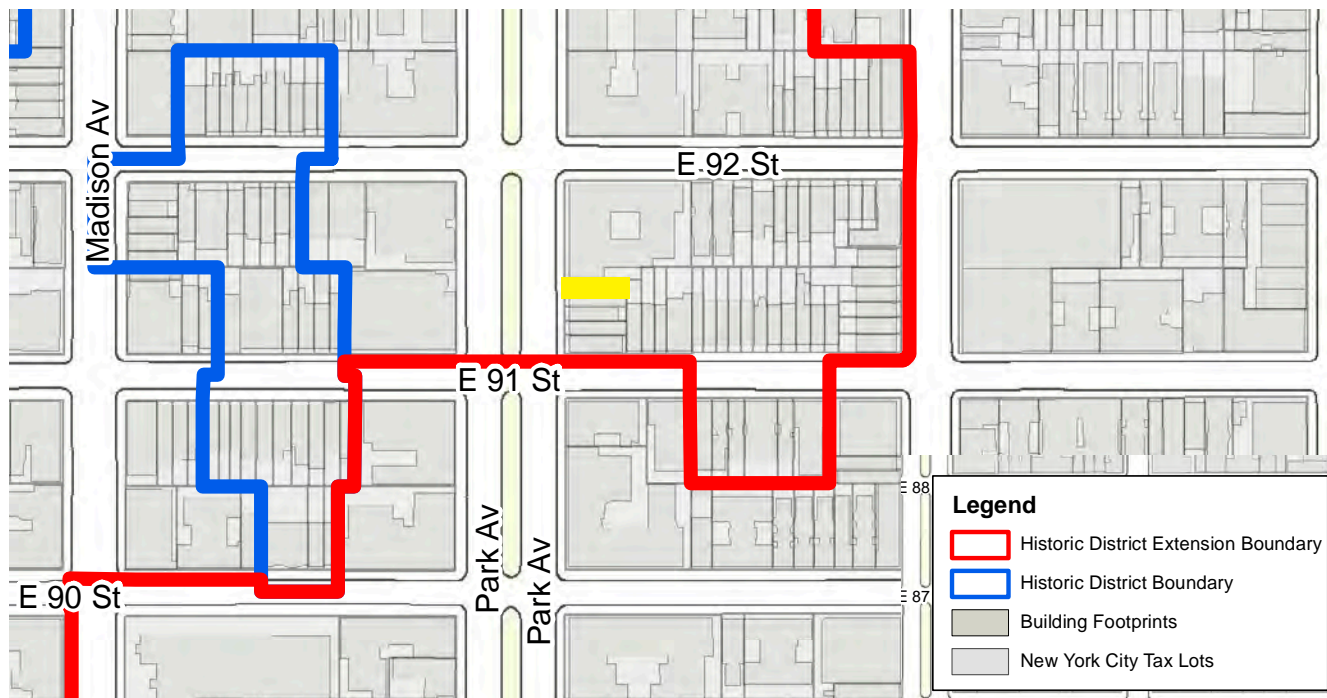


# RESIDENCE ON 1149 PARK AVENUE



**RAMSA**  
ROBERT A.M. STERN ARCHITECTS





CARNEGIE HILL - EXPANDED HISTORIC DISTRICT



NYC DIGITAL TAX LOT MAP

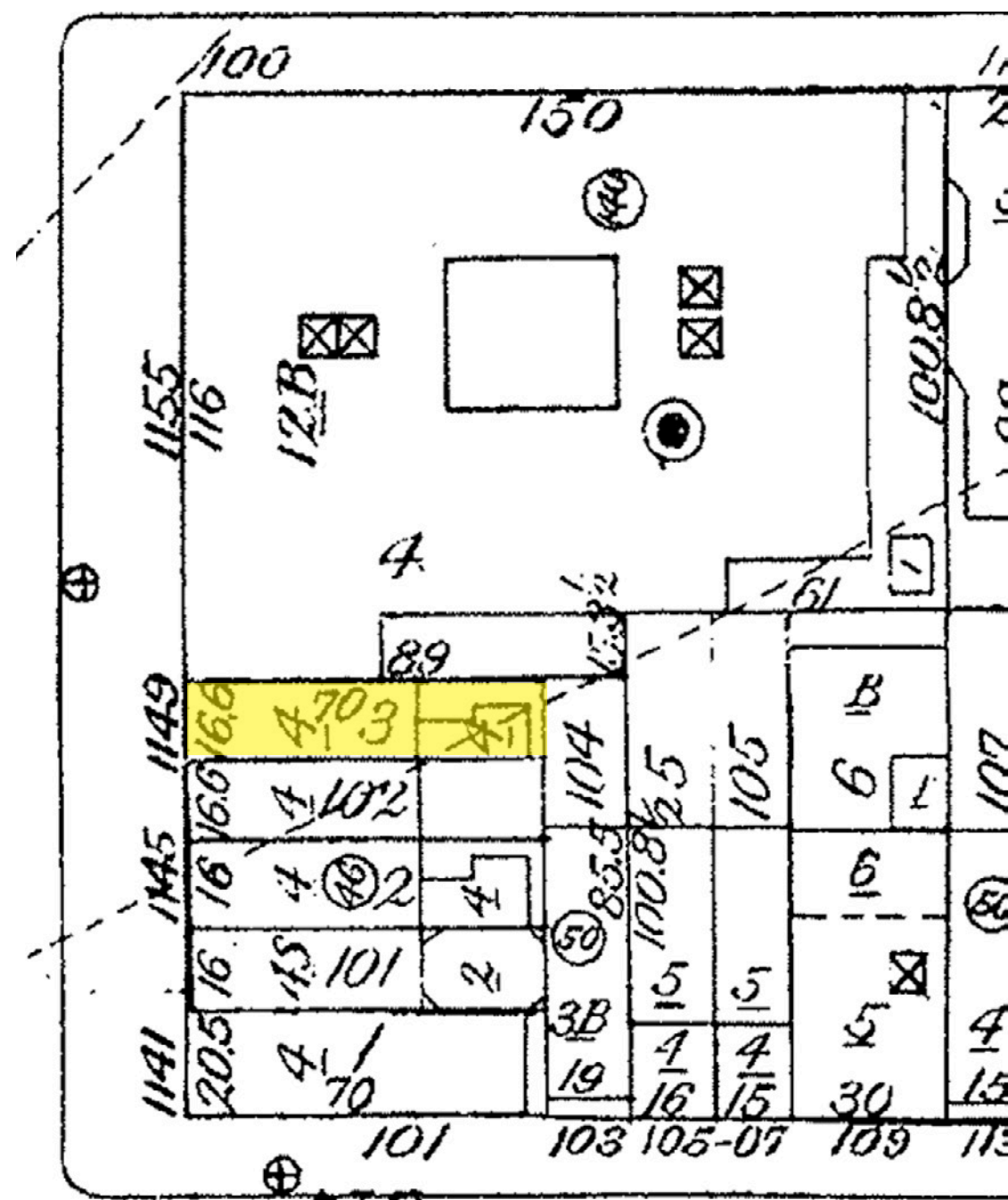


CURRENT STREET FACADE

A photograph of a city street scene, likely in New York City, showing a row of multi-story buildings. The buildings are primarily brick and stone, with many windows. In the foreground, there are trees, a crosswalk, and a few people walking. A large, ornate building is on the left, and a smaller, more modern building is on the right. Red lines and dots are drawn on the image, pointing to specific features on the buildings. The lines originate from the top of the frame and point to various windows and architectural details on the buildings. The dots are placed at the end of these lines, indicating the specific points of interest. The scene is captured in bright daylight with a clear blue sky.

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

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



Ca. 1985 Sanborn map.

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

1149 PARK



CURRENT STREET FACADE

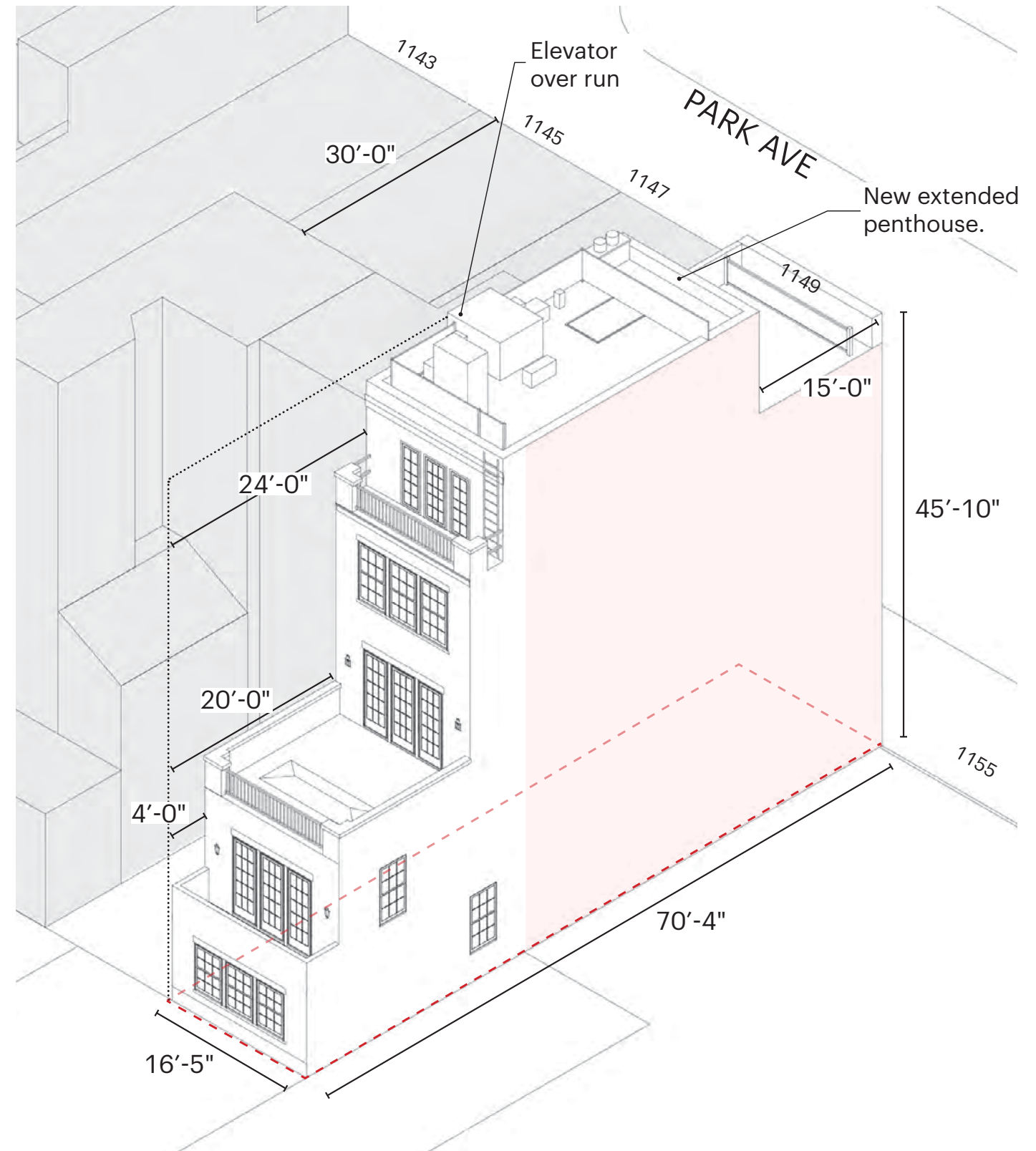
1149 PARK



CURRENT REAR FACADE



PROPOSED FRONT FACADE



PROPOSED BUILDING MASSING

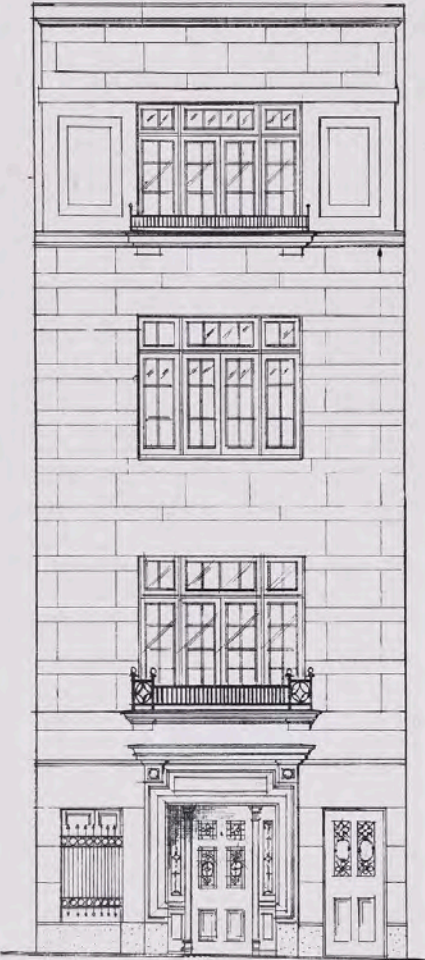
4

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.

