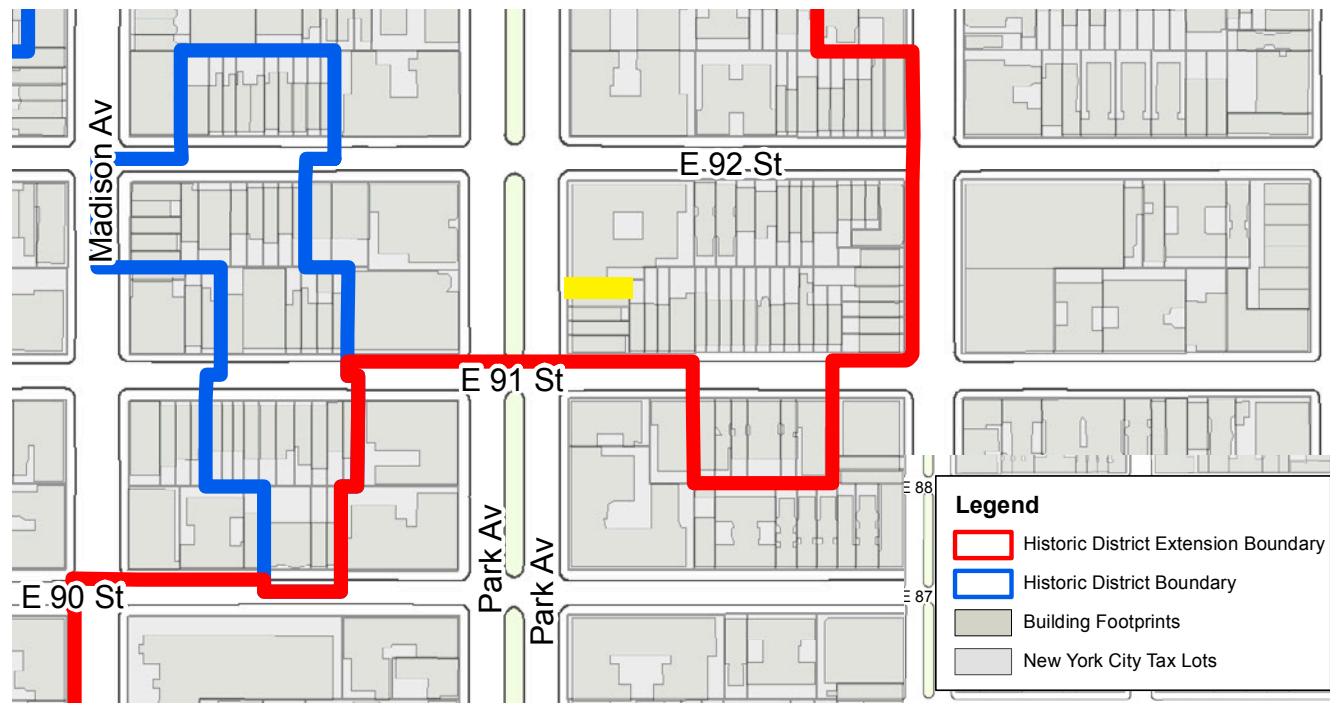


RESIDENCE ON  
1149 PARK AVENUE





CARNEGIE HILL - EXPANDED HISTORIC DISTRICT



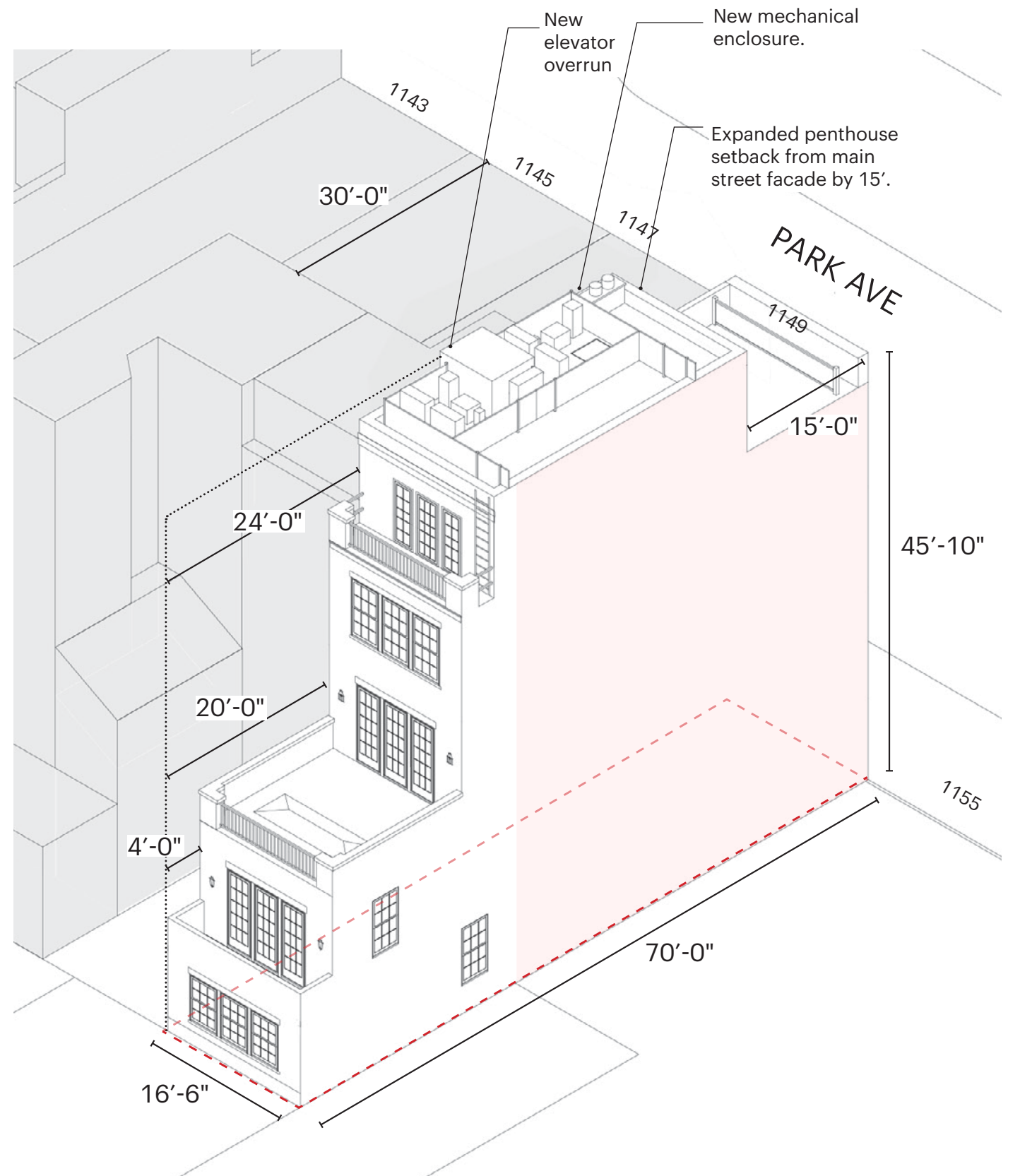
NYC DIGITAL TAX LOT MAP



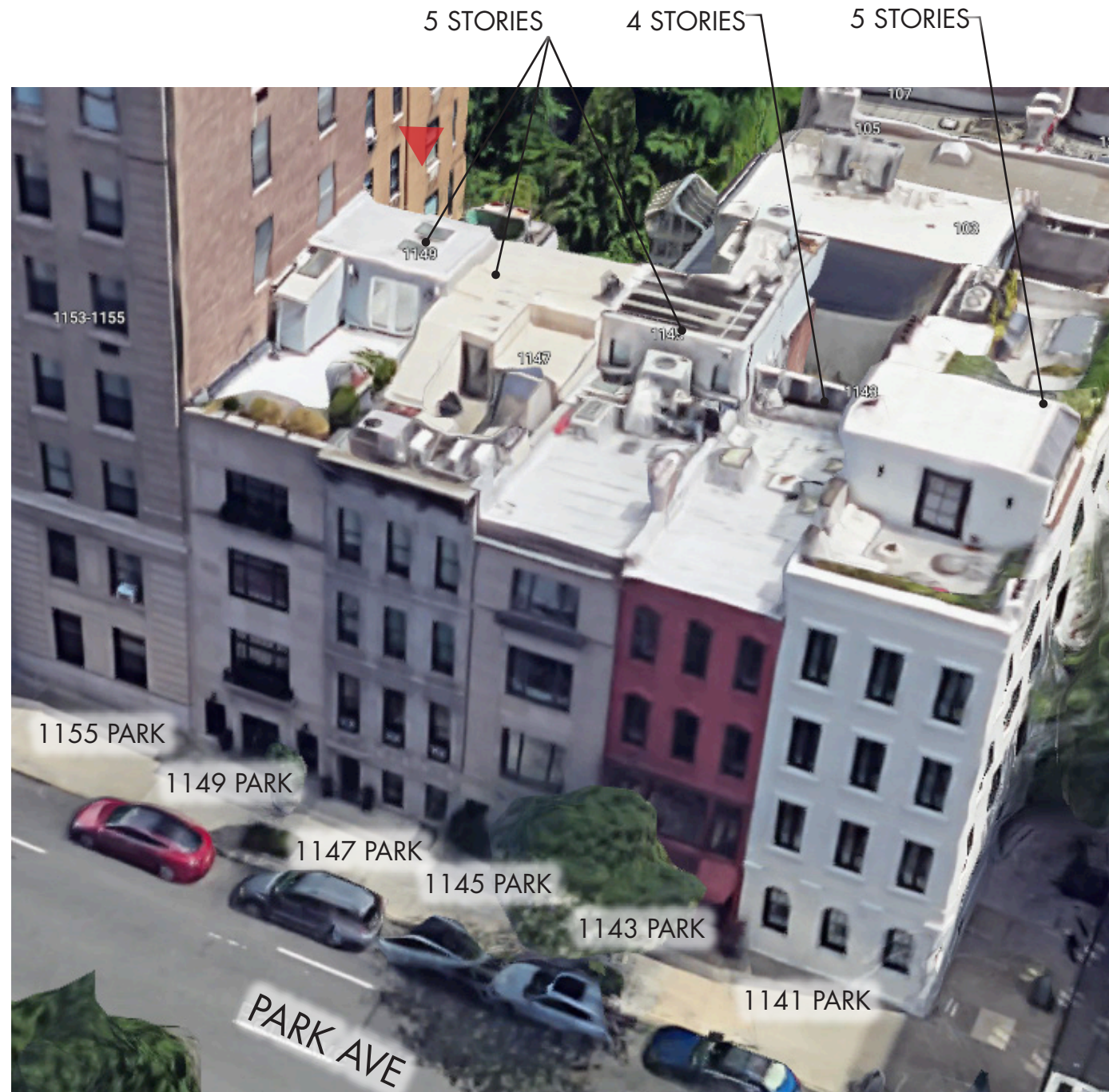
CURRENT STREET FACADE



PROPOSED FRONT FACADE



PROPOSED BUILDING MASSING



Google aerial view.



Penthouse view looking east.

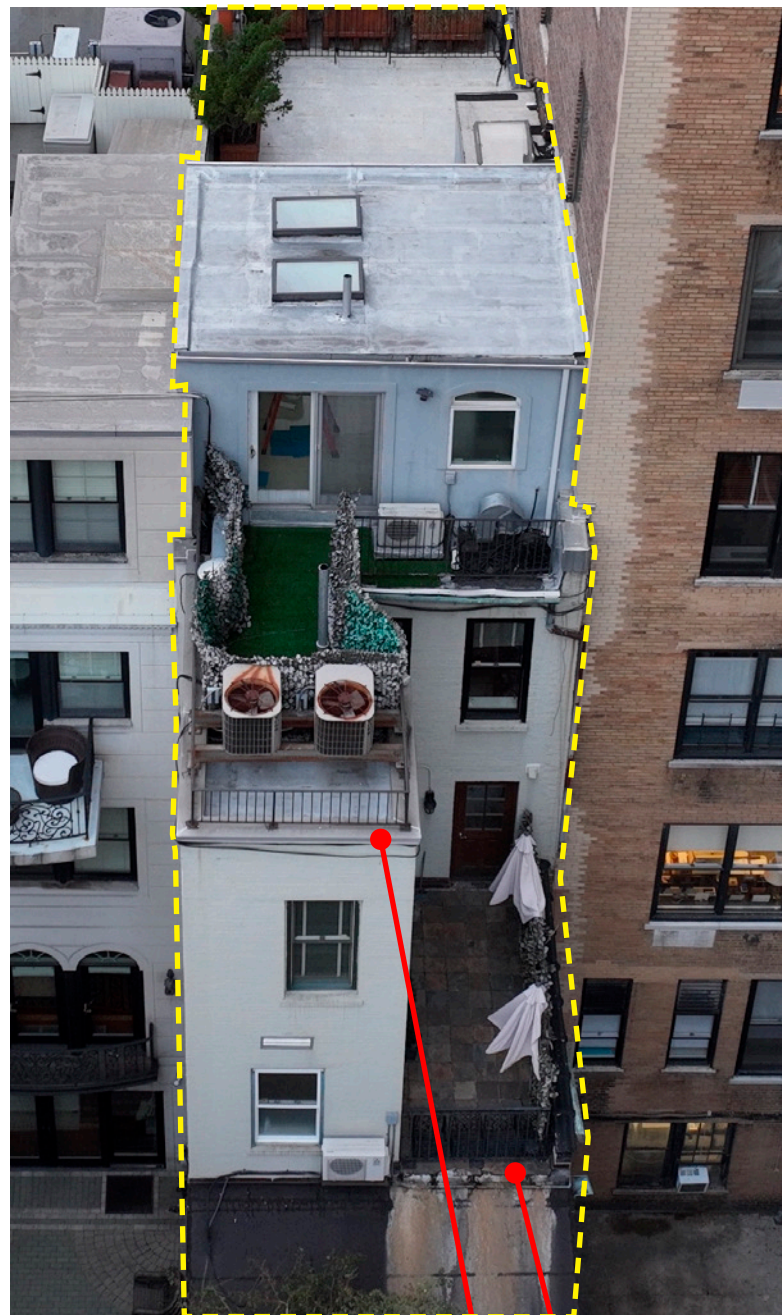


Rear view of the penthouse.



Rooftop view looking south towards the stair bulkhead at 1147 Park Ave.

1147 PARK      1149 PARK      1155 PARK



1. Aerial view of 1149 Park rear  
1917 L SHAPED EXTENSION  
1943 REAR YARD EXTENSION

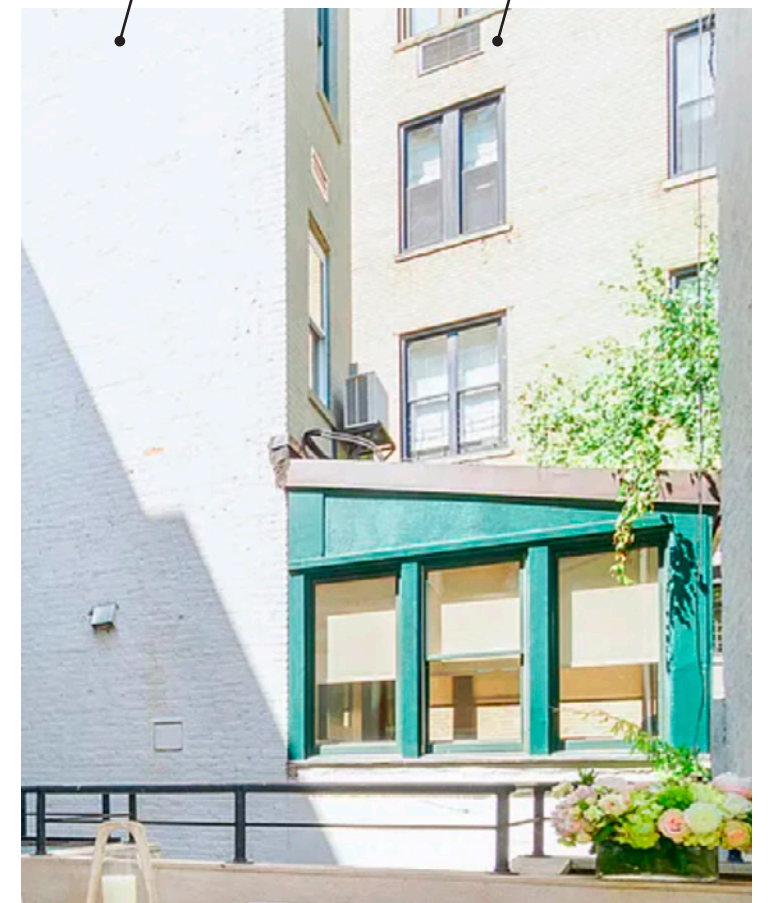


2. View on the roof of the two-story rear extension looking at the original rear

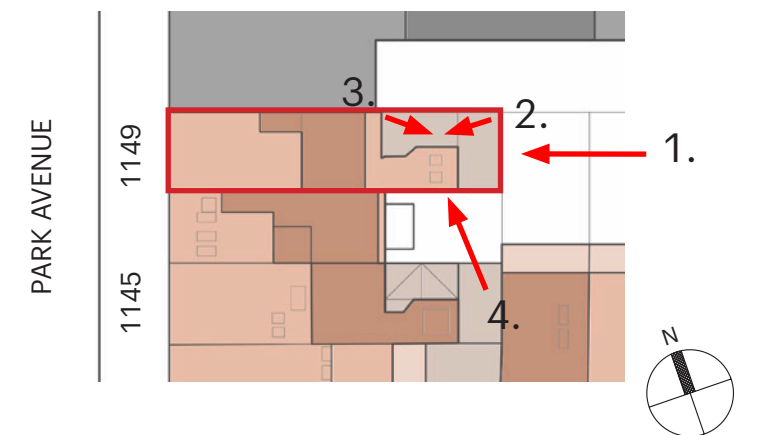


3. View looking down at the two-story rear extension.

1149 PARK      1155 PARK



4. View from neighbors terrace looking north towards 1149 Park rear walls and extension



1149 PARK AVE  
John Sullivan, 1885  
Altered by Emery Roth, 1917

1147 PARK AVE  
John Sullivan, 1885

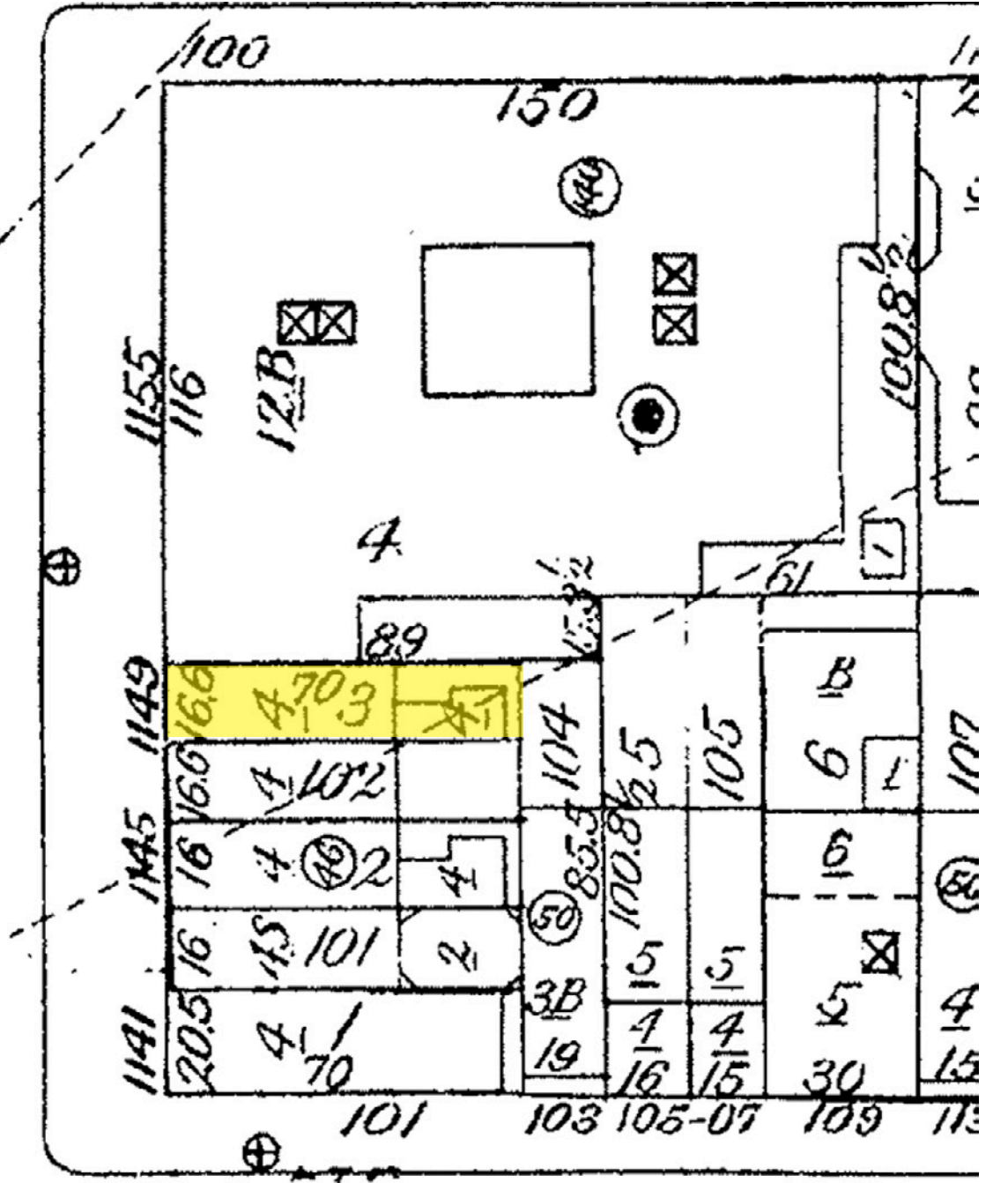
1145 PARK AVE  
John Sullivan, 1885  
Altered by Emery Roth, 1921

1143 PARK AVE  
John Sullivan, 1885  
Altered by Emery Roth, 1924

1141 PARK AVE  
John Sullivan, 1885  
(separate NB filing)



View of the east side of Park Avenue, between East 91st and 92nd Streets.

