

March 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-24-06861

## **39 Fifth Avenue – Greenwich Village Historic District Borough of Manhattan**

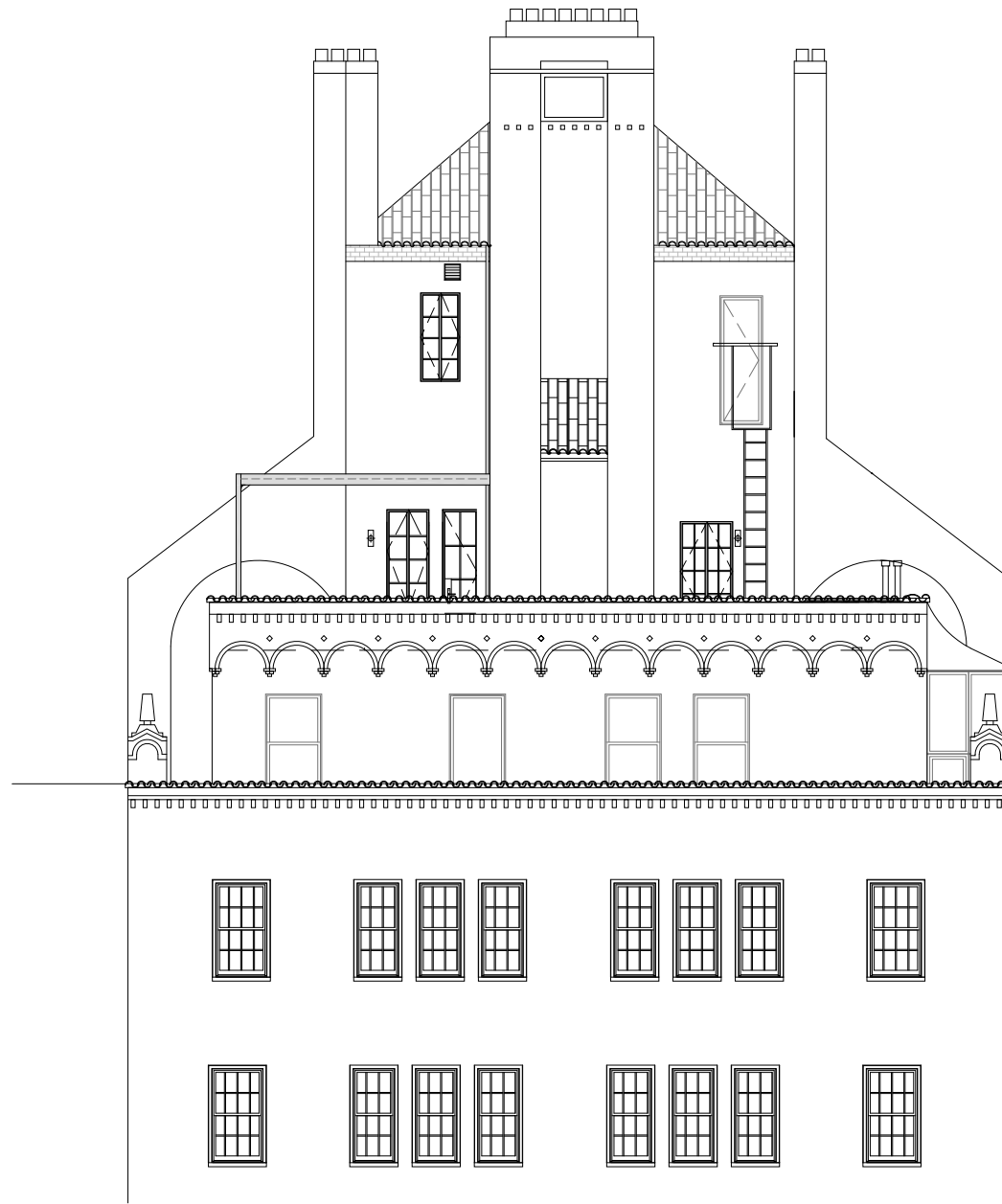
To testify virtually, please join Zoom

**Webinar ID:** 816 5096 3710

**Passcode:** 829592

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PENTHOUSE EAST FACADE WITH PROPOSED ARBOR

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- 1 Contents and Proposed East Facade

SITE AND CONTEXT

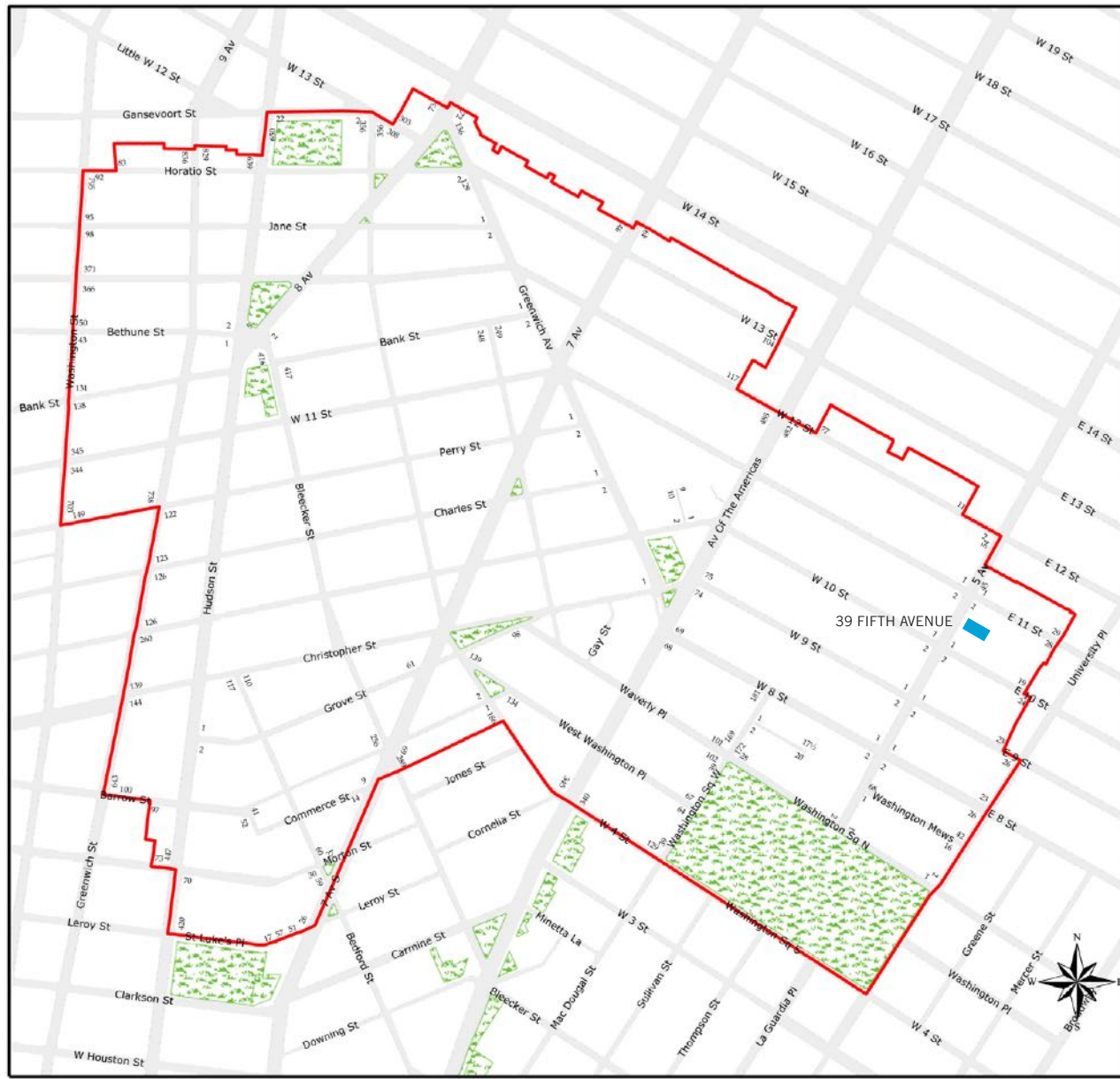
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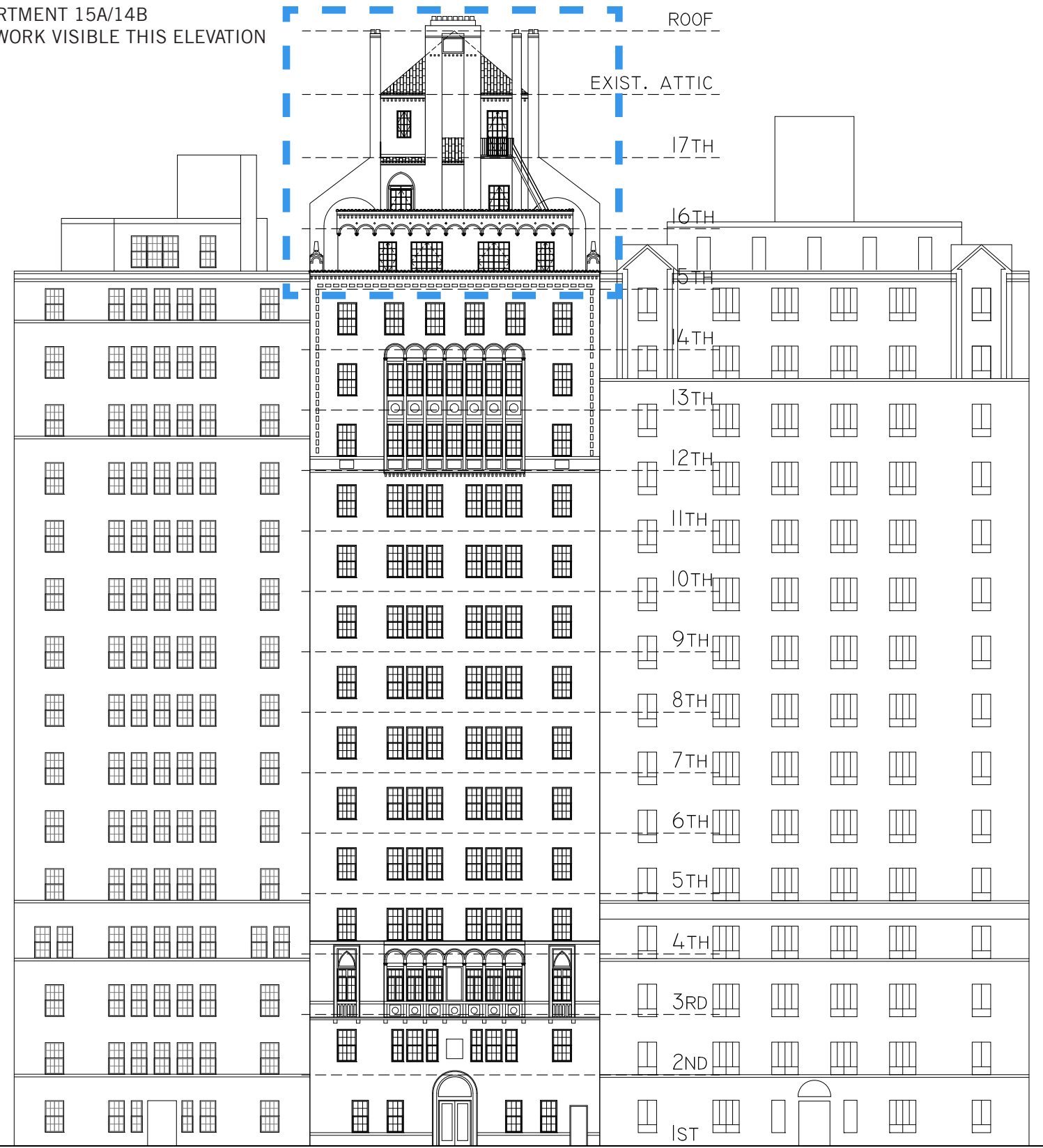
Greenwich Village Historic District  
Manhattan  
Designated April 29, 1969