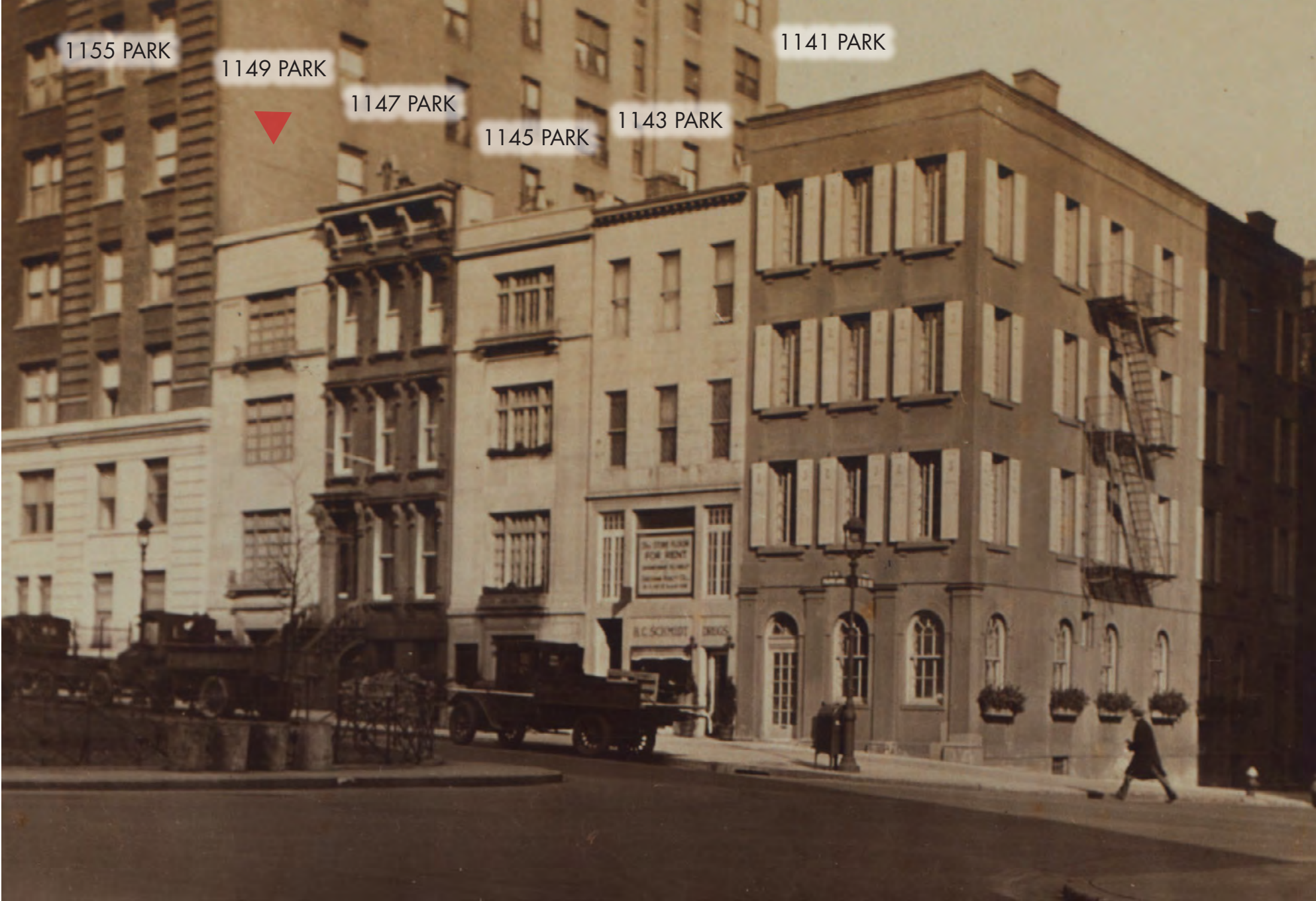
Full particulars from

BING & BING

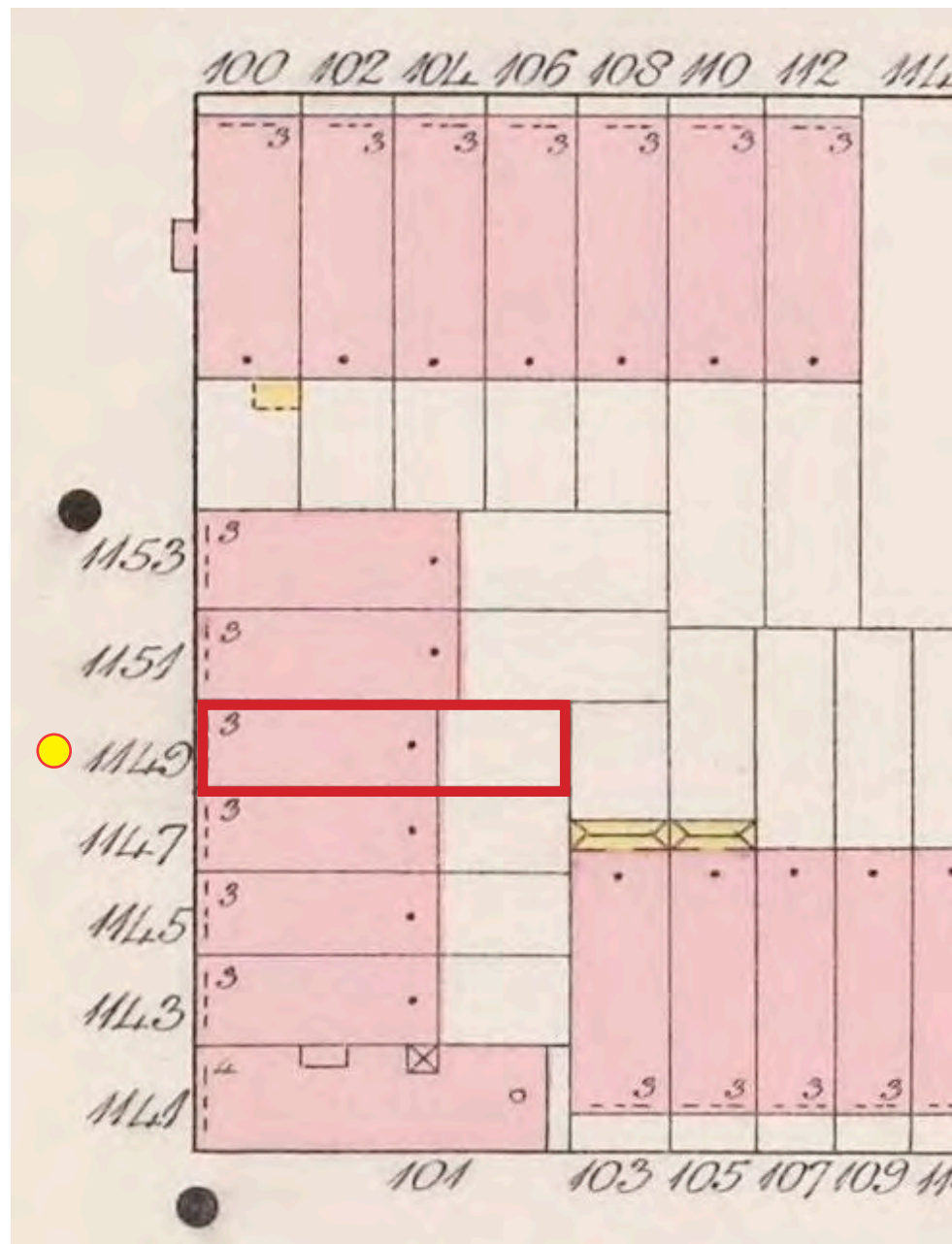
119 W. 40th Street, N. Y. C.

Or your own broker

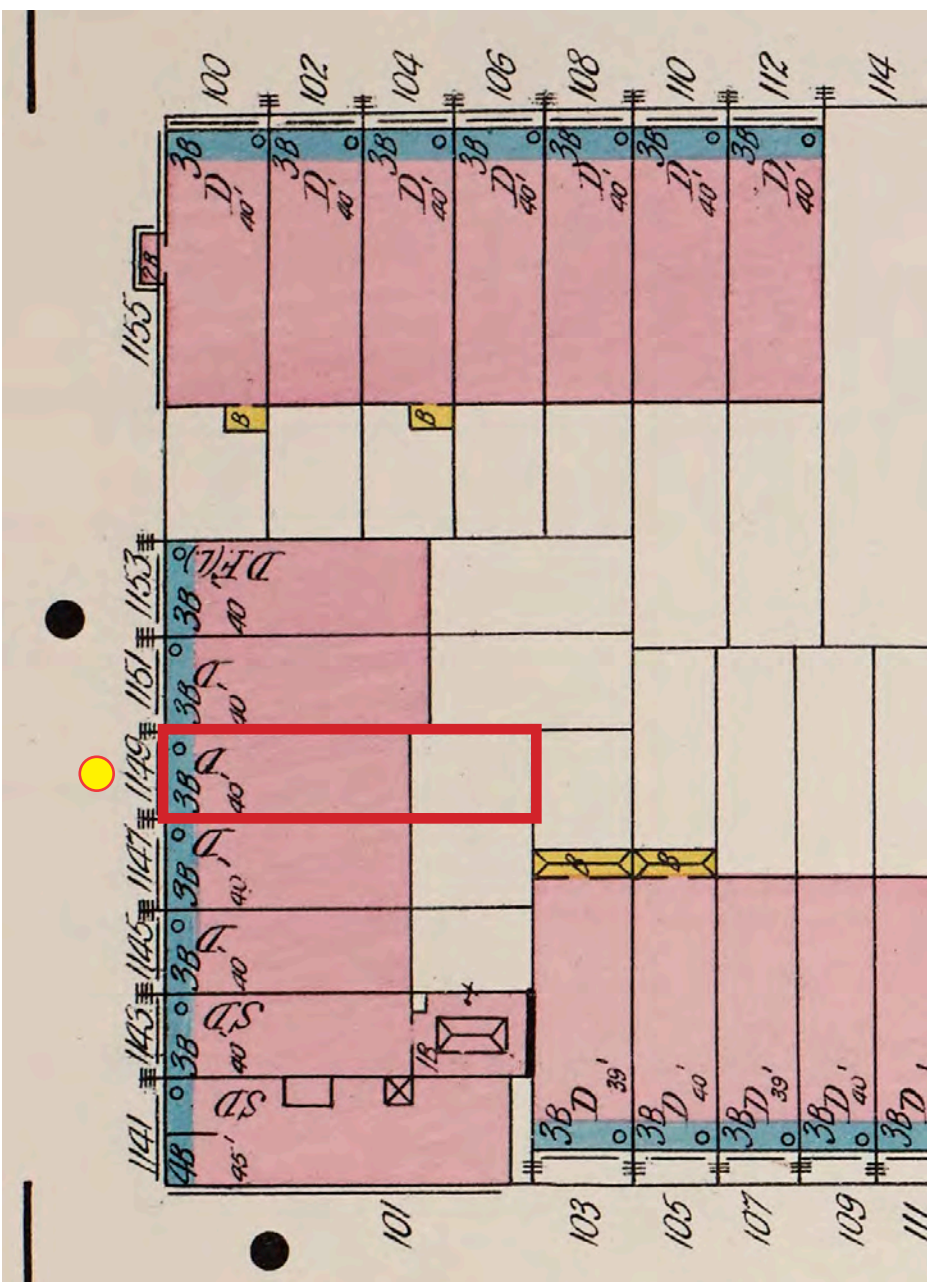
1917 ADVERTISMENT FOR 1149 PARK AVENUE IN TOWN & COUNTRY



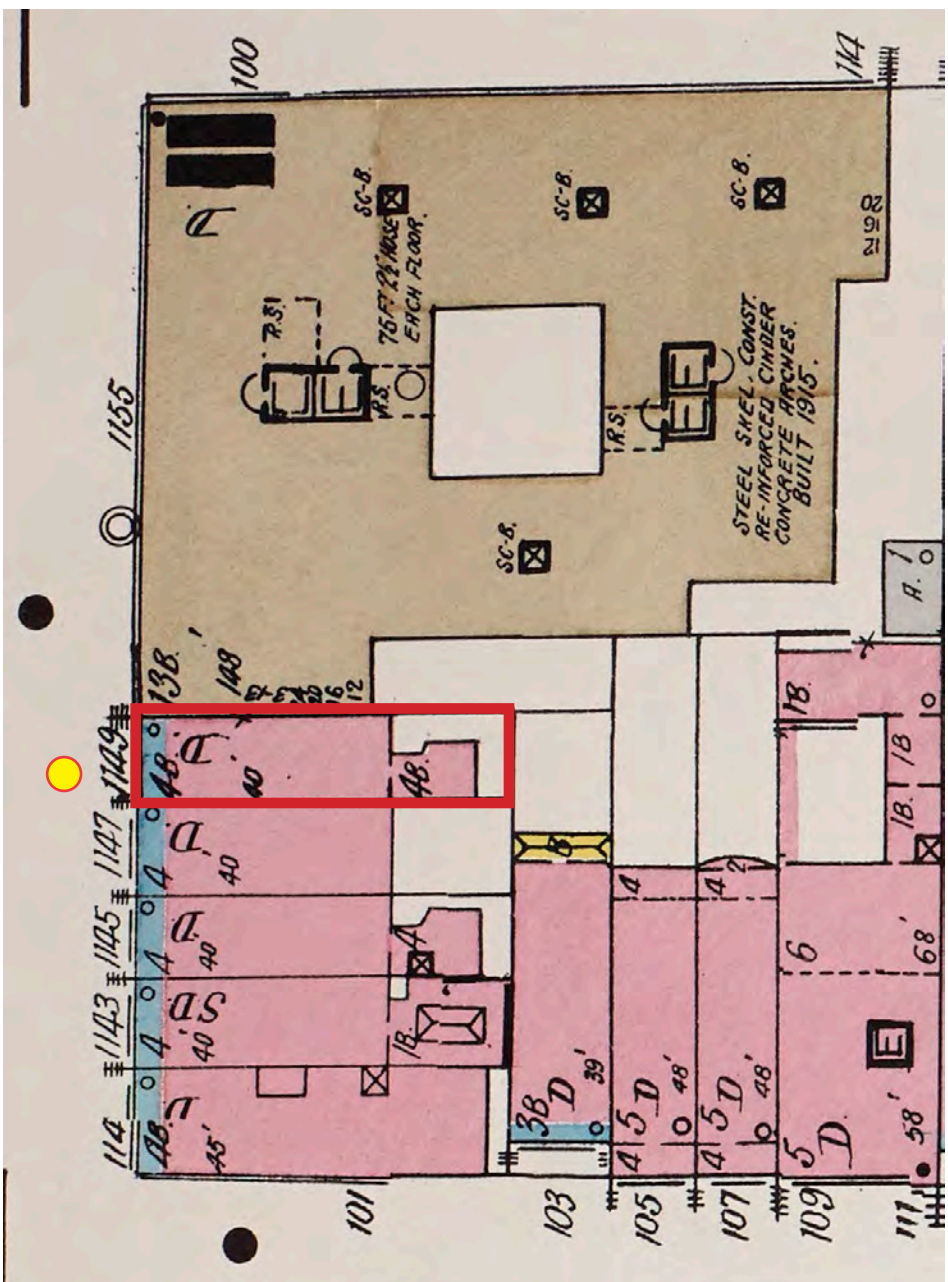
1929 VIEW OF 1141-1149 PARK AVENUE (NYPL)



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



144 East 62nd Street  
(Thomas Tryon, 1916)



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



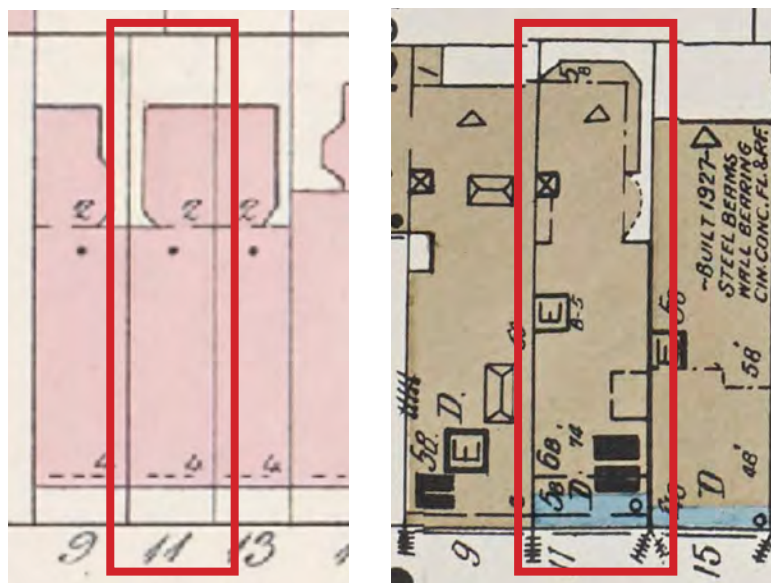
53 East 61st Street  
(Walker & Gillette, 1914)



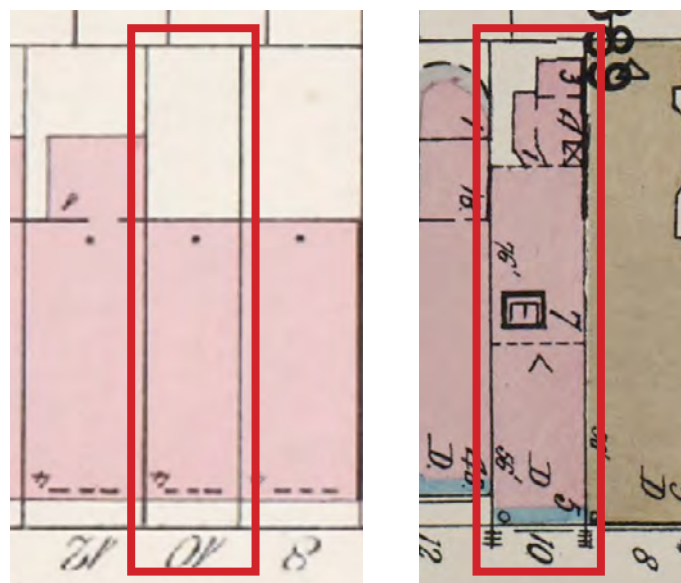
2 East 80th Street  
(CPH Gilbert, 1912)



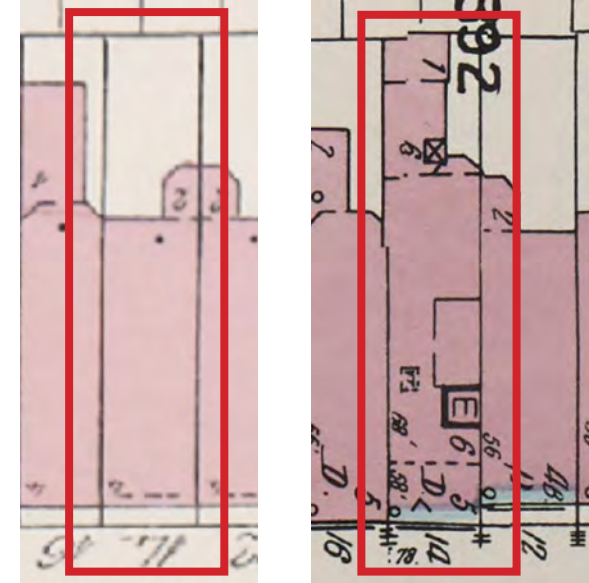
12 East 81st Street  
(Hoppin and Koen, 1919)



