

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-24-07956

1115 Fifth Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING PRESENTATION

MAY 7, 2024

Penthouse Alterations
1115 Fifth Avenue
New York, NY 10128

H.S. Jessup Architecture



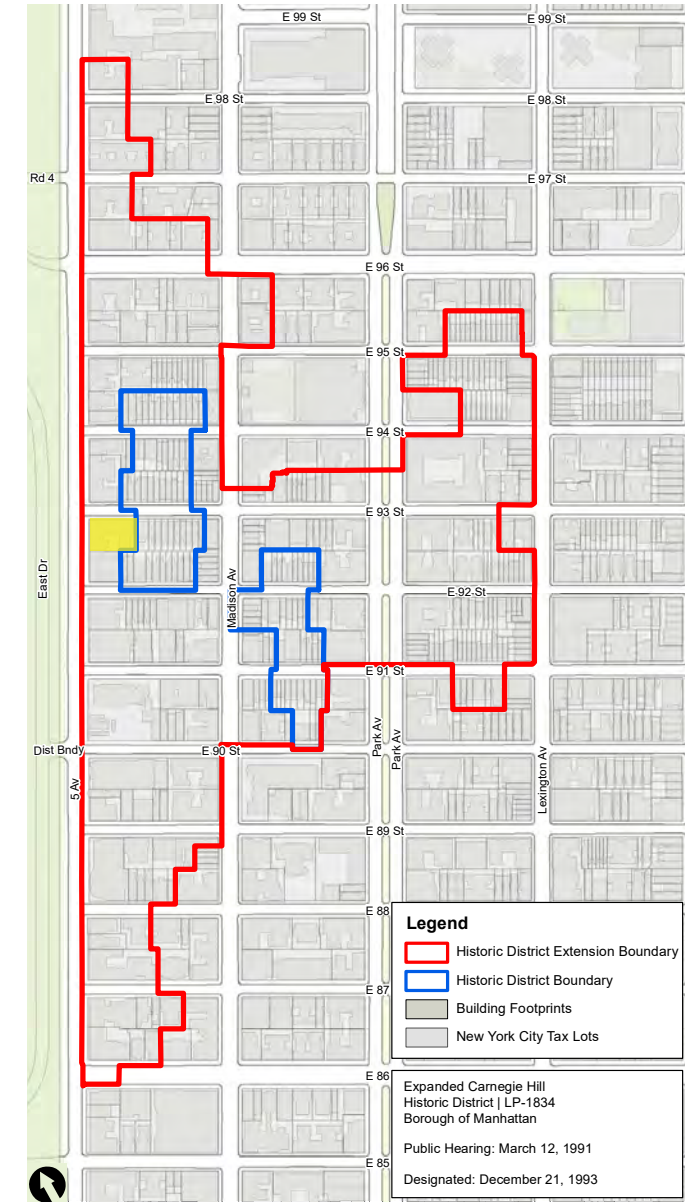
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



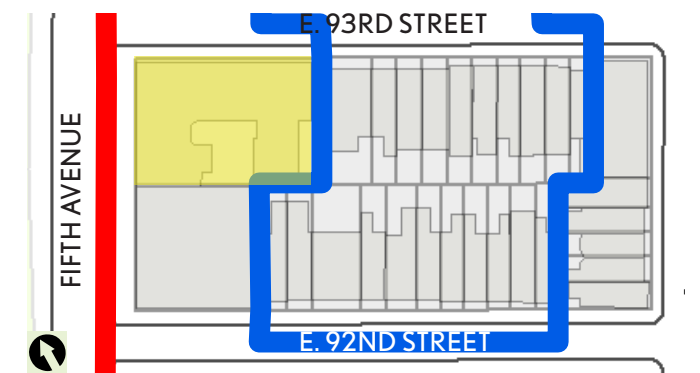
1115 Fifth Ave - primary facade.



Aerial view (Google)



LPC Historic District Map



1115 Fifth Block Plan



EXISTING VIEW - FROM CENTRAL PARK



PROPOSED VIEW

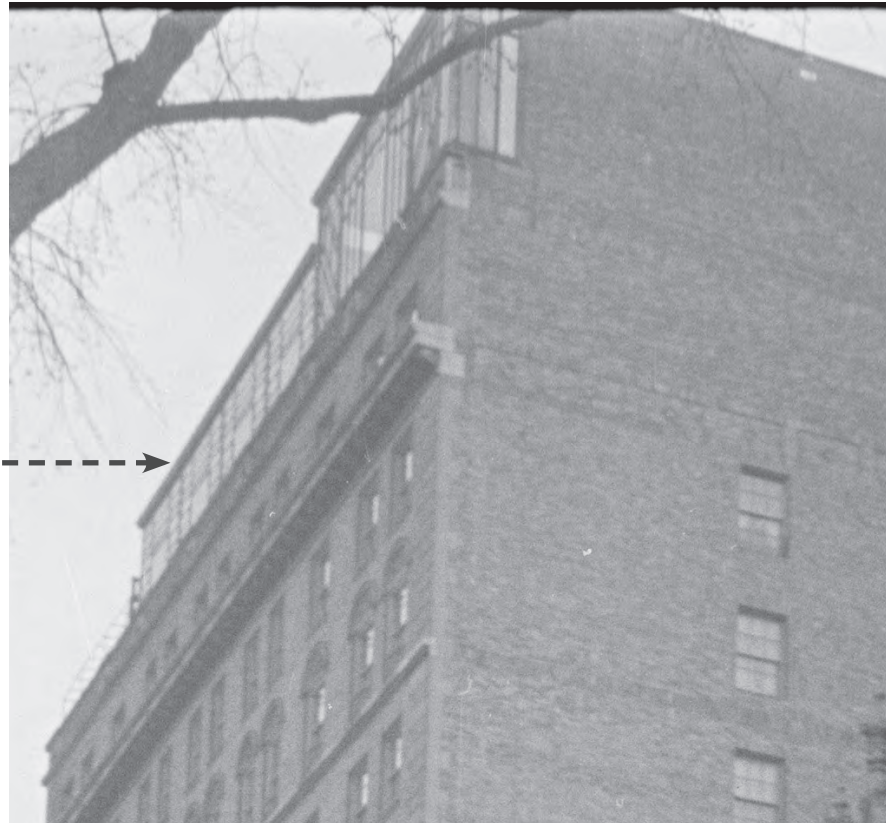


1926 (NYPL)



ca. 1929 (NYHS)

CA. 1929 GLASS
ENCLOSURE
INTACT.



1940 Tax Photograph



NARROW ADDITION
CONSTRUCTED AT
NORTH END

WINDOWS AT
CENTER TWO
BAYS HAVE BEEN
REPLACED

1985 Tax Photograph

ALL WINDOWS
AT SHORTER
PENTHOUSE
WING HAVE
BEEN REPLACED



1993 LPC Designation Photograph



ca. 2004 (City Realty)





- 1929
- PRE-1985
- 1987
- CA. 2004

2023





INTERIOR ROOF STRUCTURE SHOWING HISTORIC MULTI-LEVEL CONDITIONS.



HISTORIC WINDOWS VISIBLE FOLLOWING INTERIOR DEMOLITION.



