

1209 PARK AVENUE:
PROPOSED FACADE ALTERATIONS &
ROOFTOP & REAR ADDITIONS



EXISTING FRONT FACADE



PROPOSED FRONT FACADE



EXISTING REAR FACADE



PROPOSED REAR FACADE

1209 PARK AVENUE - TOWNHOUSE



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MAY 21ST 2023

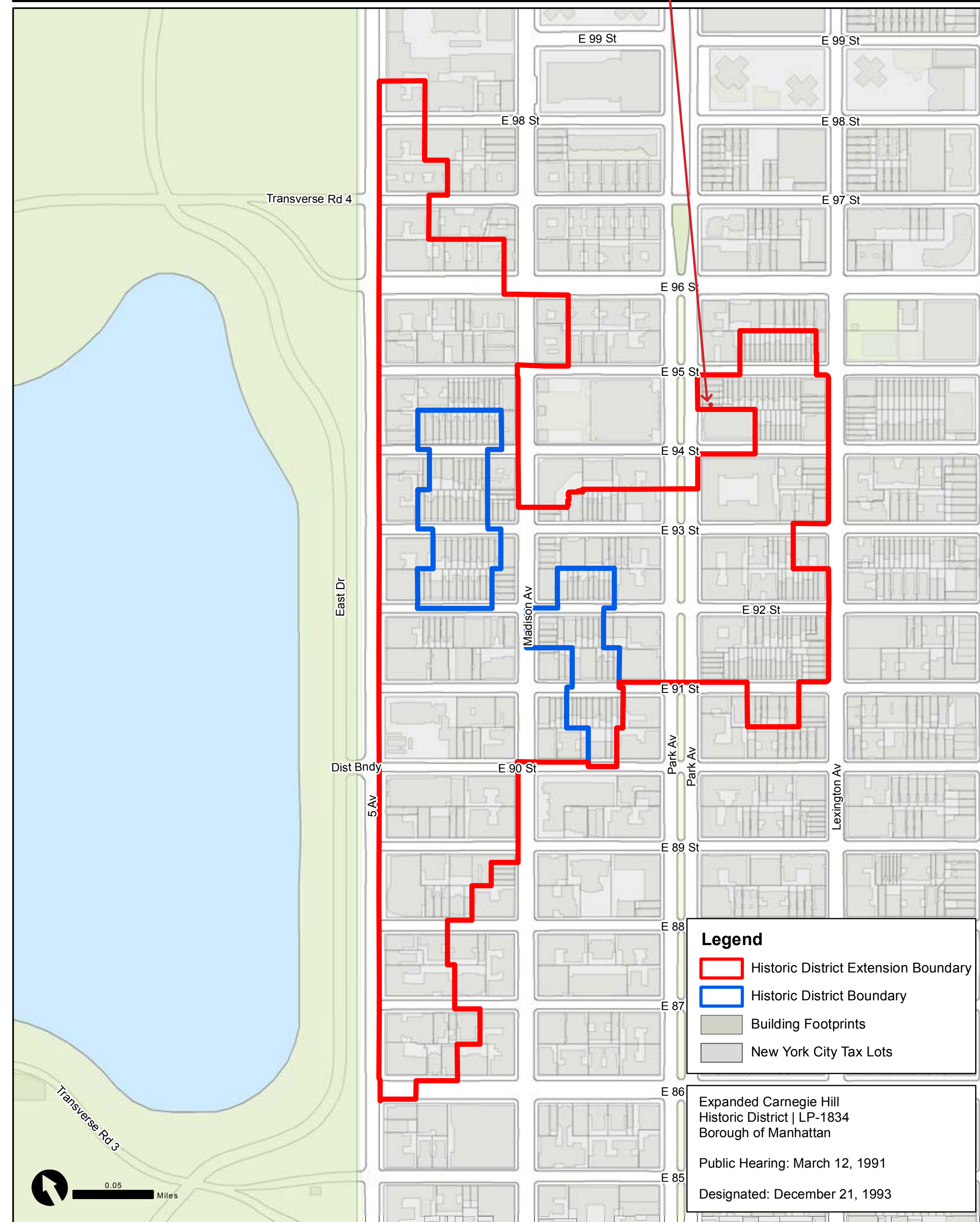
LPC-1

1209 PARK AVENUE: LOCATION

SUBJECT PROPERTY
1209 PARK AVENUE

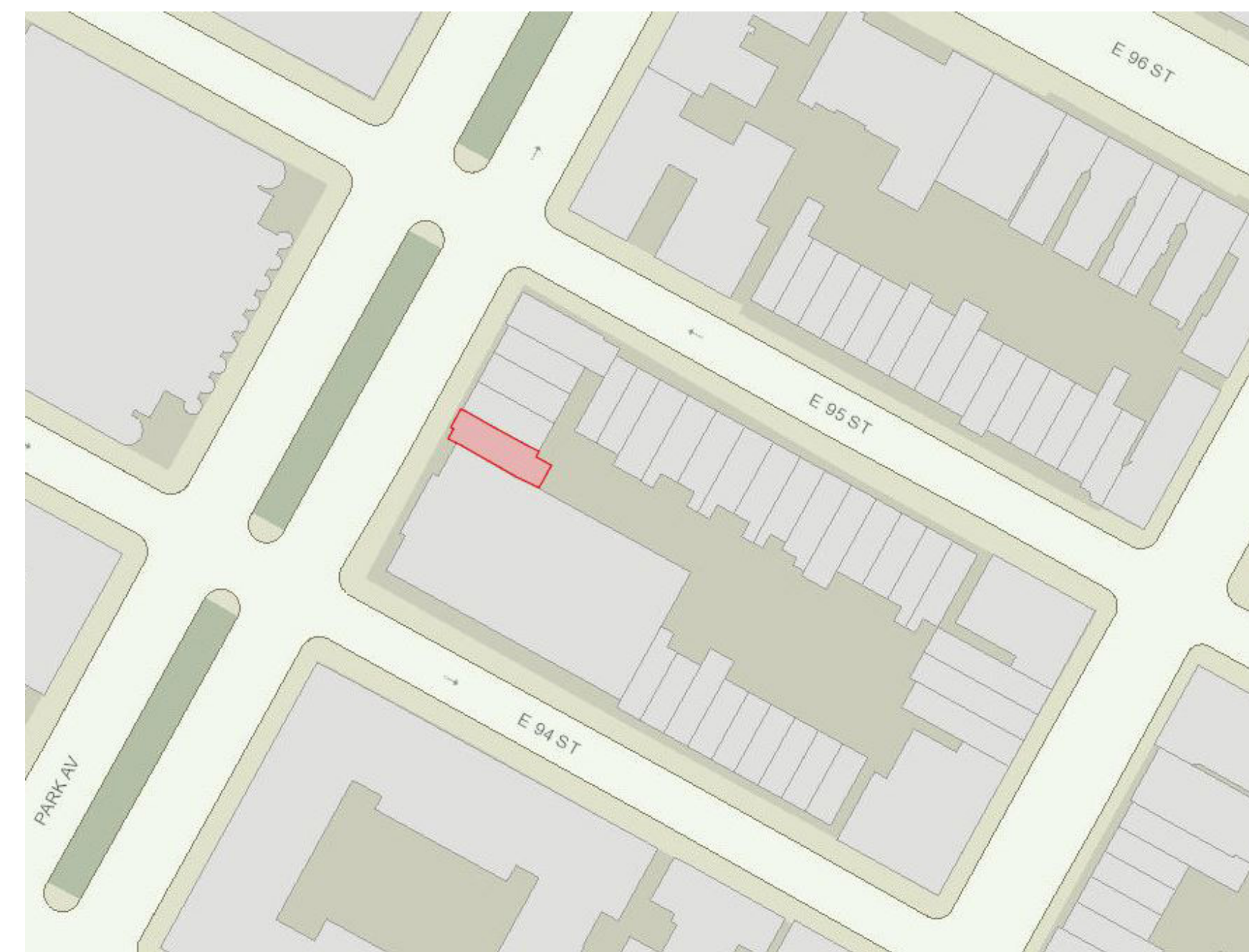
Expanded Carnegie Hill Historic District | LP-1834

NYC Landmarks Preservation Commission

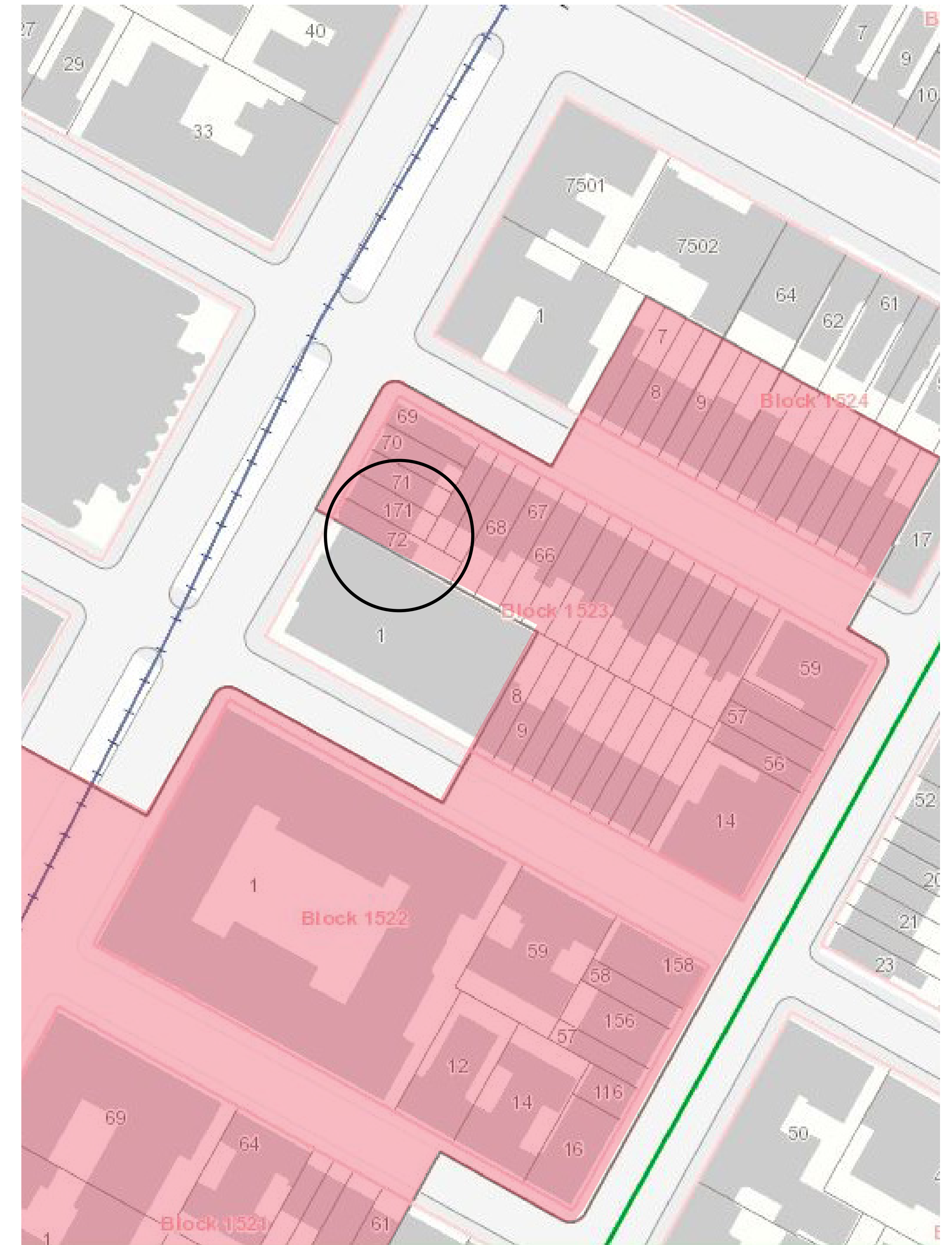


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019

EXPANDED CARNEGIE HILL HISTORIC DISTRICT | LP-1834



SITE LOCATION DOITT MAP



NYC OASIS MAP - BLOCK: 1523, LOT: 72

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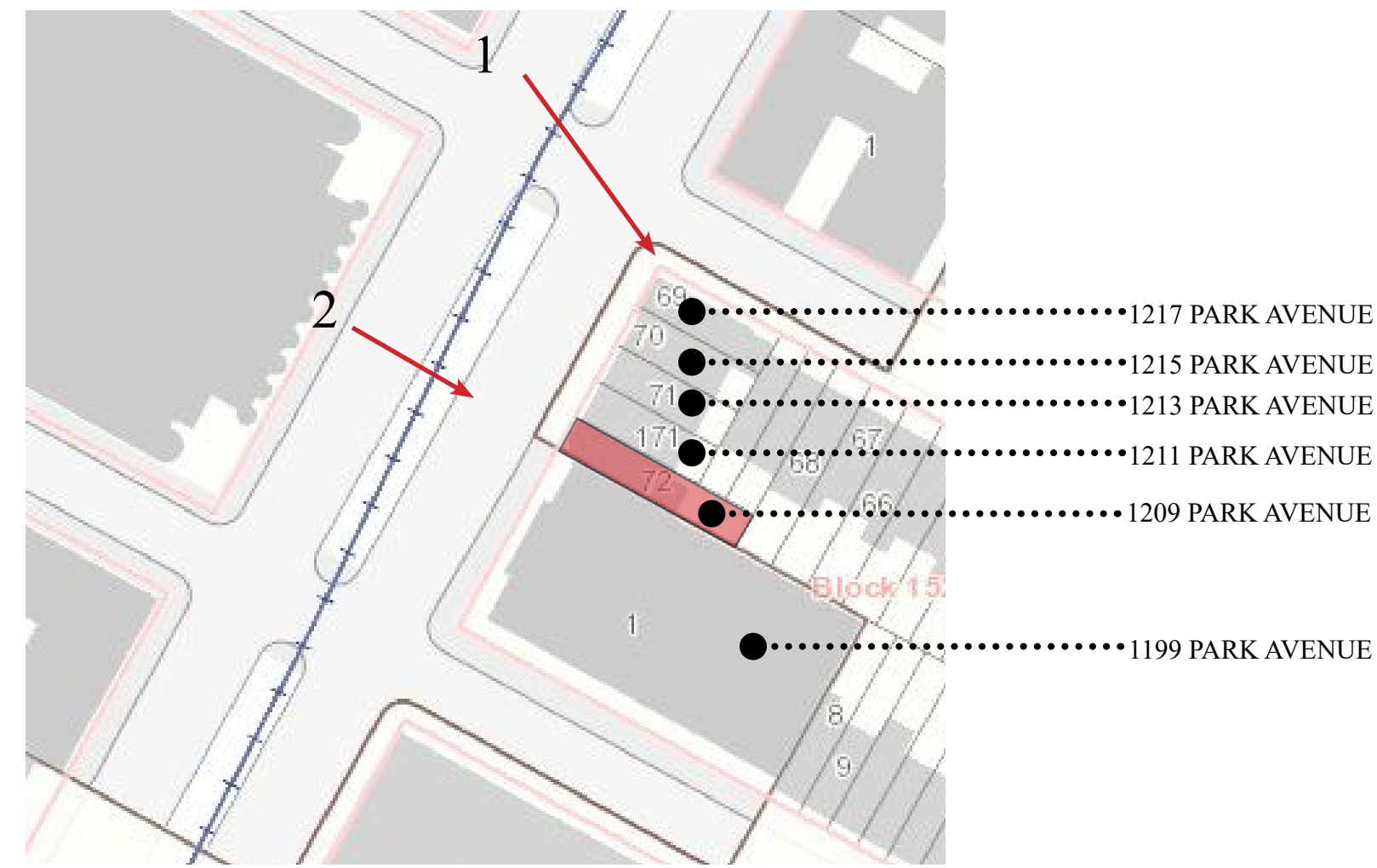
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LPC-2

1209 PARK AVENUE:
EAST SIDE OF PARK AVENUE
STREETSCAPE



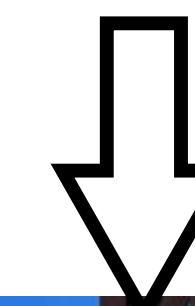
KEY PLAN



1217 PARK AVE. 1215 PARK AVE. 1213 PARK AVE. 1211 PARK AVE. 1209 PARK AVE.

1199 PARK AVE.
NOTE: THIS BUILDING IS NOT IN THE
CARNEGIE HILL HISTORIC DISTRICT

VIEW - 1
FROM ACROSS THE 95TH STREET AND PARK AVENUE



VIEW - 2
FROM ACROSS PARK AVENUE

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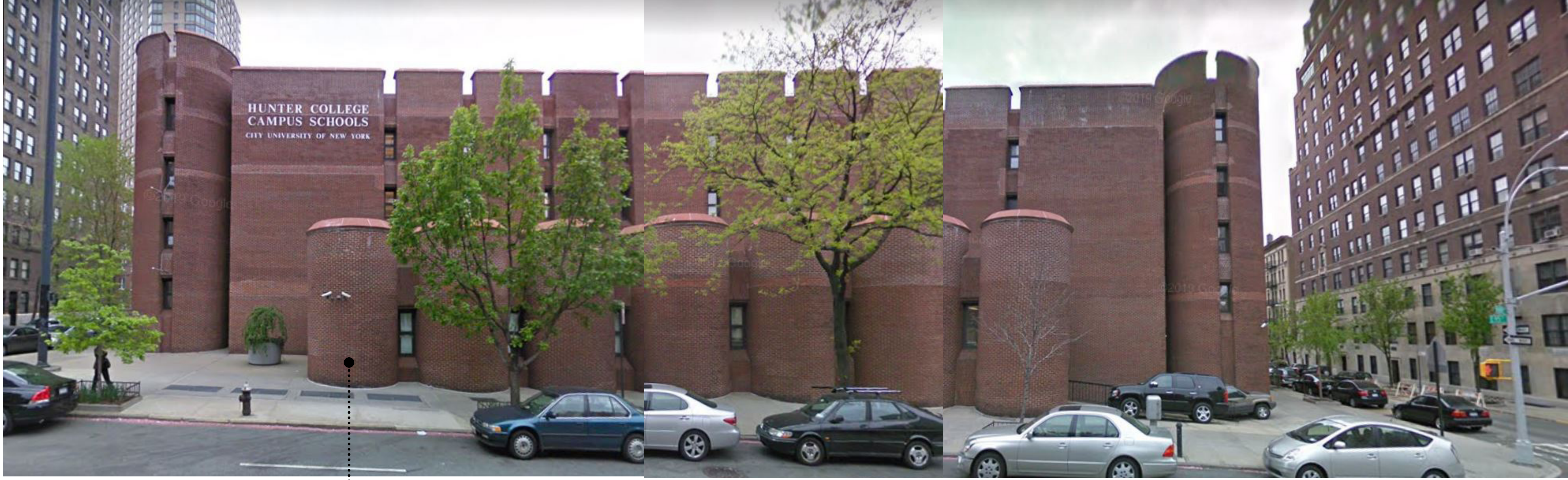
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LPC-3

1209 PARK AVENUE:
WEST SIDE OF PARK AVENUE
STREETSCAPE



KEY PLAN



VIEW - 1
FROM ACROSS PARK AVENUE

1339 MADISON AVE.

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LPC-4

1209 PARK AVENUE:
HISTORIC PHOTOS



1930's TAX PHOTO. (MUNICIPAL ARCHIVE)



1980's TAX PHOTO. (MUNICIPAL ARCHIVE)