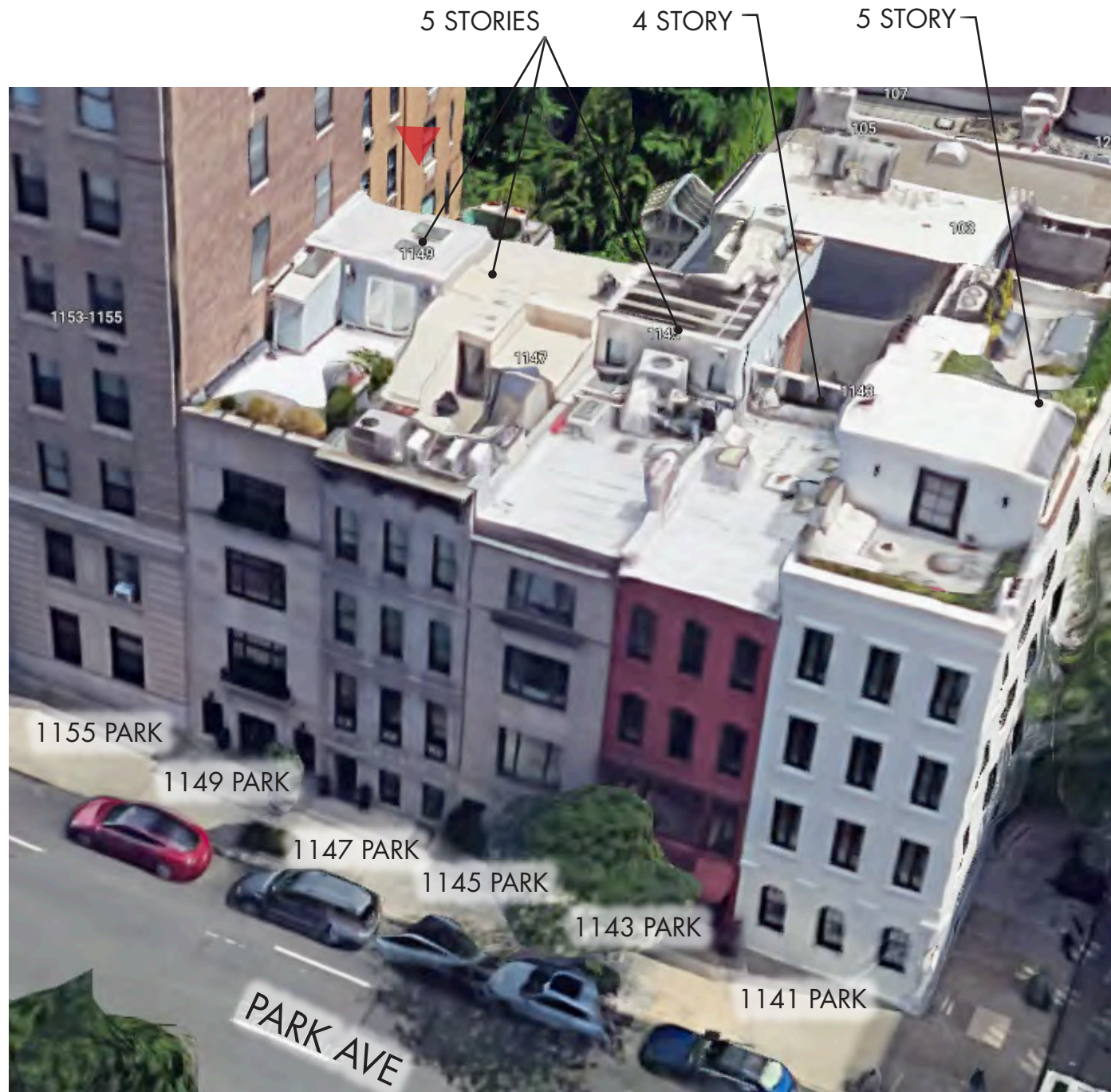
**11 East 90th Street**  
Original: Barney & Chapman, 1903  
Alteration: A. Wallace McCrea, 1930



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



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



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 AVE  
LPC-APPROVED IN 2006

1149 PARK AVE  
LPC-APPROVED IN 2006

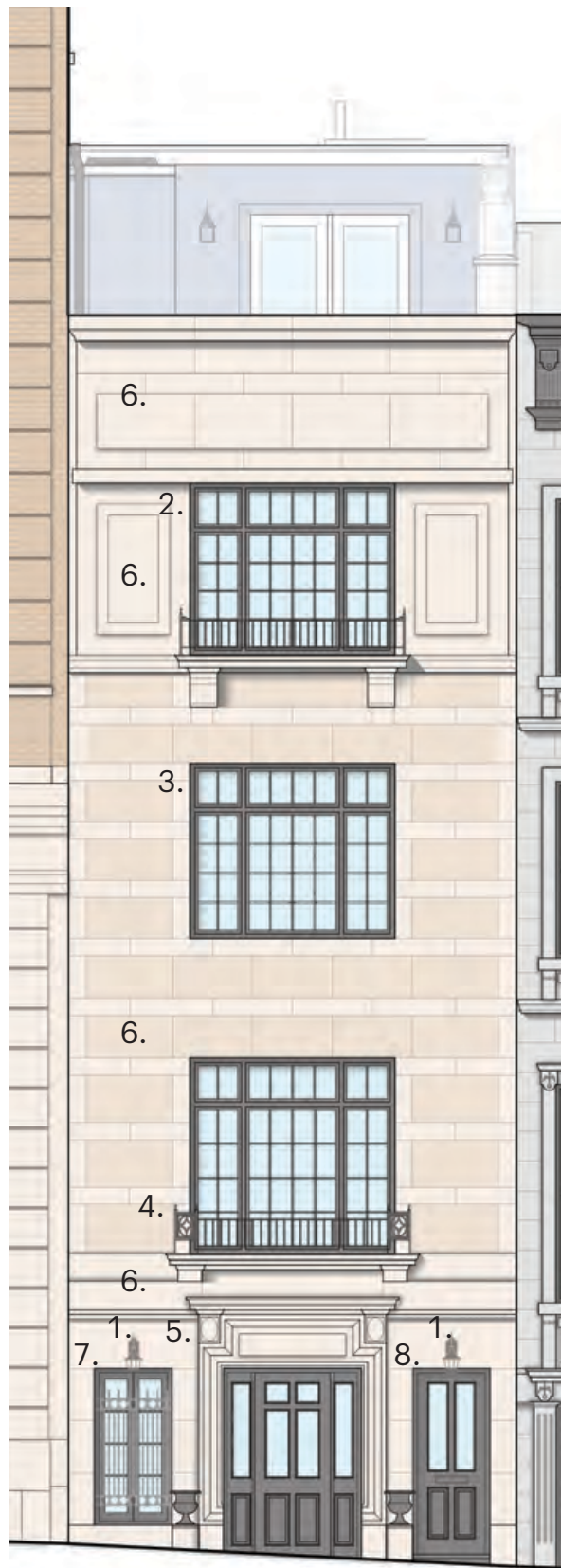
1145 PARK AVE  
LPC-APPROVED IN 2007

103 EAST 91ST ST  
LPC-APPROVED IN 2017

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



# ALTERATIONS TO THE STREET FACADE & ROOFTOP ADDITION



EXISTING FACADE



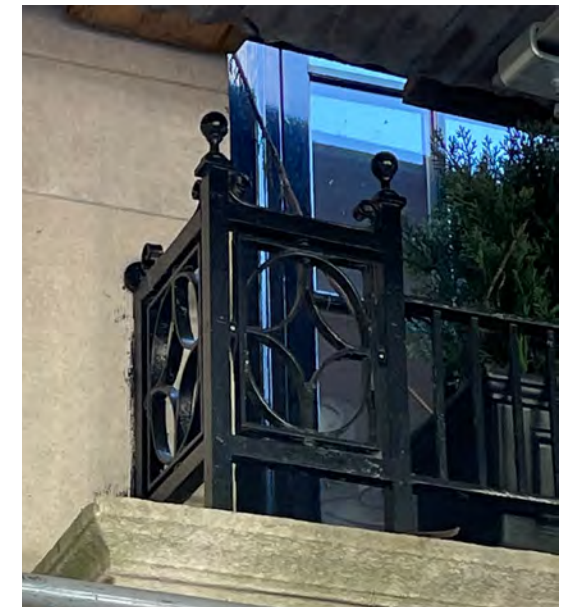
1. CURRENT LIGHT FIXTURES  
(NOT HISTORIC)



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)

Mechanical enclosure to be metal with colored kynar finish.

Penthouse clad in limestone.

New wood, double-glazed window to match historic muntin pattern.

Existing limestone to be cleaned.

Wooden entry door to be replaced to reflect its historic design. Proposed to be painted navy blue.

Restore historic window and grille.

New light fixtures to be installed at either side of the front door.

Service door to be replaced to reflect historic design.



PROPOSED STREET FACADE



CURRENT STREET FACADE



1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



PROPOSED STREET FACADE



1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



1155 PARK

1149 PARK

1147 PARK

1145 PARK

1143 PARK

1141 PARK





1155 PARK

1149 PARK

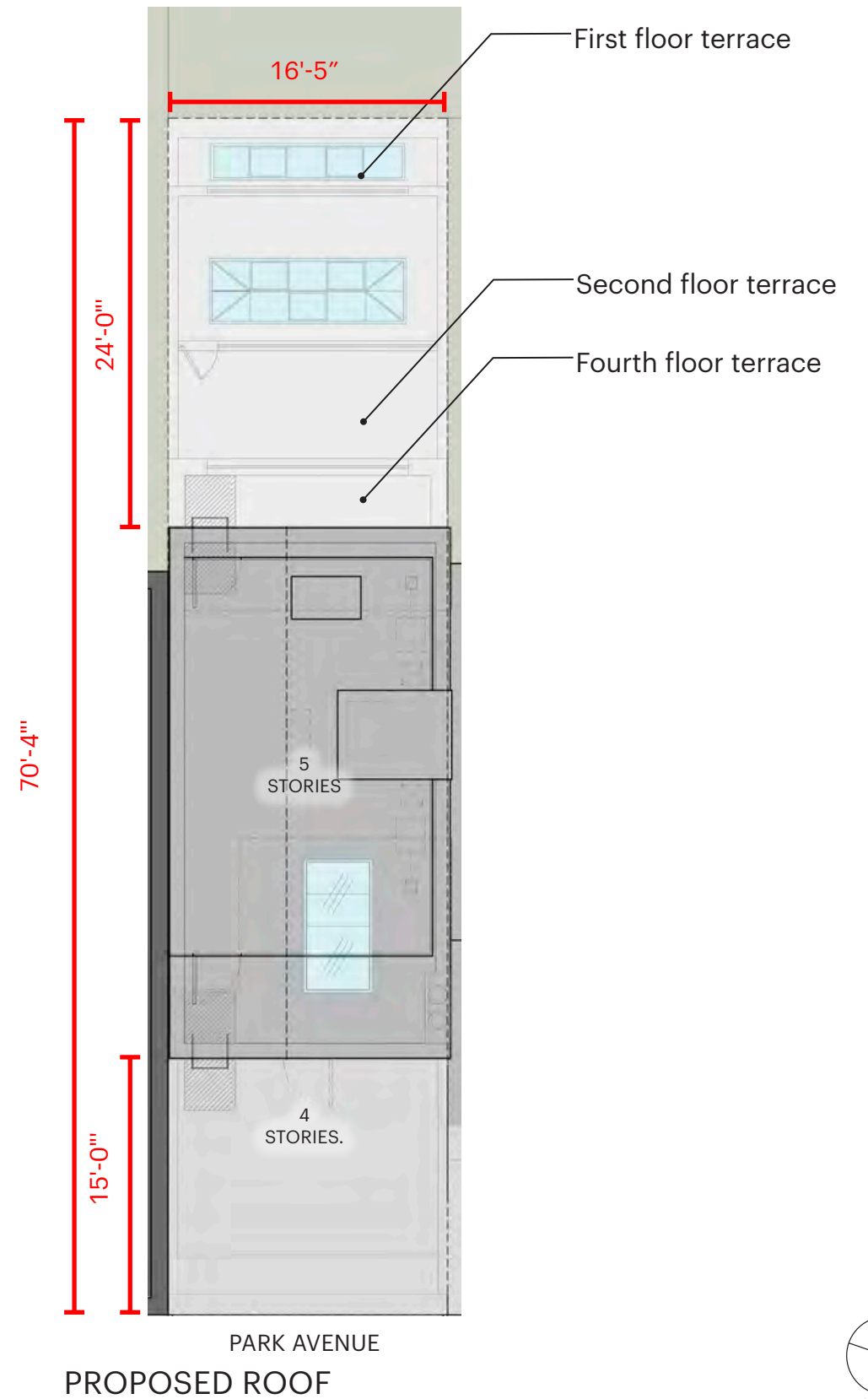
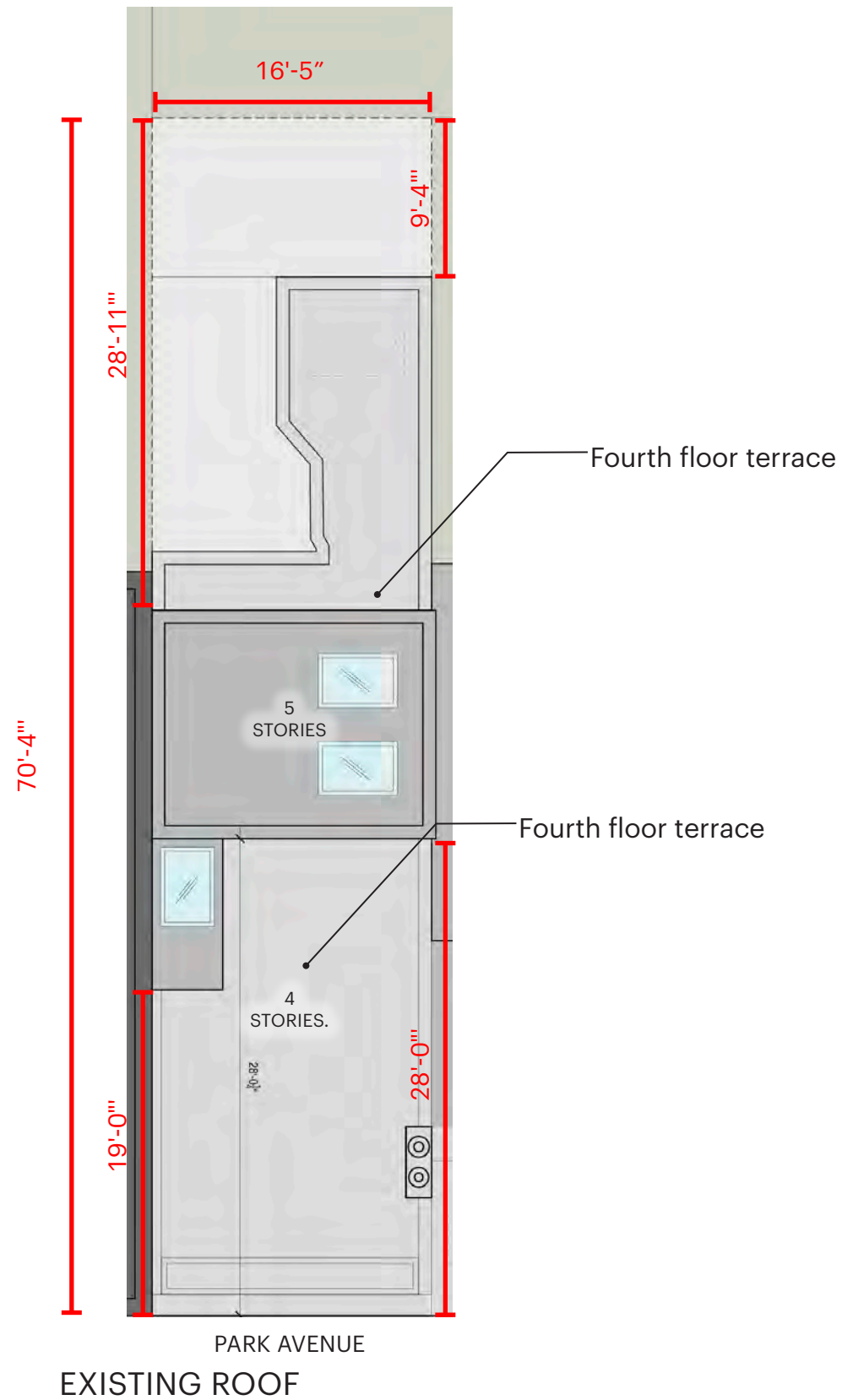
1147 PARK

1145 PARK

1143 PARK

1141 PARK







6'-3"



EXISTING FACADE

Mechanical enclosure to be metal with colored kynar finish.

