

The current proposal is:

Preservation Department – Item 5, LPC-22-09485

800 Park Avenue – Upper East Side Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 873 1899 4372

Passcode: 278022

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

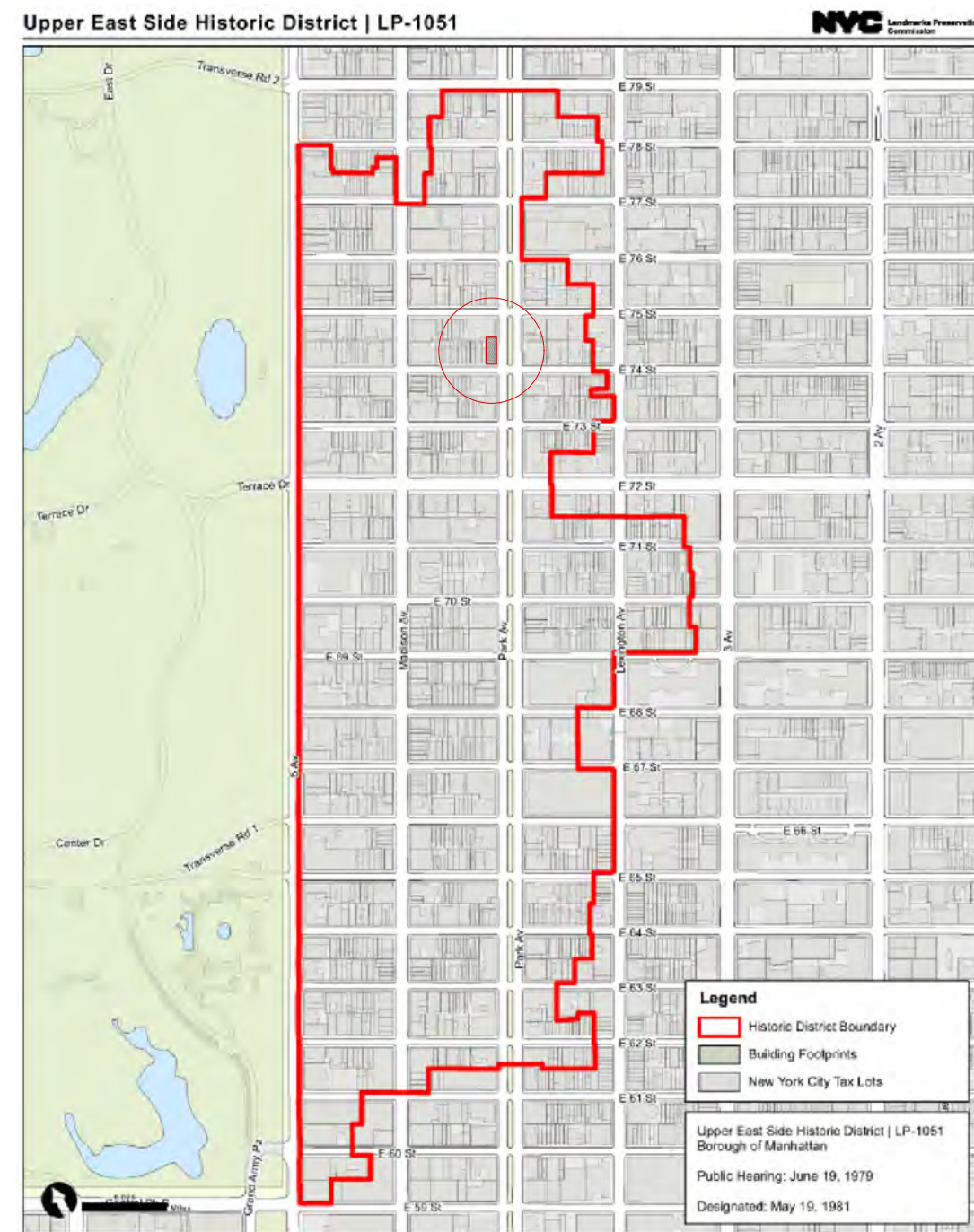
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



HISTORIC DISTRICT MAP

N.T.S.



CURRENT BUILDING PHOTO



1940'S TAX PHOTO



INDEX OF DRAWINGS

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27. S4	Rear Courtyard Summary
28. F	Final Summary

Building Fact/ Historic Designation:

800 Park Avenue
 Date of Construction: 1925
 Architect: Electus D. Litchfield & Pliny Rogers
 Owner/ Developer: E. D. L., Inc.
 Major Alteration (s): None
 Alteration Architect(s): None
 Style: Neo-Renaissance
 Material(s): Limestone, Brick

Building Type: Apartment Building
 Original Use: Residential, Multi-Family
 Tax Block: 1389
 Tax Lot: 36

Elements: Fourteen-story apartment building on a corner site; three story limestone base; brick at upper stories; second floor windows have triangular or arched pediments raised above cornices; central window flanked by columns and plaques; dentil moulding above the third floor; diaper work wall sections at the fourth floor; dentil cornice above the twelfth floor; double windows set within round arches with medallions at fourteen floor; modillioned roof cornice above dentils and egg and dart moulding.

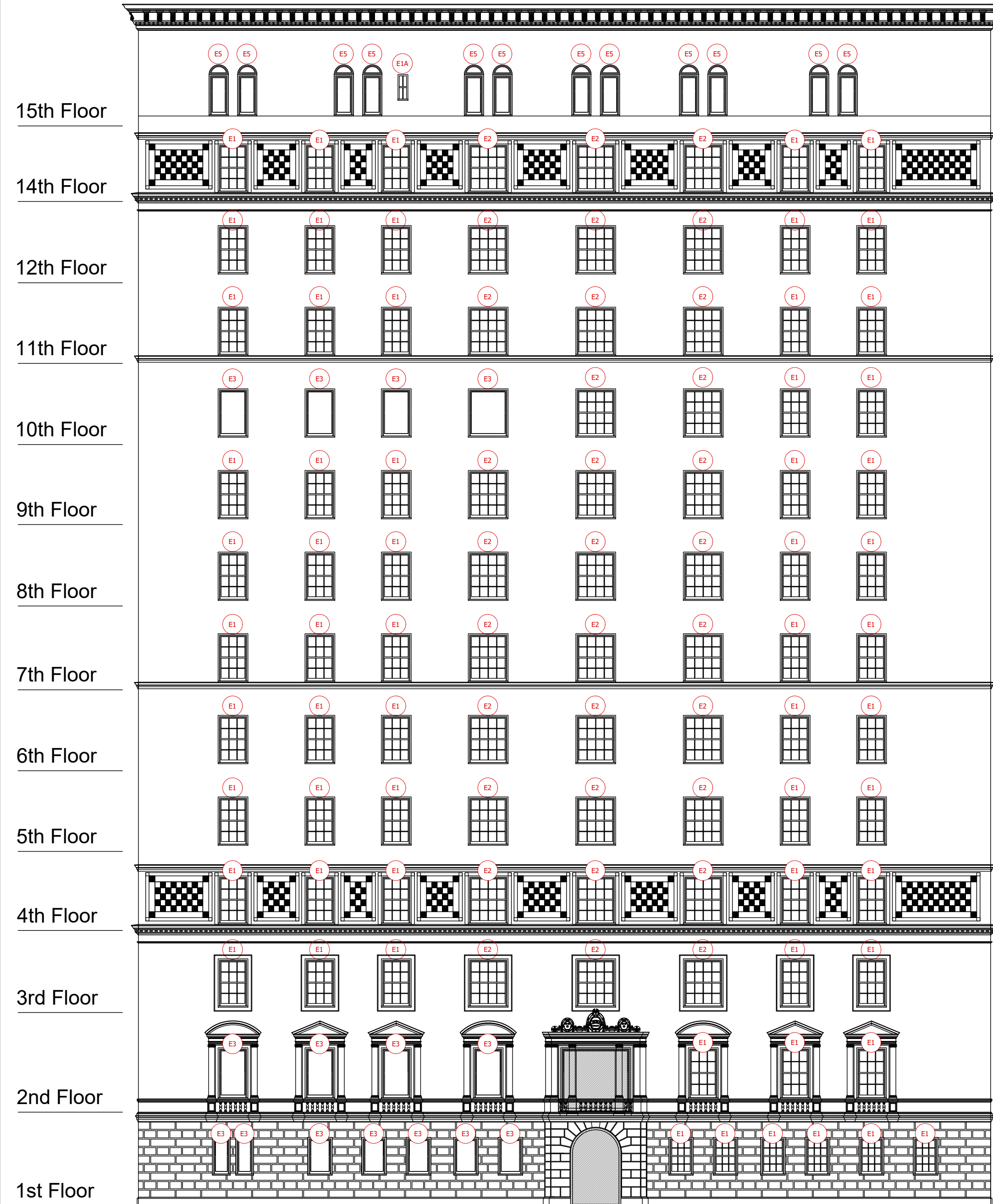
History: Replaced a rowhouse on 74th Street and a tenant and a rowhouse on Park Avenue



Project Name and Address:
 800 PARK AVENUE
 New York, NY 10021

Drw. Title:
 Historic District map + Location Map
 existing and proposed Building Facades & Index Of Drawings

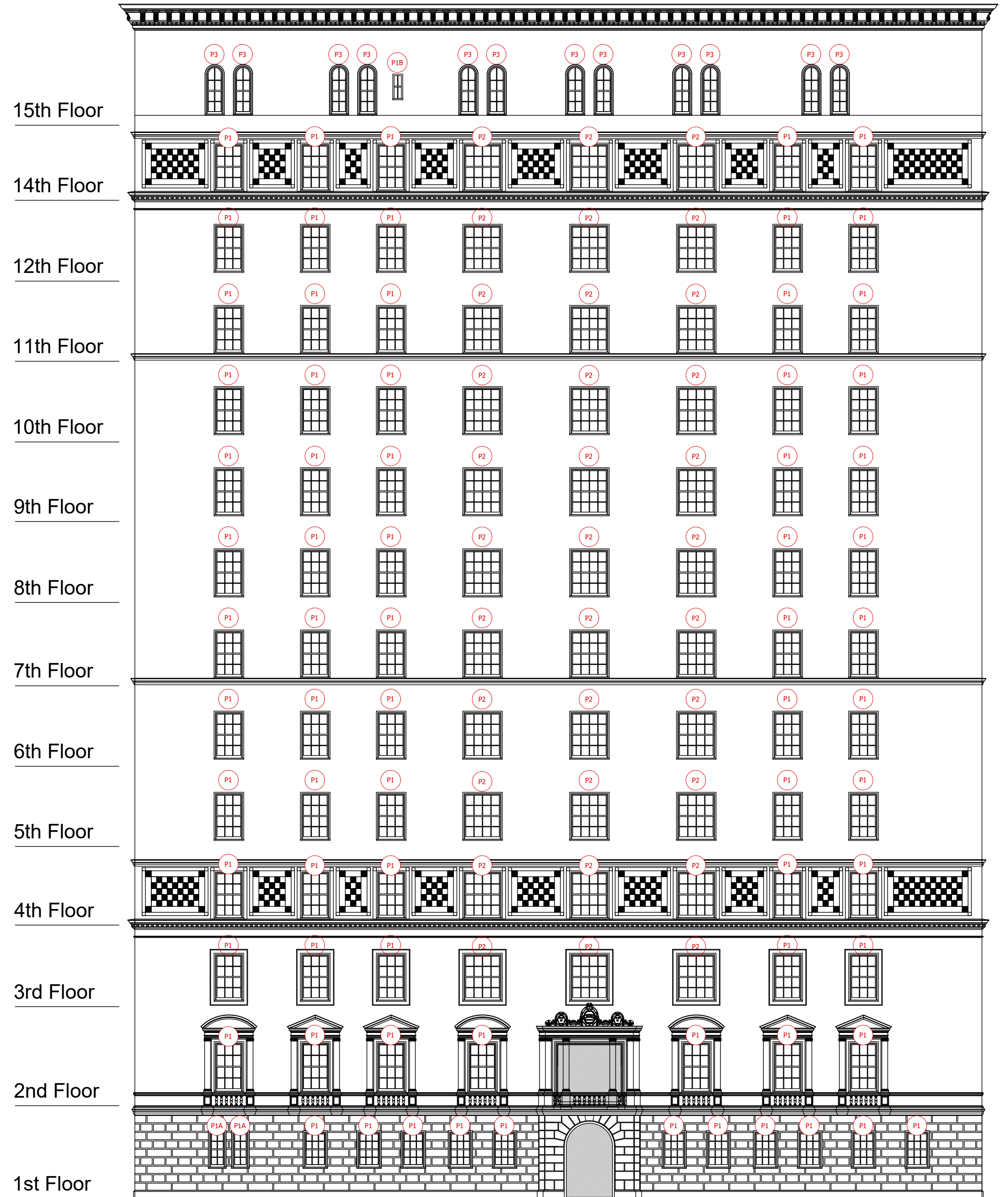
Drw.	EF	Rev.	1	Sheet:	T1
Date:	8/30/2022				
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15th Floor
 14th Floor
 12th Floor
 11th Floor
 10th Floor
 9th Floor
 8th Floor
 7th Floor
 6th Floor
 5th Floor
 4th Floor
 3rd Floor
 2nd Floor
 1st Floor

EXISTING EAST FACADE (PARK AVENUE)

PRIMARY FACADE




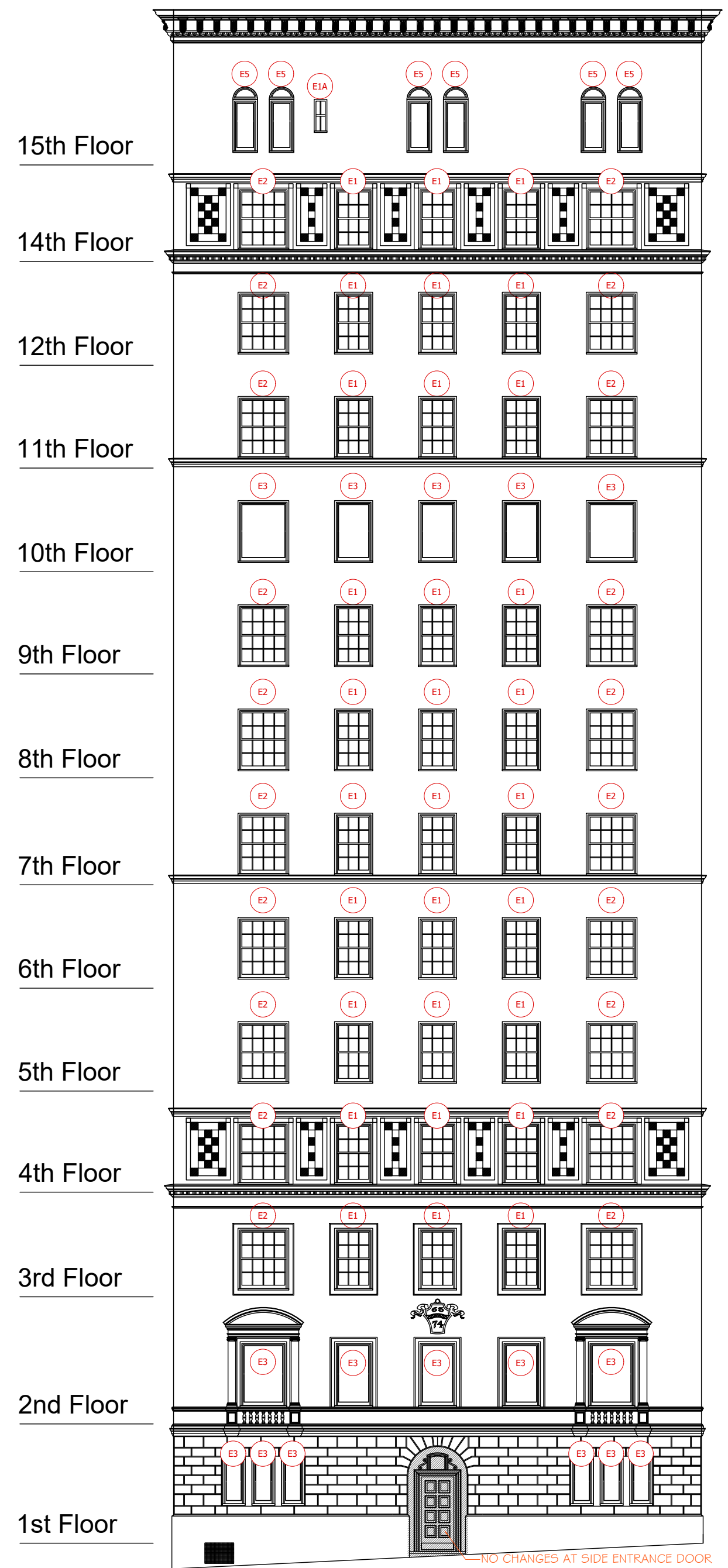
15th Floor
 14th Floor
 12th Floor
 11th Floor
 10th Floor
 9th Floor
 8th Floor
 7th Floor
 6th Floor
 5th Floor
 4th Floor
 3rd Floor
 2nd Floor
 1st Floor