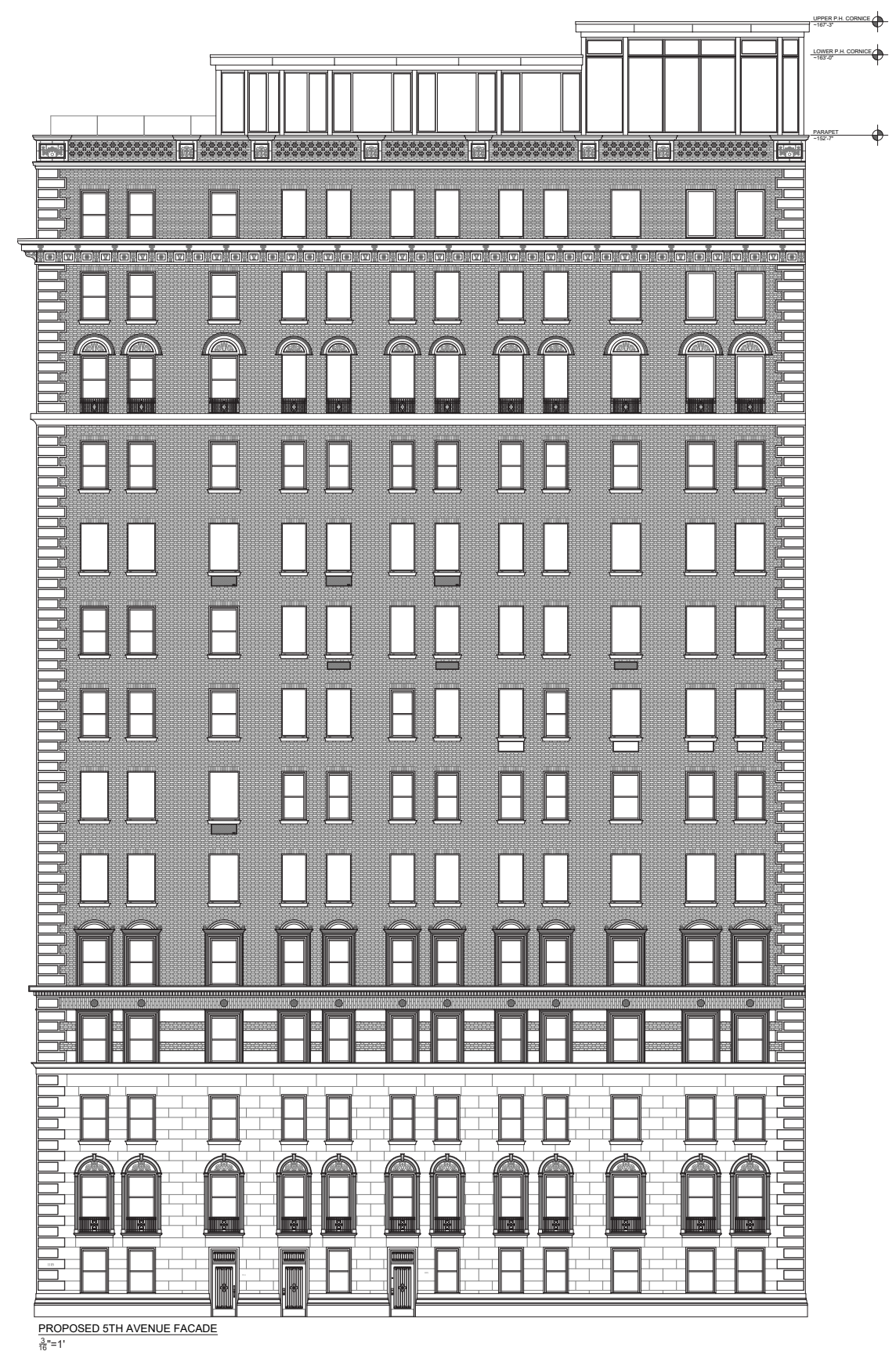
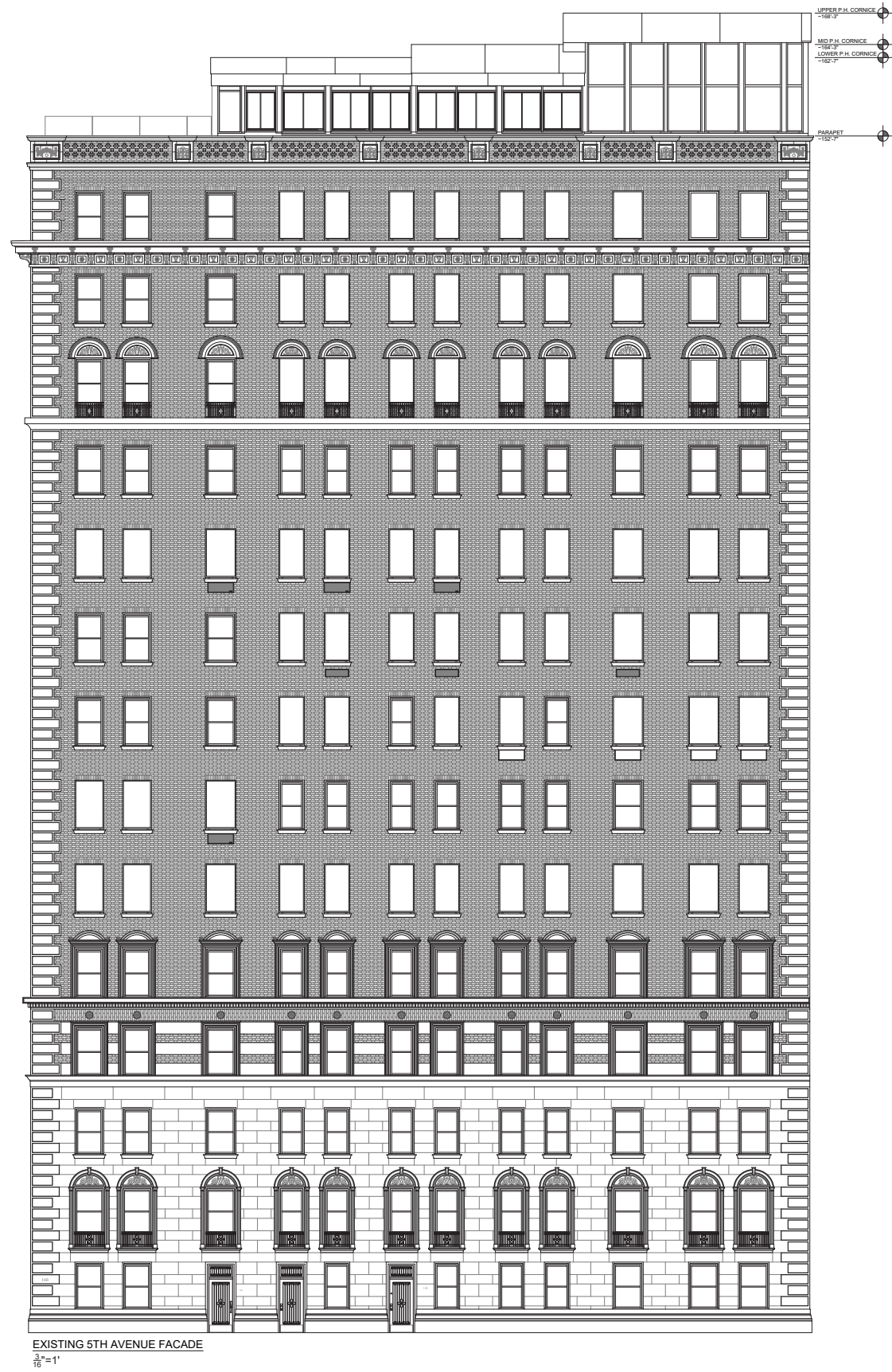
Detail of structure above tall windows.

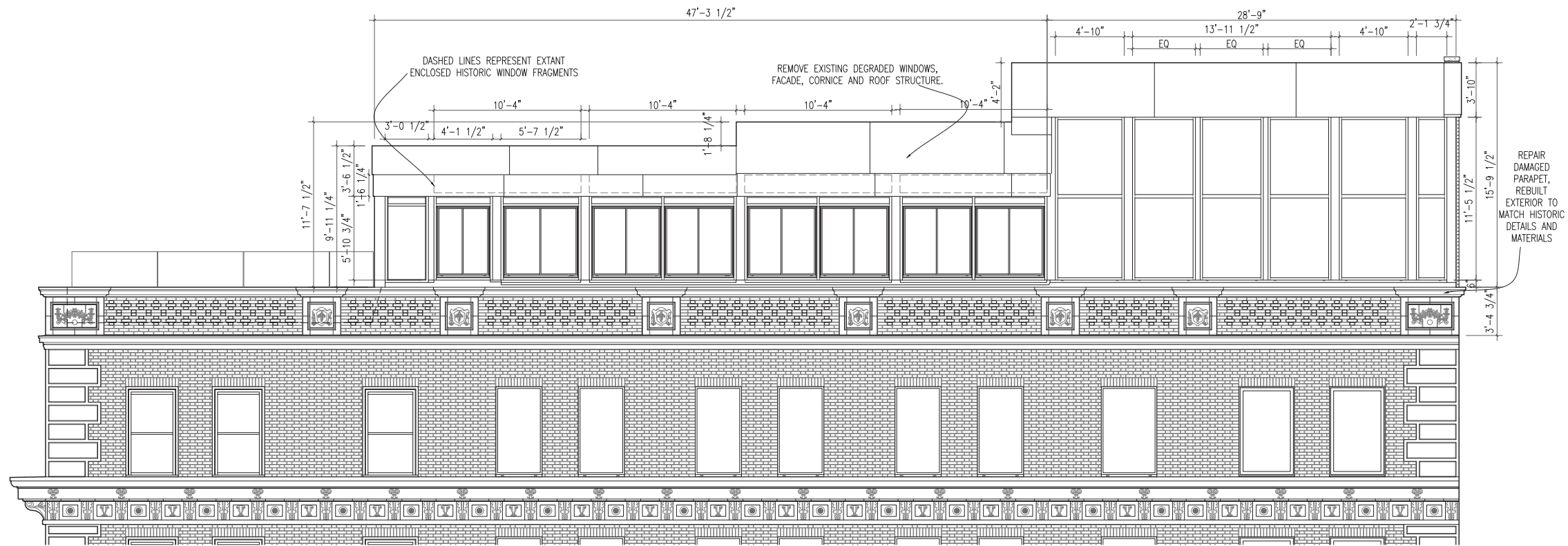


Detail of structure of unknown vintage mounted to parapet.

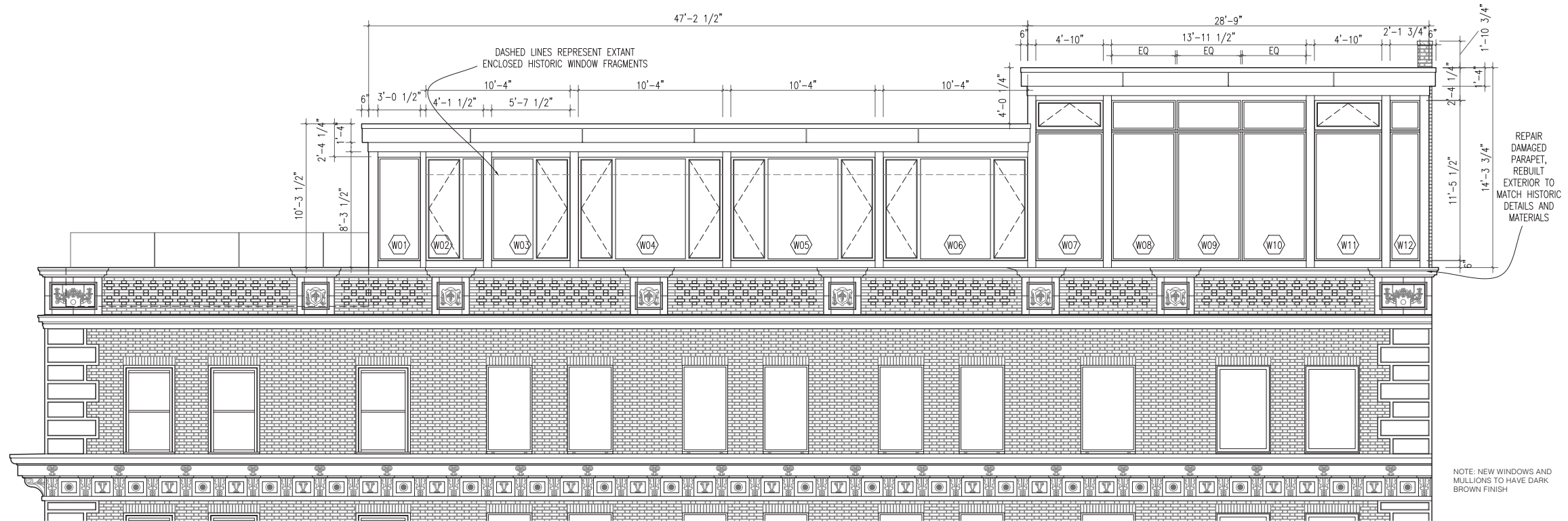


Detail of parapet.

