Our clients include developers, property owners, lending institutions, architects, contractors, educational and cultural institutions, large retailers, and others who need the services of experienced land use practitioners with an insider's knowledge of the agencies they practice before. Our success is based on meeting the needs of our clients with first-rate work in a timely and cost-effective manner.

We practice regularly before the New York City Planning Commission, Board of Standards and Appeals, Department of Buildings, Landmarks Preservation Commission, and Environmental Control Board. Our attorneys have working
ENHANCING CULTURAL COMMUNITY

Guggenheim Museum
Cooper Hewitt Smithsonian Design Museum
Church of the Heavenly Rest
Arts Initiative
The Jewish Museum
Neue Galerie
3 East 89th Street located in the Carnegie Hill Historic District Expansion
LANDMARKS (LPC) APPLICATIONS & CITY PLANNING (CPC) APPLICATION

LPC applications:

- Certificate of Appropriateness
  - Rear and side enlargements
  - Rooftop addition
  - Introduction of new awning at building entry

- Restoration and Maintenance Plan
  - Facade restoration
  - Adoption of a cyclical maintenance plan

CPC application for Special Permit (ZR Section 74-711):

- Modification of zoning
  - Commercial art gallery
  - Height and rear yard waivers
3 East 89th Street is situated within split zoning districts R10 and R8B

Existing Floor Area
13,684 SF

Proposed Floor Area
19,419 SF
(5,735 SF Addition)

Reduction from Previous Proposed Floor Area
1,804 SF (reduced 23%)

Existing Roof Height
(at top of mansard)
78'-5 1/2" (+ bulkhead)

Proposed Roof Height
(at top of main roof)
89'-5 1/2" (+ bulkhead)

Previously Proposed Height
90'-11 1/2" (+bulkhead)
FORMER NATIONAL ACADEMY OF DESIGN CAMPUS

- 1083 Fifth Avenue (1902 / 1915)
- 3 East 89th Street (1915)
- 5-7 East 89th Street (1959)
FORMER NATIONAL ACADEMY OF DESIGN CAMPUS

1911 BROMLEY
1921 BROMLEY
1955 BROMLEY
1985 SANBORN
2020 PROPOSAL

1902
1083 5TH AVE

1914
3E 89TH ST. ADDITION

1941
GIFTED TO
THE NATIONAL ACADEMY OF DESIGN

1959
5 EAST 89 STREET ADDITION

2019
3 BUILDINGS SOLD SEPARATELY

2020
PROPOSED BUILDING SEPARATION

1985
SANBORN
HISTORICAL ENLARGEMENTS IN SUPPORT OF THE ARTS

1914
5-STORY ORIGINAL
(WING OF 1083 5TH AVE.)

1926
MANSARD ROOF
STUDIO ADDITION

1942
FIRE STAIR ADDITION

1955
REAR & SIDE ADDITION

1941
GIFTED TO
THE NATIONAL ACADEMY OF DESIGN
HISTORIC PHOTOS

- c. 1915
  (Source: Metropolitan Museum of Art)

- c. 1940
  (Source: NYC Municipal Archives)

- c. 1980
  (Source: NYC Municipal Archives)
CURRENT CONDITIONS
RESTORATION: SOUTH FACADE

EXISTING

MISSING LIMESTONE BRACKET AT CORNICE; CRACKED AND CHIPPED LIMESTONE BELOW.

SIGNIFICANT SOILING/BLACKENING AT BRICK AND LIMESTONE FACADE.

THERE IS SIGNIFICANT SOILING/BLACKENING ACROSS THE BRICK FACADE.

FOURTH FLOOR TERRACE. THERE ARE LARGE HOLES IN THE LIMESTONE WINDOW SURROUNDS; AND EMBEDDED STEEL I-BEAMS AT THE BRICK.

GRAFFITI AND SOILING AT GRANITE WATER TABLE AND BOLLARDS.

BIOLOGICAL GROWTH AT LIMESTONE BALCONETTE.
2ND FLOOR RAILING DETAILS

EXISTING 2ND-FLOOR RAILING

EXISTING DRAWING OF 2ND-FLOOR RAILING

ca. 1914 PHOTO SHOWING 2ND-FLOOR RAILING

PROPOSED DRAWING OF 2ND-FLOOR RAILING
SOUTH FACADE DETAILS

1ST FLOOR
NON-HISTORIC ENTRY INFILL AT EXISTING ENTRY DOOR

2ND FLOOR
EXTANT CASEMENT WINDOWS
RAILING IS MISSING PORTIONS OF ITS ORIGINAL CAST-IRON DETAILING

3RD FLOOR
ORIGINAL DOUBLE-HUNG WINDOWS WERE REPLACED WITH CASEMENT WINDOWS

4TH FLOOR
COPPER MANSARD ROOF ADDED IN 1920s
WINDOWS W/ BRICK INFILL
LIMESTONE BALLUSTRADE W/ BRICK INFILL
MAIN ENTRY DOOR RESTORATION