PROPOSED EAST FACADE (PARK AVENUE)

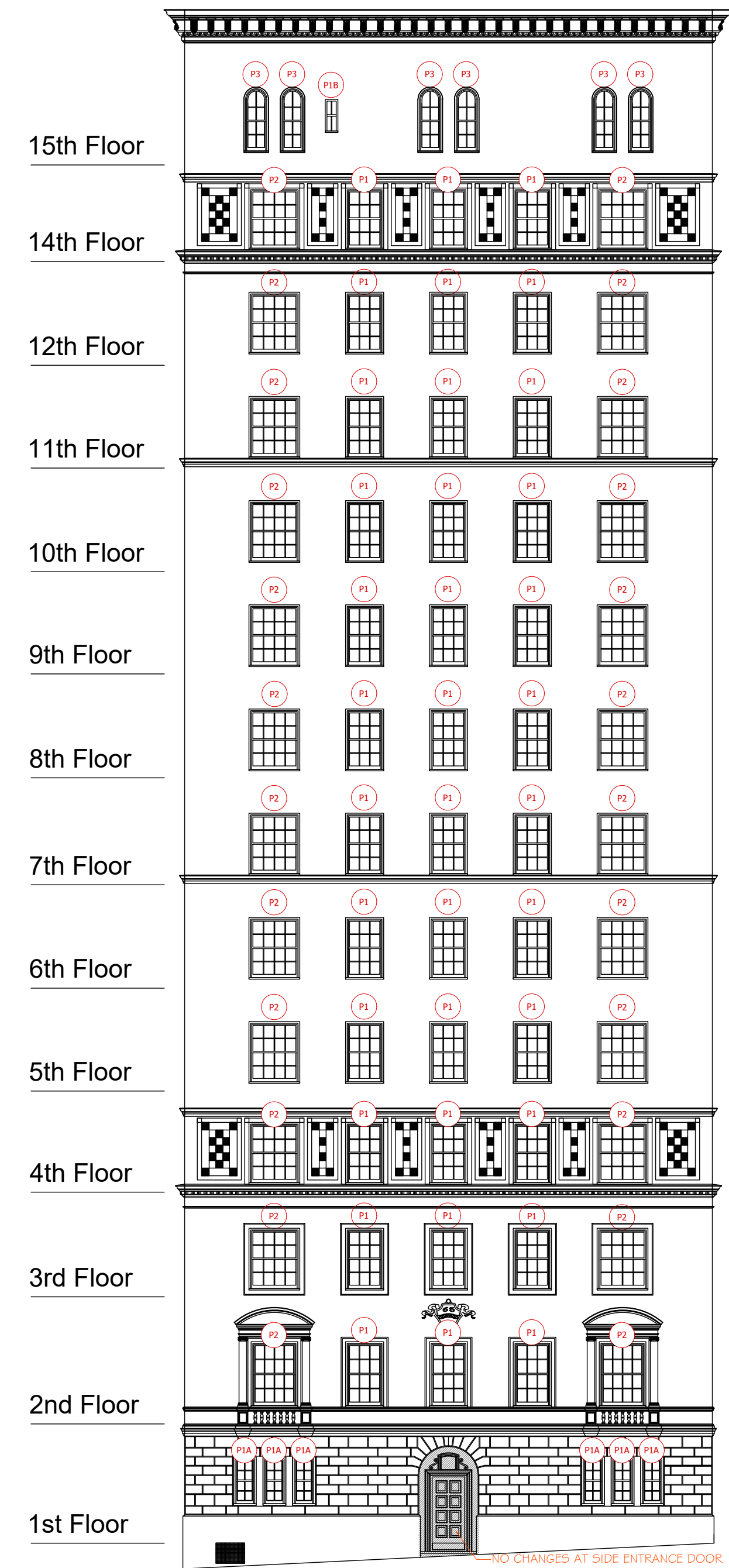
PRIMARY FACADE

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

	<p>Project Name and Address: 800 PARK AVENUE New York, NY 10021</p>	<p>Drw. Title: Park Avenue Facade Existing and Proposed Elevations</p>	<p>Drw. EF Date: 8/30/2022 Scale: NOT TO SCALE</p>	<p>Rev. 1 Sheet: T1</p>
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EXISTING SOUTH FACADE (EAST 74TH STREET)
PRIMARY FACADE



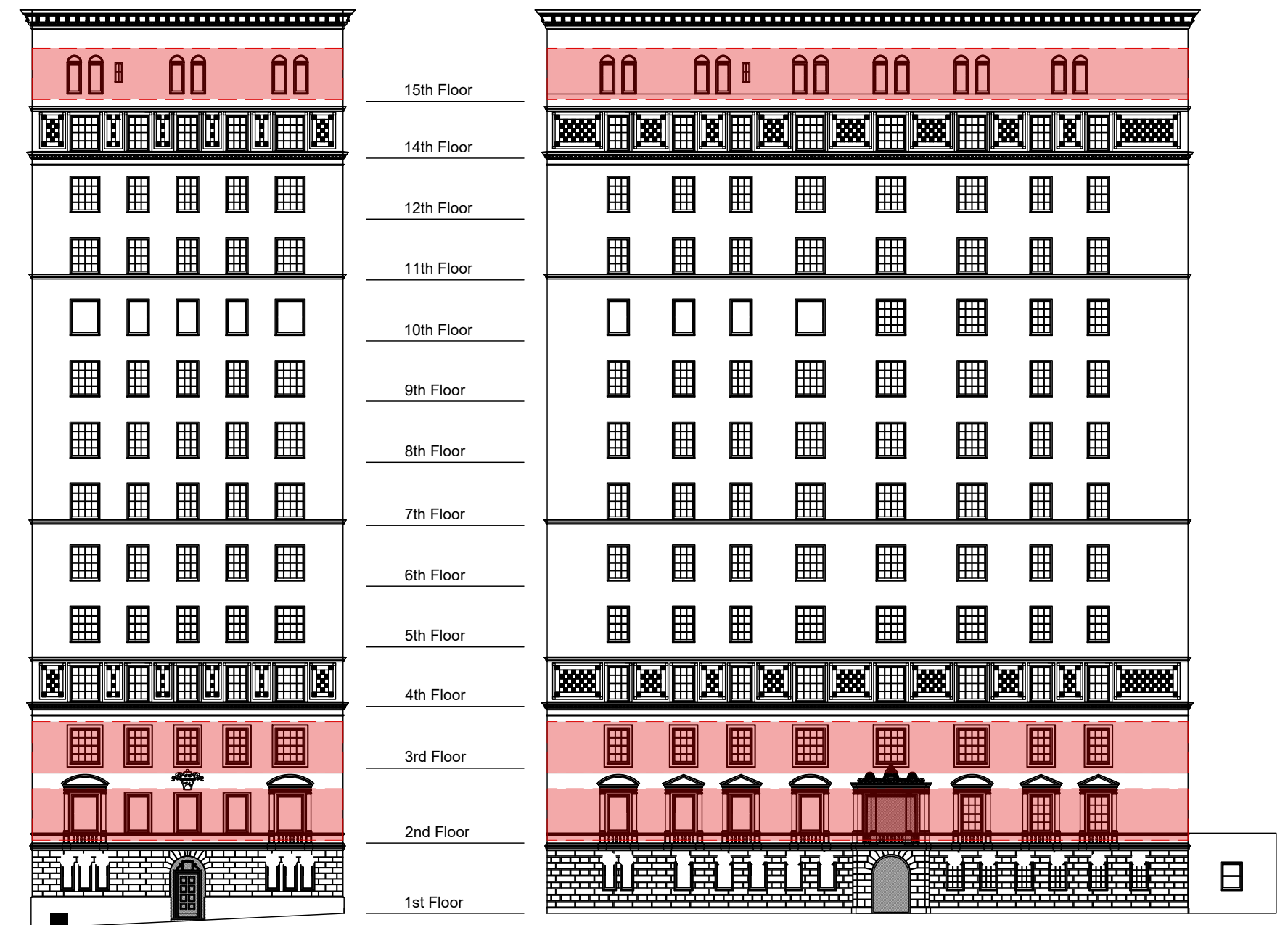
PROPOSED SOUTH FACADE (EAST 74TH STREET)
PRIMARY FACADE

ALL ELEVATIONS VIEWED FROM THE EXTERIOR

	<p>Project Name and Address: 800 PARK AVENUE New York, NY 10021</p>	<p>Drw. Title: Park Avenue Facade Existing and Proposed Elevations</p>	<p>Drw. EF Date: 8/30/2022 Scale: NOT TO SCALE</p>	<p>Rev. 1 Sheet: T1</p>
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PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



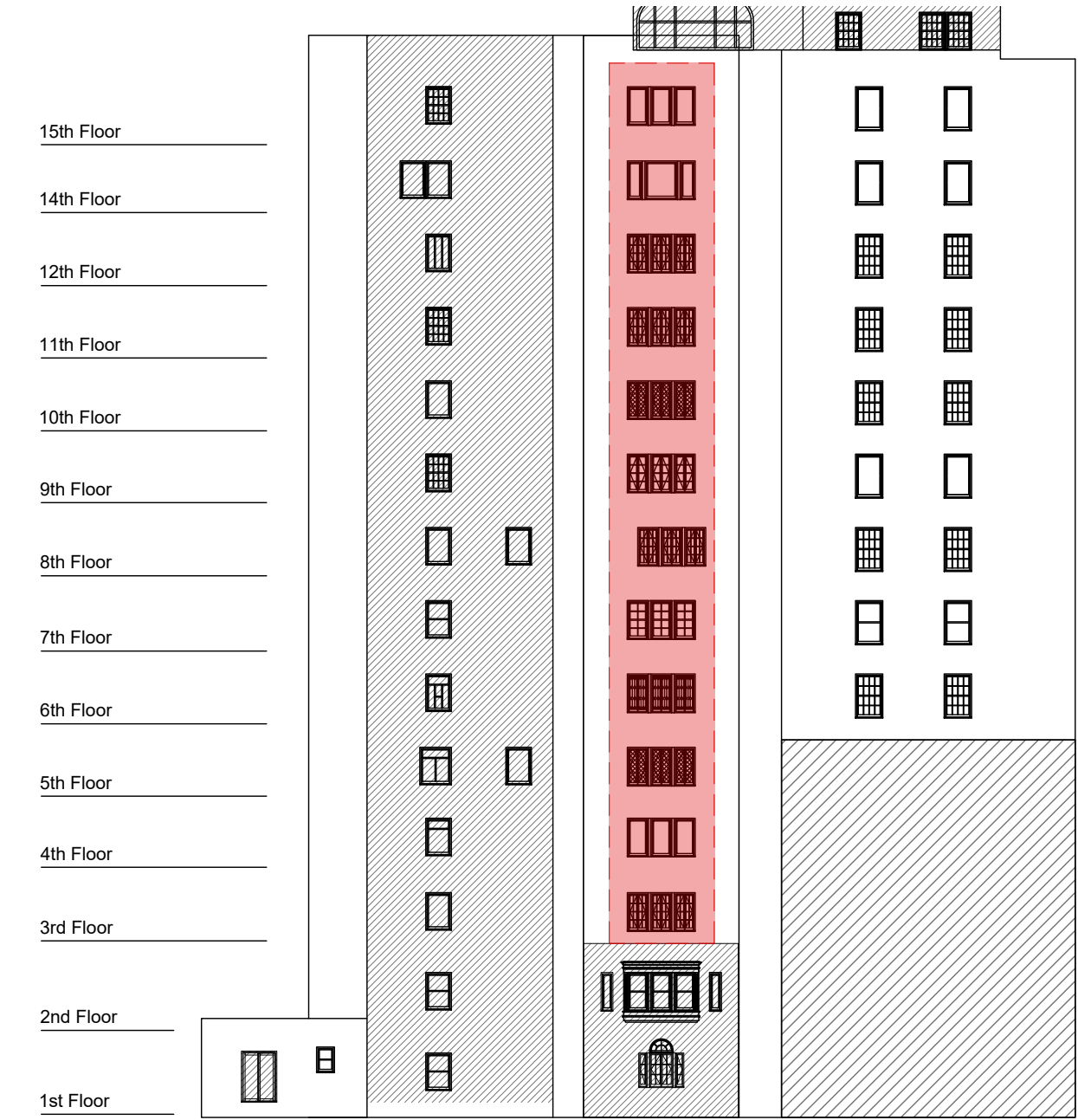
Top floor windows on primary two facades

Third floor windows on primary two facades

Second floor windows on primary two facades

PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



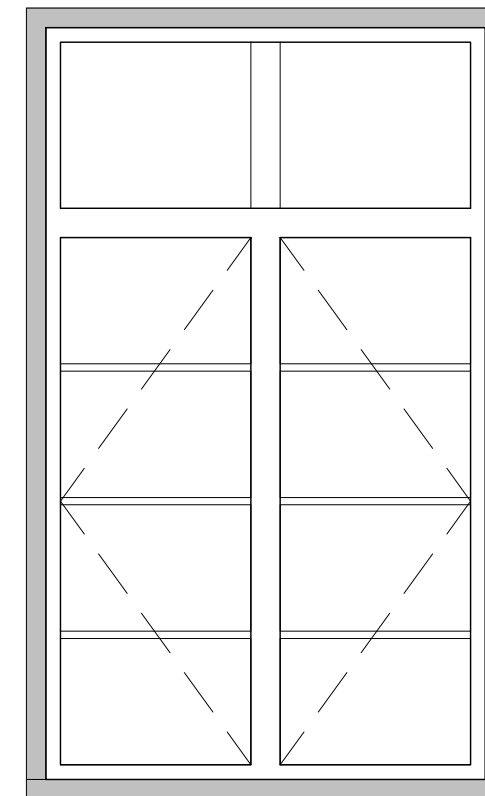
Rear courtyard windows

PROPOSED SCOPE OF WORK

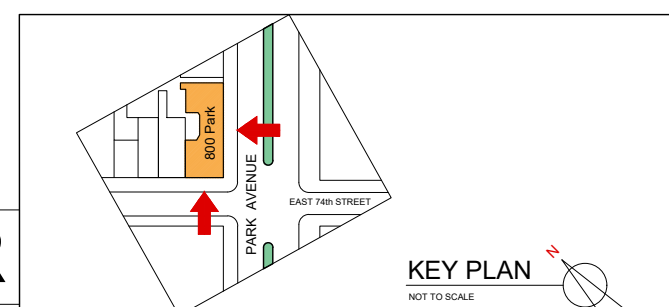
IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