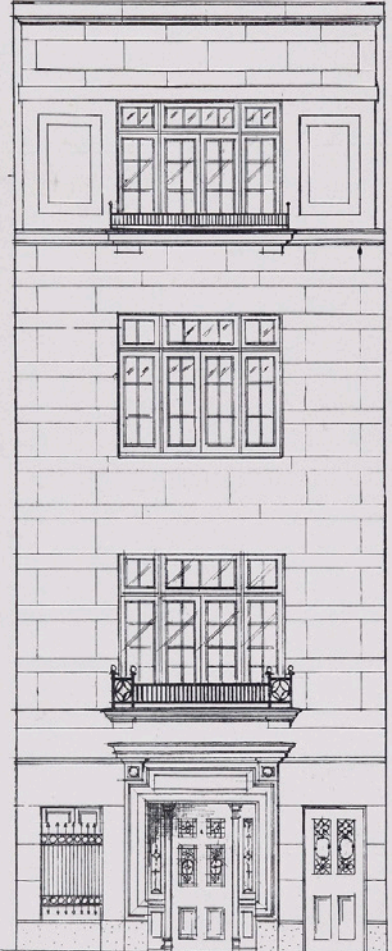


Ca. 1985 Sanborn map.

4 TOWN & COUNTRY OCTOBER 1, 1917

## FOR SALE OR RENT

### New American Basement Dwelling



**1149 Park Avenue**  
NEAR 92ND STREET

**Rent \$3,500**  
per annum

**11 Rooms, 4 Baths**  
**Laundry and Pantry**

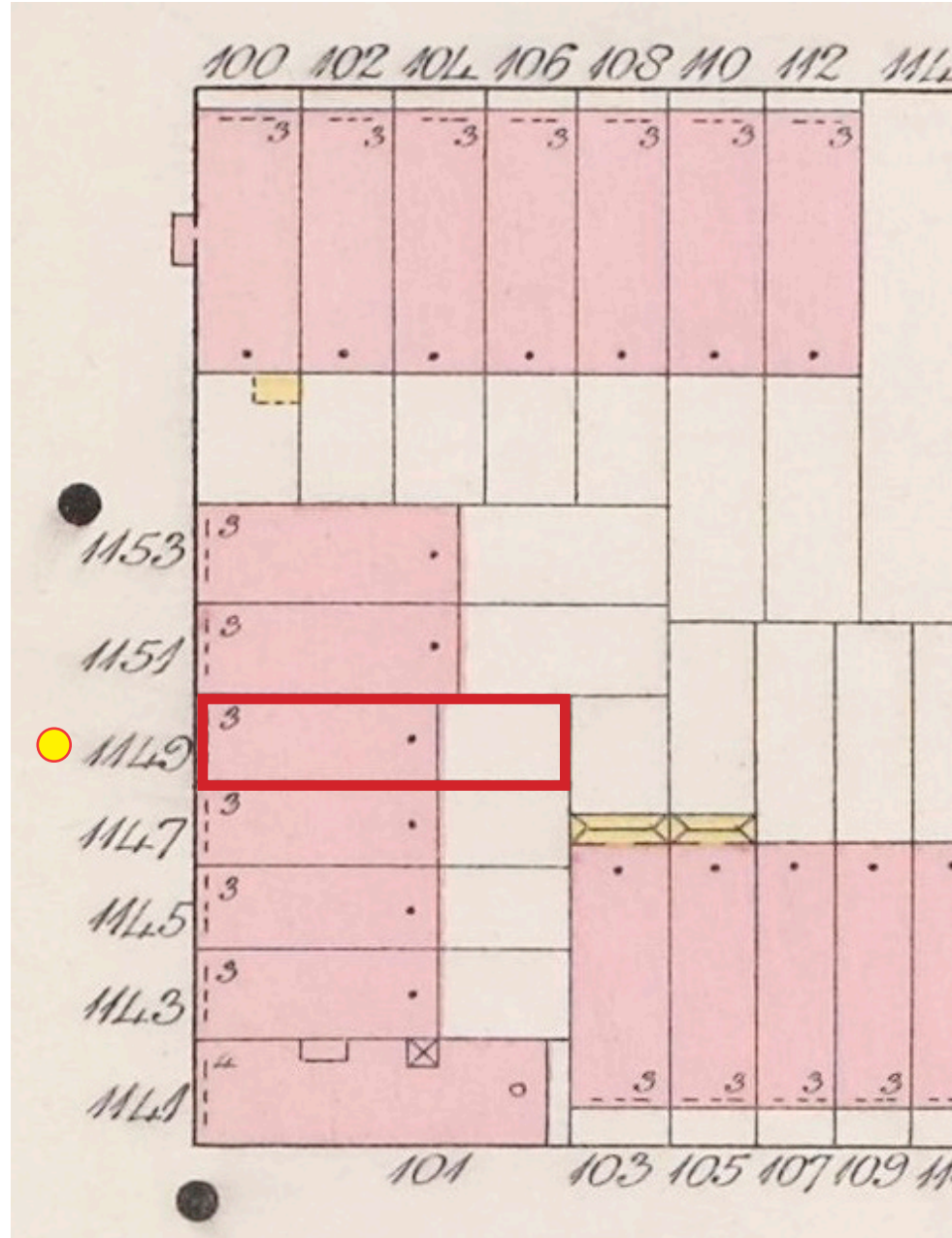
Limestone Front.  
Thoroughly modern  
in every respect.  
Heat and hot water  
supplied without extra  
charge from adjoining  
premises.

*Full particulars from*  
**BING & BING**      **119 W. 40th Street, N. Y. C.**  
Or your own broker

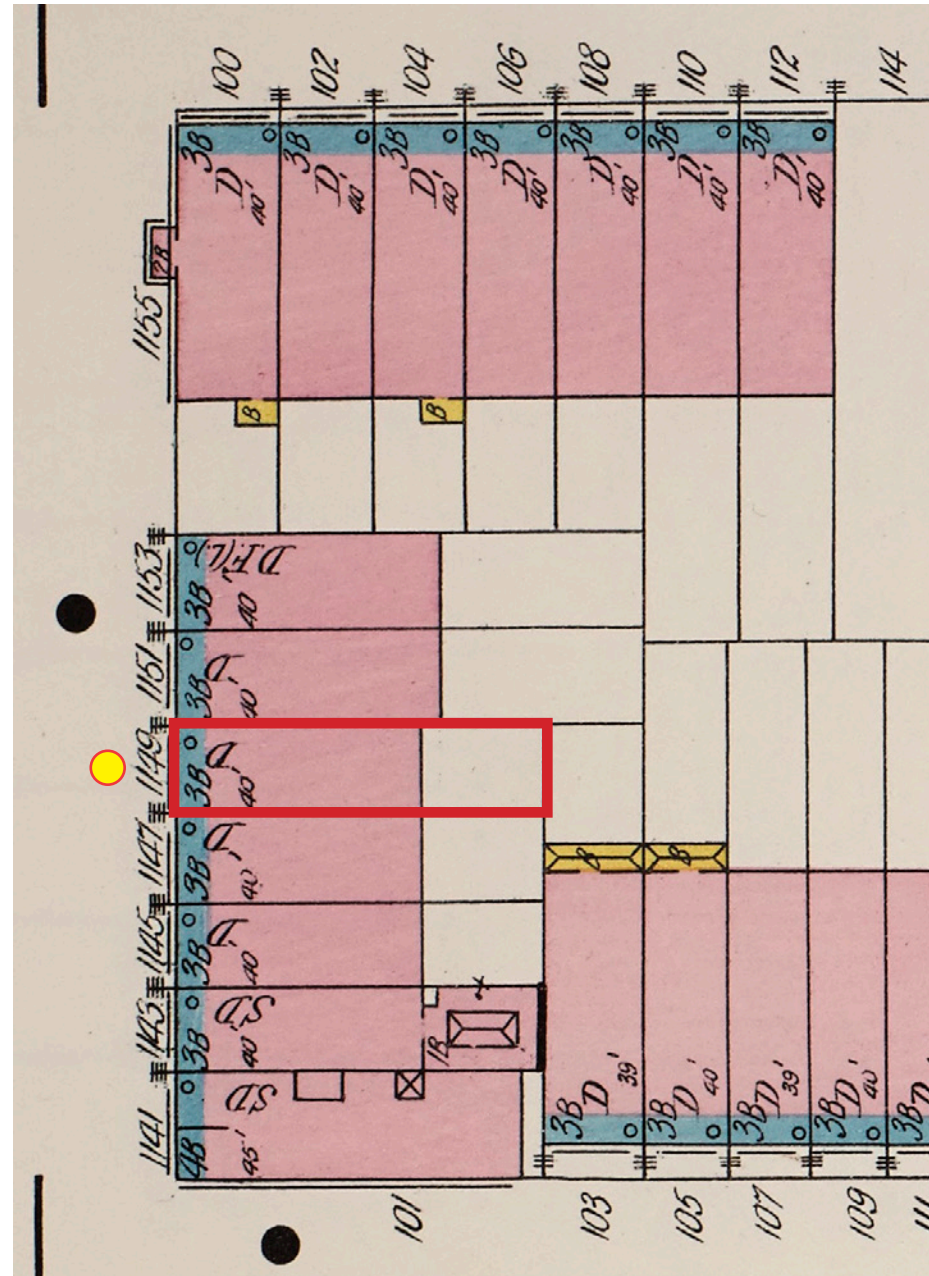
1917 ADVERTISEMENT FOR 1149 PARK AVENUE IN TOWN & COUNTRY



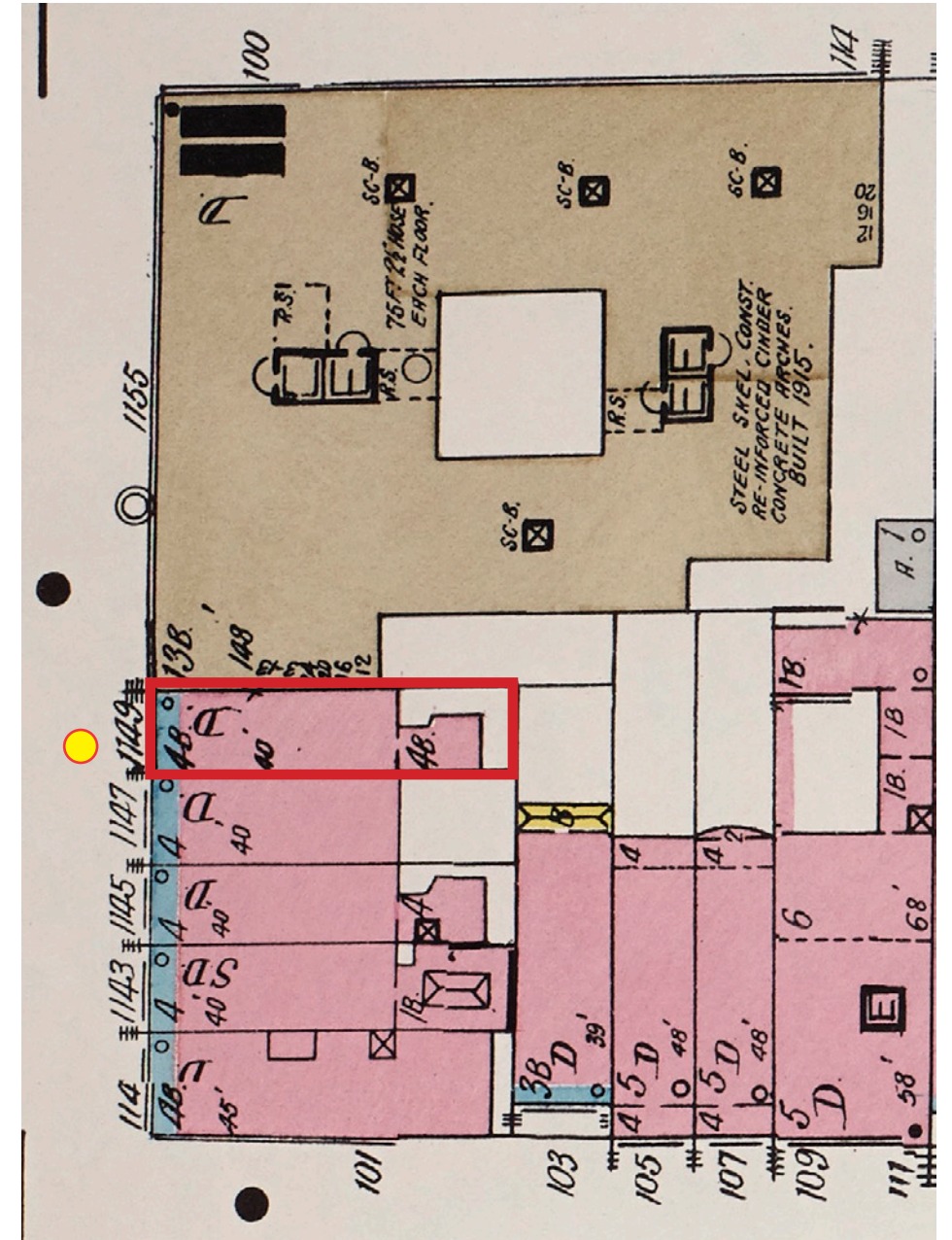
1929 VIEW OF 1141-1149 PARK AVENUE (NYPL)



1896 SANBORN MAP (NYPL)



1911 SANBORN MAP (NYPL)



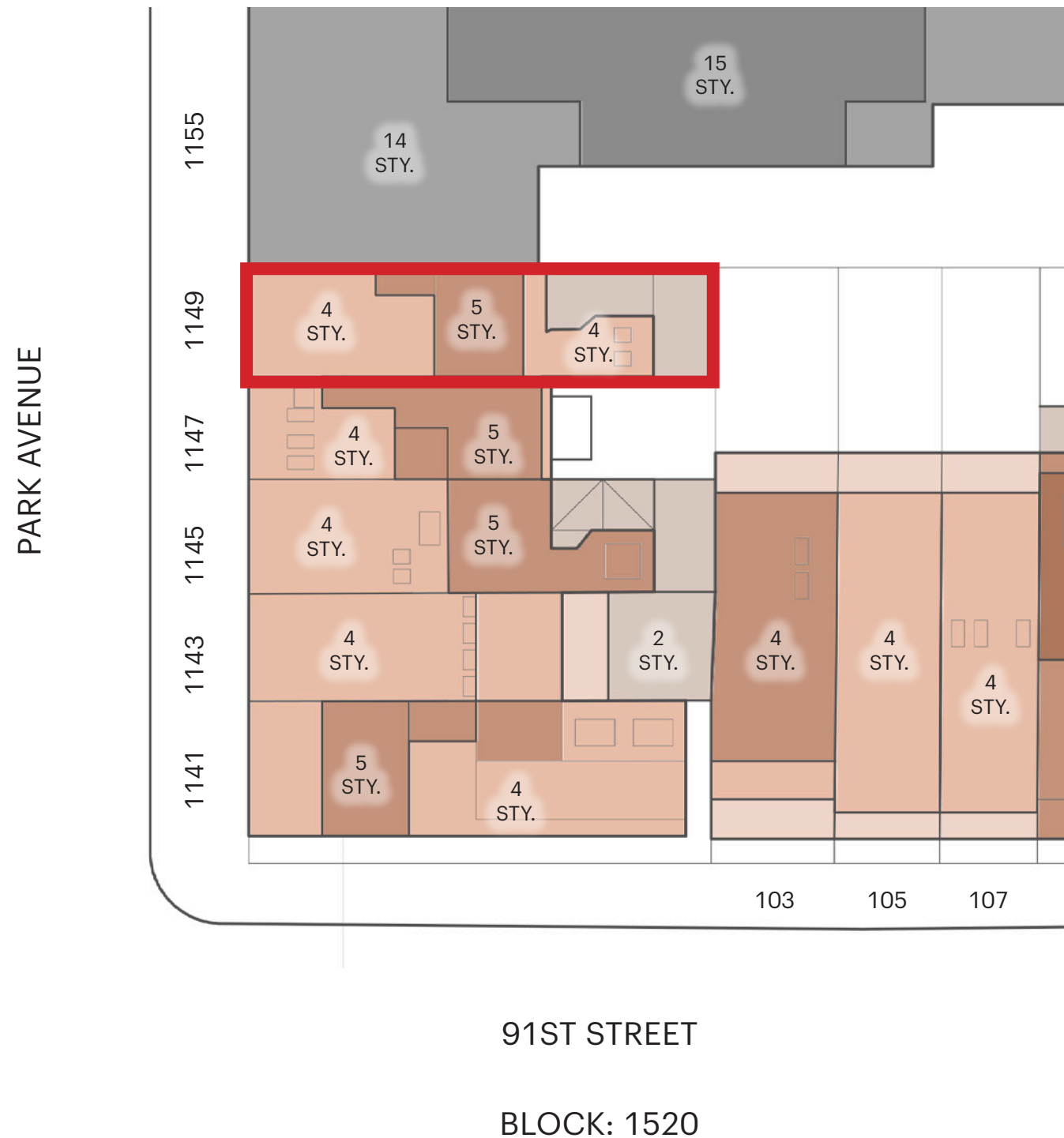
1939 SANBORN MAP (LOC)

1917 Emery Roth facade added to 1149 Park Avenue

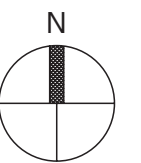
● 1149 PARK AVE LOT

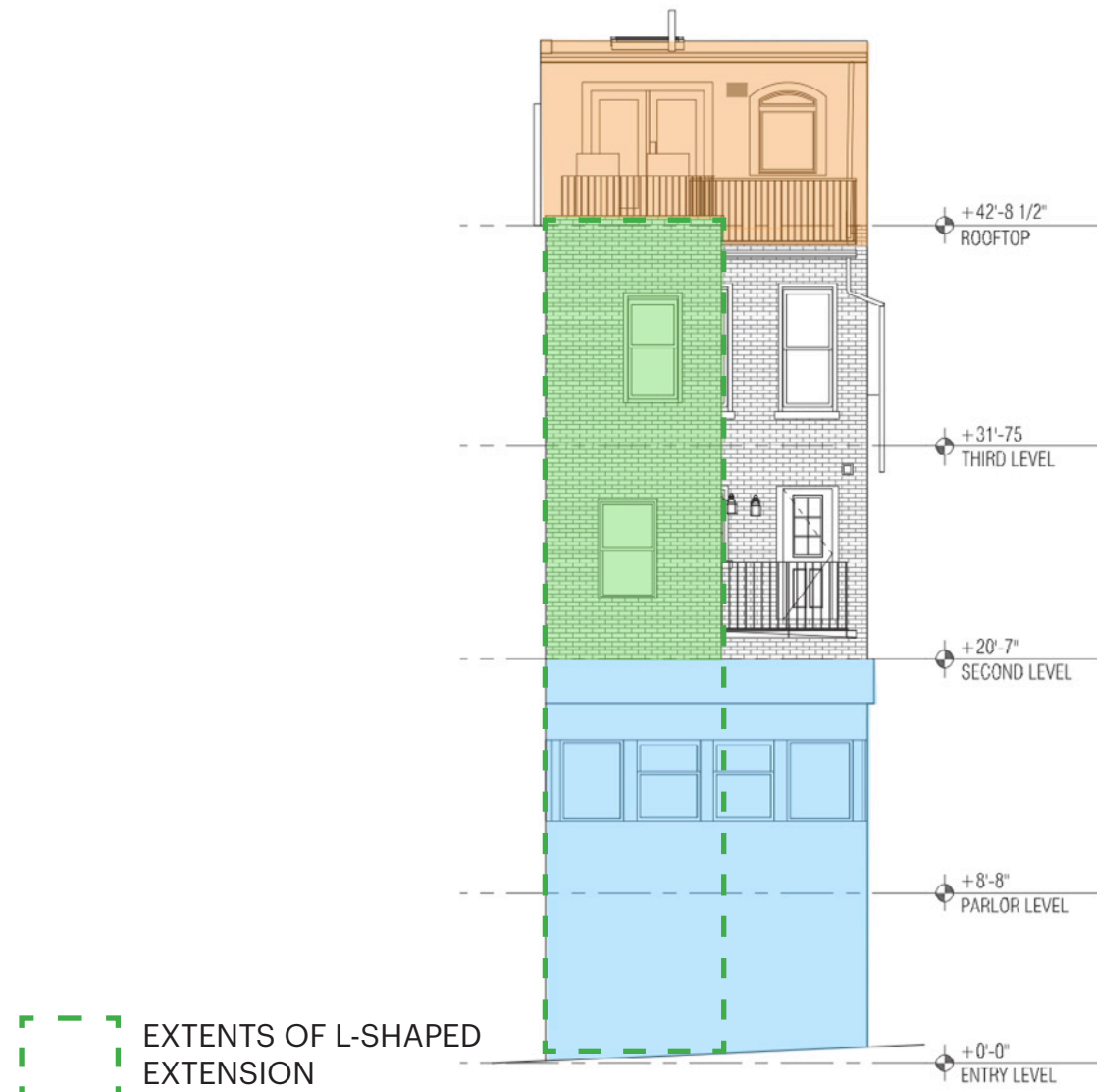










- Two Story
- Three Story
- Four Story
- Five Story
- Six Story
- Seven Story
- Eight Story +
- Ten Story +