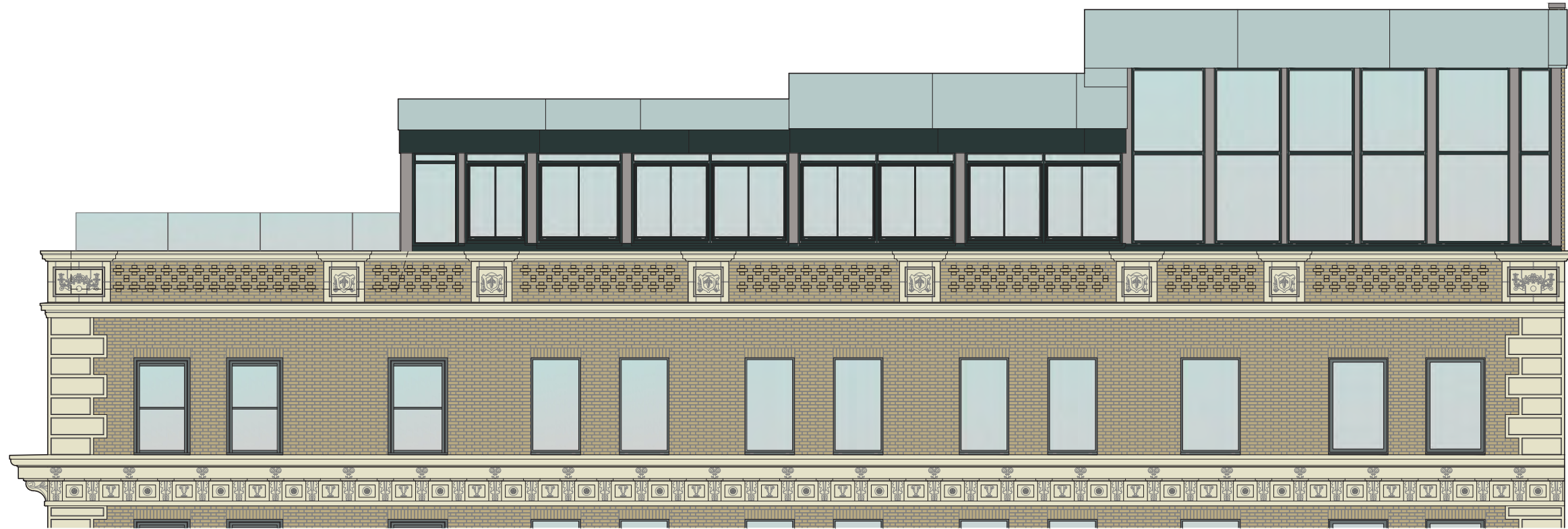




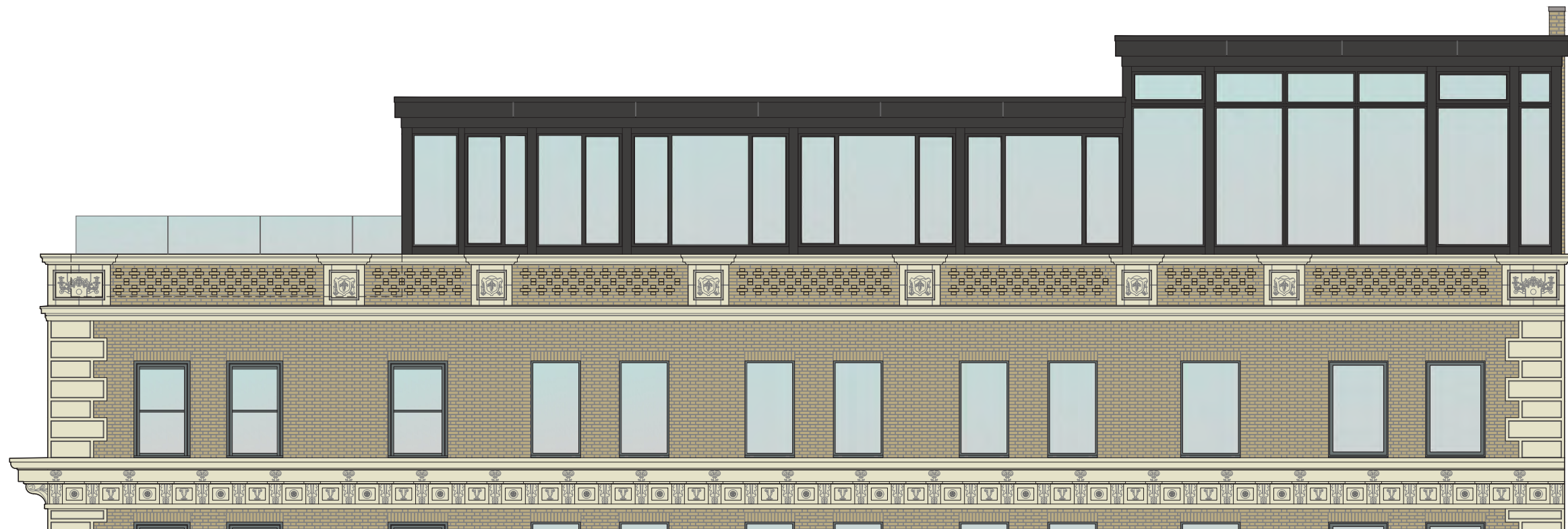
EXISTING 5TH AVENUE ELEVATION
 $\frac{1}{4}''=1'$



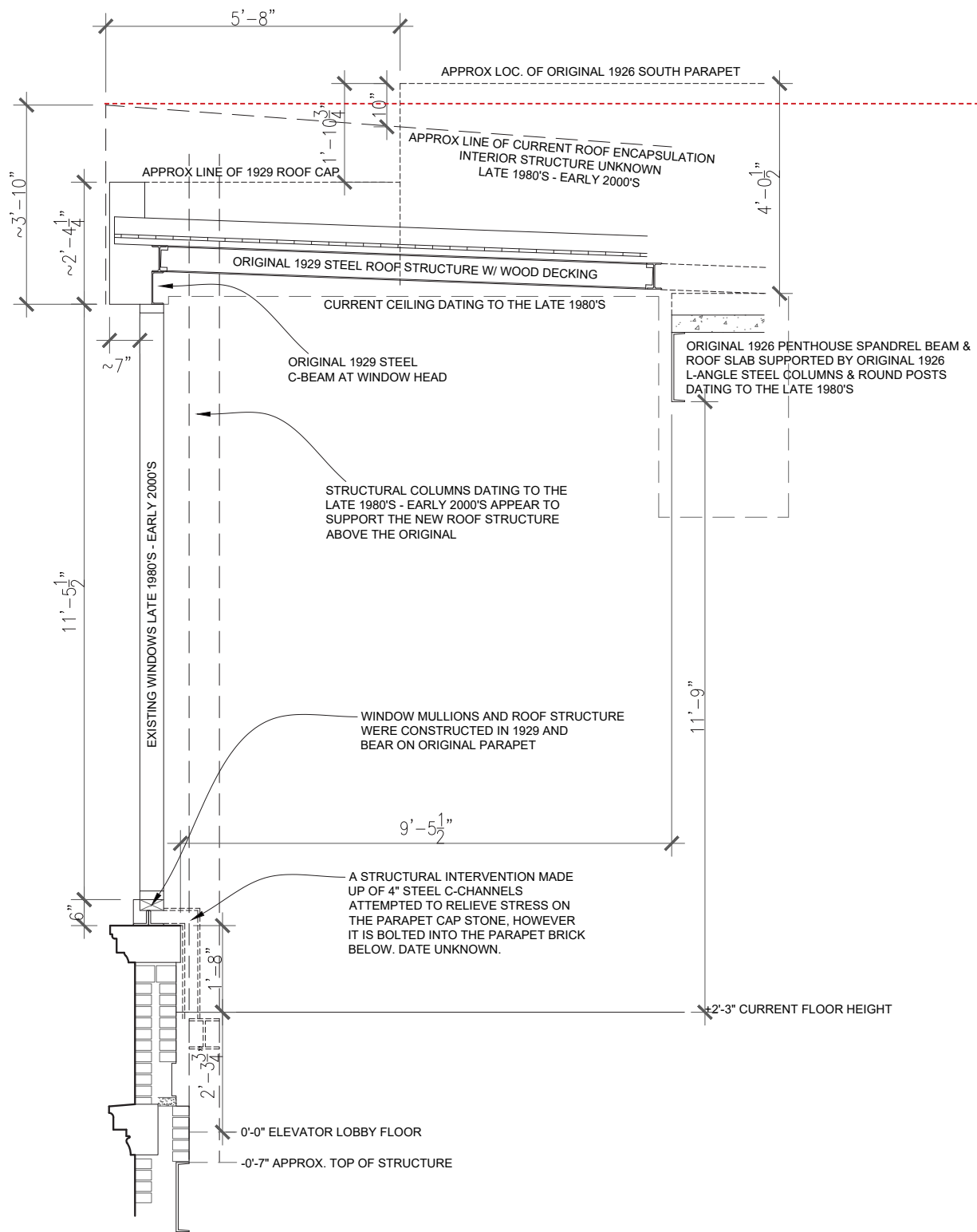
PROPOSED 5TH AVENUE ELEVATION
 $\frac{1}{4}''=1'$



EXISTING 5TH AVENUE ELEVATION
1/4"=1'



