

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING PRESENTATION

MAY 7, 2024

COMMUNITY BOARD 8 PRESENTATION : APRIL 15, 2024

Penthouse Alterations
1115 Fifth Avenue
New York, NY 10128

H.S. Jessup Architecture



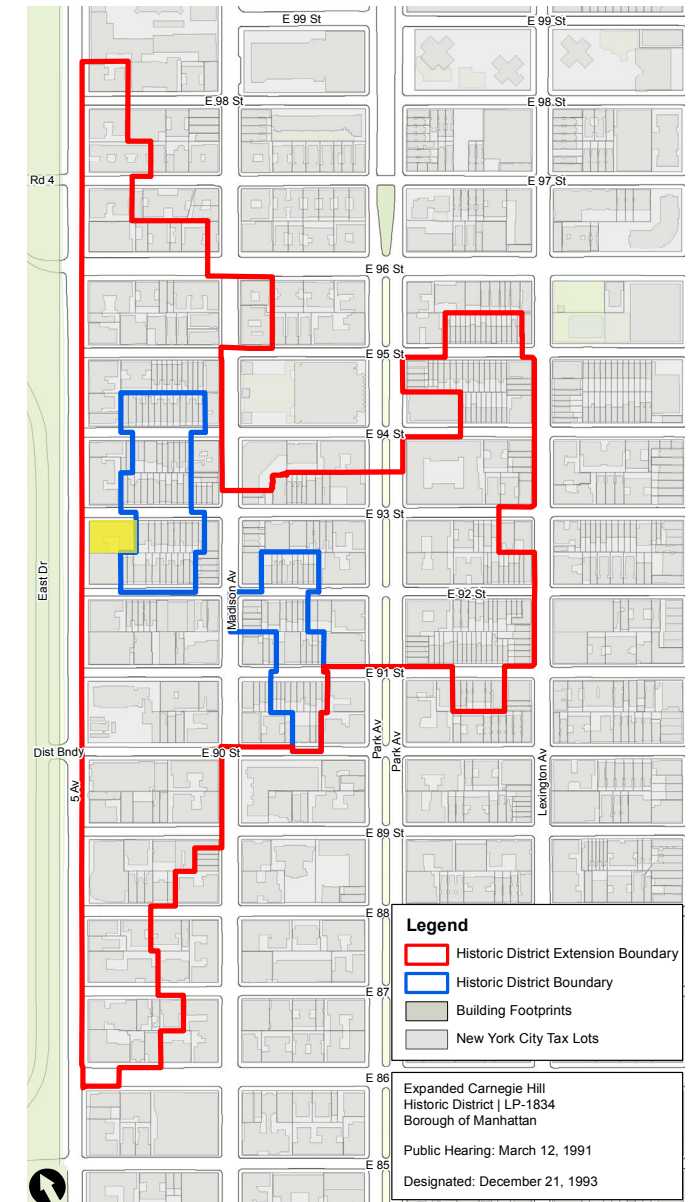
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



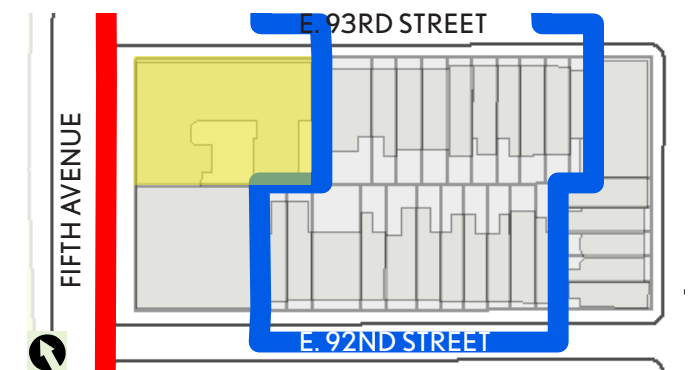
1115 Fifth Ave - primary facade.



Aerial view (Google)



LPC Historic District Map



1115 Fifth Block Plan





1926 (NYPL)



ca. 1929 (NYHS)



1940 Tax Photograph



1993 LPC Designation Photograph



ca. 2004 (City Realty)

