1143 FIFTH AVENUE, NEW YORK, NY
HORIZONTAL AND VERTICAL ENLARGEMENT, AND FACADE RESTORATION

LANDMARKS PRESERVATION COMMISSION
NOVEMBER 10, 2015

LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION

HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS

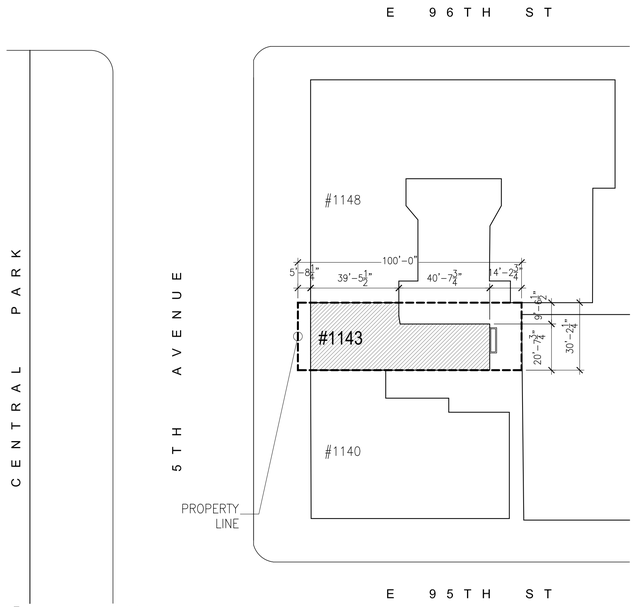
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING SOUTHEAST

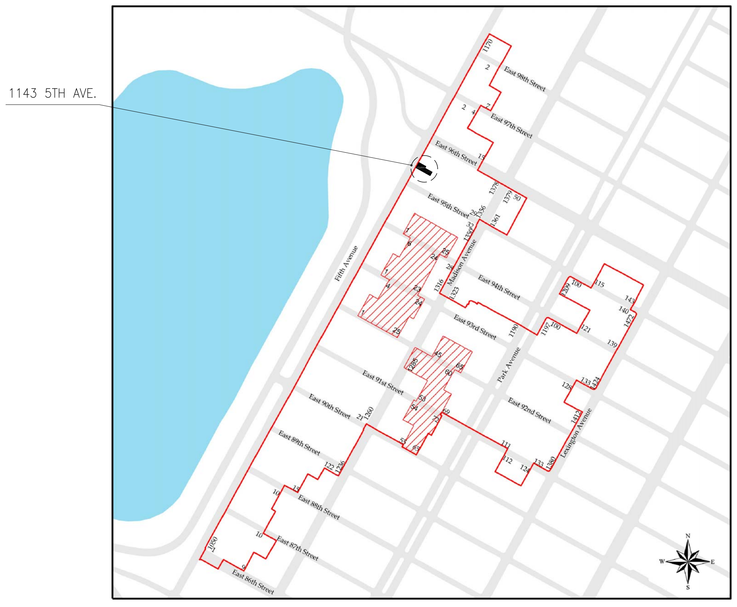
(TRIX ROSEN/KAA CONSULTING)



1 SITE PLAN

SCALE: 1/32"= 1'-0"

N



2 CARNEGIE HILL HISTORIC DISTRICT MAP

(NYC LANDMARKS PRESERVATION COMMISSION/ NOT TO SCALE)

BUILDING/ZONING INFORMATION

BUILDING LOCATION

1143 FIFTH AVENUE
NEW YORK, NY 10014

BLOCK:	1507
LOT:	4
ZONE:	R10 SPECIAL PARK AVENUE IMPROVEMENTS DISTRICT
MAP:	6B
LANDMARK STATUS:	EXPANDED CARNEGIE HILL HISTORIC DISTRICT
CONSTRUCTION CLASSIFICATION:	CLASS 1

FLOOR	EXISTING USE	PROPOSED USE
1ST FLOOR:	RESIDENTIAL	COMMUNITY FACILITY
2ND - 7TH FLOOR	RESIDENTIAL	RESIDENTIAL
8TH - 13TH FLOOR	NOT APPLICABLE	RESIDENTIAL

CARNEGIE HILL HISTORIC DISTRICT
MANHATTAN

ORIGINAL HISTORIC DISTRICT
DESIGNATED JULY 23. 1974

EXPANDED HISTORIC DISTRICT
DESIGNATED DECEMBER 21, 1993

ORIGINAL HISTORIC DISTRICT

EXPANDED HISTORIC DISTRICT

3 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

BUILDING/ ZONING INFORMATION, SITE PLAN, HISTORIC DISTRICT MAP, & CURRENT PHOTO

11/10/2015

LPC-2

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF EXISTING BUILDING LOOKING EAST

(TRIX ROSEN)

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

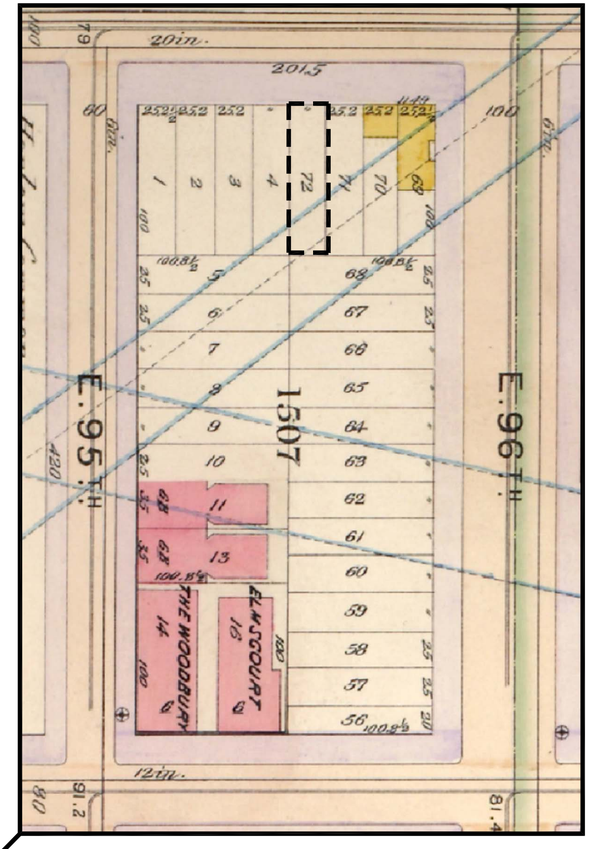
(KAA CONSULTING)

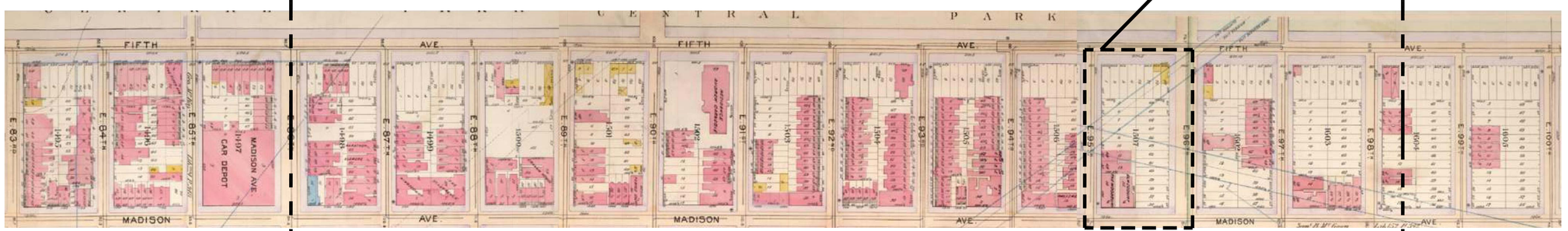
1 FIFTH AVENUE ABOVE 93RD STREET, c. 1898

(NEW YORK HISTORICAL SOCIETY)

2 FIFTH AVENUE, AERIAL VIEW NORTH FROM EAST 61ST STREET, 1904

(NEW YORK HISTORICAL SOCIETY)





3 BROMLEY ATLAS, 1899

(NEW YORK PUBLIC LIBRARY)

EXPANDED CARNEGIE HILL HISTORIC DISTRICT

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

DEVELOPMENT OF FIFTH AVENUE:
TURN OF THE CENTURY
UPPER FIFTH AVENUE

11/10/2015

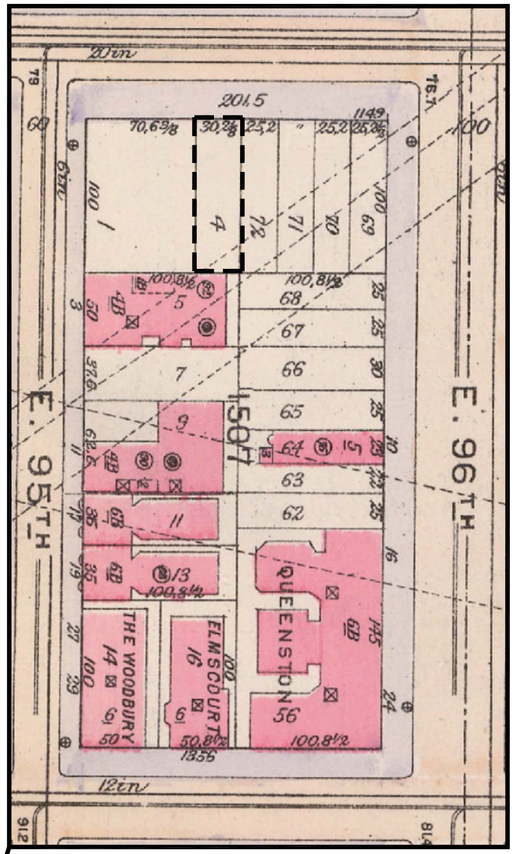
LPC-5

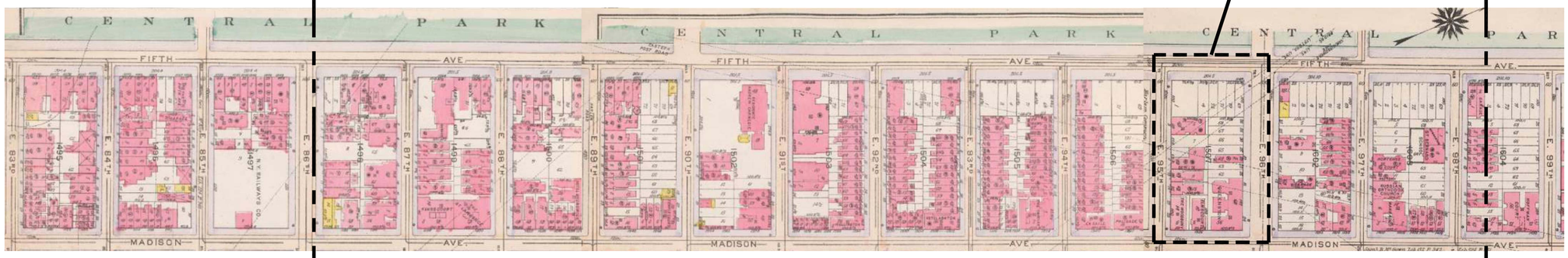
1 1067 FIFTH AVENUE - (C.P.H. GILBERT), COMPLETED 1917

(MUSEUM OF THE CITY OF NEW YORK)

2 CARNEGIE MANSION, 2 EAST 91ST STREET, CONSTRUCTED 1899- 1903

(MUSEUM OF THE CITY OF NEW YORK)





3 BROMLEY ATLAS, 1916

(NEW YORK PUBLIC LIBRARY)

EXPANDED CARNEGIE HILL HISTORIC DISTRICT

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

DEVELOPMENT OF FIFTH AVENUE:
FIFTH AVENUE
IN THE LATE 1910'S

11/10/2015

LPC-6

Form 117-1919 DOCKET OF APPLICATIONS

THE CITY OF NEW YORK

BUREAU OF BUILDINGS—BOROUGH OF MANHATTAN

388 8A-2031-18-Bt

JW NEW BUILDING APPLICATIONS FILED SEPTEMBER 22,1919

PLAN NO. BLOCK AND LOT NOS. STREET LOCATION	DESCRIPTION NAME AND ADDRESS OF OWNER, ARCHITECT OR APPLICANT	ESTIMATED COST	REMARKS
277 M. B. B1507 L 4 1143 Fifth Ave 70' 6-3/8" North of East 95 Street	12 sty fp tenement 30' 2-1/8" x 74'6", 150' high.Owner Helen O. Brice 693 Fifth Ave Archt Shape,Bready and Peterkin Inc. 220 W. 42 St	200,000	appd cmcd cmpd

1 1919 NEW BUILDING APPLICATION

(DOB RECORDS)

Form 117-1919 DOCKET OF APPLICATIONS

8A-2031-20-B

THE CITY OF NEW YORK

BUREAU OF BUILDINGS—BOROUGH OF MANHATTAN

APPLICATIONS FILED NOVEMBER 21,1921

EVC NEW BUILDING

PLAN NO. BLOCK AND LOT NOS. STREET LOCATION	DESCRIPTION NAME AND ADDRESS OF OWNER, ARCHITECT OR APPLICANT	ESTIMATED COST	REMARKS
538 M. B 785 L 79-81-83 to 85 L 1 to 4 to 6. 500-514 -8th Ave 269 W. 35th st. 268 W. 36th st. NEC 35 St. and 8 Ave	12 sty fp.store & loft 172-6 x 124,150' high Owner Elbeco Realty Corp.Sidney M. Bauman,Pres. Martin Wortmann,vice-pres. Sylvan L.Froelich, secy. 500-8th ave. Arch. Buchman & Kahn 56 W. 45th st.	$ 600 000	appd cmcd 4-3-22 cmpd
539 M. B. B 1507 L 4 1143 Fifth Avenue 70' 6 3/8" north from E.95th st.	12 sty fp.tenement-12 families- 30' 2 1/8" x 74'6" 150' high. Owner Helen O.Brice 3 E.60th st. Arch. Shape, Bready & Peterkin,Inc. 50 E. 42nd street.	225 000 Withdrawn 10/10/22 250-00 2 48650 3 31850	appd cmcd cmpd

2 1921 NEW BUILDING APPLICATION

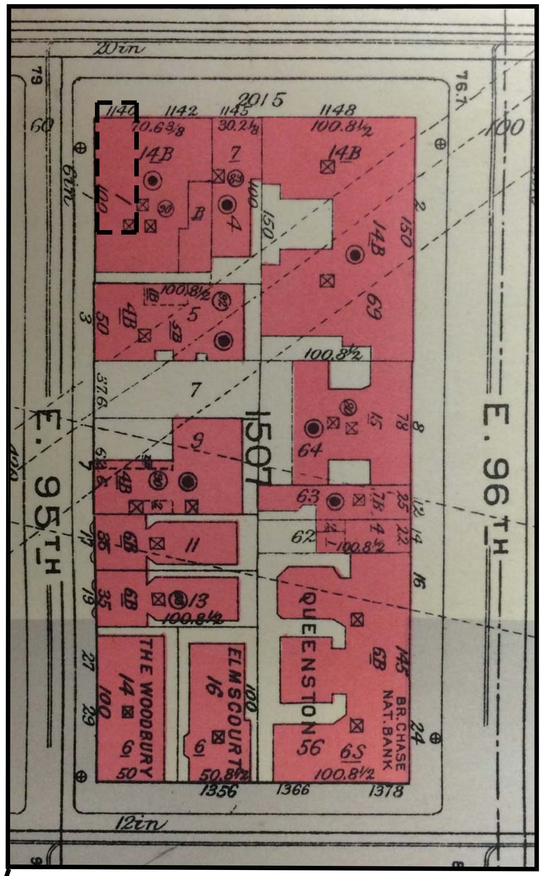
(DOB RECORDS)

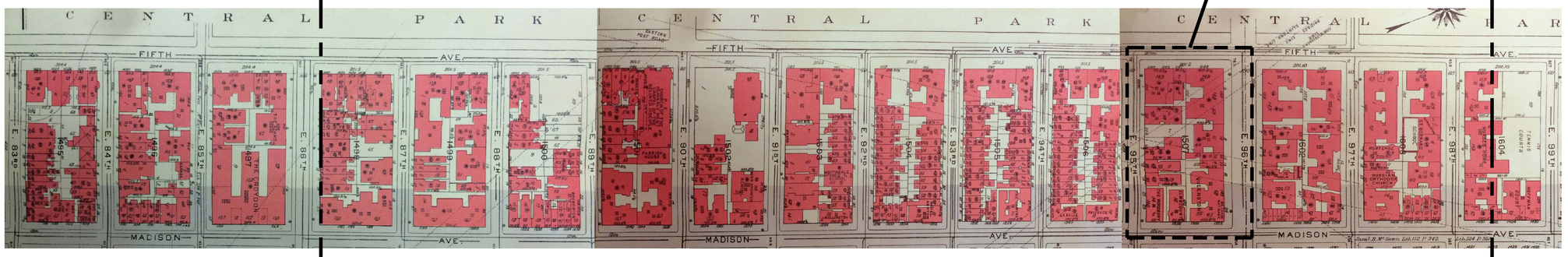
1 VIEW UP FIFTH AVENUE FROM 92ND STREET, 1930

(NEW YORK PUBLIC LIBRARY)

2 1150 FIFTH AVENUE (J.E.R. CARPENTER), COMPLETED 1924

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)





1 BROMLEY ATLAS, 1934

(NEW YORK PUBLIC LIBRARY)

EXPANDED CARNEGIE HILL HISTORIC DISTRICT

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

FIFTH AVENUE IN THE 1920s - 30s

11/10/2015

LPC-8

952 FIFTH AVENUE, HENRY OTIS CHAPMAN, 1923
(UPPER EAST SIDE HISTORIC DISTRICT) BETWEEN 76TH AND 77TH STREETS
BUILT WITHIN THE HEIGHT RESTRICED ZONE.

1 952 FIFTH AVENUE, 2015

(KAA ASSOCIATES)

2 952 FIFTH AVENUE, 1923

(MUSEUM OF THE CITY OF NEW YORK)

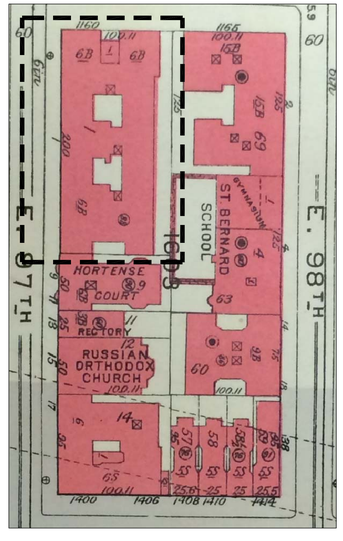
1160 FIFTH AVENUE, FRED F. FRENCH CO. , 1923
(EXPANDED CARNEGIE HILL DISTRICT) NORTHEAST CORNER OF 97TH STREET
BUILT OUTSIDE THE HEIGHT-RESTRICTED ZONE, BUT DELIBERATELY
CONFORMING WITH IT.

