

July 25, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-23-11727

**985 Fifth Avenue – Metropolitan Museum Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 818 2472 3239

Passcode: 755950

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 virtually 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.

985 FIFTH AVENUE LANDMARKS FILING

19 JULY 2023

985 FIFTH AVENUE



985 Fifth Avenue (1970), at center, between 980 Fifth Avenue (1967, right) and 988 Fifth Avenue (1926, left).

INTRODUCTION



HISTORIC PHOTOS



Fifth Avenue between East 79th and East 80th Streets, c. 1900. The site of today's 985 Fifth Avenue was composed of 984-985 (vacant), and two houses at 986 and 987. Two more houses occupied the site of today's 988 Fifth Avenue. (Museum of the City of New York)



From left, 987, 986, 985 and 984 Fifth Avenue, and 1 East 79th Street, before 1925. (Museum of the City of New York)

HISTORIC PHOTOS



1928 photo of, from right, the mansions at 1 East 79th Street and 984-987 Fifth Avenue, and the apartment building by J.E.R. Carpenter, which replaced earlier row houses. (New-York Historical Society)



Demolition in 1965 of 1 East 79th Street, which, along with 5-7 East 79th Street and 964 Fifth Avenue, occupied the site of today's 980 Fifth Avenue. 980 was completed in 1967, three years before 965 Fifth Avenue. (New York Times)

METROPOLITAN MUSEUM HISTORIC DISTRICT

ARCHITECTURAL INTRODUCTION

The Metropolitan Museum Historic District epitomizes the architectural development of the Upper East Side in a variety of architectural styles and building types ranging from later 19th-century brownstone houses to mid-20th century apartment buildings.

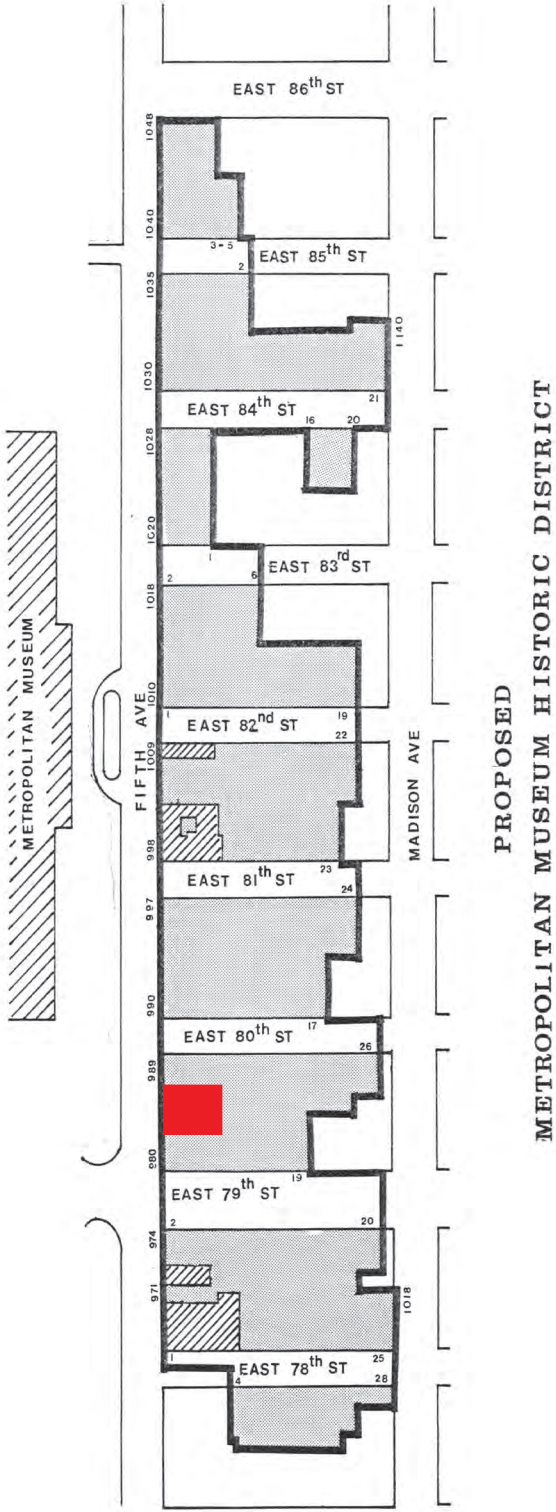
No. 985.

This balconied twenty-five story apartment building of glass and glazed brick was built in 1969-70 for 985 Fifth Avenue, Inc. Designed by architects Wechsler & Schimenti, it replaced three town houses--985, 986, and 987 Fifth Avenue--which had stood on the site.

No. 985 was the last of the Brokaw mansions to be demolished. Designed by architect Charles F. Rose in the Francois I style, it was one of the twin residences built in 1905-07 for Brokaw's sons. Mr. and Mrs. Irving Brokaw, who lived at No. 985, were national figure skating champions. Irving Brokaw (1869-1939) was admitted to the New York bar but never practiced law; rather he devoted himself to promoting and popularizing the sport of ice skating.

No. 986 was built in 1899-1901 for Simon H. Stern. Designed by architect A.J. Manning, it was a handsome limestone neo-Renaissance house with a two-story curved bay.

No. 987 was built in the same years for the developers W.W. & T.M. Hall who sold it to William B. Leeds. Designed by the architectural firm of Welch, Smith & Provot--often associated with the Halls--this Beaux-Arts town house had a limestone and brick full-height swell-front.



EXISTING CONDITIONS



985 Fifth Avenue
Wechsler & Shimenti (1970)



EXISTING CONDITIONS



985 Fifth Avenue
Wechsler & Shimenti (1970)

HISTORIC CONTEXT - METROPOLITAN MUSEUM HISTORIC DISTRICT



988 Fifth Avenue
J.E.R. Carpenter (1926)



993 Fifth Avenue
Emery Roth (1930)



1040 Fifth Avenue
Rosario Candela (1930)

HISTORIC CONTEXT - FIFTH AVENUE APARTMENT HOUSES



912 Fifth Avenue
Schwartz & Gross (1925)
Upper East Side Historic District



2 East 88th Street
Pennington & Lewis (1927) Expanded
Carnegie Hill Historic District



965 Fifth Avenue
Irving Margon (1937)
Upper East Side Historic District



880 Fifth Avenue
Emery Roth & Sons (1948)
Upper East Side Historic District

FIFTH AVENUE APARTMENT HOUSES - BASES



956 Fifth Avenue
Nathan Korn (1925)
Upper East Side Historic District



1040 Fifth Avenue
Rosario Candela (1930)
Metropolitan Museum Historic District



993 Fifth Avenue
Emery Roth (1930)
Metropolitan Museum Historic District

FIFTH AVENUE APARTMENT HOUSES - SHAFTS



912 Fifth Avenue
Schwartz & Gross (1925)
Upper East Side Historic District



988 Fifth Avenue
J.E.R. Carpenter (1926)
Metropolitan Museum Historic District



2 East 88th Street
Pennington & Lewis (1927)
Expanded Carnegie Hill Historic District



965 Fifth Avenue
Irving Margon (1937)
Upper East Side Historic District

FIFTH AVENUE APARTMENT HOUSES - CROWNS



993 Fifth Avenue
Emery Roth (1930)
Metropolitan Museum Historic District



834 Fifth Avenue
Rosario Candela (1930)
Upper East Side Historic District



2 East 88th Street
Pennington & Lewis (1927)
Expanded Carnegie Hill Historic District

FIFTH AVENUE APARTMENT HOUSES - REAR FACADE



825 Fifth Avenue



945 Fifth Avenue



965 Fifth Avenue



1030 Fifth Avenue

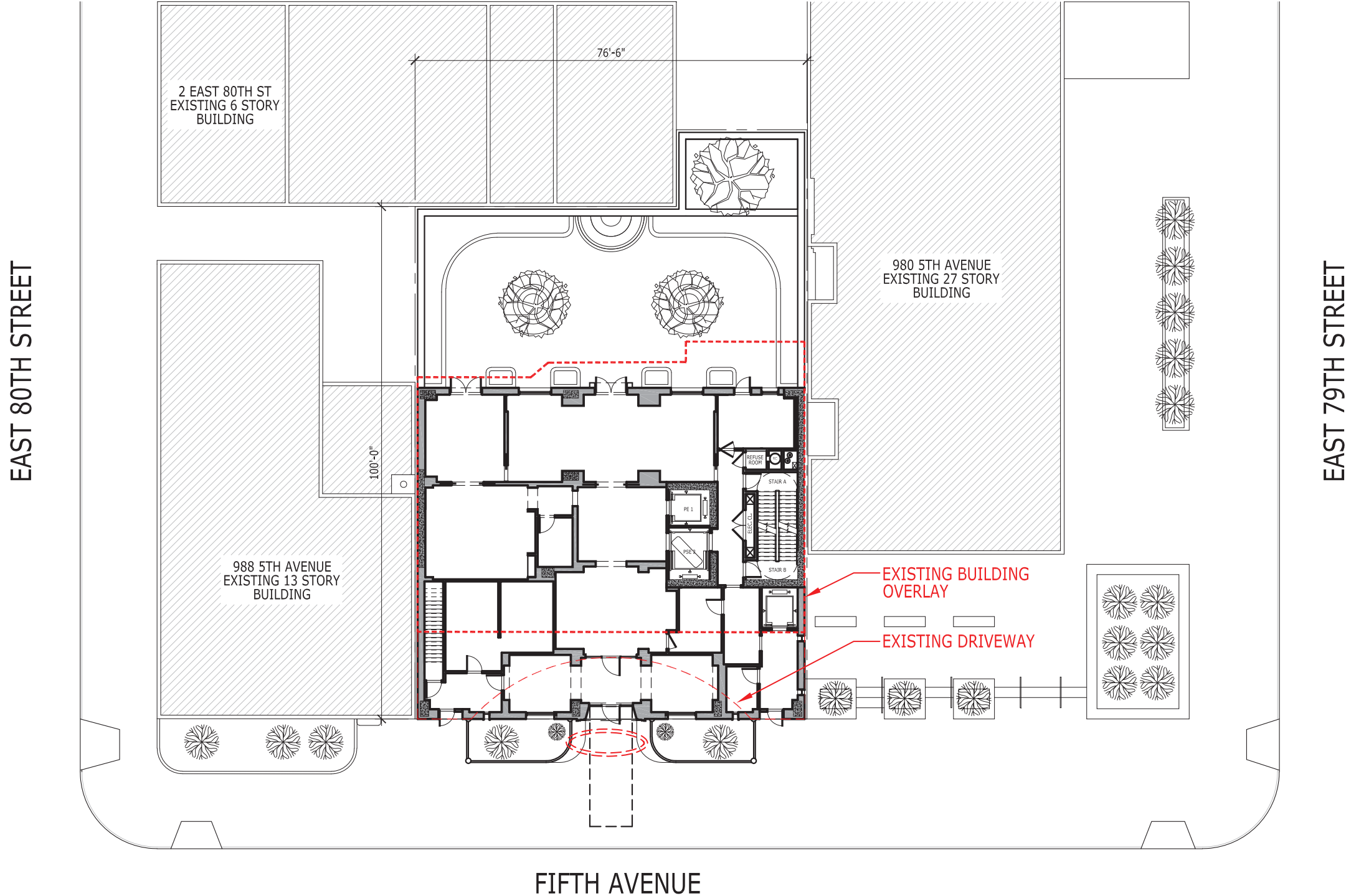
DISTRICT STREETSCAPE ELEVATION



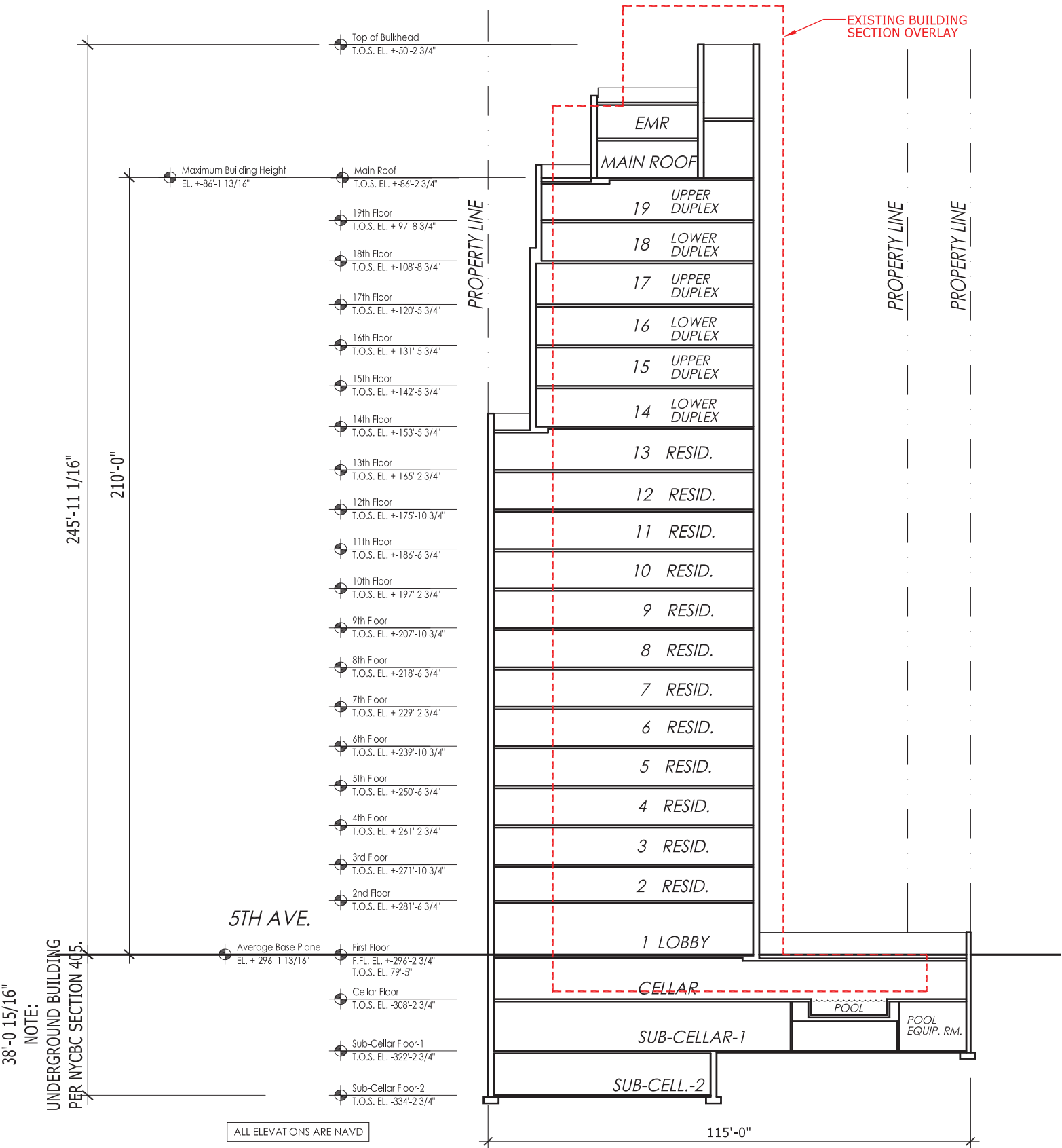
BUILDING AXON



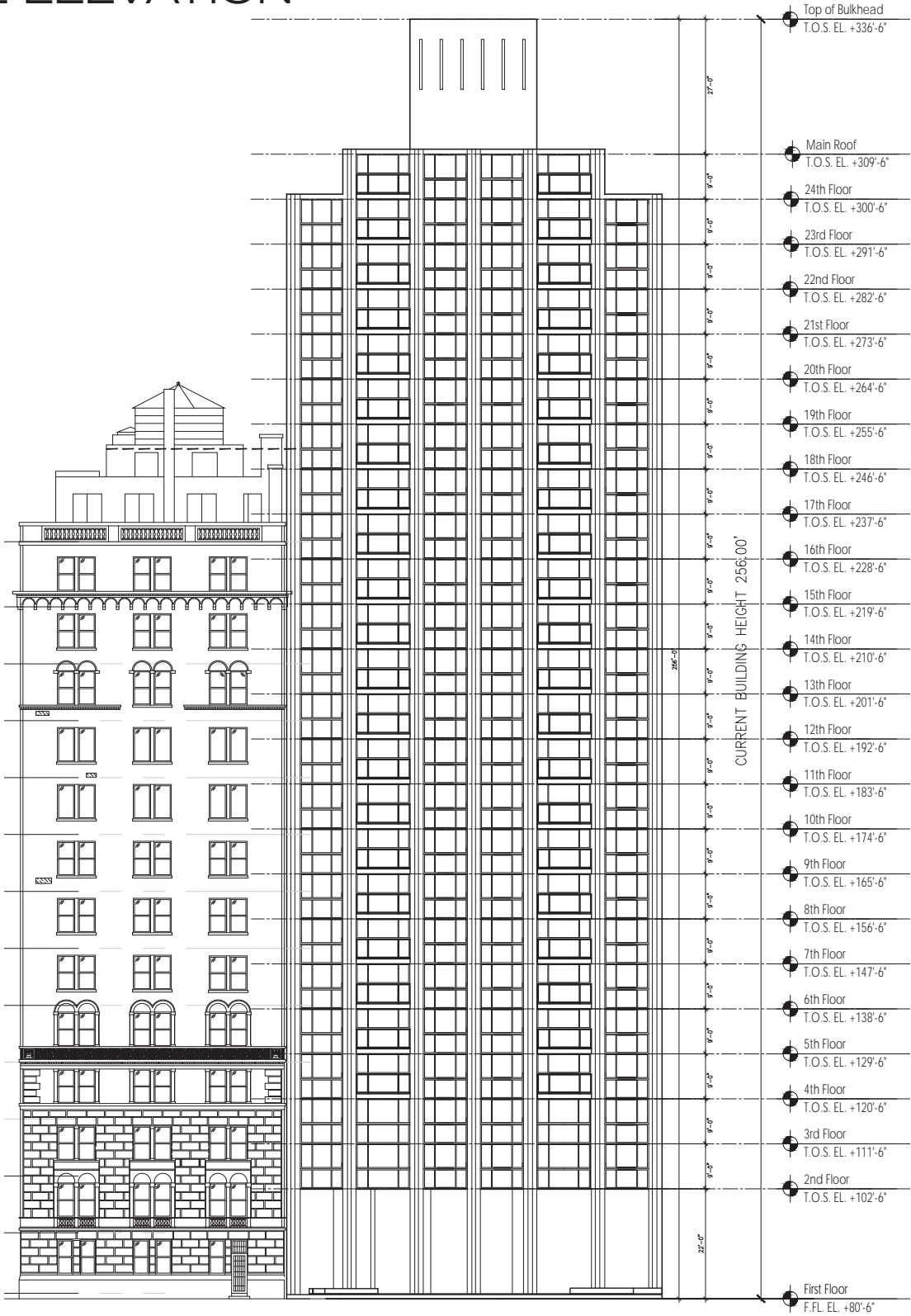
SITE PLAN



BUILDING SECTION



FACADE ELEVATION

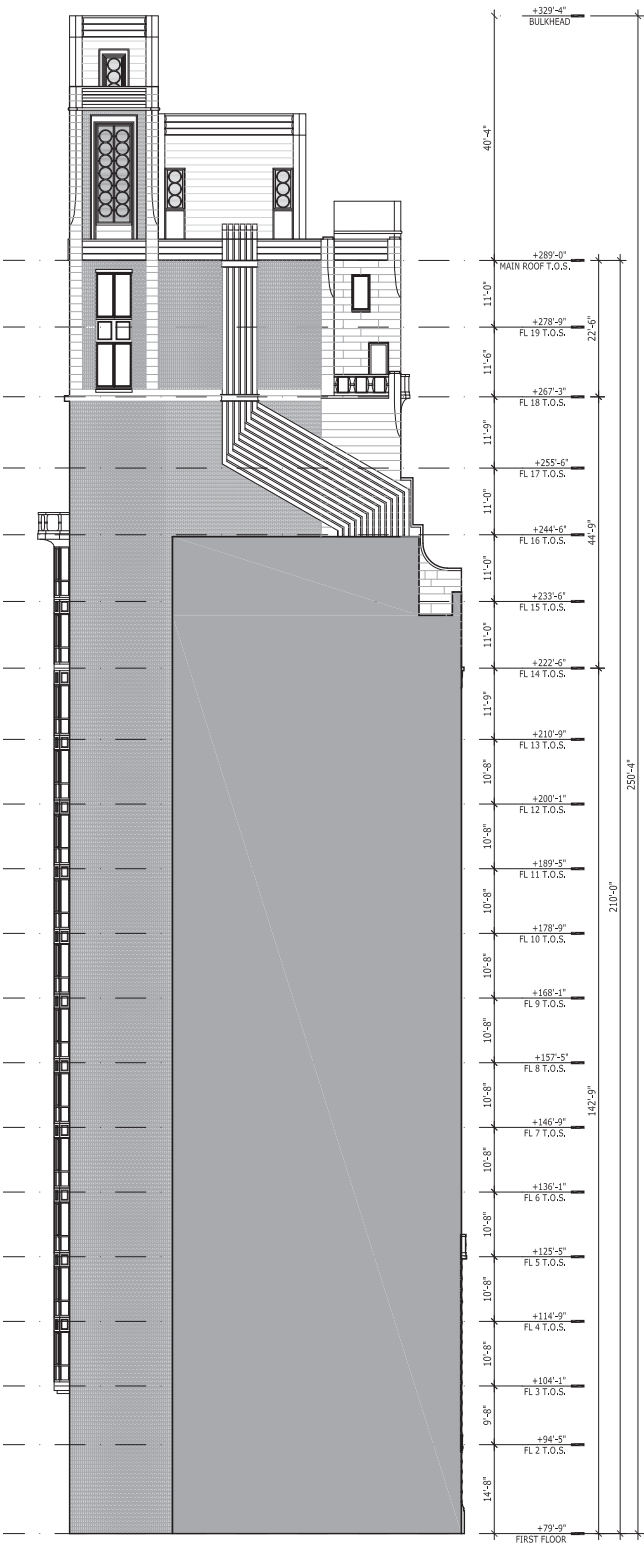


WEST ELEVATION (EXISTING)