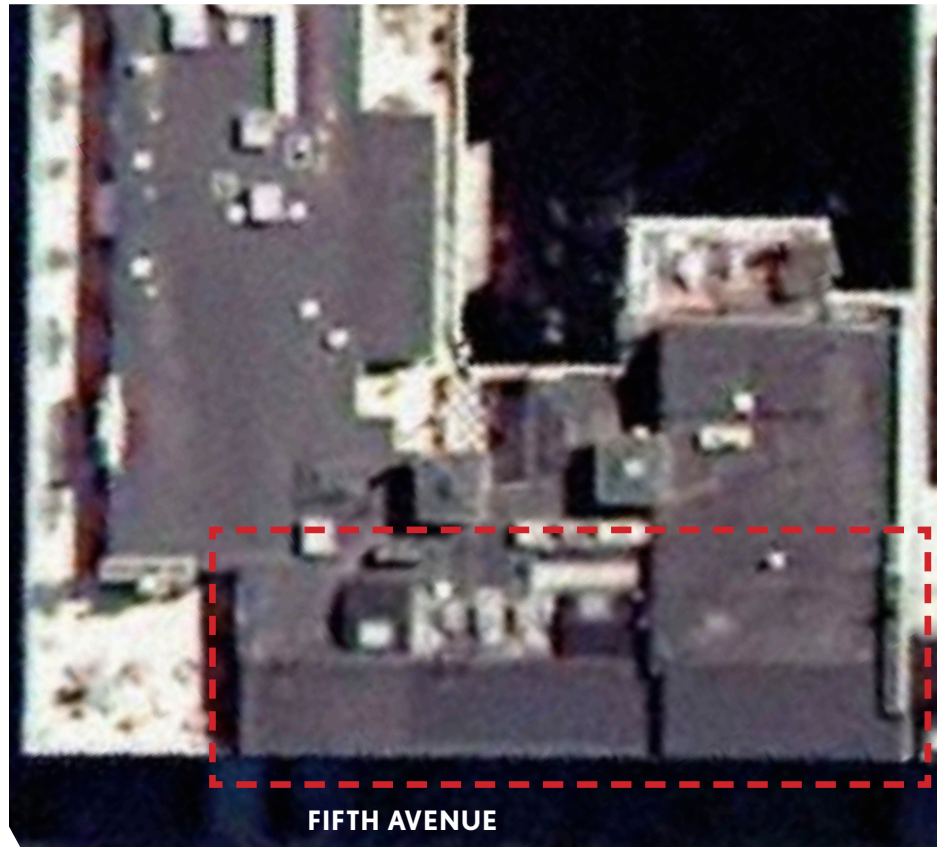


- ca. 1929
- pre-1985
- 1987
- ca. 2004

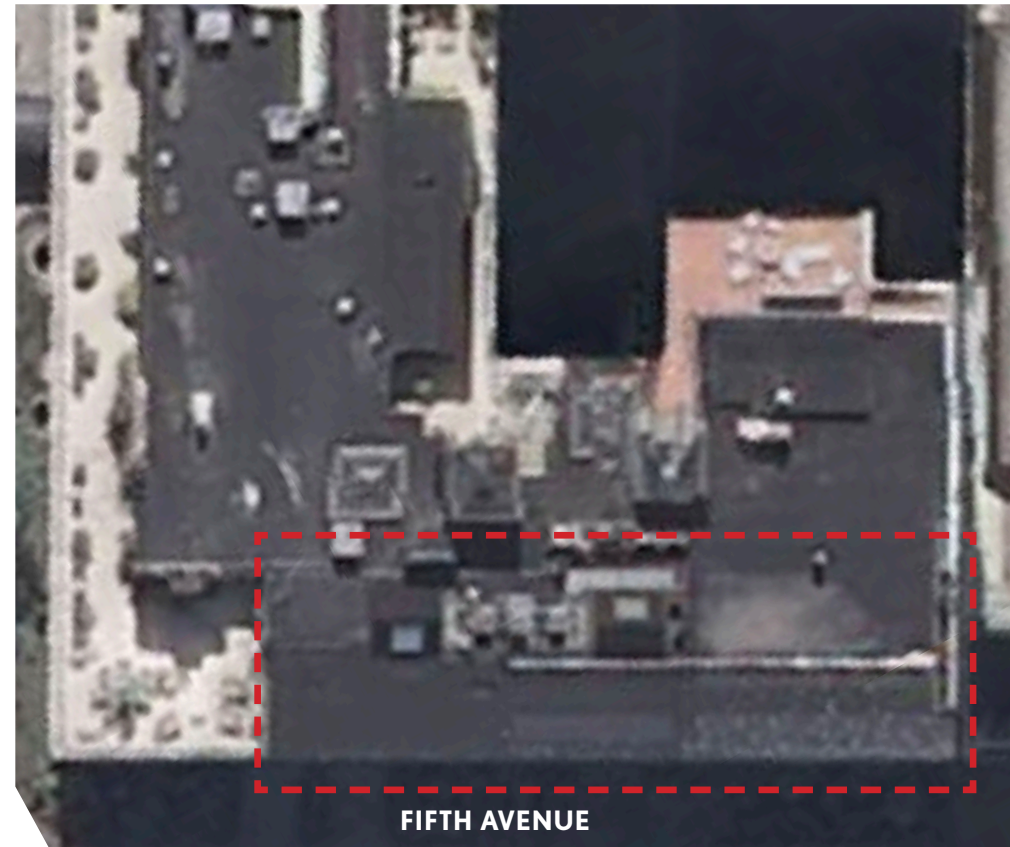


2023





2004



2006



2023



HISTORIC ROOF SLAB SEEN AT LEFT WITH ALTERED CONTEMPORARY ROOF STRUCTURE AT RIGHT.



HISTORIC WINDOWS VISIBLE FOLLOWING INTERIOR DEMOLITION. DETAILS AND CONDITIONS OF WINDOWS SEEN IN DETAIL AT RIGHT.



