

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

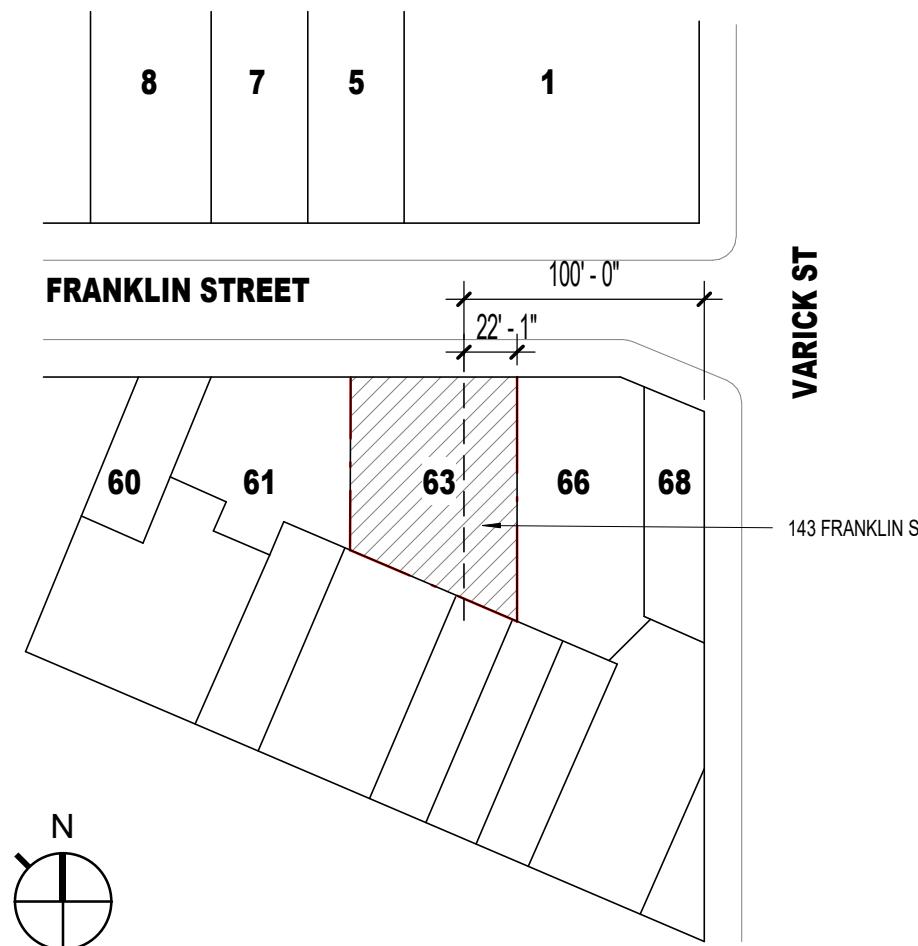
LANDMARK PRESENTATION

02/03/2026

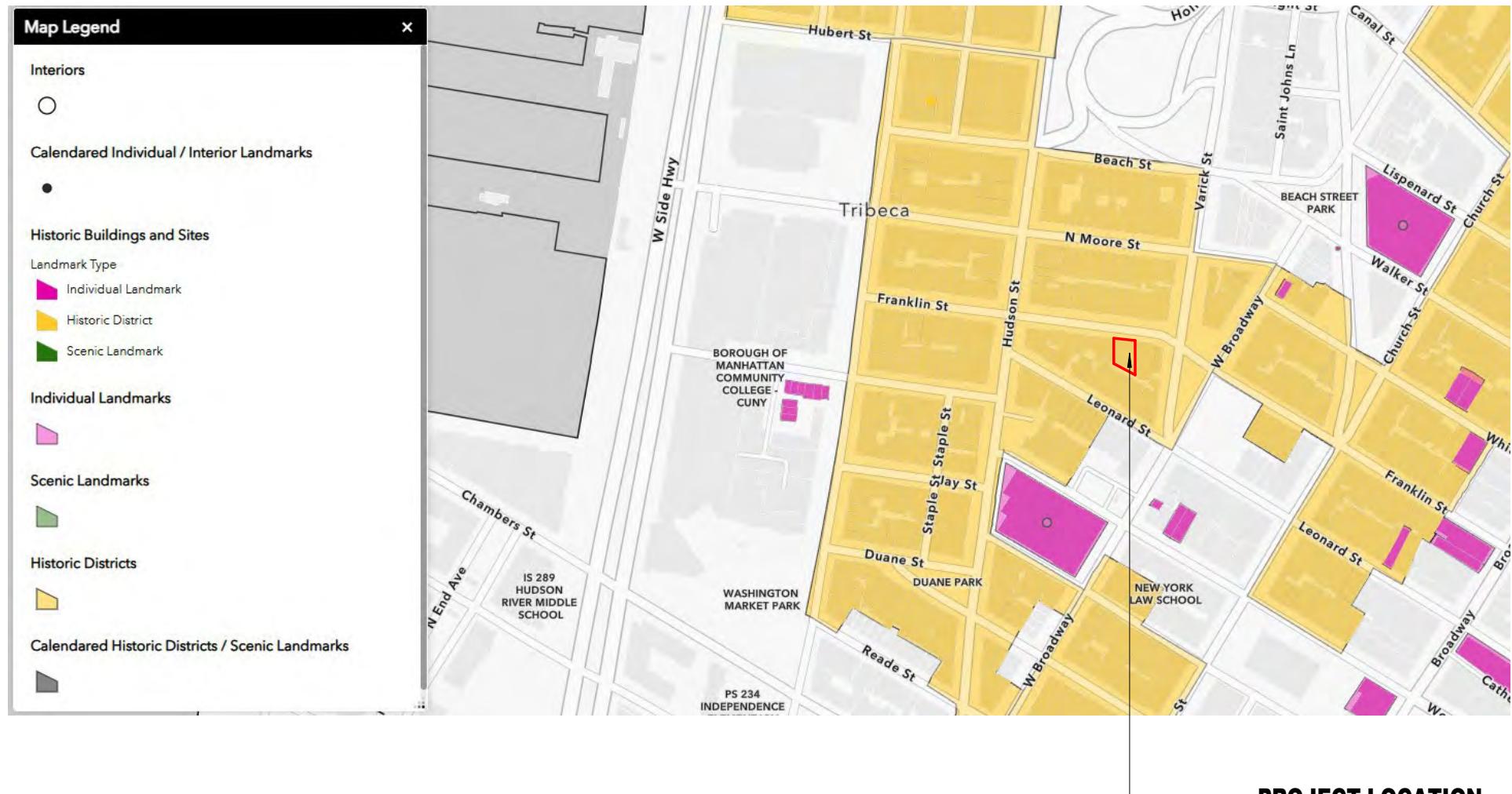


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PLOT PLAN



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

143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK



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



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

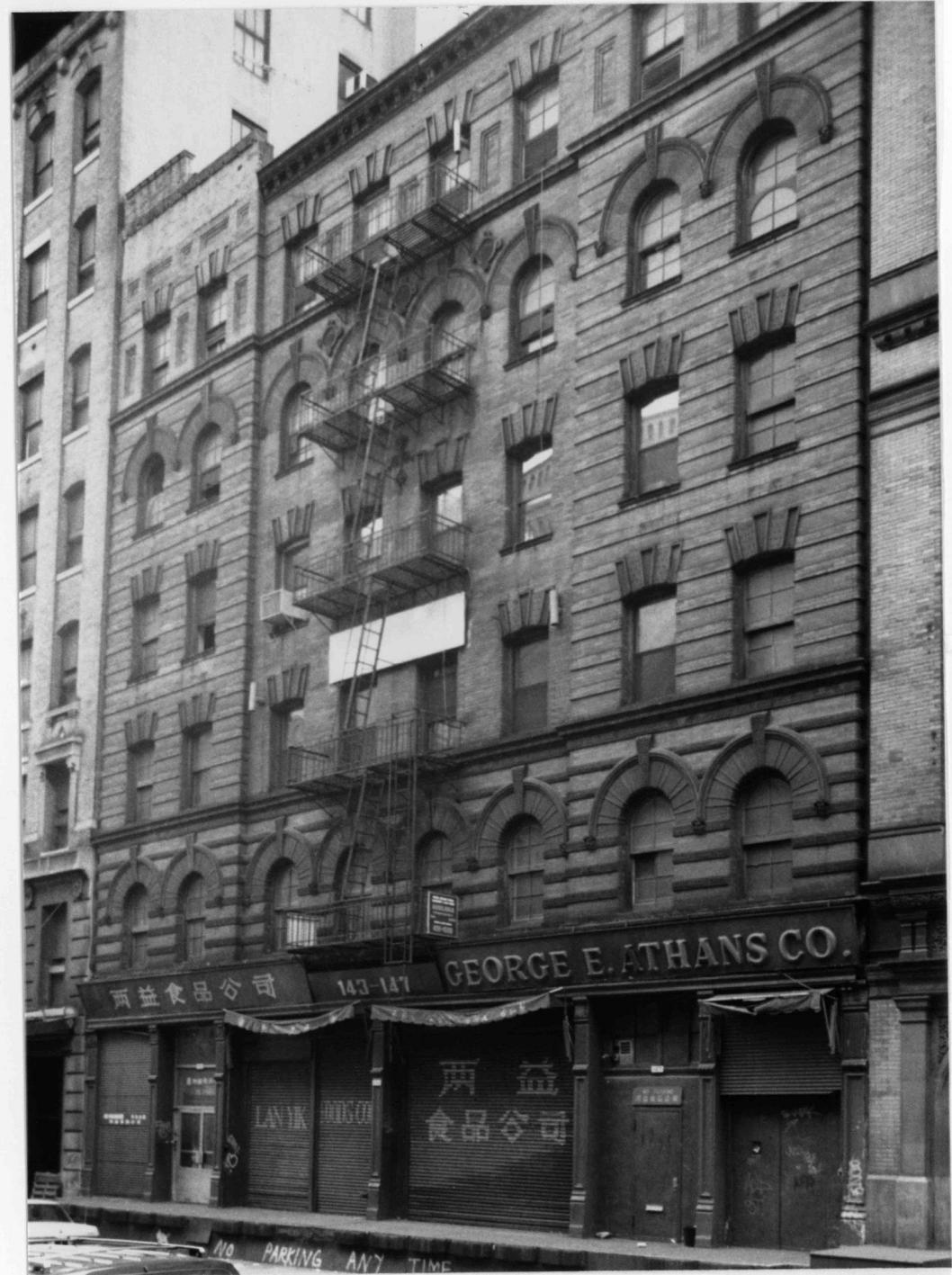
HISTORICAL PHOTOS 1940 - STREETSCAPE

T002.00

studioMDA

SCALE:

PROJECT NO: 941



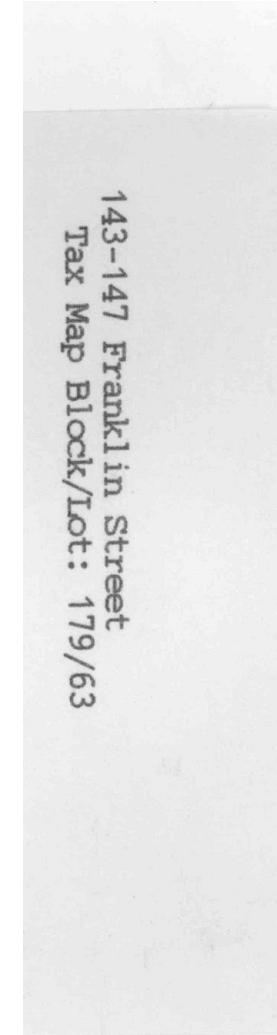
143-147 FRANKLIN STREET

DESIGNATION PHOTO #1 - 143 FRANKLIN FRONT FAÇADE
CIRCA 1989

143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

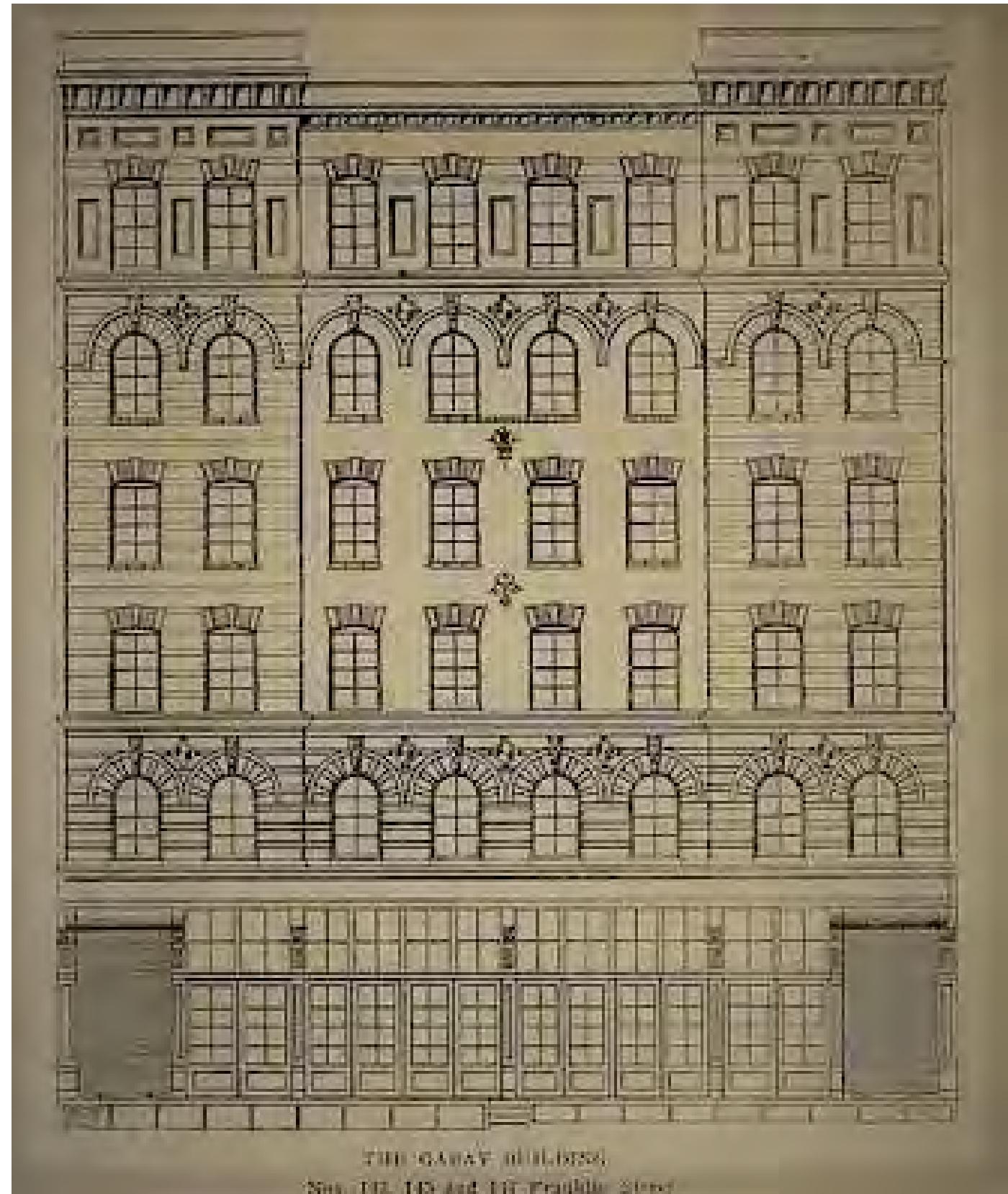


DESIGNATION PHOTO #2 - STOREFRONT AT 143 FRANKLIN
CIRCA 1980

HISTORICAL PHOTOS 1989 - MAIN FAÇADE

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

NEW YORK, NEW YORK

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

143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

12/19/22

NORTH ELEVATION - EXISTING STREETSCAPE PHOTO
T101.00
studioMDA

SCALE:

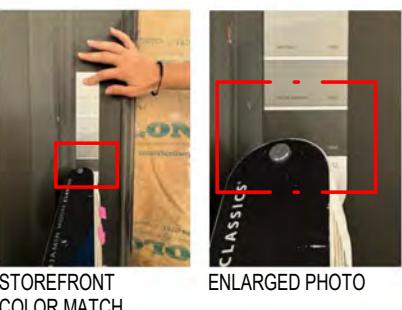
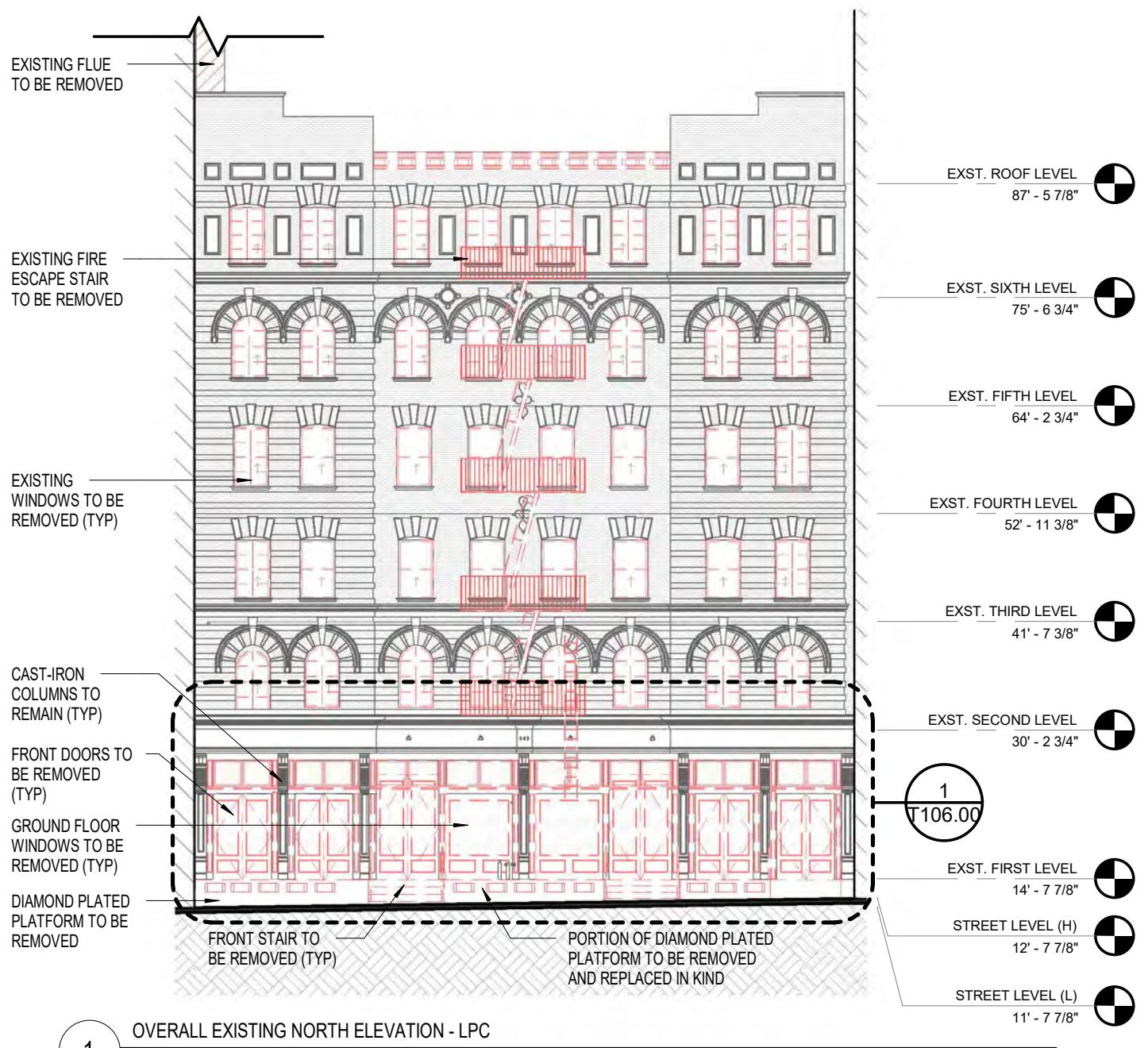
PROJECT NO: 941

MATERIAL LEGEND

VISION GLAZING

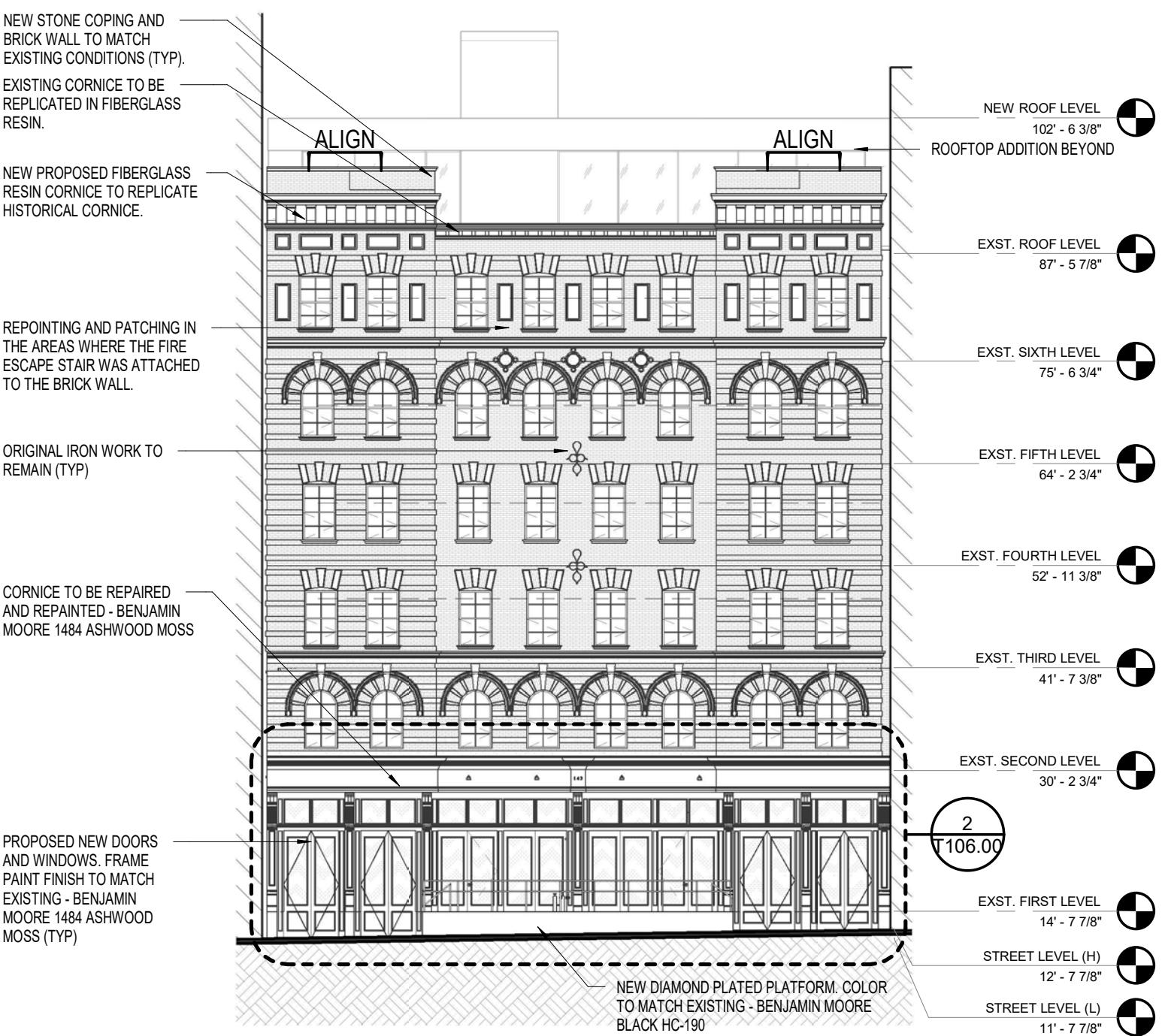
LIMESTONE

BRICK

COLOR PAINTSTOREFRONT
BENJAMIN MOORE
1484 ASHWOOD MOSSBUILDING CORNICE
BENJAMIN MOORE
HC-70PLATED PLATFORM
BENJAMIN MOORE
BLACK HC-190

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

03/19/25

NORTH ELEVATION - RENDERING

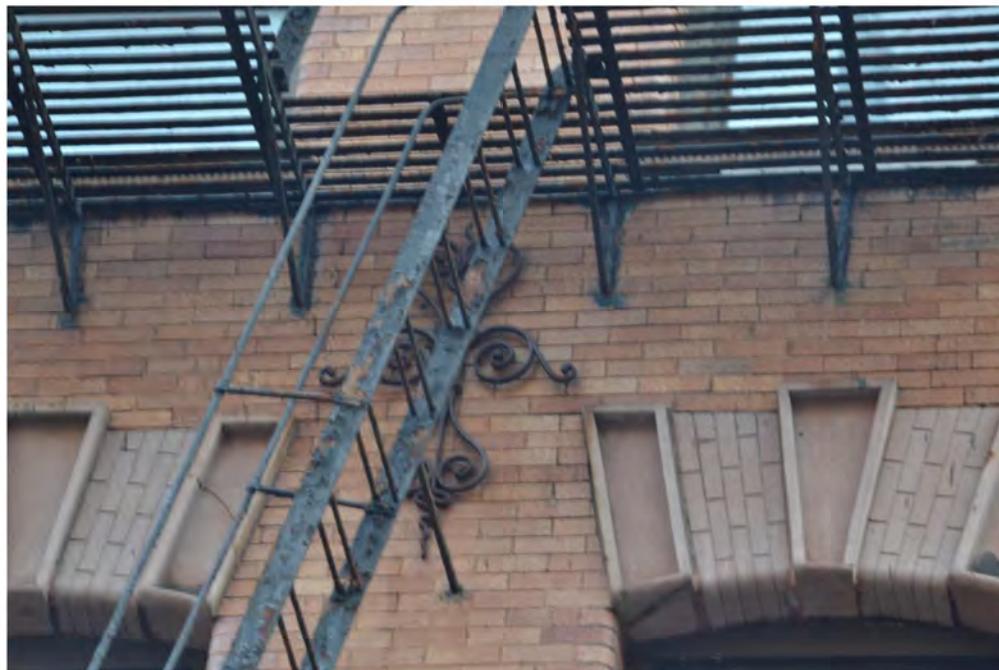
T103.00

studioMDA

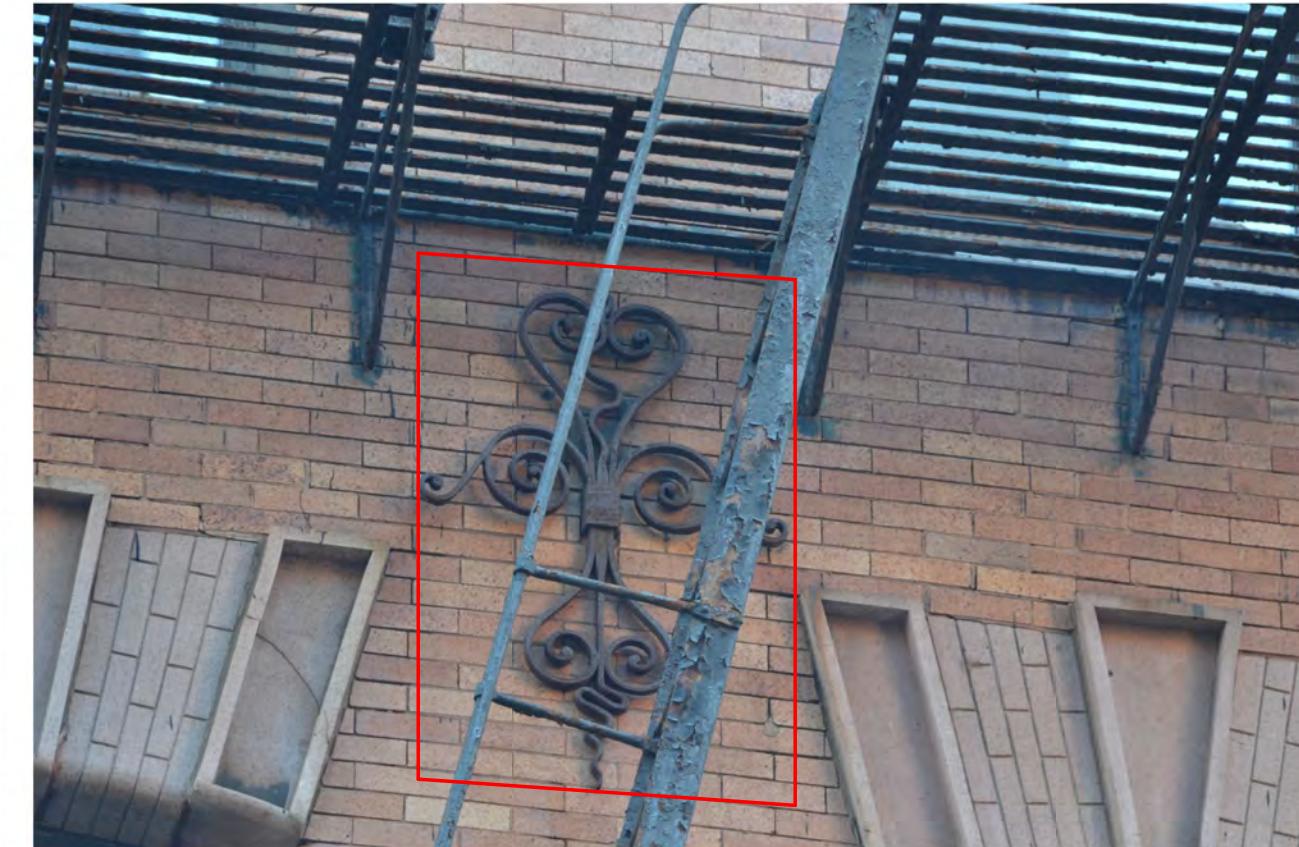
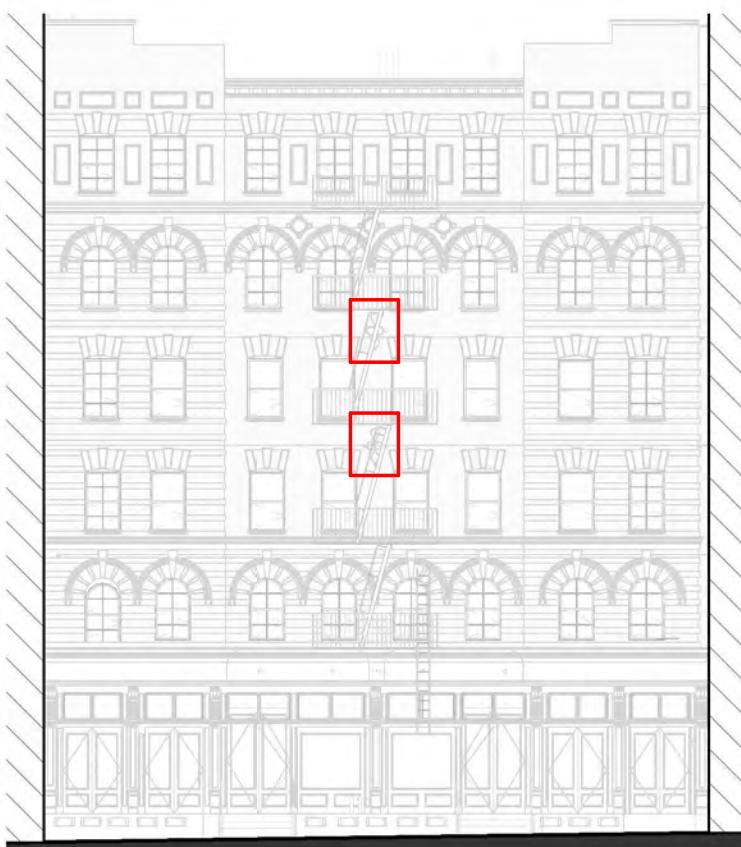
SCALE:

PROJECT NO: 941

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

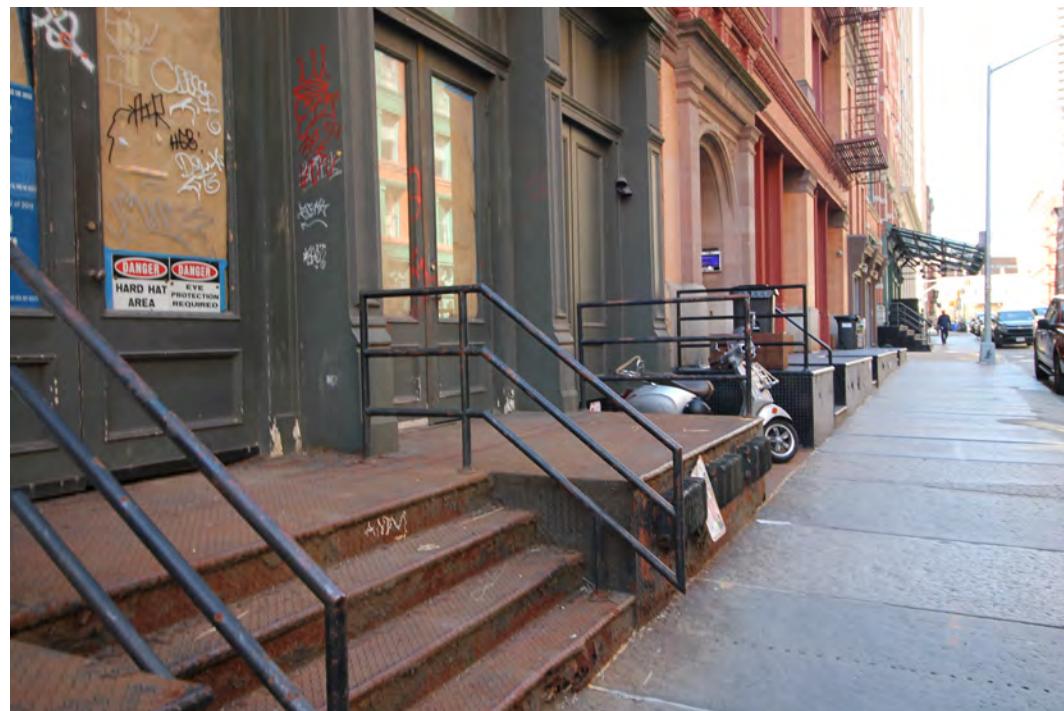
143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

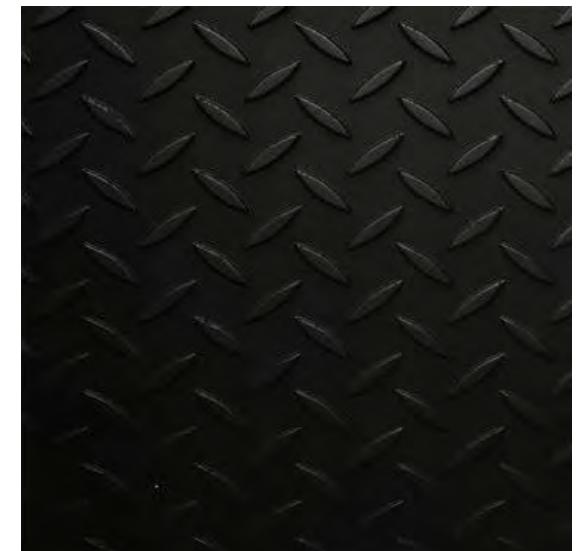
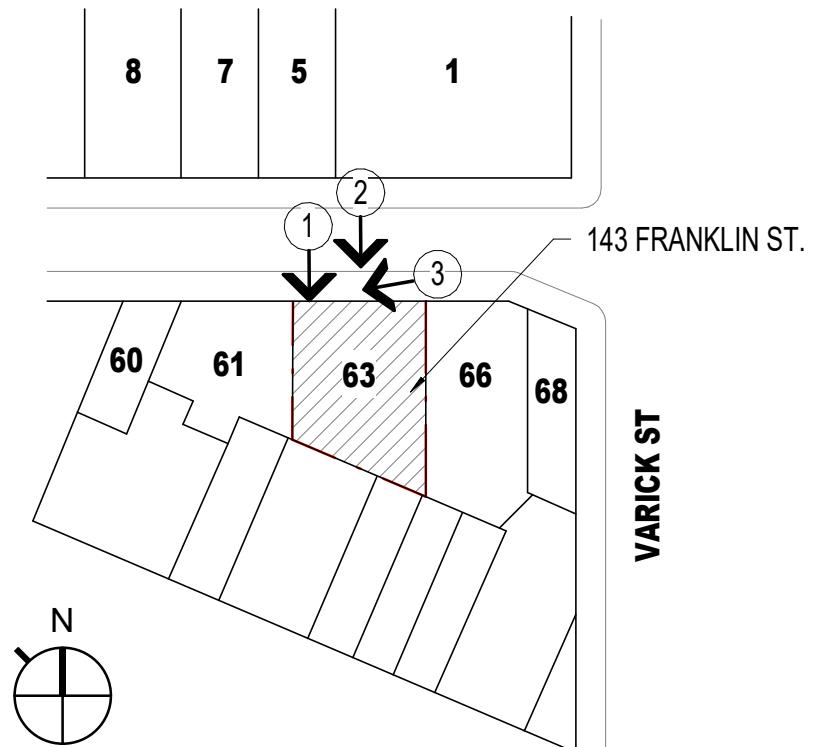


CONTEMPORARY SIDEWALK PHOTO #2 - CON-ED VAULT & HISTORIC GRANIT SLABS



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

KEY PLAN

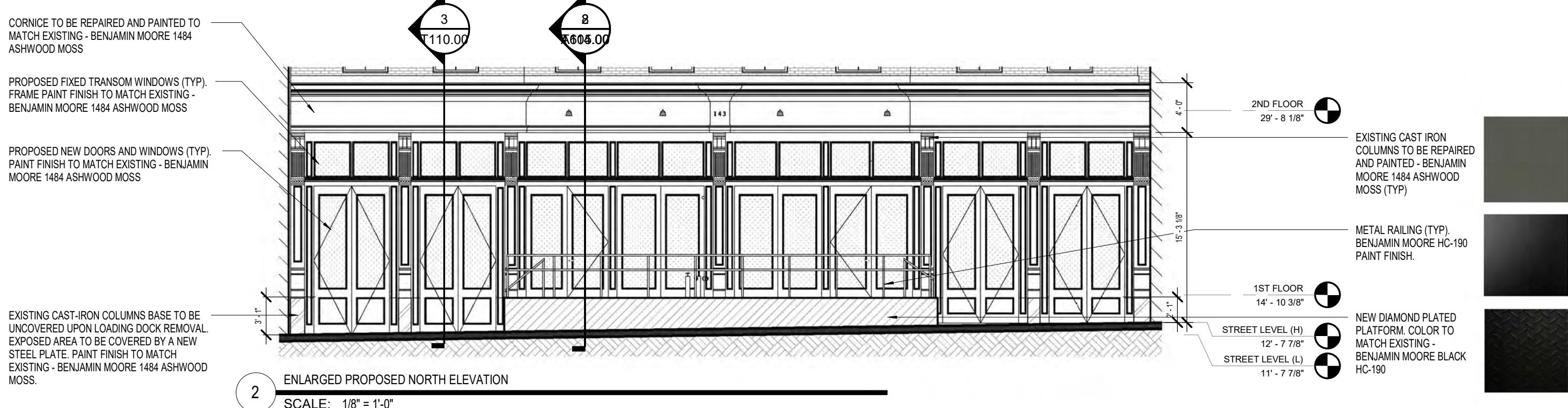
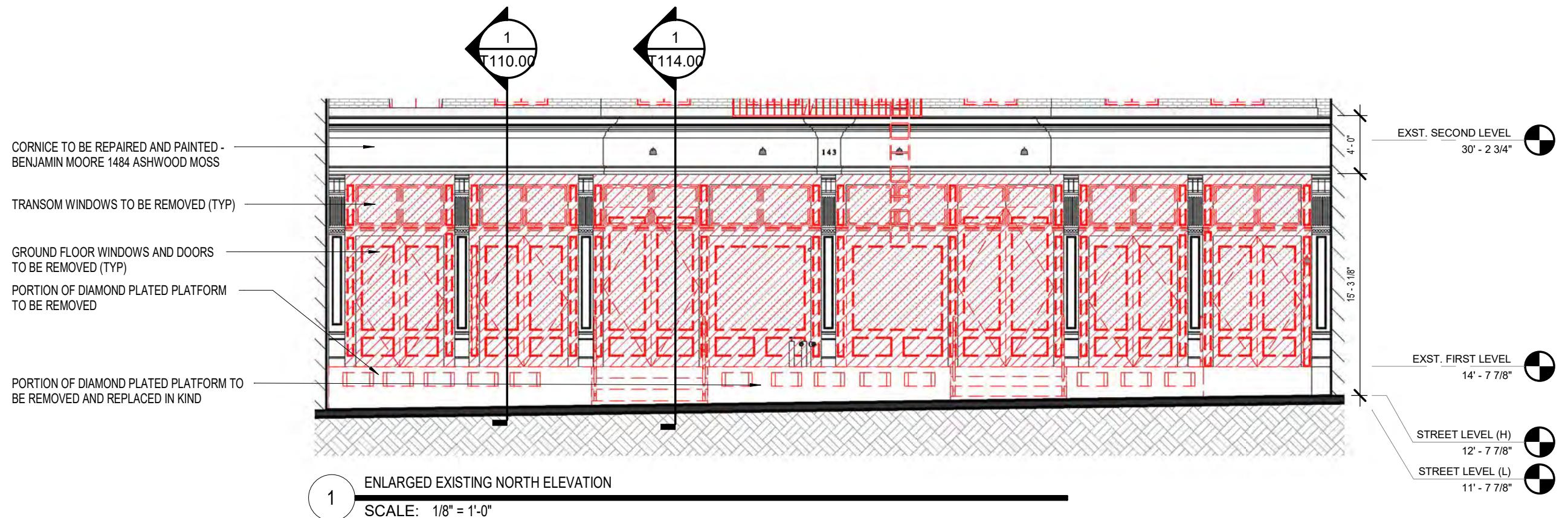


DIAMOND PLATE SAMPLE
NEW DIAMOND PLATED DOCKING AND THRESHOLD.
COLOR TO MATCH EXISTING - BENJAMIN MOORE
BLACK HC-190

STOREFRONT - CURRENT PHOTOS

T105.00

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143 FRANKLIN ST

FOR _____

STOREFRONT - ENLARGED EXISTING AND PROPOSED

T106.00

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1 ENLARGED NORTH ELEVATION 3D - EXISTING
FOR
SCALE:

143 FRANKLIN ST

143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

2 ENLARGED NORTH ELEVATION 3D - PROPOSED
FOR
SCALE:

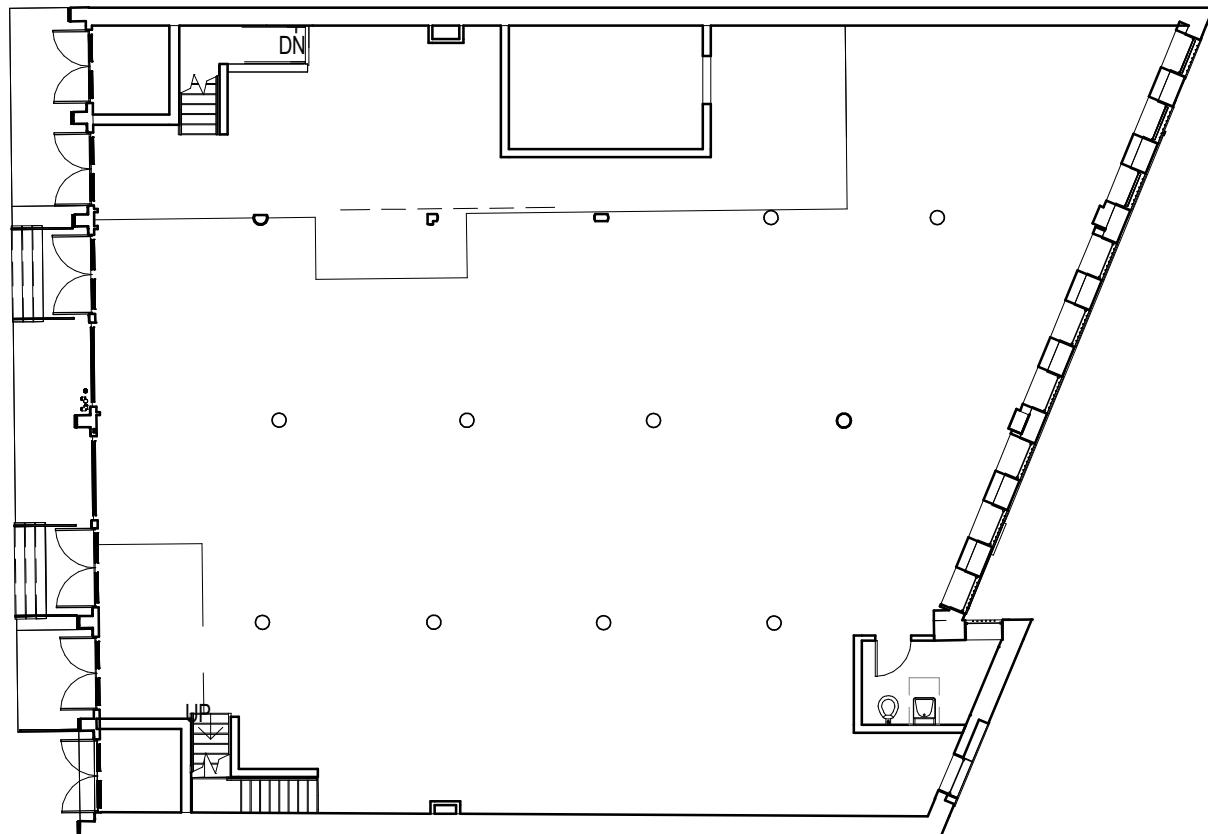
STOREFRONT - ENLARGED RENDERING

T107.00

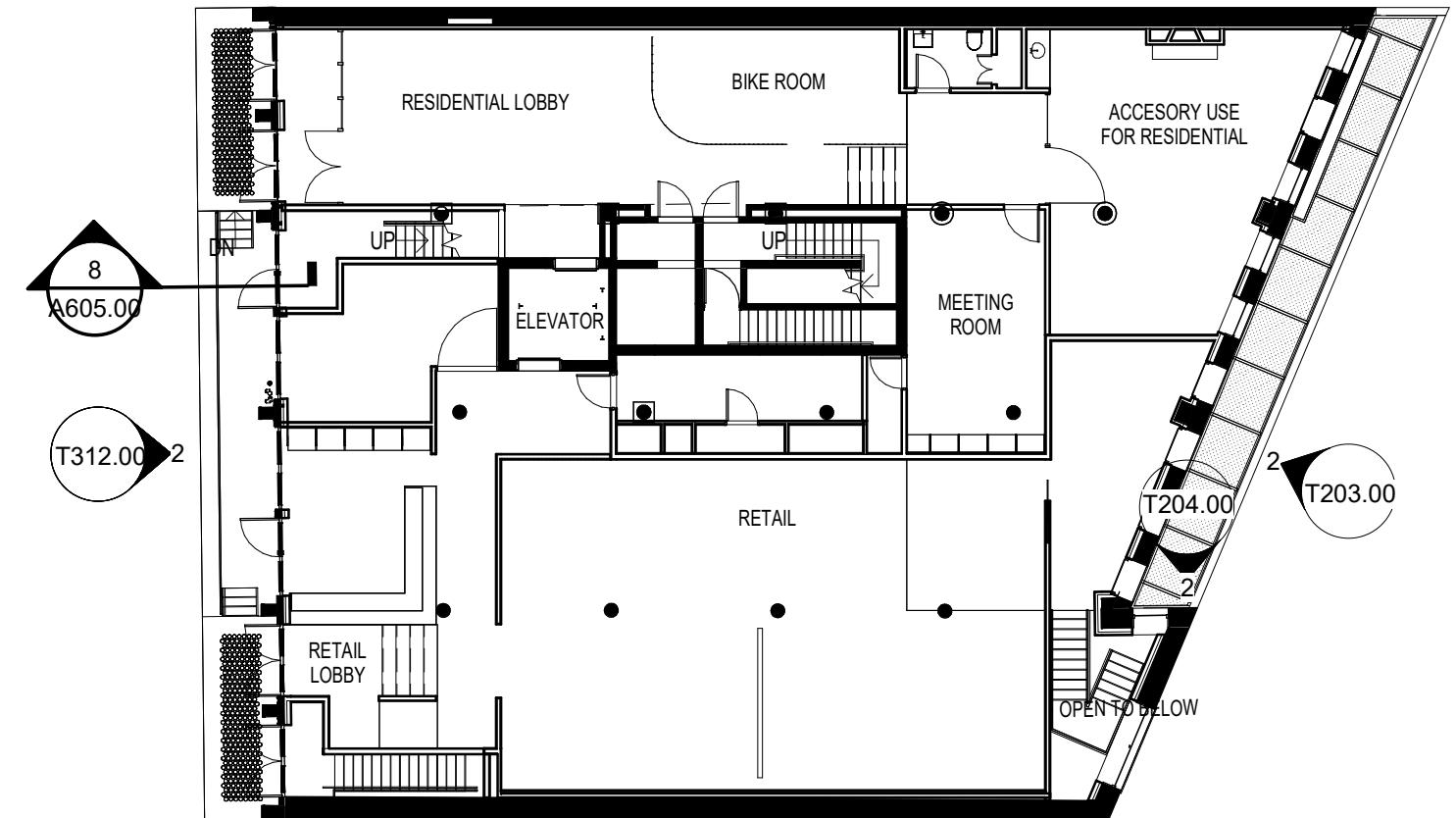
studioMDA

SCALE:

PROJECT NO: 941



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



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

143 FRANKLIN ST

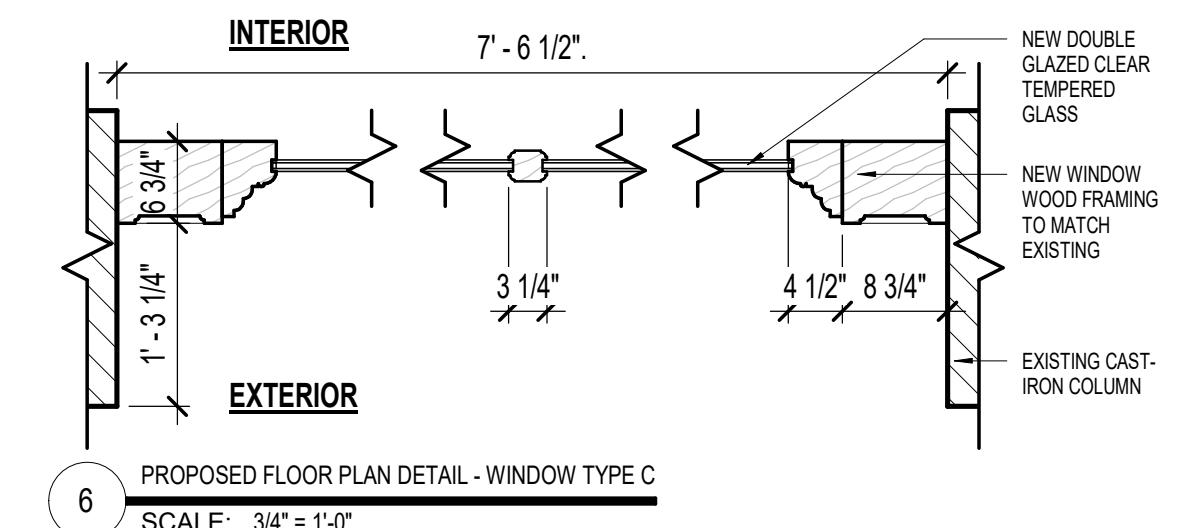
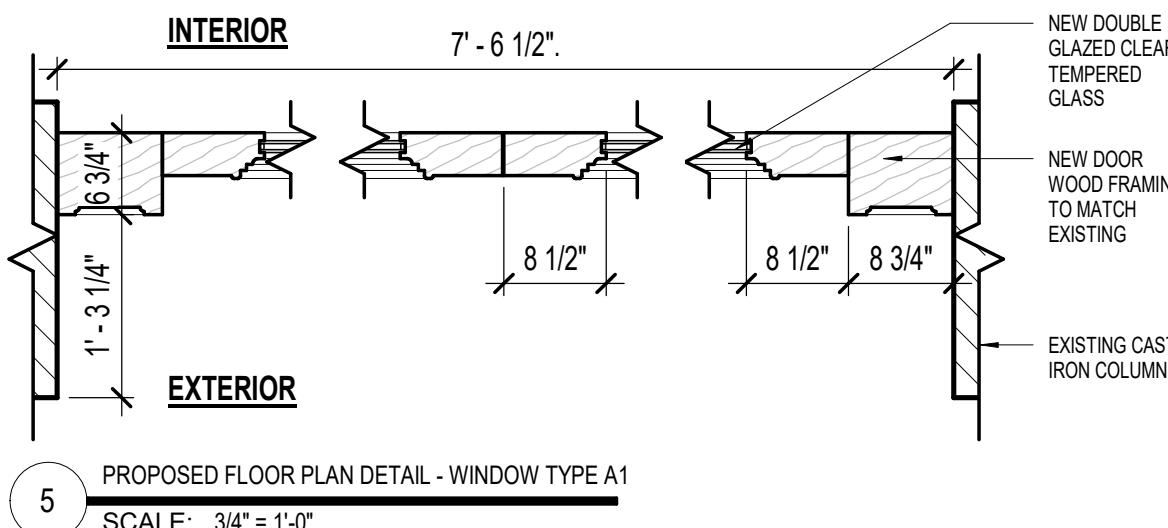
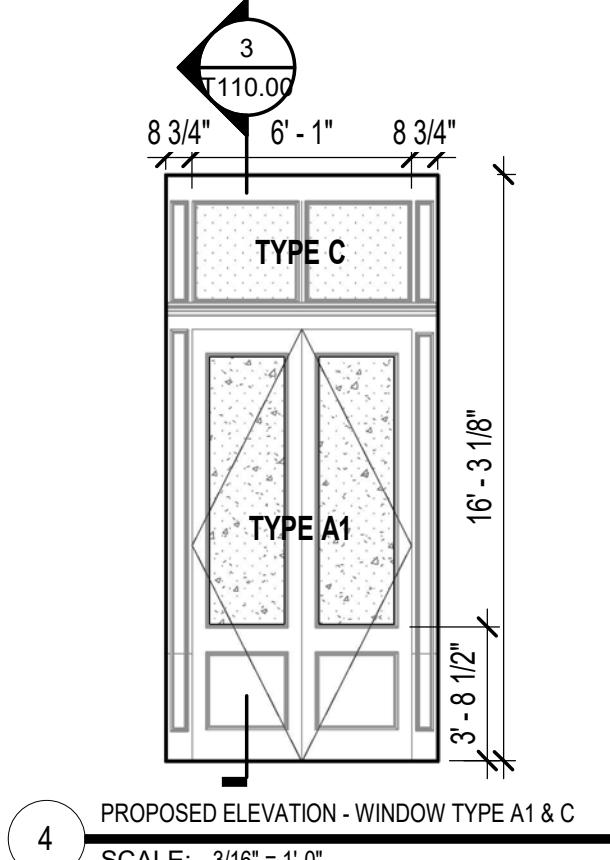
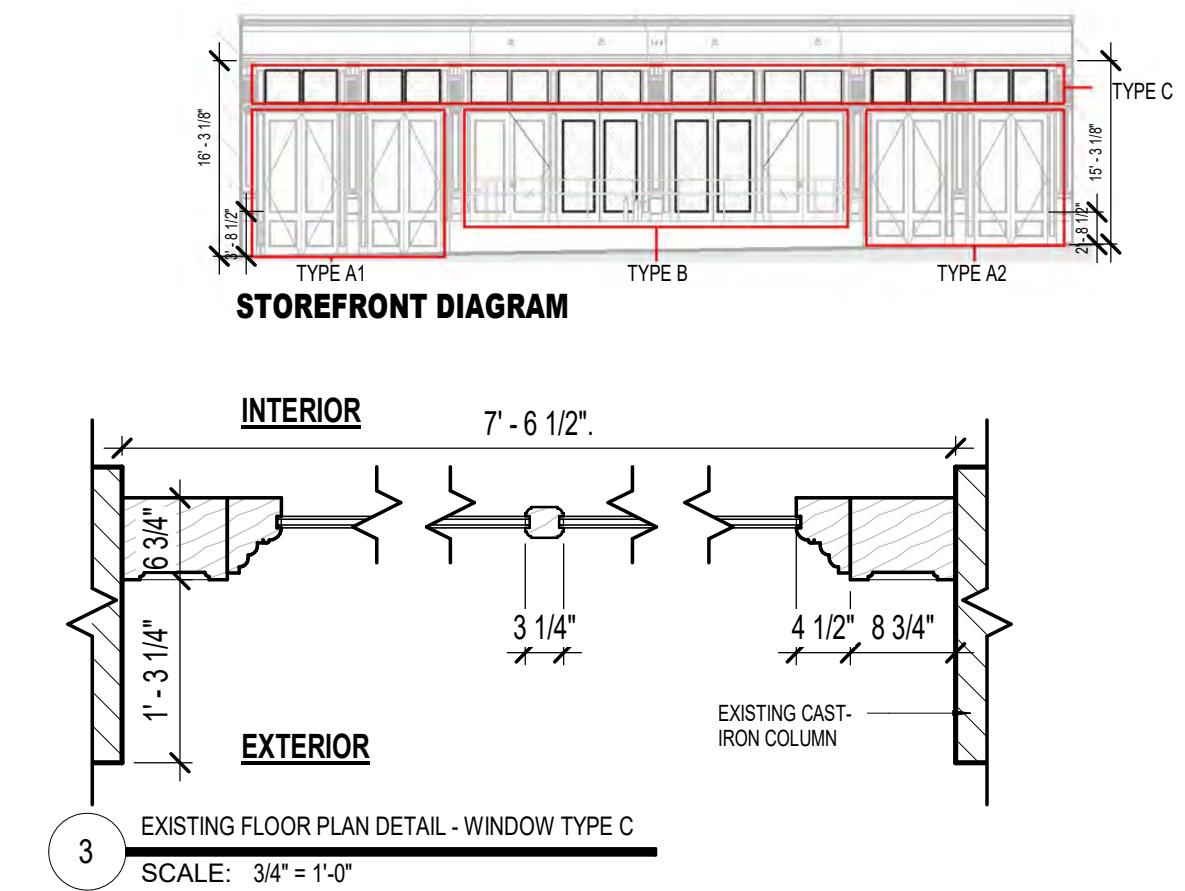
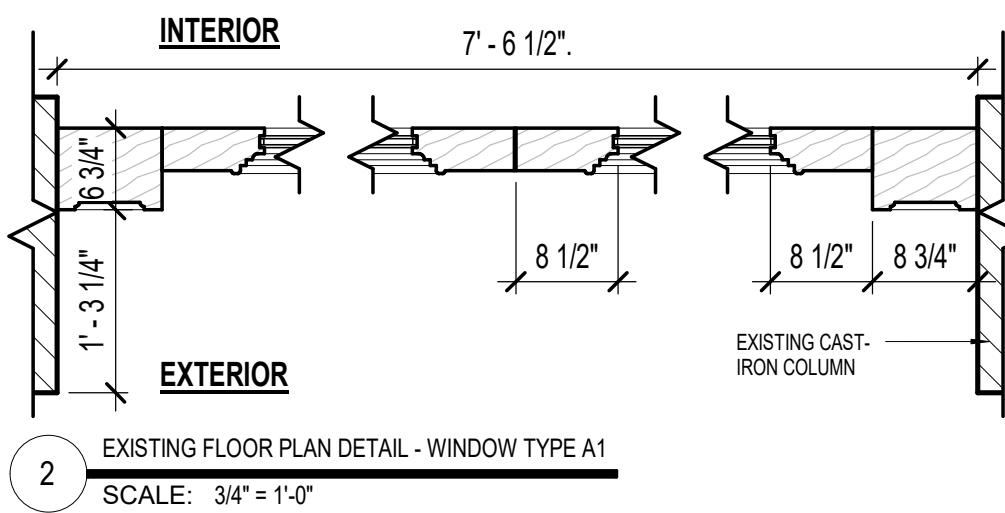
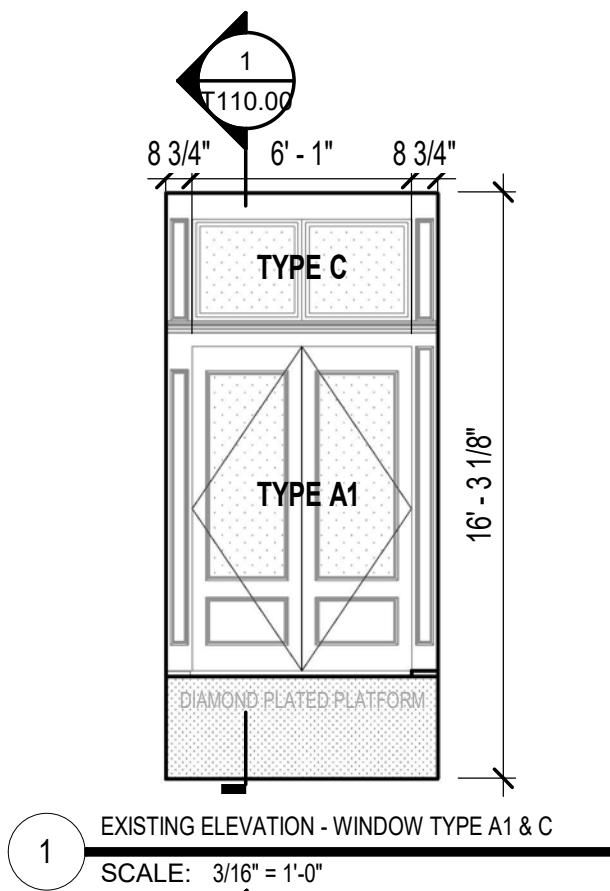
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