Historic Casement Windows on the 2nd Floor



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
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New York, NY 10021

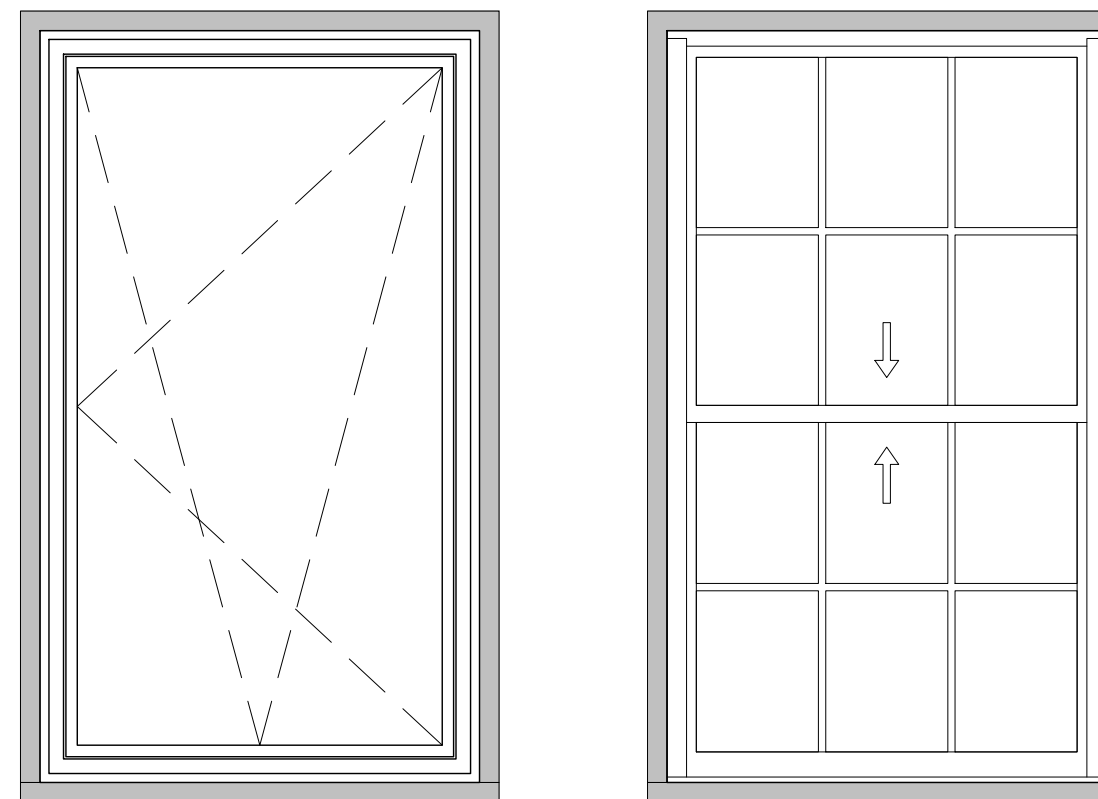
Drw. Title: Historic 2nd Floor Elevations		
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Date: 8/24/2022		H1
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PROPOSED SCOPE OF WORK

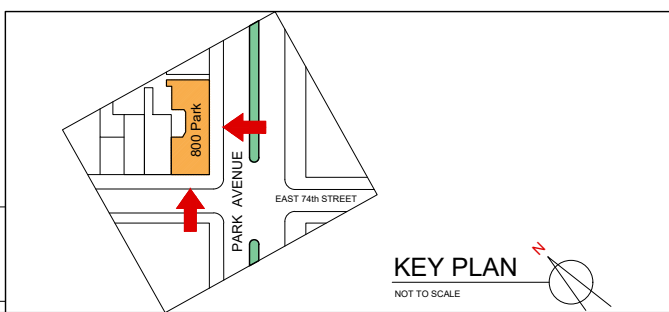
IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



Existing Windows on the 2nd Floor



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

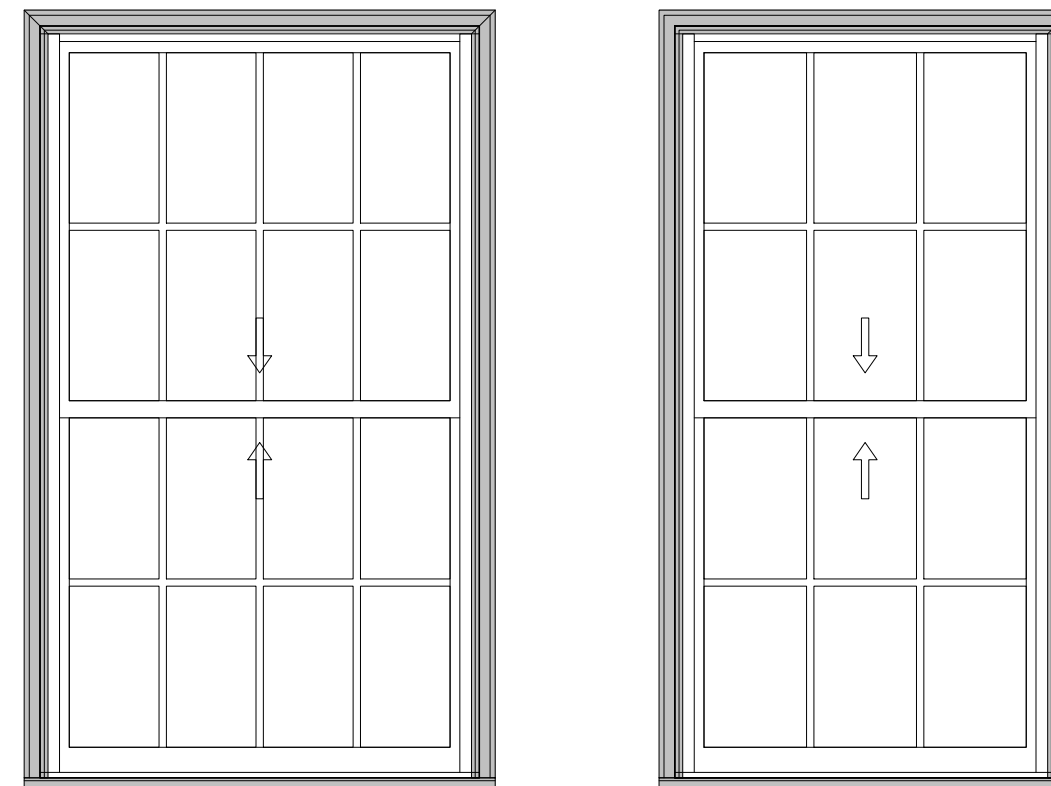
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Drw. EF	Rev. 1	Sheet: E1
Date: 8/24/2022		
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PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



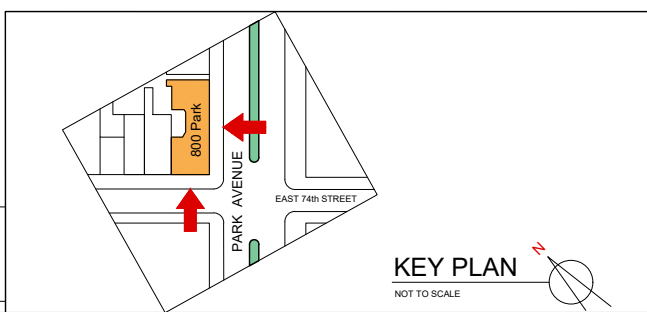
Proposed Windows on the 2nd Floor



To create uniformity throughout the building



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



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 PANORAMA WINDOWS, LTD.
 767 East 132nd Street
 Bronx, New York 10454

Project Name and Address:
 800 Park Avenue
 New York, NY 10021

Drw. Title: Proposed 2nd Floor Elevations		
Drw. EF	Rev. 1	Sheet: P1
Date: 8/24/2022		
Scale: As Shown		

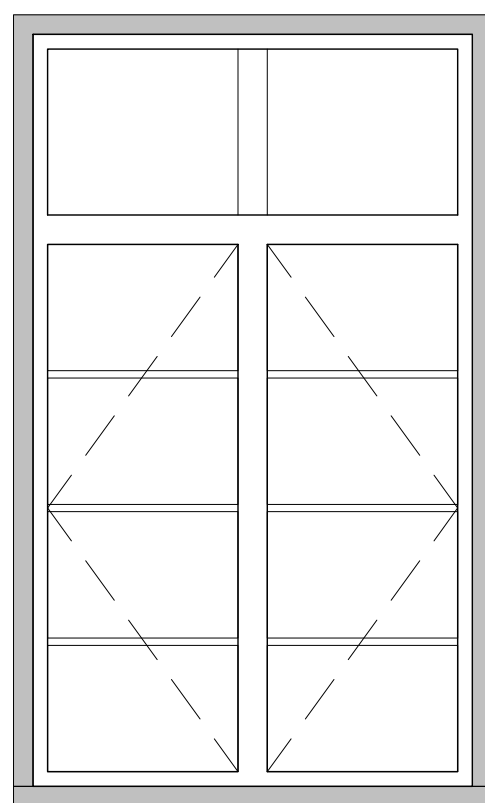
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

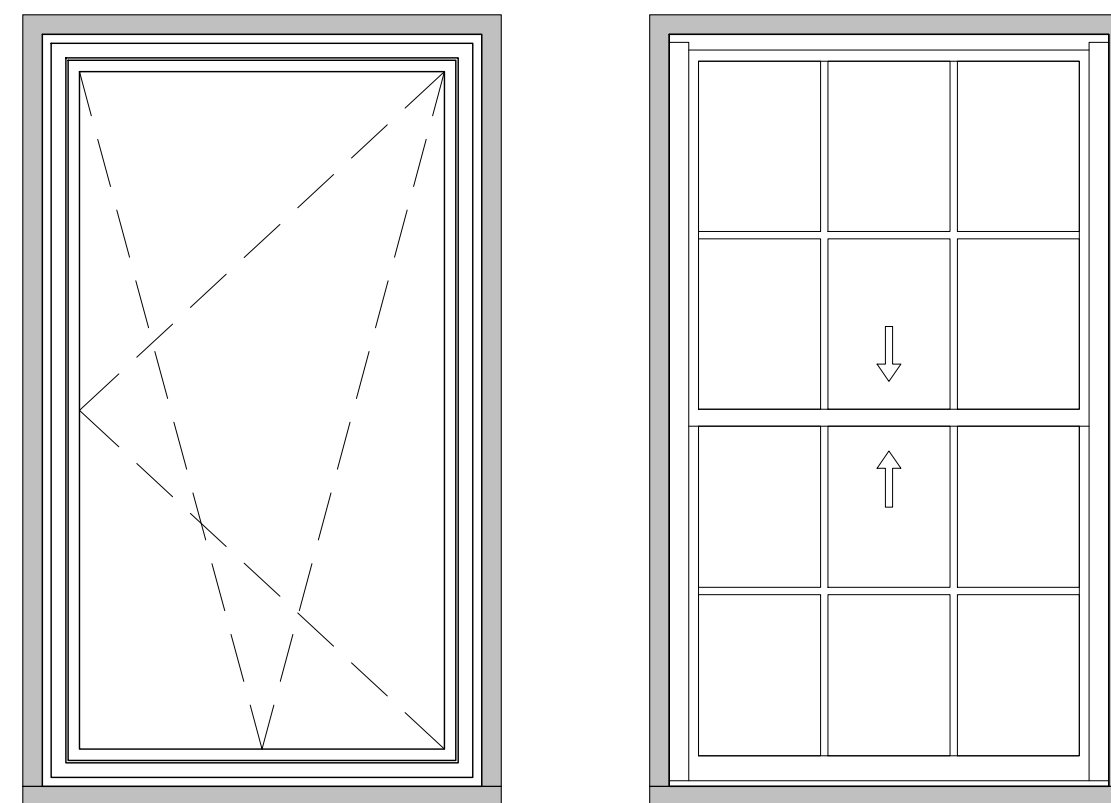
2nd Floor Windows

- Historic windows were a pair of casements with a fixed top transom with divided lites (1- wide 4-high per operable sash and 2-wide 1-high in the top transom)
- Existing windows are a combination of full lite operable casement or tilt-turn units and double hung units that are 6-over-6
- Proposed windows are a combination of double hung units in both 6-over-6 and 8-over-8 (width depending)
- Proposed windows differ from historic in order to keep the aesthetic consistent throughout the building similar to other limestone base buildings in the district

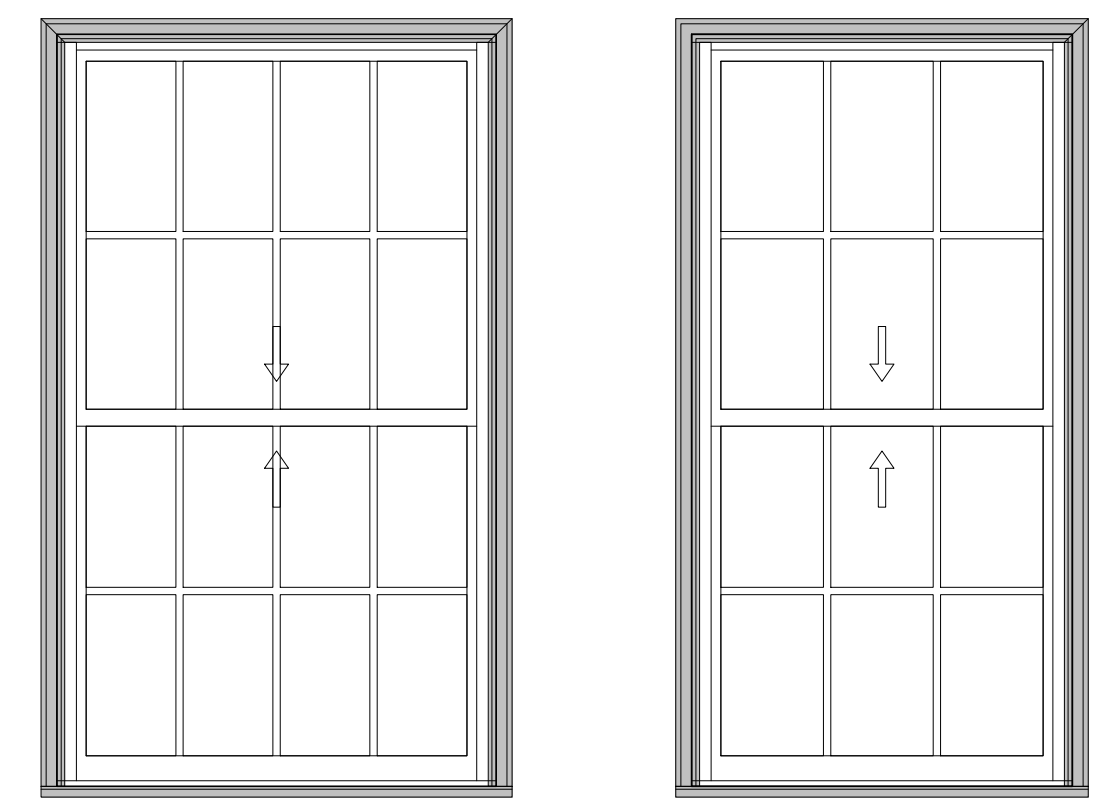
Historic



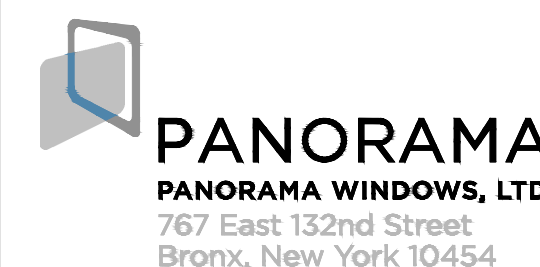
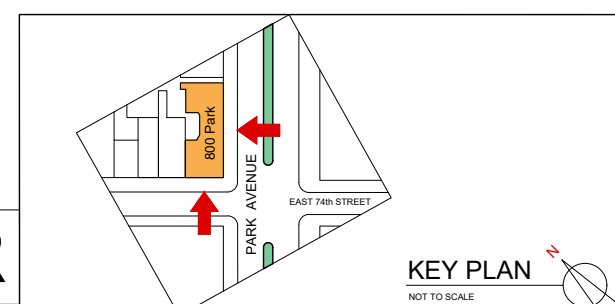
Existing