1991 DESIGNATION PHOTO. (NYC LPC)

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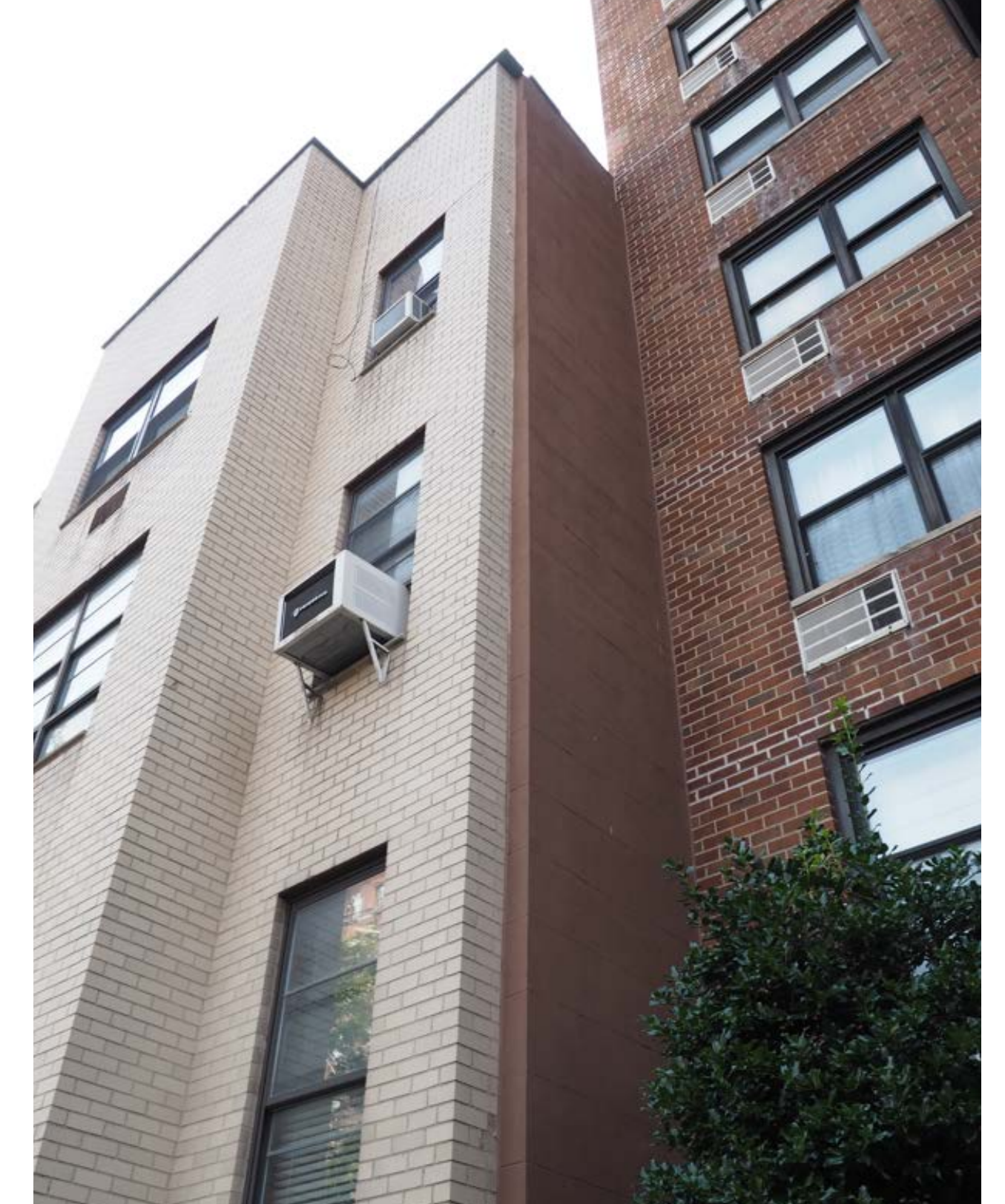
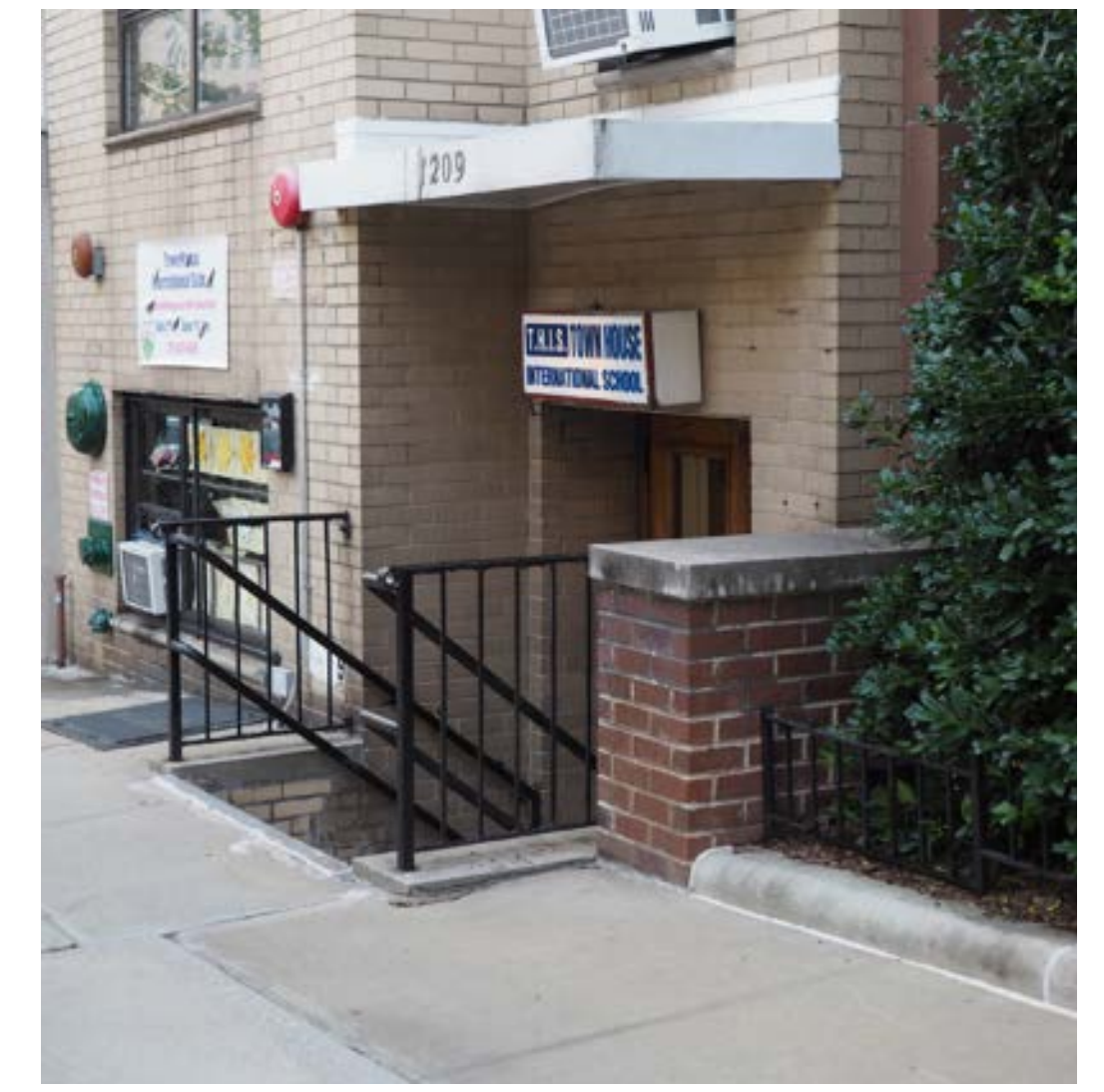
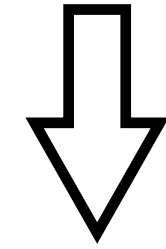
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LPC-5

1209 PARK AVENUE:
EXISTING CONDITIONS, FRONT FACADE



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LPC-6

1209 PARK AVENUE:
 FACADE ALTERATION PRECEDENTS WITHIN THE DISTRICT
 NEO-CLASSICAL FACADES WITH BASEMENT ENTRANCES AND AREAWAYS



1 EAST 94TH ST.



25 EAST 94TH ST.



14 EAST 94TH ST.



13 EAST 94TH ST.



8 EAST 92ND ST.



11 EAST 92ND ST.



9 EAST 92ND ST.



6 EAST 92ND ST.



8, 10, 12 EAST 93RD ST.

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LPC-7

1209 PARK AVENUE:
FACADE REPLACEMENT IN THE DISTRICT



10 EAST 87TH ST. - DESIGNATION PHOTO (NYC LPC)
CARNEGIE HILL HISTORIC DISTRICT
MODERN STYLE



10 EAST 87TH ST. - PRESENT DAY
CARNEGIE HILL HISTORIC DISTRICT
MODERN STYLE

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LPC-8

1209 PARK AVENUE:
 FACADE ALTERATION PRECEDENTS IN NEAR-BY HISTORIC DISTRICTS



127 EAST 71ST ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 MODERN STYLE



127 EAST 71ST ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT
 MODERN STYLE



33 EAST 63RD ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NEO-GREC STYLE



33 EAST 63RD ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT



7 EAST 63RD ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NO STYLE



7 EAST 63RD ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT
 NEW LIMESTONE FACADE APPROVED IN 2006.

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LPC-9

1209 PARK AVENUE:
 FACADE ALTERATION PRECEDENTS IN NEAR-BY HISTORIC DISTRICTS



12 EAST 76TH ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NO STYLE



12 EAST 76TH ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT



31 EAST 63RD ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NO STYLE



31 EAST 63RD ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT



38 EAST 75TH ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NO STYLE



38 EAST 75TH ST. -
 UPPER EAST SIDE HISTORIC DISTRICT
 RENDERING APPROVED AT PUBLIC MEETING
 MAY 24, 2022
 CoFA 23-00025, ISSUED OCTOBER 12, 2022



45 EAST 74TH ST. - DESIGNATION PHOTO
 UPPER EAST SIDE HISTORIC DISTRICT
 NO STYLE



45 EAST 74TH ST. - PRESENT DAY
 UPPER EAST SIDE HISTORIC DISTRICT

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LPC-10

1209 PARK AVENUE:
FACADE ALTERATION PRECEDENTS IN NEAR-BY HISTORIC DISTRICTS



113 EAST 64TH ST. - DESIGNATION PHOTO
UPPER EAST SIDE HISTORIC DISTRICT
NO STYLE



113 EAST 64TH ST. - PRESENT DAY
UPPER EAST SIDE HISTORIC DISTRICT



10 EAST 78TH ST. - DESIGNATION PHOTO
METROPOLITAN MUSEUM HISTORIC DISTRICT
NO STYLE



10 EAST 78TH ST. - PRESENT DAY
METROPOLITAN MUSEUM HISTORIC DISTRICT
NO STYLE

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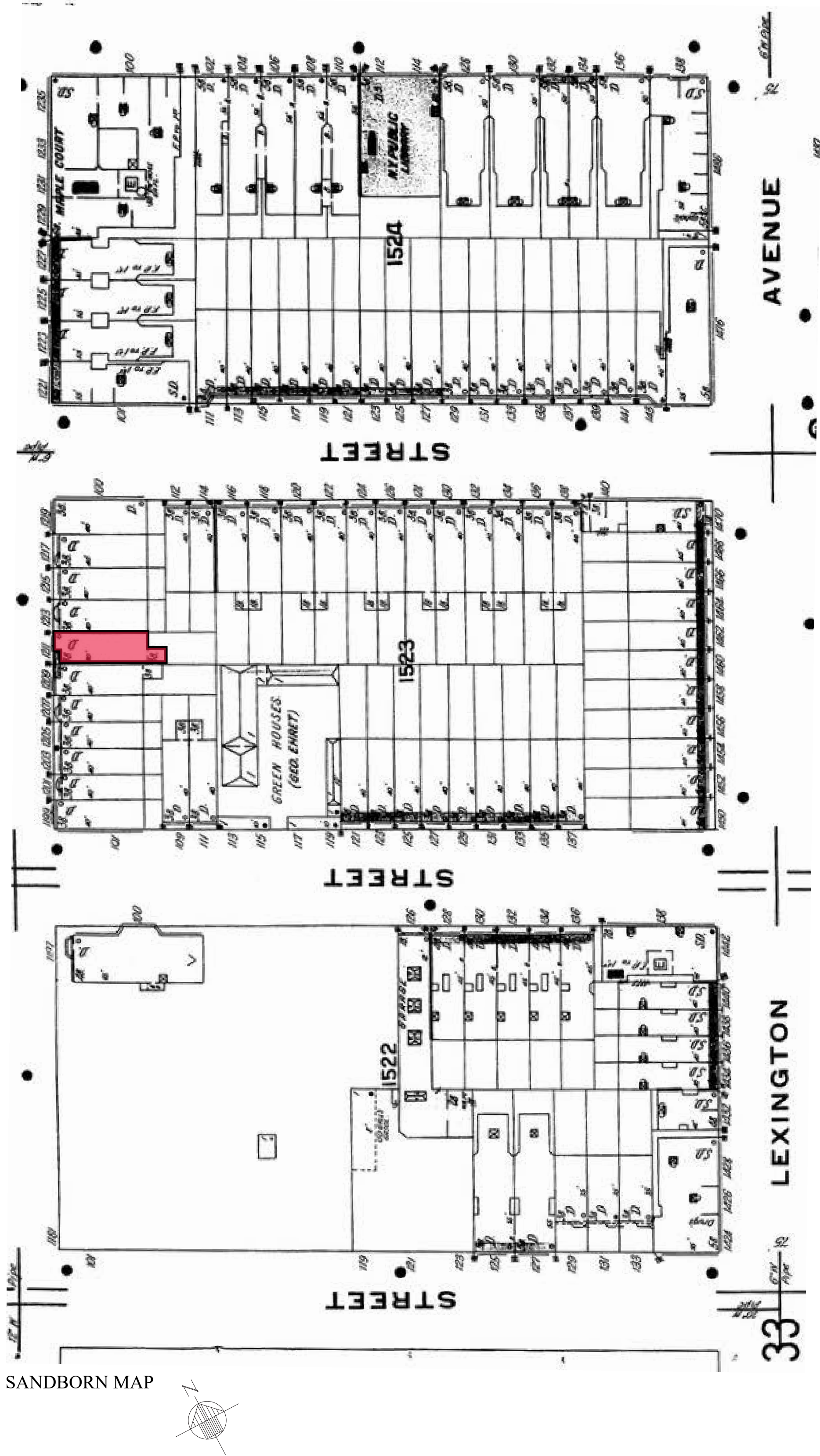
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LPC-11

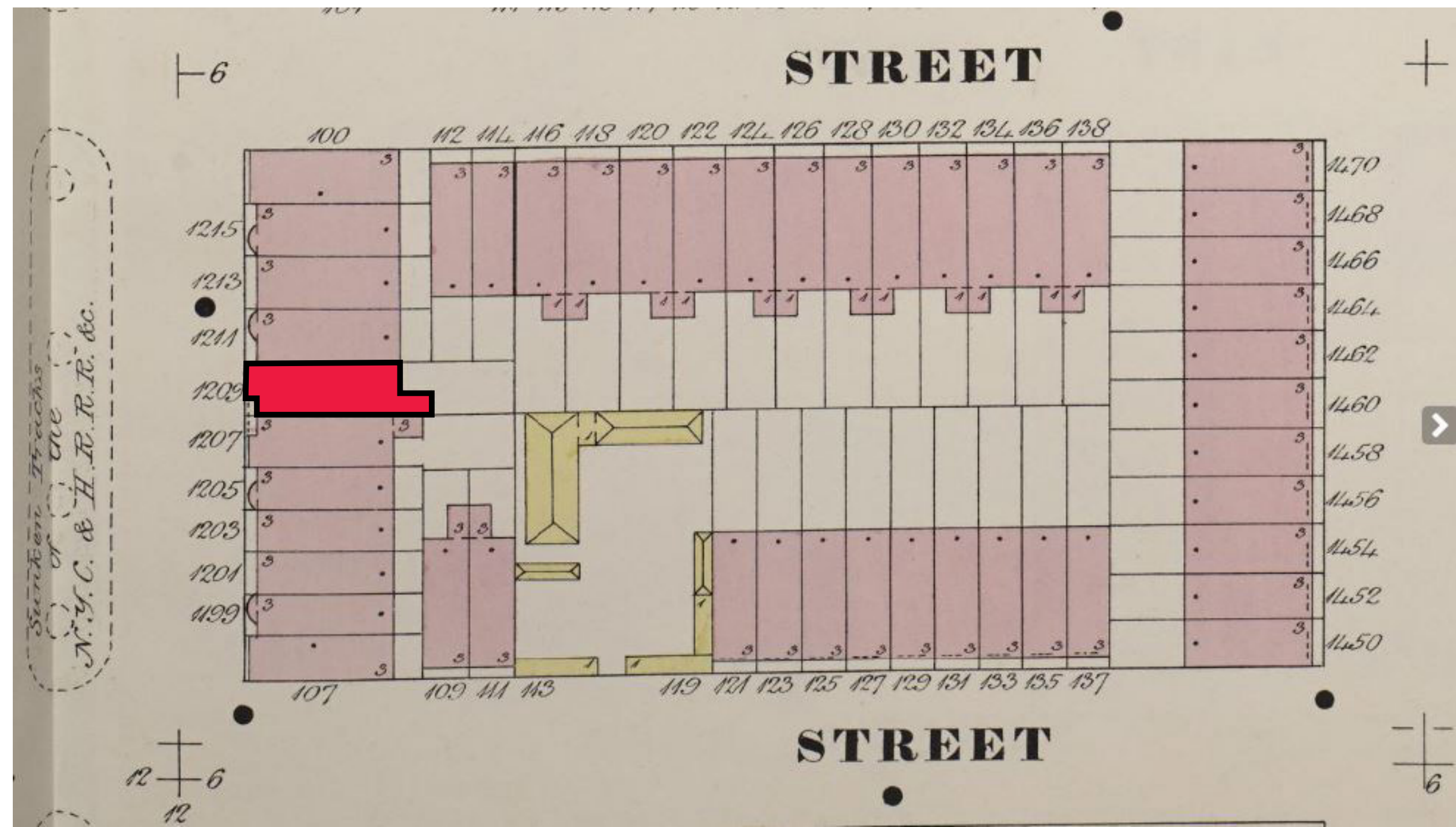
1209 PARK AVENUE: BLOCK DEVELOPMENT



SANDBORN MAP



1892 SANDBORN MAP



1892 SANDBORN MAP - ENLARGED

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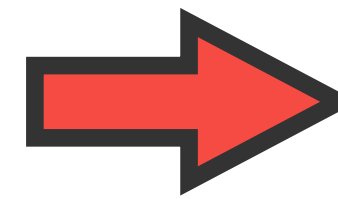
MAY 21ST 2023 LPC-12



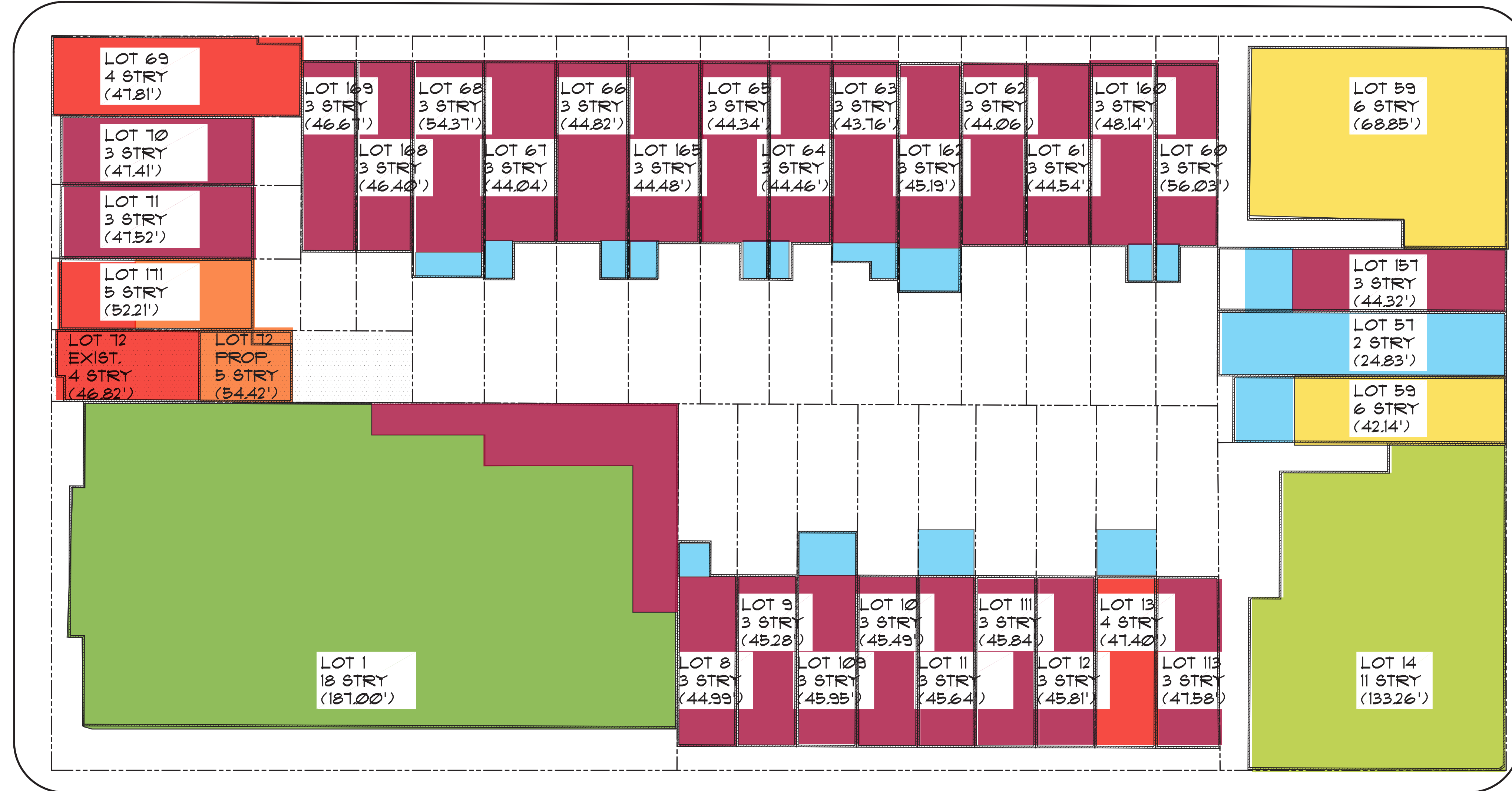
1209 PARK AVENUE: PROPOSED BLOCK PLAN

EAST 95TH STREET BUILDING HEIGHT EXTRACTED FROM / NUMBER OF FLOORS EXTRACTED
NYC.GOV D.OF-DIGITAL TAX MAP / FROM NYC ZONING & LAND USE MAP

SUBJECT PROPERTY
1209 PARK AVENUE



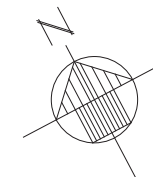
PARK AVE. (140')



LEXINGTON AVE. (75')