Historic District Boundaries



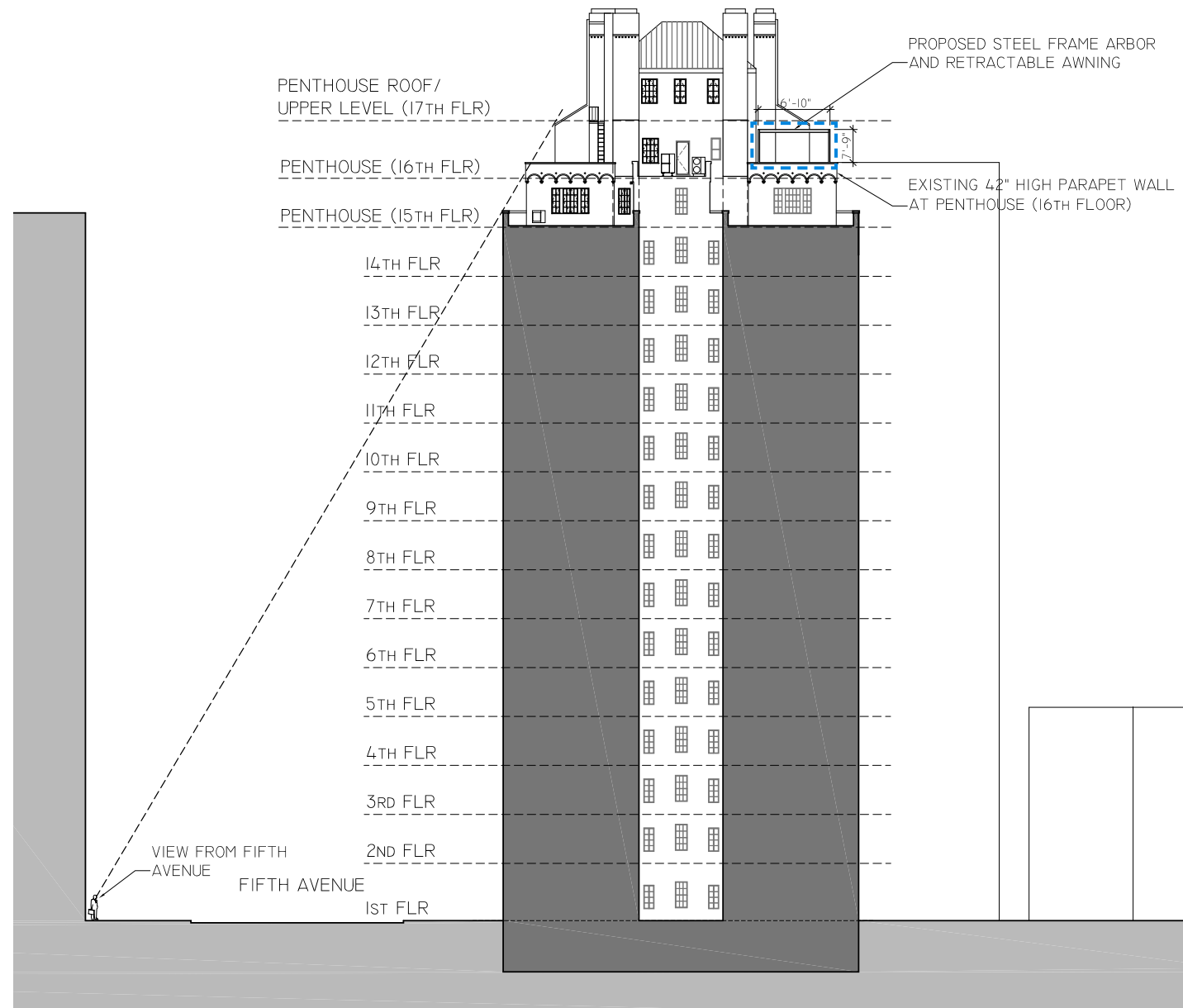
HISTORIC DISTRICT MAP

APARTMENT 15A/14B  
NO WORK VISIBLE THIS ELEVATION



BUILDING WEST ELEVATION  
CONSTRUCTED 1922  
EMERY ROTH - ARCHITECT

EXISTING EXTERIOR ELEVATION  
39 FIFTH AVE, PHA  
FEBRUARY 22, 2024



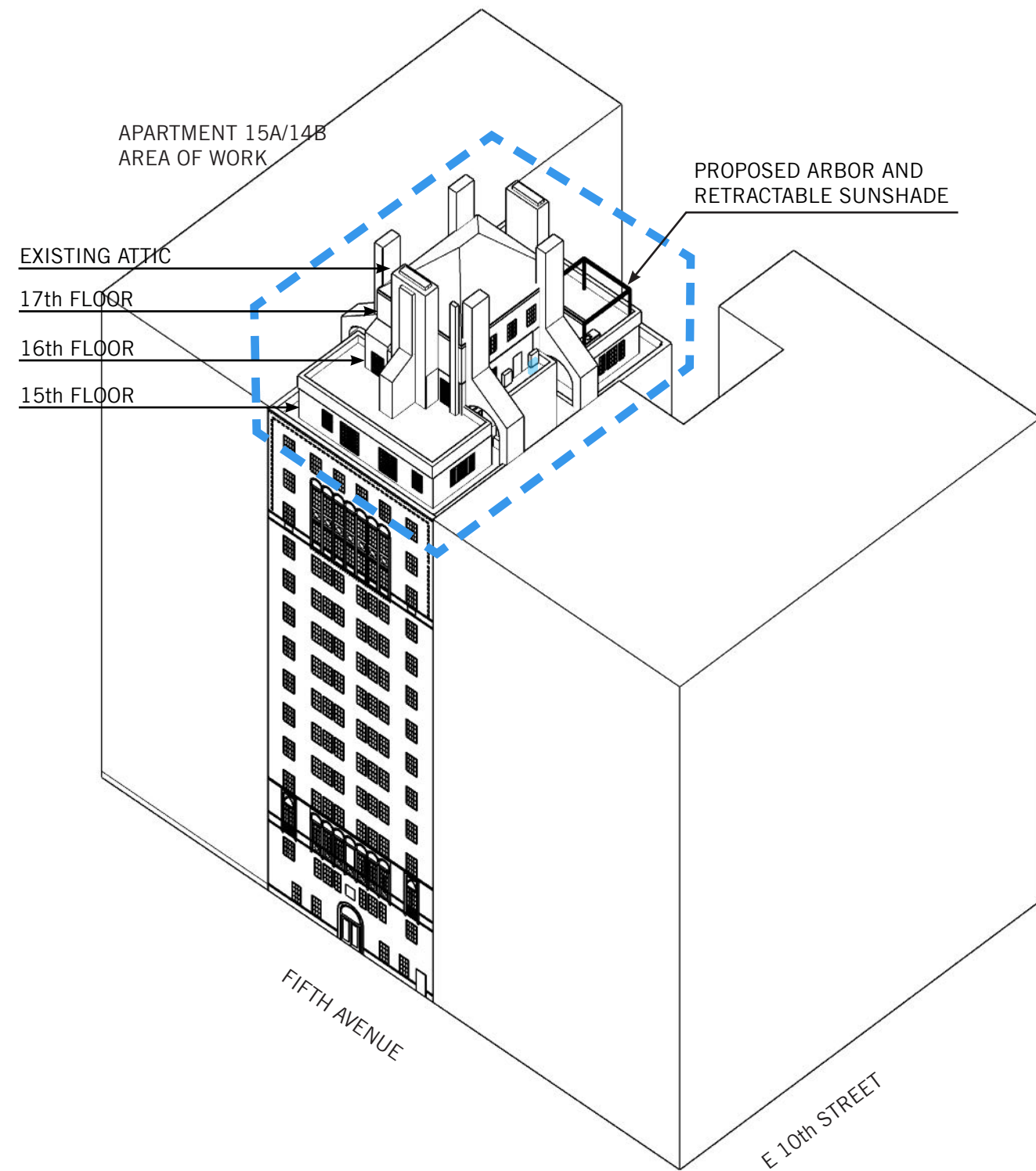
SITE SECTION AT PROPOSED ARBOR



SITE PLAN

SCOPE OF WORK:

- NEW STEEL-FRAMED ARBOR AND RETRACTABLE SUNSHADE AT 16TH FLOOR EAST TERRACE



AXONOMETRIC VIEW

PENTHOUSE APARTMENT ONLY  
MINIMALLY VISIBLE IN THIS VIEW



1940s TAX PHOTO

BUILDING AXONOMETRIC AND 1940s TAX PHOTO

39 FIFTH AVE, PHA  
FEBRUARY 22, 2024

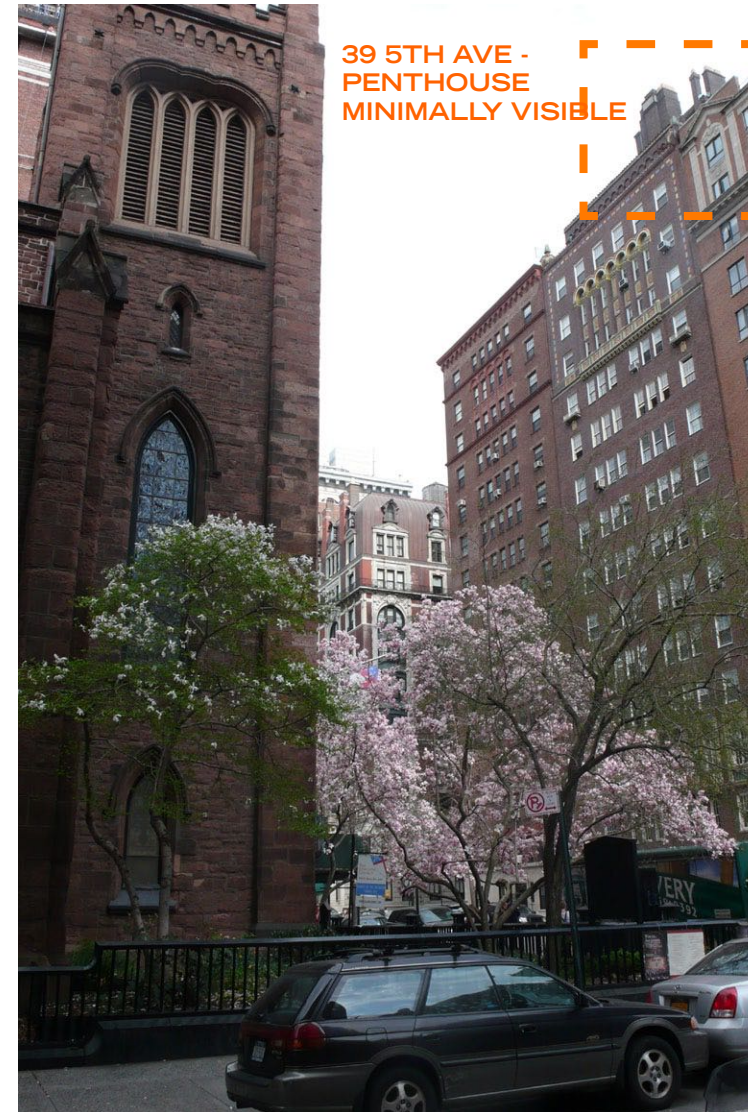
MHA©



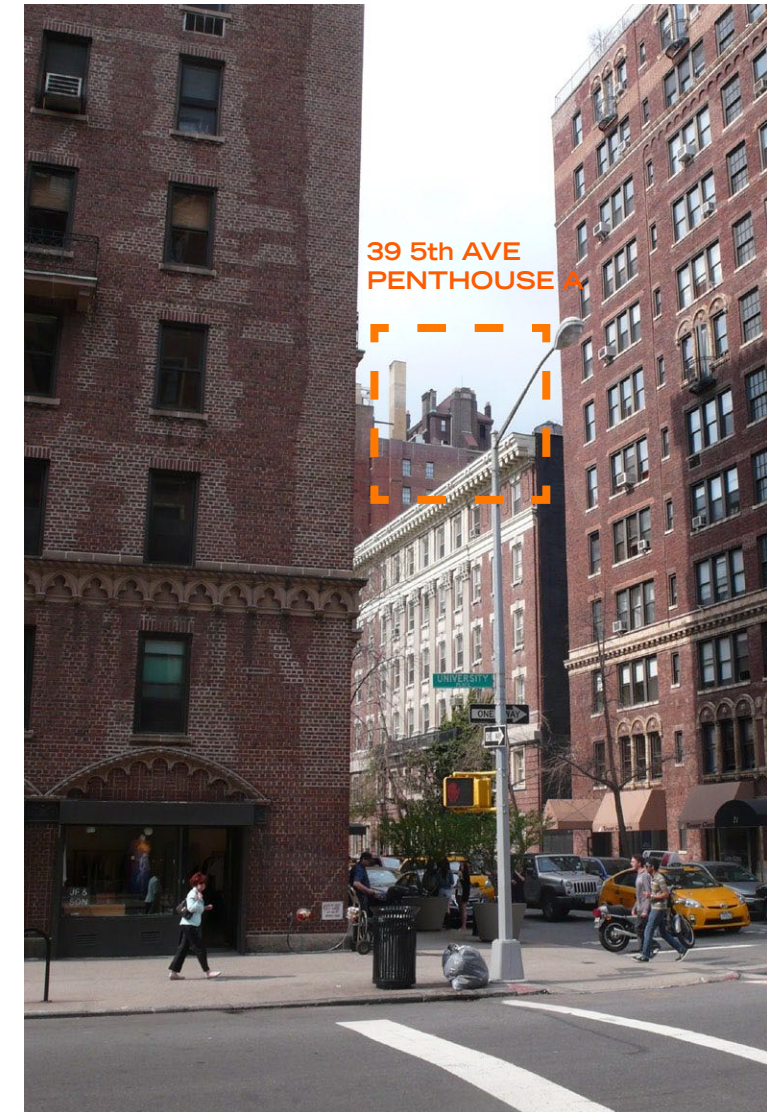
1: VIEW FROM 5TH AVENUE AND 11TH ST  
LOOKING SOUTHEAST



