

February 3, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-05605

143 Franklin Street – Tribeca West Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 897 1031

Passcode: 399948

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.

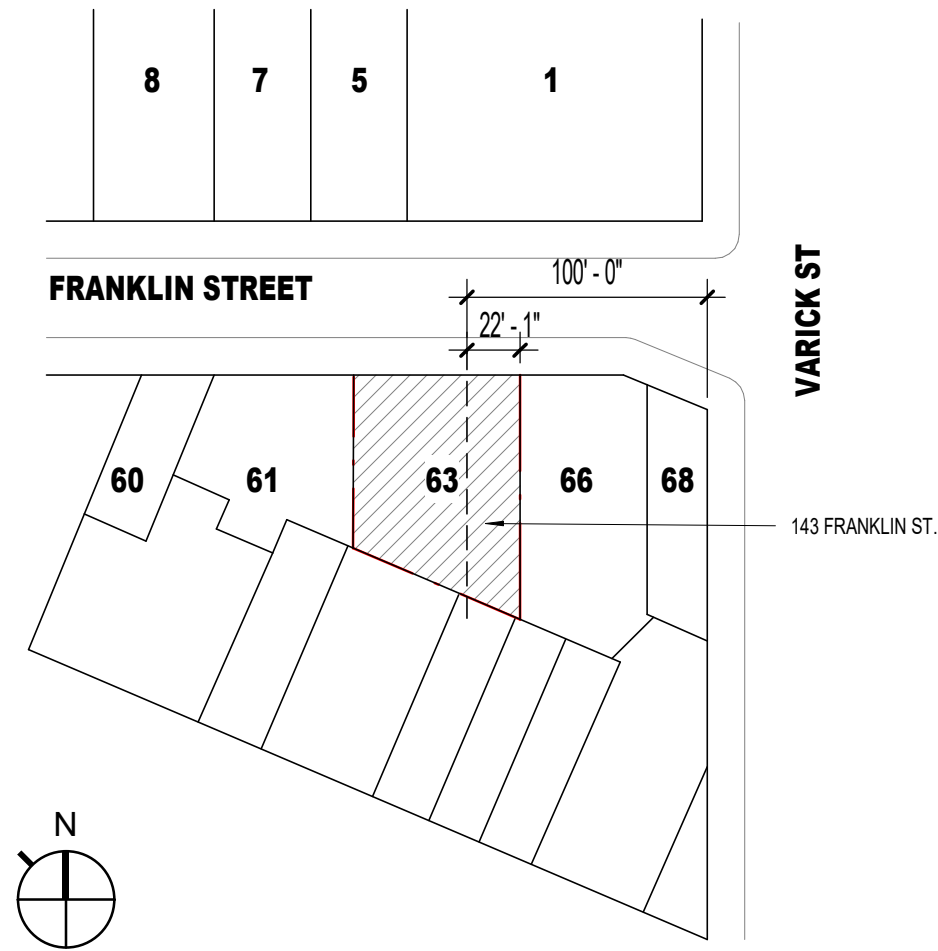
143 FRANKLIN ST

LANDMARK PRESENTATION

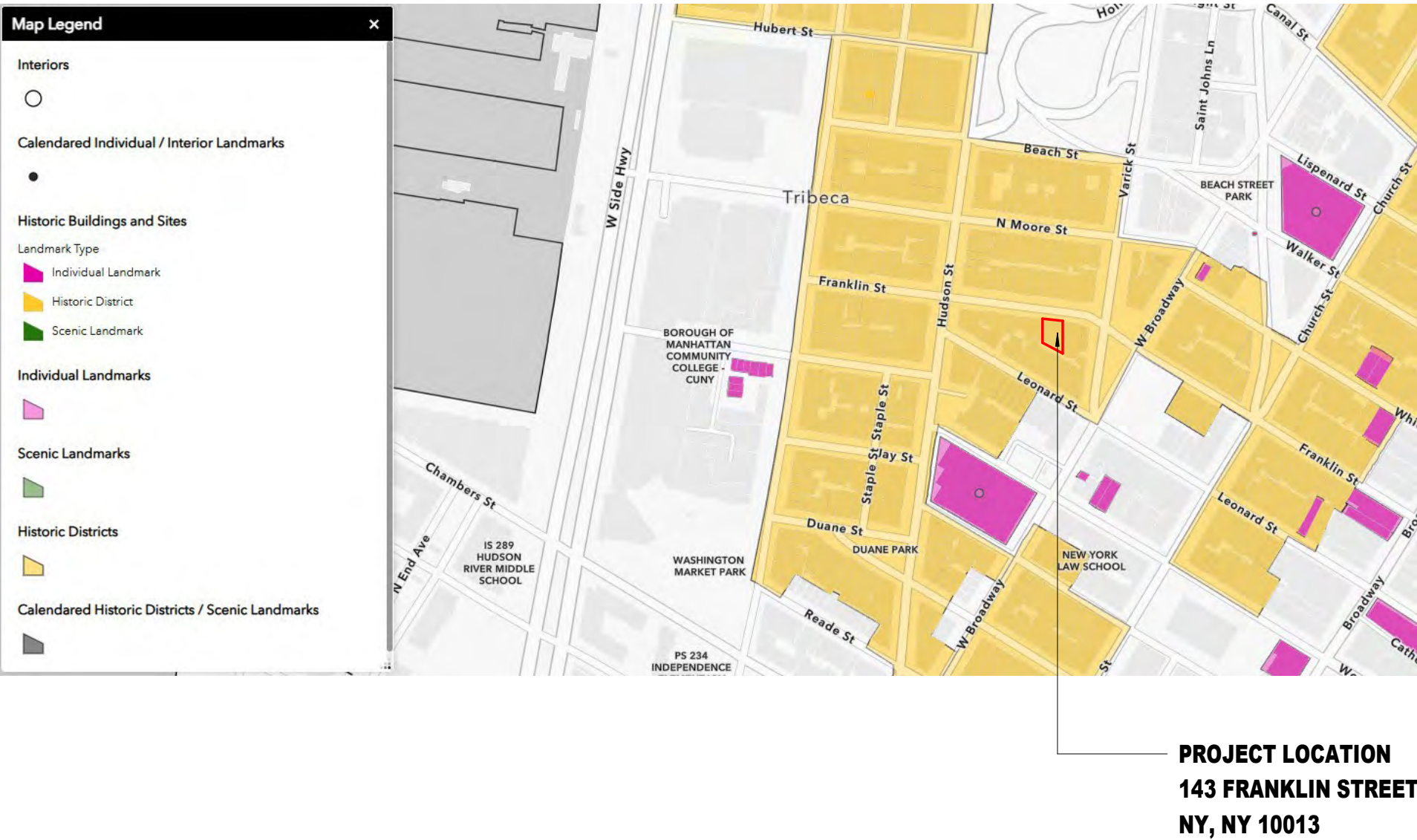
02/03/2026



PLOT PLAN



LANDMARK PLAN



143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

LOCATION
T001.00
studioMDA



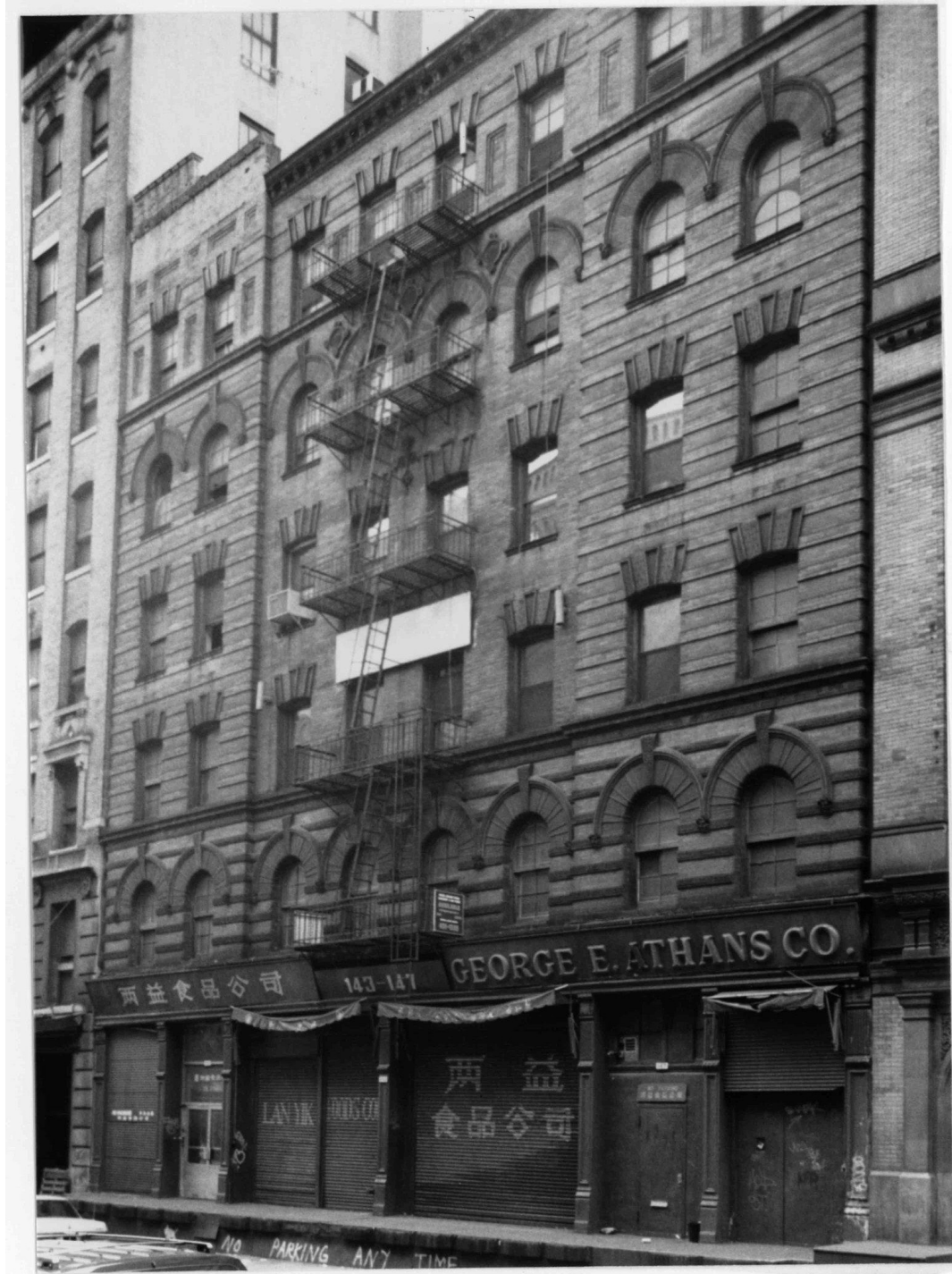
HISTORIC PHOTO #1 - STREET VIEW OF FRANKLIN STREET FROM NORTHEAST
CIRCA 1940



HISTORIC PHOTO #2 - STREET VIEW OF FRANKLIN STREET FROM NORTHWEST
CIRCA 1940



HISTORIC PHOTO #3 - CLOSE UP PHOTO OF CORNICE AND PARAPET
CIRCA 1940



143-147 FRANKLIN STREET

DESIGNATION PHOTO #1 - 143 FRANKLIN FRONT FACADE
CIRCA 1989

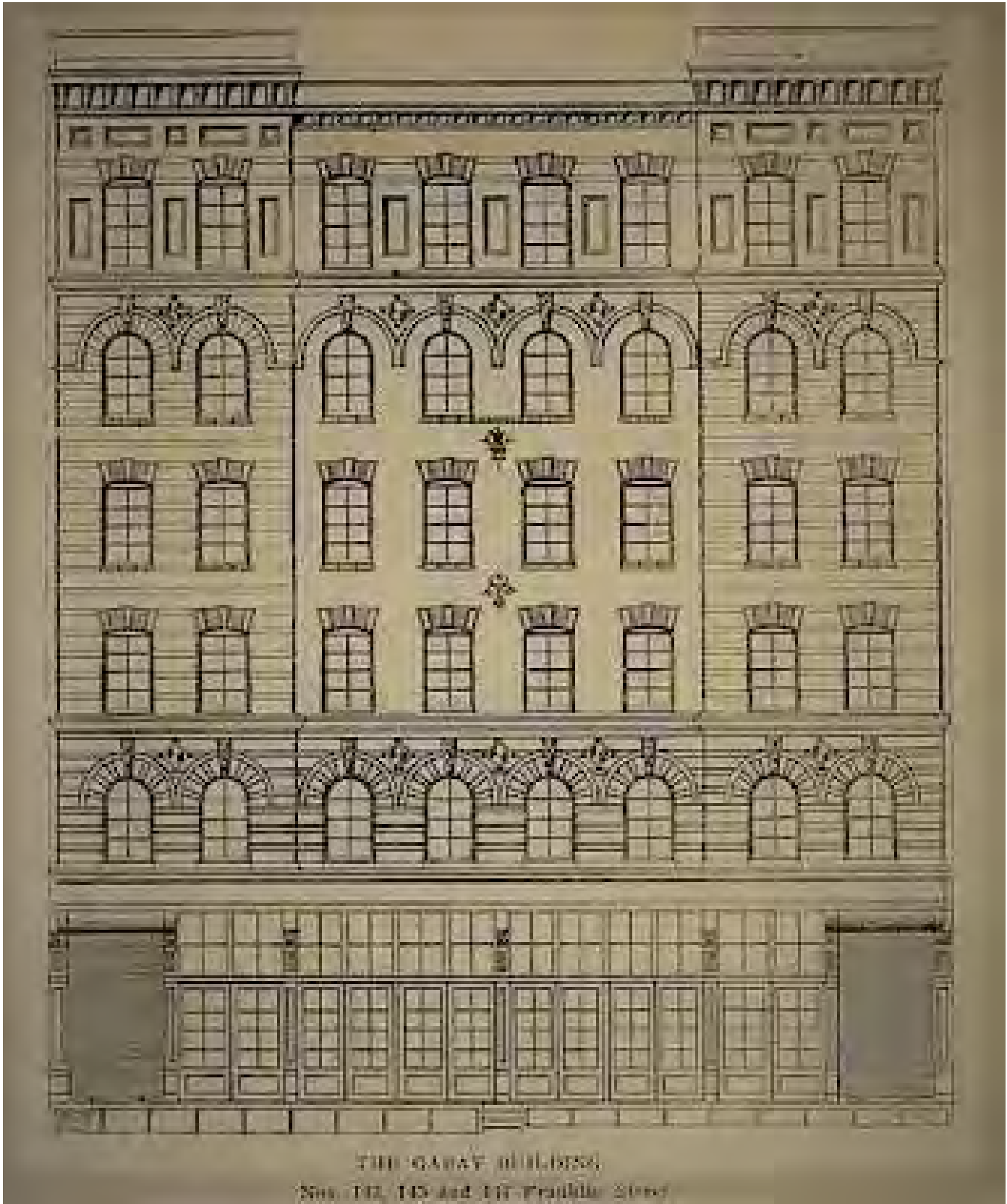
143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC



DESIGNATION PHOTO #2 - STOREFRONT AT 143 FRANKLIN
CIRCA 1980

HISTORICAL PHOTOS 1989 - MAIN FACADE

T003.00 studioMDA



HISTORICAL FACADE DRAWING - ARCHITECT HENRY ANDERSON'S SKETCH OF THE FRANKLIN STREET ELEVATION WAS PUBLISHED BY THE *RECORD & GUIDE* ON JANUARY 15 ,1898

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

HISTORICAL FACADE DRAWING

T004.00

studioMDA



CONTEMPORARY STREETSCAPE PHOTO #1
VIEW FROM NORTHEAST | 2025



CONTEMPORARY STREETSCAPE PHOTO #2
VIEW FROM NORTH | 2025



CONTEMPORARY STREETSCAPE PHOTO #3
VIEW FROM NORTHWEST | 2025

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FOR
143 FRANKLIN OWNER LLC

NORTH ELEVATION - EXISTING STREETSCAPE PHOTO

T101.00 studioMDA

MATERIAL LEGEND

- VISION GLAZING
- LIMESTONE
- BRICK

COLOR PAINT

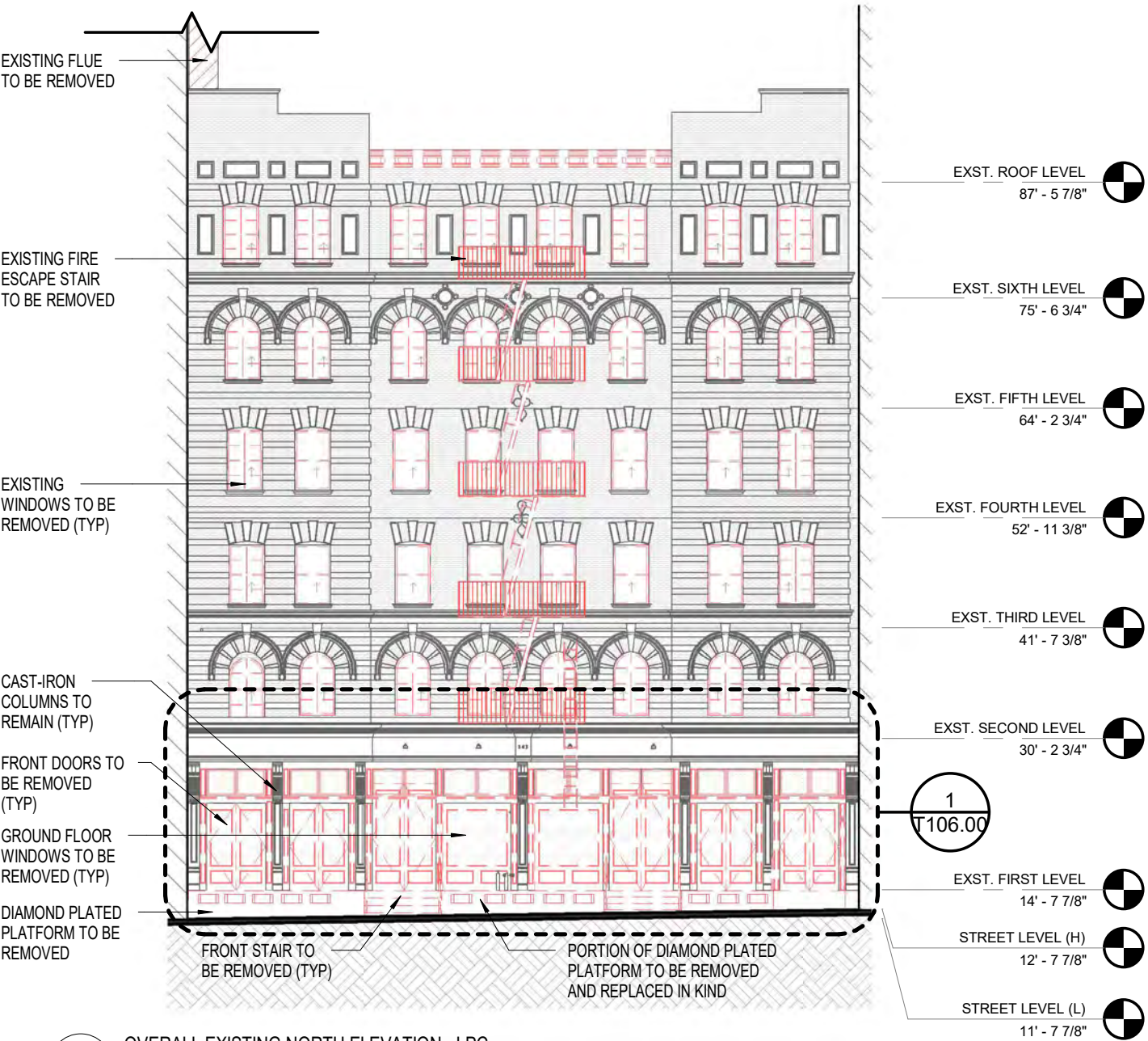
- STOREFRONT
BENJAMIN MOORE
1484 ASHWOOD MOSS
- BUILDING CORNICE
BENJAMIN MOORE
HC-70
- PLATED PLATFORM
BENJAMIN MOORE
BLACK HC-190



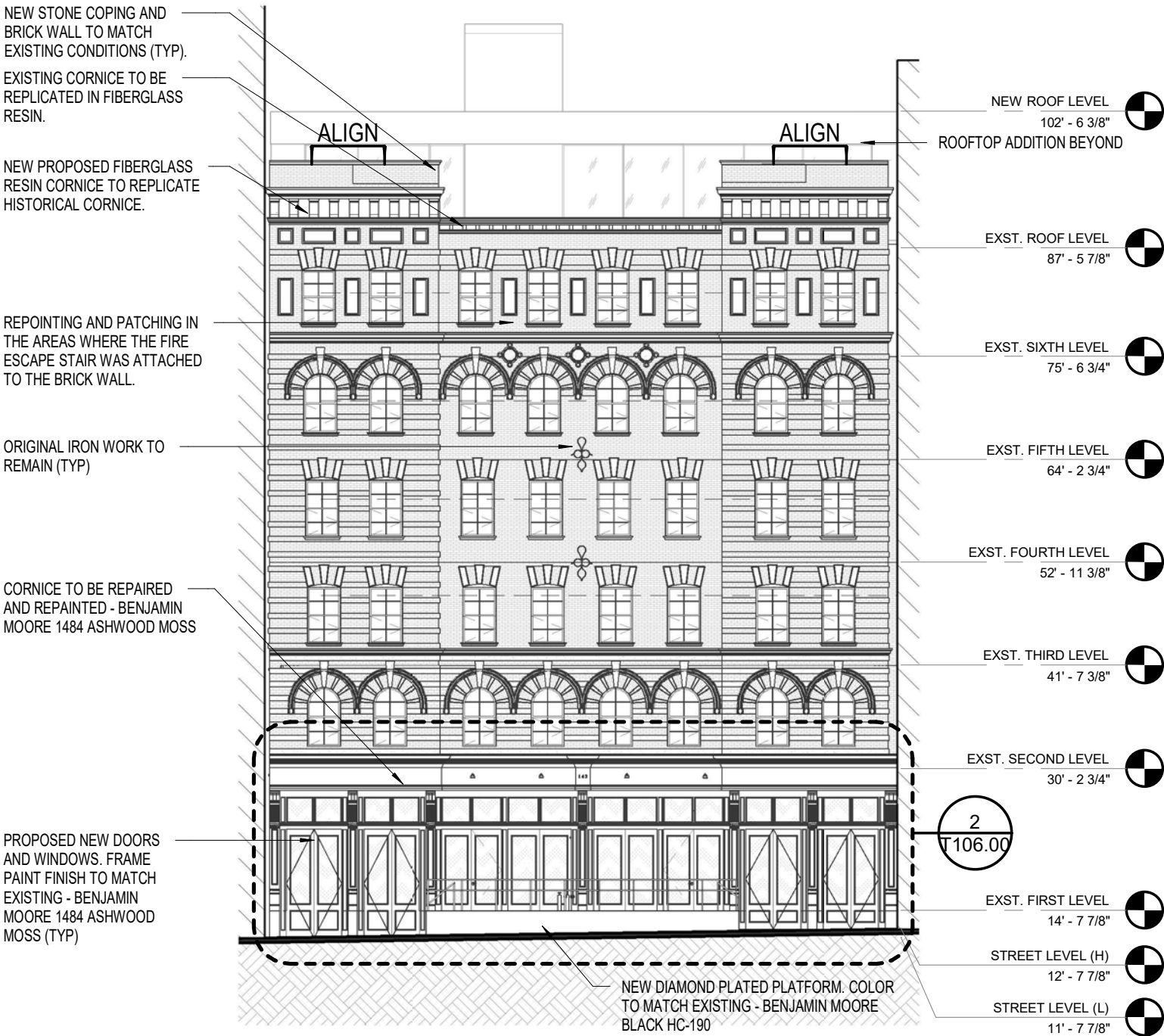
STOREFRONT
COLOR MATCH



ENLARGED PHOTO



1 OVERALL EXISTING NORTH ELEVATION - LPC
SCALE: 1/16" = 1'-0"



2 OVERALL NORTH ELEVATION - LPC
SCALE: 1/16" = 1'-0"

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

NORTH ELEVATION - EXISTING AND PROPOSED
T102.00
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EXISTING NORTH ELEVATION RENDERING



PROPOSED NORTH ELEVATION RENDERING

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

NORTH ELEVATION - RENDERING

T103.00

studioMDA

FIRE ESCAPE CLOSE-UP PHOTOS - MORTAR REPOINTING AND TERRACOTA PATCHING AREAS



DECORATIVE IRON WORK PHOTOS



143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

NORTH ELEVATION - FIRE ESCAPE REMOVAL

T104.00 studioMDA



CONTEMPORARY SIDEWALK PHOTO #1
GROUND-LEVEL BUILDING ENTRY WITH FLUSH STEEL
DIAMOND-PLATE THRESHOLD AT SIDEWALK GRADE

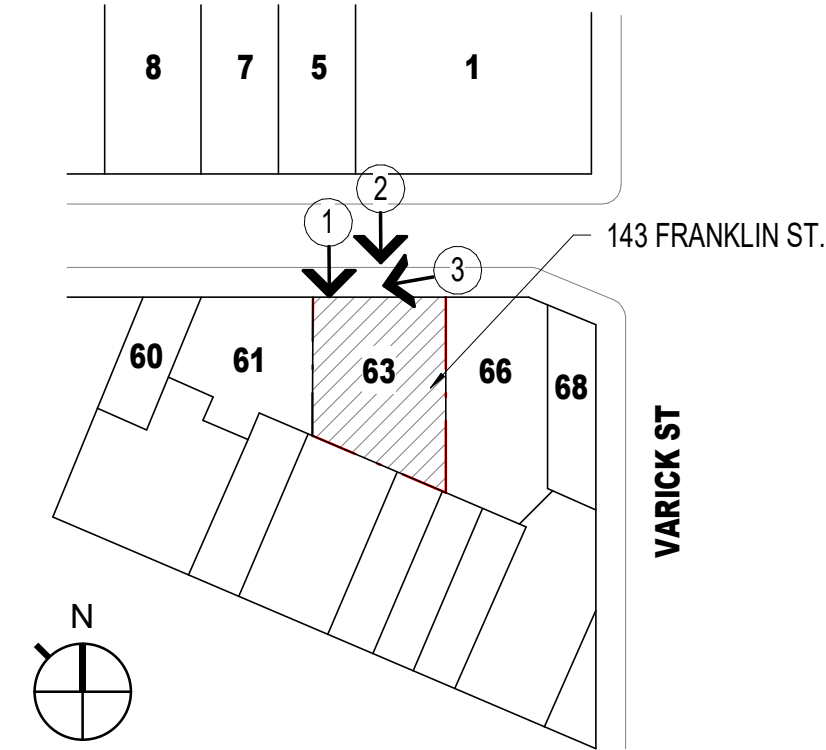


CONTEMPORARY SIDEWALK PHOTO #2 - CON-ED VAULT & HISTORIC GRANIT SLABS

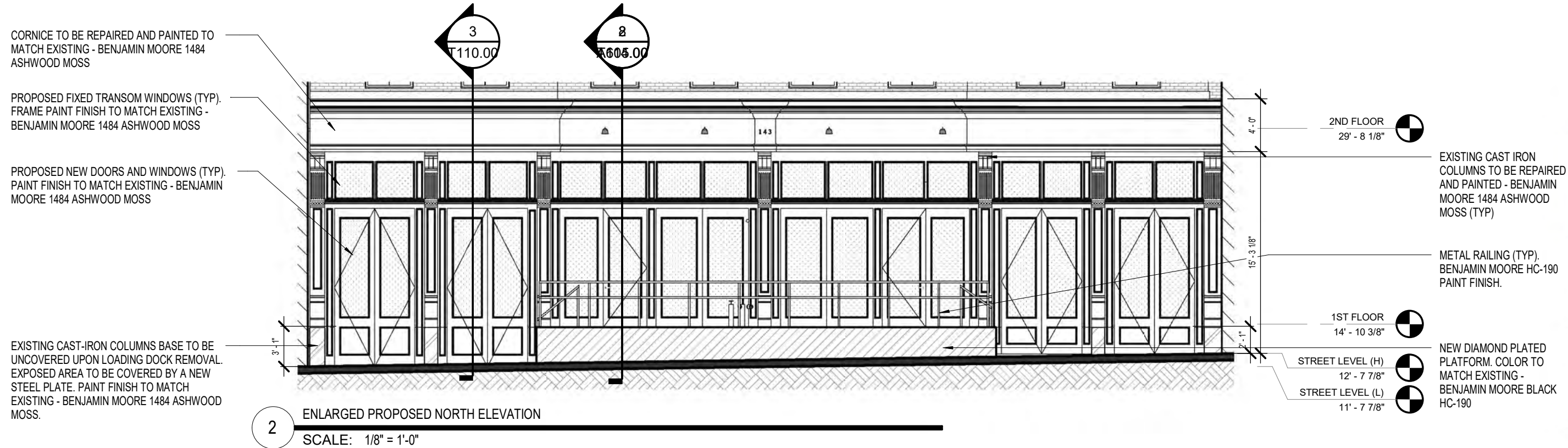
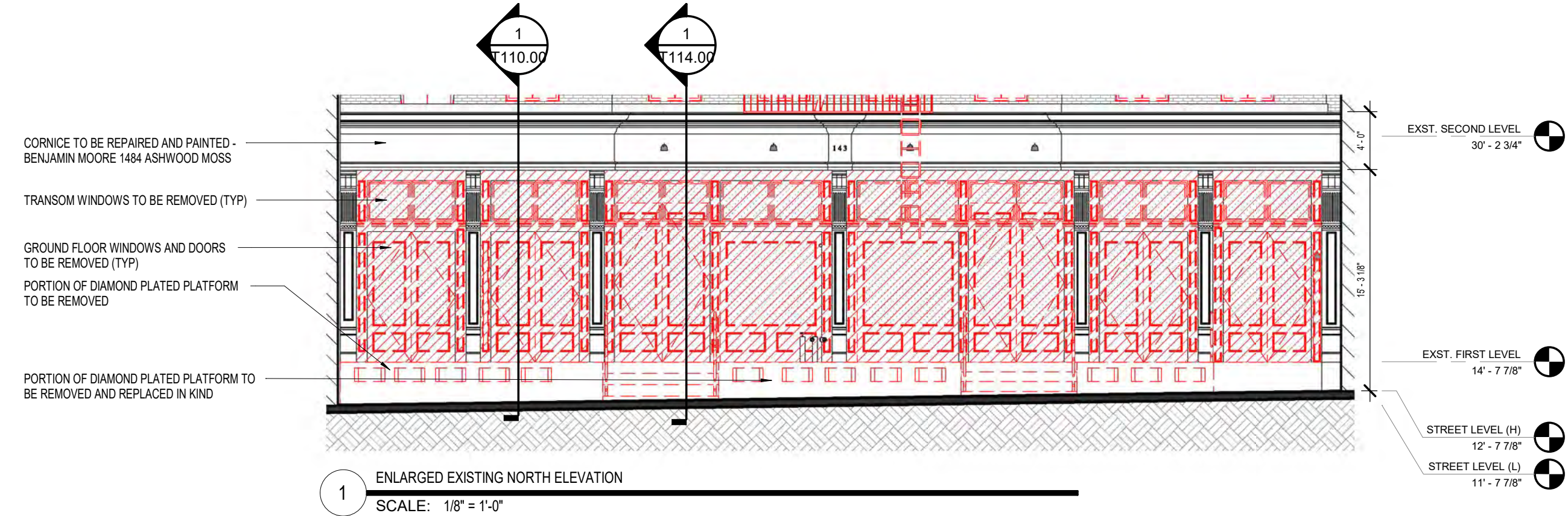