1. East elevation



2. East elevation, looking southwest



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

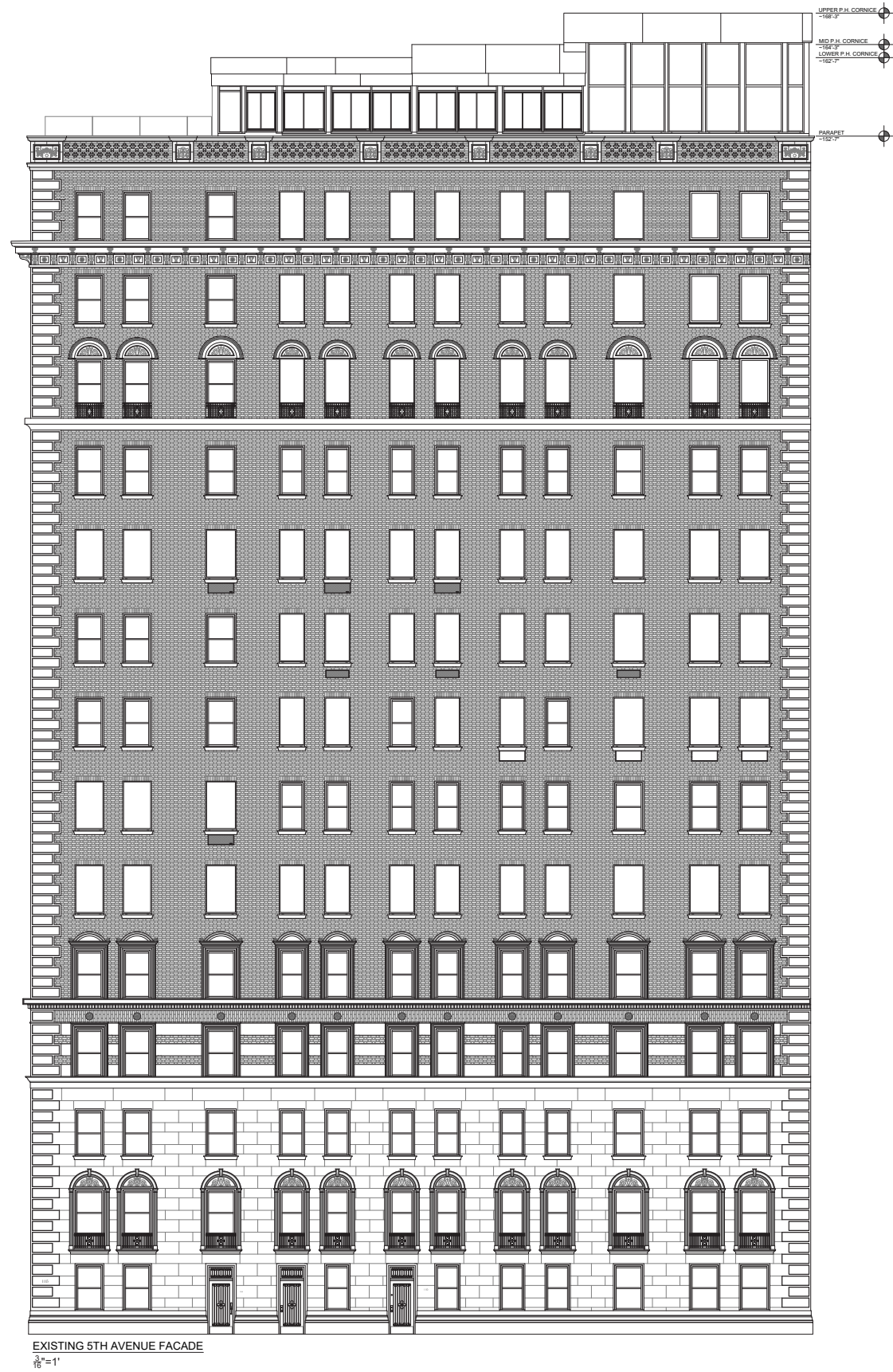


4. Overview of the south elevation

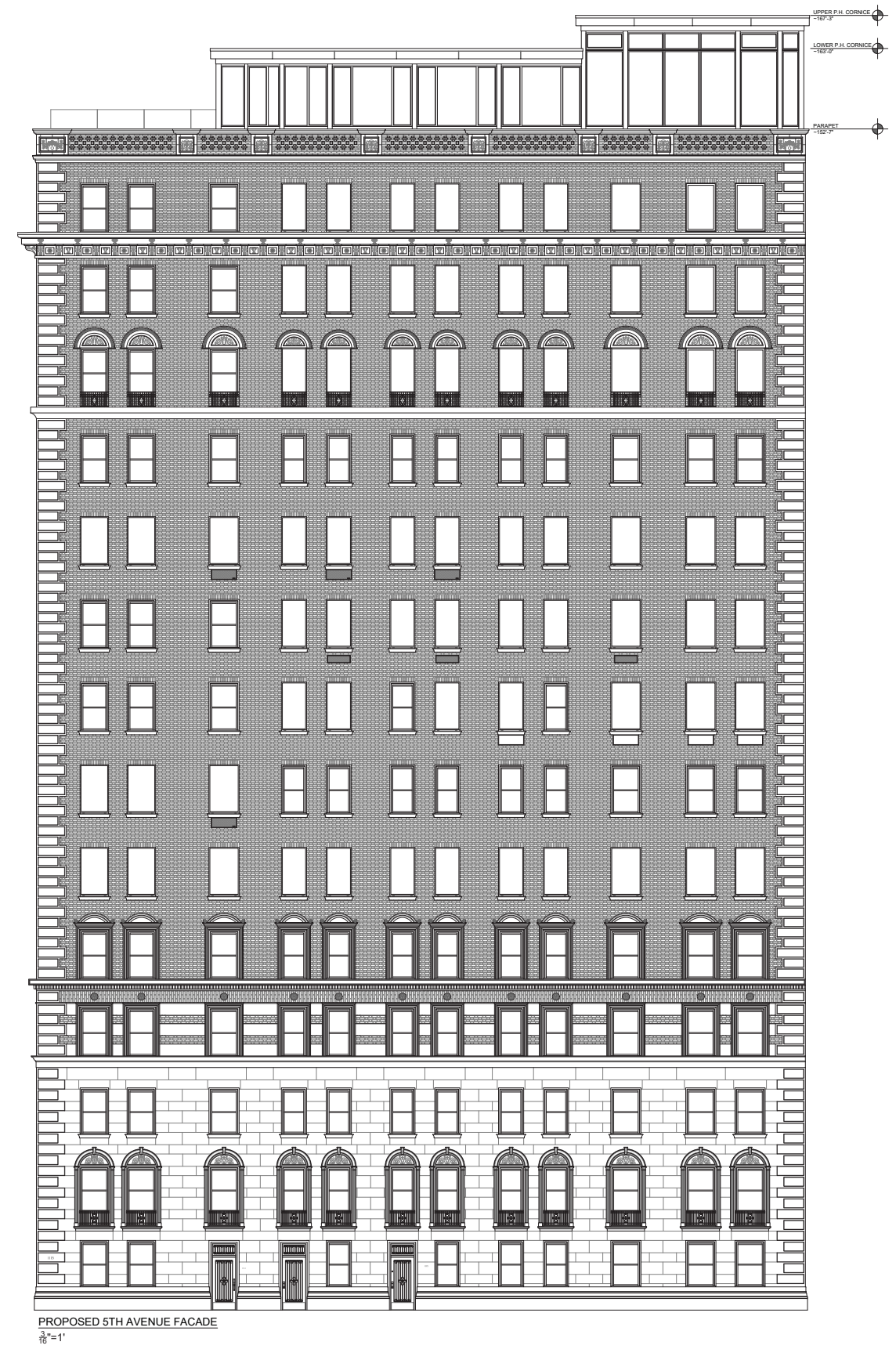


5. Overview of the north elevation

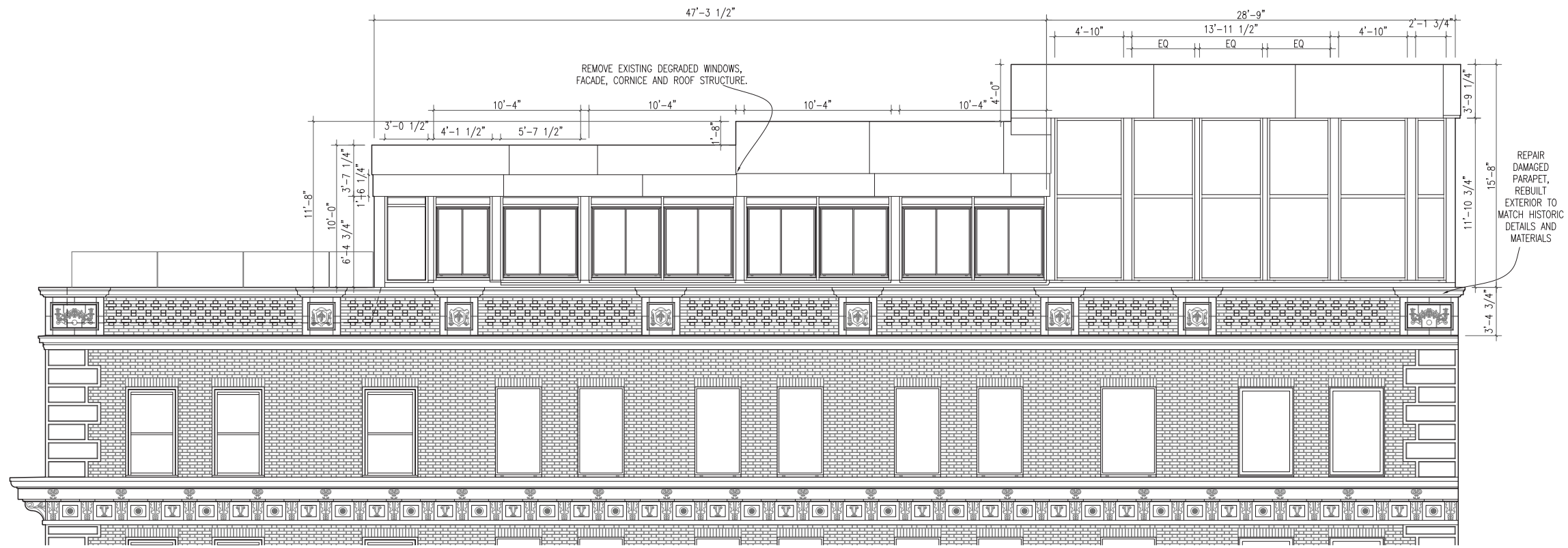




EXISTING 5TH AVENUE FACADE
 $\frac{1}{8}'' = 1'$

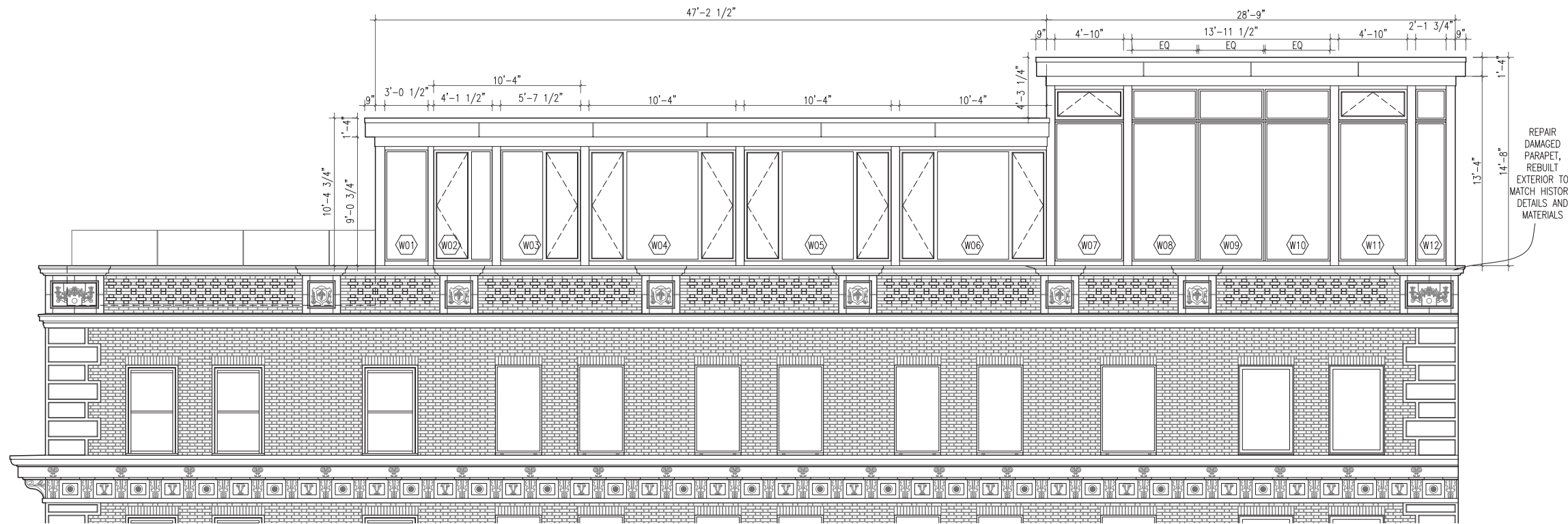


PROPOSED 5TH AVENUE FACADE