2: VIEW FROM 5TH AVENUE AND 11TH ST  
LOOKING EAST



2: VIEW FROM 10TH ST AND 5TH AVENUE  
LOOKING NORTHEAST



4: VIEW FROM 10TH ST AND UNIVERSITY  
LOOKING NORTHWEST



PHOTO KEY PLAN



IMAGE 1 - AERIAL VIEW  
GOOGLE MAPS



IMAGE 2 - BIRDS EYE VIEW LOOKING NORTH  
GOOGLE MAPS



IMAGE 3 - BIRDS EYE VIEW LOOKING EAST  
GOOGLE MAPS

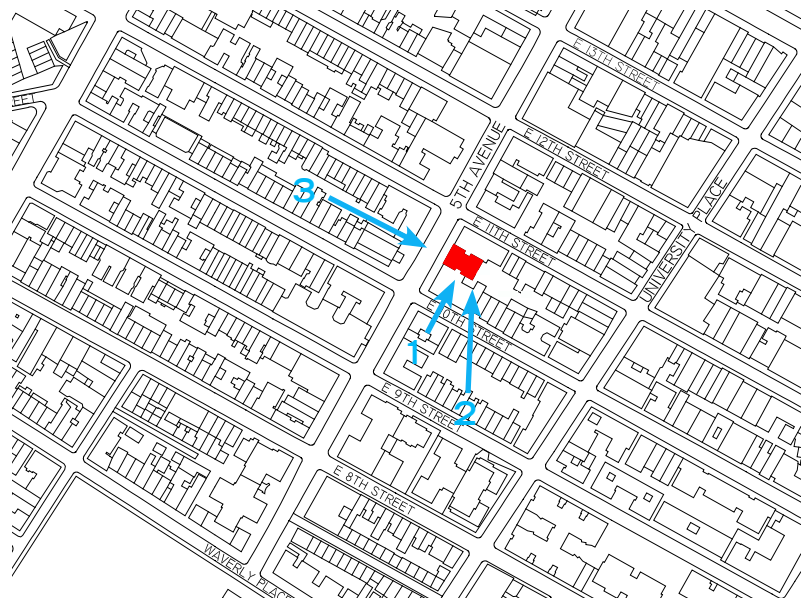