**CONTEMPORARY SIDEWALK PHOTO #3 - EXISTING DIAMOND PLATE DOCKING
& HISTORIC GRANIT SLAB SIDEWALK**

KEY PLAN



DIAMOND PLATE SAMPLE
NEW DIAMOND PLATED DOCKING AND THRESHOLD.
COLOR TO MATCH EXISTING - BENJAMIN MOORE
BLACK HC-190



143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

STOREFRONT - ENLARGED EXISTING AND PROPOSED
T106.00
studioMDA

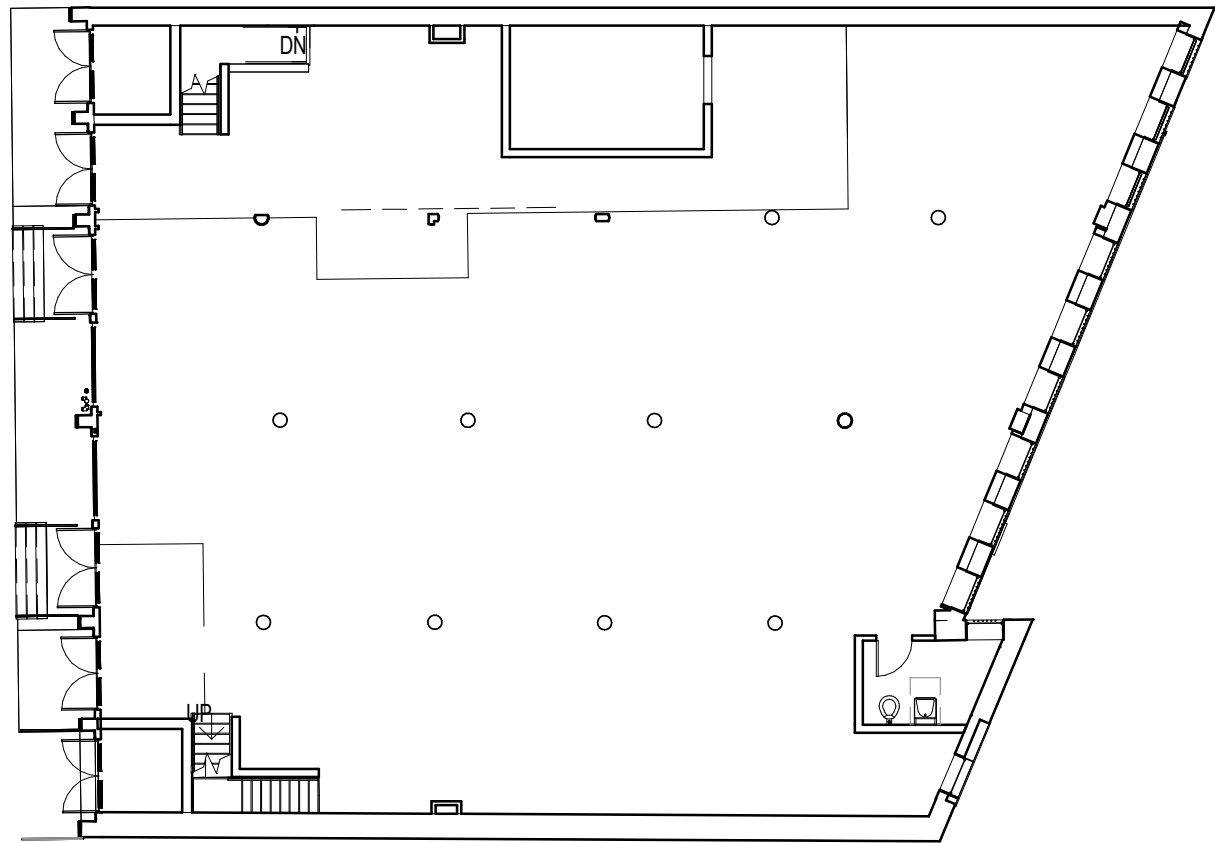


1 ENLARGED NORTH ELEVATION 3D - EXISTING
SCALE:

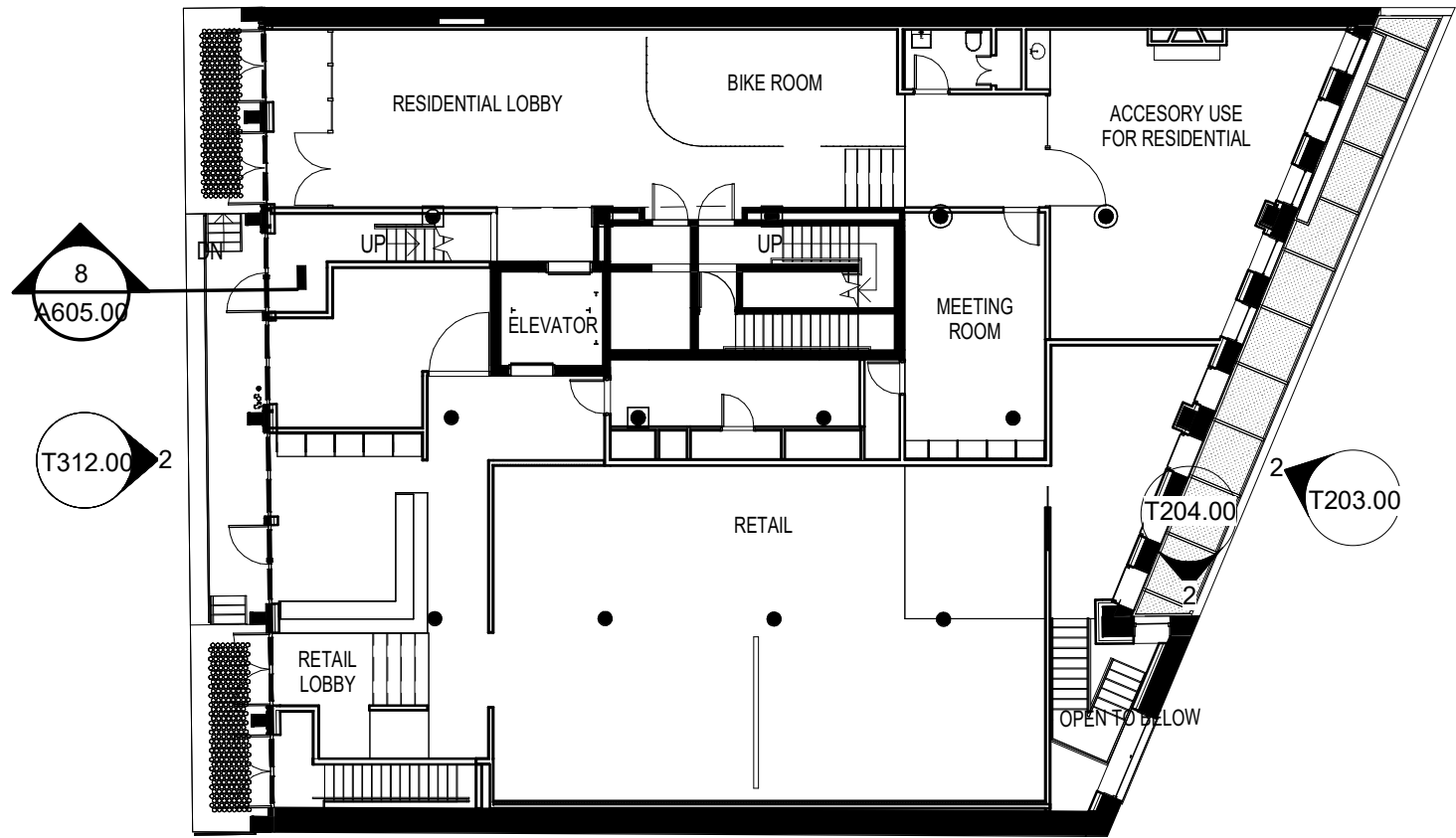
2 ENLARGED NORTH ELEVATION 3D - PROPOSED
SCALE:

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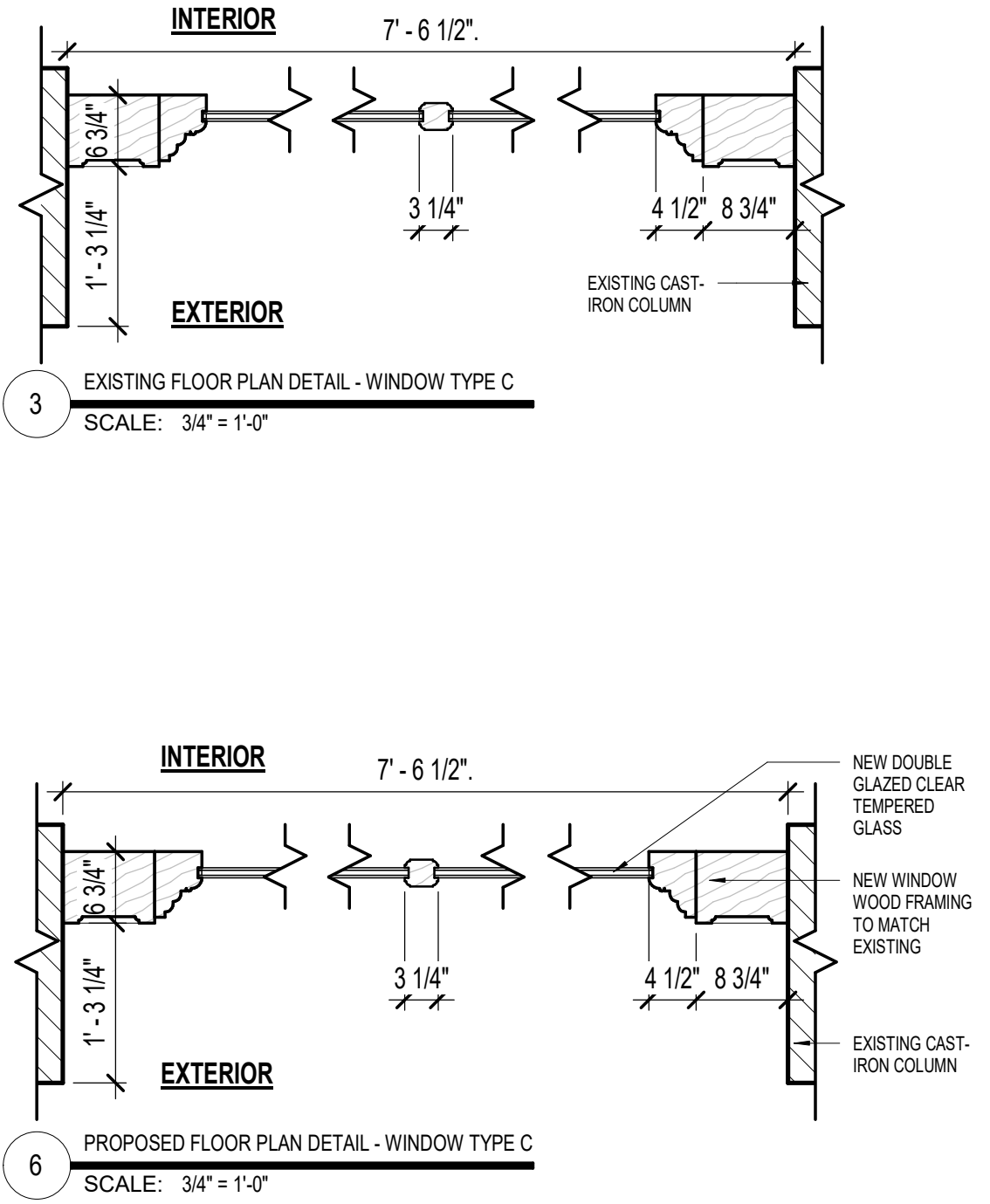
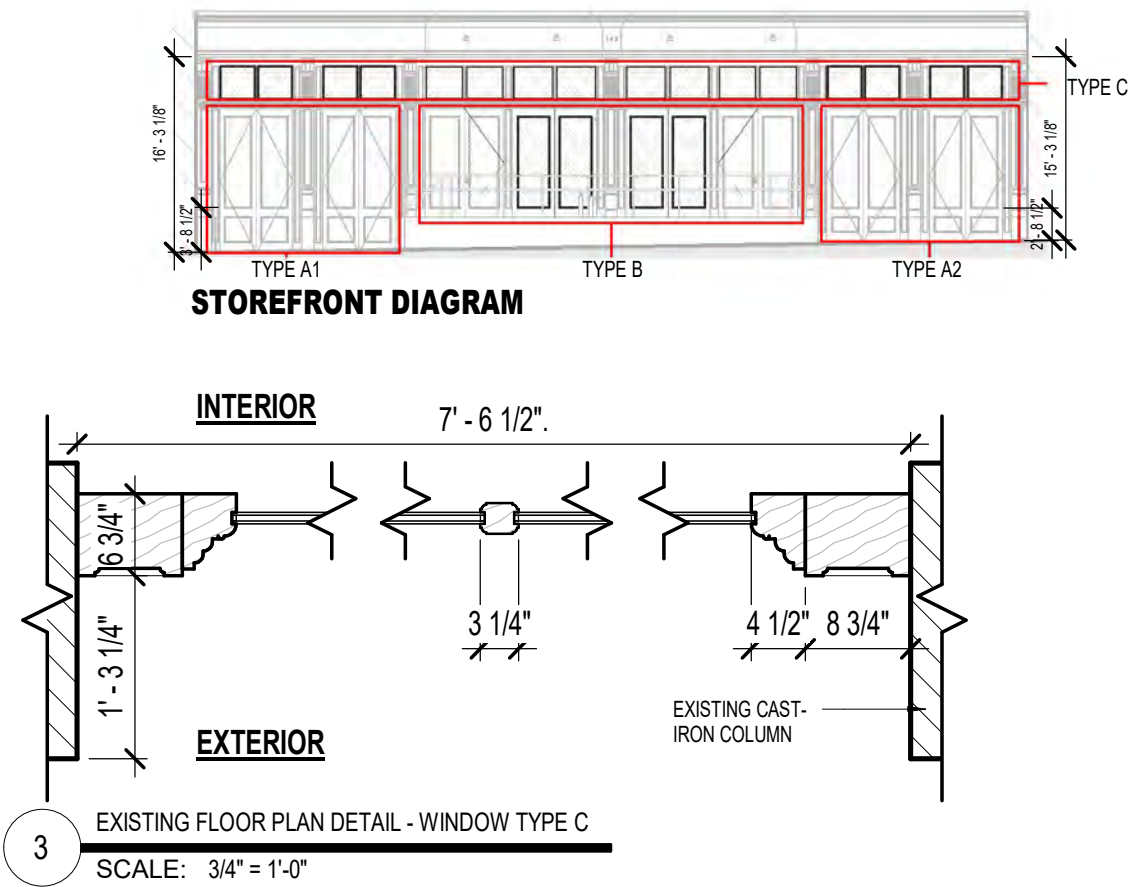
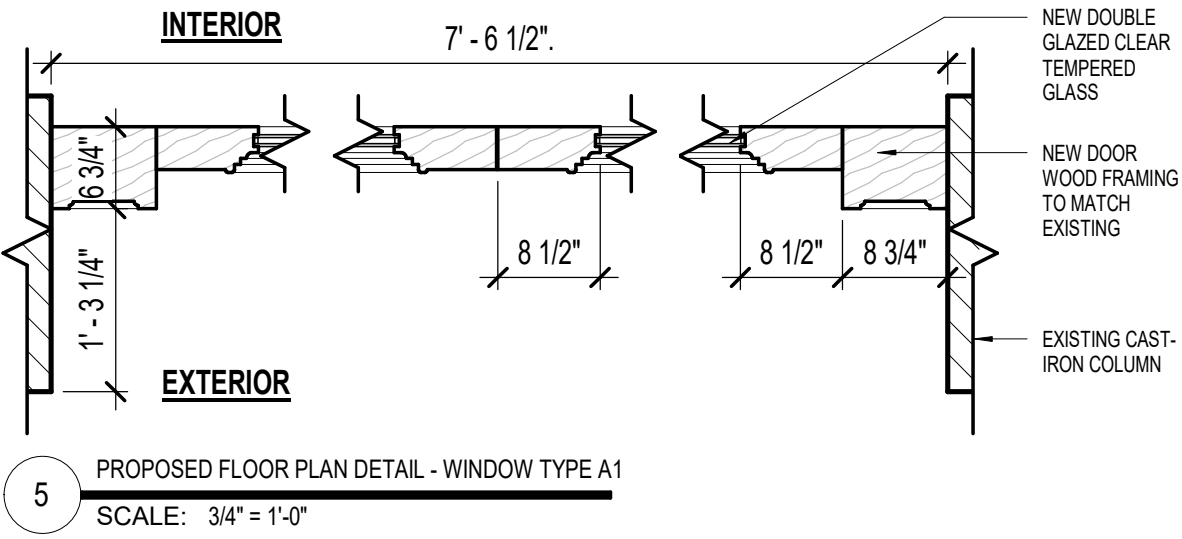
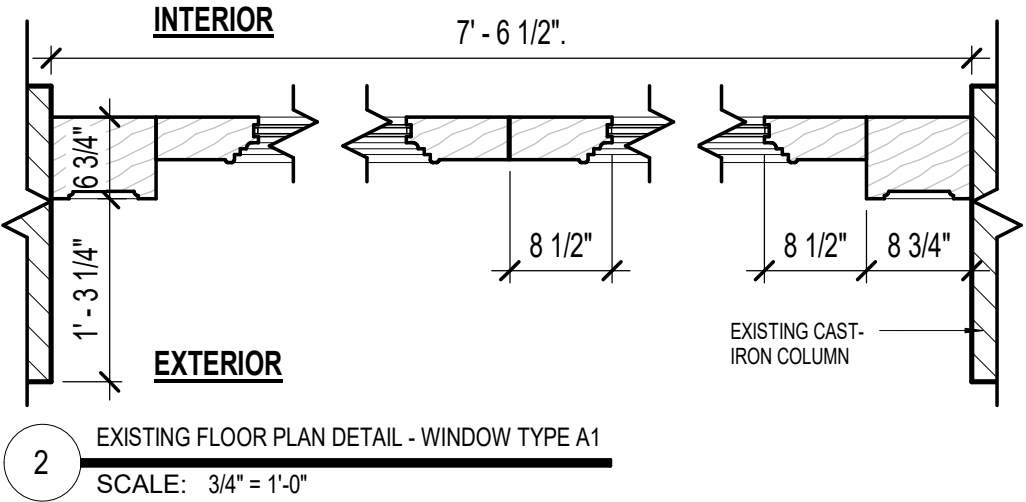
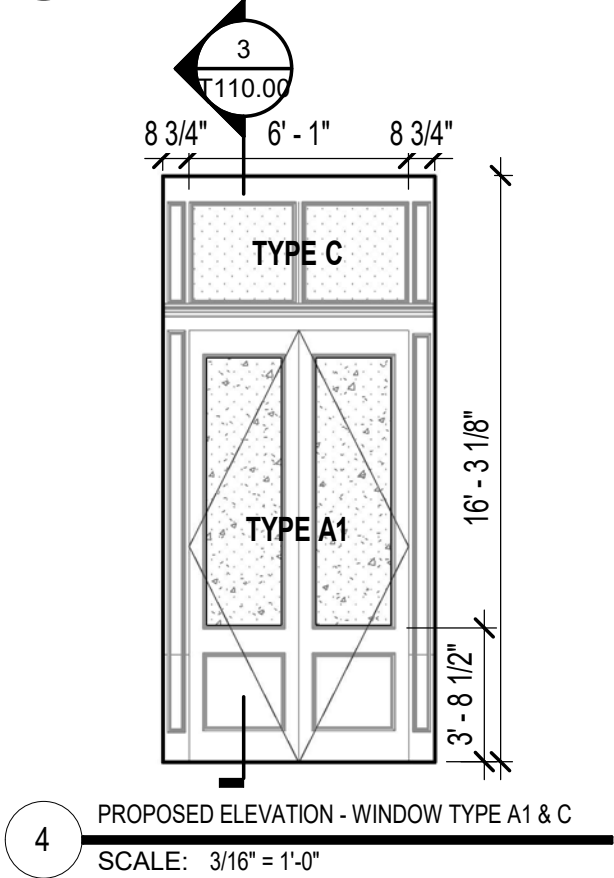
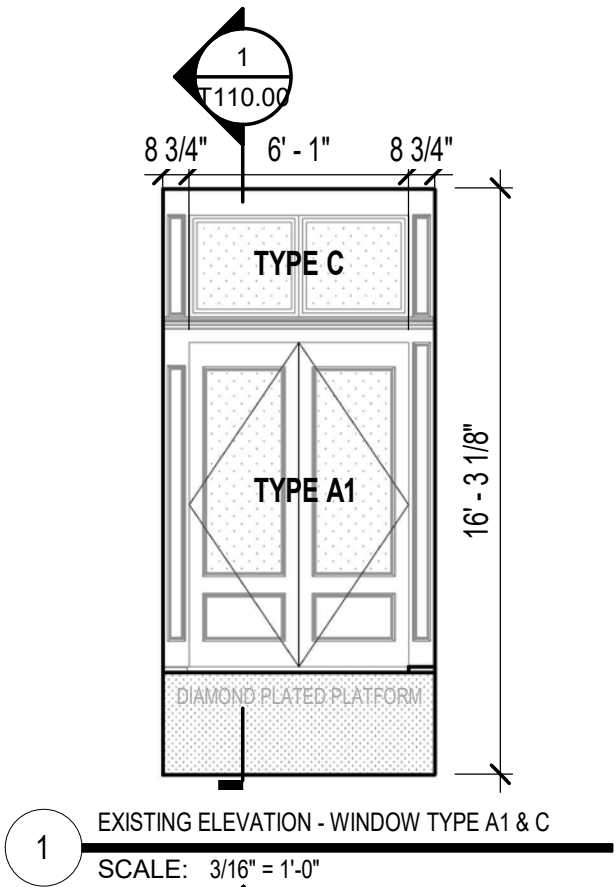
STOREFRONT - ENLARGED RENDERING
T107.00
studioMDA



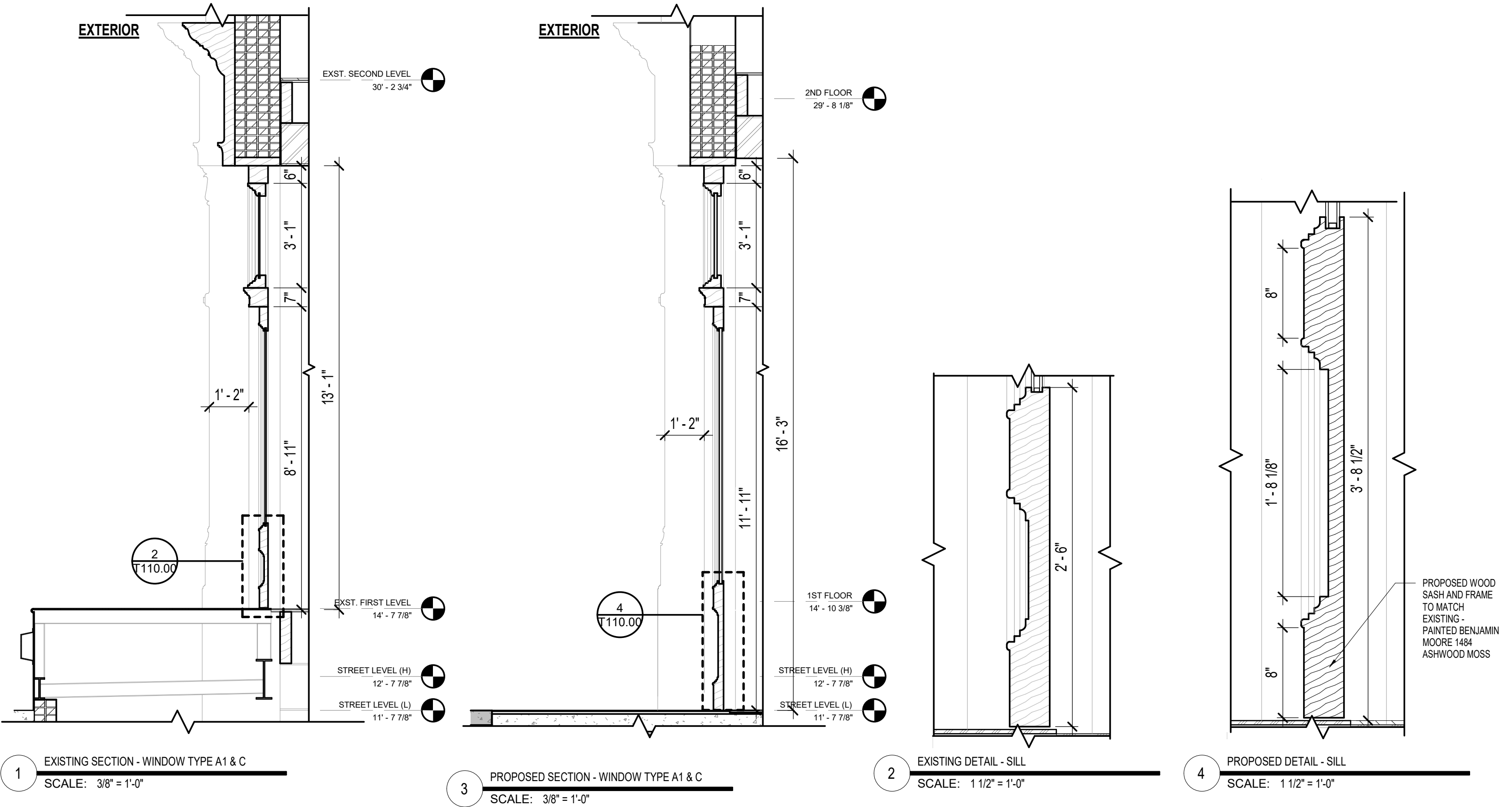
1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN Copy 1
SCALE: 1/16" = 1'-0"



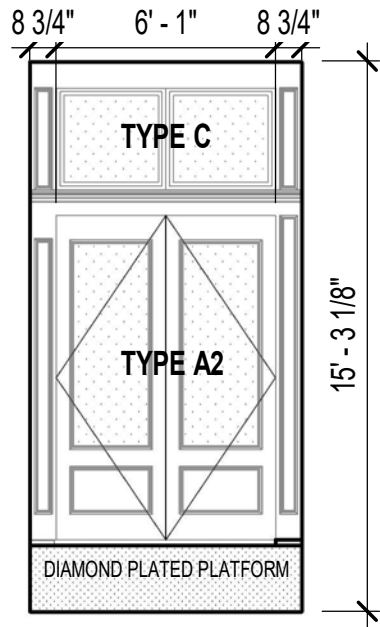
STOREFRONT - DOOR TYPE A1 & C - EXISTING AND PROPOSED



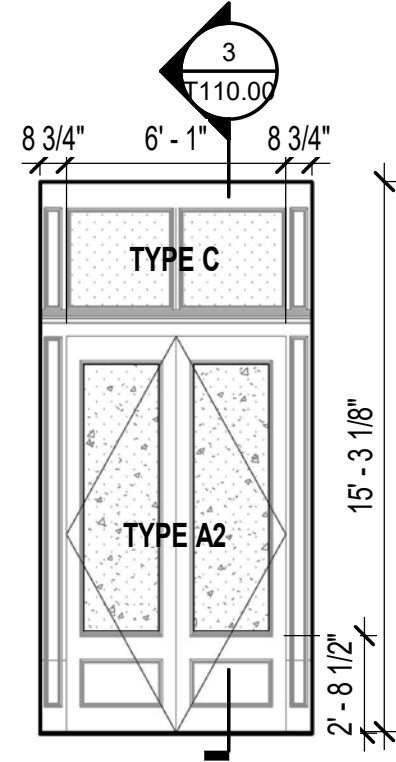
143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