 $\frac{1}{8}'' = 1'$



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

REPAIR
 DAMAGED
 PARAPET,
 REBUILT
 EXTERIOR TO
 MATCH HISTORIC
 DETAILS AND
 MATERIALS

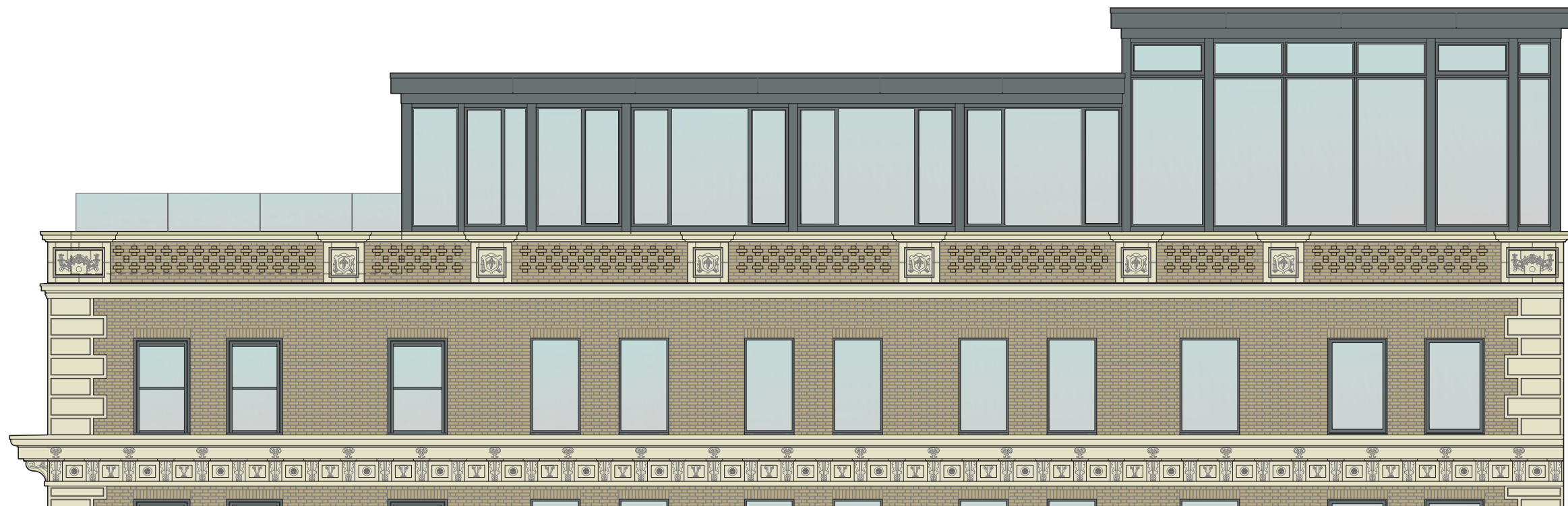


PROPOSED 5TH AVENUE ELEVATION
 $\frac{1}{4}''=1'$

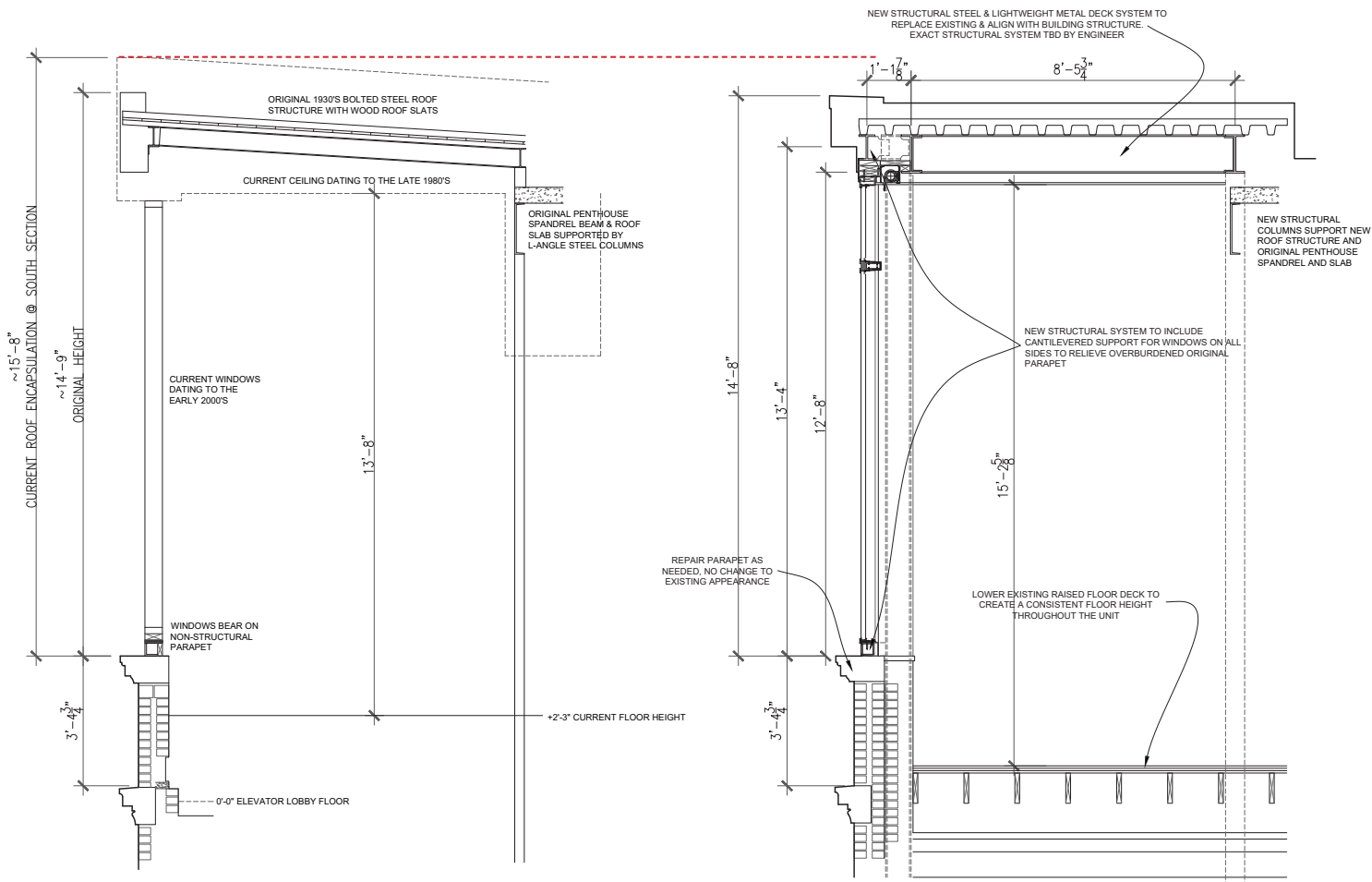
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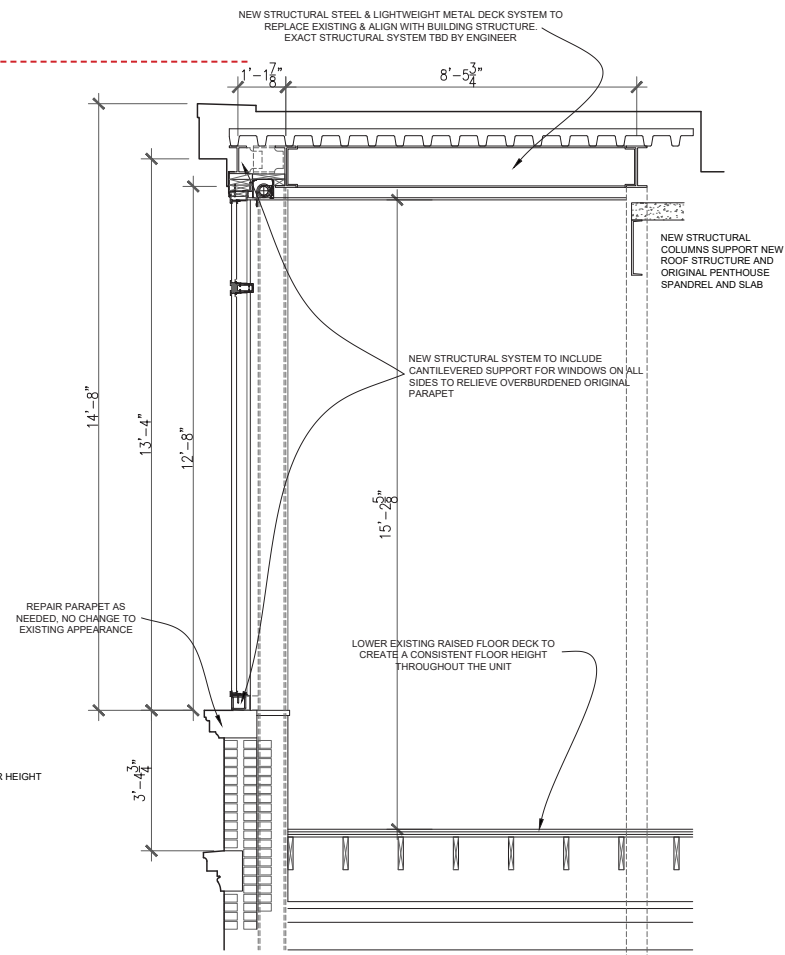
EXISTING 5TH AVENUE ELEVATION
1/4"=1'



