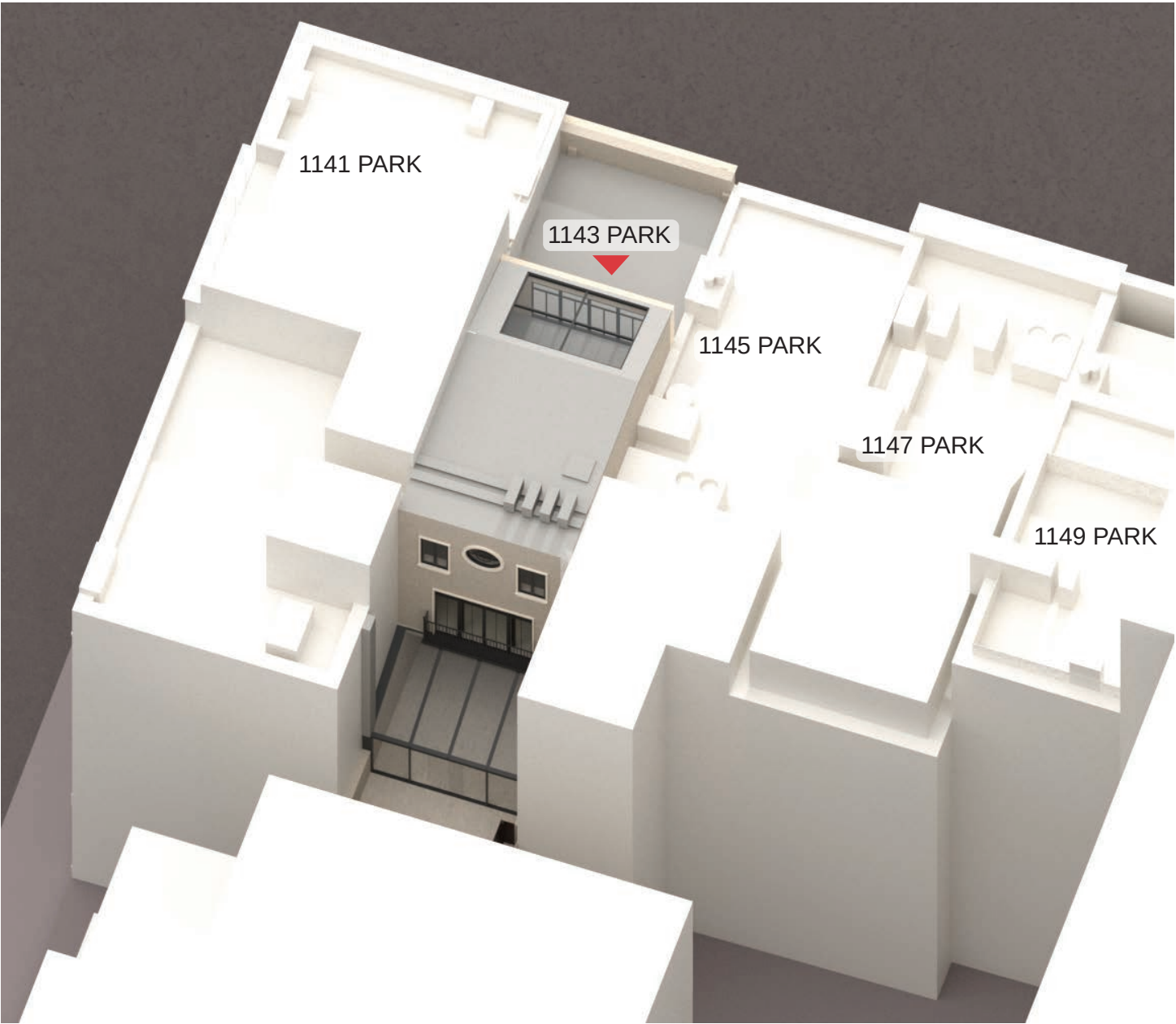


PROPOSED FRONT MASSING

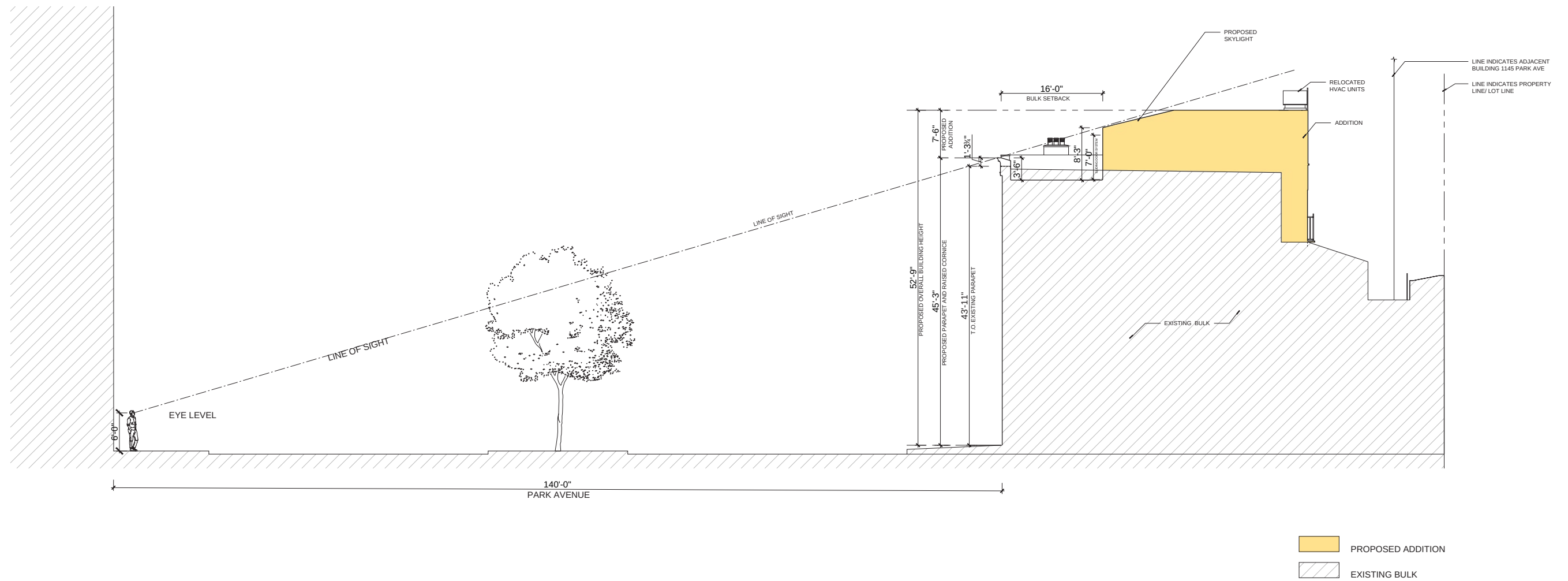




EXISTING REAR MASSING



PROPOSED REAR MASSING