STORIES	COLOR
2	LIGHT BLUE
3	MAROON
4	RED
5	ORANGE
6	YELLOW
11	LIGHT GREEN
18	GREEN

EXISTING PLOT PLAN



EAST 94TH STREET

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LPC-13

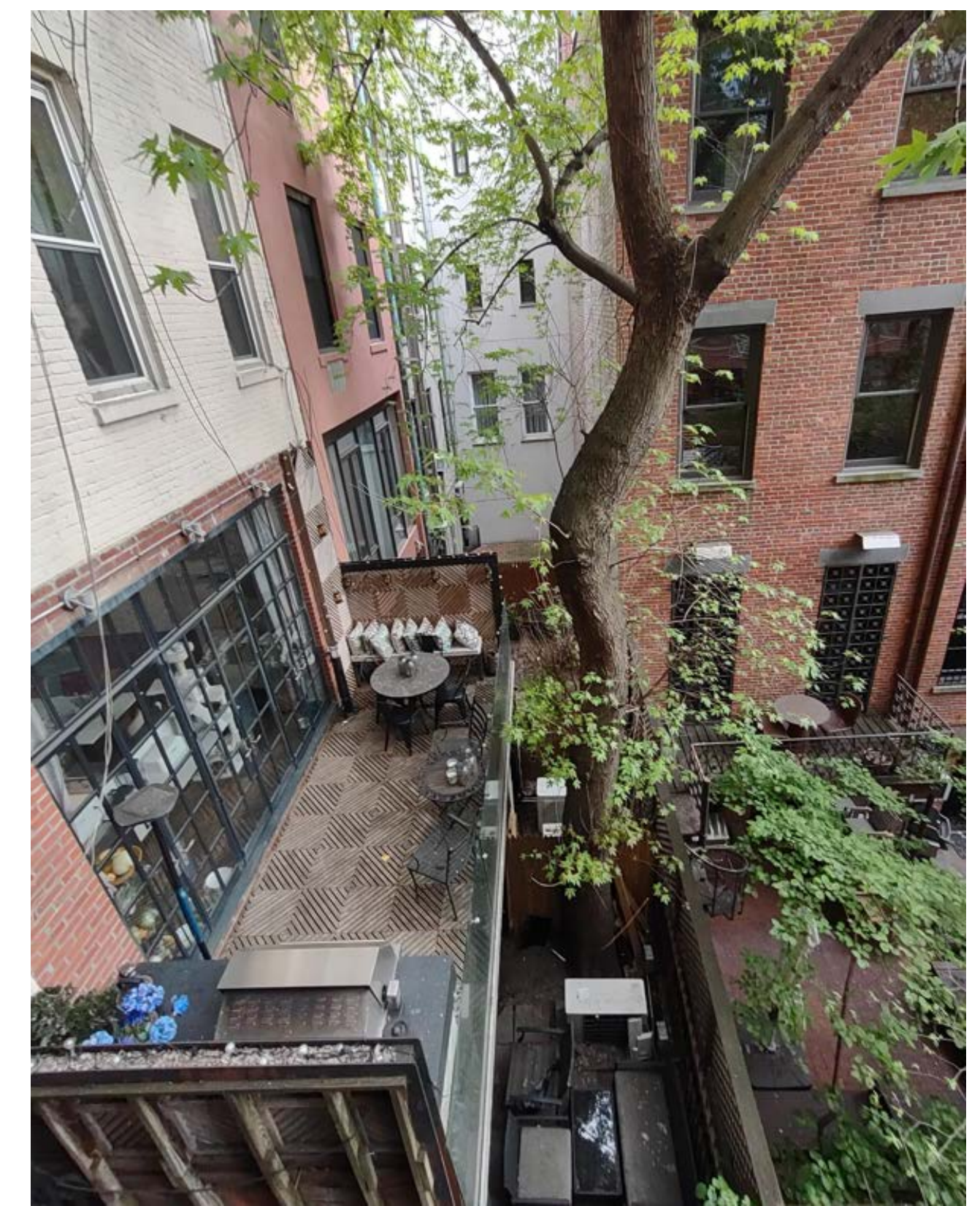
1209 PARK AVENUE:
INTERIOR BLOCK, EXISTING CONDITIONS



GOOGLE EARTH BIRD'S EYE VIEW



INTERIOR BLOCK PHOTO 2



INTERIOR BLOCK PHOTO 3



INTERIOR BLOCK PHOTO 1

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MAY 21ST 2023

LPC-14

1209 PARK AVENUE:
 VISIBLE ROOFTOP ADDITIONS APPROVED WITHIN THE DISTRICT



1141 - 1149 PARK AVENUE, VIEWED FROM THE WEST SIDE OF PARK AVENUE AT EAST 91ST ST. ROOFTOP ADDITION AT 1141 IS VISIBLE (MAY 2023)



1141 - 1149 PARK AVENUE, VIEWED FROM THE WEST ON EAST 91ST ST. ROOFTOP ADDITIONS AT 1141 AND 1145 ARE VISIBLE (MAY 2023)



1141 - 1149 PARK AVENUE, ZOOMED IN VIEW FROM DOWN EAST 91ST ST. ROOFTOP ADDITIONS AT 1141 AND 1145 PARK AVENUE ARE VISIBLE (MAY 2023)



48 EAST 92ND ST. VIEWED FROM ACROSS THE STREET. ROOFTOP ADDITION IS NOT VISIBLE. (MAY 2023)



48 EAST 92ND ST. VIEWED FROM MADISON AVENUE. ROOFTOP ADDITION IS VISIBLE. (MAY 2023)



48 EAST 92ND ST. ZOOMED IN VIEW FROM MADISON AVENUE. ROOFTOP ADDITION IS VISIBLE. (MAY 2023)

1209 PARK AVENUE - TOWNHOUSE



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LPC-15

1209 PARK AVENUE:
 VISIBLE ROOFTOP ADDITIONS APPROVED WITHIN THE DISTRICT



63 AND 65 EAST 92ND ST. VIEWED FROM ACROSS THE STREET. ROOFTOP ADDITIONS ARE NOT VISIBLE (MAY 2023)



63 AND 65 EAST 92ND ST. VIEWED WALKING EAST. ROOFTOP ADDITIONS ARE VISIBLE (MAY 2023)



63 AND 65 EAST 92ND ST. ZOOMED IN. VIEWED WALKING EAST. ROOFTOP ADDITIONS ARE VISIBLE (MAY 2023)



60 EAST 93RD ST. VIEWED FROM ACROSS THE STREET. ROOFTOP ADDITIONS ARE VISIBLE (MAY 2023)



60 EAST 93RD ST. VIEWED FROM ACROSS THE STREET AND WALKING WEST. ROOFTOP ADDITIONS ARE VISIBLE (MAY 2023)



60 EAST 93RD ST. ZOOMED IN. VIEWED FROM ACROSS THE STREET AND WALKING WEST. ROOFTOP ADDITIONS ARE VISIBLE (MAY 2023)

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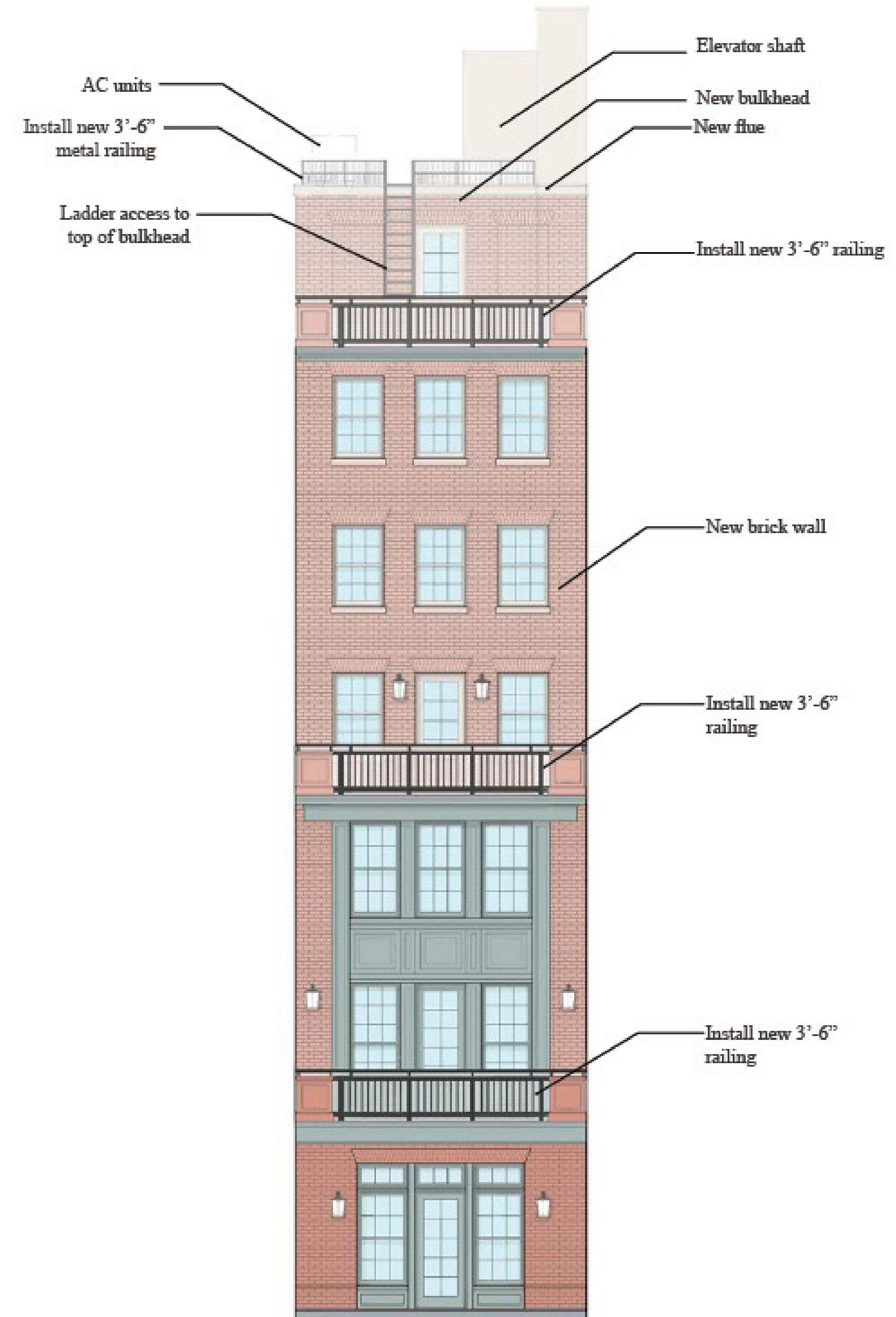
LPC-16

1209 PARK AVENUE: RECENT REAR FACADE ALTERATION APPROVAL



EXISTING FACADE

38 EAST 75TH ST.
UPPER EAST SIDE HISTORIC DISTRICT
EXISTING REAR FACADE



PROPOSED FACADE

38 EAST 75TH ST.
UPPER EAST SIDE HISTORIC DISTRICT
NEW REAR FACADE APPROVED AT PUBLIC MEETING
MAY 24, 2022.
CofA 23-00025, issued Oct. 12 2022.

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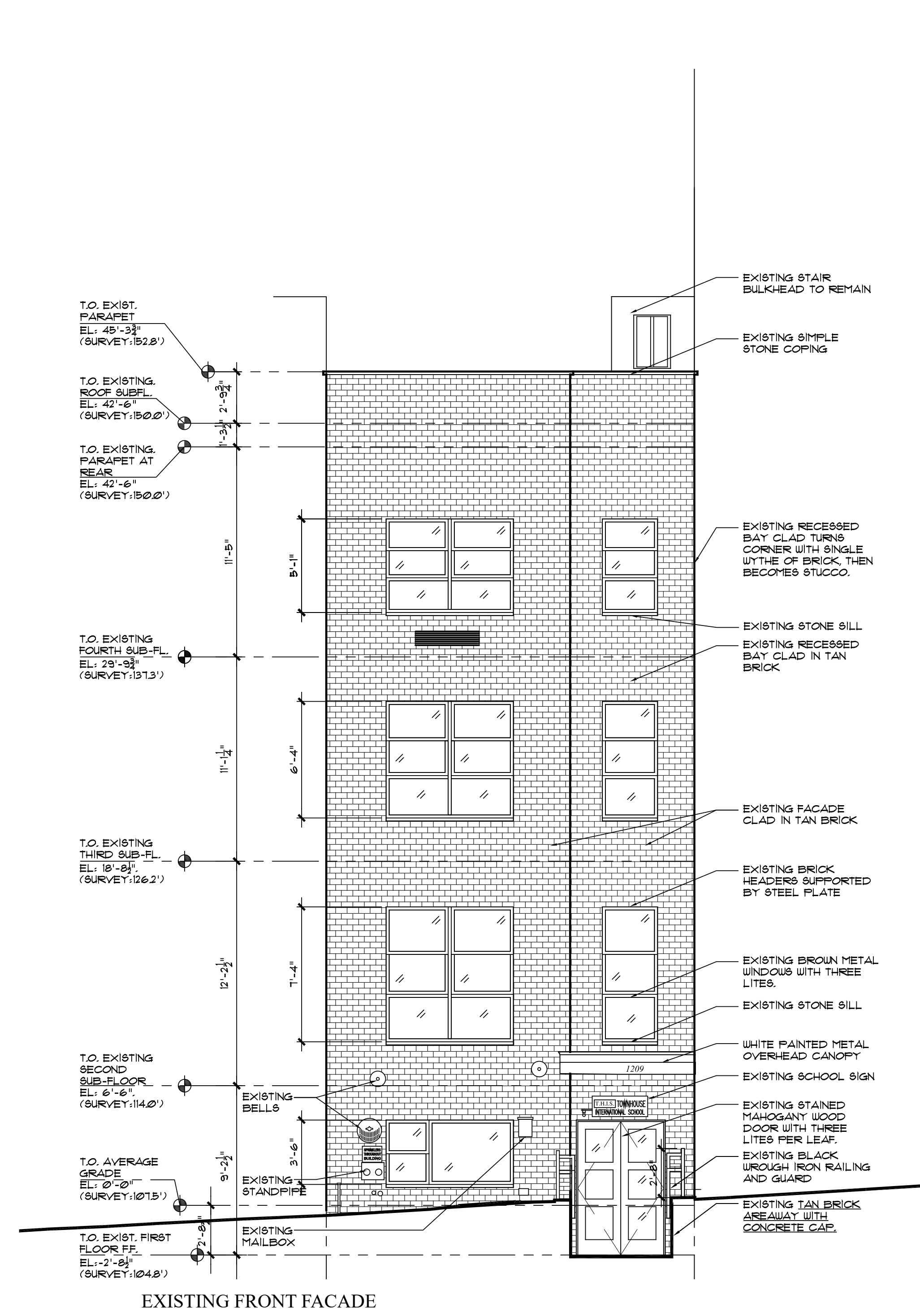
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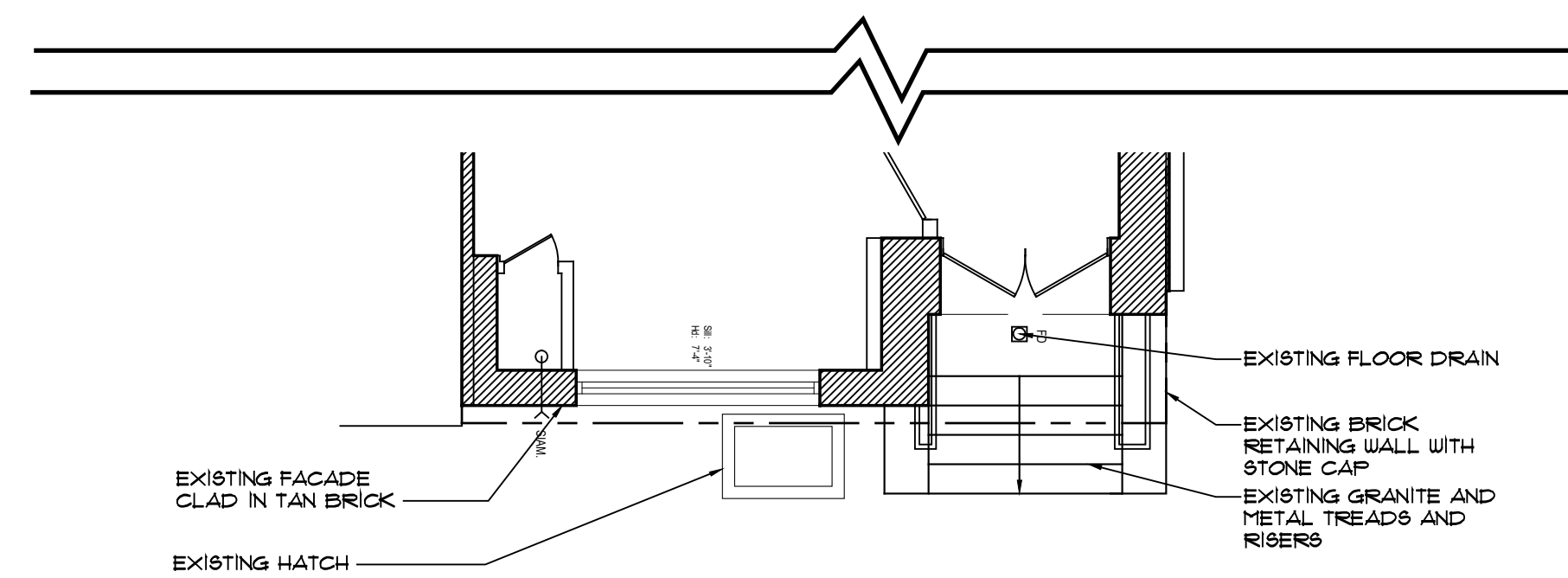
MAY 21ST 2023

LPC-17

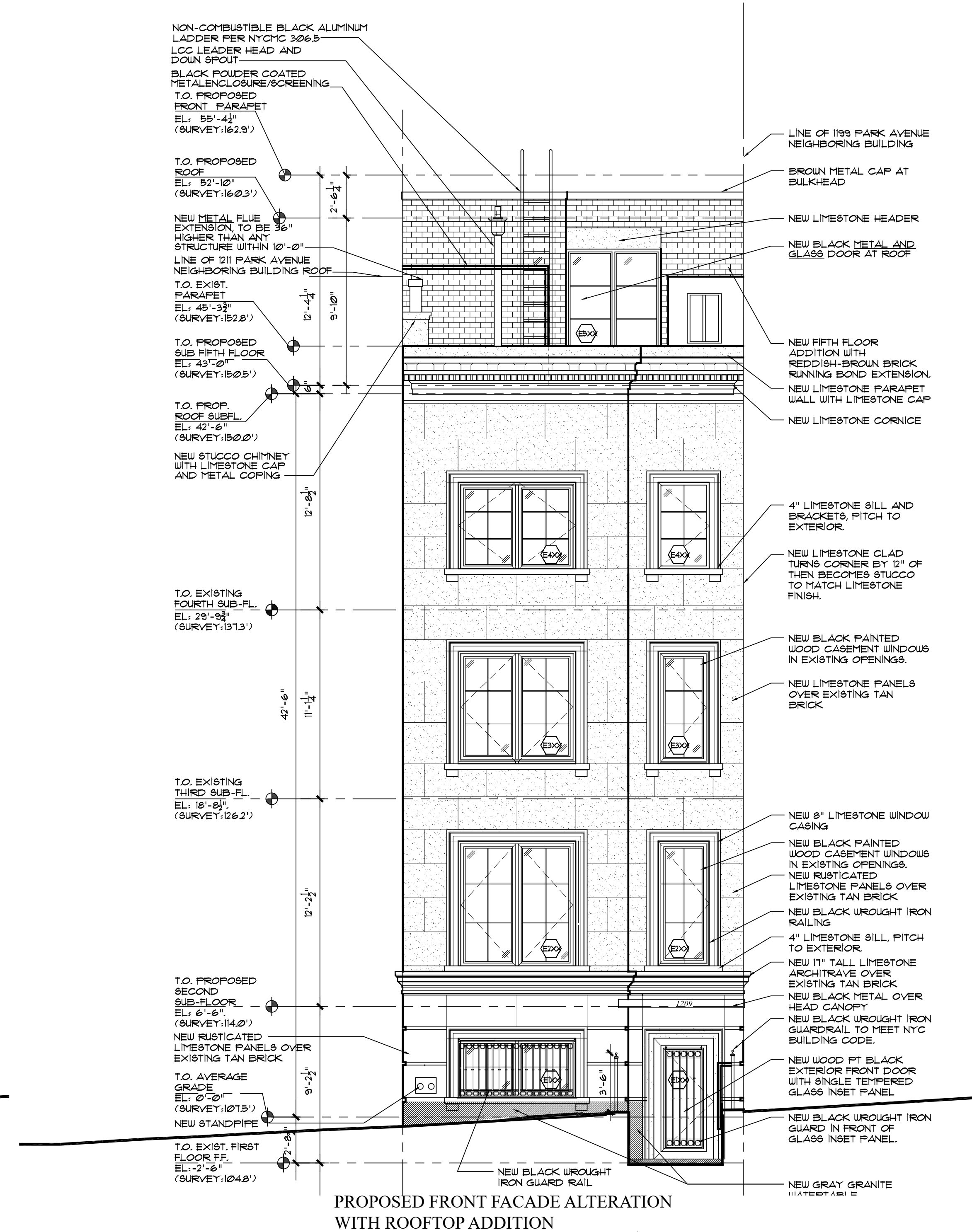
1209 PARK AVENUE: PROPOSED FACADE ALTERATION