3 1160 FIFTH AVENUE, 2015

(HIGGINS & QUASEBARTH)

4 1160 FIFTH AVENUE, 1923

(MUSEUM OF THE CITY OF NEW YORK)

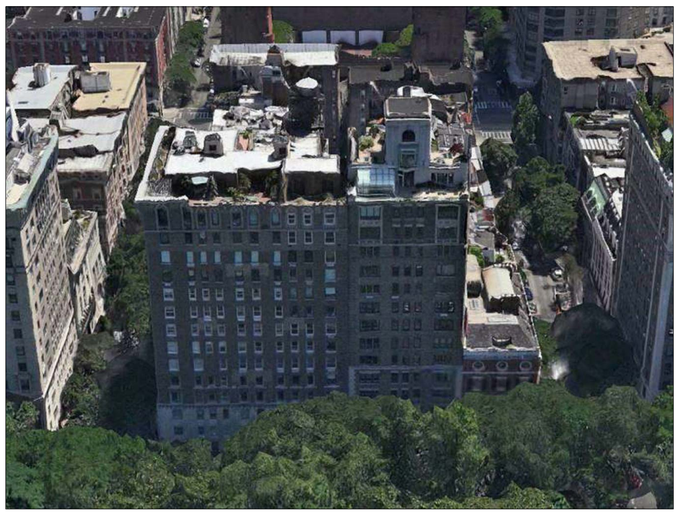


5 BROMLEY ATLAS, 1934

(NEW YORK PUBLIC LIBRARY)

1 FIFTH AVENUE BETWEEN 95TH AND 96TH STREET

LARGE APARTMENT BUILDINGS FLANKING 1143 FIFTH AVENUE

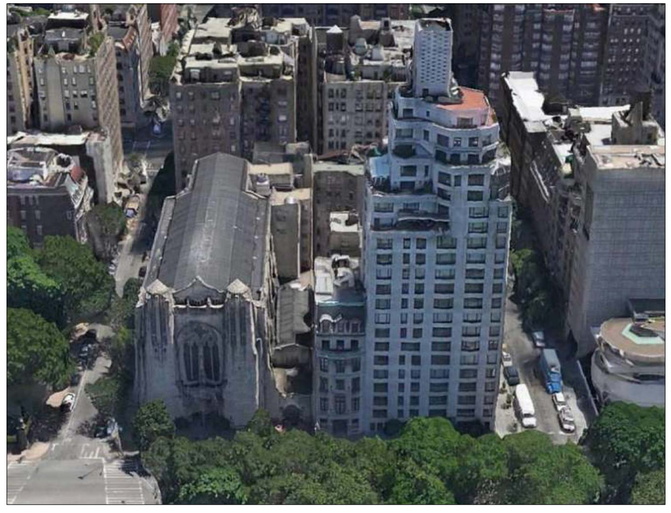


2 FIFTH AVENUE BETWEEN 94TH AND 95TH STREET

LARGE APARTMENT BUILDINGS AND MANSION

3 FIFTH AVENUE BETWEEN 93TH AND 94TH STREET

LARGE APARTMENT BUILDINGS

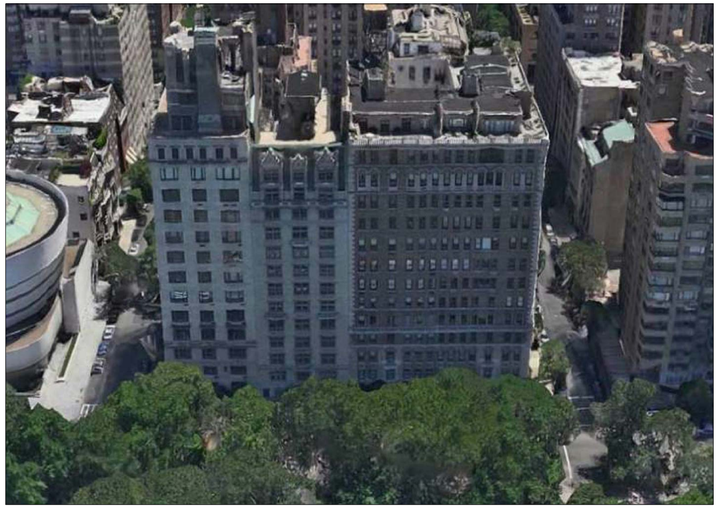


4 FIFTH AVENUE BETWEEN 89TH AND 90TH STREET

LARGE APARTMENT BUILDINGS AND INSTITUTION

5 FIFTH AVENUE BETWEEN 88TH AND 89TH STREET

LARGE APARTMENT BUILDINGS AND INSTITUTION



6 FIFTH AVENUE BETWEEN 87TH AND 88TH STREET

LARGE APARTMENT BUILDINGS

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

DEVELOPMENT OF FIFTH AVENUE:
CONTEXT IN 2015

11/10/2015

LPC-10

1 1143 FIFTH AVENUE, c. 1924

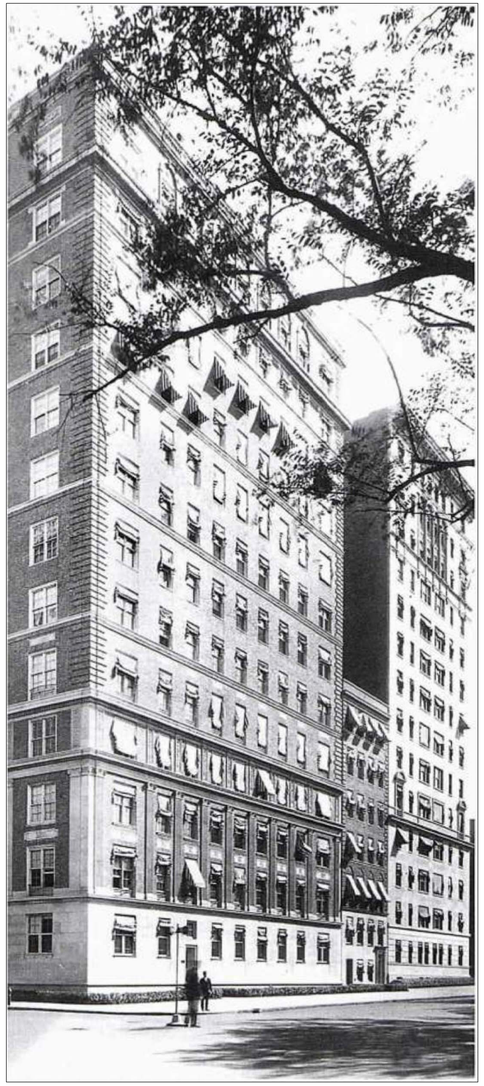
(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

2 1143 FIFTH AVENUE, c. 1940

(MUNICIPAL ARCHIVES TAX PHOTO)

3 1143 FIFTH AVENUE, c. 1940

(NEW YORK PUBLIC LIBRARY)



1 1143 FIFTH AVENUE, 1924
(FLANKED BY 1148 AND 1140 FIFTH AVENUE)

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

2 1148 FIFTH AVENUE, 1923

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

3 1150 FIFTH AVENUE, 1924

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

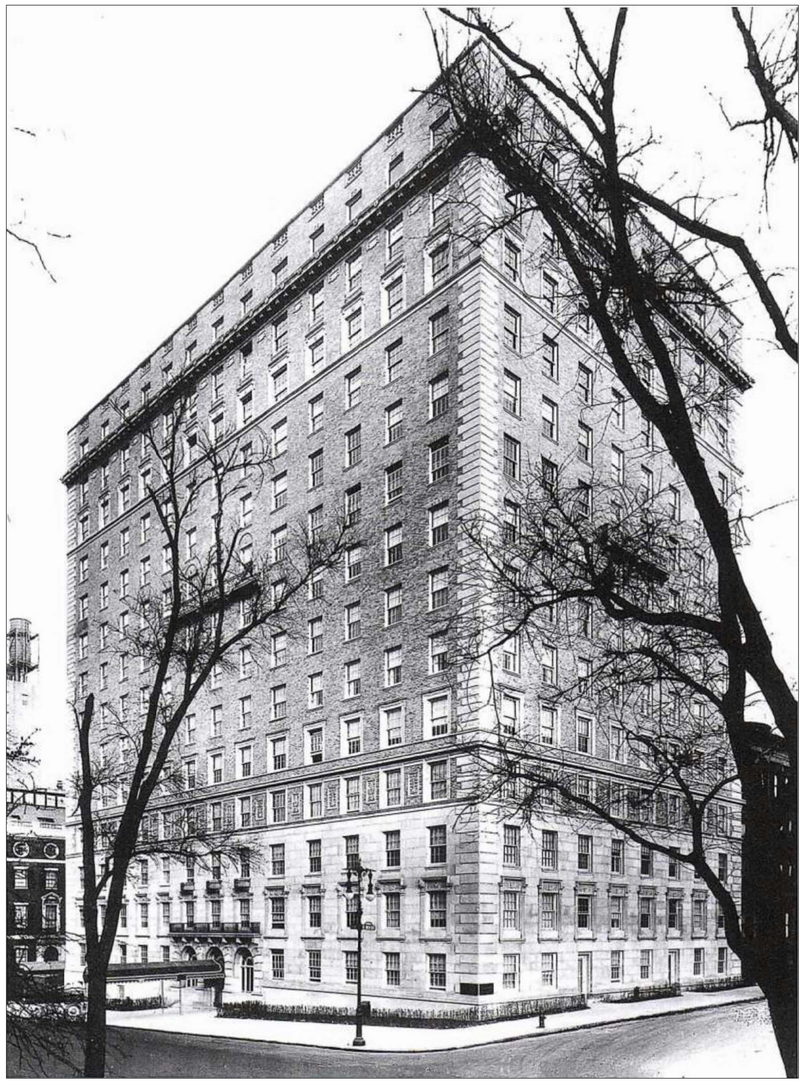
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXAMPLES OF
J.E.R CARPENTER BUILDINGS IN
EXPANDED CARNEGIE HILL
HISTORIC DISTRICT

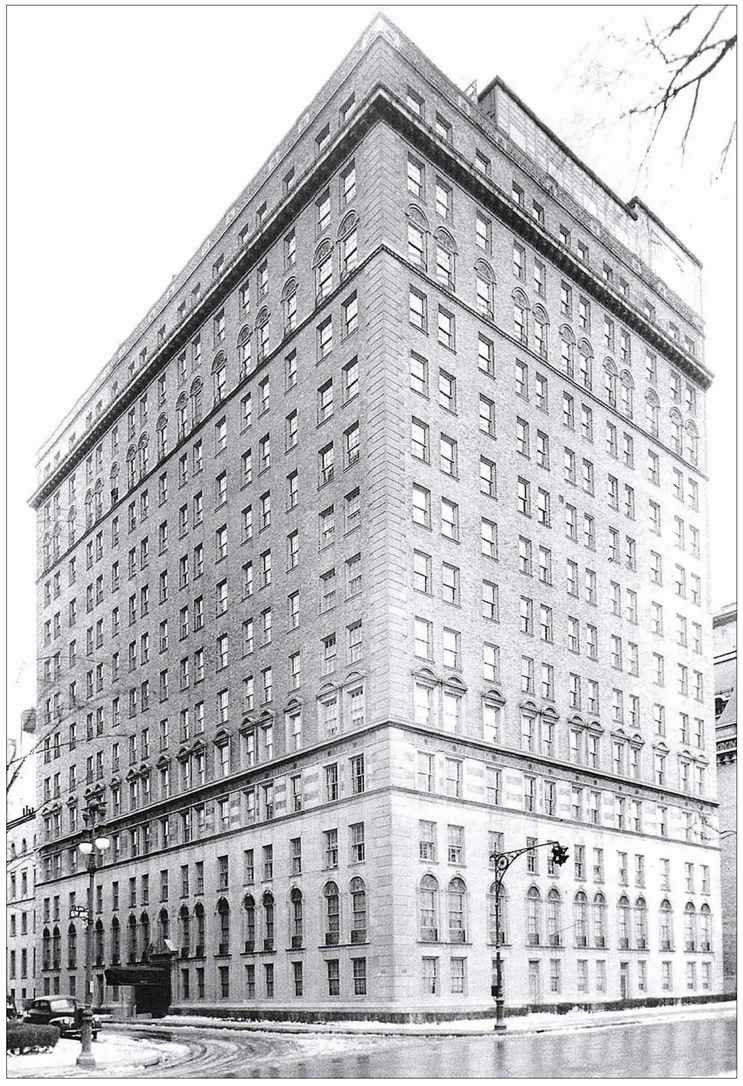
11/10/2015

LPC-12



1 1120 FIFTH AVENUE, c.1925

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)



2 1115 FIFTH AVENUE, c.1926

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

3 1165 FIFTH AVENUE, c.1926

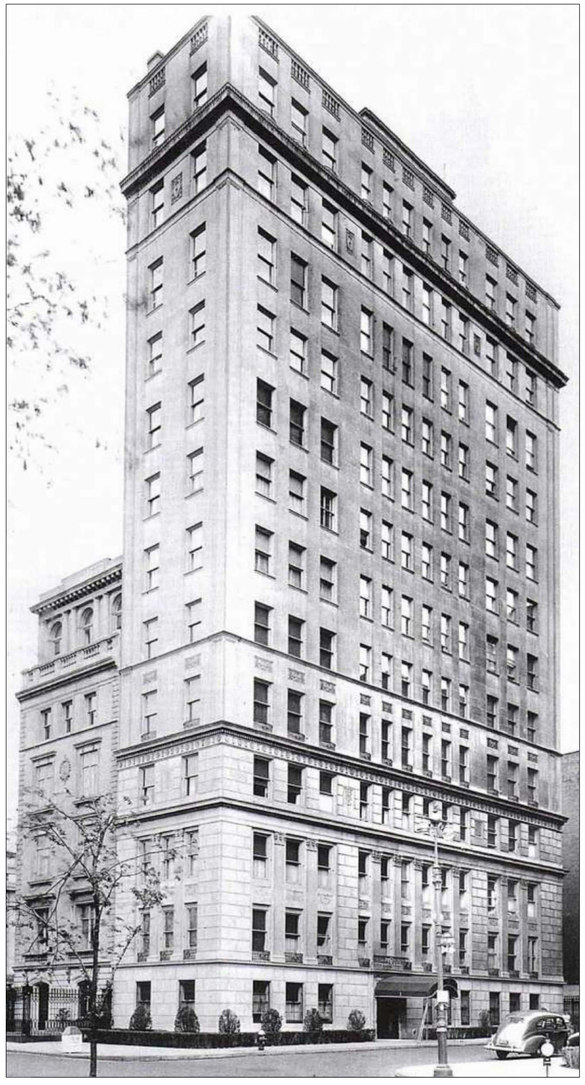
(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

1 1170 FIFTH AVENUE, 1926

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

2 1060 FIFTH AVENUE, 1928

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)



3 1 EAST 88TH STREET, 1929

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

1 4 EAST 95TH STREET, 1924

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

2 14 EAST 90TH STREET, 1929

(THE HOUSES OF ROSARIO CANDELA AND JAMES CARPENTER BY ANDREW ALPERN, D. SEPTEMBER 1, 2011)

1 FRONT (WEST) ELEVATION

2 SIXTH - SEVENTH FLOORS AT WEST ELEVATION

3 FIRST - THIRD FLOORS AT WEST ELEVATION

4 DETAIL OF PARAPET AT 1143 AND 1148 FIFTH AVENUE

5 DETAIL OF INTERSECTION OF 1148 AND 1143 FIFTH AVENUE

6 DETAIL AT MAIN ENTRANCE

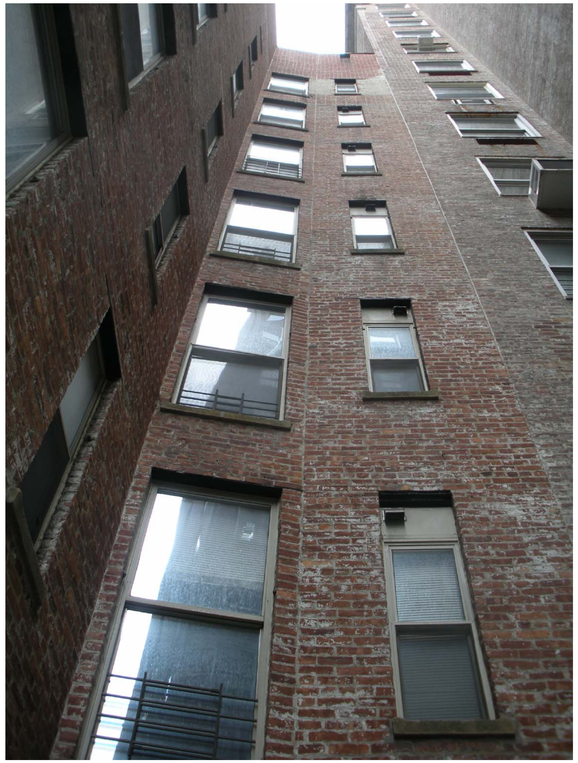
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING CONDITIONS:
FRONT

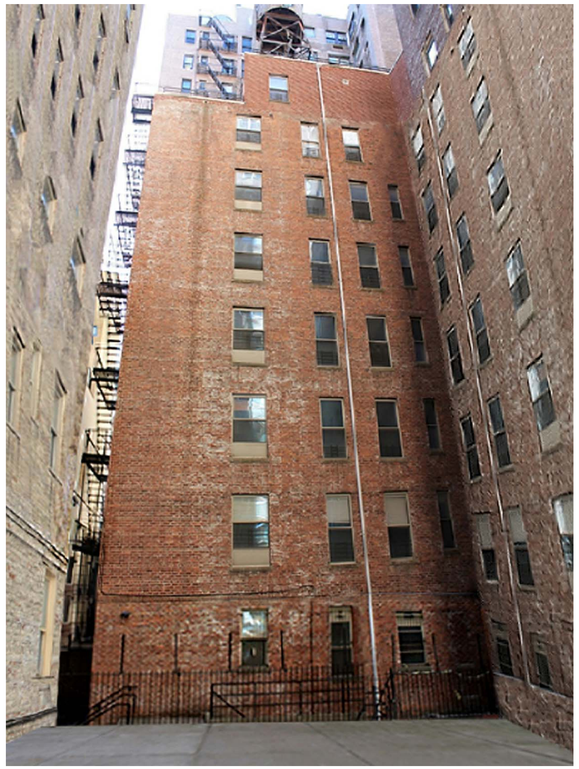
11/10/2015

LPC-16



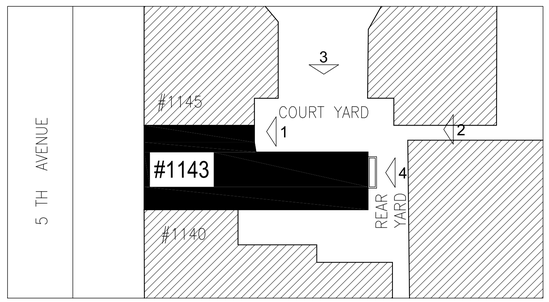
1 UPPER STORIES OF THE EAST WALL (AT COURT YARD)

2 LOWER STORIES OF THE EAST WALL (AT COURT YARD)



3 NORTH WALL (AT COURT YARD)

4 EAST WALL (AT REAR YARD)



5 SITE PLAN

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

LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING CONDITIONS:
REAR

11/10/2015

LPC-17

1 EXISTING BLOCK ELEVATION

SCALE: 3/32"=1'-0"

LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING BLOCK ELEVATION

11/10/2015

LPC-18

1 PROPOSED BLOCK ELEVATION

SCALE: 3/32"=1'-0"

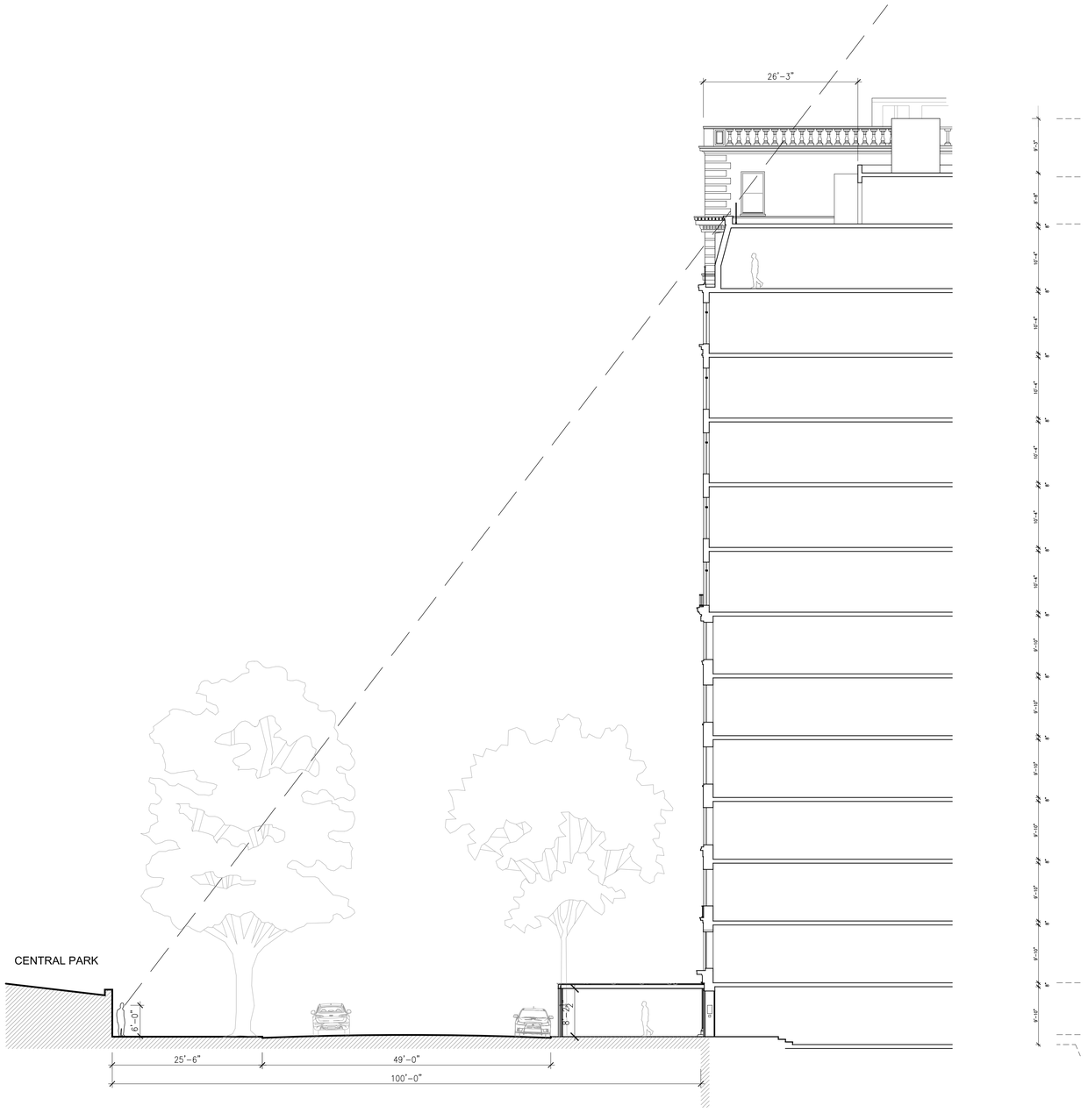
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