STOREFRONT - DOOR TYPE A1 & C - EXISTING AND PROPOSED SECTION

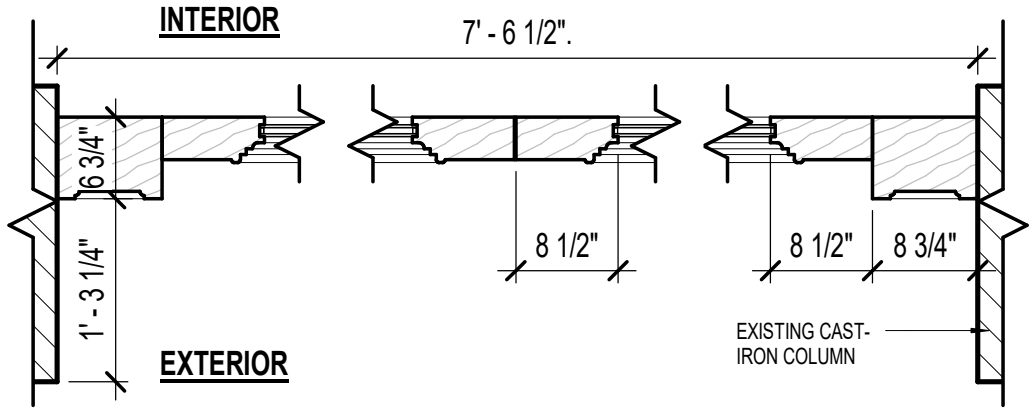
T110.00 studioMDA



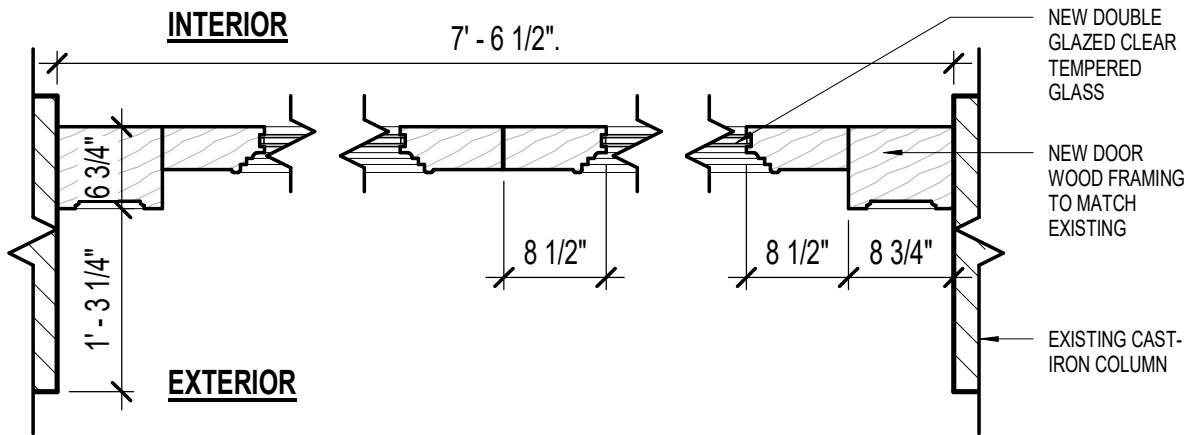
1 EXISTING ELEVATION - WINDOW TYPE A2 & C
SCALE: 3/16" = 1'-0"



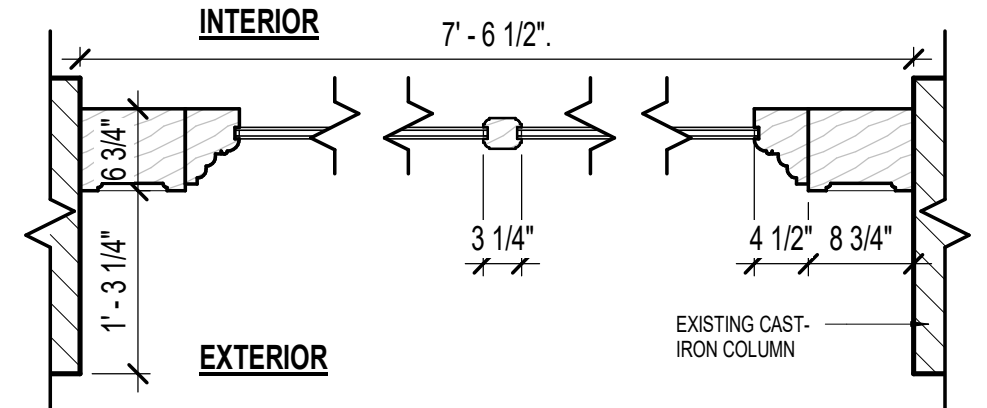
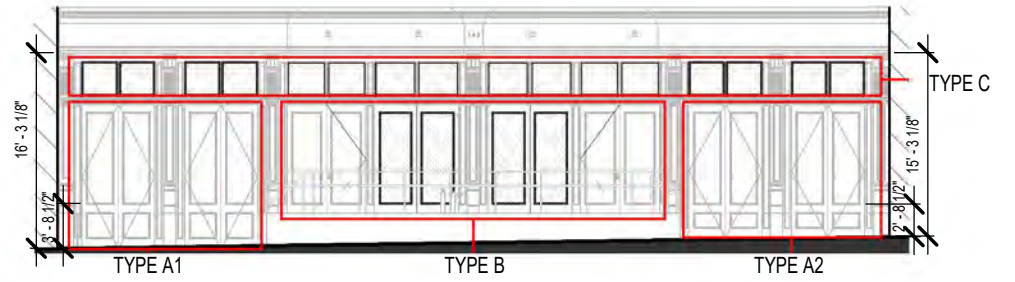
4 PROPOSED ELEVATION - WINDOW TYPE A2 & C
SCALE: 3/16" = 1'-0"



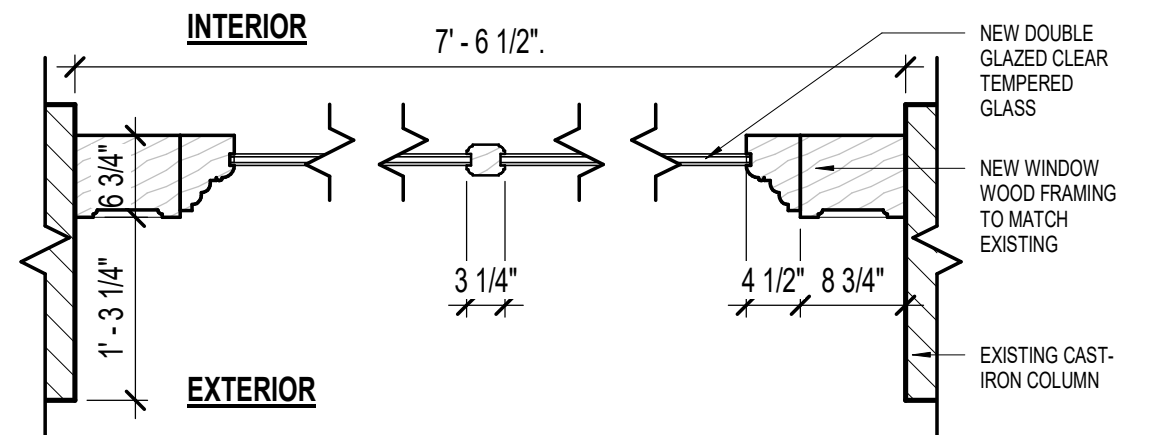
2 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE A2
SCALE: 3/4" = 1'-0"



5 PROPOSED FLOOR PLAN DETAIL - WINDOW TYPE A2
SCALE: 3/4" = 1'-0"



3 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE C
SCALE: 3/4" = 1'-0"

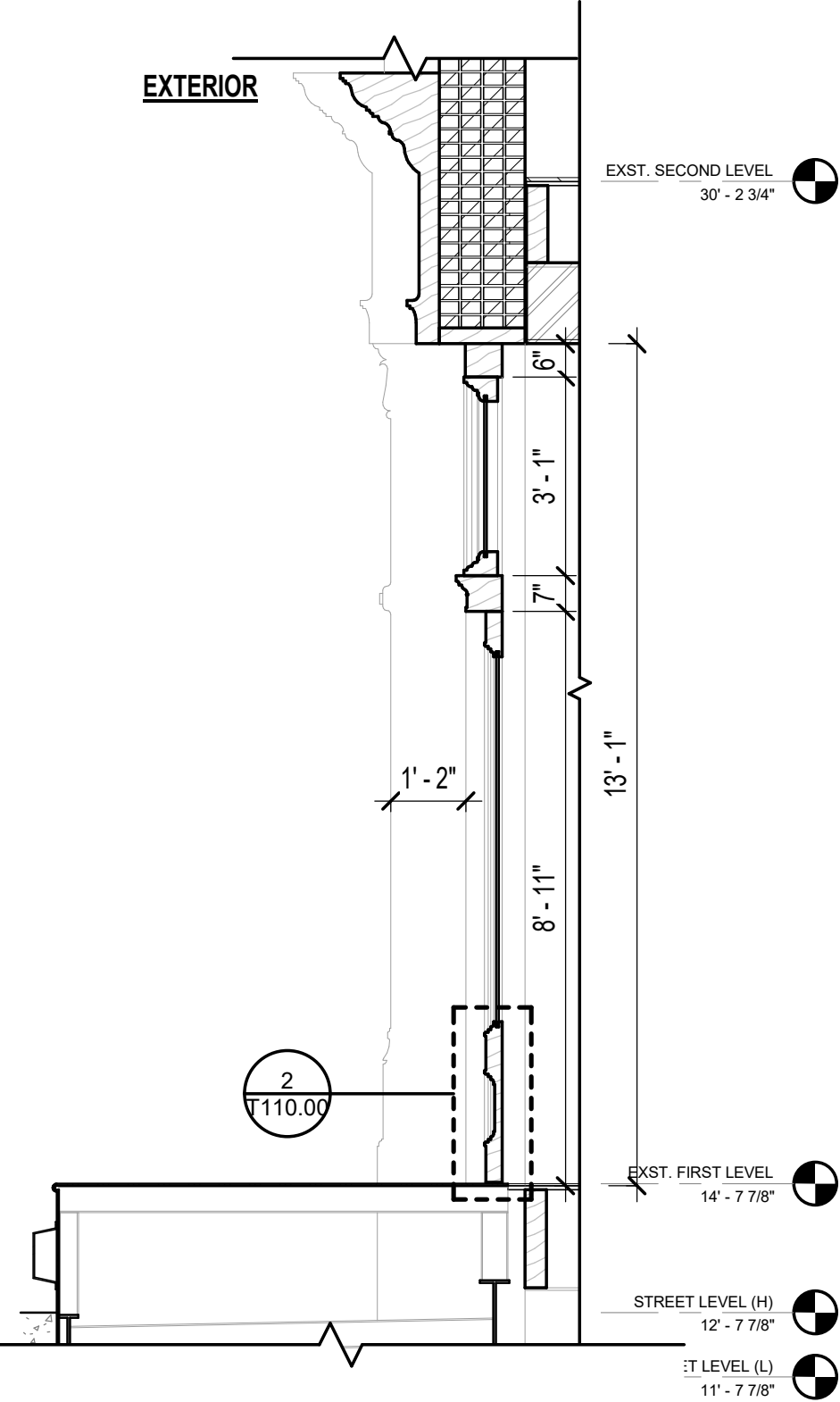


6 PROPOSED FLOOR PLAN DETAIL - WINDOW TYPE C
SCALE: 3/4" = 1'-0"

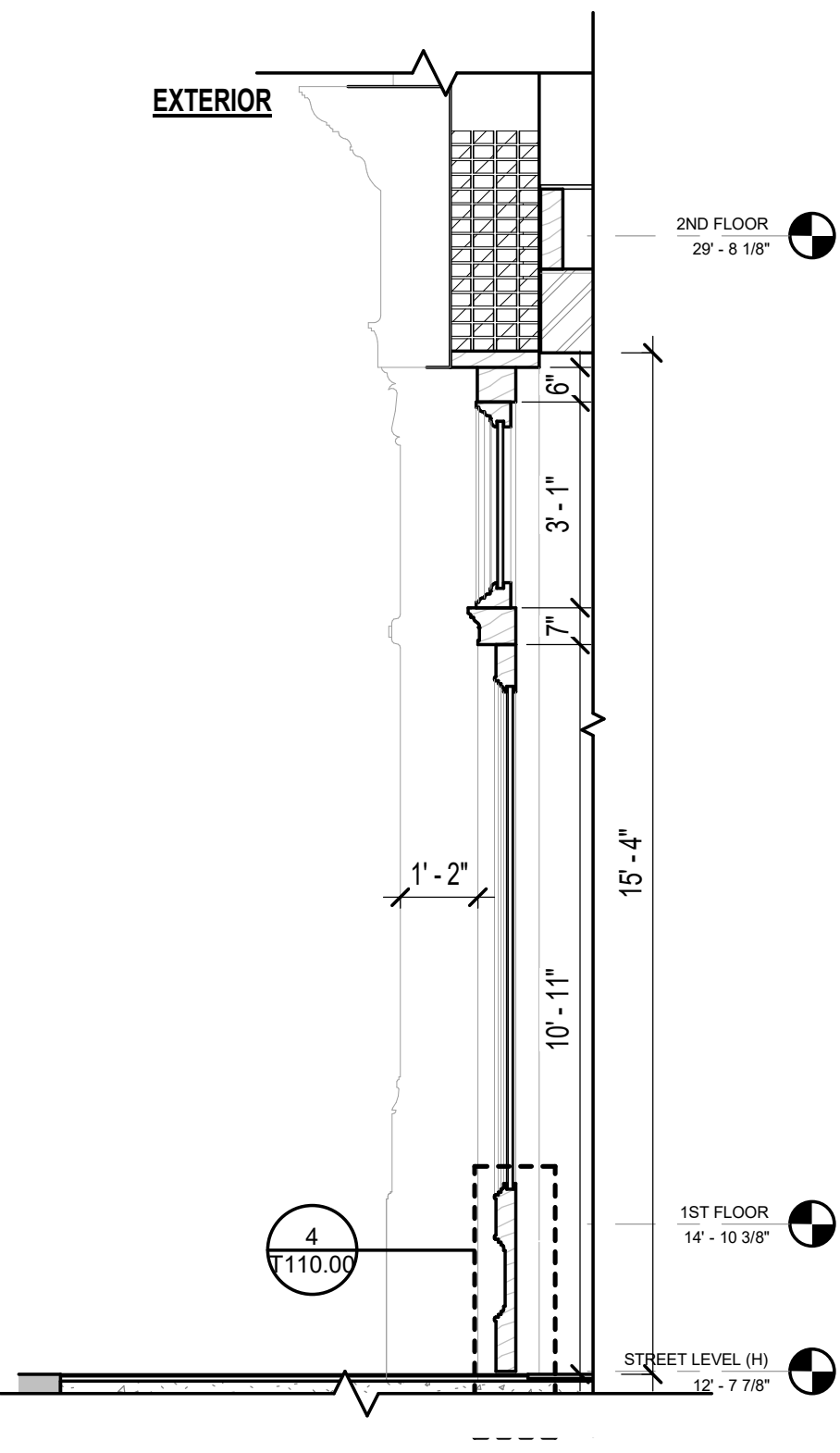
STOREFRONT - DOOR TYPE A2 & C - EXISTING AND PROPOSED

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

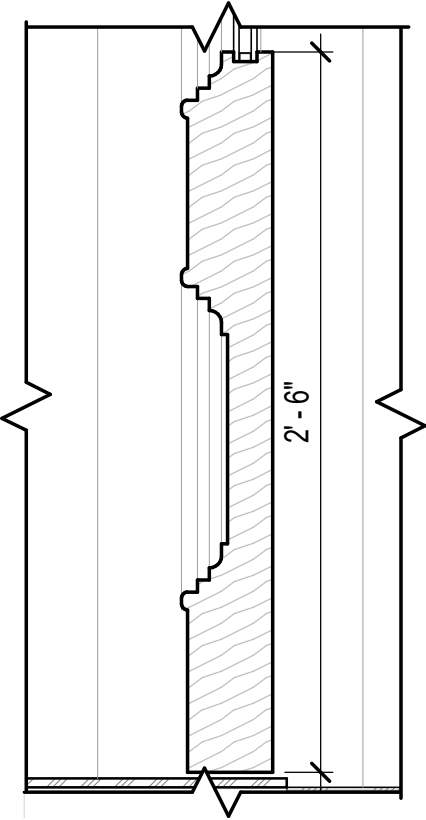
T111.00 studioMDA



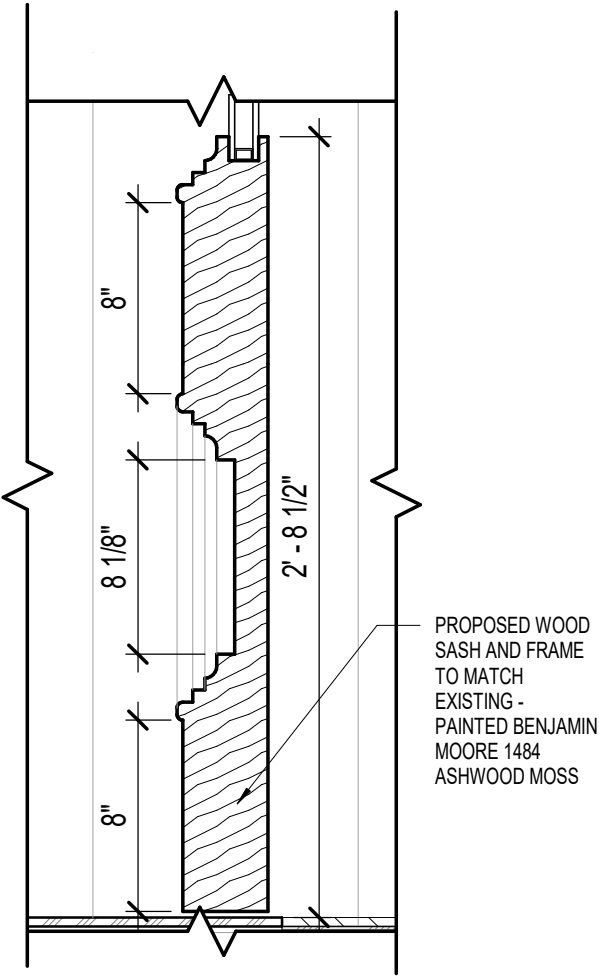
1 EXISTING SECTION - WINDOW TYPE A2 & C
SCALE: 3/8" = 1'-0"



2 PROPOSED SECTION - WINDOW TYPE A2 & C
SCALE: 3/8" = 1'-0"



3 EXISTING DETAIL - SILL
SCALE: 1 1/2" = 1'-0"



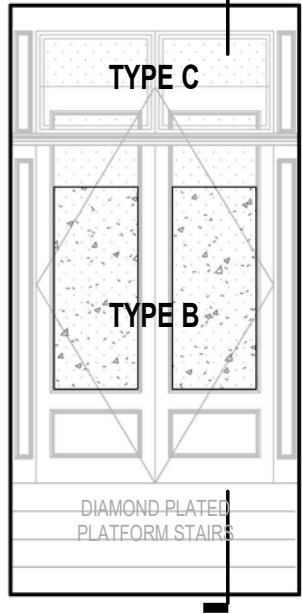
4 PROPOSED DETAIL - SILL
SCALE: 1 1/2" = 1'-0"

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

STOREFRONT - DOOR TYPE A2 & C - EXISTING AND PROPOSED SECTION

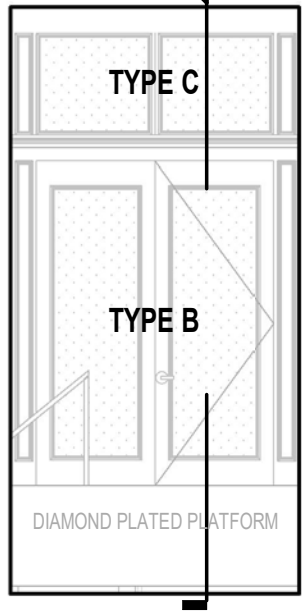
T112.00 studioMDA

1
T114.00

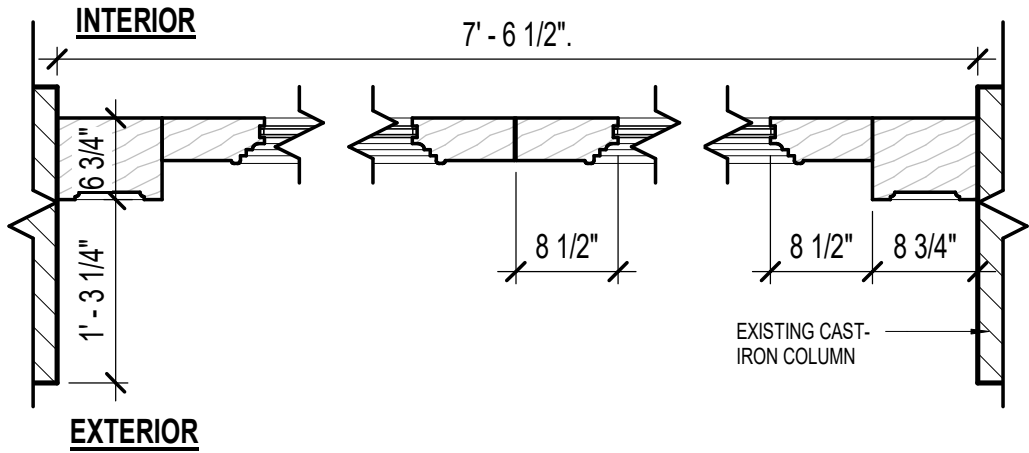


1 EXISTING ELEVATION - WINDOW TYPE B & C
SCALE: 3/16" = 1'-0"

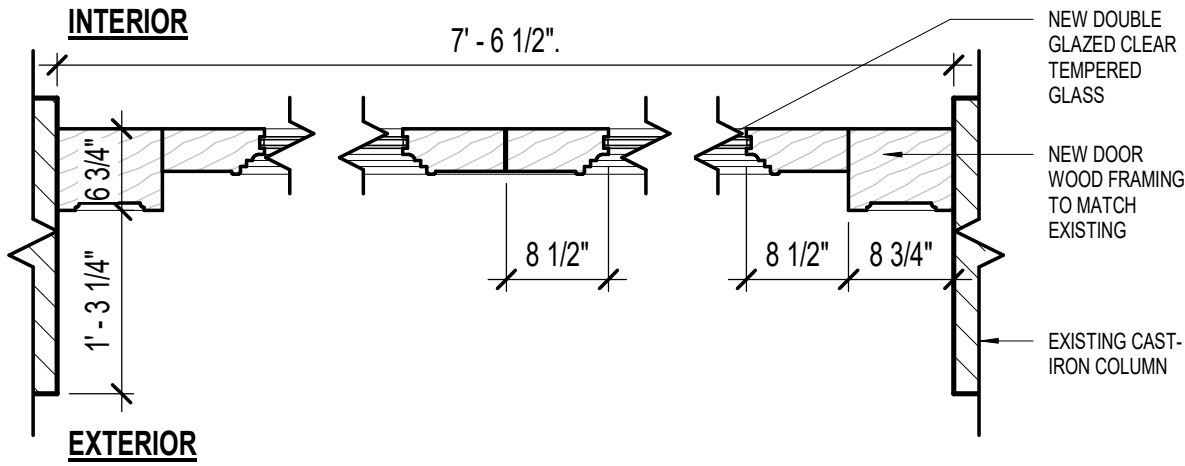
2
T114.00



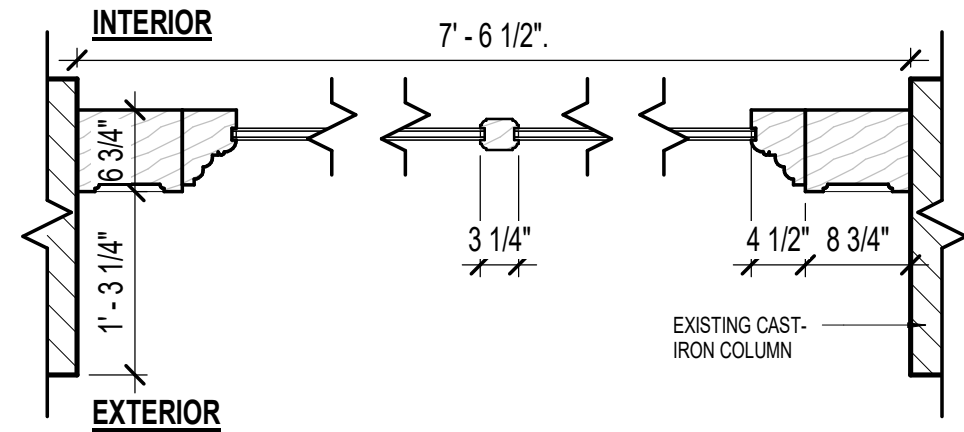
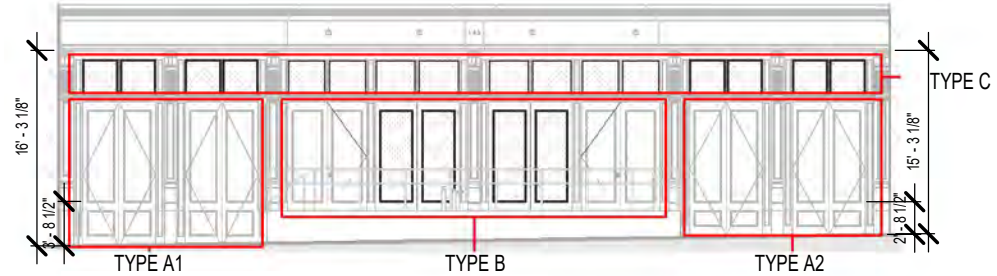
4 EXISTING ELEVATION - WINDOW TYPE B & C
SCALE: 3/16" = 1'-0"



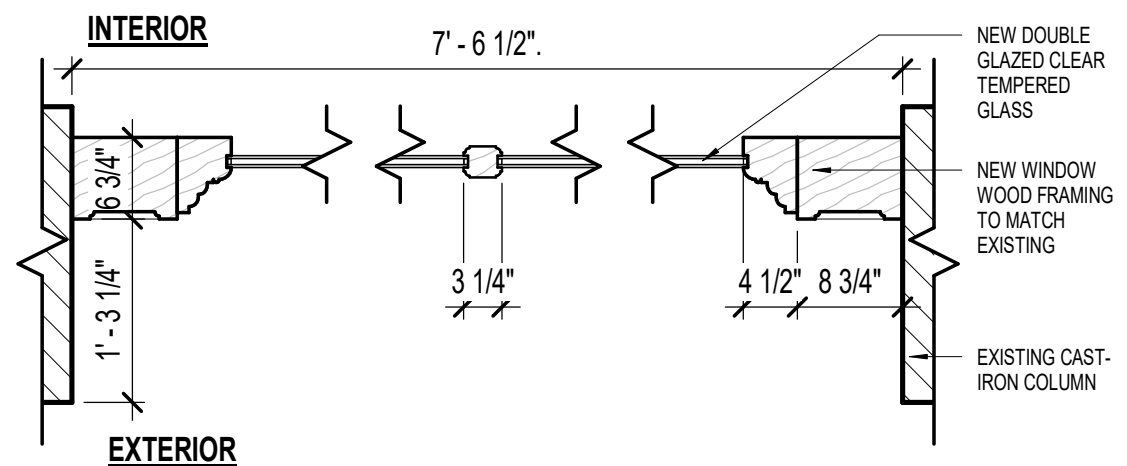
2 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE A
SCALE: 3/4" = 1'-0"



5 PROPOSED FLOOR PLAN DETAIL - WINDOW TYPE A
SCALE: 3/4" = 1'-0"



3 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE C
SCALE: 3/4" = 1'-0"

