

January 23, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-23-11643

935 Park Avenue – Park Avenue Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 819 8432 0123

Passcode: 195814

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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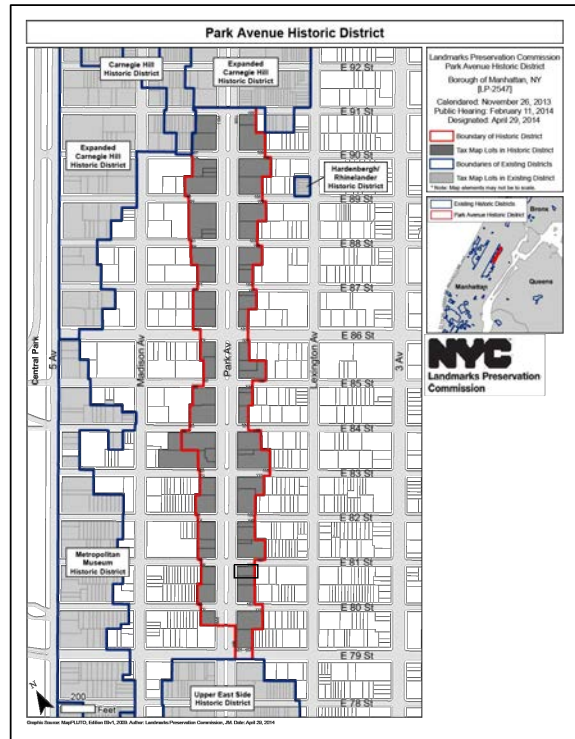
NYC Landmarks Preservation Commission

Public Hearing

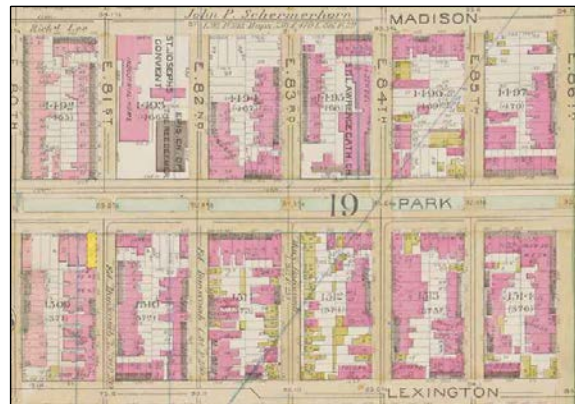
January 23, 2024

935 Park Avenue - Penthouse Rooftop Terrace
New York, New York 10028

Park Avenue Historic District: LP - 2547
 Block: 1509
 Lot: 69



Park Avenue Historic District Map.



1891 Sanborn Map, Project area highlighted.



View of proposed Sunset Terrace looking southeast

NYC LPC Public Hearing Presentation
 Historic Information
 DATE: January 23, 2024
 PROJECT NO. 1706.02

KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028



NYC Landmarks Preservation Commission

Public Hearing

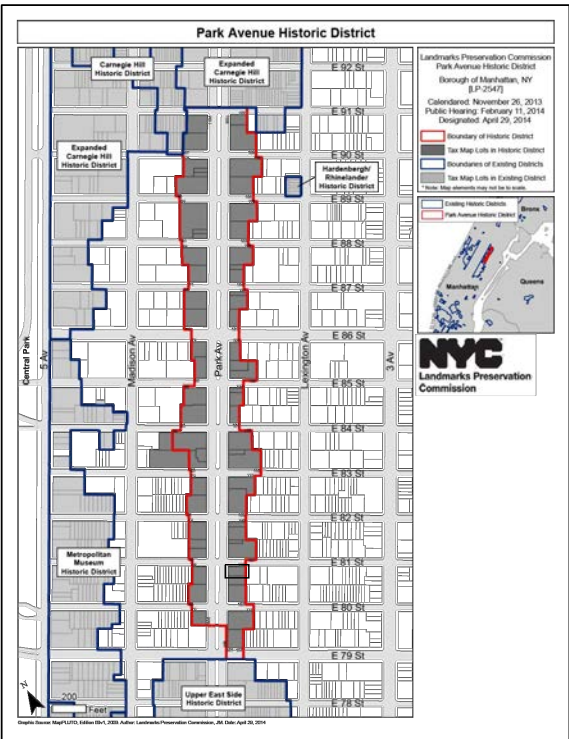
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New York, New York 10028

Park Avenue Historic District: LP - 2547
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"These terraces lend a garden effect to the general design..."

Schwartz & Gross Architects
 New York Herald Tribune, March 9, 1930



Park Avenue Historic District Map.