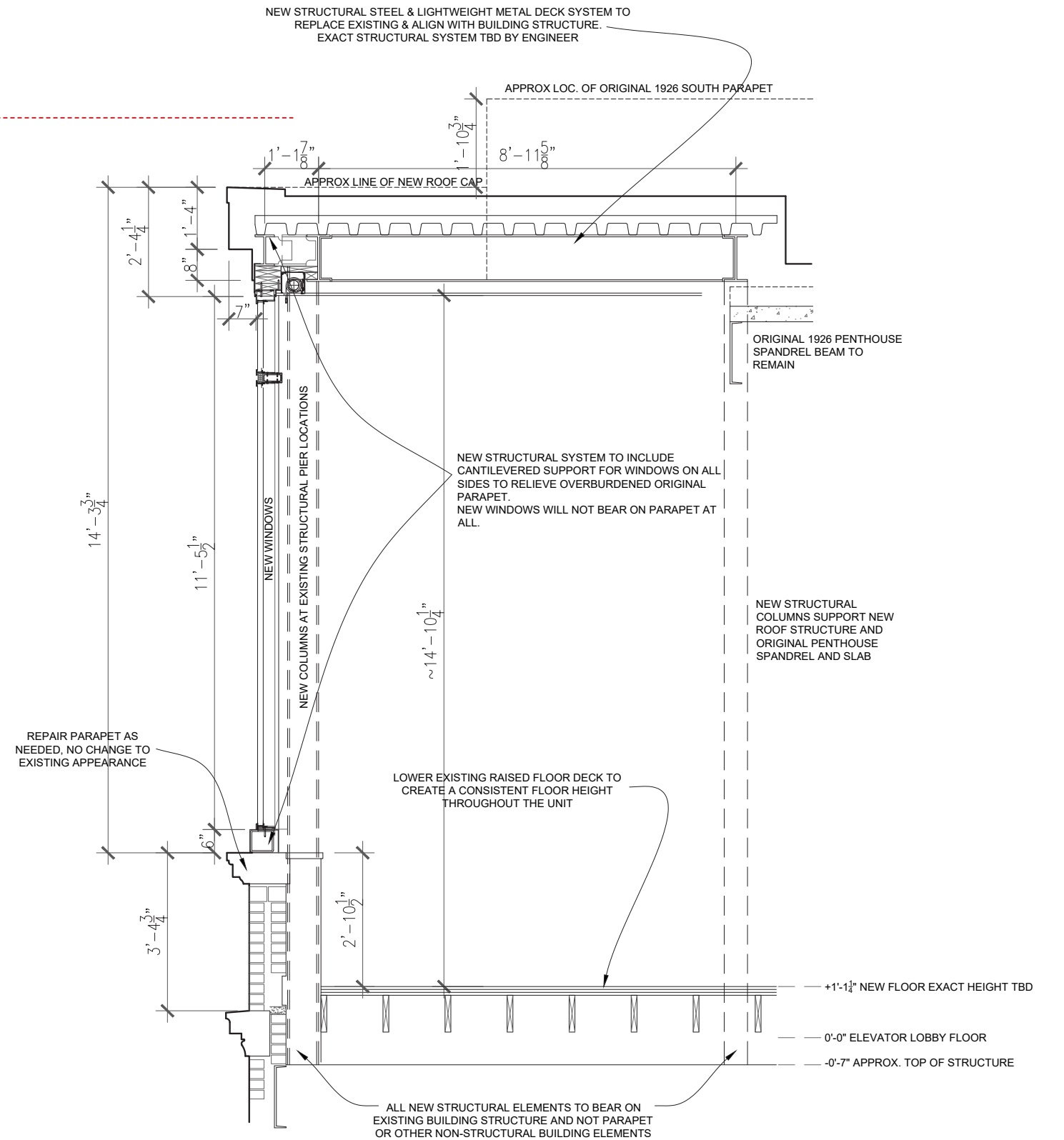
PROPOSED 5TH AVENUE ELEVATION
1/4"=1'



APPROXIMATE ORIGINAL/CURRENT EAST-WEST SECTION

AT SOUTH END OF 5TH AVENUE FACADE

1/2"=1'

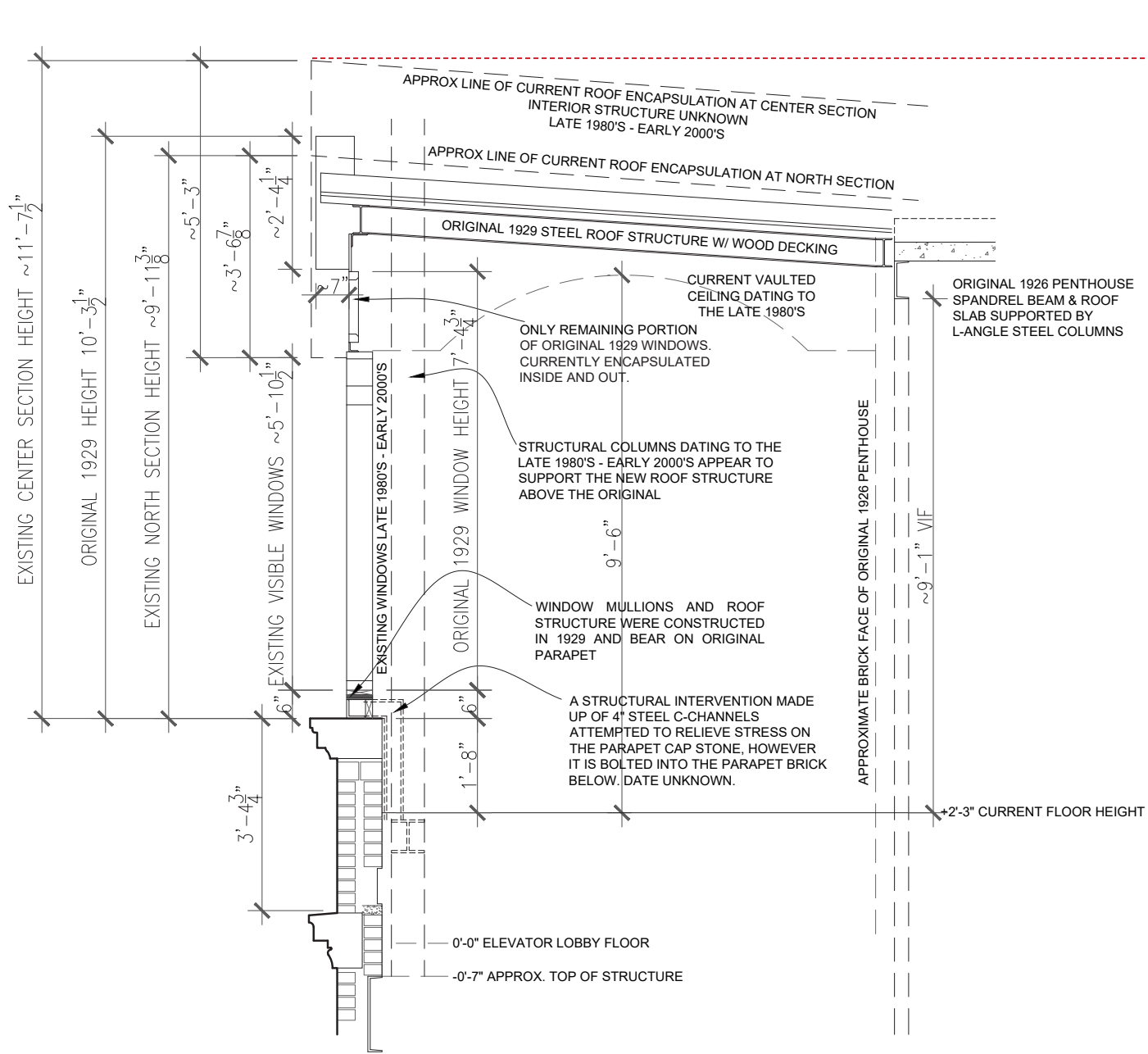


PROPOSED SCHEMATIC EAST-WEST SECTION

AT SOUTH END OF 5TH AVENUE FACADE

1/3"=1'

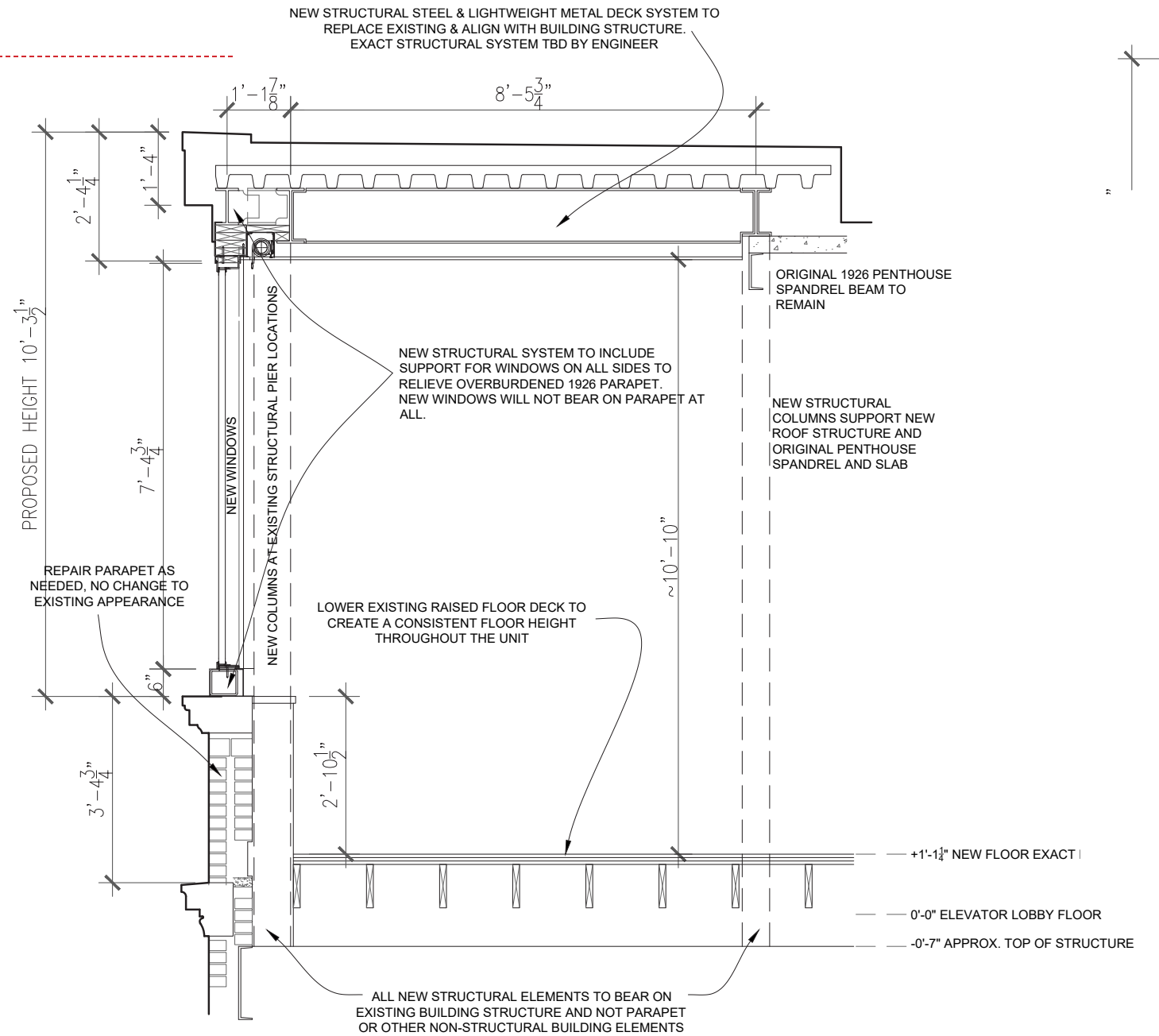




APPROXIMATE ORIGINAL/CURRENT EAST-WEST SECTION

AT NORTH END OF 5TH AVENUE FACADE

1/2" = 1'