### LINE OF SIGHT DIAGRAM WITH SKYLIGHT ADDITION





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



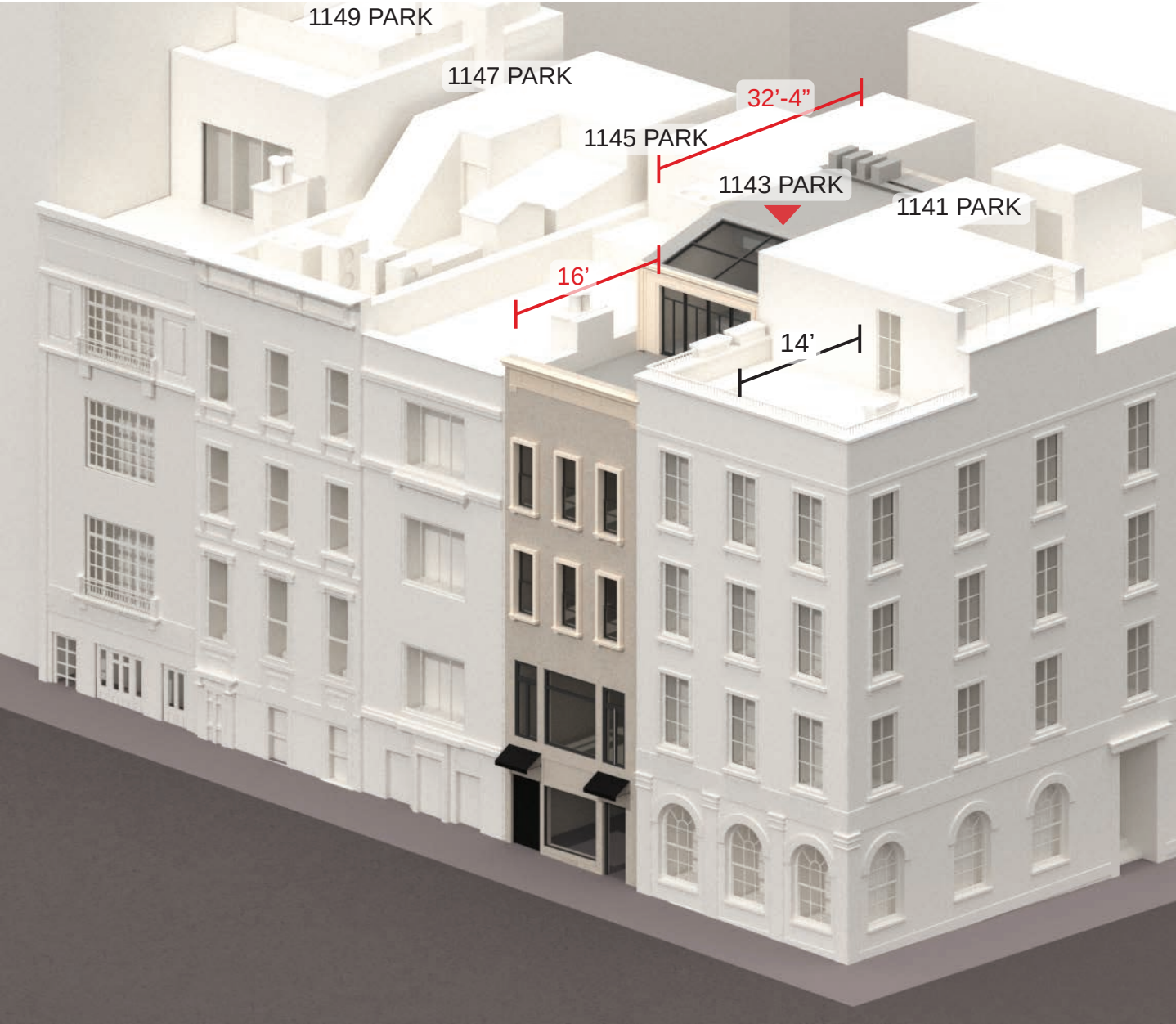
KEY PLAN



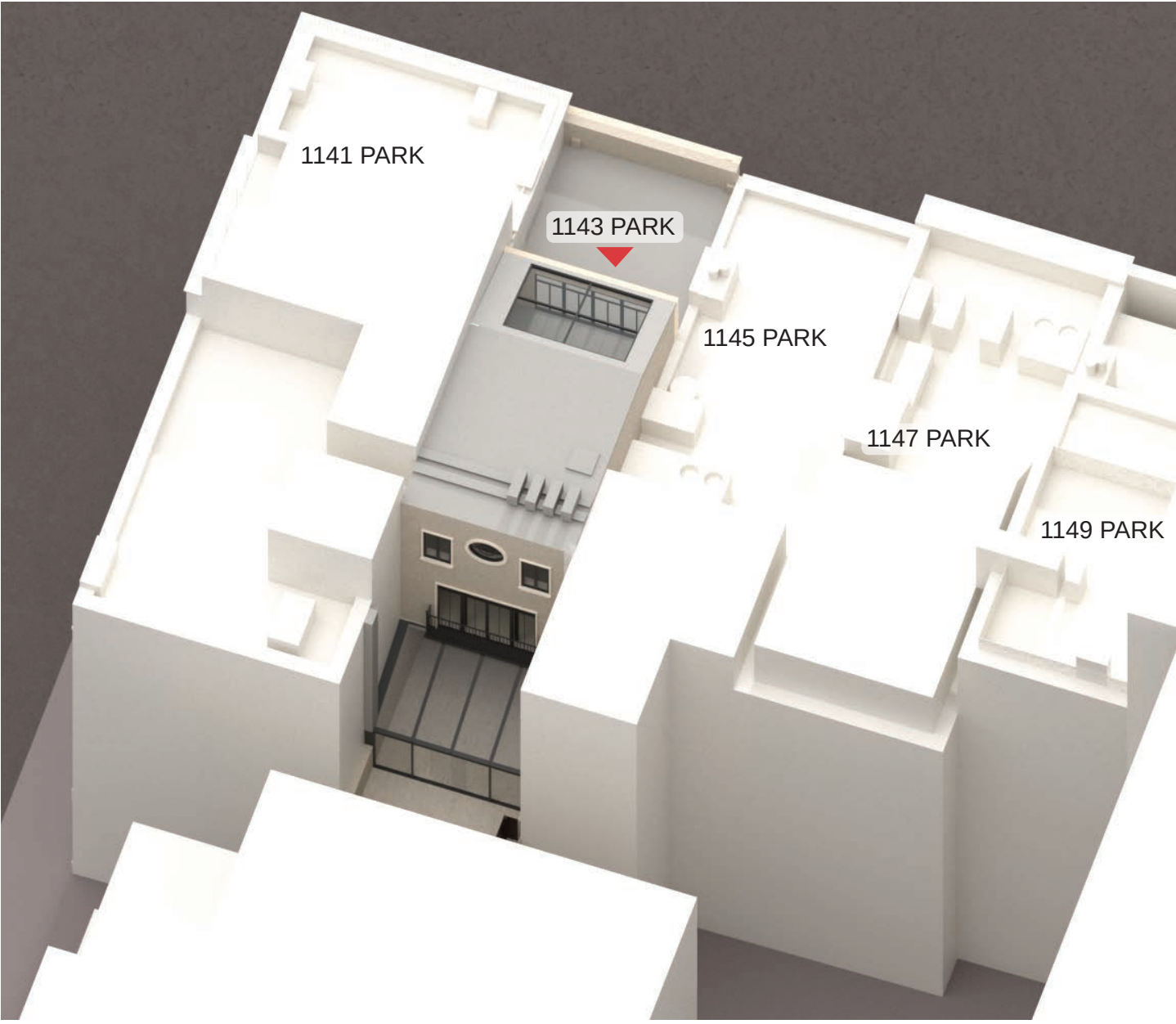
ENLARGED VIEW OF ROOF TOP ADDITION

# VISIBILITY VIEWS





PROPOSED FRONT MASSING



PROPOSED REAR MASSING

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