- 
 EXTENTS OF L-SHAPED EXTENSION
- 
 1917 L-SHAPED EXTENSION
- 
 1943 EXTENSION FOR DOCTORS OFFICE
- 
 2006 LPC-APPROVED ROOFTOP ADDITION





1145 Park Ave  
Rear addition  
built in 1921

1143 Park Ave  
Rear addition  
built in 1899

1147 Park Ave  
Rear wall rebuilt in  
2005

1149 Park Ave  
Rear yard extension  
built in 1917

1149 Park Ave  
Rear yard extension  
built in 1943

1145 Park Ave  
LPC-approved rear  
yard extension built  
in 2005



144 East 62nd Street  
(Thomas Tryon, 1916)



12 East 73rd Street  
(Harry Allen Jacobs, 1920)



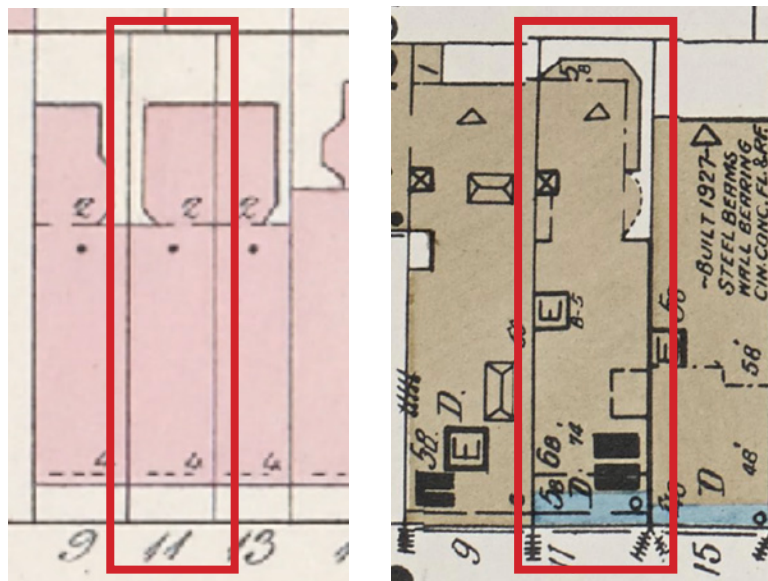
53 East 61st Street  
(Walker & Gillette, 1914)



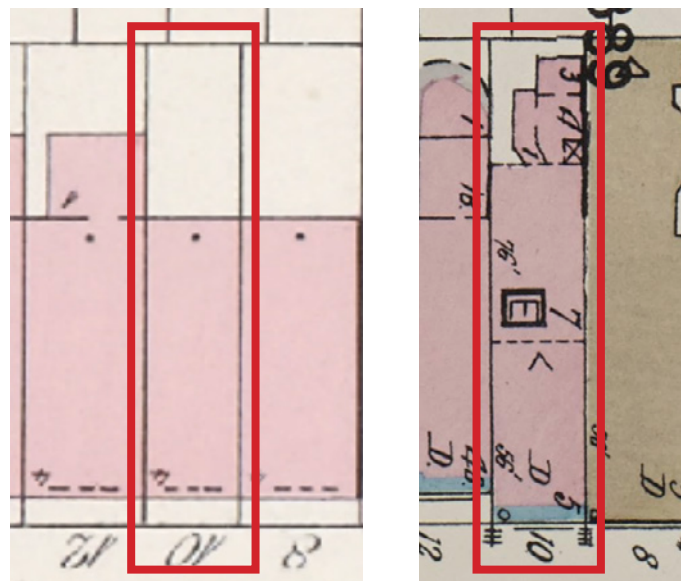
2 East 80th Street  
(CPH Gilbert, 1912)



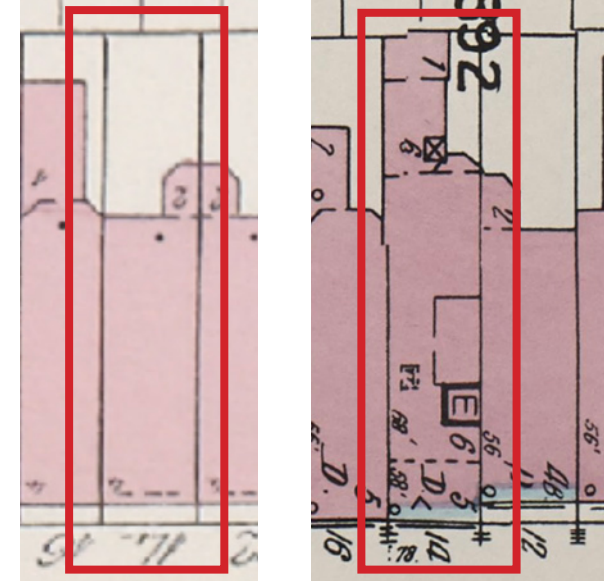
12 East 81st Street  
(Hoppin and Koen, 1919)



**11 East 90th Street**  
 Original: Barney & Chapman, 1903  
 Alteration: A. Wallace McCrea, 1930

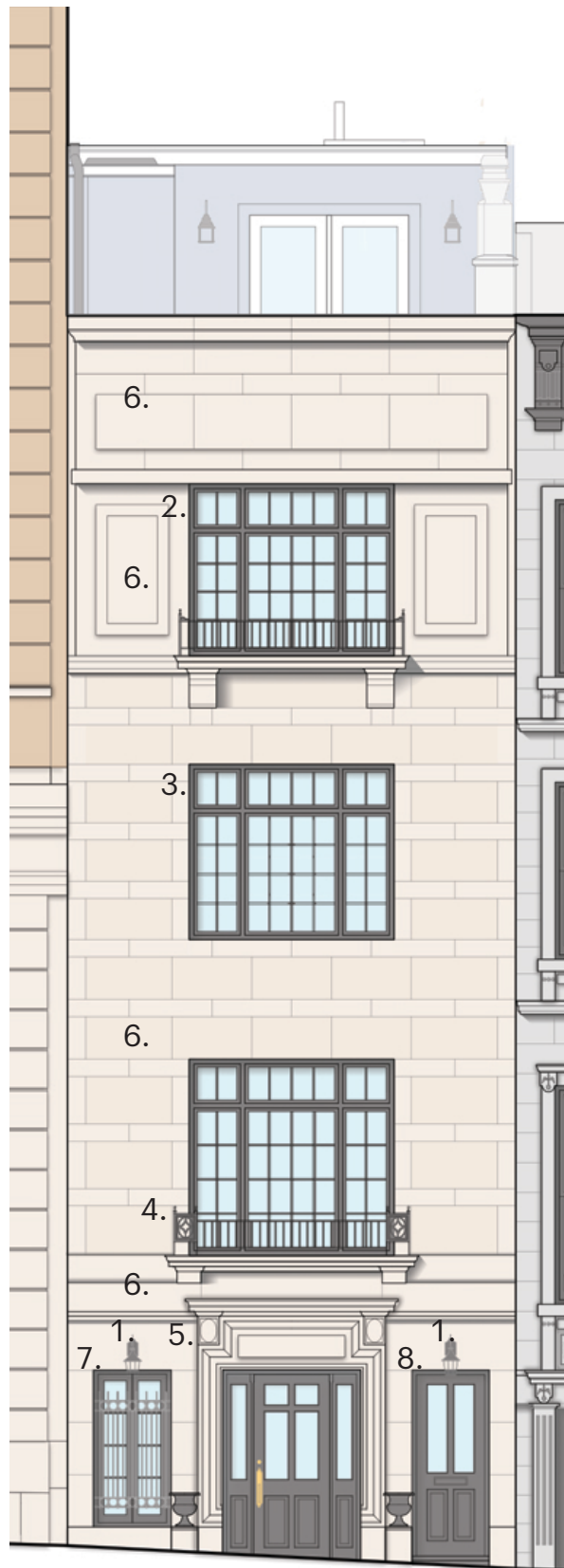


**10 East 75th Street**  
 Original: Unknown, C. 1872  
 Alteration: Henry Pelton, 1917



**14 East 78th Street**  
 Original: Charles Graham, 1887  
 Alteration: Albert Morgenstern, 1917

# ALTERATIONS TO THE STREET FACADE & ROOFTOP ADDITION



EXISTING FACADE



1. CURRENT LIGHT FIXTURES  
(NOT HISTORIC)



2. TOP WOOD WINDOW  
(NOT HISTORIC)



3. MIDDLE WOOD WINDOW  
(NOT HISTORIC)



4. WROUGHT IRON RAILING



5. WOOD FRONT DOOR  
(NOT HISTORIC)



6. LIMESTONE

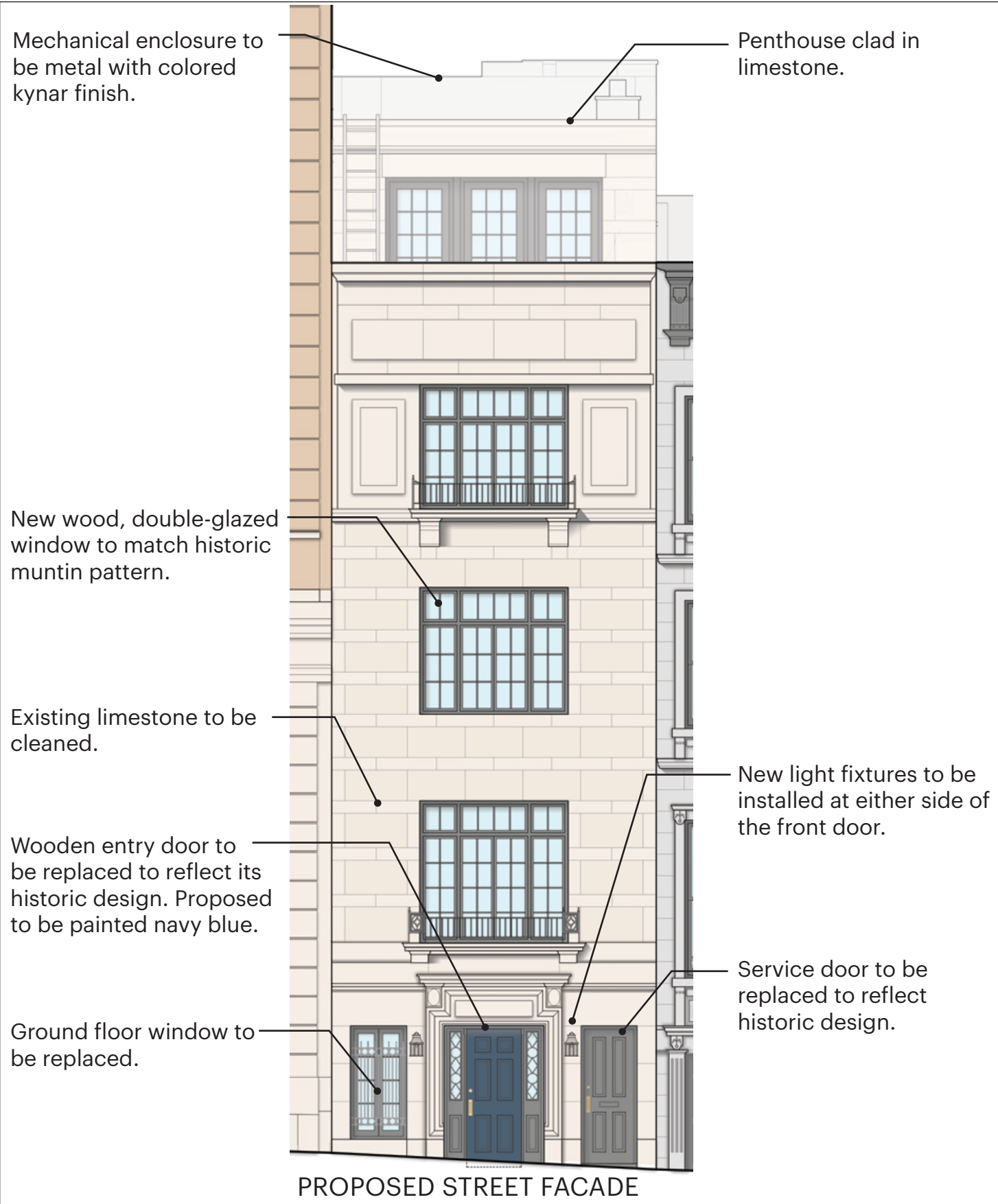


7. SIDE WINDOW



8. SIDE DOOR  
(NOT HISTORIC)





CURRENT STREET FACADE



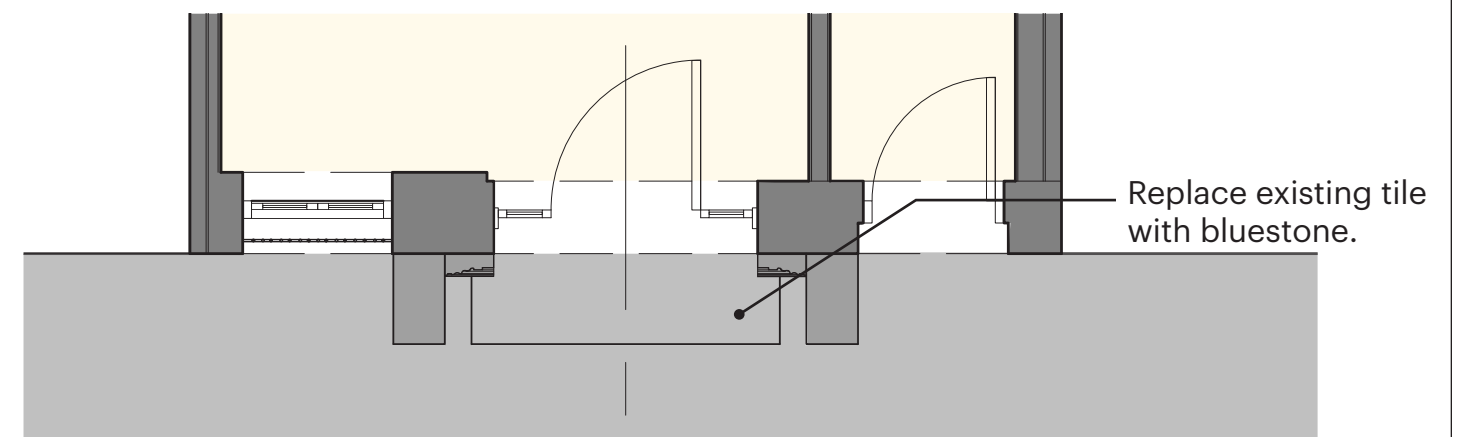
1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



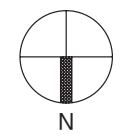
1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