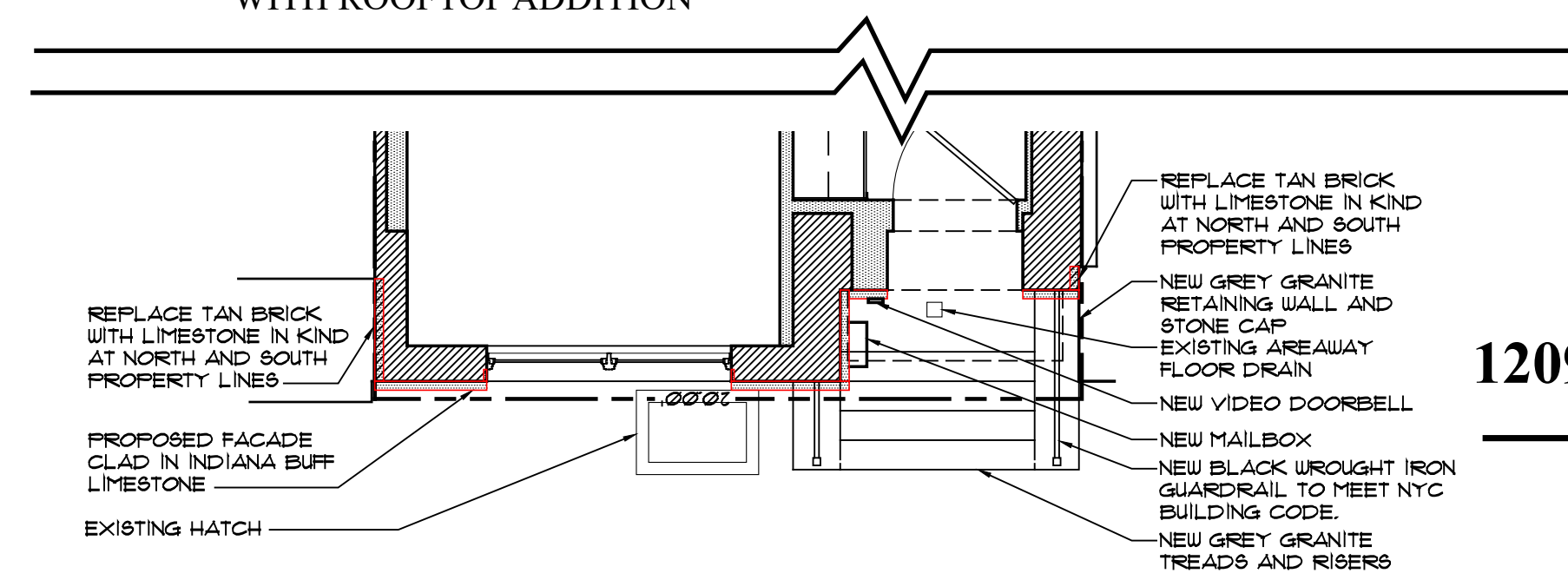
EXISTING FRONT FACADE



EXISTING PARTIAL PLAN AT FRONT FACADE AREAWAY



PROPOSED FRONT FACADE ALTERATION WITH ROOFTOP ADDITION



PROPOSED PARTIAL PLAN AT FRONT FACADE AREAWAY

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MAY 21ST 2023

LPC-18

1209 PARK AVENUE:
PROPOSED FACADE ALTERATION IN STREETSCAPE



EXISTING CONDITION



1211 PARK AVENUE 1209 PARK AVENUE (SUBJECT PROPERTY) 1199 PARK AVENUE

PROPOSED 2D ELEVATION WITH ROOFTOP ADDITION IN STREETSCAPE

NOTE: THIS BUILDING IS NOT IN THE
CARNEGIE HILL HISTORIC DISTRICT

1209 PARK AVENUE - TOWNHOUSE



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MAY 21ST 2023

LPC-19

1209 PARK AVENUE: PROPOSED CONDITION RENDERING



KEY PLAN



RENDERED VIEW - 1
FROM ACROSS THE STREET (PARK AVENUE)

..... 1211 PARK AVENUE

..... 1199 PARK AVENUE
NOTE: THIS BUILDING IS NOT IN THE
CARNEGIE HILL HISTORIC DISTRICT

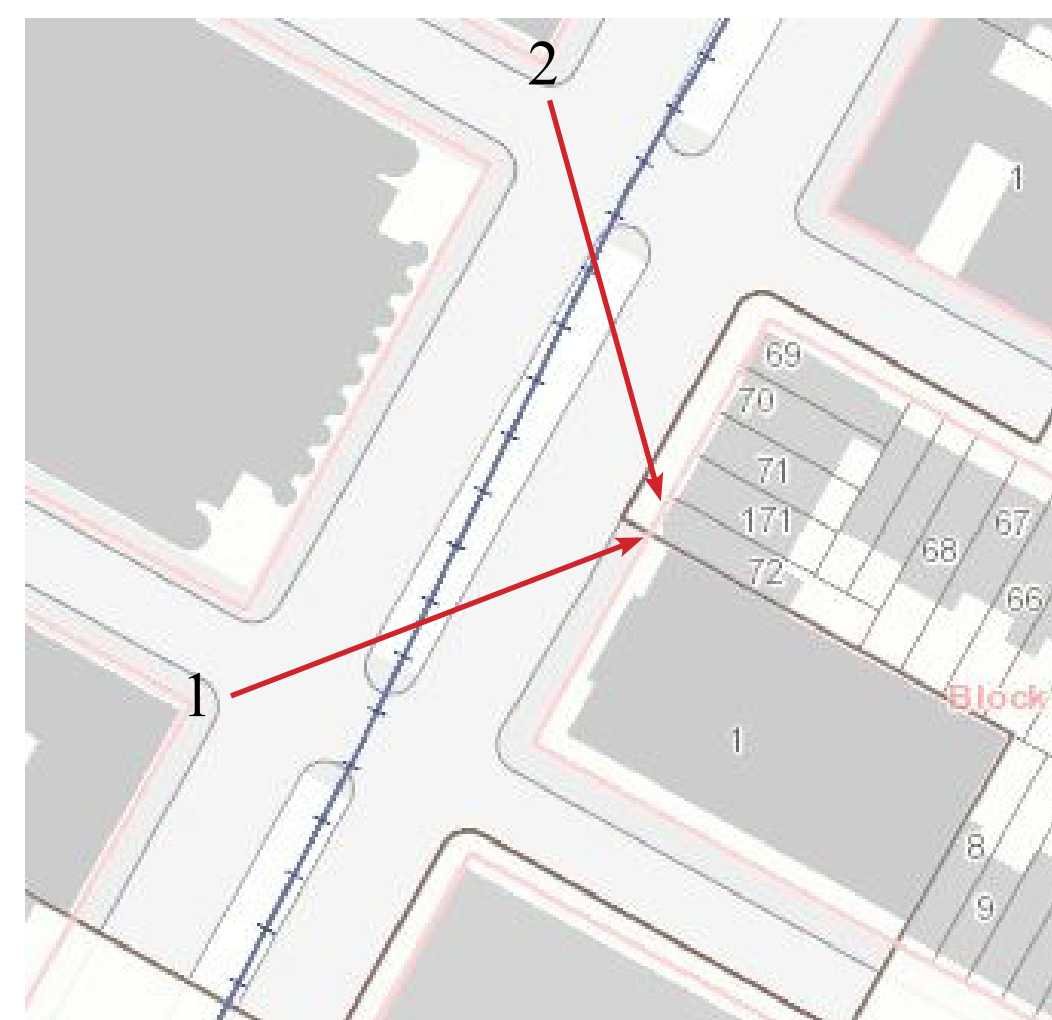
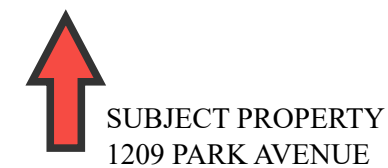


SUBJECT PROPERTY
1209 PARK AVENUE

1209 PARK AVENUE: PROPOSED CONDITION RENDERING



RENDERED VIEW - 1
LOOKING NORTHEAST FROM 94TH ST. AND PARK AVENUE



KEY PLAN



RENDERED VIEW - 2
LOOKING SOUTHEAST FROM 95TH ST. AND PARK AVENUE



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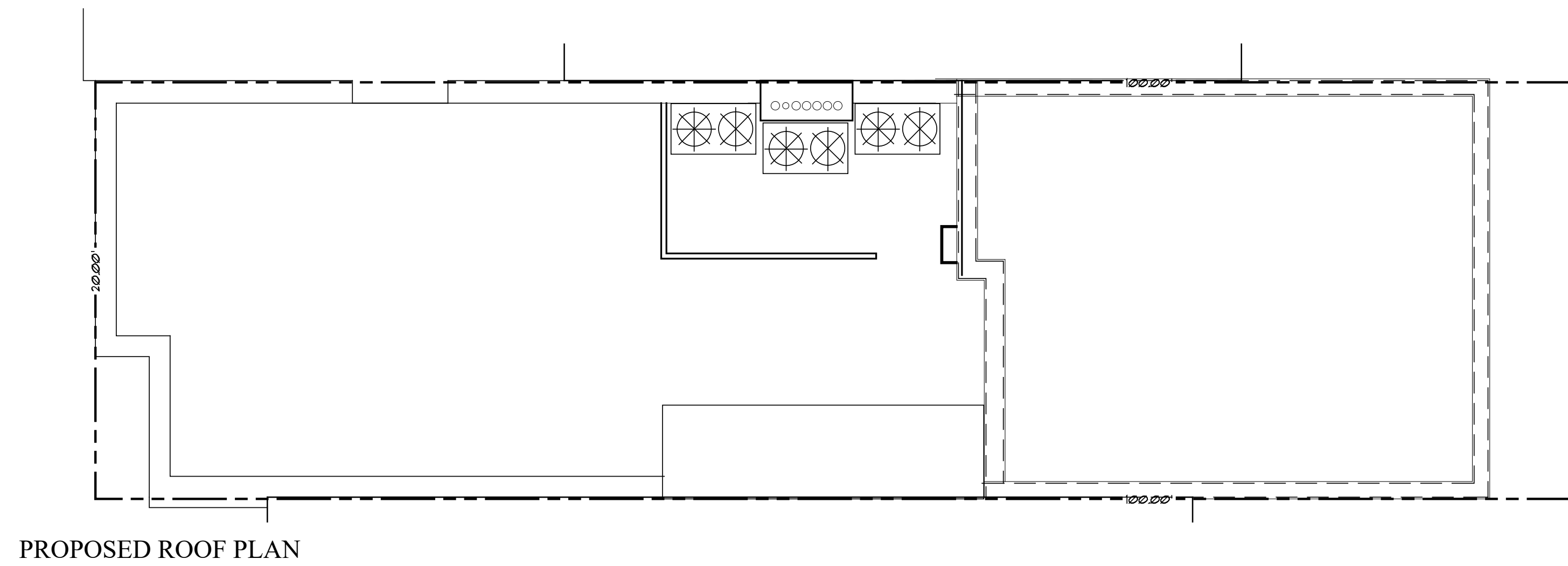
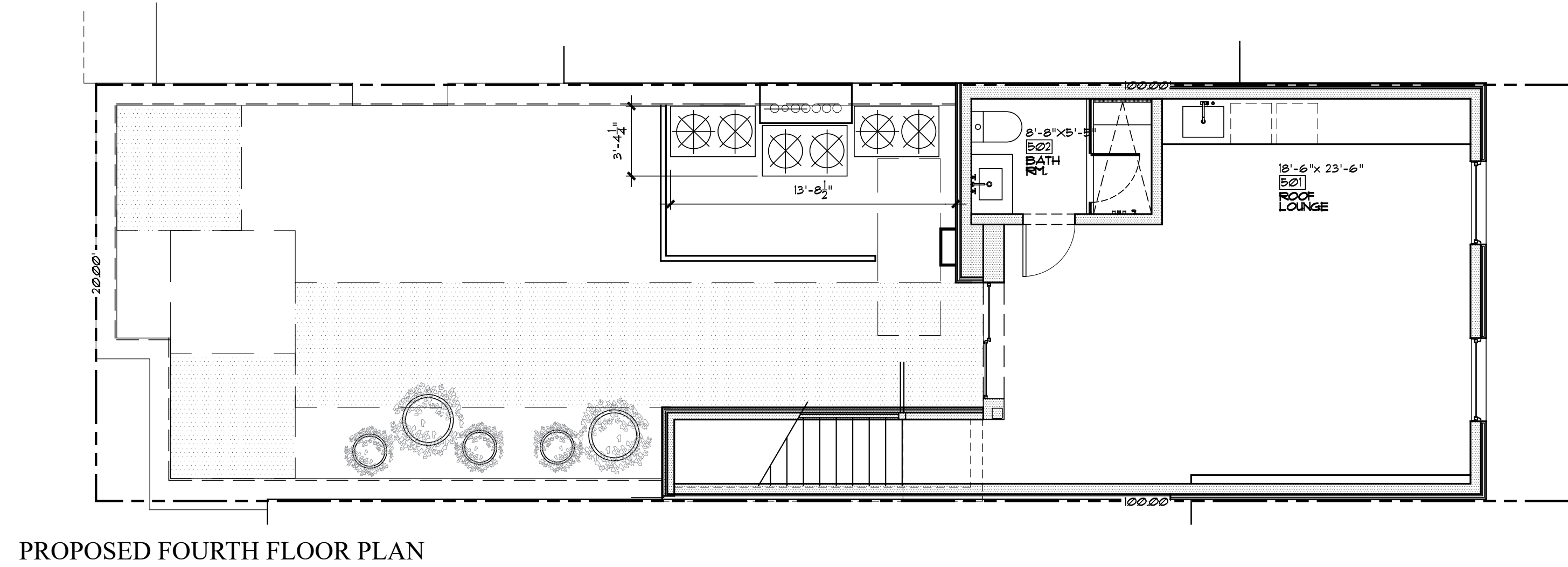
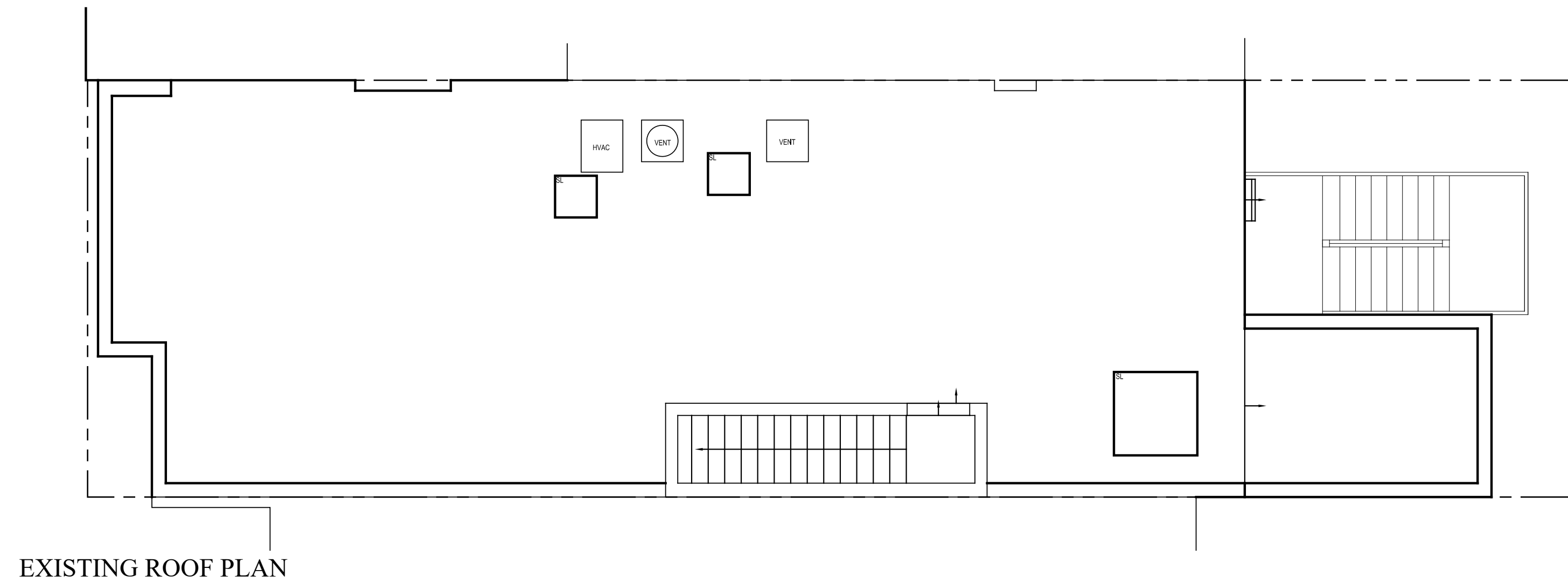
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LPC-21

1209 PARK AVENUE: PROPOSED ROOFTOP ADDITION



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LPC-22

1209 PARK AVENUE:
ROOFTOP EXISTING CONDITIONS



PHOTO 1: LOOKING EAST

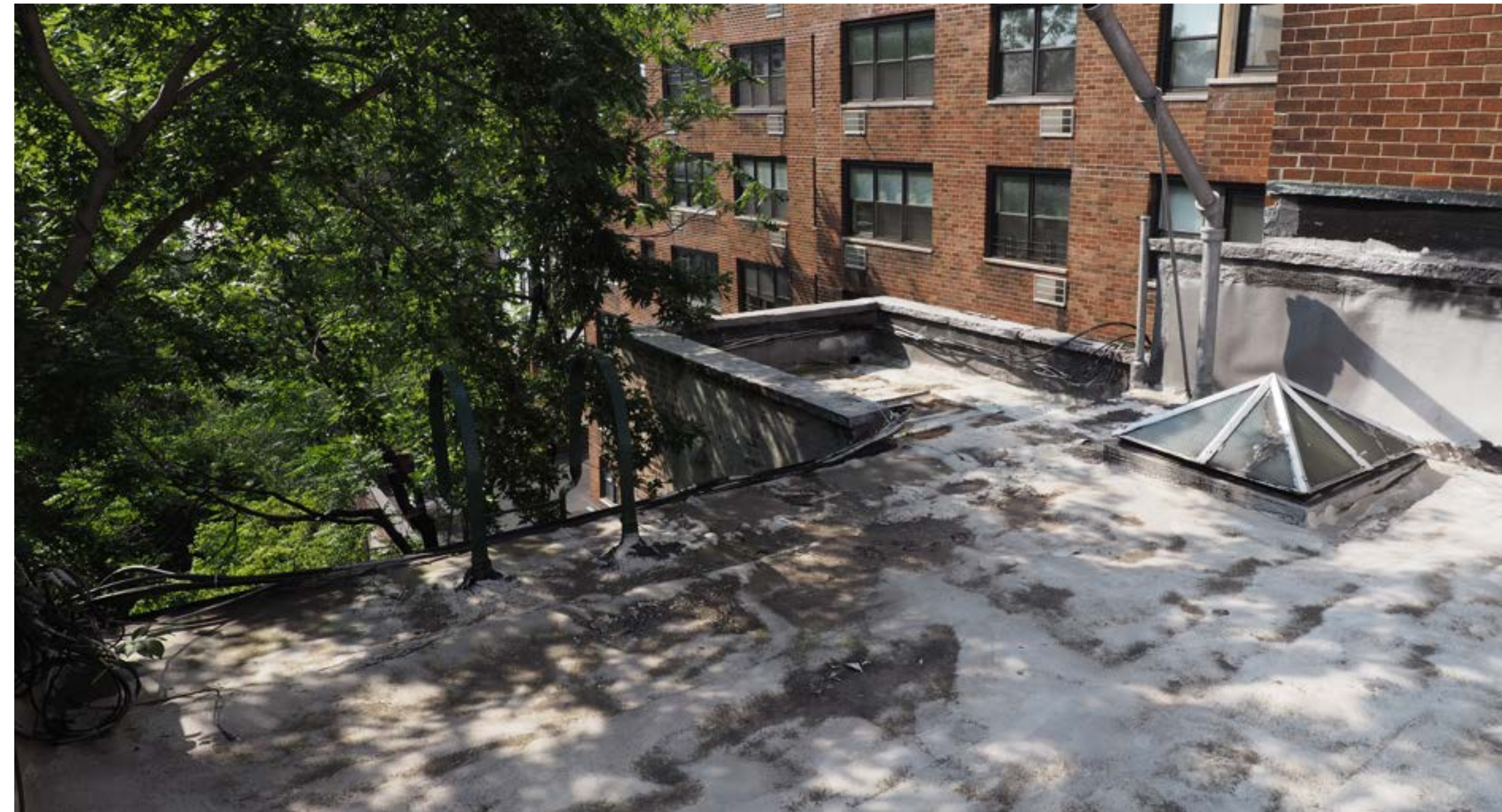


PHOTO 2: LOOKING EAST (REAR EXTENSION)