PROPOSED BLOCK ELEVATION

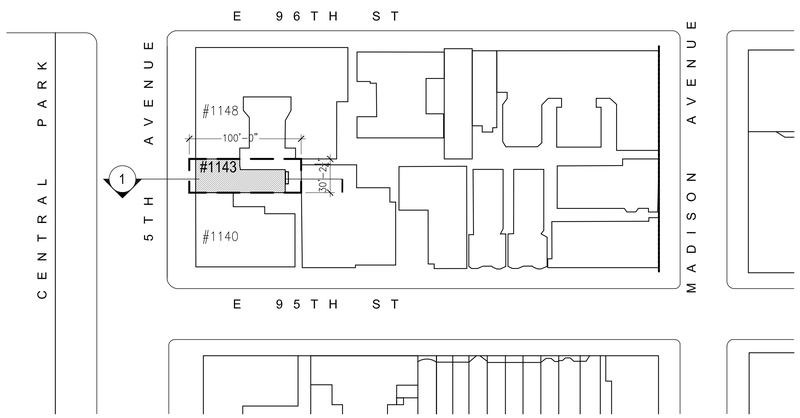
11/10/2015

LPC-19



1 5TH AVENUE SIGHTLINE SECTION

SCALE: 3/32"= 1'-0"



2 SITE PLAN

SCALE: 1/64"= 1'-0"

3 SOUTH ELEVATION OF 1148 FIFTH AVE

4 NORTH ELEVATION OF 1140 FIFTH AVE

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

SIGHT LINE STUDY

11/10/2015

LPC-20

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING SOUTHEAST

(TRIX ROSEN/KAA CONSULTING)

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING PHOTO AND
PROPOSED RENDERINGS
LOOKING SOUTHEAST

11/10/2015

LPC-21

1 VIEW OF EXISTING BUILDING LOOKING EAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING EAST

(TRIX ROSEN/KAA CONSULTING)

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING PHOTO AND
PROPOSED RENDERINGS
LOOKING EAST

11/10/2015

LPC-22

1 VIEW OF EXISTING BUILDING LOOKING NORTHEAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING NORTHEAST

(TRIX ROSEN/KAA CONSTULTING)

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING PHOTO AND
PROPOSED RENDERINGS
LOOKING NORTHEAST

11/10/2015

LPC-23

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING SOUTHEAST

(TRIX ROSEN/LI-SALTZMAN ARCHITECTS)

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING PHOTO AND
PROPOSED RENDERINGS
LOOKING SOUTHEAST

11/10/2015

LPC-24

1 VIEW OF PROPOSED CANOPY AND GARDEN

(KAA CONSTULTING)

1 VIEW OF EXISTING BUIDING (REAR ELEVATION) FROM MADISON AVENUE

(GOOGLE EARTH)

2 VIEW OF PROPOSED BUILDING (REAR ELEVATION) FROM MADISON AVENUE

(GOOGLE EARTH/KAA ASSOCIATES)

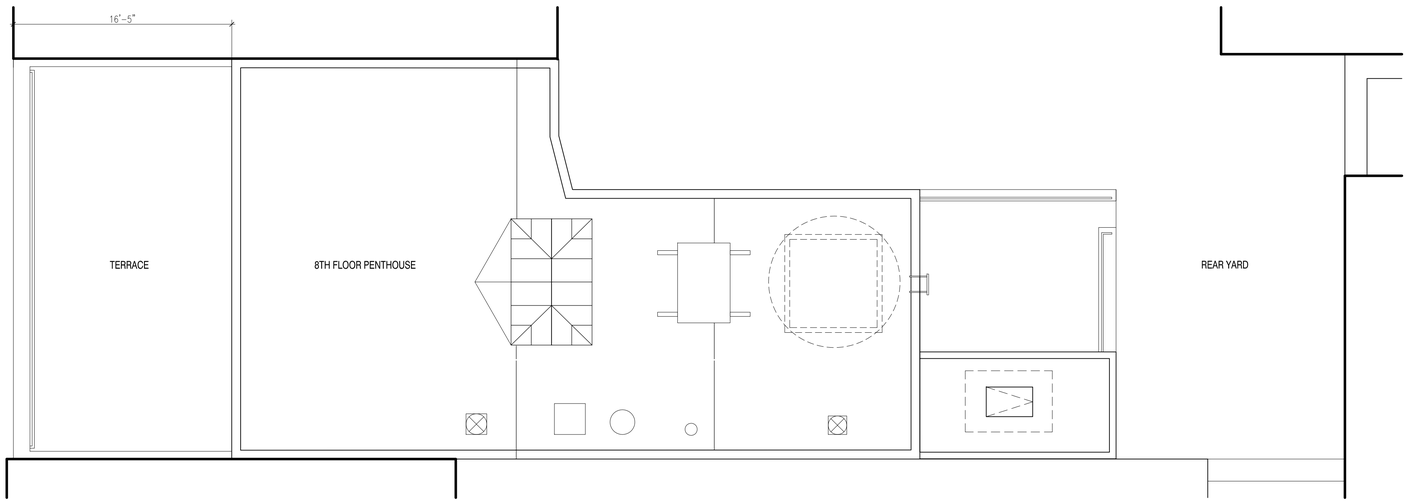
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

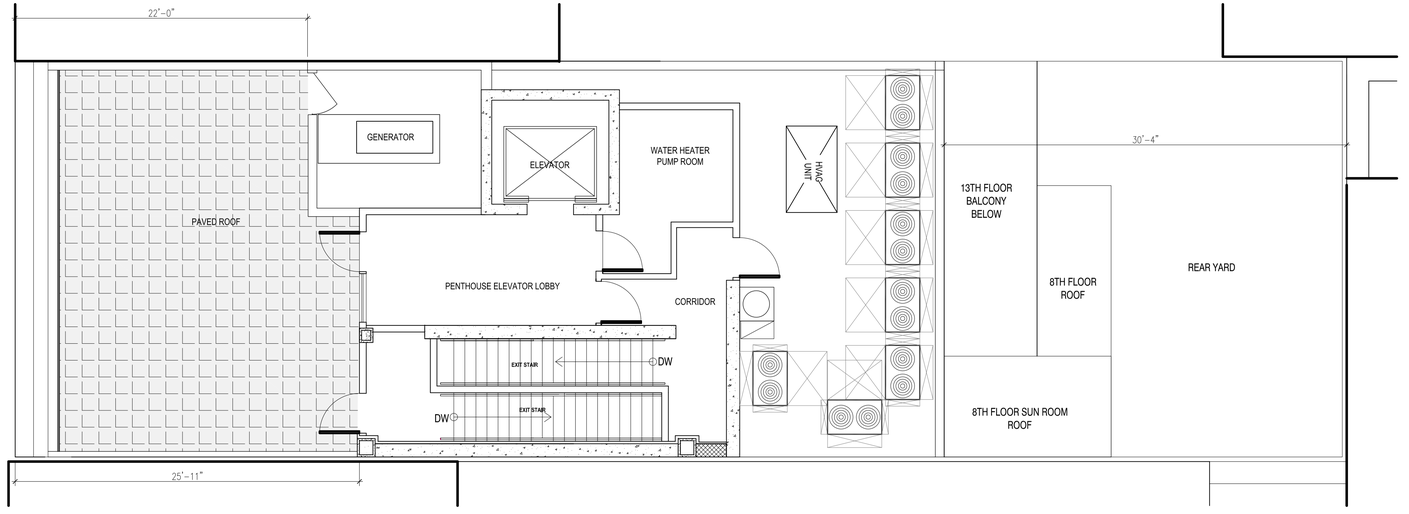
EXISTING PHOTO AND
PROPOSED RENDERINGS
LOOKING WEST

11/10/2015

LPC-26



1 ROOF PLAN - EXISTING



2 PENTHOUSE - ROOF PLAN - PROPOSED

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING & PROPOSED PLANS
PENTHOUSE - ROOF

11/10/2015

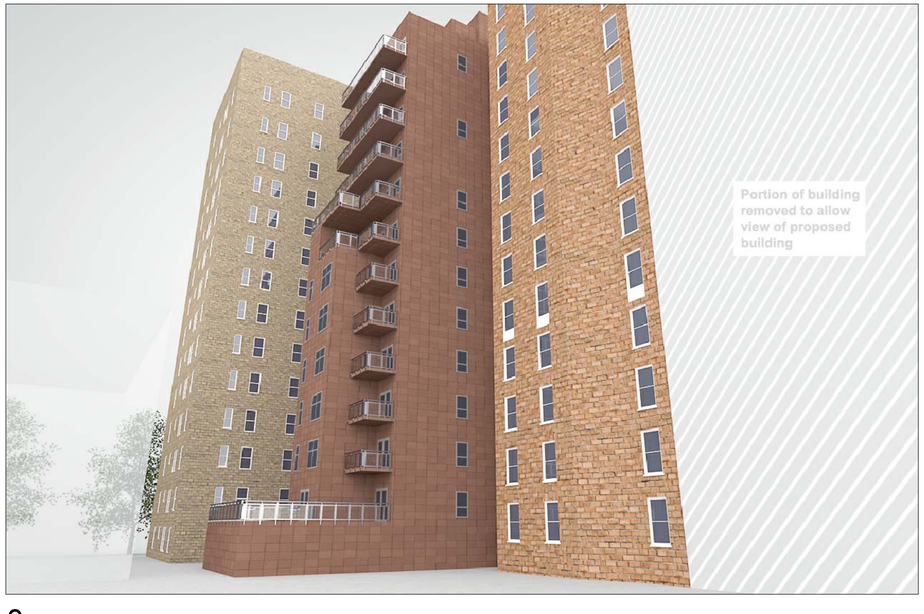
LPC-27

1 AXONOMETRIC VIEW OF EXISTING REAR ELEVATIONS

(KAA CONSTULTING)

2 AXONOMETRIC VIEW OF PROPOSED REAR ELEVATIONS

(KAA CONSTULTING)



3 PERSPECTIVE VIEW OF PROPOSED REAR ELEVATIONS

(KAA CONSTULTING)

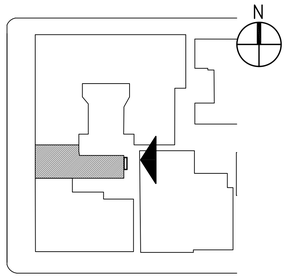
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

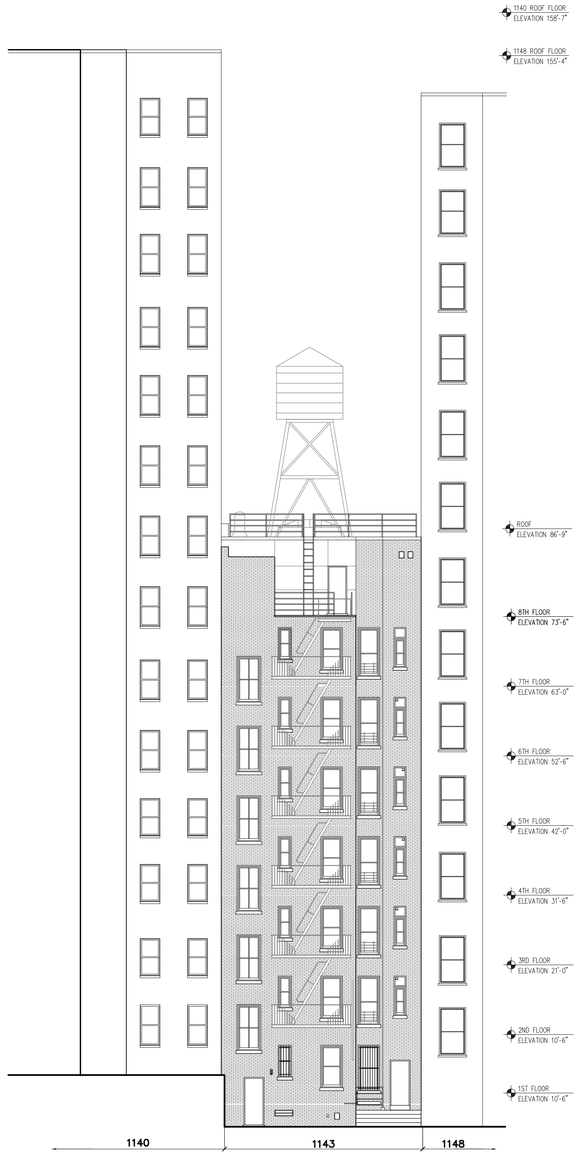
1143 FIFTH AVENUE
NEW YORK, NY

EXISTING AND PROPOSED RENDERINGS

11/10/2015

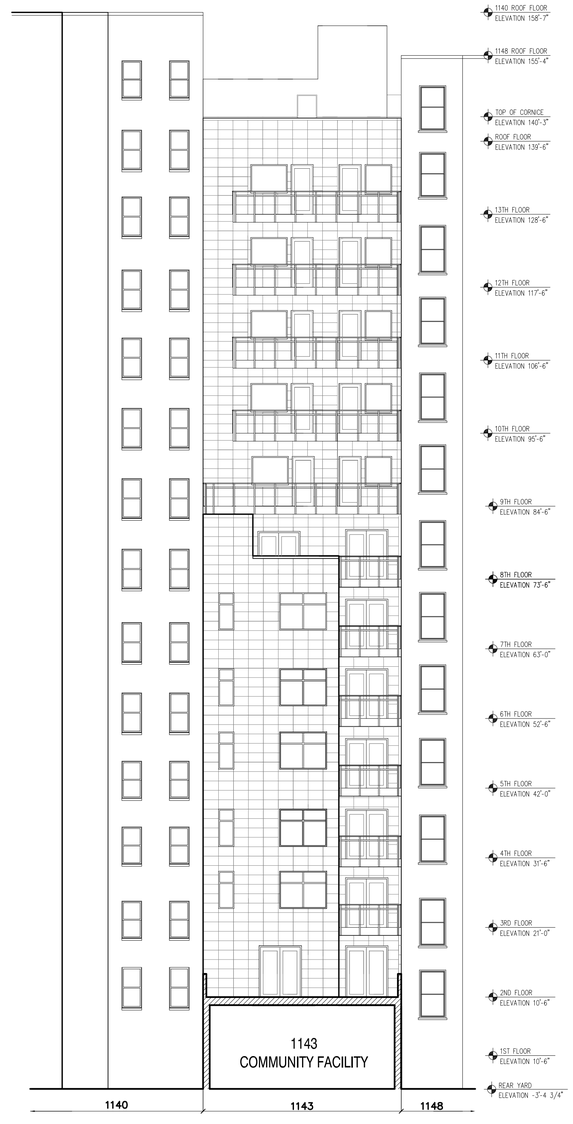
LPC-28





1 REAR ELEVATION - EXISTING

SCALE: 3/32" = 1'-0"



2 REAR ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

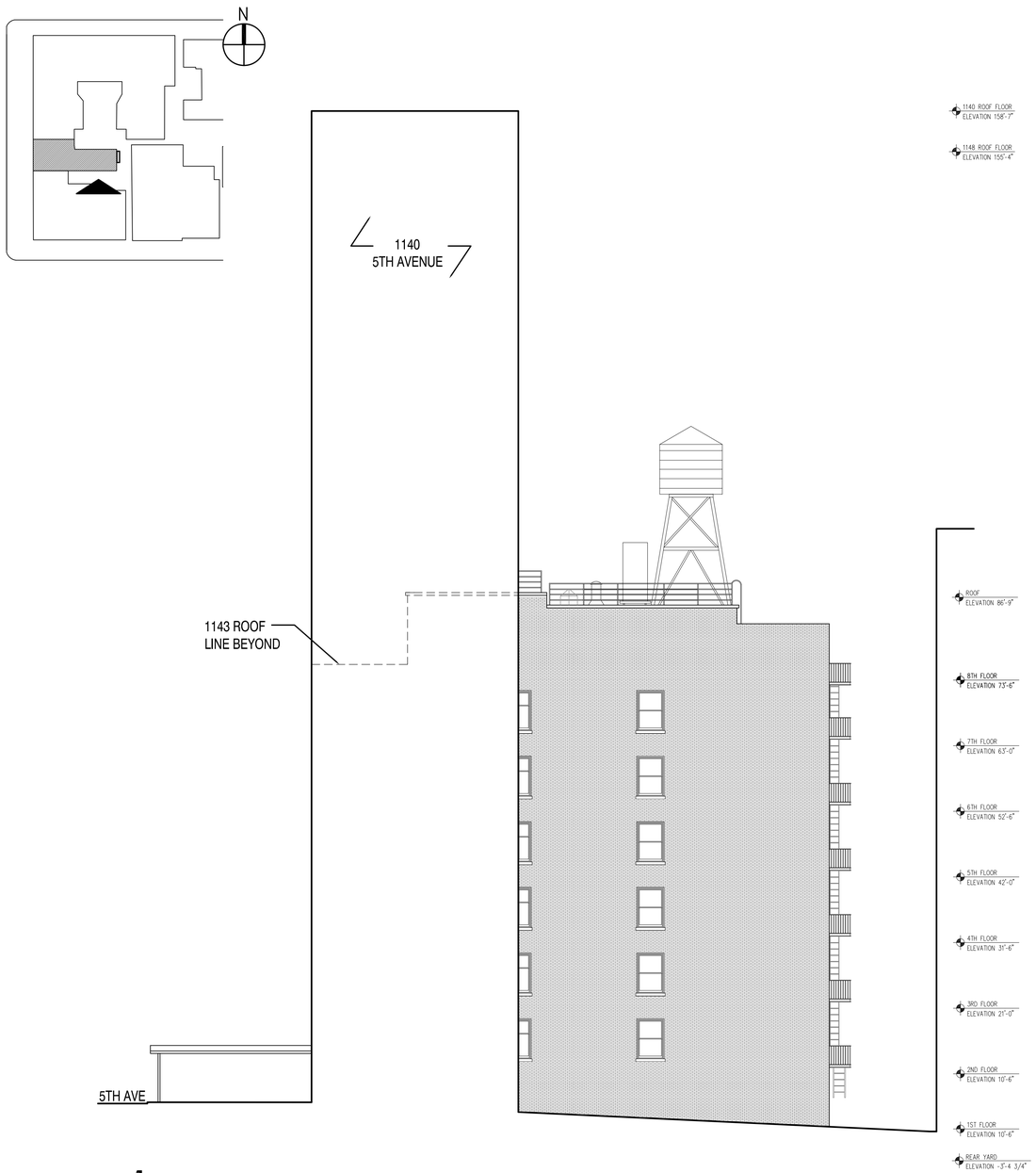
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