Proposed



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: 2nd Floor Summary

Drw. EF Rev. 1 Sheet: P1

Date: 8/24/2022

Scale: As Shown

860 Park Avenue



Double Hung windows on the second floor within the Limestone Podium

770 Park Avenue



Double Hung windows on the second floor within the Limestone Podium

784 Park Avenue



Double Hung windows on the second floor within the Limestone Podium

778 Park Avenue



Double Hung windows on the second floor within the Limestone Podium



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Bronx, New York 10454

Project Name and Address:
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New York, NY 10021

Drw. Title: Similar Buildings in the District		
Drw. EF	Rev. 1	Sheet:
Date: 8/24/2022		PIC1
Scale: As Shown		

4 East 88th Street



Building Fact/ Historic Designation:

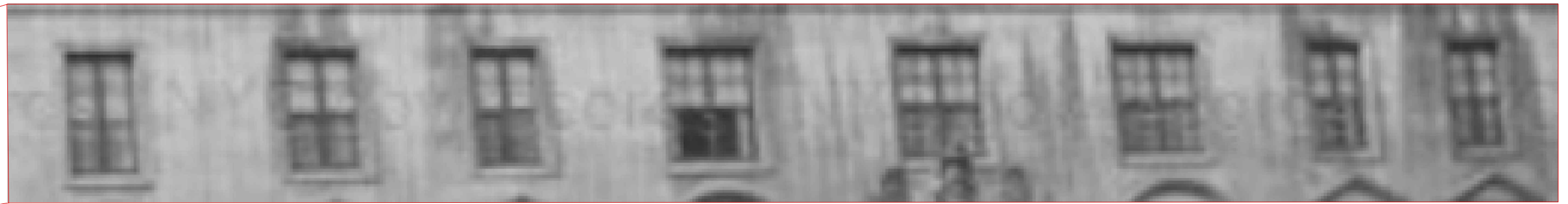
4 East 88th Street
 Date of Construction: 1921-1922
 Architect: Electus D. Litchfield & Pliny Rogers
 Owner/ Developer: Altab Corporation
 Major Alteration (s): None
 Alteration Architect(s): None
 Style: Neo-Georgian
 Material(s): Red Brick, Stone, Terra Cotta, Limestone
 Building Type: Apartment Building
 Original Use: Residential, Multi-Family
 Tax Block: 1499
 Tax Lot: 65

The facade of red brick laid in Flemish bond is trimmed in stone and terra cotta. Intermediate dentiled cornices and the terminal molded cornice, which is topped by a balustrade, articulate the facade. The windows at the ground story, rising from a stone water table, are set in recessed arches with limestone keystones and rondels. The arched entry door is capped by a semi-circular broken pediment, in the center of which is an urn filled with six carved heads. The window above the entry is surrounded by a classically-detailed enframing in limestone. Alternating segmental and triangular pediments cap the windows of the eighth story. Largely intact, the facade retains its original eight-over-eight wood sash windows and there are no through-the-wall air conditioners.

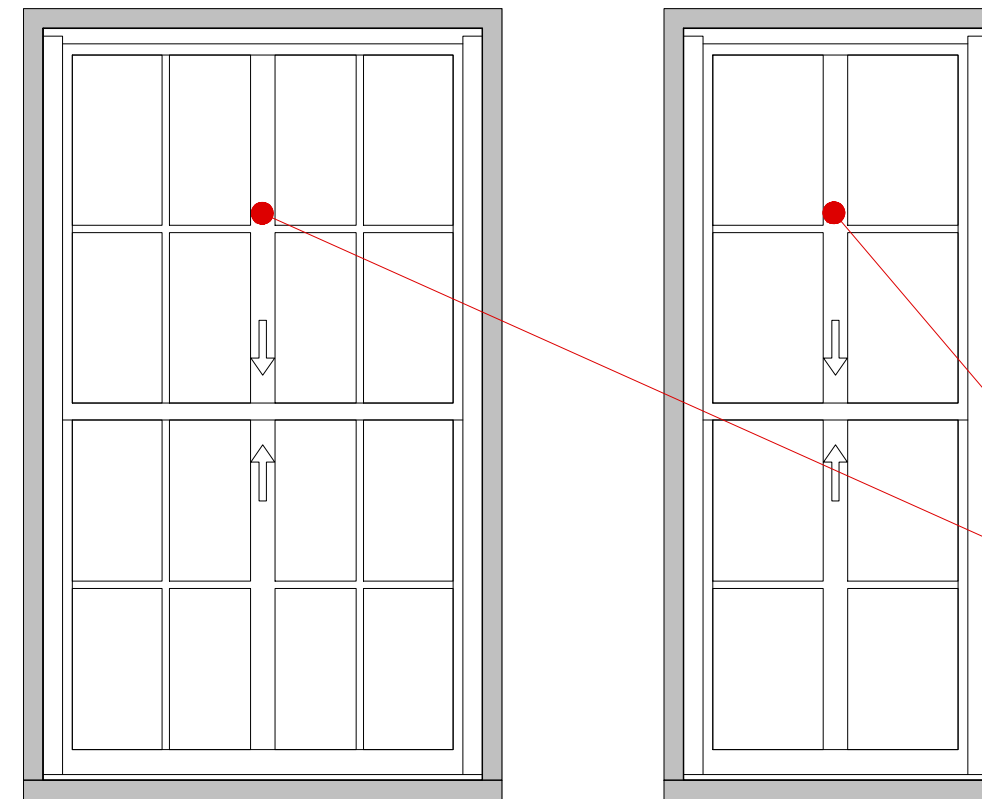
 <p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:	
	800 Park Avenue New York, NY 10021		Similar Building by the same Architect	
	Drw. EF	Rev. 1	Sheet:	
	Date: 8/24/2022		PIC2	
Scale: As Shown				

PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



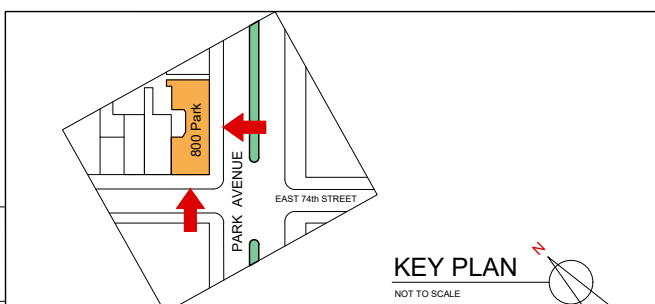
Historic Double Hung Windows on the 3rd Floor



Wider center muntin



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
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New York, NY 10021

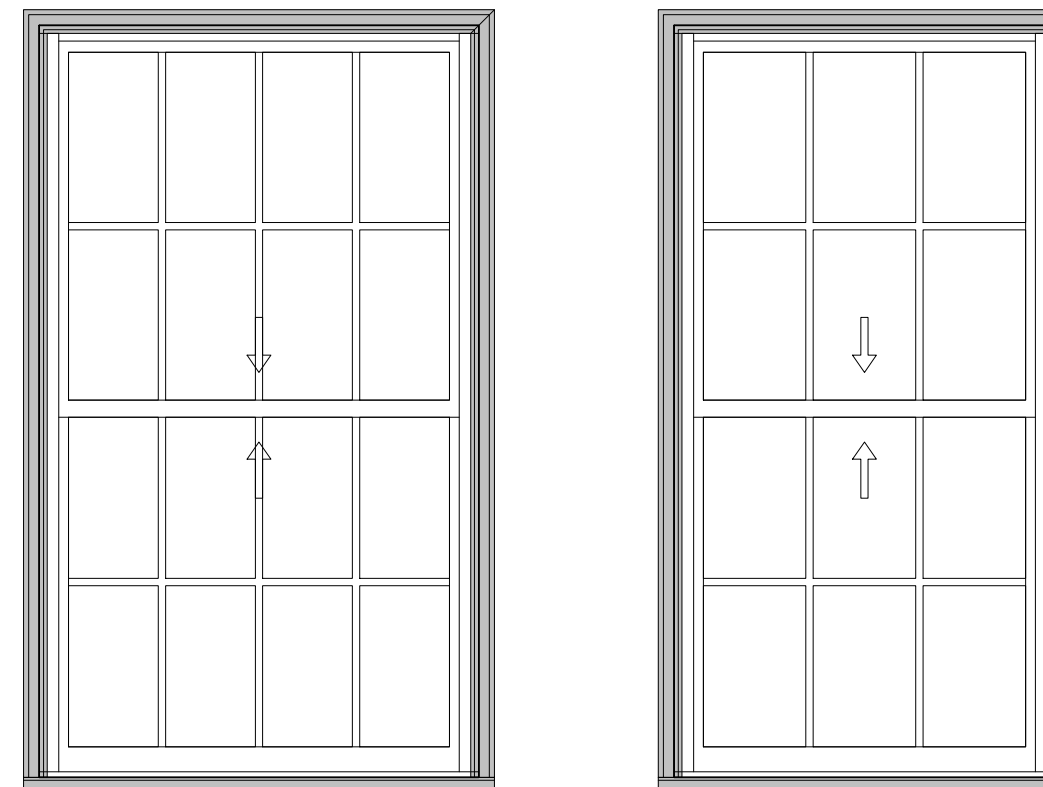
Drw. Title: Historic 3rd Floor Elevations		
Drw. EF	Rev. 1	Sheet: H2
Date: 8/24/2022		
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PROPOSED SCOPE OF WORK

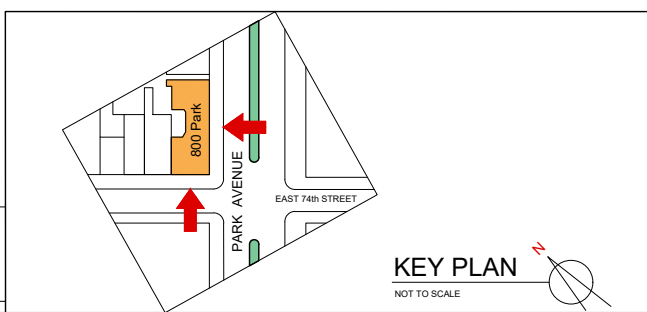
IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



Existing Windows on the 3rd Floor



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



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Project Name and Address:
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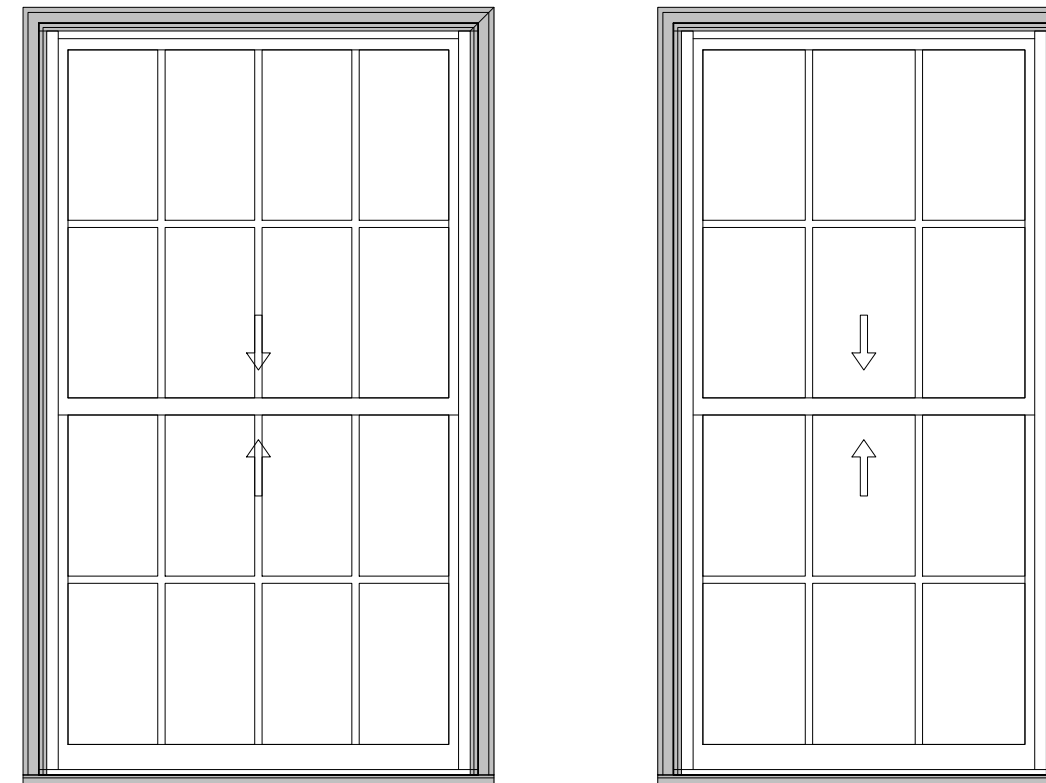
Drw. Title: Existing 3rd Floor Elevations		
Drw. EF	Rev. 1	Sheet: E2
Date: 8/24/2022		
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PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



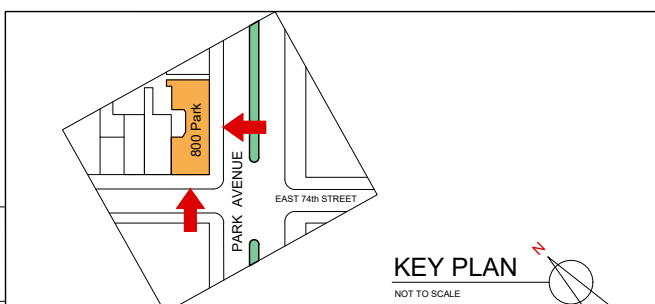
Proposed Windows on the 3rd Floor



Proposed to match existing to create uniformity throughout the building. Additionally, the wider center muntin on the historic window appeared to mimic the larger sightline of the meeting stiles on the casement windows below which are proposed to be replaced with standard double hung windows.