EXISTING ENTRANCE

C. 1915 PHOTO ORIGINAL PORTE-COCHERE DOOR

PROPOSED ENTRANCE ELEVATION

PROPOSED SECTION
4TH FLOOR RESTORATION

Remove brick infill on balustrade

Remove brick infill to restore historic masonry openings

Install historically appropriate windows and door
EAST, NORTH, WEST FACADE

WEST FACADE
- VIEW FROM WEST SERVICE ALLEY TO 1080 FIFTH AVE

EAST-NORTH FACADE
- VIEW FROM ADJACENT REAR YARD

EAST FACADE
- VIEW FROM ADJACENT ROOF
RESTORATION: WEST FACADE

CLEAN EXISTING LIMESTONE BAND

PROVIDE REPLACEMENT FACE BRICK TO MATCH ADJACENT AT PREVIOUS BLDG CONNECTION

OUTLINE OF ADJACENT BUILDING (1083 5TH AVE.)

CLEAN EXISTING LIMESTONE BAND

EXISTING

DETERIORATED MASONRY AT PRIOR CONNECTION

DETERIORATED WINDOW AND STAINED LIMESTONE

BRICK SOILING

EXISTING HVAC GRILLS AT BRICK INFILL

DETERIORATED STUCCO AT FIRST FLOOR

CRACKED AND SPALLED BRICKS AT 1ST FLOOR

DETERIORATED MASONRY AT PRIOR CONNECTION

DETERIORATED FACE BRICK

REPLACE AND REPLACE DETERIORATED METAL RAILING

REMOVE EXISTING HVAC GRILLS AND PROVIDE FACE BRICK TO MATCH EXISTING

CLEAN AND RESTORE EXISTING LIMESTONE BAND

CLEAN EXISTING LIMESTONE BAND

CLEAN EXISTING BRICK MASONRY

REPLACE POORLY MATCHED FACE BRICK

REPLACE DETERIORATED FACE BRICK

REMOVE AND REPLACE DETERIORATED STUCCO

DETERIORATED STUCCO AT FIRST FLOOR

DETERIORATED STUCCO AT FIRST FLOOR

CRACKED AND SPALLED BRICKS AT 1ST FLOOR

EXISTING HVAC GRILLS AT BRICK INFILL
RESTORATION PROGRAM

- Comprehensive cleaning and patching of limestone, brick, and granite
- Restore historic porte-cochere
- Repair or Replace windows in-kind
- Remove brick infill from window opening at fourth floor
- Restore missing cast-iron detailing at balcony
- Establish cyclical maintenance plan to sustain the integrity of the landmark building
INTEGRATING NECESSARY INFRASTRUCTURE

TYPICAL PLAN
INTEGRATING NECESSARY INFRASTRUCTURE

• Complete new mechanical, sprinkler, electrical systems throughout existing building

• Relocation of existing off-site mechanical system, toilets and support office into existing site

• Elevator replacement for code compliance, ADA accessibility

• Upgrade of facility to top-quality art gallery for the exhibition and storage of art

• Addition of accessible bathrooms

INTEGRATED INFRASTRUCTURE

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>270 SF</td>
<td>ACCESSIBLE TOILETS</td>
</tr>
<tr>
<td>850 SF</td>
<td>MECHANICAL</td>
</tr>
<tr>
<td>710 SF</td>
<td>ADMINISTRATION / SUPPORT</td>
</tr>
<tr>
<td>1,195 SF</td>
<td>CODE COMPLIANT ELEVATOR</td>
</tr>
<tr>
<td>3,025 SF</td>
<td>TOTAL INFRASTRUCTURE INTEGRATION</td>
</tr>
</tbody>
</table>

3 E 89
EXISTING AND PROPOSED BUILDING AXON
SOUTH-EAST VIEW
EXISTING AND PROPOSED BUILDING AXON
NORTH-EAST VIEW
MAINTAINING HISTORIC ELEVATIONS OF EXISTING BUILDING
EXISTING AND PROPOSED BUILDING PLANS

EXISTING

PROPOSED

CELLAR

EXISTING FLOOR AREA 3958 SF

ADDITIONAL FLOOR AREA 0 SF

1ST FLOOR
EXISTING AND PROPOSED BUILDING PLANS

ADDITIONAL FLOOR AREA  1785 SF

EXISTING

PROPOSED 6TH FLOOR

PROPOSED ROOF

3 EAST 89TH STREET
SECTION DIAGRAM

EXISTING

PROPOSED

NEW ADDITION

3 EAST 89TH STREET

DRAFT

OWNER
SALON 94
SLATER & BECKERMAN
LAND USE ATTORNEY
HIGGINS QUASEBARTH & PARTNERS
LANDMARK CONSULTANT
RAFAEL VINOLY ARCHITECTS
ARCHITECT