PROPOSED STREET FACADE



PROPOSED PLAN



1155 PARK

1149 PARK

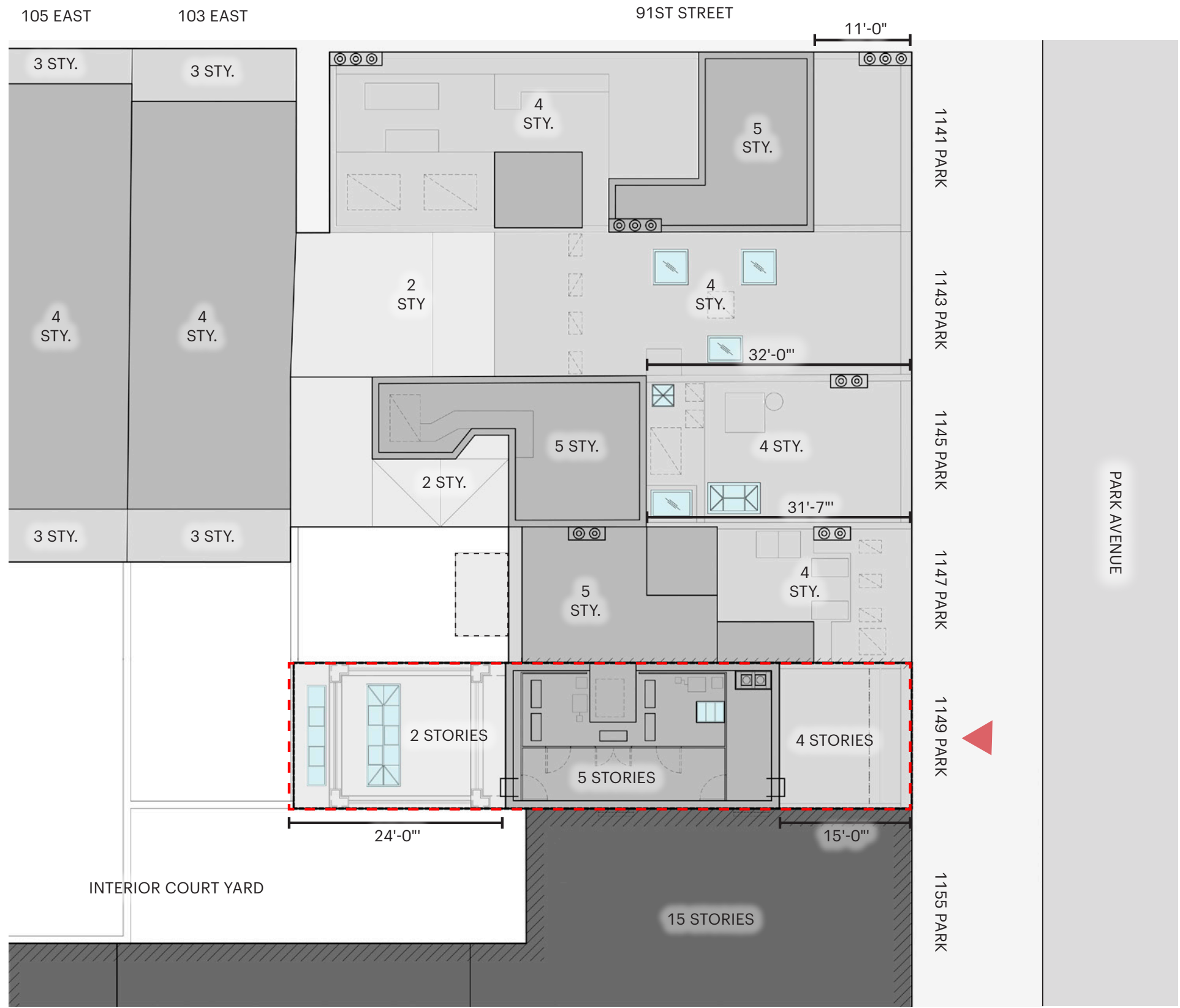
1147 PARK

1145 PARK

1143 PARK

1141 PARK





1155 PARK

1149 PARK

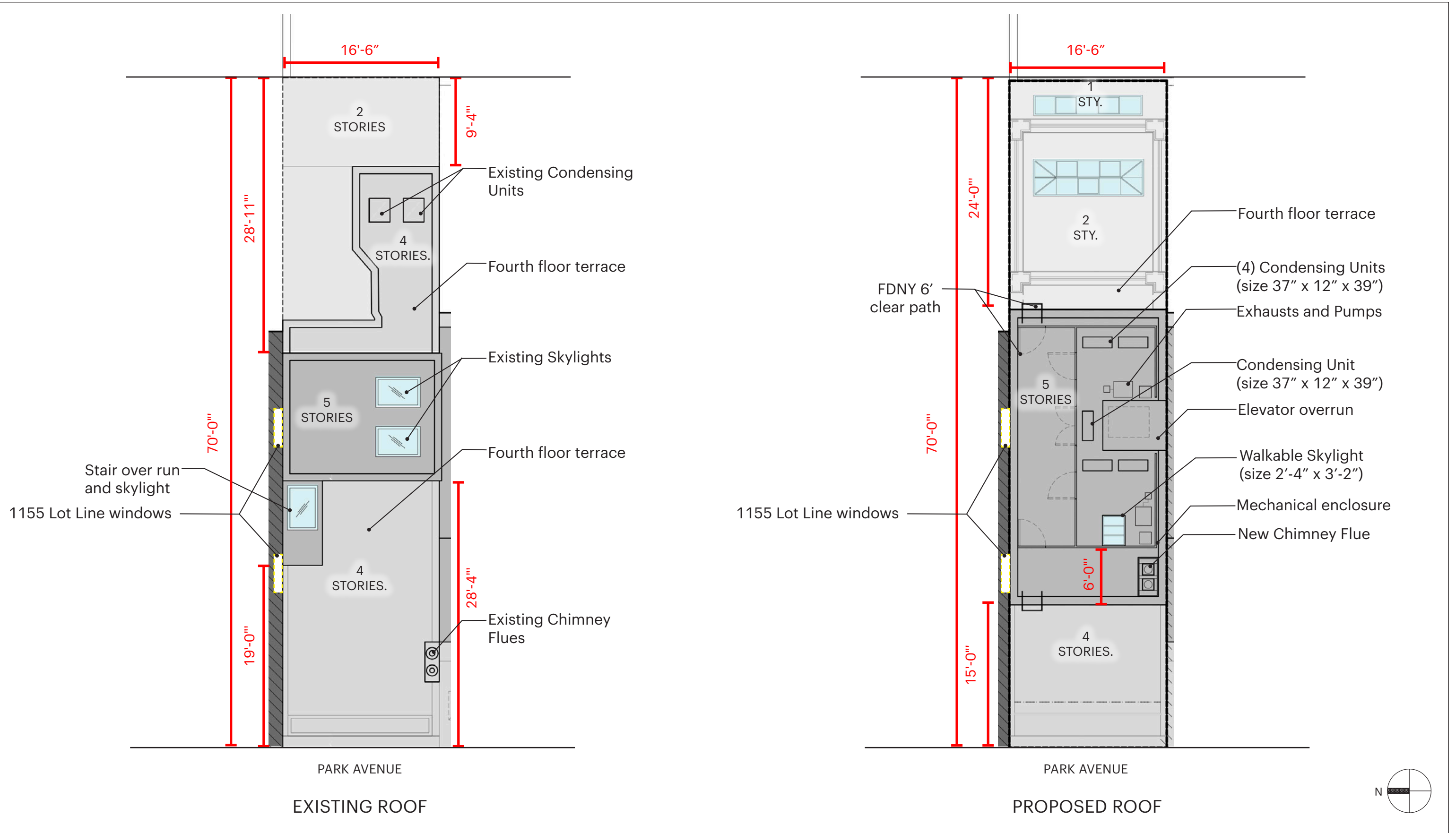
1147 PARK

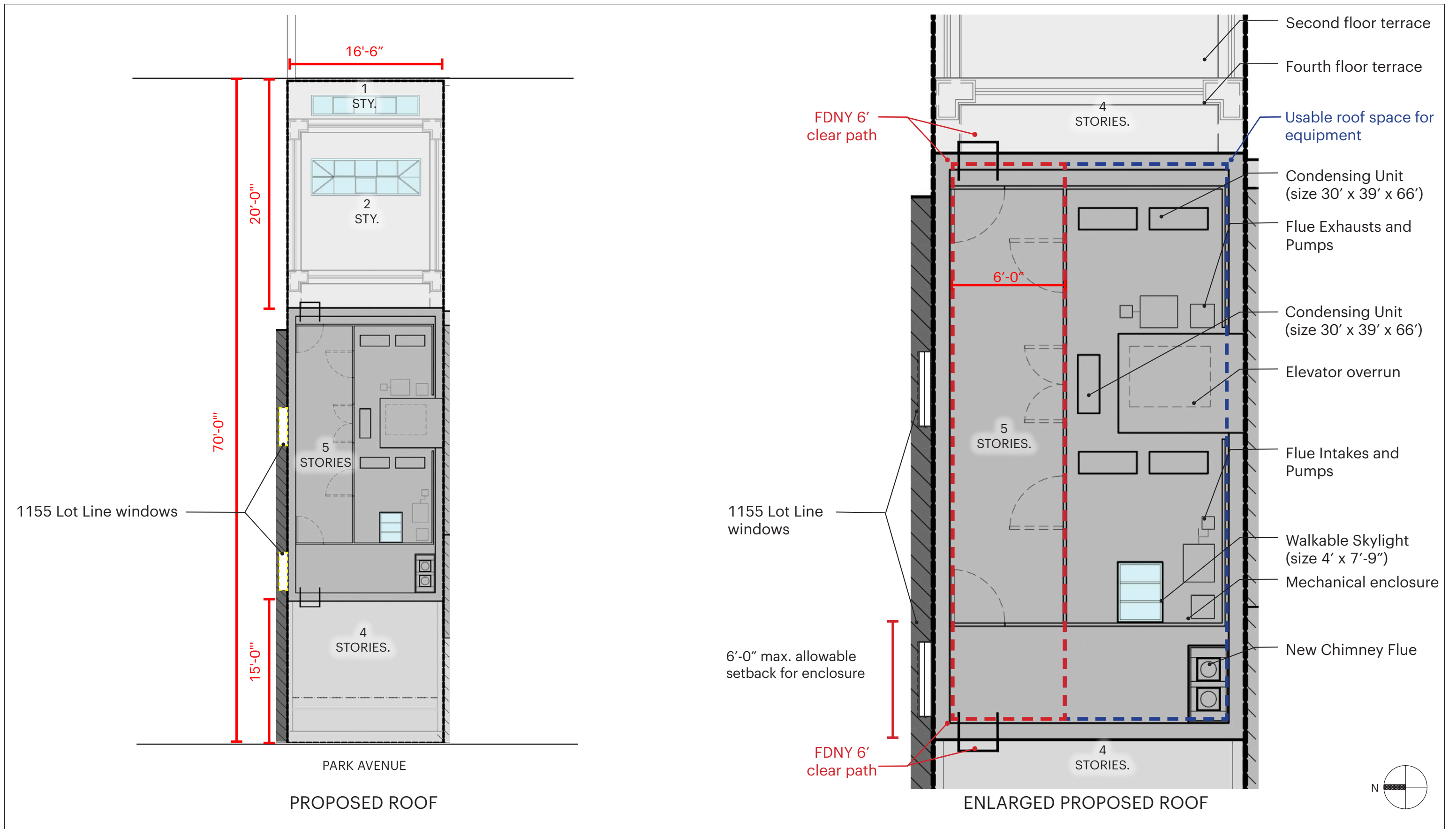
1145 PARK

1143 PARK

1141 PARK





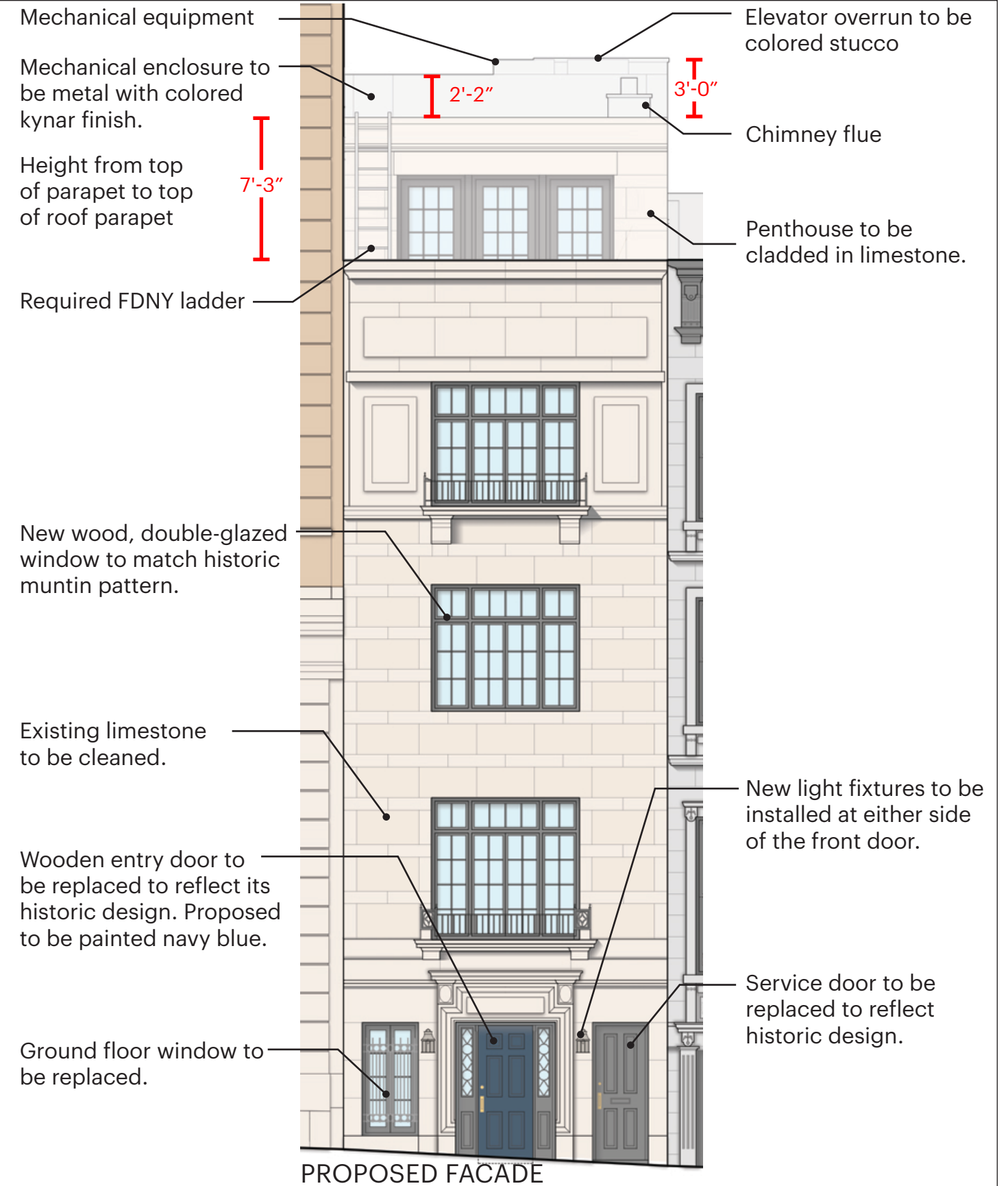




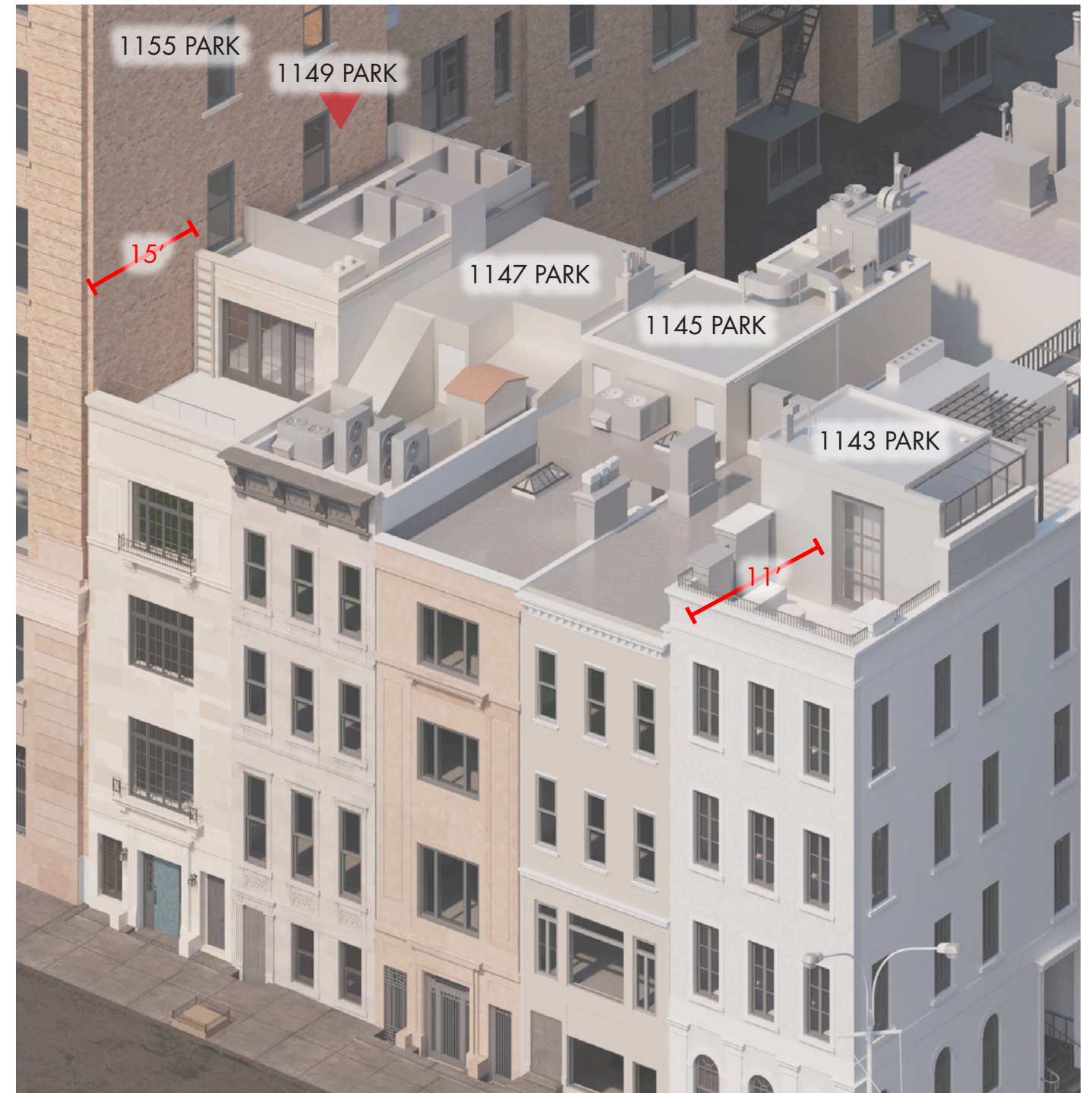
6'-3"



