

The current proposal is:

Preservation Department – Item 5, LPC-22-09477

## 1045 Park Avenue – Park Avenue Historic District Borough of Manhattan

**To Testify Please Join Zoom**

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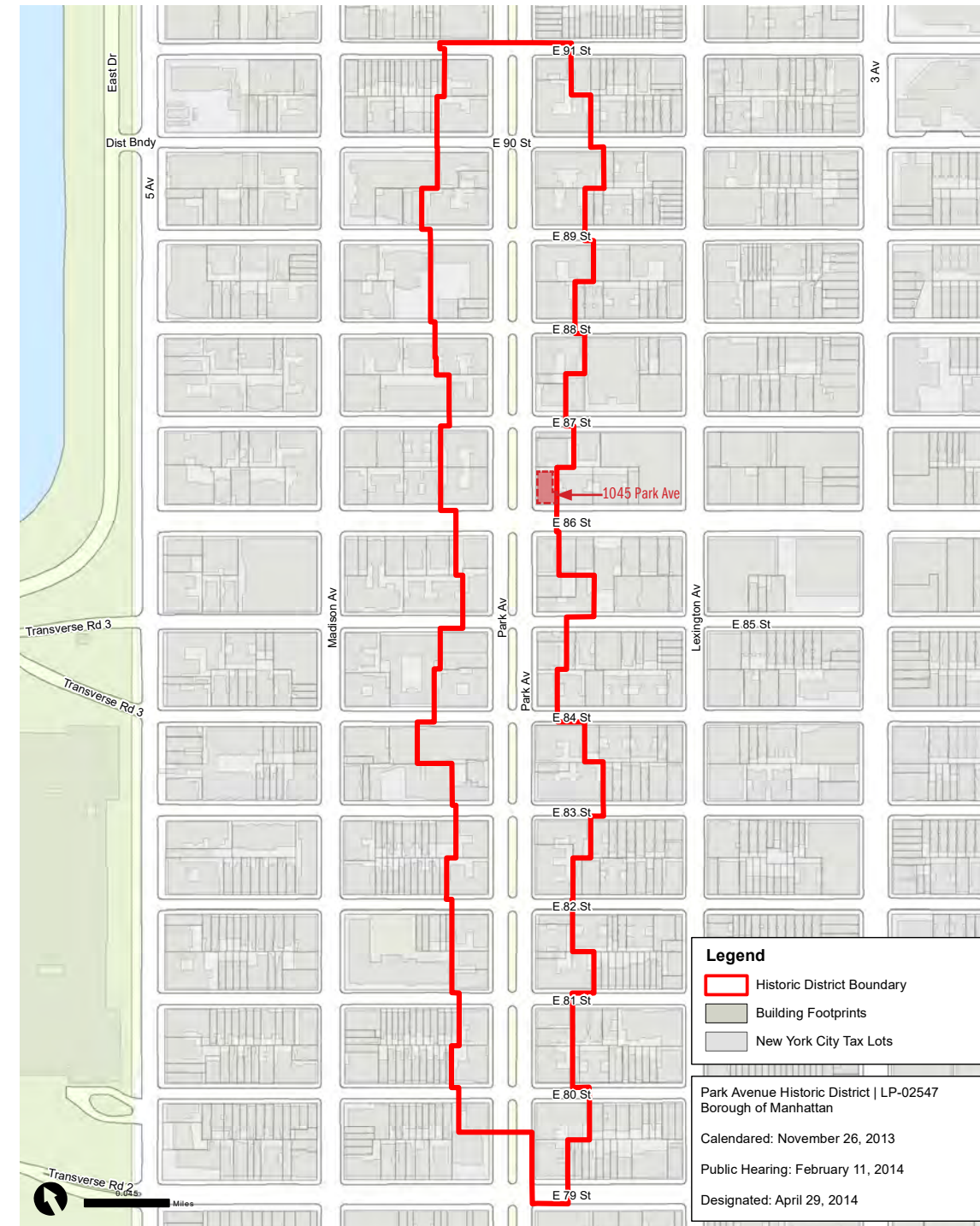
# Presentation to New York City Landmarks Preservation Commission

1045 Park Ave, PH  
New York , NY, 10028

November 22, 2022



Main Facade - Corner of Park Ave E 86th Street, NE Corner



Map of Park Avenue Historic District



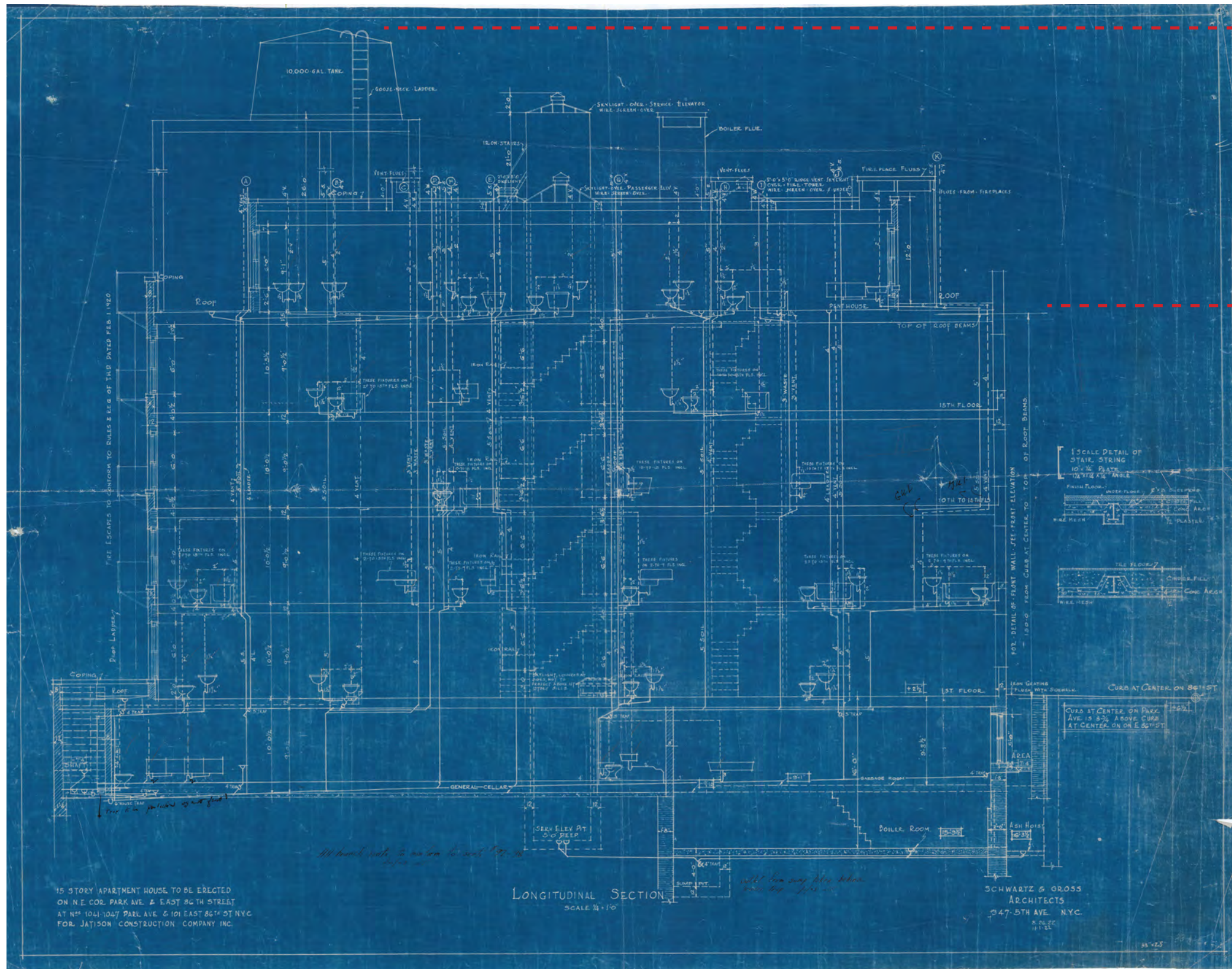
1940 Tax Photograph - View along Park Avenue Facing North