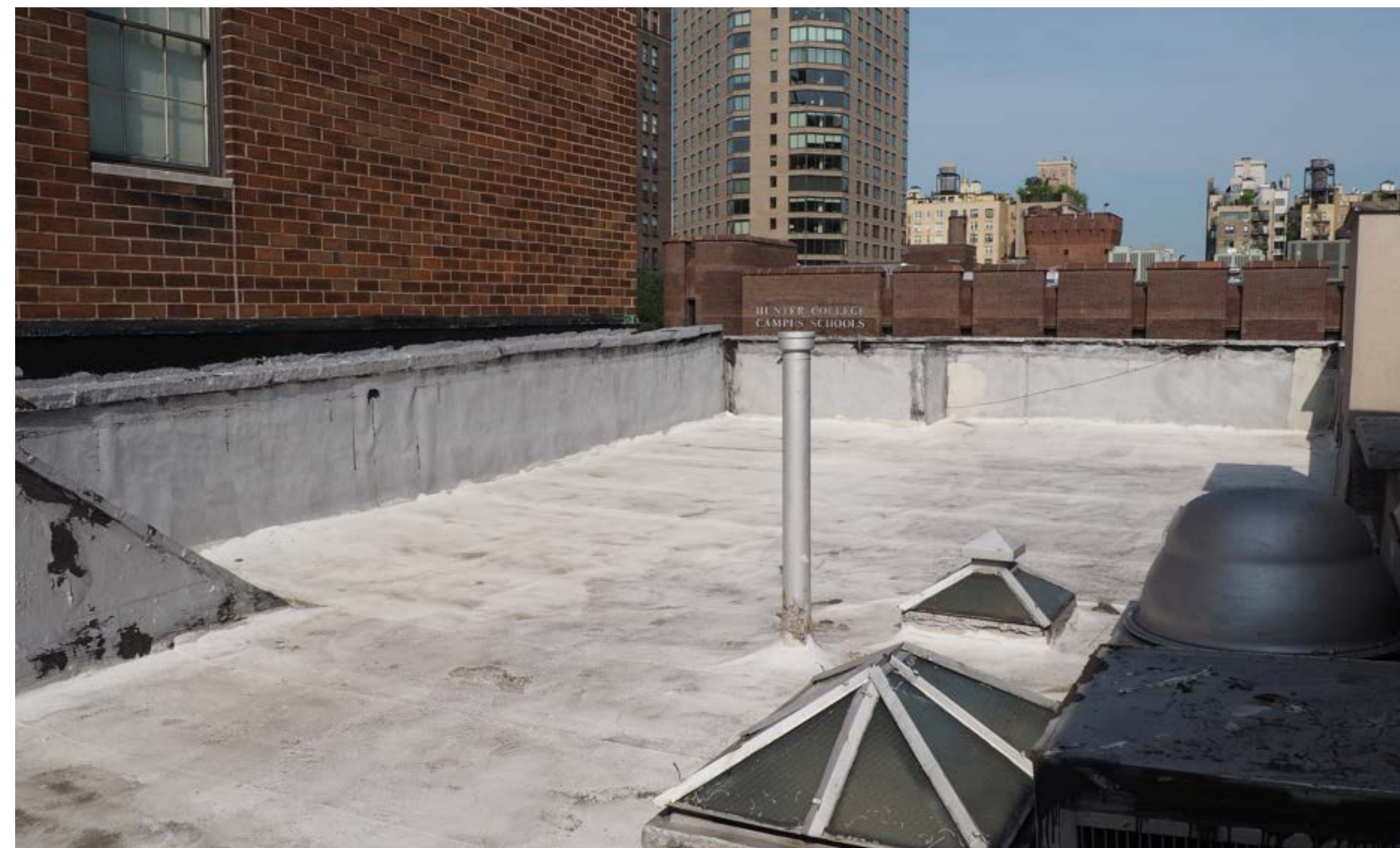
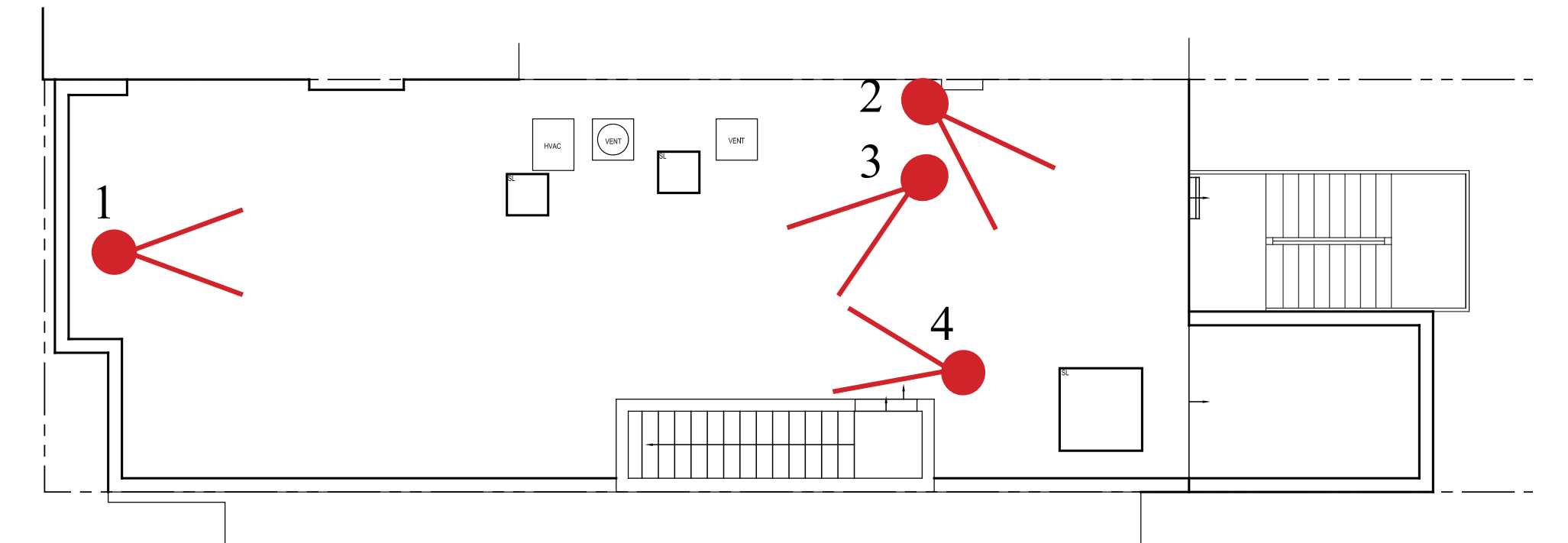


PHOTO 3: LOOKING SOUTHWEST



PHOTO 4: LOOKING NORTHWEST

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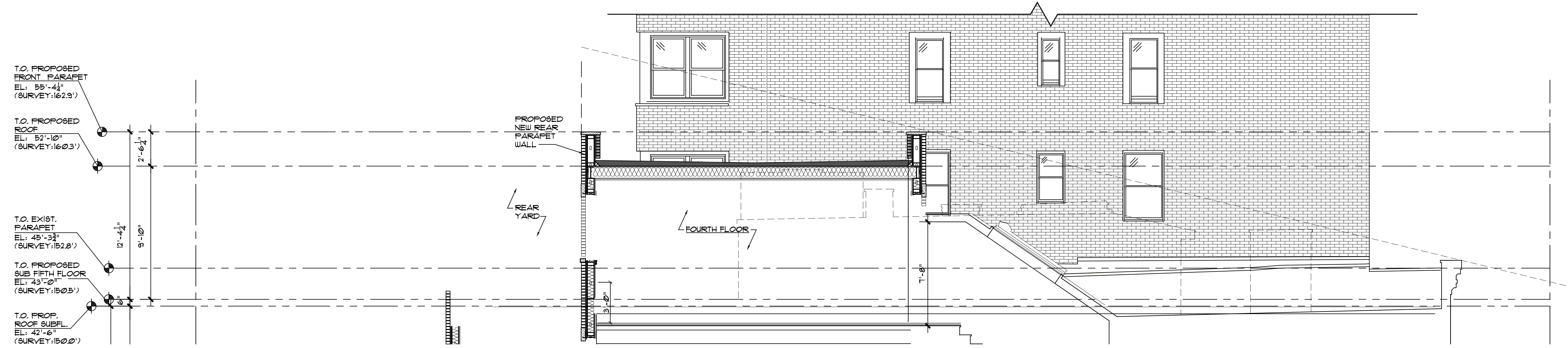
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LPC-23

1209 PARK AVENUE:
 PROPOSED ROOFTOP ADDITION
 EXISTING AND PROPOSED SECTIONS



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LPC-24



1209 PARK AVENUE:
PROPOSED ROOFTOP ADDITION
MOCK UP PHOTOS



ROOFTOP, LOOKING WEST.



ROOFTOP, LOOKING EAST.

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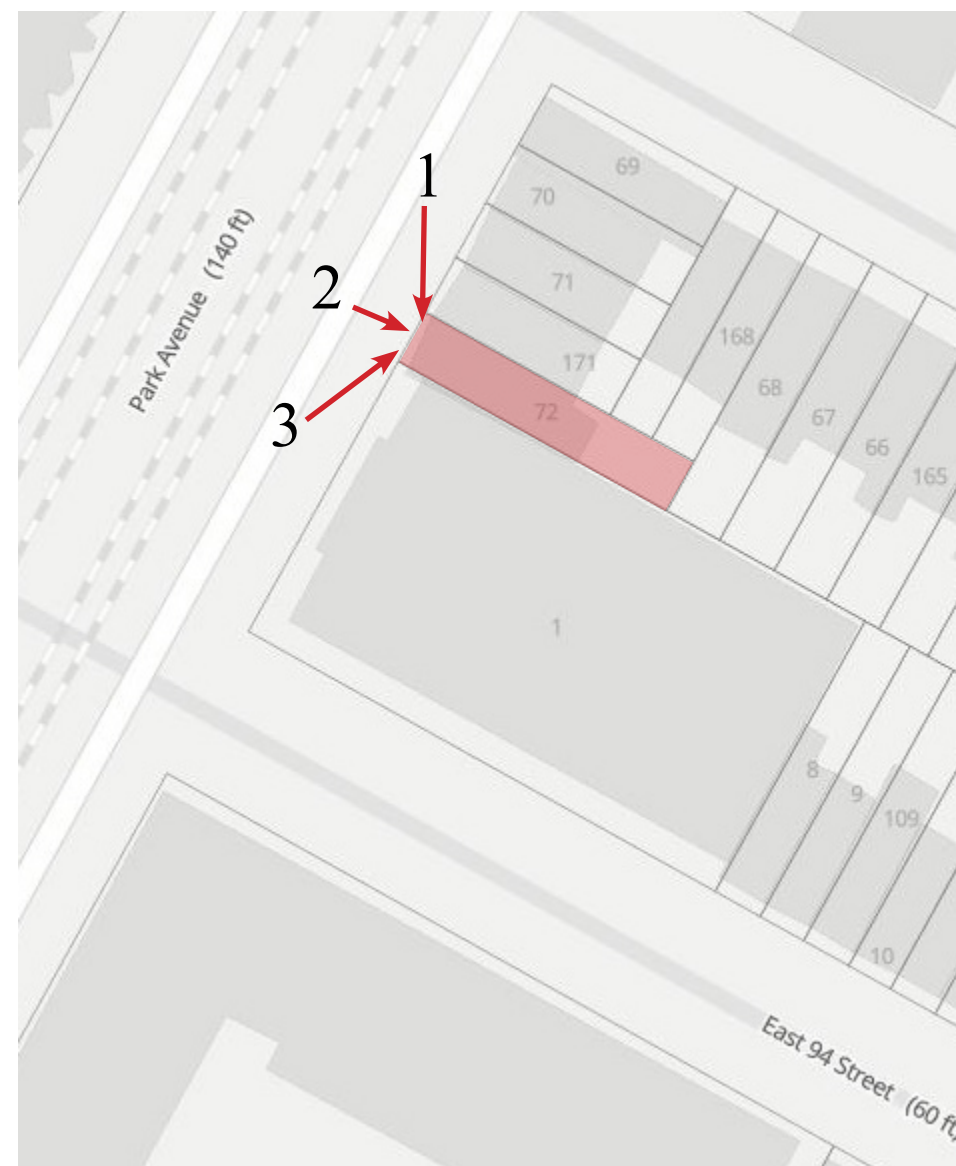
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LPC-25

1209 PARK AVENUE:
 PROPOSED ROOFTOP ADDITION
 MOCK UP NOT VISIBLE FROM IN FRONT OF THE BUILDING



KEY PLAN



PHOTO 1: LOOKING SOUTHEAST



PHOTO 2: LOOKING EAST

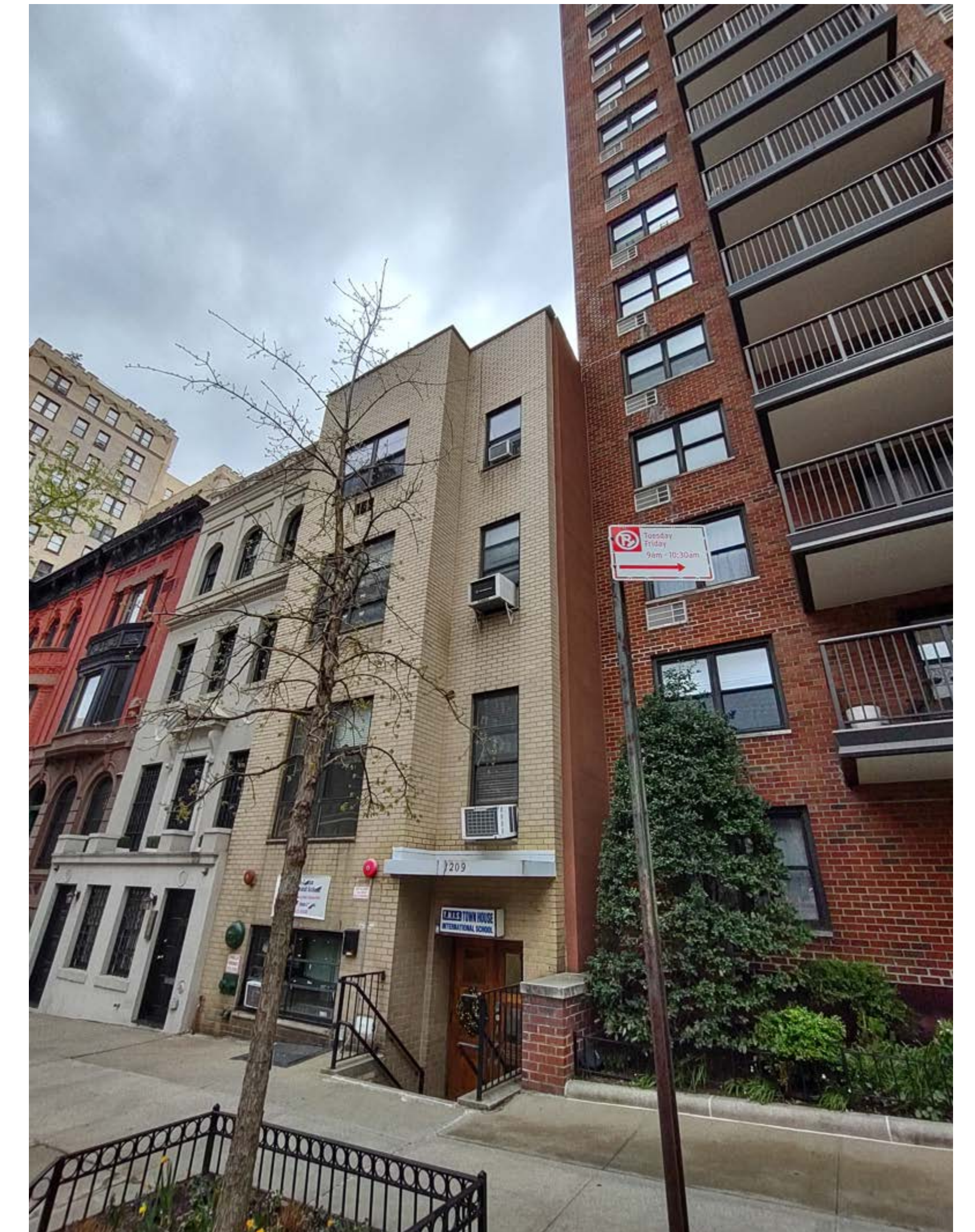


PHOTO 3: LOOKING NORTHEAST

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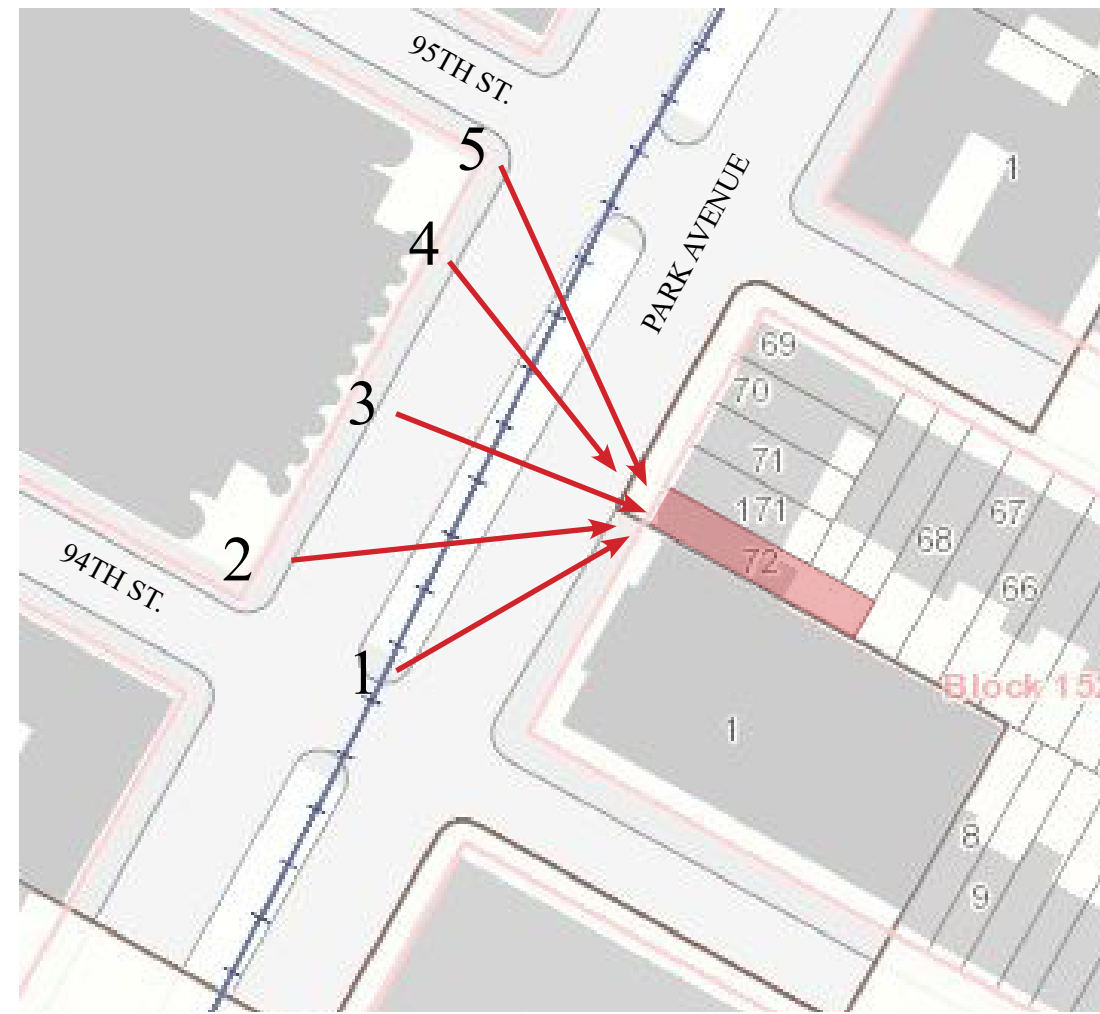
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LPC-26

**1209 PARK AVENUE:
PROPOSED ROOFTOP ADDITION
MOCK UP NOT VISIBLE FROM PARK AVENUE**



KEY PLAN



PHOTO 1: LOOKING NORTHEAST



PHOTO 2: NORTHEAST



PHOTO 3: LOOKING EAST



PHOTO 4: LOOKING EAST



PHOTO 5: LOOKING SOUTHEAST

1209 PARK AVENUE - TOWNHOUSE



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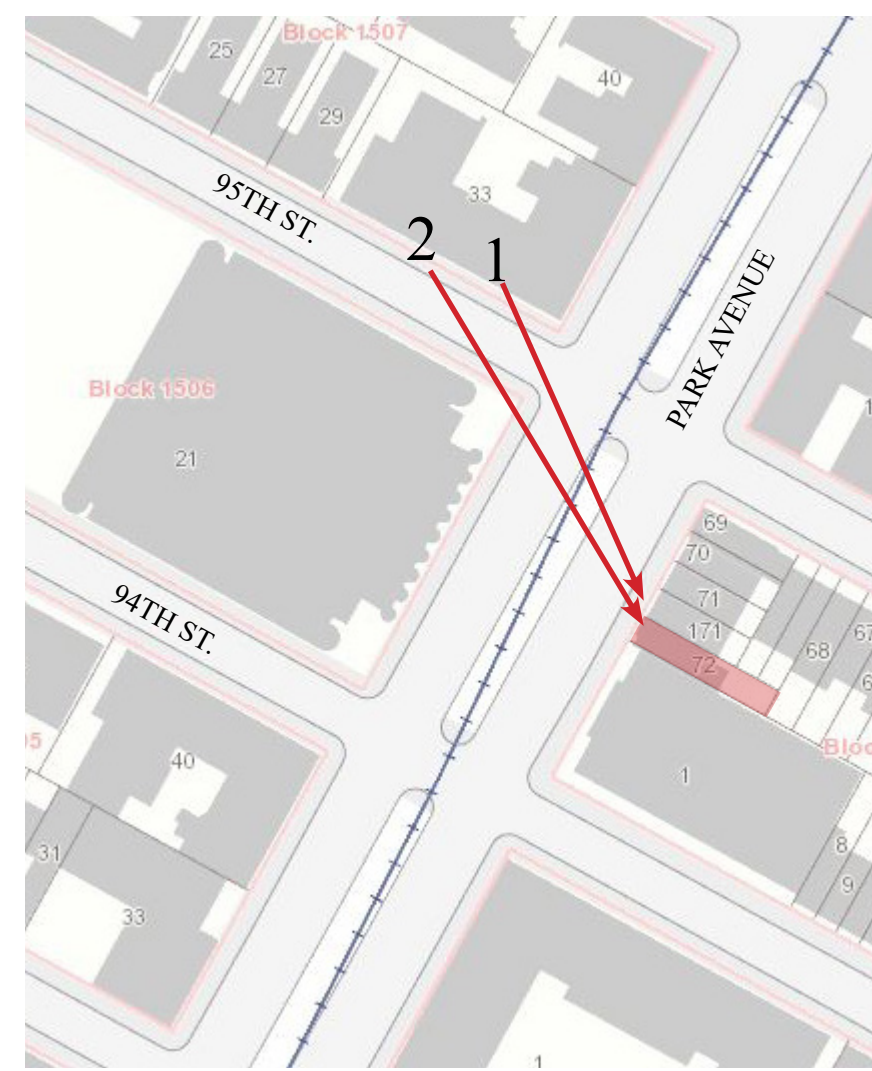
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MAY 21ST 2023