7'-9"

Required FDNY ladder

New wood, double-glazed window to match historic muntin pattern.

Existing limestone to be cleaned.

Wooden entry door to be replaced to reflect its historic design. Proposed to be painted navy blue.

Restore historic window and grille.



PROPOSED FACADE

Mechanical equipment

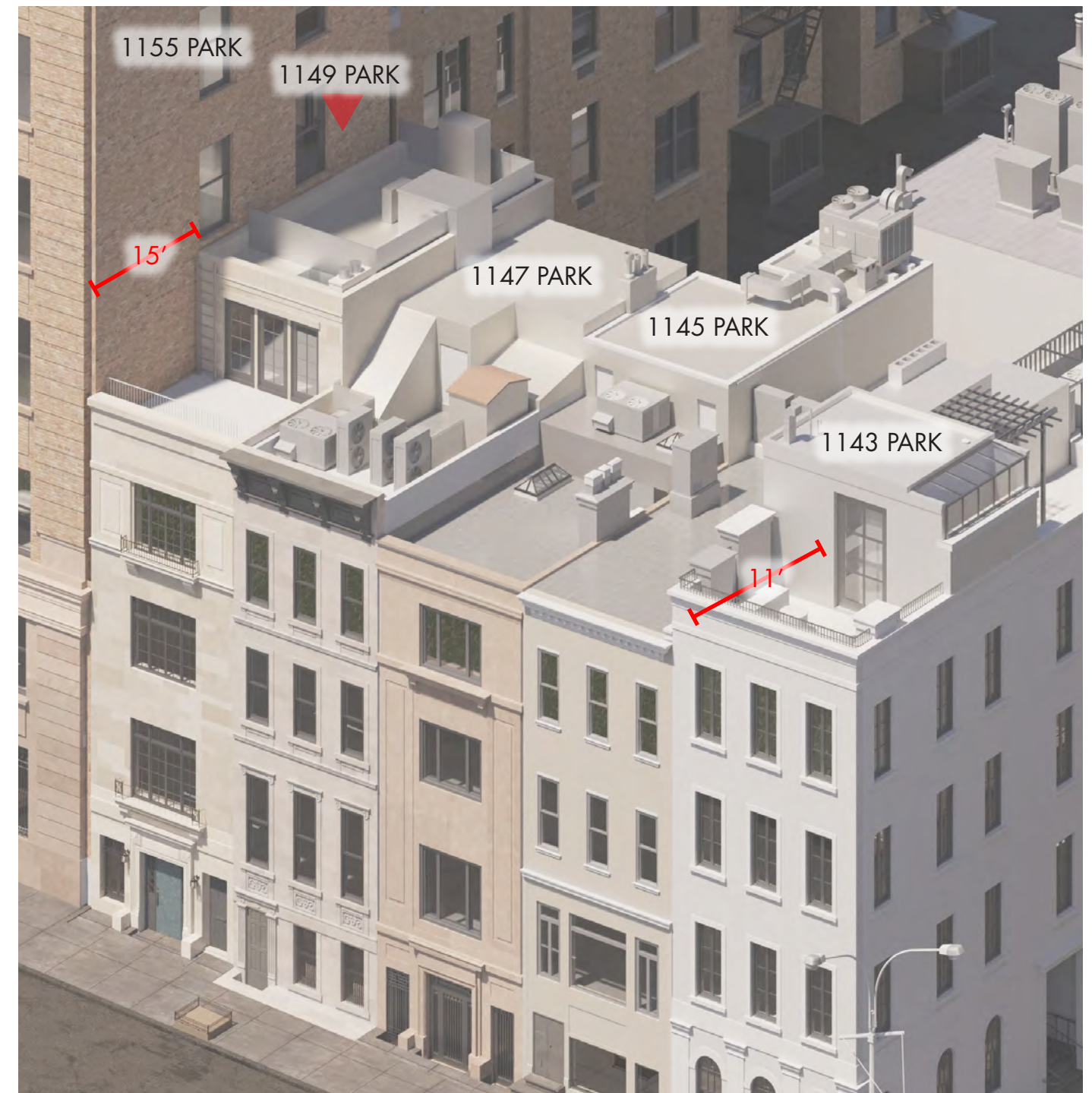
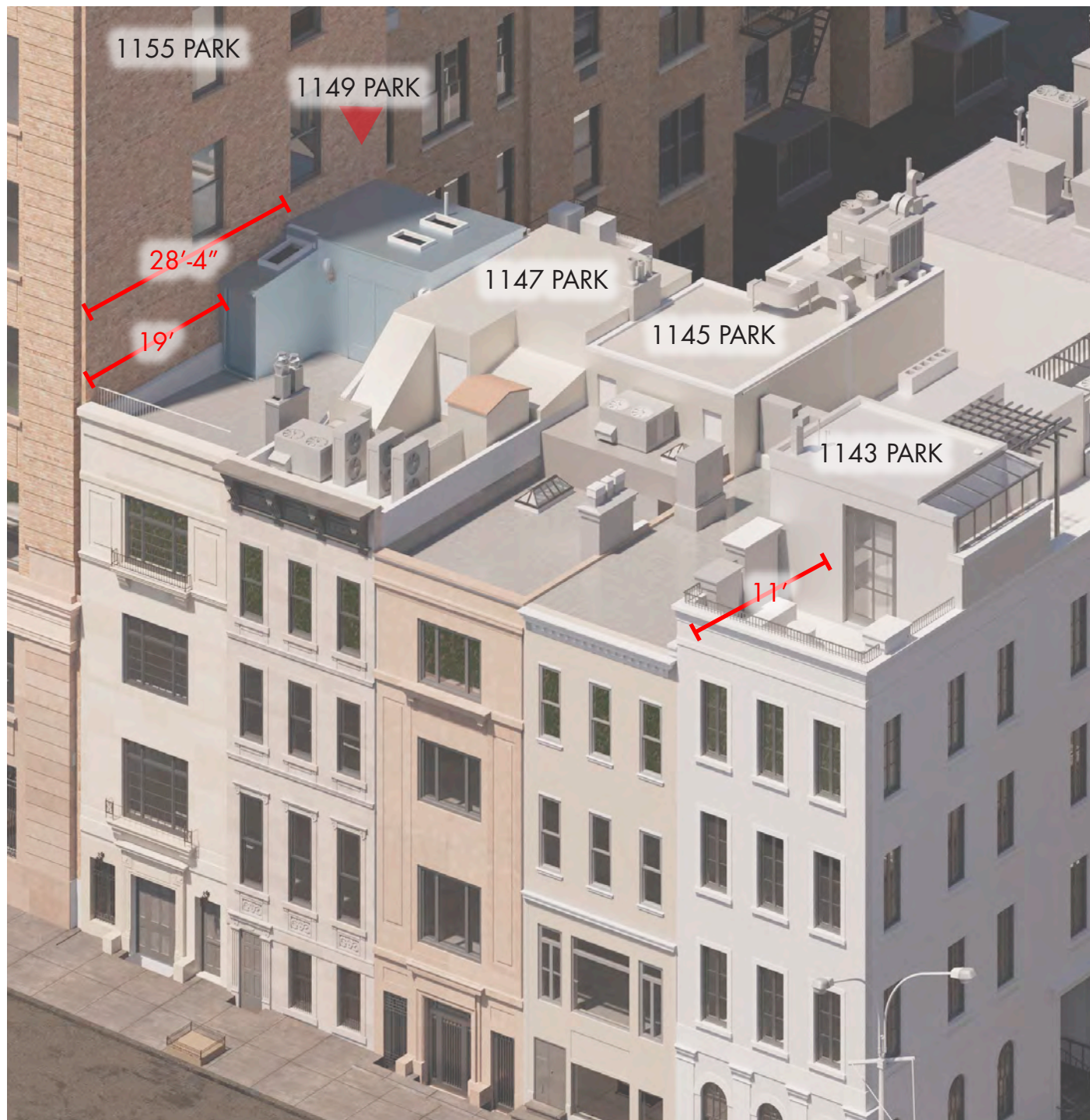
Elevator overrun to be painted stucco

Chimney overrun

Penthouse to be cladded in limestone.

New light fixtures to be installed at either side of the front door.

Service door to be replaced to reflect historic design.