1940 Tax Photograph - View at Park Avenue and East 86th Street

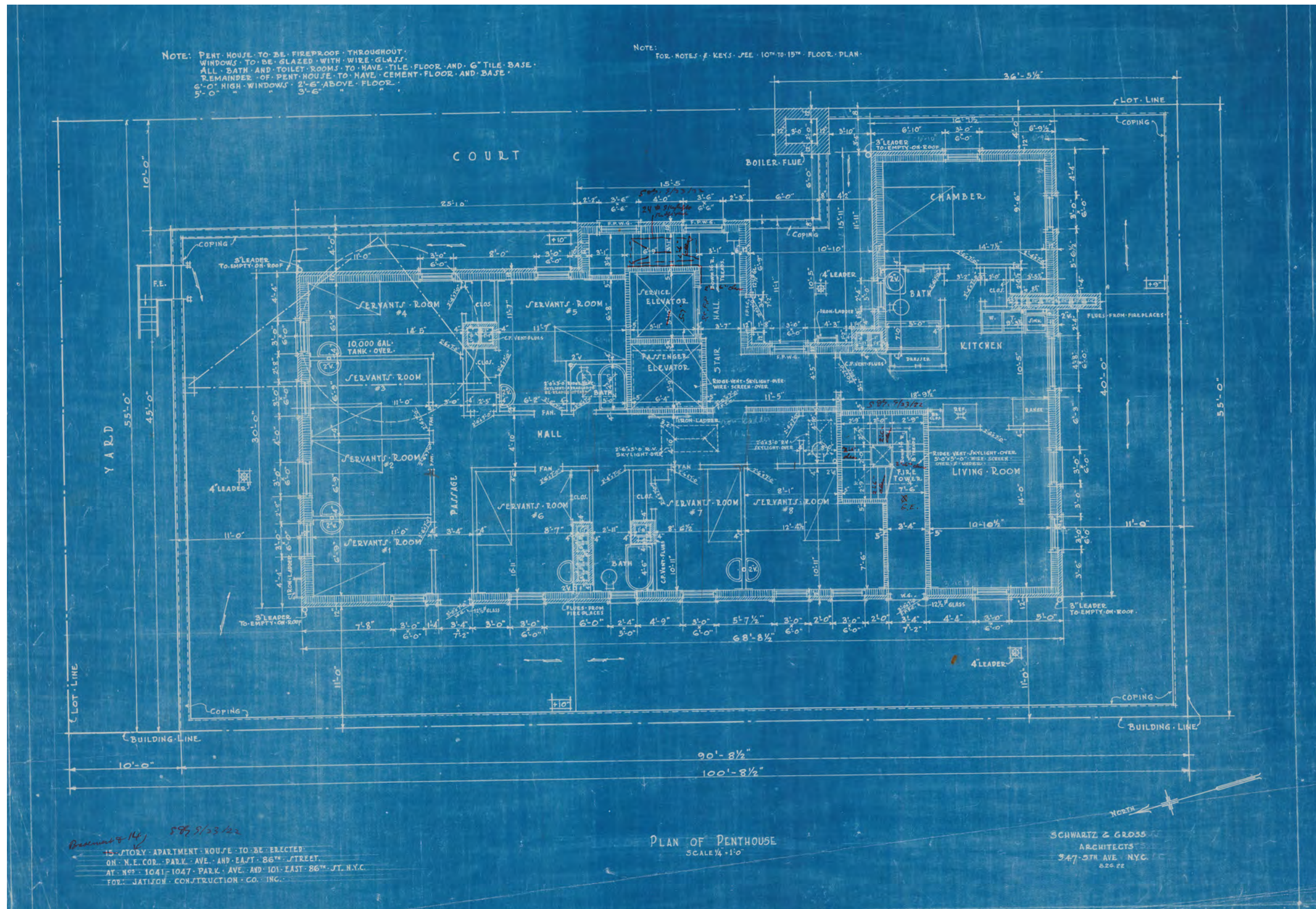


1940 Tax Photograph - View along East 86th Street Facing West



Original Penthouse Level

Original Construction Drawing, Longitudinal Section



Original Construction Drawing, Plan of Penthouse, 16th Floor



East 86th Street Facing East Toward Park Avenue



Park Avenue Between 86th and 85th Street Facing North



Existing View from North