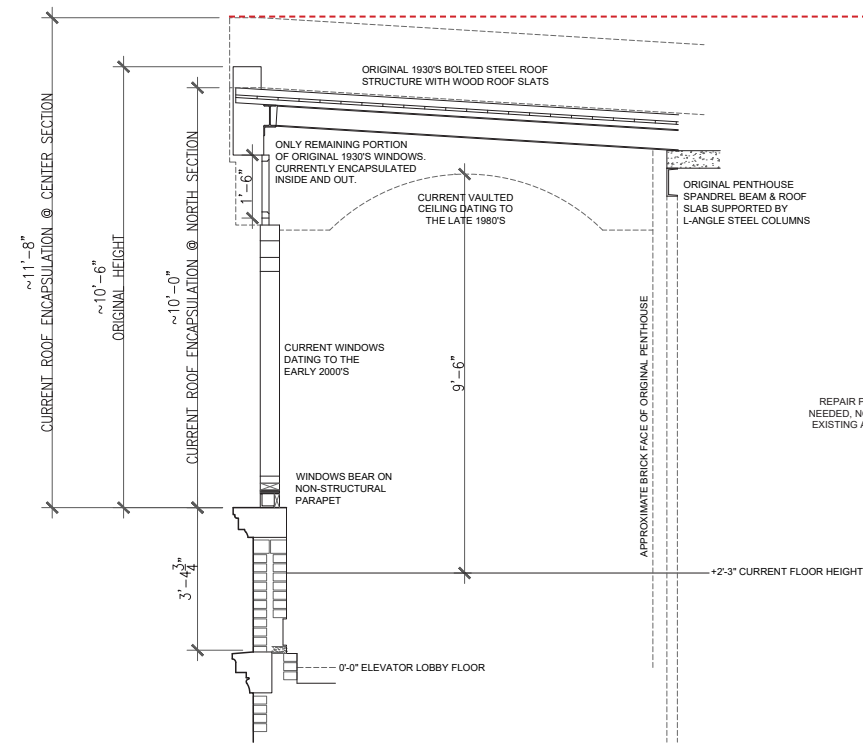
PROPOSED 5TH AVENUE ELEVATION
1/4"=1'



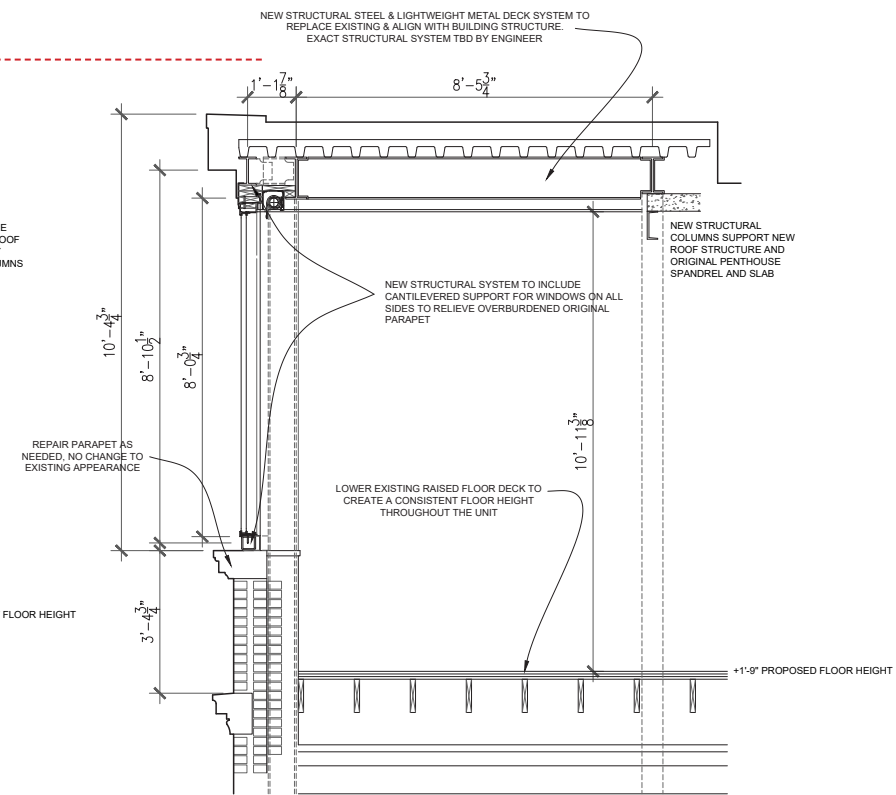
APPROXIMATE ORIGINAL/CURRENT EAST-WEST SECTION
AT SOUTH END OF 5TH AVENUE FACADE
1/2"=1'



PROPOSED SCHEMATIC EAST-WEST SECTION
AT SOUTH END OF 5TH AVENUE FACADE
1/2"=1'



APPROXIMATE ORIGINAL/CURRENT EAST-WEST SECTION
AT NORTH END OF 5TH AVENUE FACADE
1/2"=1'