EXISTING FRONT MASSING

PROPOSED FRONT MASSING



FRONT VIEW OF ELEVATION ON PARK AVE

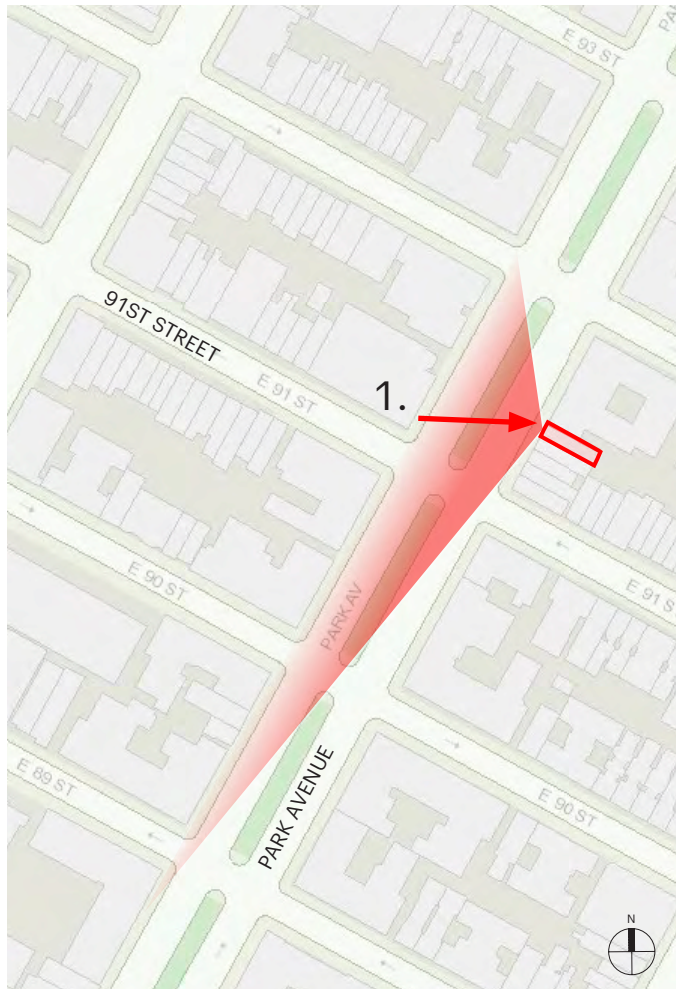


RENDERING OF THE STREET FACADE



2 East 80th Street  
(CPH Gilbert, 1912)

PRECEDENT



NYC GIS MAP

1. VIEW OF PROPOSED 1149 MOCKUP FROM ACROSS STREET



PHOTOMONTAGE OF VIEW 1



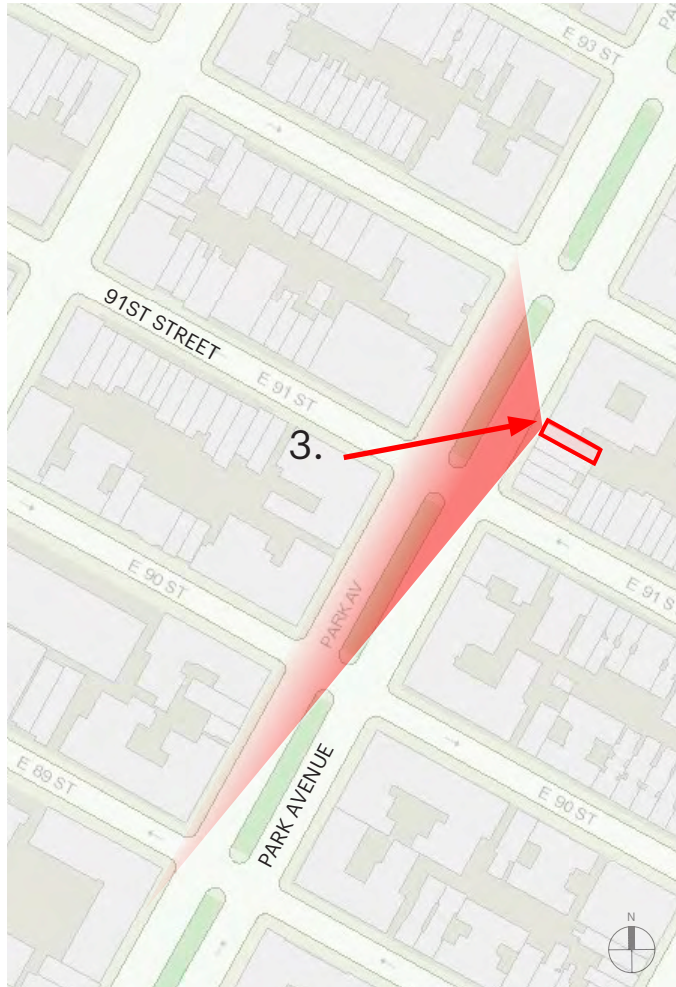
NYC GIS MAP

2. VIEW OF PROPOSED 1149 MOCKUP FROM ACROSS STREET



PHOTOMONTAGE OF VIEW 2





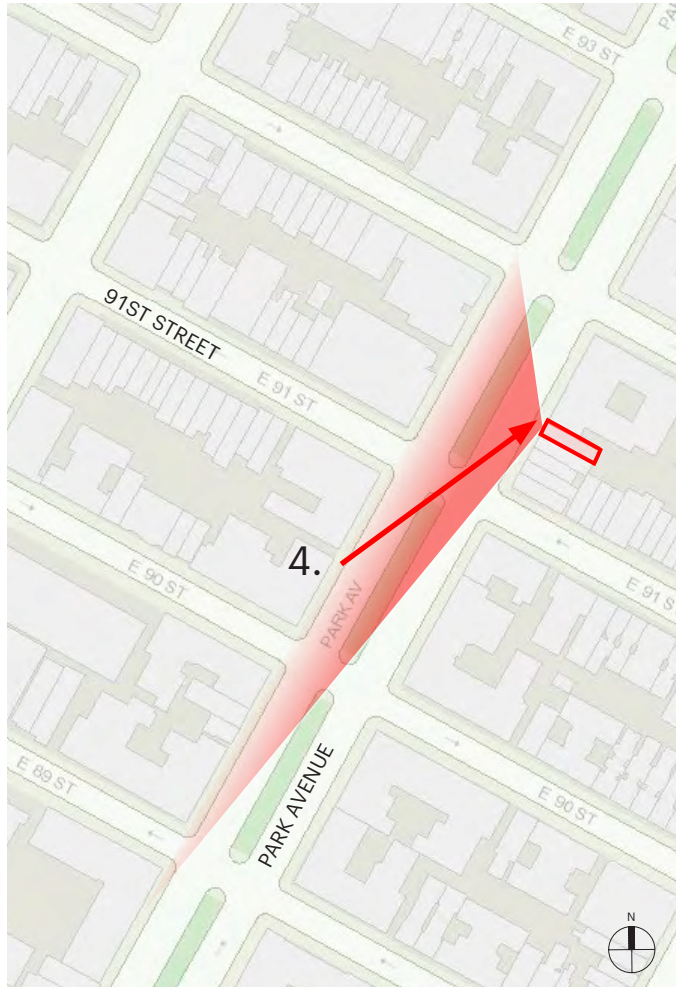
NYC GIS MAP

3. VIEW OF PROPOSED 1149 MOCKUP FROM ACROSS STREET



PHOTOMONTAGE OF VIEW 3





NYC GIS MAP

4. VIEW OF PROPOSED 1149 MOCKUP FROM ACROSS STREET



PHOTOMONTAGE OF VIEW 4





NYC GIS MAP

5. VIEW OF PROPOSED 1149 MOCKUP 92ND STREET



6. VIEW OF PROPOSED 1149 MOCKUP 92ND STREET



ALTERATIONS TO THE REAR FACADE

1147 PARK      1149 PARK      1155 PARK



1. Aerial view of Rear  
1917 L SHAPED EXTENSION  
1943 REAR YARD EXTENSION

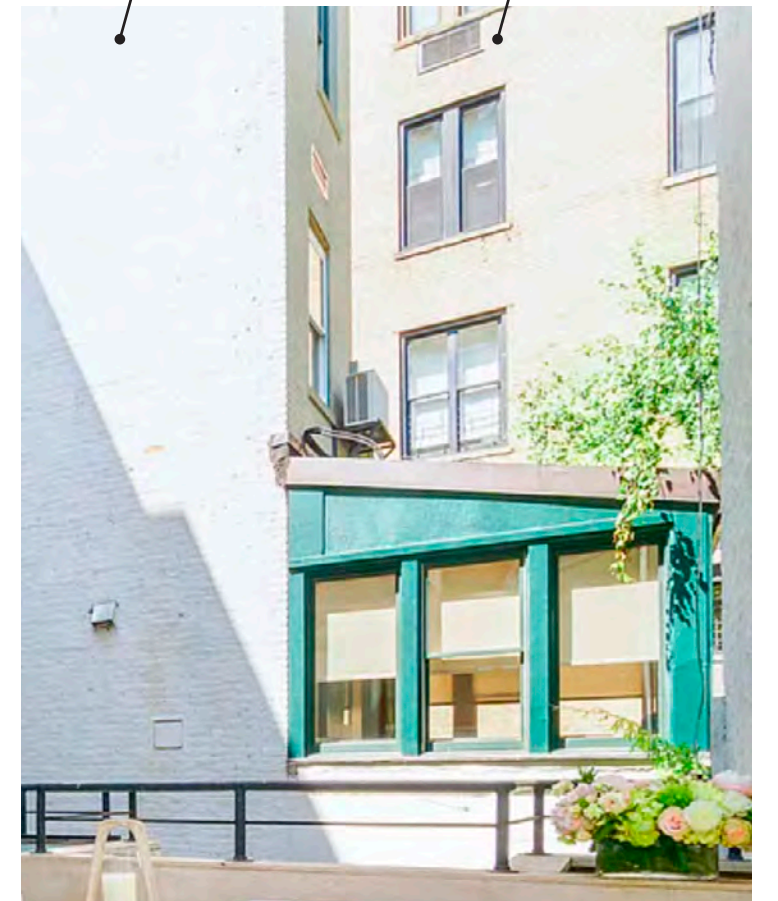


2. View on the roof of the two-story rear extension looking at the original rear

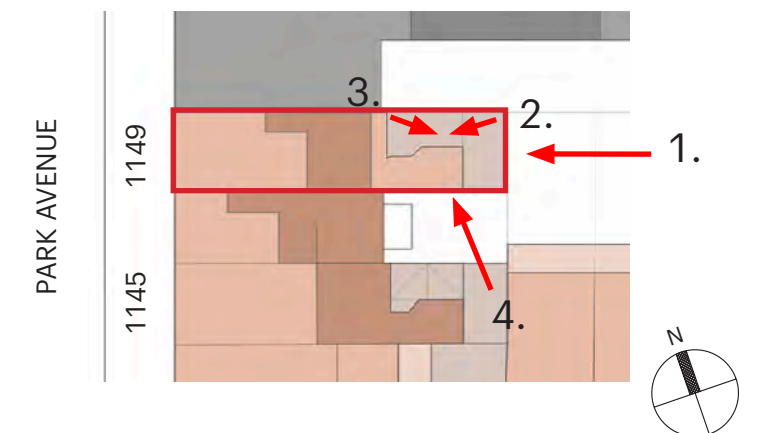


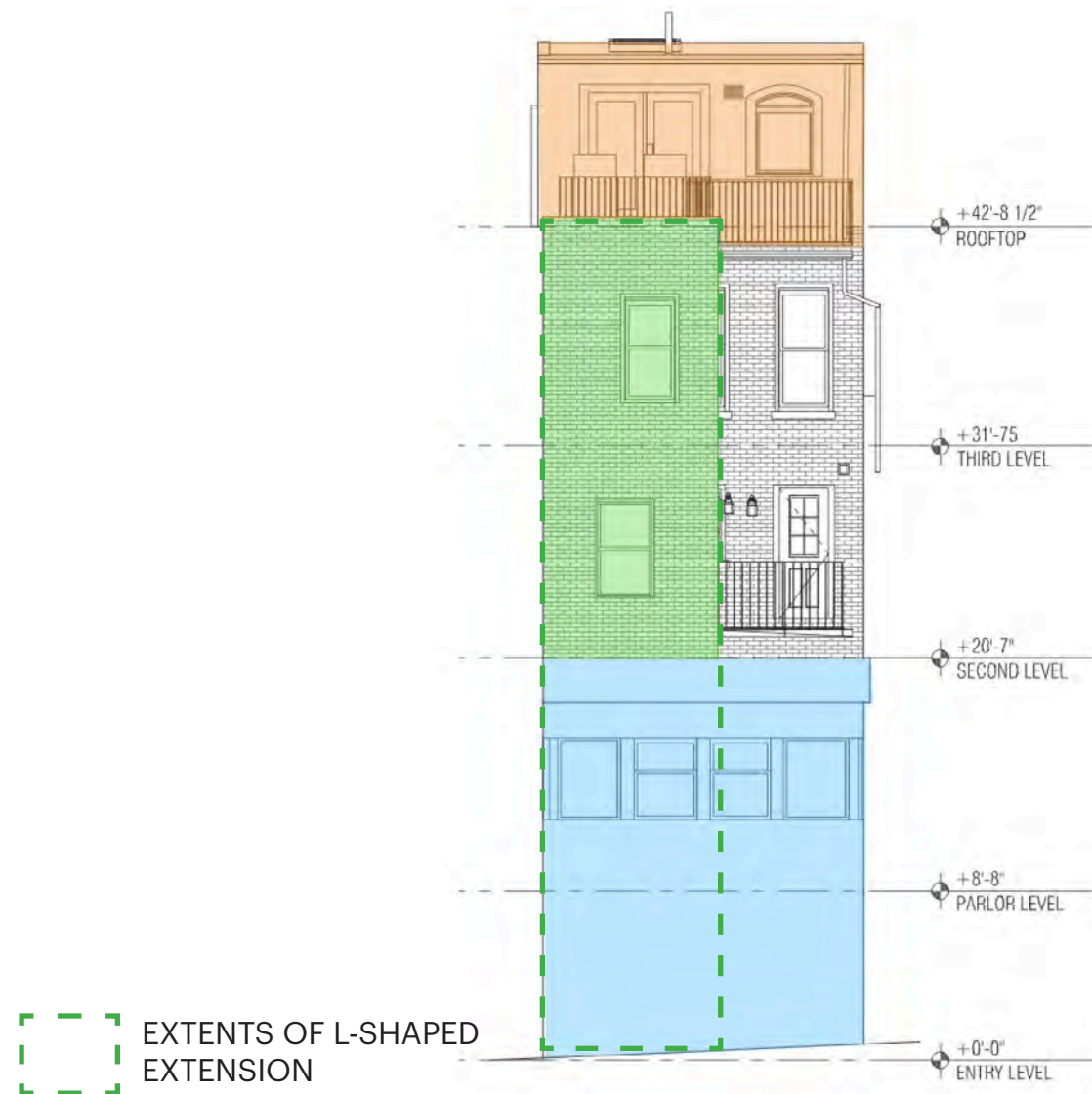
3. View looking down at the two-story rear extension.