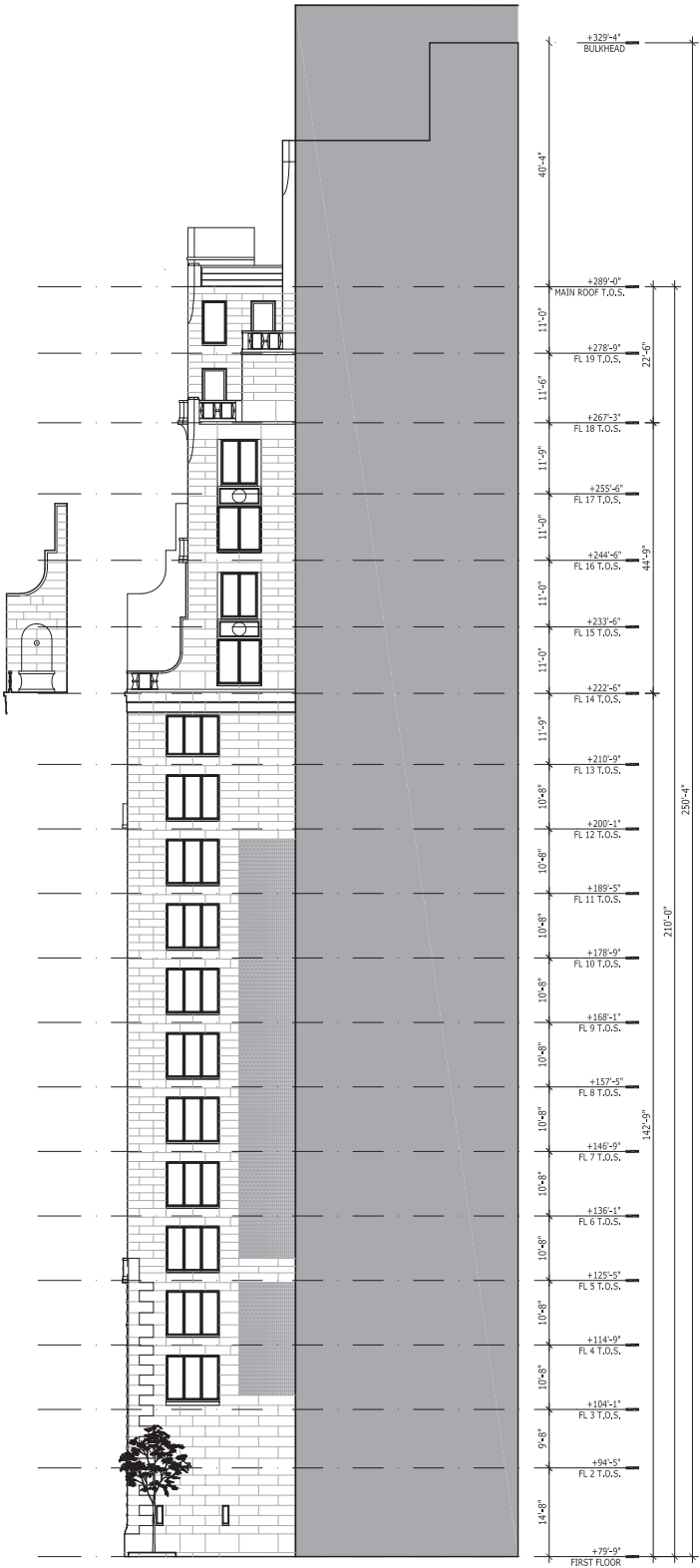


WEST ELEVATION (PROPOSED)

FACADE ELEVATION

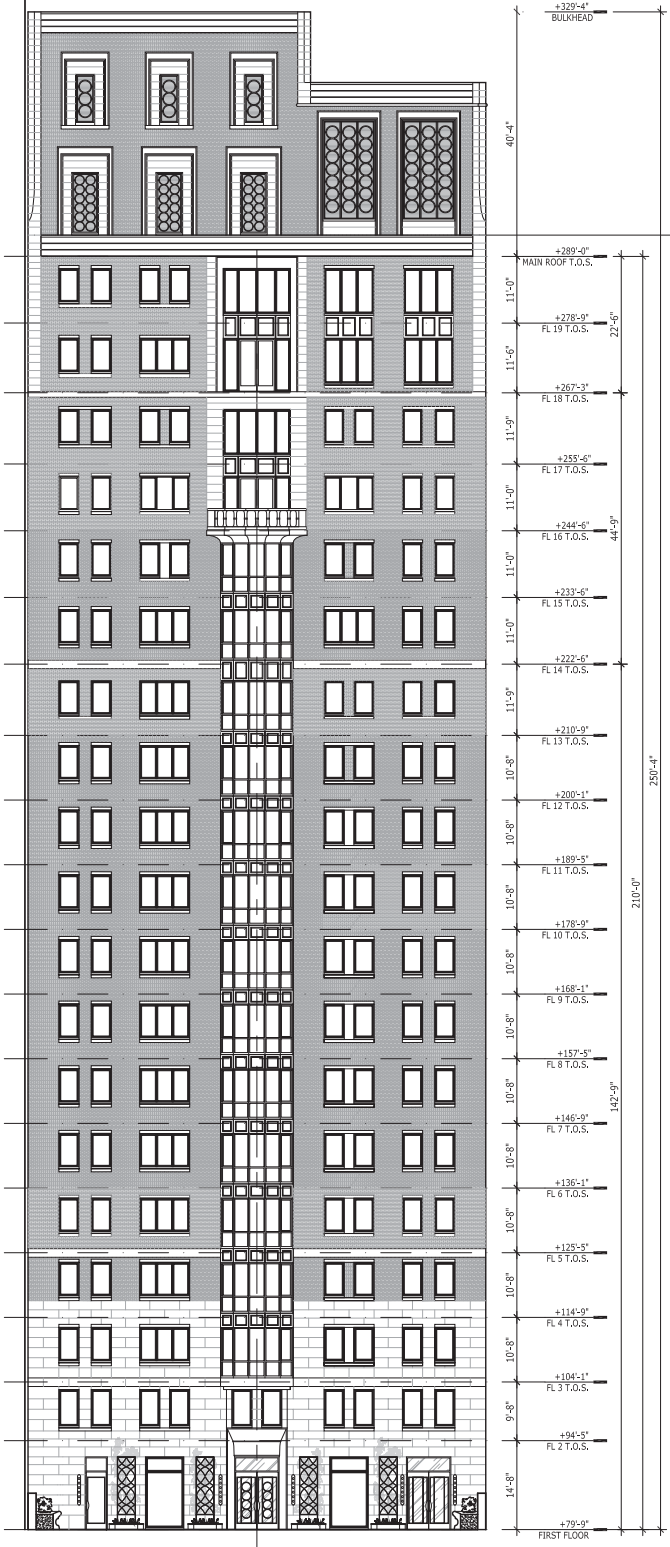


NORTH ELEVATION (PROPOSED)



SOUTH ELEVATION (PROPOSED)

FACADE ELEVATION



EAST ELEVATION (PROPOSED)



RENDERING

BUILDING FACADE



STUDIO SOFIELD ON THE UPPER EAST SIDE



Beckford House and Tower,
301 East 80th Street and 81st Street

STUDIO SOFIELD ON THE UPPER EAST SIDE



135 East 79th Street



MATERIALS



LIMESTONE



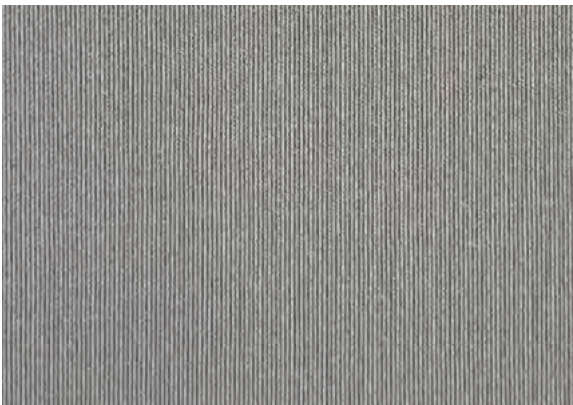
BRICK



GRANITE



AWNING FABRIC



PAINTED ALUMINIUM
WINDOW FRAME

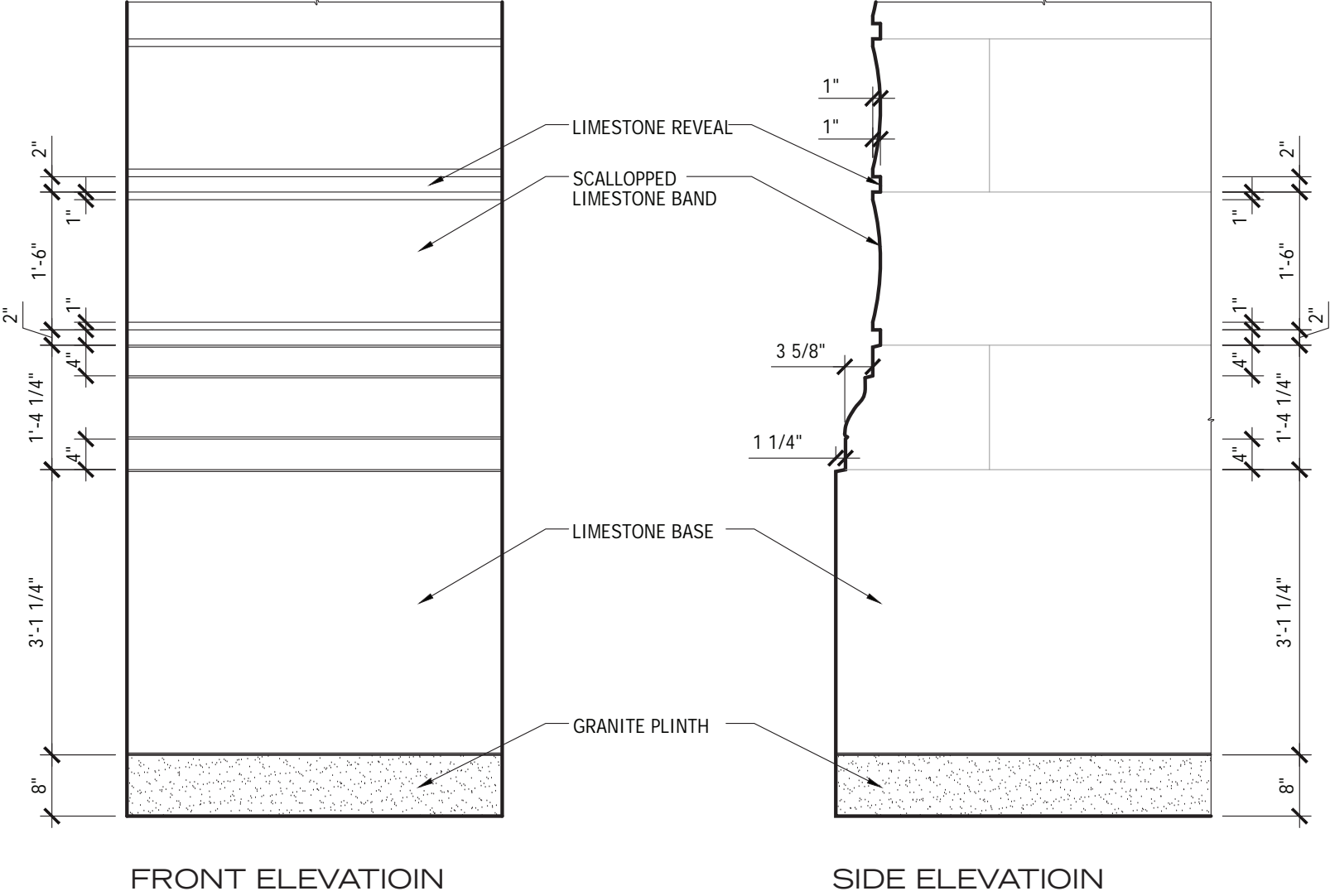
BASE



BASE RUSTICATION

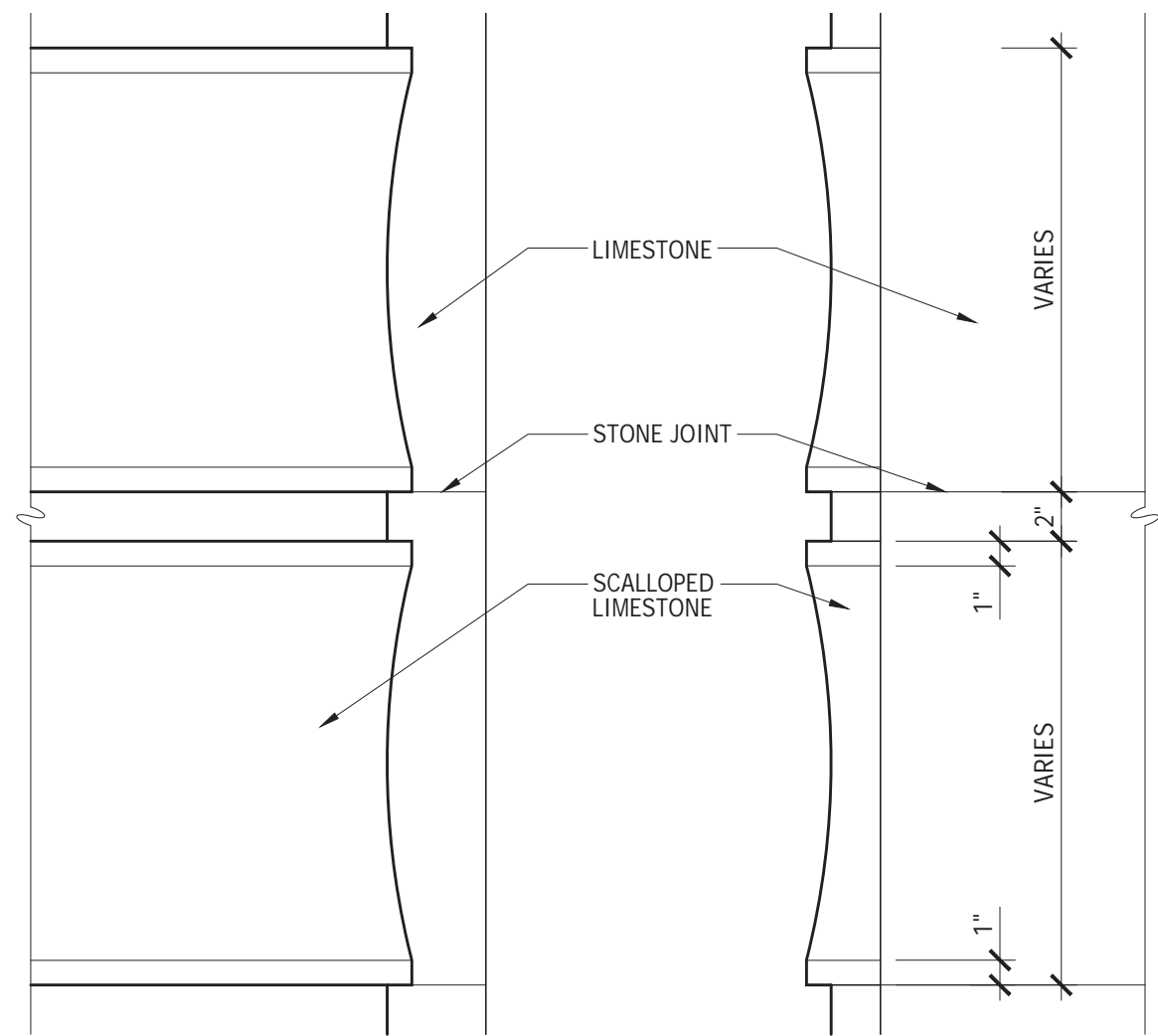


GROUND LEVEL - BASE RUSTICATION



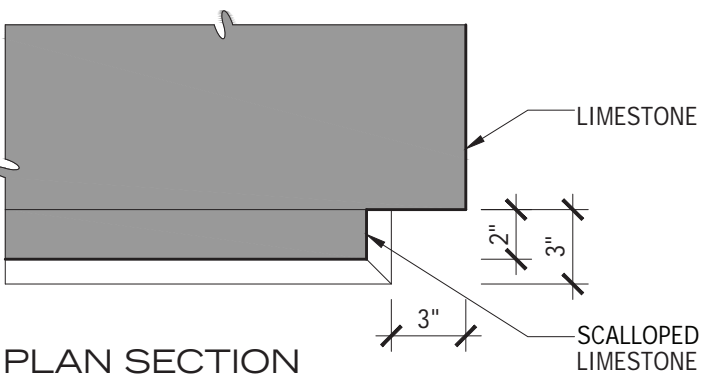
RENDERED VIEW

LEVEL 2-4 CORNER DETAIL @980



CORNER ELEVATION

SIDE ELEVATION

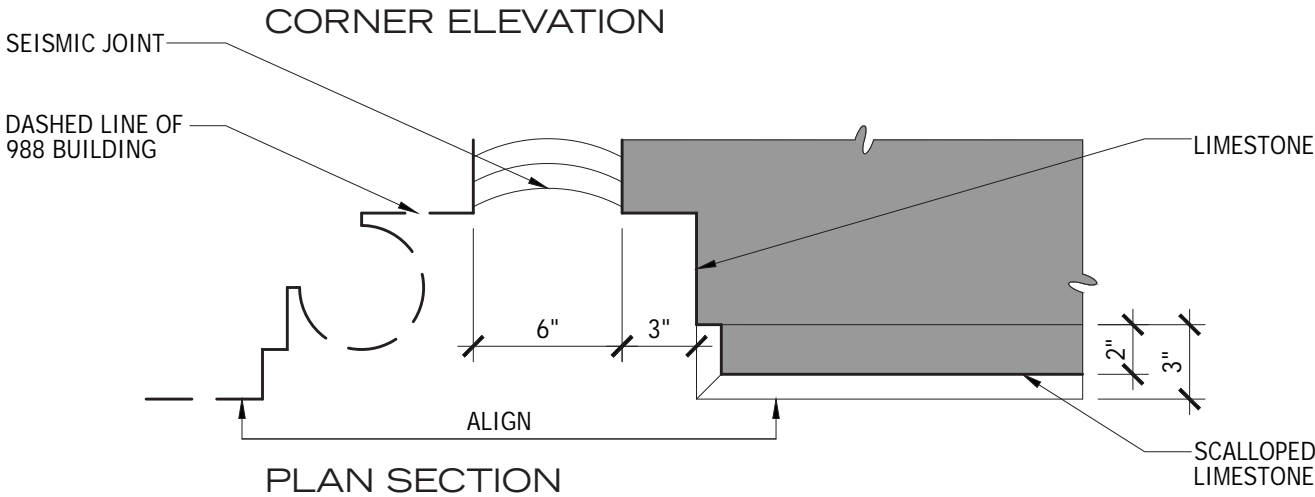
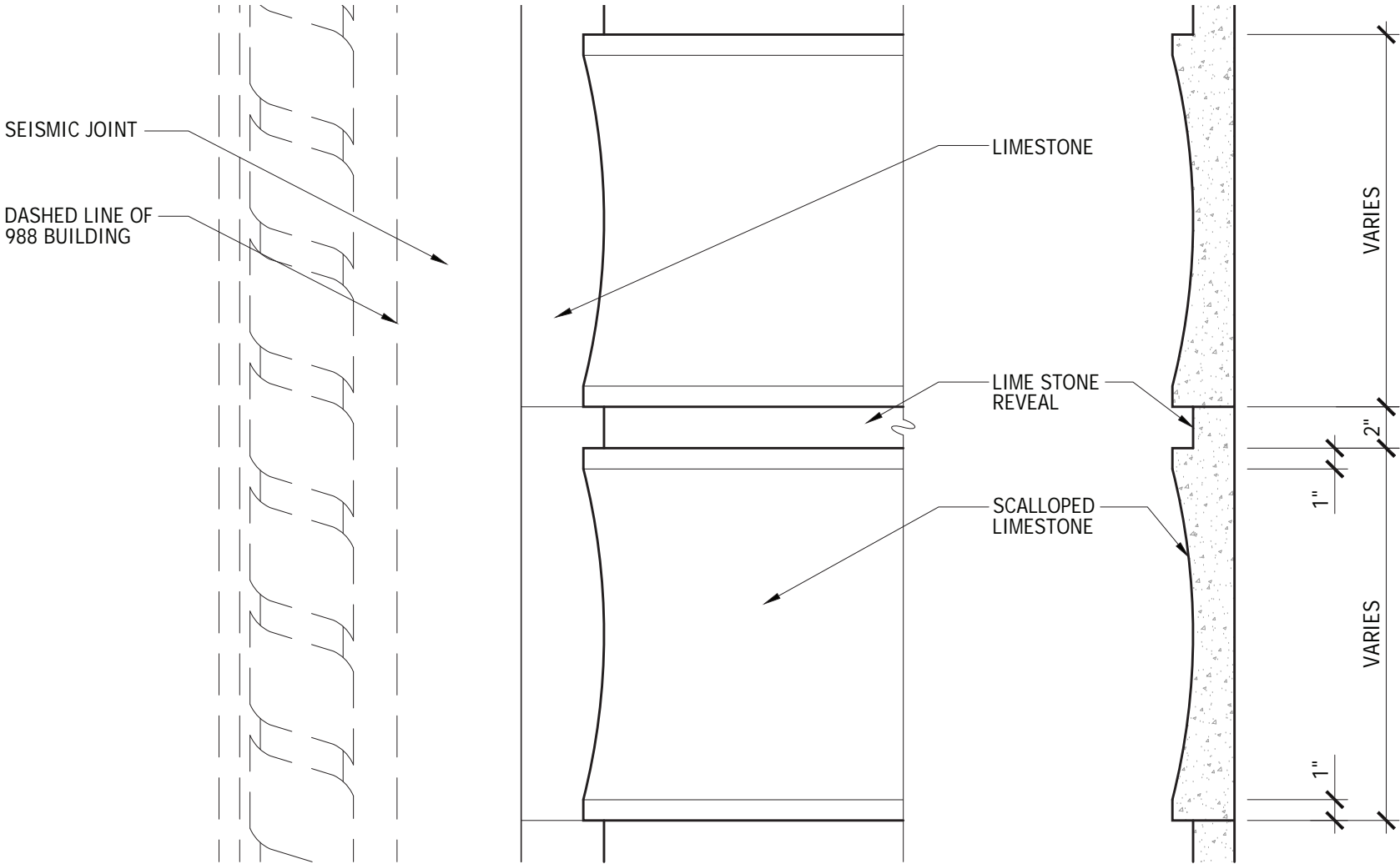