LPC-27

1209 PARK AVENUE:
 PROPOSED ROOFTOP ADDITION
 VISIBLE FROM A DISTANCE ON EAST 95TH ST.



KEY PLAN



PHOTO 1: LOOKING SOUTHEAST



PHOTO 1: ZOOMED IN



PHOTO 2: LOOKING SOUTHEAST



PHOTO 2: ZOOMED IN

1209 PARK AVENUE - TOWNHOUSE



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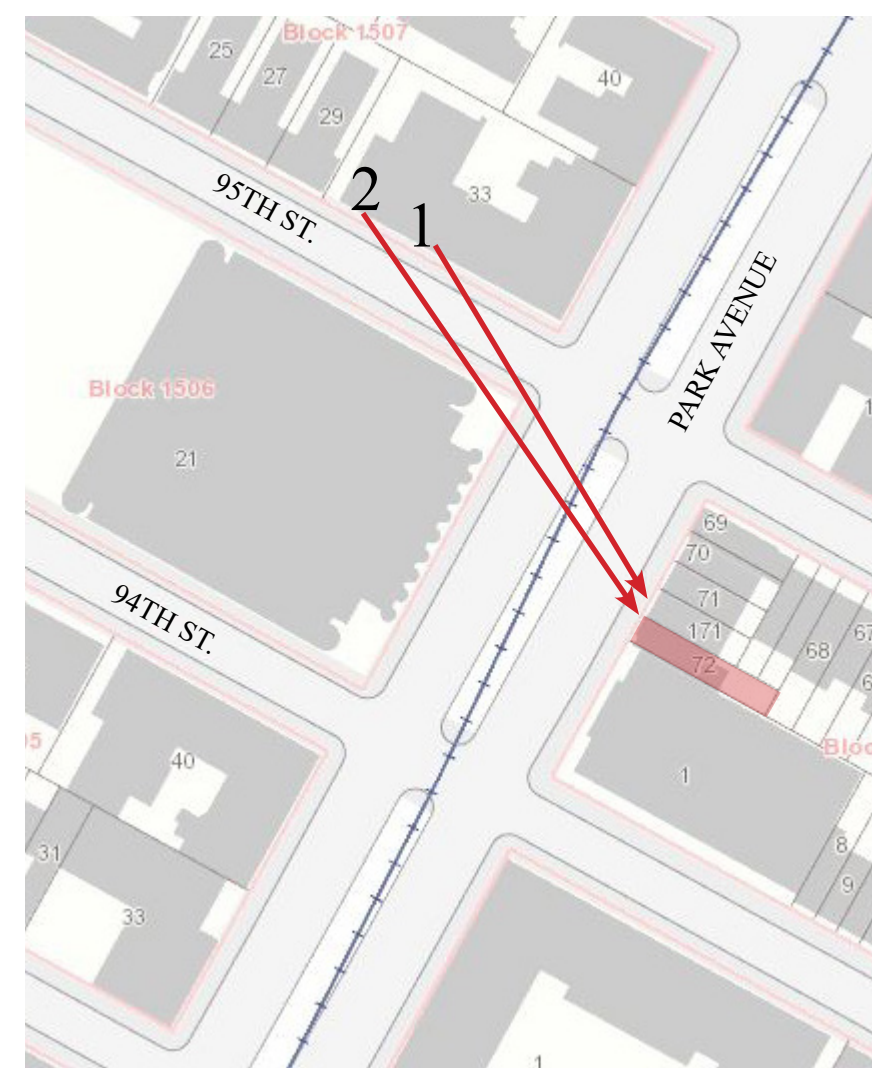
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1209 PARK AVENUE:
 PROPOSED ROOFTOP ADDITION
 VISIBLE FROM A DISTANCE ON EAST 95TH ST.



KEY PLAN



PHOTO 1: LOOKING SOUTHEAST



PHOTO 1: ZOOMED IN



PHOTO 2: LOOKING SOUTHEAST



PHOTO 2: ZOOMED IN

1209 PARK AVENUE - TOWNHOUSE



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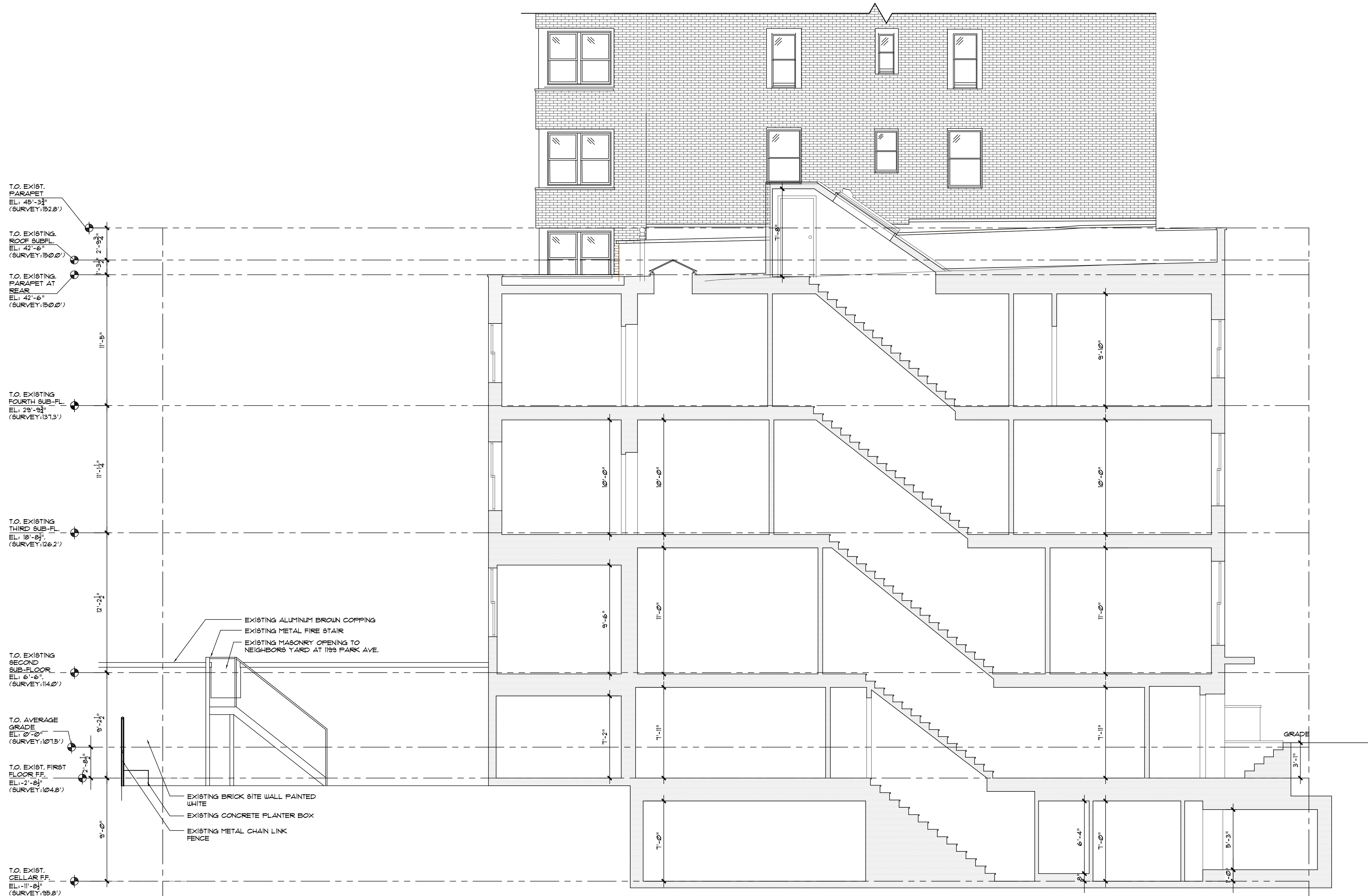
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1209 PARK AVENUE: EXISTING BUILDING SECTION



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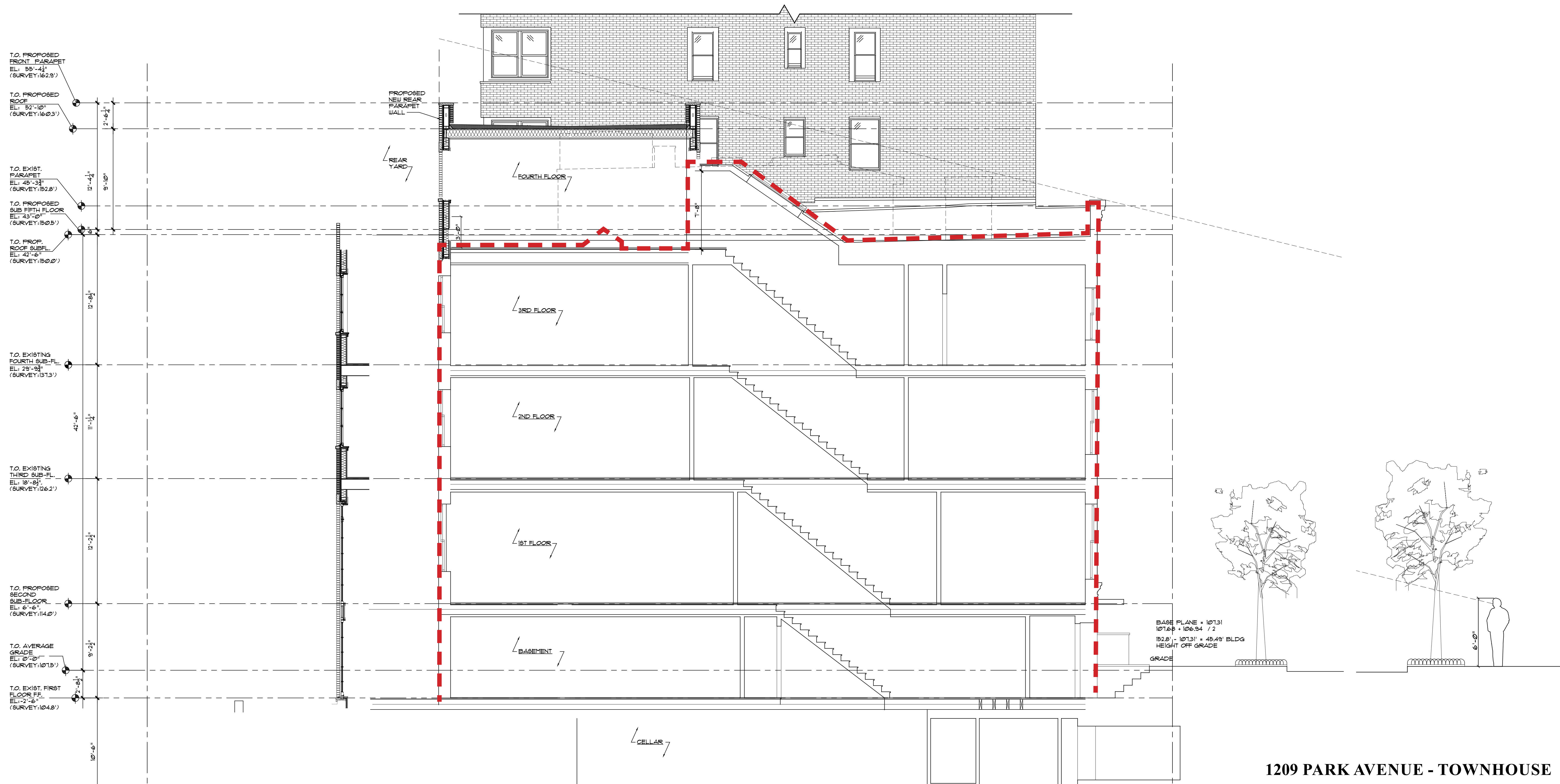
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1209 PARK AVENUE: PROPOSED BUILDING SECTION



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1209 PARK AVENUE:
EXISTING REAR FACADE



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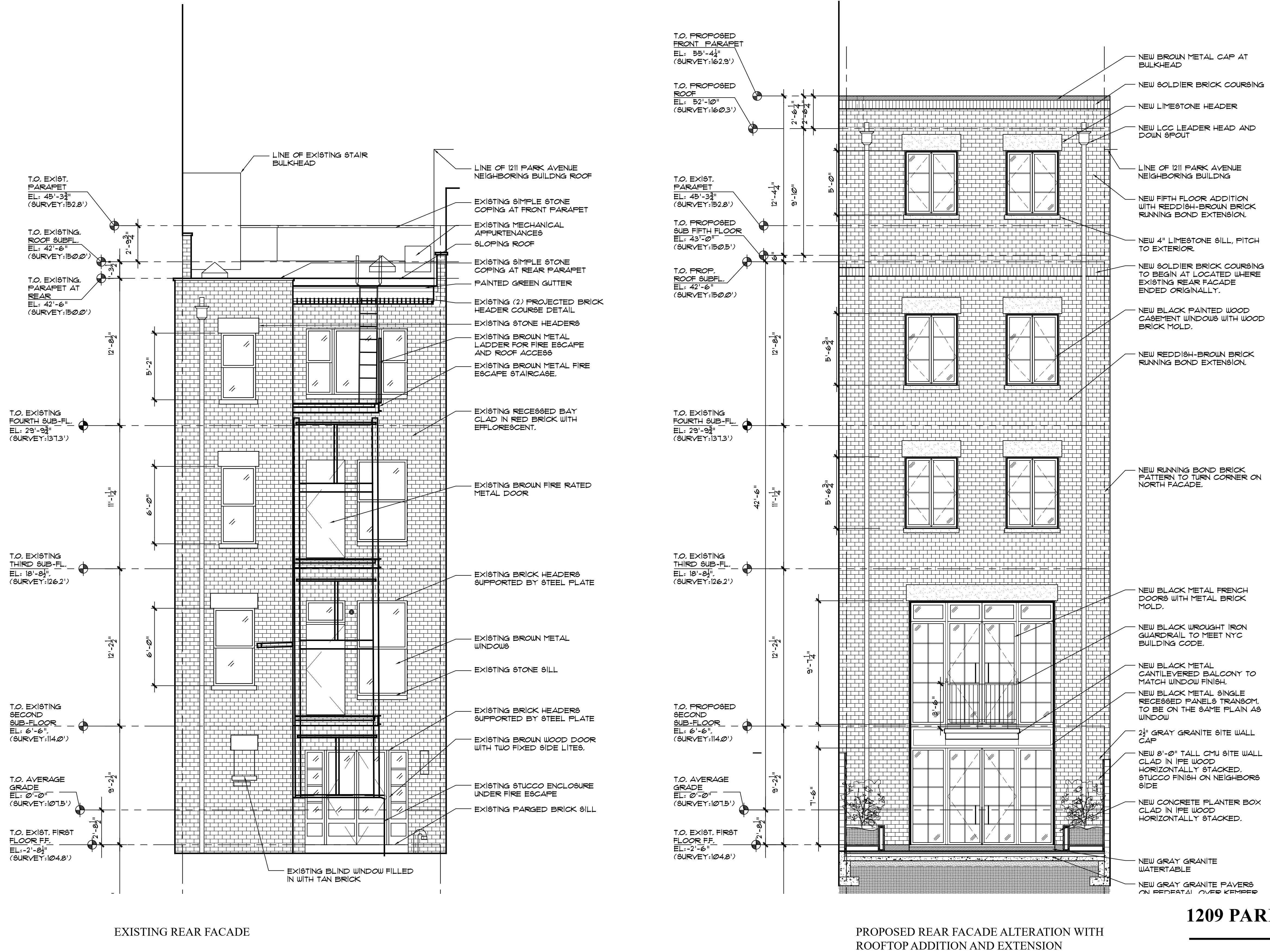
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1209 PARK AVENUE: PROPOSED REAR ADDITION



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LPC-33

1209 PARK AVENUE:
EXISTING REAR FACADE IN CONTEXT



SUBJECT PROPERTY
1209 PARK AVENUE

1209 PARK AVENUE - TOWNHOUSE



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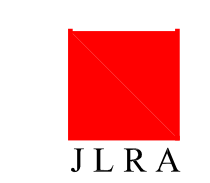
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1209 PARK AVENUE:
PROPOSED REAR ADDITION IN CONTEXT