1891 Sanborn Map, Project area highlighted.



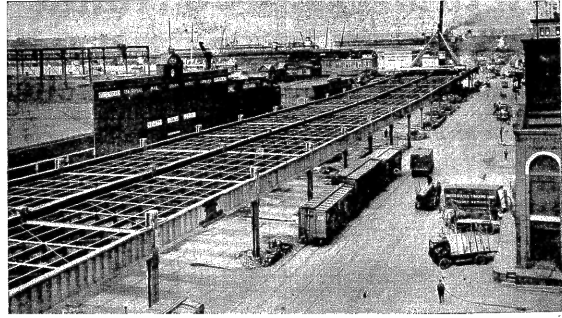
View of proposed Sunset Terrace looking Southeast

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SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028



Promises City Of Terraces, Many Towers: Race for Height and New ...
New York Herald Tribune (1926-1962); Mar 9, 1930;
 ProQuest Historical Newspapers: New York Tribune / Herald Tribune
 Pg. 12



Promises City Of Terraces, Many Towers

Race for Height and New Dwellings Law Will Produce Interesting Skyline

New York City will in time be a city of parks and terraces as a result of the race for height suggested on the hand and the operation of the multiple dwelling law on the other. It will be several years, however, before the full effect of the law is felt. Architects who outline the law to one dimension think will be the architectural effect of the terrace movement will have, for instance, open wide avenues. The leading minds of the architectural world are now working on this law, arguing how it may be applied to building firms and to such a way as to make an attractive community.

Leading ideas of the movement of the law are the Central Park West as well as the 125th Street Avenue apartment and other large residential projects, and testimony that the new regulations had made possible a number of improvements in the city.

One of the most striking features, provide a greater number of set-backs which, in turn, have made possible a more extensive use of the popular terrace style of construction. In these days, many very attractive homes are being built, where the first set-back is on the second floor, while the second set-back is on the third floor, and the third set-back is on the fourth floor.

Another feature of this building will be the height limit. Under the old law of 1916, the height of buildings was limited to 100 feet. The change will provide more ventilation and light for tenants.

Greater height of buildings is also made possible. Limited by the old law to seven stories, including the penthouse, the new apartment will go up higher stories with the penthouses.

The height of the new apartment house is particularly desirable in the city of Manhattan, because for the first time, the apartment house will have a view of the city from the top of each apartment, with a window which will bring in the sun and the view of the city.

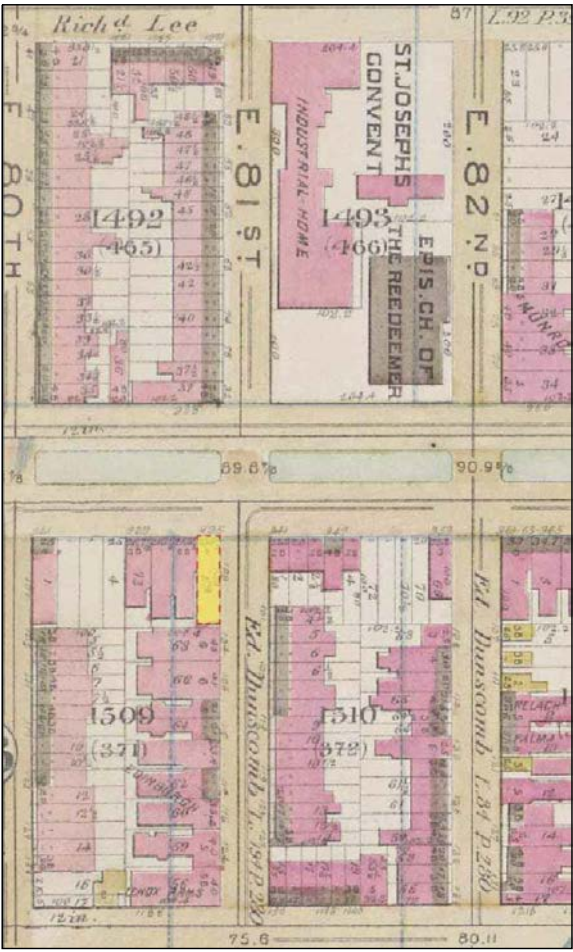
The height of the building will be the same as the Georgian period of architecture.

One of the most attractive developments made possible by the new regulations will be the great number of single apartments above the sixth floor. These apartments will contain the one the apartment, with a window which will bring in the sun and the view of the city.

In order to make the best possible terrace view in the building, an outside view plan has been entered for apartment houses. The view will be divided into three groups, the building is possible to give these sections of the building at the same time and enjoying the passage over to his own apartment.

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5 MARCH 9, 1930 ARTICLE, NEW YORK HERALD TRIBUNE
Park Avenue Historic District. Designation Report (pp. 13-14).
 NYC Landmarks Preservation Commission. (2014, April 29).
<http://s-media.nyc.gov/agencies/lpc/lp/2547.pdf>



1 1891 SANBORN MAP
 PROJECT AREA HIGHLIGHTED



2 NYC PROPERTY TAX PHOTO c.1940



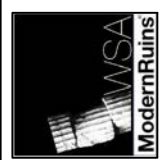
3 NYC PROPERTY TAX PHOTO c.1986

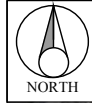


4 LPC DESIGNATION PHOTO c.2014

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935 PARK AVE SATELLITE IMAGE



VIEW NORTH ON PARK AVE



935 PARK AVE & ADJACENT BUILDINGS ALONG PARK AVE



VIEW SOUTH ON PARK AVE



VIEW WEST ON 81ST STREET

TITLE NYC LPC Public Hearing Presentation
 Context Photographs
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PENTHOUSE ROOF