REAR ELEVATIONS - EXISTING & PROPOSED

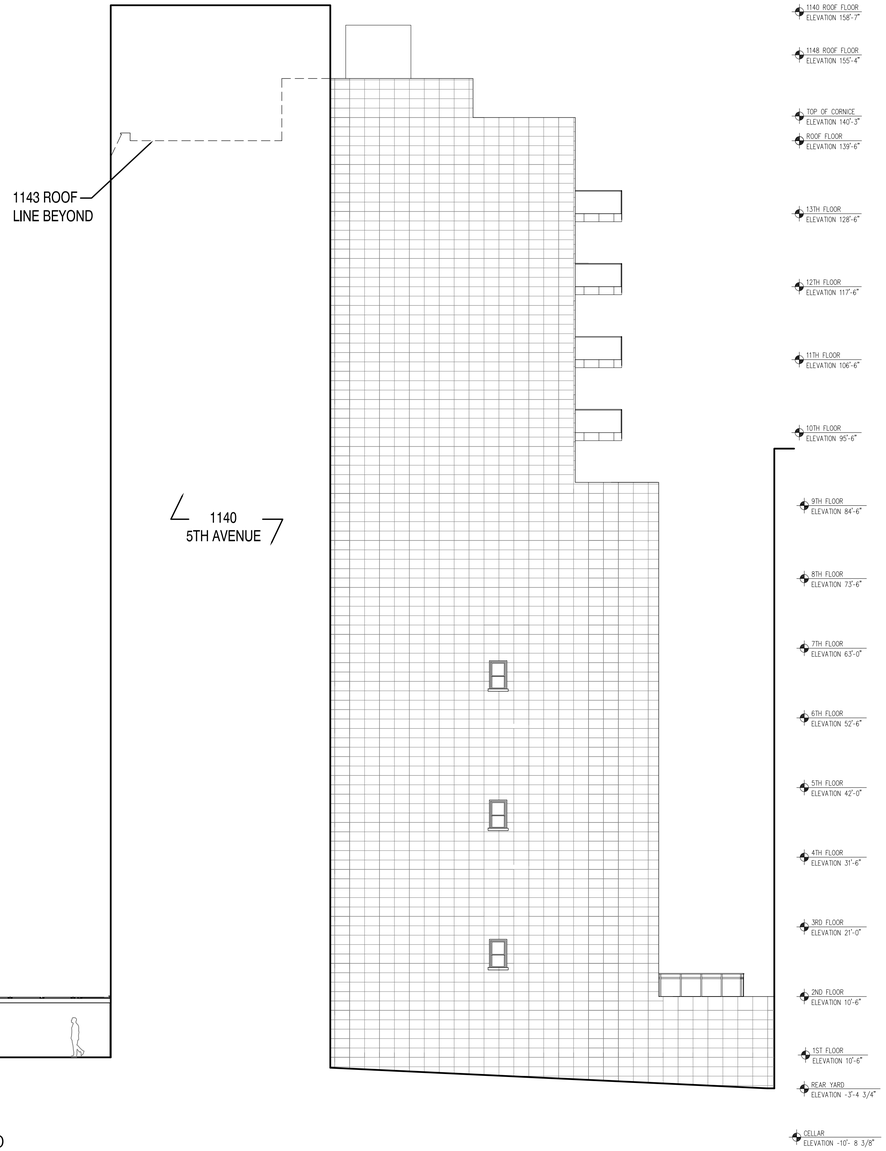
11/10/2015

LPC-29



1 SOUTH ELEVATION - EXISTING

SCALE: 3/32" =1'-0"



2 SOUTH ELEVATION - PROPOSED

SCALE: 3/32" =1'-0"

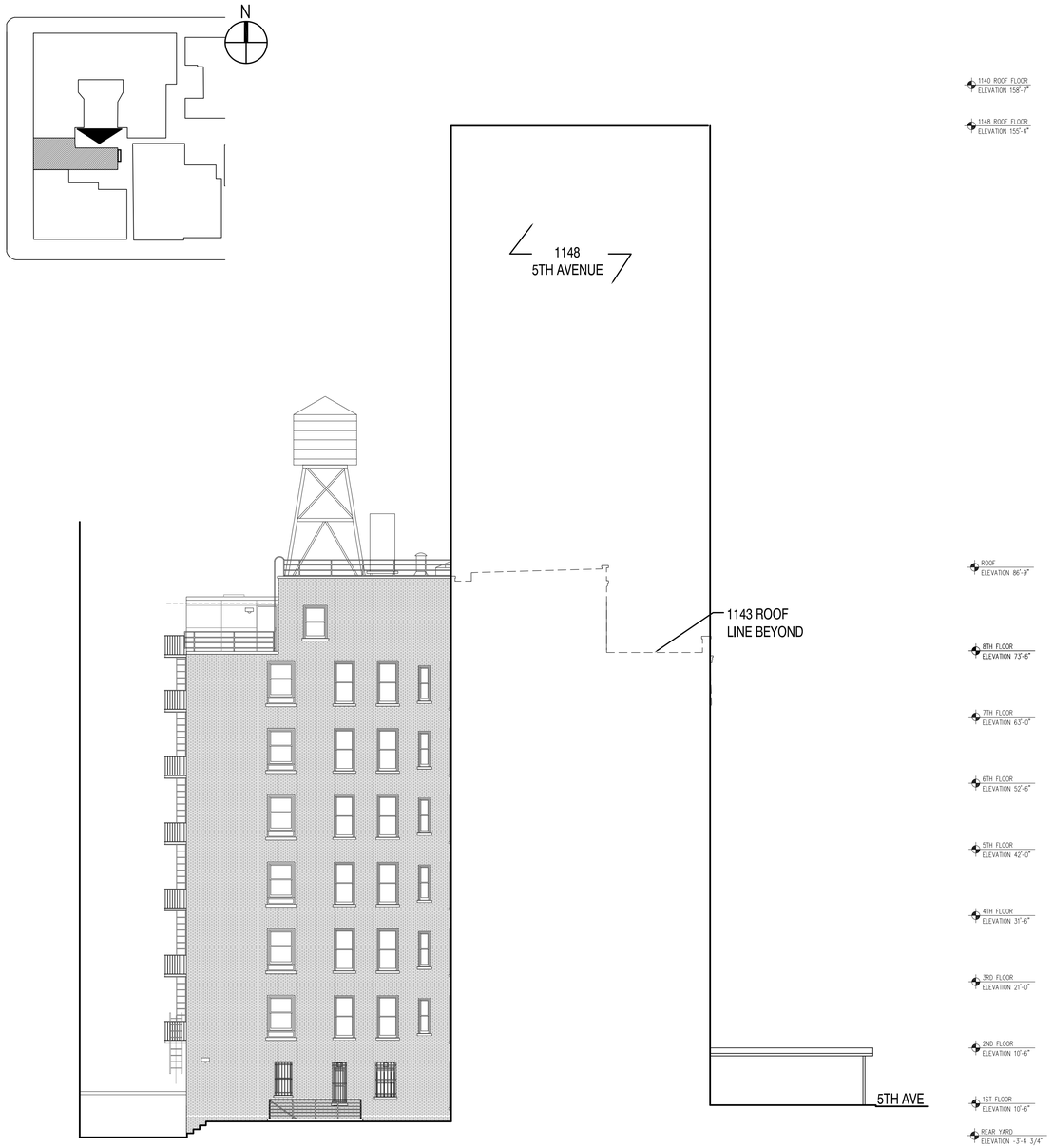
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

SOUTH ELEVATIONS - EXISTING & PROPOSED

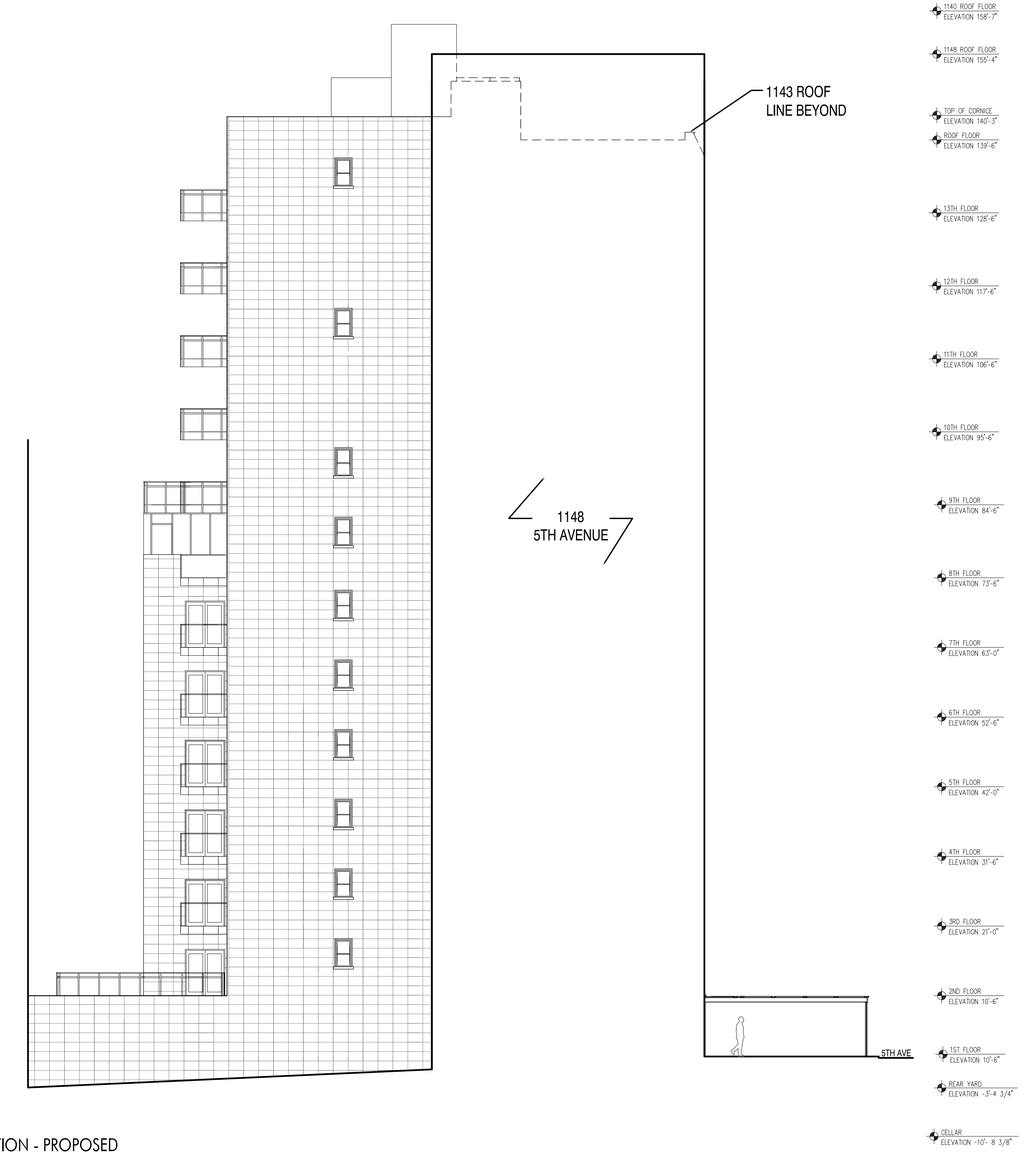
11/10/2015

LPC-30



1 NORTH ELEVATION - EXISTING

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION - PROPOSED

SCALE: 3/32" = 1'-0"

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

NORTH ELEVATIONS - EXISTING & PROPOSED

11/10/2015

LPC-31

1 VIEW OF EXISTING BUILDING LOOKING SOUTHEAST

(TRIX ROSEN)

2 VIEW OF PROPOSED BUILDING LOOKING SOUTHEAST

(TRIX ROSEN/KAA CONSULTING)

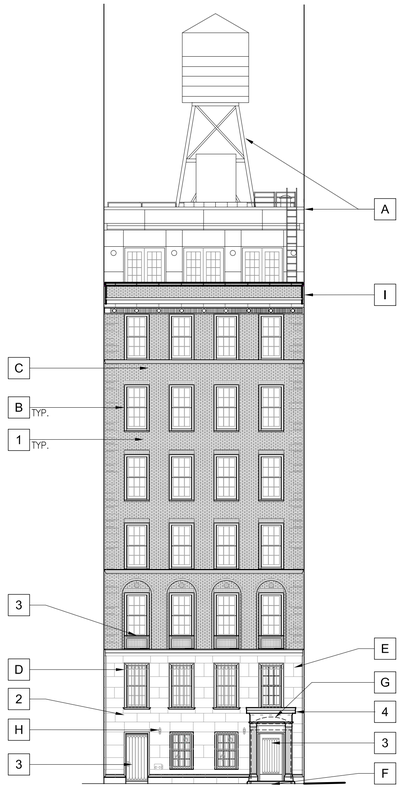
EXISTING CONDITIONS:

REMOVALS

- A — REMOVE NON-ORIGINAL, PENTHOUSE AND WATER TANK.
- B — REMOVE NON-ORIGINAL, METAL SASH AND SASH LINERS. EXISTING ORIGINAL WOOD FRAMES TO REMAIN.
- C — REMOVE NON-MATCHING BRICK REPAIRS (APPROX. 20 SF) AT 7TH STORY BELT COURSE AND REPLACE WITH NEW BRICK TO MATCH EXISTING.
- D — REMOVE NON-ORIGINAL WINDOW GRILLES AT FIRST AND 2ND FLOORS.
- E — REMOVE NON-MATCHING MASONRY PATCHES AND REPLACE WITH NEW COMPOSITE PATCH TO MATCH EXISTING STONE (APPROX. 15 SF), AT 1ST AND 2ND FLOOR.
- F — REMOVE STONE STEP FOR GRADE LEVEL ENTRY.
- G — REMOVE NON-ORIGINAL CANVASS CANOPY AND METAL FRAME.
- H — REMOVE NON-ORIGINAL LIGHT FIXTURES
- I — REMOVE ORIGINAL BRICK PARAPET.

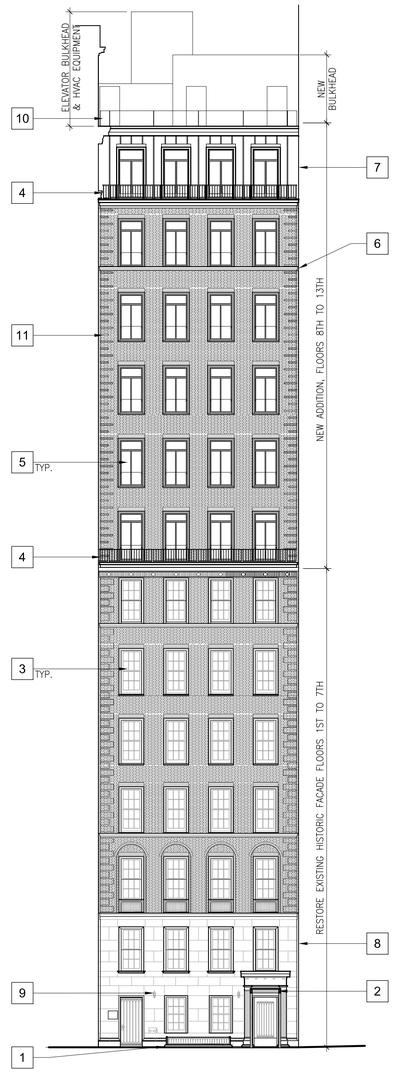
RESTORATION SCOPE

1. CLEAN AND REPOINT BRICK ELEVATOINS, AND STONE SILLS, BELT COURSES AND CORNICE.
2. CLEAN AND REPOINT STONE BUILDING BASE.
3. SCRAPE AND PAINT METAL RAILS AND GRILLES AT 3RD FLOOR WINDOWS AND FIRST FLOOR ENTRY DOORS.
4. REPAIR ERODED MASONRY AT DOOR LINTEL WITH COMPOSITE MASONRY PATCH.



1 EXISTING BUILDING ELEVATION

SCALE: 3/32"=1'-0"



2 PROPOSED BUILDING ELEVATION

SCALE: 3/32"=1'-0"

PROPOSED SCOPE:

1. NEW GRADE LEVEL PLANTER WITH CONCRETE CURB AND METAL RAIL TO MATCH RAIL MOTIF AT DOORS.
2. NEW METAL AND GLASS CANOPY.
3. NEW PAINTED DOUBLE HUNG WOOD WINDOW SASH WITH CLEAR INSULATED GLASS AT EXISTING BUILDING ELEVATION.
4. NEW PAINTED METAL RAILING.
5. NEW PAINTED METAL FRENCH CASEMENT WINDOW WITH OPERABLE TRANSOM AND GLASS GUARD RAILS, AT NEW BUILDING ADDITION.
6. NEW CAST STONE BELT COURSE.
7. NEW ZINC CLAD CORNICE & MANSARD ROOF WITH STANDING SEAMS.
8. NEW EXPANSION JOINT BETWEEN BUILDINGS.
9. NEW LIGHT FIXTURES
10. NEW GLASS ROOF RAILING
11. NEW BRICK ELEVATION WITH QUOINS

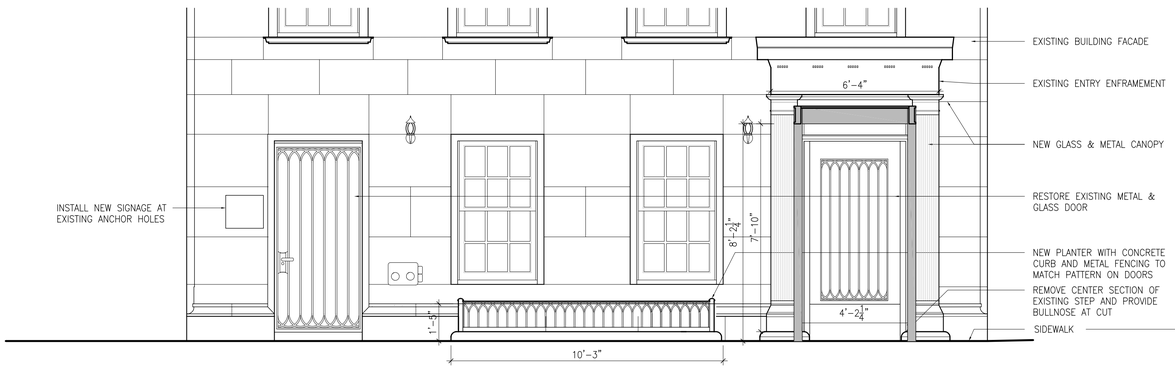
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING AND PROPOSED FRONT ELEVATIONS

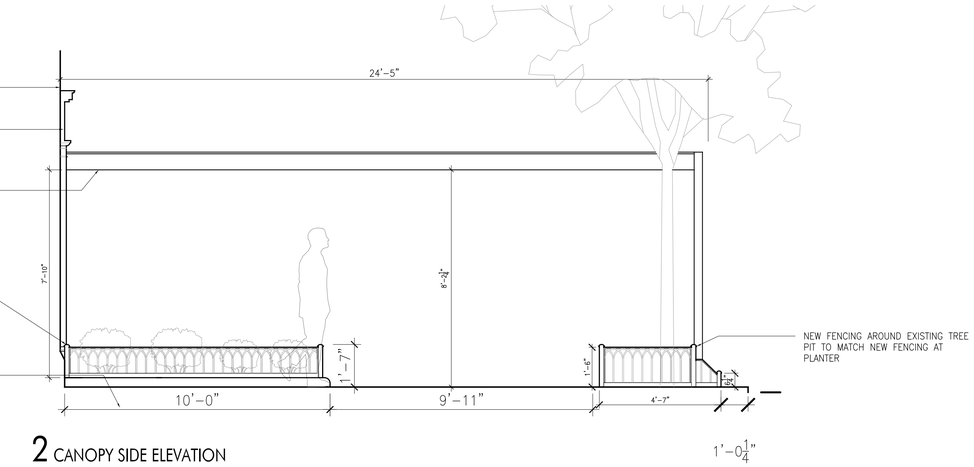
11/10/2015

LPC-Appendix 1



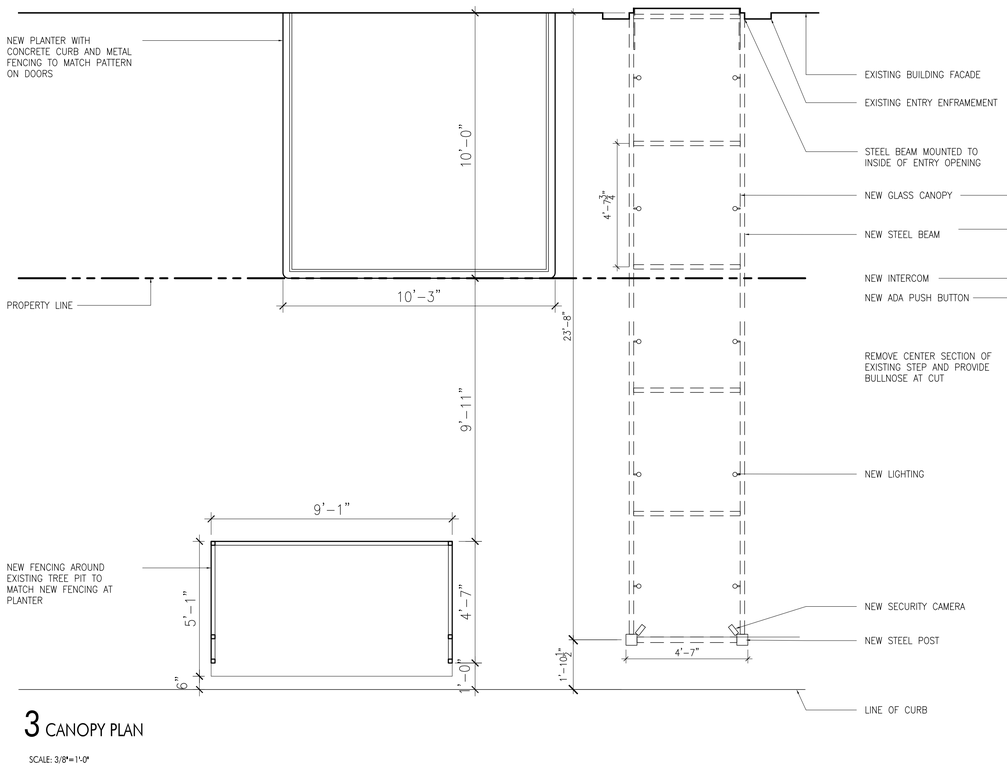
1 CANOPY FRONT ELEVATION

SCALE: 3/8"=1'-0"