SUBJECT PROPERTY
1209 PARK AVENUE

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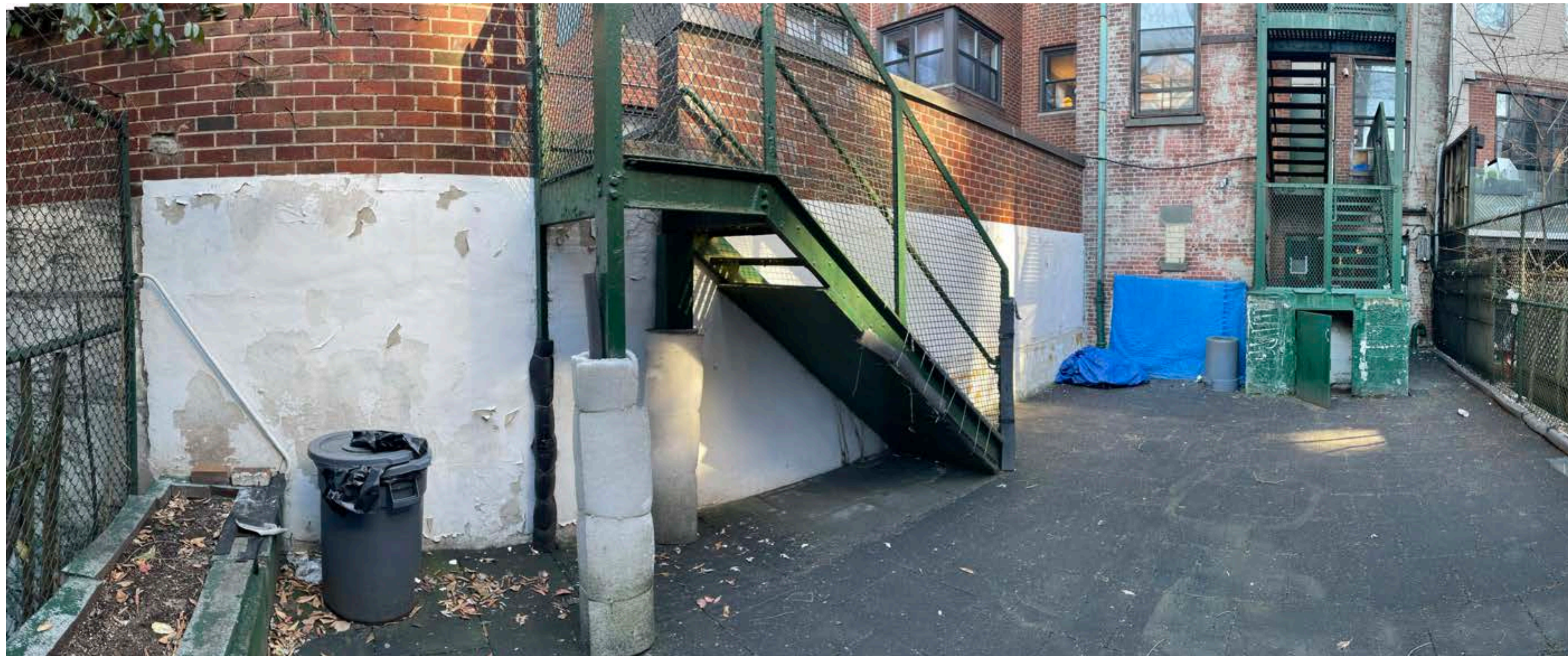
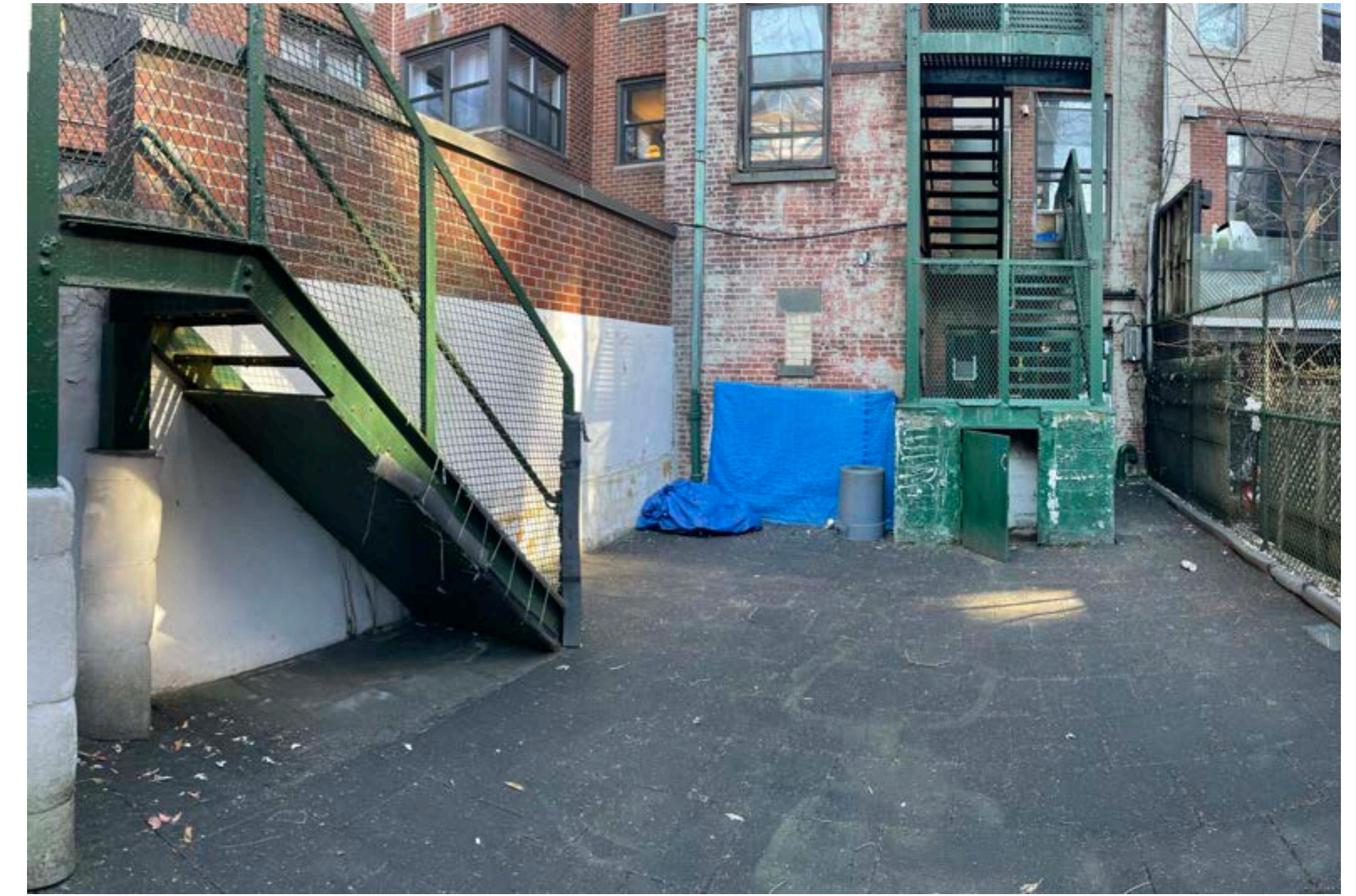
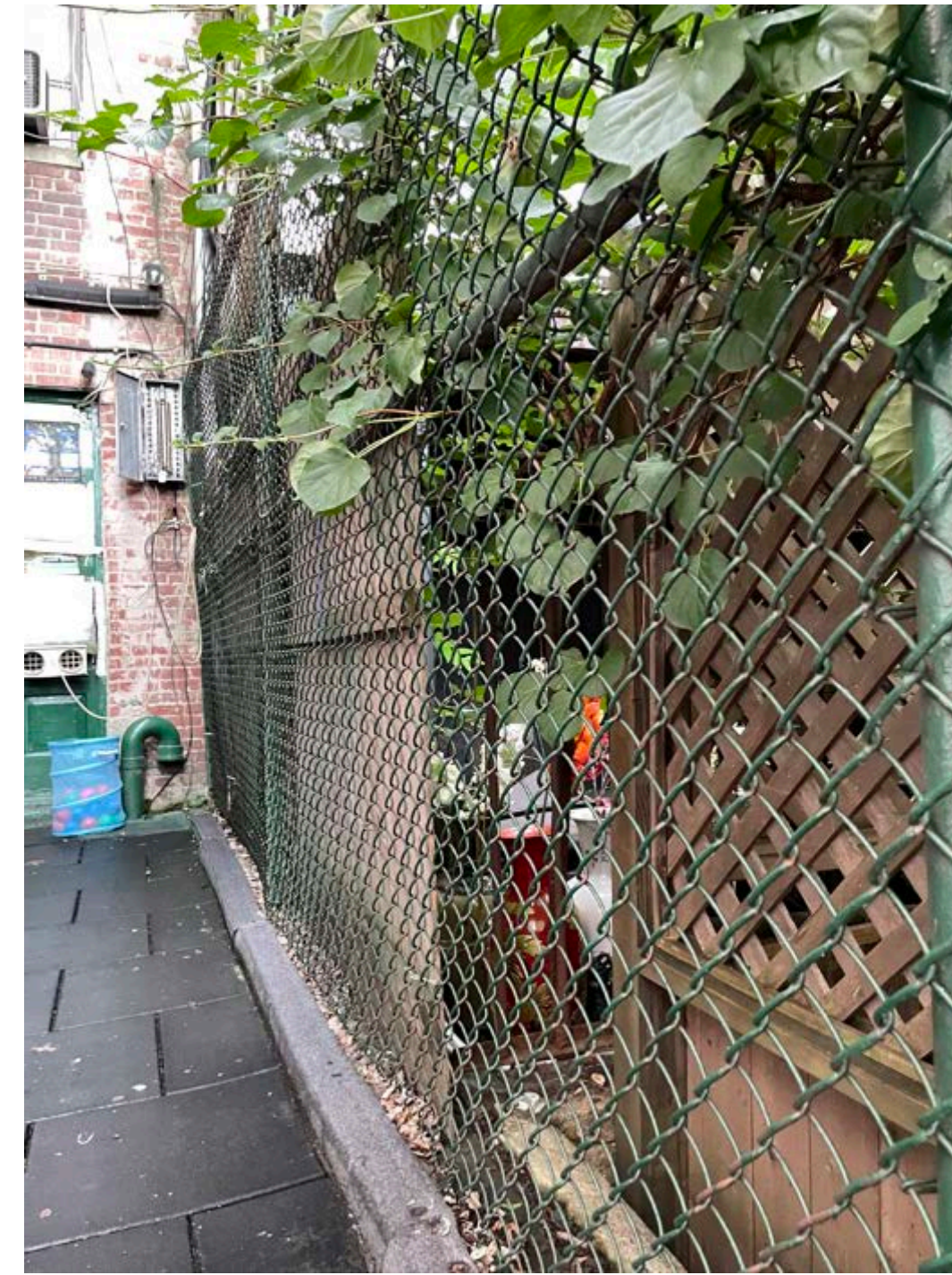
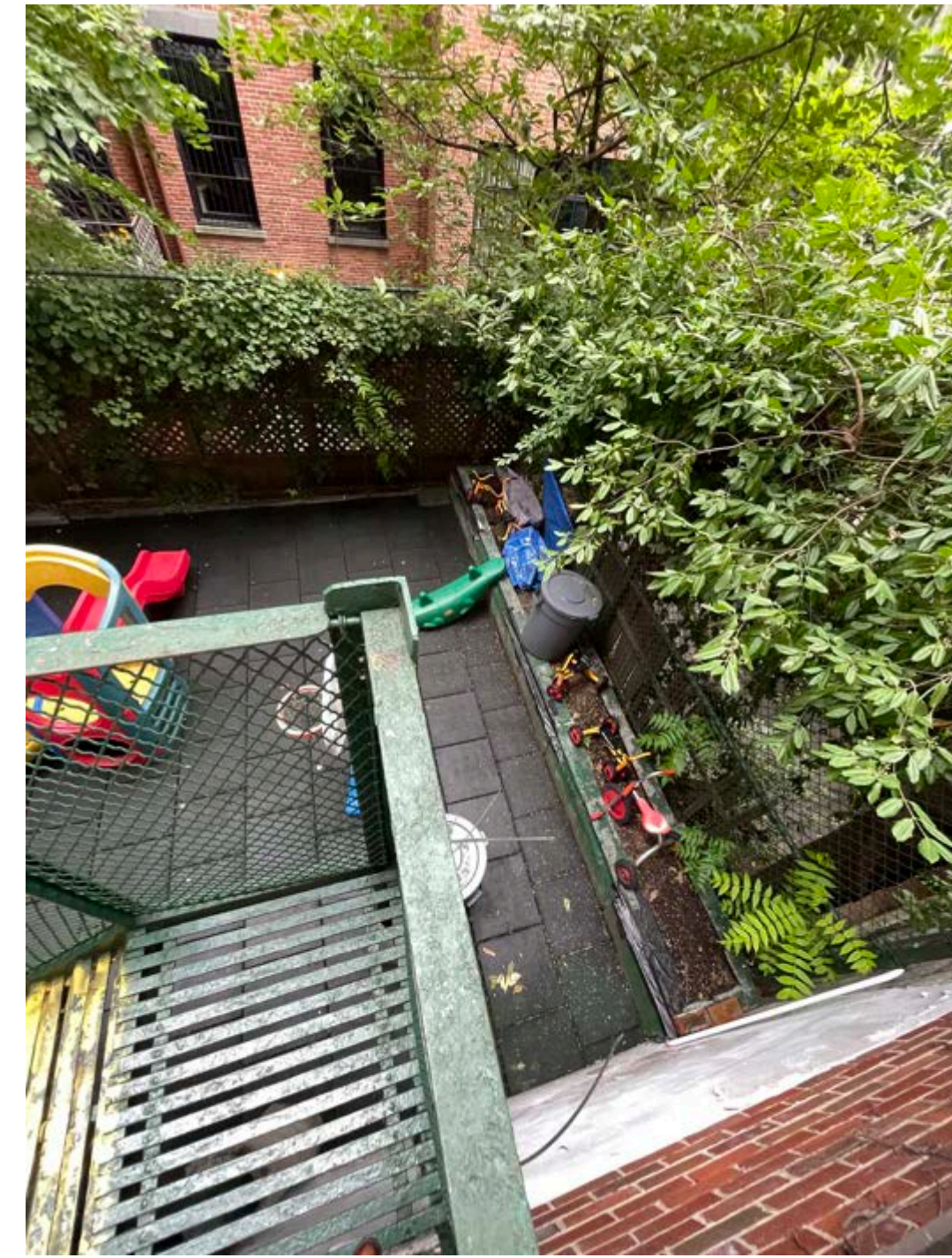
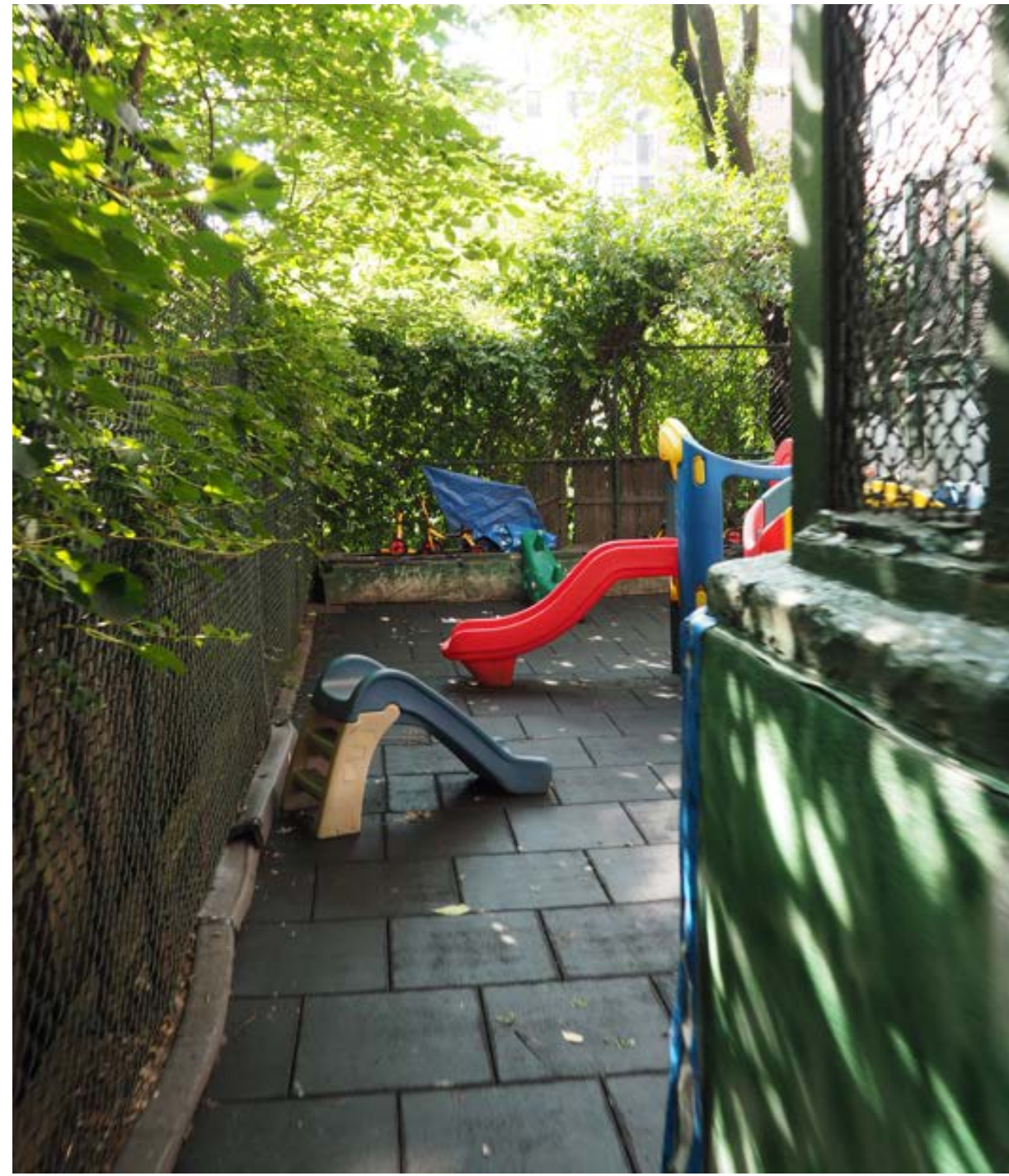
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1209 PARK AVENUE:
REAR YARD CONDITIONS



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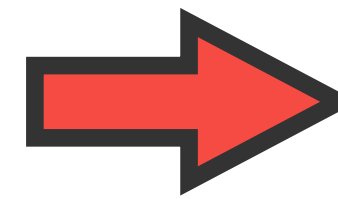
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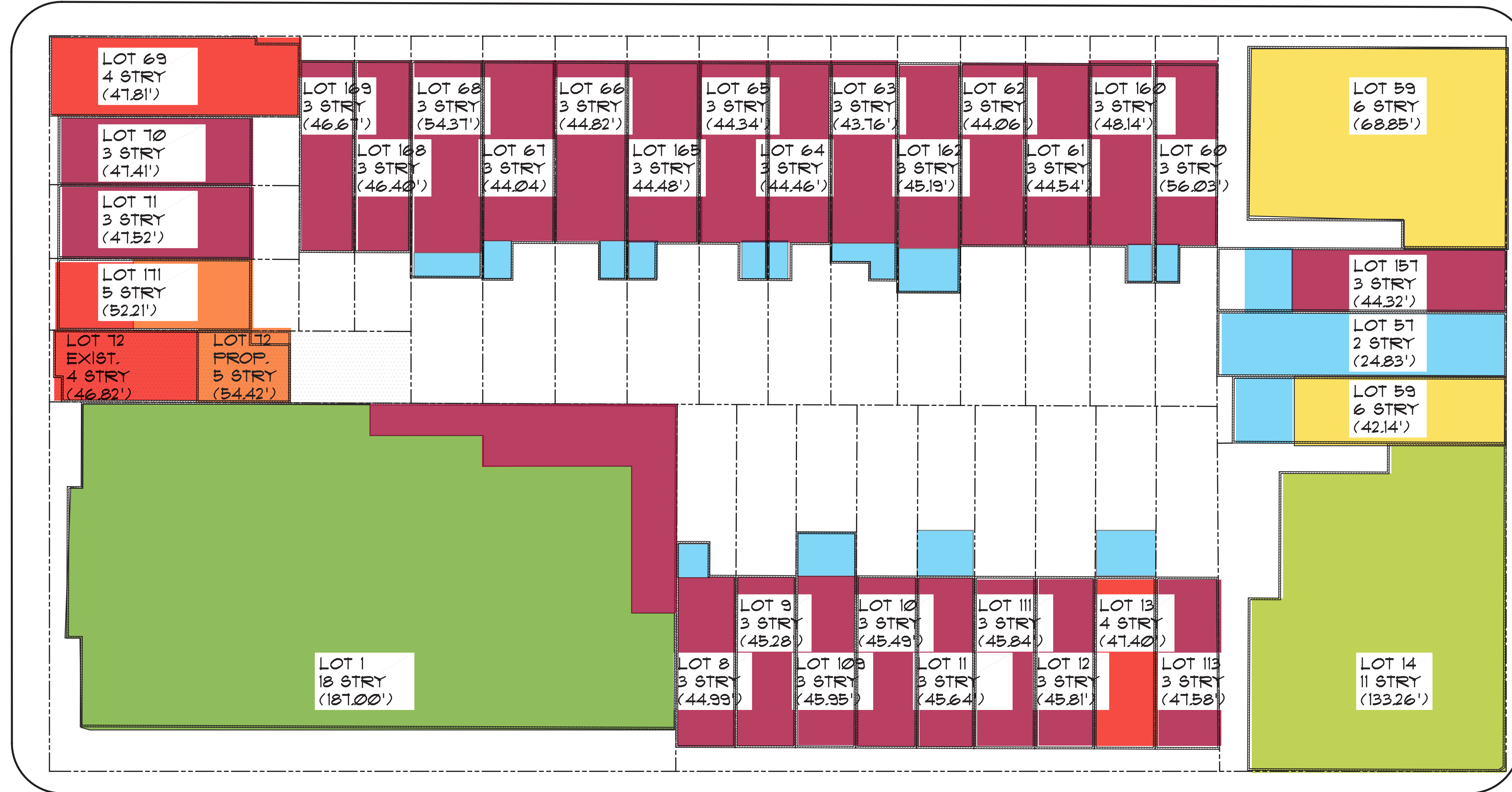
1209 PARK AVENUE: PROPOSED BLOCK PLAN

EAST 95TH STREET BUILDING HEIGHT EXTRACTED FROM / NUMBER OF FLOORS EXTRACTED
NYC.GOV D.OF-DIGITAL TAX MAP / FROM NYC ZONING & LAND USE MAP

SUBJECT PROPERTY
1209 PARK AVENUE



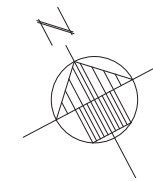
PARK AVE. (140')



STORIES	COLOR
2	LIGHT BLUE
3	MAROON
4	RED
5	ORANGE
6	YELLOW
11	LIGHT GREEN
18	GREEN

LEXINGTON AVE. (75')