PENTHOUSE ROOF



LOWER TERRACE ROOF



LOWER TERRACE ROOF



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TITLE NYC LPC Public Hearing Presentation
Existing Conditions Photographs
DATE January 23, 2024
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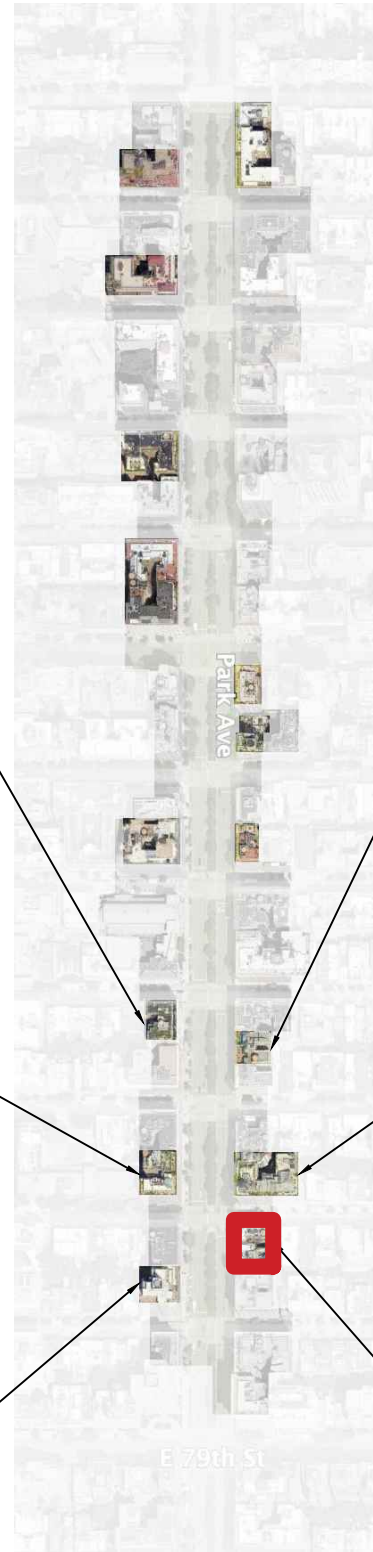
AERIAL VIEW, 960 PARK AVE



STREET VIEW, 960 PARK AVE



STREET VIEW, 970 PARK AVE



E 79th St

Park Ave



STREET VIEW, 935 PARK AVE



STREET VIEW, 941 PARK AVE



STREET VIEW, 969 PARK AVE



AERIAL VIEW, 941 PARK AVE



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TITLE

NYC LPC Public Hearing Presentation

DATE

Penthouse Examples in the District

January 23, 2024

PROJECT NO.

1706.02



E 81st STREET VIEW A



E 81st STREET VIEW B



E 81st STREET VIEW C



E 80th STREET VIEW D



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TITLE NYC LPC Public Hearing Presentation
 Street vantage points views in District
 DATE January 23, 2024
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E 81st STREET VIEW E



E 81st STREET VIEW F



E 81st STREET VIEW G



E 80th STREET VIEW H



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PARK AVENUE VIEW 1



PARK AVENUE VIEW 2



PARK AVENUE VIEW 3



PARK AVENUE VIEW 4



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PARK AVENUE VIEW 5



PARK AVENUE VIEW 6



PARK AVENUE VIEW 7



PARK AVENUE VIEW 8



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E 81st STREET VIEW B EXISTING CONDITION



E 81st STREET VIEW B EXISTING CONDITION WITH MOCKUP



E 81st STREET VIEW B PROPOSED RENDERING

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E 81st STREET VIEW B EXISTING CONDITION



E 81st STREET VIEW B EXISTING CONDITION WITH MOCKUP



E 81st STREET VIEW B PROPOSED RENDERING

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E 81st STREET VIEW C EXISTING CONDITION



E 81st STREET VIEW C EXISTING CONDITION WITH MOCKUP



E 81st STREET VIEW C PROPOSED RENDERING

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E 81st STREET VIEW H EXISTING CONDITION