PLAN SECTION



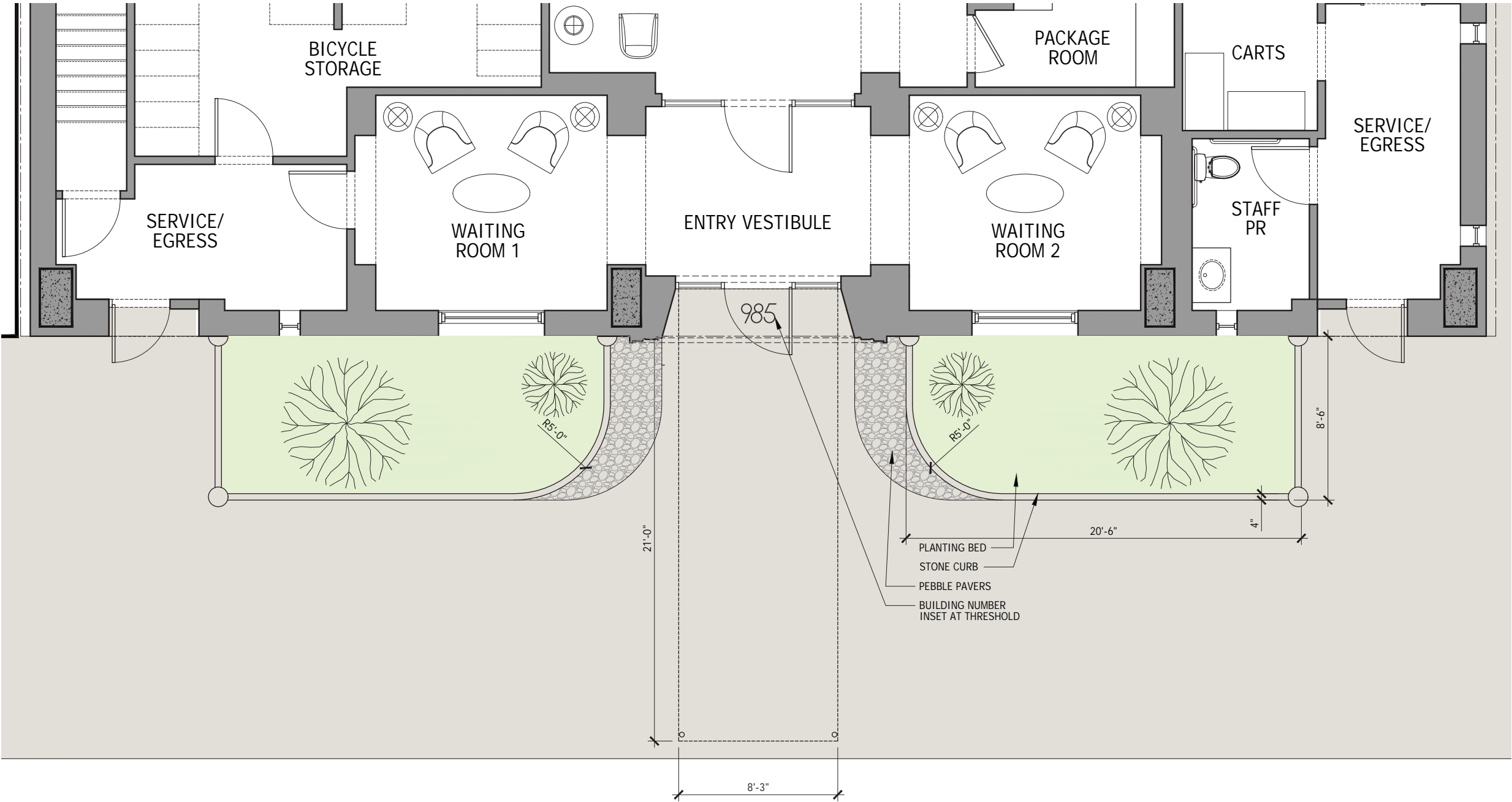
RENDERED VIEW

LEVEL 2-4 CORNER DETAIL @988



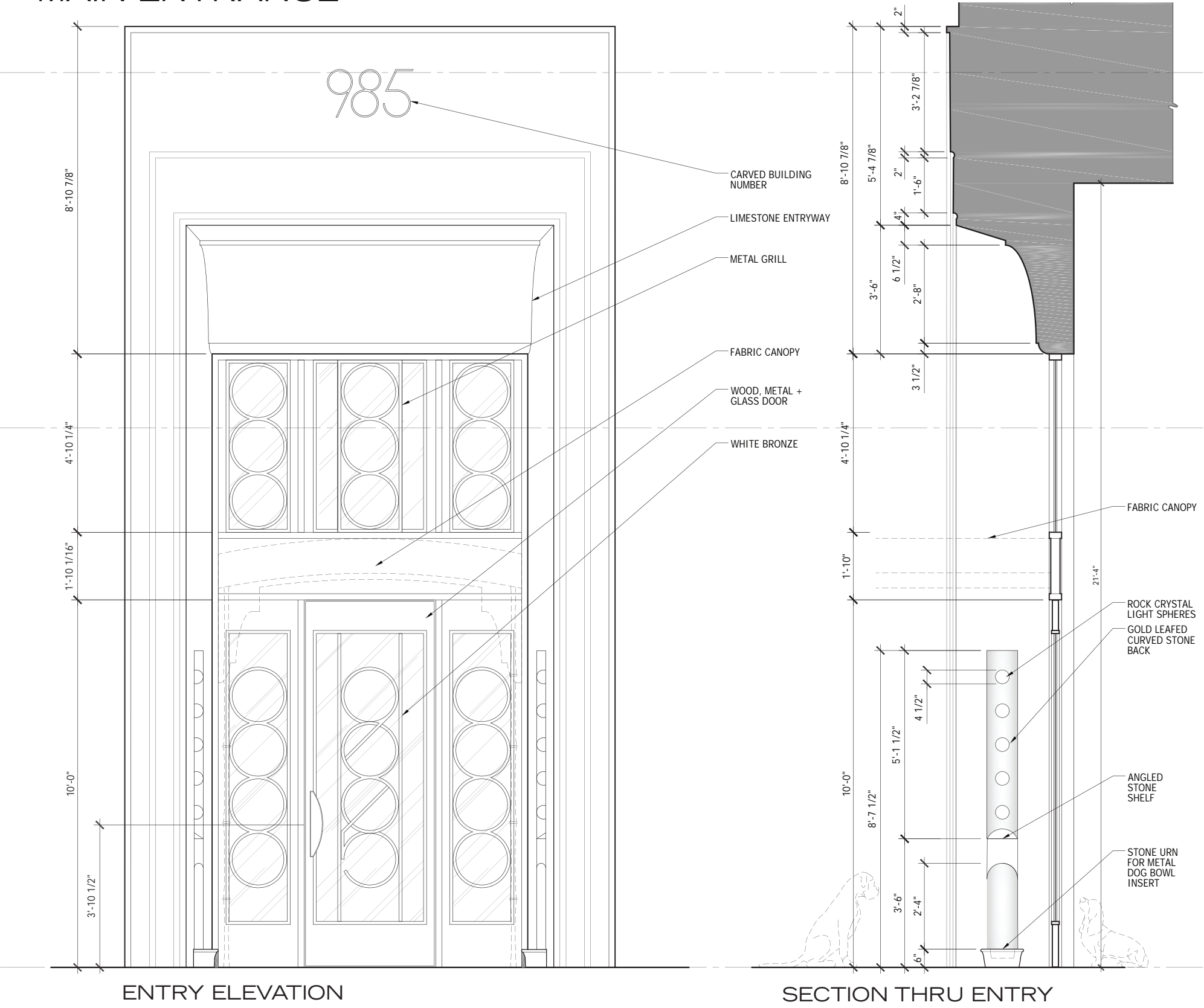
RENDERED VIEW

MAIN ENTRANCE

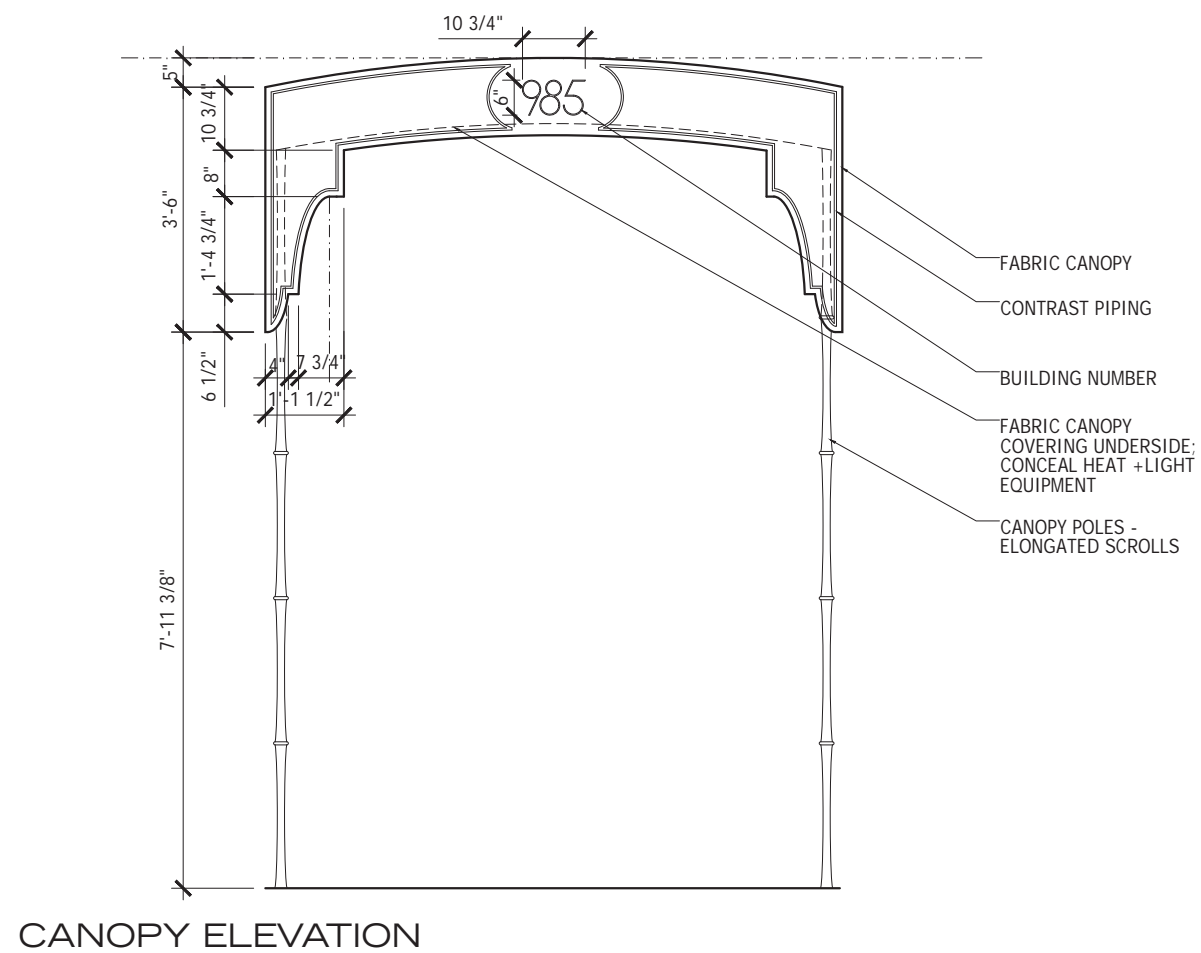
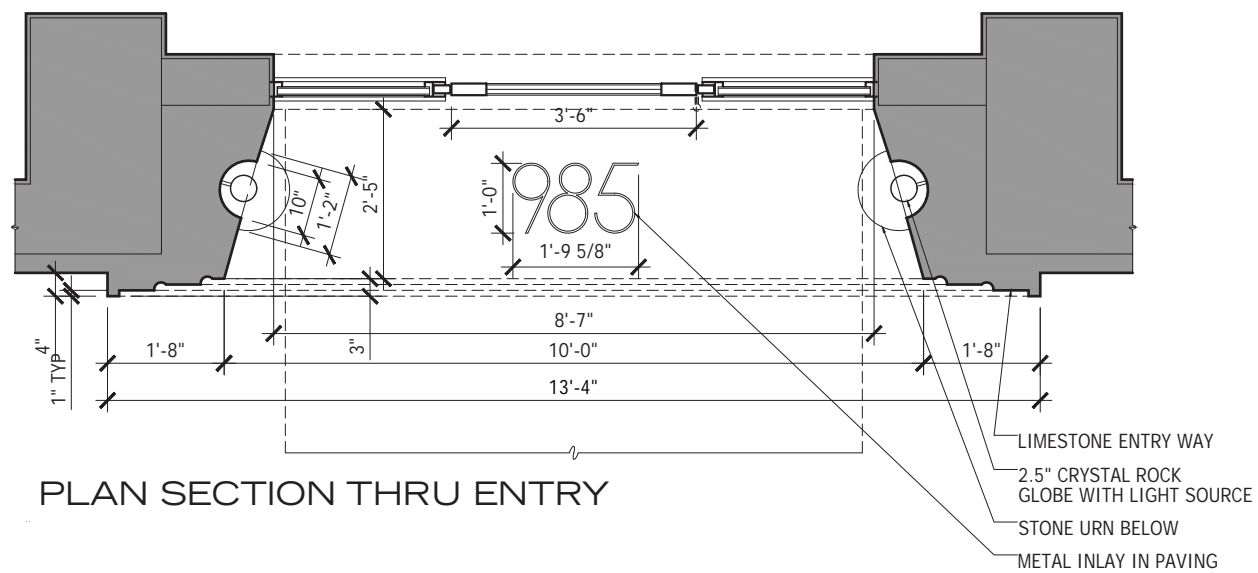