1149 PARK      1155 PARK



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





[ ] EXTENTS OF L-SHAPED  
EXTENSION

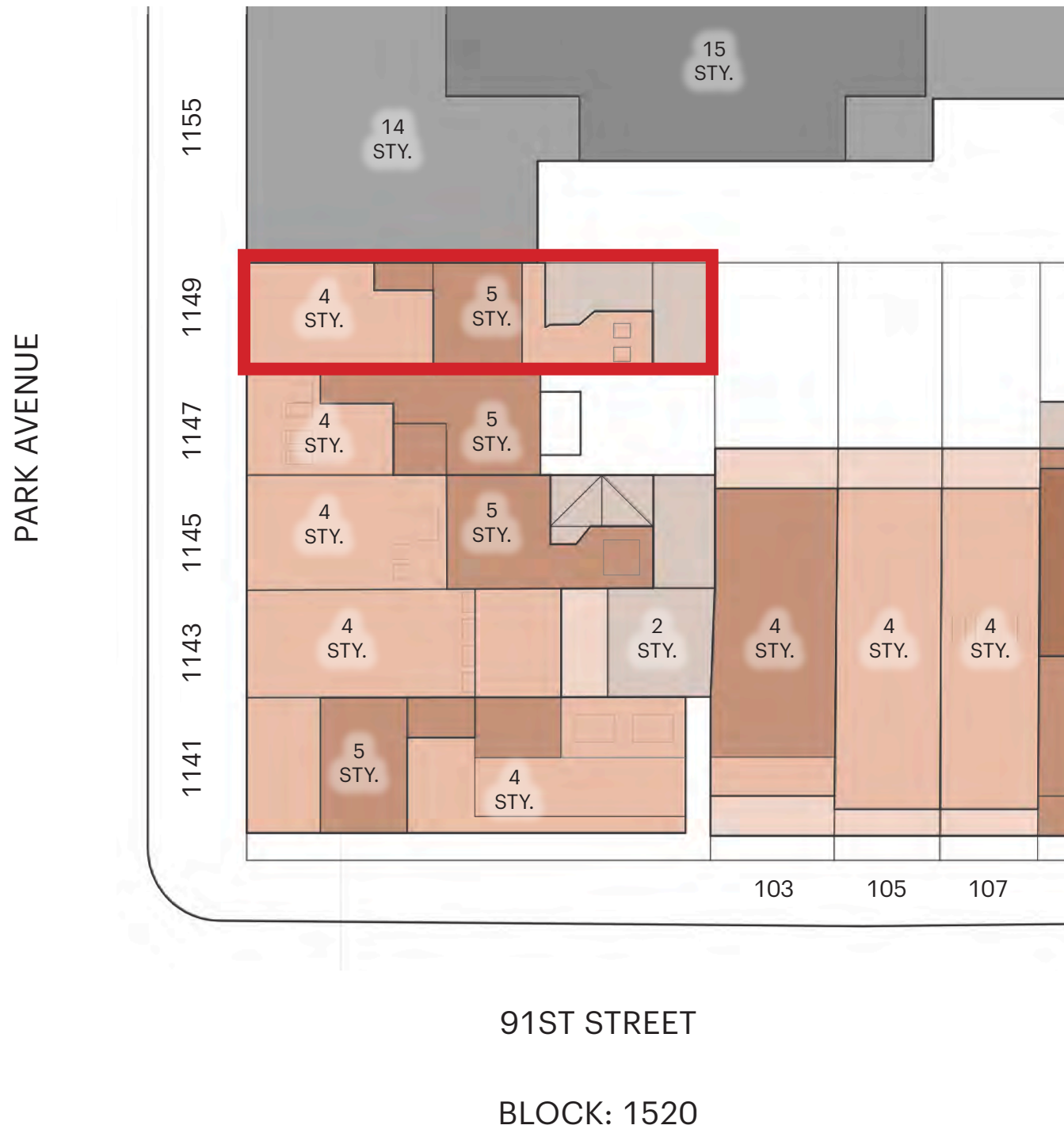
1917 L-SHAPED  
EXTENSION

1943 EXTENSION FOR  
DOCTORS OFFICE

2006 LPC-APPROVED  
ROOFTOP ADDITION









1141 Park

1143 Park

1145 Park

1147 Park

1149 Park

1155 Park



1141 Park

1143 Park

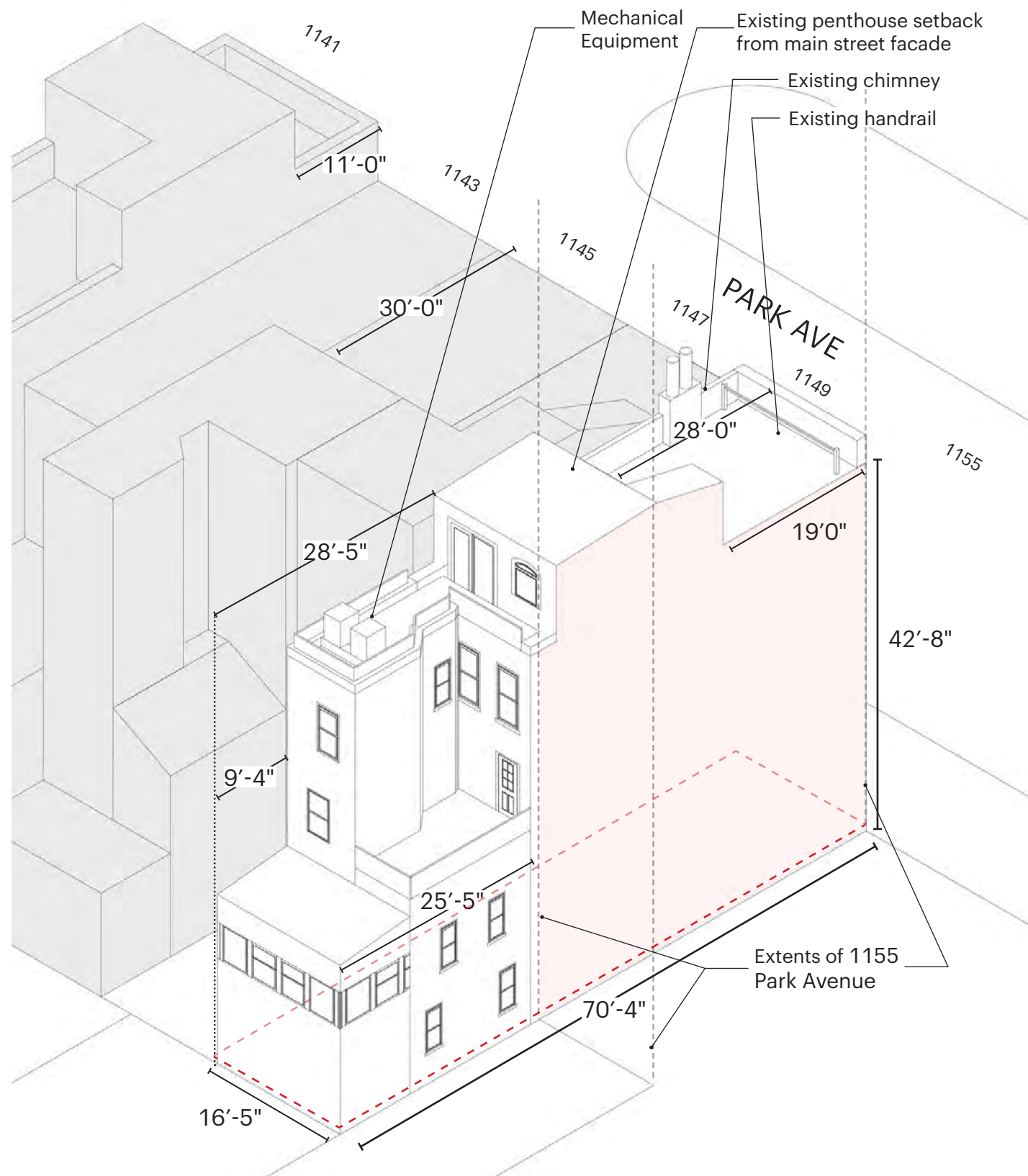
1145 Park

1147 Park

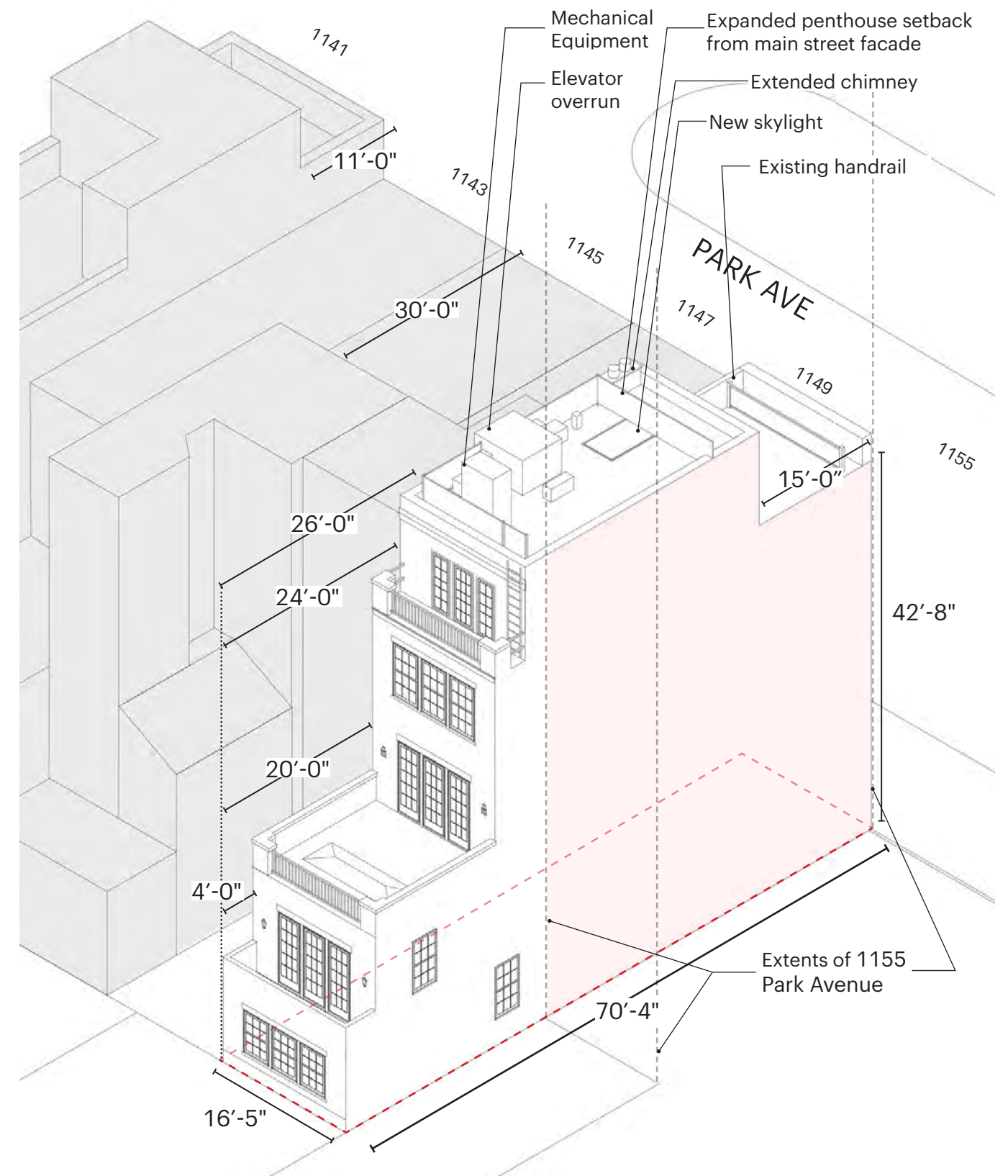
1149 Park

1155 Park





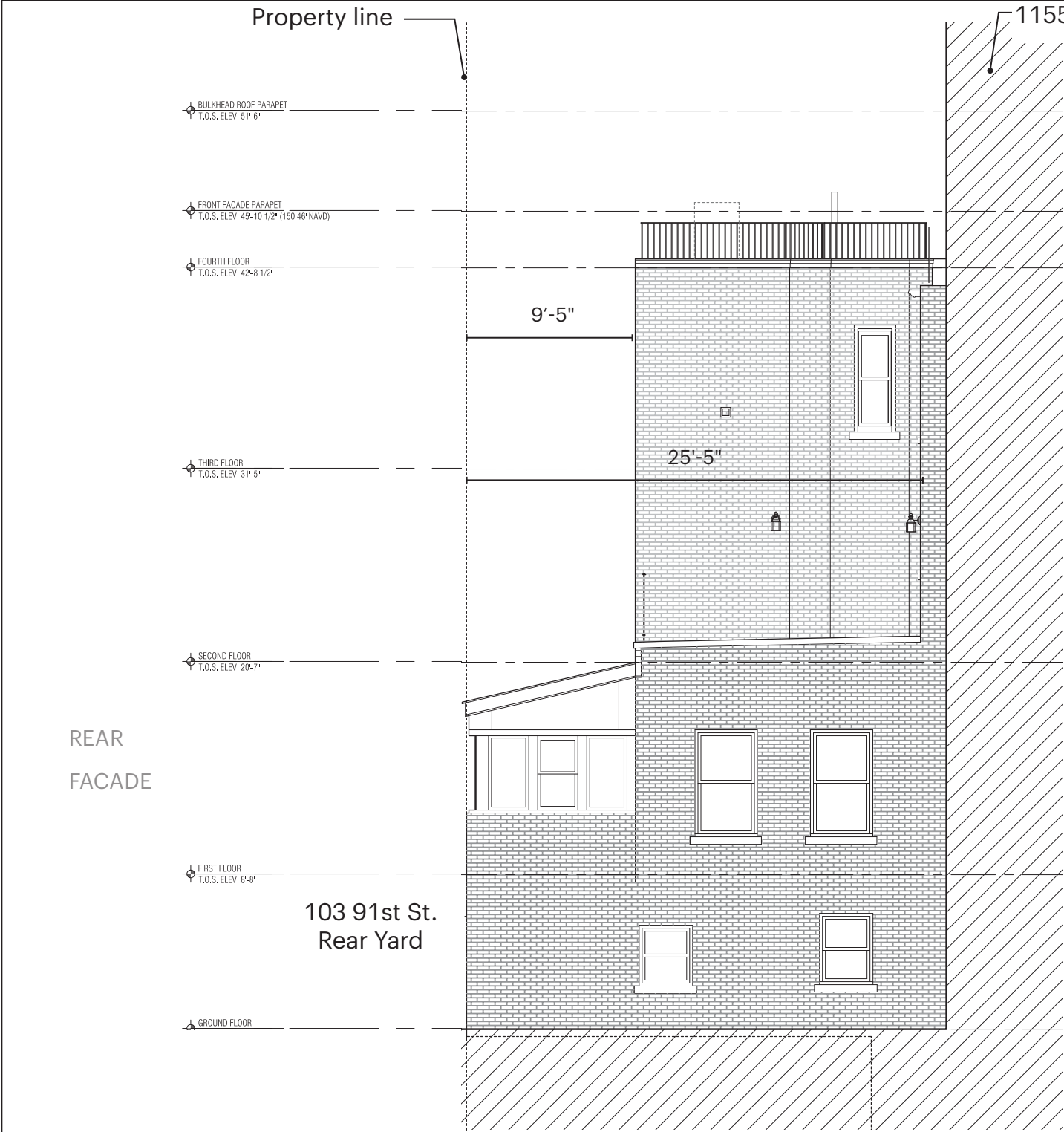
EXISTING MASSING



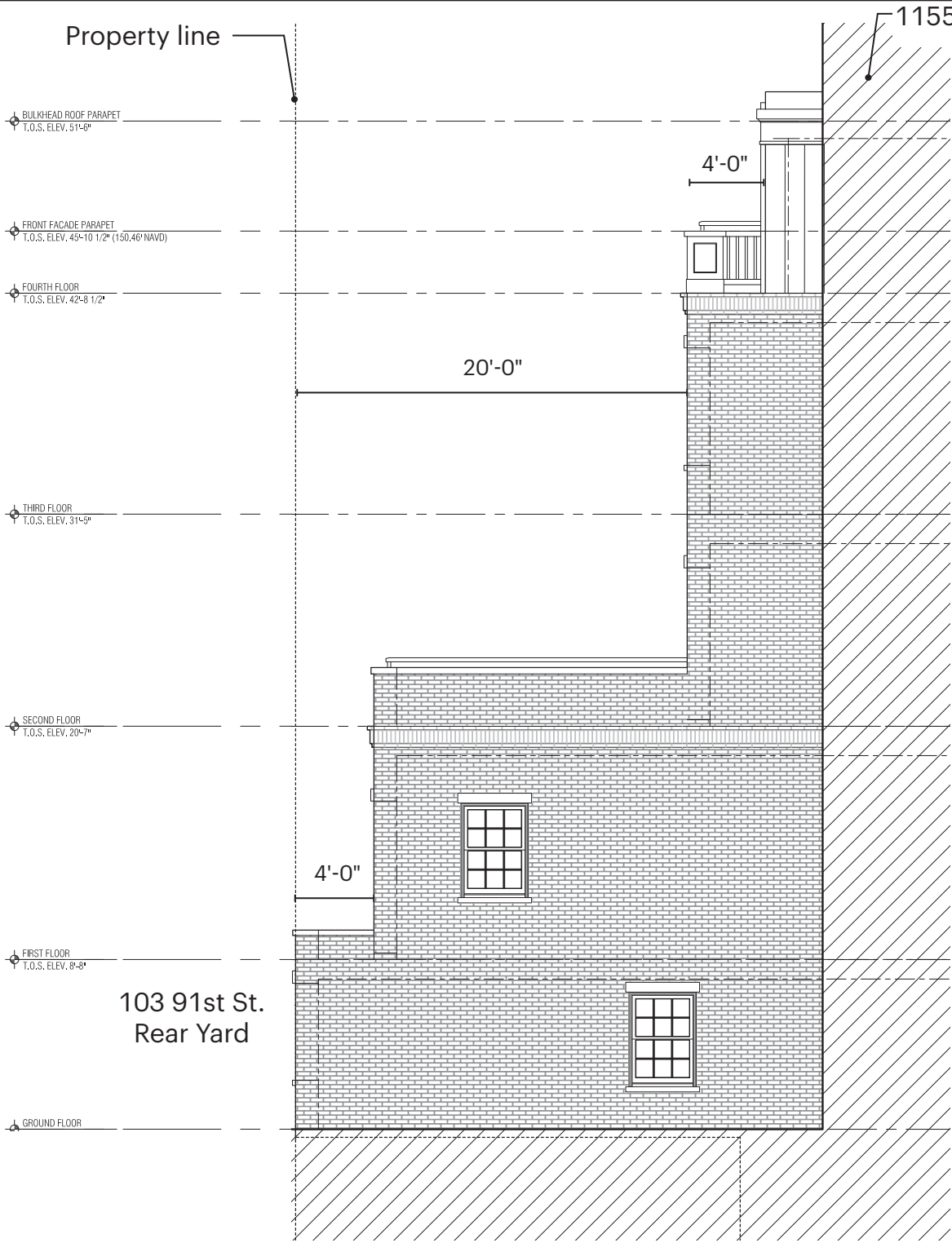
PROPOSED MASSING



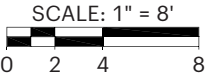




EXISTING REAR FACADE - SIDE ELEVATION



PROPOSED REAR FACADE - SIDE ELEVATION





PROPOSED STREET FACADE



PROPOSED REAR FACADE

# APPENDIX



1940 TAX PHOTO (NYC MUNICIPAL ARCHIVES)



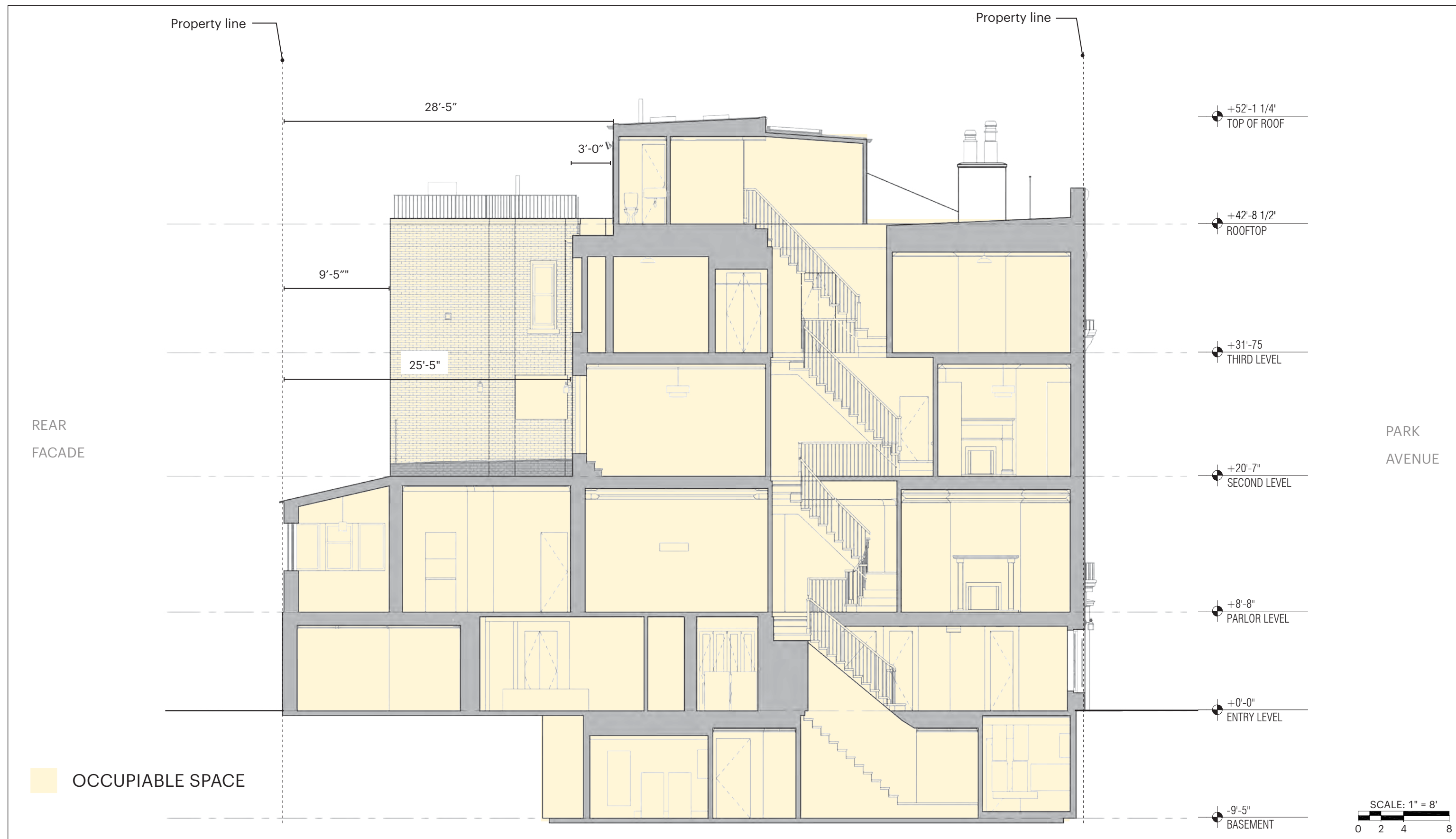
CA. 1985 TAX PHOTO (MUNICIPAL ARCHIVES)