EXISTING FACADE

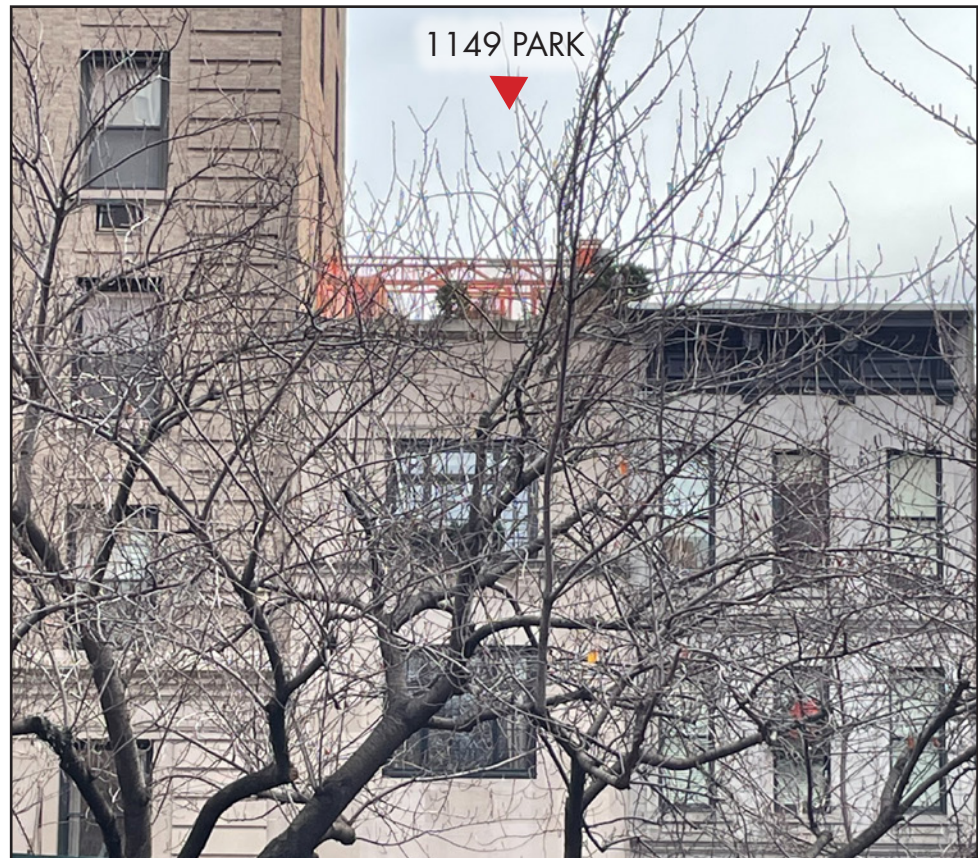


PROPOSED FACADE



EXISTING FRONT MASSING

PROPOSED FRONT MASSING



1149 PARK



1149 PARK

MECHANICAL ENCLOSURE  
NEW PENTHOUSE

NEW CHIMNEY

FRONT VIEW OF ELEVATION ON PARK AVE

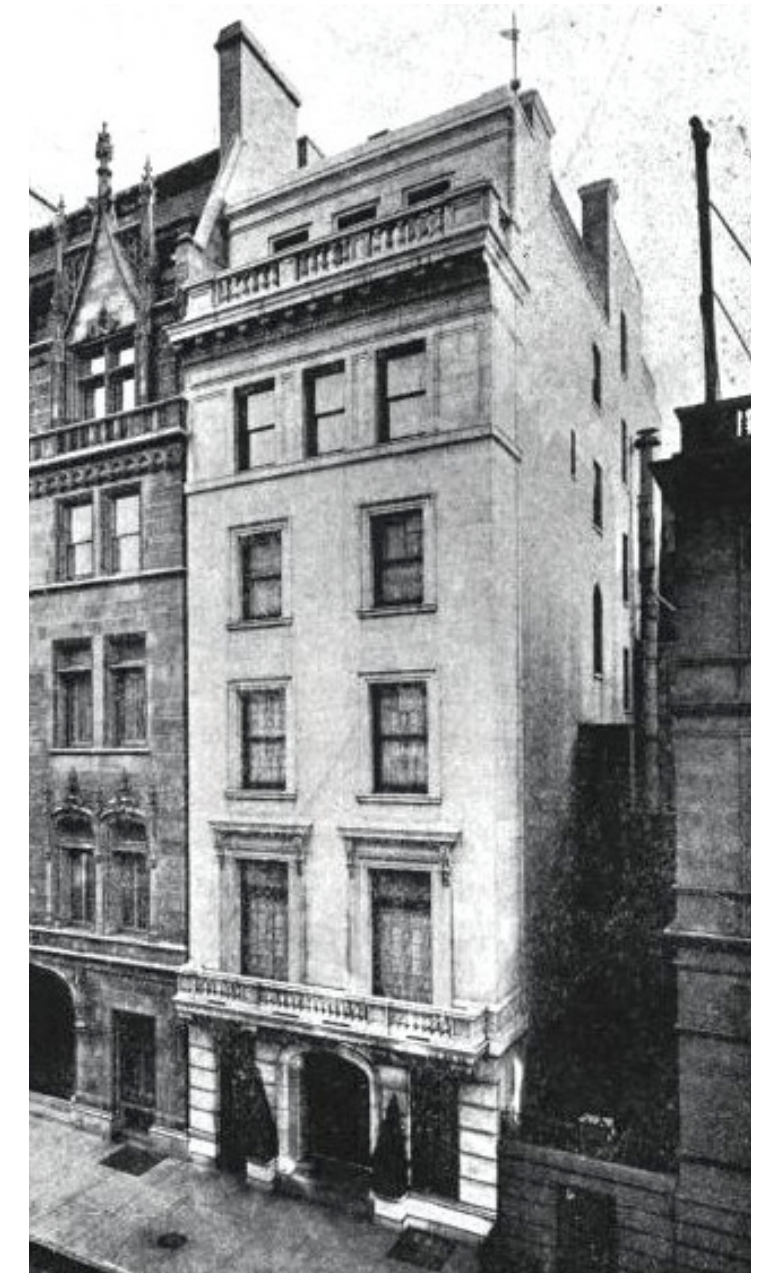


1155 PARK

1149 PARK

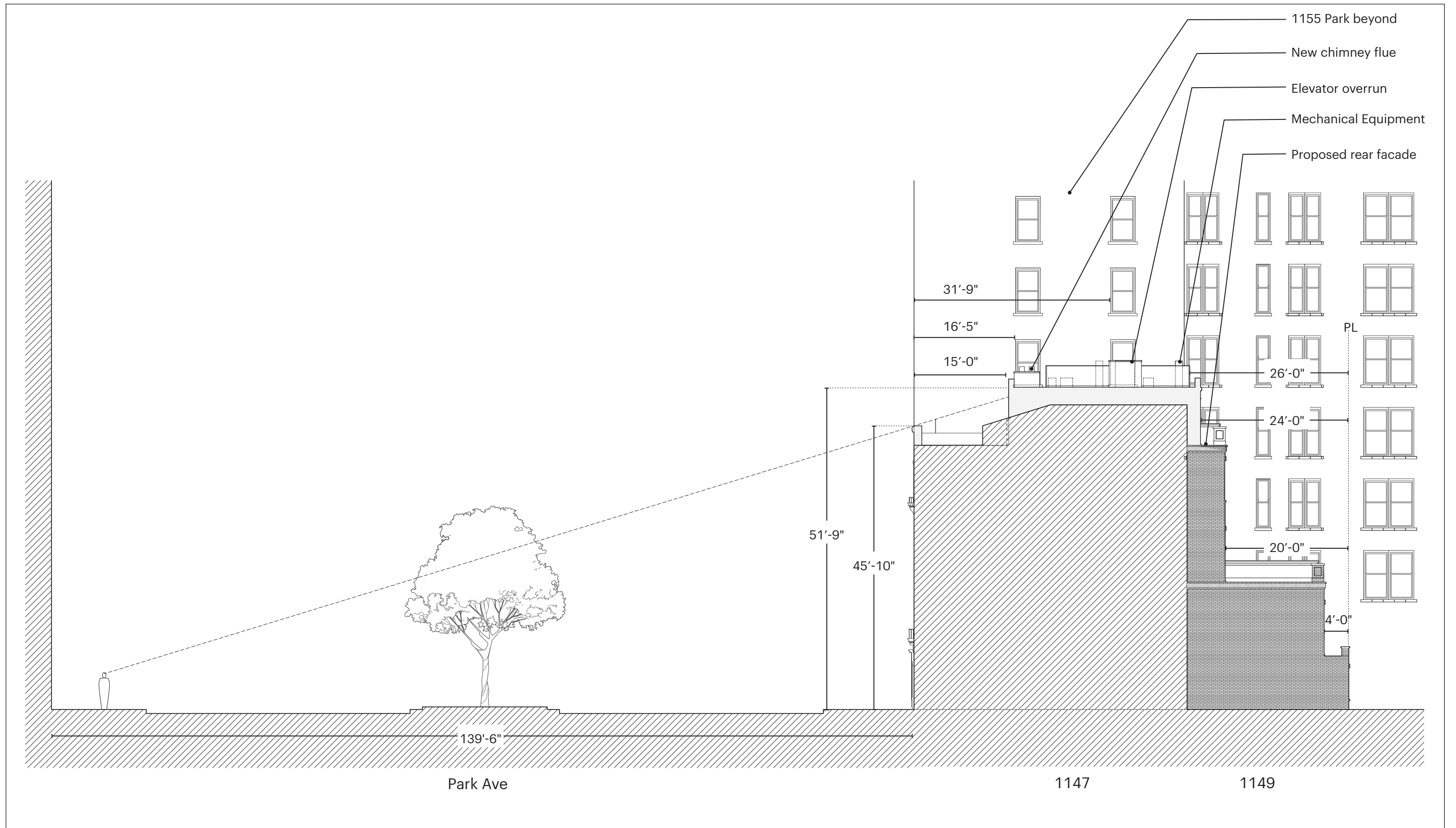
1147 PARK

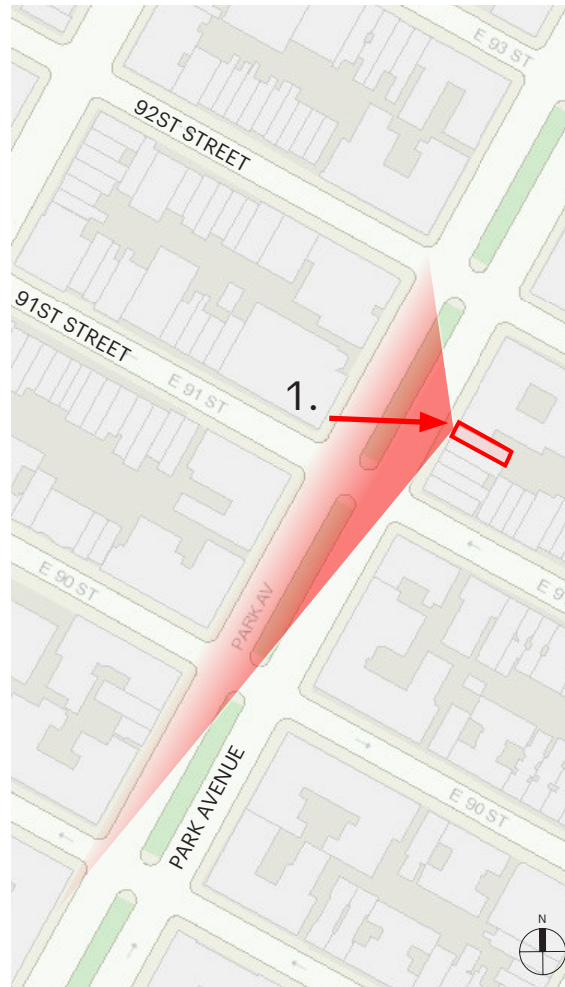
RENDERING OF THE STREET FACADE



2 East 80th Street  
(CPH Gilbert, 1912)

PRECEDENT





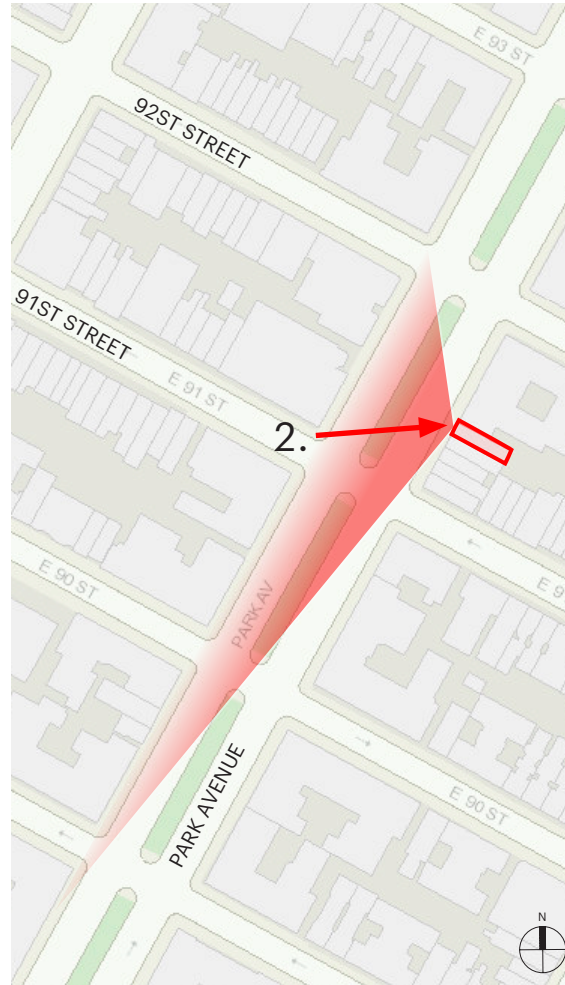
1. VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST



1. MOCKUP VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



1. RENDERED VIEW FROM ACROSS 1149 PARK ON THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



2. VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST TOWARDS 1149 PARK AVENUE.



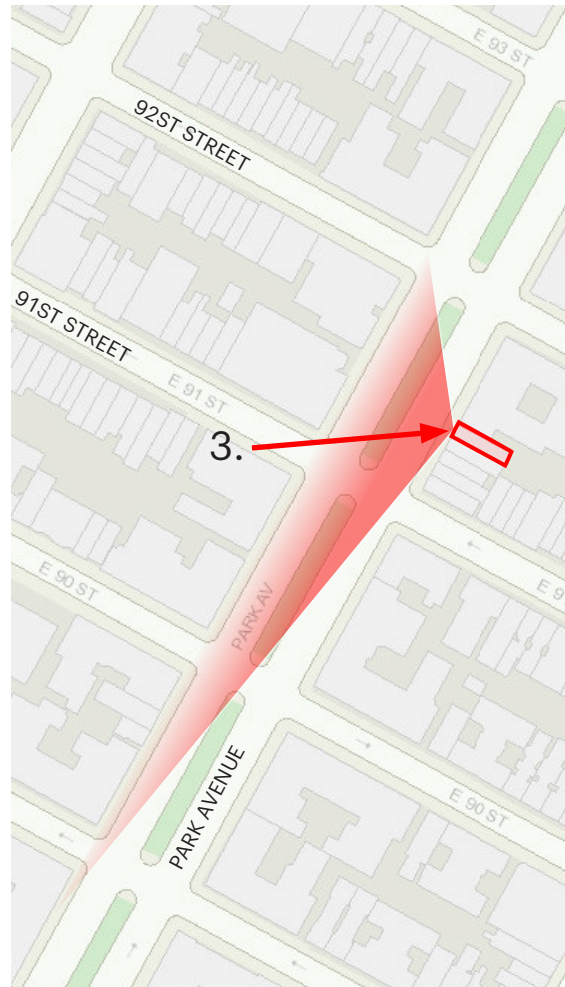
2. MOCKUP VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST.



2. RENDERED VIEW FROM NORTHWEST CORNER OF 91ST AND PARK AVE LOOKING EAST.



MECHANICAL ENCLOSURE  
PROPOSED PENTHOUSE



3. VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST TOWARDS 1149 PARK AVENUE.

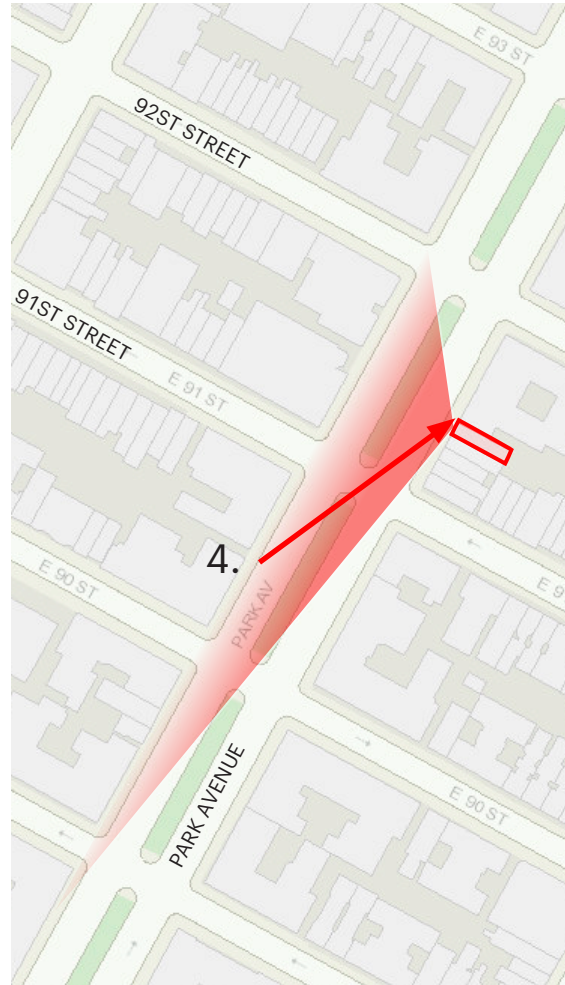


3. MOCKUP VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST.



3. RENDERED VIEW FROM THE SOUTH SIDE OF 91ST STREET LOOKING NORTHEAST.

MECHANICAL ENCLOSURE  
PROPOSED PENTHOUSE



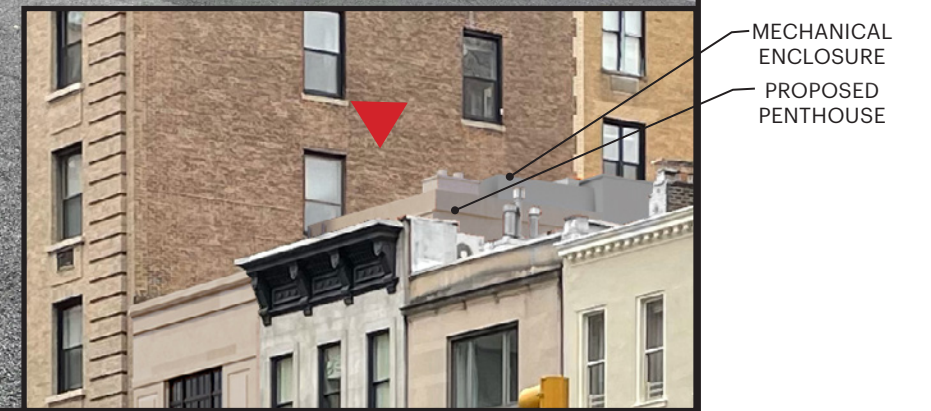
4. VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST TOWARDS 1149 PARK.



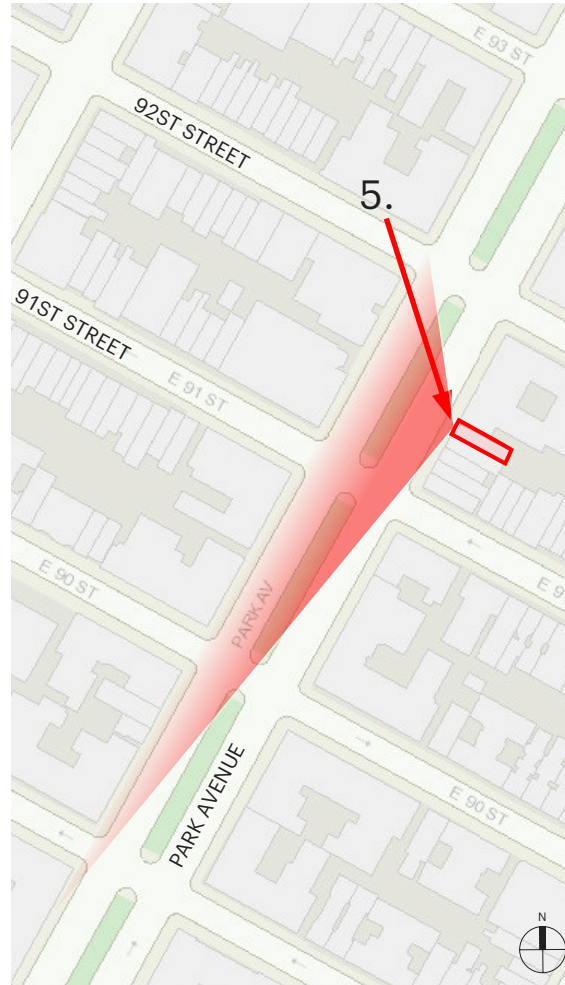
4. MOCKUP VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.



4. RENDERD VIEW FROM THE WEST SIDE OF PARK AVENUE LOOKING NORTHEAST.







5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.



5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.