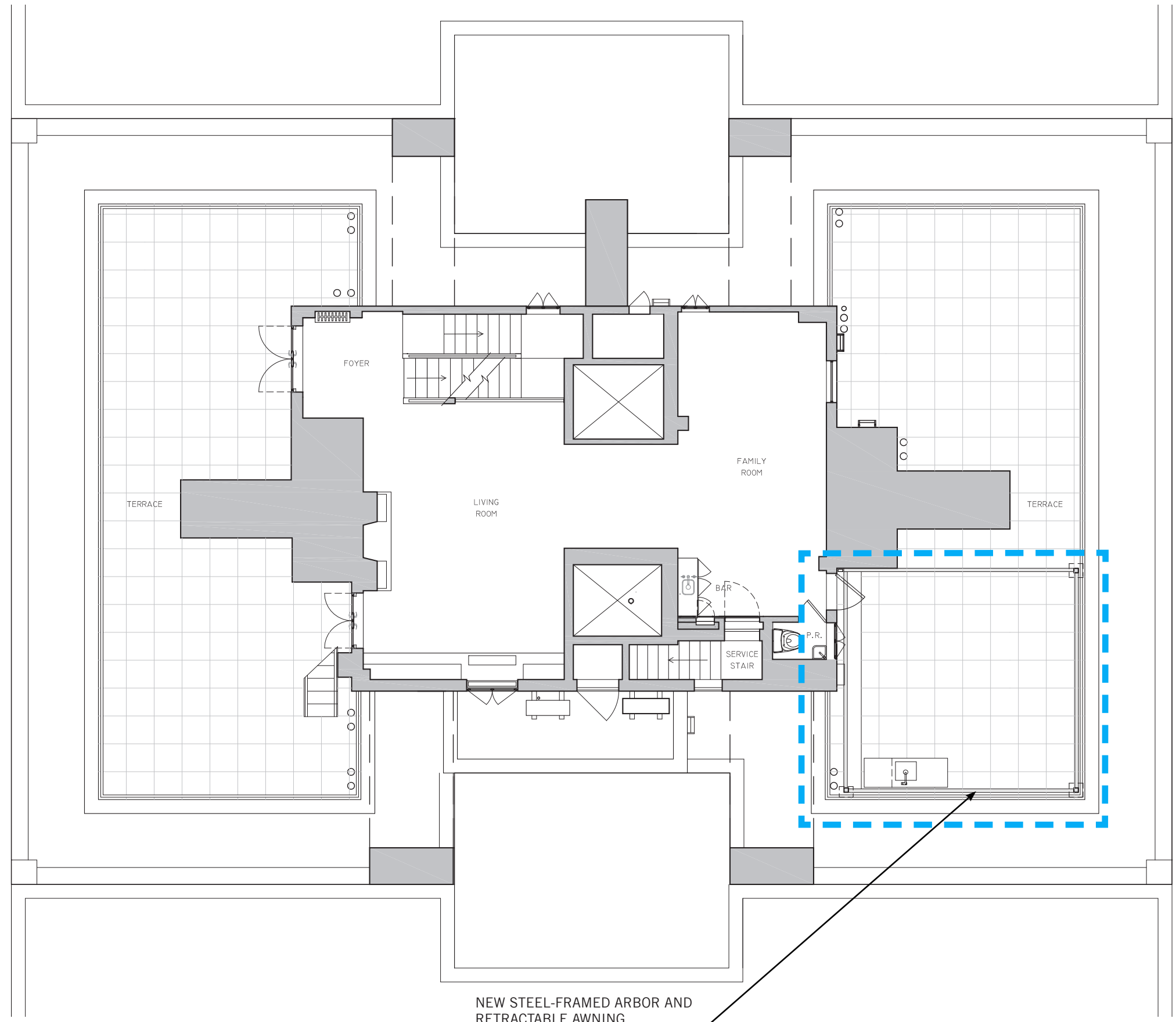


PHOTO KEY PLAN

EXISTING AERIAL VIEWS  
39 FIFTH AVE, PHA  
FEBRUARY 22, 2024

-  EXISTING WALL TO REMAIN
-  NEW WALL
-  WALL TO BE DEMOLISHED

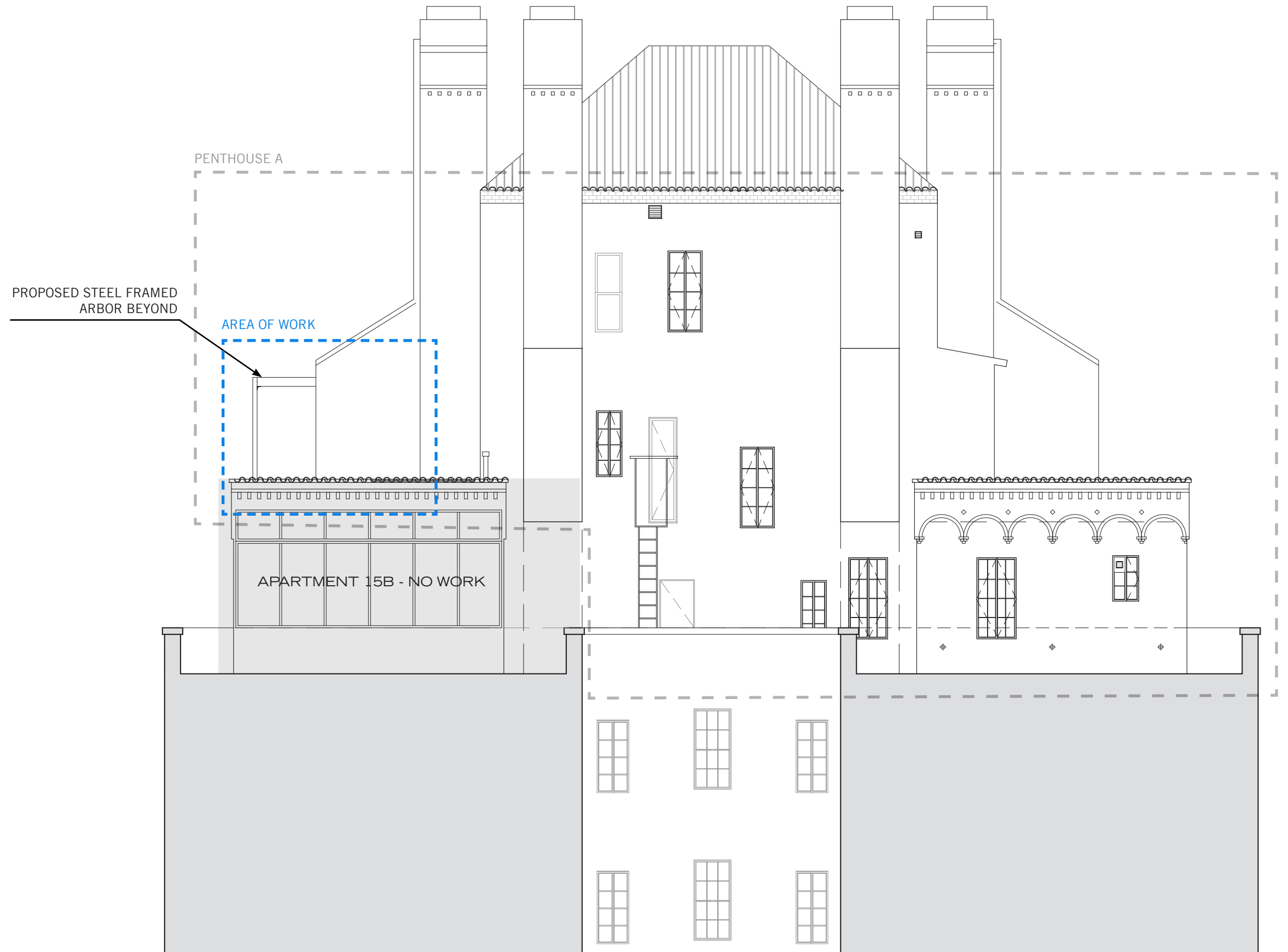
 AREA OF WORK



NEW STEEL-FRAMED ARBOR AND  
RETRACTABLE AWNING

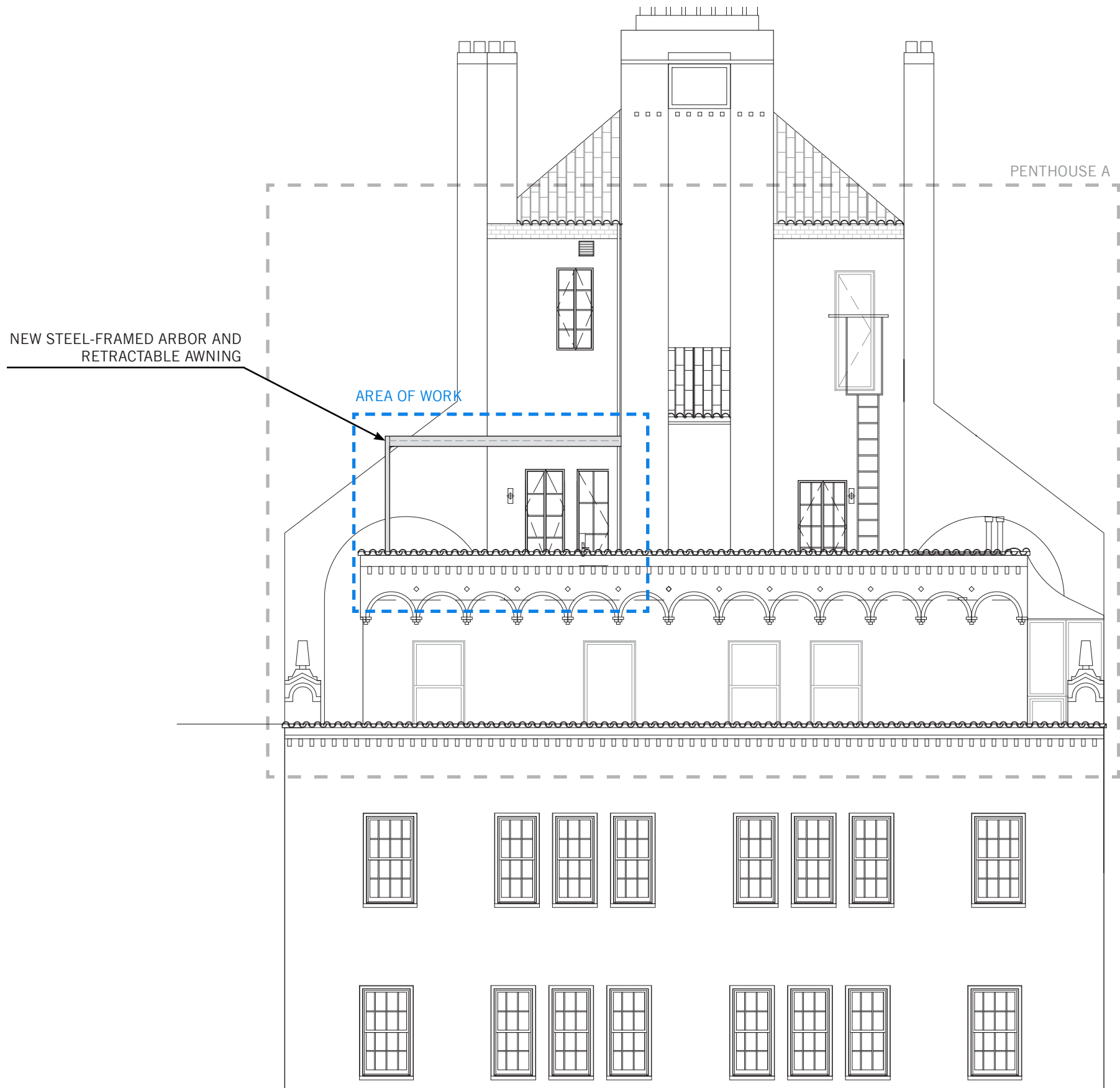
PROPOSED SCOPE DIAGRAMS  
39 FIFTH AVE, PHA  
FEBRUARY 22, 2024