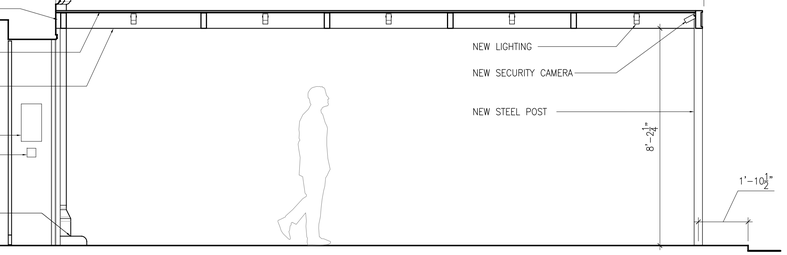
2 CANOPY SIDE ELEVATION

SCALE: 3/8"=1'-0"



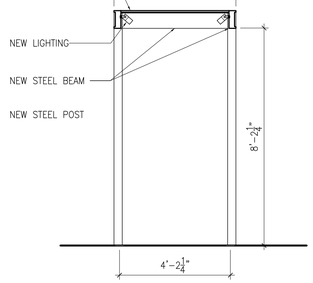
3 CANOPY PLAN

SCALE: 3/8"=1'-0"



4 LONGITUDINAL SECTION THROUGH CANOPY

SCALE: 3/8"=1'-0"



5 CROSS SECTION

SCALE: 3/8"=1'-0"

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

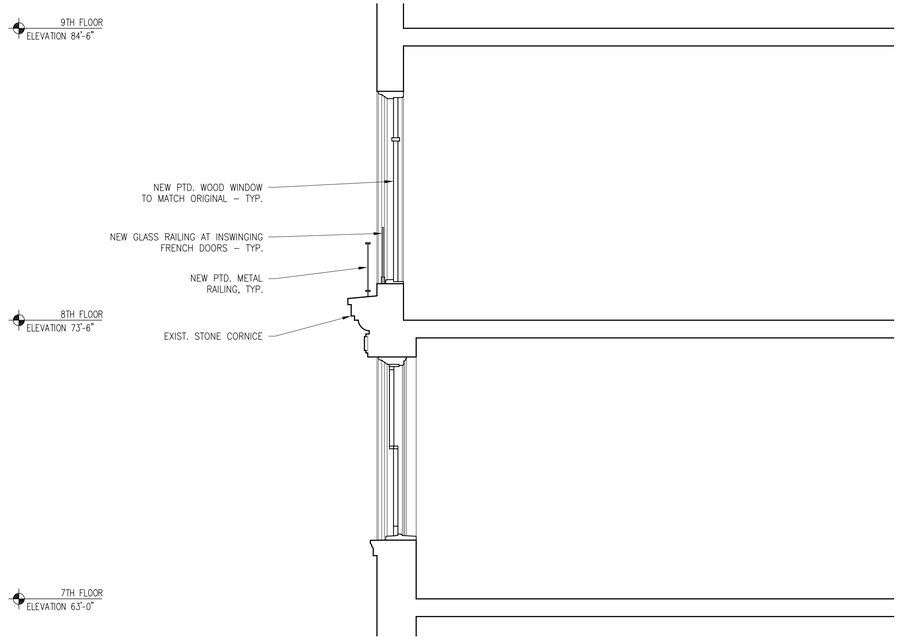
ENTRY CANOPY, PLANTER, AND TREE PIT DETAILS

11/10/2015

LPC-Appendix 2

1 ELEVATION DETAIL

SCALE: 3/8"=1'-0"



2 SECTION DETAIL

SCALE: 3/8"=1'-0"

LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

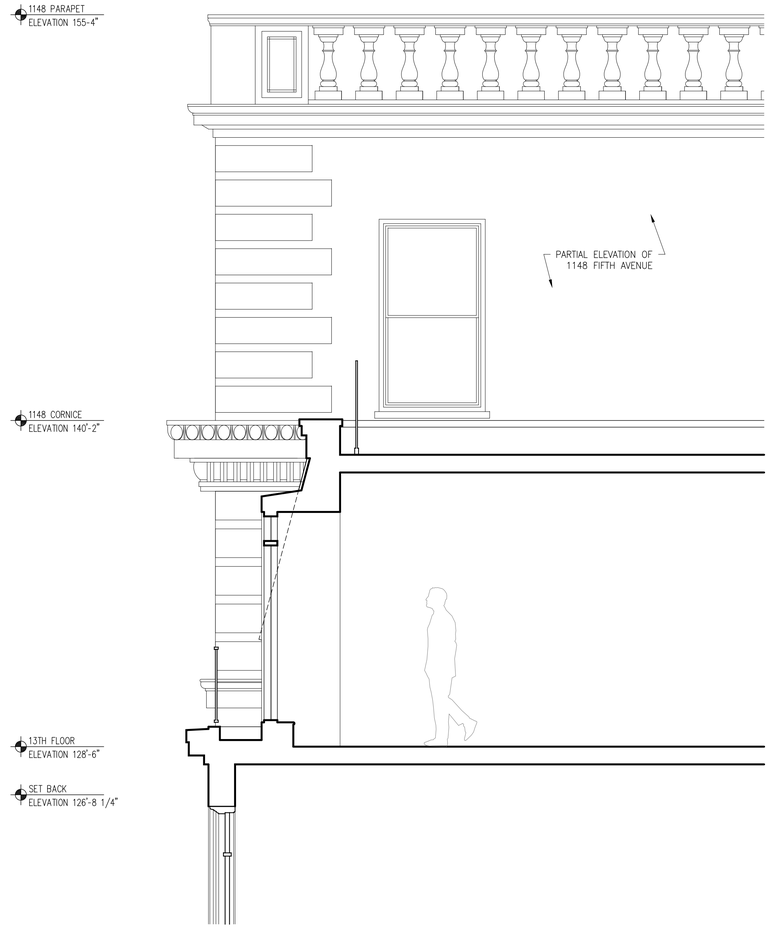
ELEVATION & SECTION DETAILS
TRANSITION AT NEW ADDITION/RAILINGS

11/10/2015

LPC-Appendix 3

1 ELEVATION DETAIL

SCALE: 3/8"=1'-0"



2 SECTION DETAIL

SCALE: 3/8"=1'-0"

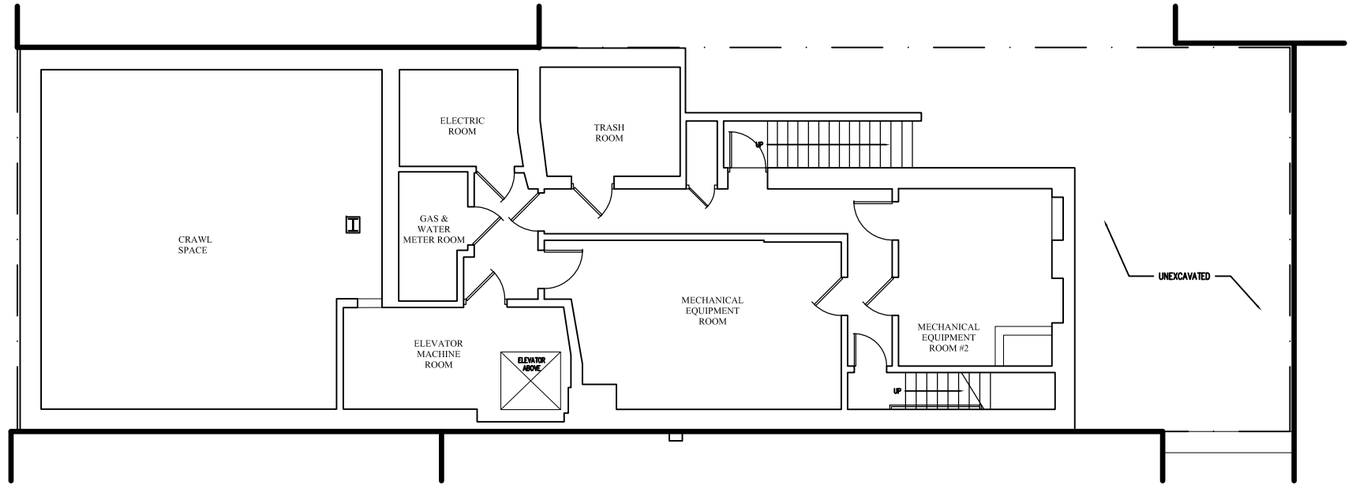
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

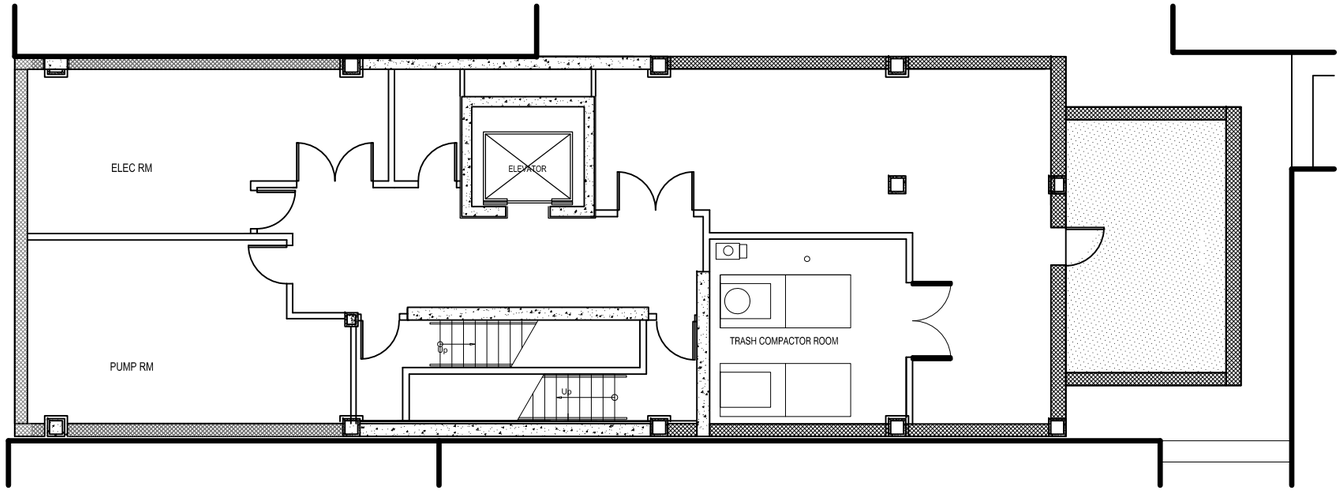
ELEVATION & SECTION DETAILS
AT 13TH FLOOR

11/10/2015

LPC-Appendix 4



1 CELLAR FLOOR PLAN - EXISTING



2 CELLAR FLOOR PLAN - PROPOSED

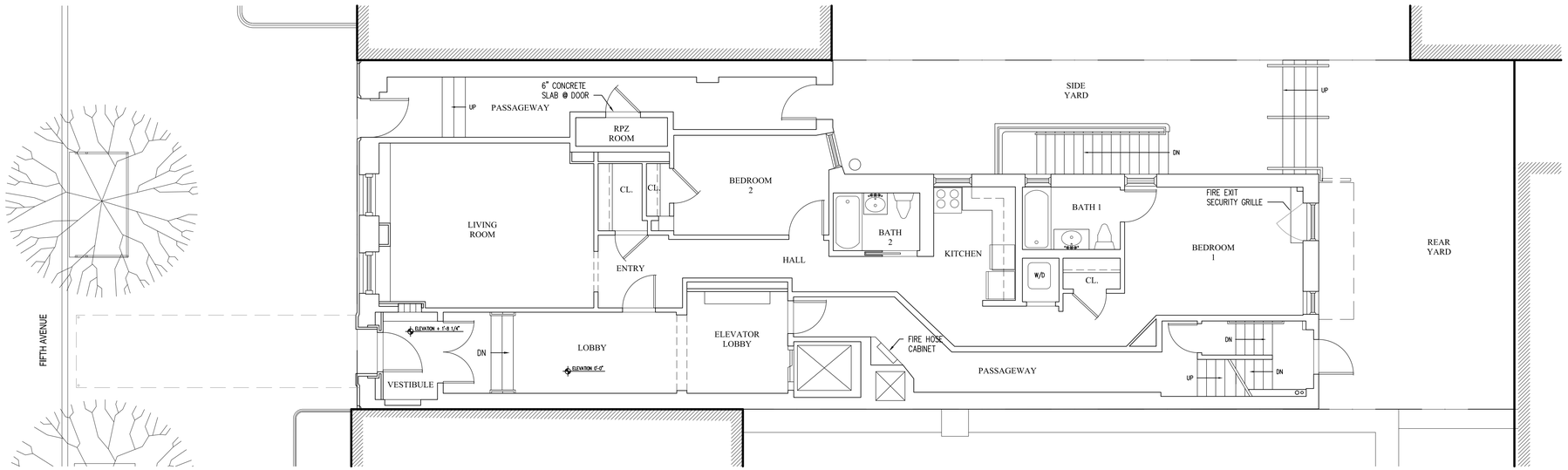
LI+SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

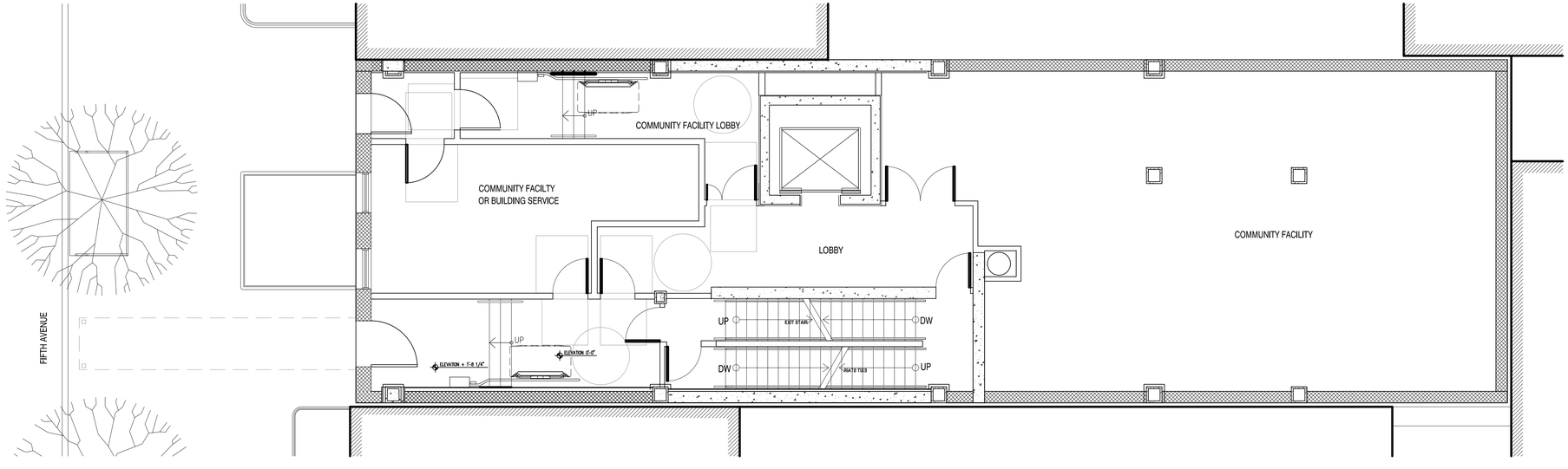
EXISTING & PROPOSED PLANS
CELLAR

11/10/2015

LPC-Appendix 5



1 GROUND FLOOR PLAN - EXISTING



2 GROUND FLOOR PLAN - PROPOSED

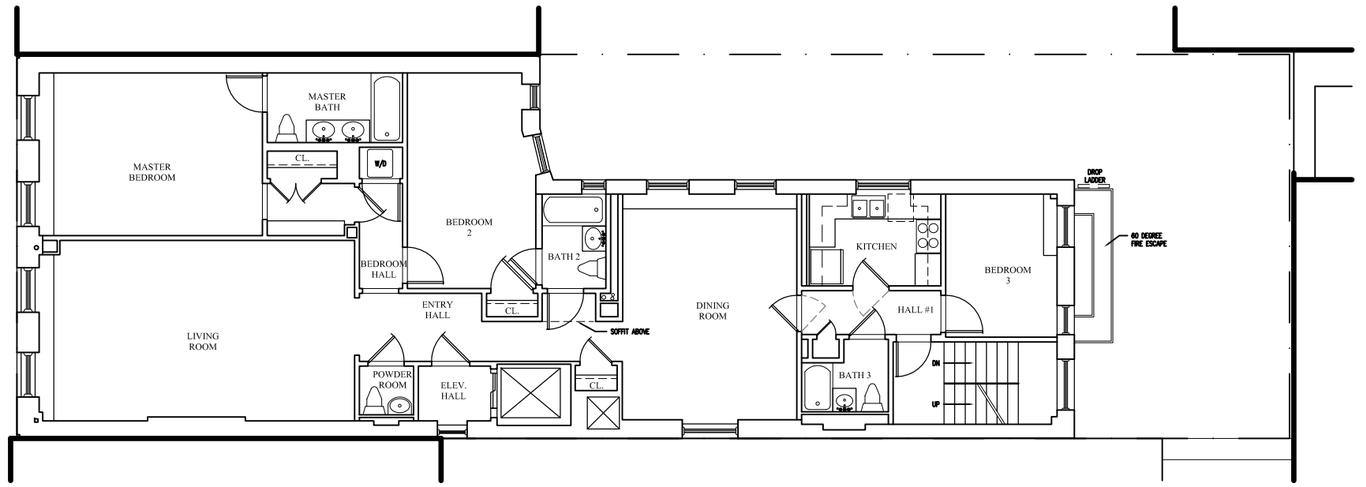
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

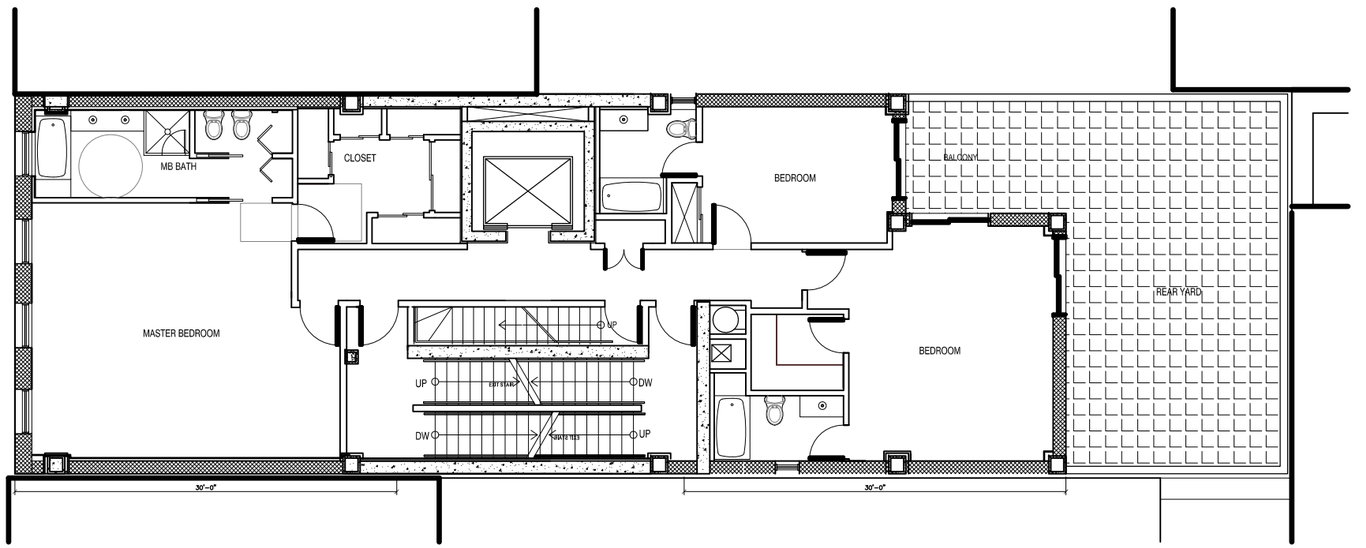
EXISTING & PROPOSED PLANS
GROUND FLOOR

11/10/2015

LPC-Appendix 6



1 SECOND FLOOR PLAN - EXISTING



2 SECOND FLOOR PLAN - PROPOSED

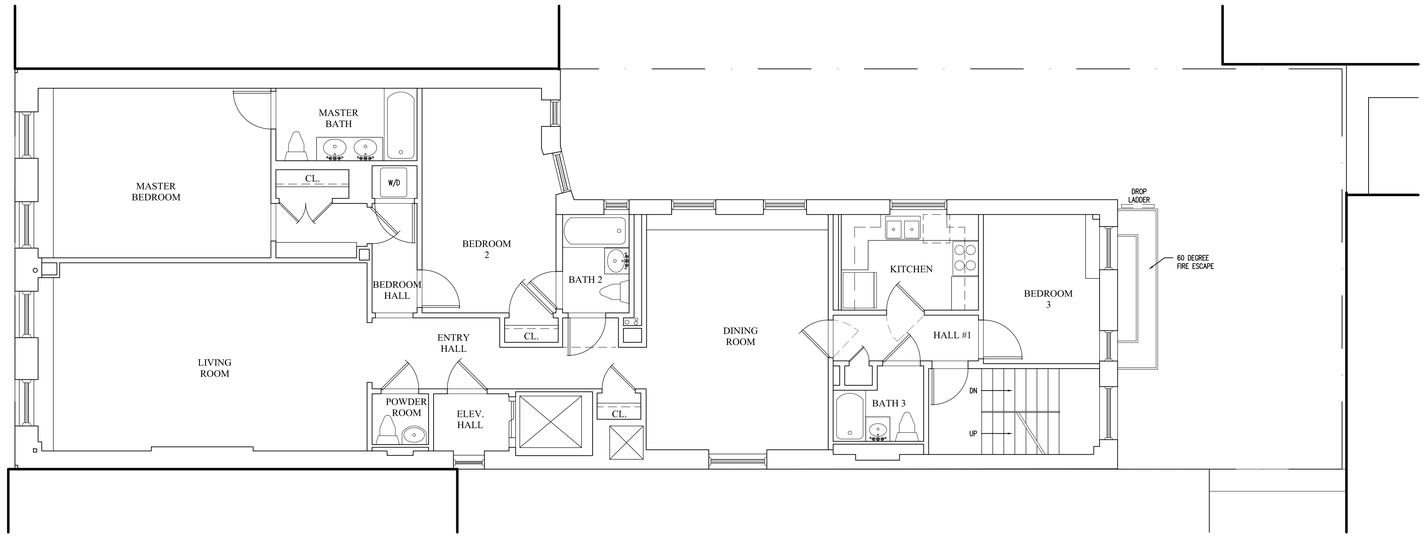
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