E 81st STREET VIEW H EXISTING CONDITION WITH MOCKUP

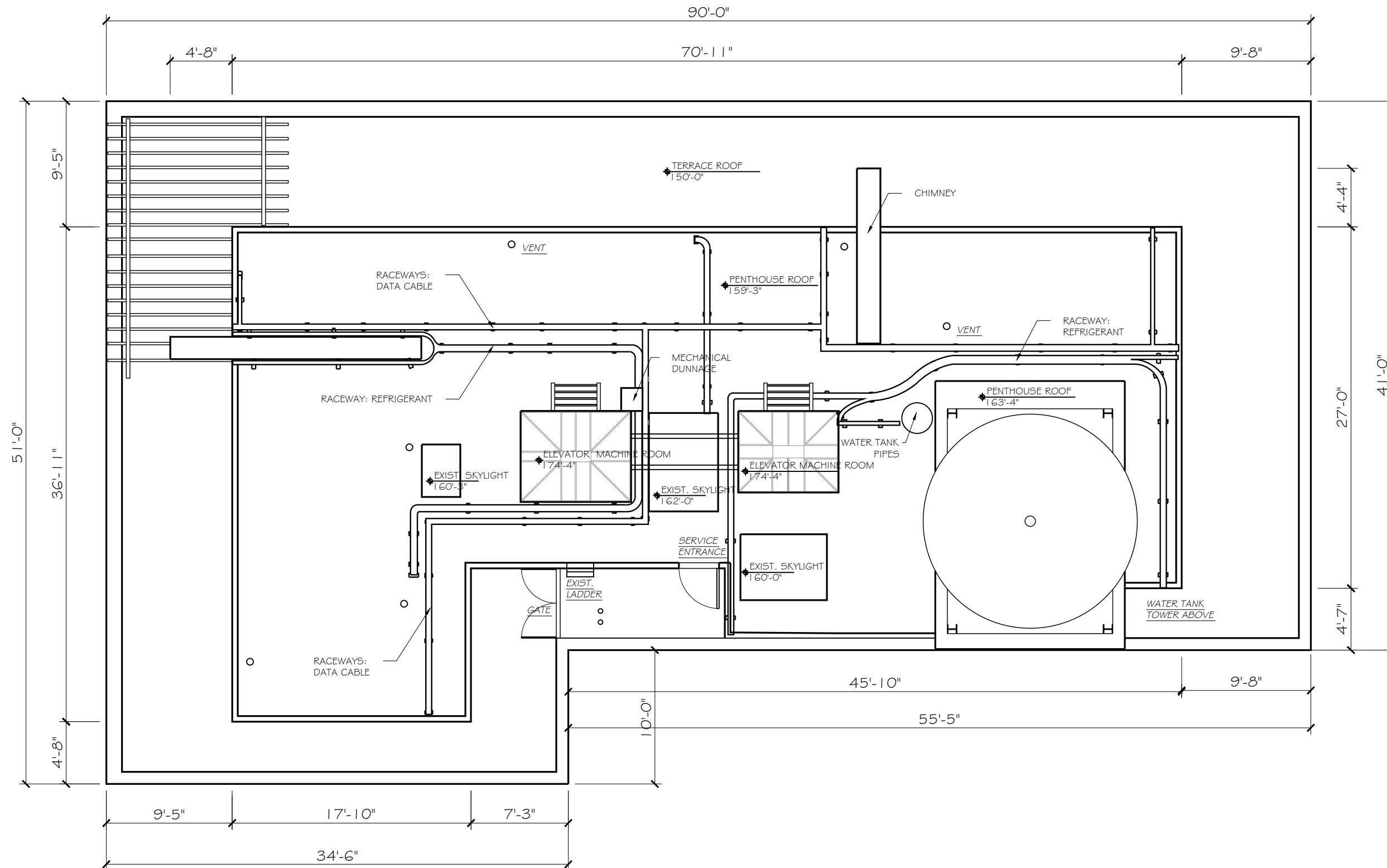


E 81st STREET VIEW H PROPOSED RENDERING

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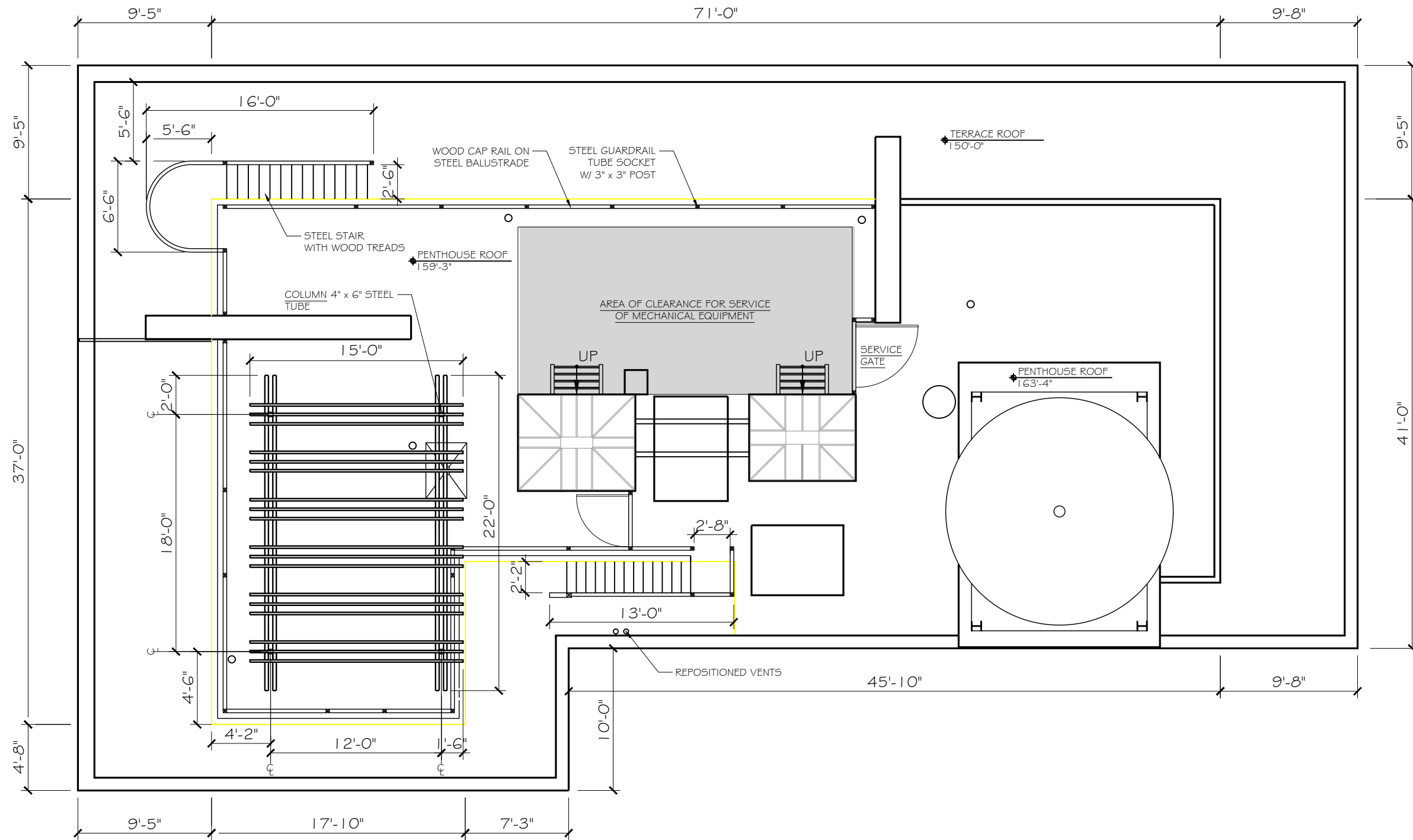