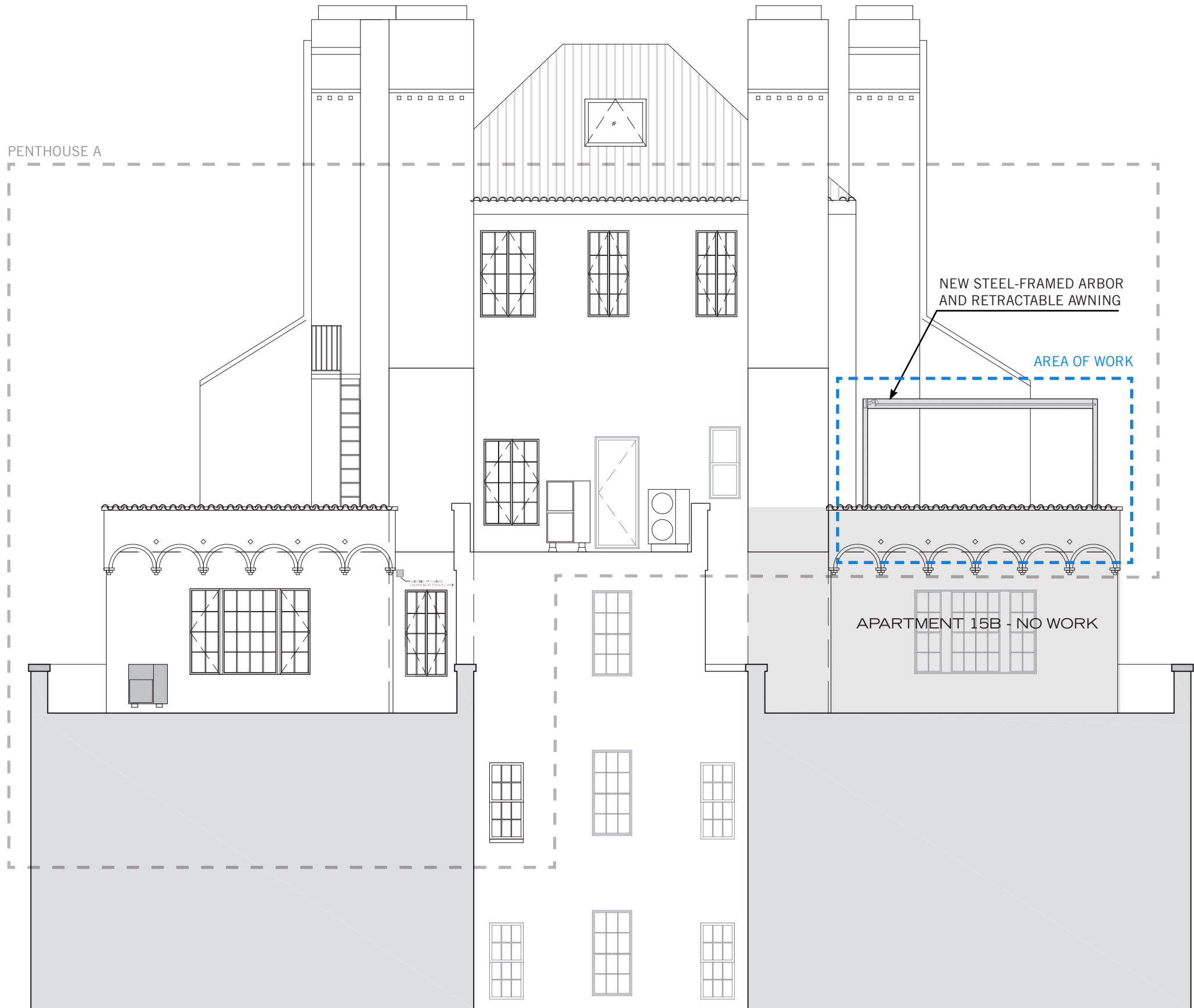


NORTH ELEVATION

PROPOSED SCOPE DIAGRAMS  
 39 FIFTH AVE, PHA  
 FEBRUARY 22, 2024



EAST ELEVATION



SOUTH ELEVATION

PROPOSED SCOPE DIAGRAMS  
 39 FIFTH AVE, PHA  
 FEBRUARY 22, 2024



PERSPECTIVE VIEW LOOKING SOUTHWEST - SUNSHADE OPEN  
 VIEW FROM 11th STREET AND UNIVERSITY PLACE