EXISTING PLOT PLAN



EAST 94TH STREET

1209 PARK AVENUE - TOWNHOUSE



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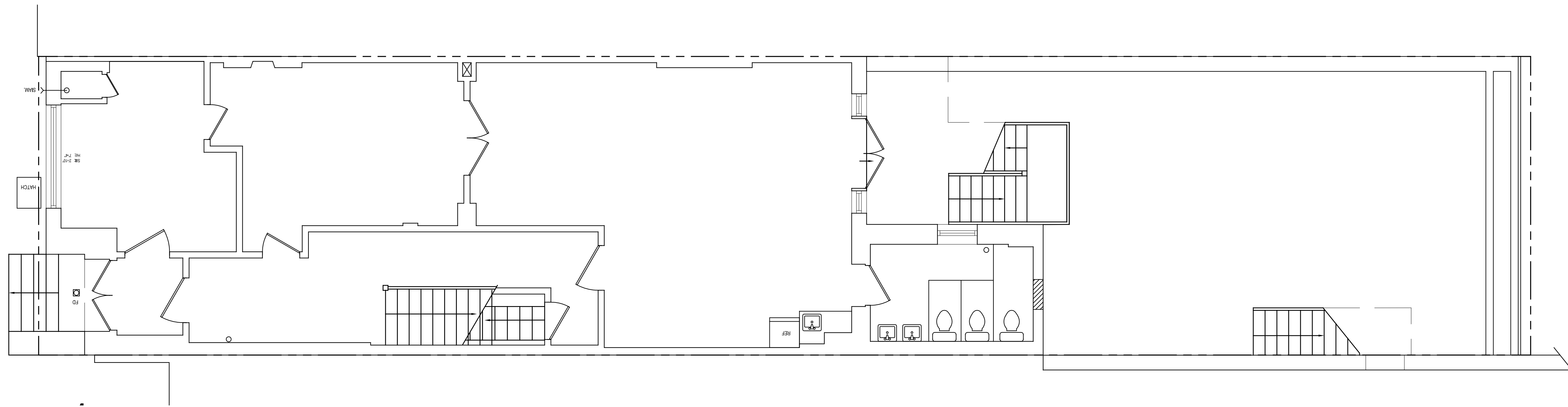
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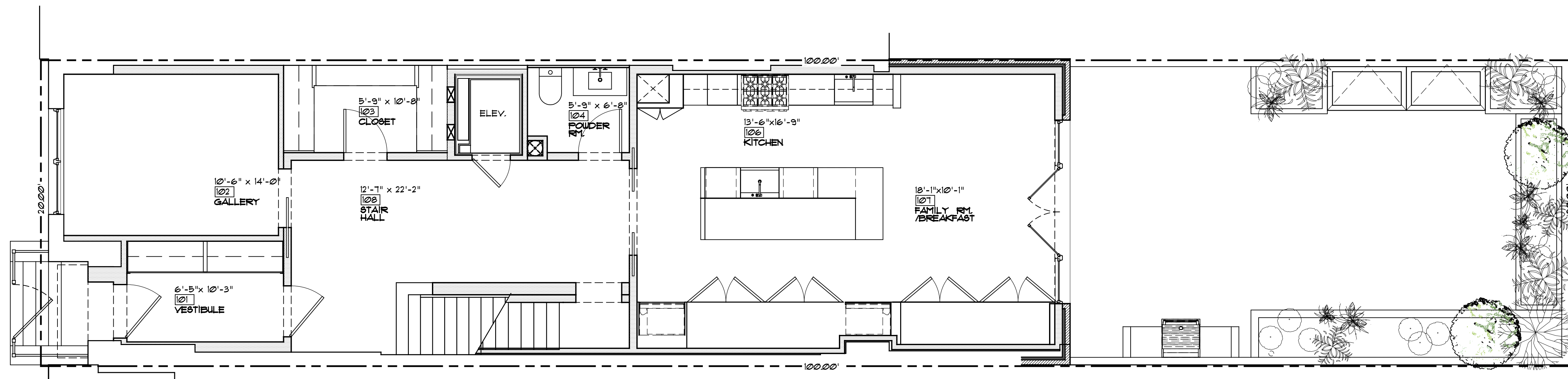
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1209 PARK AVENUE: EXISTING AND PROPOSED REAR YARD CONDITIONS



EXISTING REAR YARD PLAN



PROPOSED REAR YARD PLAN

NOTE: THERE IS NO GRADE CHANGE PROPOSED. 6" STEP DOWN FROM BASEMENT FLOOR TO REAR YARD WILL REMAIN

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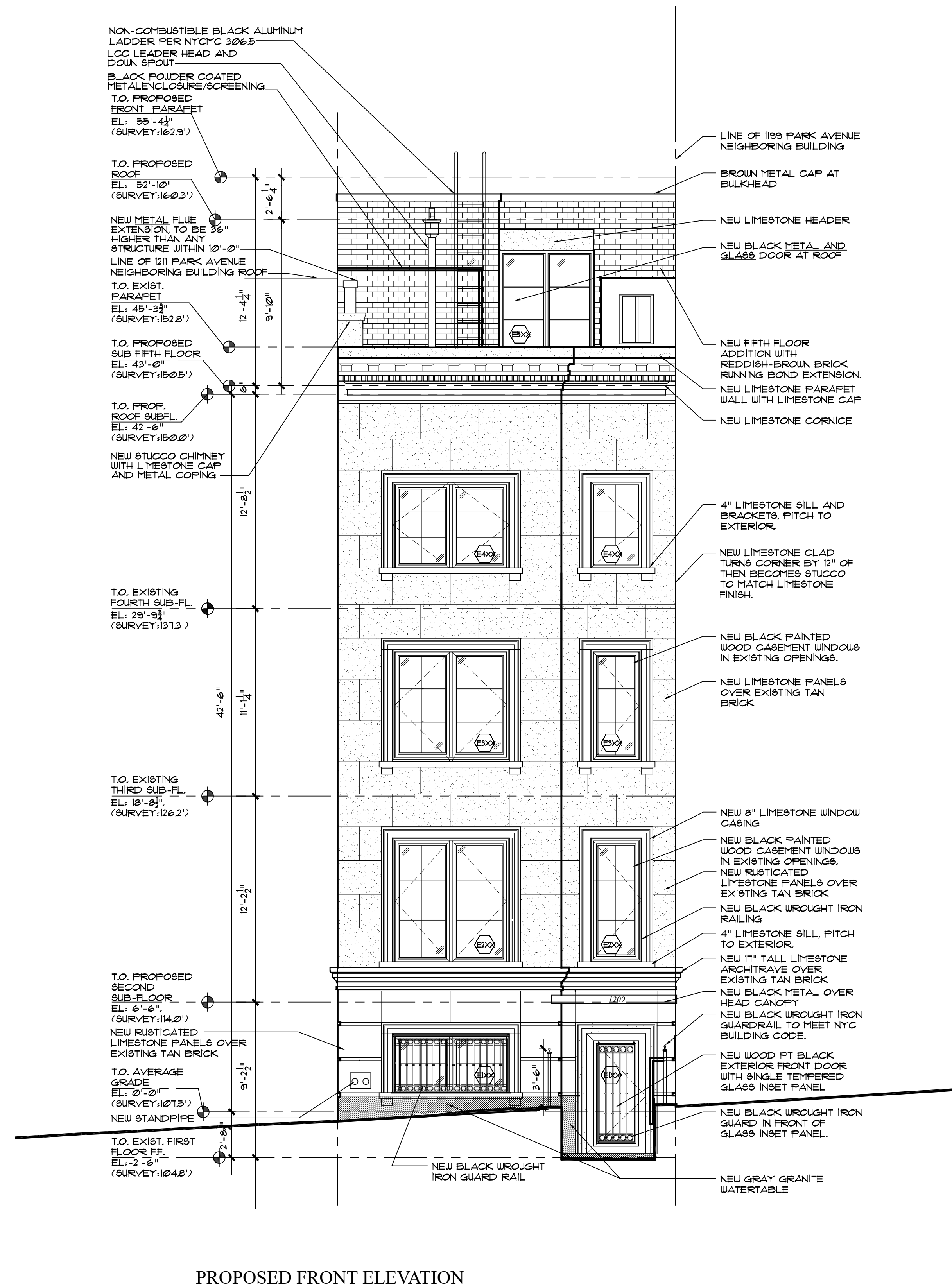
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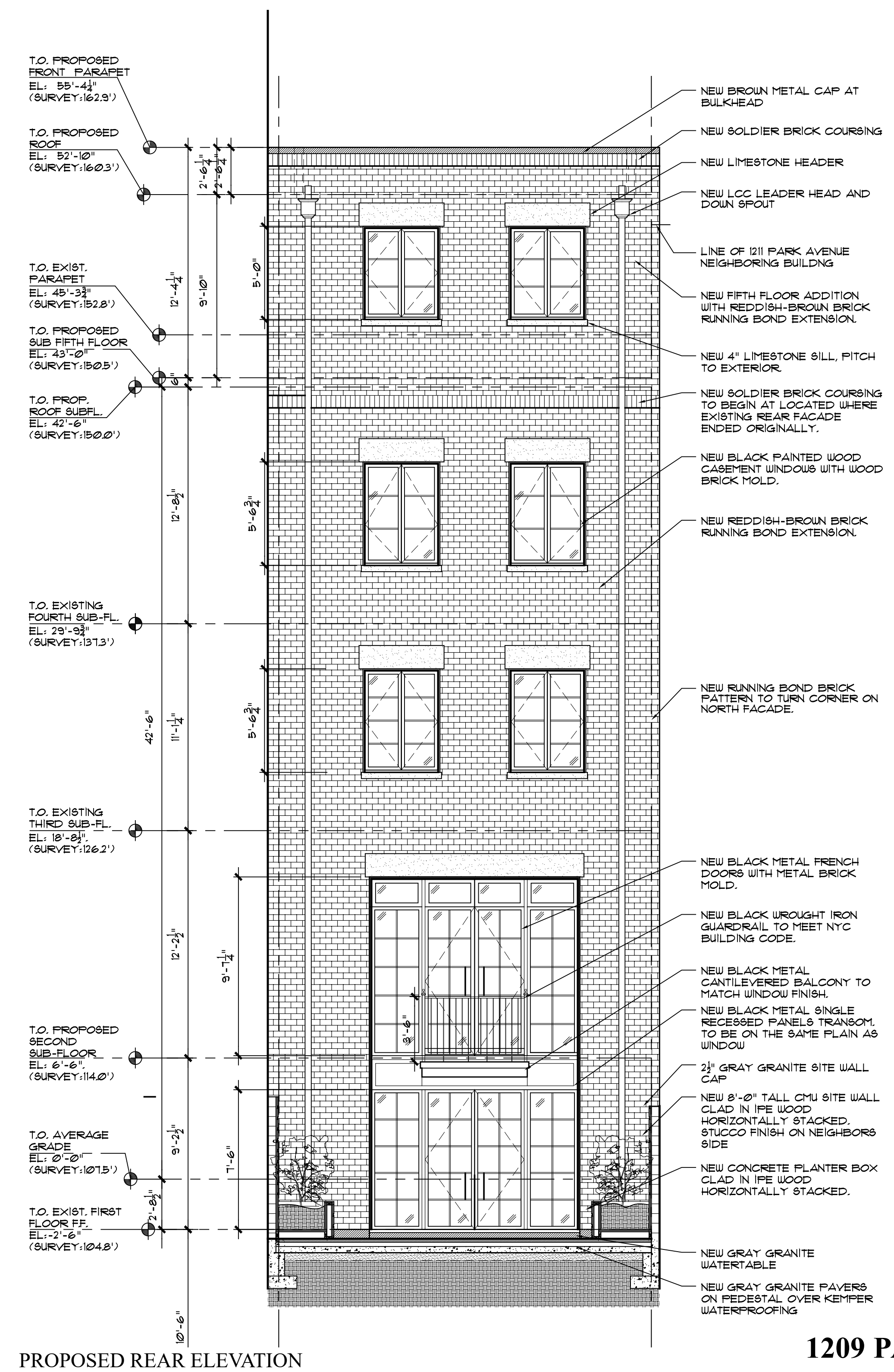
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1209 PARK AVENUE: PROPOSED CONDITIONS



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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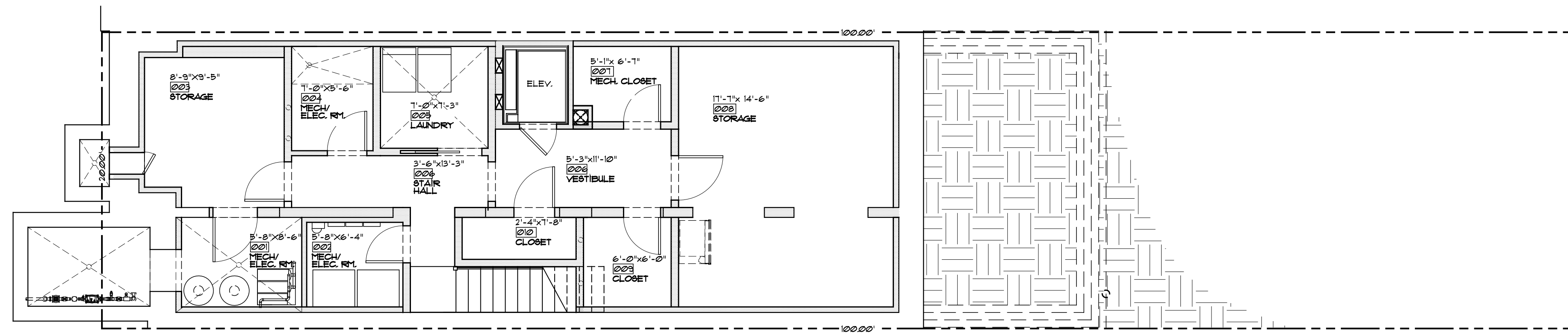
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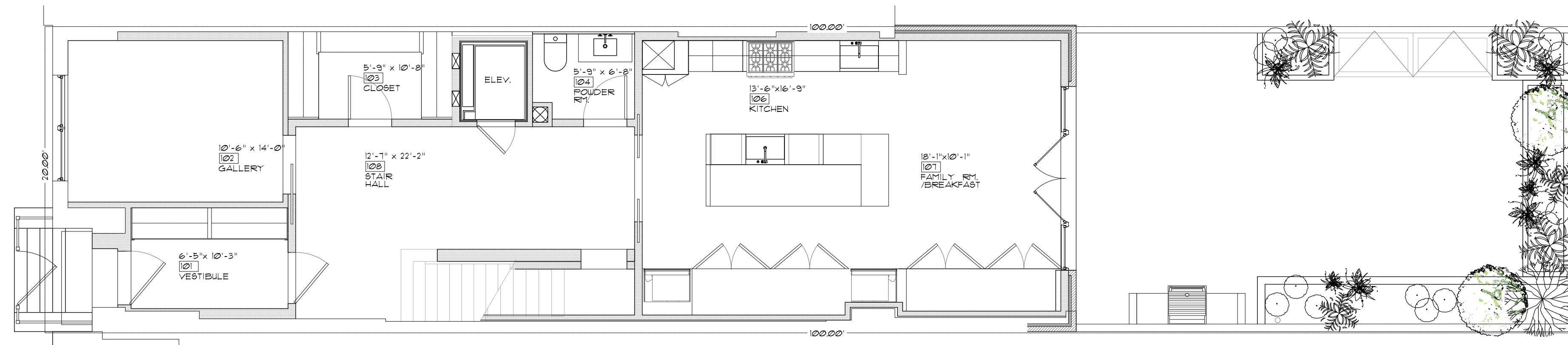
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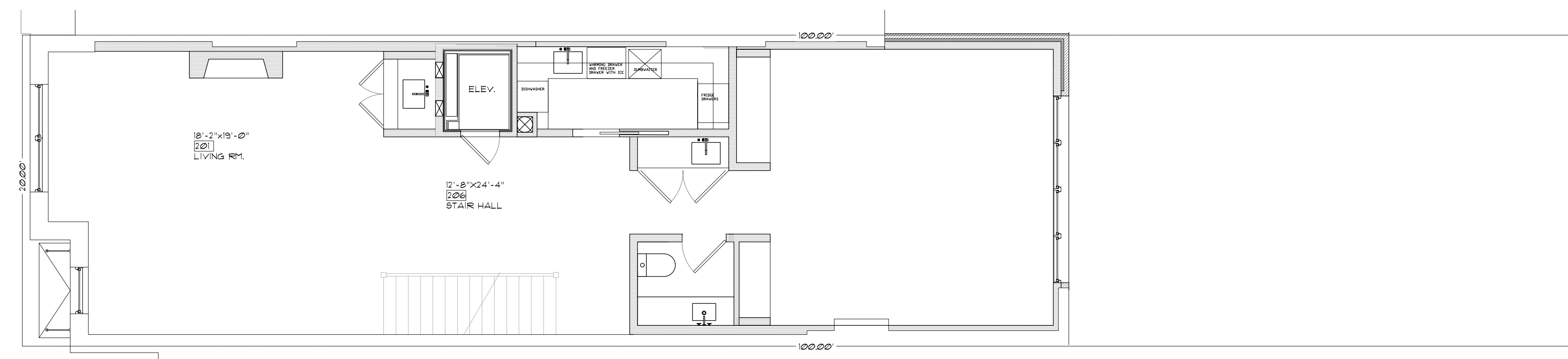
1209 PARK AVENUE: APPENDIX



PROPOSED CELLAR PLAN



PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN

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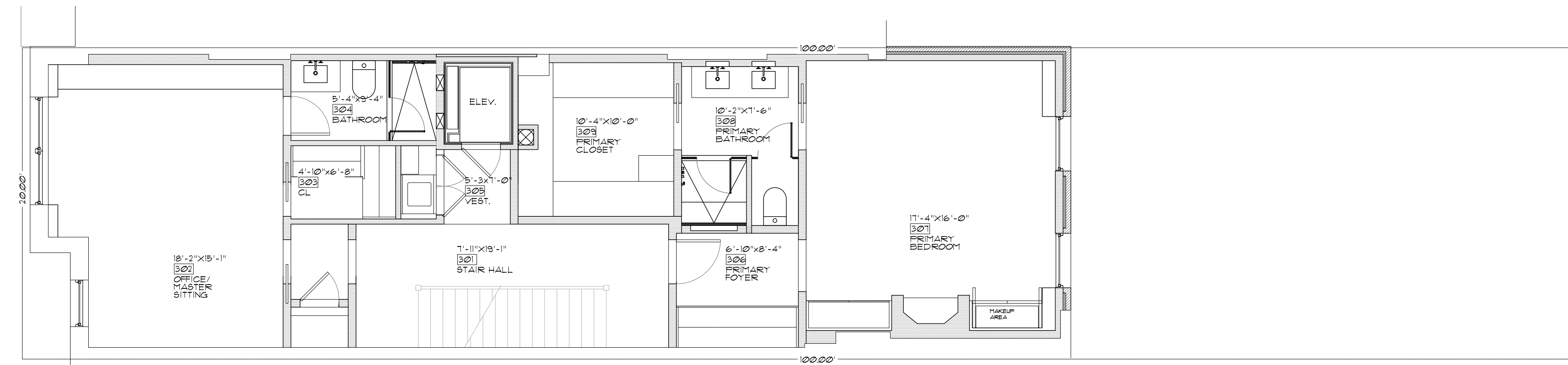
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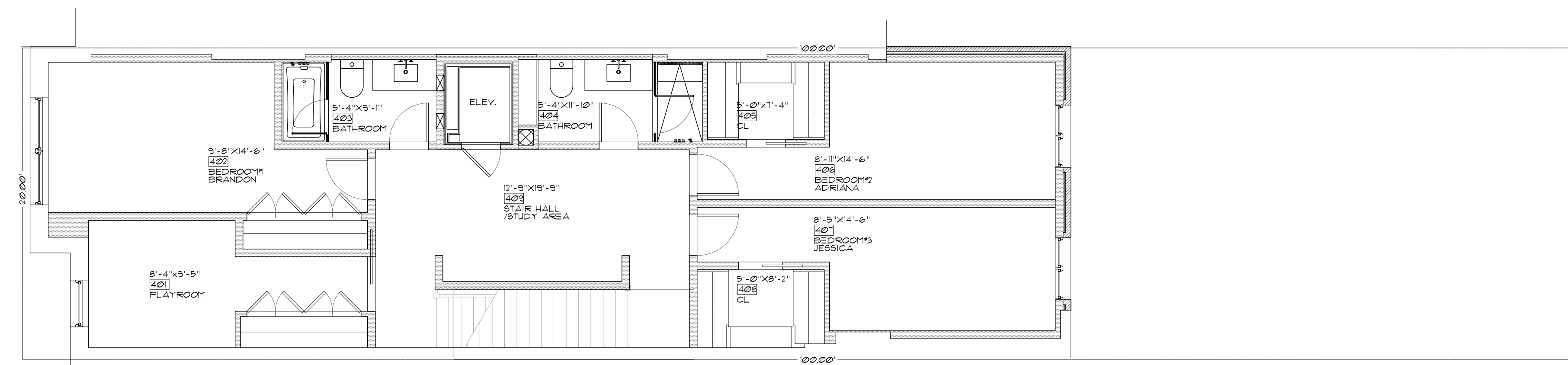
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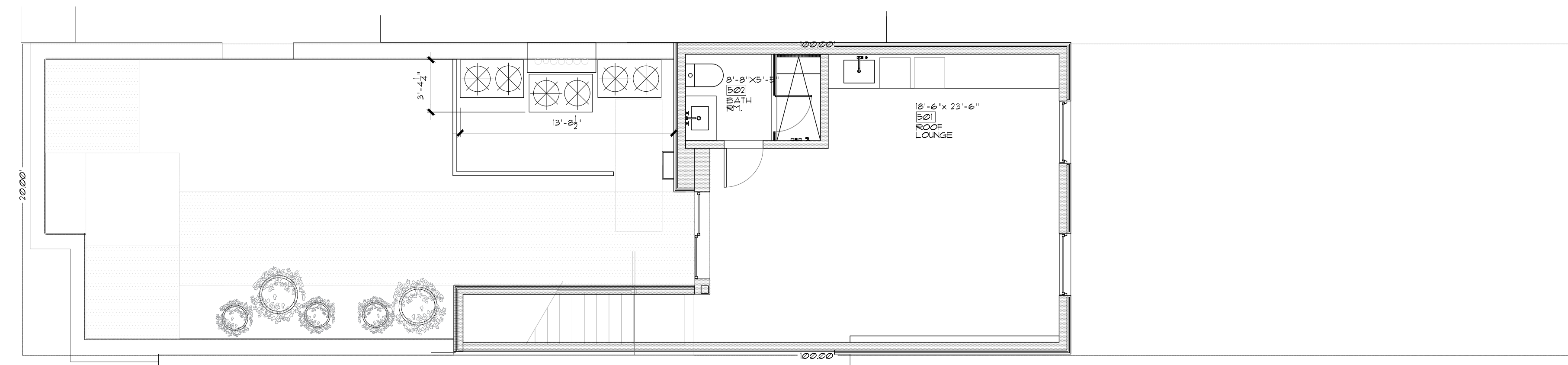
1209 PARK AVENUE: APPENDIX



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN

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