PLANTING BED PLAN

MAIN ENTRANCE

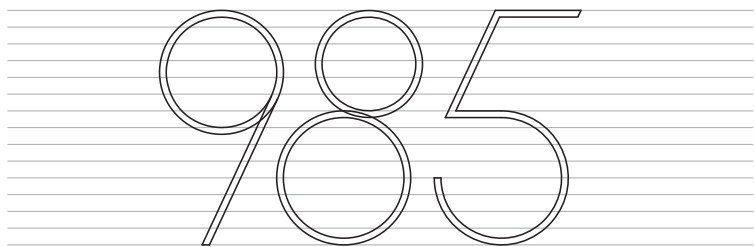


MAIN ENTRANCE

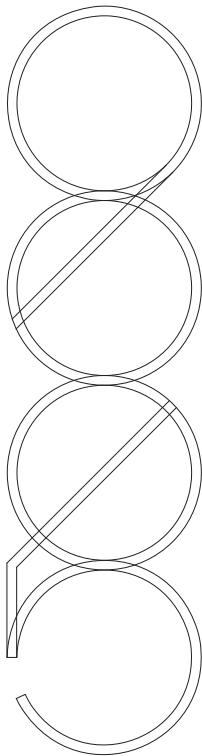


RENDERED VIEW

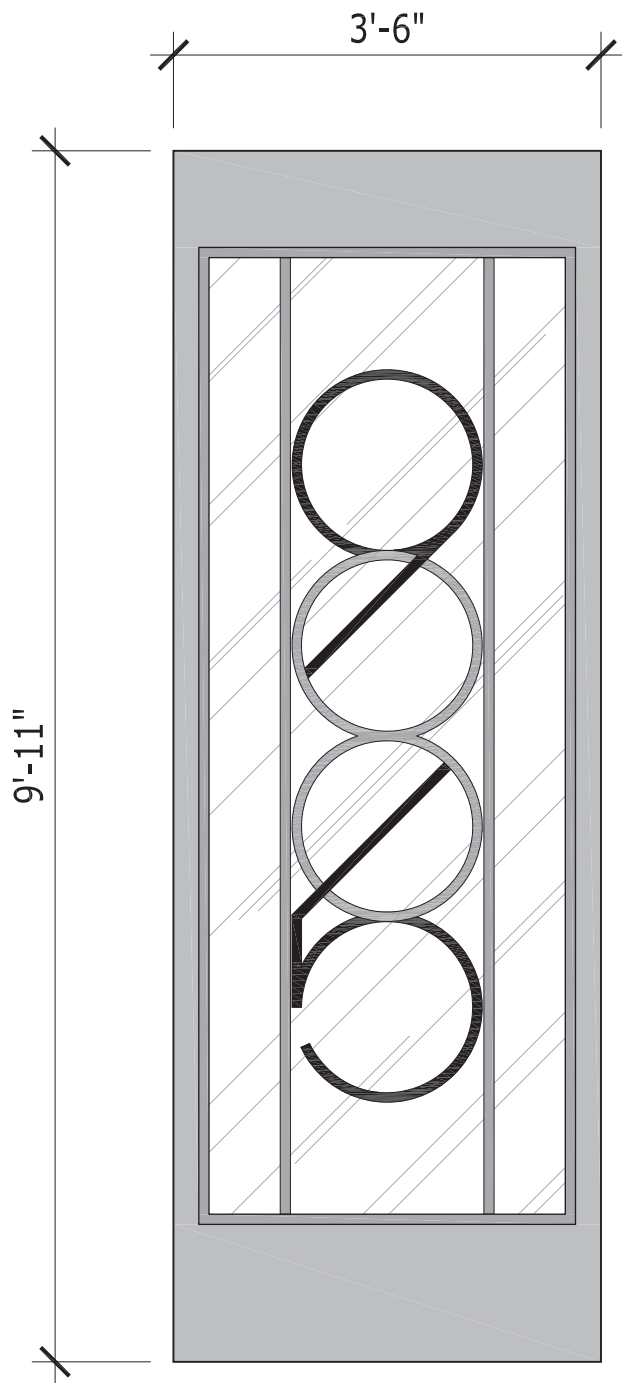
MAIN ENTRANCE



BUILDING NUMBER TYPOGRAPHY

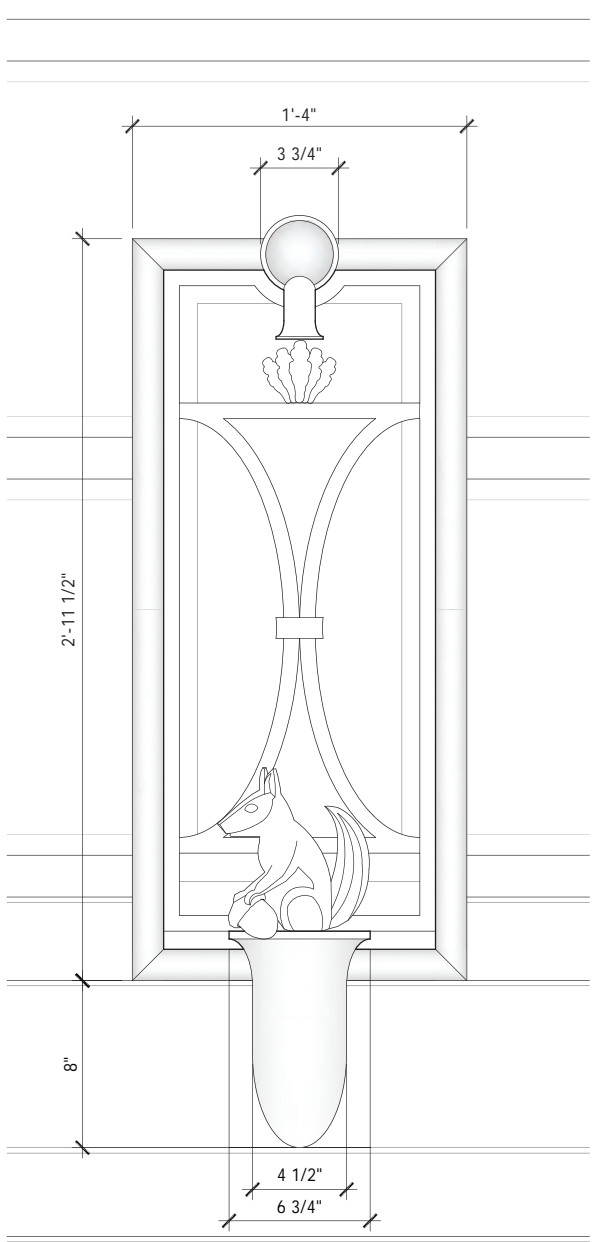


ENTRY DOOR GRILL PATTERN

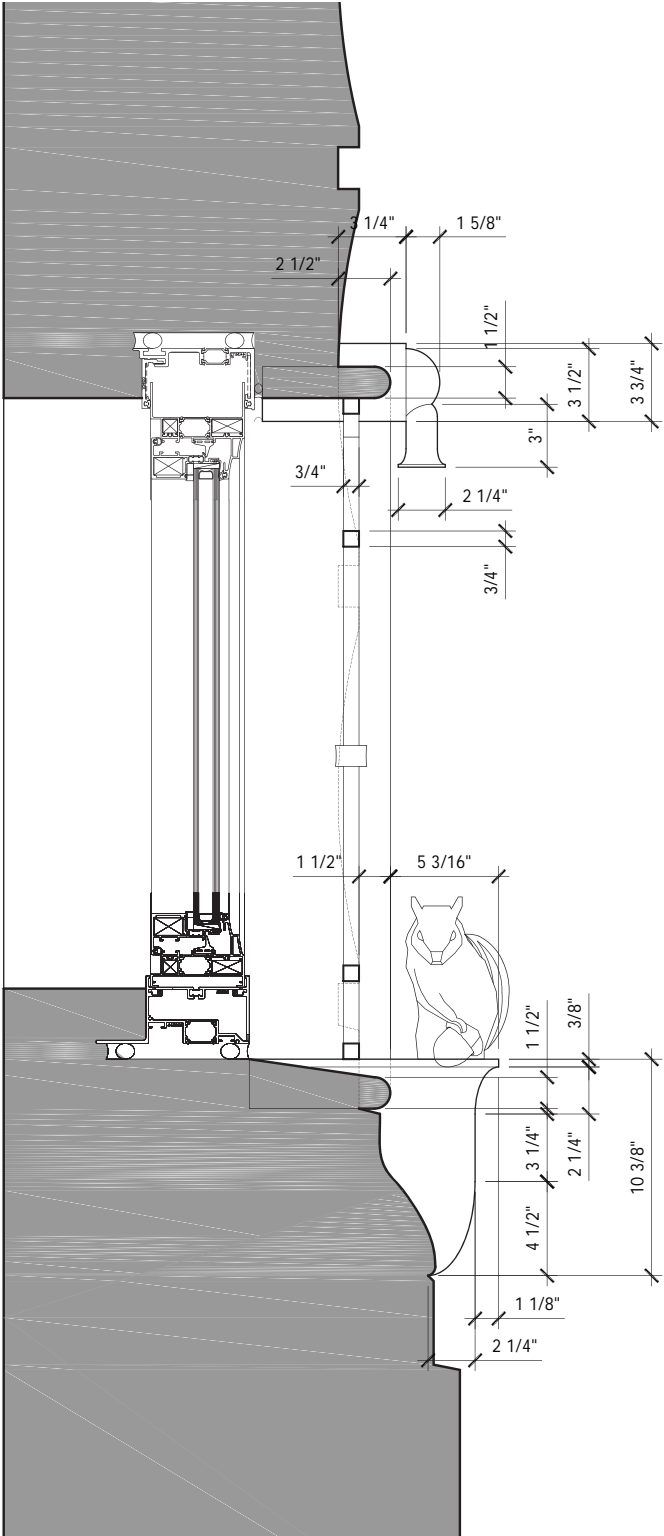


RENDERED VIEW

SERVICE WINDOW



ELEVATION



SECTION



RENDERED VIEW

SERVICE DOOR

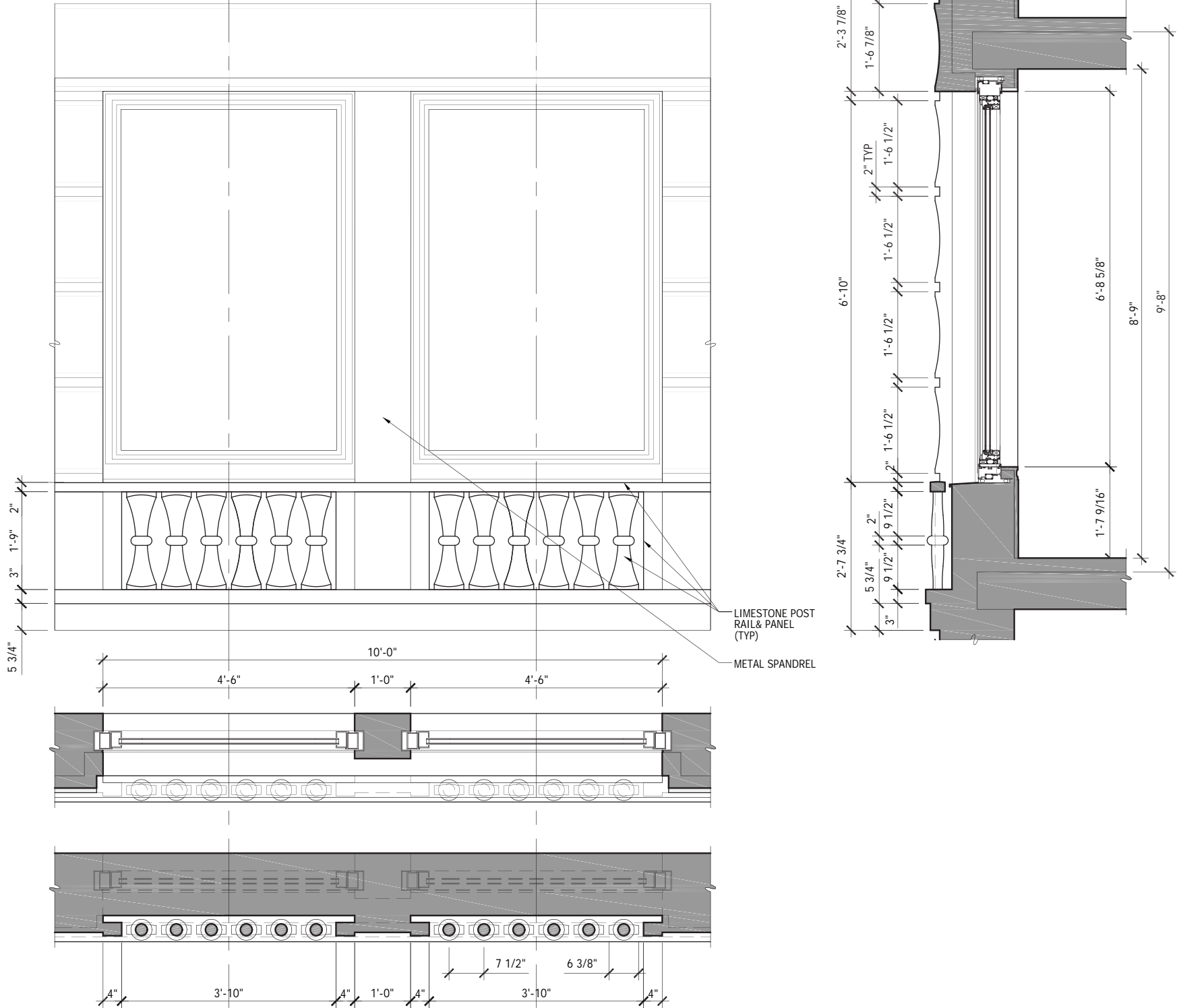


INSPIRATION
KRESS & CO BLDG (1935)



RENDERED VIEW

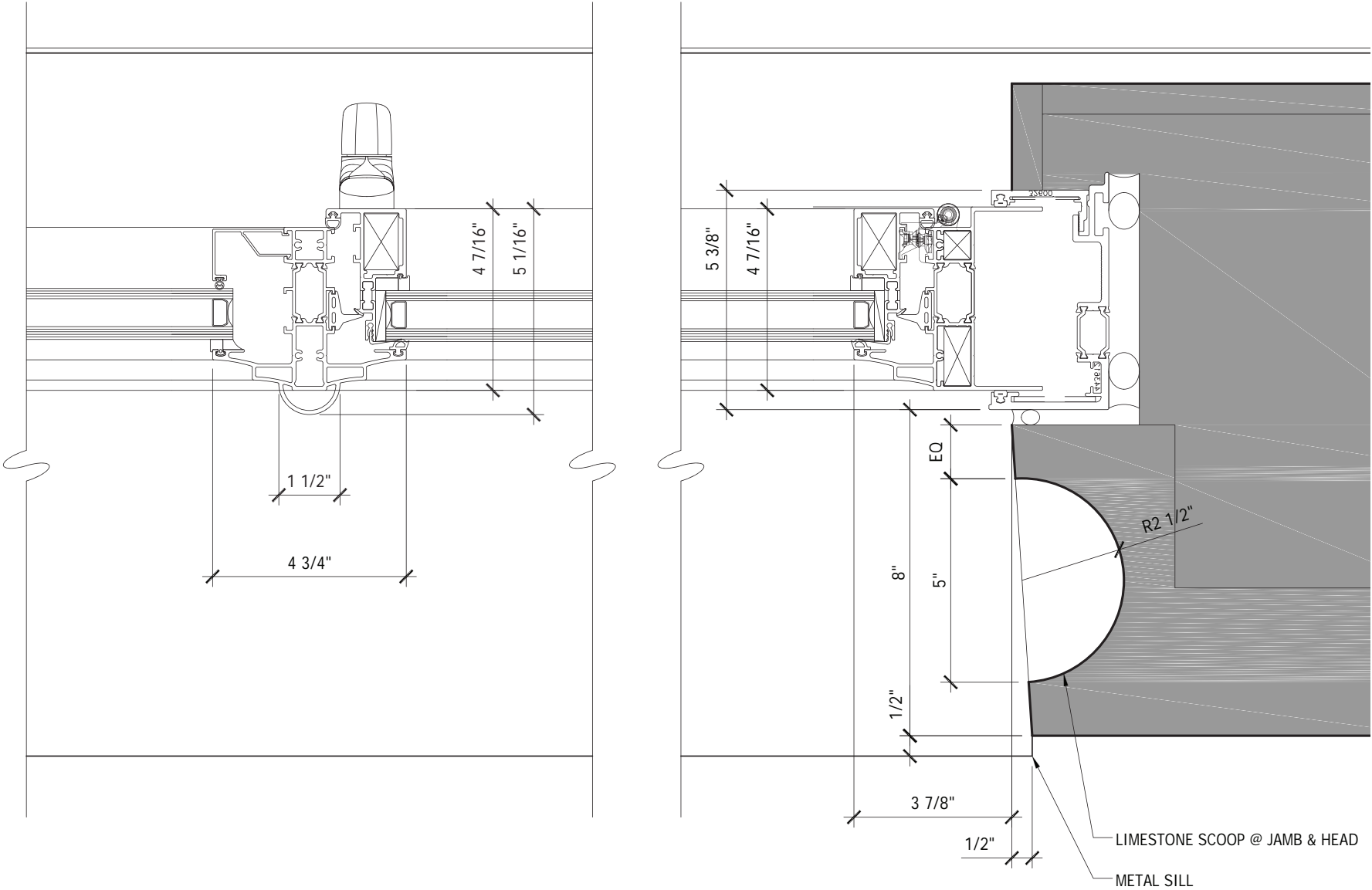
RAILING & WINDOWS (LEVEL 2)