EXISTING AND PROPOSED 1ST FLOOR PLANS

T108.00

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143 FRANKI IN ST

FOR
143 FRANKLIN OWNER LLC

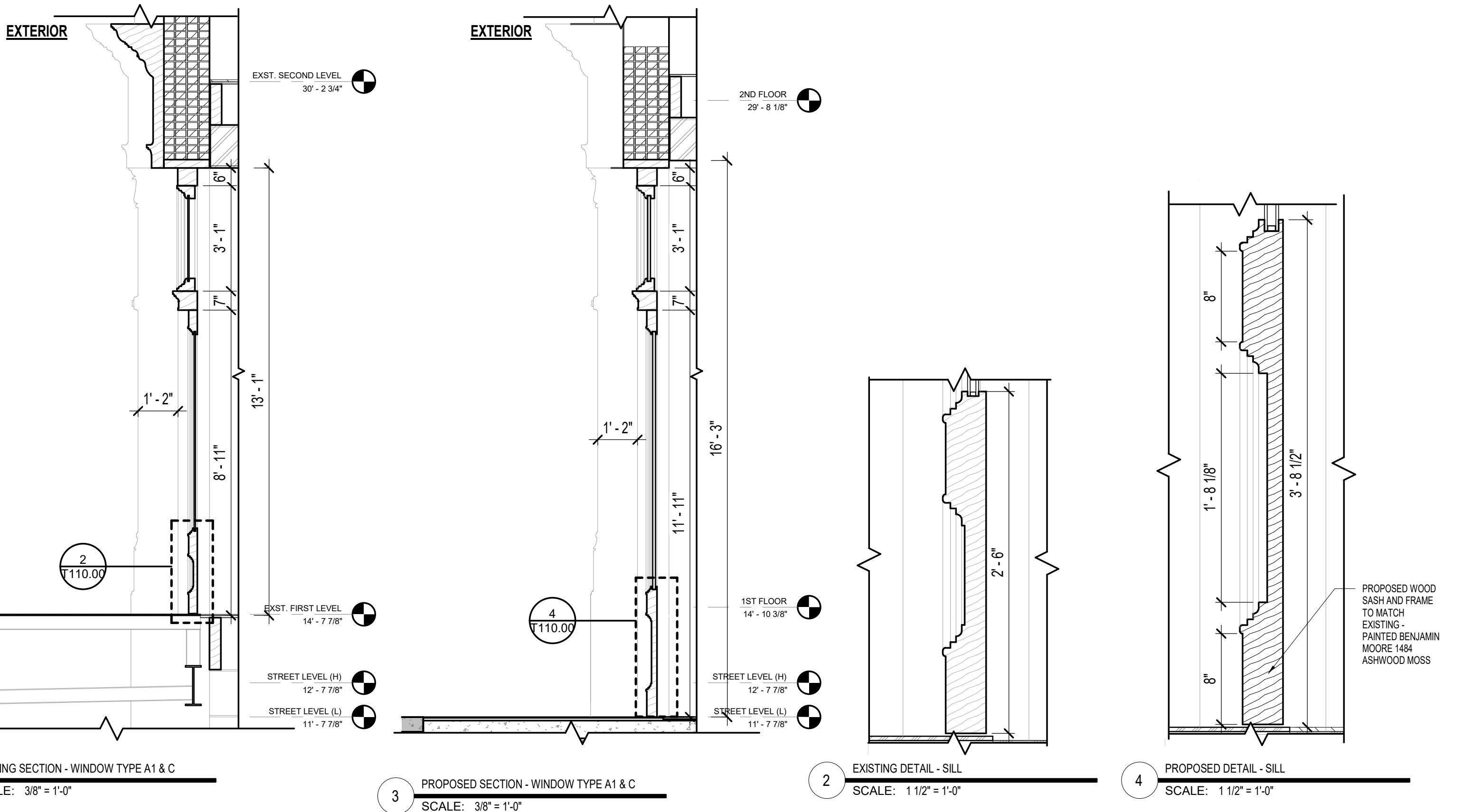
NEW YORK NEW YORK

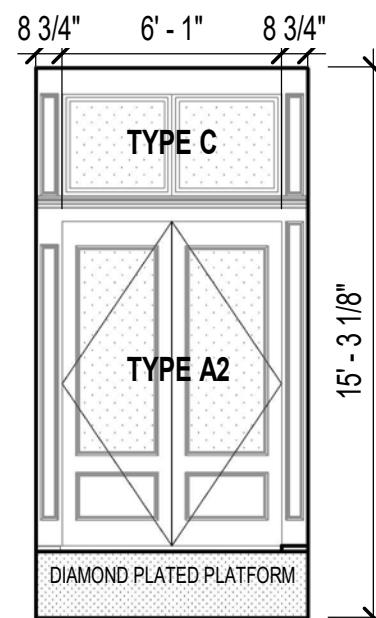
03/02/10

STOREFRONT - DOOR TYPE A1 & C - EXISTING AND PROPOSED

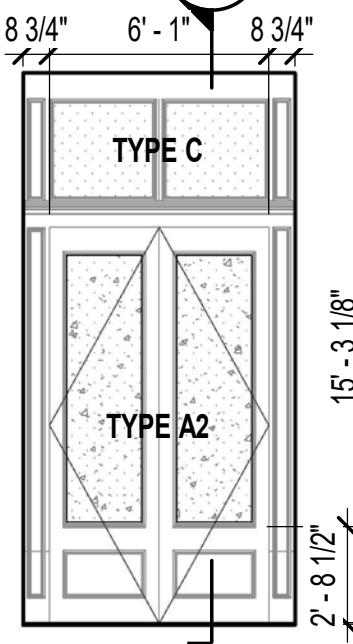
T109.00

studioMDA

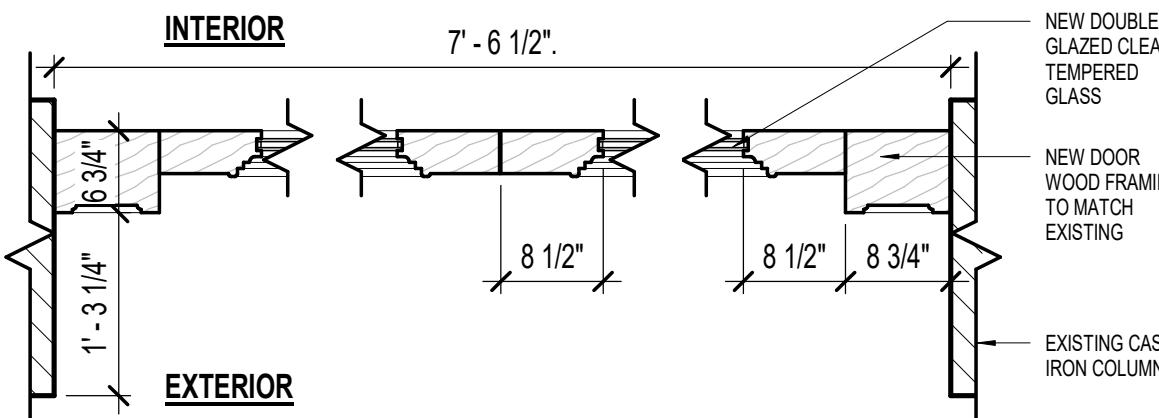




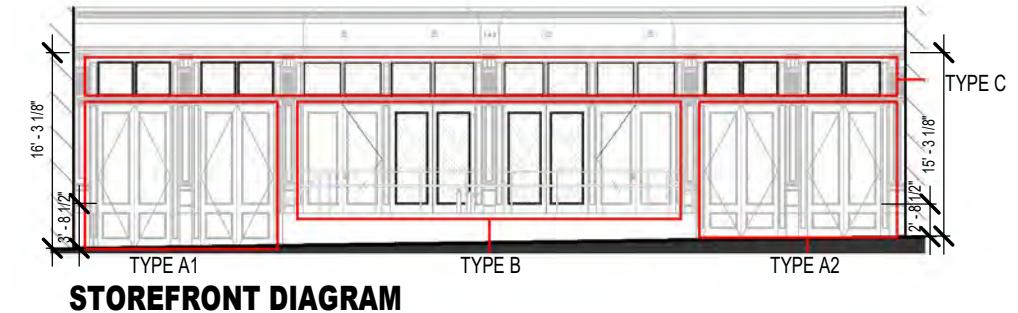
1 EXISTING ELEVATION - WINDOW TYPE A2 & C
SCALE: 3/16" = 1'-0"



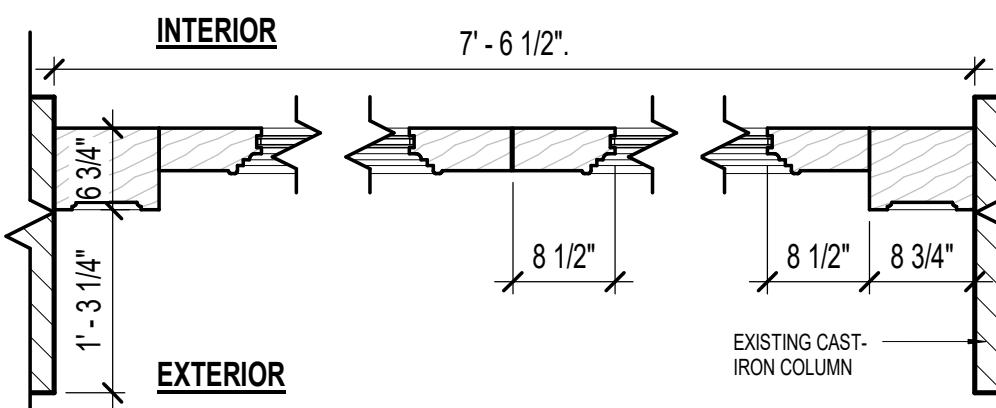
4 PROPOSED ELEVATION - WINDOW TYPE A2 & C
SCALE: 3/16" = 1'-0"



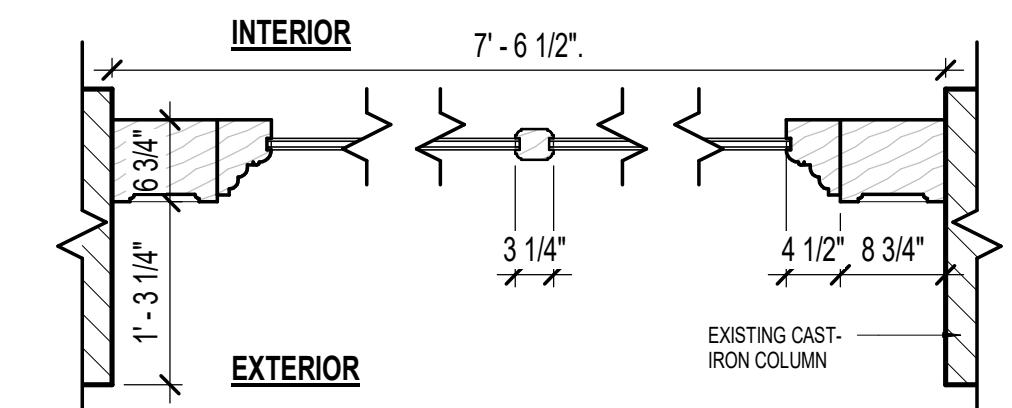
5 PROPOSED FLOOR PLAN DETAIL - WINDOW TYPE A2
SCALE: 3/4" = 1'-0"



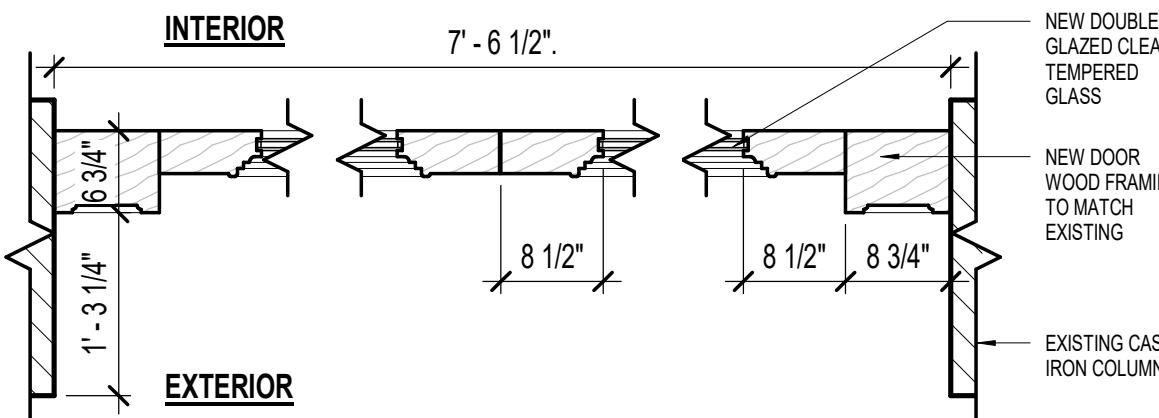
STOREFRONT DIAGRAM



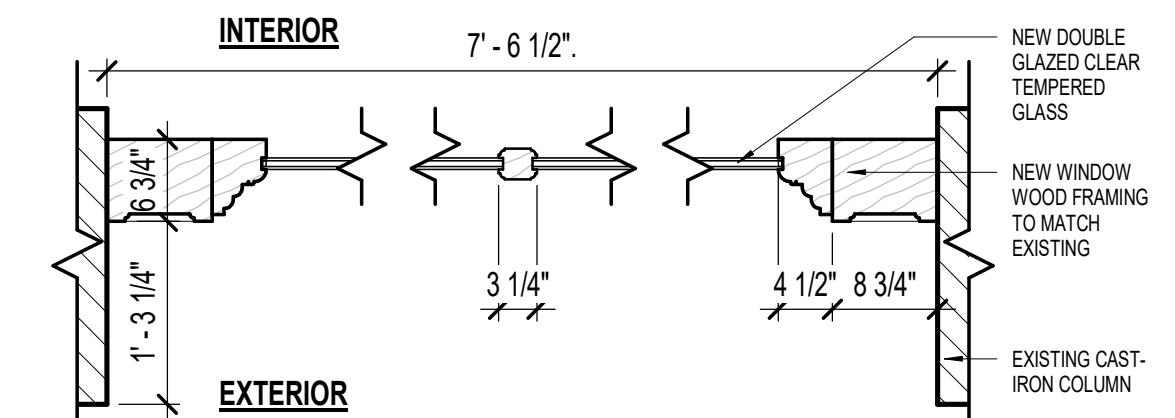
2 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE A2
SCALE: 3/4" = 1'-0"



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



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



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

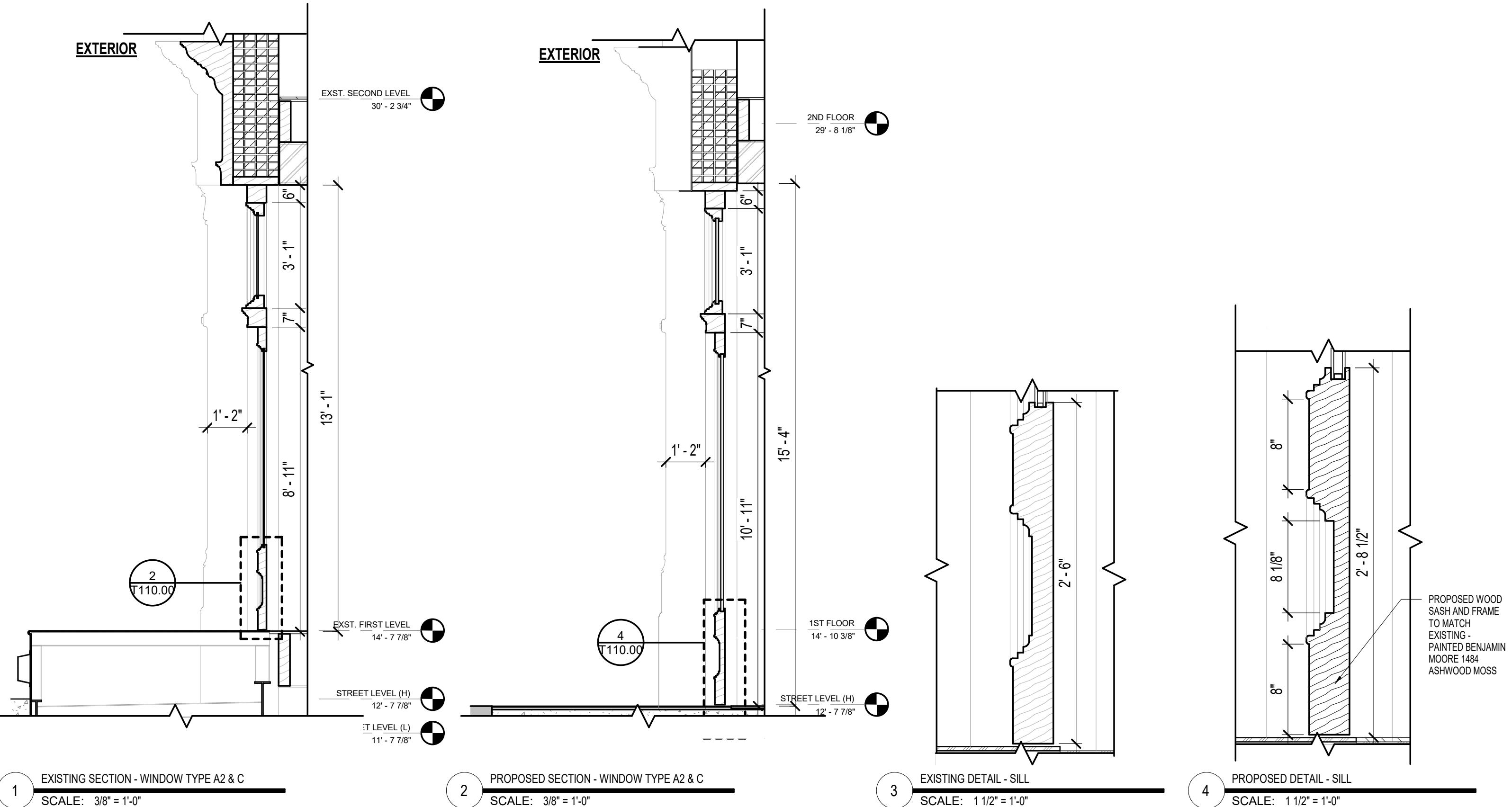
STOREFRONT - DOOR TYPE A2 & C - EXISTING AND PROPOSED

143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

T111.00

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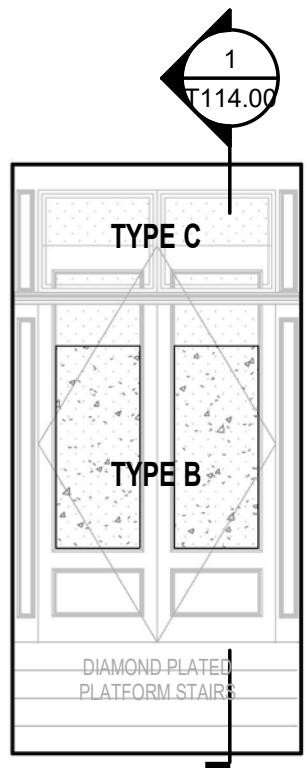
143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

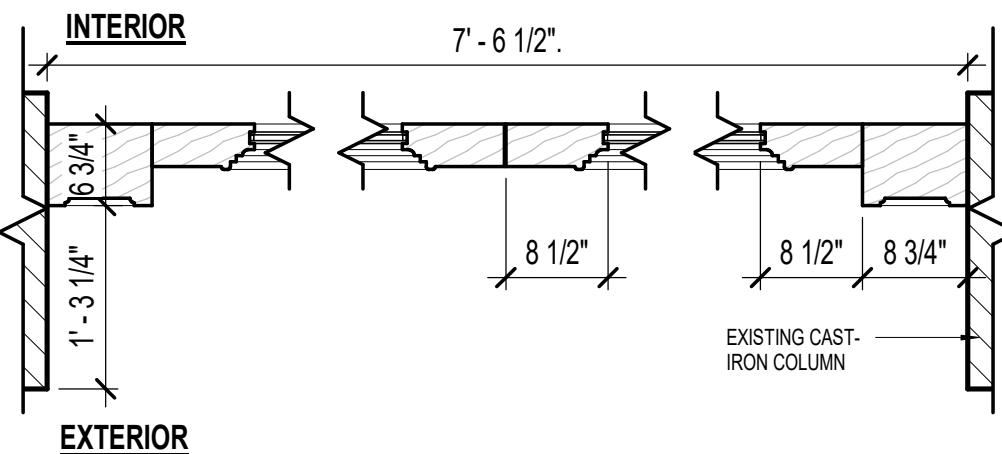
STOREFRONT - DOOR TYPE A2 & C - EXISTING AND PROPOSED SECTION

T112.00

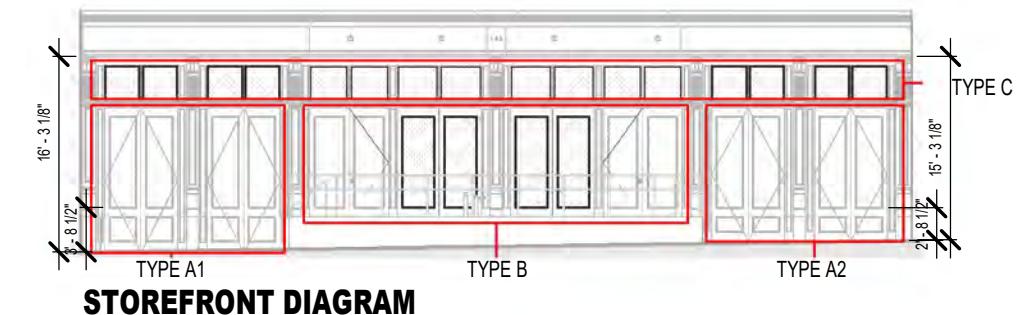
studioMDA



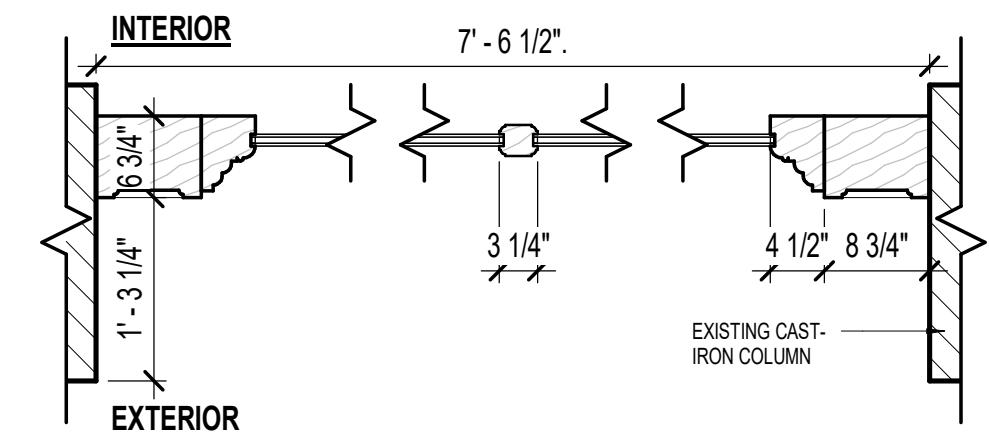
1 EXISTING ELEVATION - WINDOW TYPE B & C
SCALE: 3/16" = 1'-0"



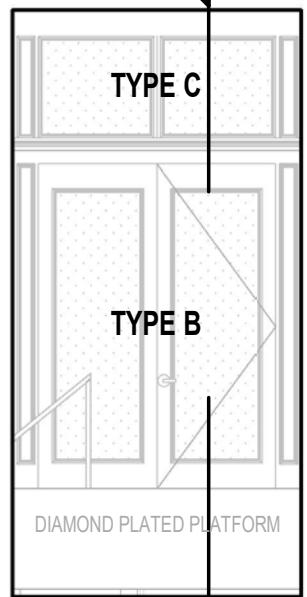
2 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE A
SCALE: 3/4" = 1'-0"



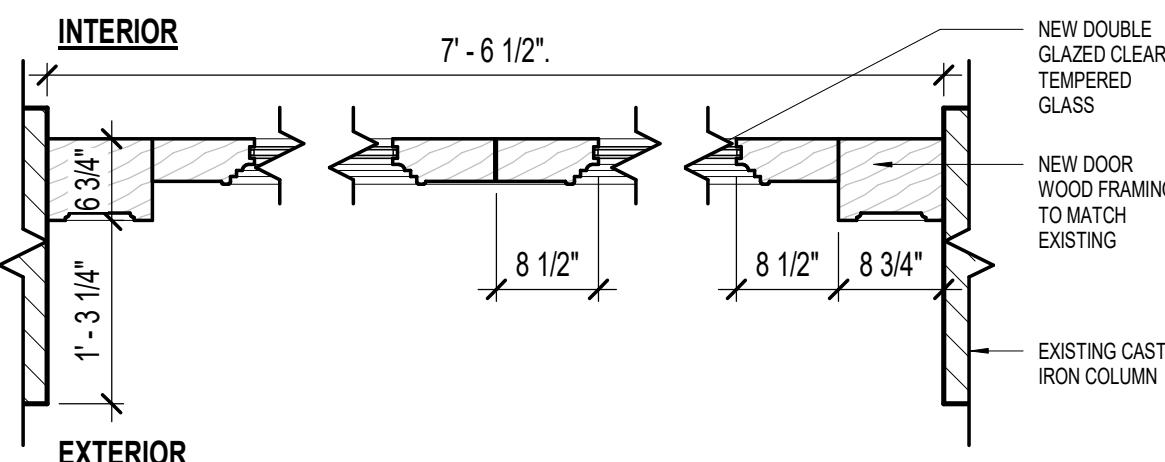
STOREFRONT DIAGRAM



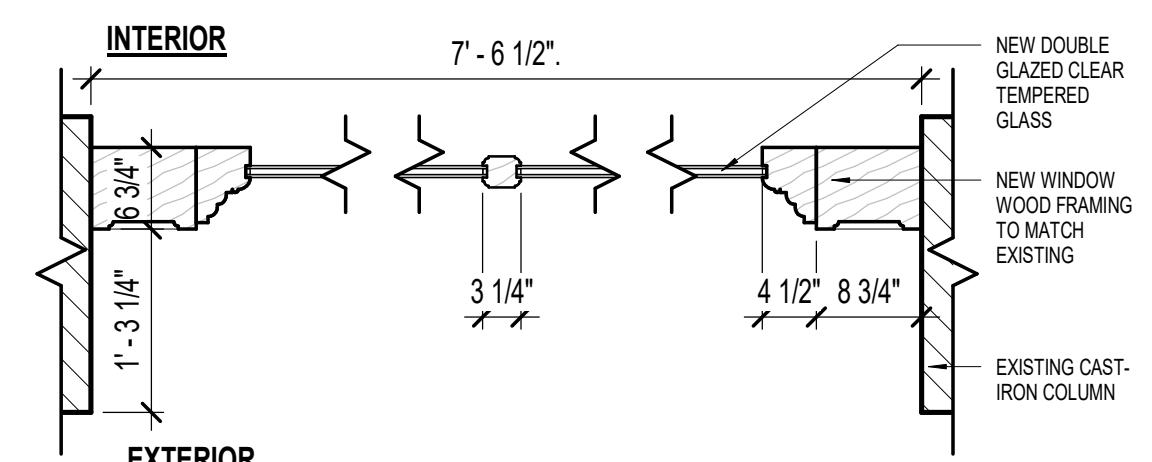
3 EXISTING FLOOR PLAN DETAIL - WINDOW TYPE C
SCALE: 3/4" = 1'-0"