PROPOSED SCHEMATIC EAST-WEST SECTION

AT NORTH END OF 5TH AVENUE FACADE

1/2" = 1'





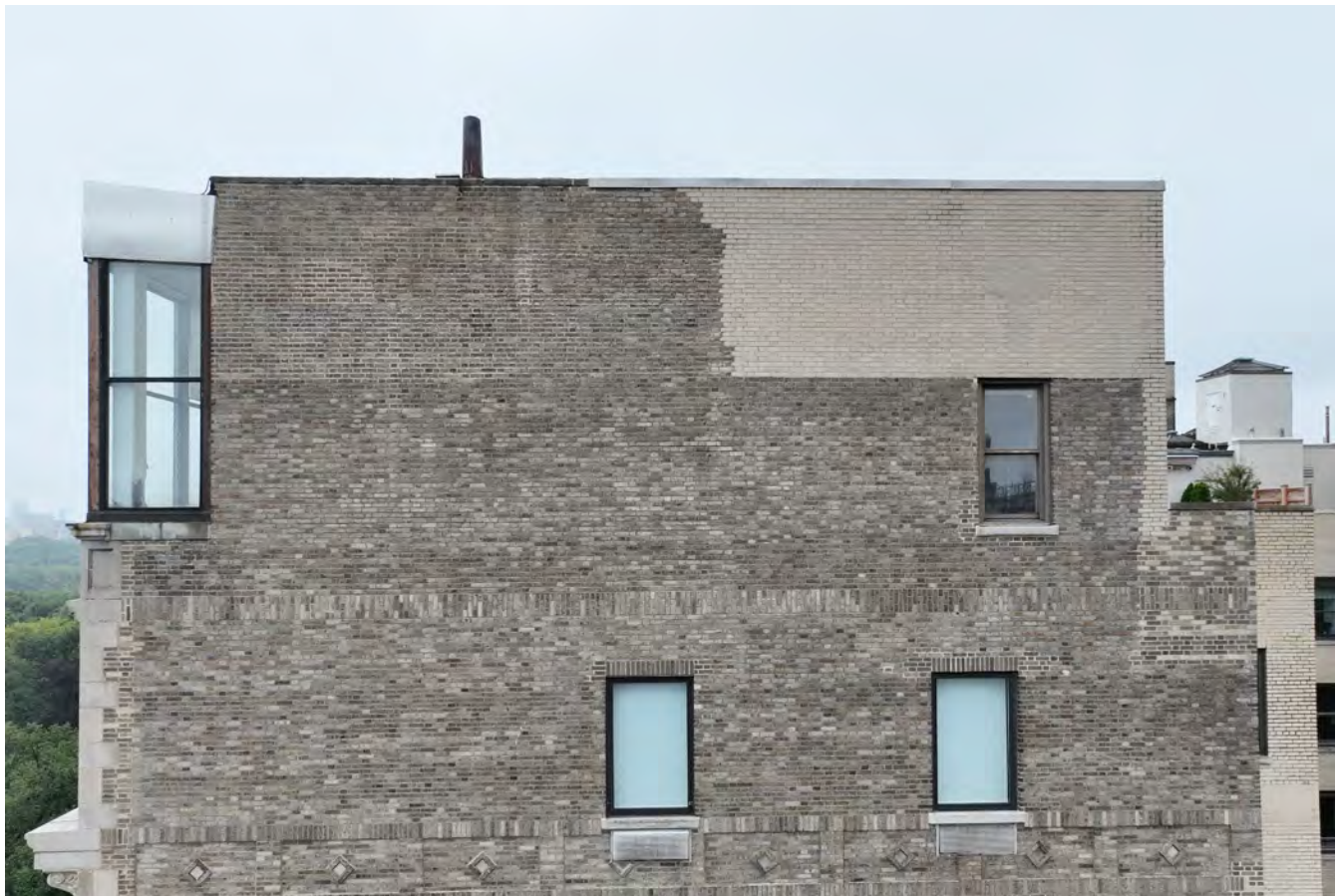
1. East elevation



2. East elevation, looking southwest



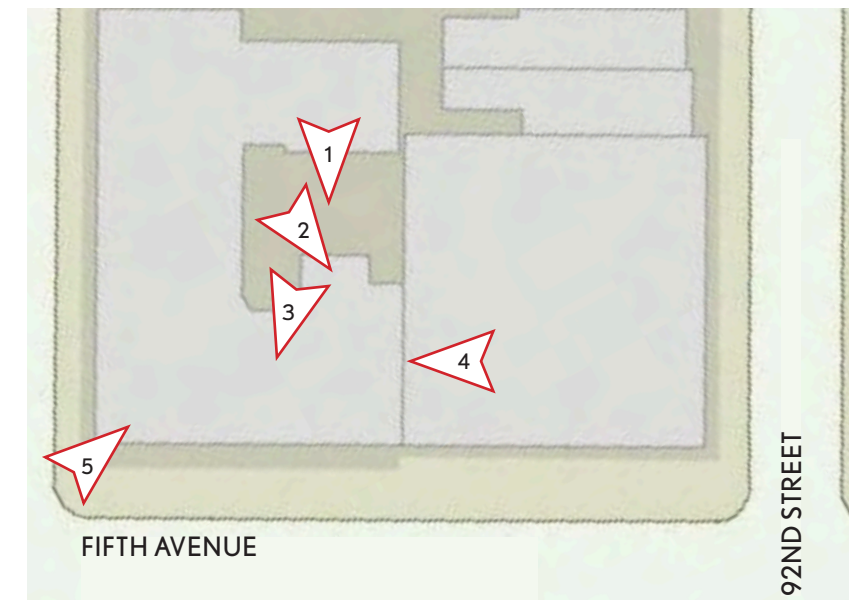
3. East elevation at the south lightwell, looking northwest.