1 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

NYC LPC Public Hearing Presentation
Existing Roof Plan
January 23, 2024
PROJECT NO. 1706.02

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935 PARK AVENUE, NEW YORK, NY 10028





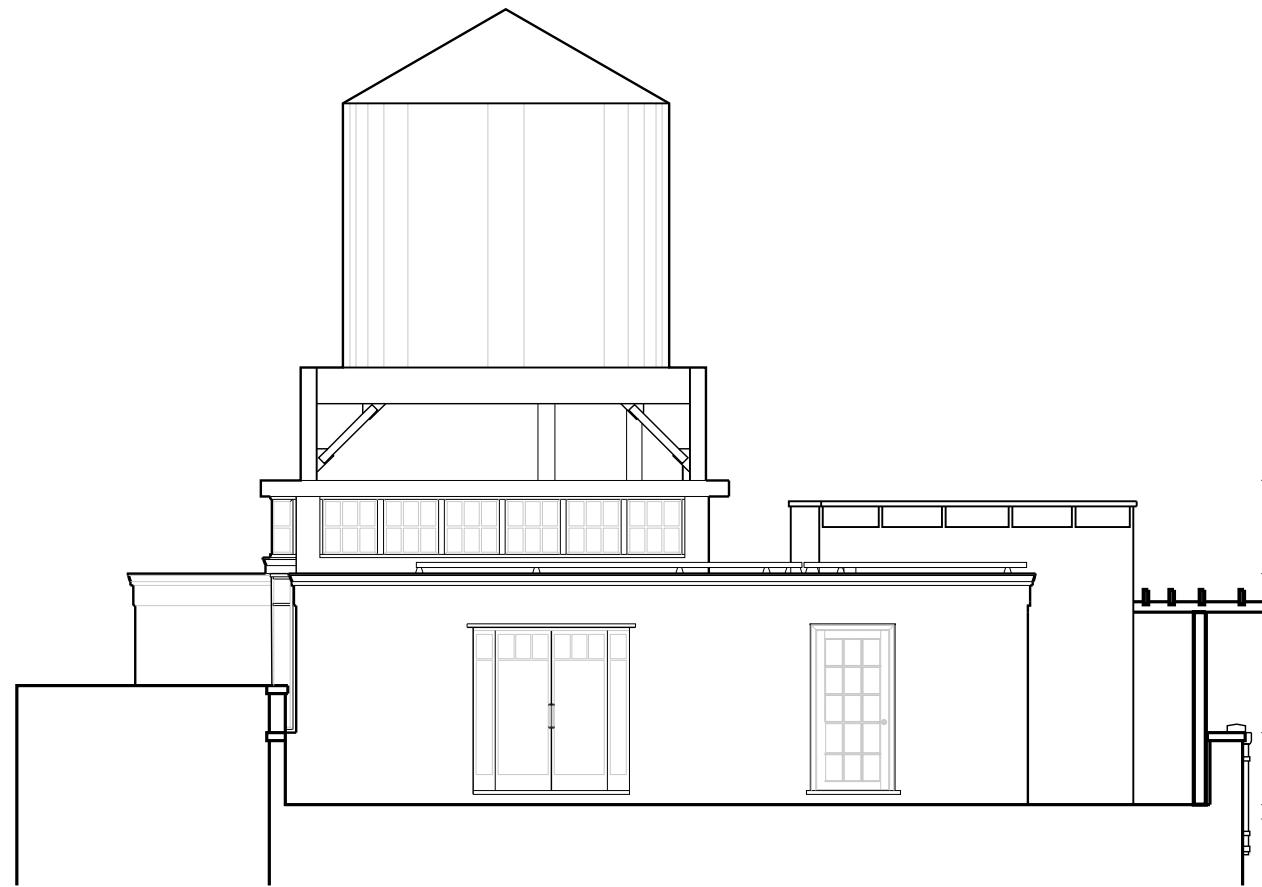
1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