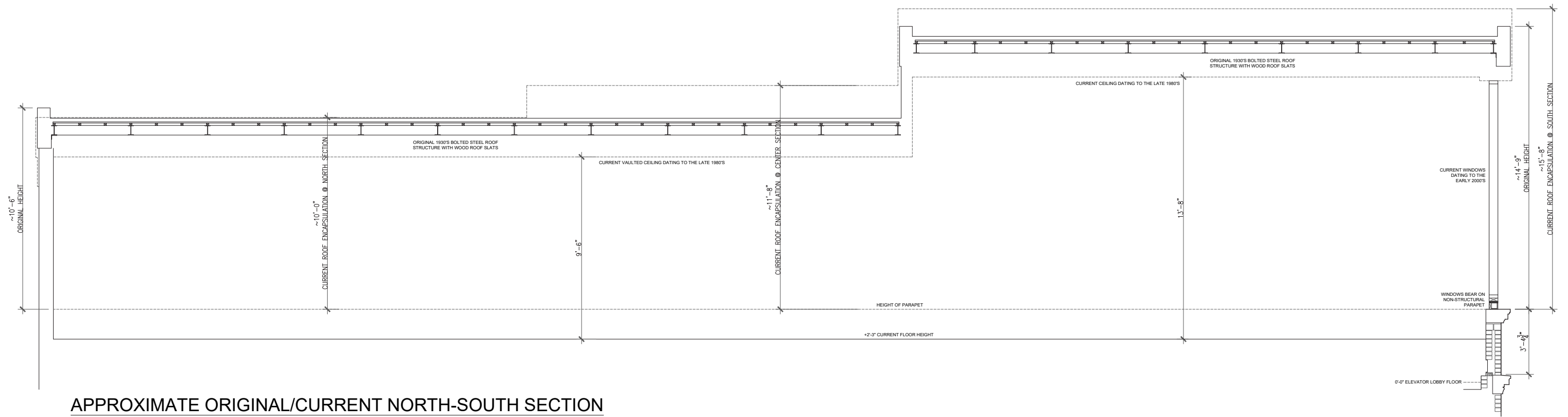


PROPOSED SCHEMATIC EAST-WEST SECTION
AT NORTH END OF 5TH AVENUE FACADE
1/2"=1'