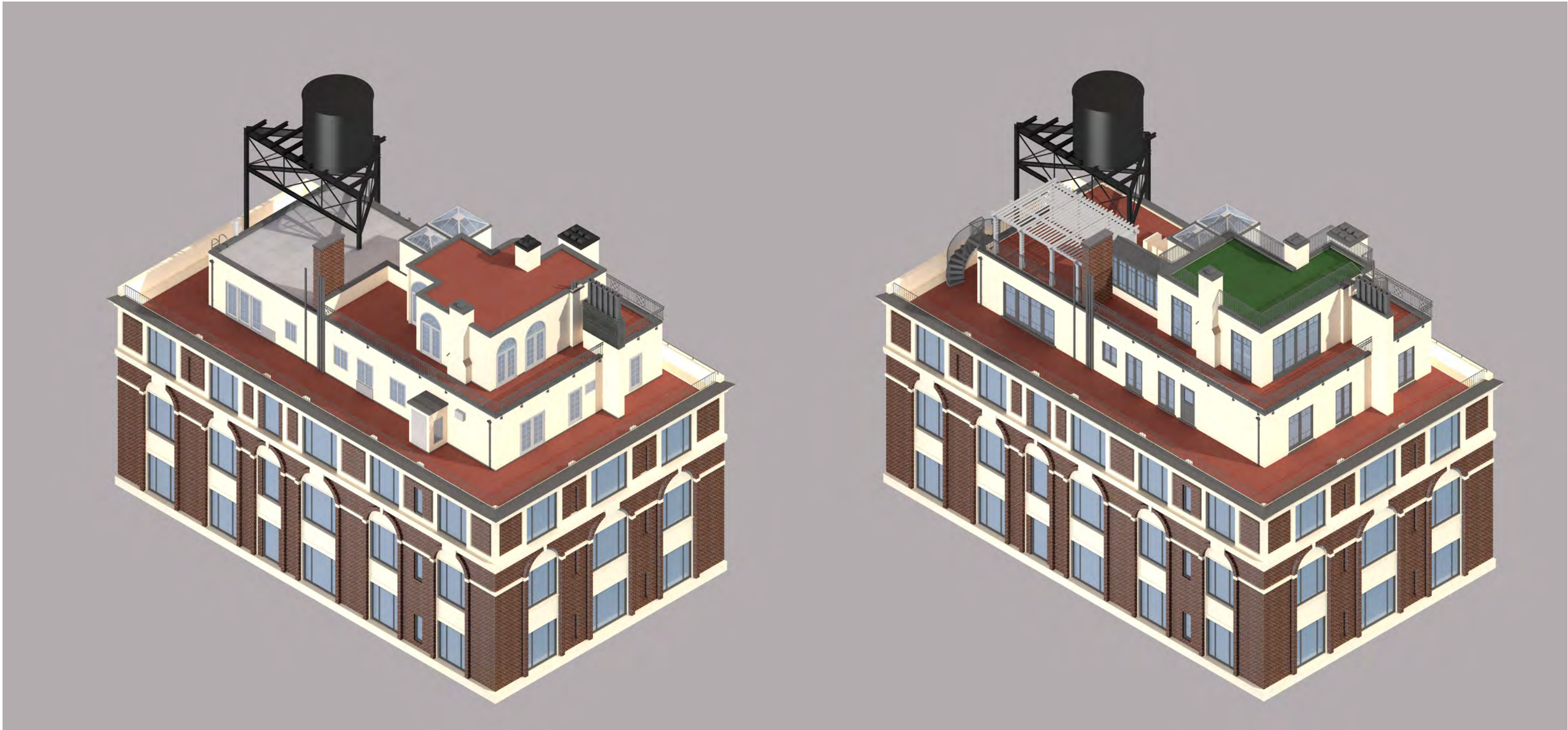


Existing View from West



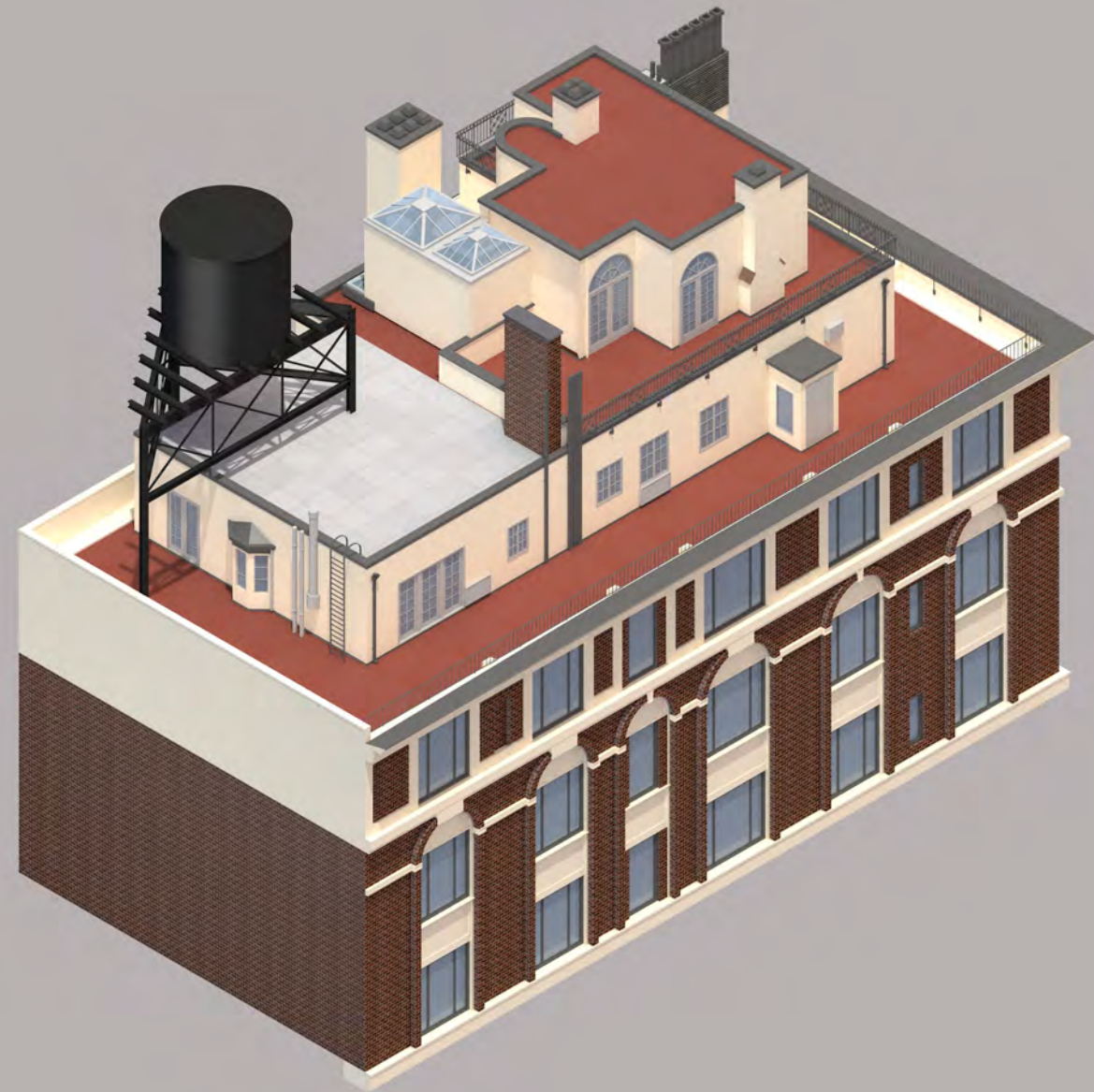
Existing View from South



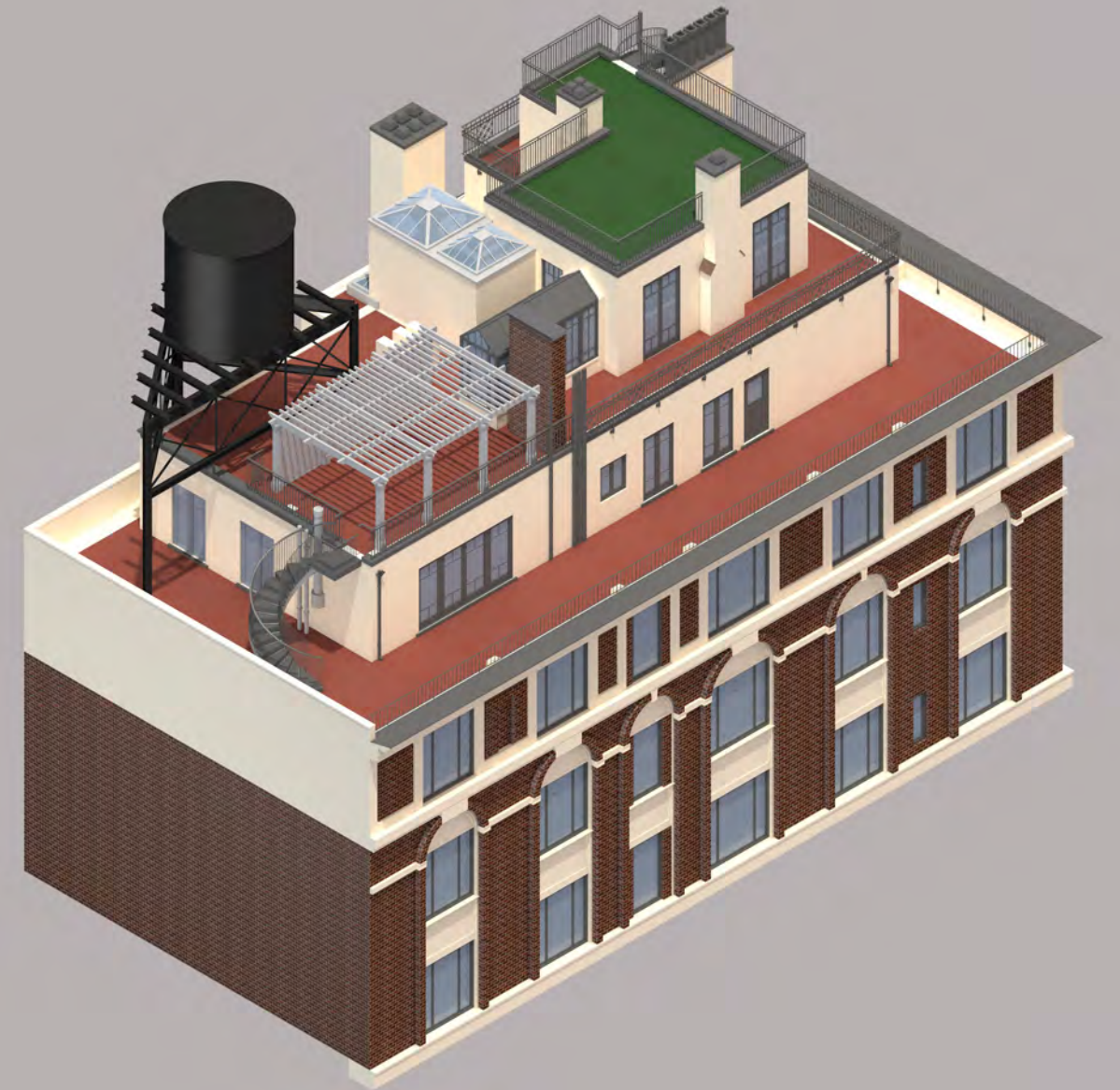


Existing

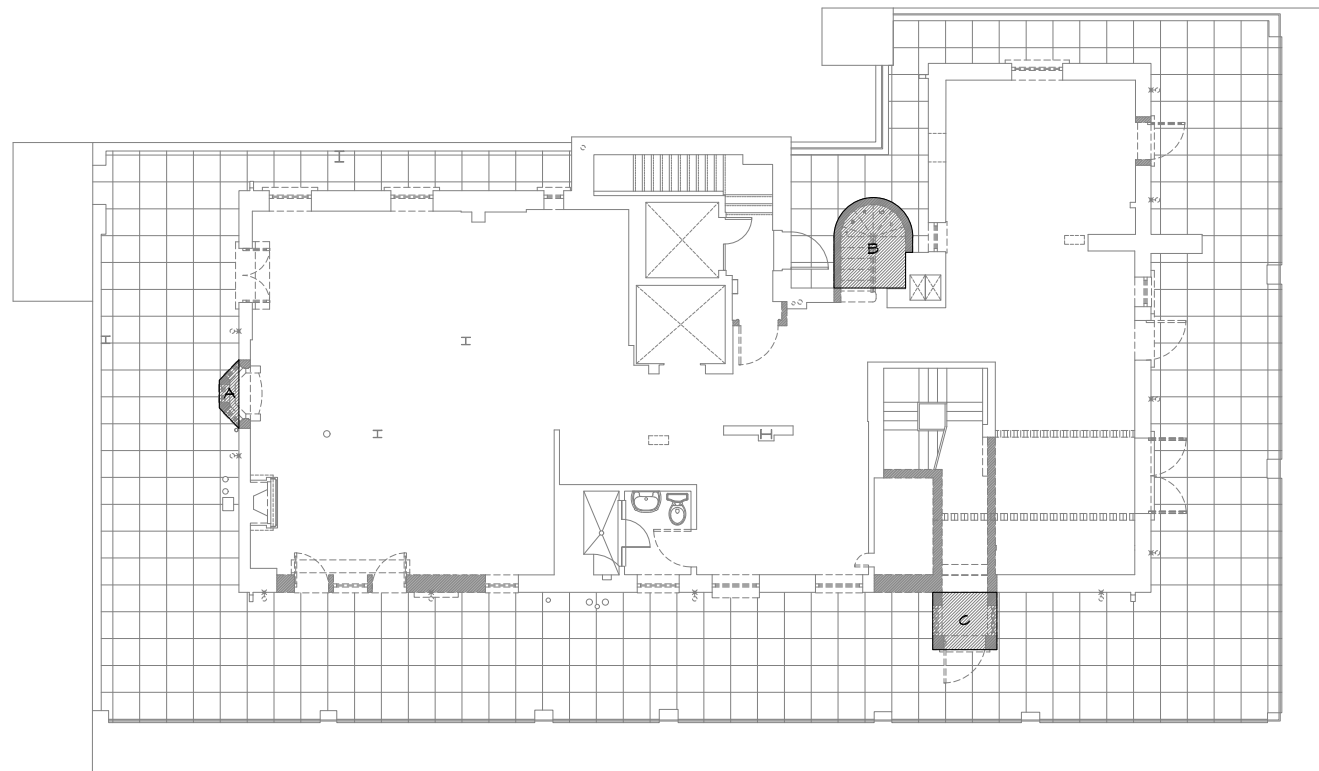
Proposed



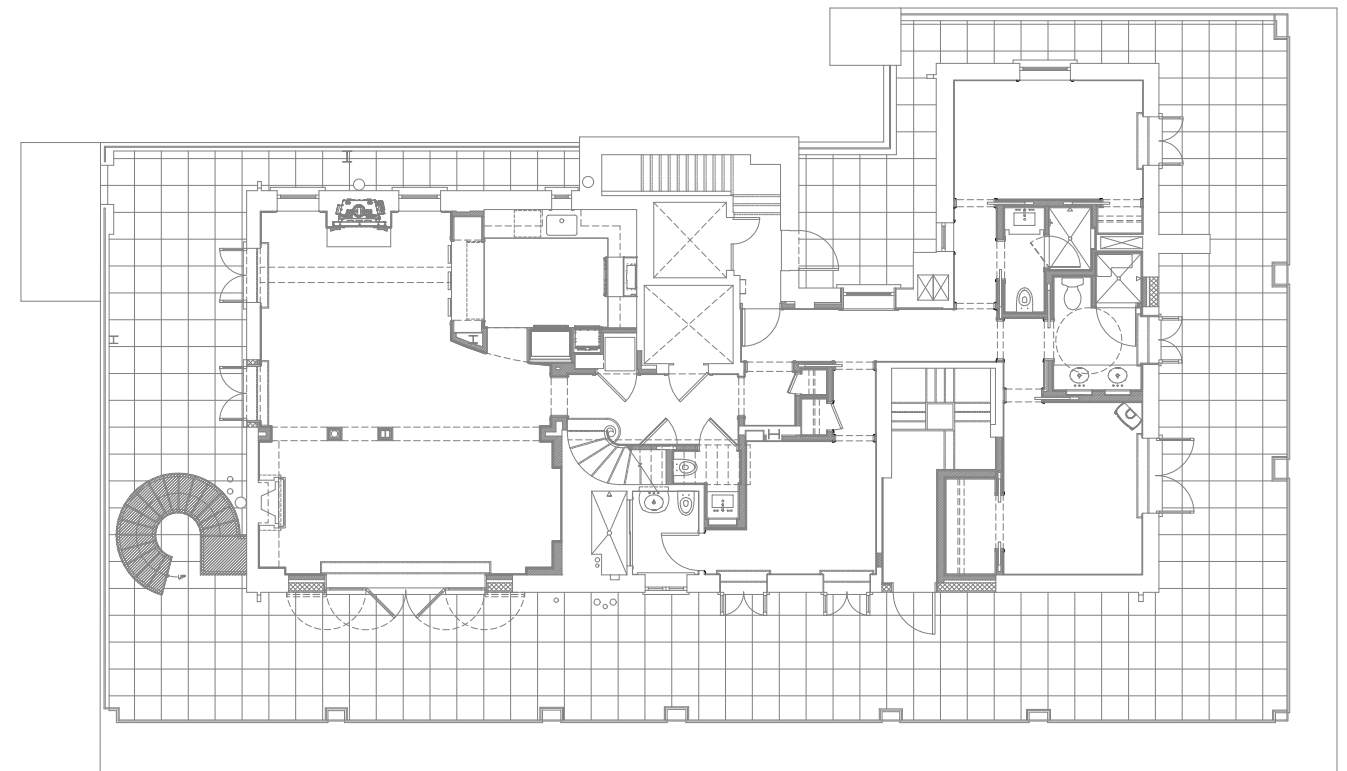
Existing



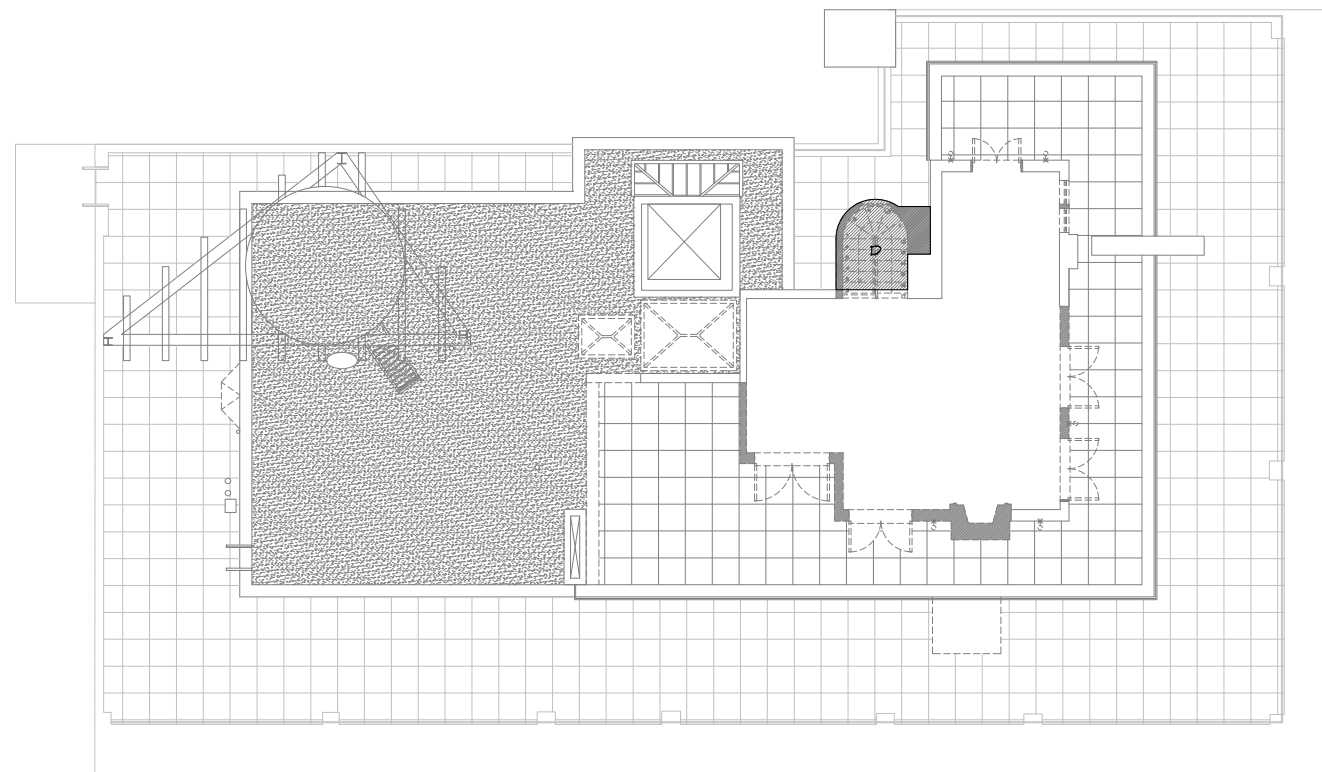
Proposed



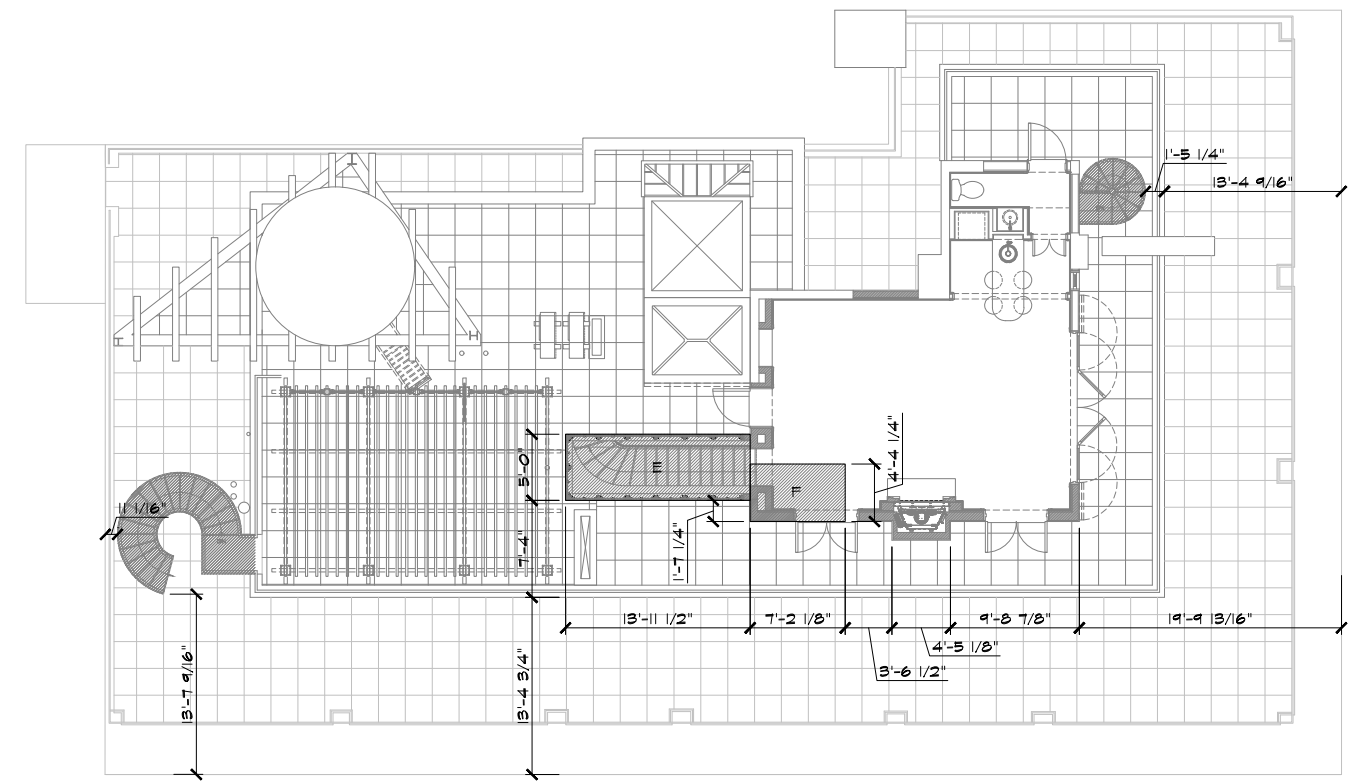
Existing, Shaded Areas to be Removed



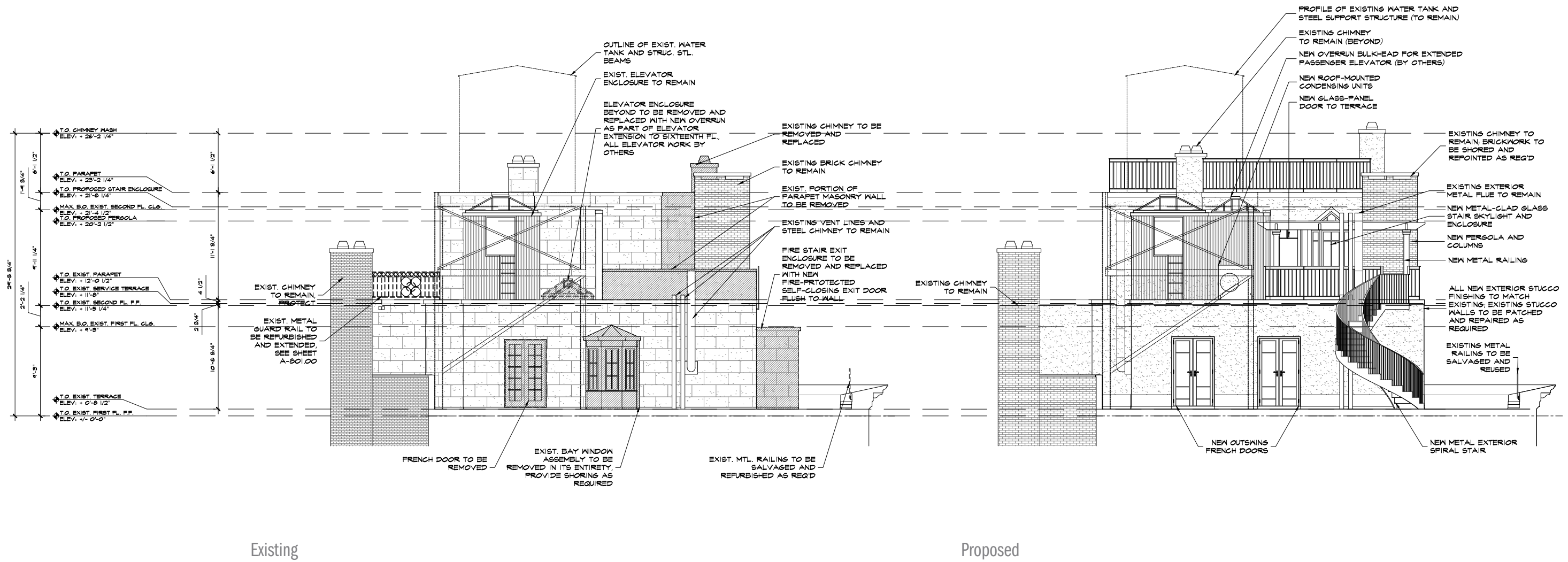