PROPOSED ARBOR COLOR



PANTONE®  
 1989 410 C

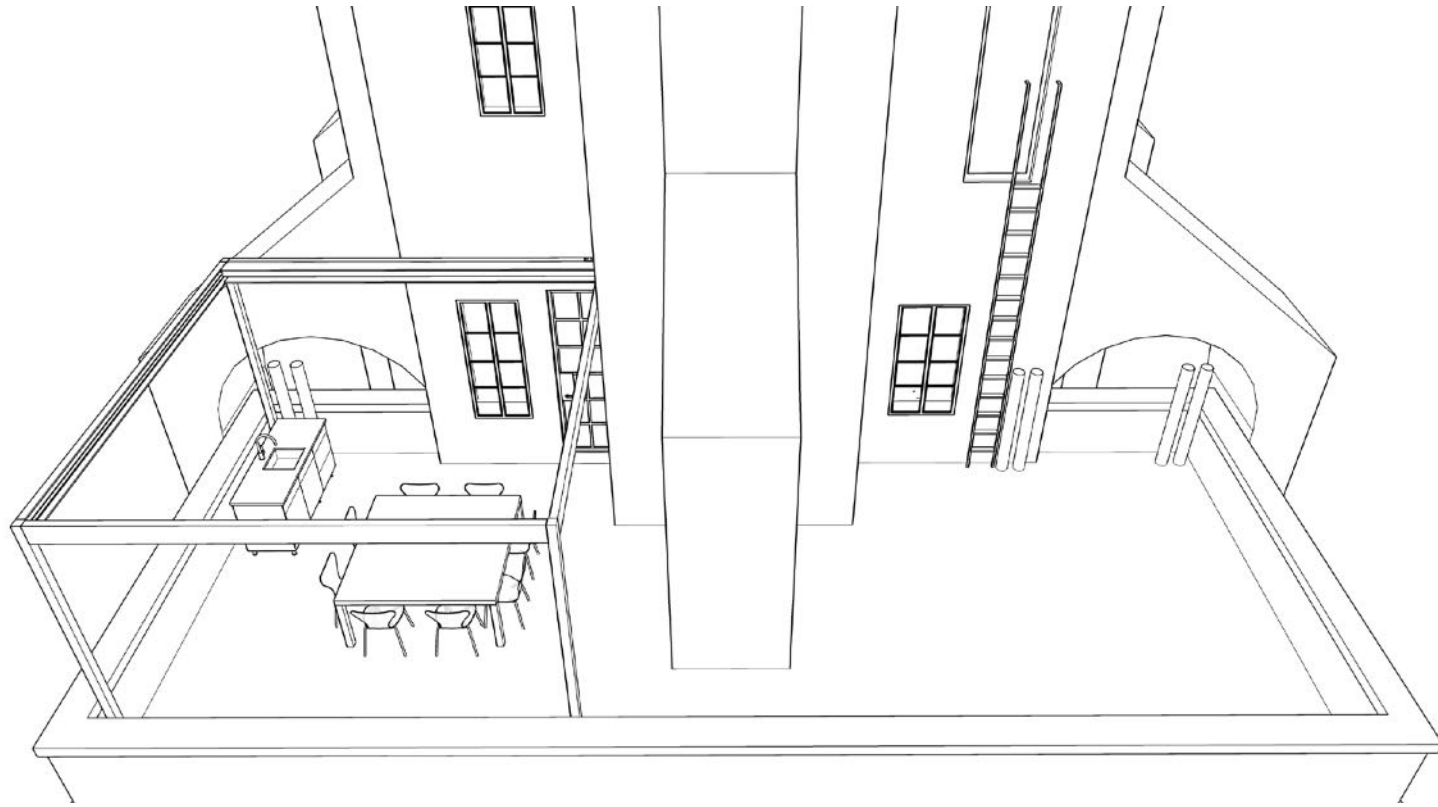


PERSPECTIVE VIEW LOOKING SOUTHWEST - SUNSHADE CLOSED

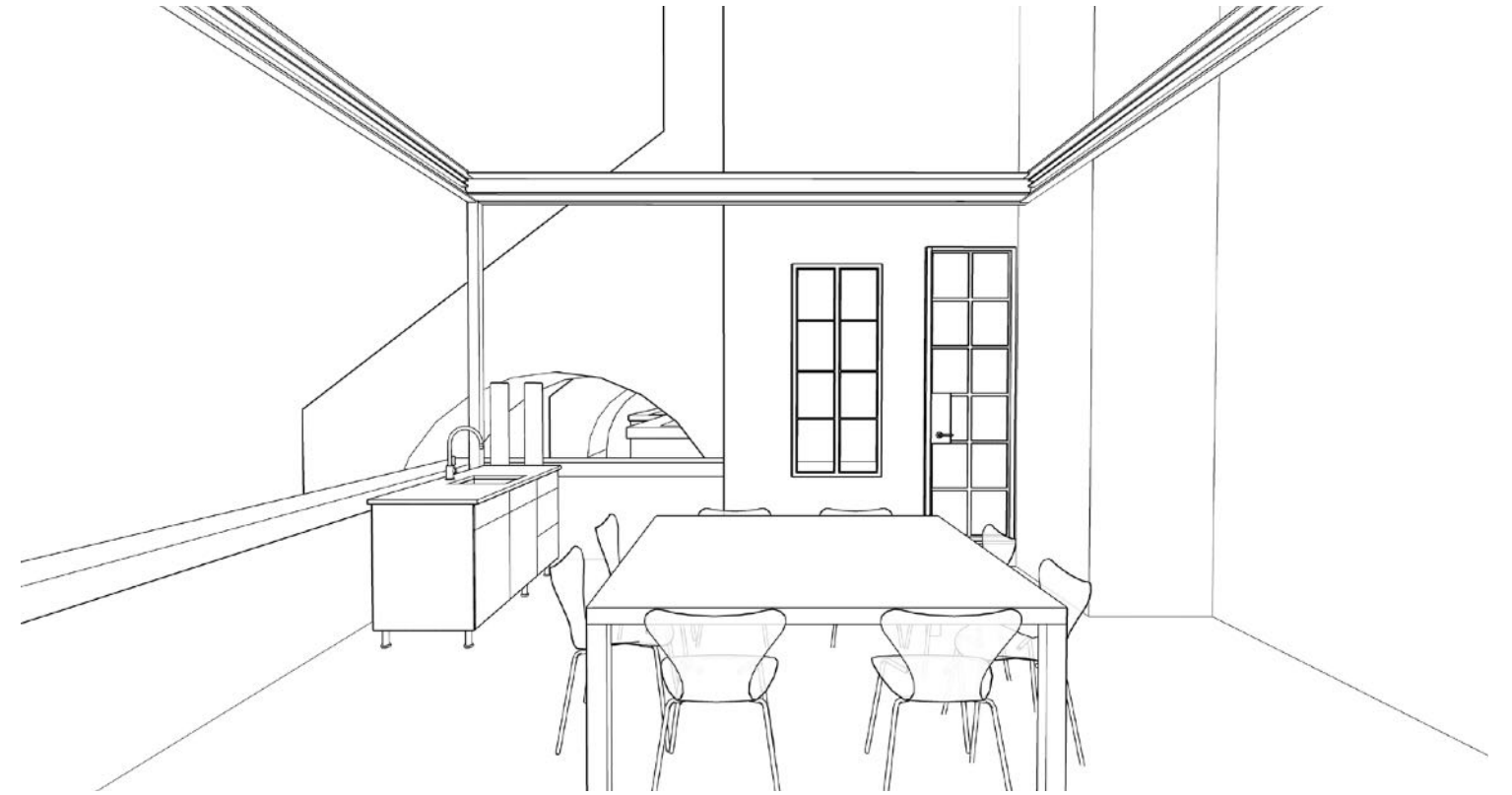
PROPOSED ARBOR - RENDERED COLLAGE

39 FIFTH AVE, PHA  
 FEBRUARY 22, 2024

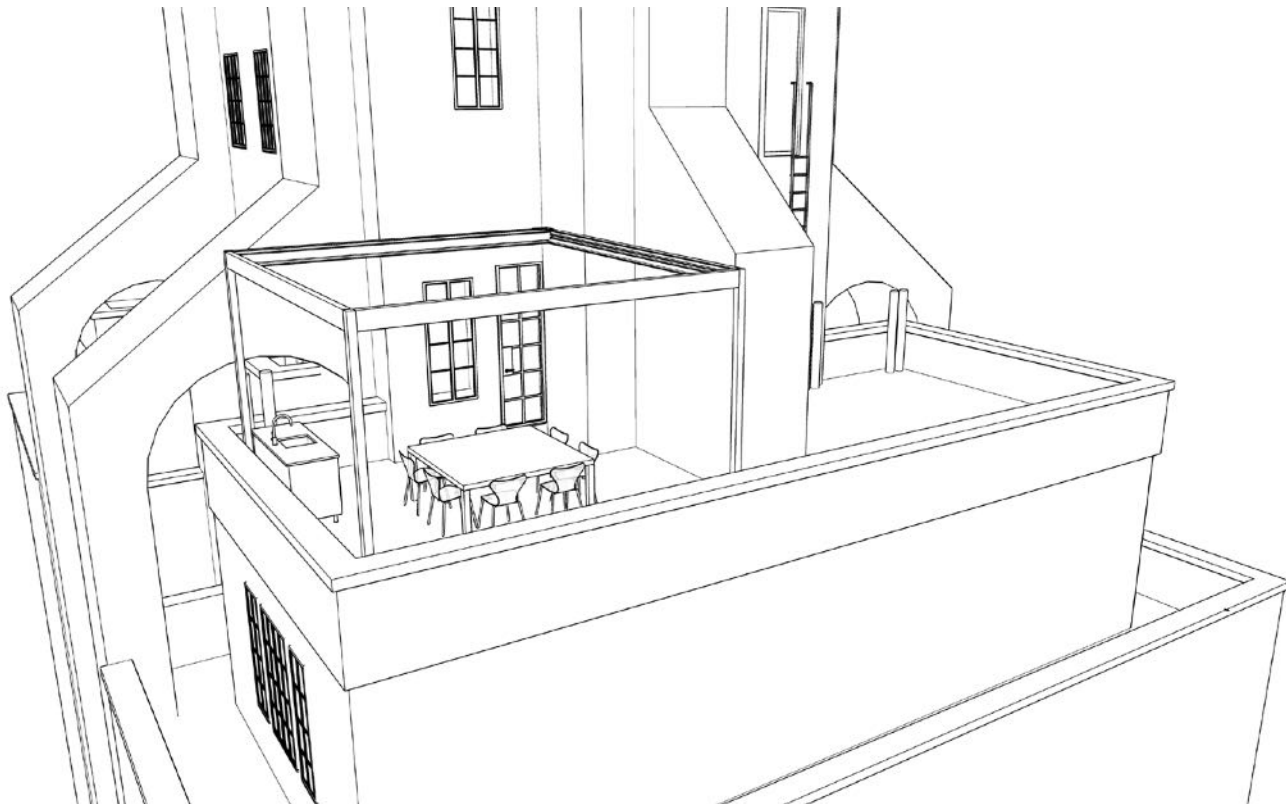
MHA©



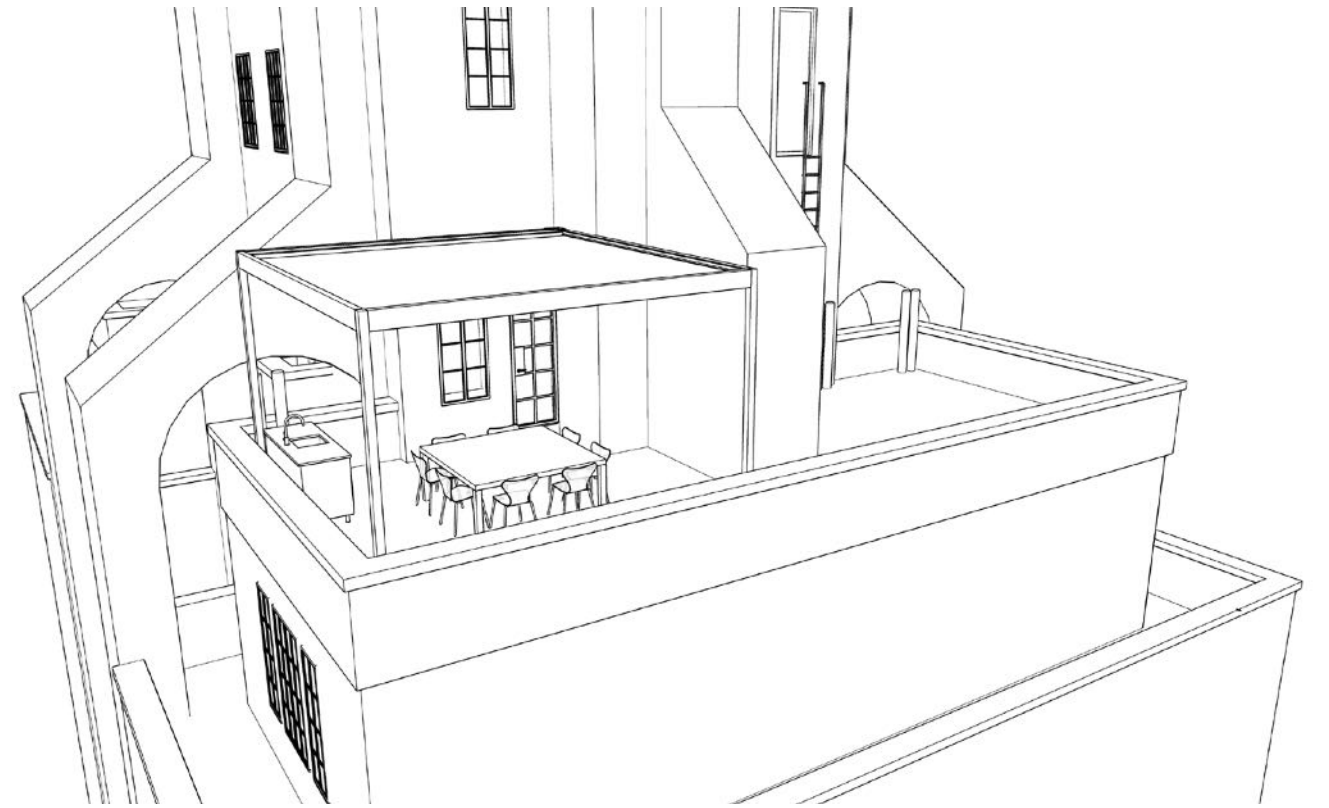