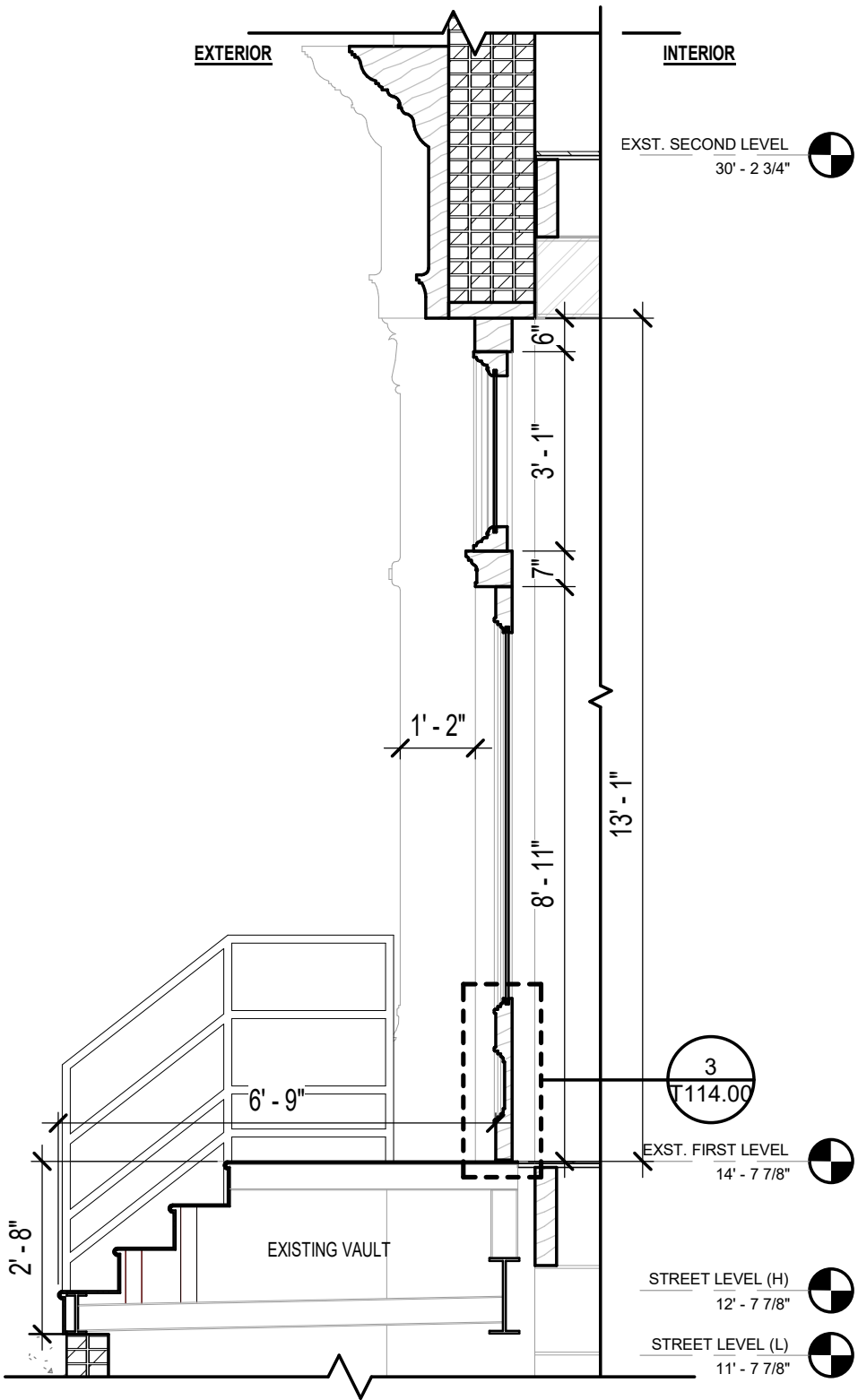


6 PROPOSED FLOOR PLAN DETAIL - WINDOW TYPE C
SCALE: 3/4" = 1'-0"

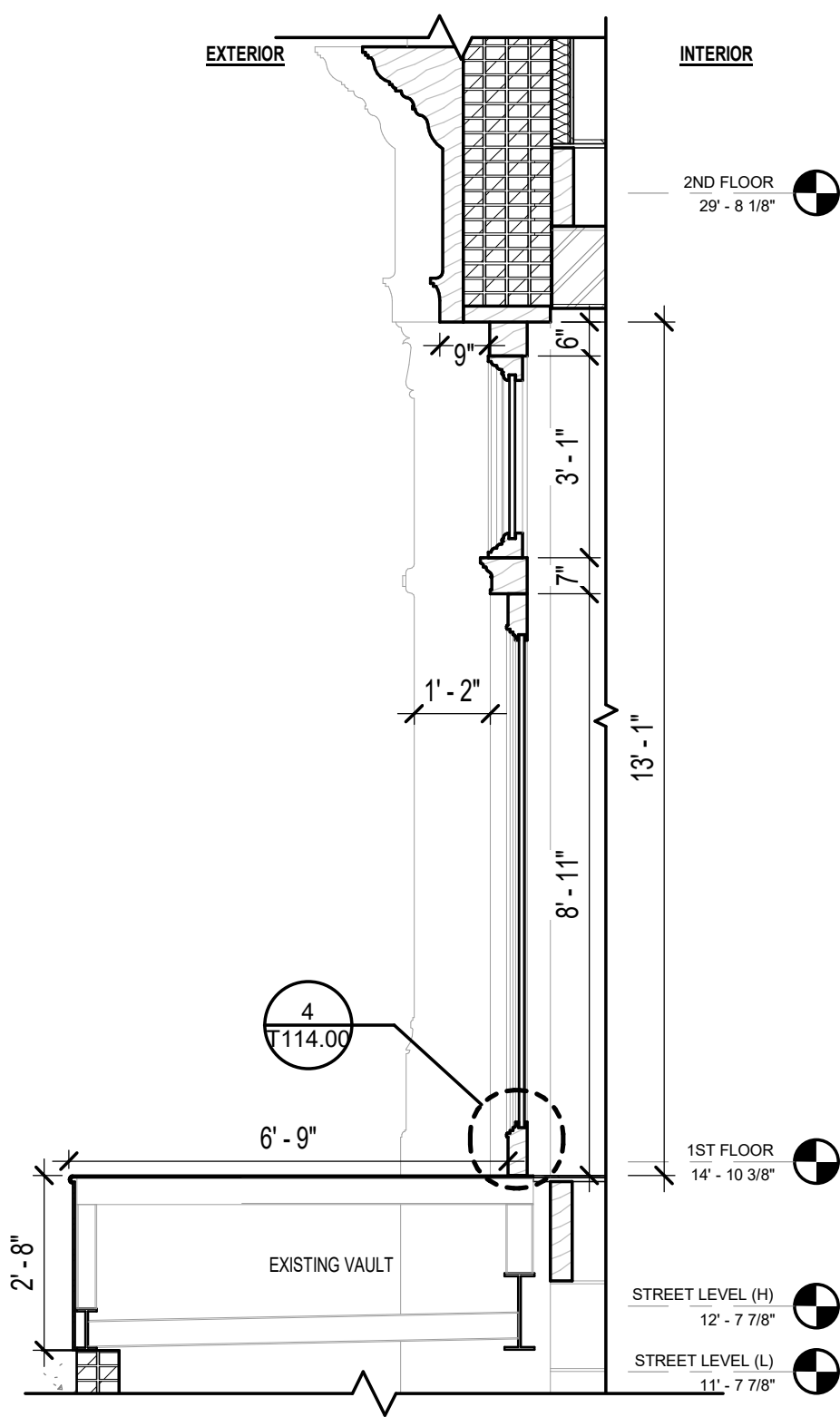
STOREFRONT - WINDOW TYPE B & C - EXISTING AND PROPOSED

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

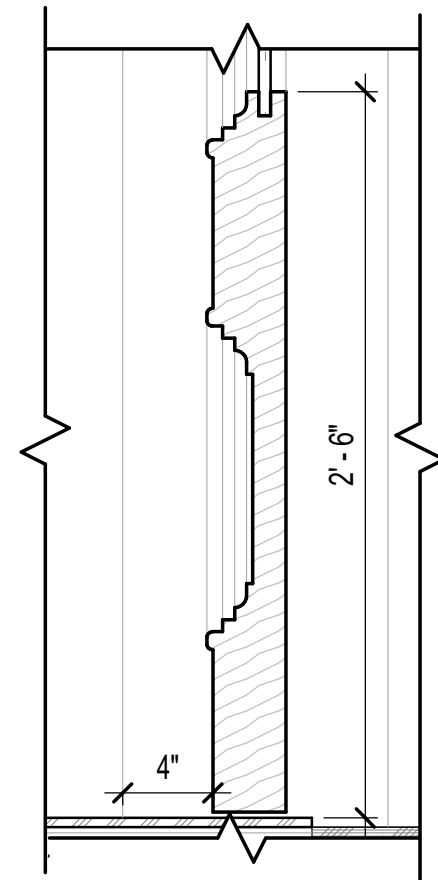
T113.00 studioMDA



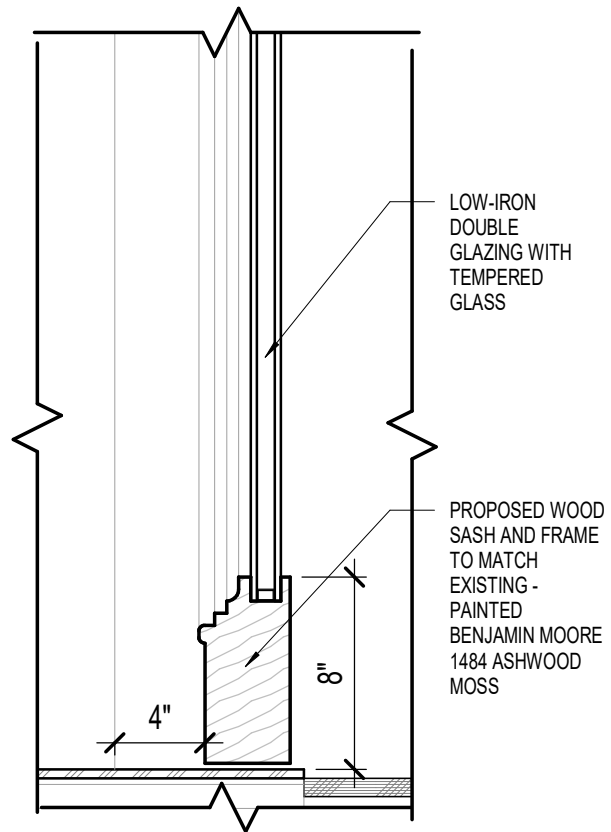
1 EXISTING SECTION - WINDOW TYPE B & C
SCALE: 3/8" = 1'-0"



2 PROPOSED SECTION - WINDOW TYPE B & C
SCALE: 3/8" = 1'-0"



3 EXISTING DETAIL - SILL
SCALE: 1 1/2" = 1'-0"



4 PROPOSED DETAIL - SILL
SCALE: 1 1/2" = 1'-0"

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

STOREFRONT - WINDOW TYPE B & C - EXISTING AND PROPOSED SECTION

T114.00 studioMDA

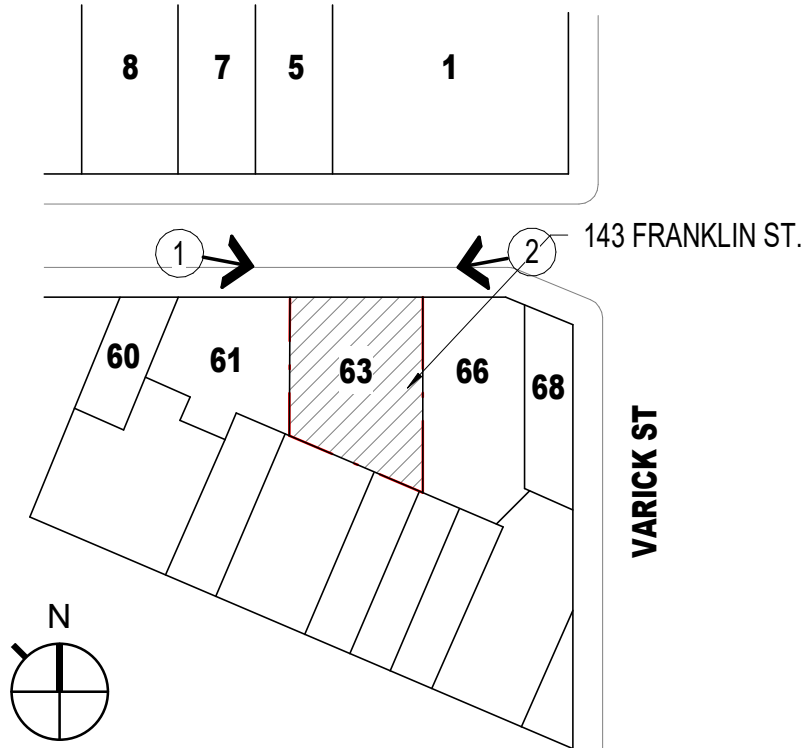


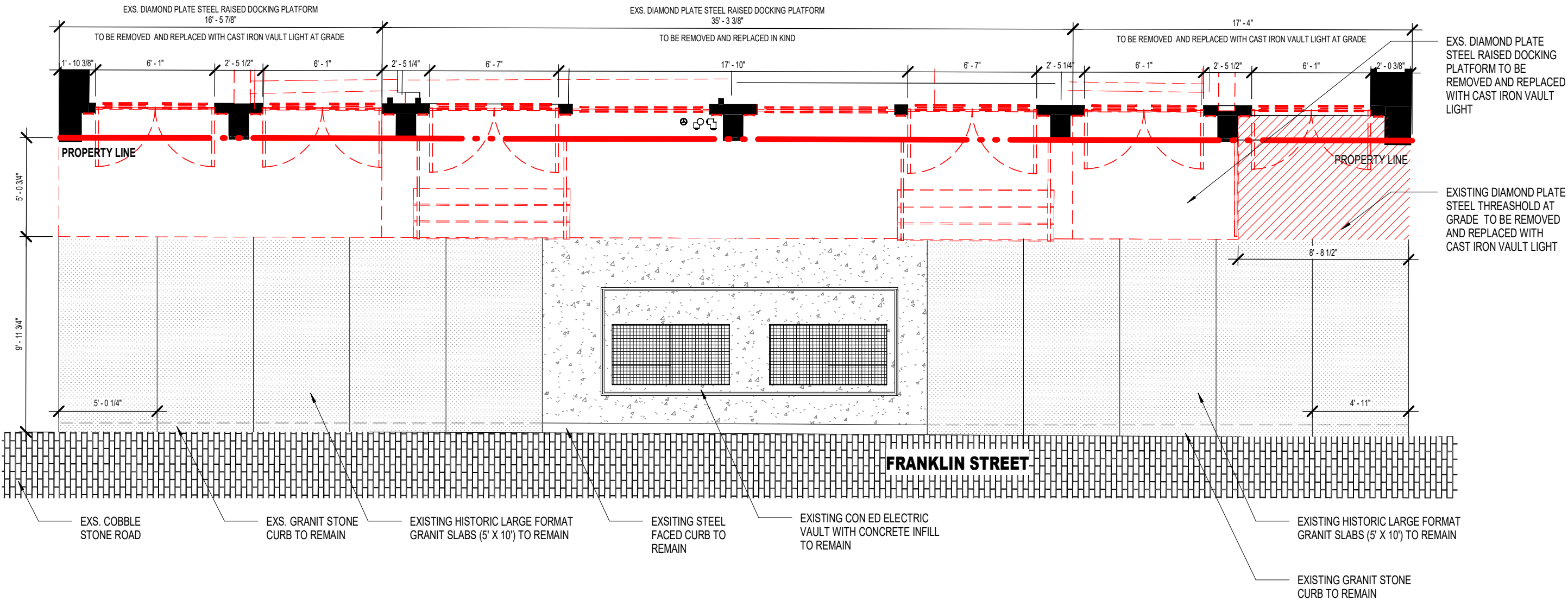
CONTEMPORARY SIDEWALK PHOTO #1
NORTHWEST SIDEWALK PHOTOGRAPHED FROM 20 FEET
FROM THE BUILDING.

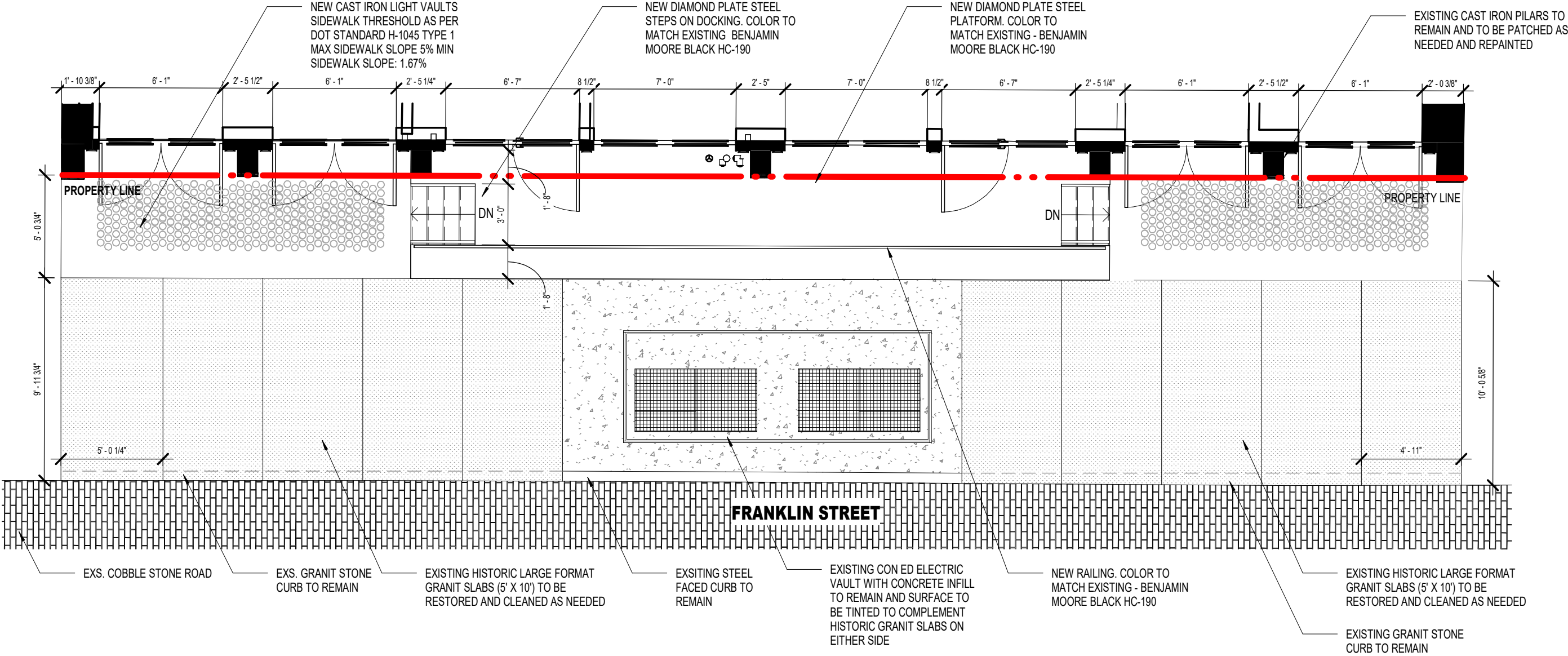


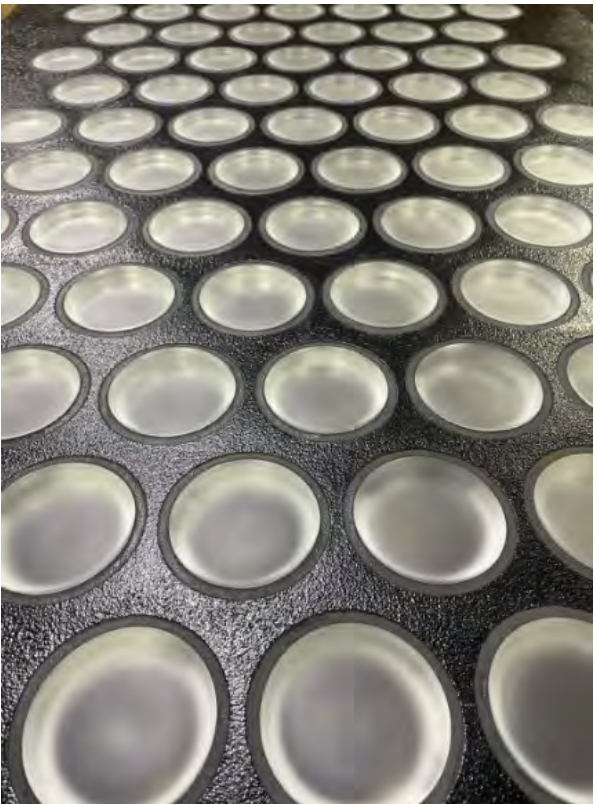
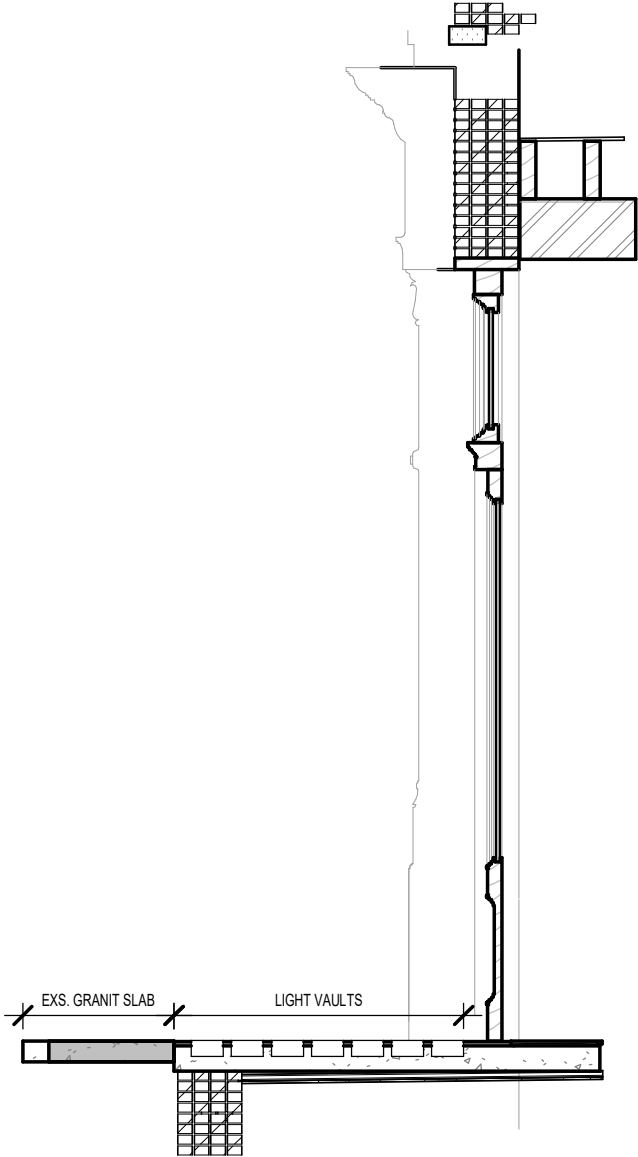
CONTEMPORARY SIDEWALK PHOTO #2
NORTHEAST SIDEWALK PHOTOGRAPHED FROM 20 FEET
FROM THE BUILDING.

KEY PLAN





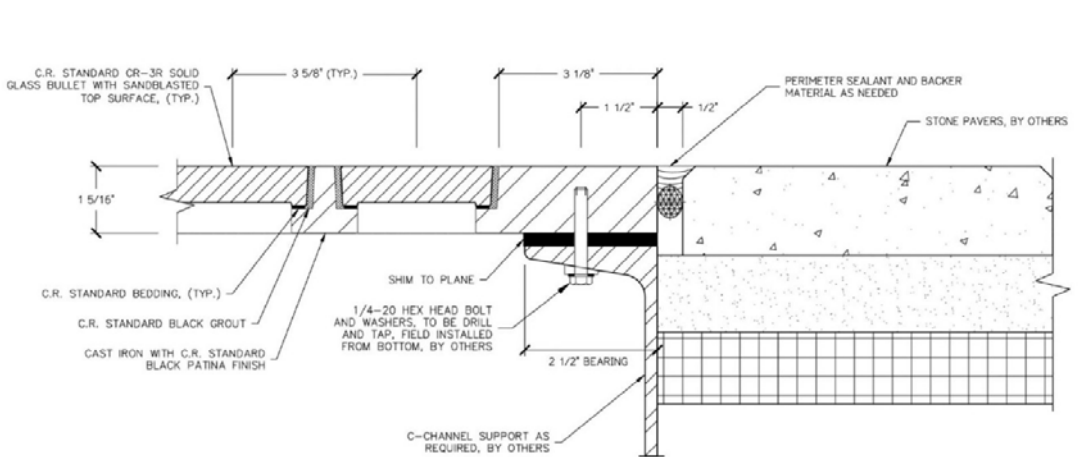
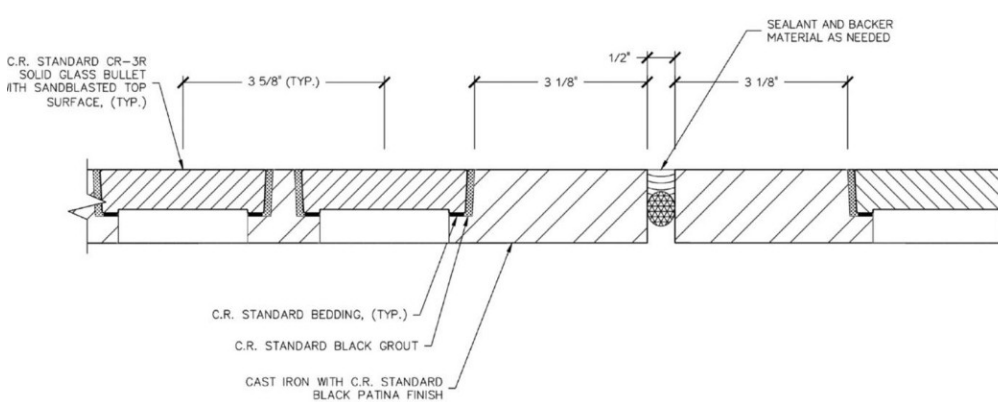
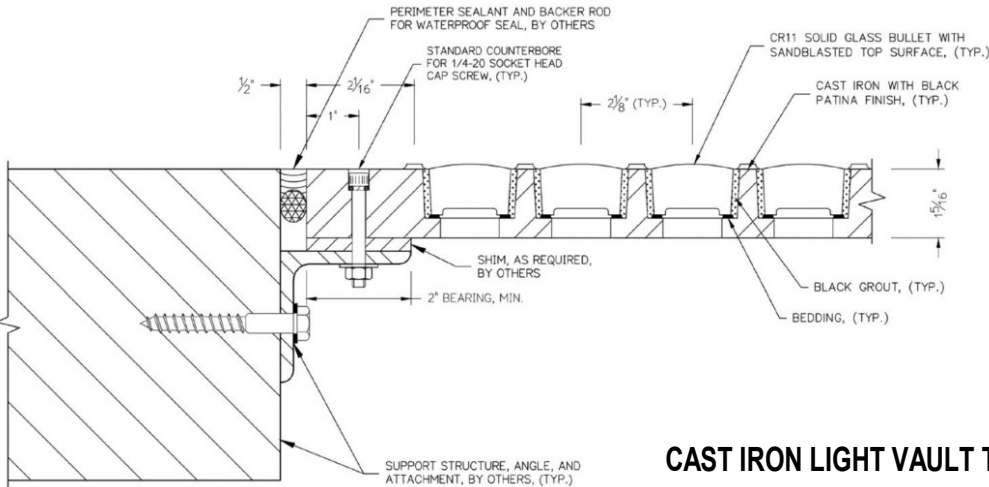