KATZ RESIDENCE
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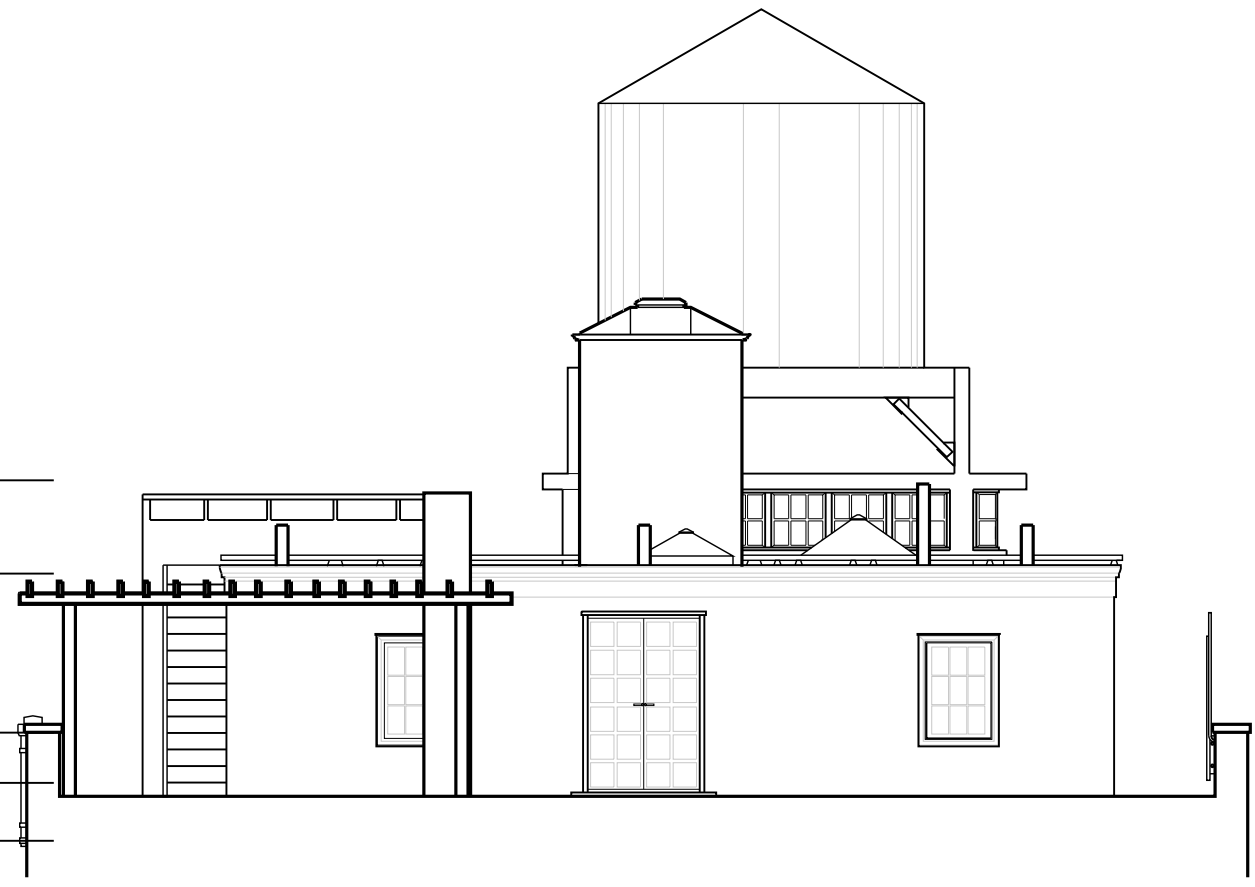
TITLE: NYC LPC Public Hearing Presentation
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Proposed Roof Plan