Proposed, Shaded Areas to be Added

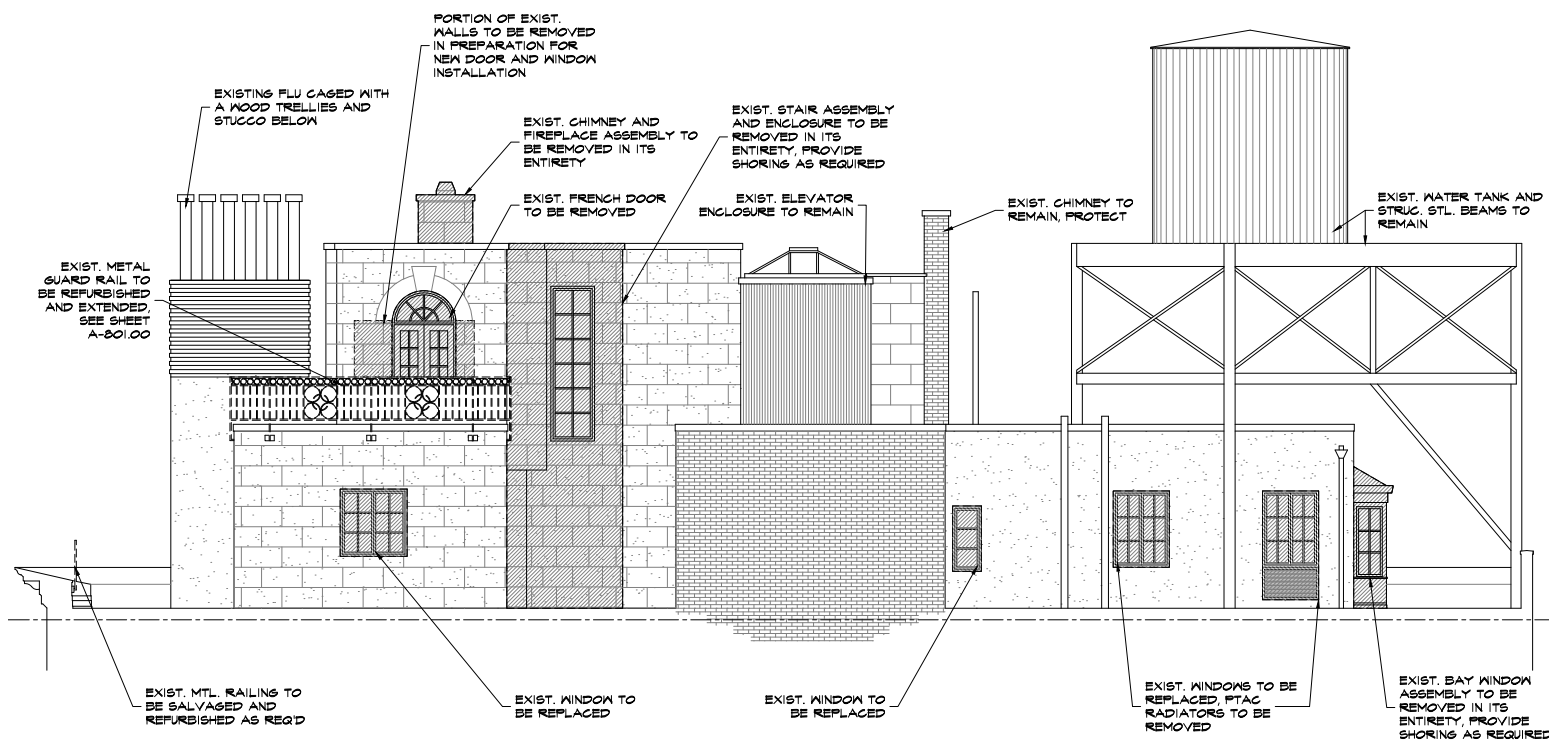


Existing, Shaded Areas to be Removed

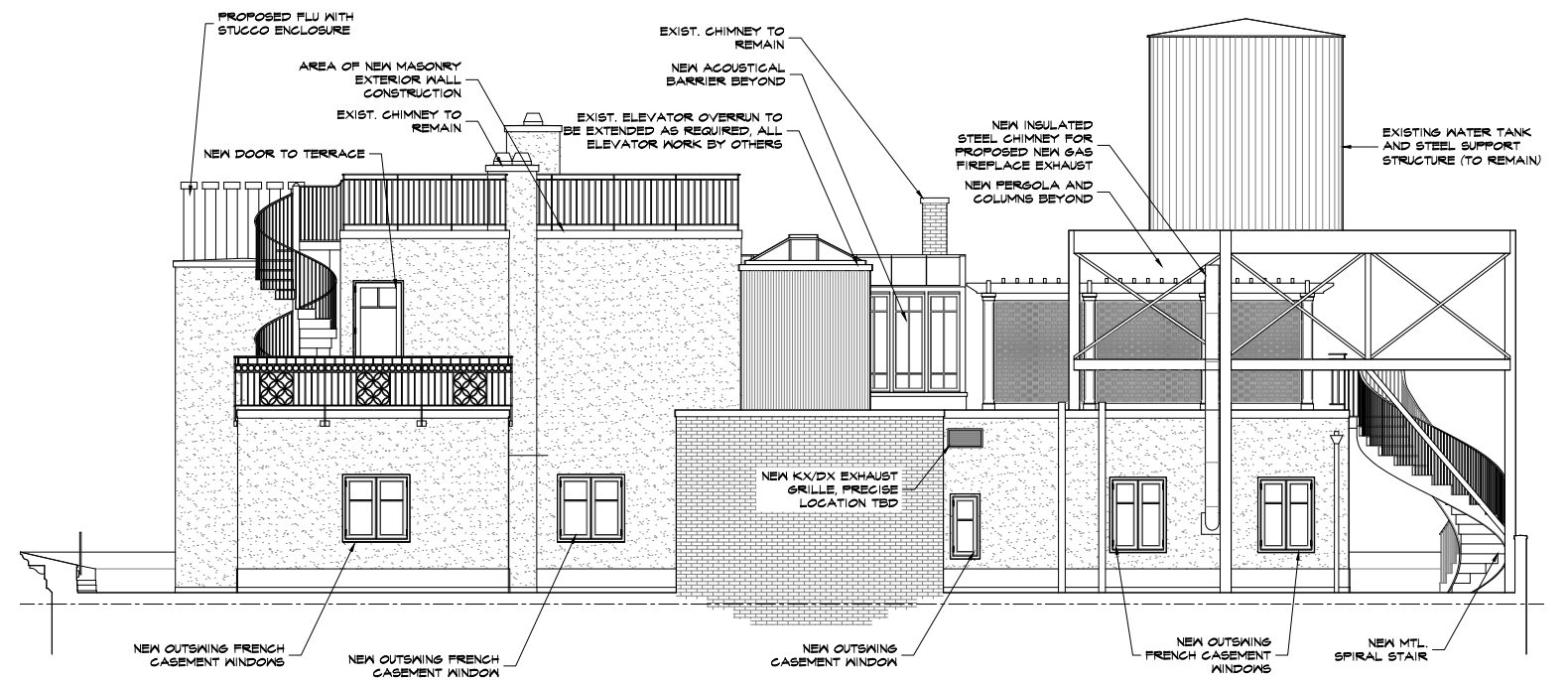


Proposed, Shaded Areas to be Added

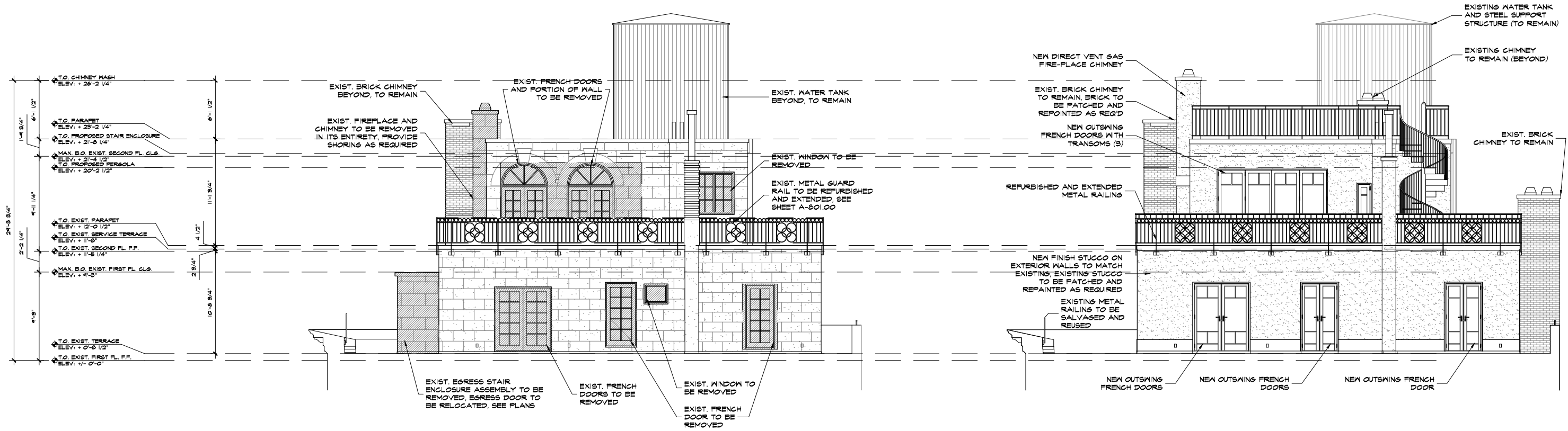




Existing

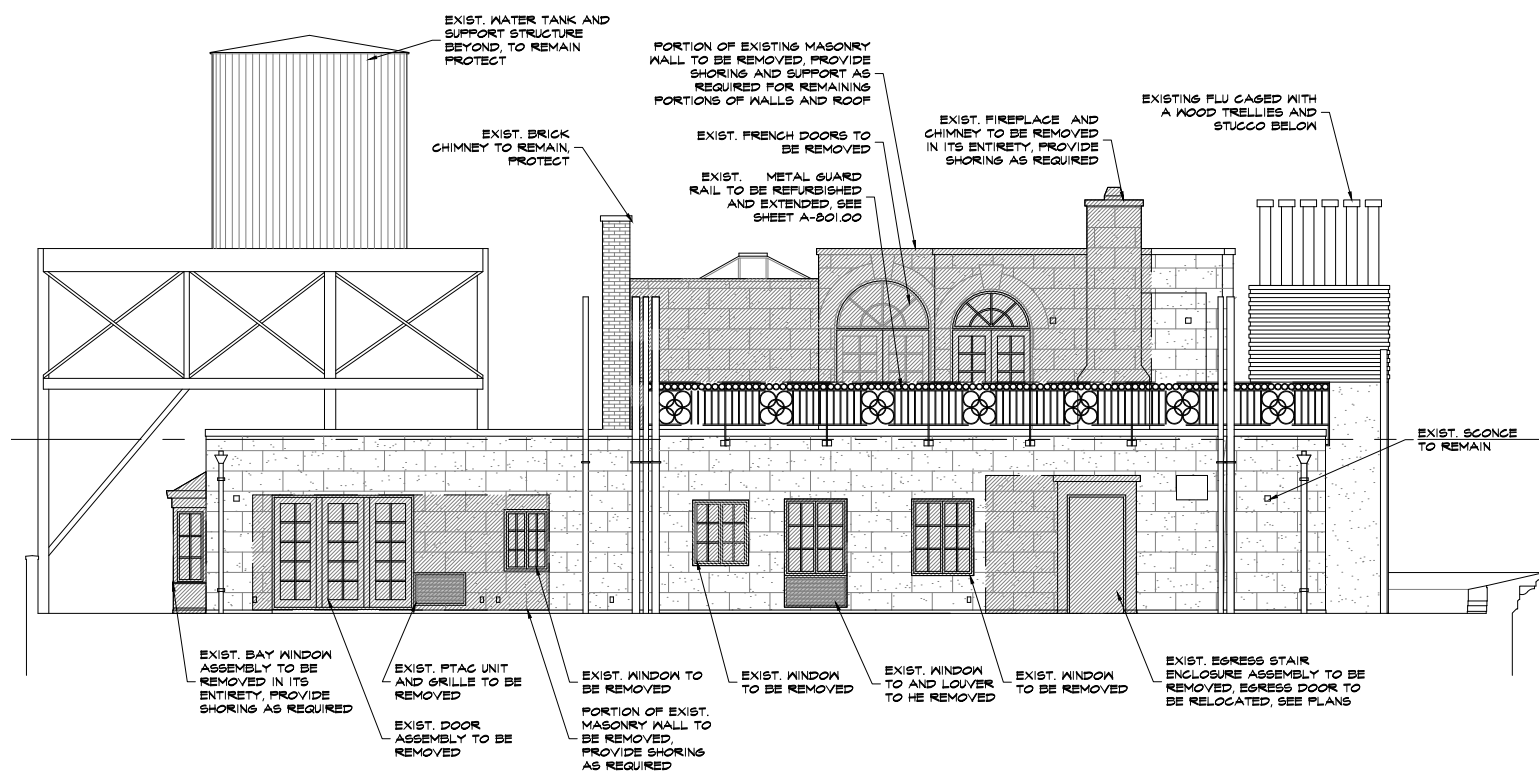


Proposed

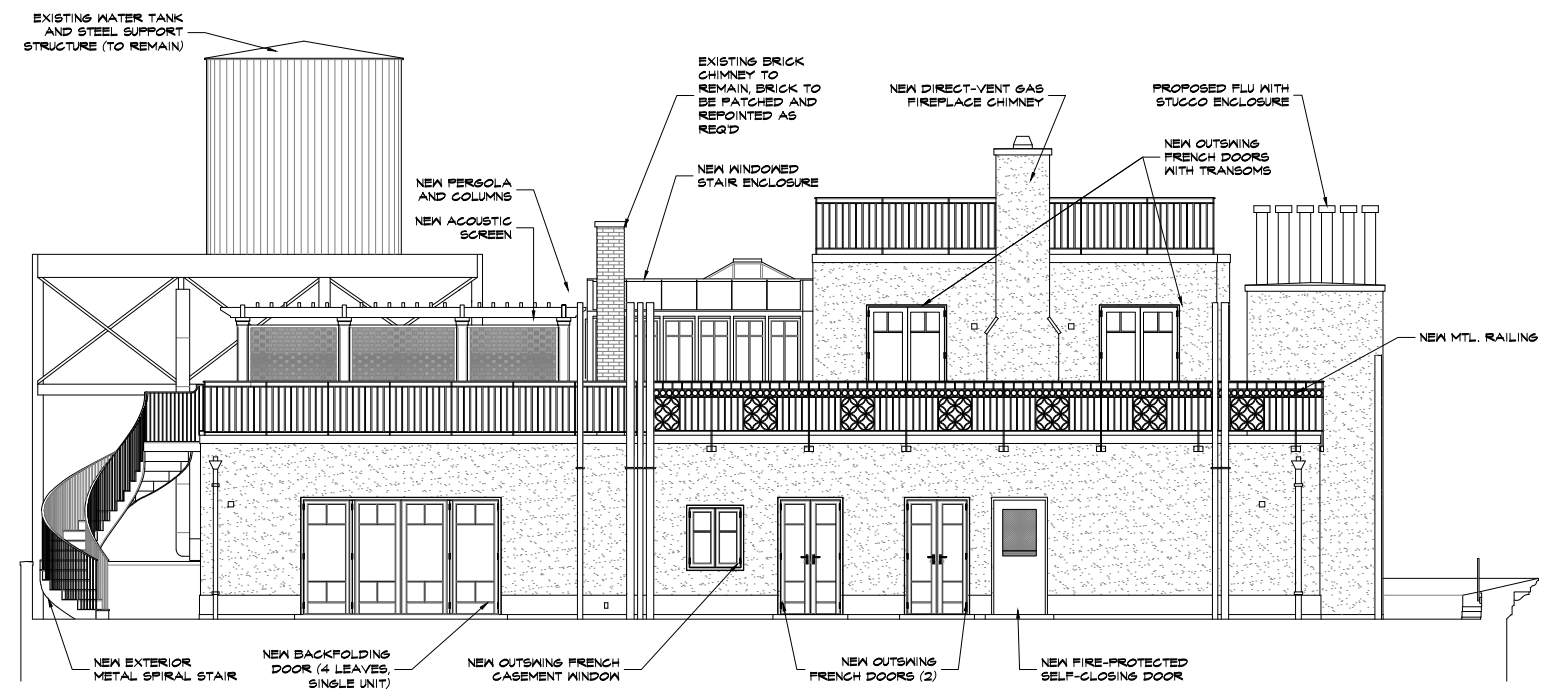


Existing

Proposed



Existing



Proposed





Painted Metal Parapet  
Benjamin Moore AF-655 "Silhouette" to Match Existing