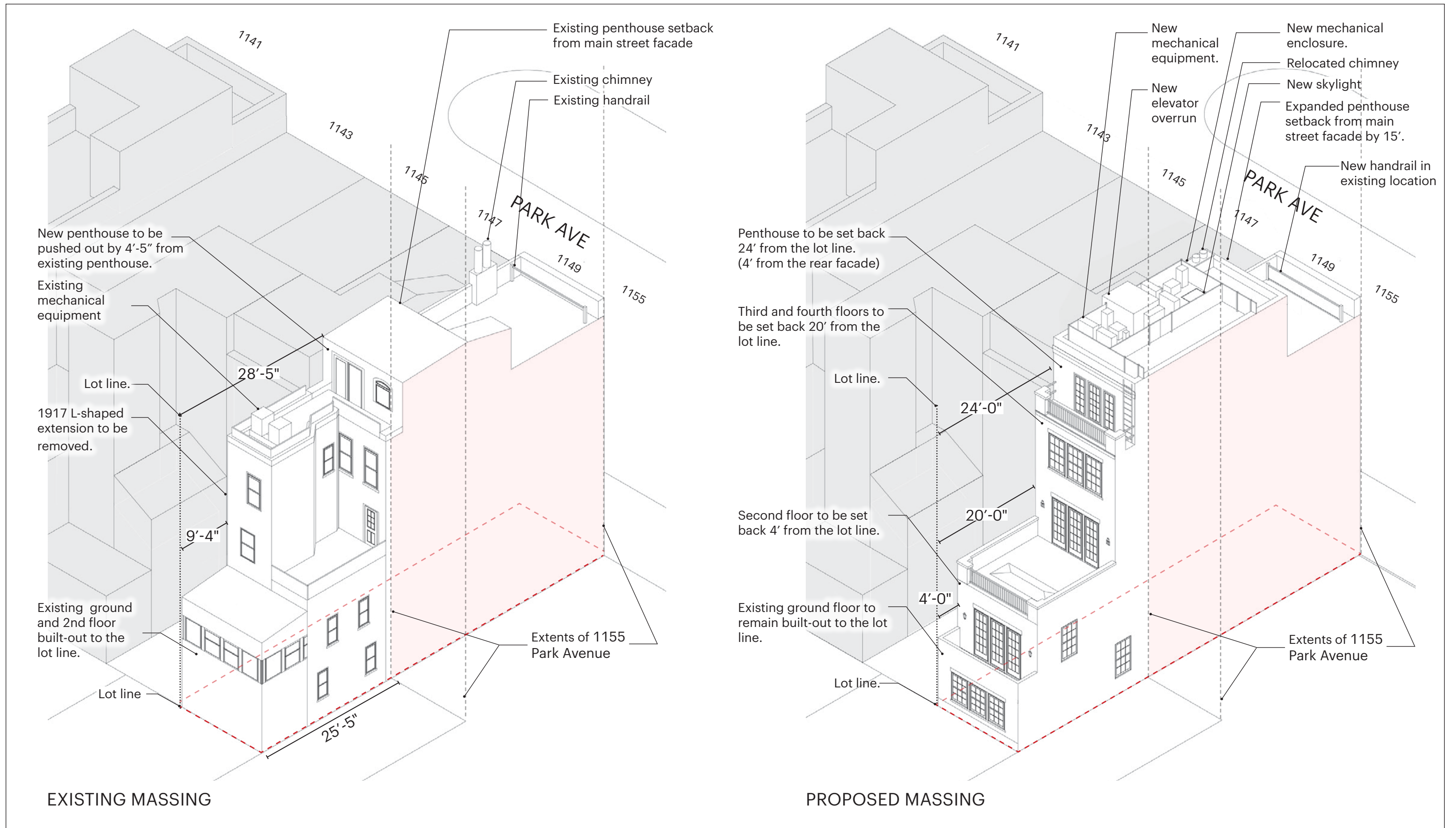


5. VIEW FROM NORTH SIDE OF 92ND STREET LOOKING SOUTHEAST DOWN PARK AVENUE.

CHIMNEY FLUE

PROPOSED PENTHOUSE

ALTERATIONS TO THE REAR FACADE



1143 PARK 1145 PARK 1147 PARK 1149 PARK 1155 PARK

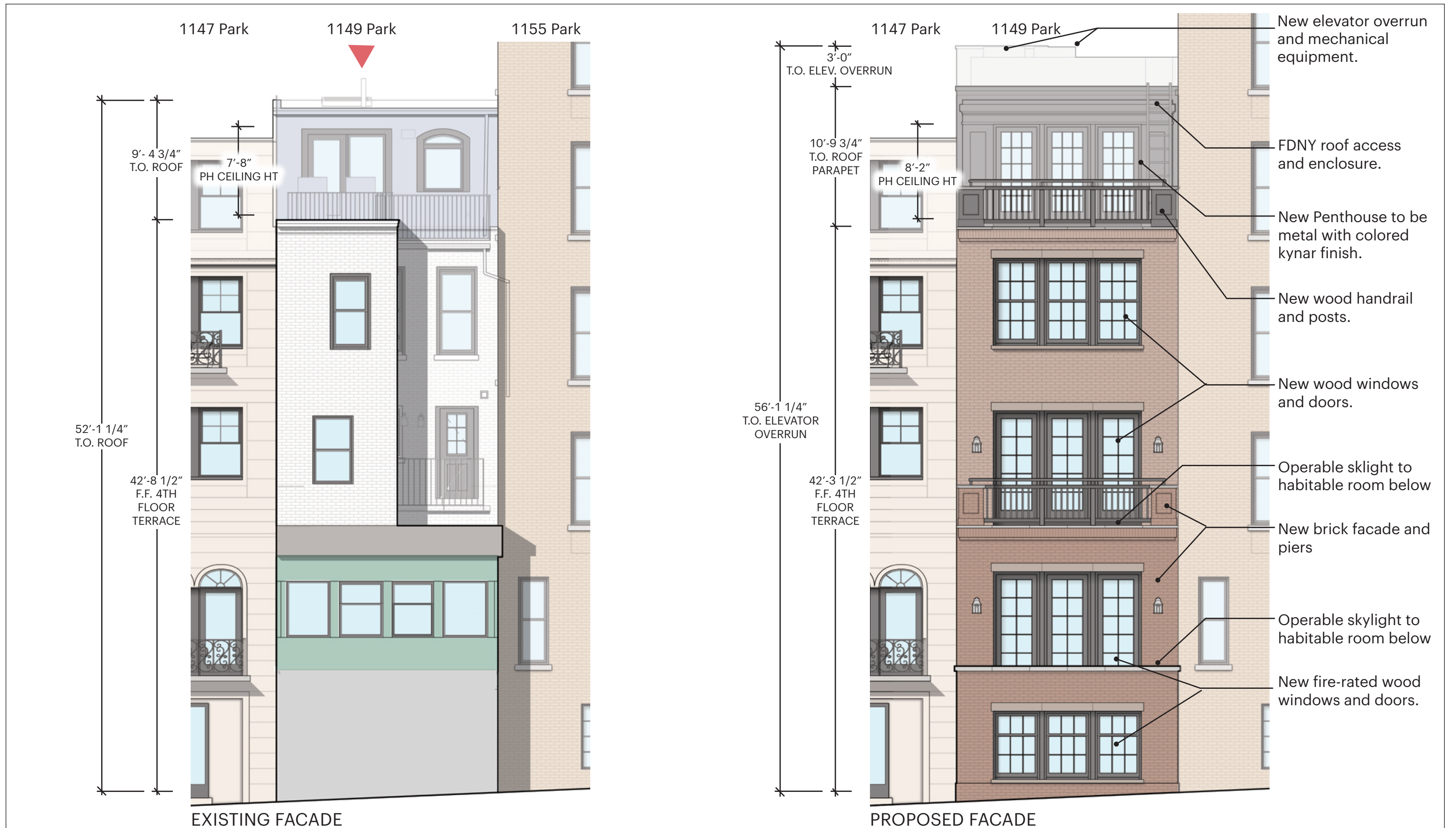


EXISTING REAR MASSING

1143 PARK 1145 PARK 1147 PARK 1149 PARK 1155 PARK



PROPOSED REAR MASSING





EXISTING REAR VIEW



PROPOSED REAR VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW



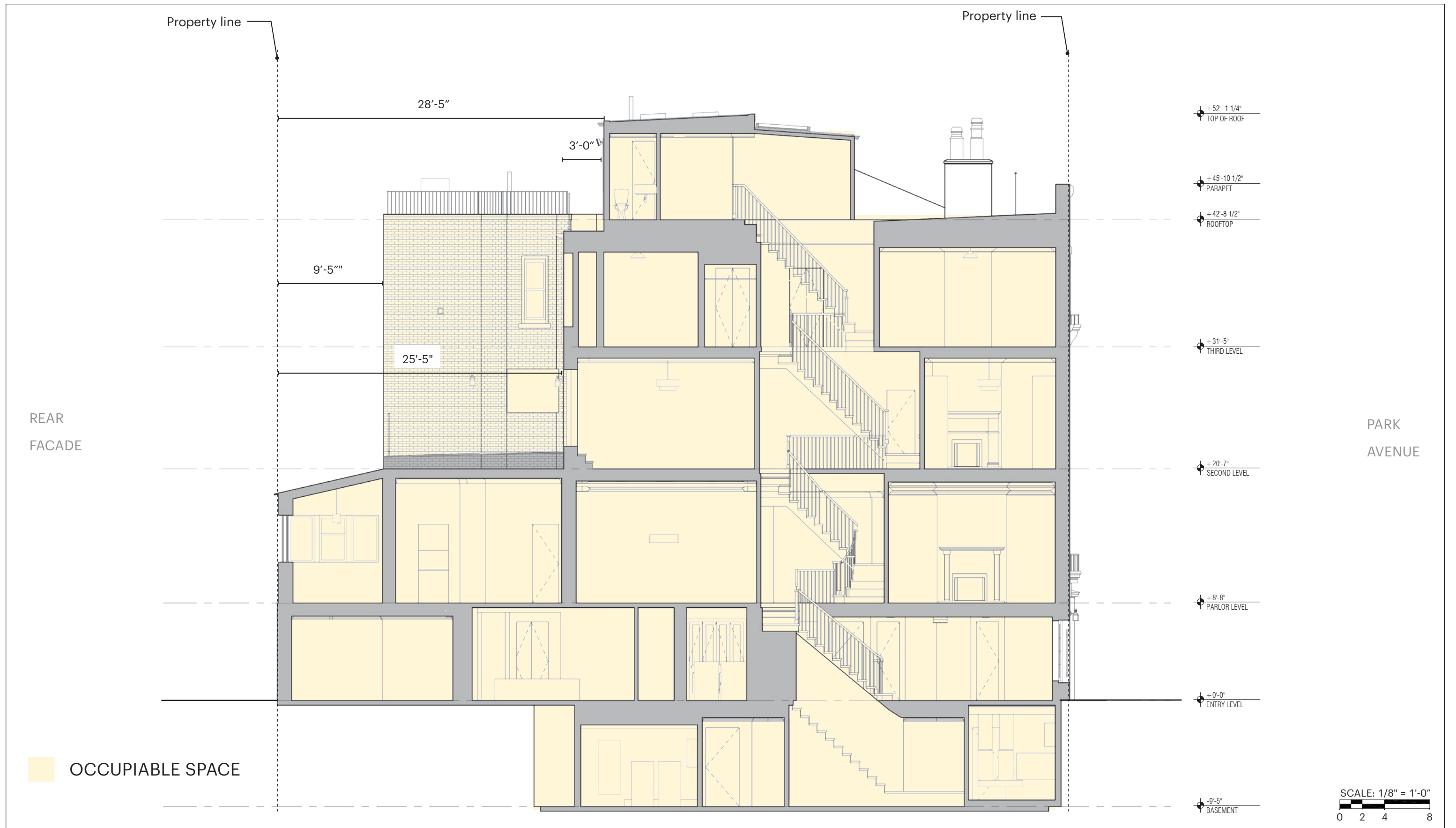
PROPOSED STREET FACADE

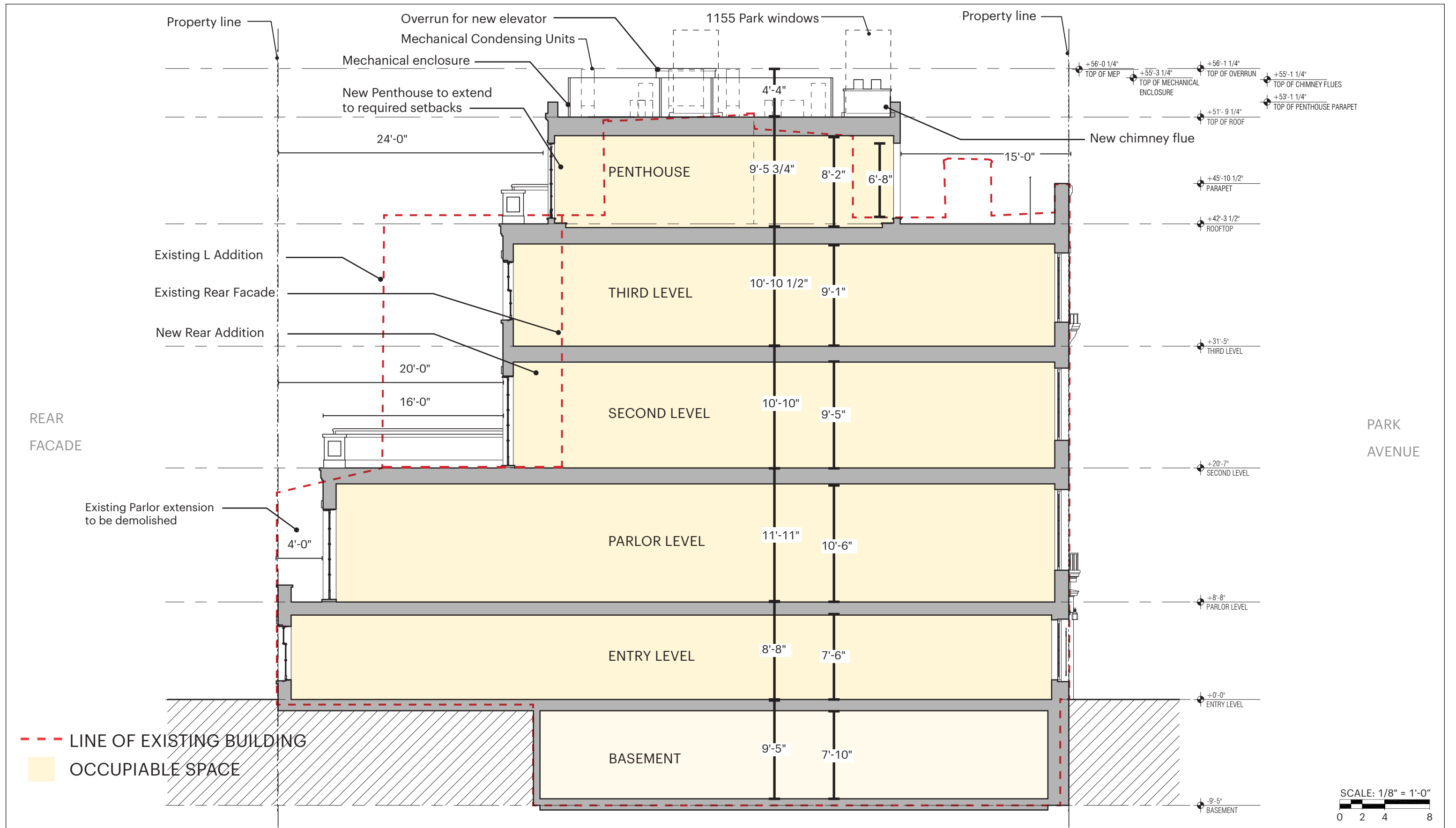


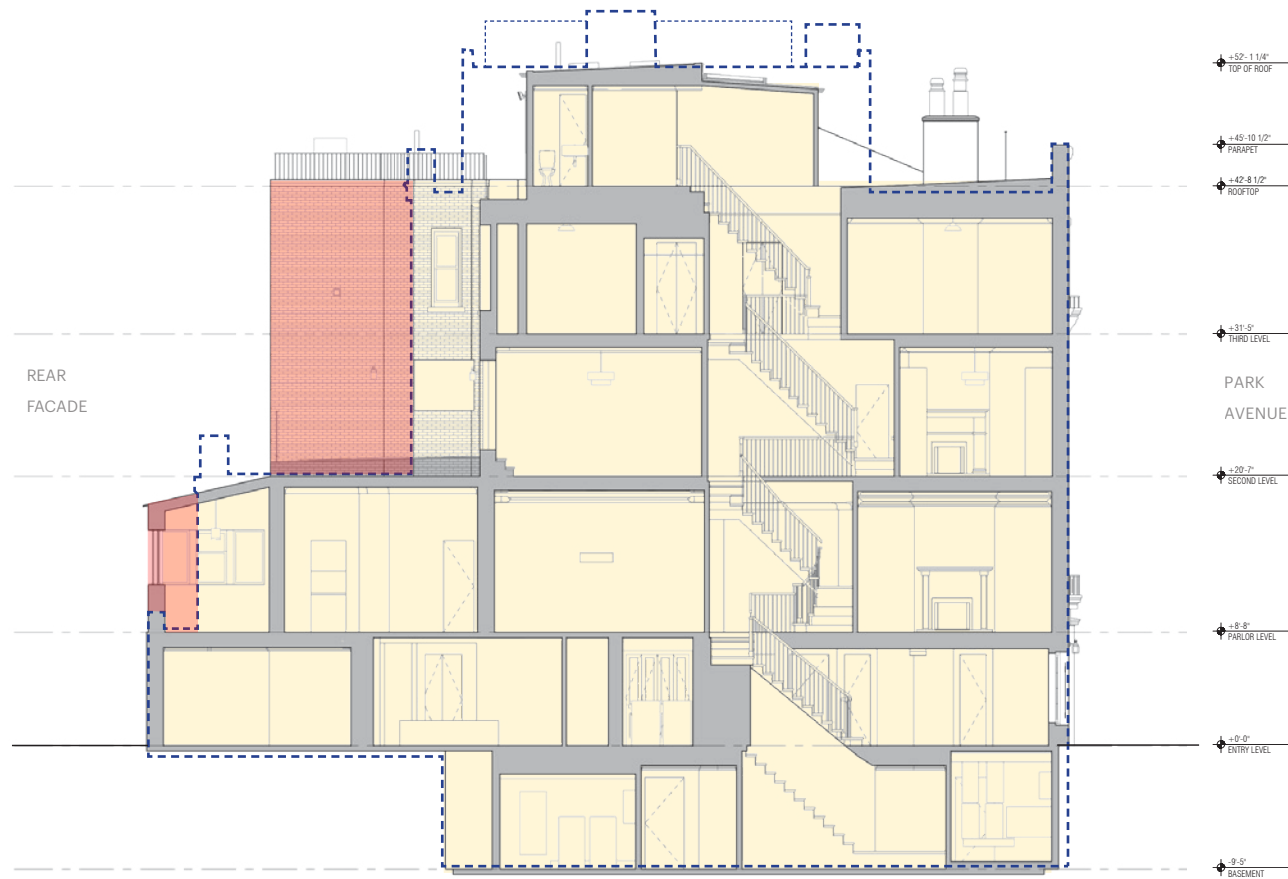
PROPOSED REAR FACADE



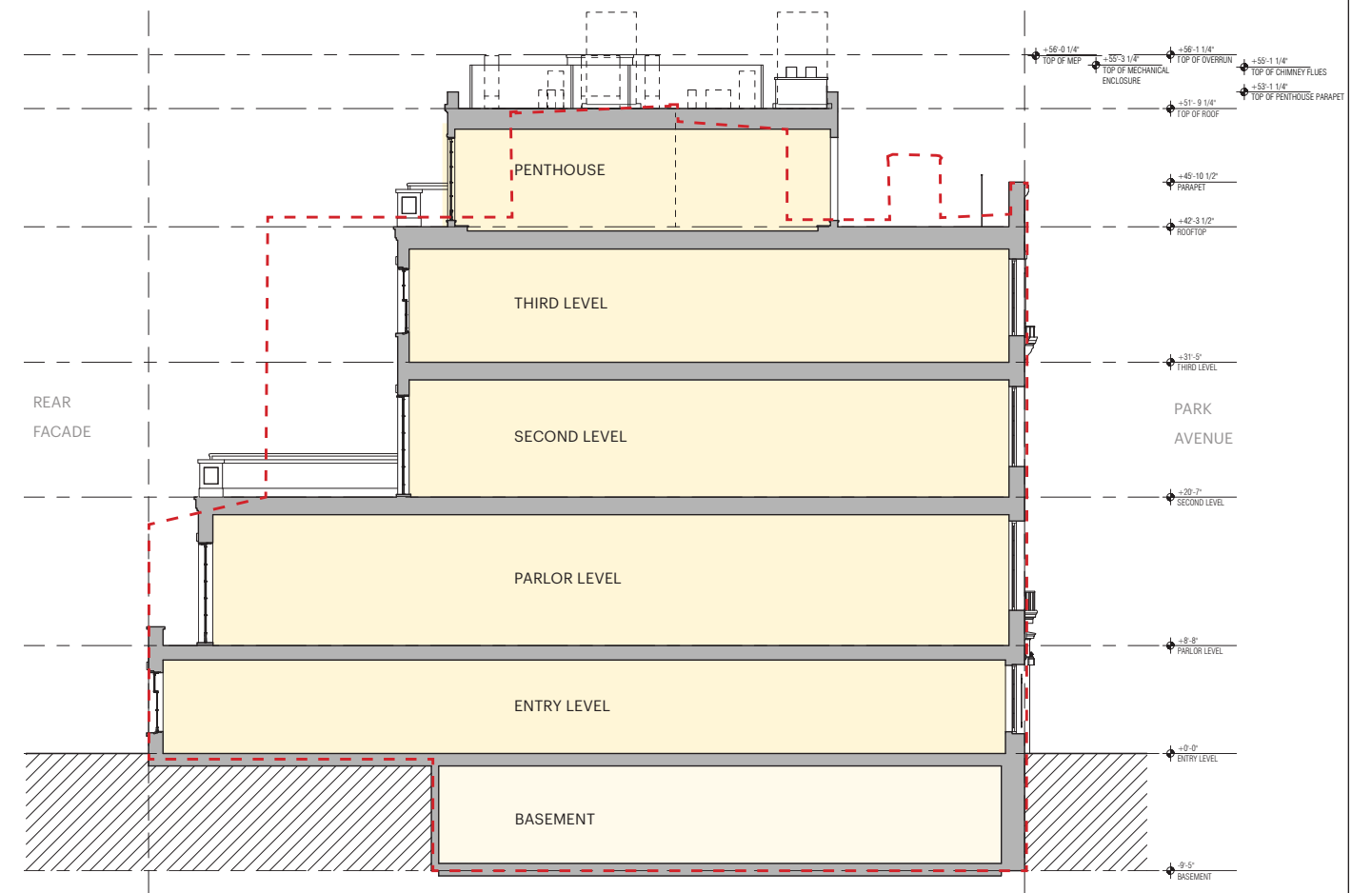
# APPENDIX







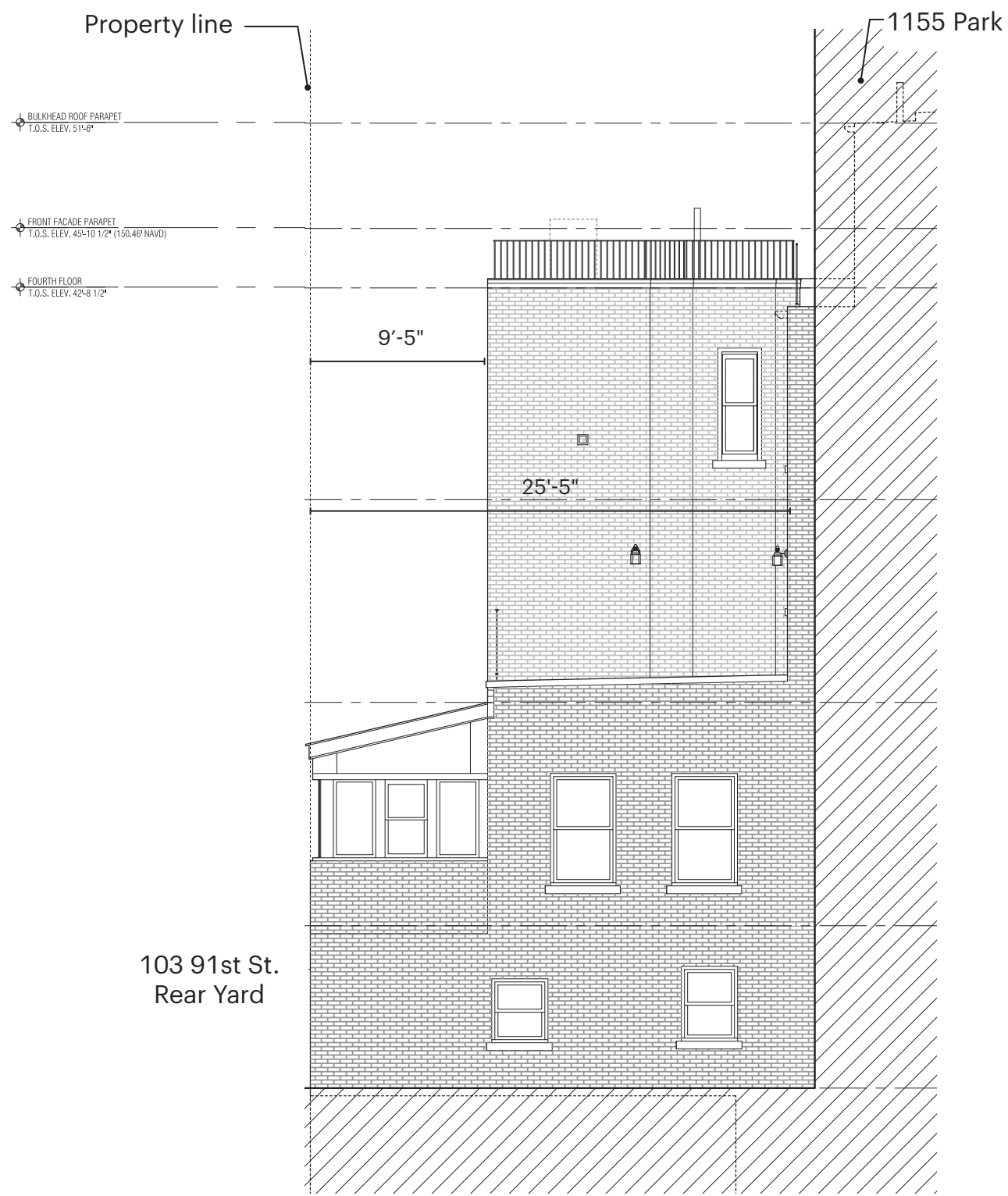
EXISTING SECTION



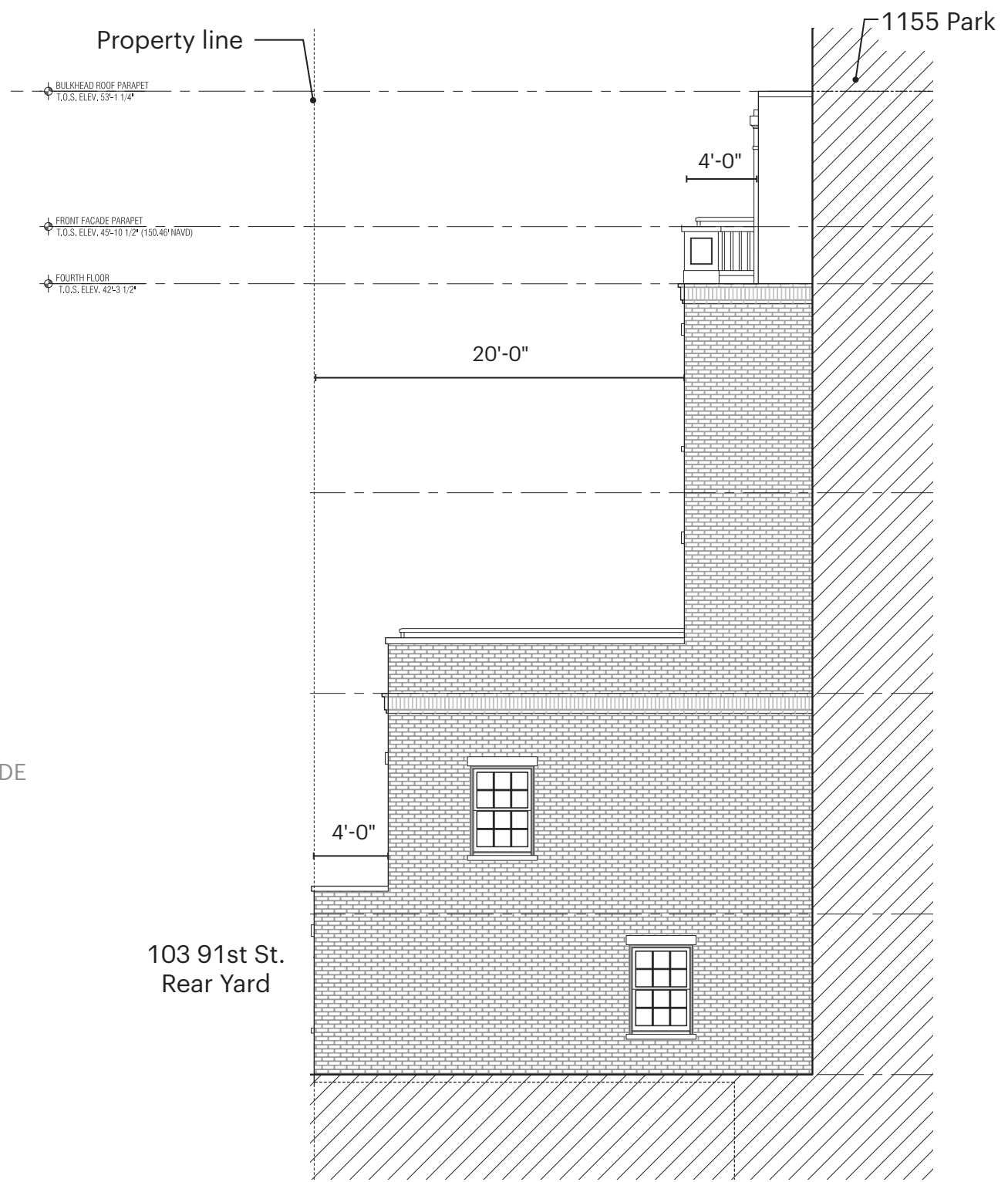
PROPOSED SECTION

- - - LINE OF EXISTING BUILDING
- - - LINE OF PROPOSED BUILDING

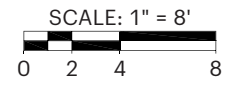
- OCCUPIABLE SPACE
- AREAS TO BE DEMOLISHED