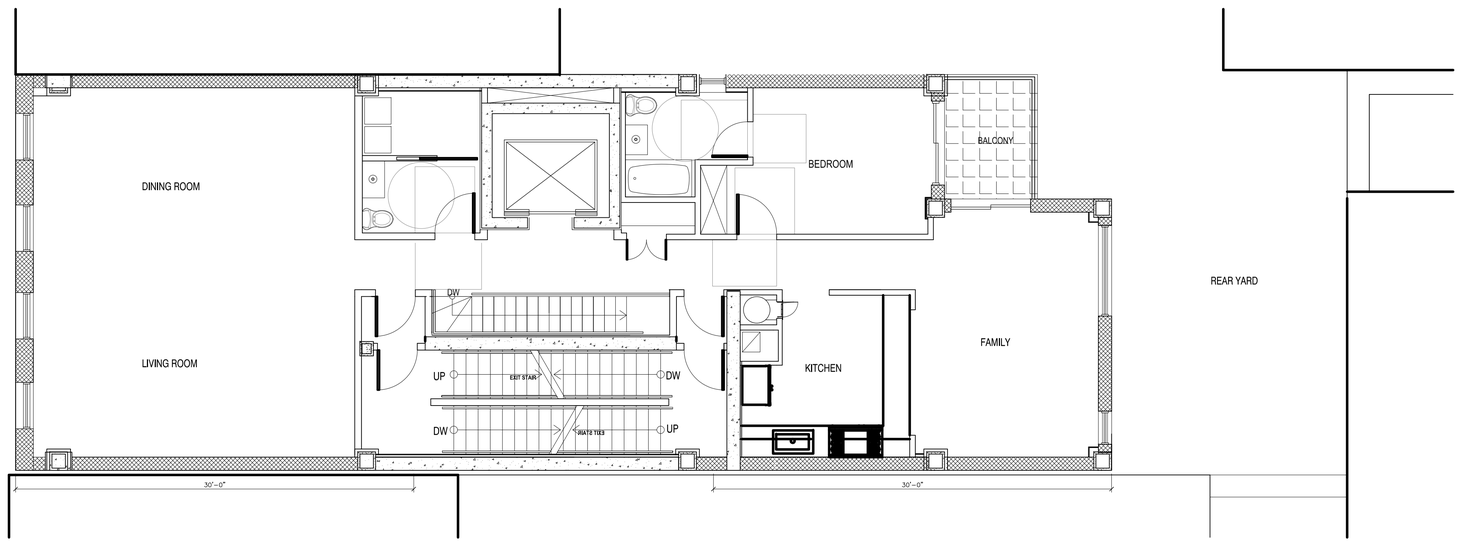
EXISTING & PROPOSED PLANS
SECOND FLOOR

11/10/2015

LPC-Appendix 7



1 THIRD FLOOR PLAN - EXISTING



2 THIRD FLOOR PLAN - PROPOSED

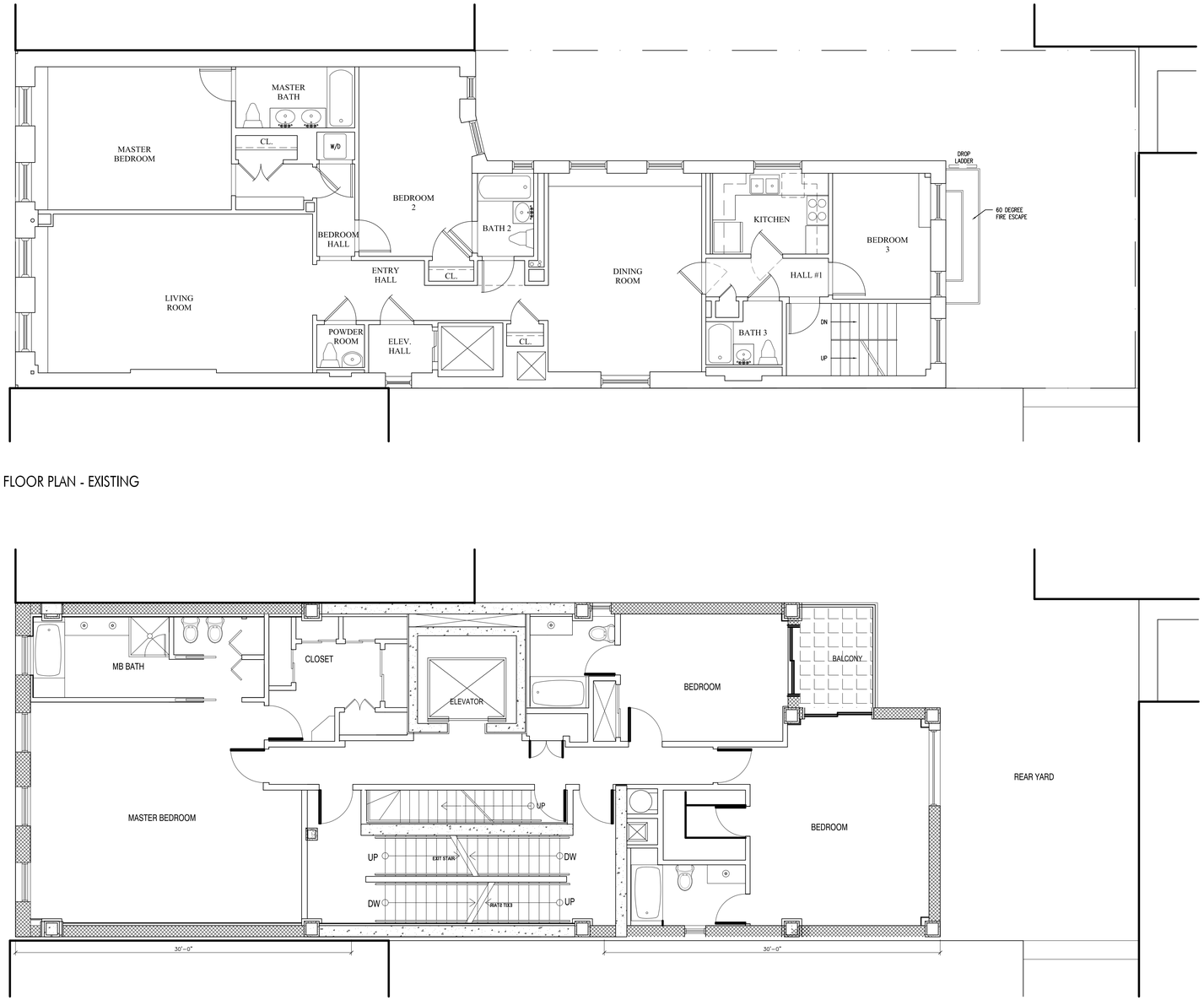
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING & PROPOSED PLANS
THIRD FLOOR

11/10/2015

LPC-Appendix 8



1 FOURTH FLOOR PLAN - EXISTING

2 FOURTH FLOOR PLAN - PROPOSED

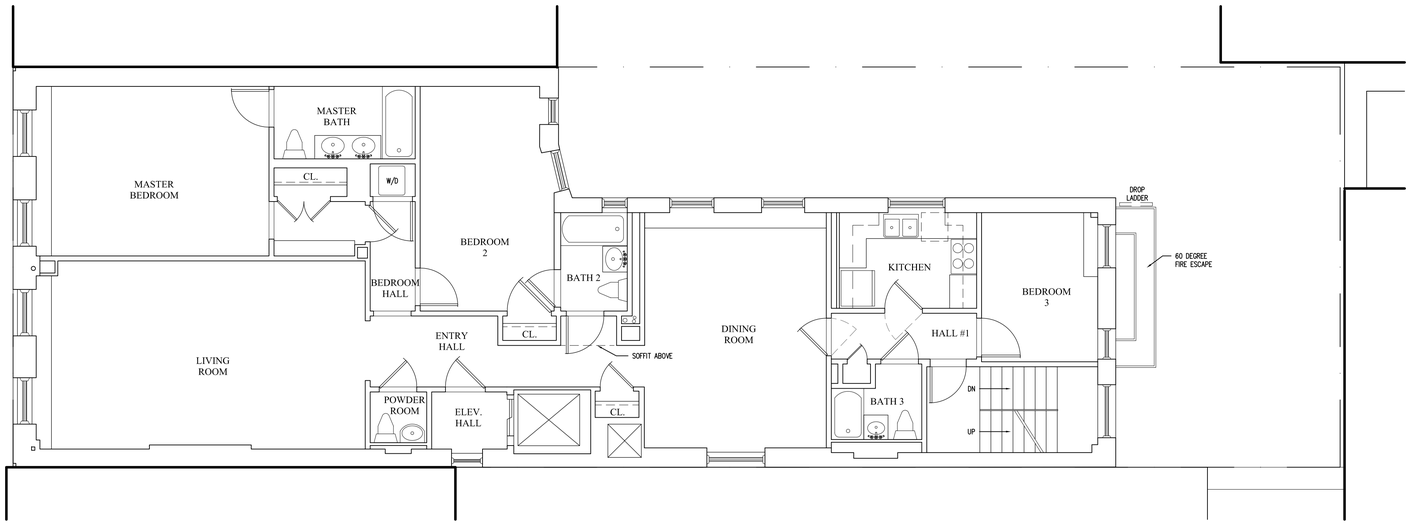
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

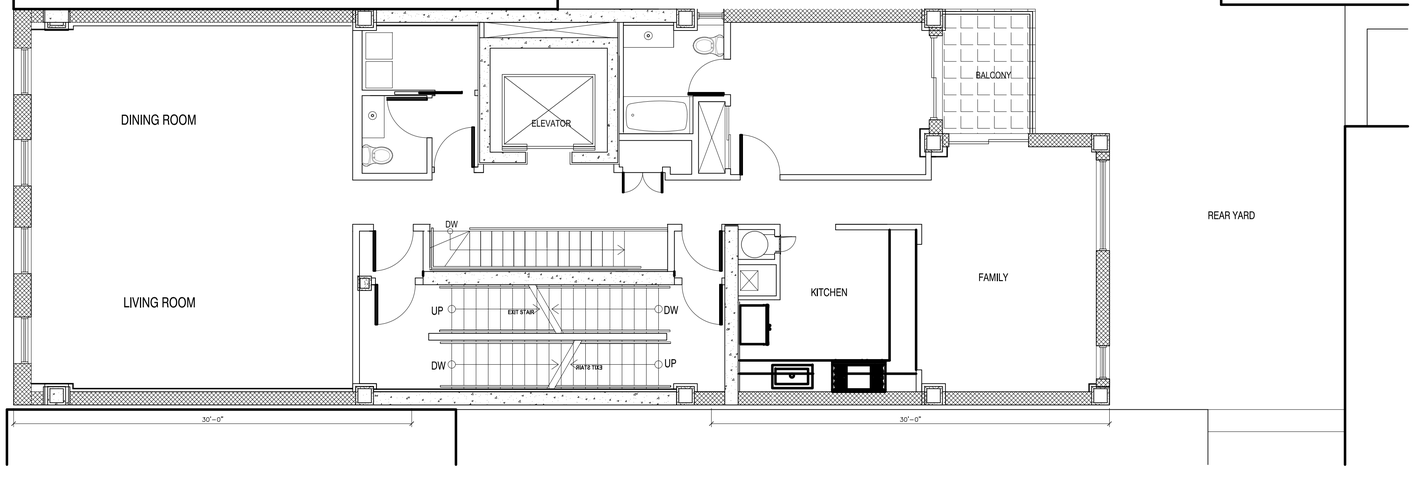
EXISTING & PROPOSED PLANS
FOURTH FLOOR

11/10/2015

LPC-Appendix 9



1 FIFTH FLOOR PLAN - EXISTING



2 FIFTH FLOOR PLAN - PROPOSED

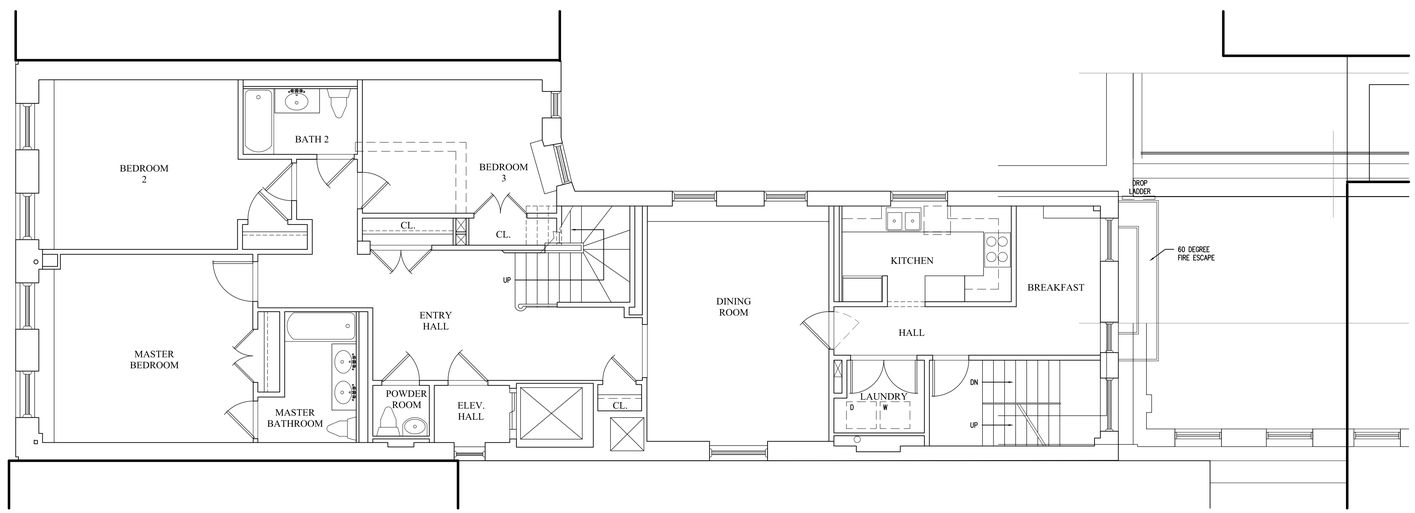
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

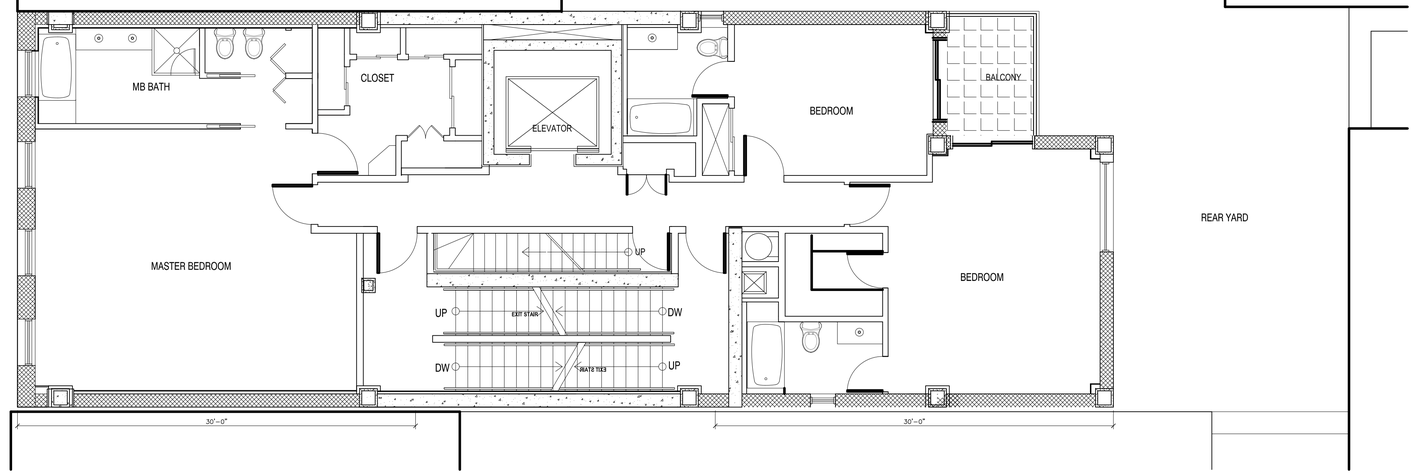
EXISTING & PROPOSED PLANS
FIFTH FLOOR

11/10/2015

LPC-Appendix 10



1 SIXTH FLOOR PLAN - EXISTING



2 SIXTH FLOOR PLAN - PROPOSED

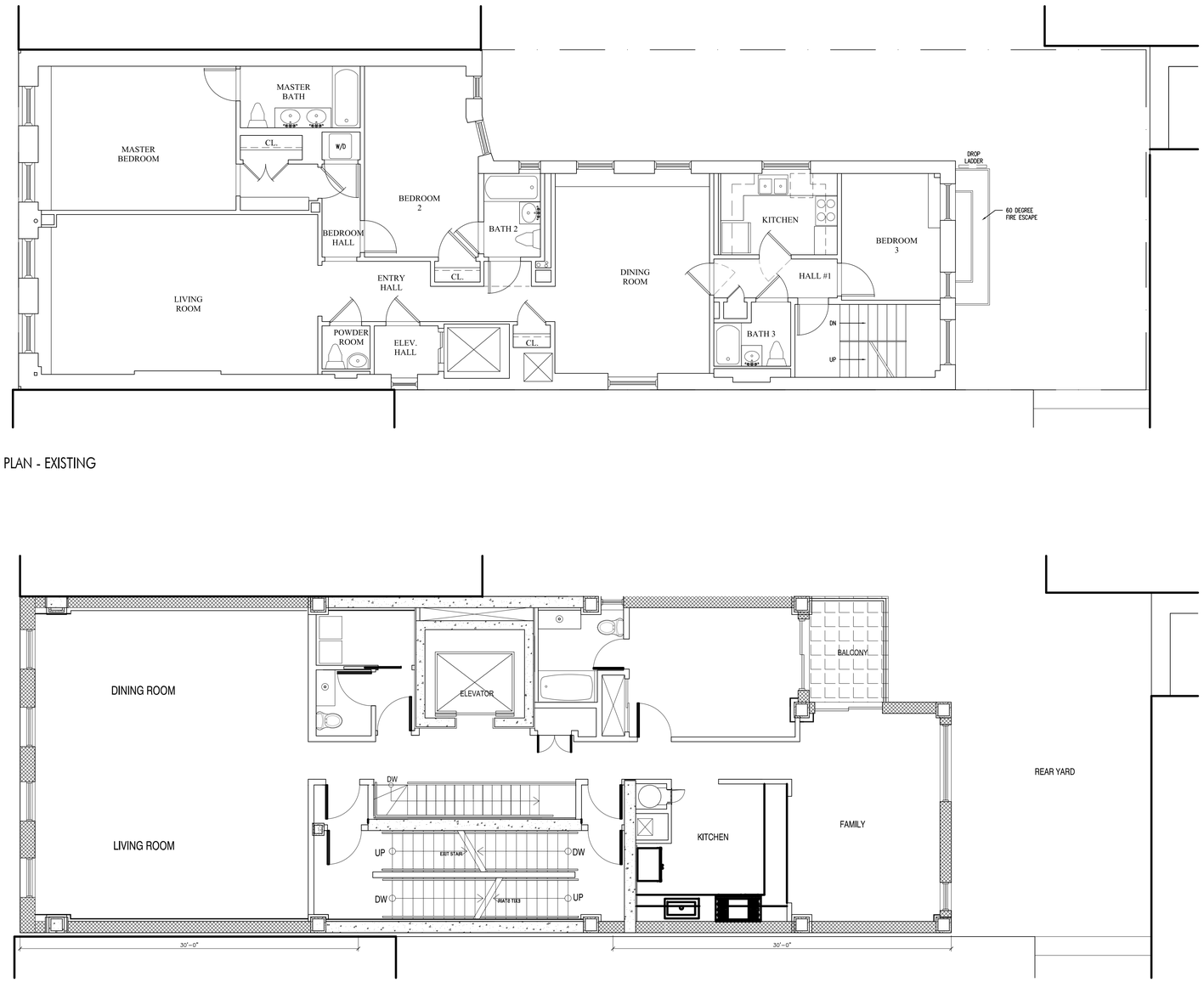
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING & PROPOSED PLANS
SIXTH FLOOR