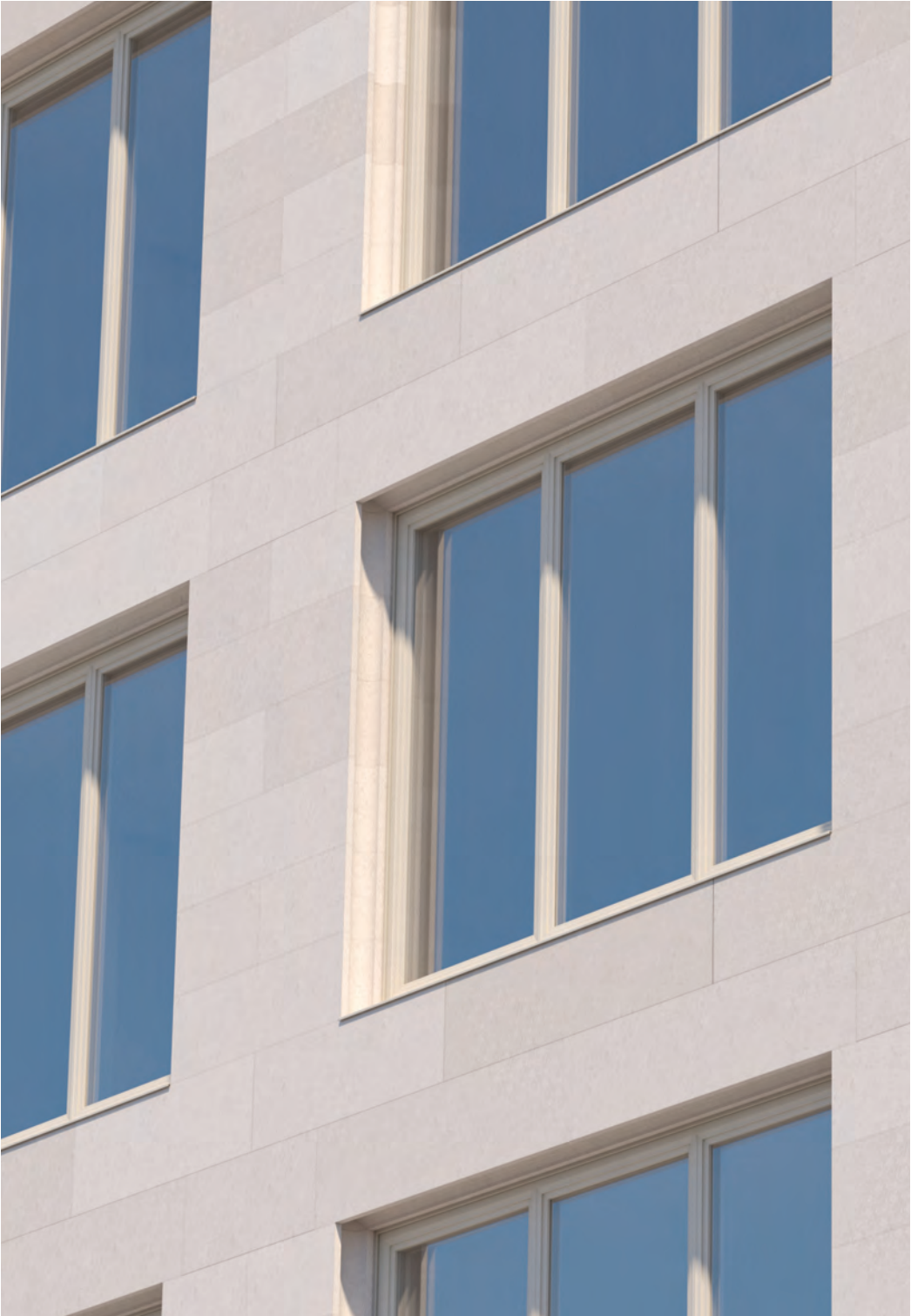
SHAFT



WINDOW DETAIL

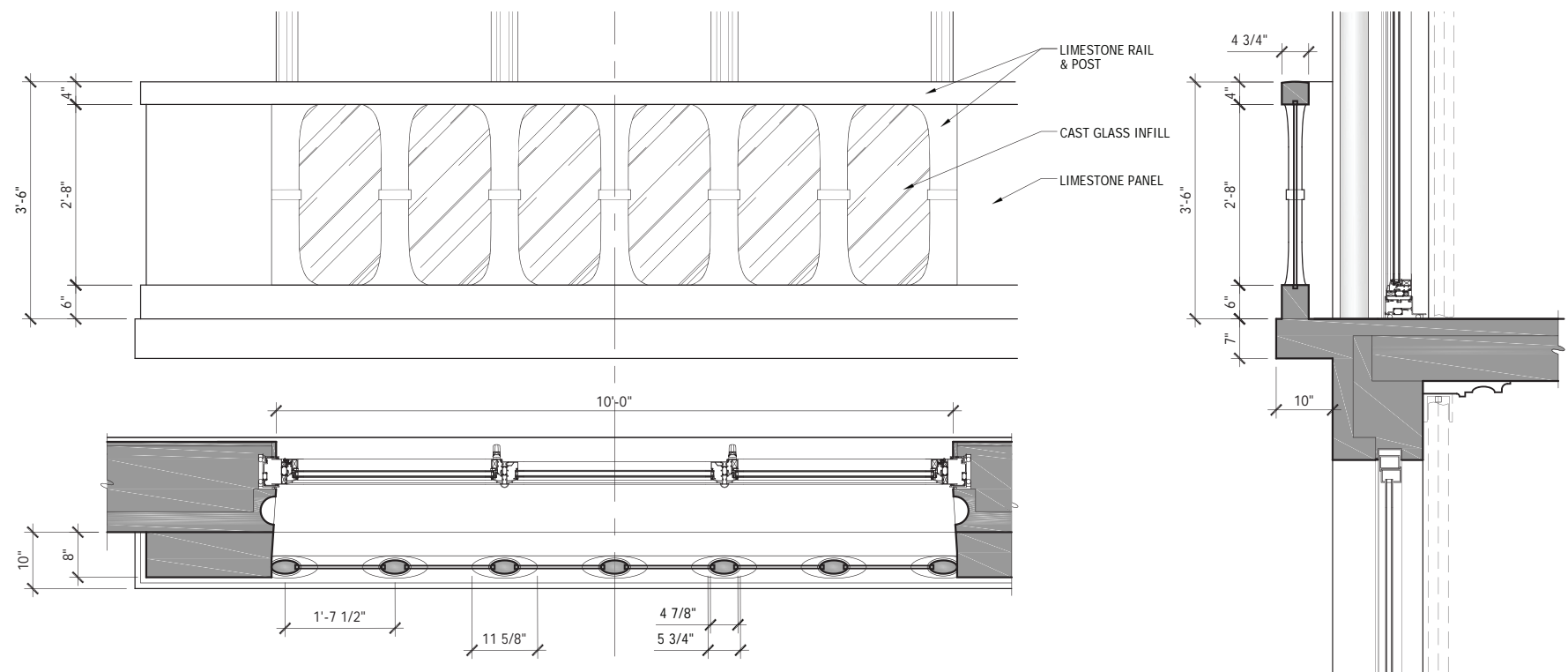


PLAN SECTION

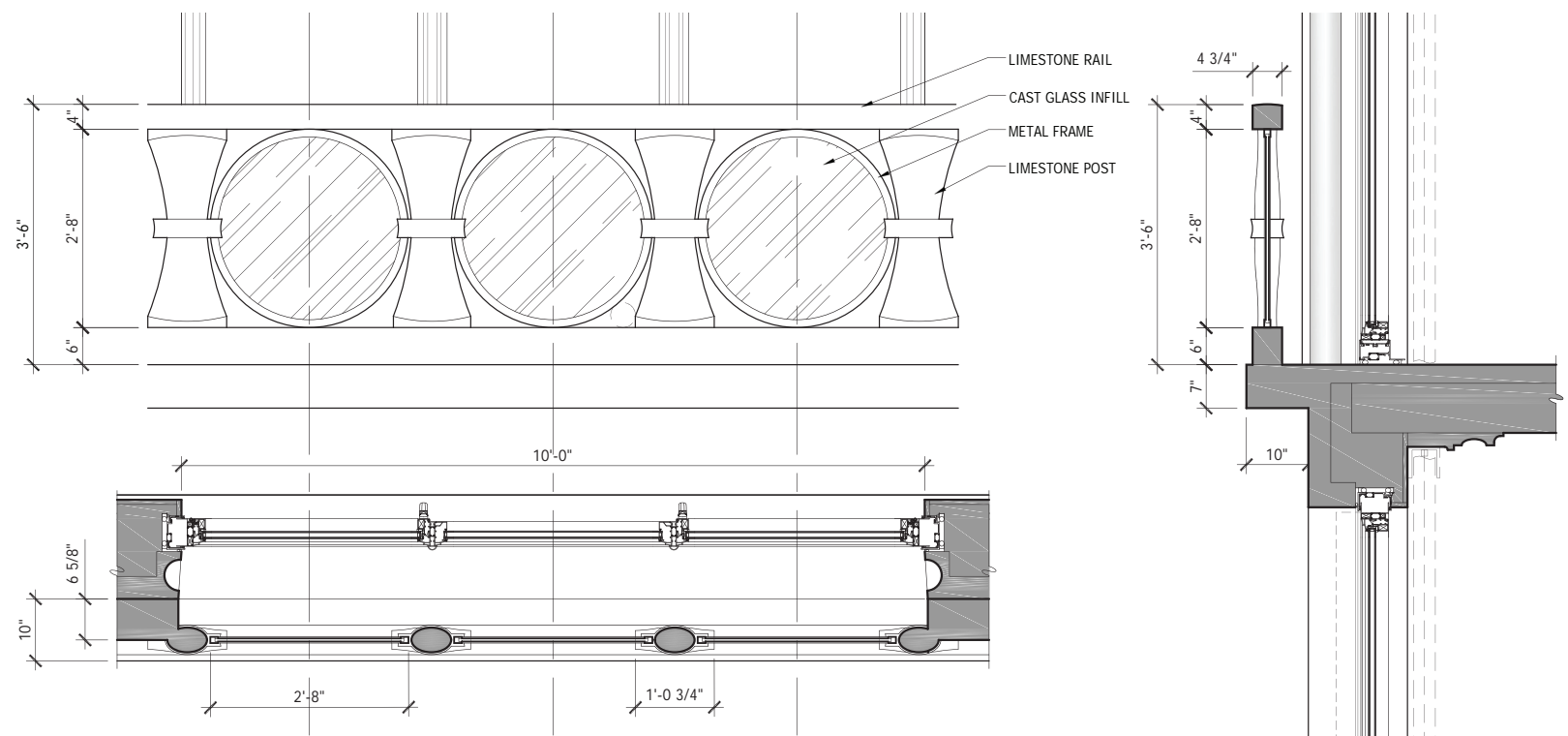


RENDERED VIEW

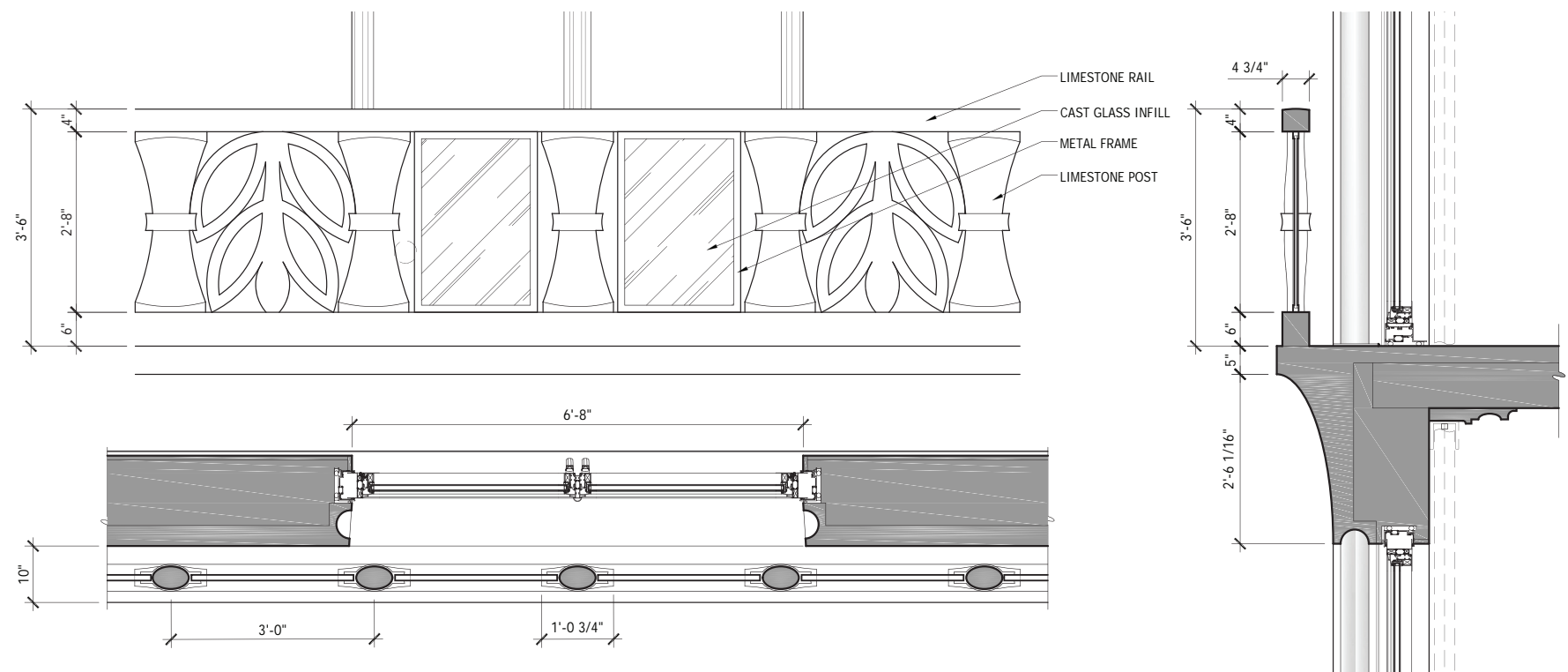
RAILING (LEVEL 12)



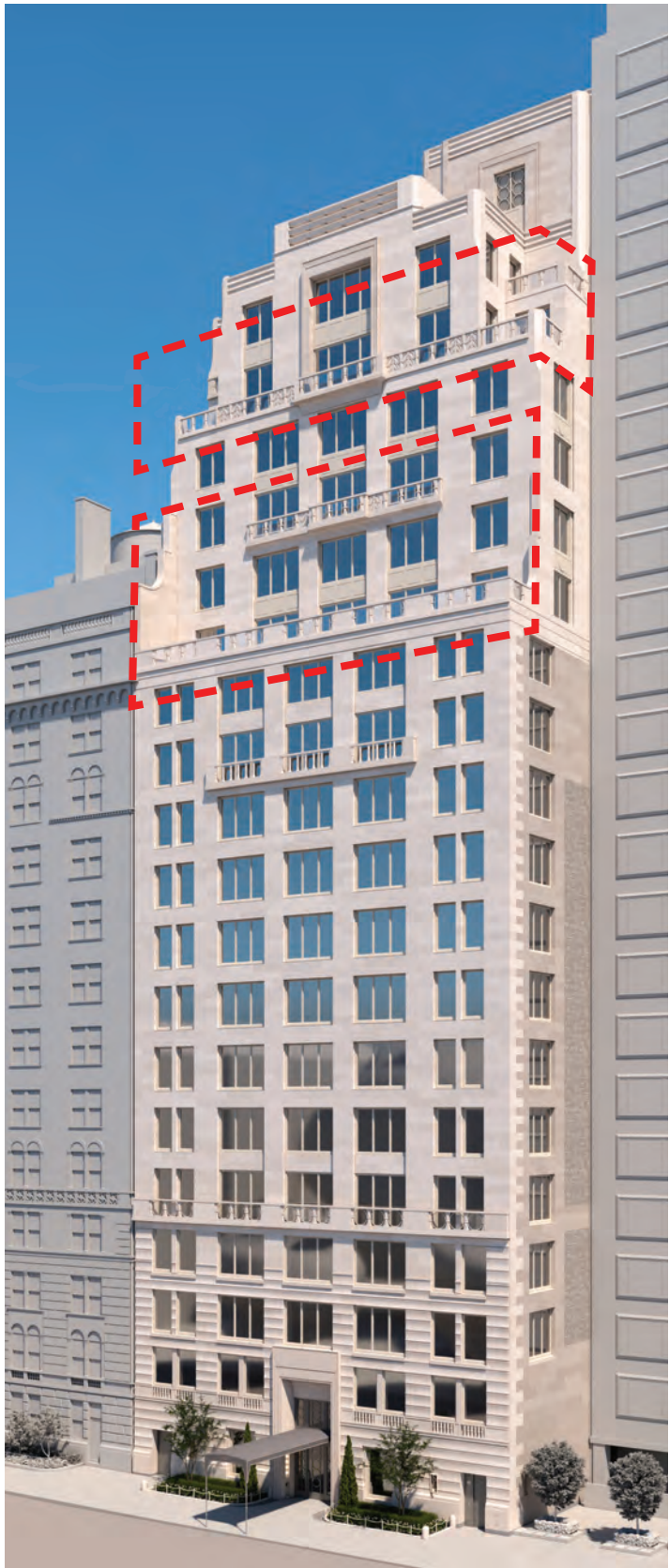
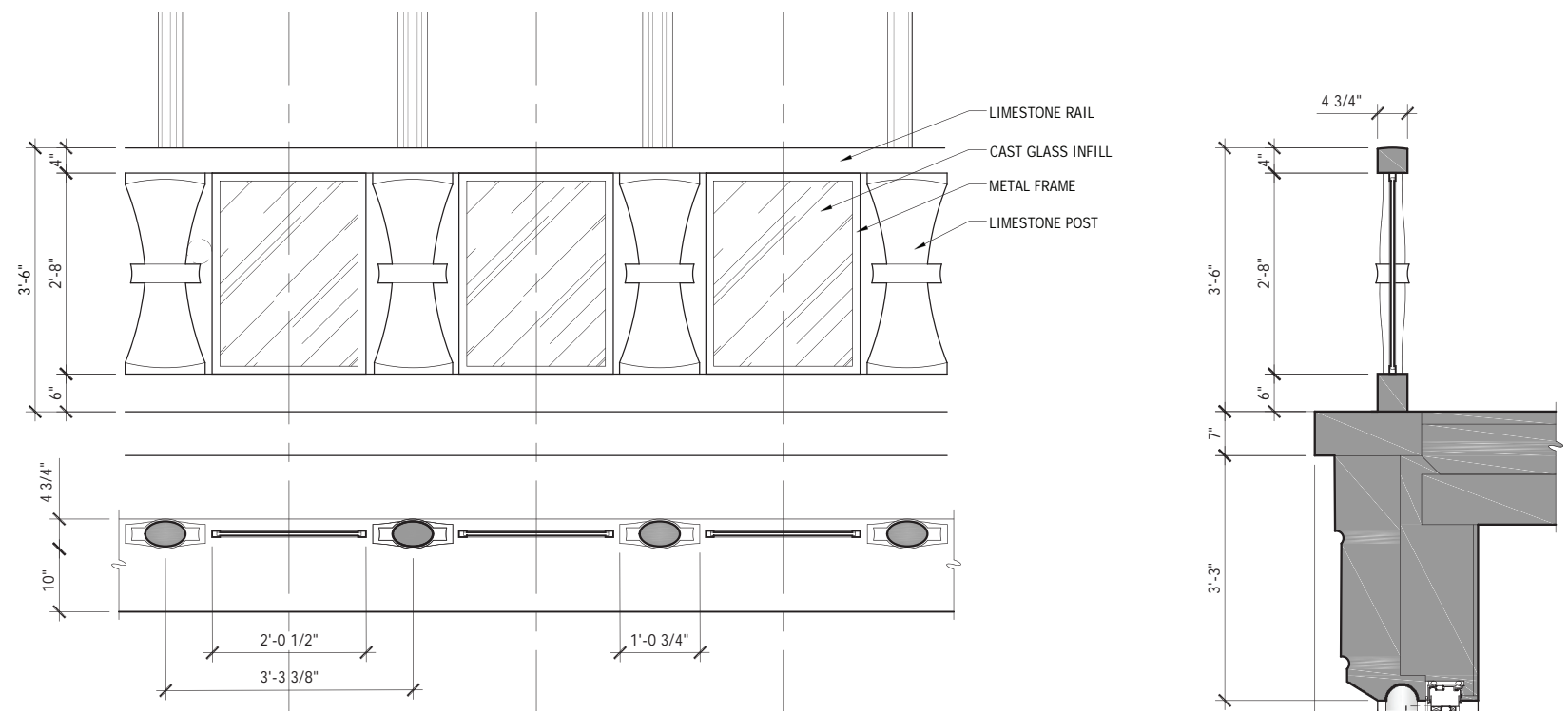
RAILING (LEVEL 5)



RAILING (LEVEL 18 / 19)



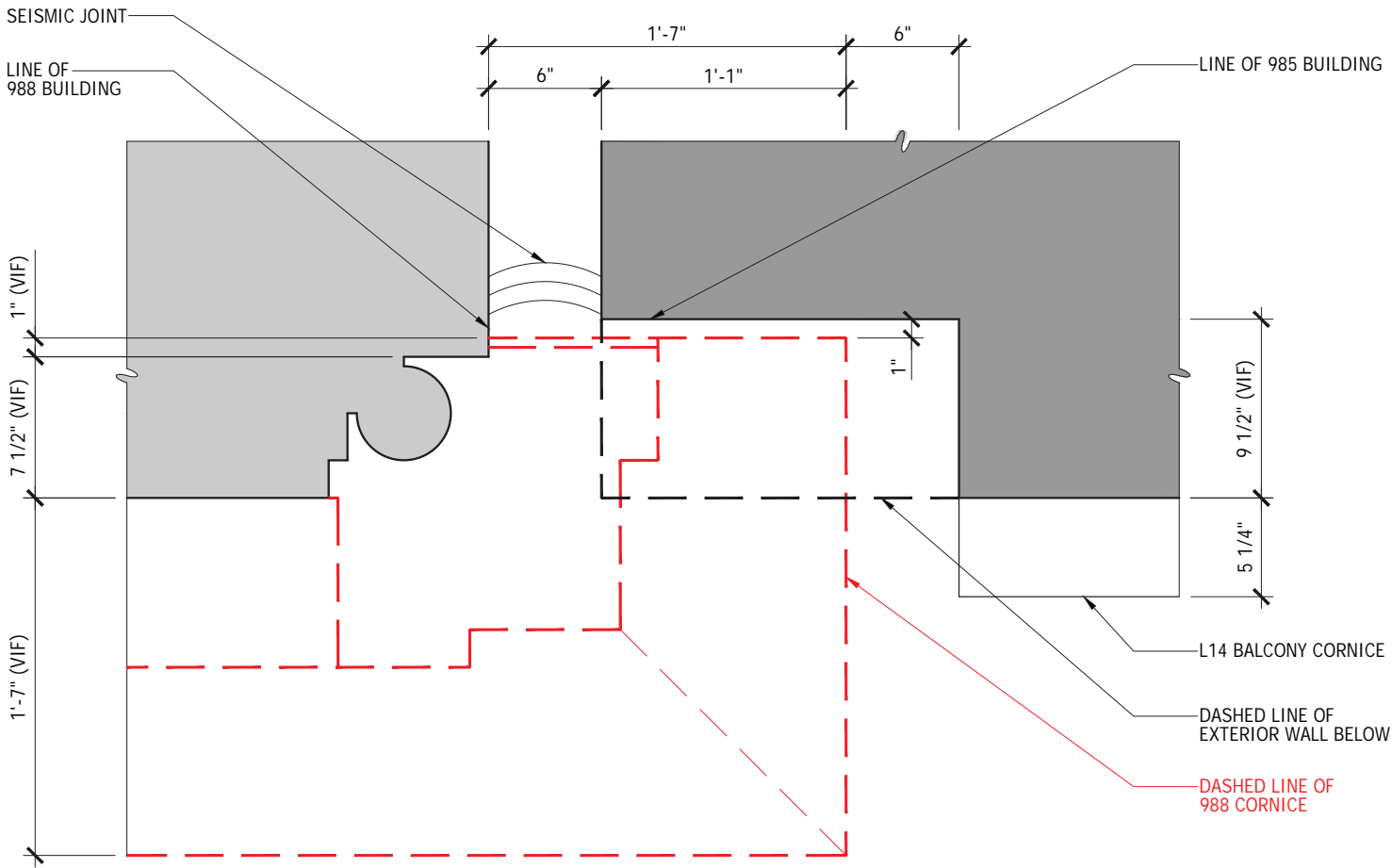
RAILING (LEVEL 14 / 16)



LEVEL 14 CORNICE DETAIL @988



EXISTING 988 CORNICE



PLAN SECTION DETAIL

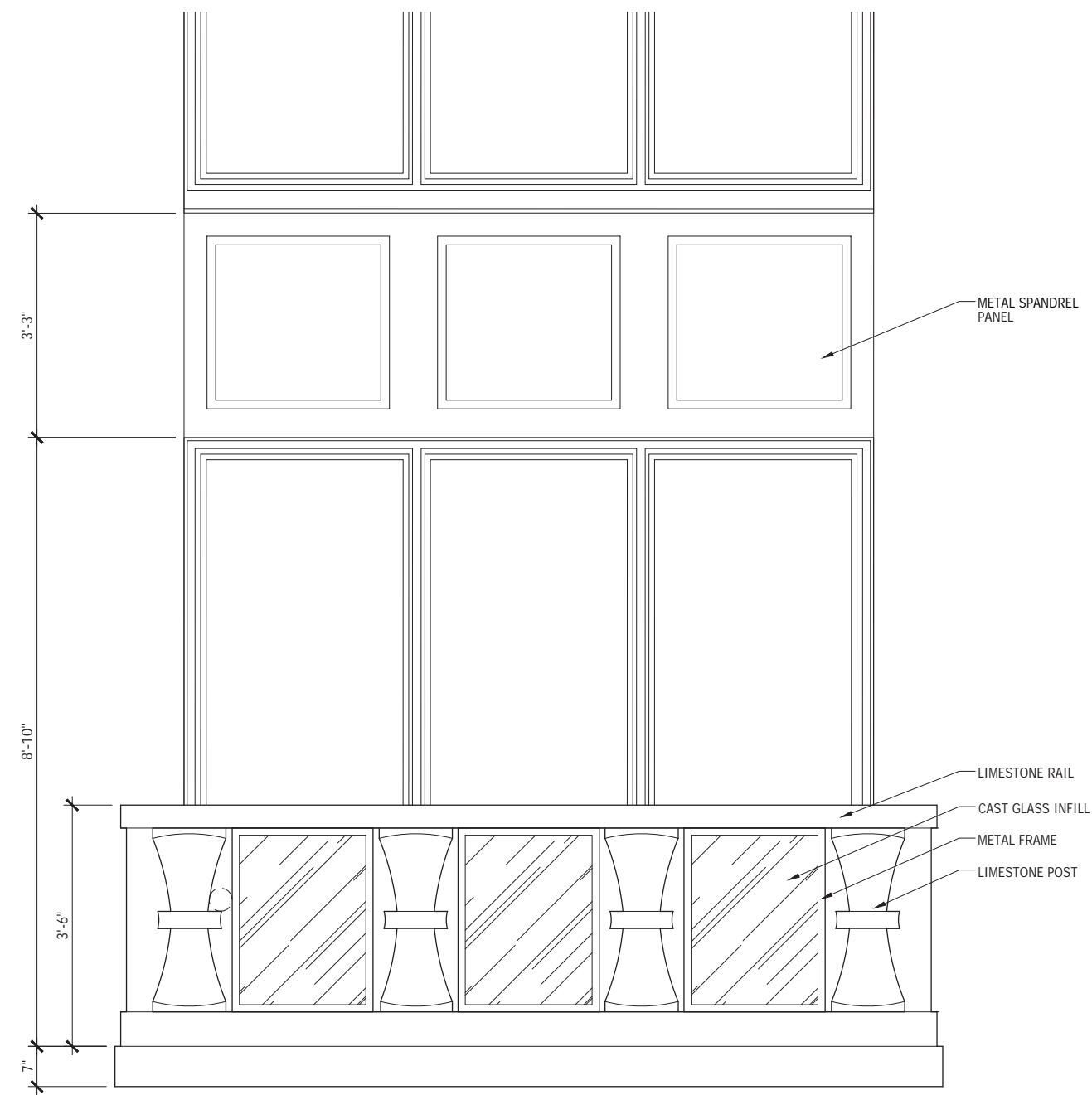


RENDERED DETAIL

CROWN & BULKHEAD

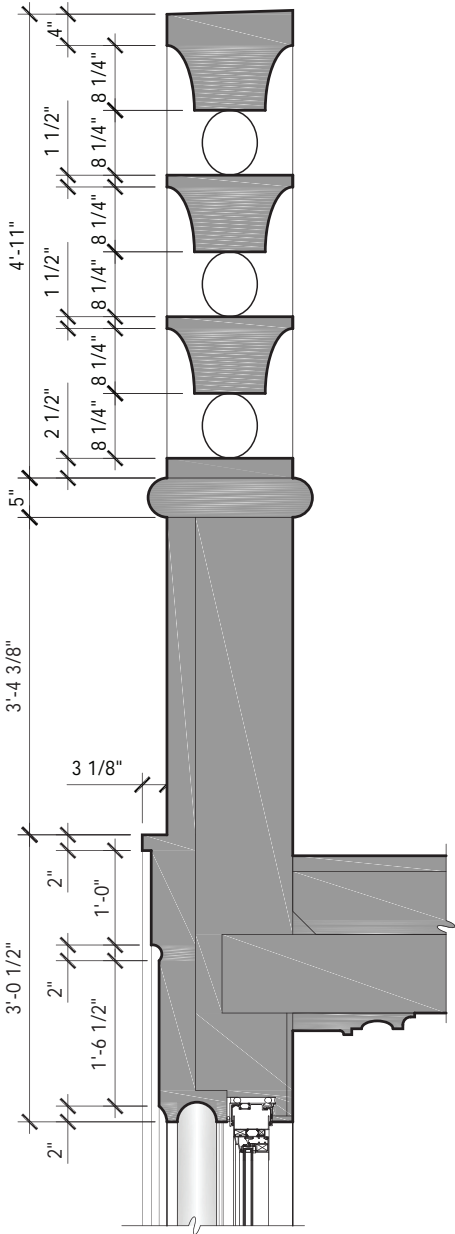
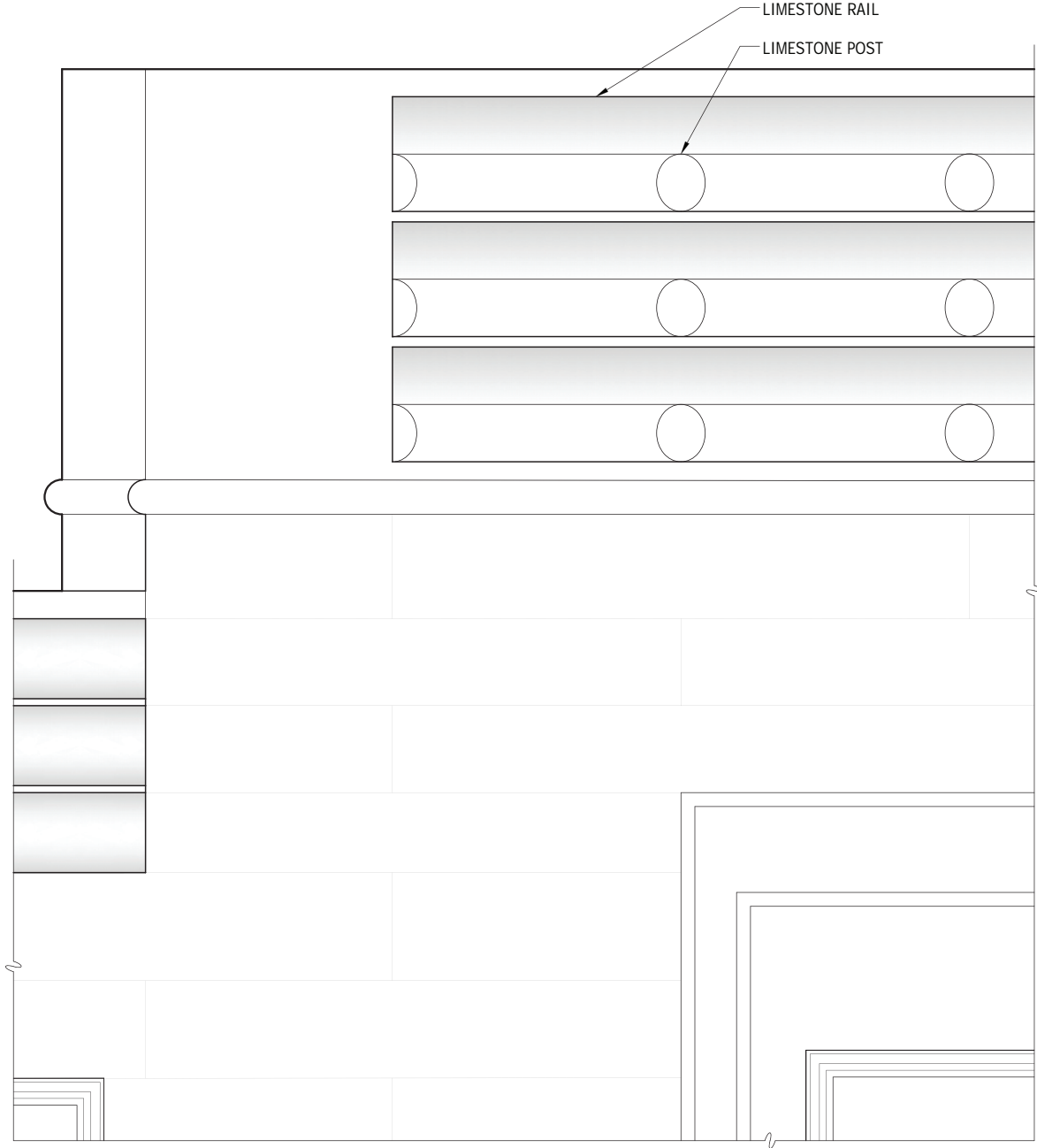