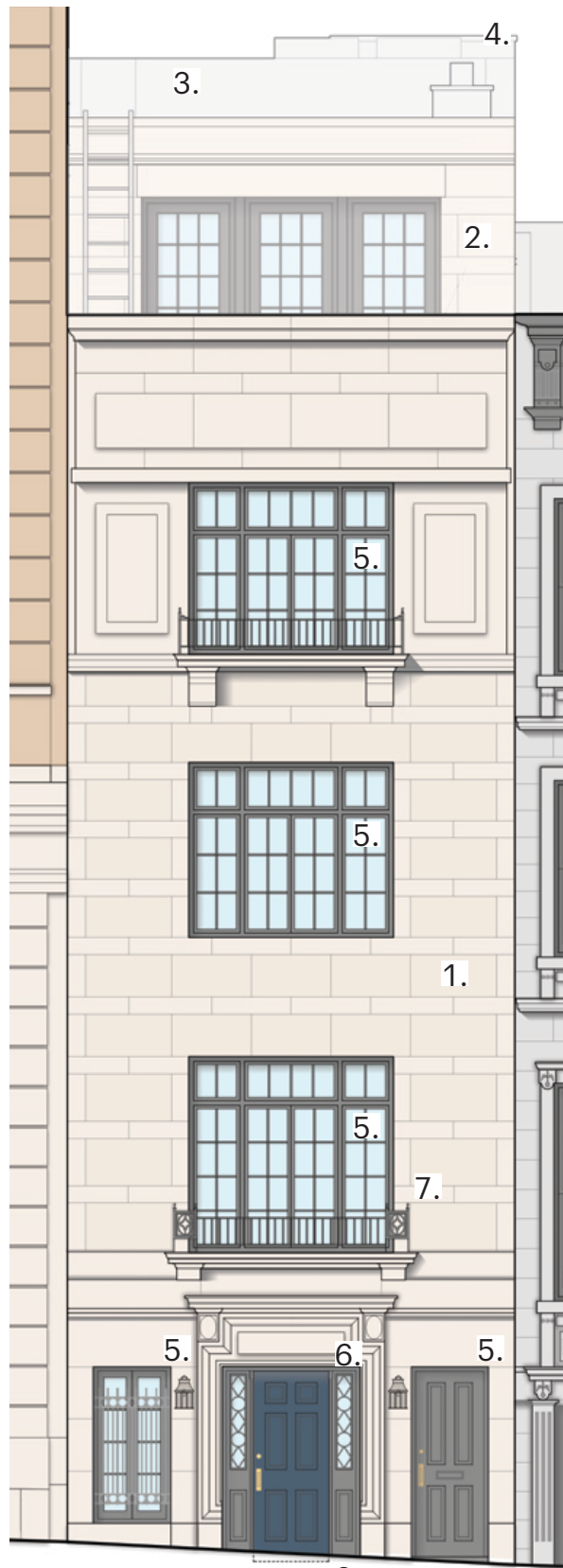


EXISTING REAR FACADE - SIDE ELEVATION



PROPOSED REAR FACADE - SIDE ELEVATION

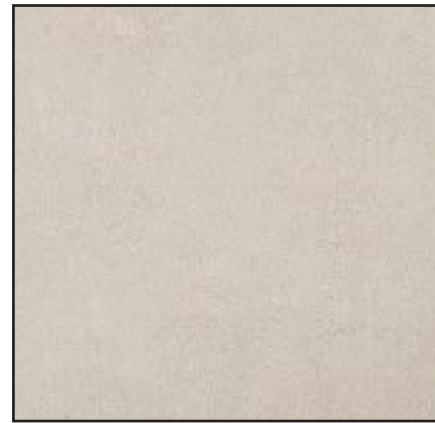




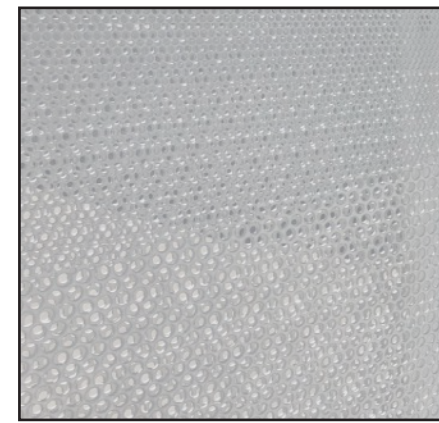
FRONT FACADE



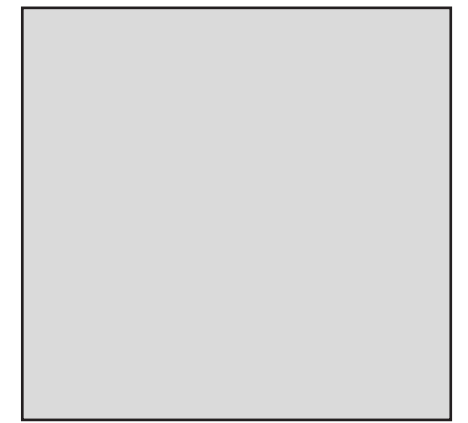
**1. Existing Limestone**



**2. Limestone**  
Color/Finish: Indiana Buff Limestone.



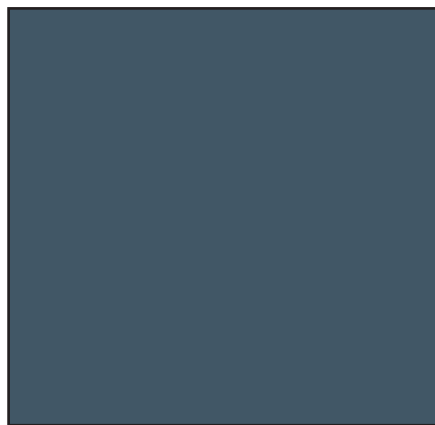
**3. Mechanical Screening**  
Metal mesh with colored kynar finish.  
Color/Finish: Benjamin Moore, Graytint 1611



**4. Elevator overrun and chimney**  
Colored Stucco.  
Color/Finish: Benjamin Moore, Graytint 1611



**5. Windows and Doors**  
Manufacturer: Marvin (Custom Wood)  
Benjamin Moore, Charoal Slate HC-178



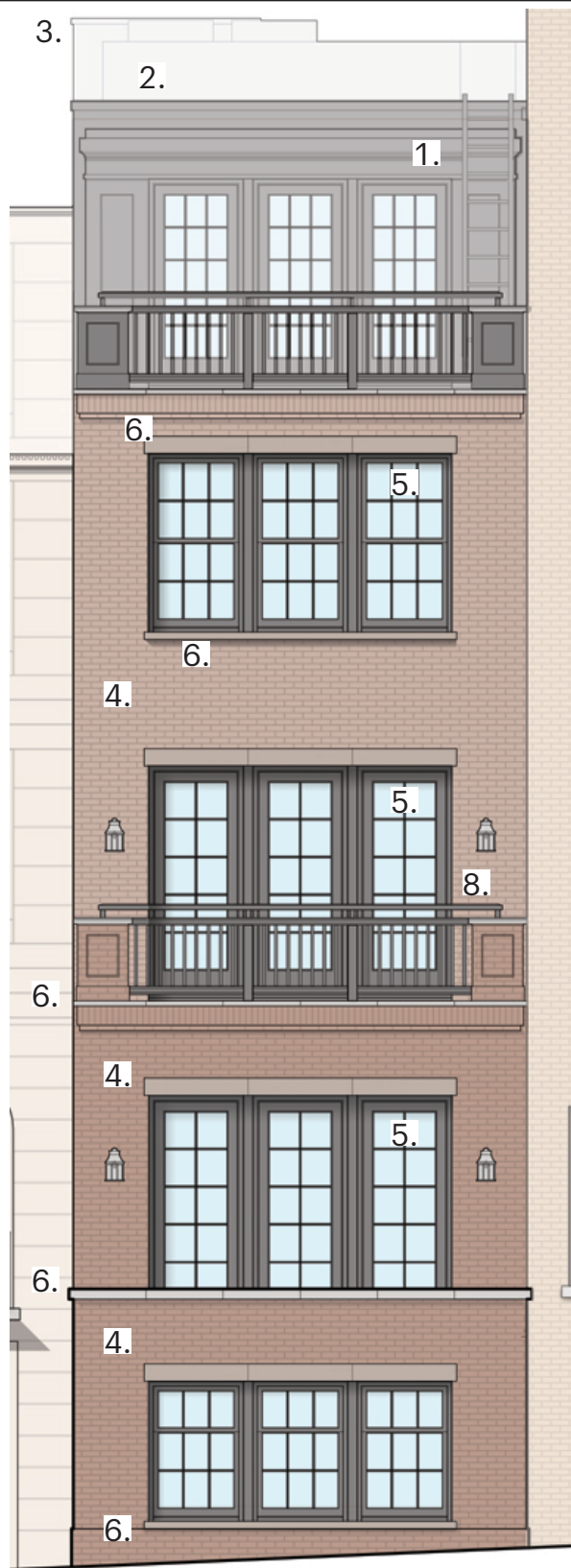
**6. Front Entrance Door**  
Manufacturer: Custom Wood  
Color: Historical Charleston - Evening Harbor DCR066



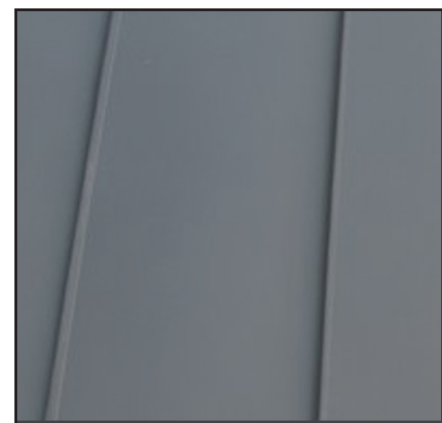
**7. Metal Railings**  
Manufacturer: Benjamin Moore  
Finish: Wrought iron painted Black Iron 2120-20



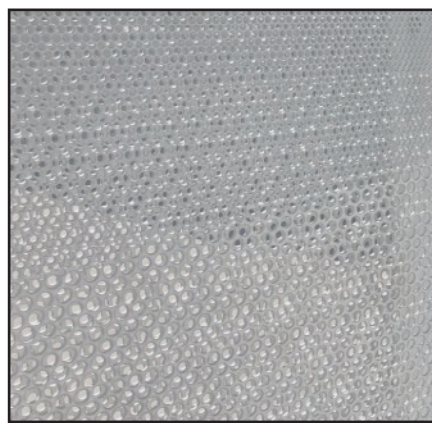
**8. Bluestone**  
Material: Bluestone to be installed at areaway in front of front door



REAR FACADE



**1. Penthouse and Piers**  
Color/Finish: Copper Clad  
Benjamin Moore, Charoal Slate  
HC-178



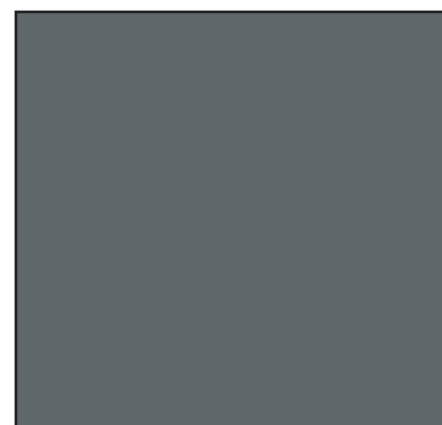
**2. Mechanical Screening**  
Metal mesh with colored kynar  
finish  
Color/Finish: Benjamin Moore,  
Graytint 1611



**3. Elevator overrun and chimney**  
Colored Stucco  
Color/Finish: Benjamin Moore,  
Graytint 1611



**4. Brick (Flemish Bond)**  
Color/Finish: New brick to clad the  
new rear facade.



**5. Windows and Doors**  
**Manufacturer:** Marvin (Custom  
Wood)  
Color/Finish: Benjamin Moore,  
Charoal Slate HC-178



**6. Granite for sills, lintels & stone  
caps**  
Color/Finish: Garnet Grey Granite  
Flamed



**7. Metal Railings**  
Color/Finish: Wrought iron painted  
Rails, Benjamin Moore  
Kendall Charcoal - HC-166



PROPOSED REAR VIEW





EXISTING FACADE

- +52'-1 1/4"  
TOP OF ROOF
- +45'-10 1/2"  
TOP OF PARAPET
- +42'-8 1/2"  
ROOFTOP



PROPOSED FACADE

- +56'-1 1/4"  
TOP OF OVERRUN
- +53'-1 1/4"  
PENTHOUSE PARAPET
- +51'-9 1/4"  
TOP OF ROOF
- 8'-2"  
CEILING HEIGHT
- +45'-10 1/2"  
TOP OF PARAPET
- +42'-3 1/2"  
ROOFTOP



1147 Park

1149 Park

1155 Park



EXISTING FACADE

1147 Park

1149 Park



PROPOSED FACADE

New Penthouse Windows  
(3) 7'-0" x 3'-0"

New wood windows and doors.

New wood windows and doors.  
(3) 8'-0" x 3'-0"

New wood windows and doors.

New fire-rated wood windows.  
(3) 4'-9" x 3'-0"