Existing Stucco Finish  
Benjamin Moore CC-50 "White Down" to Match Existing

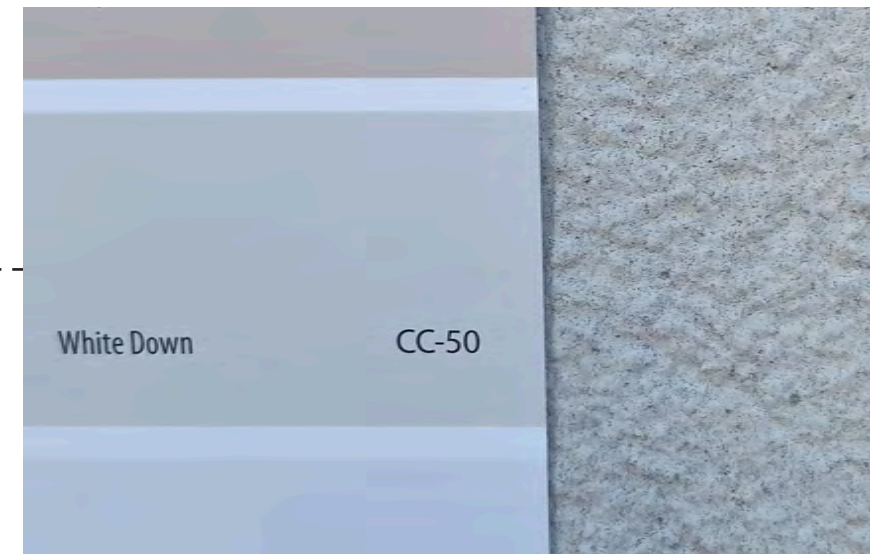




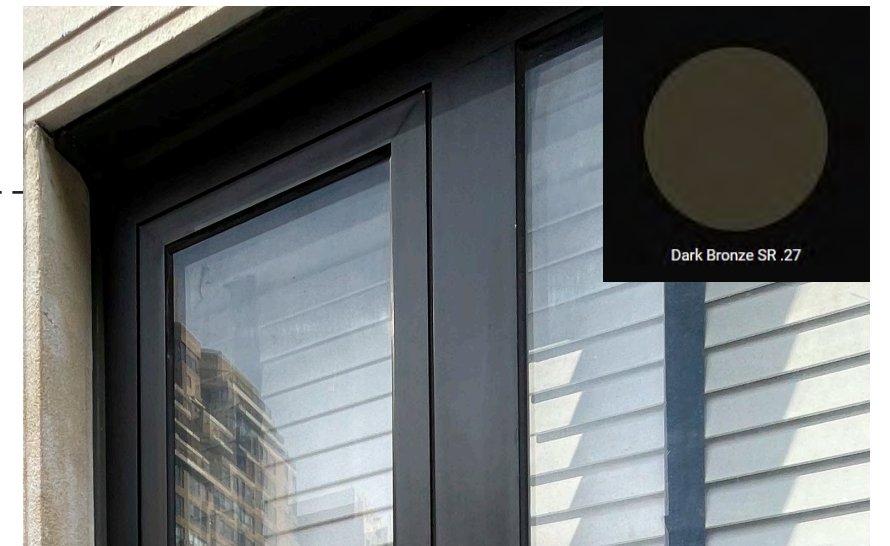
Painted Metal Parapet - - - - -  
Benjamin Moore AF-655 "Silhouette" to Match Existing



Stucco Finish - - - - -  
Benjamin Moore CC-50 "White Down" to Match Existing



Dark Brown Window and Door Frame - - - - -  
Kynar Dark Bronze SR .27 To Match Bronze Windows on Existing Building





Black Metal Stair  