SPANDREL PANEL

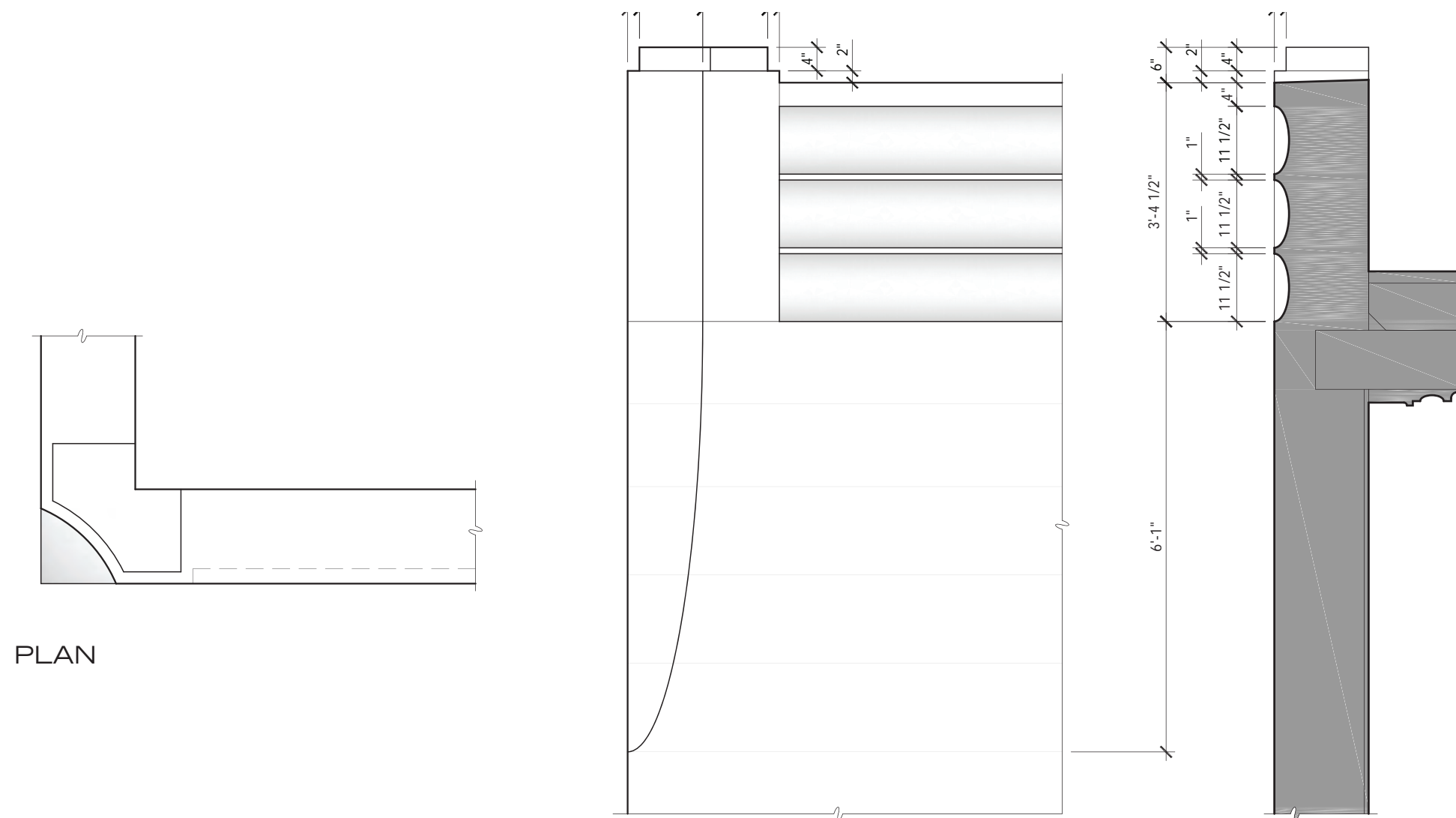


RENDERED VIEW

RAILING (ROOF)



PARAPET (ROOF / BULKHEAD)



REAR FACADE



RENDERING - 5TH AVE NORTH WEST FACADE



EXISTING



PROPOSED

RENDERING - 5TH AVE NORTH FACADE



EXISTING



PROPOSED

RENDERING - 5TH AVE FACADE FROM CENTRAL PARK



RENDERING - 5TH AVE SOUTH WEST FACADE



EXISTING



PROPOSED

RENDERING - MADISON AVE / 80TH STREET EAST FACADE



EXISTING



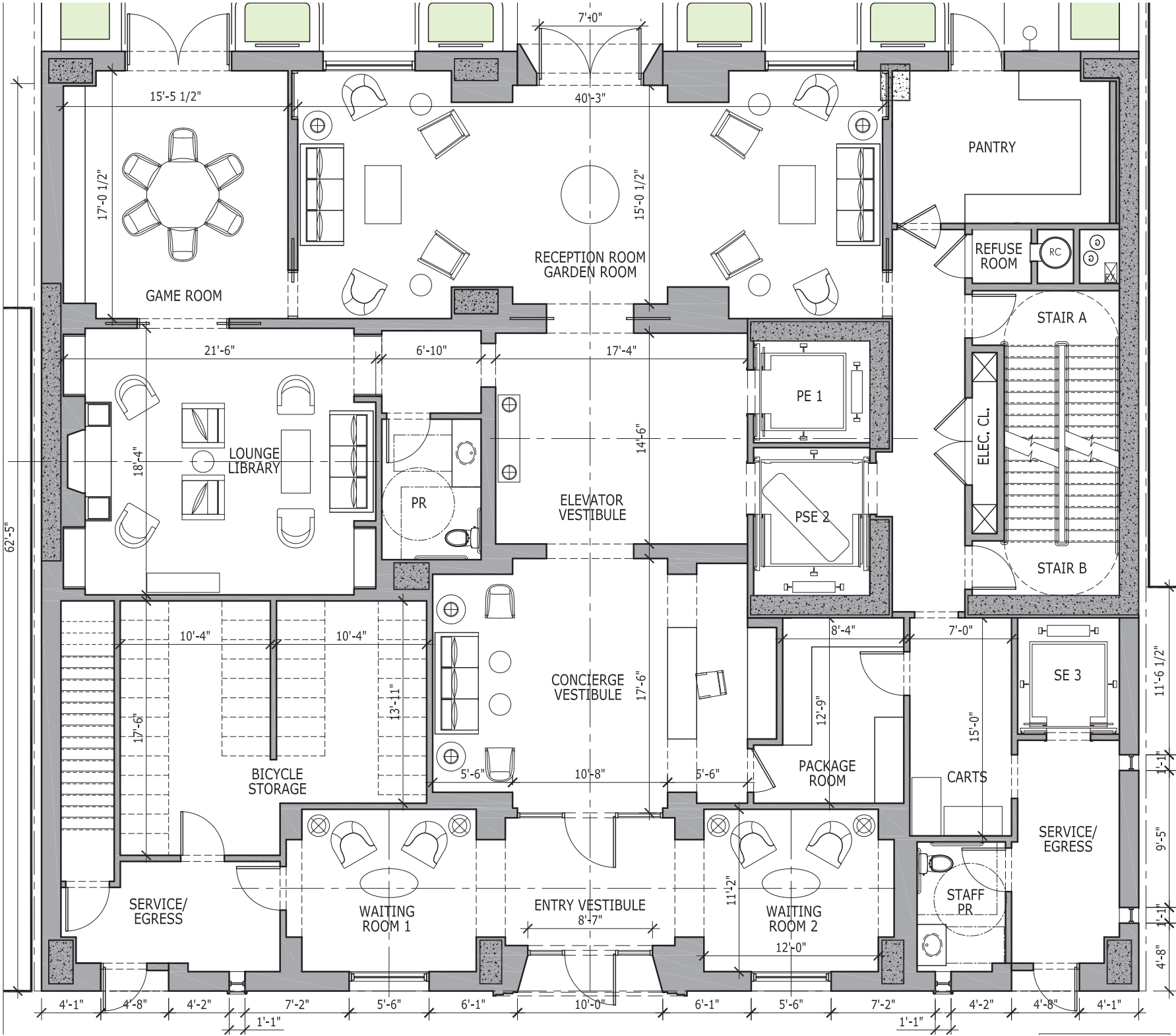
PROPOSED

985 FIFTH AVENUE



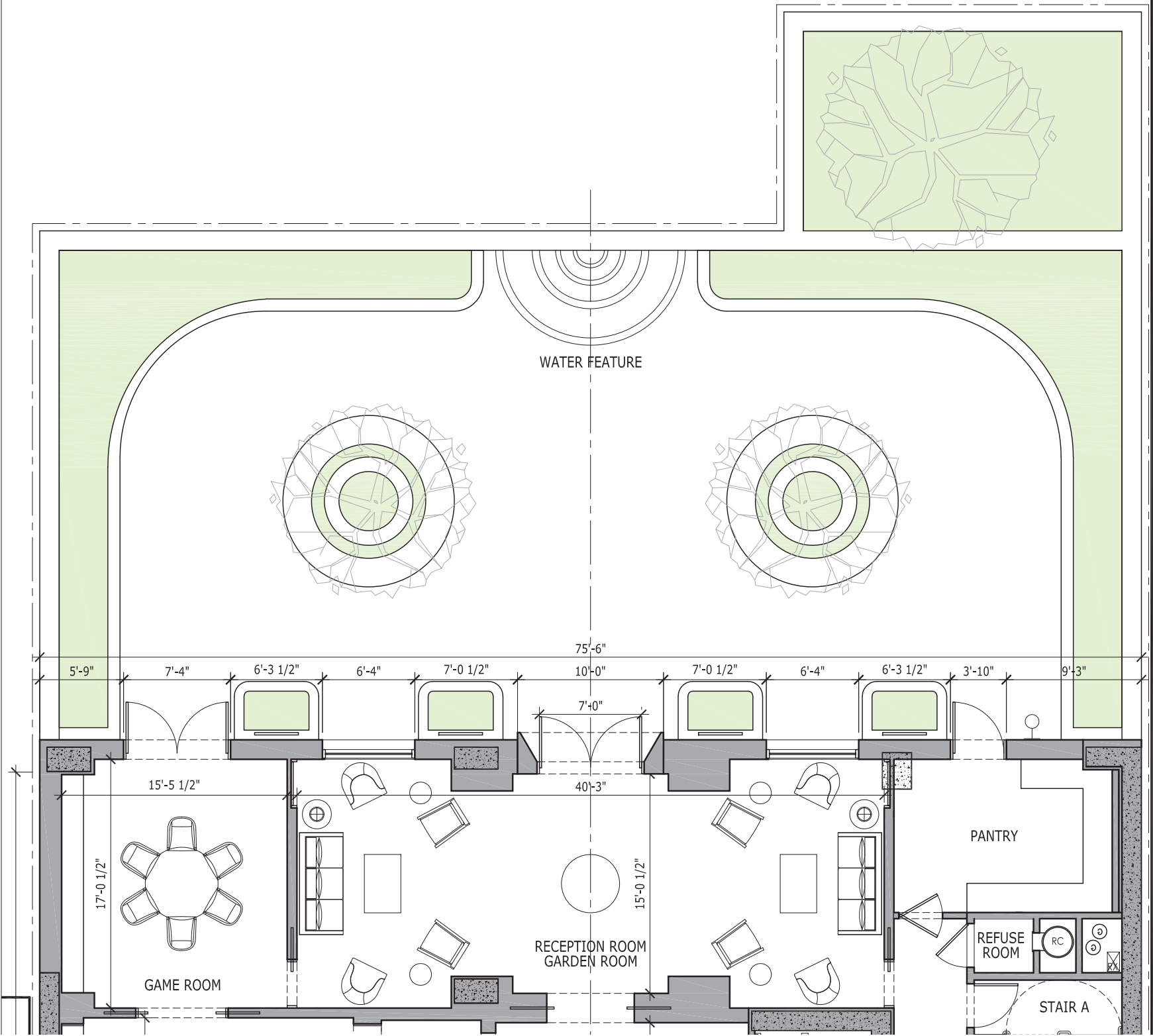
APPENDIX

FLOOR PLAN



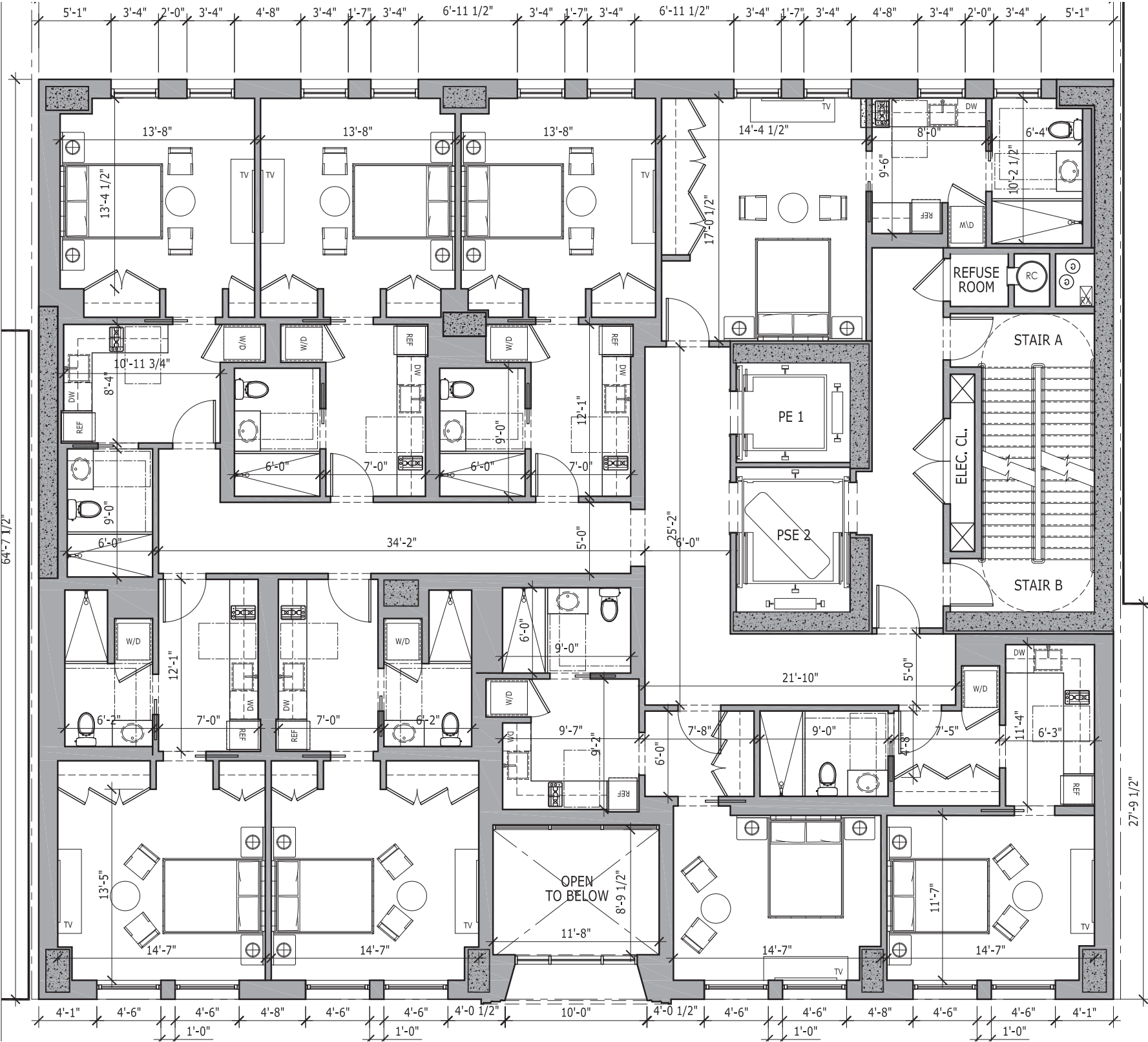
GROUND FLOOR

FLOOR PLAN



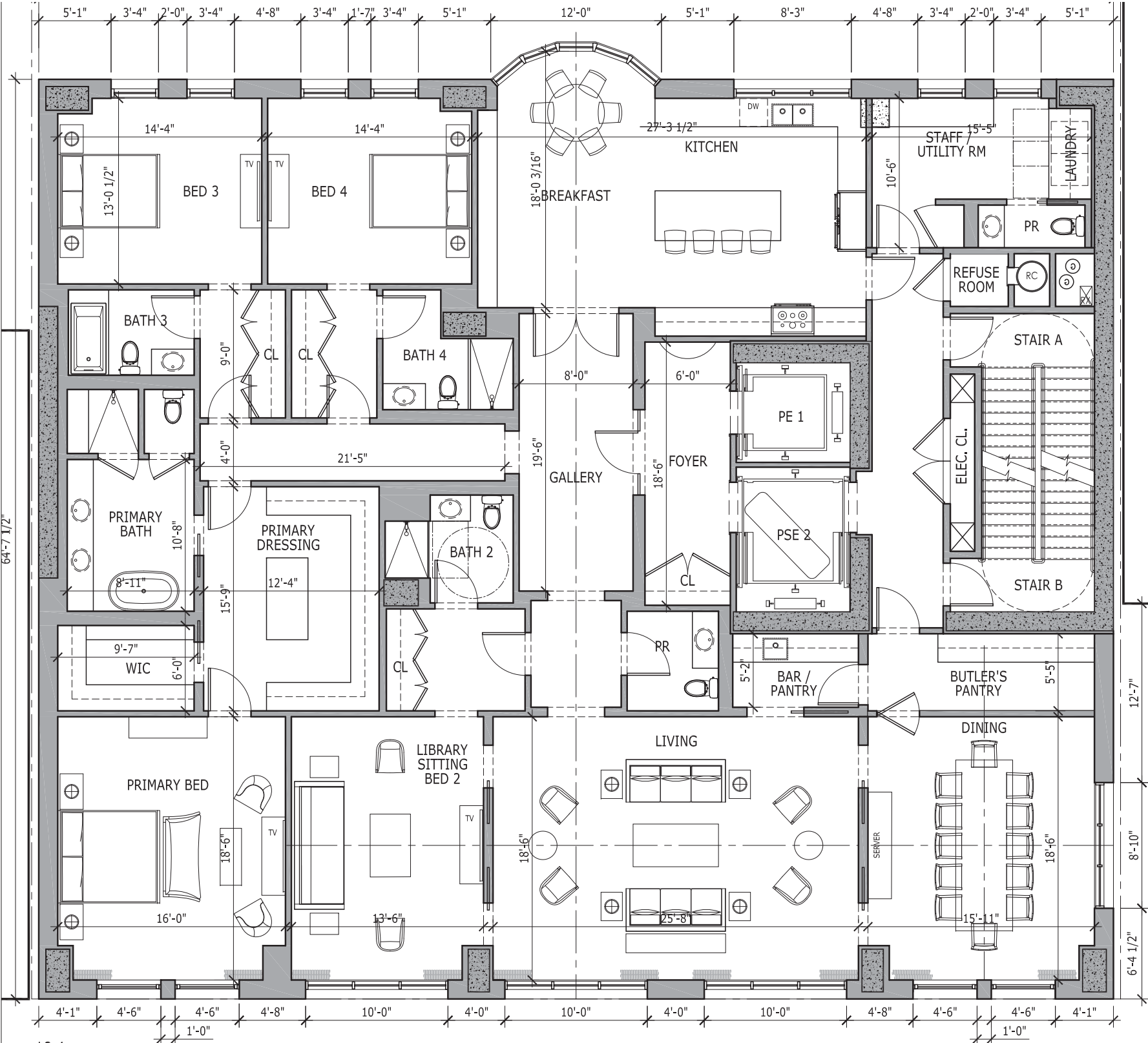
GROUND FLOOR (BACKYARD)