AERIAL VIEW LOOKING WEST - AWNING OPEN



VIEW LOOKING WEST - AWNING OPEN



AERIAL VIEW LOOKING NORTHWEST - AWNING OPEN



AERIAL VIEW LOOKING NORTHWEST - AWNING CLOSED



EXISTING VIEW LOOKING NORTH  
W/ ARBOR MOCKUP



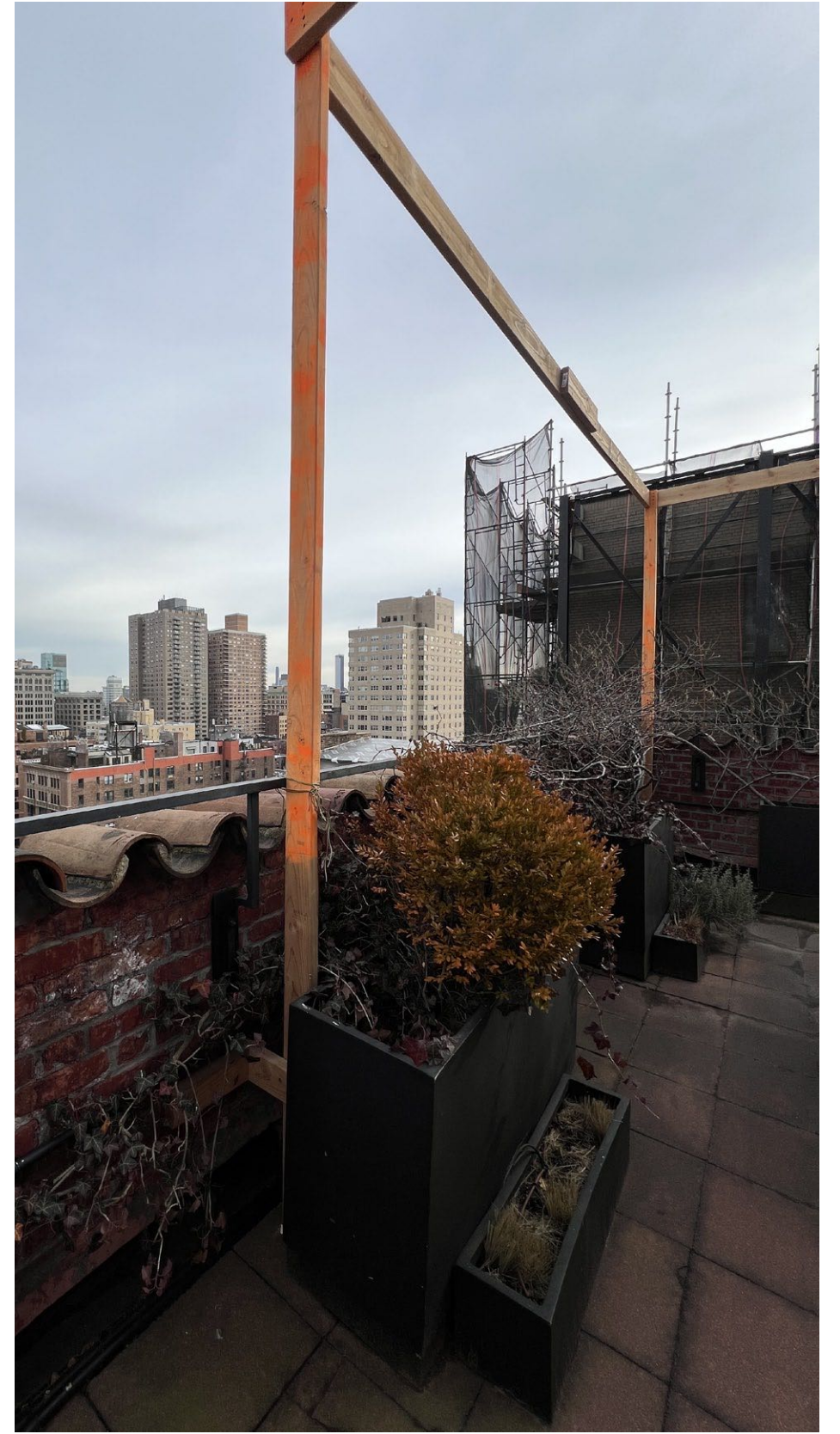
EXISTING VIEW LOOKING SOUTH  
W/ ARBOR MOCKUP