SAMPLE OF THE PROPOSED LIGHT VAULTS

CLOSE UP IMAGE OF PROPOSED LIGHT VAULTS

SIDEWALK SECTION @ CAST IRON LIGHT VAULTS



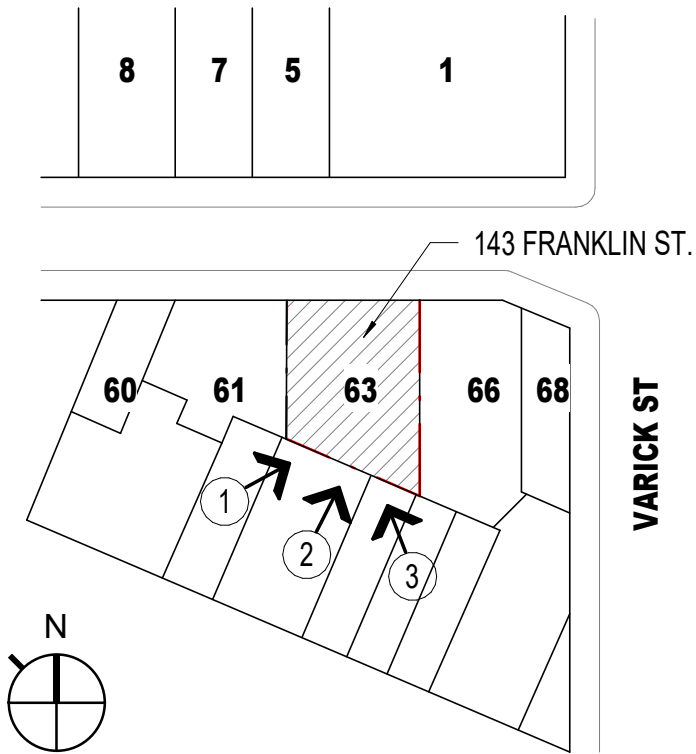
CAST IRON LIGHT VAULT TYPICAL DETAILS

SIDEWALK - NEW PROPOSED SECTION & LIGHT VAULT DETAILS

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

T118.00 studioMDA

KEY PLAN



CONTEMPORARY BACK COURTYARD PHOTO #1
SOUTHEAST | 2025



CONTEMPORARY BACK COURTYARD PHOTO #2
SOUTH | 2025



CONTEMPORARY BACK COURTYARD PHOTO #3
SOUTHWEST | 2025



CONTEMPORARY BACK COURTYARD PHOTO - BELOW GRADE
SOUTHWEST | 2025

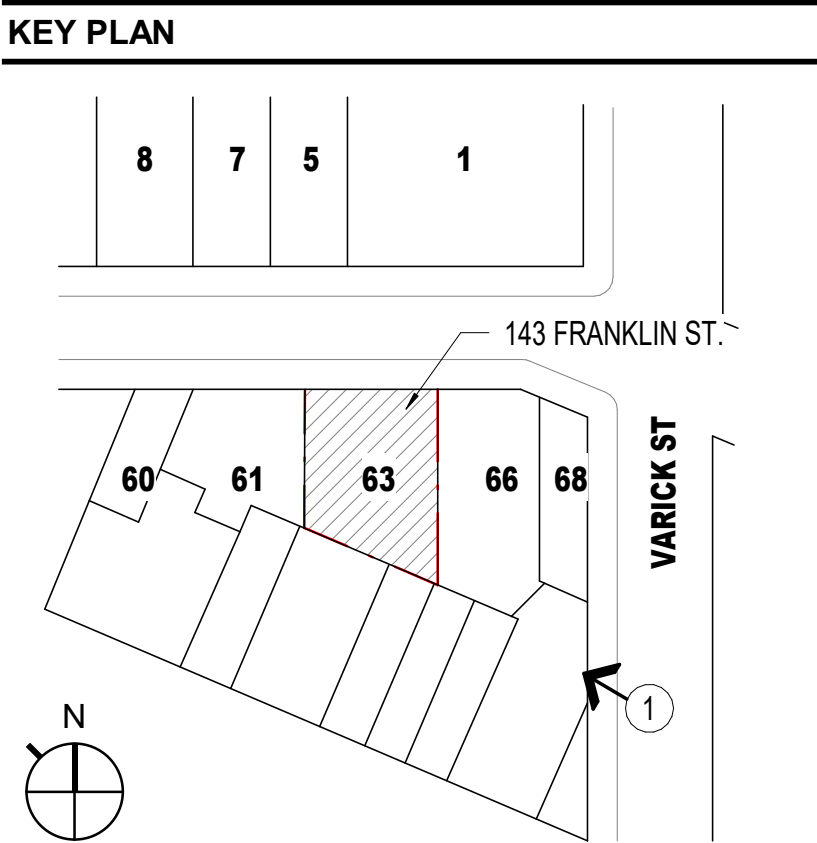


CONTEMPORARY BACK COURTYARD PHOTO - BELOW GRADE
SOUTHWEST | 2025

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

SOUTH FACADE - EXISTING BACKYARD PHOTOS

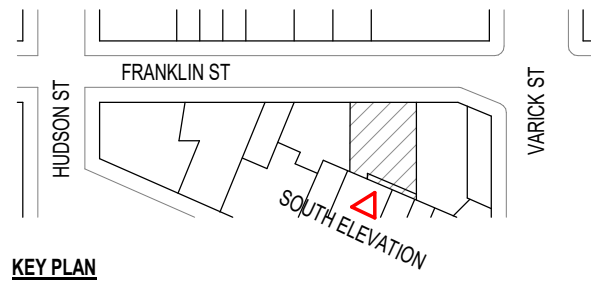
T201.00 studioMDA



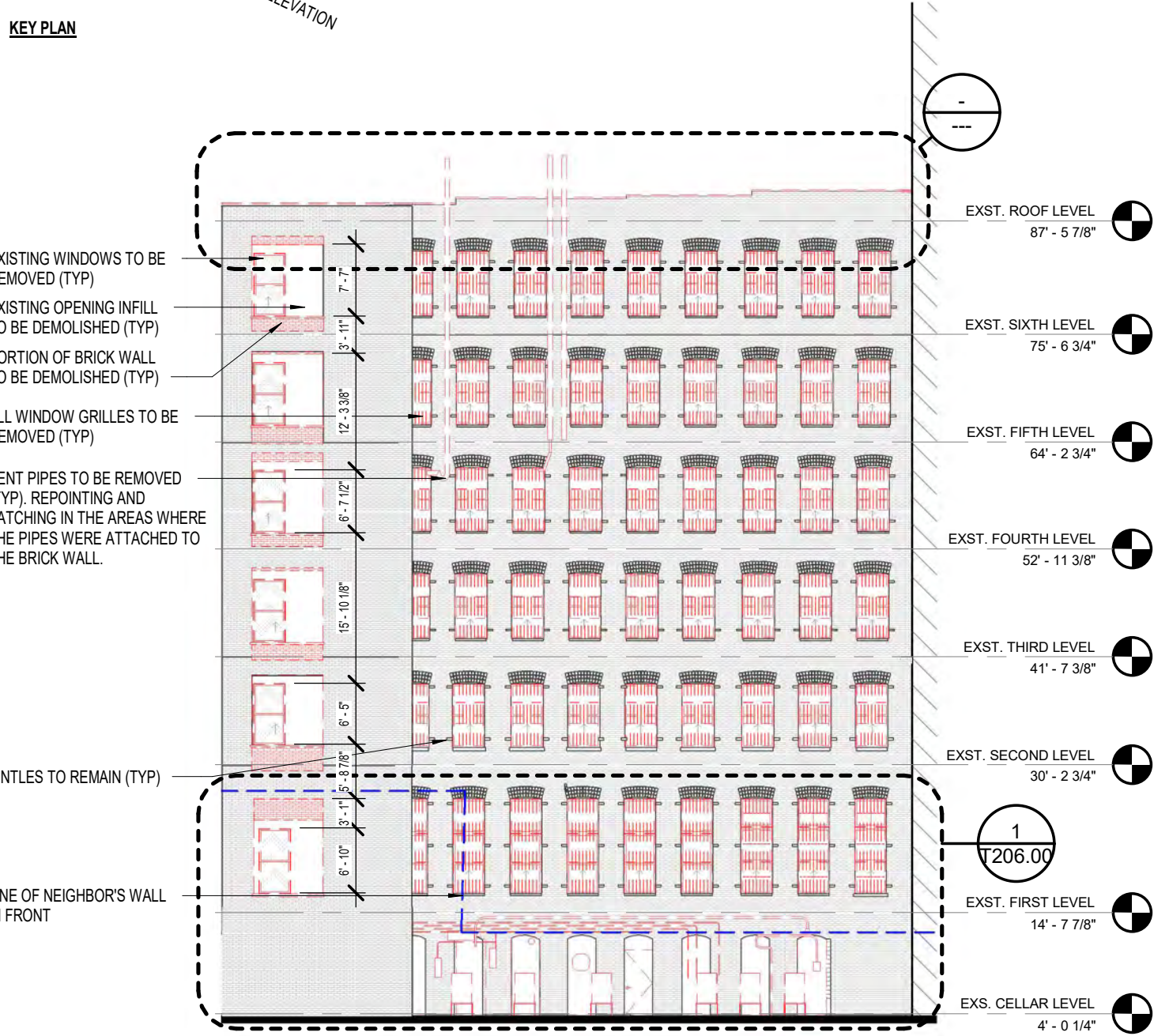
EXISTING STREETSCAPE PHOTO #1
SOUTHEAST | 2025



EXISTING STREETSCAPE PHOTO #1 ENLARGED
SOUTHEAST | 2025

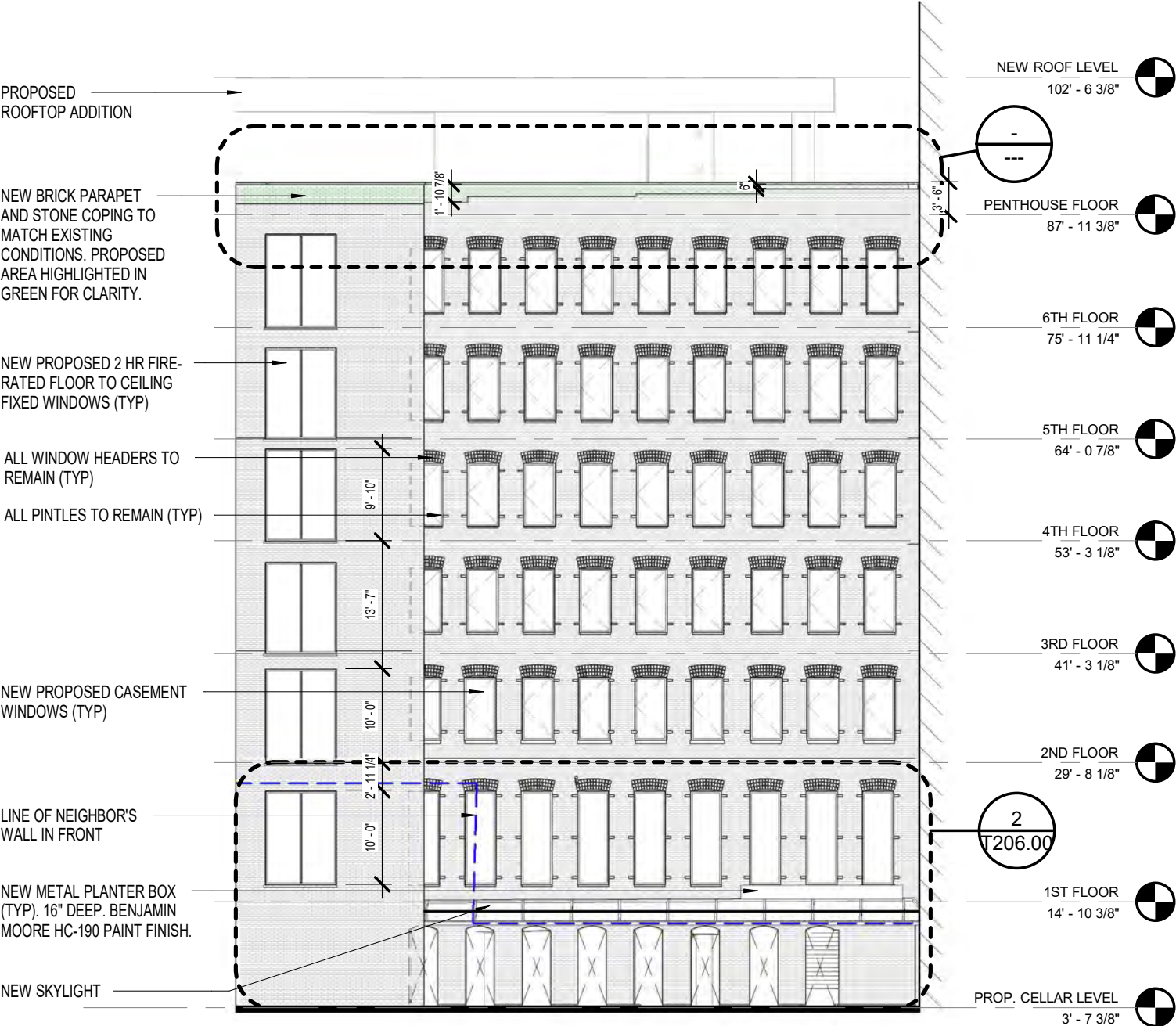


KEY PLAN



1

SOUTH FACADE - DEMOLITION EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

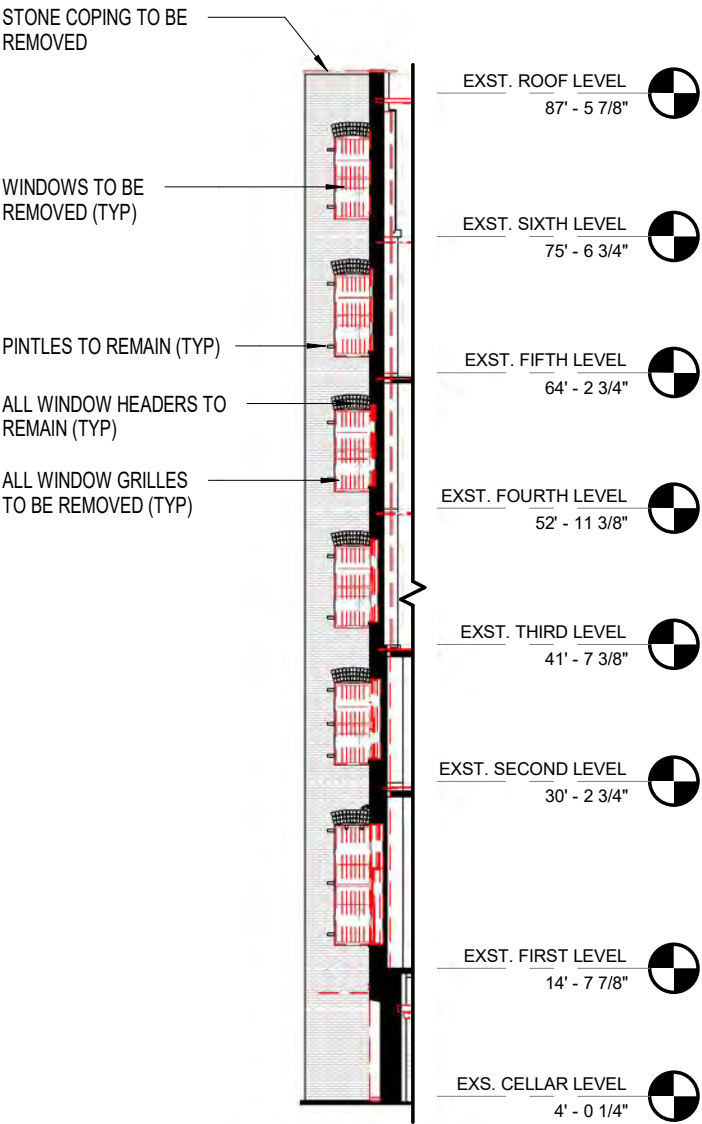
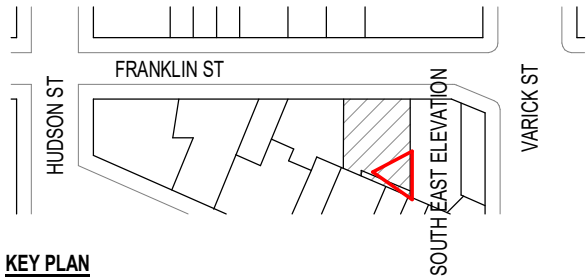


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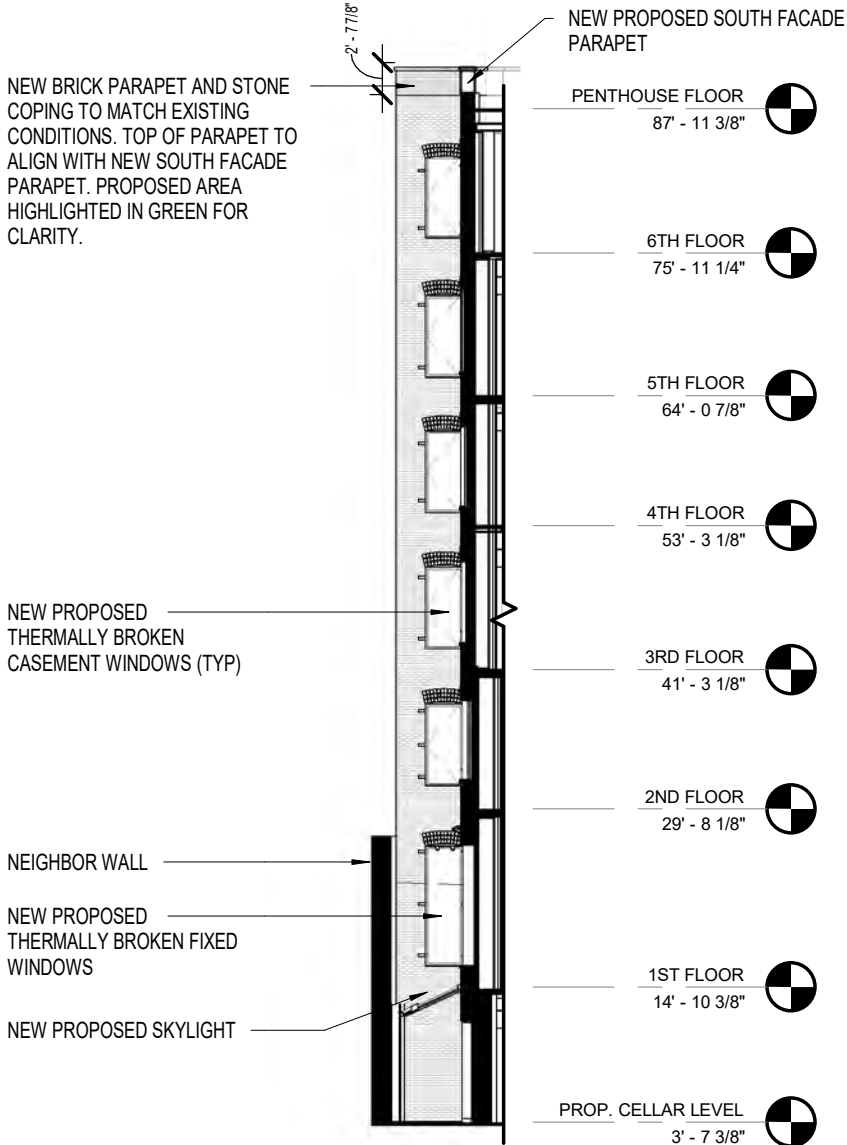
SOUTH FACADE - PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

SOUTH FACADE - EXISTING AND PROPOSED
T203.00
studioMDA



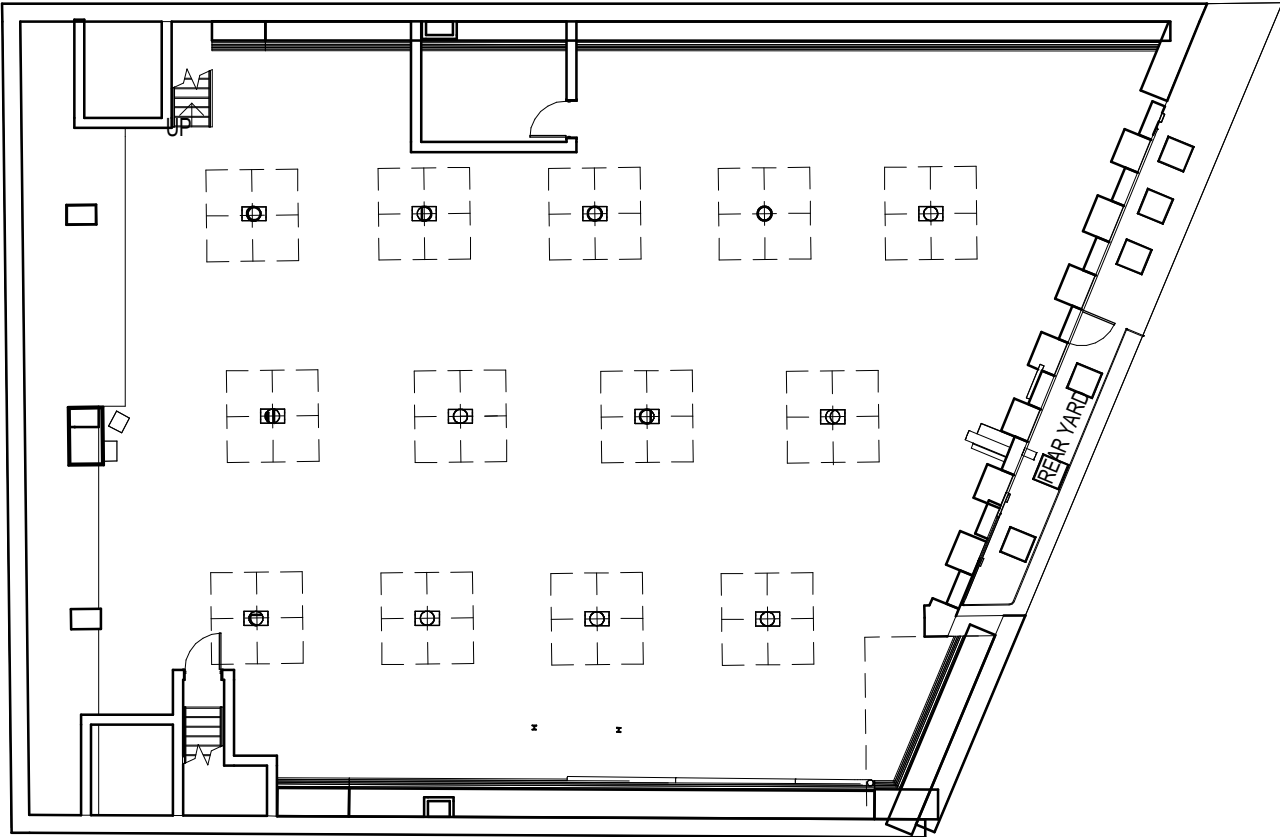
1 EAST FACADE 01 - DEMOLITION EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



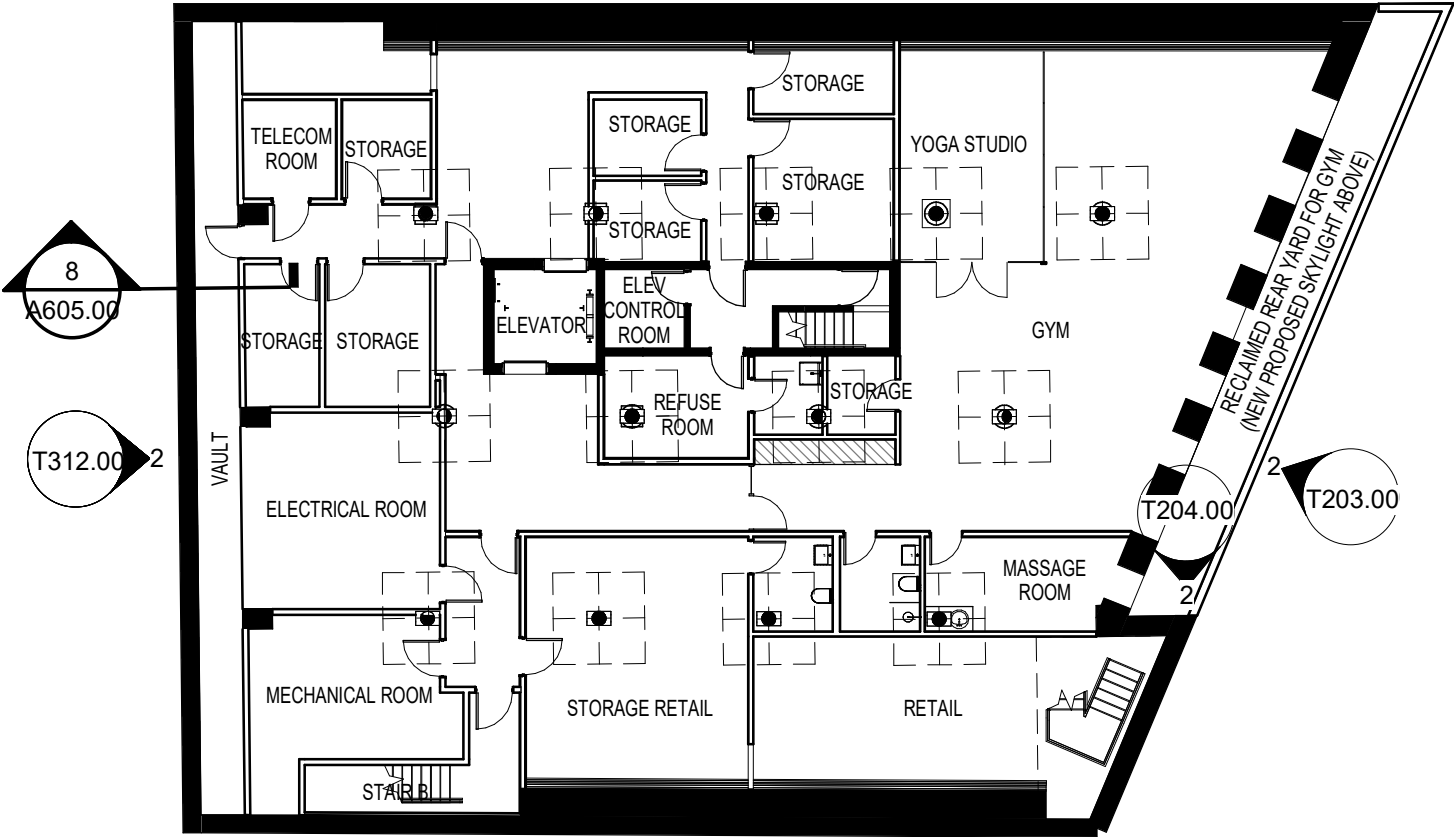
2 EAST FACADE 01 - PROPOSED EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

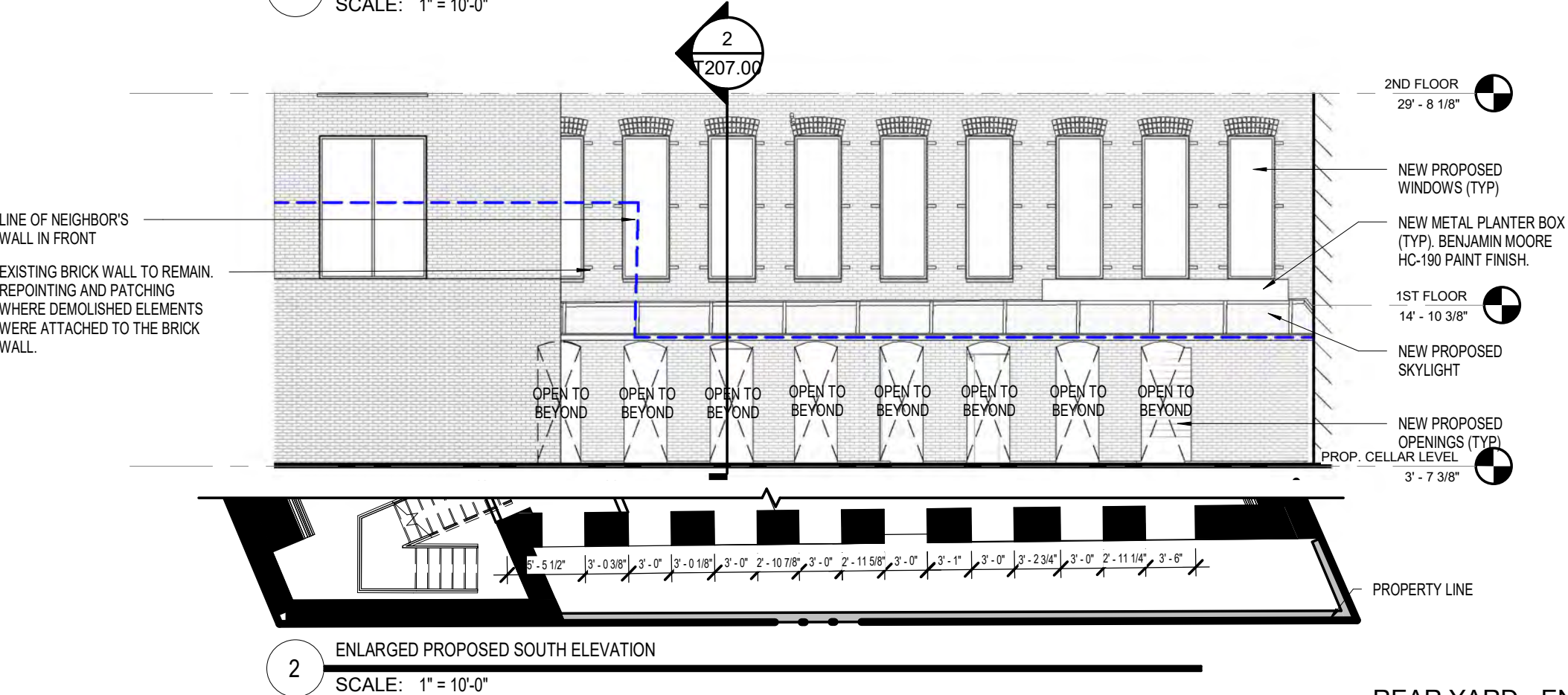
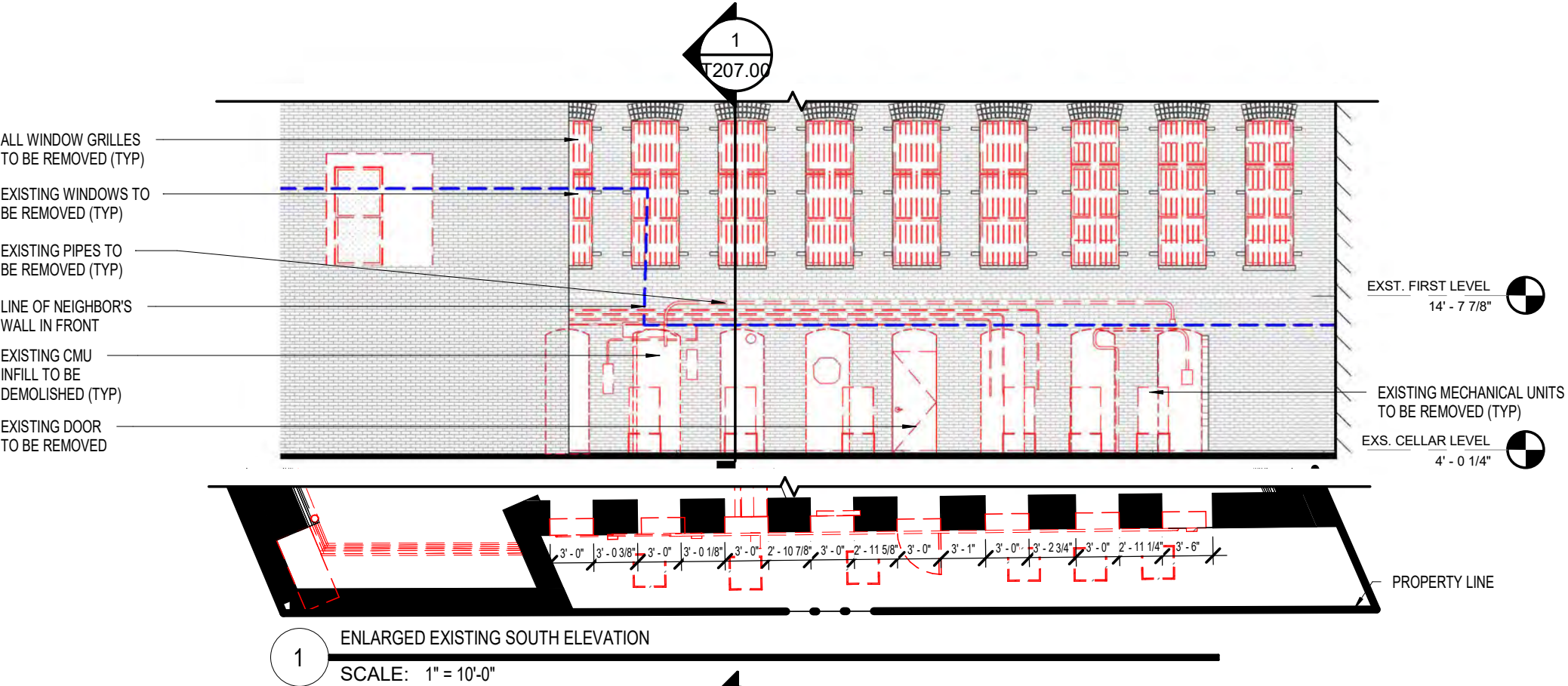
SOUTH EAST FACADE - EXISTING AND PROPOSED
T204.00
studioMDA