1141 Park

1143 Park

1145 Park

1147 Park

1149 Park

1155 Park



1141 Park

1143 Park

1145 Park

1147 Park

1149 Park

1155 Park

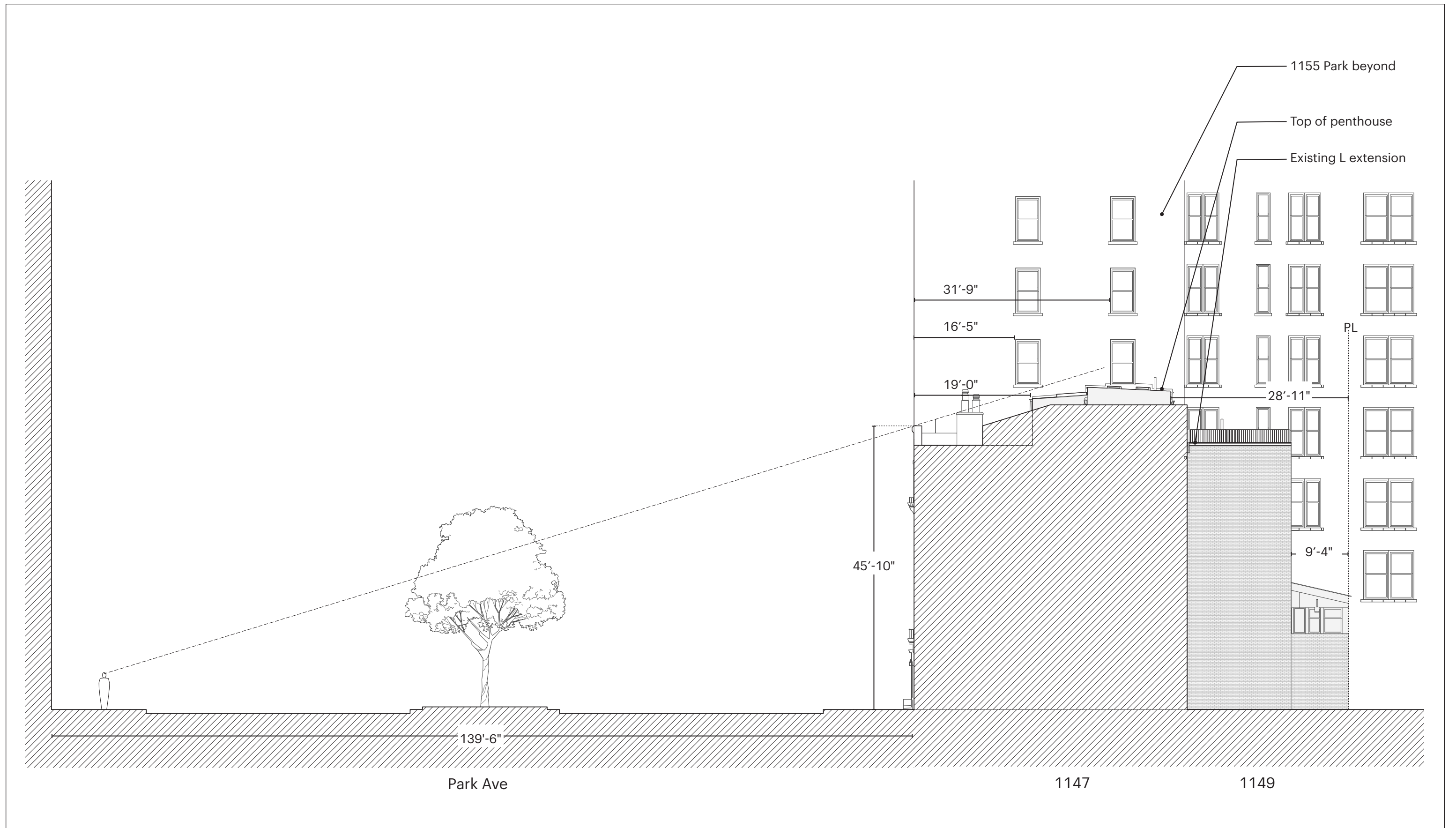


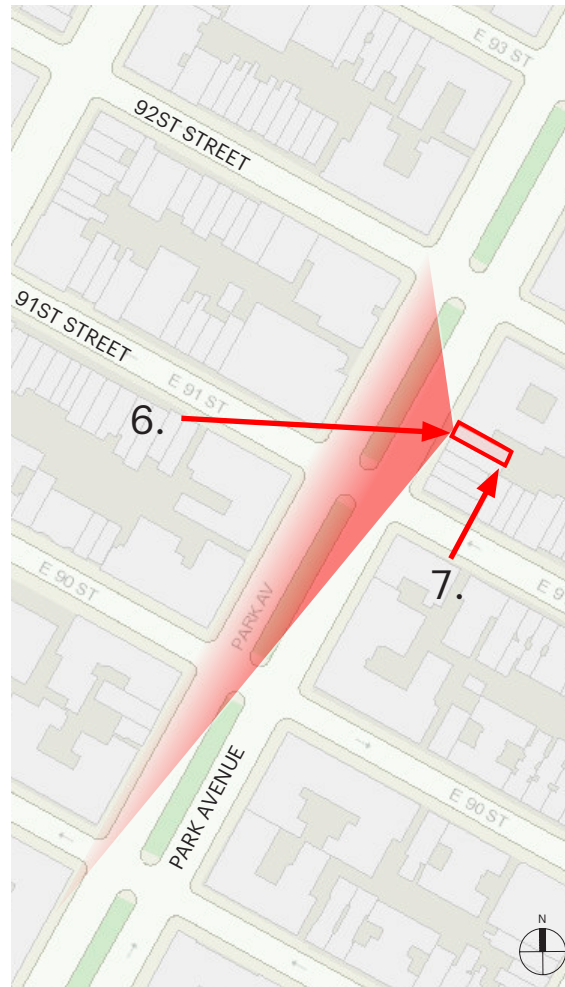


PROPOSED STREET FACADE



PROPOSED REAR FACADE





LOCATION



6. FURTHEST WEST VIEW FROM 91ST STREET



7. VIEW OF REAR FROM ALLEY ON 91ST STREET  
(NOT VISIBLE)





LOCATION



8. VIEW FROM PARK AVENUE LOOKING NORTH  
BETWEEN 90TH AND 91ST STREET



9. VIEW FROM PARK AVENUE LOOKING NORTH  
BETWEEN 89TH AND 90TH STREET



VIEW OF THE MOCK-UP FROM THE FRONT



VIEW OF THE  
MOCK-UP FROM  
THE FRONT



VIEW OF THE  
MOCK-UP FROM  
THE REAR



VIEW OF THE MOCK-UP FROM THE FRONT



VIEW OF THE MOCK-UP FROM THE FRONT



IMAGES OF THE REAR FACADE



## REAR CONDITIONS

DECEMBER 12, 2023

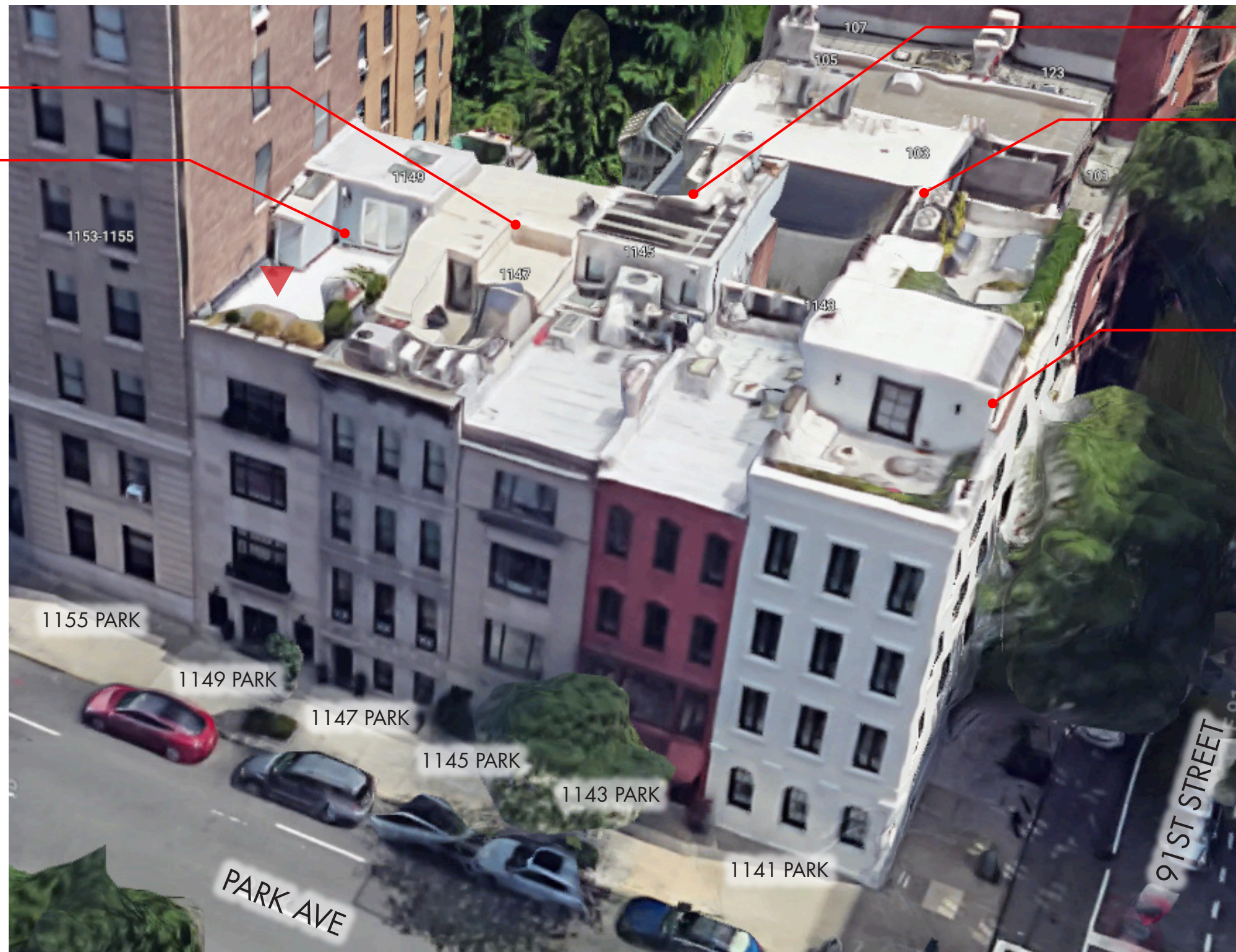
1147 PARK AVE  
LPC-APPROVED IN 2006

1149 PARK AVE  
LPC-APPROVED IN 2006

1145 PARK AVE  
LPC-APPROVED IN 2007

103 EAST 91ST ST  
LPC-APPROVED IN 2017

1141 PARK AVE  
LPC-APPROVED IN 2018  
(NOT BUILT)





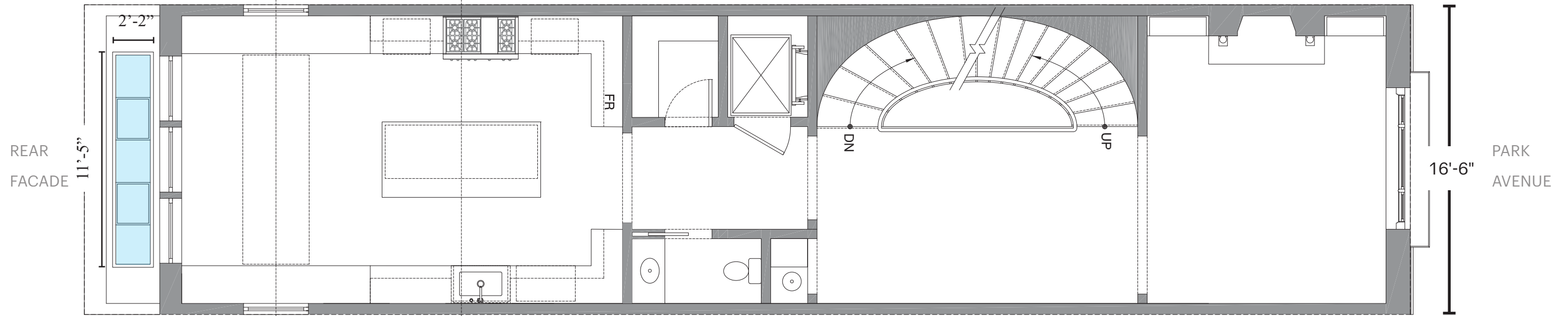


1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



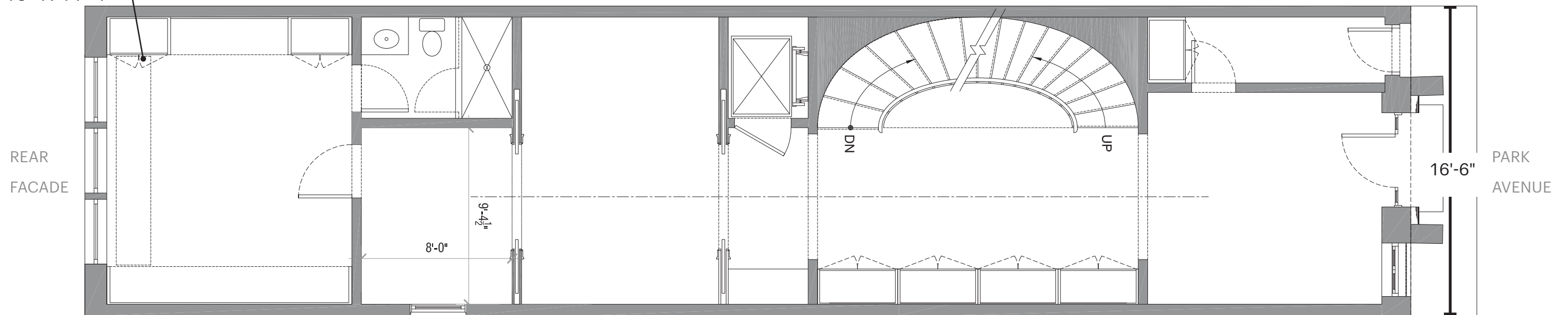
CA. 1985 TAX PHOTO (MUNICIPAL ARCHIVES)

SKYLIGHT = 24.73 SQ FT  
BEDROOM BELOW = 198.25 SQ FT



**PARLOR LEVEL**

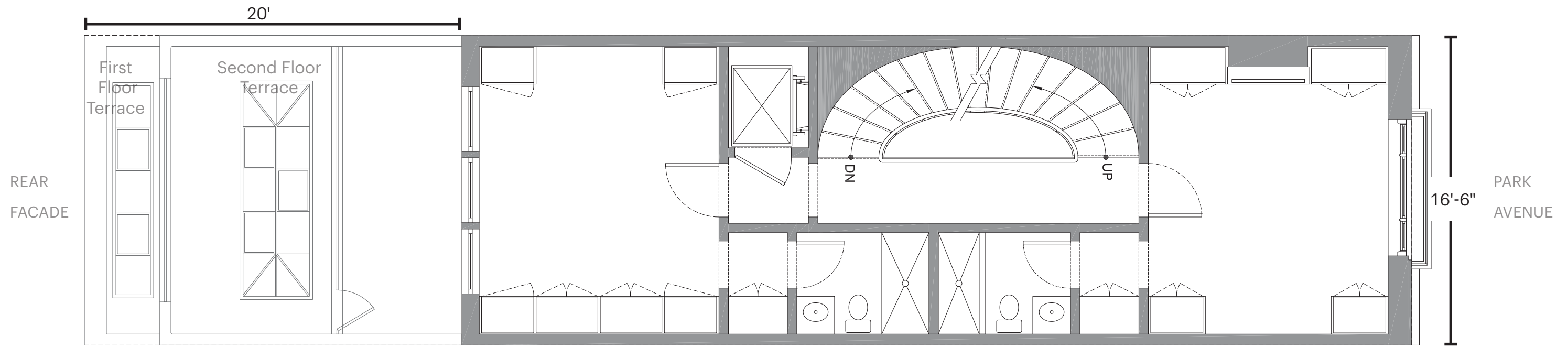
SKYLIGHT  
ABOVE  
1'-10" X 11'-1"



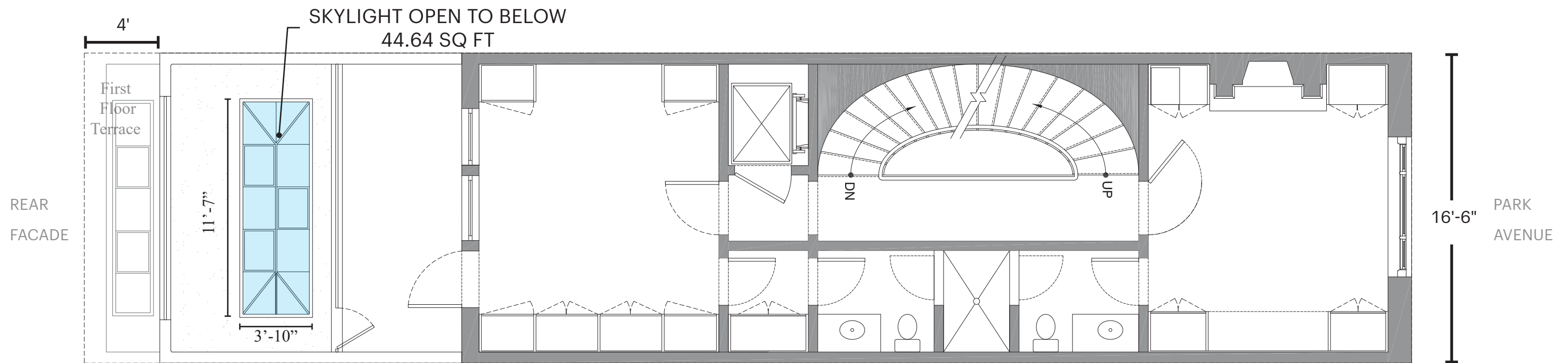
**ENTRY LEVEL**





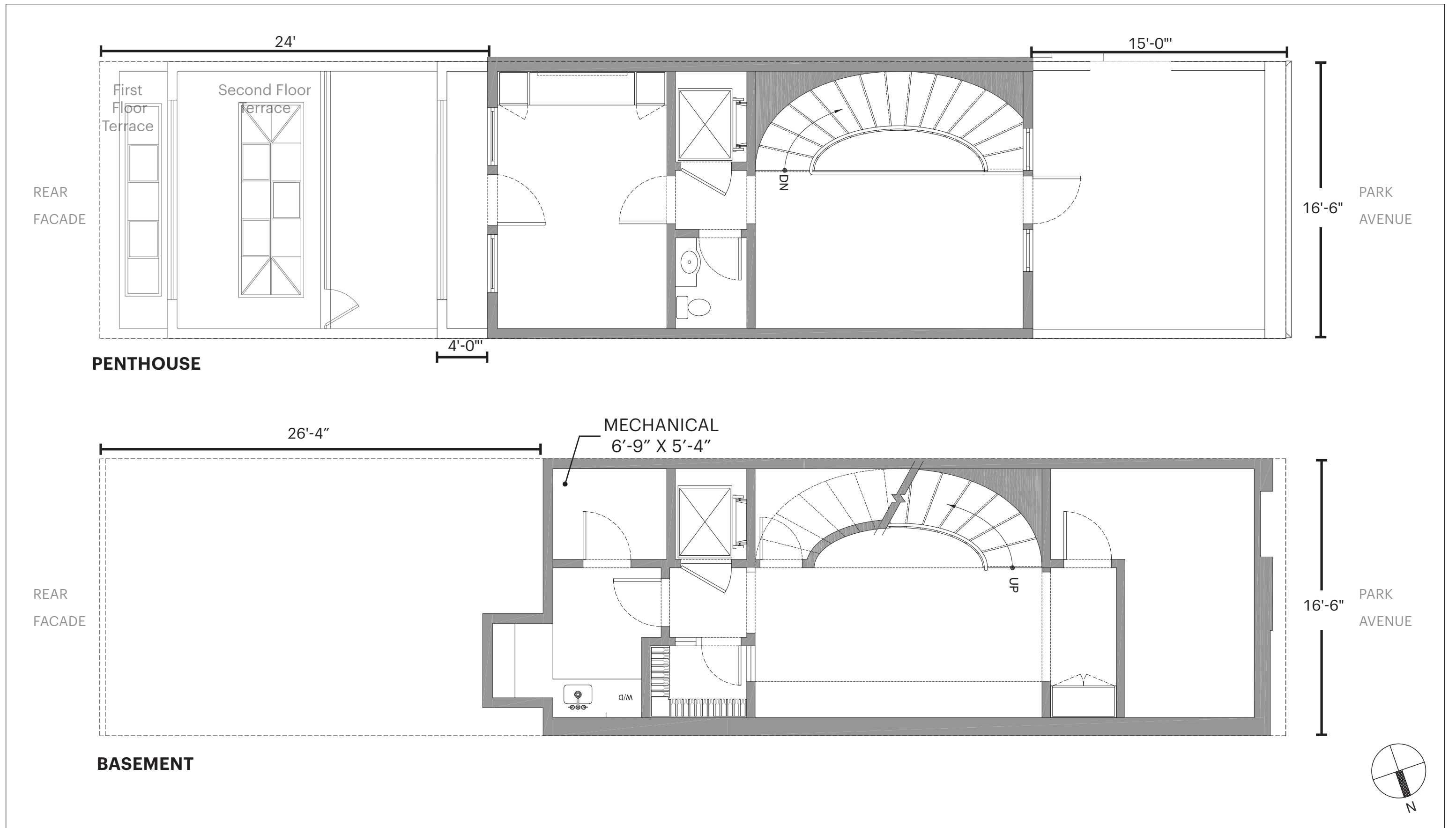


**THIRD LEVEL**



**SECOND LEVEL**





1141 PARK

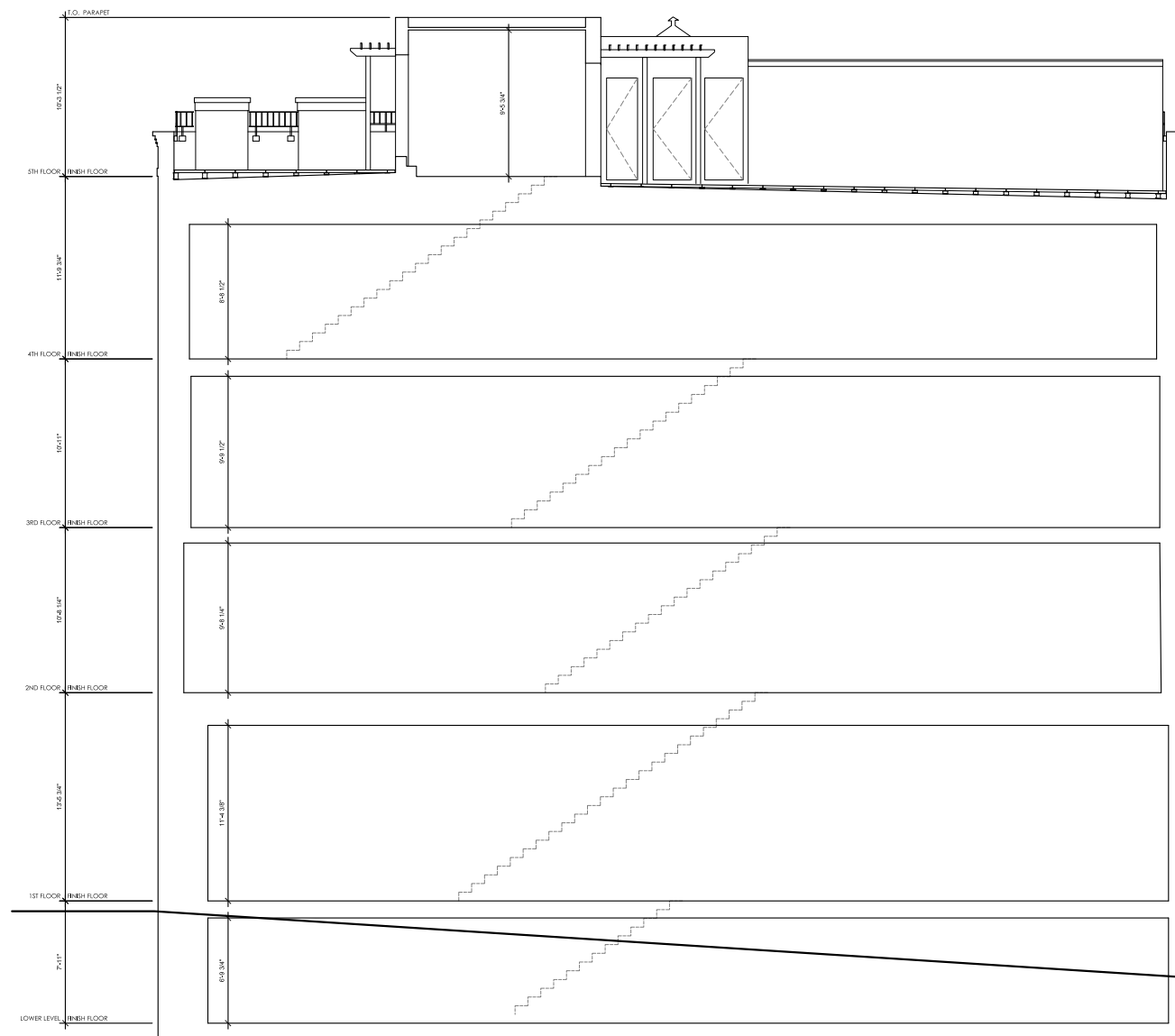


1141 PARK AVENUE LPC SUBMITTAL  
EXISTING FRONT FACADE

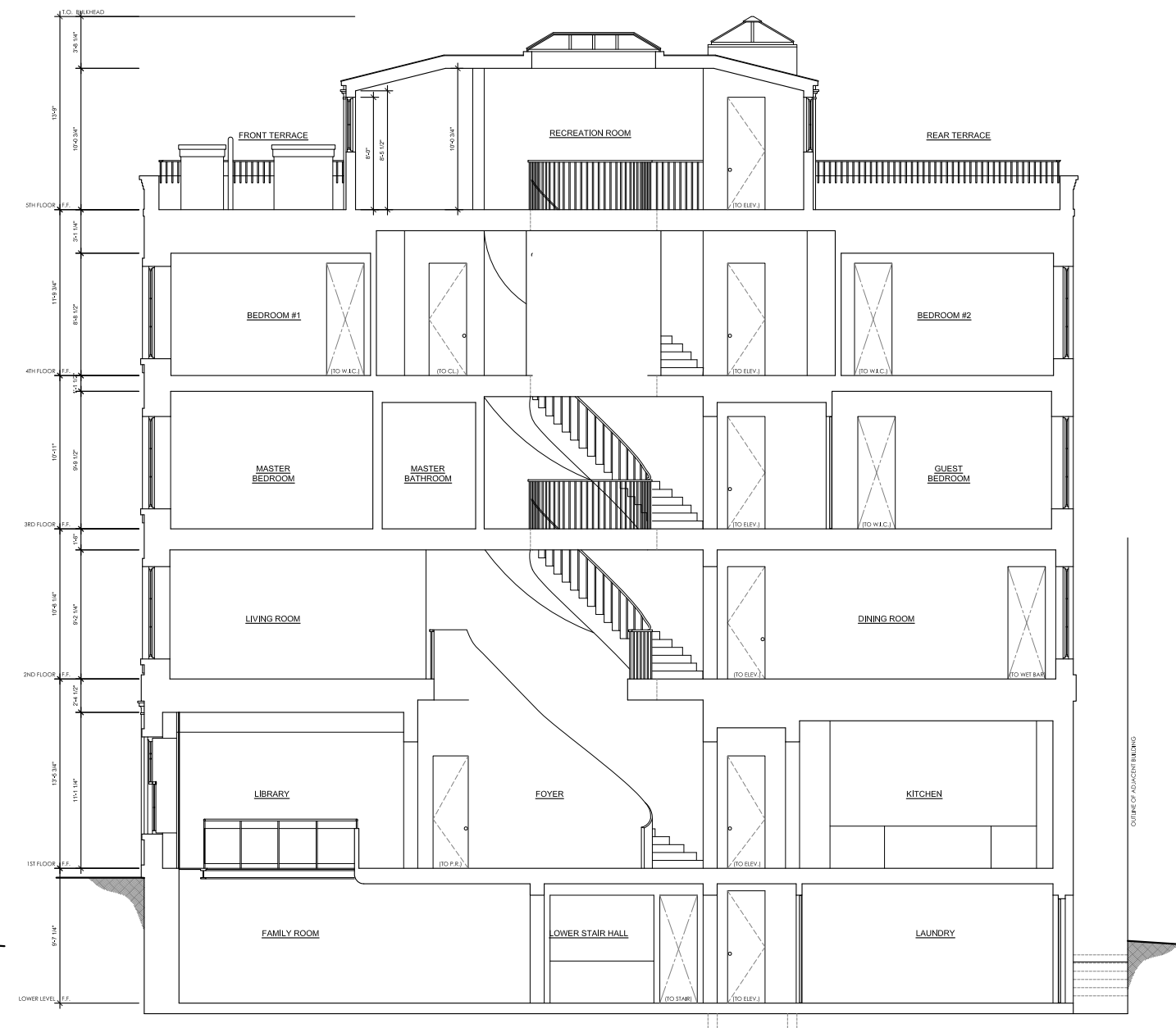
1141 PARK



1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL  
EXISTING FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED FRONT FACADE

1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED SIDE FACADE