Benjamin Moore PM-9 "Black" to Match Railing  
Color



Painted Metal Railing  
Benjamin Moore PM-9 "Black" to Match Existing



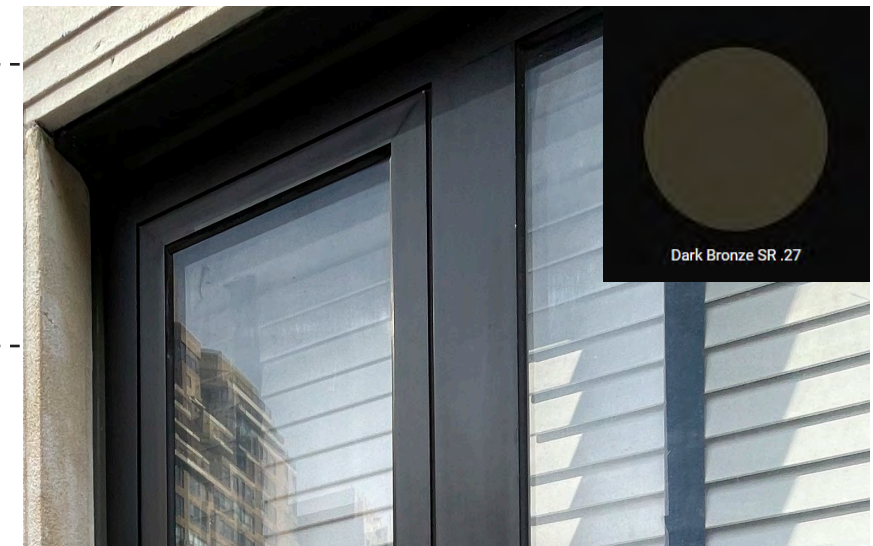


Painted Wood Pergola  
Benjamin Moore AF675 "Fusion" - - - - -

Energy Efficient Low-E Transparent Glass

Dark Brown Aluminum Clad Roof  
Kynar Dark Bronze SR .27 To Match Bronze Windows - - - - -

Dark Brown Metal Stair Enclosure Frame  
Kynar Dark Bronze SR .27 To Match Bronze Windows - - - - -