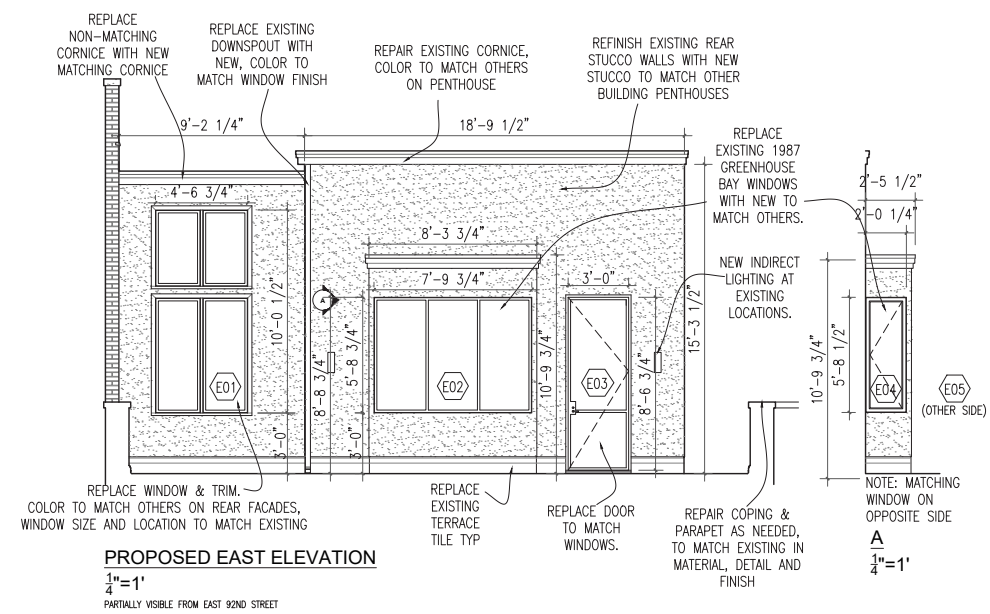
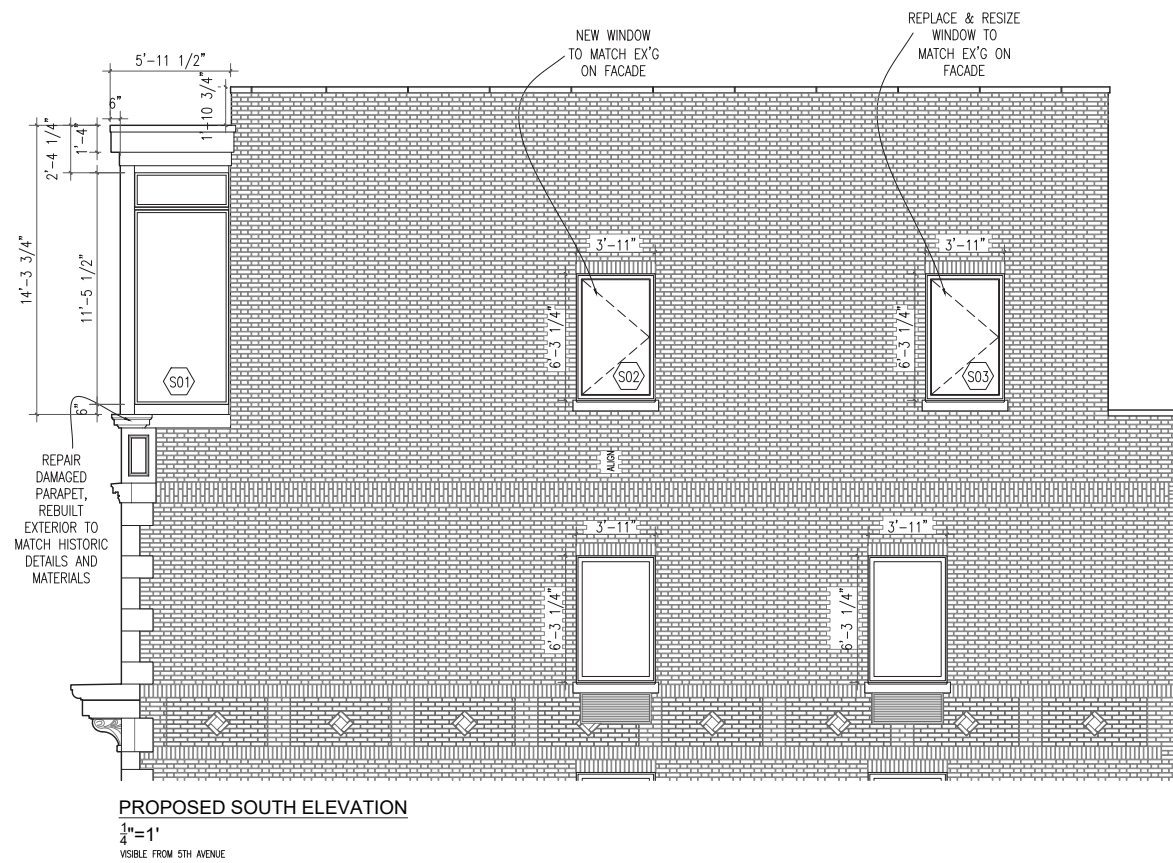
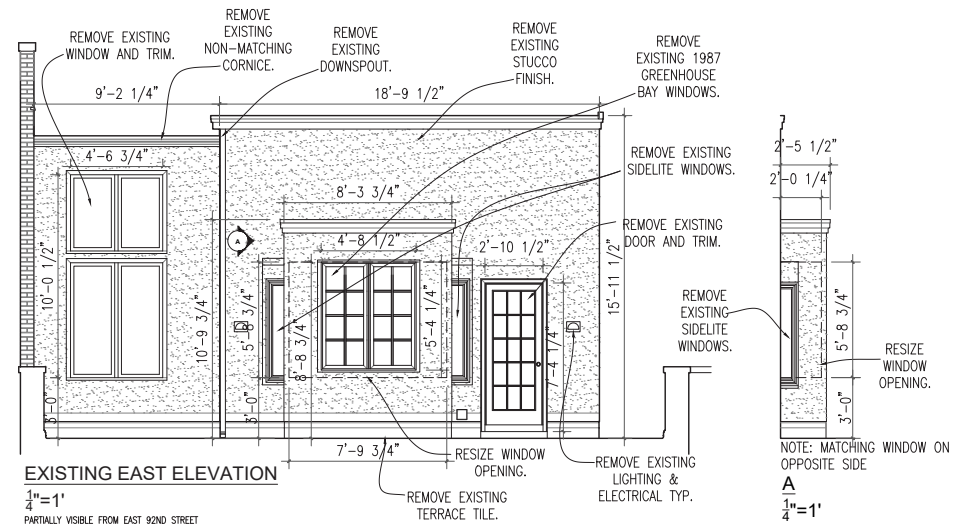
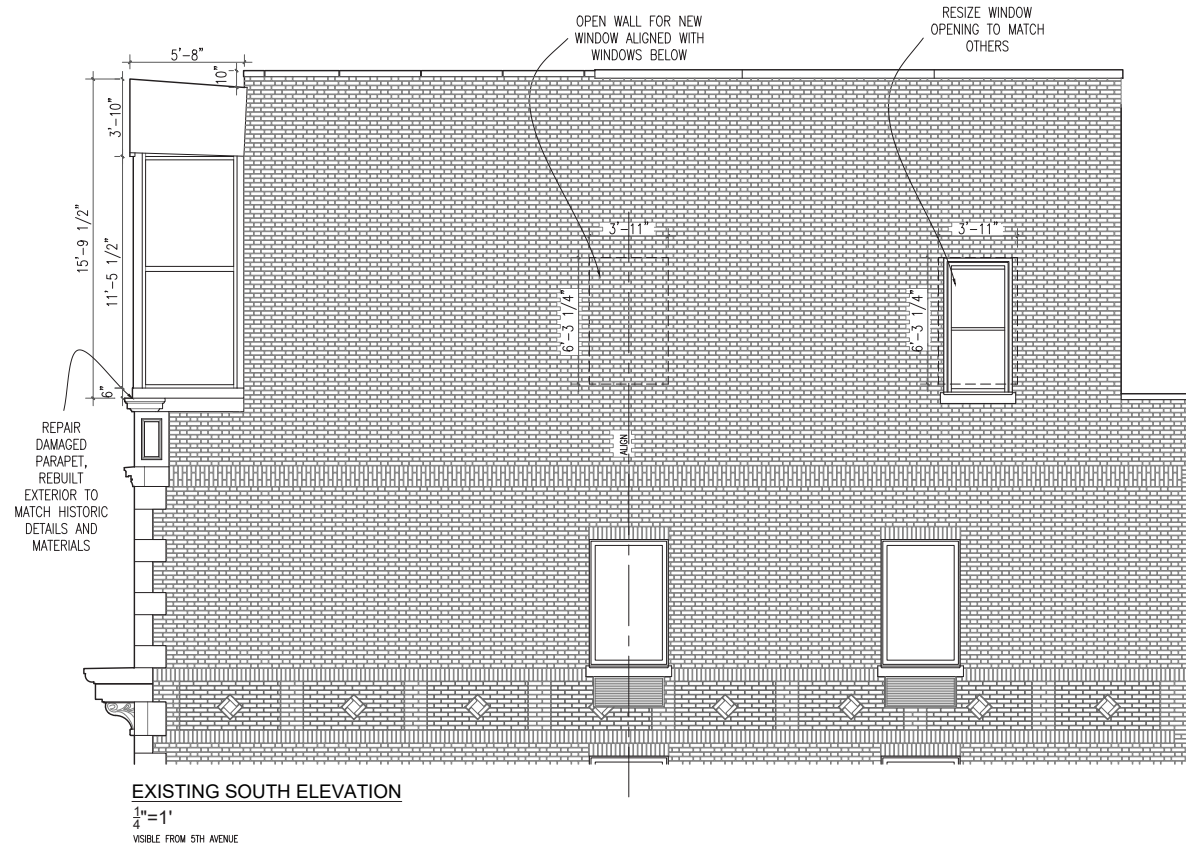