EXISTING INTERIOR STRUCTURAL CONDITIONS

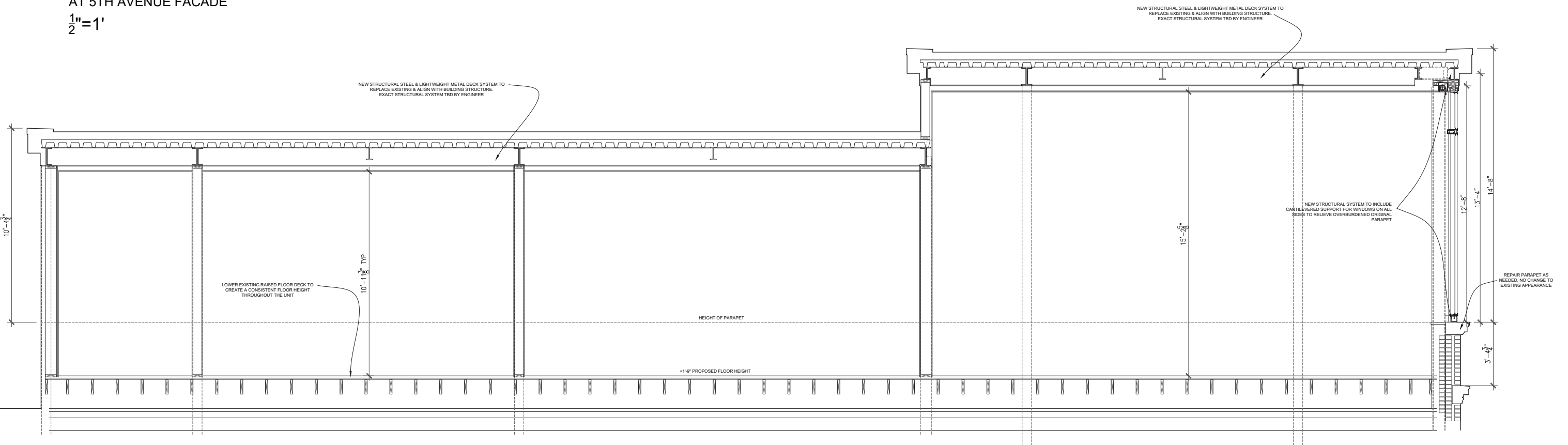




APPROXIMATE ORIGINAL/CURRENT NORTH-SOUTH SECTION

AT 5TH AVENUE FACADE

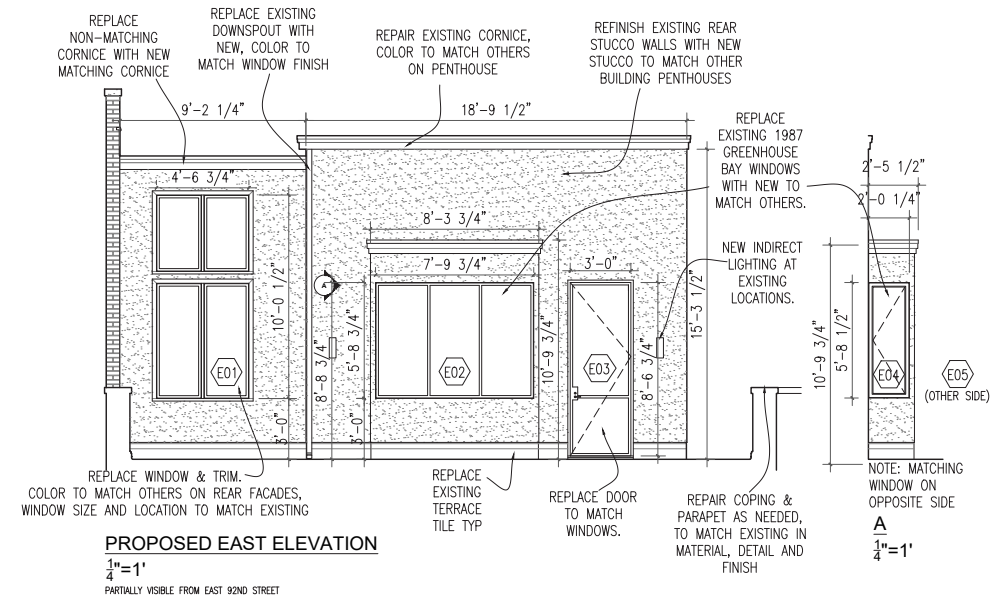
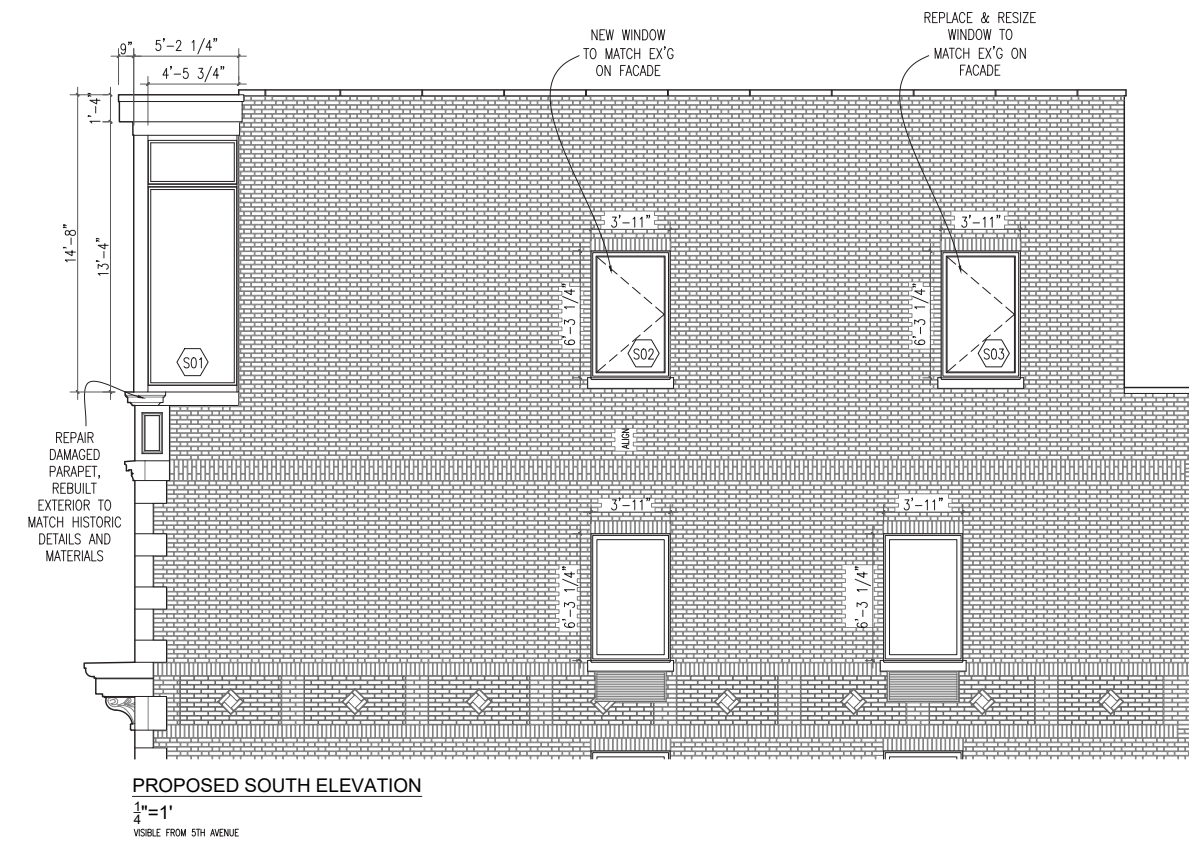
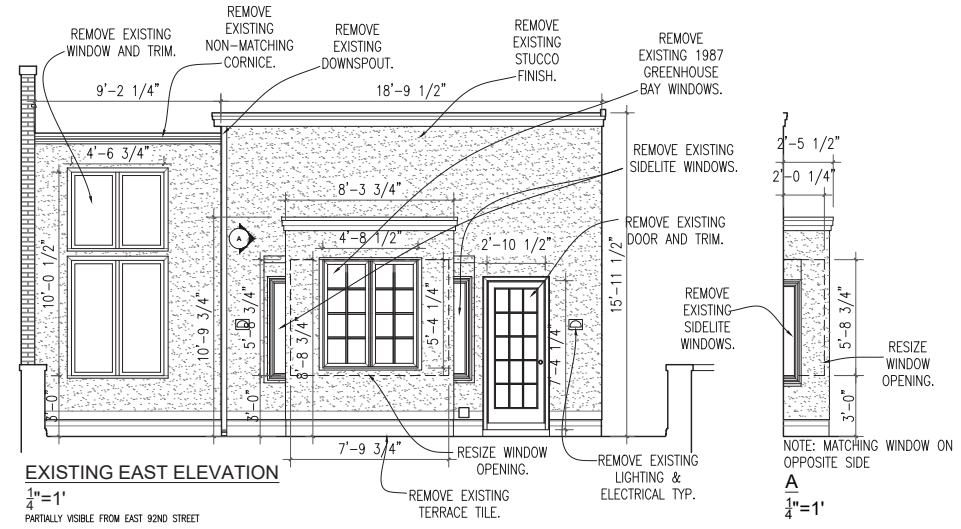
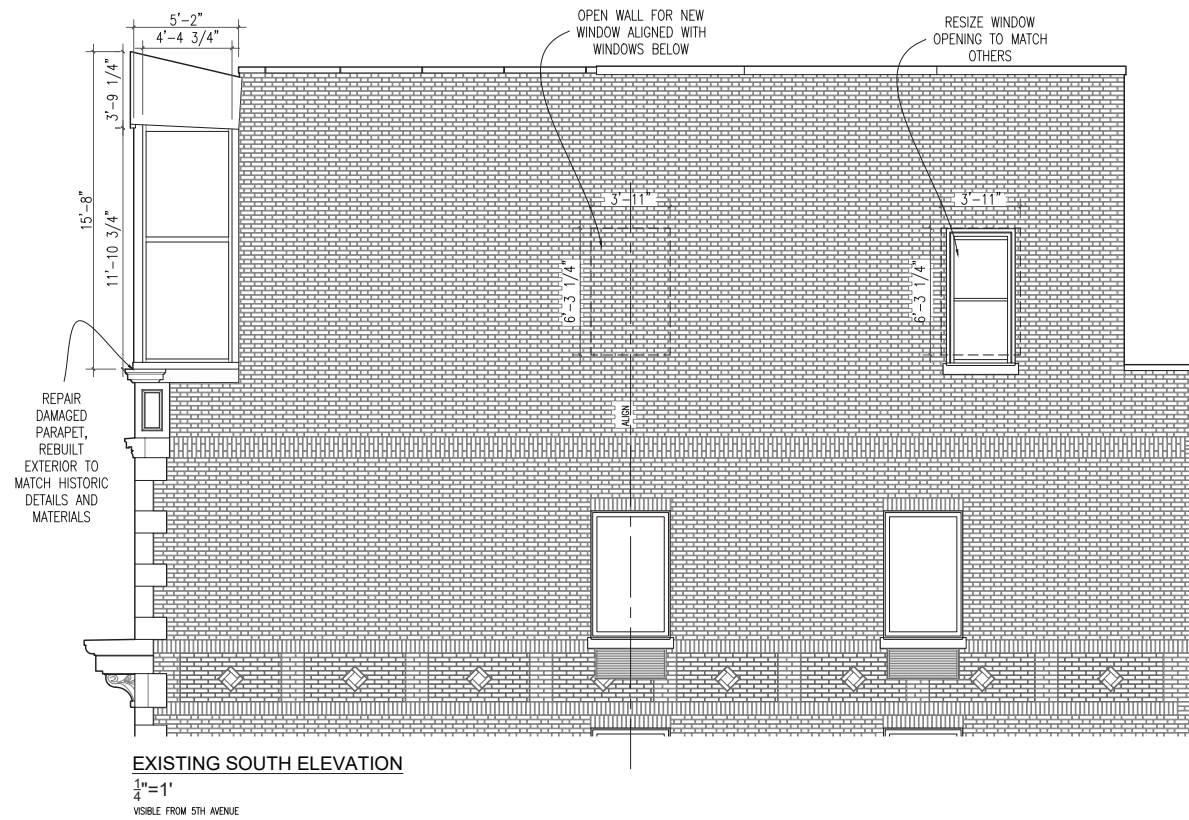
$\frac{1}{2}'' = 1'$