Existing



Rendering



Mockup



Existing



Rendering



Mockup



Mockup



Rendering



Existing



Rendering



Mockup





Mockup



Rendering



Existing



Rendering



Mockup



Existing



Rendering



Mockup



Existing



Rendering



Mockup



Existing



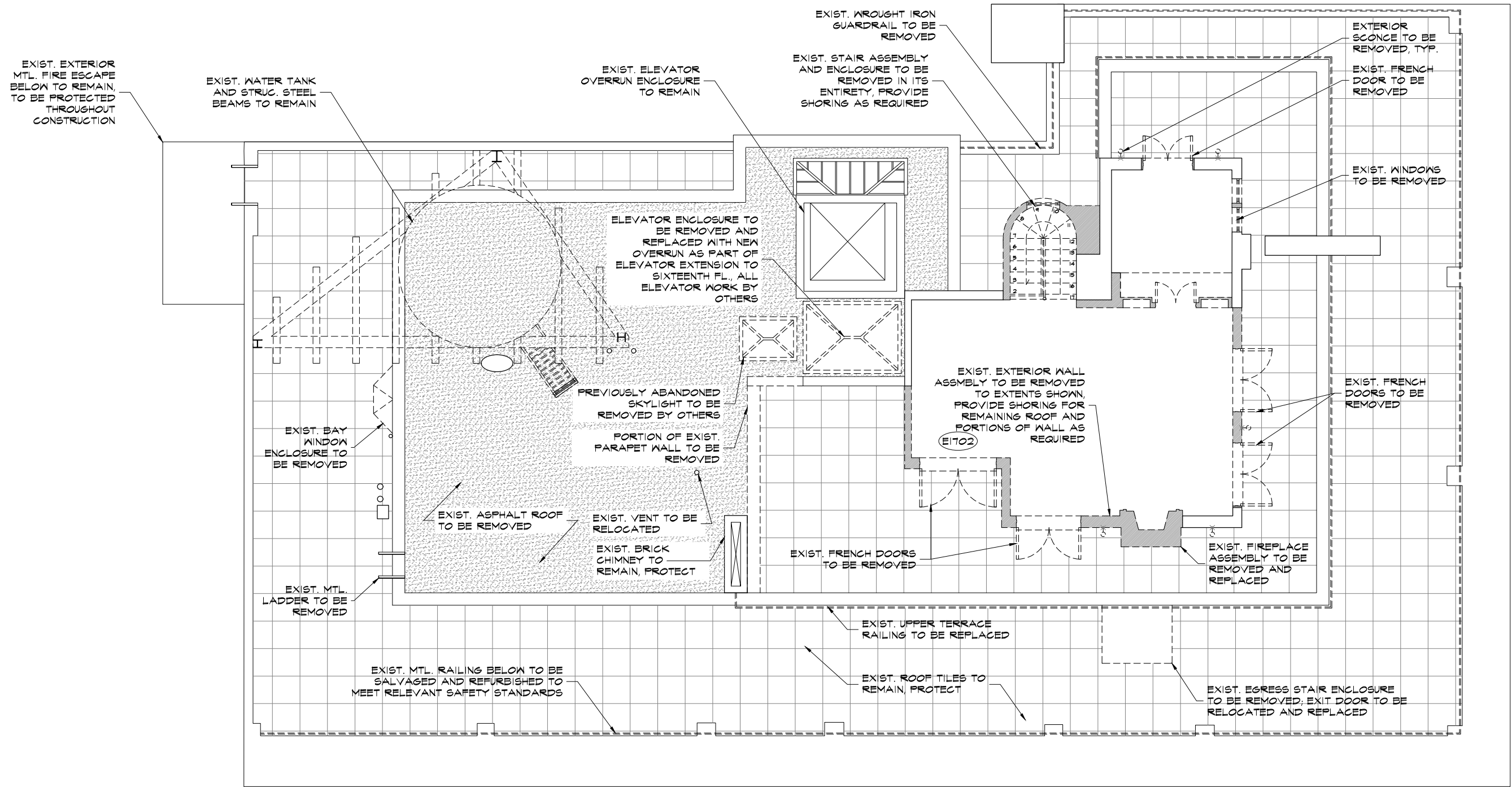
Rendering



Mockup

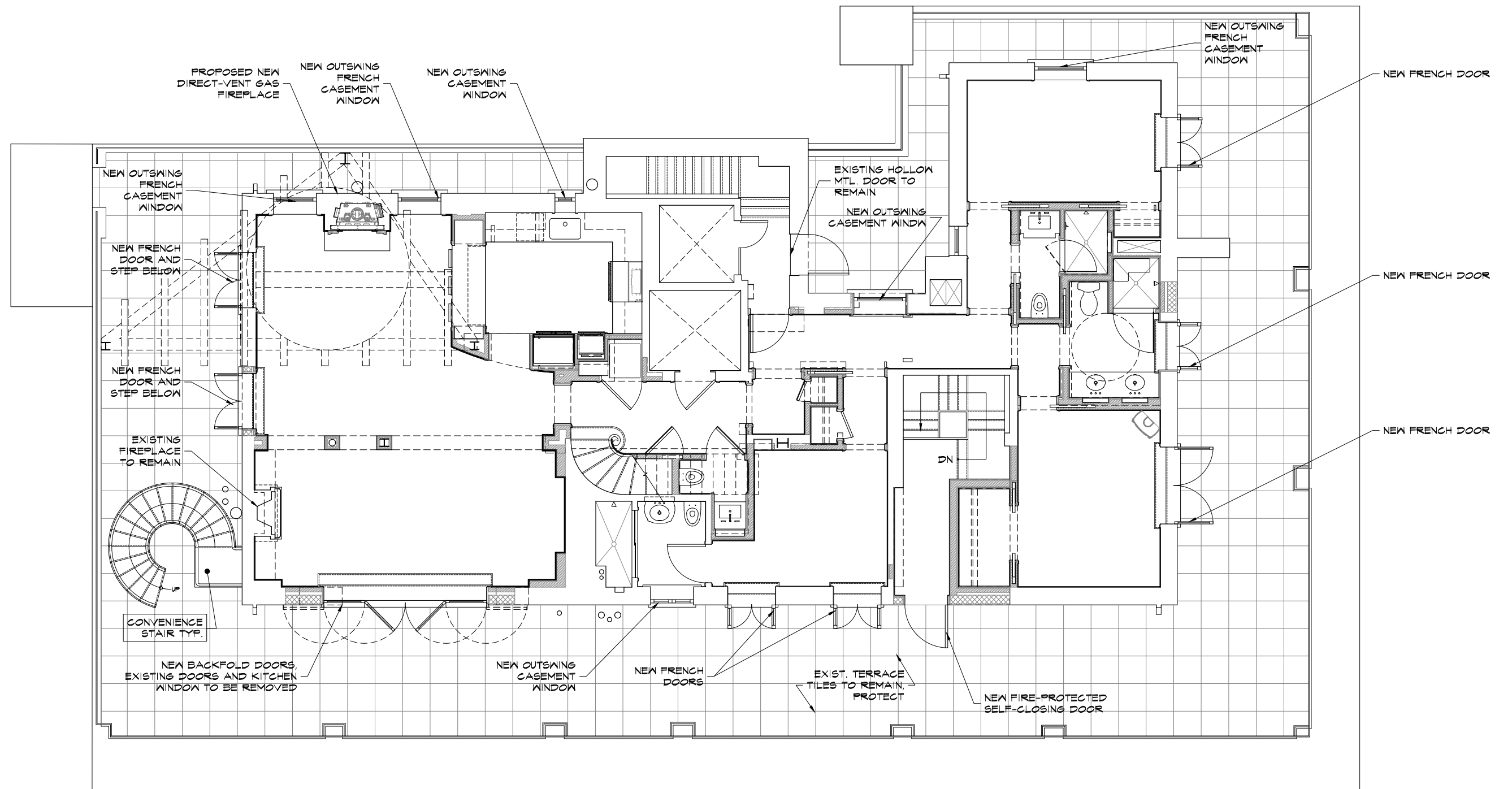
# APPENDIX



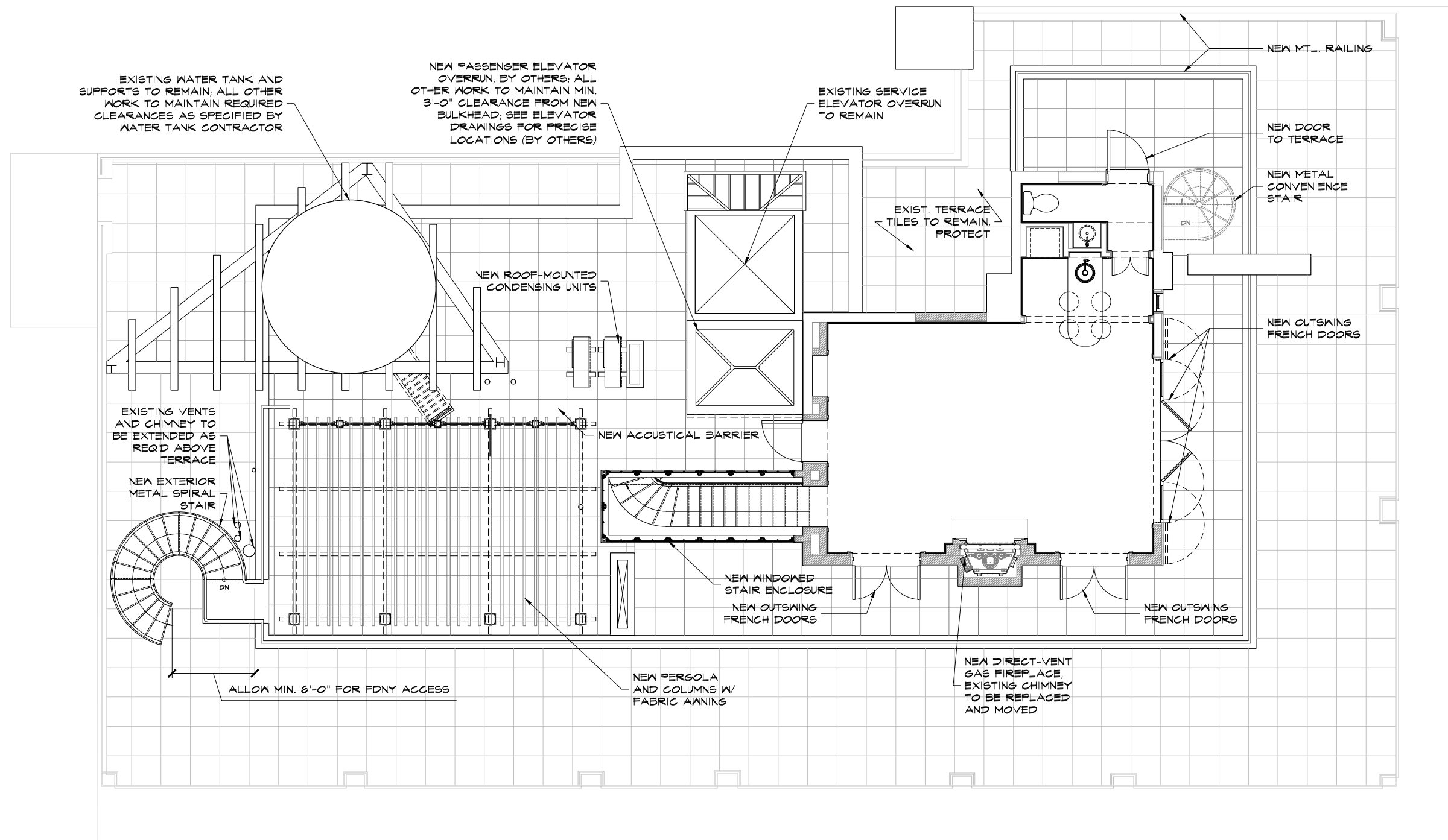


17th Floor Demolition Plan

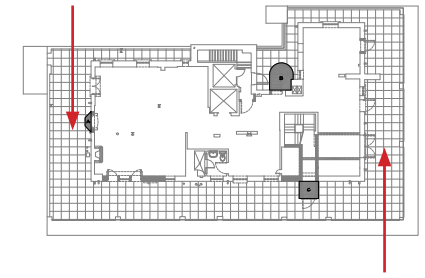




16th Floor Proposed Plan



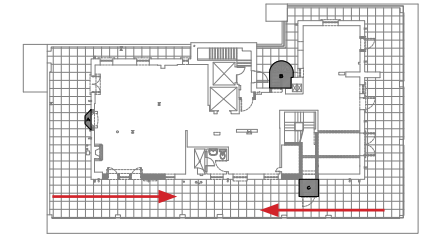
17th Floor Proposed Plan



16th Floor North Terrace Looking West



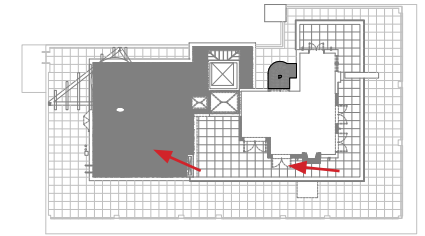
16th Floor South Terrace Looking East



16th Floor West Terrace Looking North



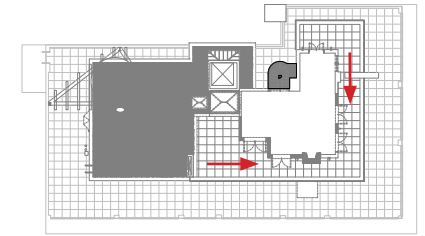
16th Floor West Terrace Looking South



17th Floor North Terrace Looking North



17th Floor West Terrace Looking North



17th Floor West Terrace Looking South



17th Floor South Terrace Looking West



1045 PARK AVENUE (LOCATION OF PROPOSAL)



103 EAST 86TH STREET (NEIGHBOR TO EAST)



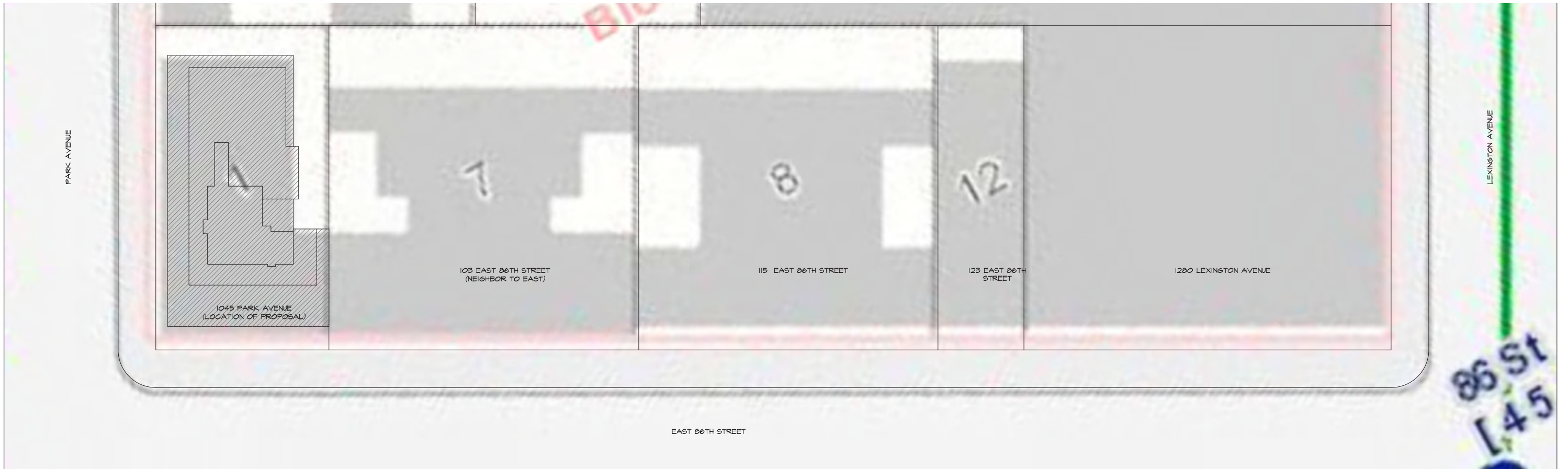
115 EAST 86TH STREET



123 EAST 86TH STREET



1280 LEXINGTON AVENUE





1055 PARK AVENUE



1047 PARK AVENUE (NEIGHBOR TO NORTH)



1045 PARK AVENUE (LOCATION OF PROPOSAL)



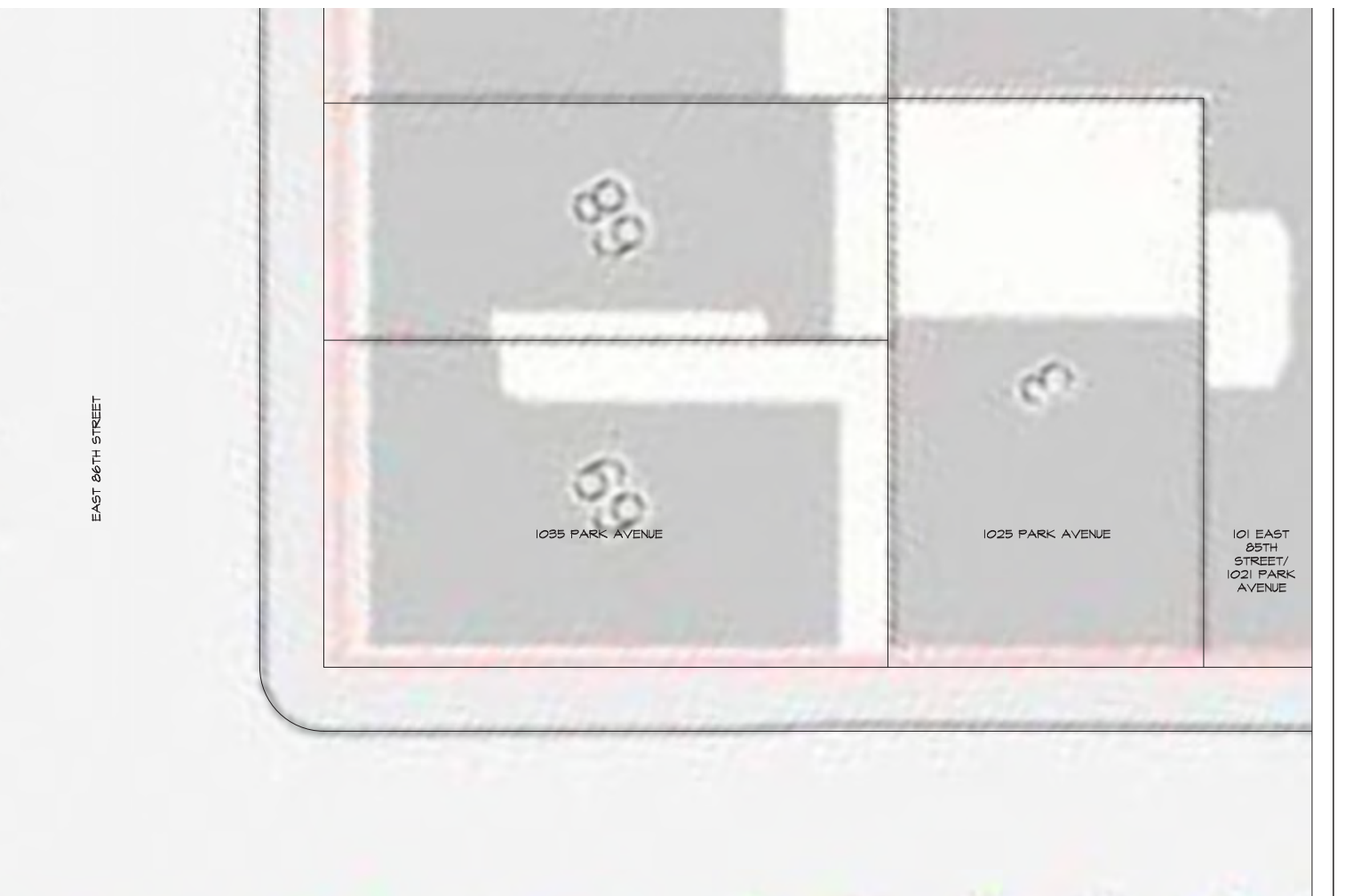
1035 PARK AVENUE



1025 PARK AVENUE



101 EAST 85TH STREET/1021 PARK AVENUE



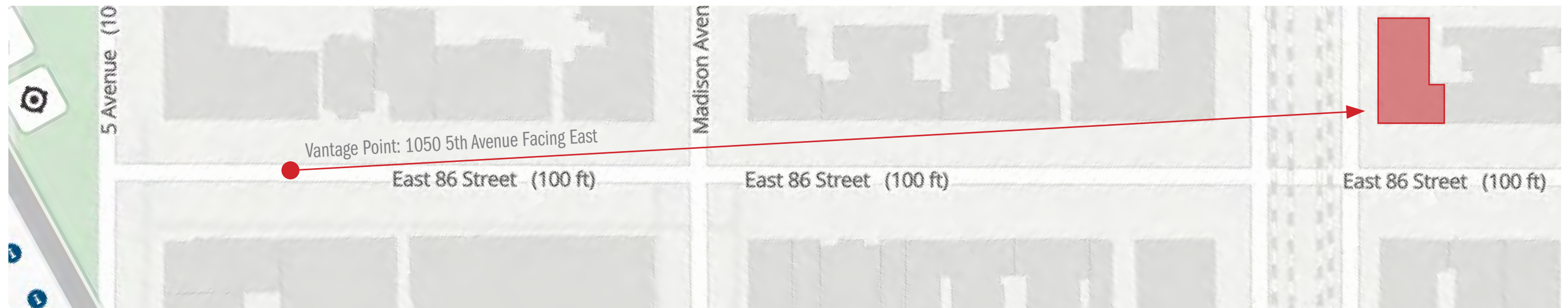




Vantage Point: 1050 5th Avenue Facing East



Limit of Visibility of Existing Second Floor of Penthouse





Vantage Point: 1168 Madison Avenue Facing East



Limit of Visibility of Existing Chimney

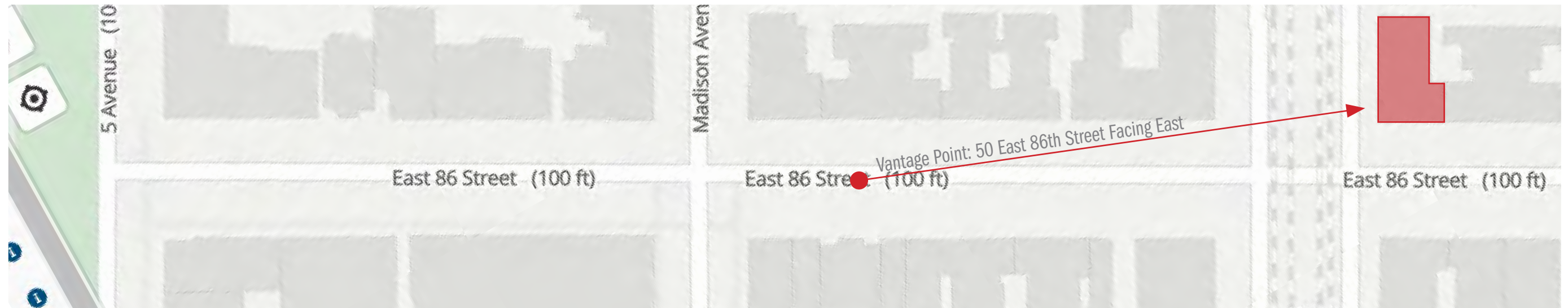




Vantage Point: 50 East 86th Street Facing East



Limit of Visibility of Proposed Second Floor Penthouse Buildout





Vantage Point: 60 East 86th Street Facing East



Limit of Visibility of Full Proposed Second Floor Penthouse





South Façade



Existing Windows at Street Level



Existing Windows at Street Level

Rev	Issued
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Typical Existing Door



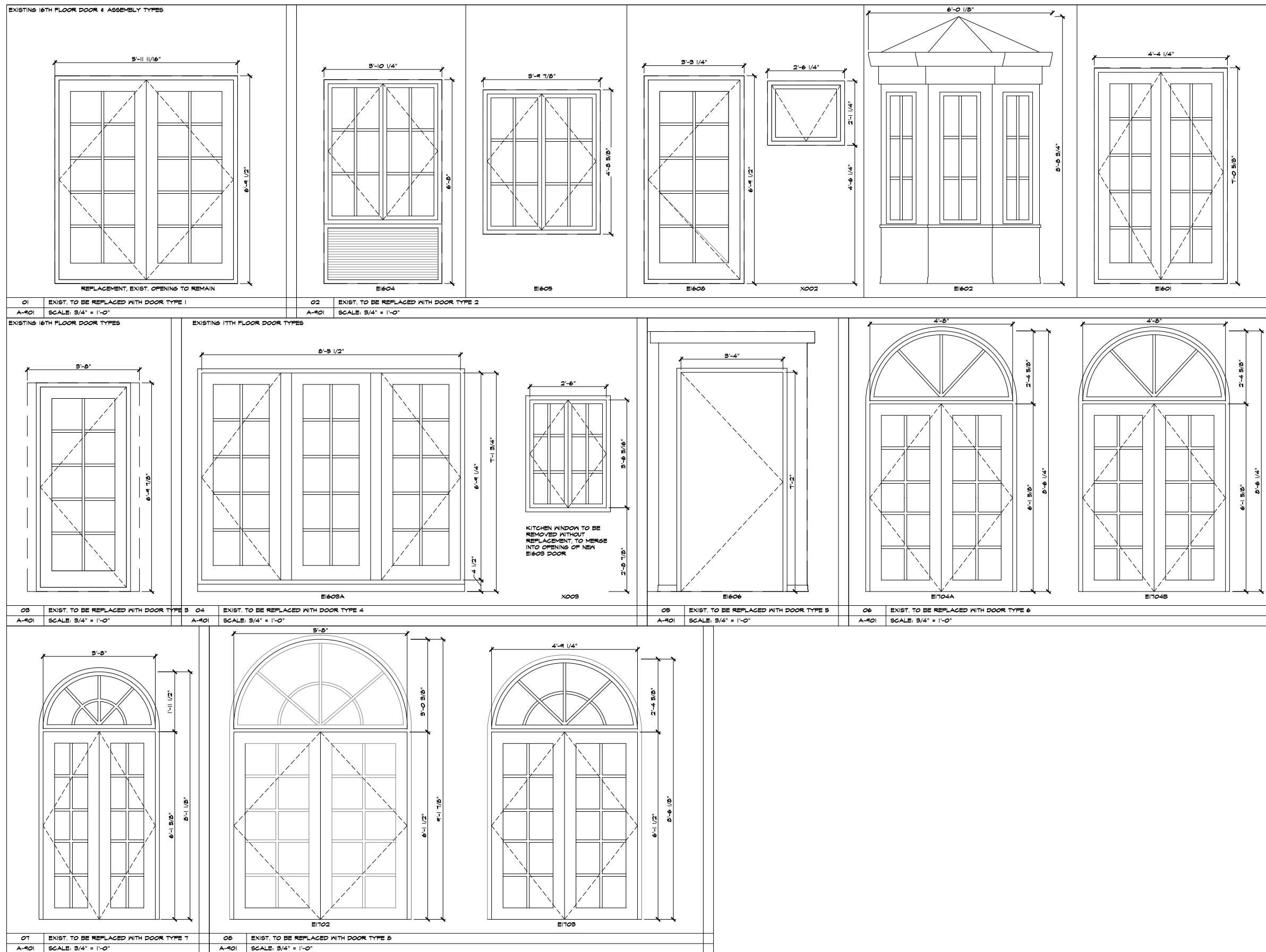
Typical Existing Window



Existing Door Jamb and Sill Detail



Existing Window Head and Jamb Detail