FLOOR PLAN



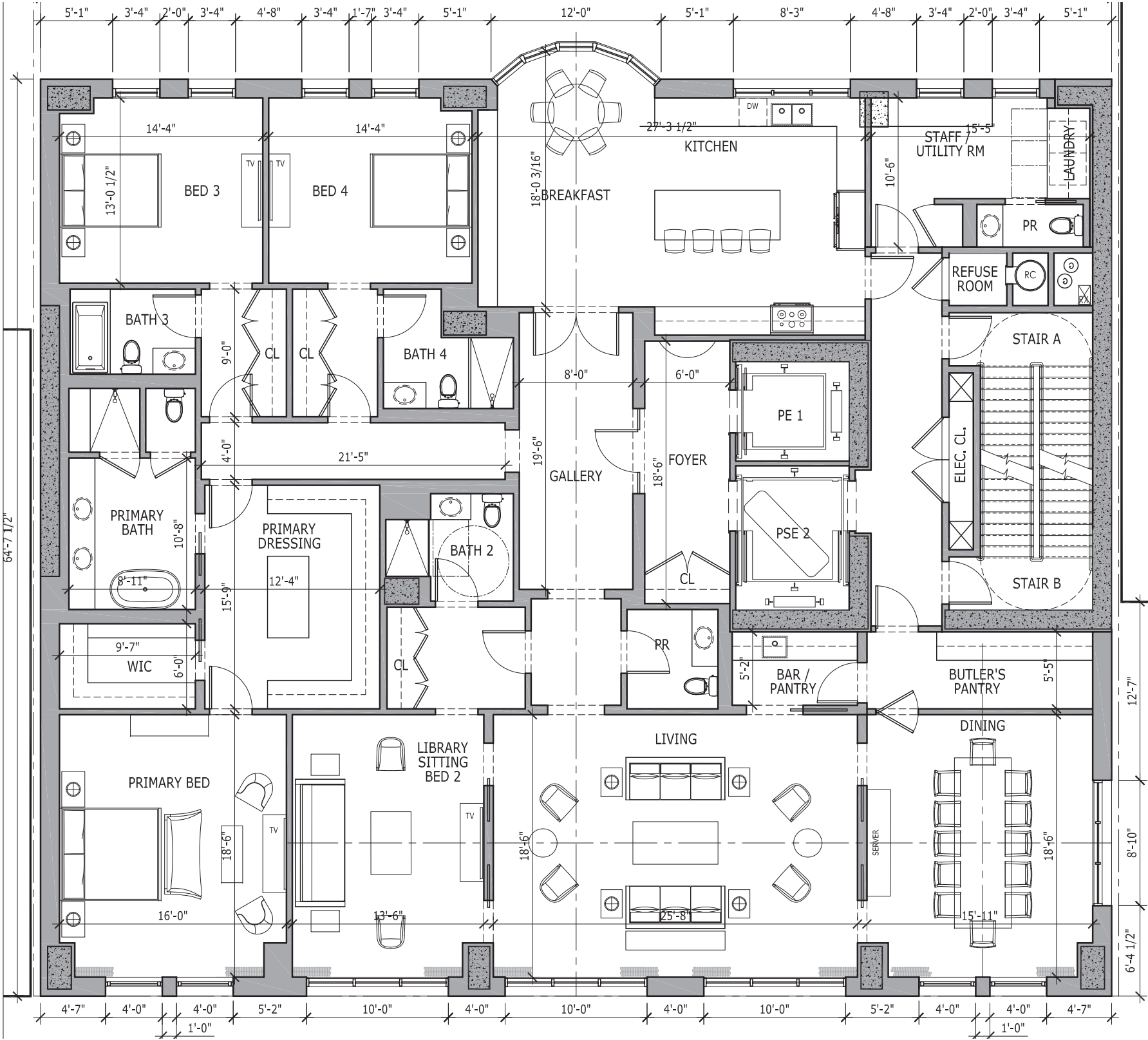
LEVEL 2

FLOOR PLAN



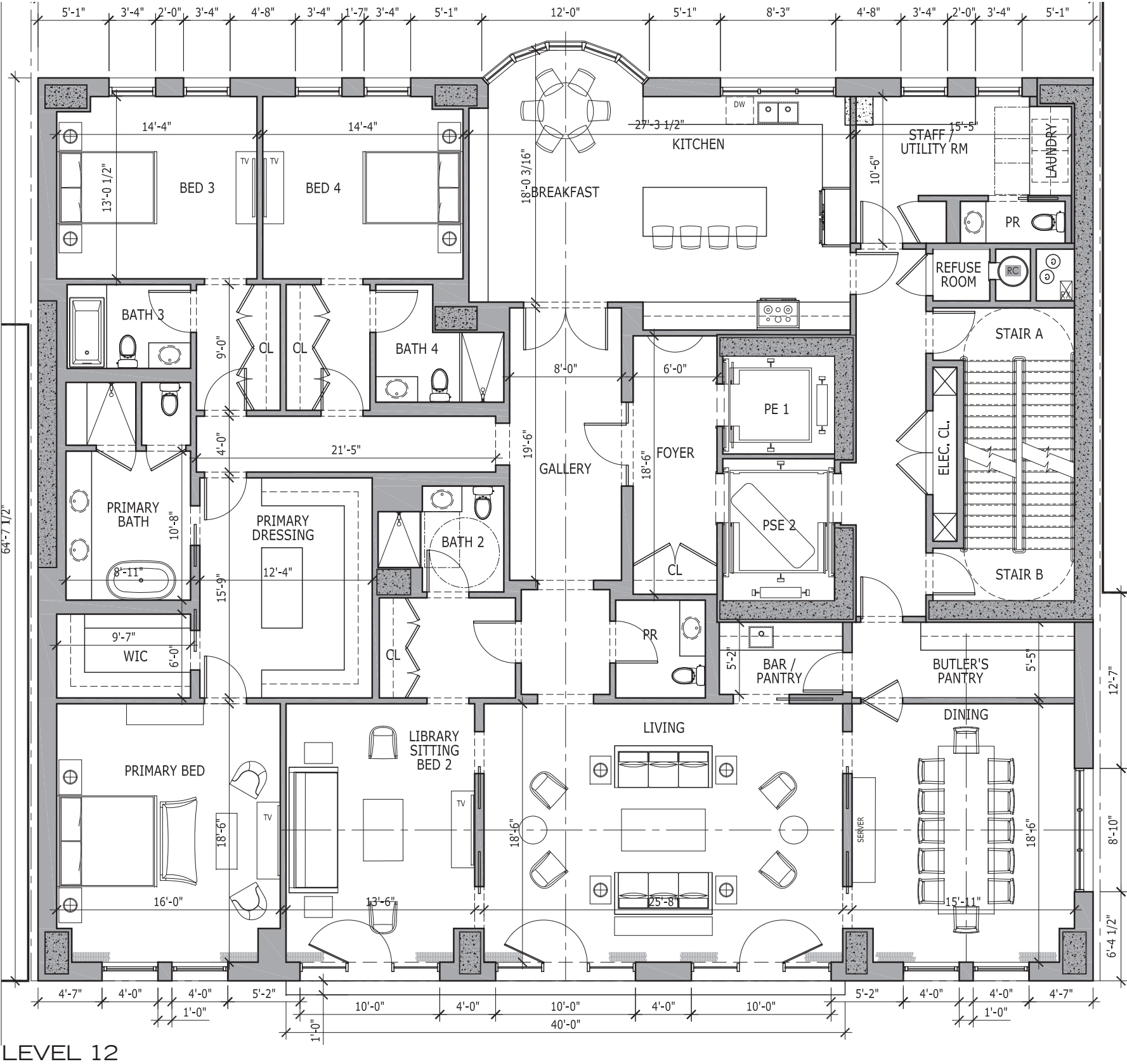
LEVEL 3-4

FLOOR PLAN

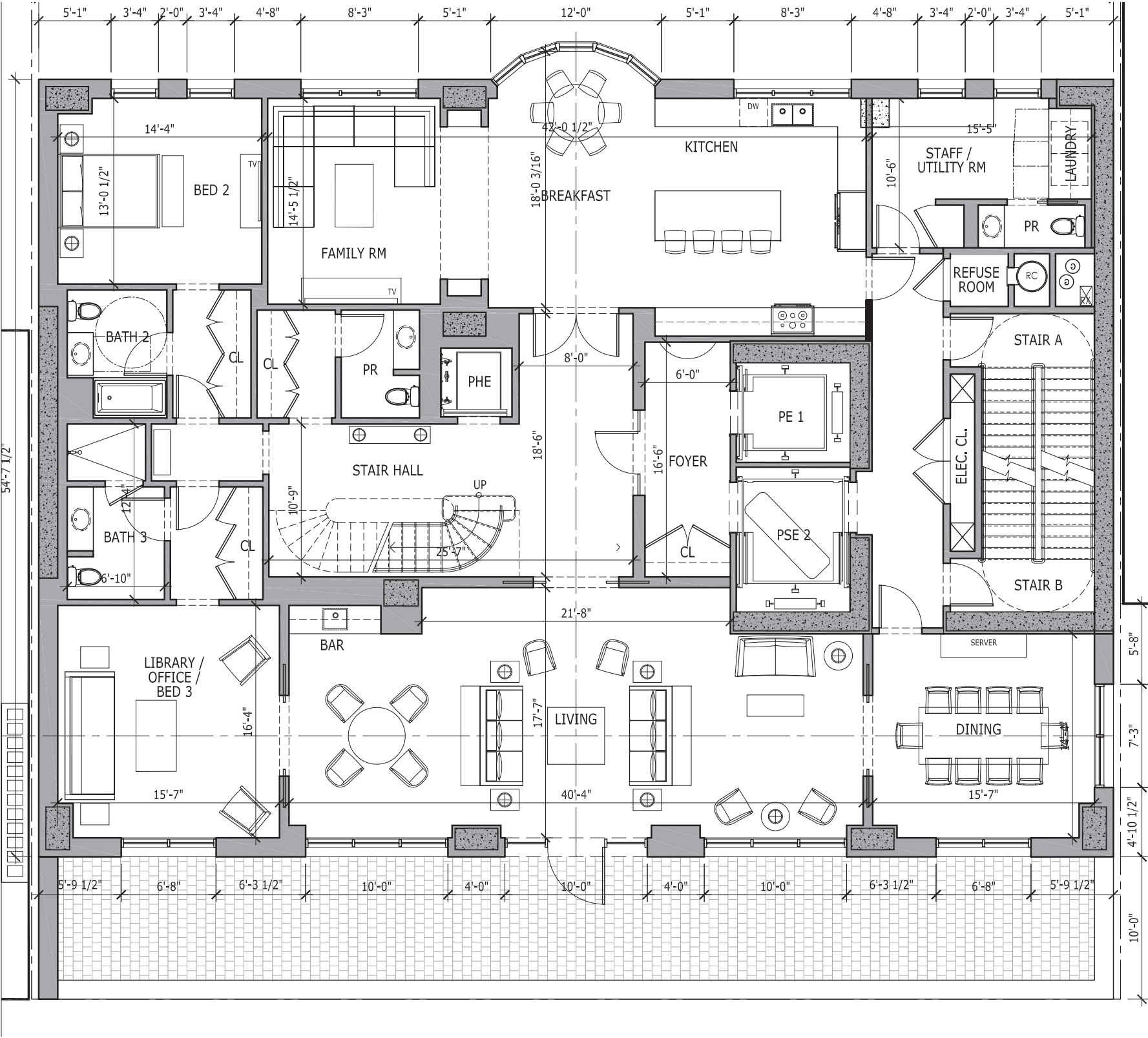


LEVEL 5-11 / 13

FLOOR PLAN

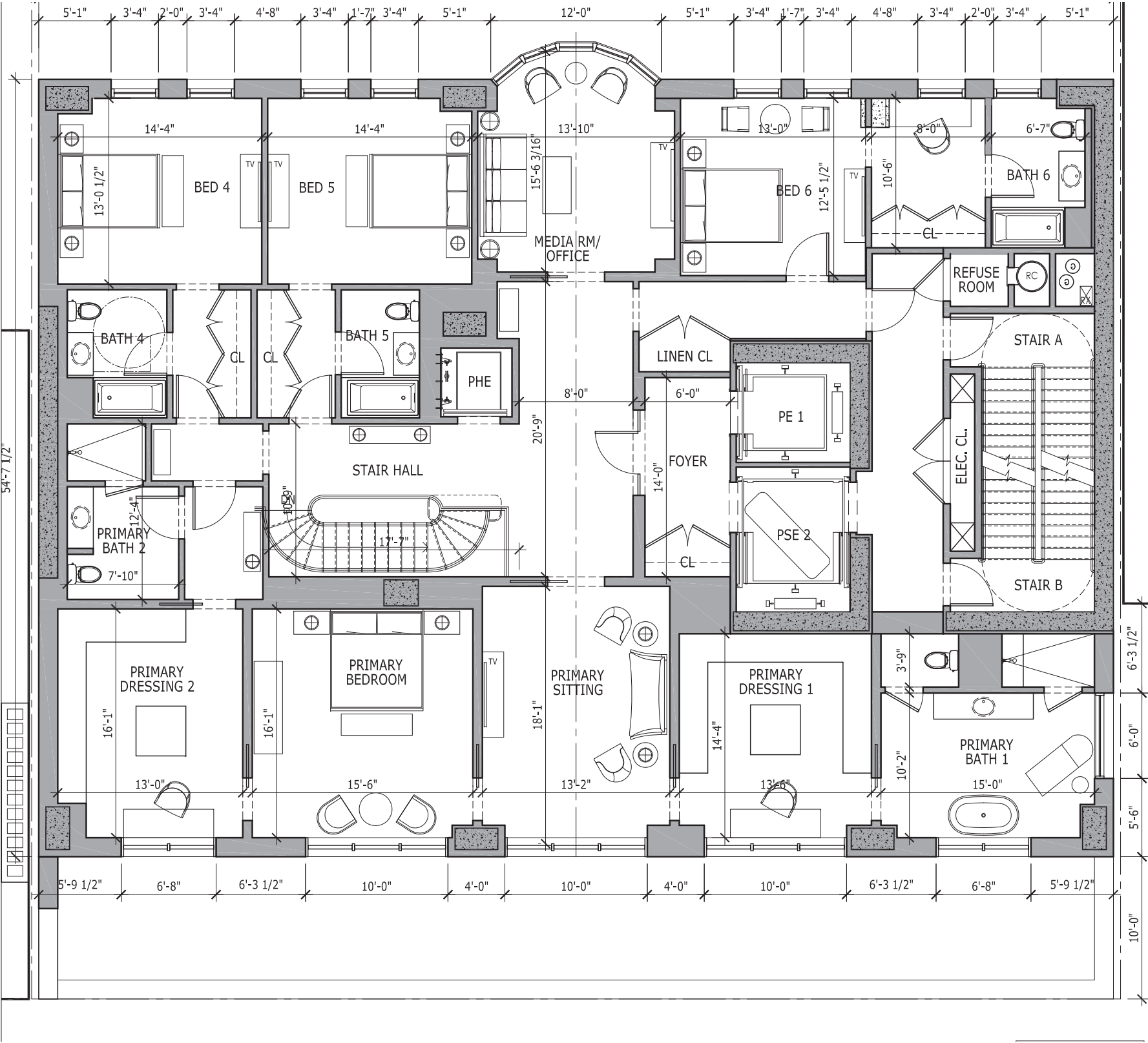


FLOOR PLAN



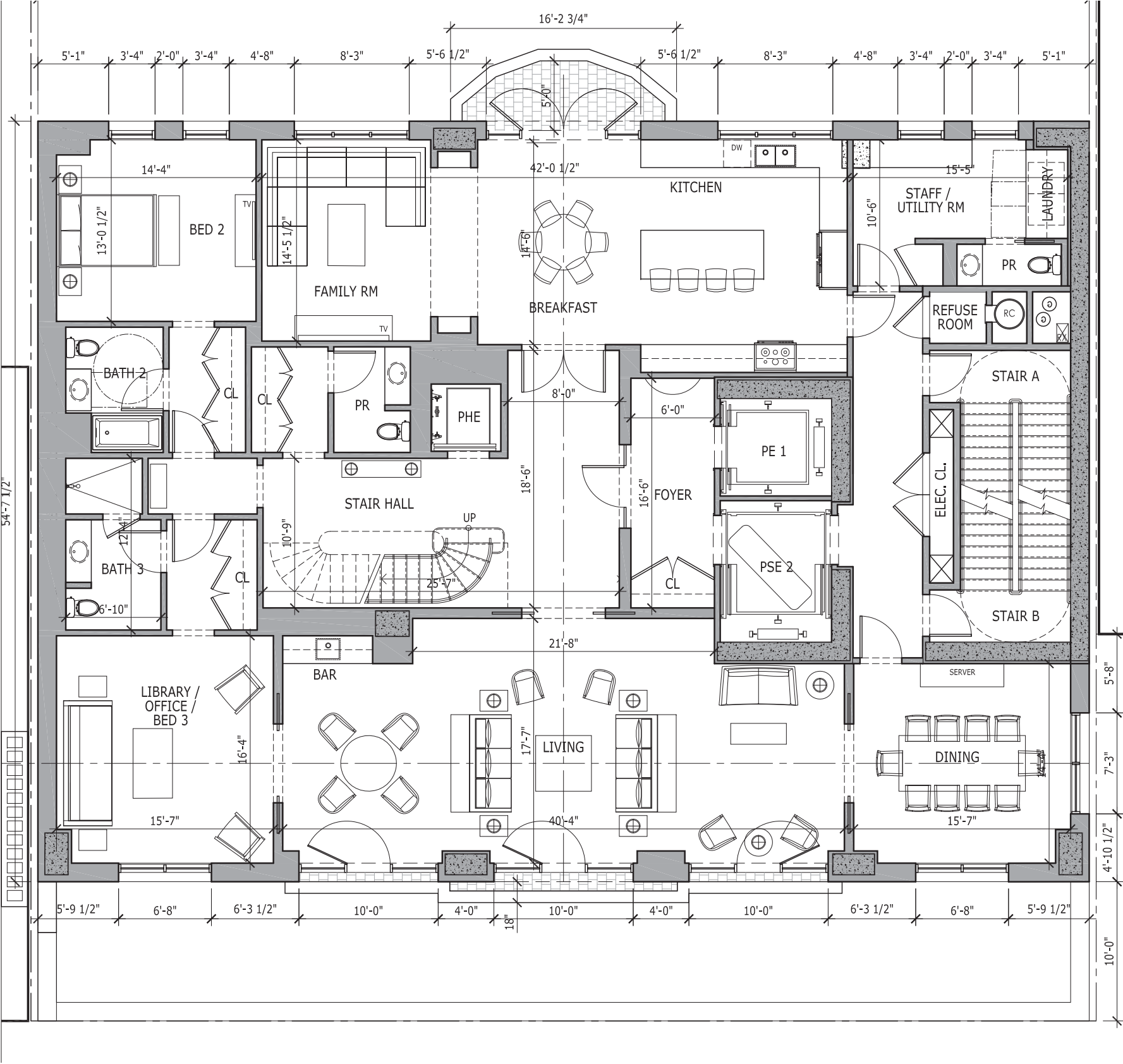
LEVEL 14

FLOOR PLAN



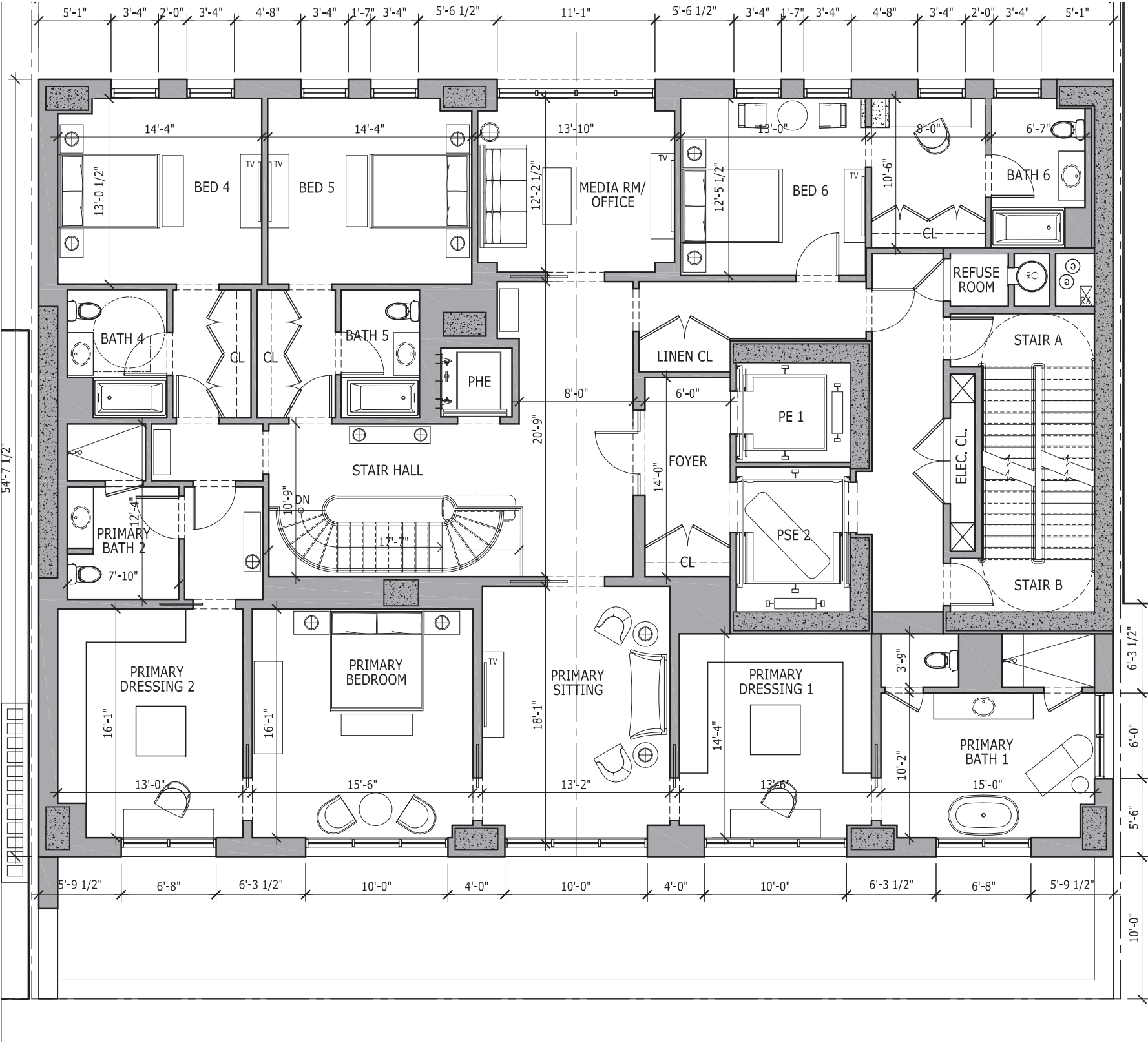
LEVEL 15

FLOOR PLAN



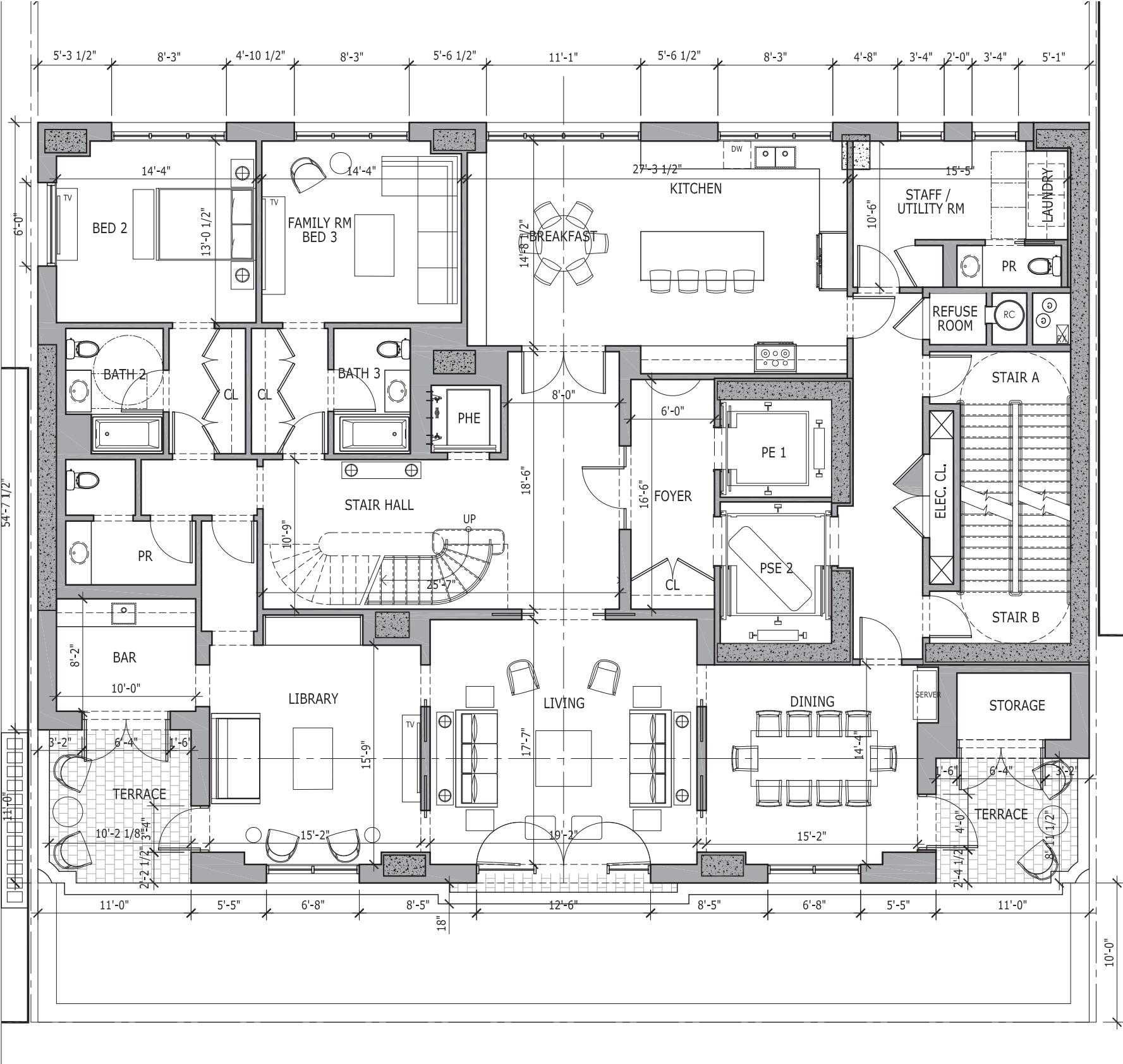
LEVEL 16

FLOOR PLAN



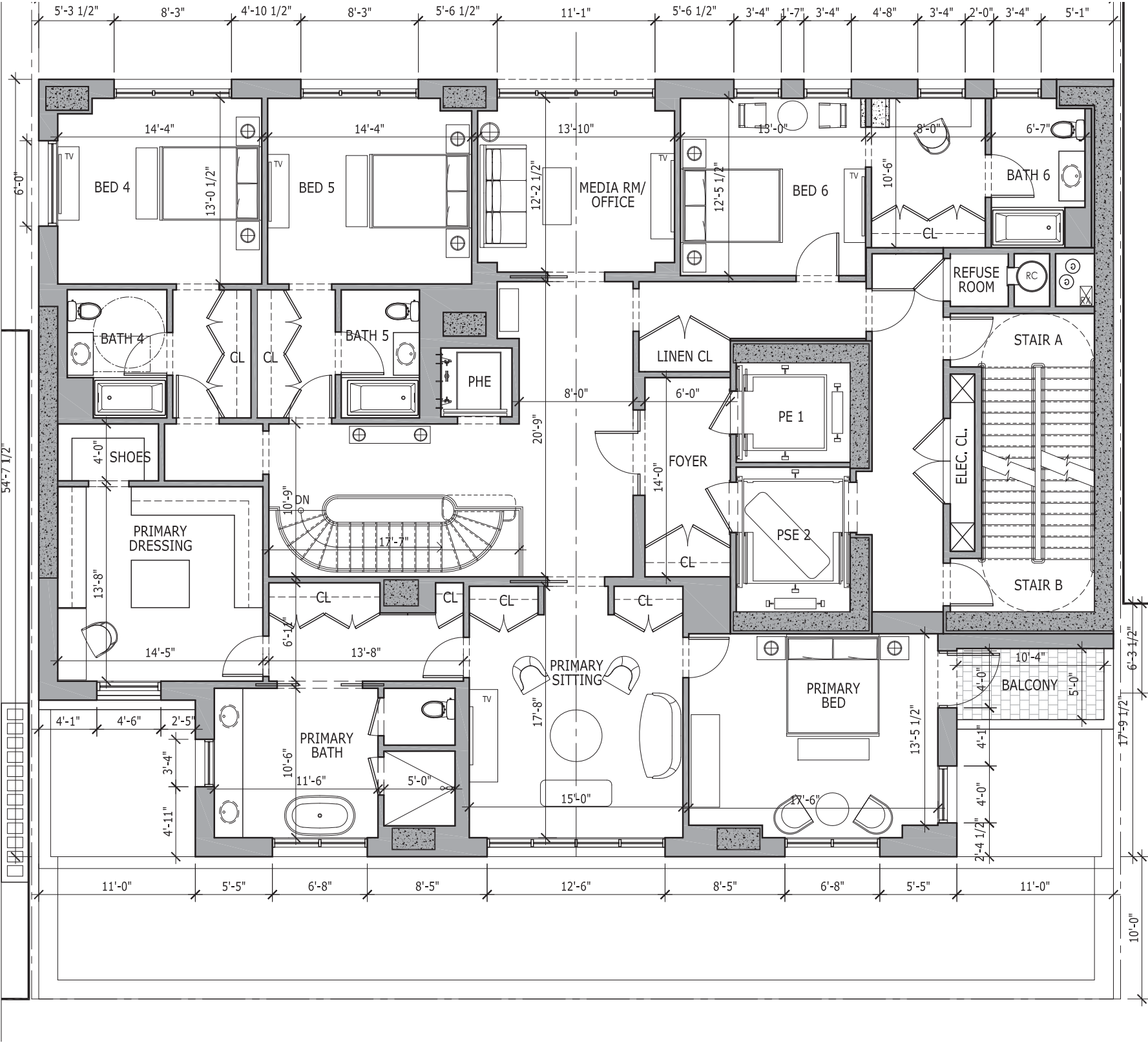
LEVEL 17

FLOOR PLAN