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



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



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

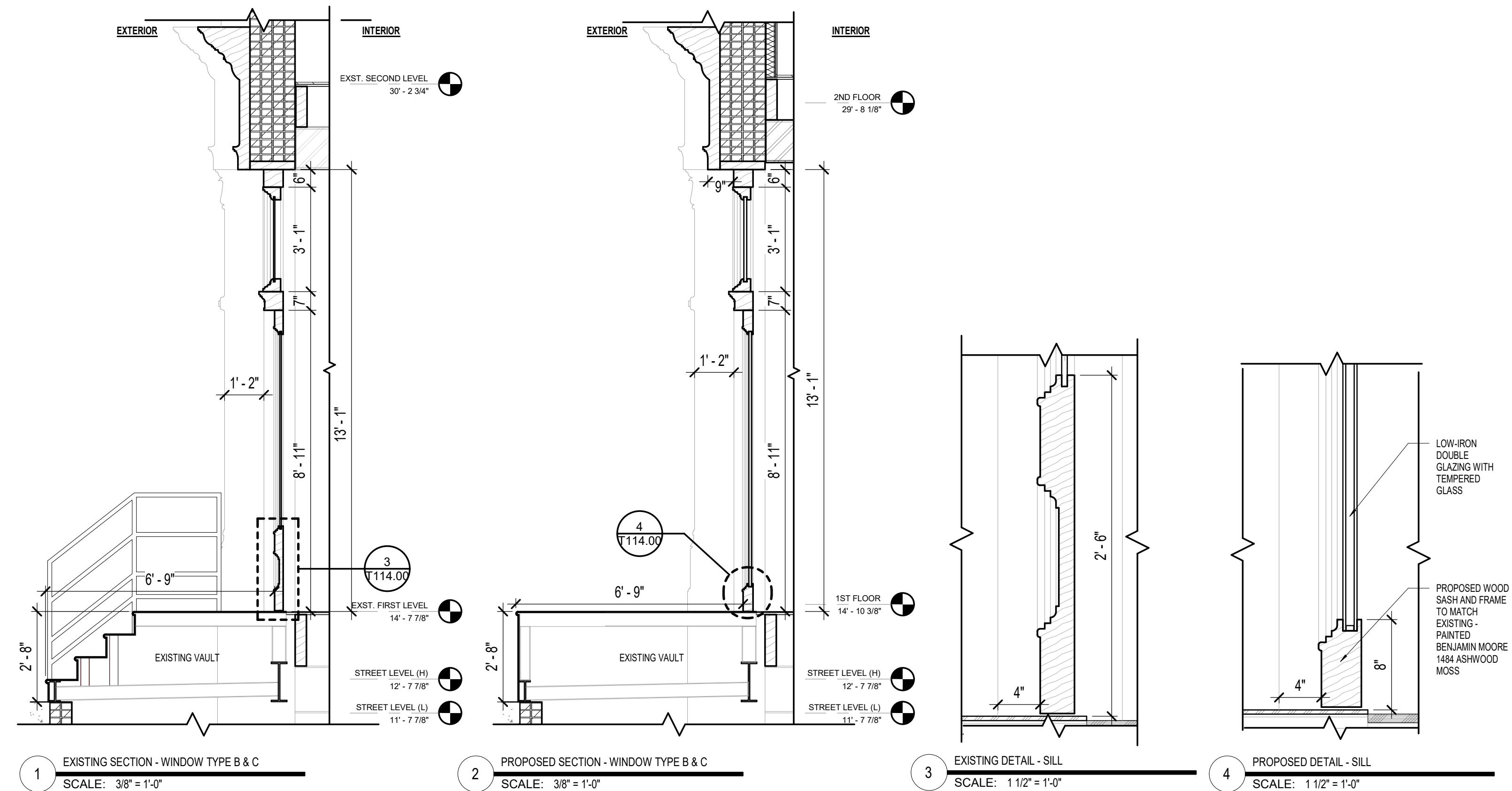
STOREFRONT - WINDOW TYPE B & C - EXISTING AND PROPOSED

143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

T113.00

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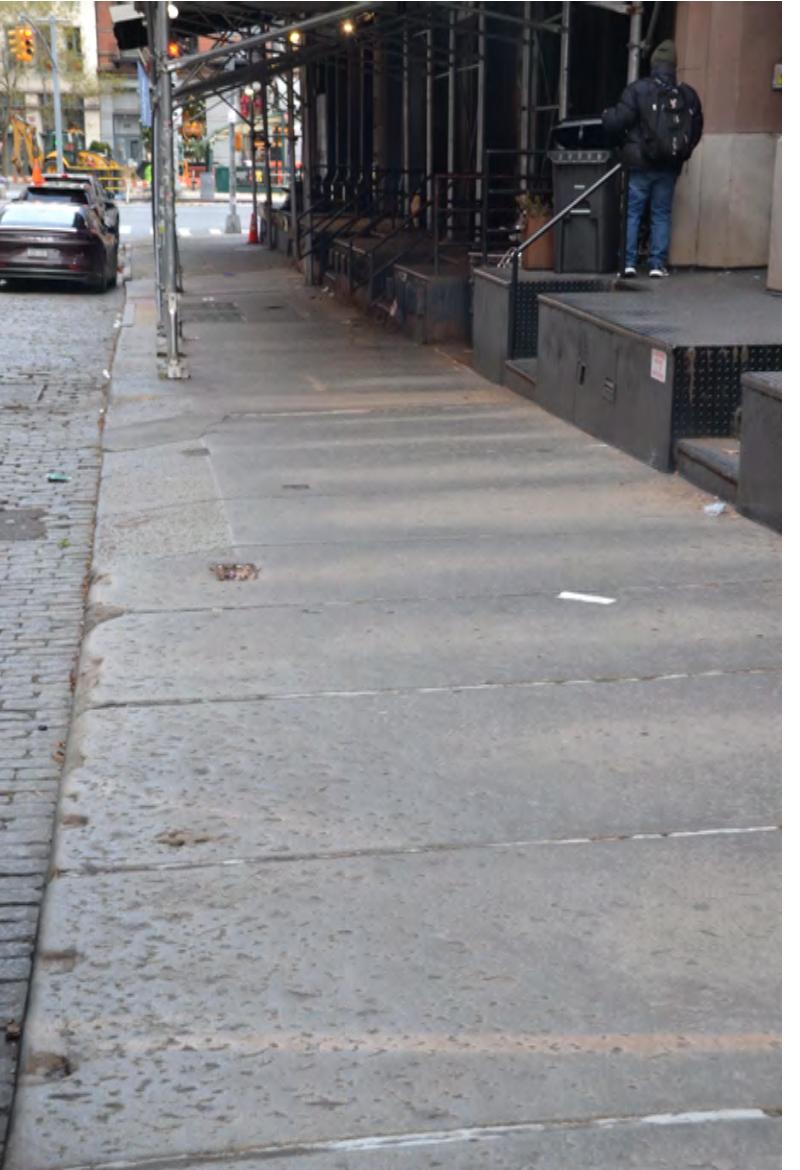
143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

T114.00

studioMDA

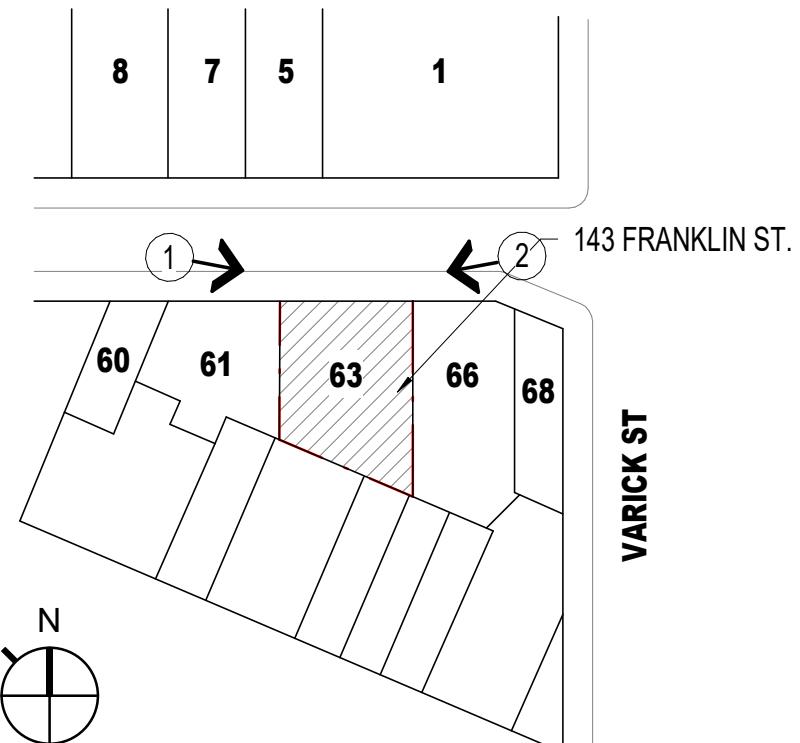
KEY PLAN



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.



143 FRANKLIN ST

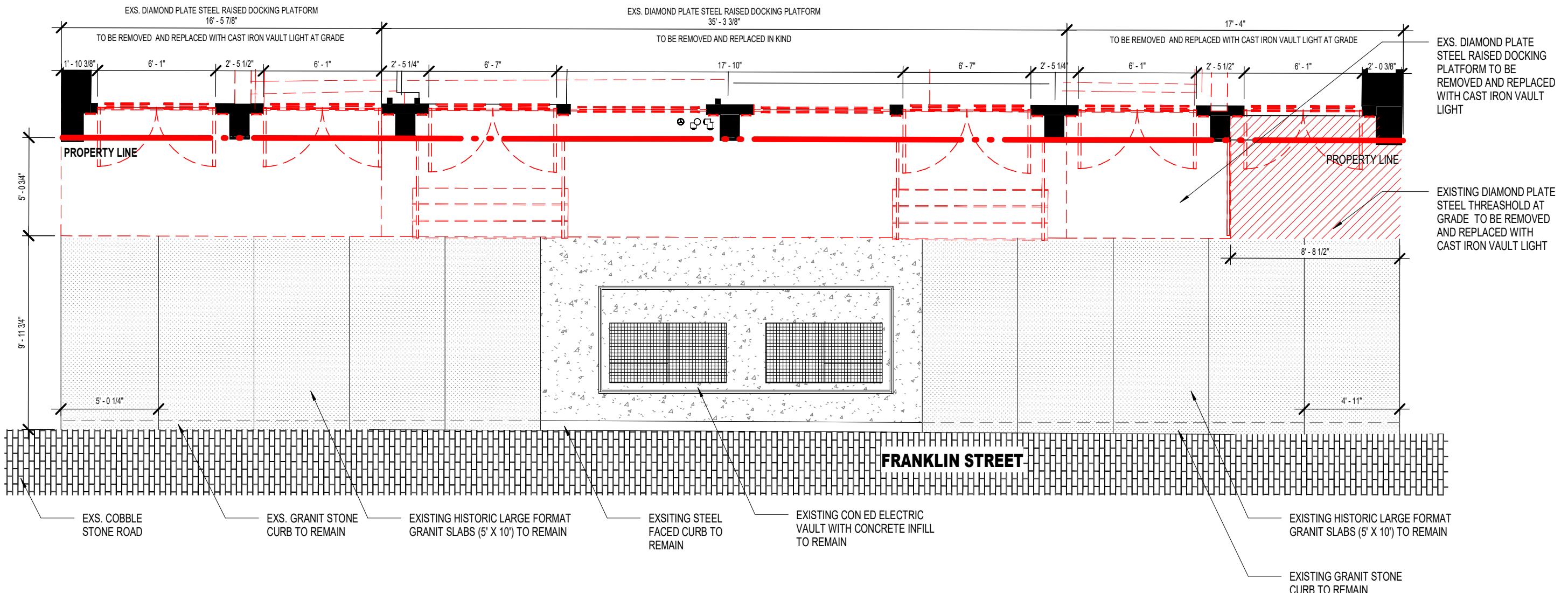
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

SIDEWALK - CURRENT PHOTOS

T115.00

studioMDA



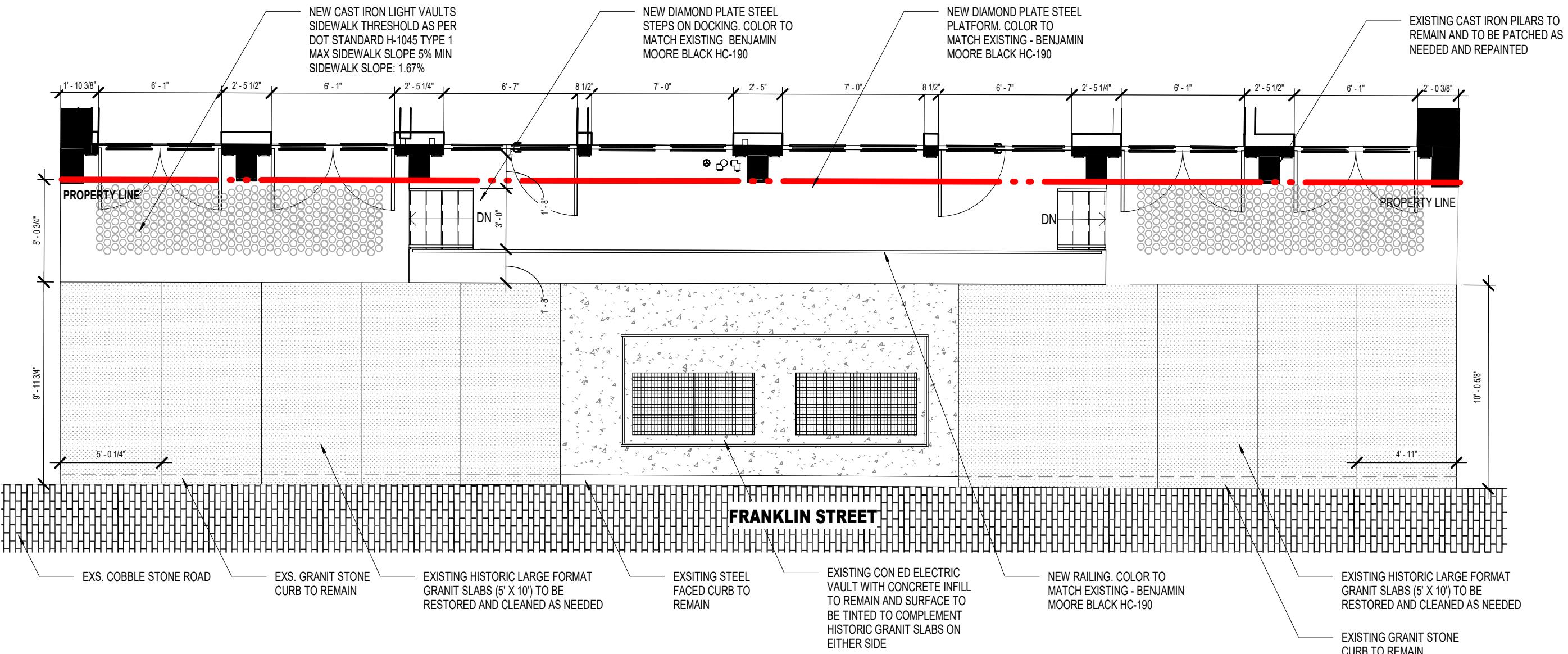
143 FRANKLIN ST

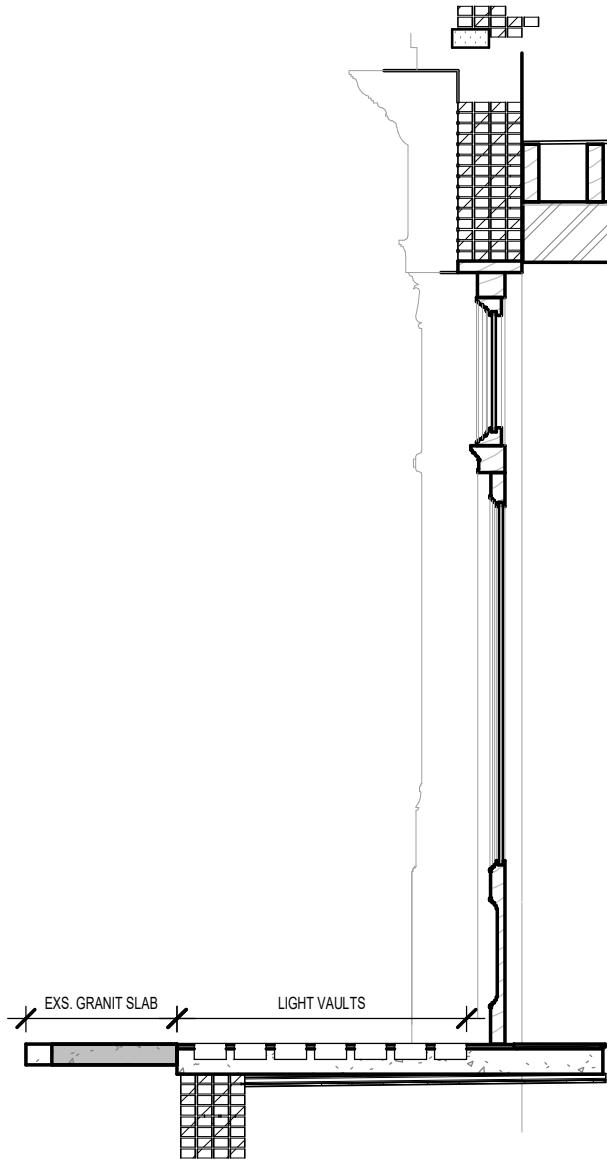
FOR
143 FRANKLIN OWNER LLC

SIDEWALK - EXISTING PLAN

T116.00

studioMDA





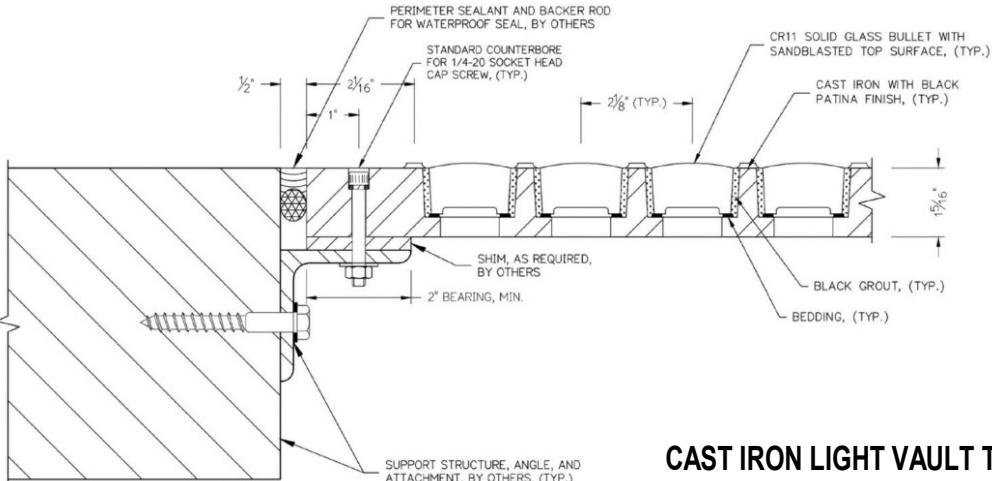
SIDEWALK SECTION @ CAST IRON LIGHT VAULTS



SAMPLE OF THE PROPOSED LIGHT VAULTS



CLOSE UP IMAGE OF PROPOSED LIGHT VAULTS



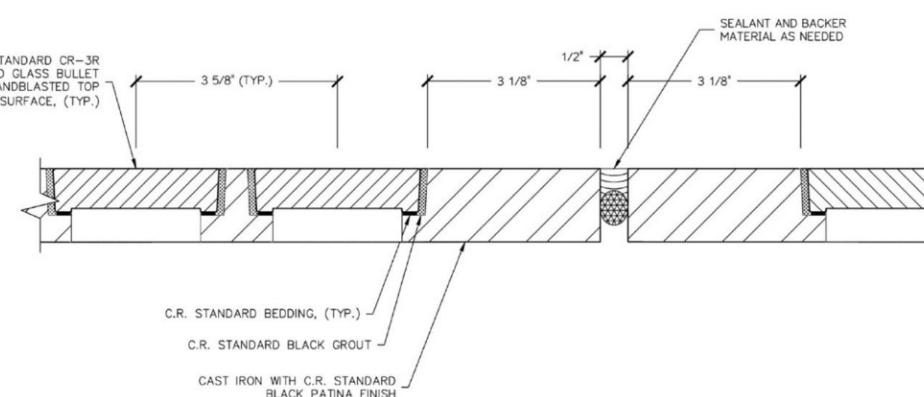
CAST IRON LIGHT VAULT TYPICAL DETAILS

143 FRANKLIN ST

FOR

143 FRANKLIN OWNER LLC

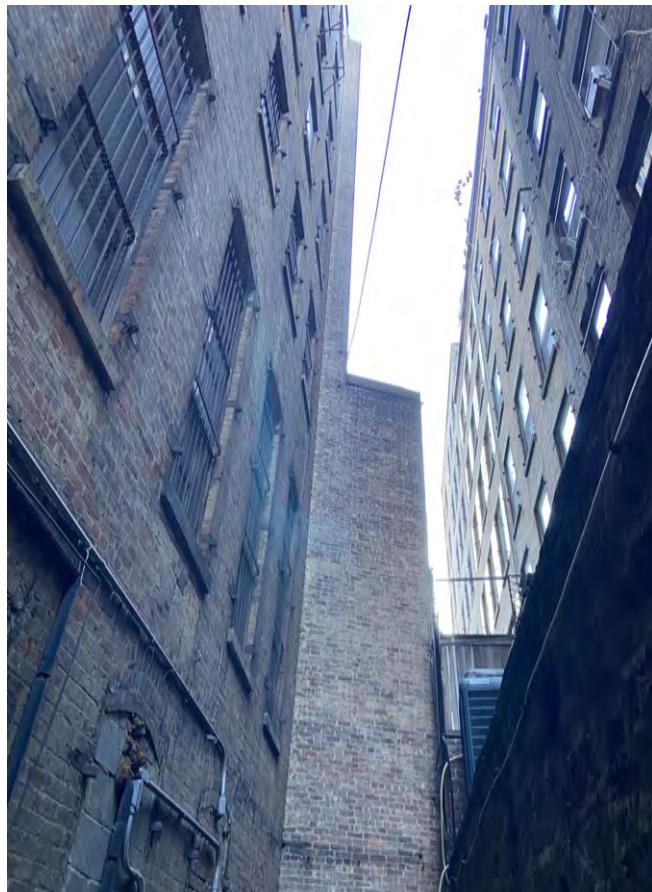
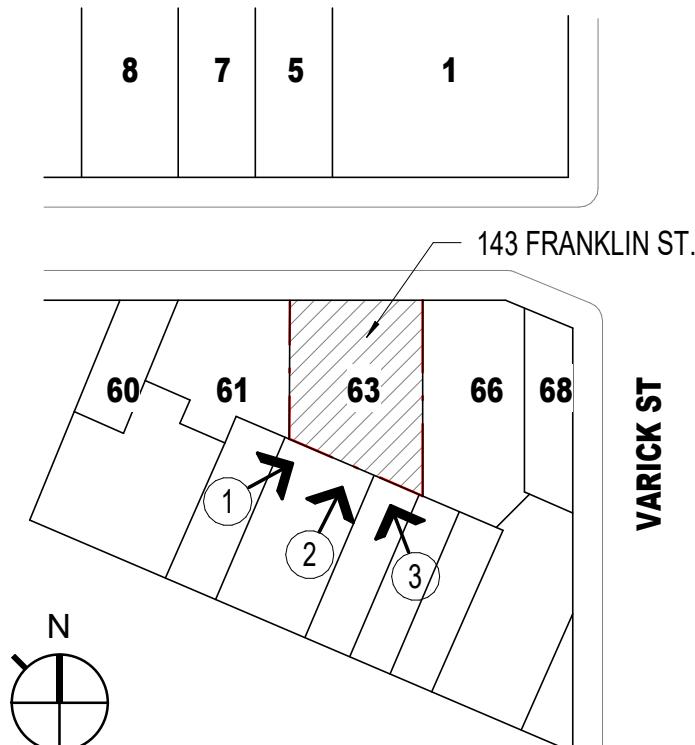
NEW YORK, NEW YORK

SIDEWALK - NEW PROPOSED SECTION & LIGHT VAULT DETAILS
SECTION A
N.T.S.