4. Overview of the south elevation



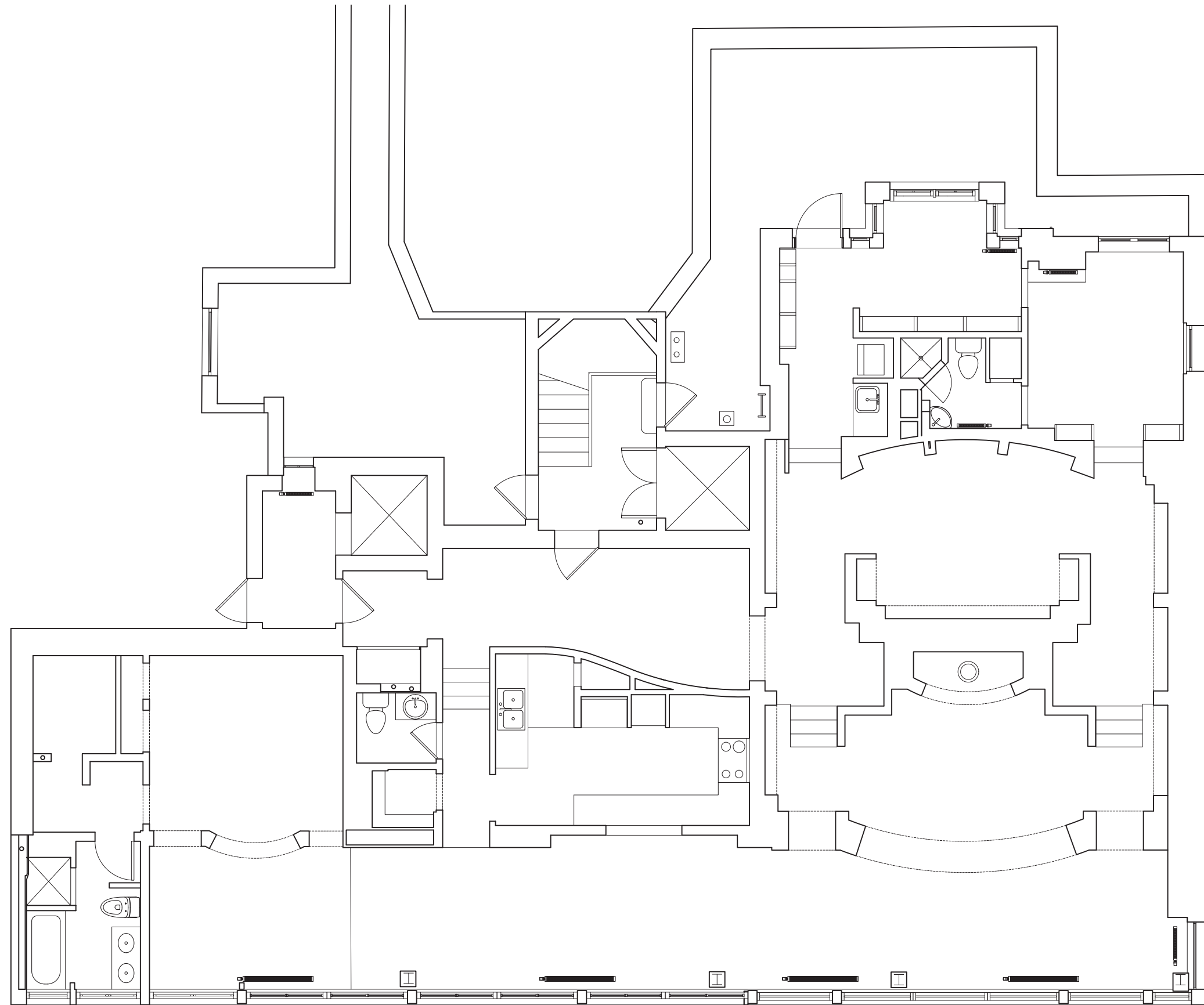
5. Overview of the north elevation

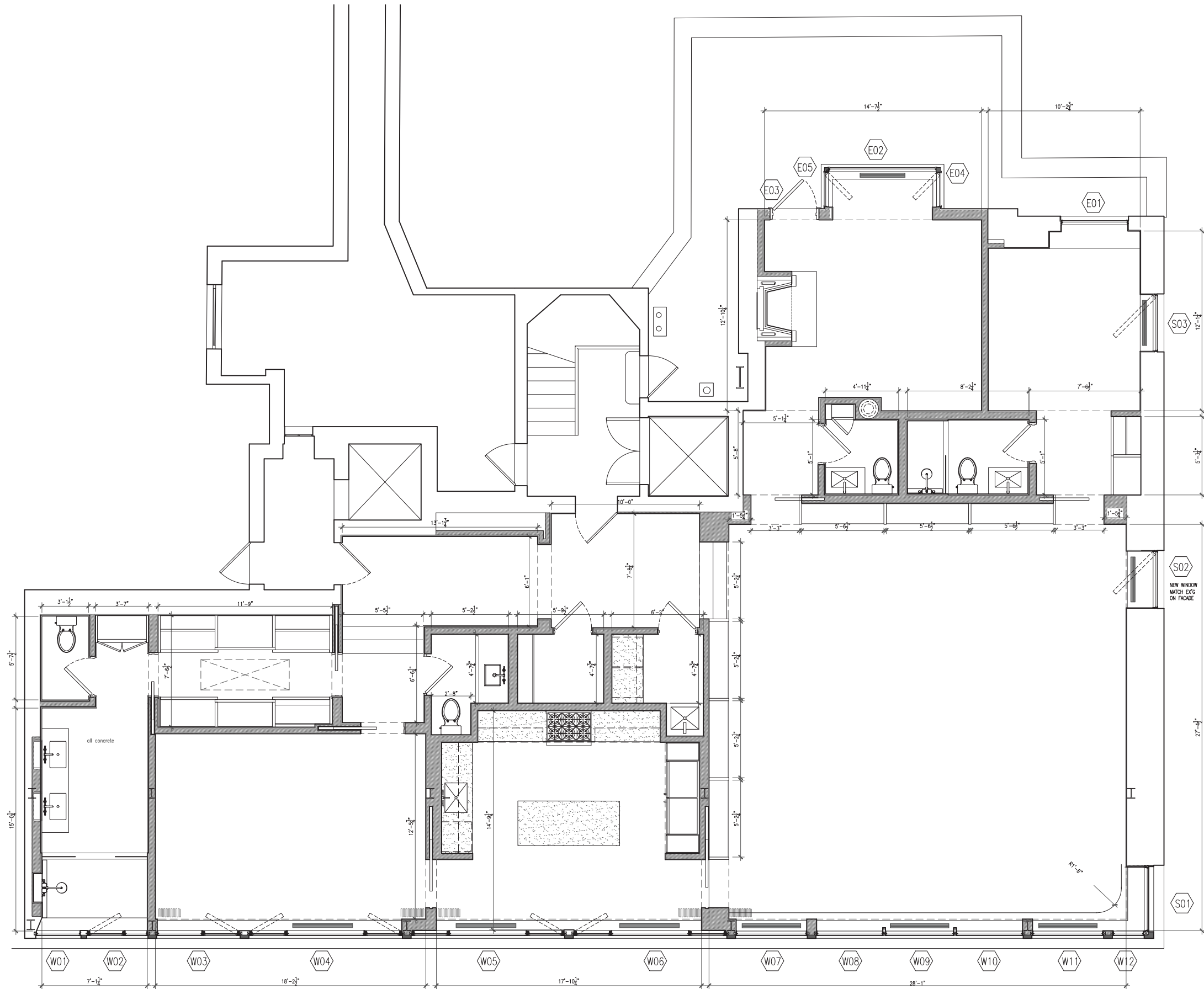


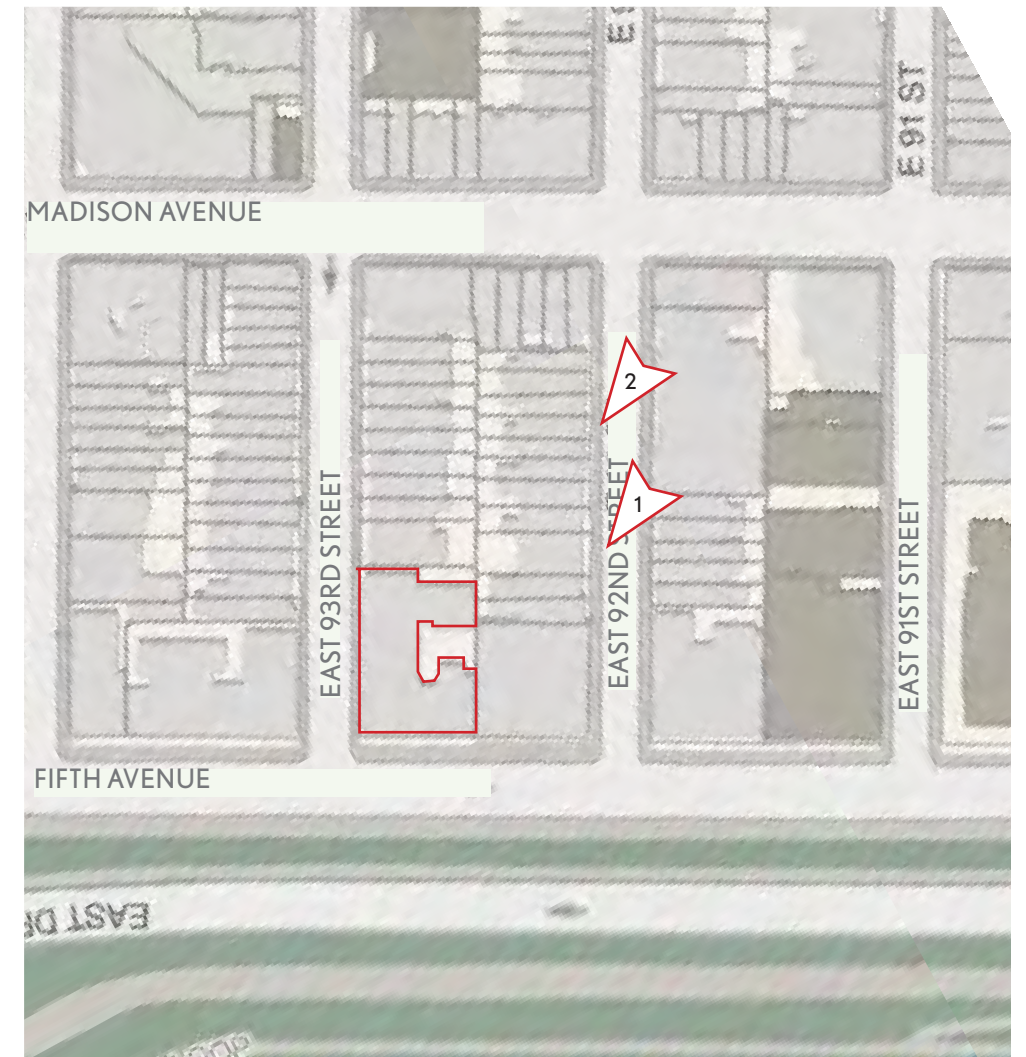


NOTE: NEW WINDOWS AND DOORS TO HAVE BROWN FINISH TO MATCH WINDOWS MASTER PLAN











3



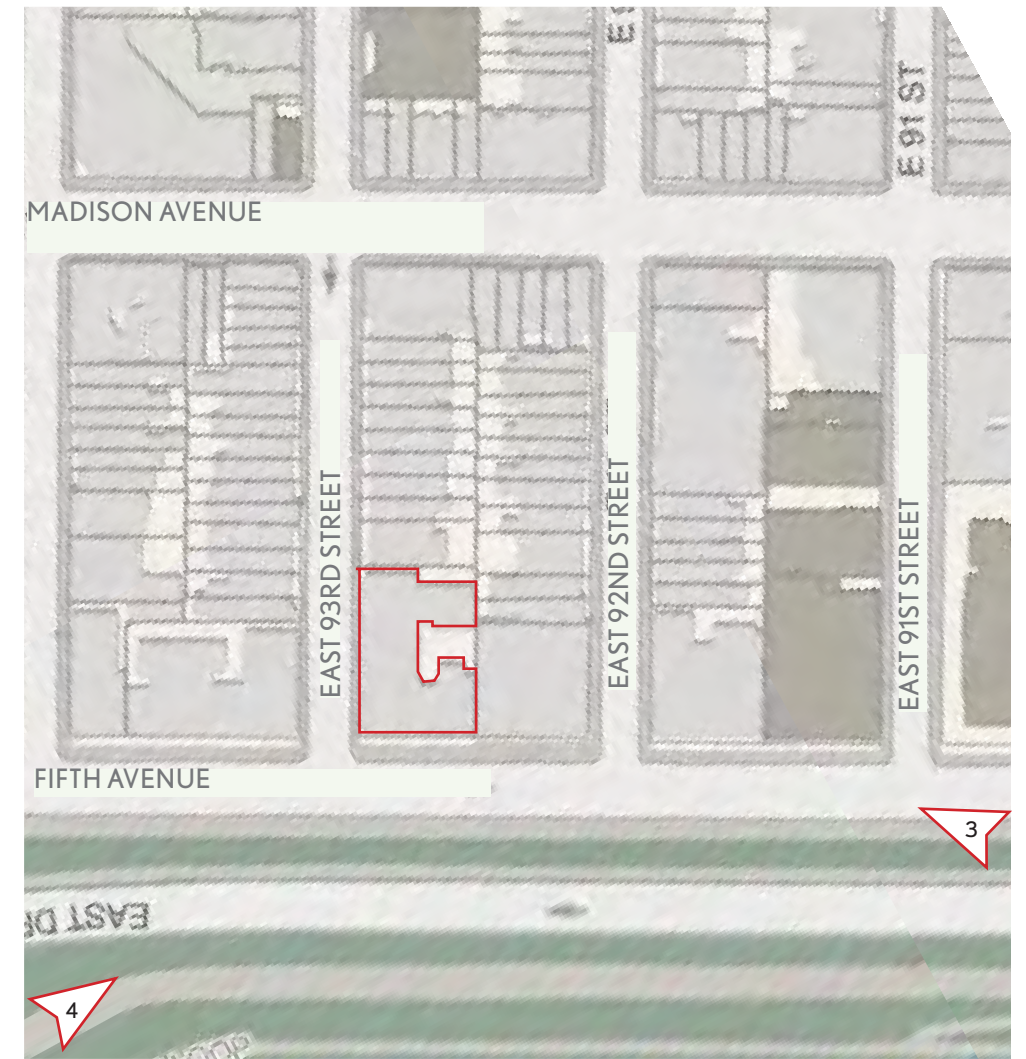
3 DETAIL



4



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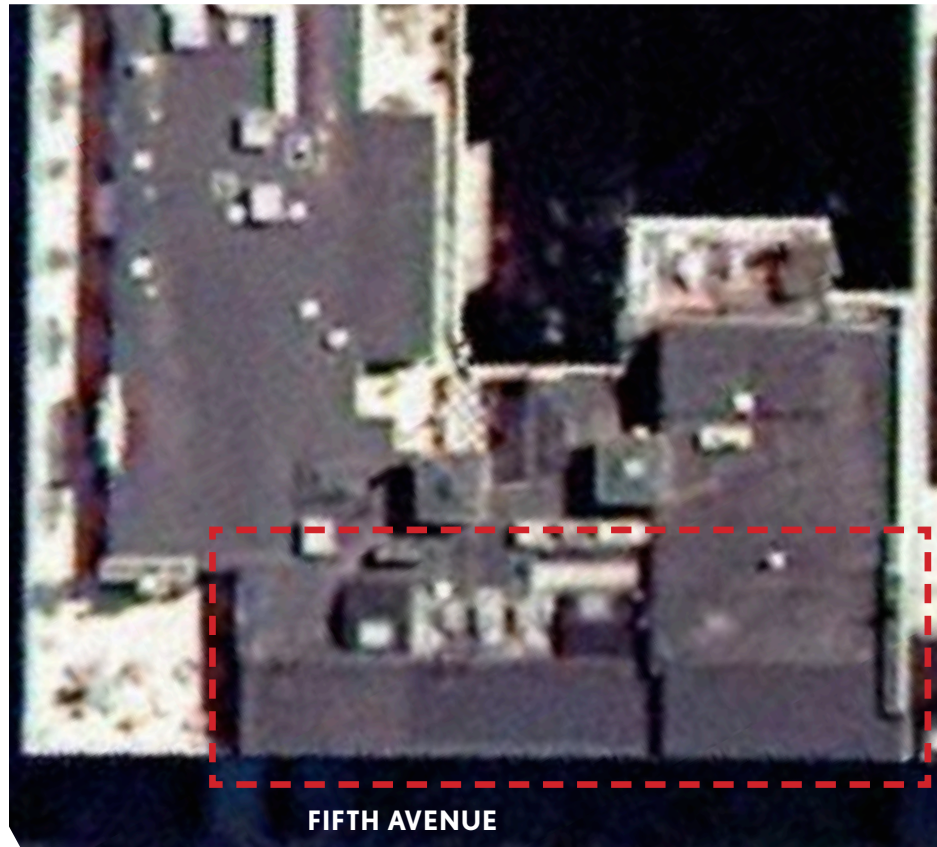