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: Proposed 3rd Floor Elevations

Drw. EF	Rev. 1	Sheet: P2
Date: 8/24/2022		
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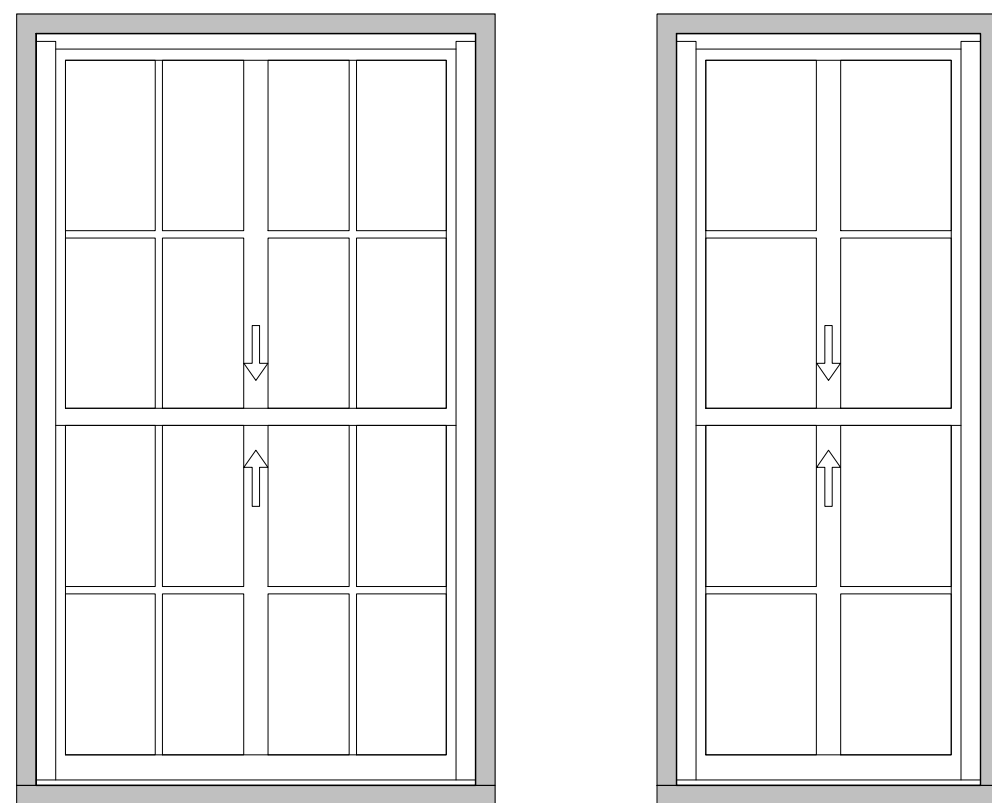
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

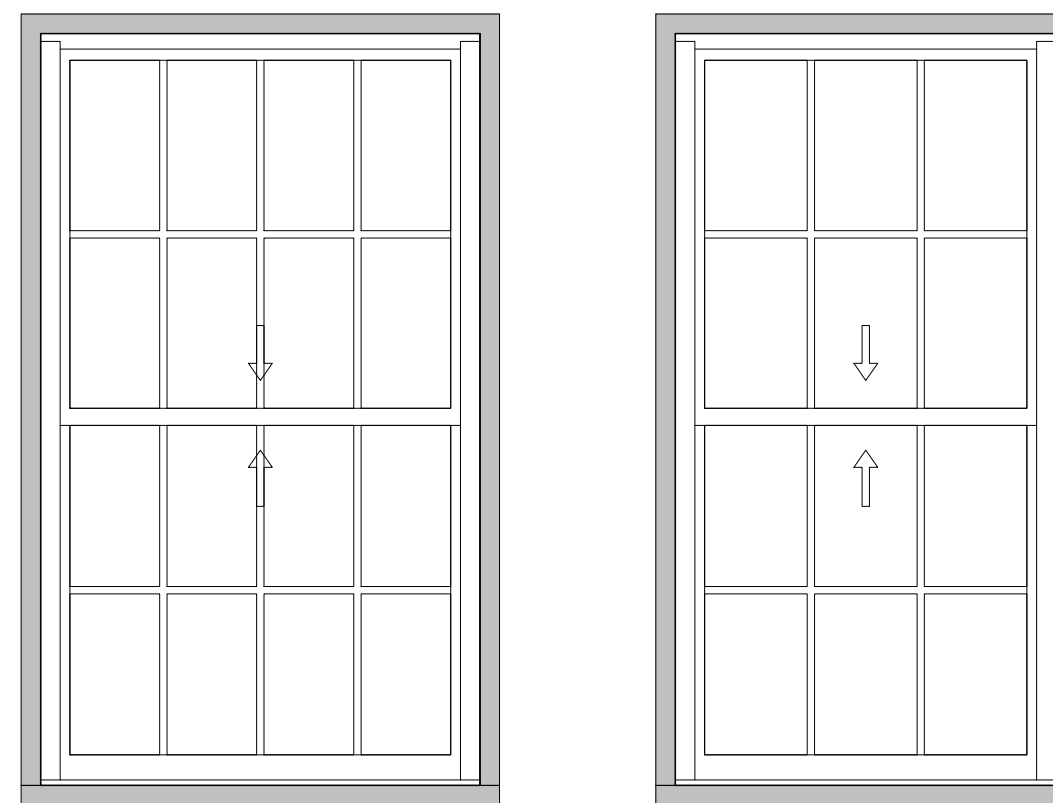
3rd Floor Windows

- Historic windows were a double hung units in both 4-over-4 and 8-over-8 configurations (width dependant) with a wider vertical center muntin
- Existing windows are double hung units in both 6-over-6 and 8-over-8 configurations (width dependant)
- Proposed windows are a combination of double hung units in both 6-over-6 and 8-over-8 (width dependant)
- Proposed windows differ from historic in order to keep the aesthetic consistent throughout the building similar to other limestone base buildings in the district

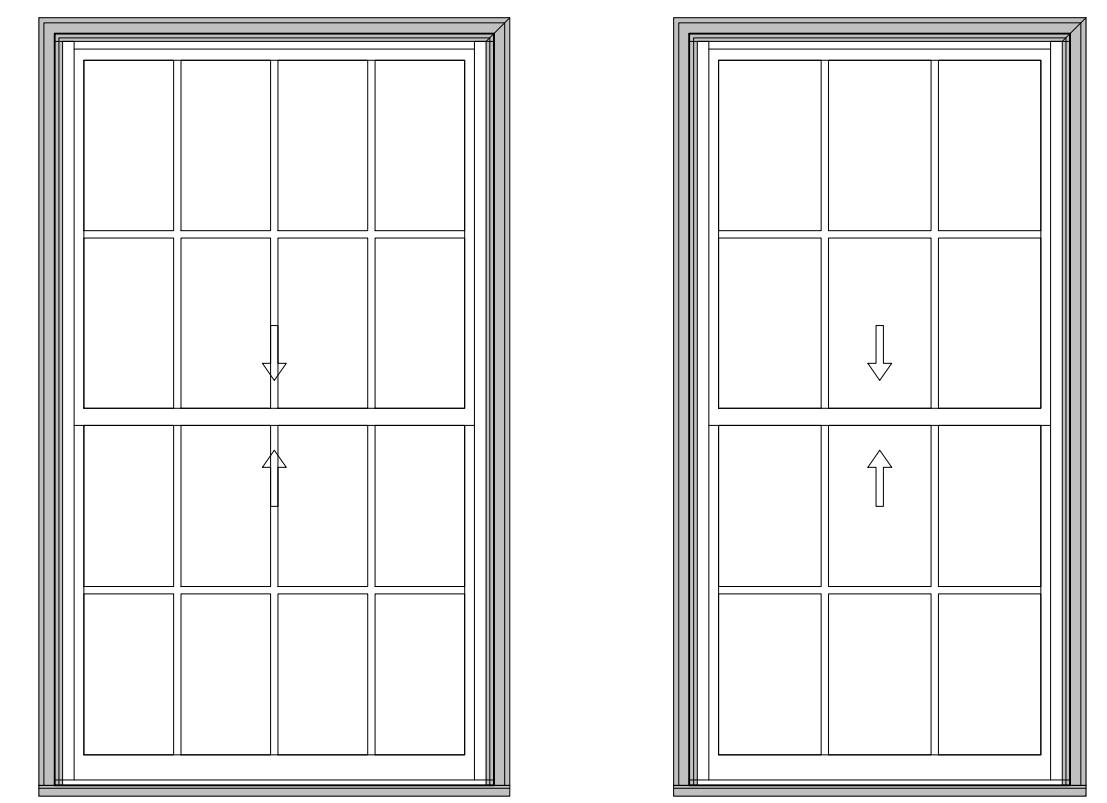
Historic



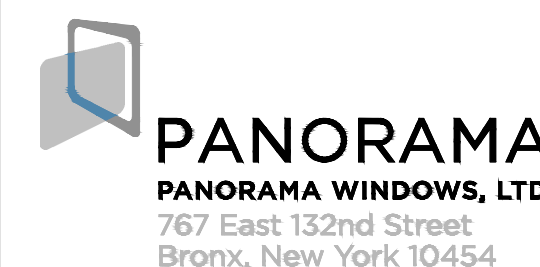
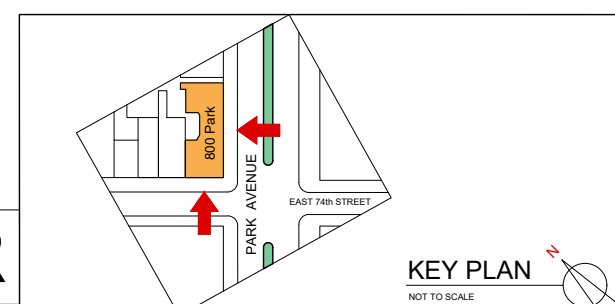
Existing



Proposed



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: 3rd Floor Summary

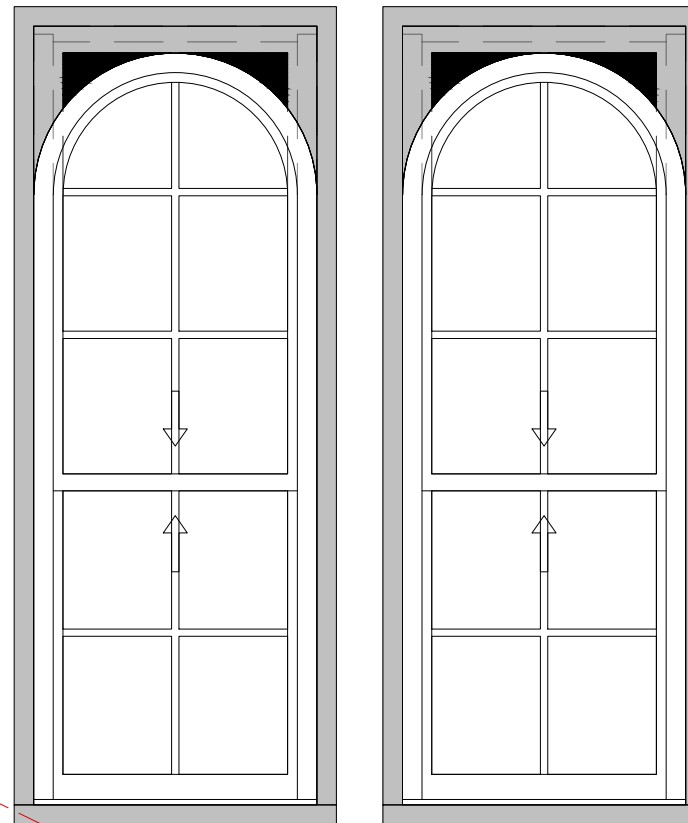
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PROPOSED SCOPE OF WORK

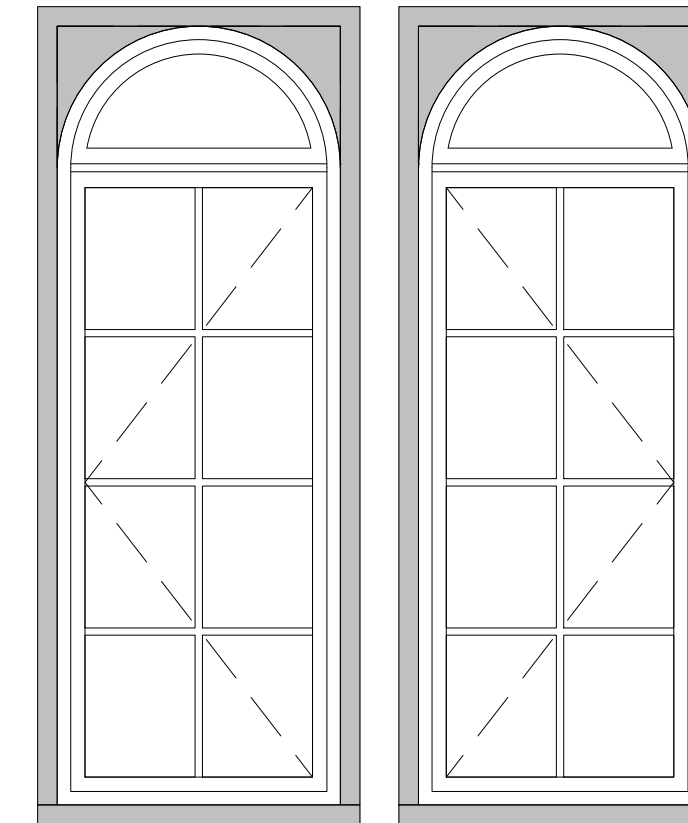
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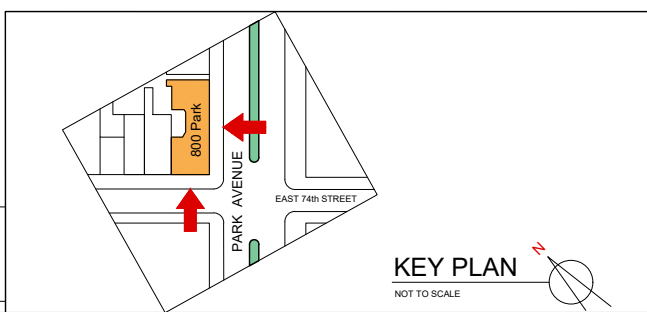
Presumed Historic Windows on the 15th Floor



Presumed Replacement Windows on the 15th Floor



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



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Project Name and Address:
800 Park Avenue
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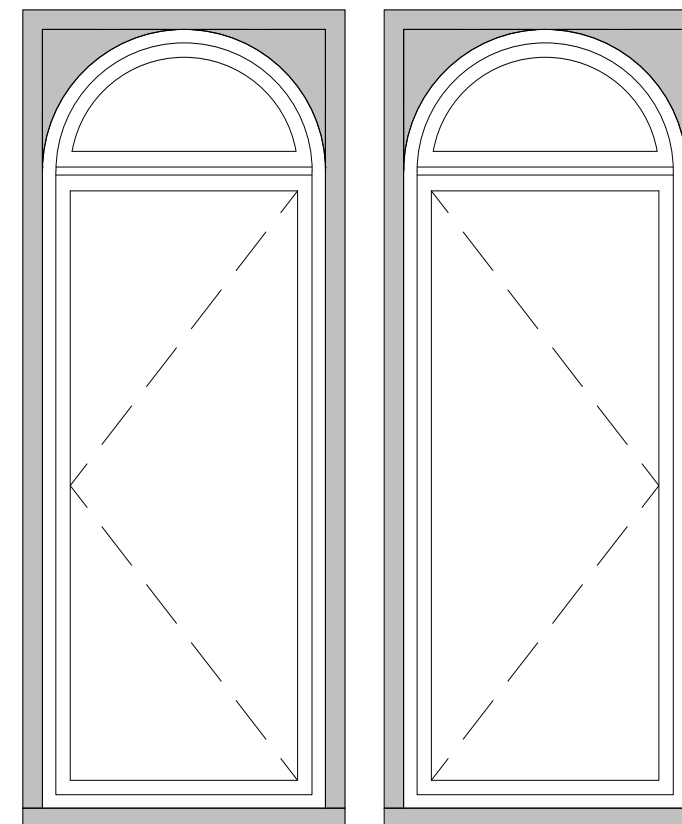
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Drw. EF	Rev. 1	Sheet: H3
Date: 8/24/2022		
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PROPOSED SCOPE OF WORK