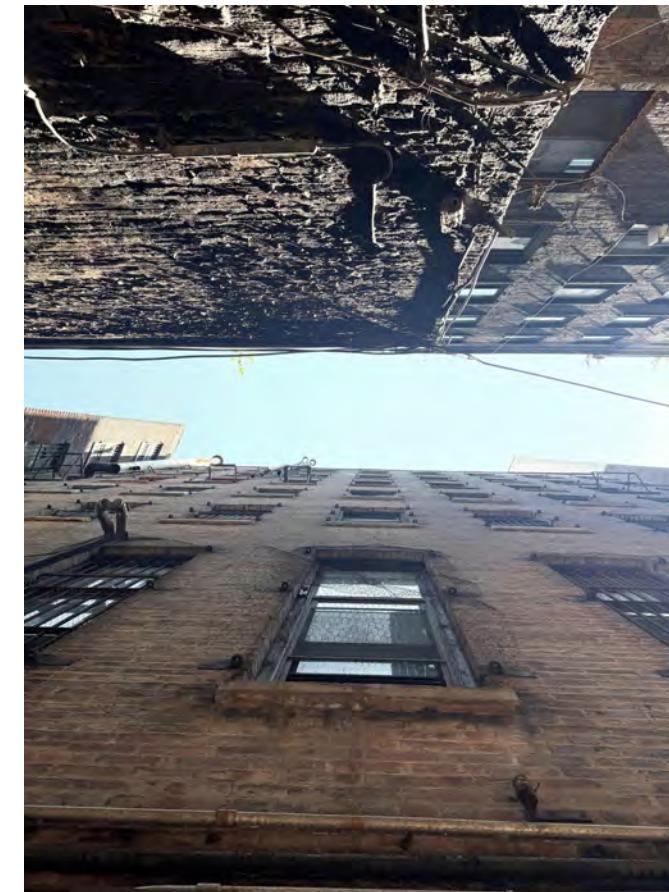
T118.00

studioMDA

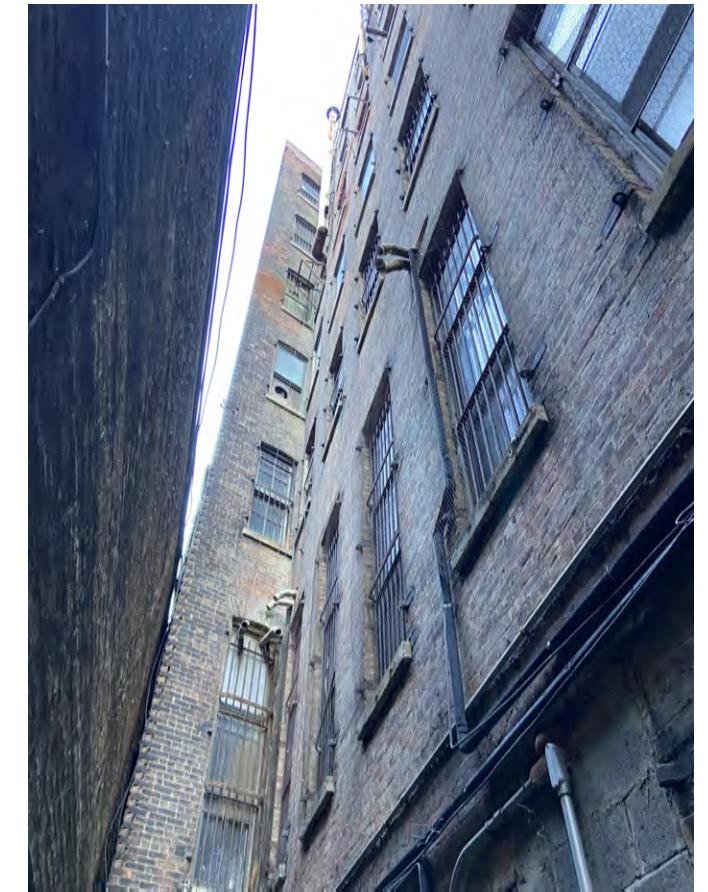
KEY PLAN



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

NEW YORK, NEW YORK

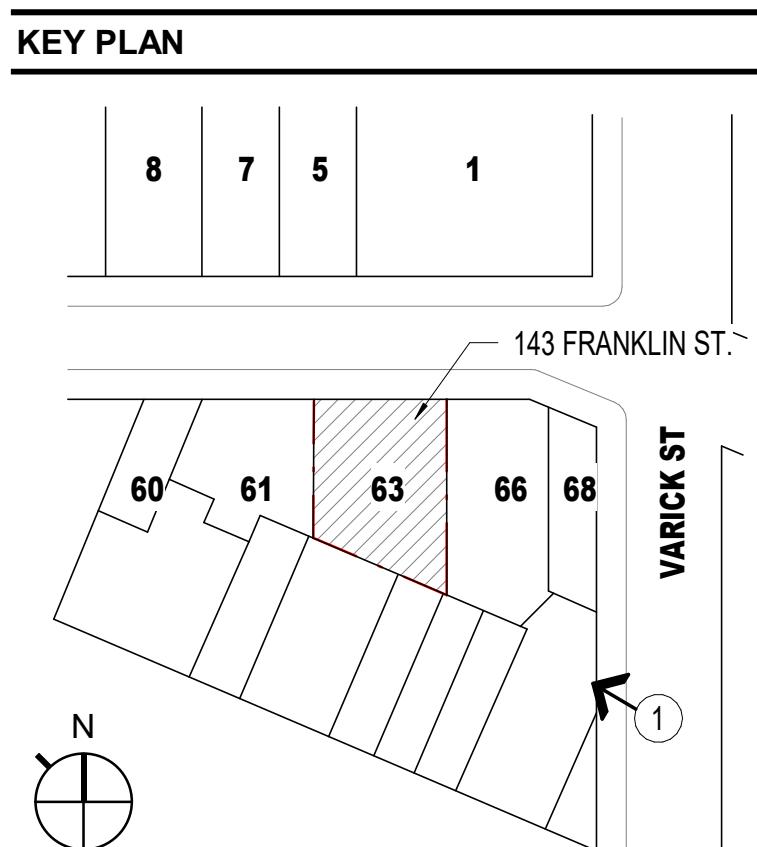
12/19/22

SOUTH FAÇADE - EXISTING BACKYARD PHOTOS

T201.00

studioMDA

SCALE: 1" = 100'-0" PROJECT NO: 941



143 FRANKLIN ST

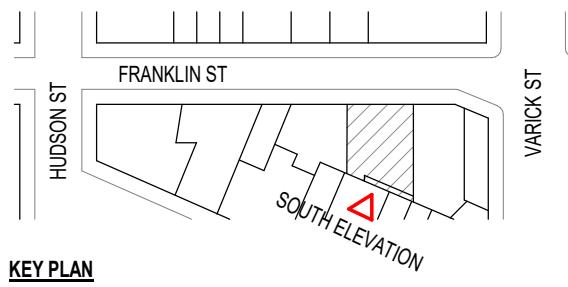
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

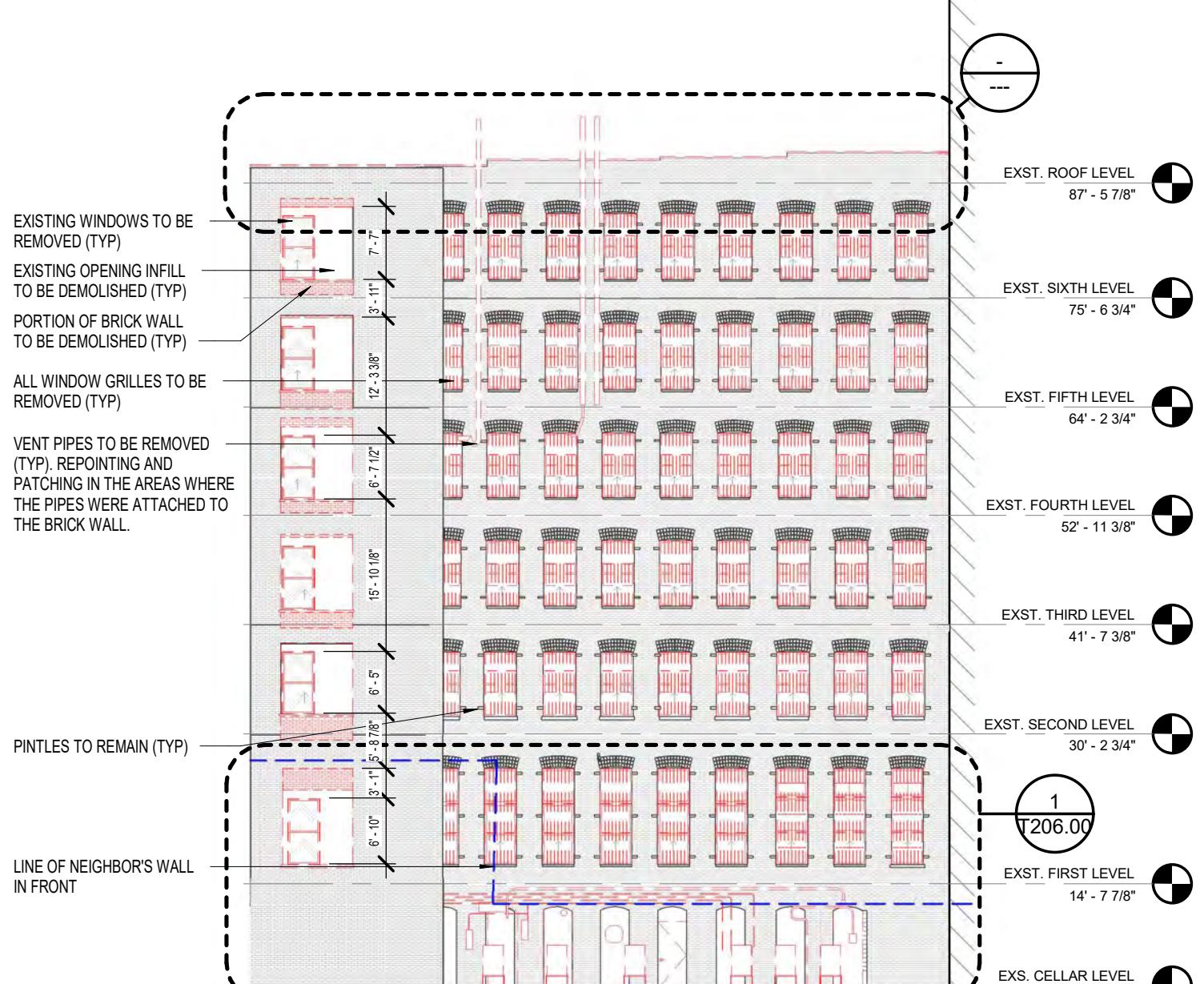
SOUTH FAÇADE - EXISTING STREETSCAPE PHOTOS

T202.00

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KEY PLAN

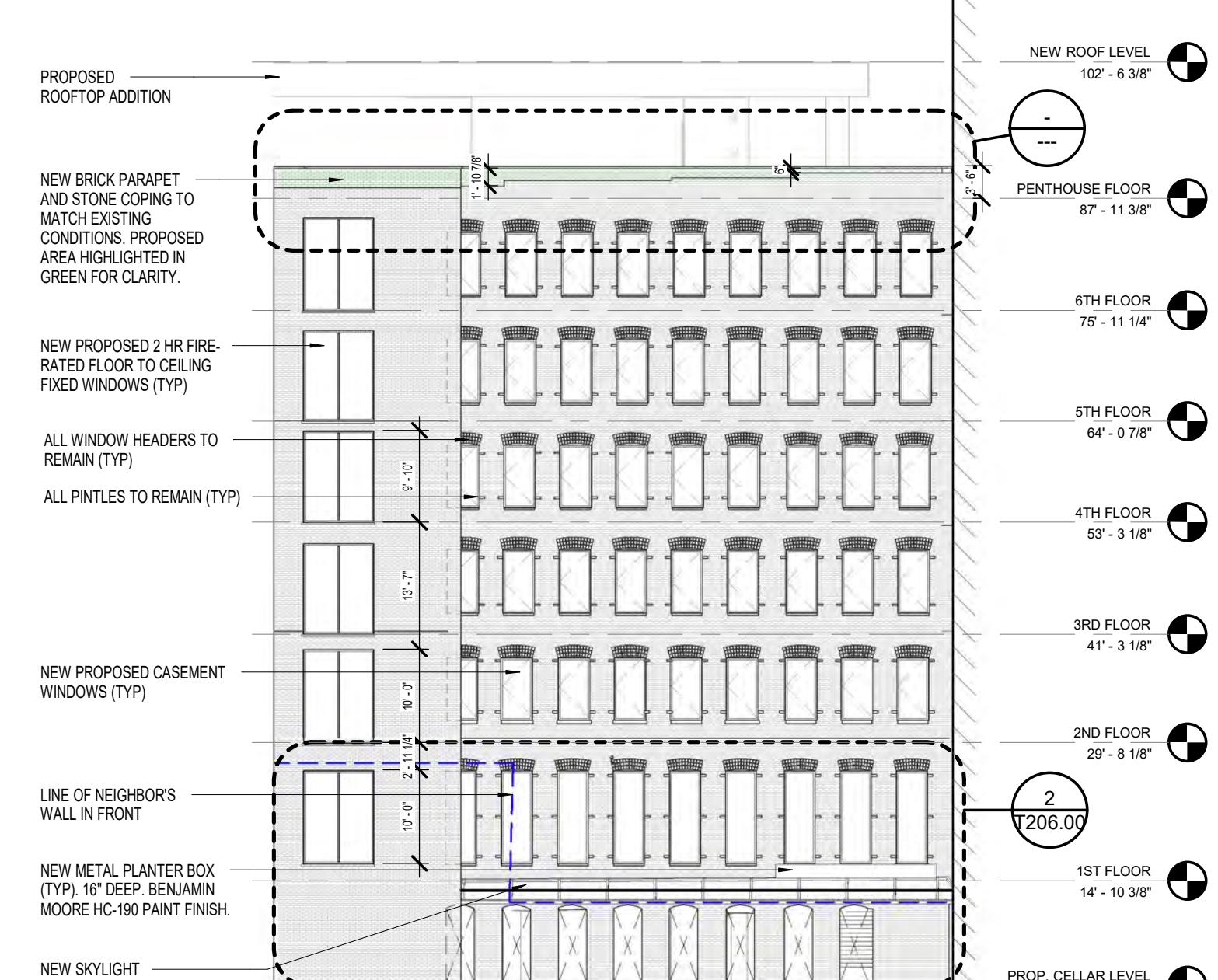


1 SOUTH FAÇADE - DEMOLITION EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

143 FRANKLIN ST

143 FRANKLIN OWNER LLC

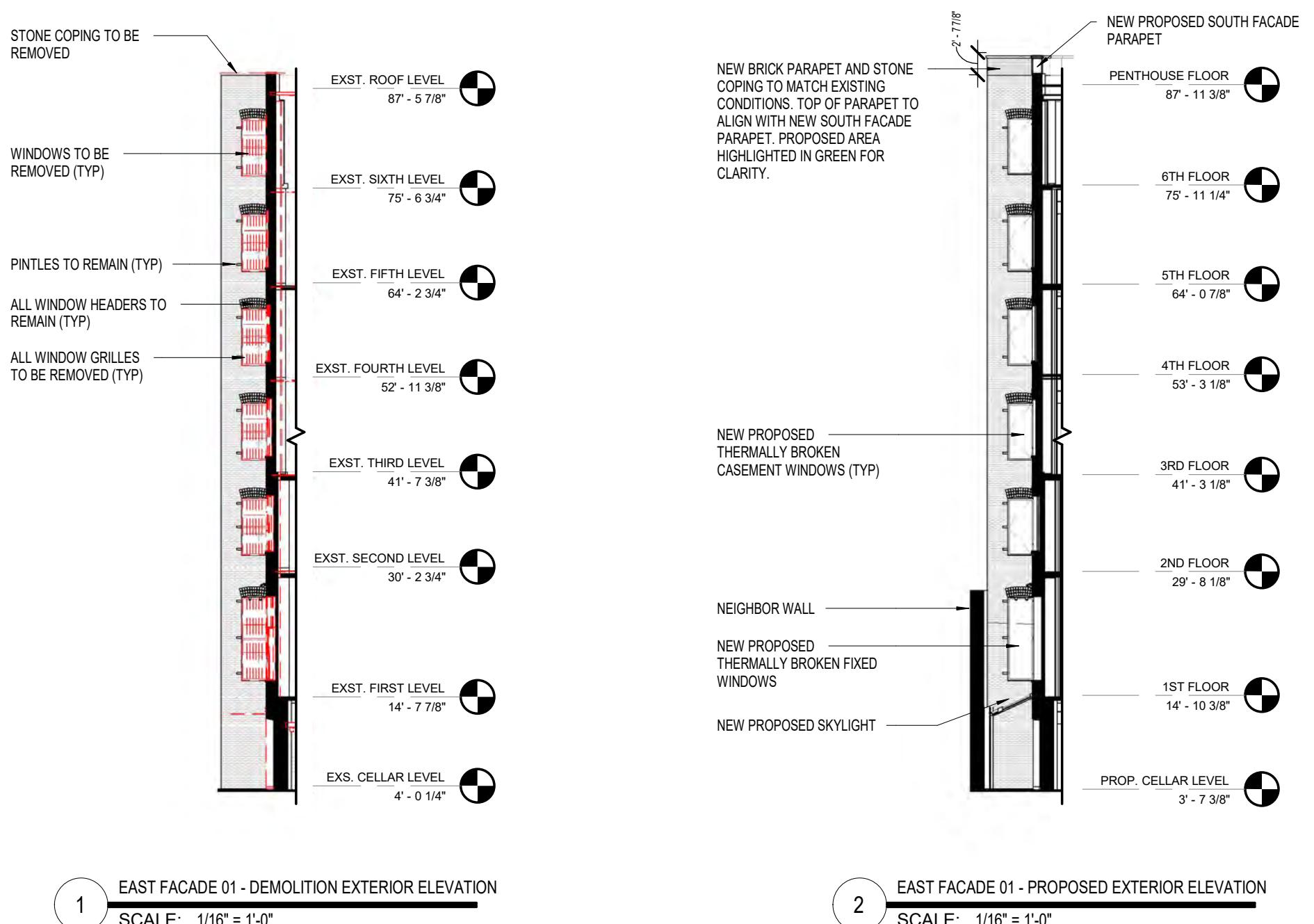
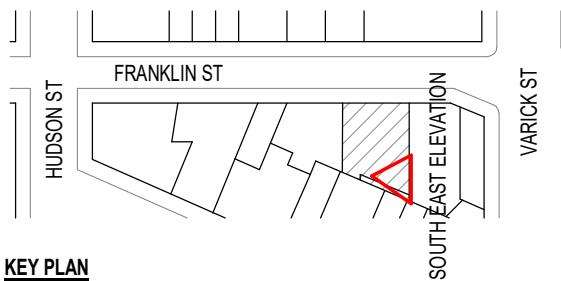


2 SOUTH FAÇADE - PROPOSED EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

T203.00

studioMDA



143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

01/14/25

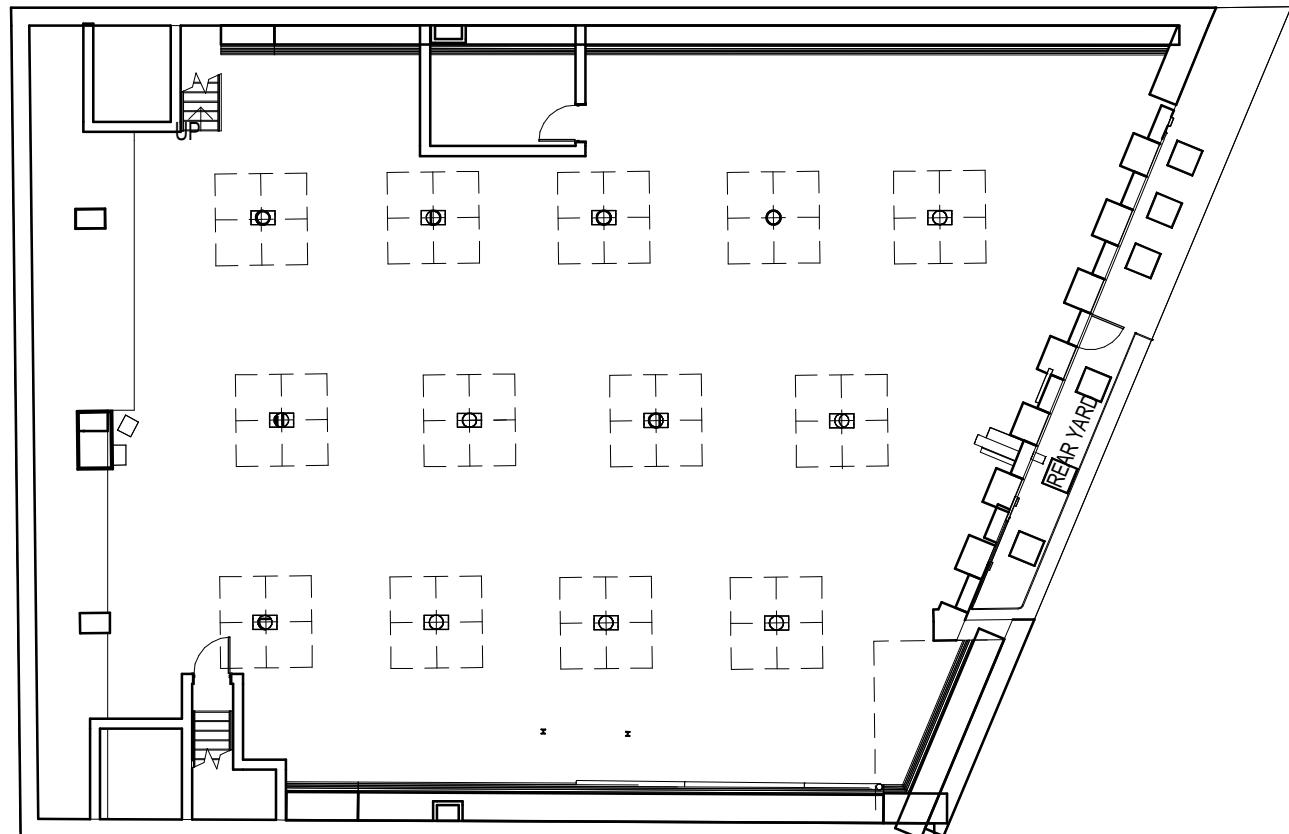
SOUTH EAST FAÇADE - EXISTING AND PROPOSED

T204.00

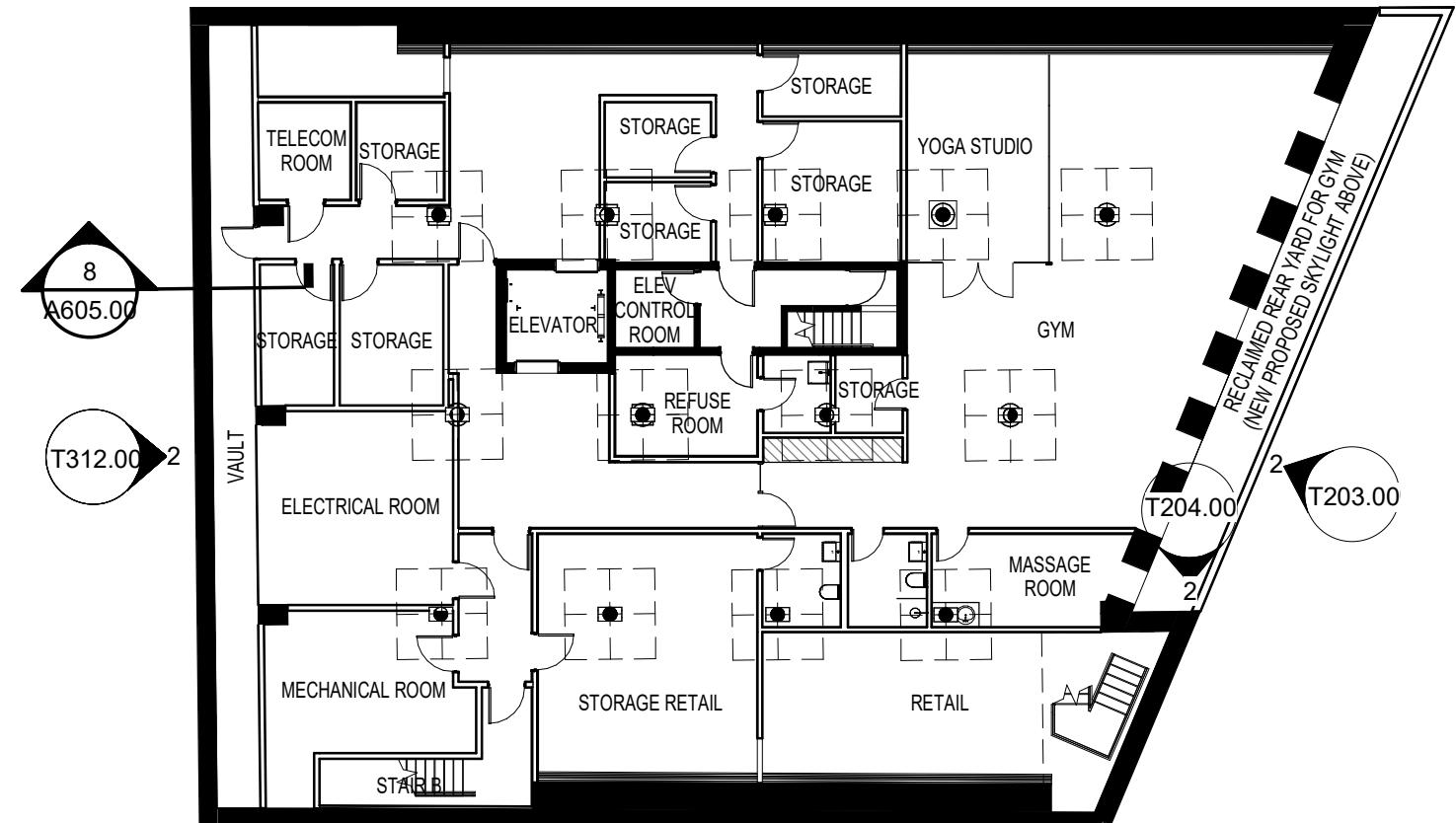
studioMDA

SCALE: As indicated

PROJECT NO: 941



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



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

143 FRANKLIN ST

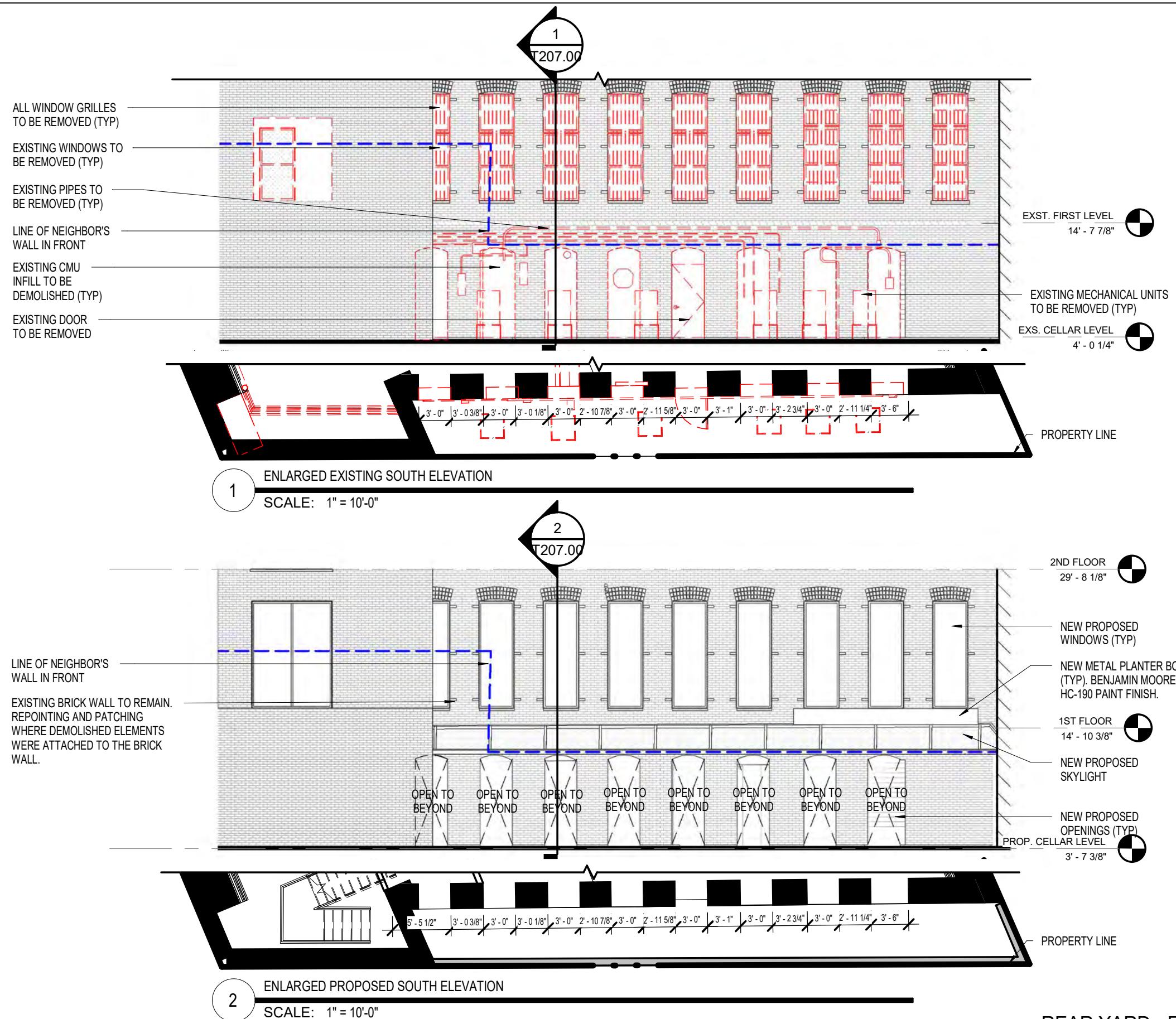
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

REAR YARD - EXISTING AND PROPOSED FLOOR PLANS

T205.00

studioMDA



143 FRANKLIN ST

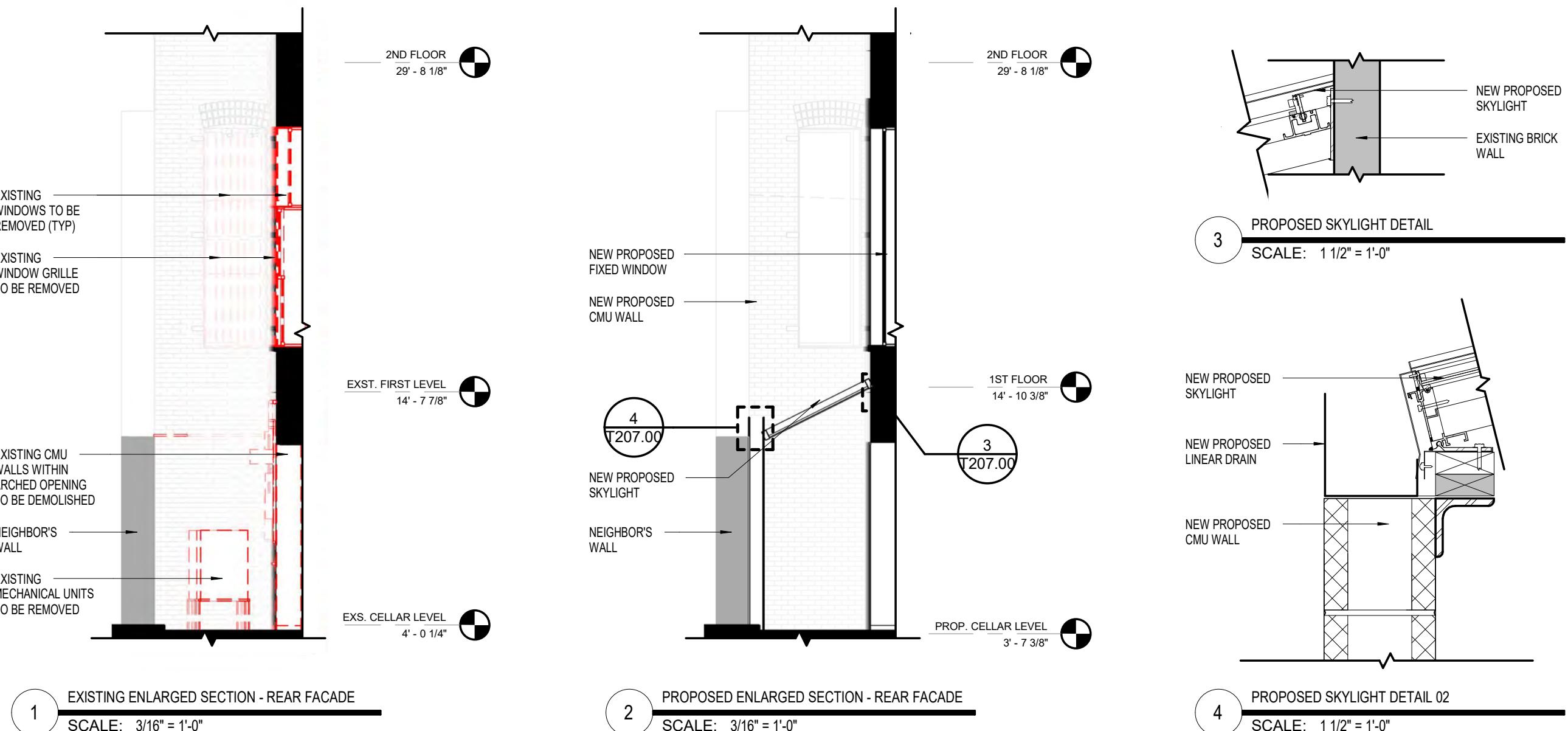
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