1 EXISTING CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

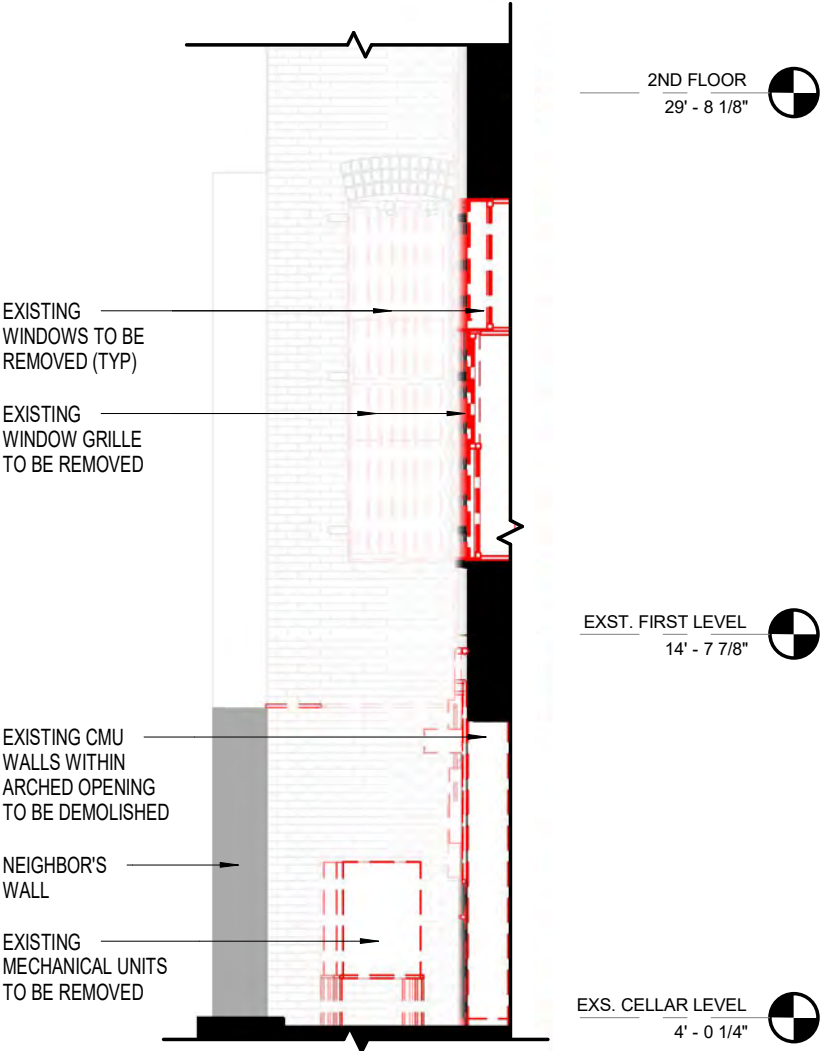


2 PROPOSED CELLAR FLOOR PLAN
SCALE: 1/16" = 1'-0"

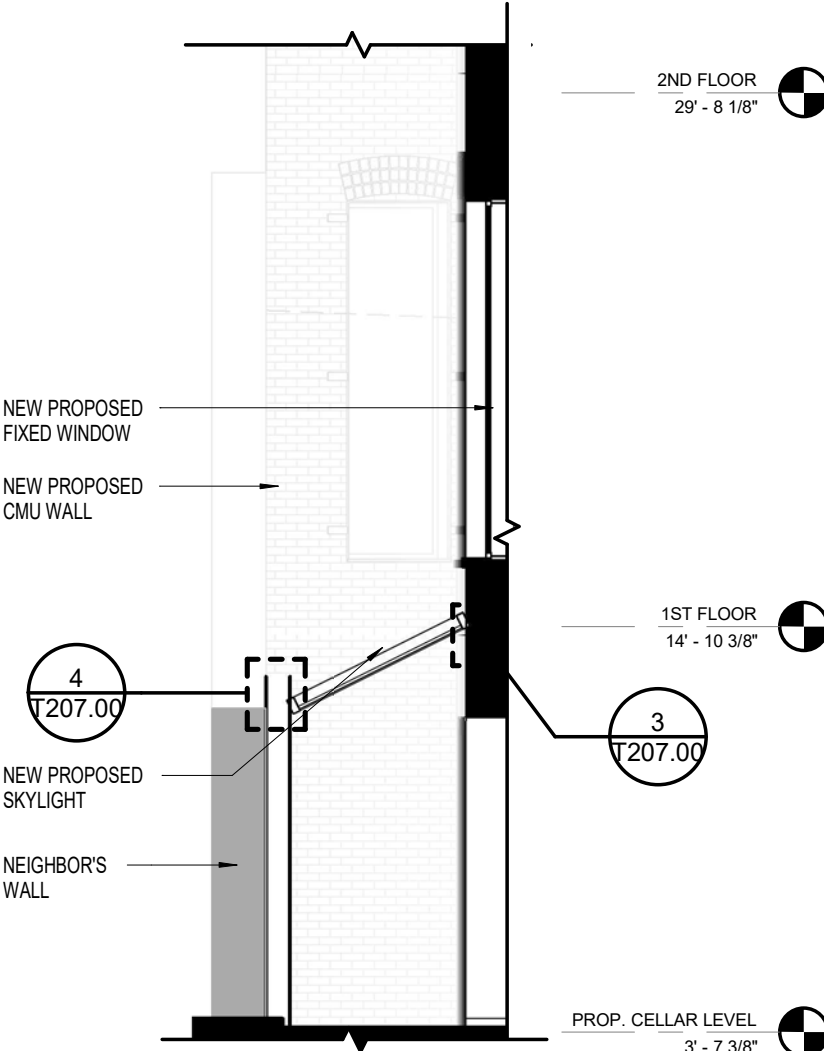


143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

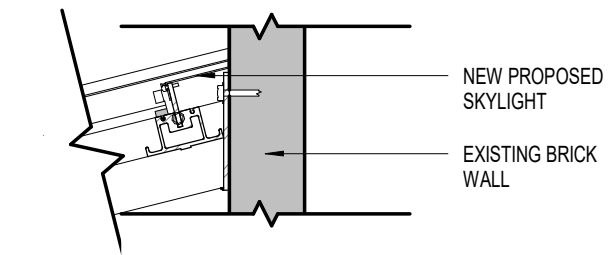
REAR YARD - ENLARGED EXISTING AND PROPOSED
T206.00
studioMDA



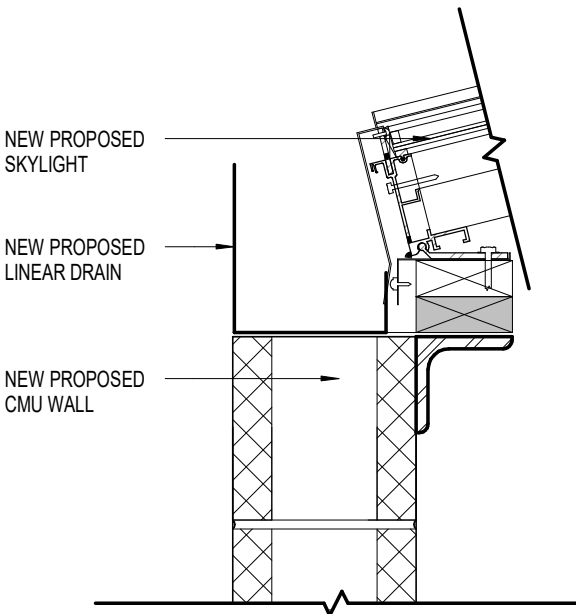
1 EXISTING ENLARGED SECTION - REAR FACADE
SCALE: 3/16" = 1'-0"



2 PROPOSED ENLARGED SECTION - REAR FACADE
SCALE: 3/16" = 1'-0"



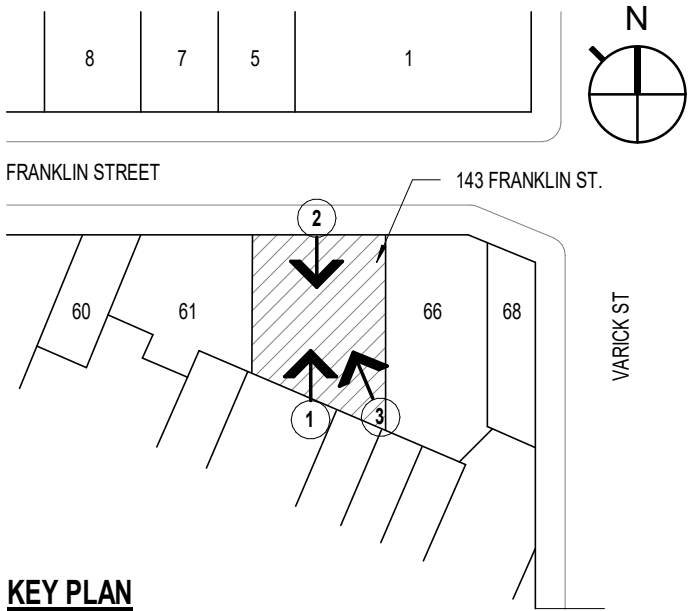
3 PROPOSED SKYLIGHT DETAIL
SCALE: 1 1/2" = 1'-0"



4 PROPOSED SKYLIGHT DETAIL 02
SCALE: 1 1/2" = 1'-0"



ROOF PHOTO #1 - FROM SOUTH



KEY PLAN



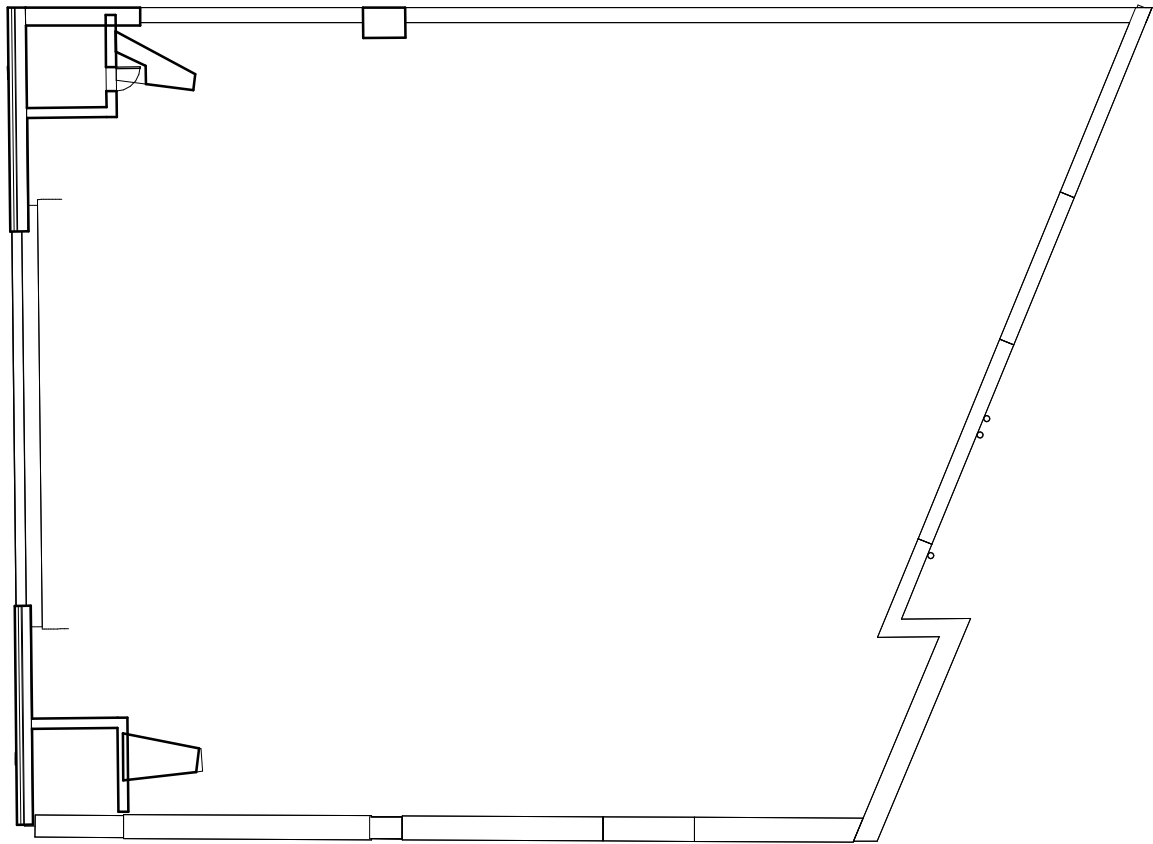
ROOF PHOTO #2 - FROM NORTH



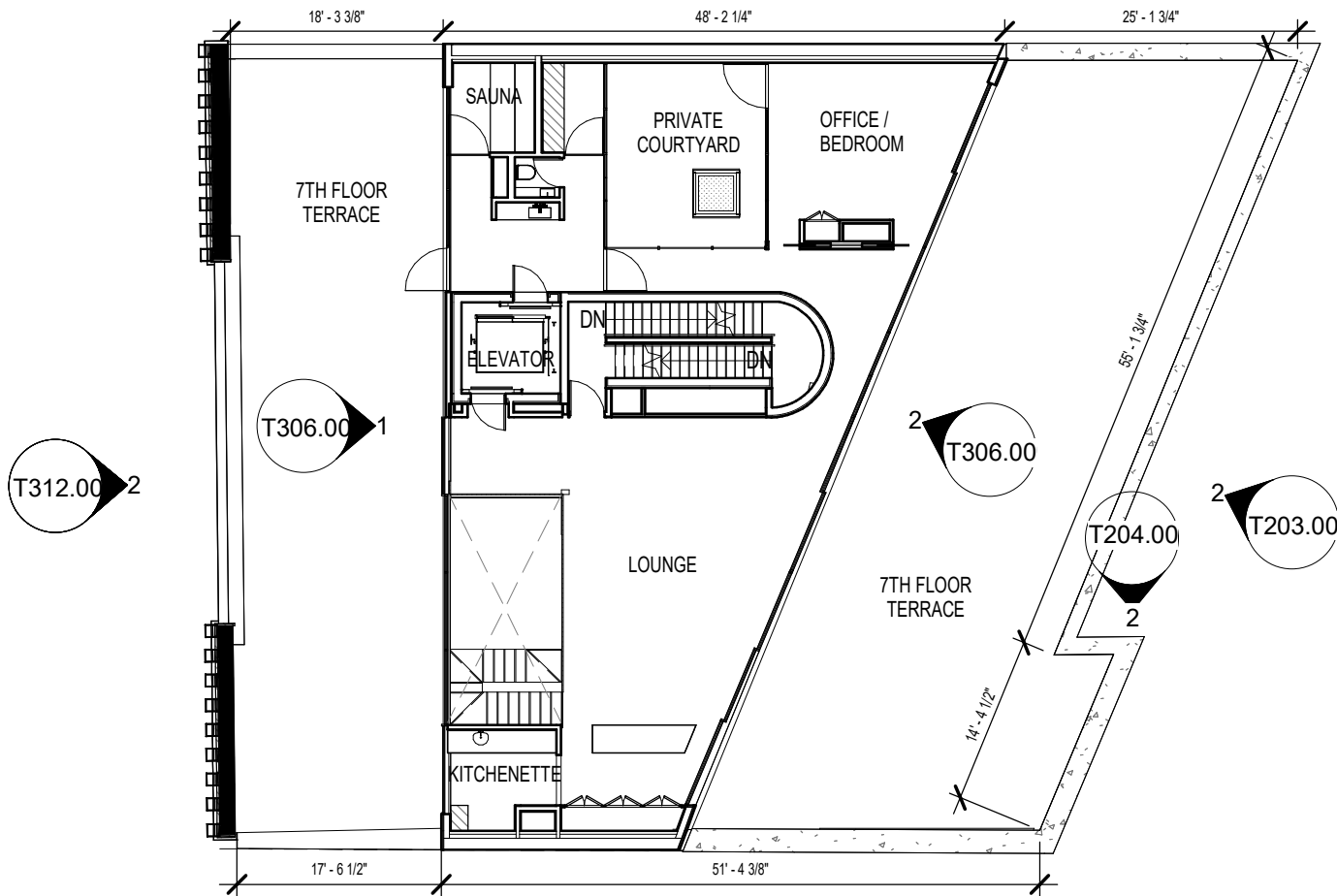
ROOF PHOTO #3 - FROM SOUTHEAST

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

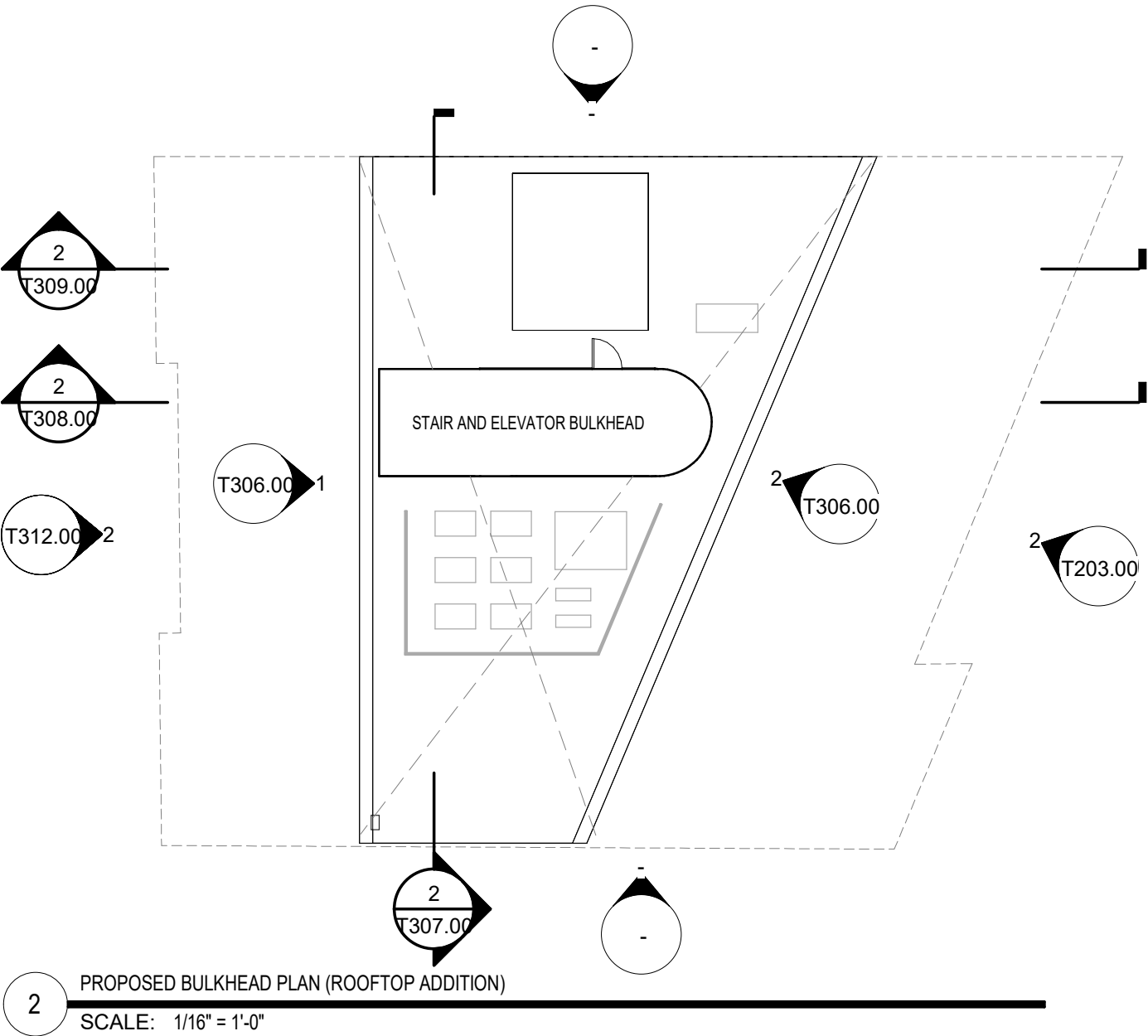
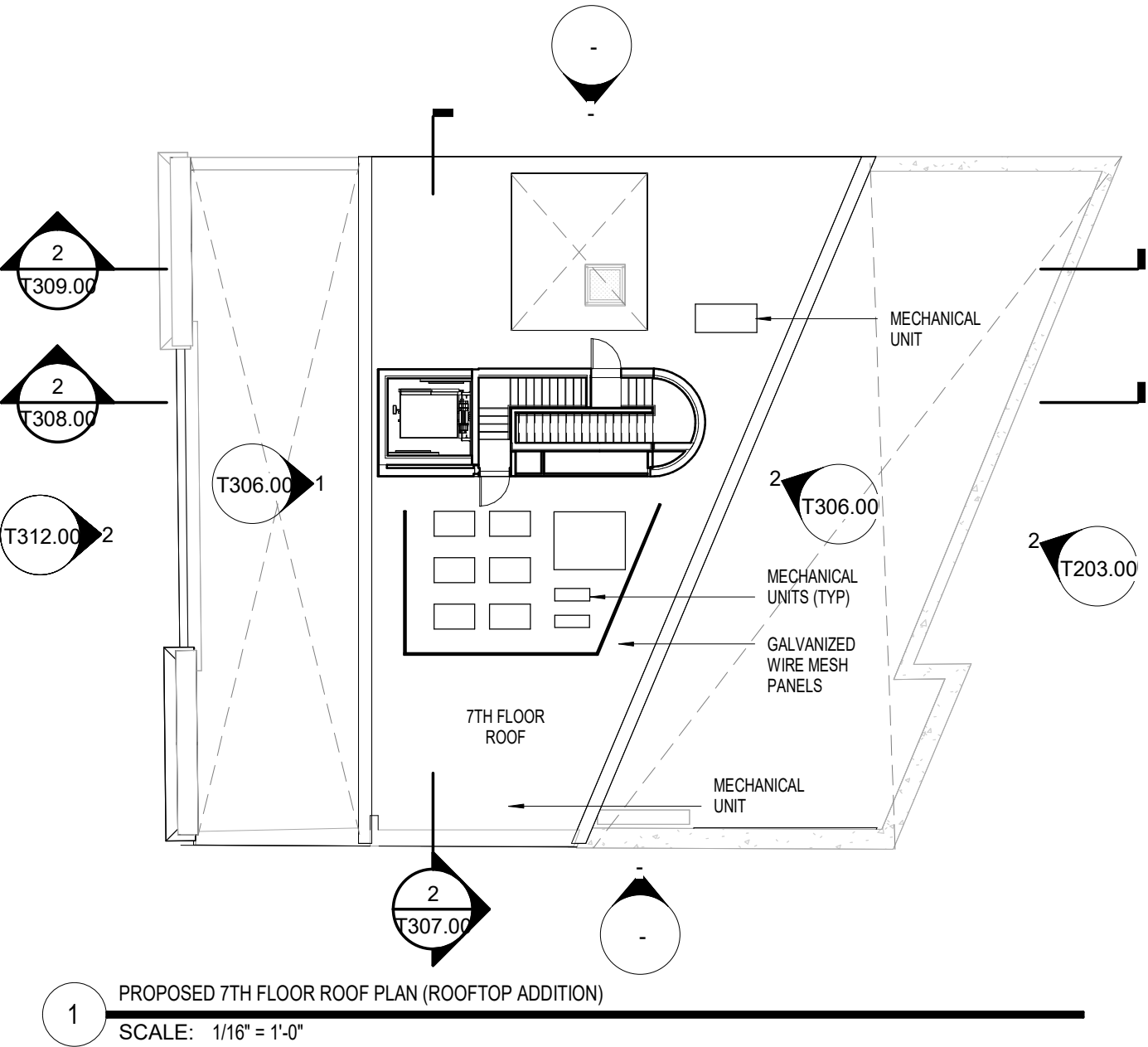
ROOF ADDITION - EXISTING PHOTOS
T301.00
studioMDA

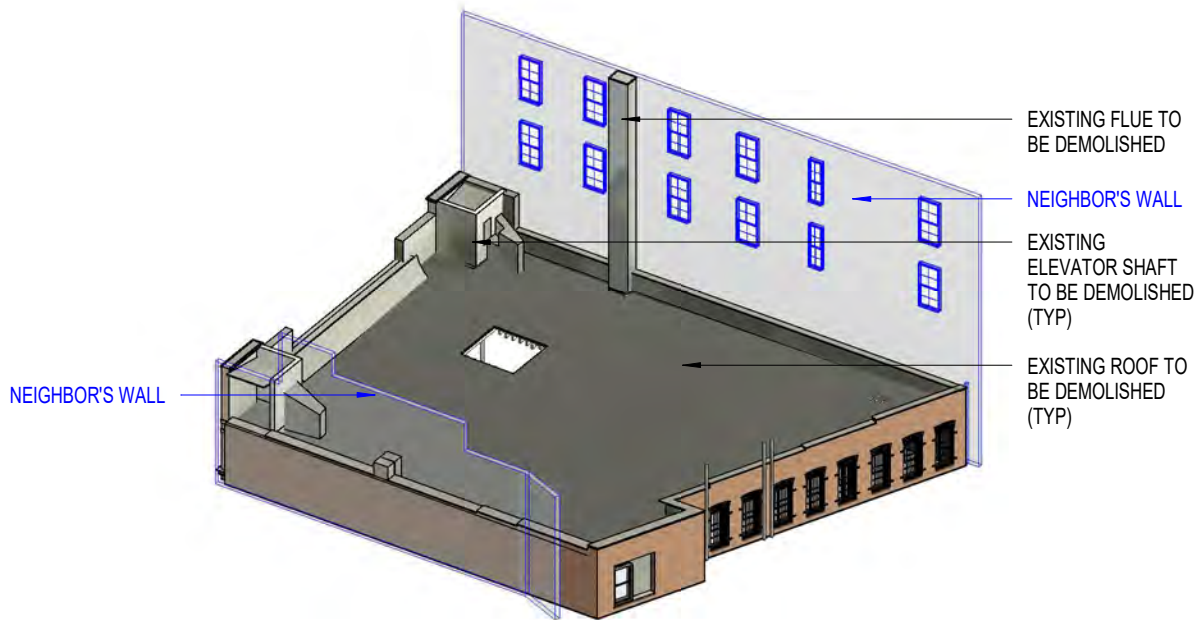


1 EXISTING 7TH FLOOR PLAN (ROOFTOP ADDITION)
SCALE: 1/16" = 1'-0"

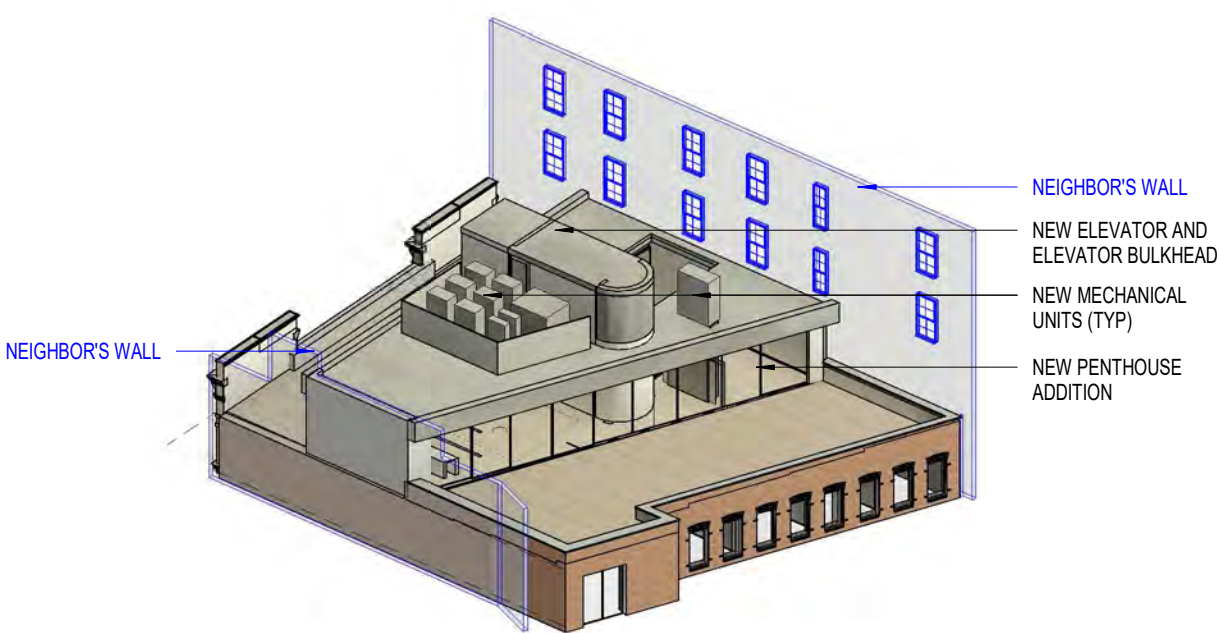


2 PROPOSED 7TH FLOOR PLAN (ROOFTOP ADDITION)
SCALE: 1/16" = 1'-0"

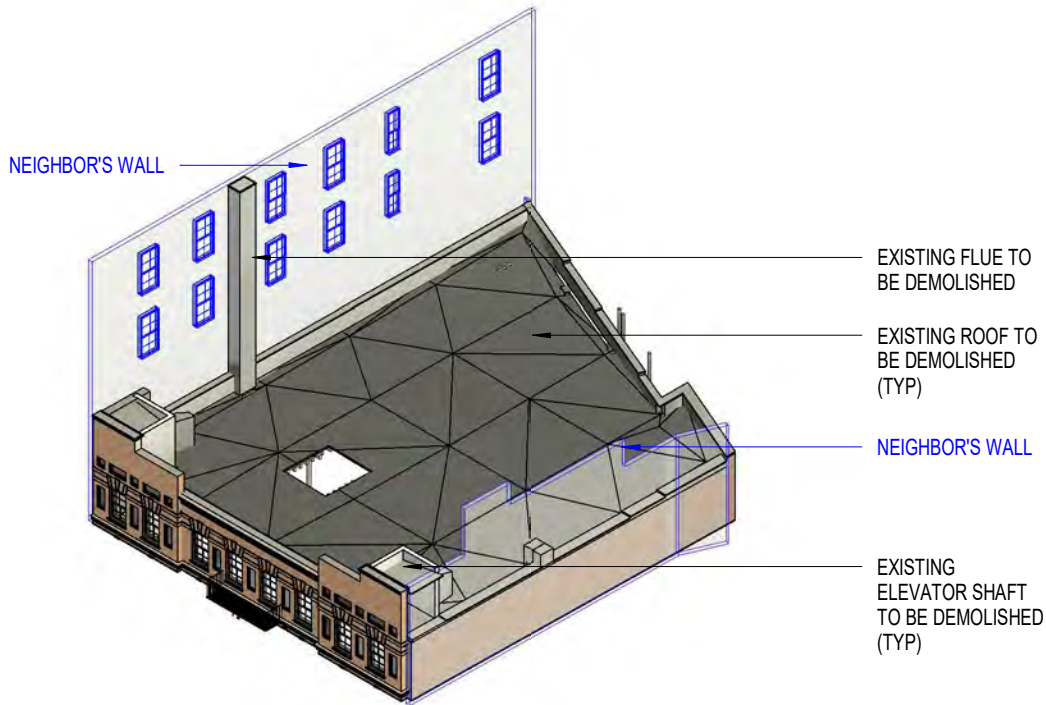




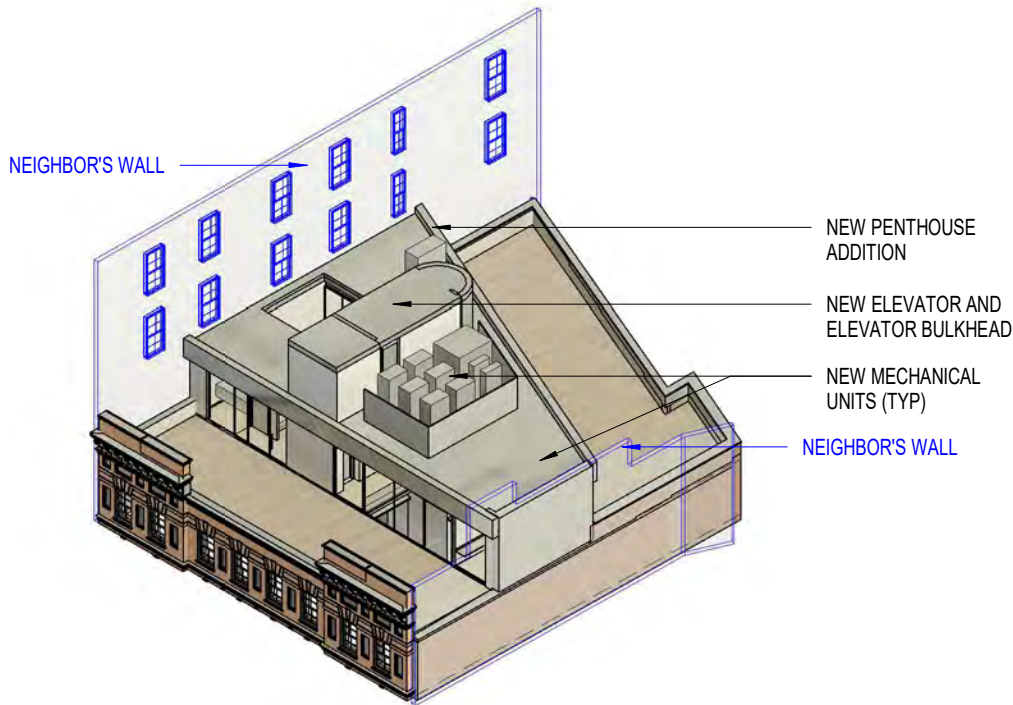
C1 EXISTING ROOF 3D VIEW Copy 1
SCALE:



C3 PROPOSED PENTHOUSE 3D VIEW Copy 1
SCALE:



A1 EXISTING ROOF 3D VIEW
SCALE:



A3 PROPOSED PENTHOUSE 3D VIEW
SCALE:



EXISTING AERIAL VIEW 01



PROPOSED AERIAL VIEW 01



EXISTING AERIAL VIEW 02



PROPOSED AERIAL VIEW 02

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

12/19/22

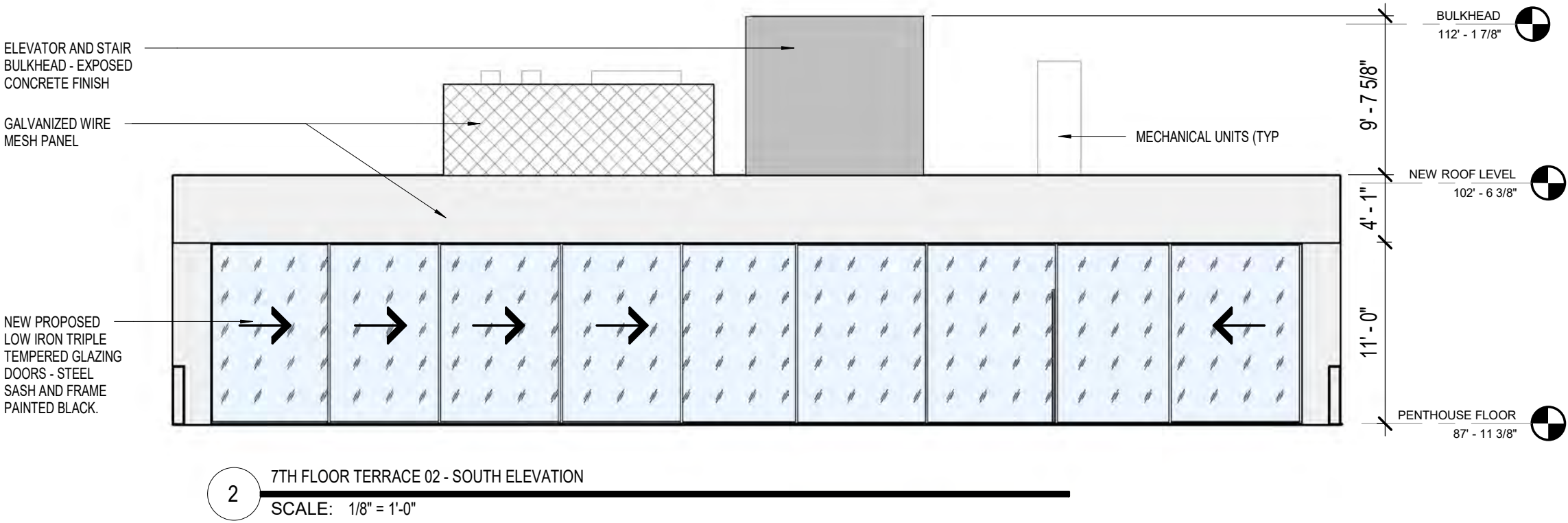
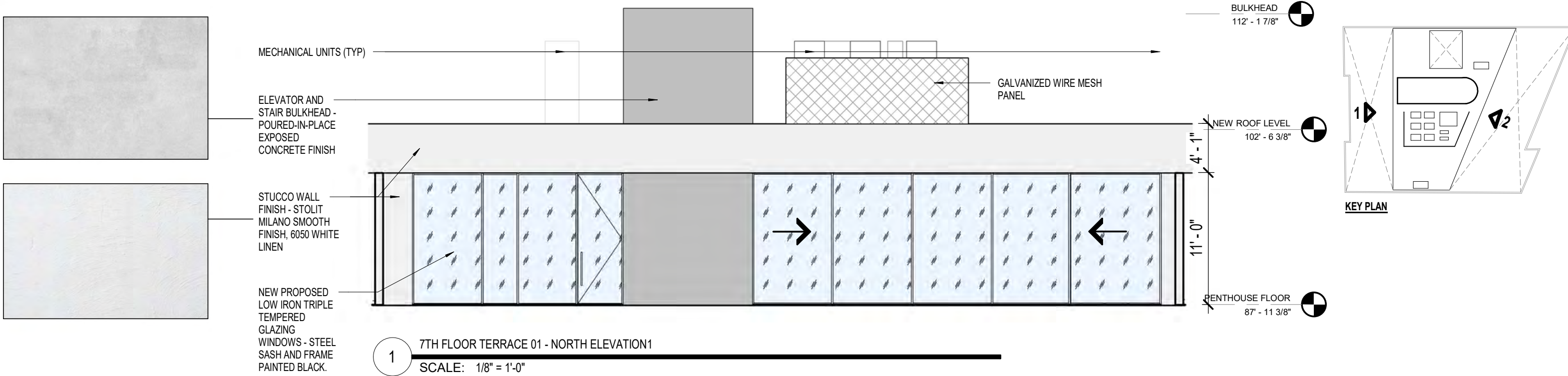
ROOF ADDITION - AERIAL VIEWS

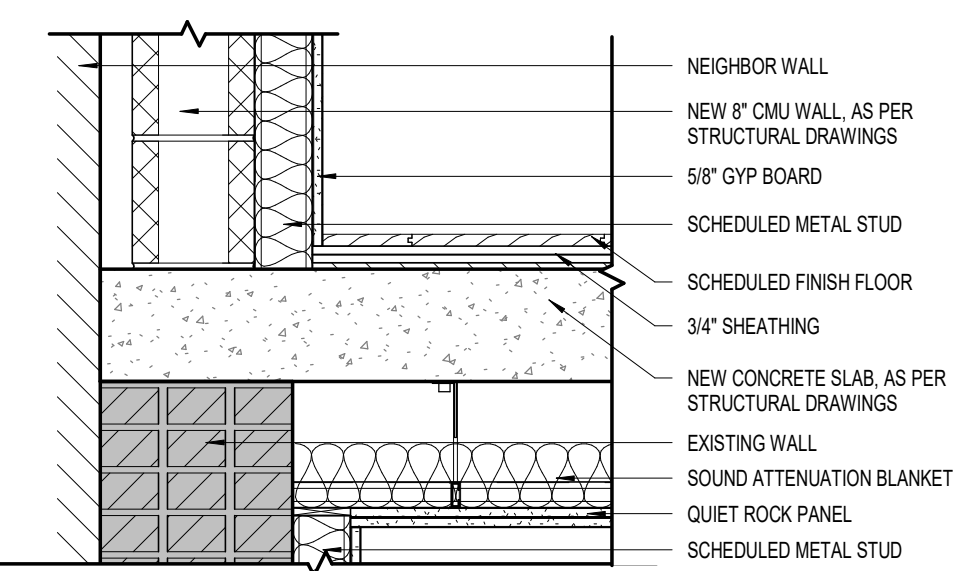
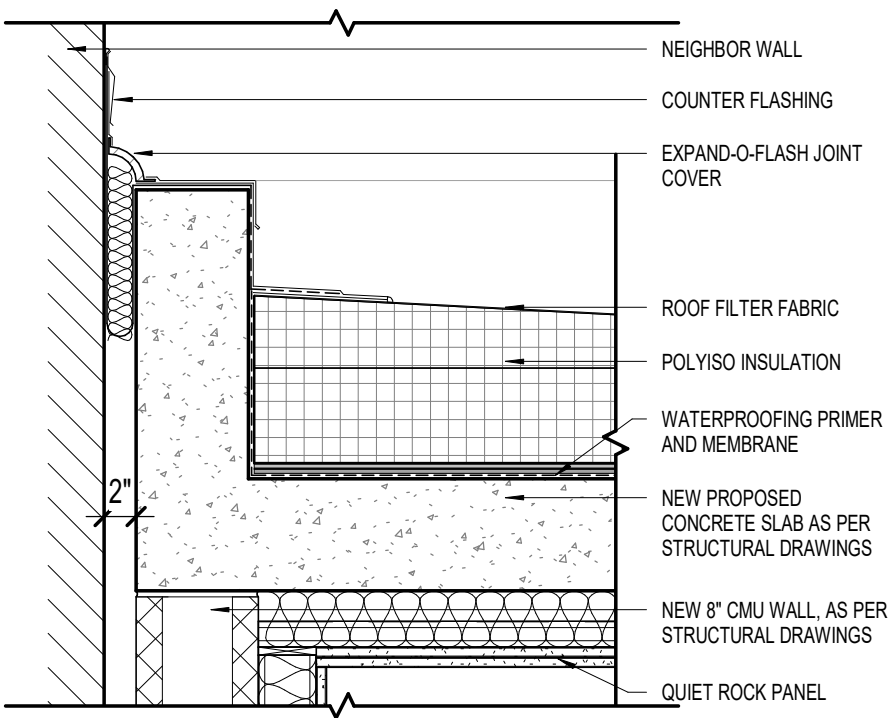
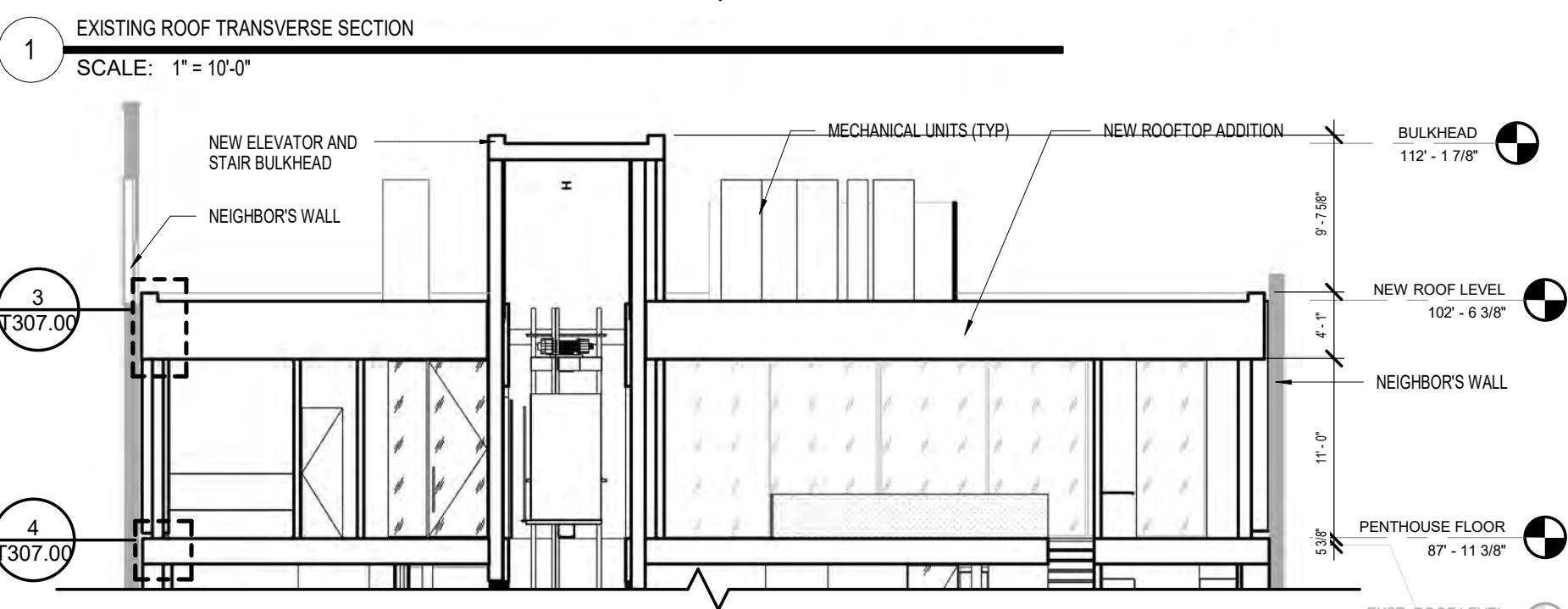
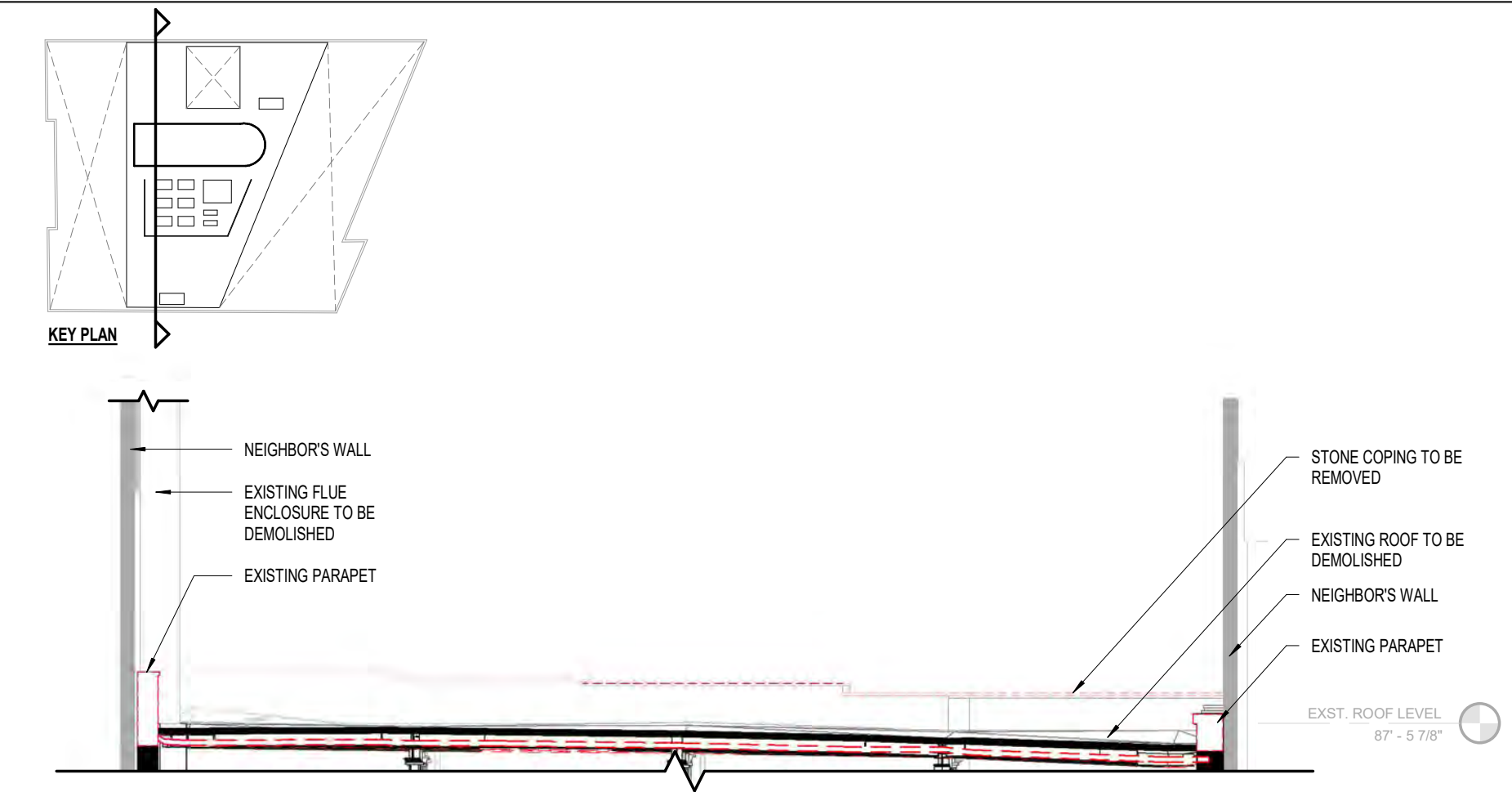
T305.00

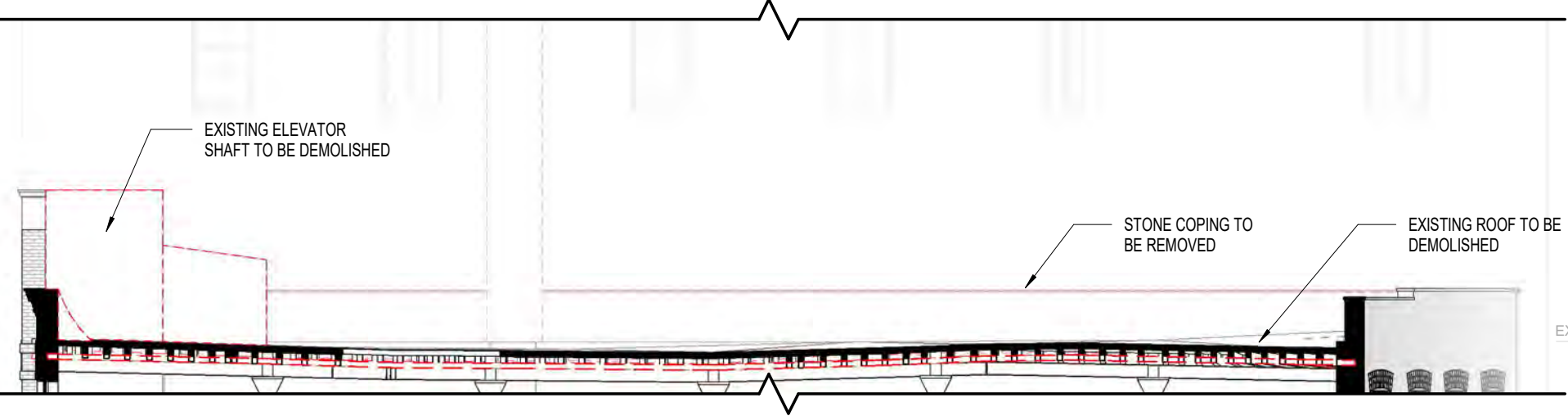
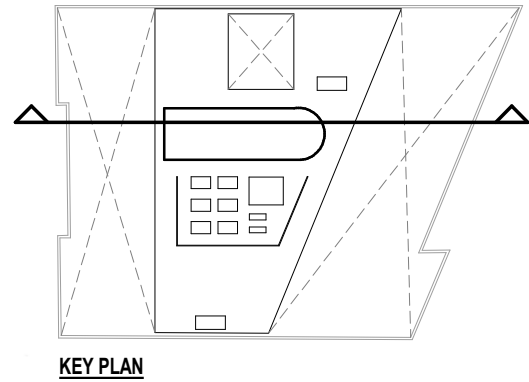
studioMDA

SCALE:

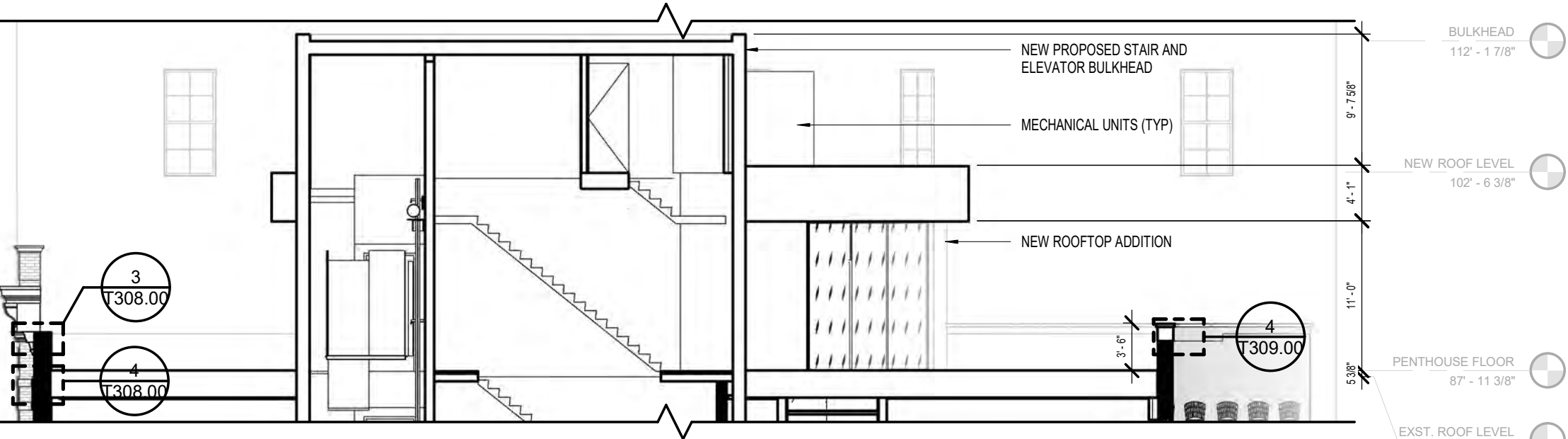
PROJECT NO: 941



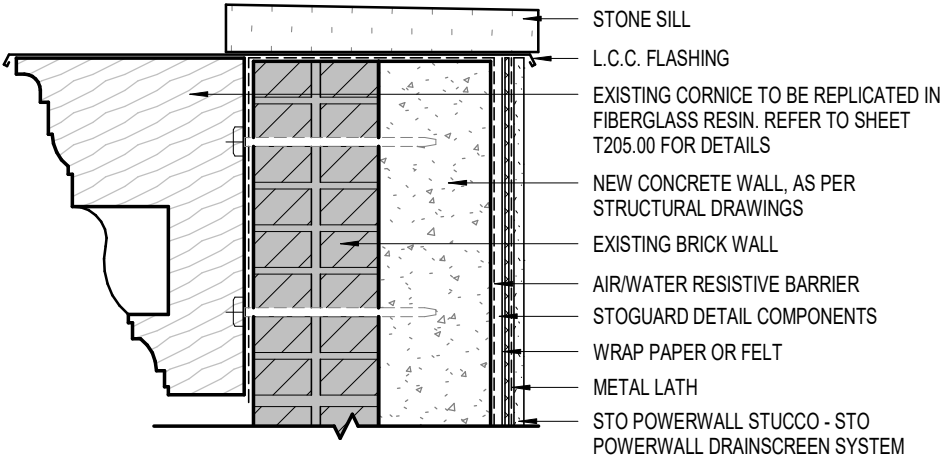




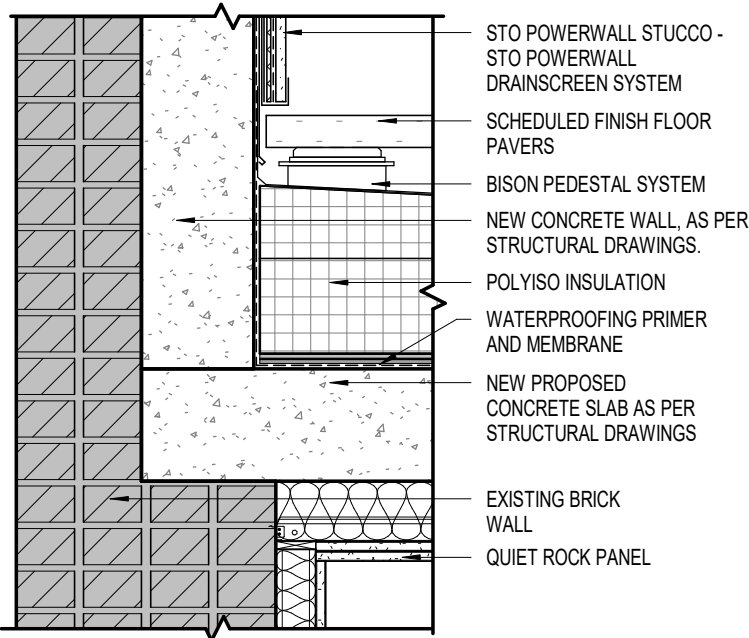
1 EXISTING ROOF LONGITUDINAL SECTION - TERRACE
SCALE: 1" = 10'-0"



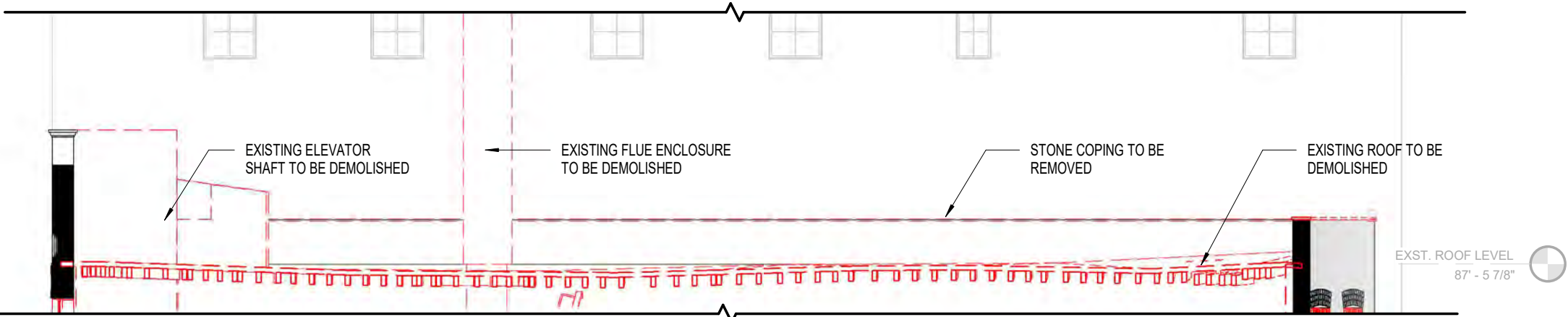
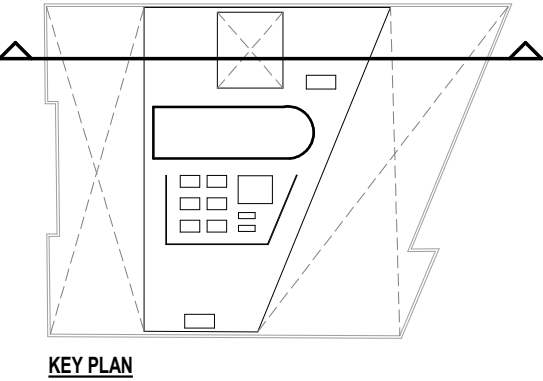
2 PROPOSED ROOF LONGITUDINAL SECTION - TERRACE
SCALE: 1" = 10'-0"