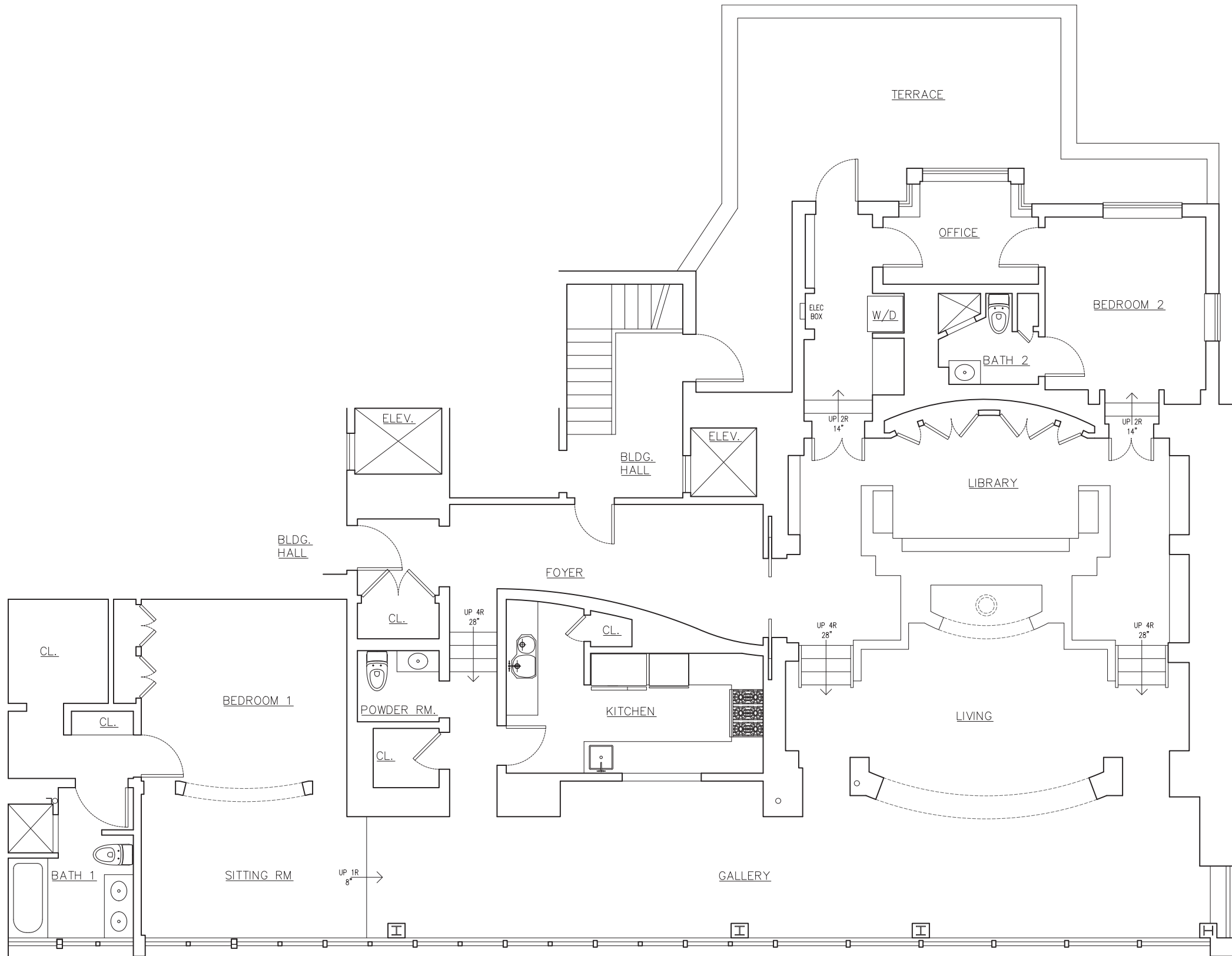


PROPOSED SCHEMATIC NORTH-SOUTH SECTION

AT 5TH AVENUE FACADE

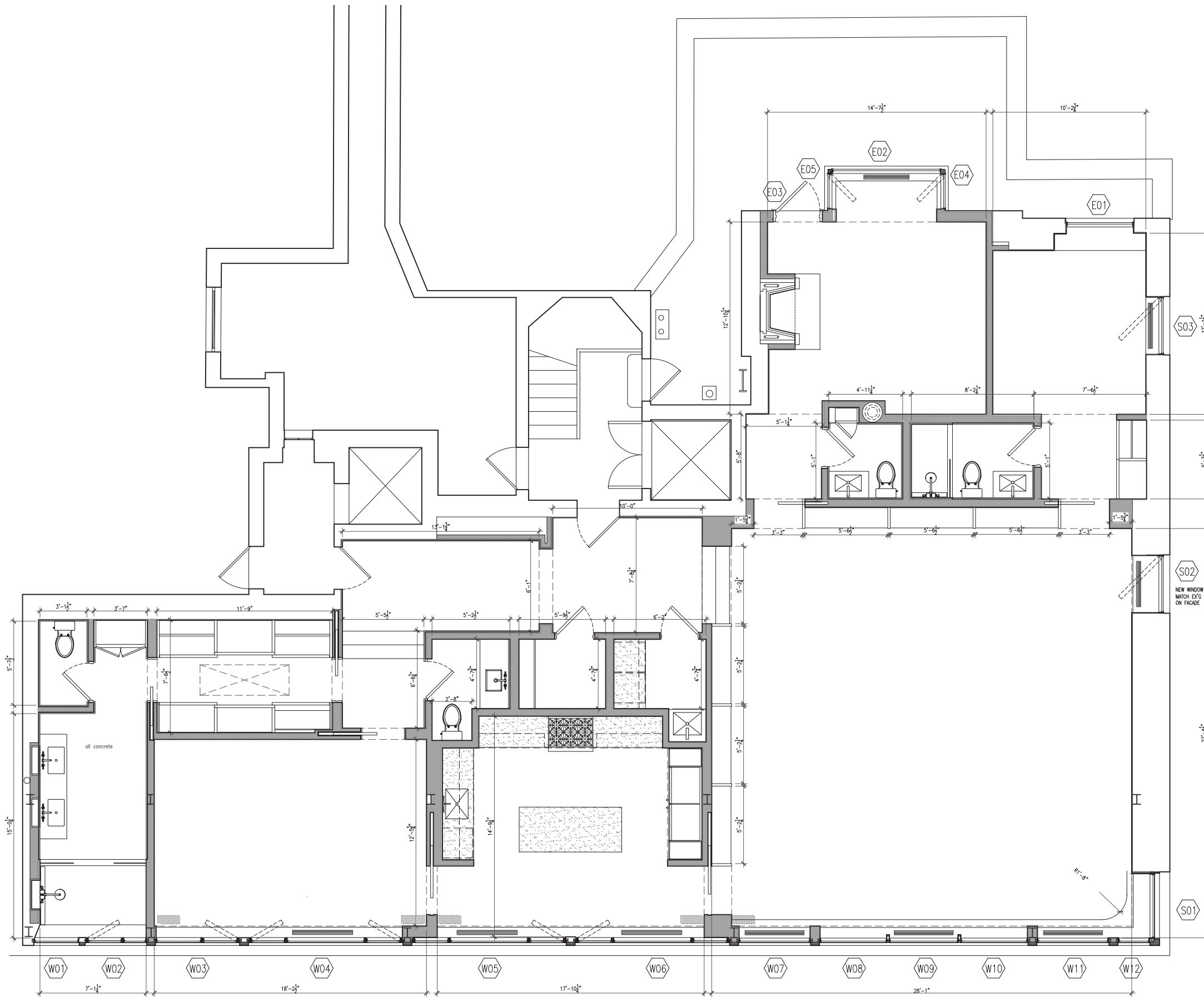
$\frac{1}{2}'' = 1'$





EXISTING PLAN
 $\frac{1}{4}'' = 1'$







1



1 DETAIL



2



2 DETAIL





3



3 DETAIL



4



4 DETAIL