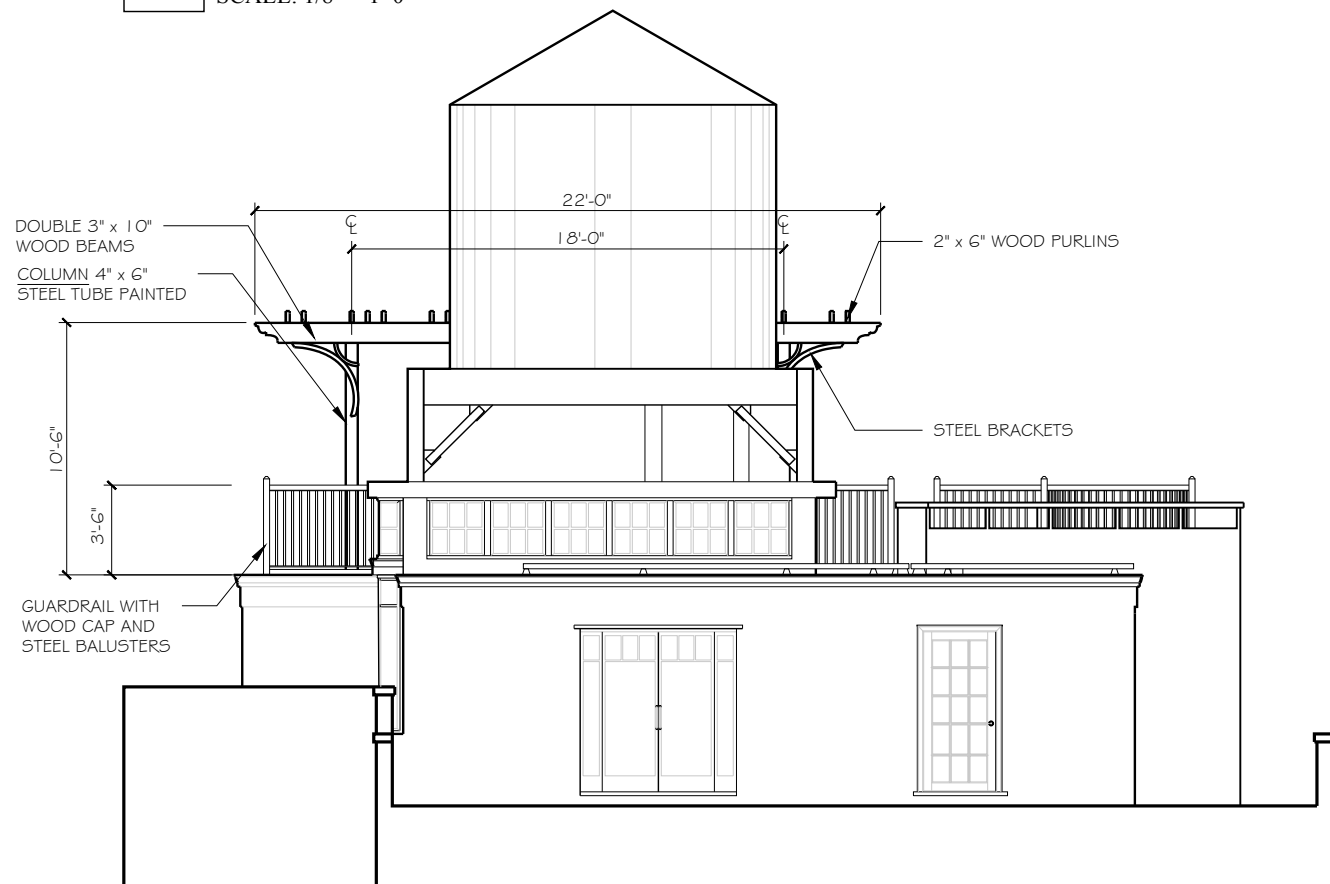


1A EXISTING EAST FACADE
SCALE: 1/8" = 1'-0"

ROOF LEVEL
+ 13'-5 1/2"
ROOF LEVEL
+ 9'-7"
PARAPET
+ 3'-0"
TERRACE
0'-0"
INTERIOR
- 0'-7"