11/10/2015

LPC-Appendix 11



1 SEVENTH FLOOR PLAN - EXISTING

(TRIX ROSEN)

2 SEVENTH FLOOR PLAN - PROPOSED

(TRIX ROSEN)

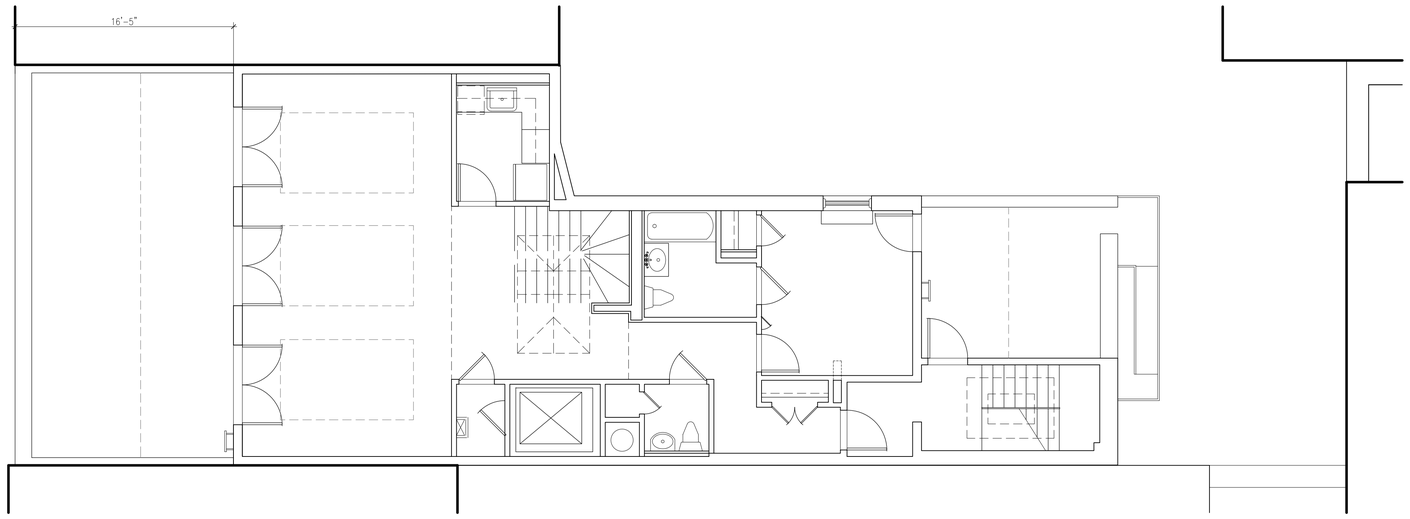
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

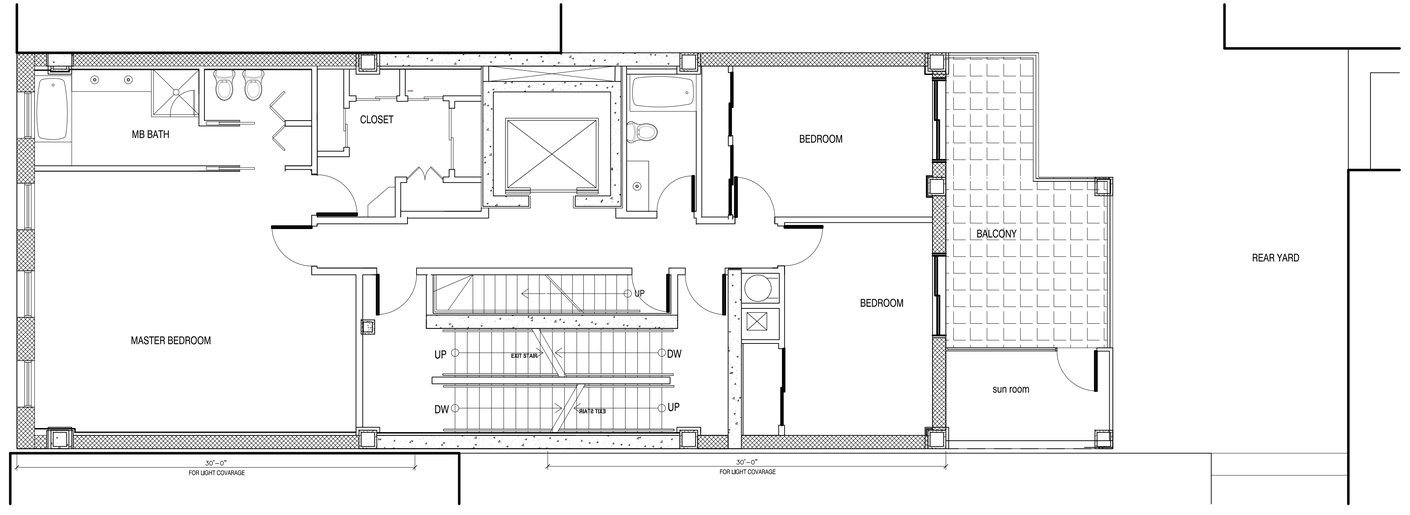
EXISTING & PROPOSED PLANS
SEVENTH FLOOR

11/10/2015

LPC-Appendix 12



1 PENTHOUSE PLAN - EXISTING



2 EIGHTH FLOOR PLAN - PROPOSED

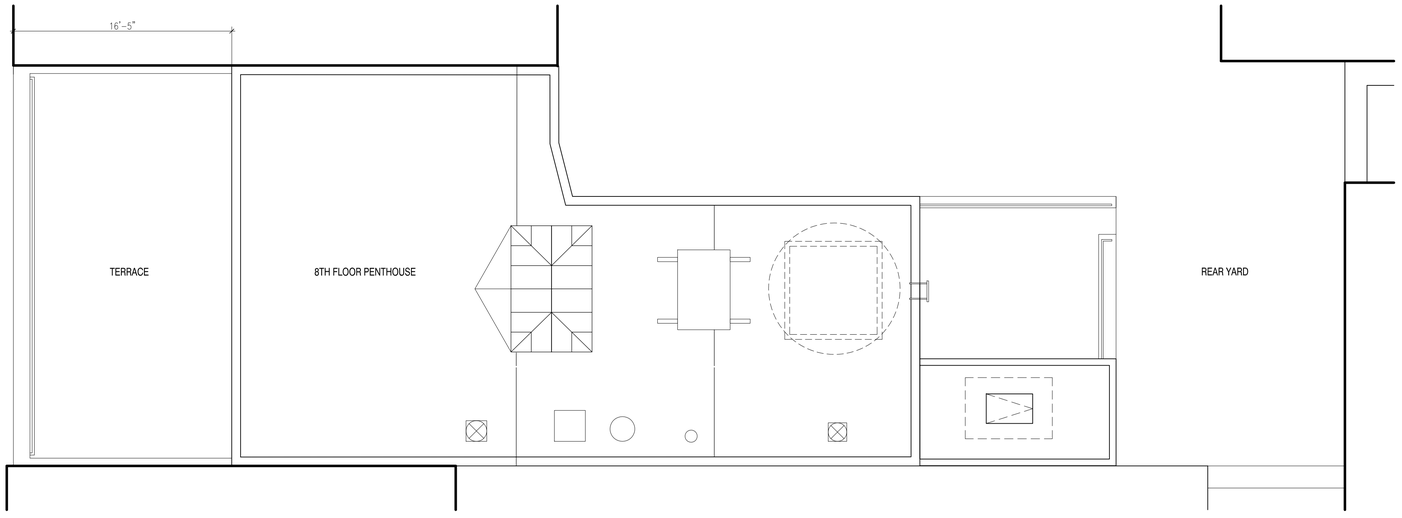
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

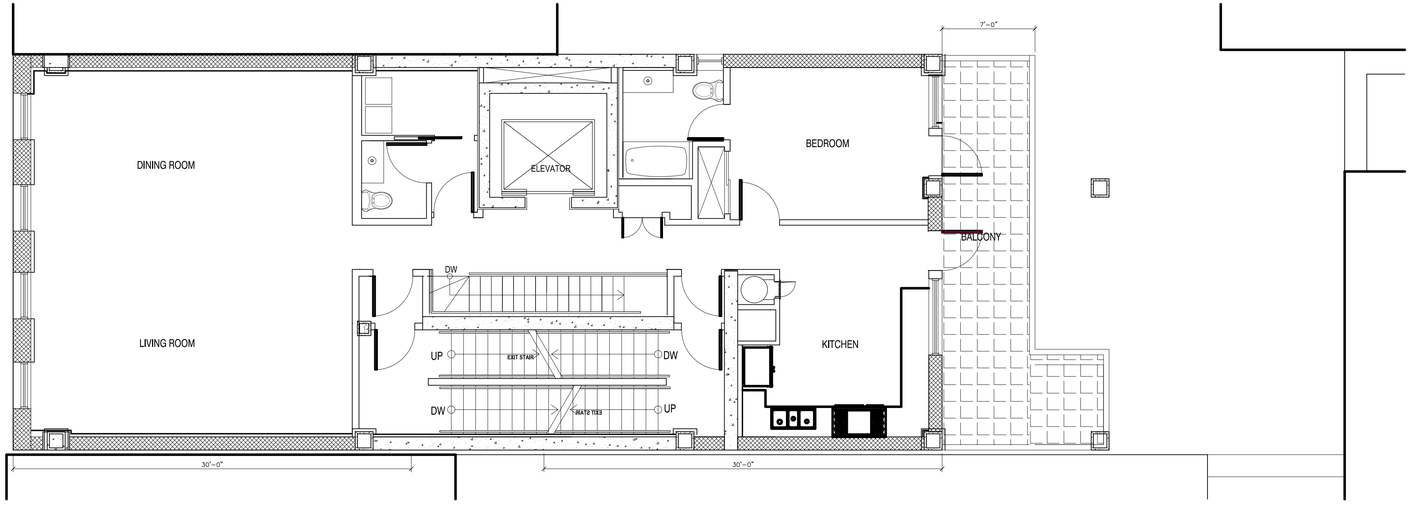
EXISTING & PROPOSED PLANS
EIGHTH FLOOR

11/10/2015

LPC-Appendix 13



1 ROOF PLAN - EXISTING



2 NINTH FLOOR PLAN - PROPOSED

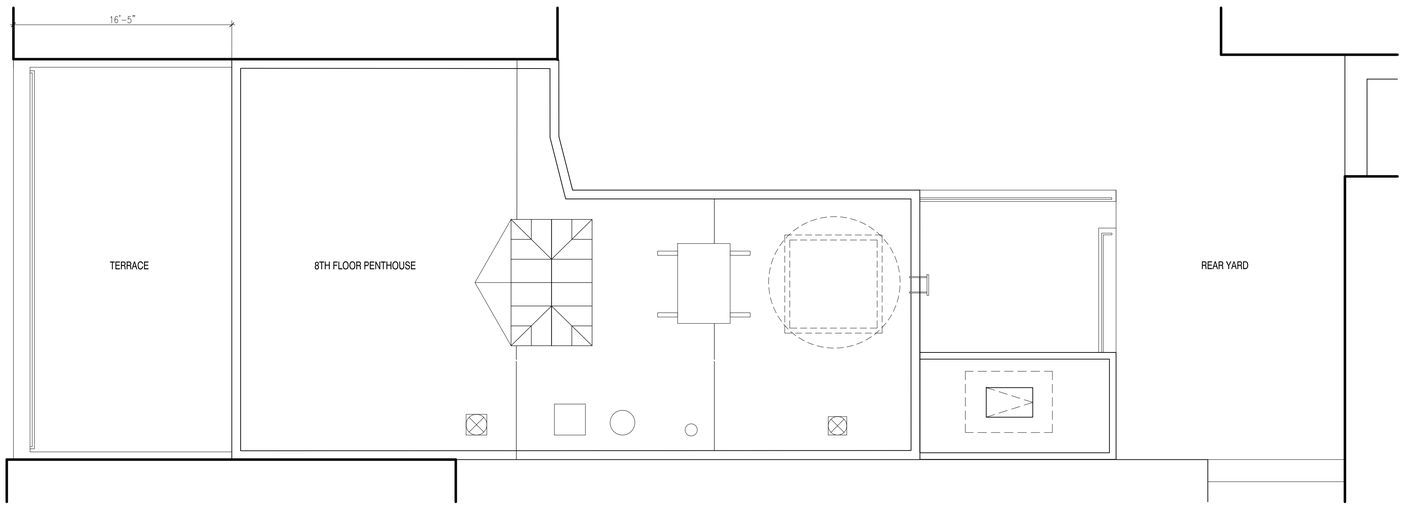
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

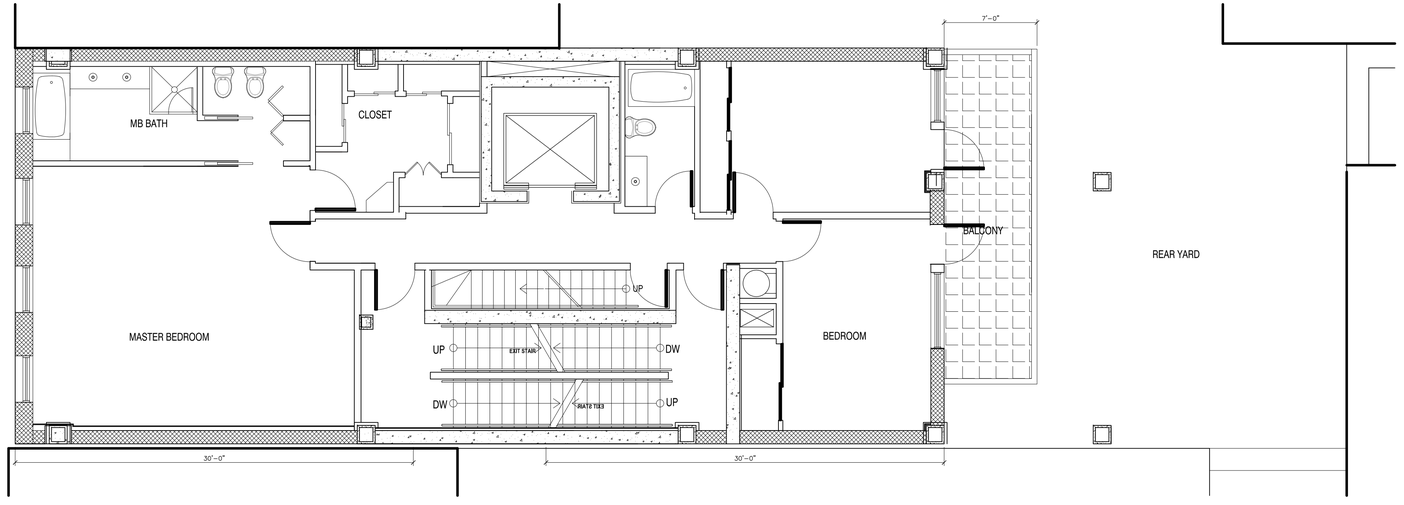
EXISTING & PROPOSED PLANS
ROOF / NINTH FLOOR

11/10/2015

LPC-Appendix 14



1 ROOF PLAN - EXISTING



2 TENTH FLOOR PLAN - PROPOSED

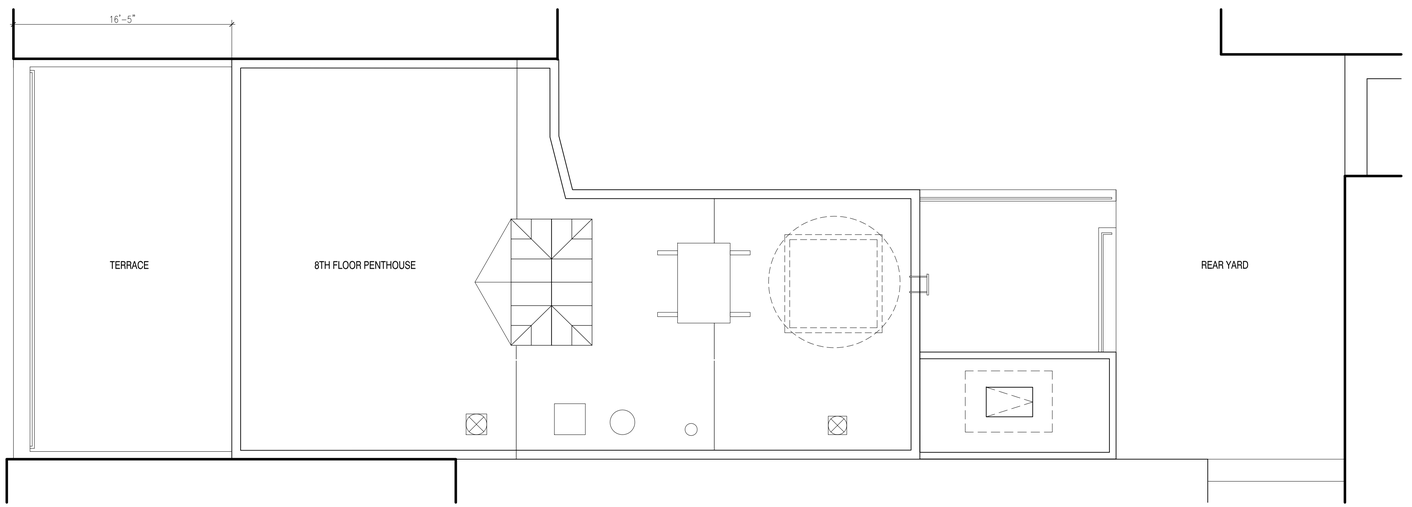
LI ◦ SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