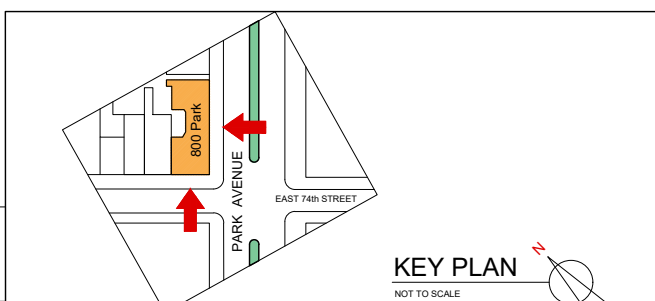
IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



Existing Windows on the 15th Floor



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: Existing 15th Floor Elevations

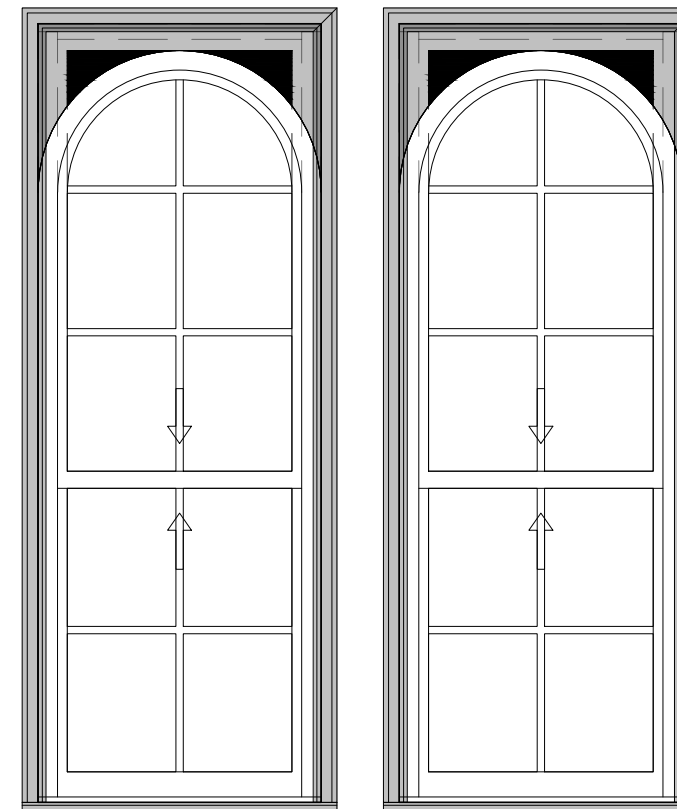
Drw. EF	Rev. 1	Sheet: E3
Date: 8/24/2022		
Scale: As Shown		

PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



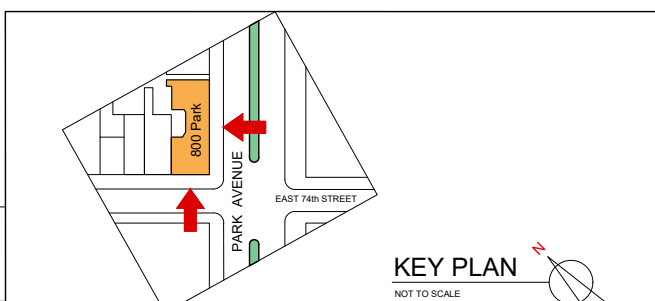
Proposed Windows on the 15th Floor



Proposed to match existing to create uniformity throughout the building and the match the historic window configuration.



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
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Drw. Title: Proposed 15th Floor Elevations		
Drw. EF	Rev. 1	Sheet: P3
Date: 8/24/2022		
Scale: As Shown		

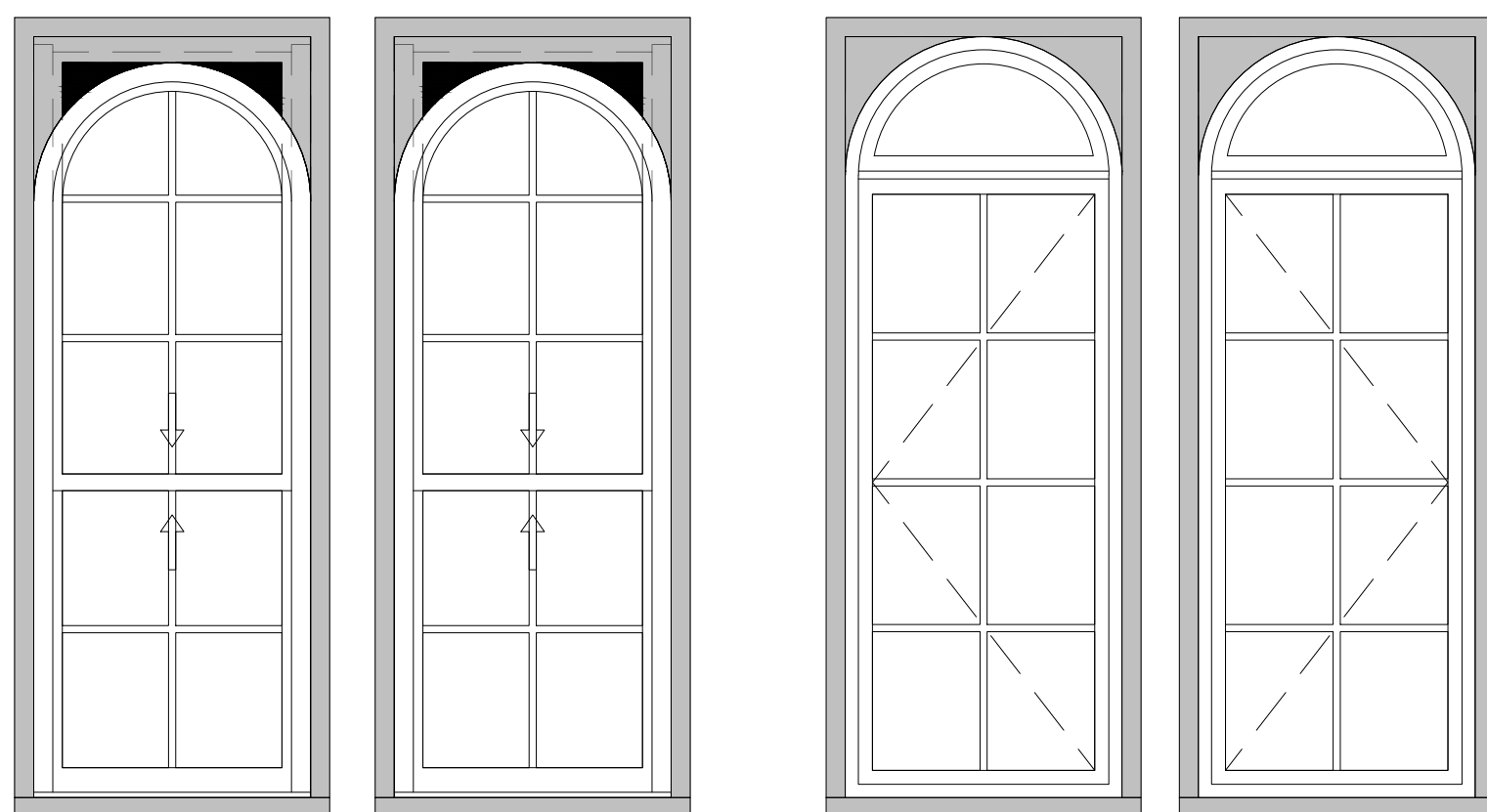
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

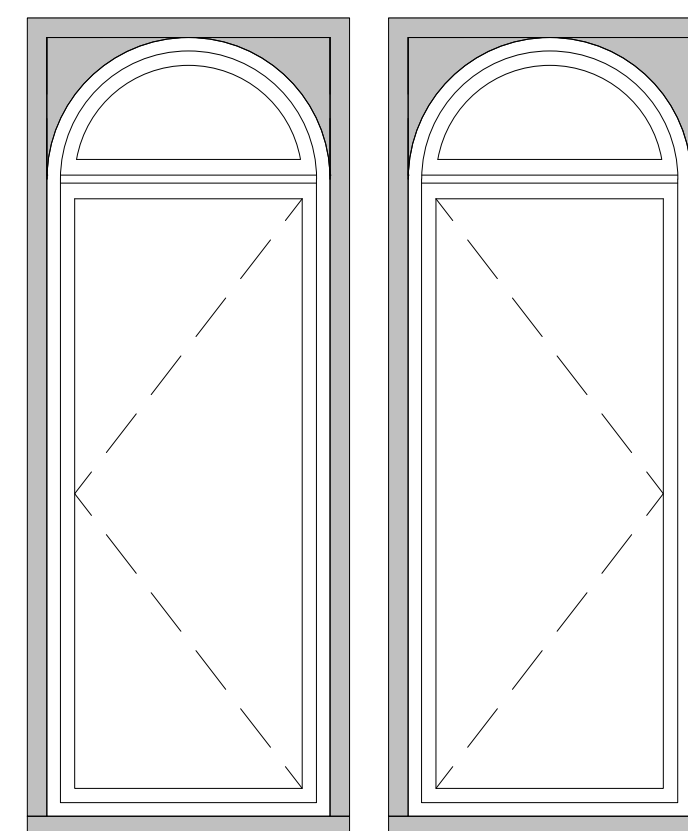
15th Floor Windows

- Historic windows are presumed to have been double hung units with a simulated round top to mirror the limestone facade and uneven sash in a 6-over-4 configuration
- It is presumed that several windows were replaced to be single casement windows in a 2-wide 4-high grid configuration with a fixed top transom containing no divided lites
- Existing windows are full lite casement units with fixed top transoms
- Proposed windows are double hung units with a simulated round top to mirror the limestone facade and uneven sash in a 6-over-4 configuration
- Proposed windows match the historic windows which will maintain the buildings aesthetic

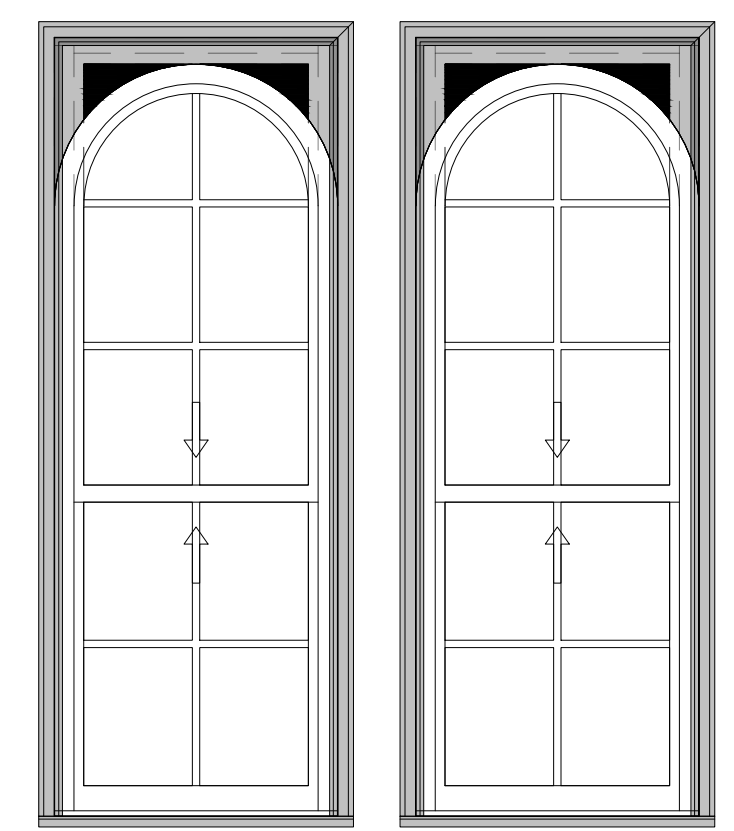
Historic



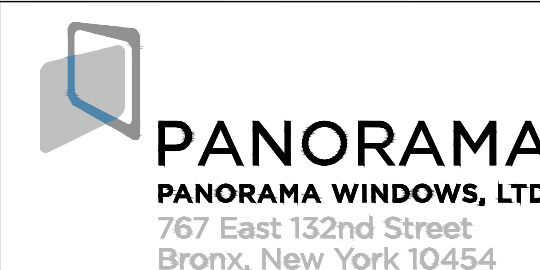
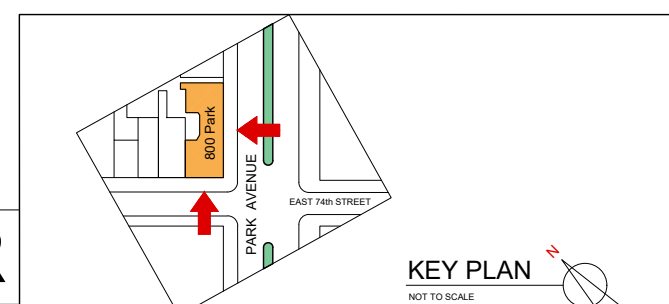
Existing



Proposed



ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: 15th Floor Summary

Drw. EF Rev. 1 Sheet:

Date: 8/24/2022

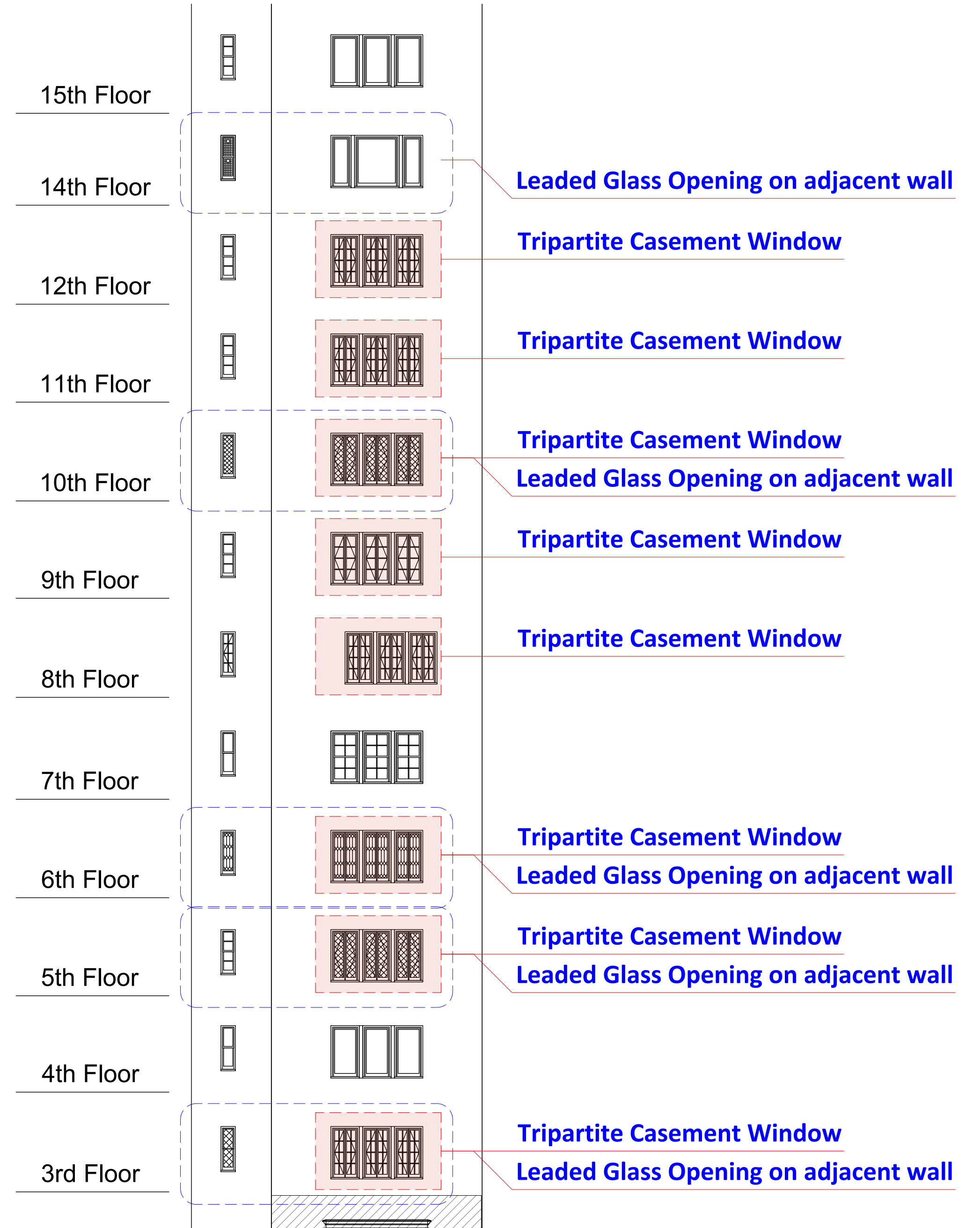
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P1