REAR YARD - ENLARGED EXISTING AND PROPOSED

T206.00

studioMDA



143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

REAR YARD - EXISTING AND PROPOSED SKYLIGHT DETAILS

T207.00

studioMDA

SCALE: As indicated

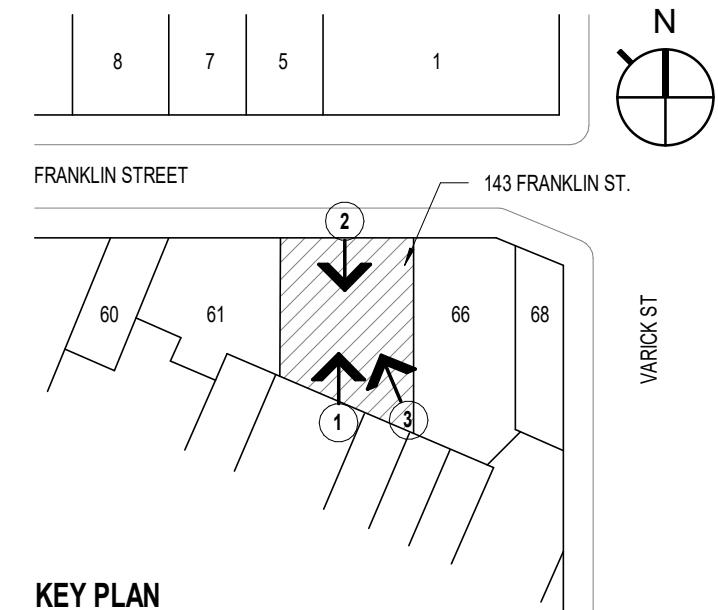
PROJECT NO: 941



ROOF PHOTO #1 - FROM SOUTH



ROOF PHOTO #2 - FROM NORTH



ROOF PHOTO #3 - FROM SOUTHEAST

143 FRANKLIN ST

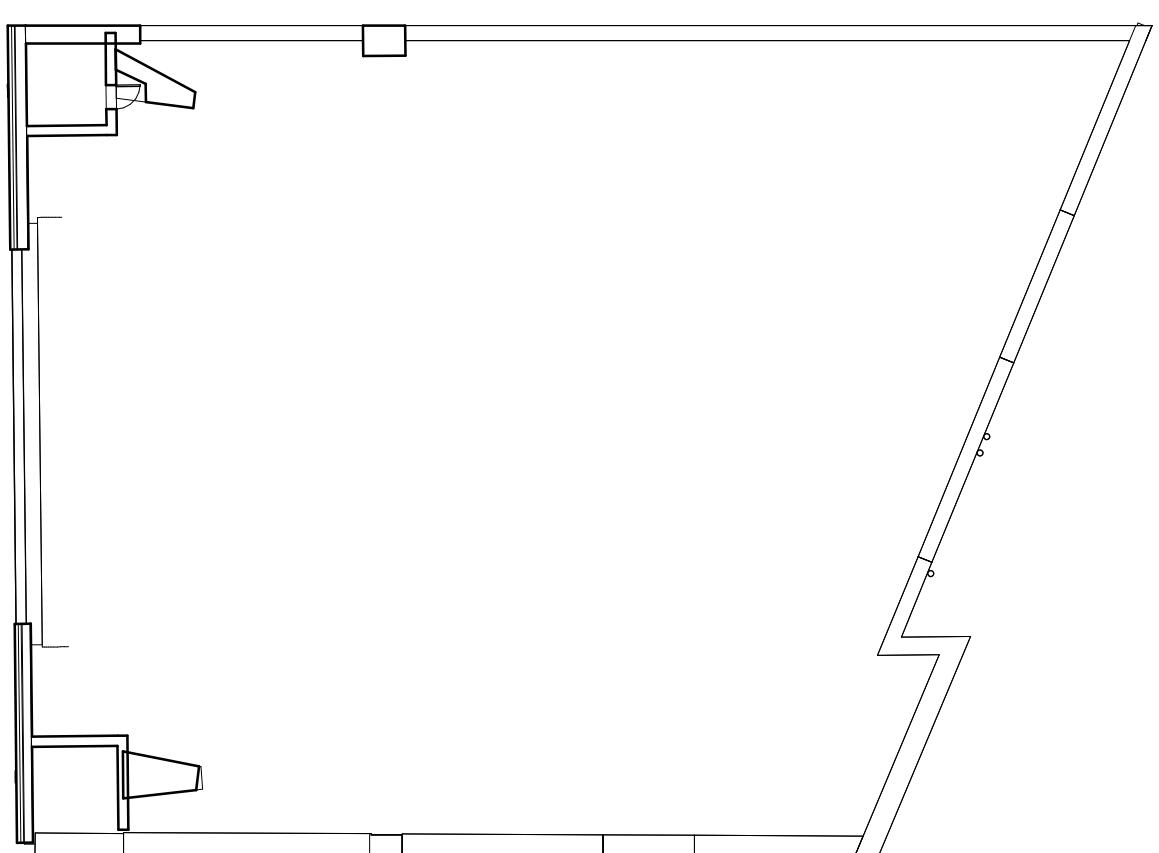
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

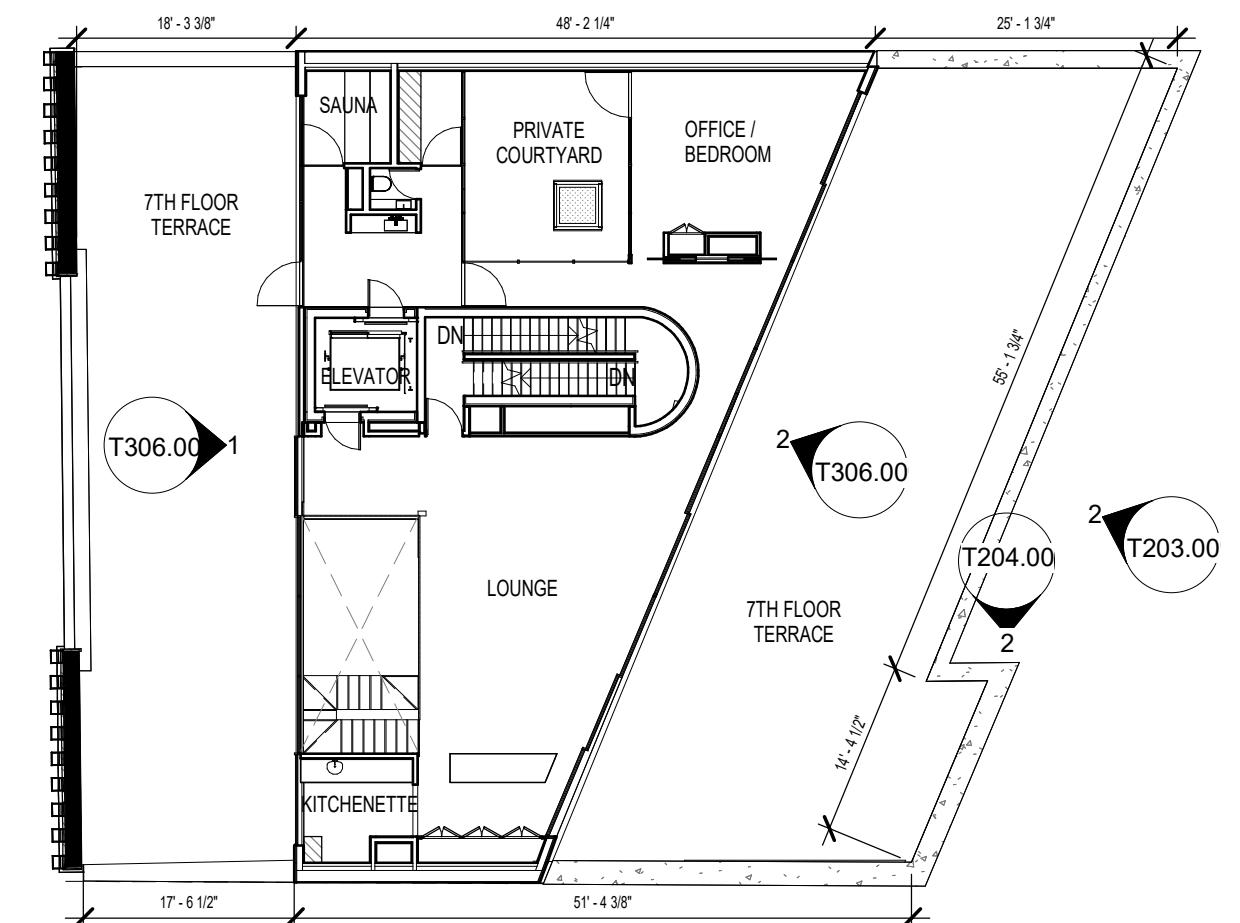
ROOF ADDITION - EXISTING PHOTOS

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"

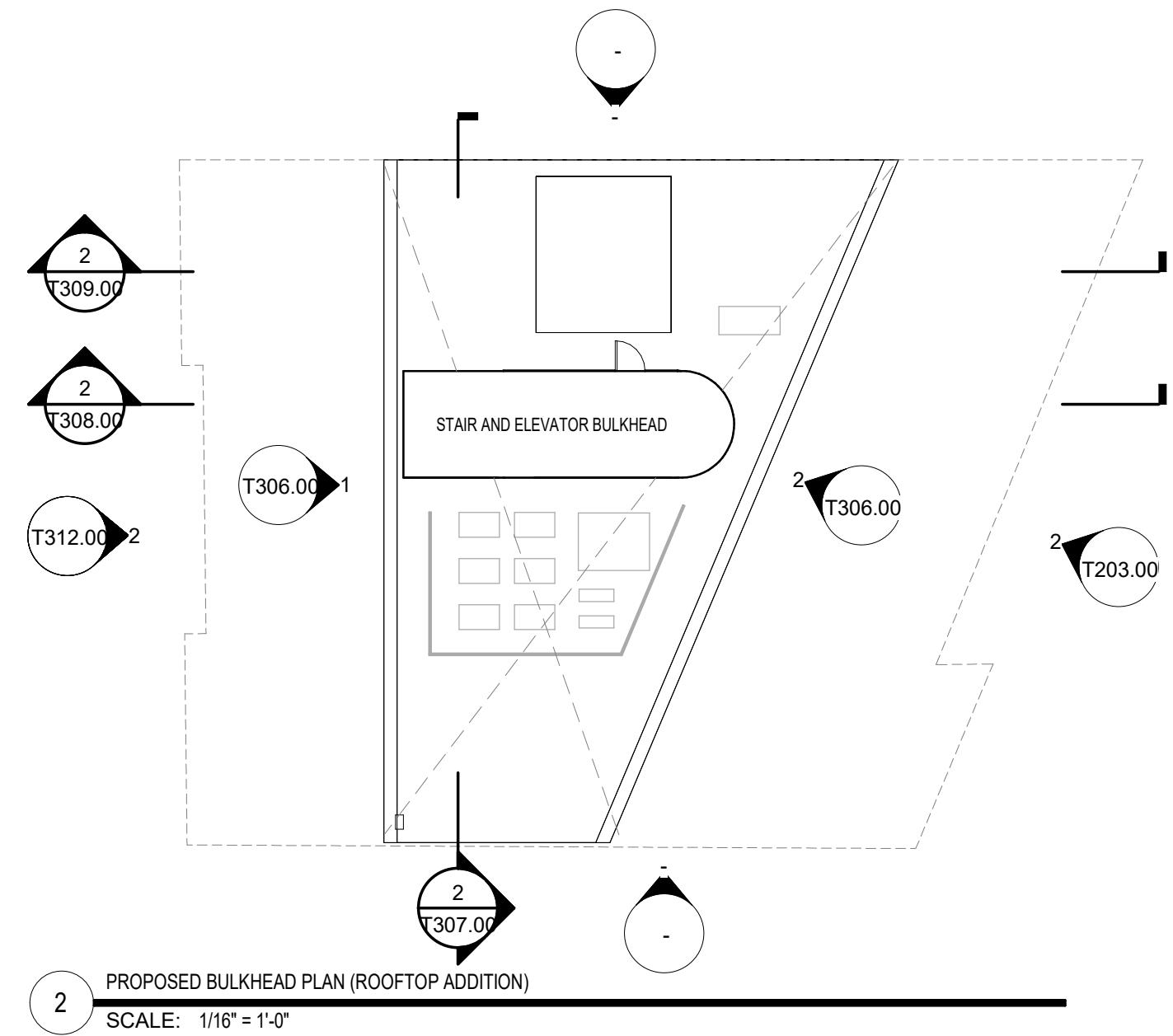
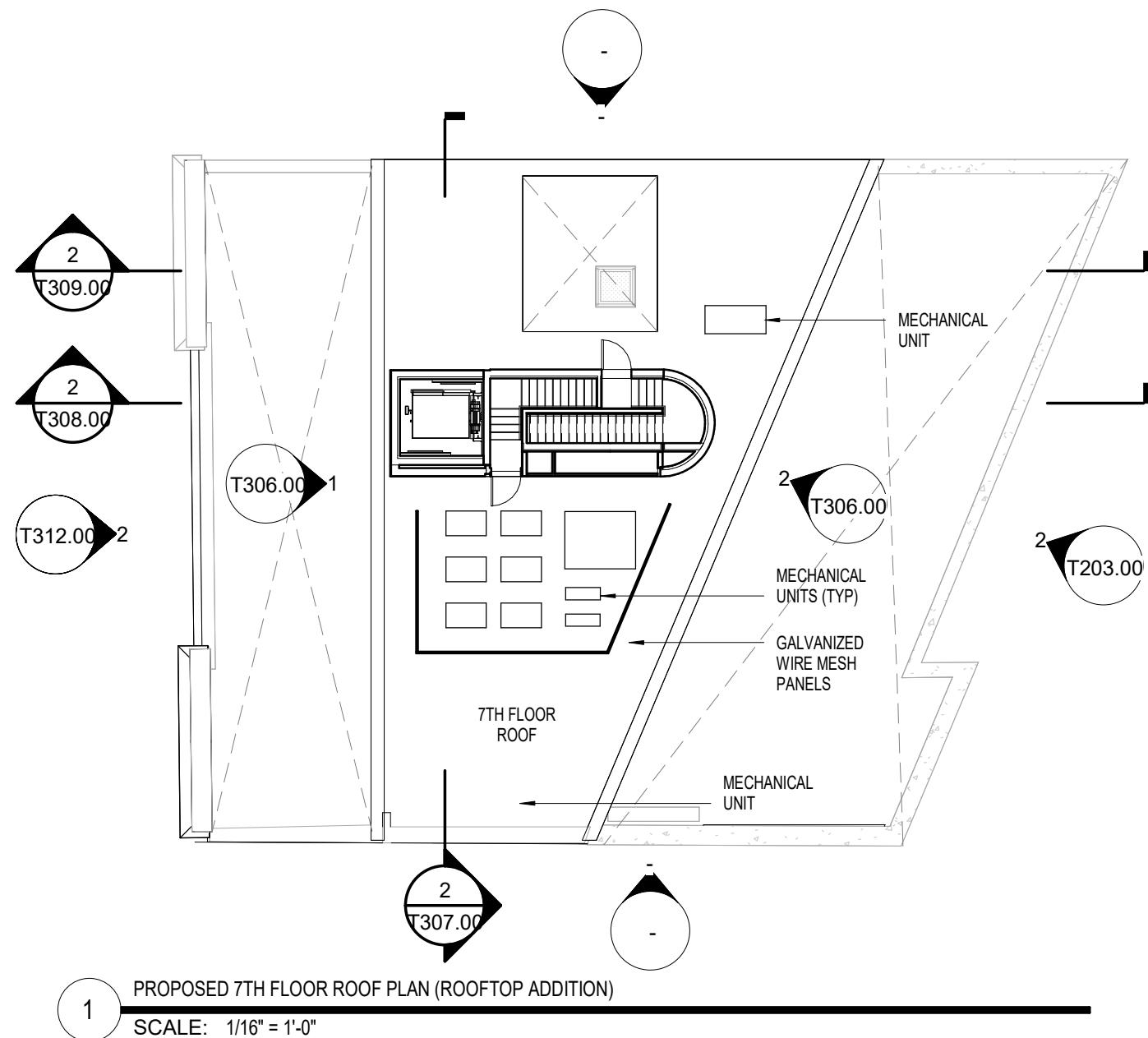
143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

ROOF ADDITION - EXISTING AND PROPOSED 7TH FLOOR PLAN

T302.00

studioMDA



143 FRANKLIN ST

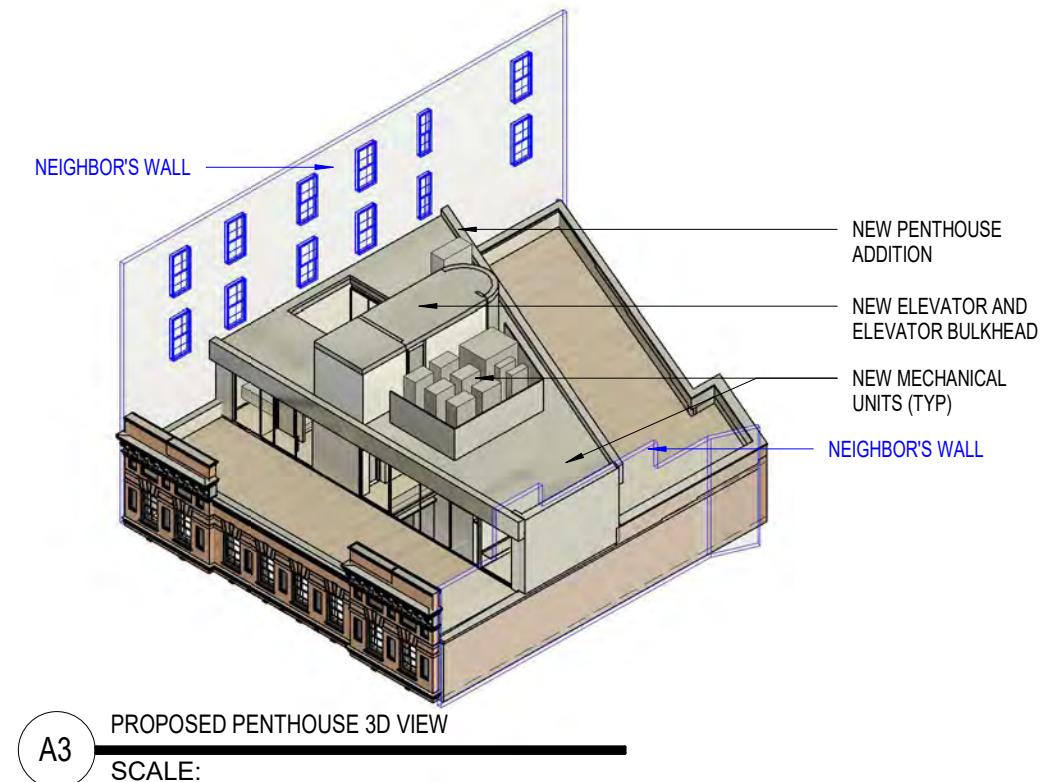
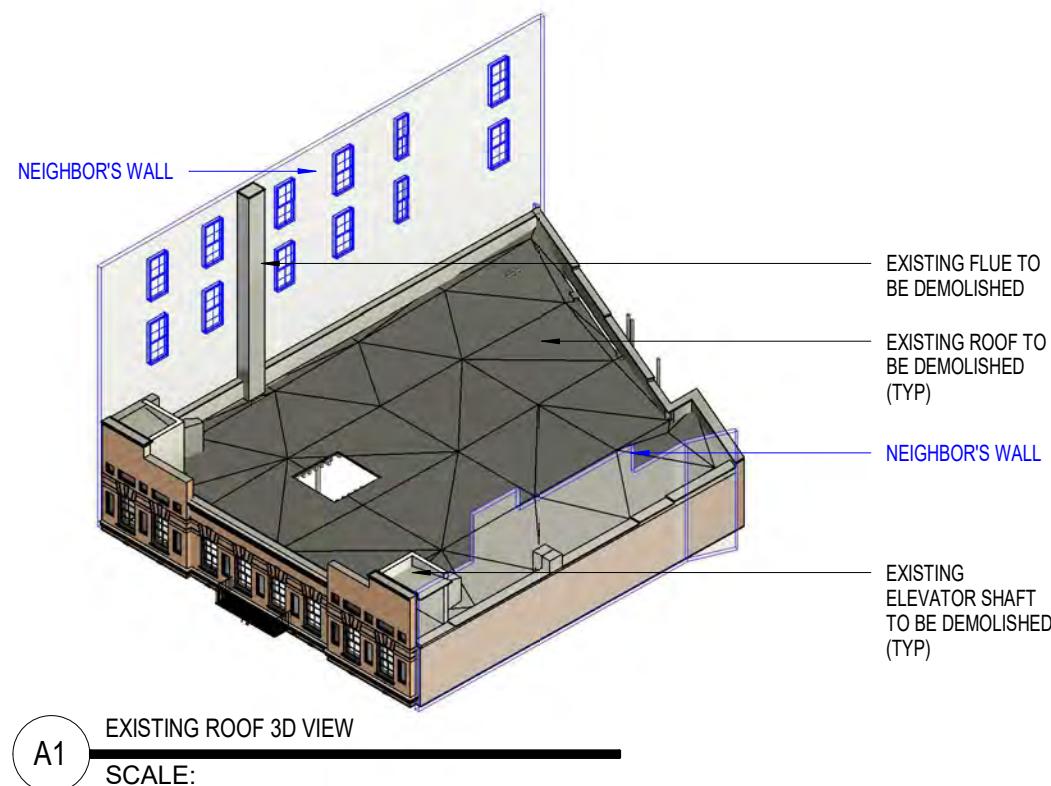
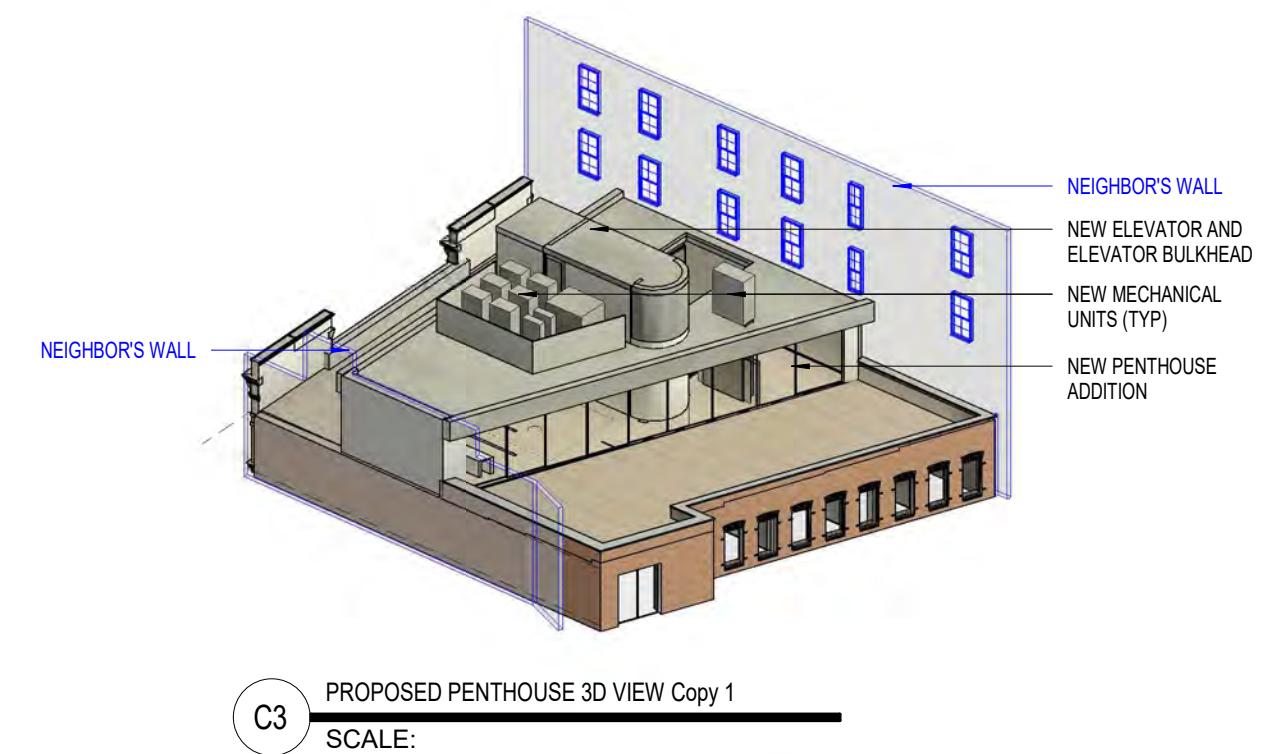
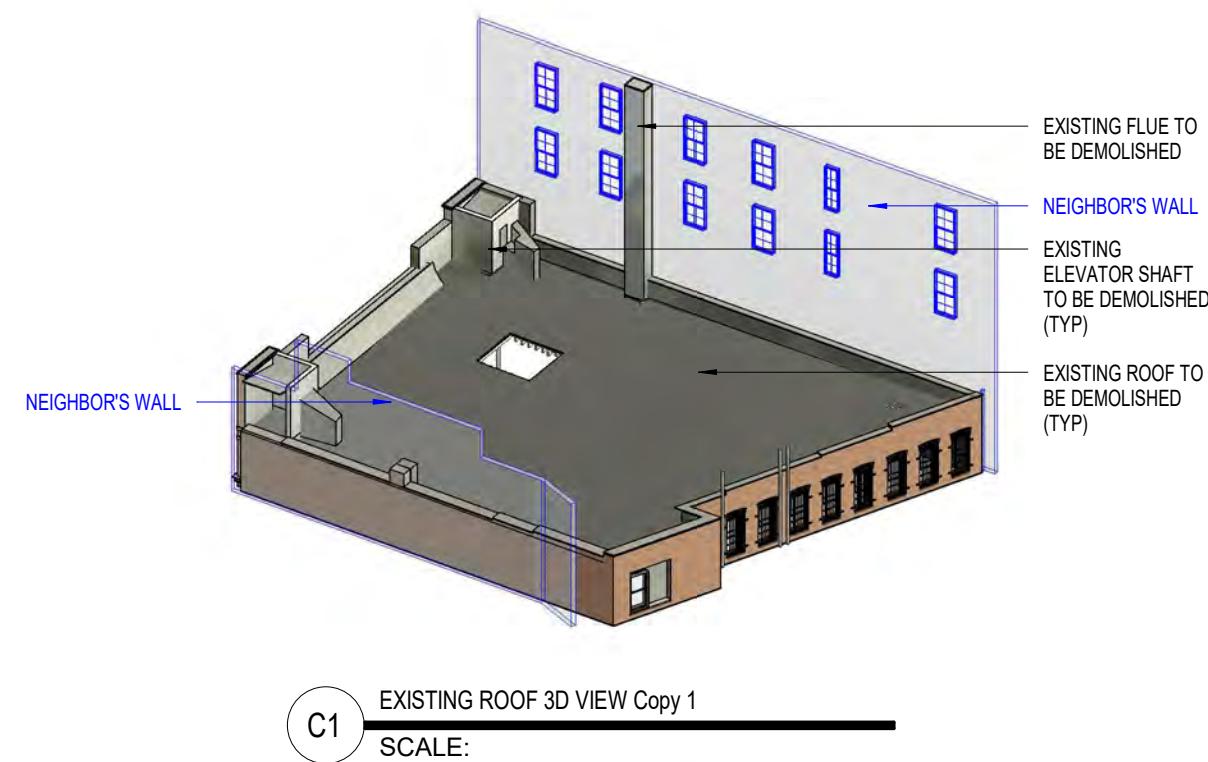
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