**16TH FLOOR DOOR TYPES**

<b>01</b>	EXTERIOR DOOR TYPE 1 - E1601	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	22.1 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	34.9 SF
<b>02</b>	EXISTING EXTERIOR DOOR TYPE 2 - E1601-E1602-E1604-E1605-E1608	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	11.4 SF
A-403	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	24.4 SF
<b>03</b>	EXTERIOR DOOR TYPE 2 - E1601-2-4-3-5	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	12.2 SF
A-403	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	25.6 SF
<b>04</b>	EXTERIOR DOOR TYPE 4 - E1603	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	45.2 SF
A-403	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	83.9 SF

**16TH FLOOR DOOR TYPES**      **11TH FLOOR DOOR TYPES**

<b>05</b>	EXTERIOR DOOR TYPE 5 - E1606	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	5.0 SF
A-403	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	0.6 SF
<b>06</b>	EXTERIOR DOOR TYPE 6 - E1102-E1103	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	44.7 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	96.0 SF
<b>07</b>	EXTERIOR DOOR TYPE 7 - E1101-E1107	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	2.3 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	24.0 SF
<b>08</b>	EXTERIOR DOOR TYPE 8 - E1102-E1103	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	19.5 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	34.6 SF

**16TH FLOOR WINDOW TYPES**      **11TH FLOOR WINDOW TYPES**

<b>09</b>	WINDOW TYPE 1 - 1602A-1602B-1614A-1603A-1610A	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	7.8 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	13.7 SF
<b>10</b>	WINDOW TYPE 2 - 1604A-1609A	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	2.9 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	5.5 SF
<b>11</b>	WINDOW TYPE 3 - 1102A	NATURAL LIGHT PER SECTION [205.2]	GLAZING PROVIDED	5.0 SF
A-421	SCALE: 3/4" = 1'-0"	NATURAL VENTILATION PER SECTION [203.4]	NATURAL VENTILATION PROVIDED	4.8 SF





Precedent: Rooftop Pergola at 935 Park Avenue



Precedent: Rooftop Pergola at 935 Park Avenue



Precedent: Rooftop Pergola at 935 Park Avenue



Precedent: Rooftop Pergola at 935 Park Avenue



Precedent: Rooftop Pergola at 1021 Park Avenue



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