PROPOSED SCOPE OF WORK

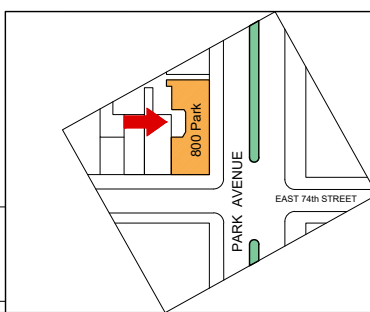
IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

800 - Park Ave - Public Hearing Presentation.dwg



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KEY PLAN
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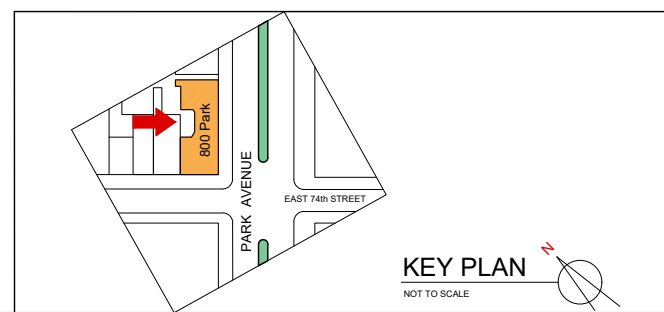
Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: Existing Rear Courtyard Elevations		
Drw. EF	Rev. 1	Sheet: E4
Date: 8/24/2022		
Scale: As Shown		

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PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021



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Drw. Title: Existing Rear Courtyard Pictures		
Drw. EF	Rev. 1	Sheet:
Date: 8/24/2022		E4-P
Scale: As Shown		

PROPOSED SCOPE OF WORK

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Existing 15th Floor



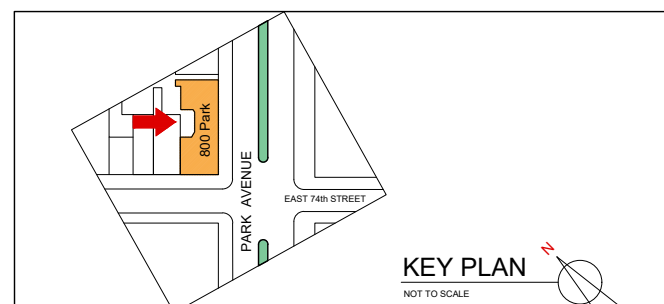
Existing 10th Floor



Existing 6th Floor



Existing Lobby to adjacent building wall



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Drw. Title: Existing Rear Courtyard Pictures Interior		
Drw. EF	Rev. 1	Sheet:
Date: 8/24/2022		E4-P2
Scale: As Shown		

Existing Ground Floor



Historic double hung window with interior steel casement insert which has leaded glass pattern

Existing Third Floor



Steel casement interior insert which has leaded glass pattern Similar to steel casement inserts in the lobby



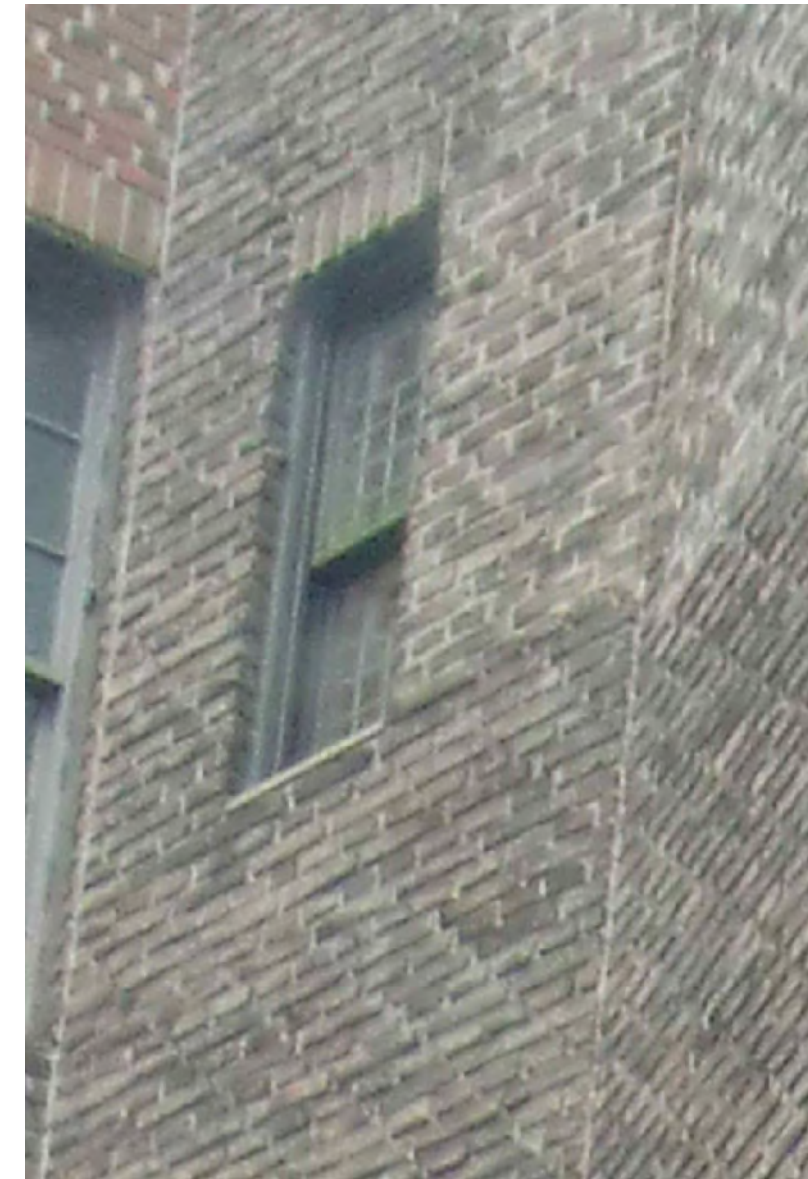
Existing 5th & 6th Floors



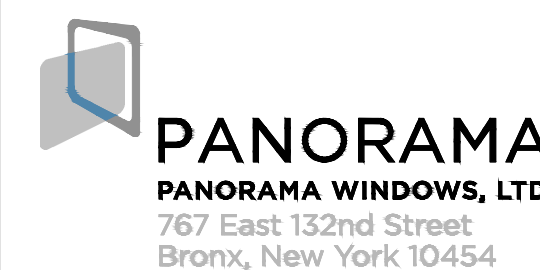
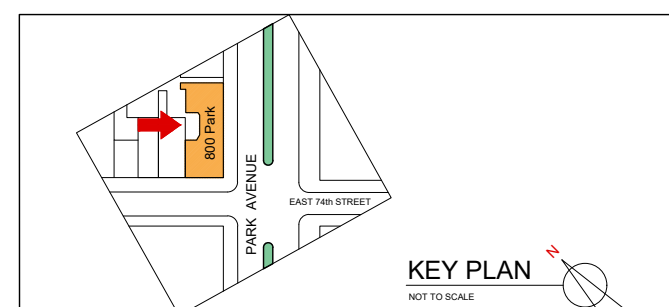
Steel casement interior insert which has leaded glass pattern on the 6th floor Similar to steel casement inserts in the lobby

Historic double hung window with interior steel casement insert which has leaded glass pattern

Existing 14th Floor



Historic double hung window where original glazing was replaced with leaded glass



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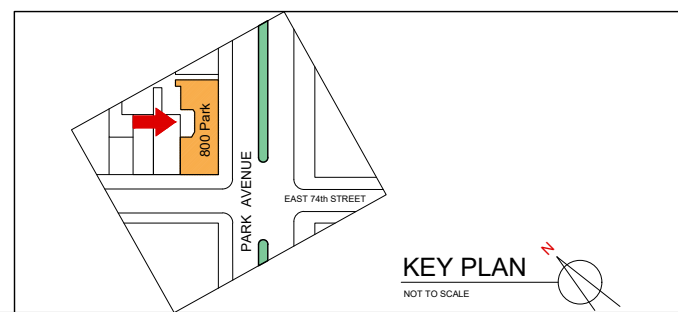
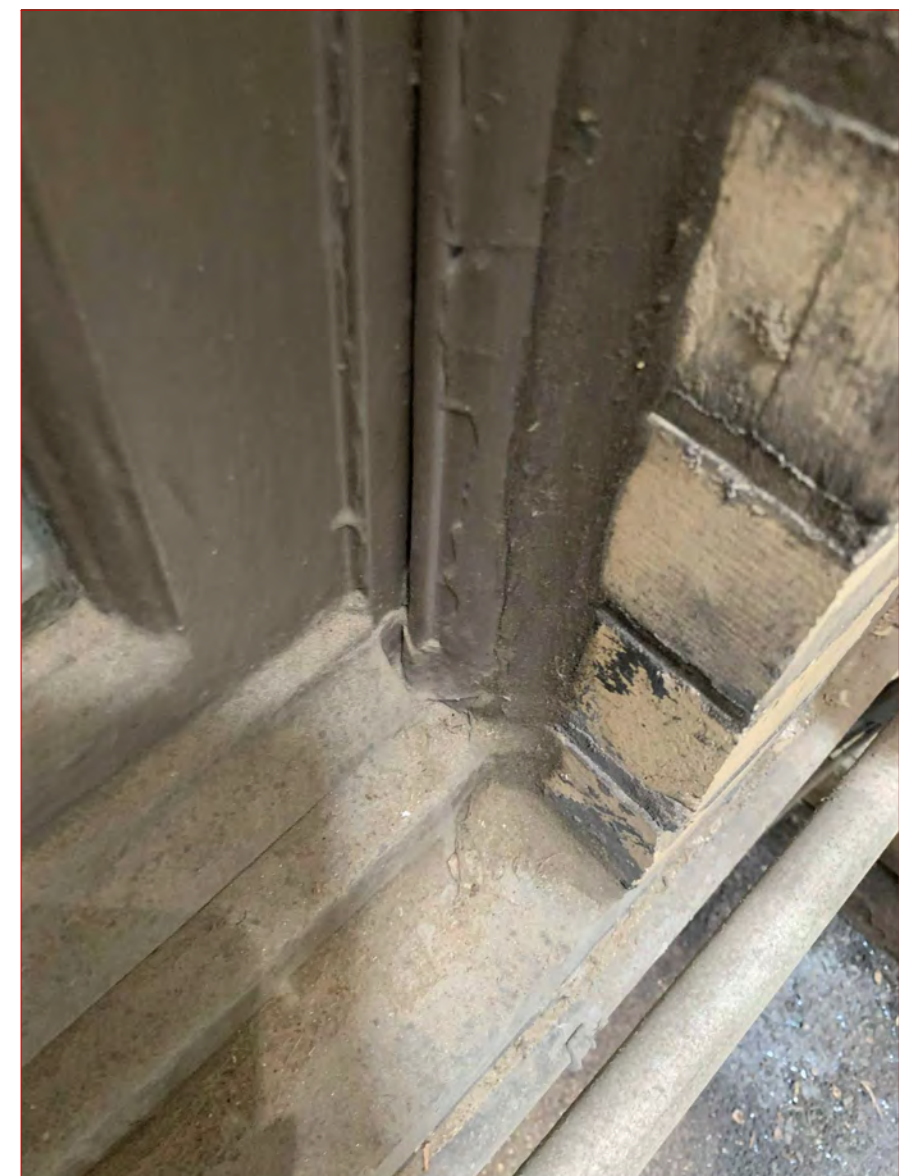
Drw. Title: Existing Rear Courtyard Pictures

Drw. EF	Rev. 1	Sheet:
Date: 8/24/2022		E4-P3
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PROPOSED SCOPE OF WORK

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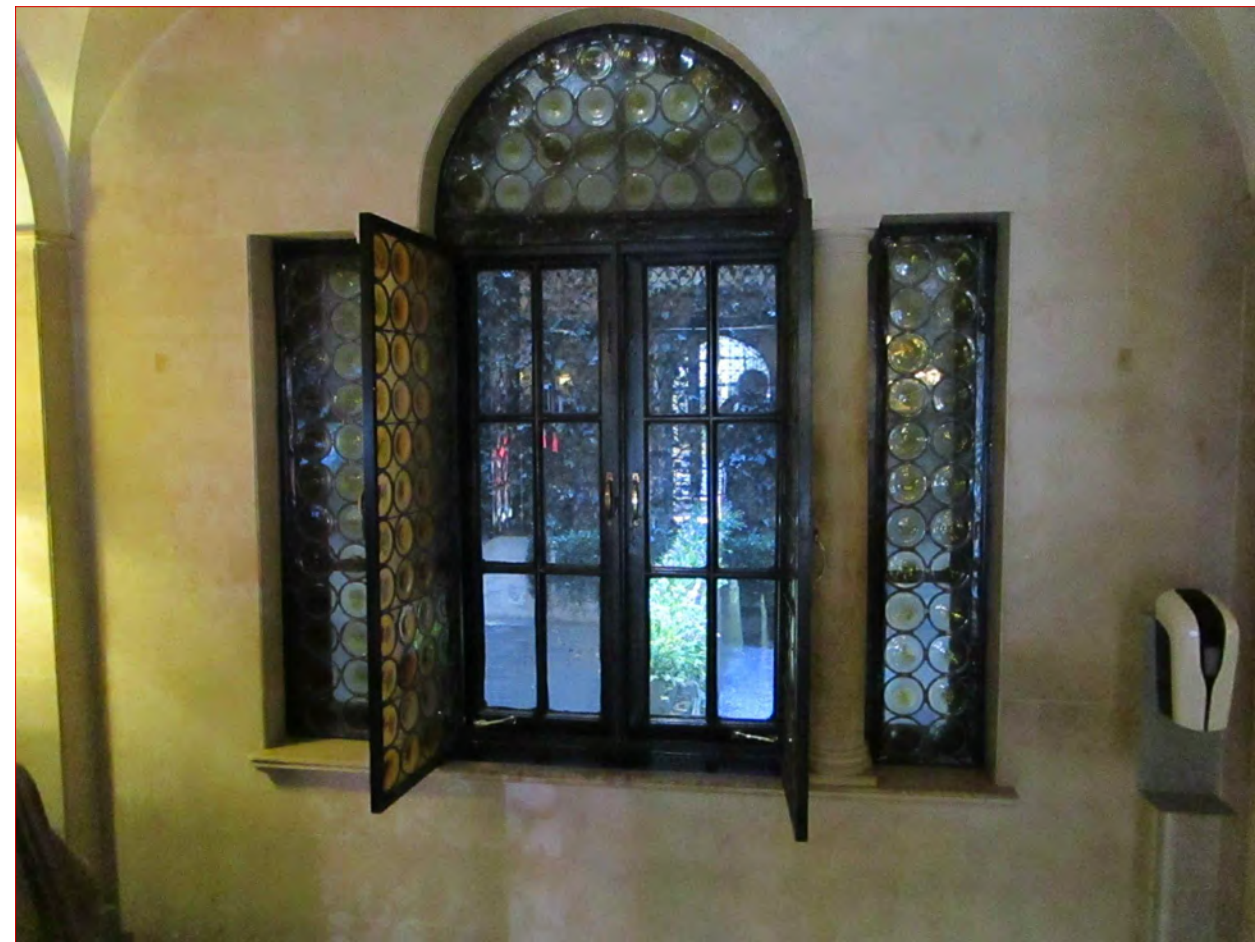
Drw. Title: Historic Rear Courtyard Pictures		
Drw. EF	Rev. 1	Sheet:
Date: 8/24/2022		H4-P
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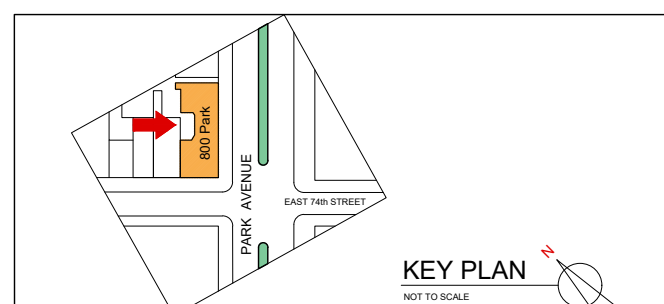
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PROPOSED SCOPE OF WORK

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Interior photos of the lobby interior steel casement windows. This style matches the other areas where full height special glass has been installed.