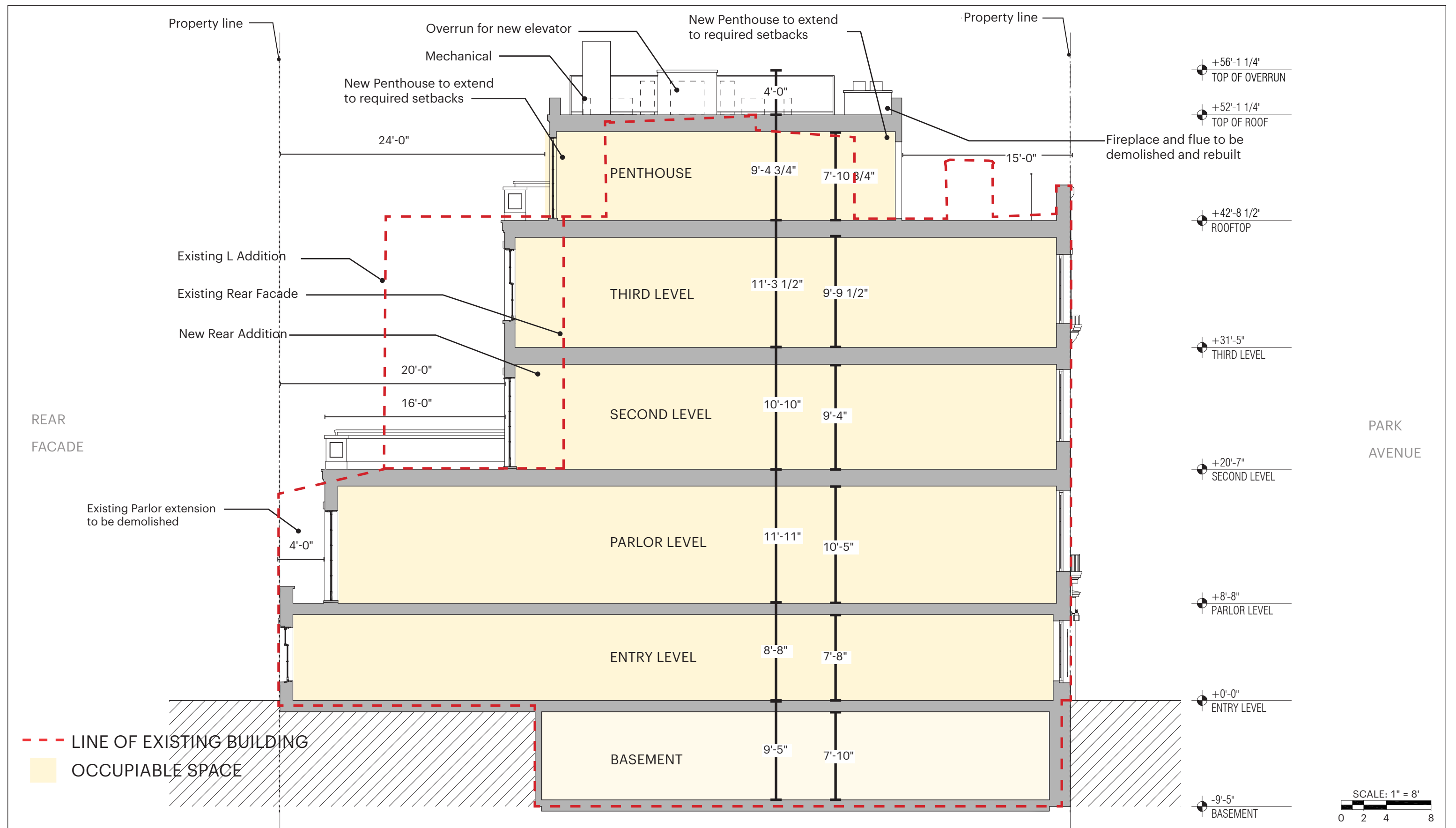


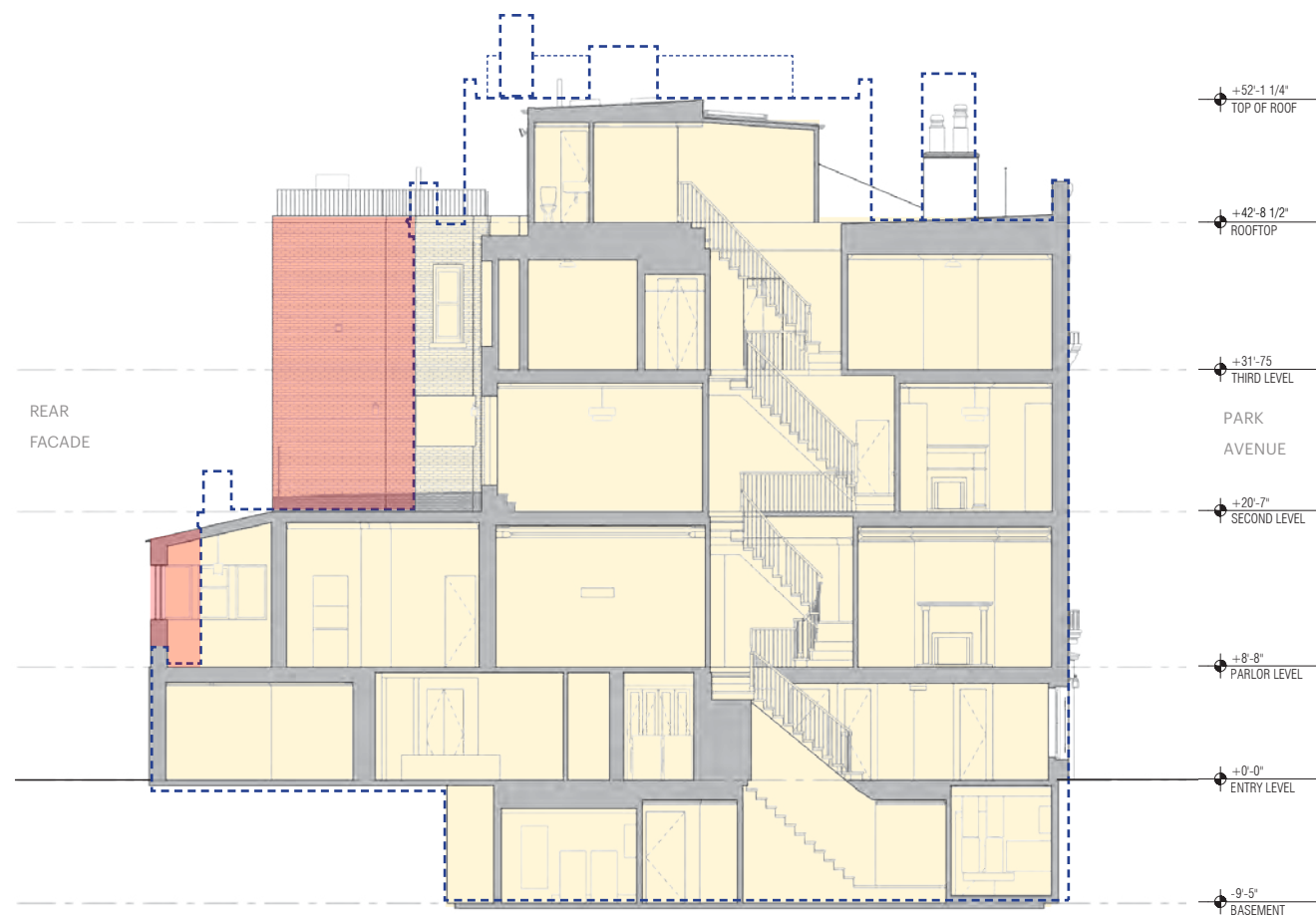
PROPOSED STREET FACADE



PROPOSED REAR FACADE



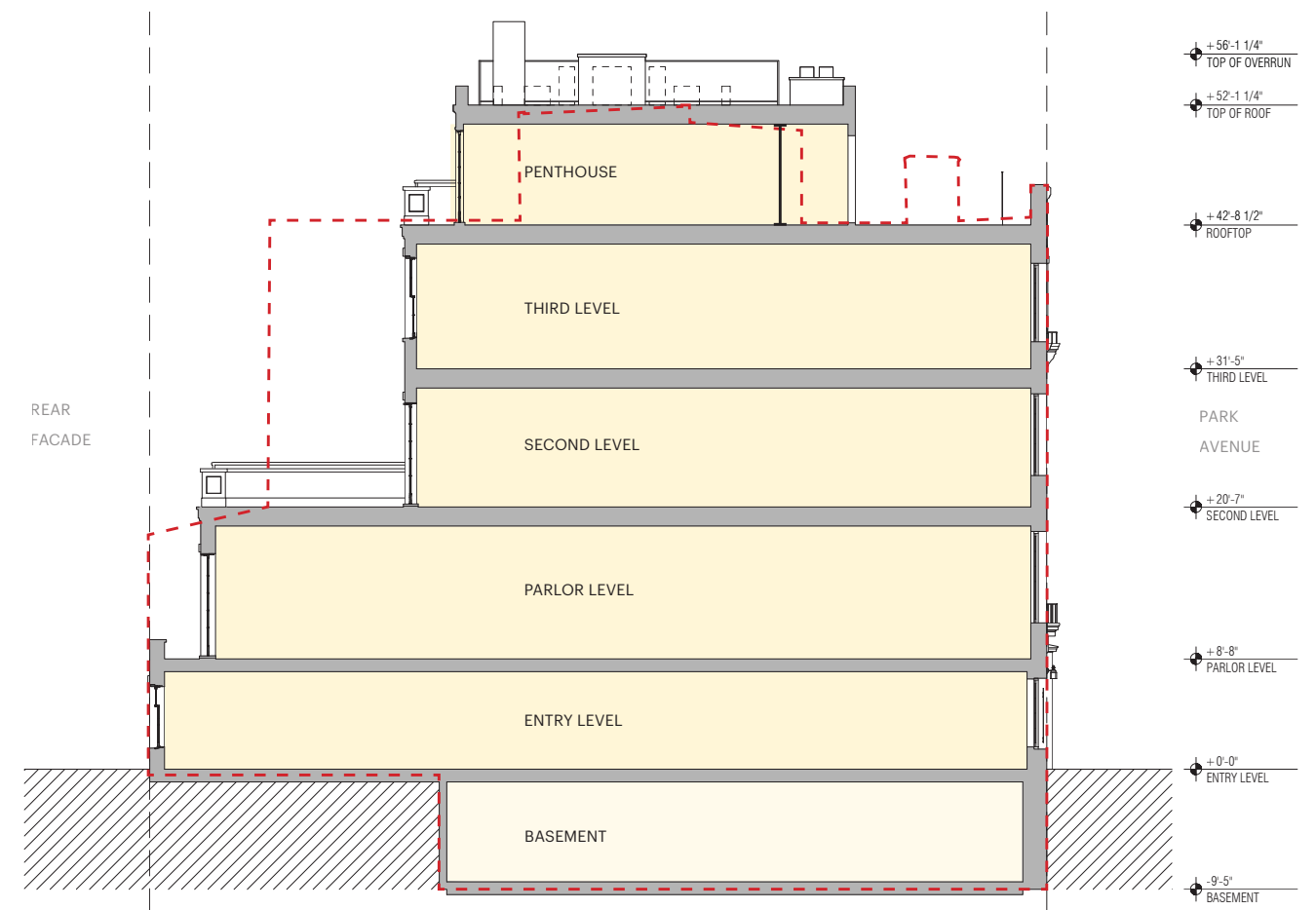




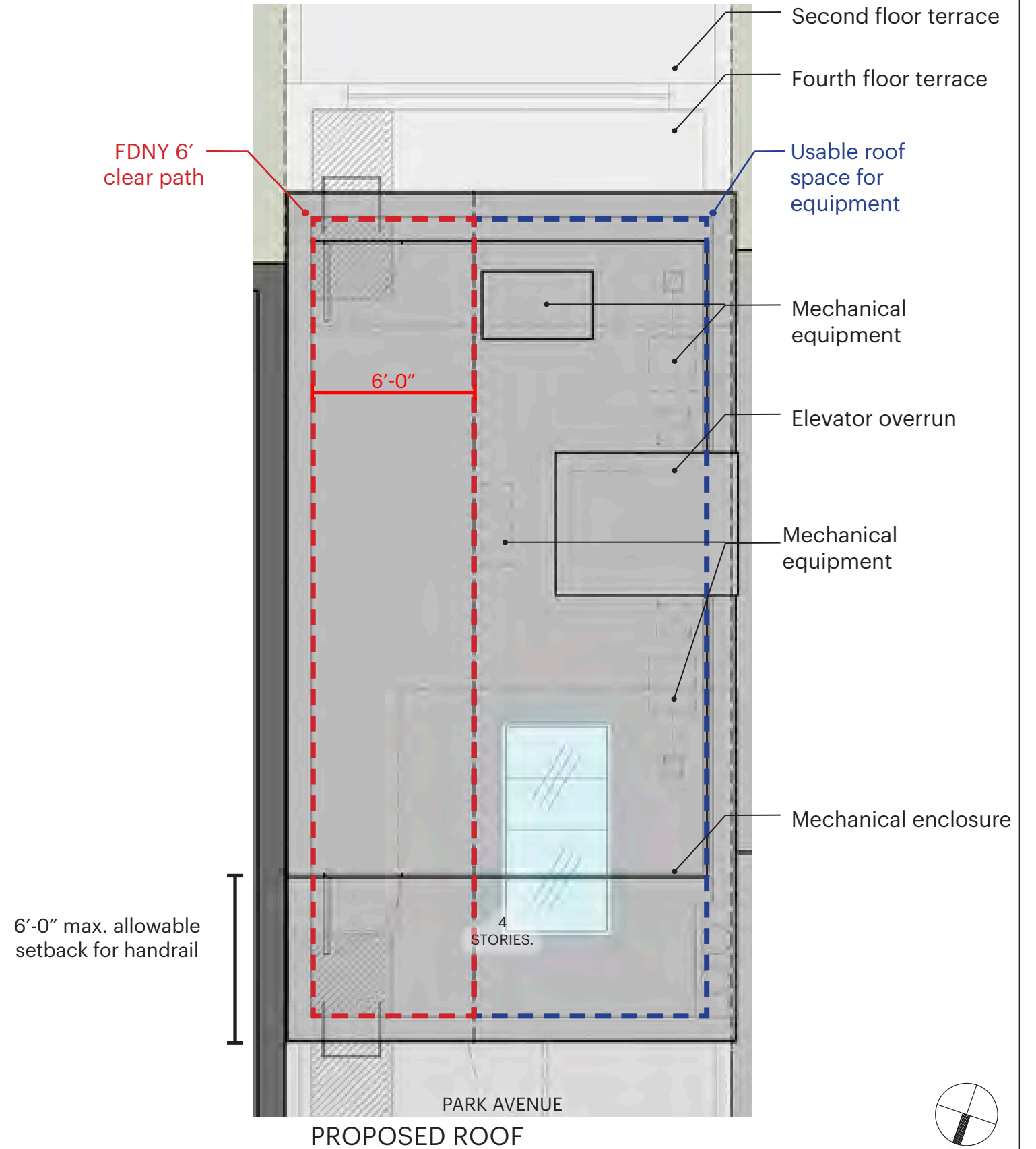
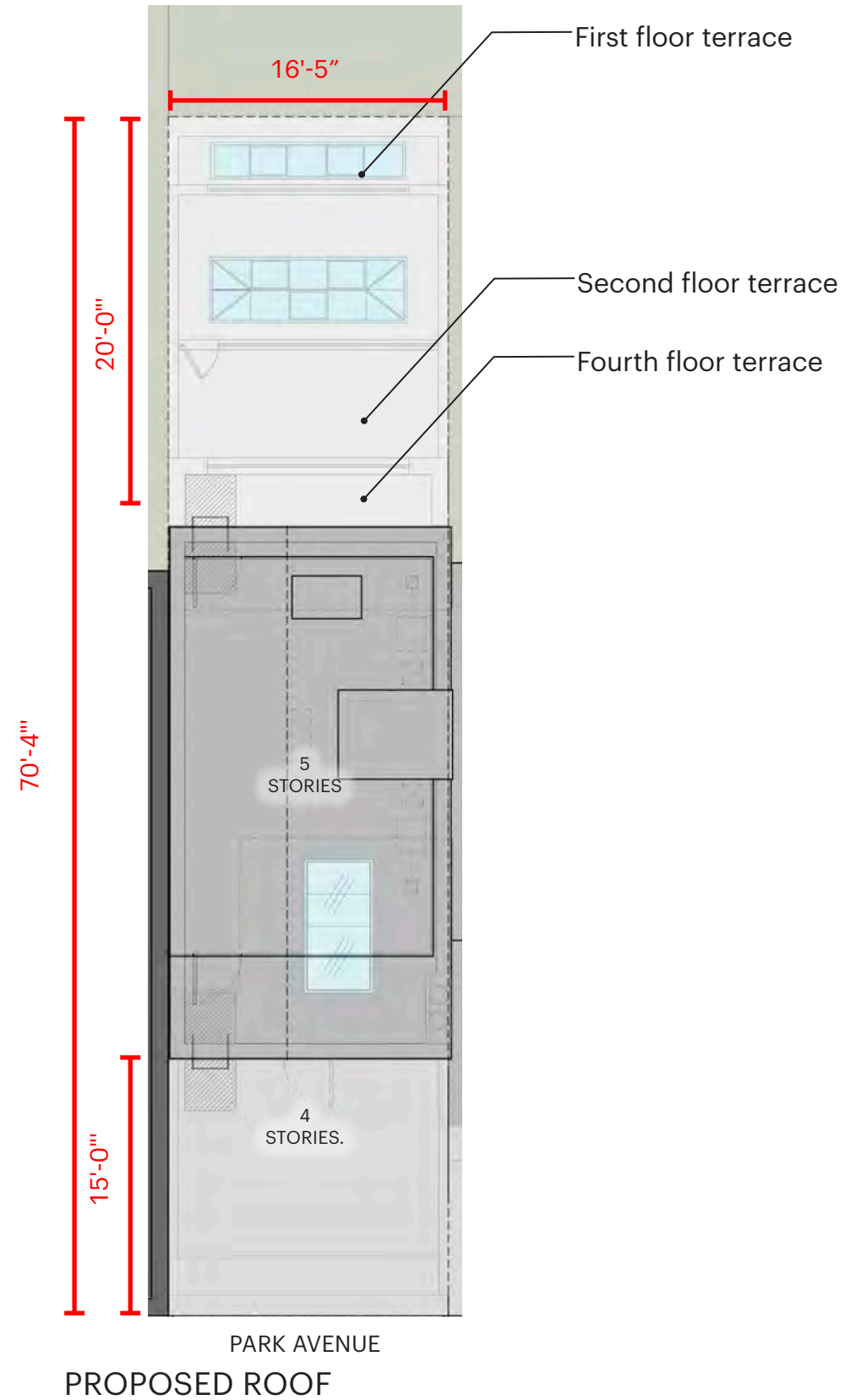
EXISTING SECTION