2020. 01. 28
DRAFT LPC PUBLIC HEARING PRESENTATION
SIDEWALK VIEWS KEY PLAN
SIDEWALK VIEWS - LOCATION 1
FROM THE GUGGENHEIM SERVICE ENTRANCE
EAST 89TH STREET SOUTH SIDE
SIDEWALK VIEWS - LOCATION 2
WEST OF ST. DAVIDS SCHOOL ENTRANCE
EAST 89TH STREET SOUTH SIDE
SIDEWALK VIEWS - LOCATION 3
MADISON AVENUE AND EAST 89TH STREET
(NO VISIBILITY)
SIDEWALK VIEWS - LOCATION 4
FROM SOUTH OF THE GUGGENHEIM
FIFTH AVENUE AND 88TH STREET, WEST SIDE
SIDEWALK VIEWS - LOCATION 4.2
FROM THE GUGGENHEIM PLAZA
FIFTH AVENUE AND 89TH STREET, SOUTHWEST CORNER

LOCATION

MOCK UP VIEW

RENDERED VIEW
SIDEWALK VIEWS - LOCATION 5
FIFTH AVENUE, BETWEEN 89TH STREET AND 90TH STREET, WEST SIDE
SIDEWALK VIEWS - LOCATION 6
CENTRAL PARK RESERVOIR PROMENADE AT 90TH STREET
SIDEWALK VIEWS - LOCATION 7
EAST 90TH STREET
(NO VISIBILITY)
SIDEWALK VIEWS - LOCATION 8
FIFTH AVENUE AND EAST 91ST STREET, WEST SIDE
(NO VISIBILITY)
ENTRANCE RESTORATION

ELEVATION

PROPOSED STATUARY BRONZE PLATE AWNING

WALL MOUNTED SHIELDED UP/DOWN LIGHT, BRONZE FINISH

PROPOSED PIN SIGNAGE STATUARY BRONZE FINISH

SECTION

PROPOSED STATUARY BRONZE PLATE AWNING

REPLACEMENT WOOD DOOR BASED ON HISTORIC DOCUMENTATION

PROPOSED VIEW OF AWNING

MAIN ENTRY DOOR AND AWNING

3 EAST 89TH STREET
NORTH FACADE

EXISTING

PROPOSED
WEST FACADE

EXISTING

PROPOSED

3 EAST 89TH STREET
MATERIALS

- **PRIMARY BRICK**
  - Flemish Bond
  - New Addition
  - East

- **LIMESTONE**
  - New Articulation
  - Sills / Lintels / Bands
  - East / North / West

- **ZINC COATED COPPER**
  - New Addition
  - Bulkhead Cladding

- **CEMENT STUCCO**
  - New Addition
  - East / North / West

- **RED BRICK**
  - New Addition
  - East

- **STATUARY BRONZE**
  - New Awning

- **COPPER**
  - Roof Leaders
  - Mansard Roof Repairs

- **GLASS**
  - 6th Fl South Glass
  - North Facade Glass Studio Enclosure

3 EAST 89TH STREET
APPENDIX
OGDEN CODMAN, 1863-1951
DESIGN ARCHITECT

• American architect and interior decorator in the Beaux-Arts style
• Co-author with Edith Wharton of The Decoration of Houses (1897)
• Codman started his practice in Boston in 1891 and moved to New York City in 1893.
• Designed interiors at Kykuit (Rockefeller Mansion) and The Breakers (Vanderbults)

ARCHER MILTON HUNTINGTON, 1870-1954
ORIGINAL OWNER

• Lifelong friend of the arts
• Adopted son of railroad magnate Collis P. Huntington
• Major benefactor of the American Academy of Arts and Letters
• Founder of The Hispanic Society of America (1904)
• Co-founded the Brookgreen Gardens sculpture center in South Carolina (1932) with wife Anna Hyatt Huntington

ANNA HYATT HUNTINGTON, 1876-1973
ARTIST

• Sculptor
• At a time when very few women were successful artists, she had a thriving career.
• Her equestrian and animal sculptures are in museums and collections throughout the United States
• In New York City, her work is displayed at Columbia University, the Metropolitan Museum of Art, the National Academy of Design, the New-York Historical Society, Central Park and Riverside Park.

HISTORY

• Honorary association of American artists
• Founded with the goal “to promote the fine arts in America through instruction and exhibition”
• Membership is limited to 450 American artists and architects, elected by their peers
• The museum houses a public collection of over 7,000 works of American art
ORIGINAL ARTS USE

2ND FLOOR

GRAND SALON

DINING ROOM

3RD FLOOR

SALON GALLERY
WINDOW RESTORATION: WEST & SOUTH FACADES

EXISTING  PROPOSED

FOURTH FLOOR - SOUTH

SECOND FLOOR - WEST

SECOND FLOOR - SOUTH

THIRD FLOOR - SOUTH

EXISTING  PROPOSED

EXISTING INTERIOR PARTITION

EXISTING SHEET METAL PANELS
DARK GRAY FINISH

REPLACEMENT DOUBLE-GLAZED WINDOW

INSULATED ALUMINUM METAL PANEL WITH GRAY FINISH

EXISTING CASEMENT WINDOWS TO BE RESTORED

EXISTING INTERIOR PARTITION

EXISTING CASEMENT WINDOWS

EXISTING SHEET METAL PANEL WITH GRAY FINISH

SHADOW BOX DETAIL
AT 2ND FL & 3RD FL EAST

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

EXISTING

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EXISTING

EXISTING
RAFAEL VINOLY ARCHITECTS GLASS REFERENCE IMAGES