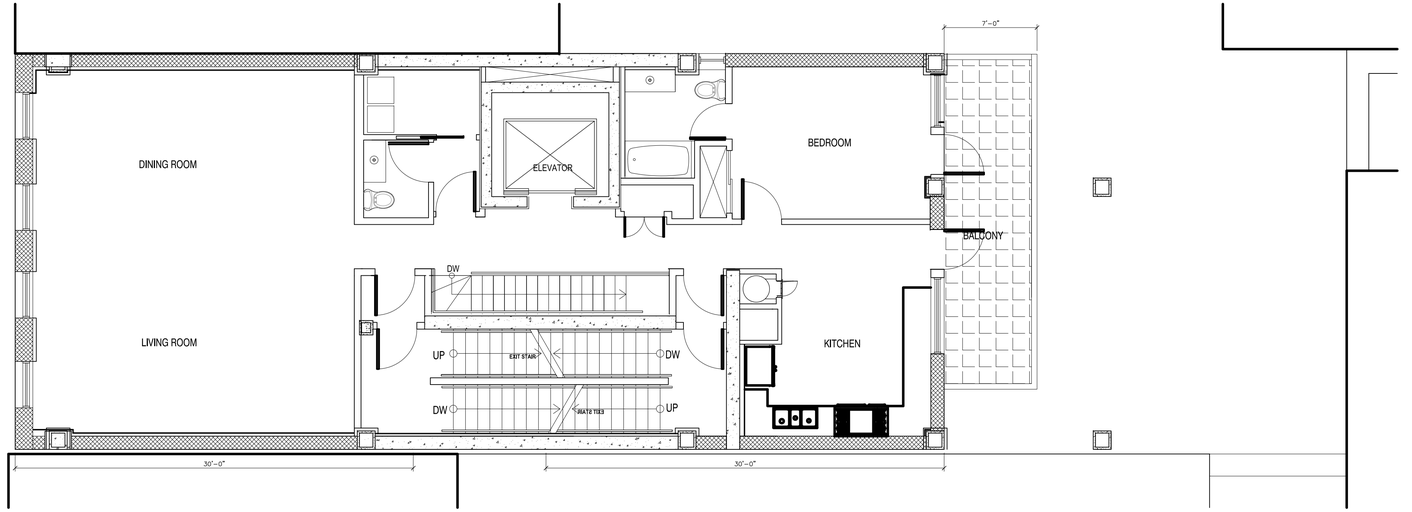
EXISTING & PROPOSED PLANS
TENTH FLOOR

11/10/2015

LPC-Appendix 15



1 ROOF PLAN - EXISTING



2 ELEVENTH FLOOR PLAN - PROPOSED

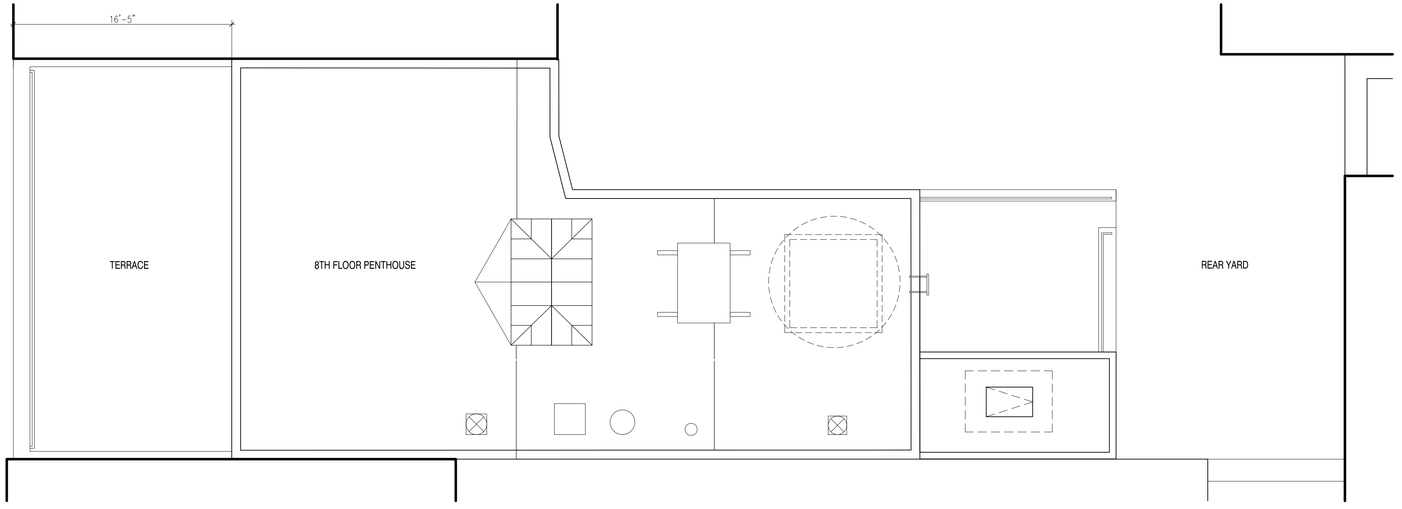
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

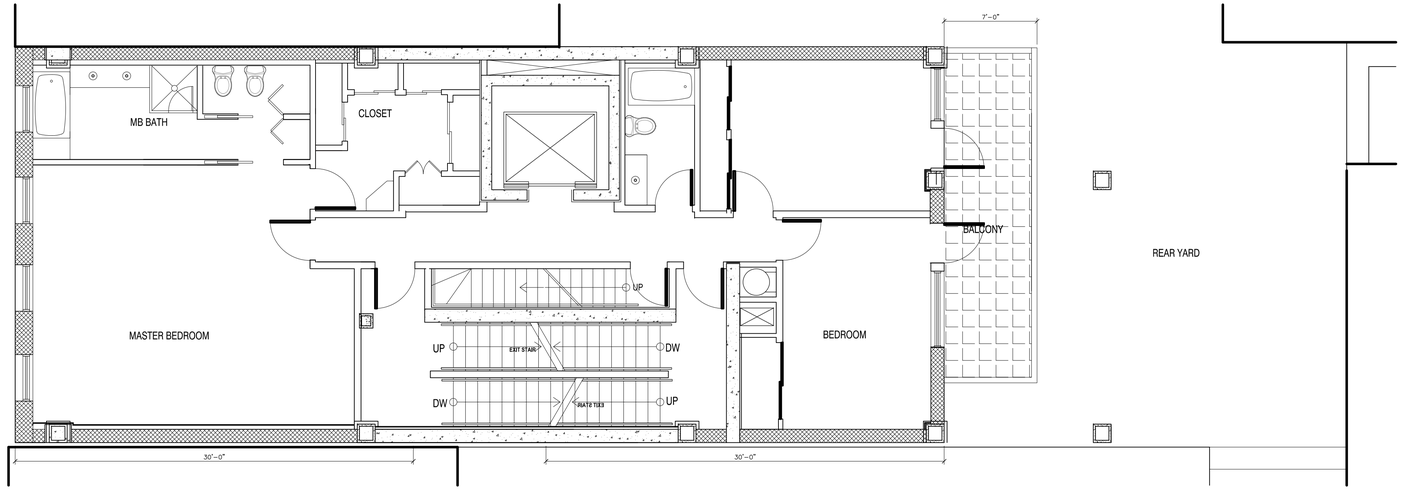
EXISTING & PROPOSED PLANS
ELEVENTH FLOOR

11/10/2015

LPC-Appendix 16



1 ROOF PLAN - EXISTING



2 TWELTH FLOOR PLAN - PROPOSED

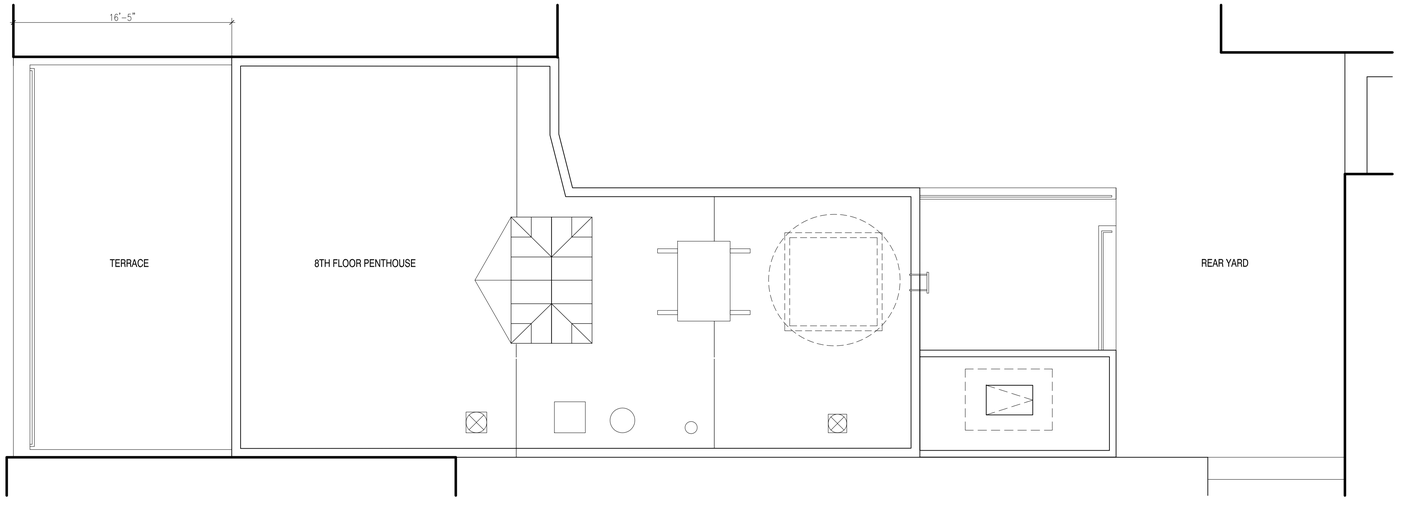
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

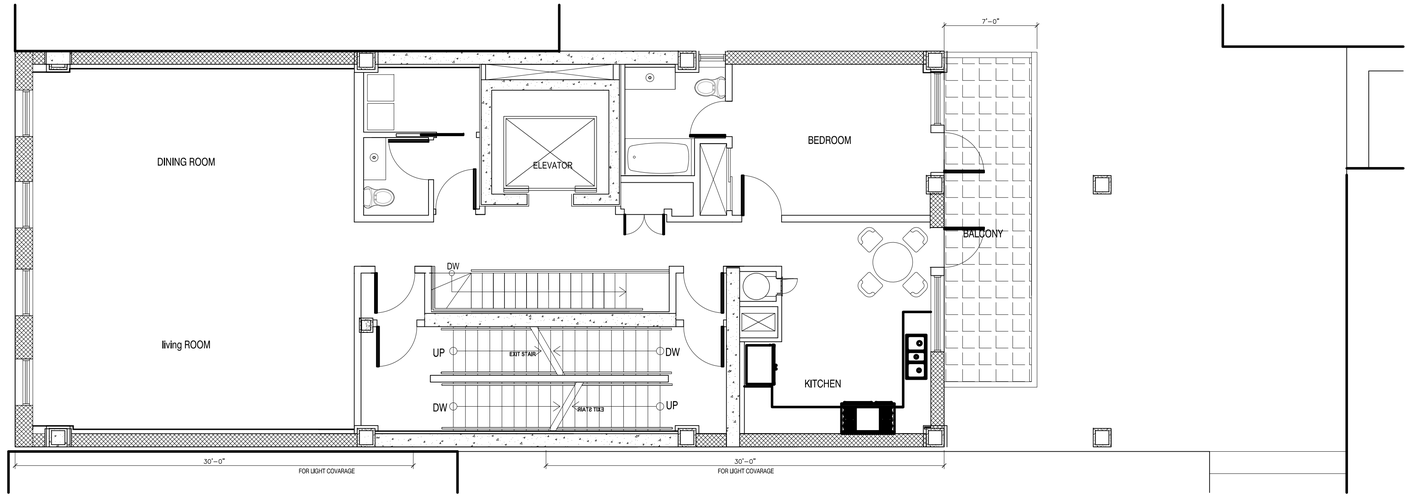
EXISTING & PROPOSED PLANS
TWELTH FLOOR

11/10/2015

LPC-Appendix 17



1 ROOF PLAN - EXISTING



2 THIRTEENTH FLOOR PLAN - PROPOSED

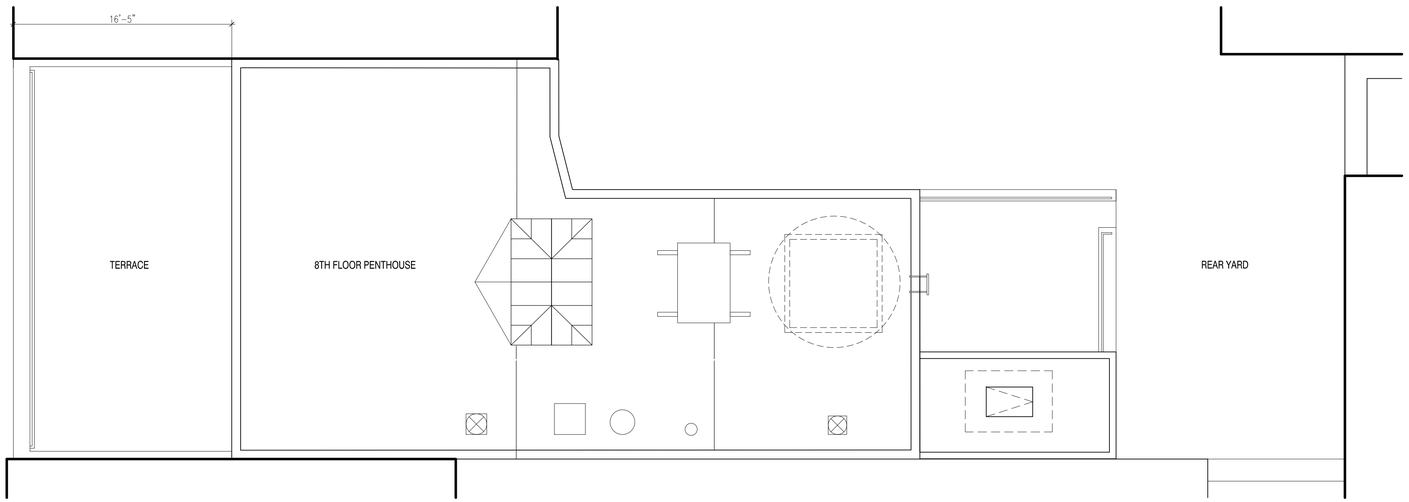
LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

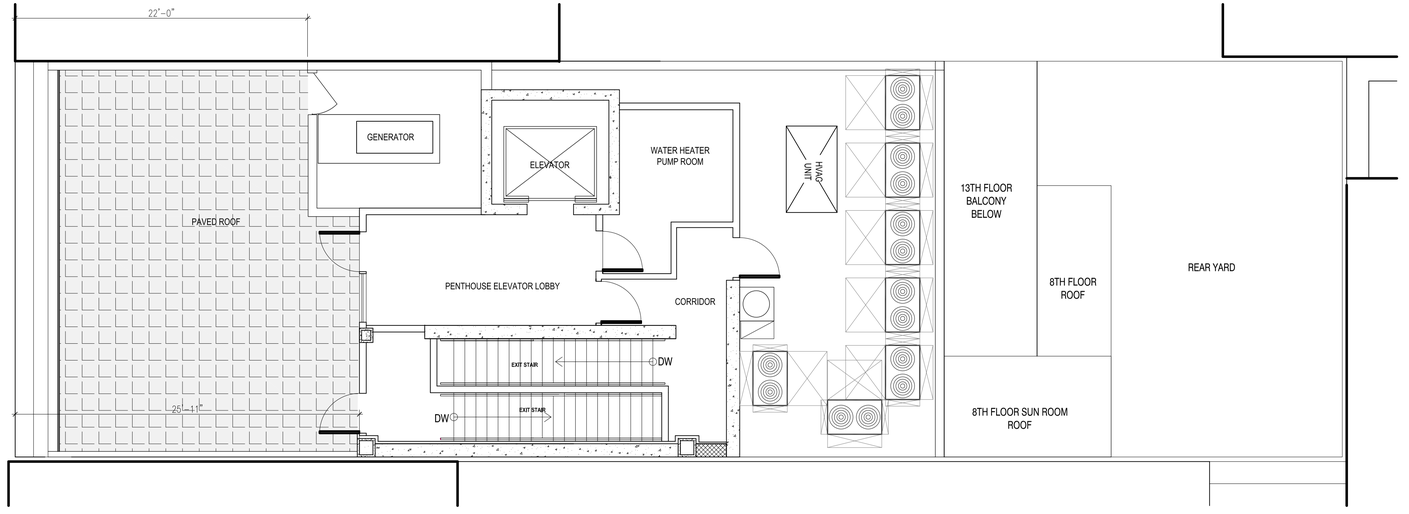
EXISTING & PROPOSED PLANS
THIRTEENTH FLOOR

11/10/2015

LPC-Appendix 18



1 ROOF PLAN - EXISTING



2 ROOF PLAN - PROPOSED

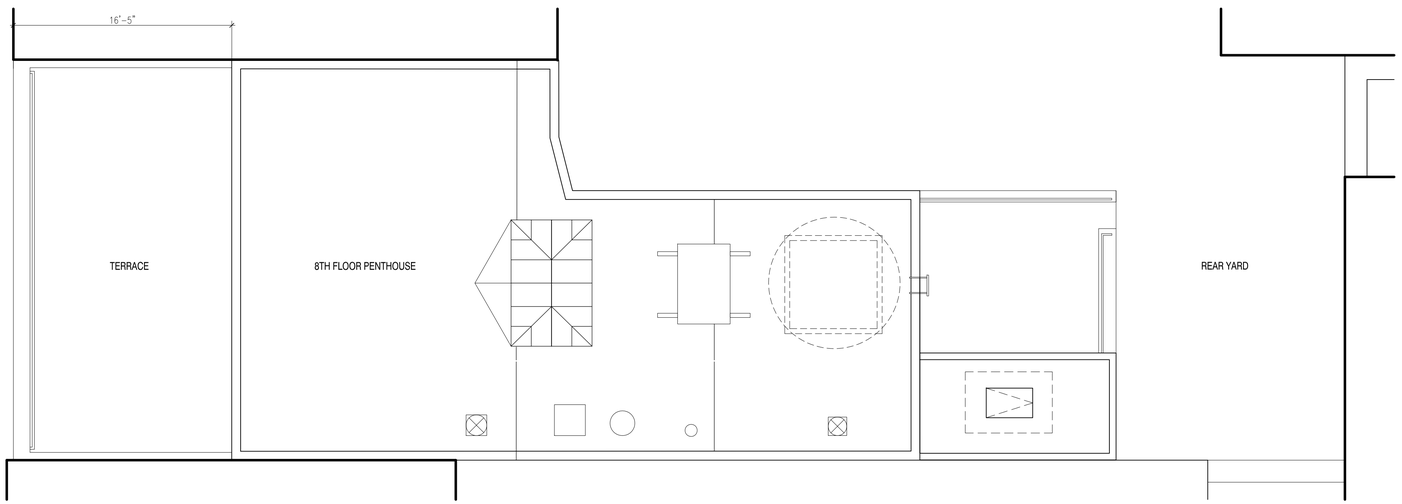
LI◦SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

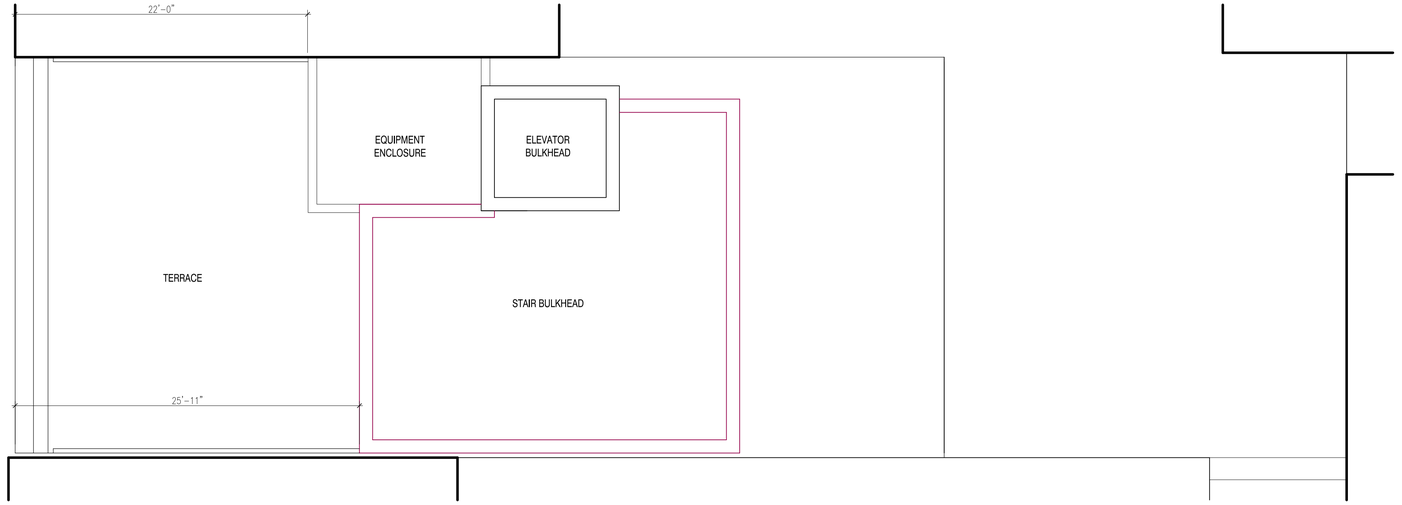
EXISTING & PROPOSED PLANS
ROOF

11/10/2015

LPC-Appendix 19



1 ROOF PLAN - EXISTING



2 BULKHEAD ROOF PLAN - PROPOSED

LI • SALTZMAN ARCHITECTS, P.C.
ARCHITECTURE AND PRESERVATION
HIGGINS QUASEBARTH & PARTNERS, LLC
HISTORIC PRESERVATION CONSULTANTS
MASSA MULTIMEDIA ARCHITECTURE, P.C.

1143 FIFTH AVENUE
NEW YORK, NY

EXISTING & PROPOSED PLANS
BULKHEAD ROOF

11/10/2015

LPC-Appendix 20