ROOF ADDITION - PROPOSED ROOF PLAN & BULKHEAD

T303.00

studioMDA



143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

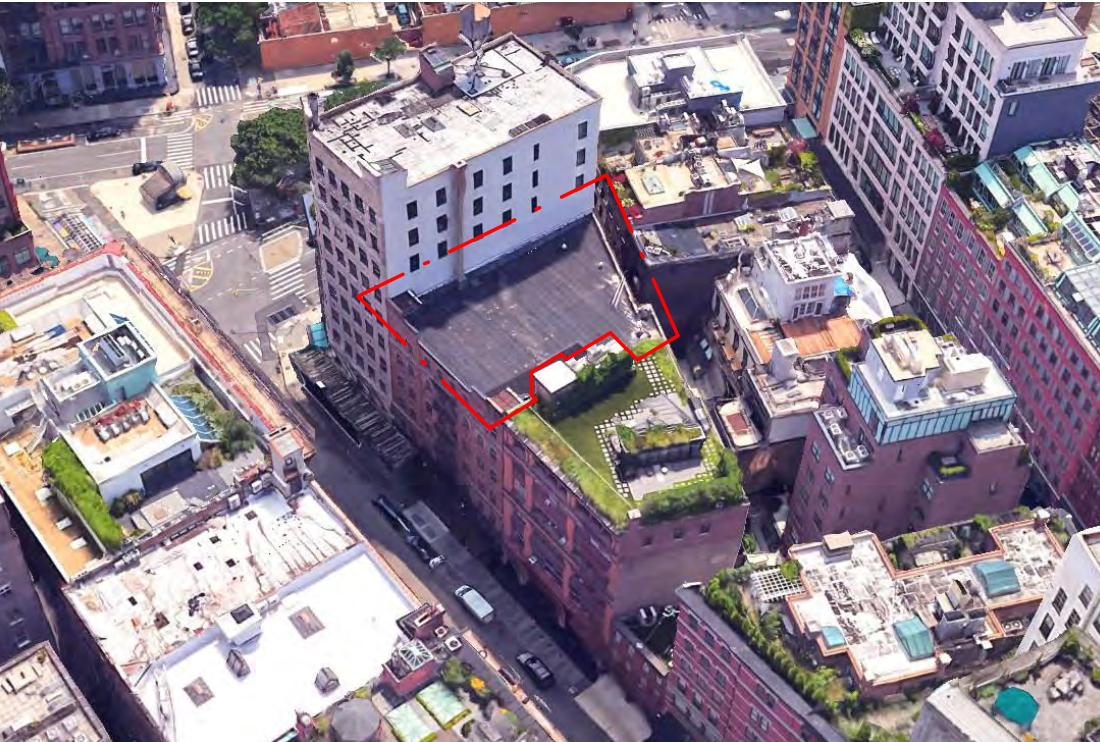
ROOF ADDITION - EXISTING AND PROPOSED PENTHOUSE AXO

T304.00

studioMDA

SCALE:

PROJECT NO: 941



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

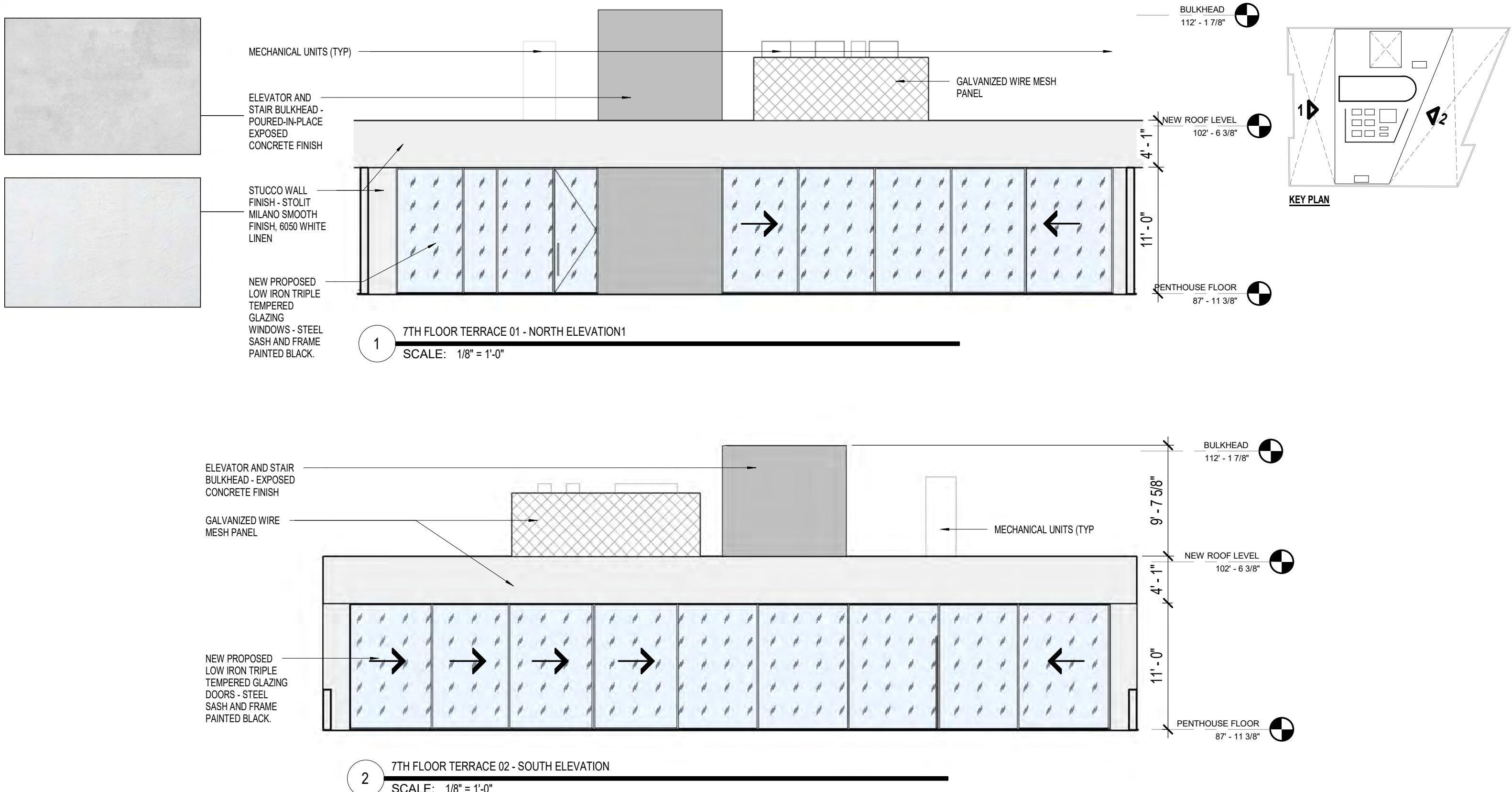
ROOF ADDITION - AERIAL VIEWS

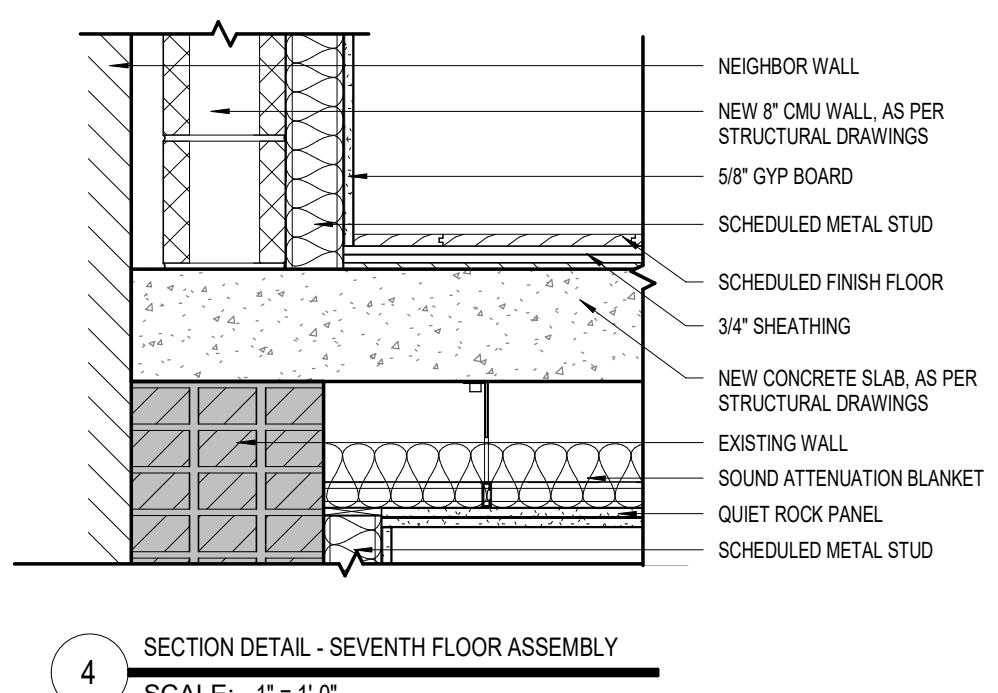
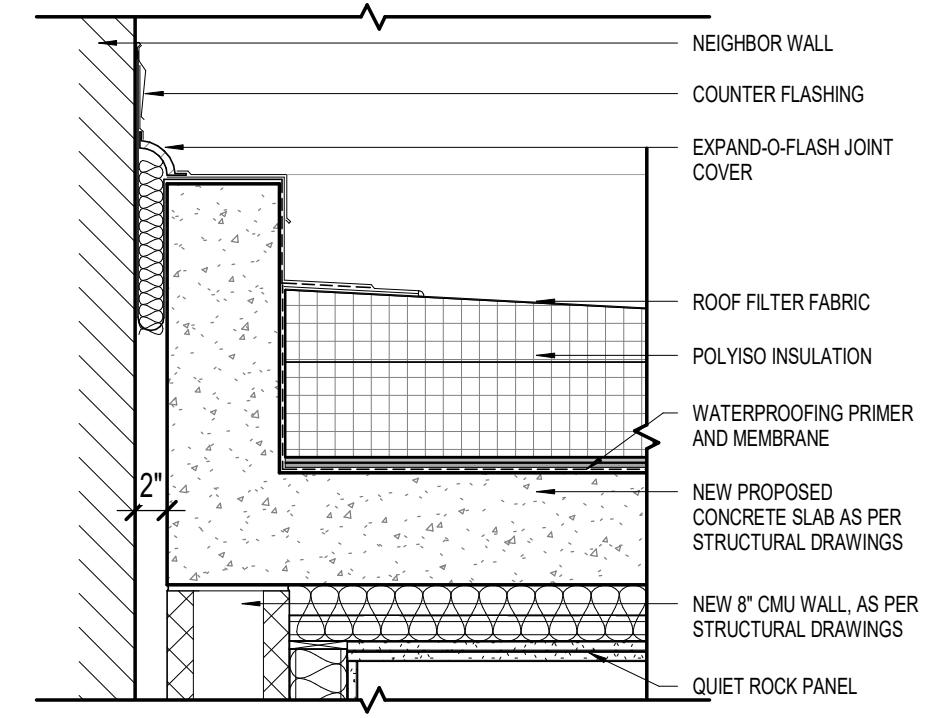
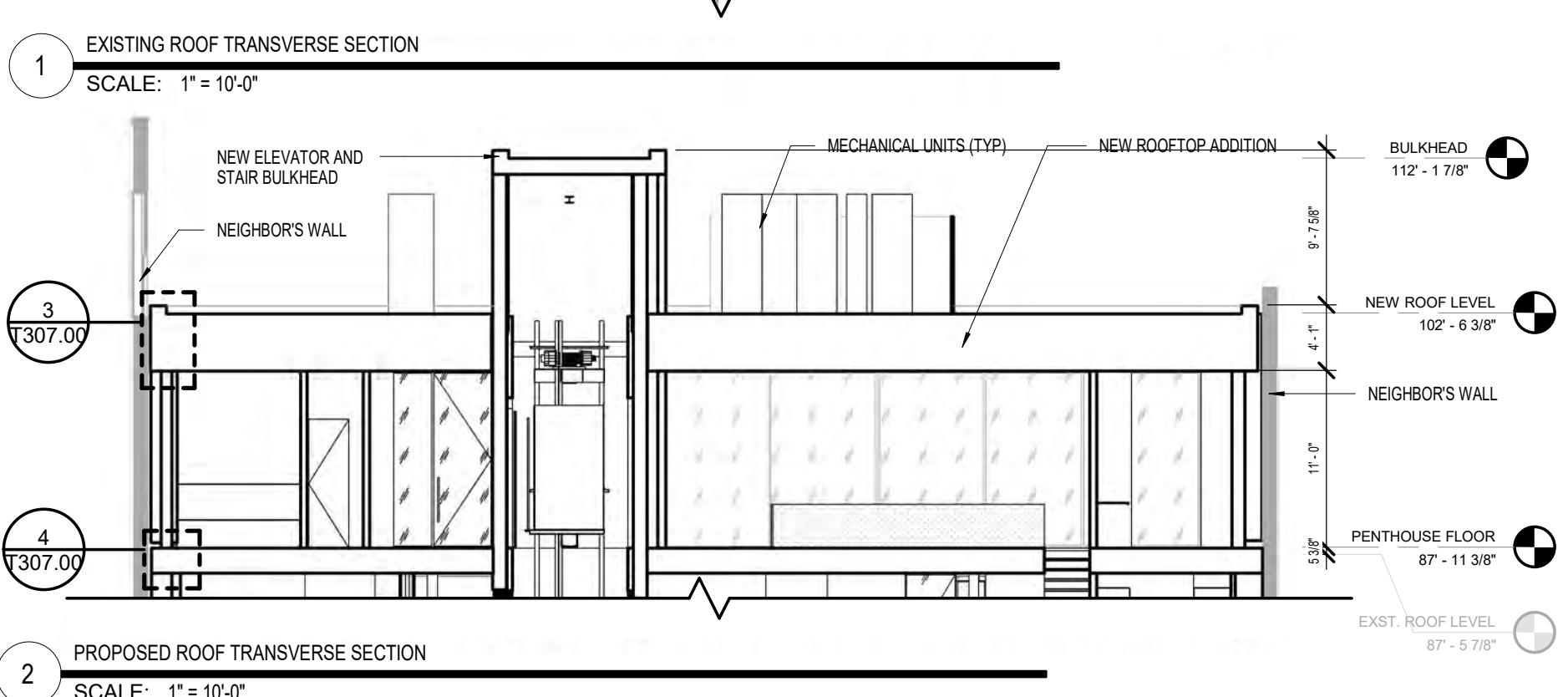
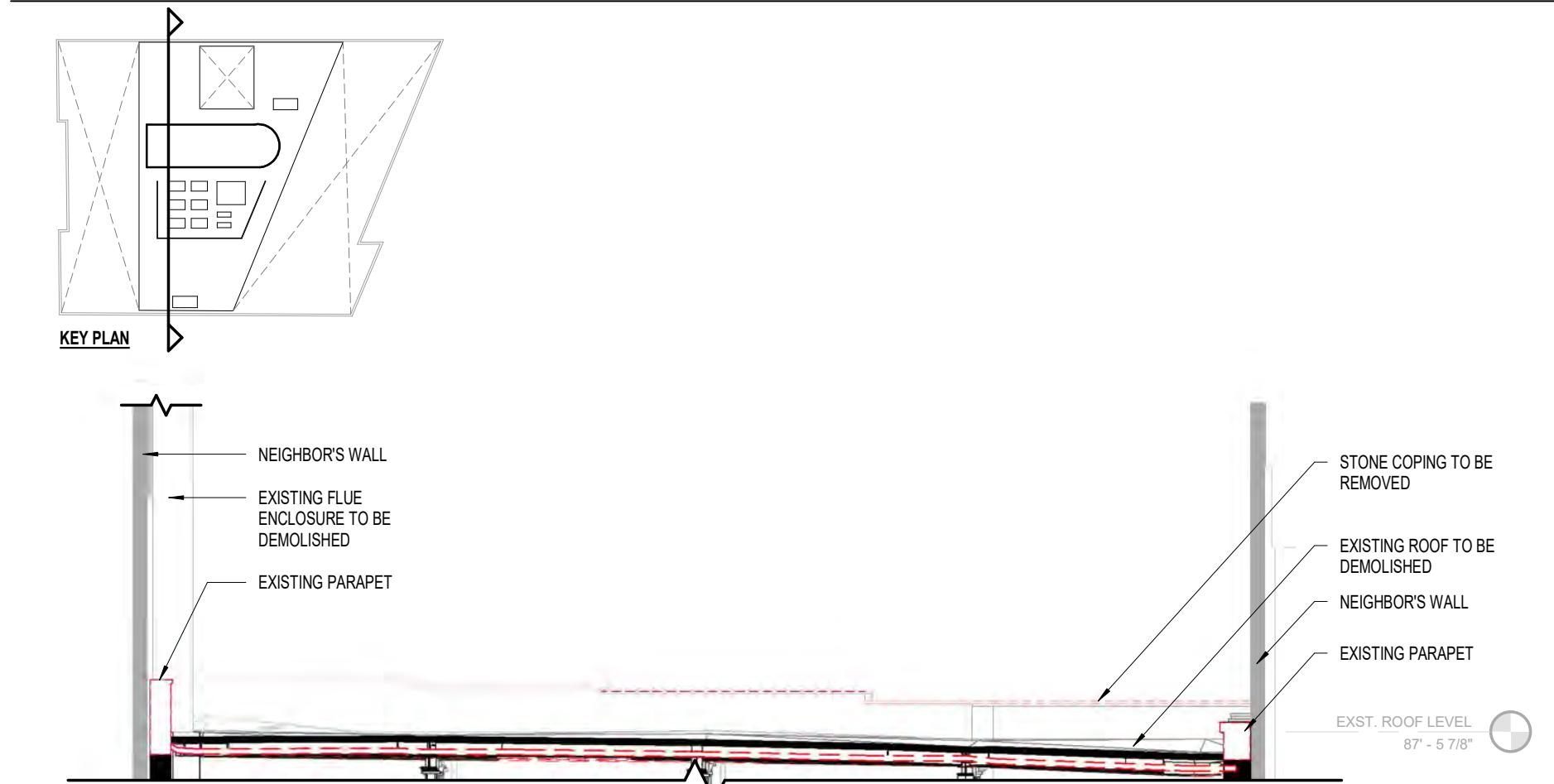
T305.00

studioMDA

SCALE:

PROJECT NO: 941





143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

03/20/25

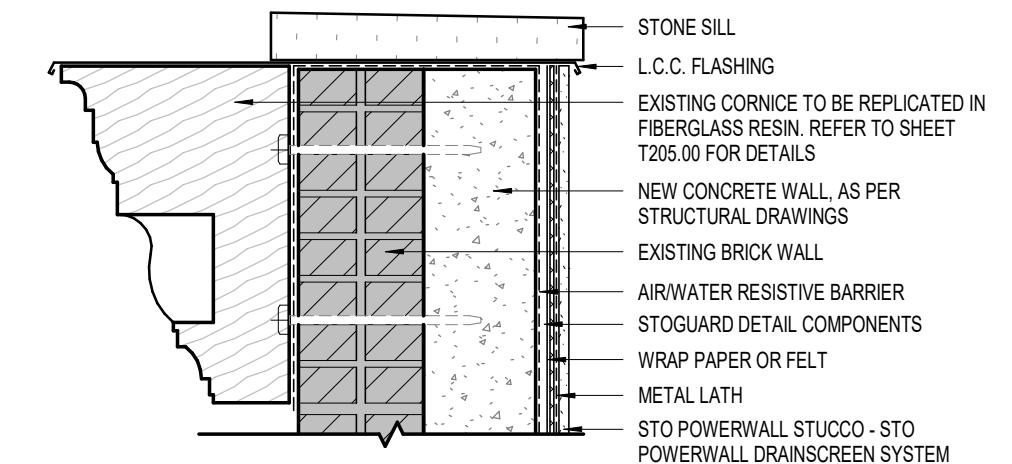
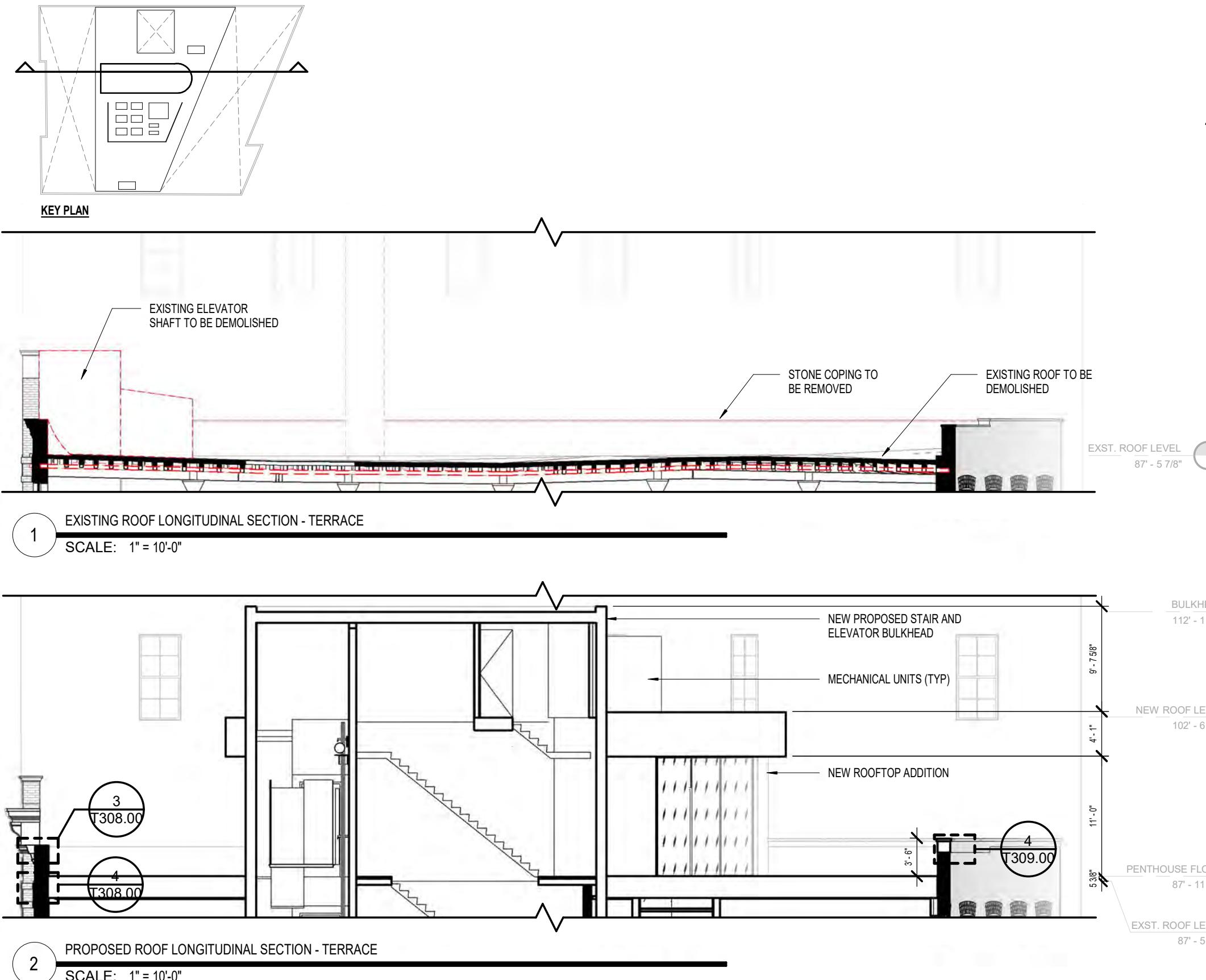
ROOF ADDITION - EXISTING AND PROPOSE DETAILS