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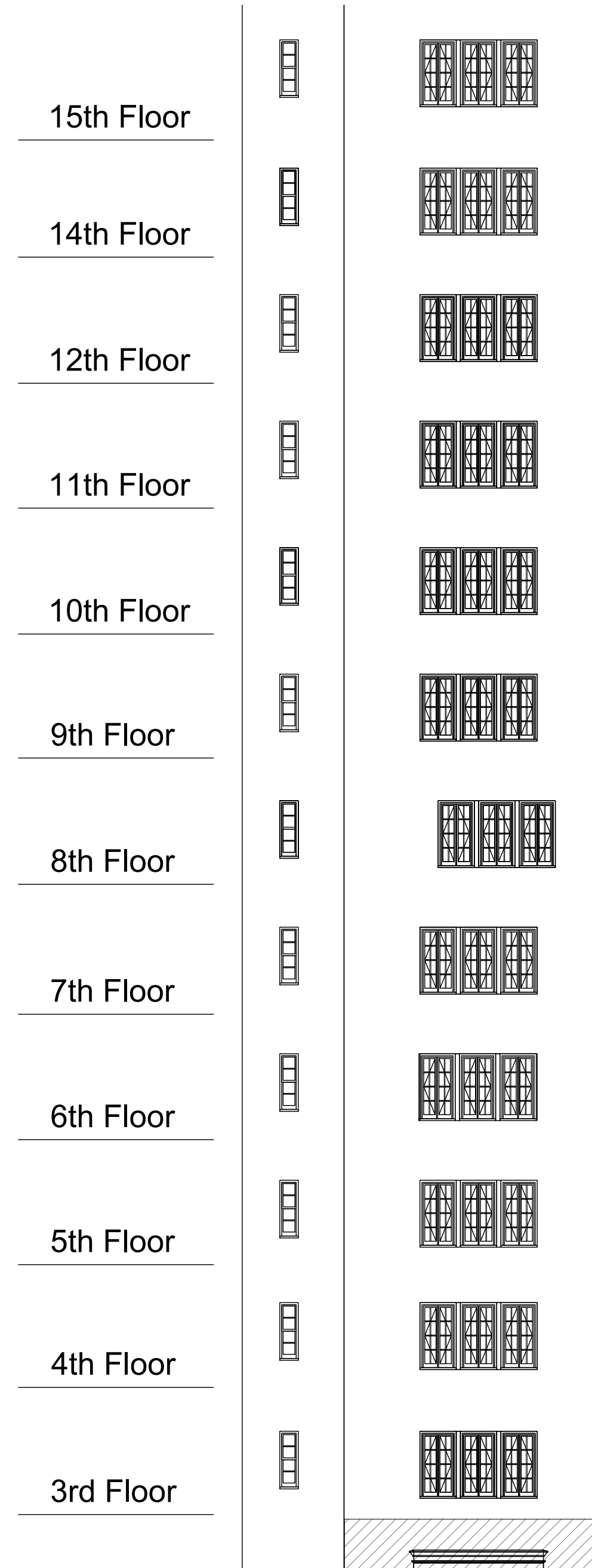
Project Name and Address:
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Drw. Title: Historic Rear Courtyard Pictures Interior	
Drw. EF	Rev. 1
Date: 8/24/2022	Sheet: H4-P2
Scale: As Shown	

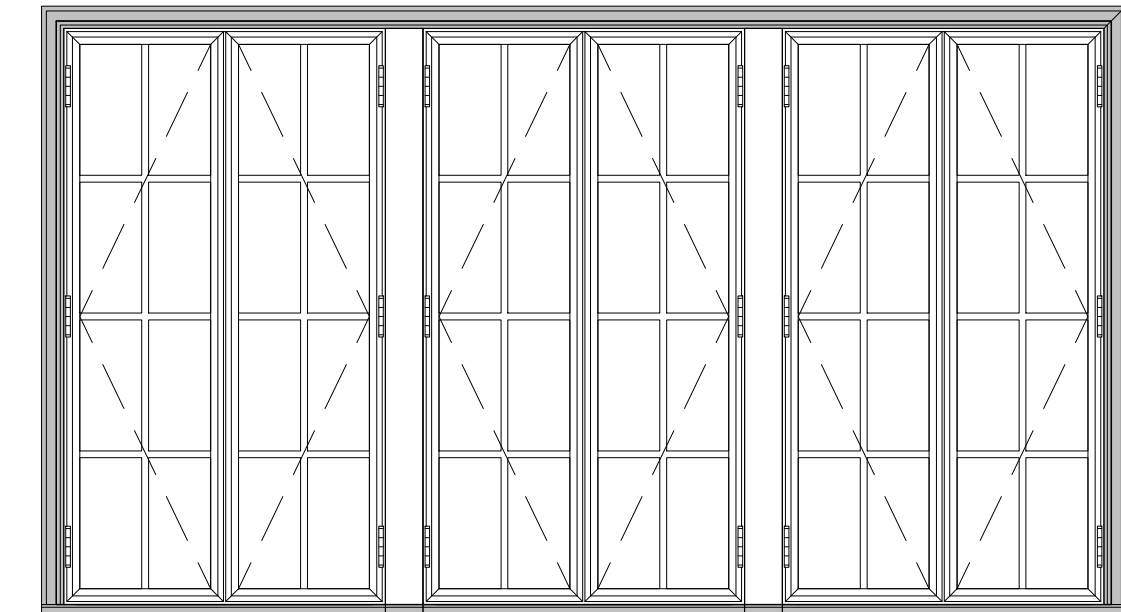
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

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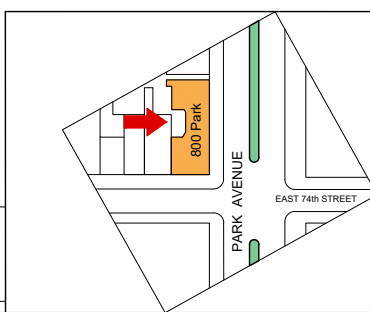


Proposed Tripartite Casement Window



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Drw. Title: Proposed Rear Courtyard Elevations		
Drw. EF	Rev. 1	Sheet: P4
Date: 8/24/2022		
Scale: As Shown		

Sheet **26** of **28**

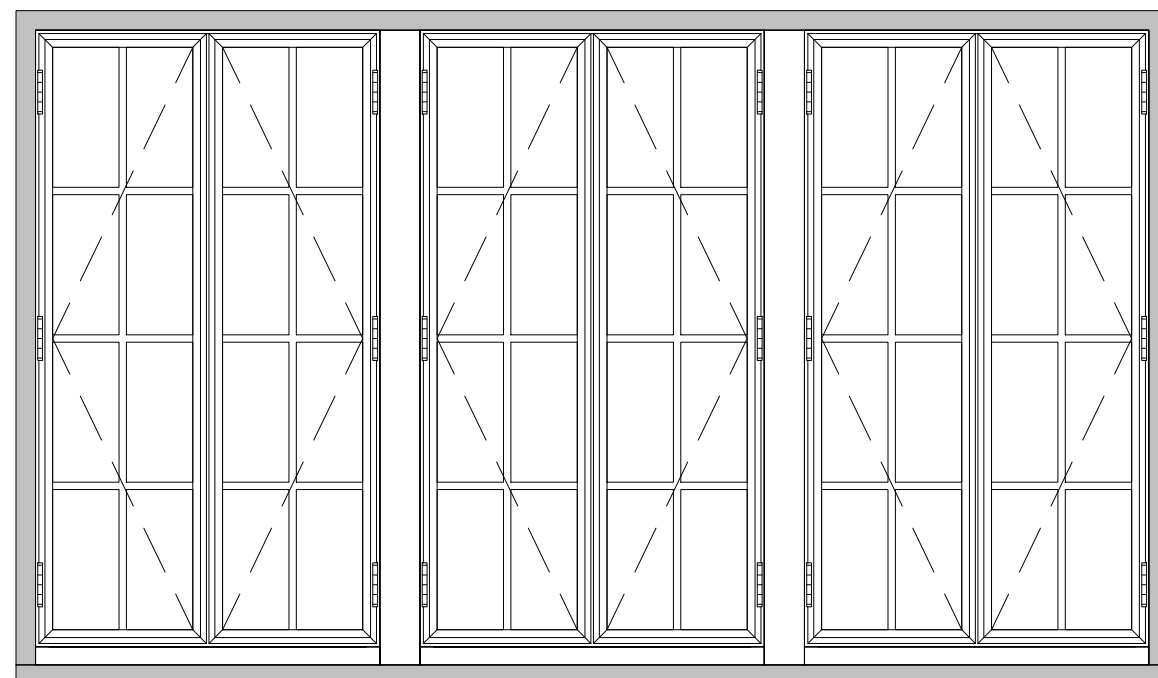
PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

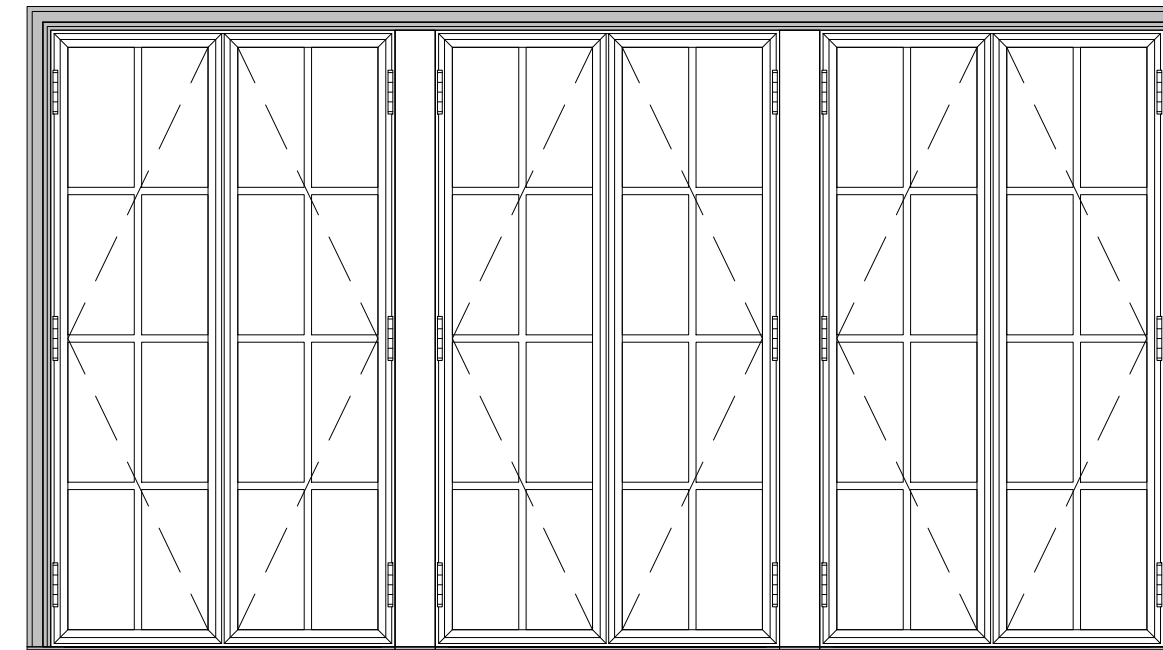
Rear Courtyard Windows

- Historic windows are presumed to have been tri-partite french outswing casement units in a 2-wide 4-high grid configuration
- Historic windows are still present on the 2nd and 9th floors as well as the ground floor
- Windows on the 5th, 6th, 10th and 14th floor are historic windows that have had their glazing changed to utilize leaded glazing
 - All three of the leaded glass windows have different patterns
- Existing windows are a combination of the historic tri-partite french outswing casement units in varying glazing configurations as well as double hung units and full lite tilt and turn units
- Proposed windows are tri-partite french outswing casement units in a 2-wide 4-high grid configuration
- Photos of the ground floor (Lobby) clearly show the historic window, albeit shorter in height, which is a tri-partite french casement window

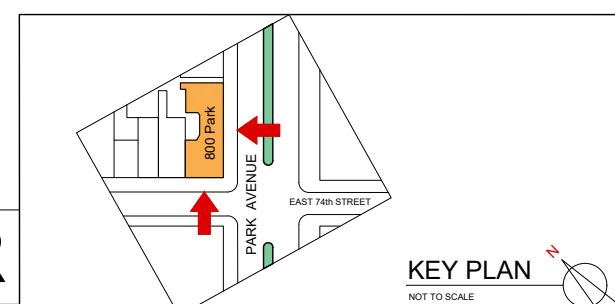
Historic



Proposed



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Project Name and Address:
800 Park Avenue
New York, NY 10021

Drw. Title: Rear Courtyard Summary

Drw. EF Rev. 1 Sheet: P1

Date: 8/24/2022

Scale: As Shown

PROPOSED SCOPE OF WORK

IN THE MATTER OF CREATING A MASTER PLAN AT 800 Park Avenue, NEW YORK, NY 10021

CURRENT BUILDING PHOTO

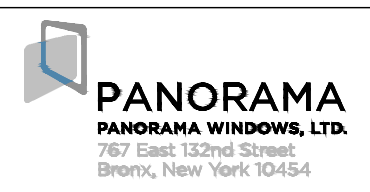


1940'S TAX PHOTO



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Project Name and Address:
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Drw. Title:
Final Summary

Drw. EF	Rev. 1
Date: 8/30/2022	
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Sheet:
T1

Sheet 28 of 28

The current proposal is:

Preservation Department – Item 5, LPC-22-09485

800 Park Avenue – Upper East Side Historic District Borough of Manhattan

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