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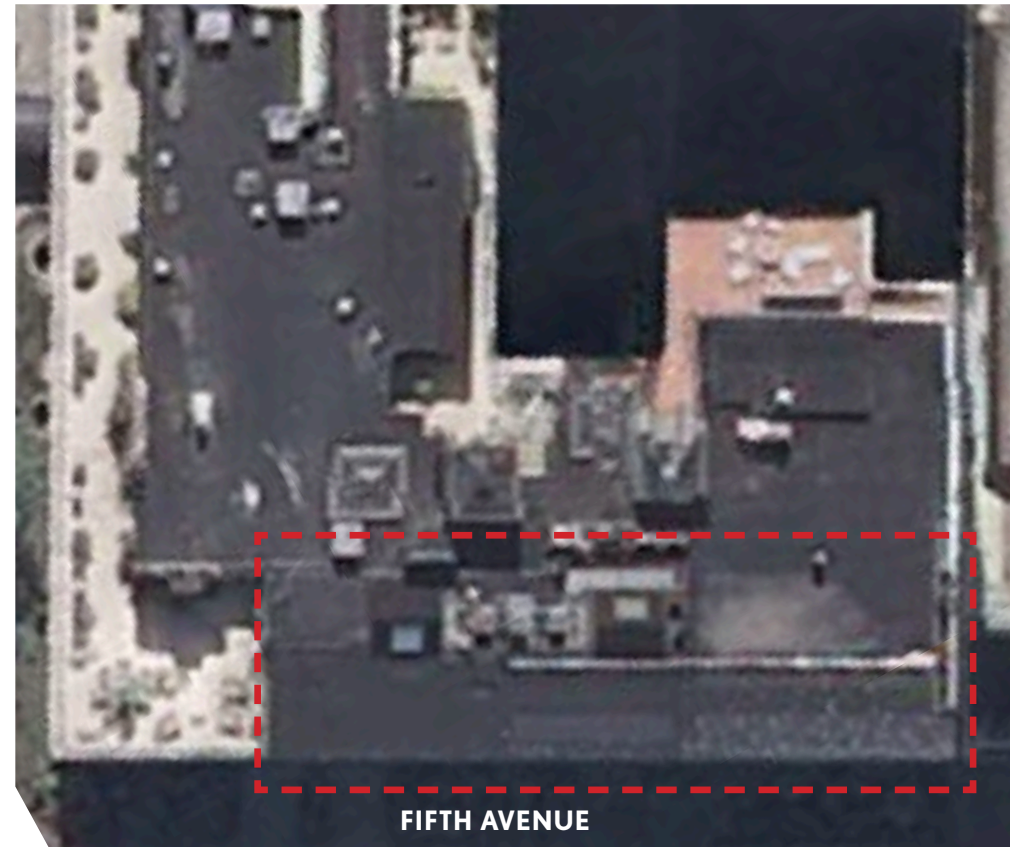
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APPENDIX



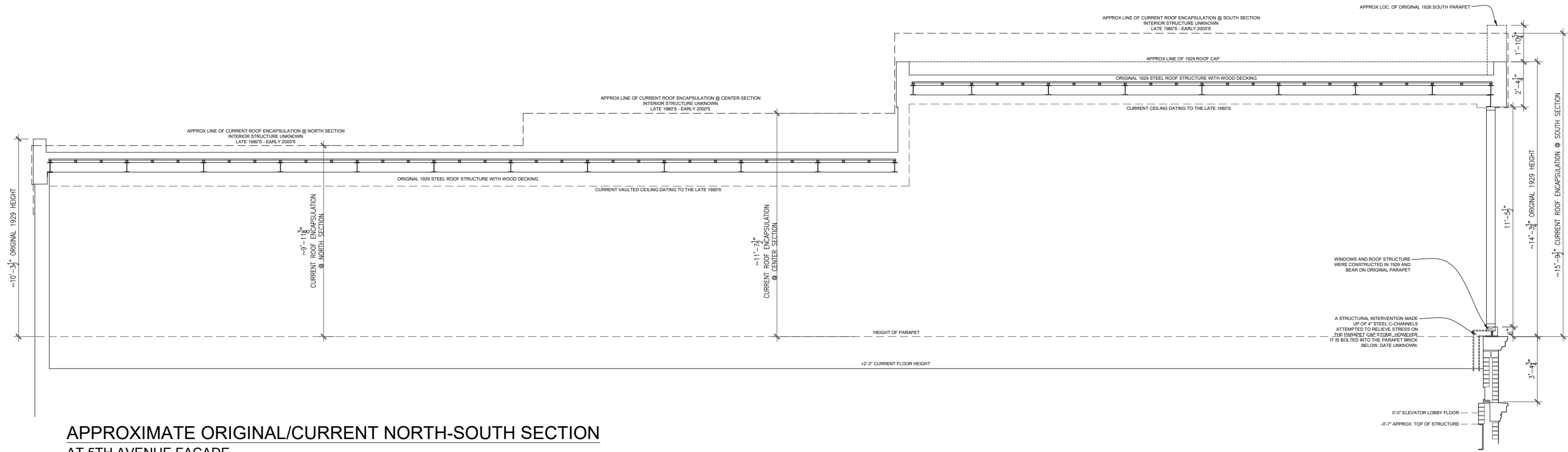
2004



2006

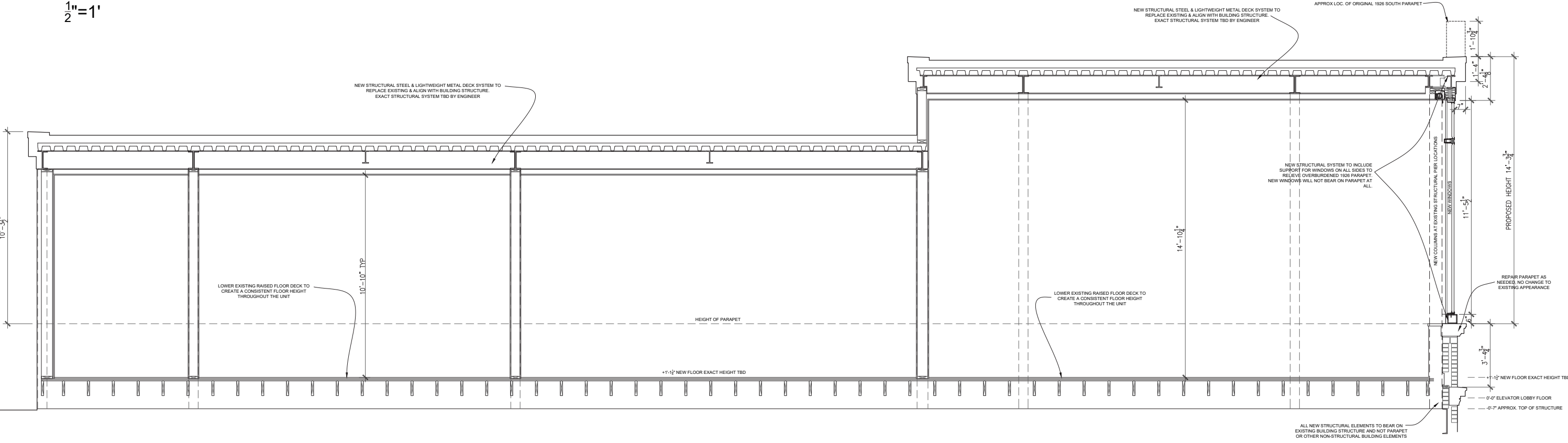


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**APPROXIMATE ORIGINAL/CURRENT NORTH-SOUTH SECTION
AT 5TH AVENUE FACADE**

$\frac{1}{2}'' = 1'$



**PROPOSED SCHEMATIC NORTH-SOUTH SECTION
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