T307.00

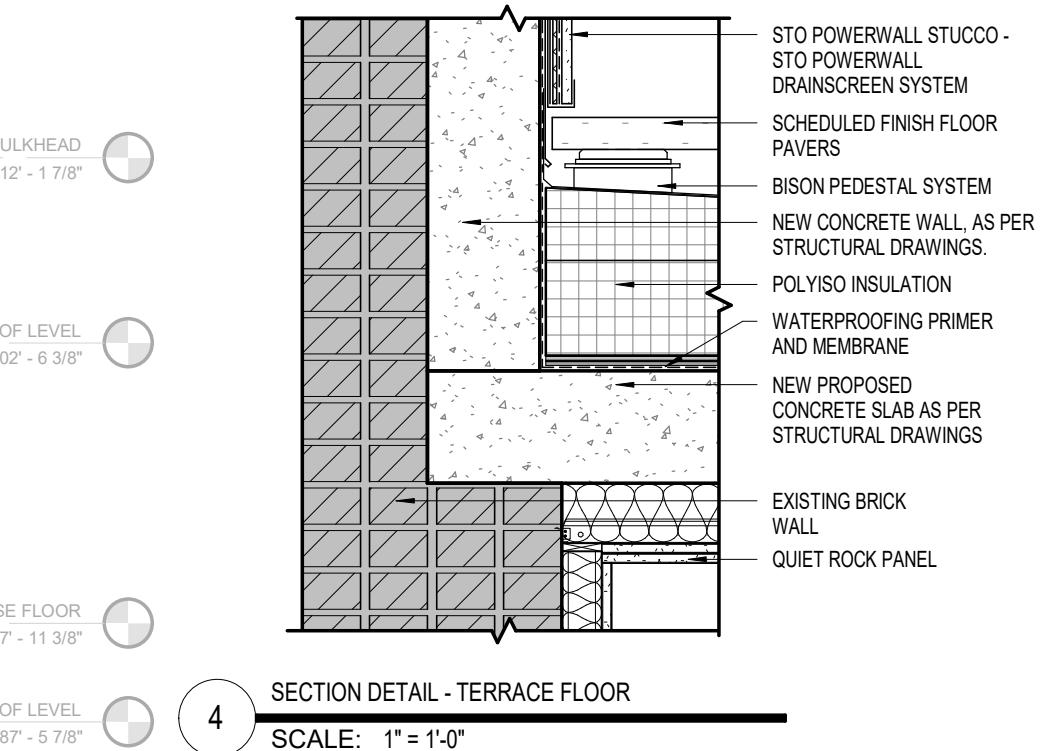
studioMDA

SCALE: As indicated

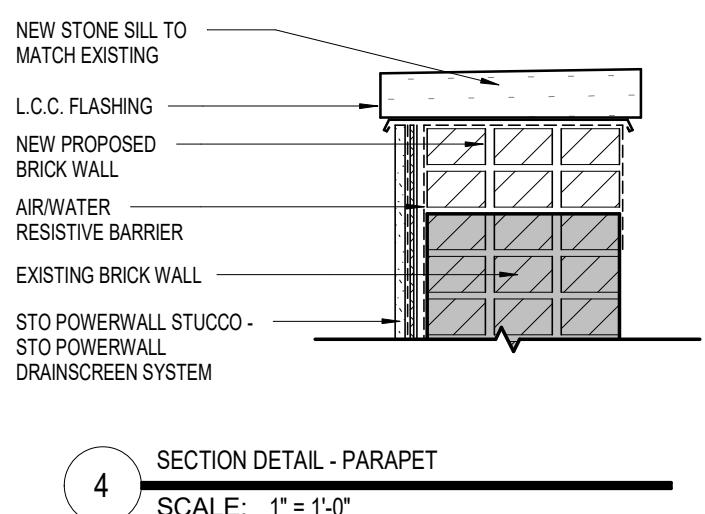
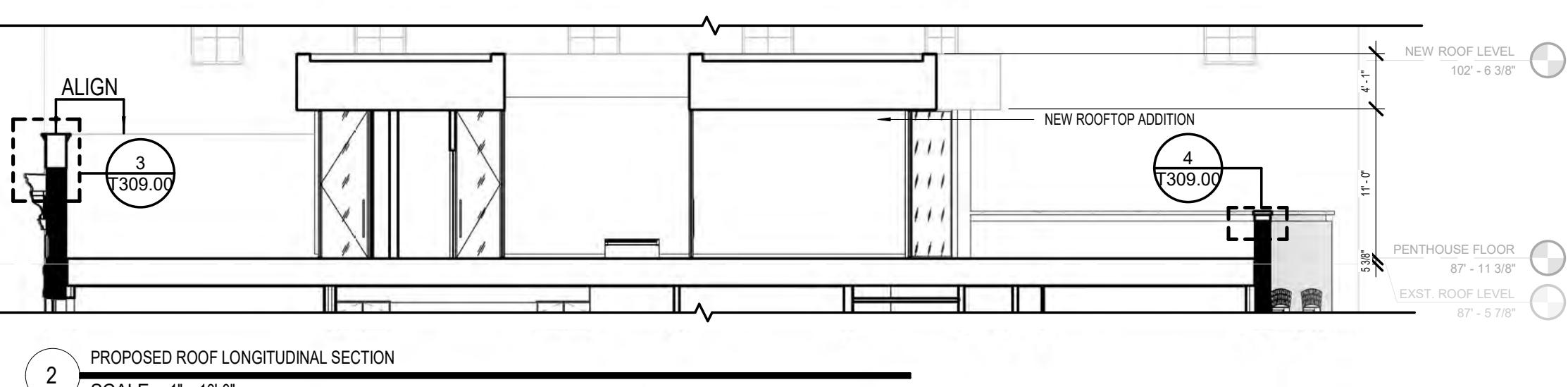
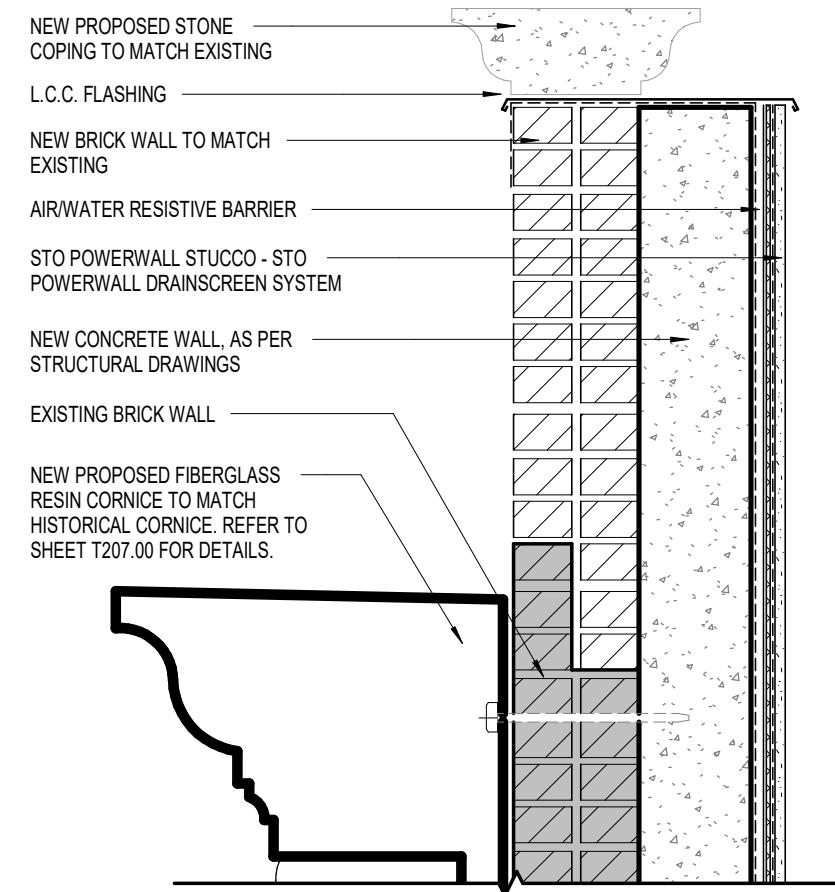
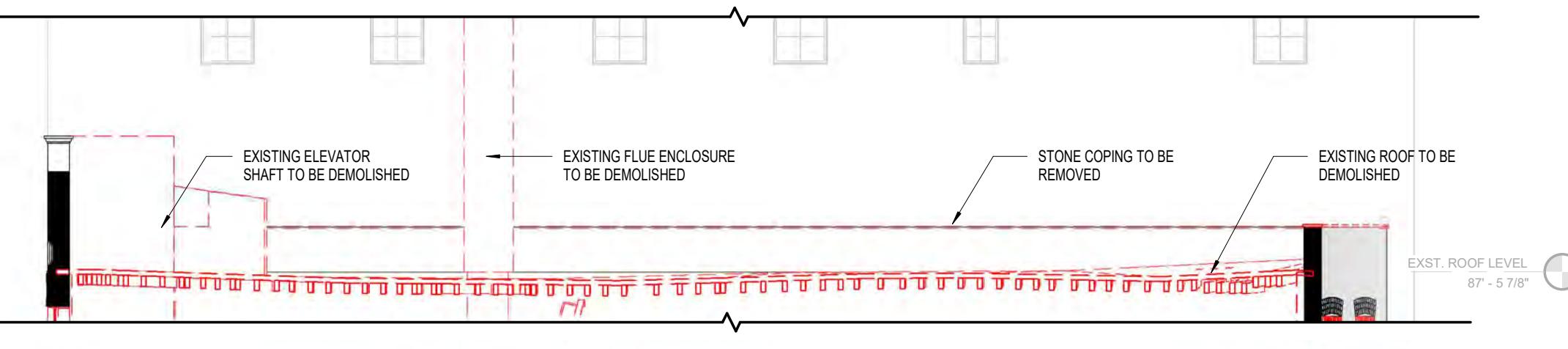
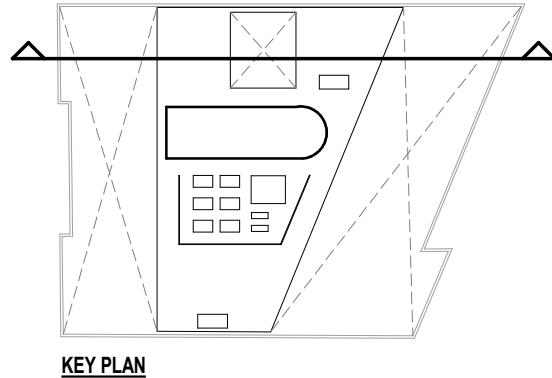
PROJECT NO: 941



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



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



143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

ROOF ADDITION - EXISTING AND PROPOSE DETAILS

T309.00

studioMDA

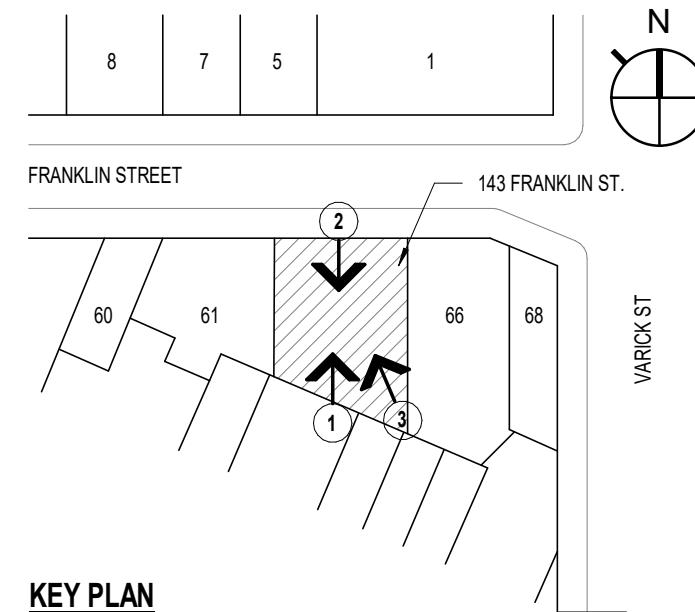
SCALE: As indicated PROJECT NO: 941



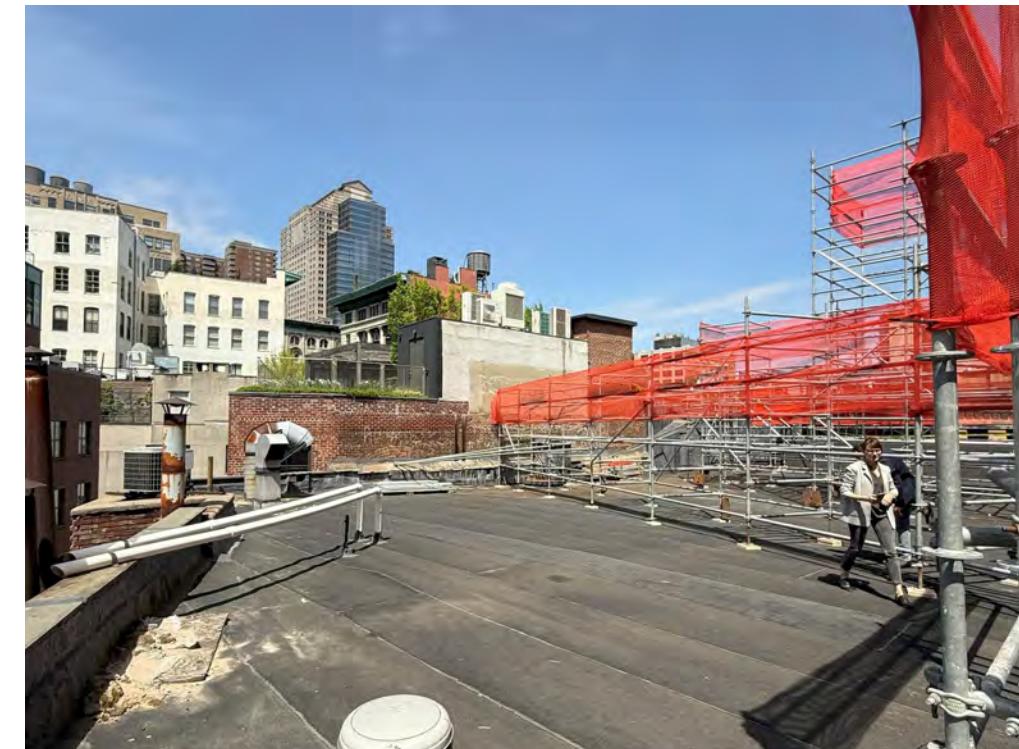
ROOF PHOTO #1 - FROM SOUTH



ROOF PHOTO #2 - FROM NORTH



KEY PLAN



ROOF PHOTO #3 - FROM SOUTHEAST

143 FRANKLIN ST

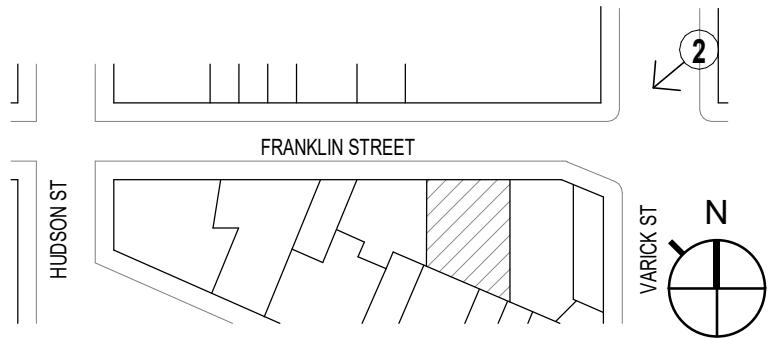
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

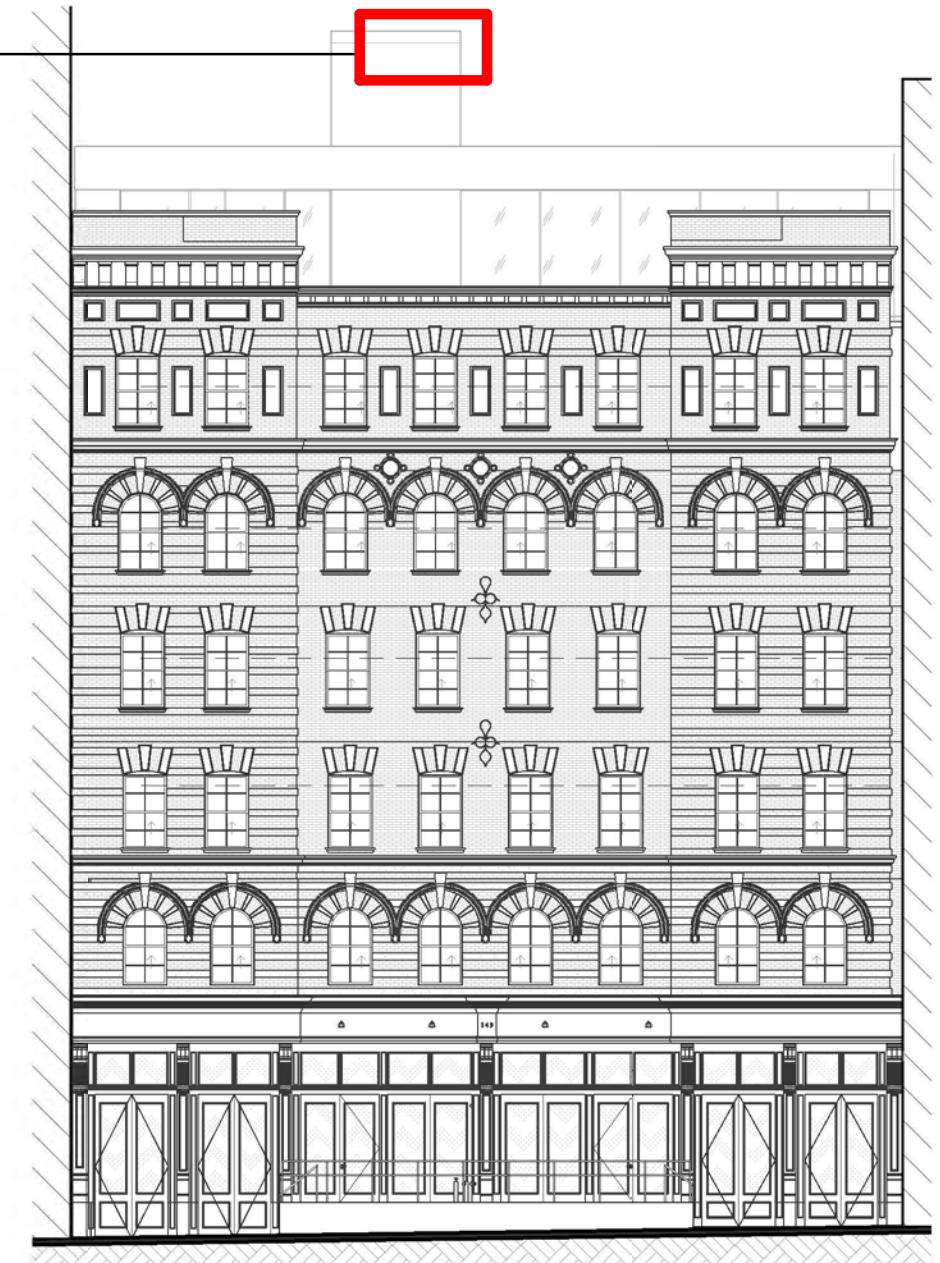
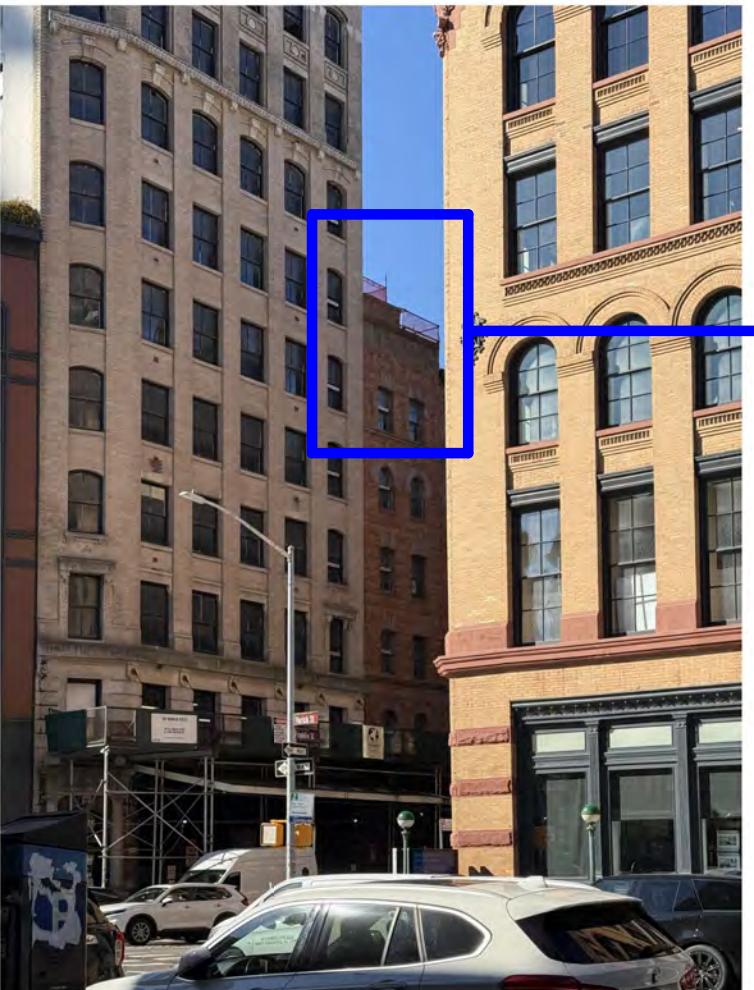
ROOF ADDITION - MOCKUP PHOTOS

T310.00

studioMDA



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



143 FRANKLIN ST

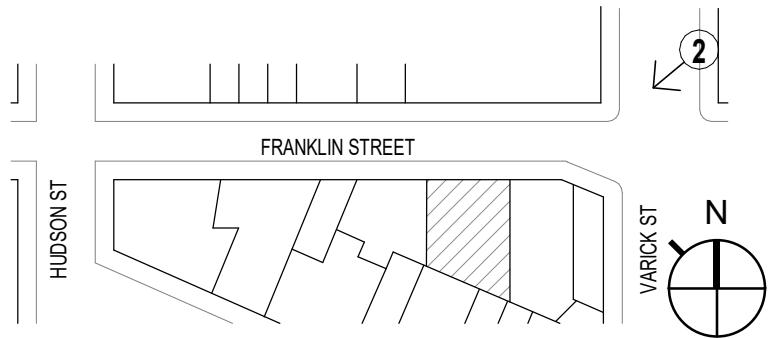
FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

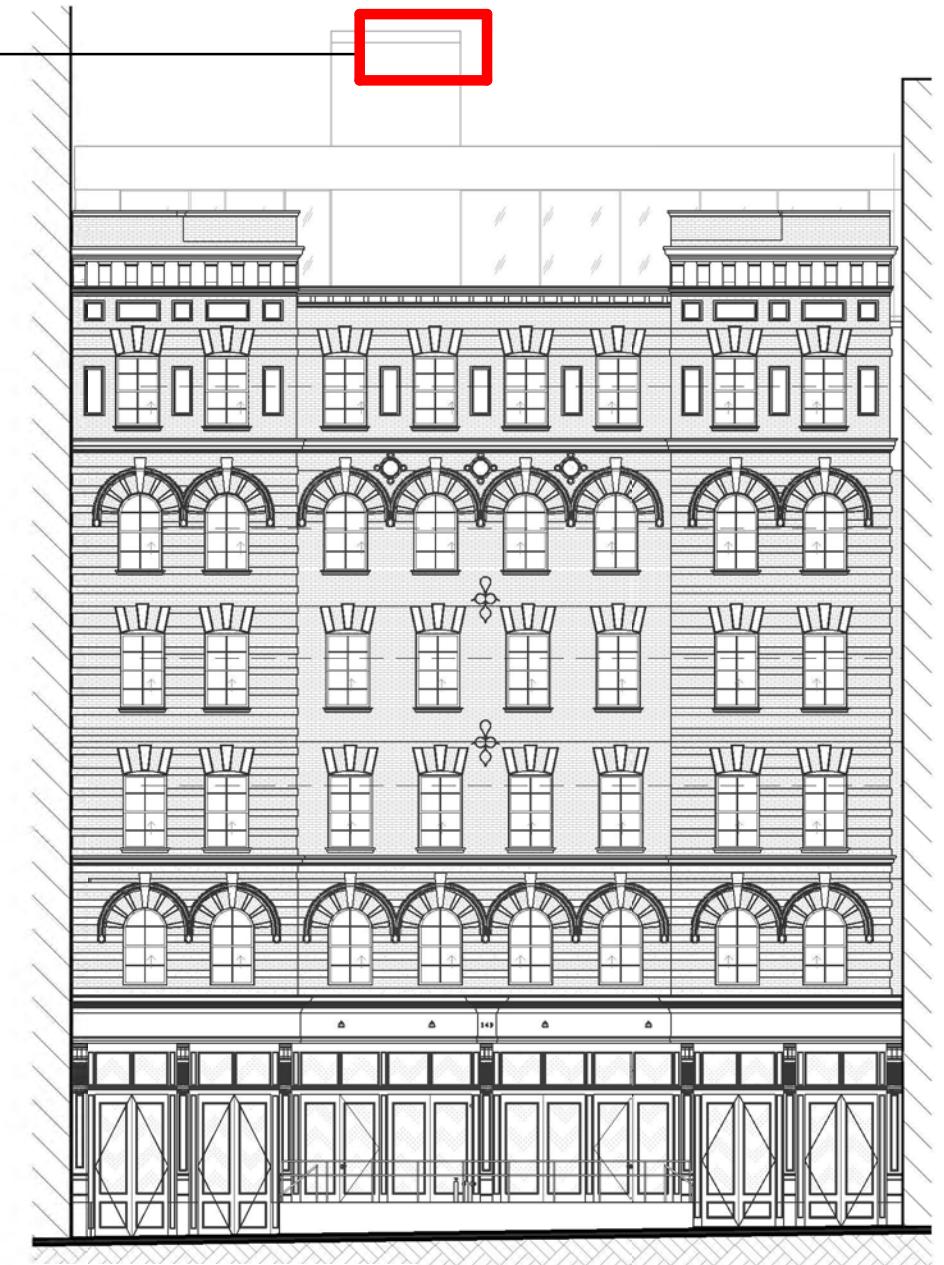
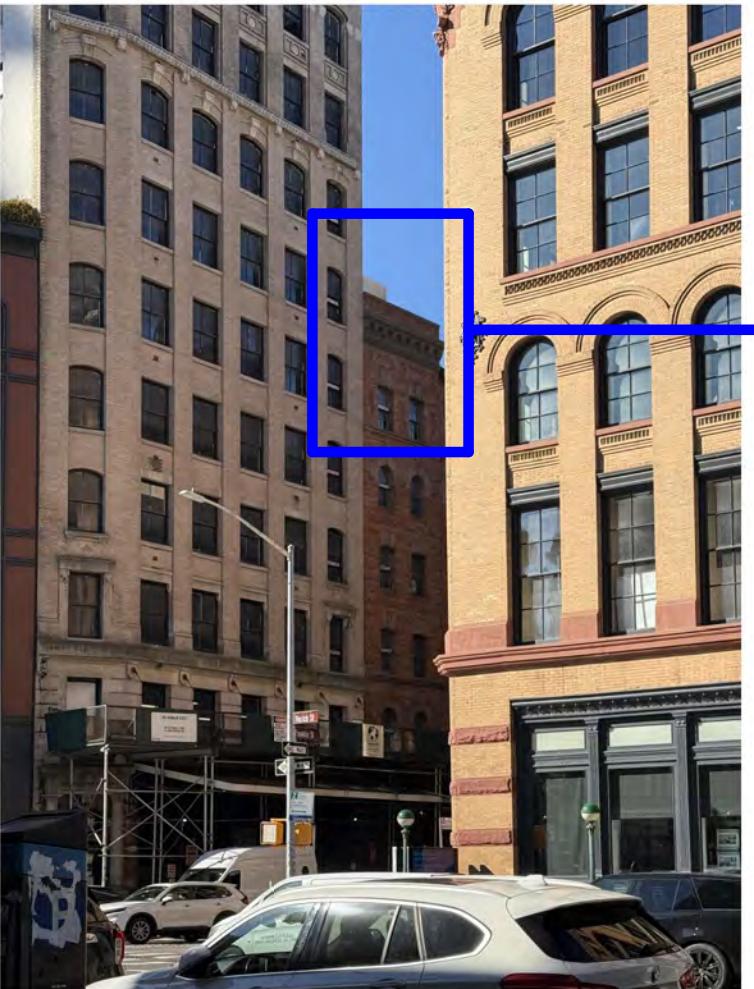
ROOF ADDITION - MOCKUP PHOTO FROM THE STREET

T311.00

studioMDA



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



143 FRANKLIN ST

FOR
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

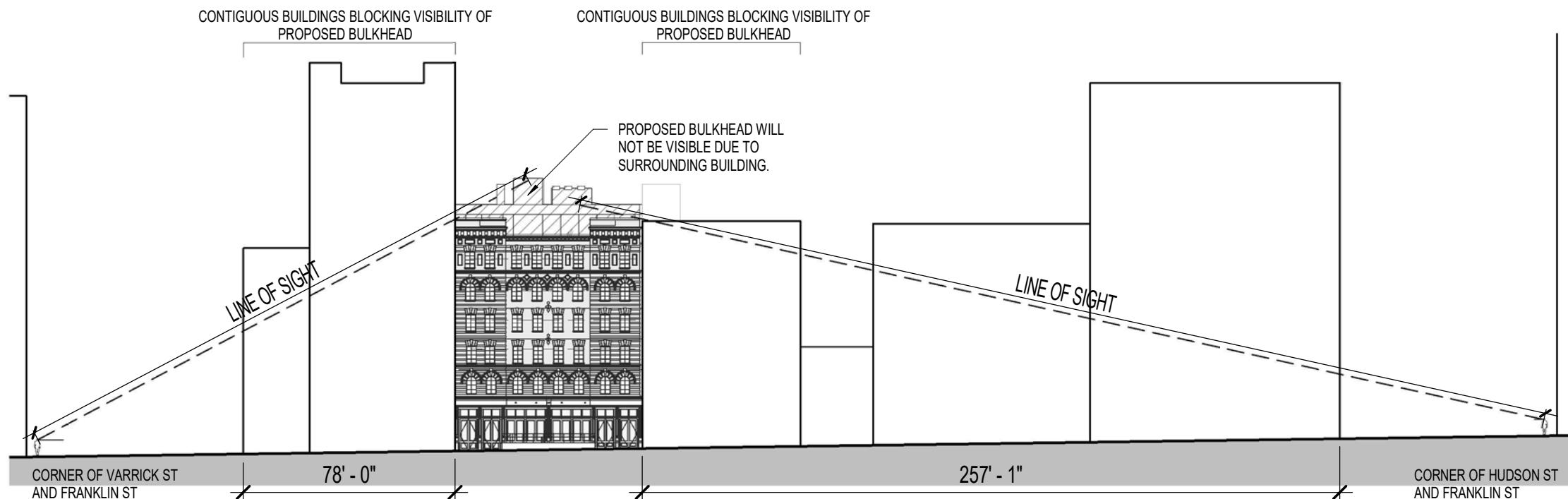
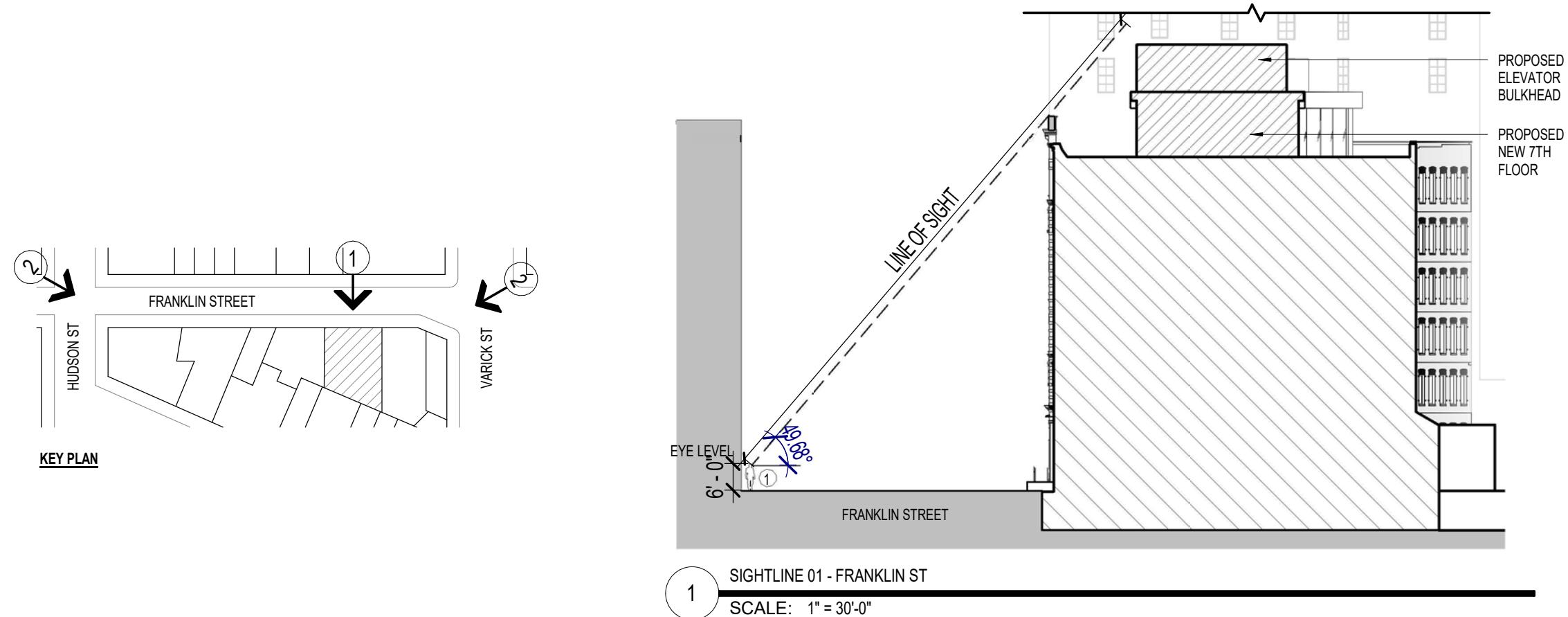
ROOF ADDITION - MOCKUP PHOTOMONTAGE FROM THE STREET

T312.00

studioMDA

SCALE: As indicated

PROJECT NO: 941



143 FRANKLIN ST
FOR
143 FRANKLIN OWNER LLC

2 SIGHTLINE - WEST BROADWAY & HUDSON ST
SCALE: 1" = 50'-0"

SIGHTLINE STUDY
T313.00
studioMDA

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.