EXISTING VIEW LOOKING WEST  
W/ ARBOR MOCKUP



DETAIL VIEW OF EXISTING PARAPET WALL



EXISTING VIEW LOOKING SOUTHEAST  
W/ ARBOR MOCKUP

EXISTING 17th FLOOR TERRACE IMAGES  
39 FIFTH AVE, PHA  
FEBRUARY 22, 2024

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DOB STAMPS AND SIGNATURES

ISSUES

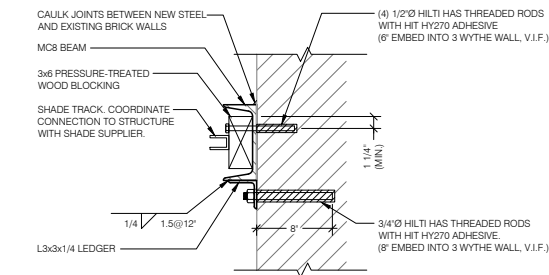
REV.	DATE	DESCRIPTION
062023		ISSUED FOR BUILDING REVIEW

PROJECT  
**RETRACTABLE AWNING FRAME**  
 39 FIFTH AVENUE  
 NEW YORK, NY

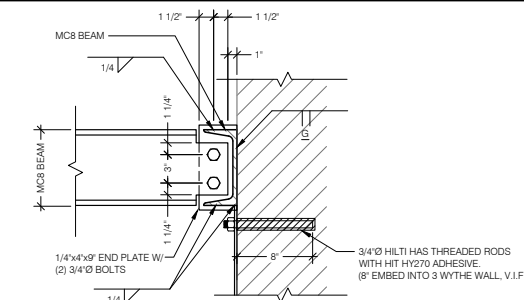
DOB NOW JOB NUMBER:  
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DRAWING TITLE  
 SECTIONS AND DETAILS

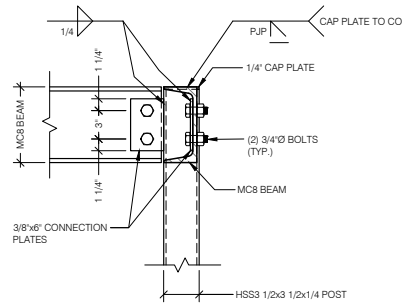
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 PROJECT NO.: S3323.01  
 CHK BY: C.A.  
 DRAFTED BY: P.A.  
 DWG. NO.: S-000.00  
 DOB SHEET 02 OF 03



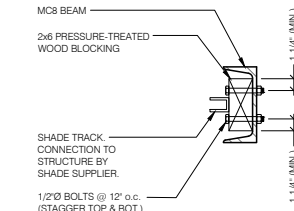
SECTION 7  
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 S-101



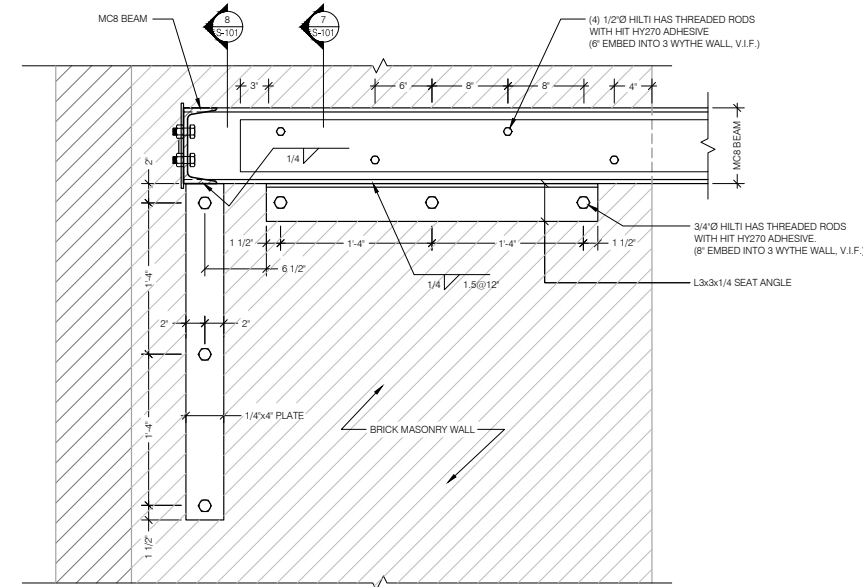
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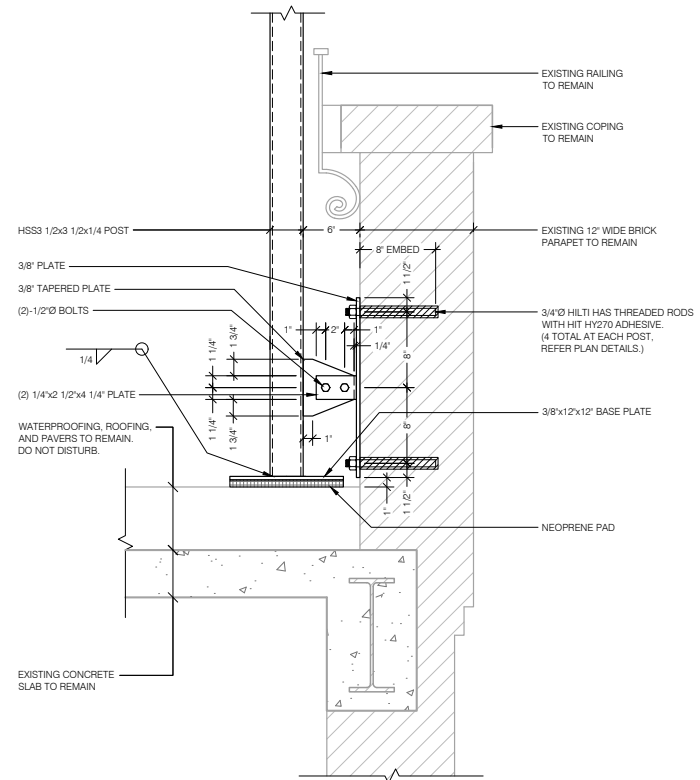
SECTION 4  
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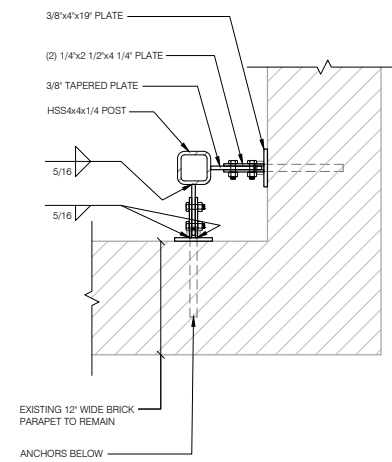
SECTION 5  
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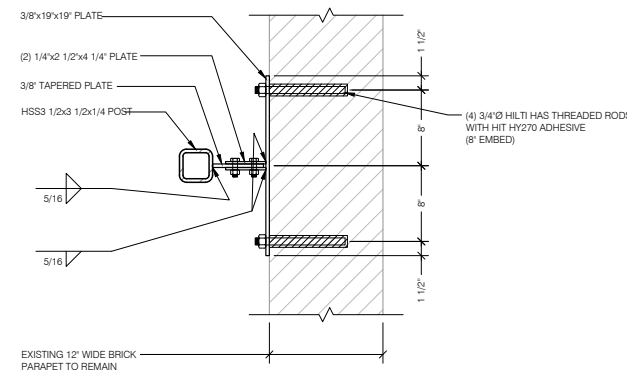
SECTION 6  
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 S-101



SECTION 1  
 SCALE: 1 1/2" = 1'-0"  
 S-101



PLAN DETAIL 2  
 SCALE: 1 1/2" = 1'-0"  
 S-101



PLAN DETAIL 3  
 SCALE: 1 1/2" = 1'-0"  
 S-101



SITE PLAN - PHOTO KEY





1a. View from 10th Street looking northwest at 18 East 10th Street

1A  
PROPOSED ARBOR MOCKUP



1b. Detail view from 10th Street looking northwest at 18 E. 10th St.

1B  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



2a. View from 11th St. and University Place looking west-southwest from northeast corner

2A  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



2b. View from 10th Street looking northwest at 18 East 10th Street

2B  
PROPOSED ARBOR MOCKUP



2c. Detail view two from 11th St. and University Place looking west-southwest from northeast corner

2A  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



3a. View from University Place north of 11th Street looking west-southwest

3A  
PROPOSED ARBOR MOCKUP



3b. Detail view from University Place north of 11th Street looking west-southwest

3B  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



4a. View from 23 E. 11th Street looking west-southwest

4A  
PROPOSED ARBOR MOCKUP



4b. Detail view from 23 E. 11th Street looking west-southwest

4B  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



5a. View from 15 E. 11th Street looking west-southwest

5A  
PROPOSED ARBOR MOCKUP



5b. Detail view from 15 E. 11th Street looking west-southwest

5B  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7



6a. View from 11 E. 11th Street looking west-southwest

6A  
PROPOSED ARBOR MOCKUP

ARBOR MOCKUP VISIBILITY  
39 FIFTH AVE, PHA  
FEBRUARY 5, 2024

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21



6B  
PROPOSED ARBOR MOCKUP

**NOTE:**  
SEE PHOTO KEY PLAN ON PAGE 7

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