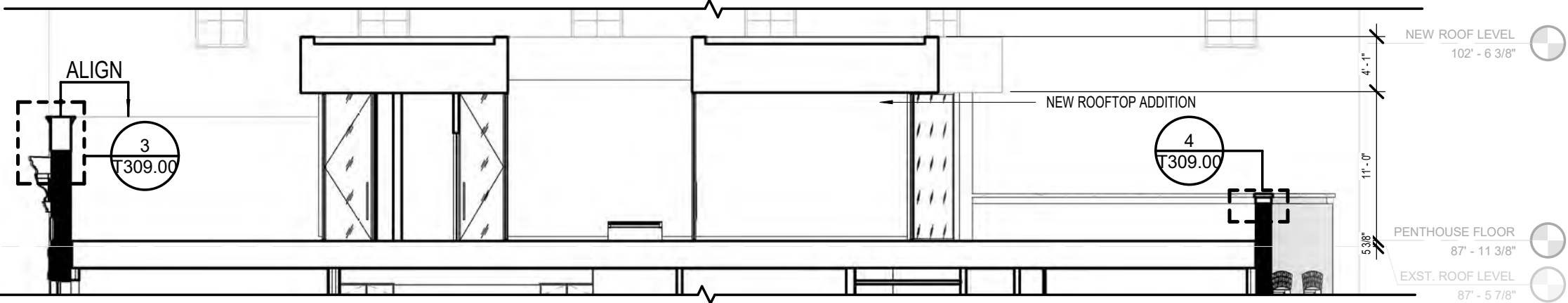
3 SECTION DETAIL - EXISTING CORNICE TO BE REPLACED
SCALE: 1" = 1'-0"



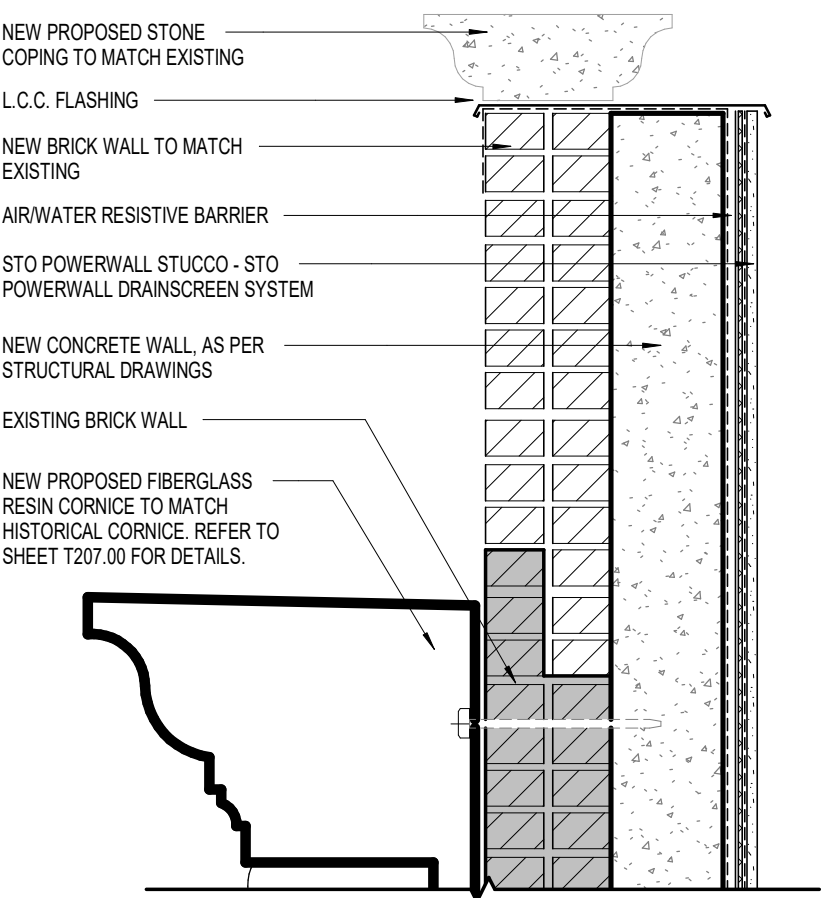
4 SECTION DETAIL - TERRACE FLOOR
SCALE: 1" = 1'-0"



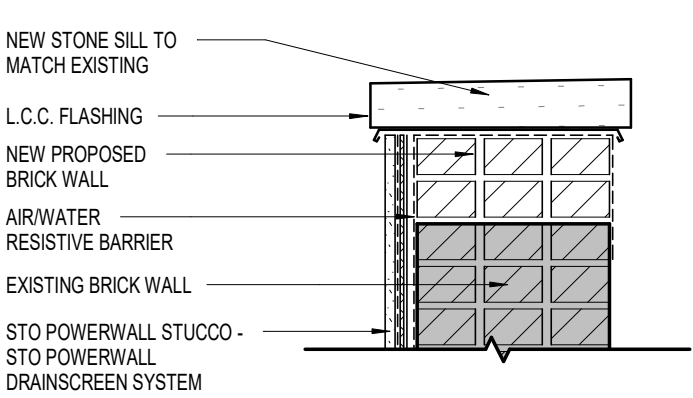
1 EXISTING ROOF LONGITUDINAL SECTION
SCALE: 1" = 10'-0"



2 PROPOSED ROOF LONGITUDINAL SECTION
SCALE: 1" = 10'-0"



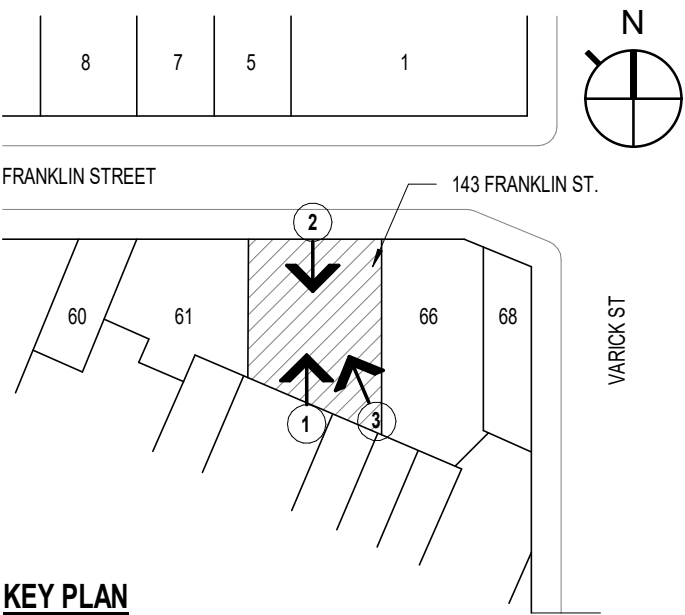
3 DETAIL SECTION AT NEW CORNICE
SCALE: 1" = 1'-0"



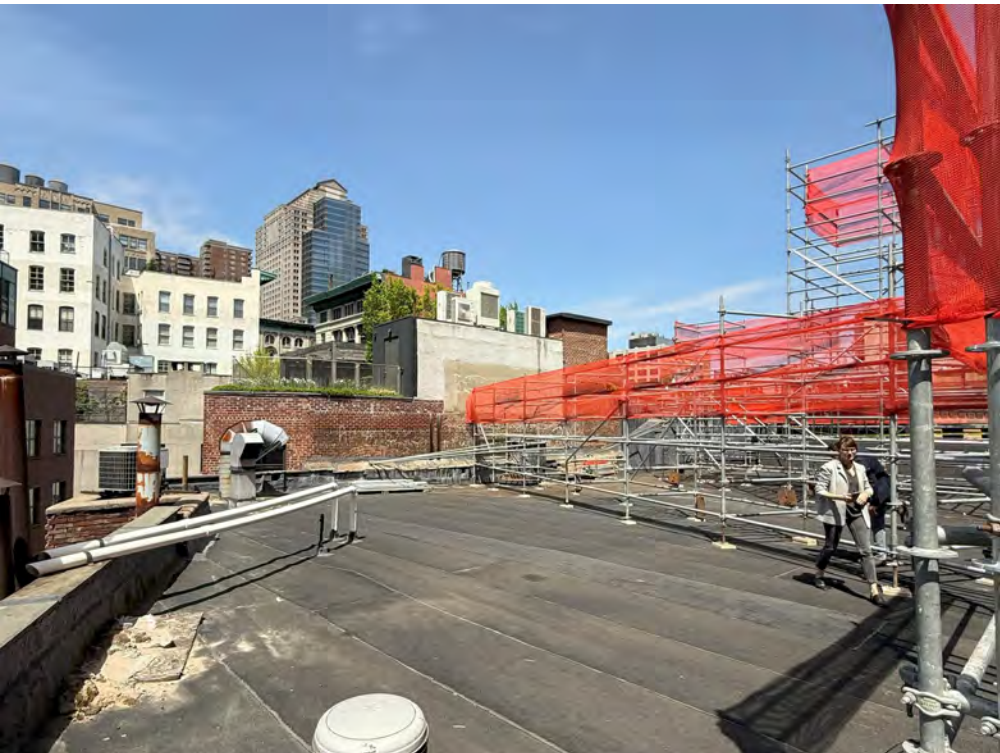
4 SECTION DETAIL - PARAPET
SCALE: 1" = 1'-0"



ROOF PHOTO #1 - FROM SOUTH



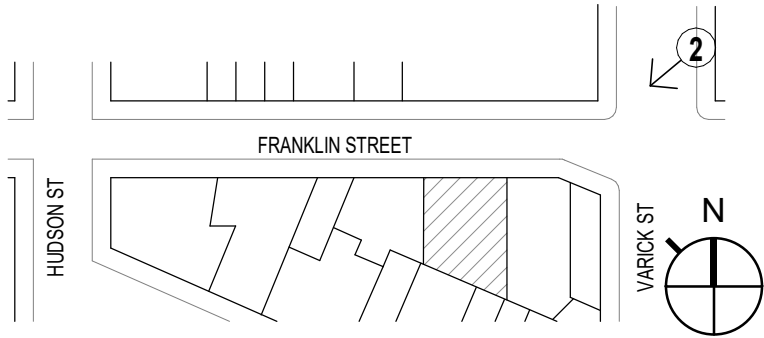
ROOF PHOTO #2 - FROM NORTH



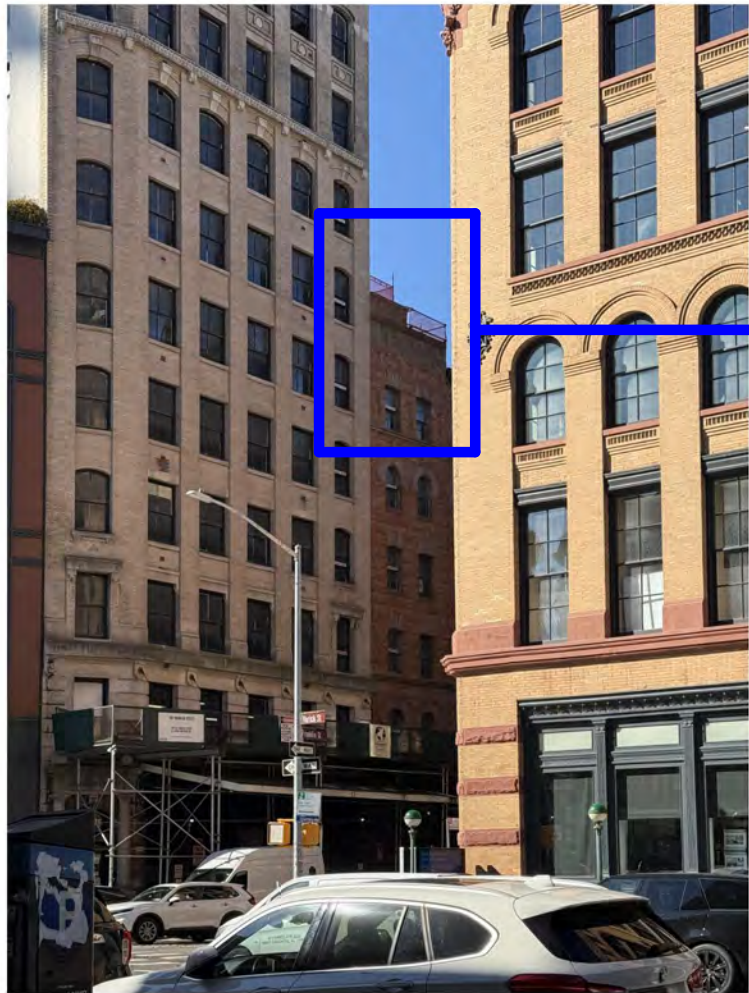
ROOF PHOTO #3 - FROM SOUTHEAST

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

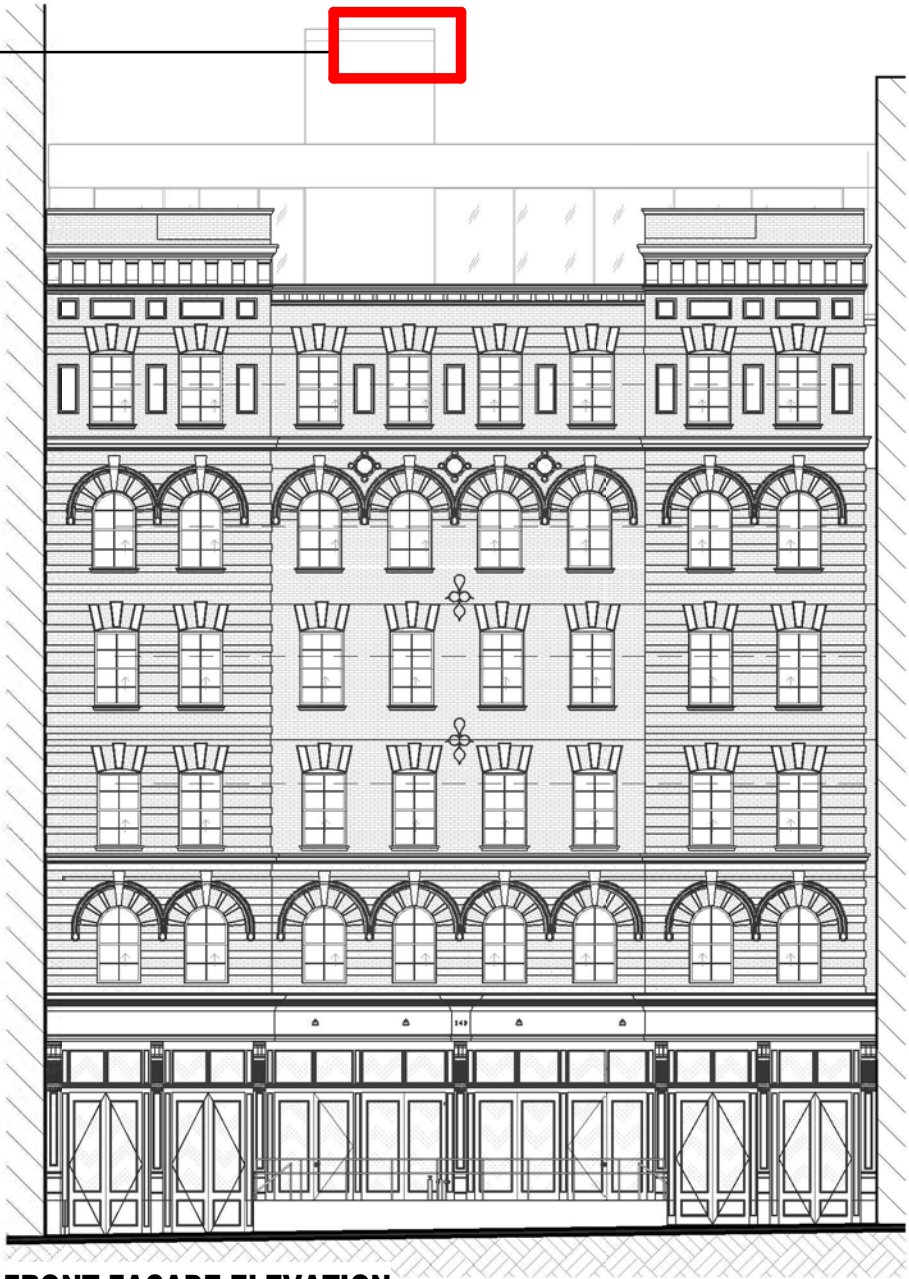
ROOF ADDITION - MOCKUP PHOTOS
T310.00
studioMDA



PARTIAL VISIBILITY OF THE NEW PROPOSED
BULKHEAD FROM VARICK ST. REFER TO
BULKHEAD SPECIFICATION ON SHEET T306.00



ROOF PHOTO #2 - FROM NORTHEAST | VARICK ST

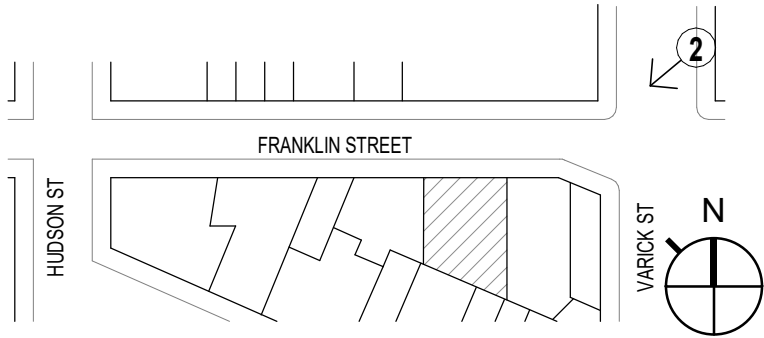


FRONT FACADE ELEVATION

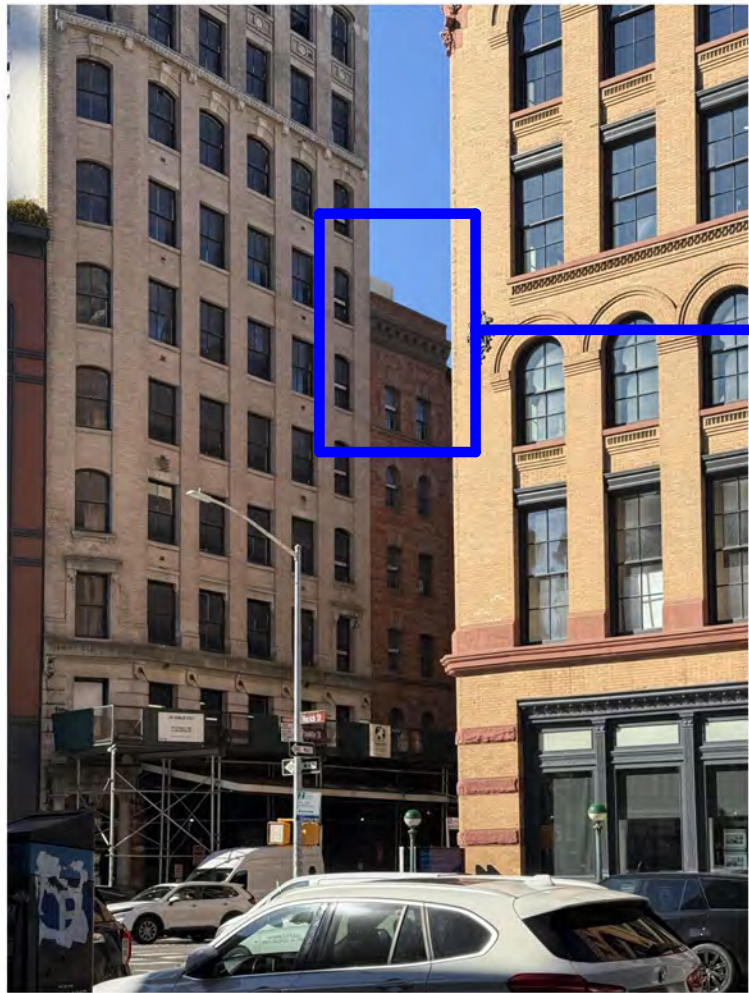
143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

ROOF ADDITION - MOCKUP PHOTO FROM THE STREET

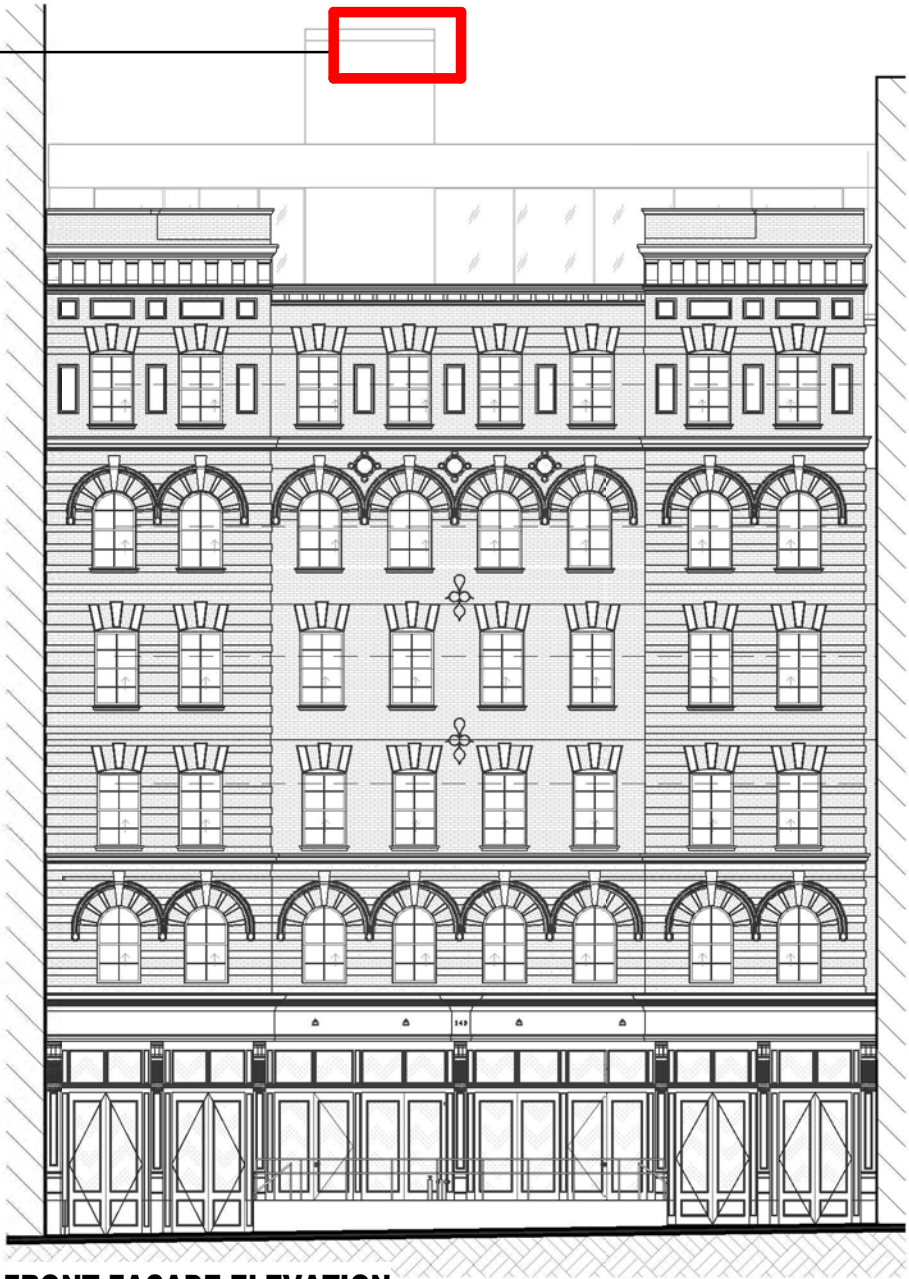
T311.00 studioMDA



PARTIAL VISIBILITY OF THE NEW PROPOSED
BULKHEAD FROM VARICK ST. REFER TO
BULKEAD SPECIFICATION ON SHEET T306.00



ROOF PHOTO PHOTOMONTAGE #2 - FROM NORTHEAST | VARICK ST

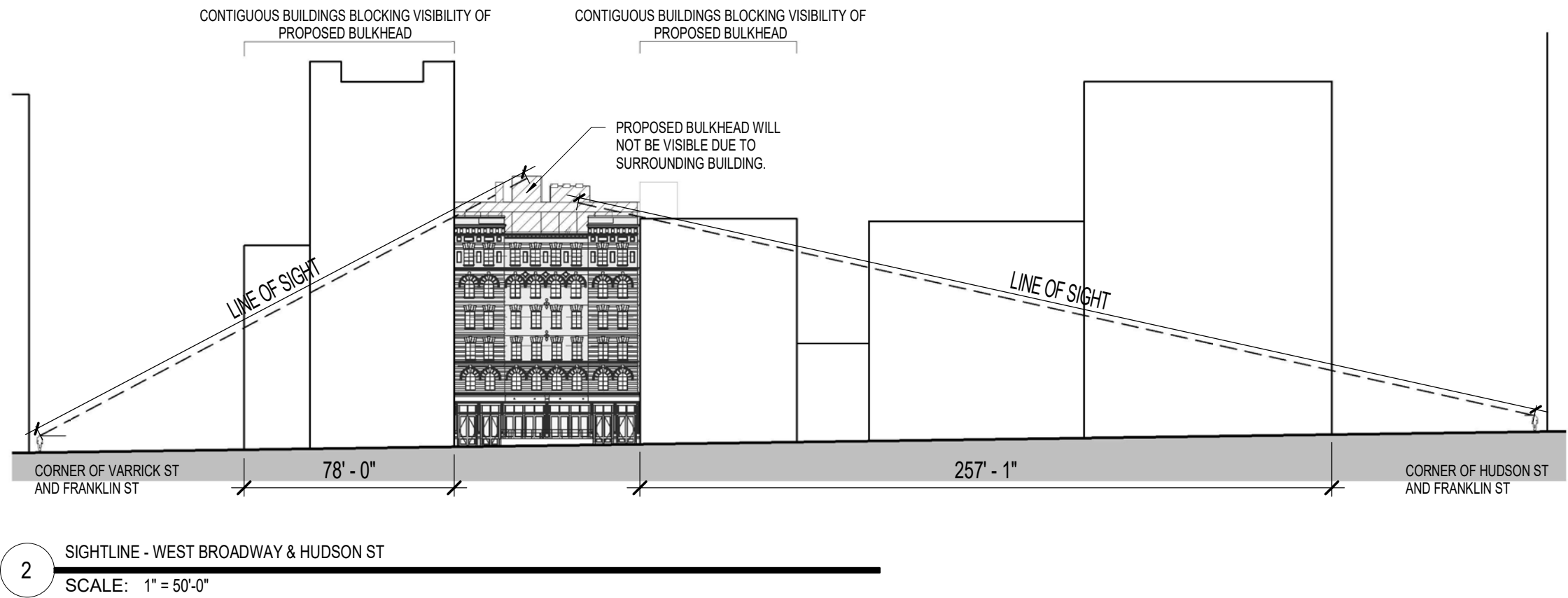
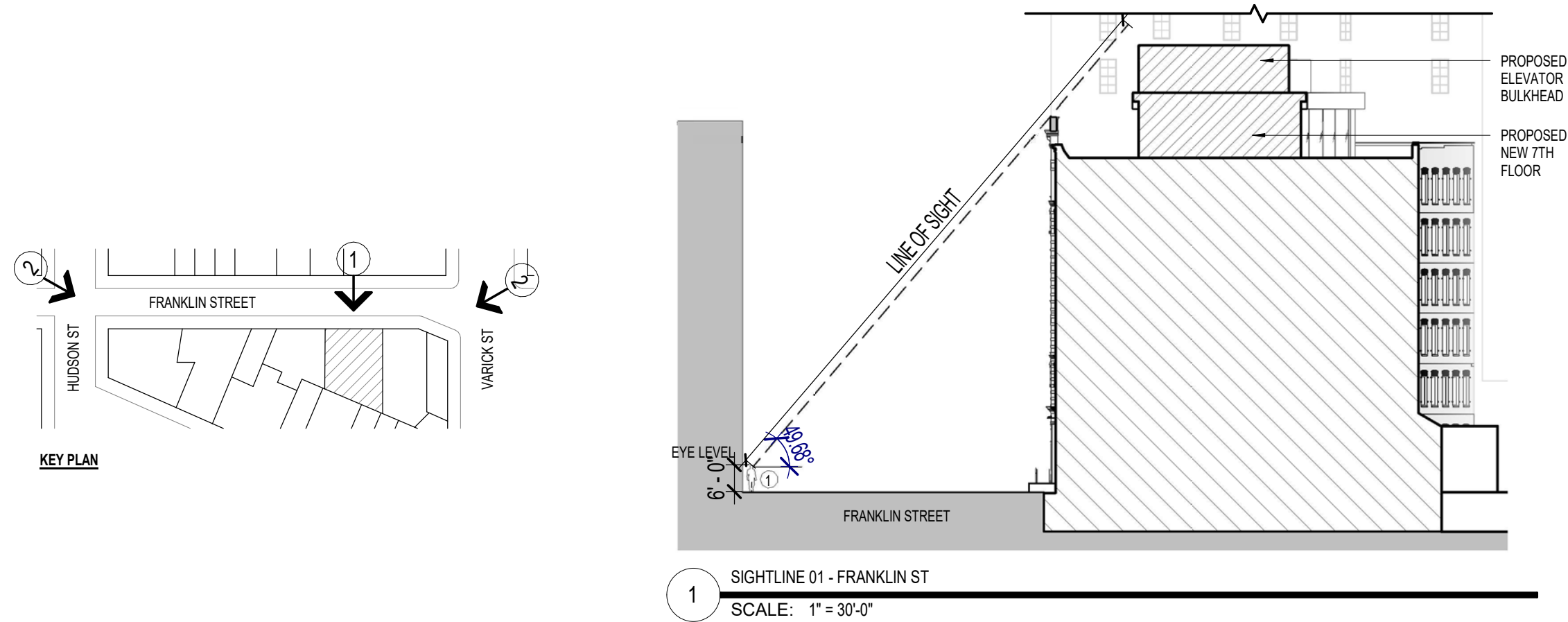


FRONT FACADE ELEVATION

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

ROOF ADDITION - MOCKUP PHOTOMONTAGE FROM THE STREET

T312.00 studioMDA



143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

SIGHTLINE STUDY
studioMDA

T313.00

February 3, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-05605

143 Franklin Street – Tribeca West Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 897 1031

Passcode: 399948

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.