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

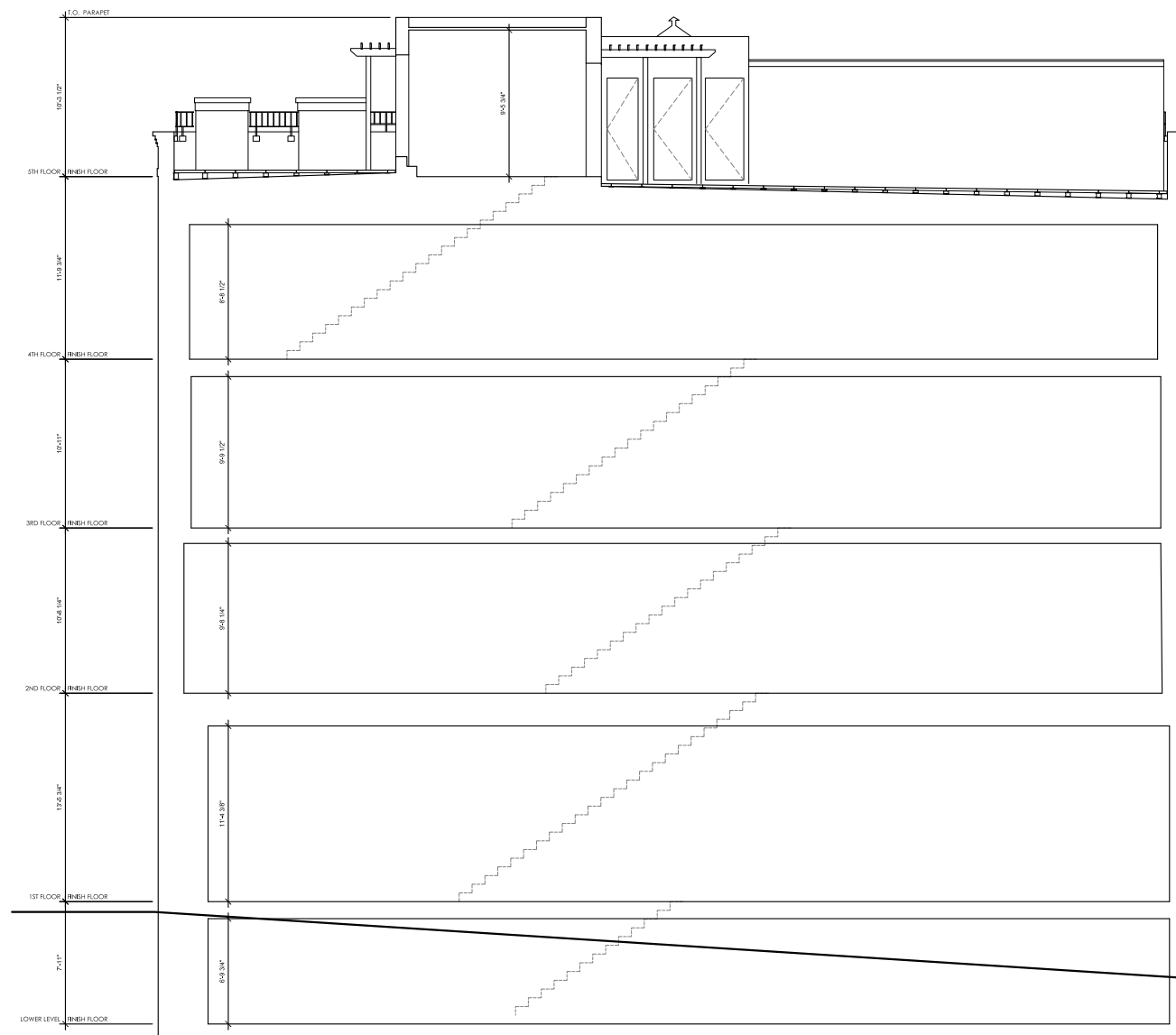
■ OCCUPIABLE SPACE  
 ■ AREAS TO BE DEMOLISHED



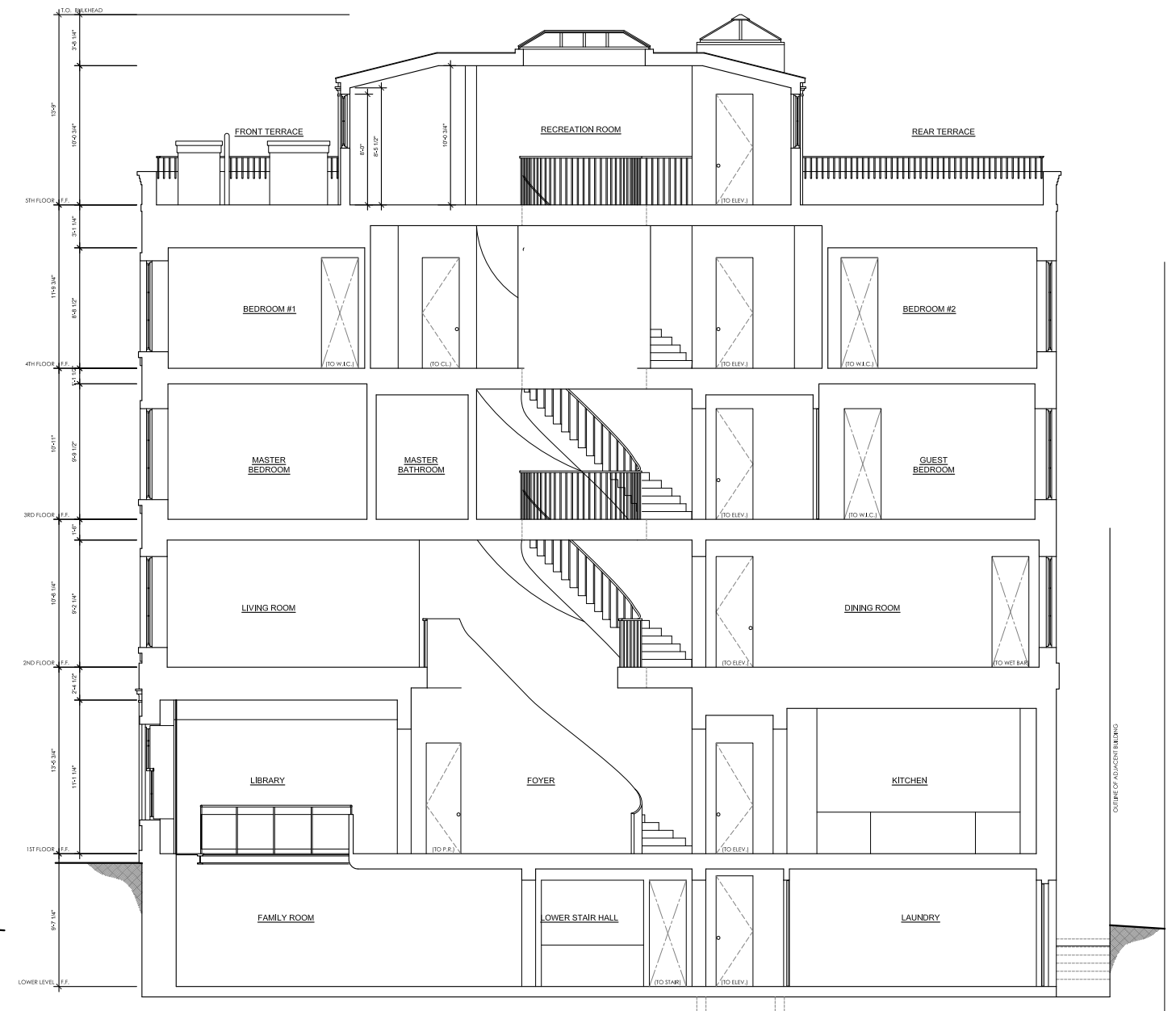
PROPOSED SECTION







1141 PARK AVENUE LPC SUBMITTAL  
EXISTING FRONT FACADE



1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED FRONT FACADE



① PROPOSED PARK ELEVATION  
SCALE: 1/8" = 1'-0"

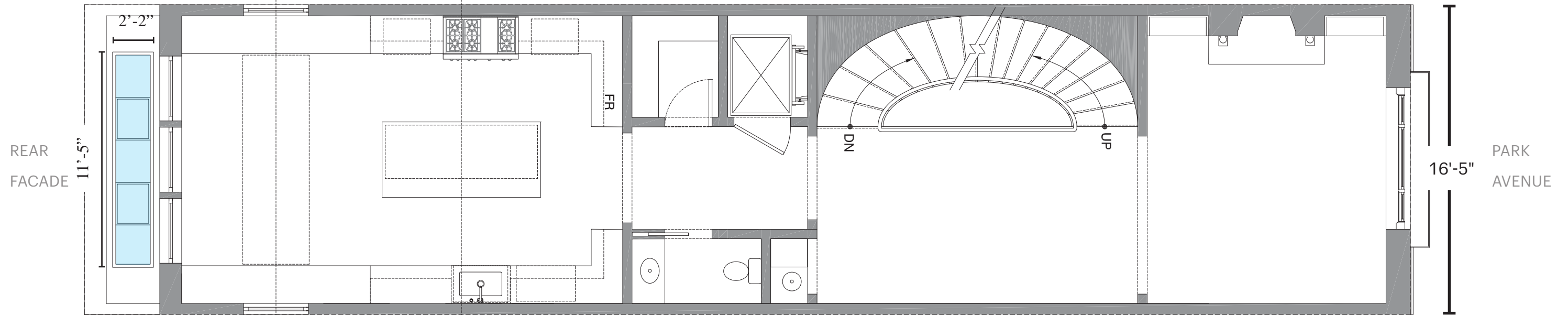
1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED FRONT FACADE



② PROPOSED 91ST ELEVATION  
SCALE: 1/8" = 1'-0"

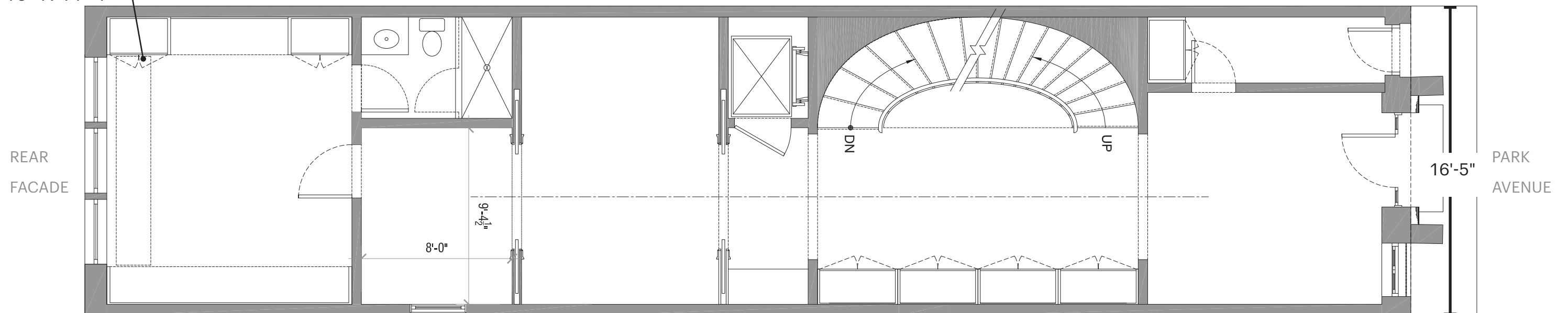
1141 PARK AVENUE LPC SUBMITTAL  
PROPOSED SIDE FACADE

SKYLIGHT = 24.73 SQ FT  
BEDROOM BELOW = 198.25 SQ FT



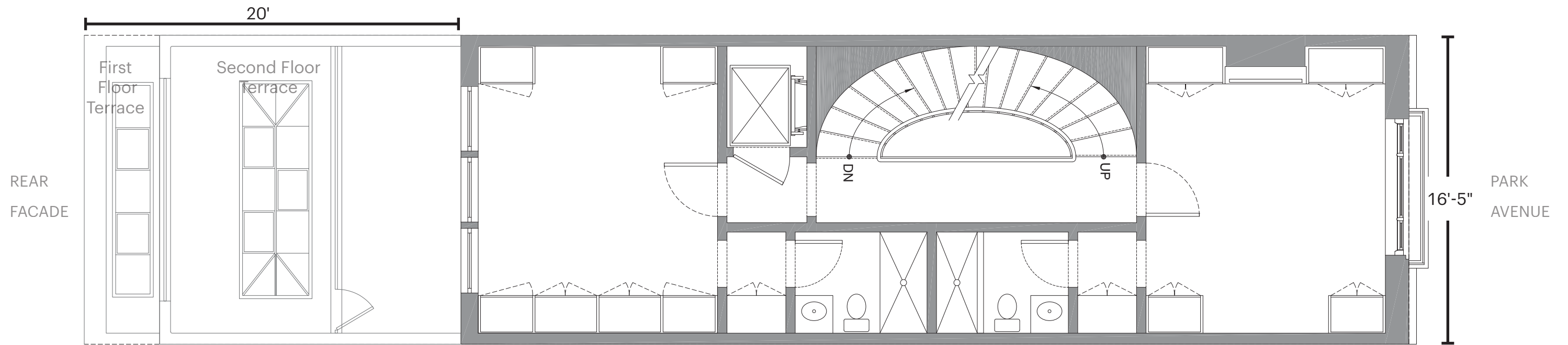
PARLOR LEVEL

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

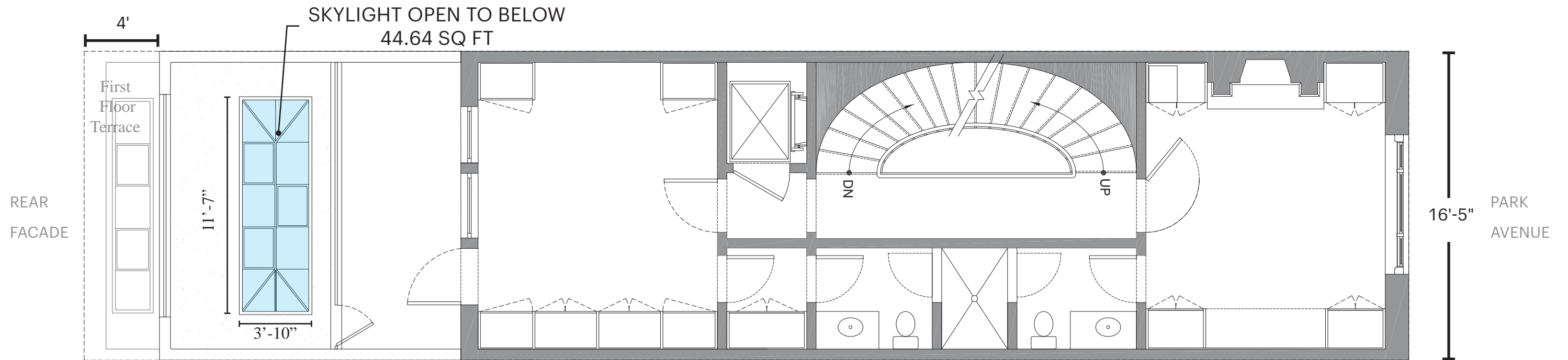


ENTRY LEVEL





**THIRD LEVEL**



**SECOND LEVEL**