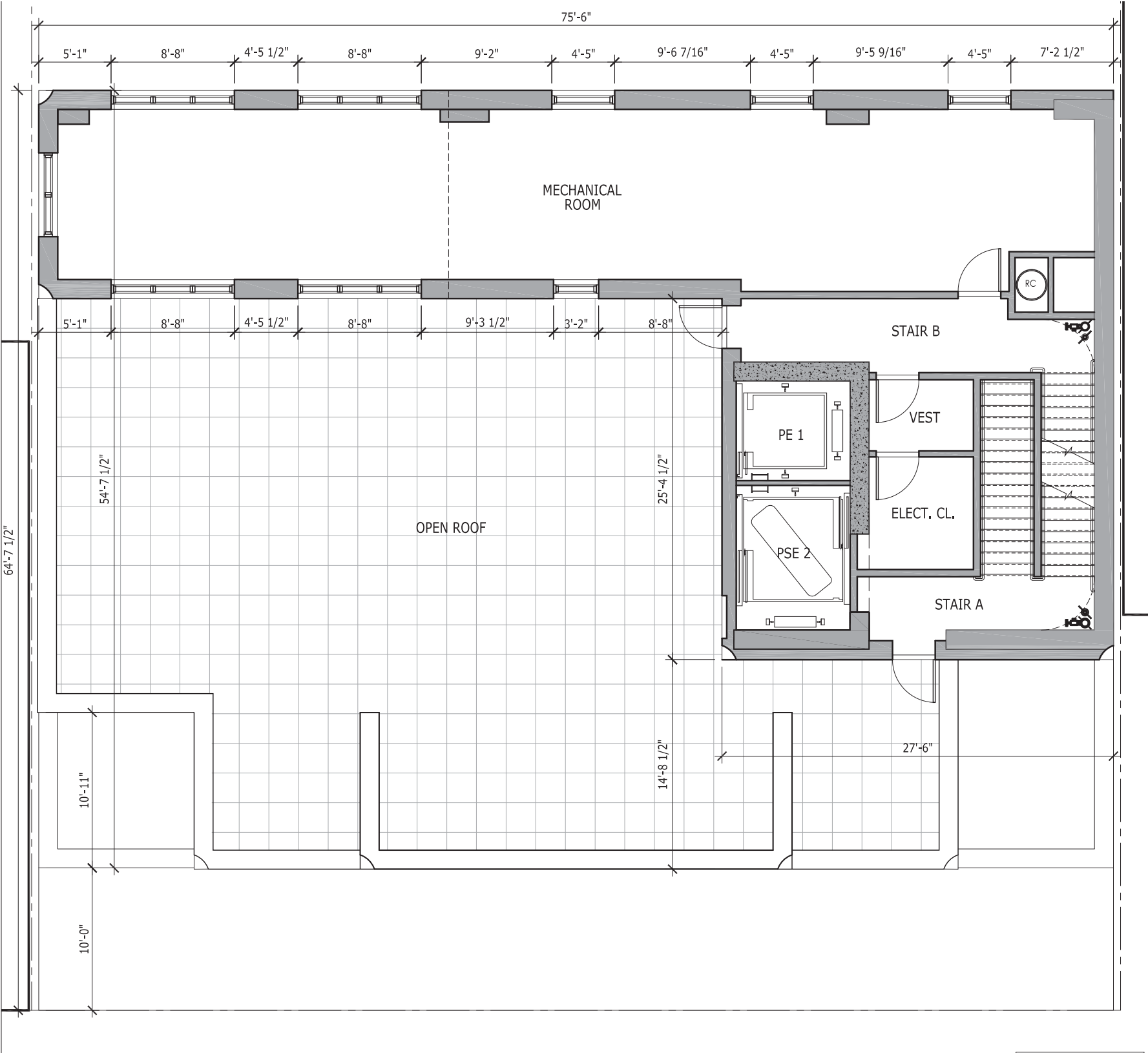
LEVEL 18

FLOOR PLAN



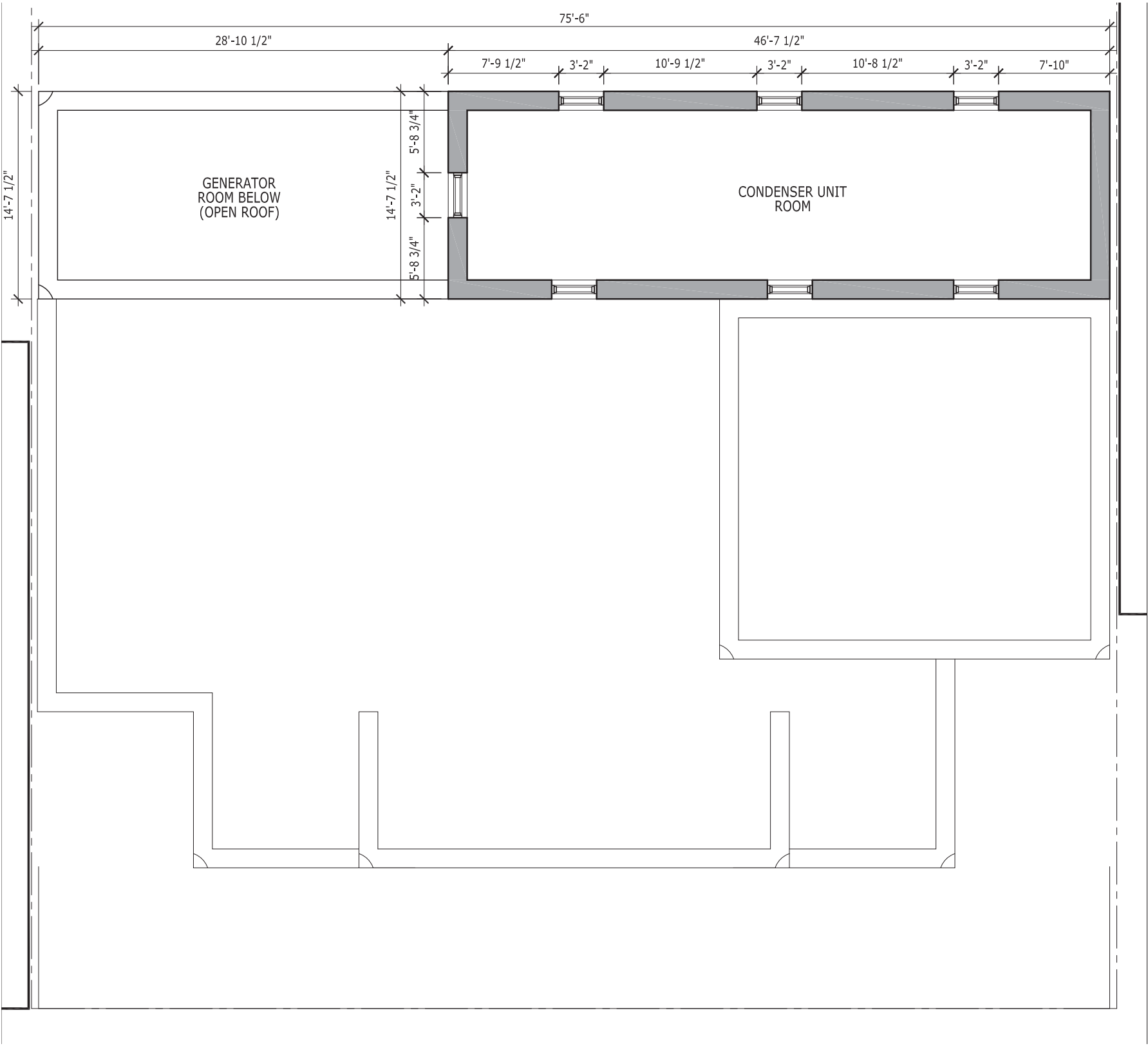
LEVEL 19

FLOOR PLAN



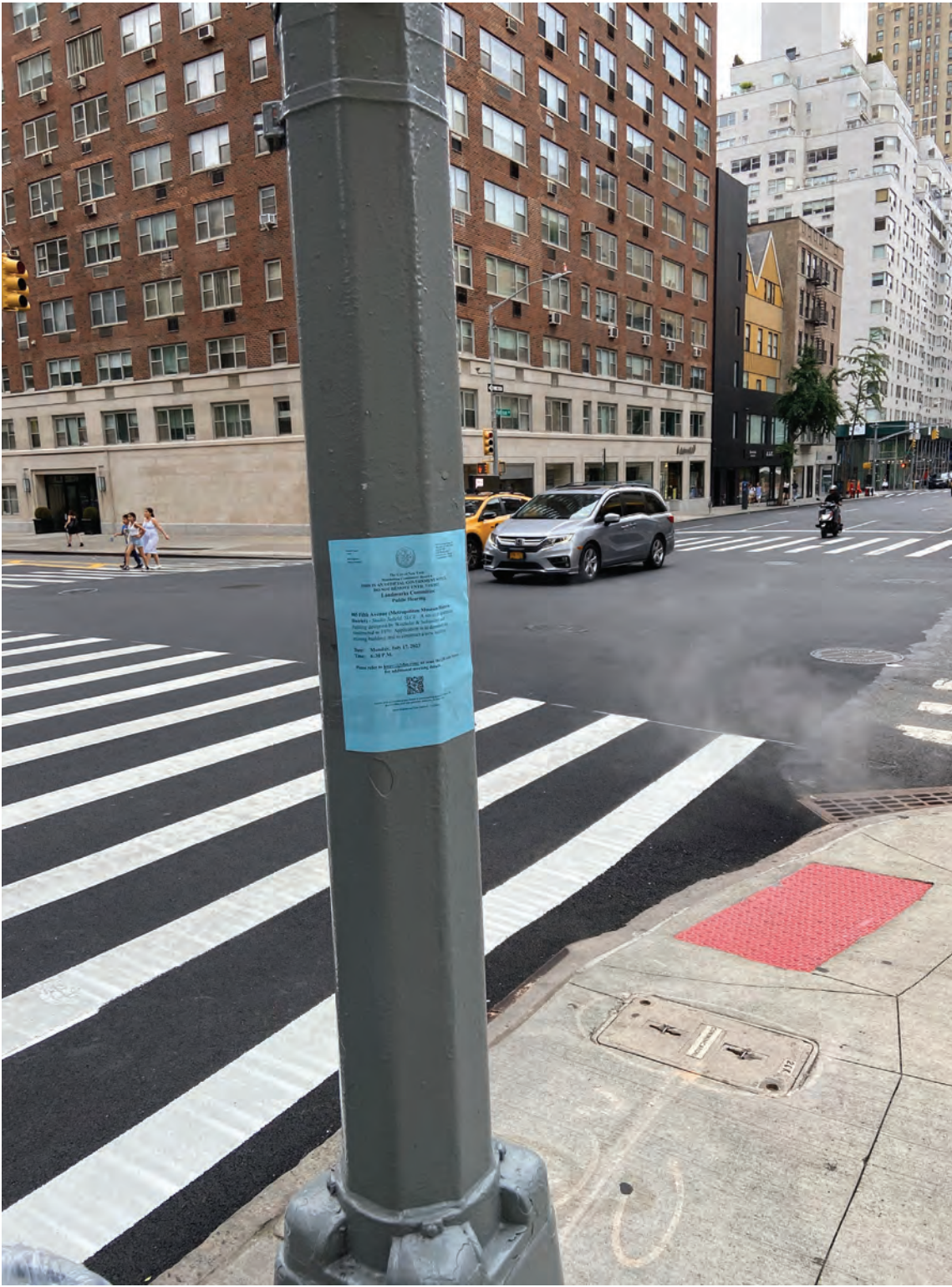
MAIN ROOF

FLOOR PLAN



BULKHEAD

COMMUNITY BOARD PUBLIC NOTICE



July 25, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-23-11727

985 Fifth Avenue – Metropolitan Museum Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 818 2472 3239

Passcode: 755950

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 virtually 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.