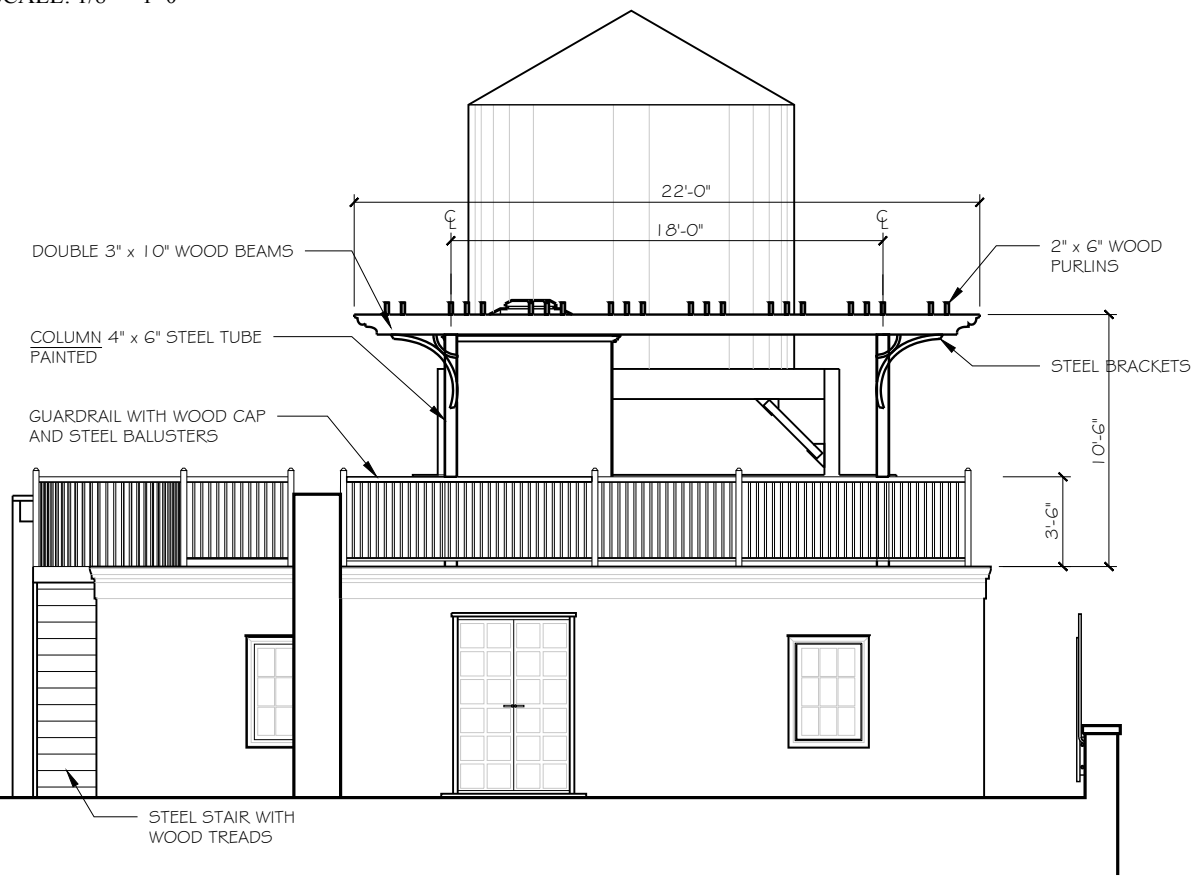


2A EXISTING WEST FACADE PARK AVE
SCALE: 1/8" = 1'-0"



1B PROPOSED EAST FACADE
SCALE: 1/8" = 1'-0"

ROOF LEVEL
+ 13'-5 1/2"
ROOF LEVEL
+ 9'-7"
PARAPET
+ 3'-0"
TERRACE
0'-0"
INTERIOR
- 0'-7"

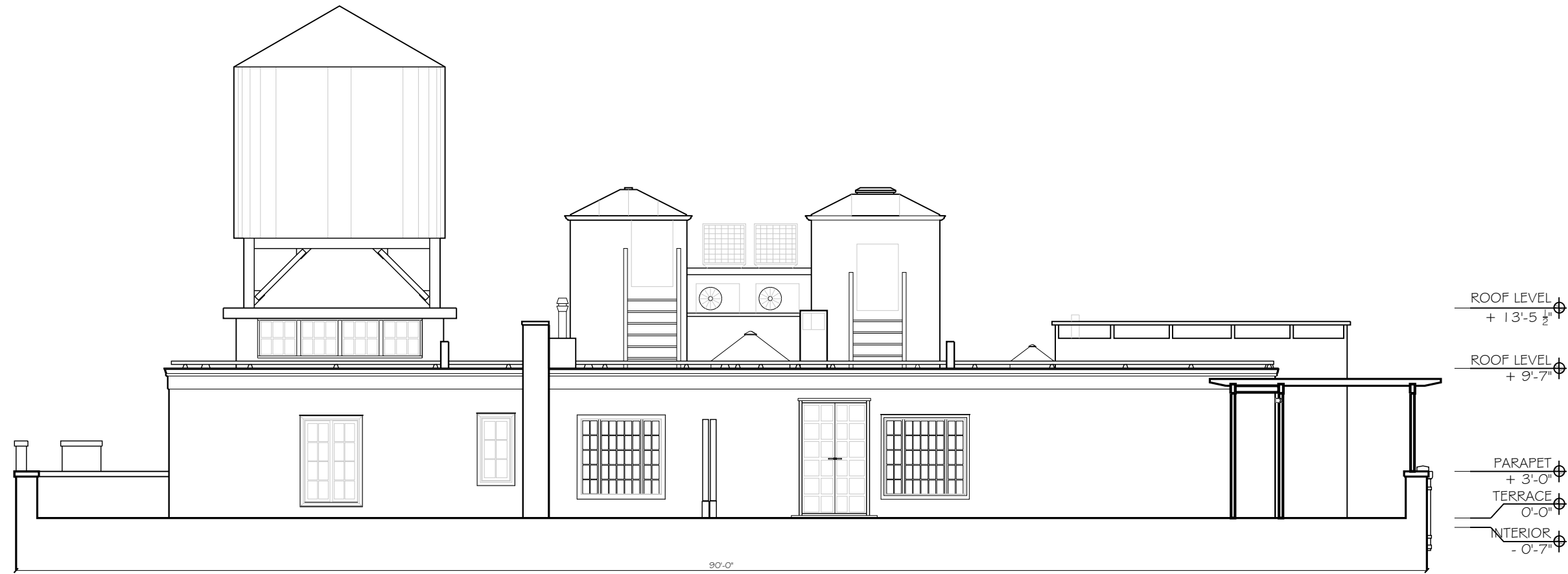


2B PROPOSED WEST FACADE PARK AVE
SCALE: 1/8" = 1'-0"

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DATE Exterior Elevations Comparison
PROJECT NO. 1706.02

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1A EXISTING NORTH FACADE 81st ST
SCALE: 1/8" = 1'-0"



1B PROPOSED NORTH FACADE 81st ST
SCALE: 1/8" = 1'-0"

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1A EXISTING SOUTH FACADE
SCALE: 1/8" = 1'-0"



1B PROPOSED SOUTH FACADE
SCALE: 1/8" = 1'-0"

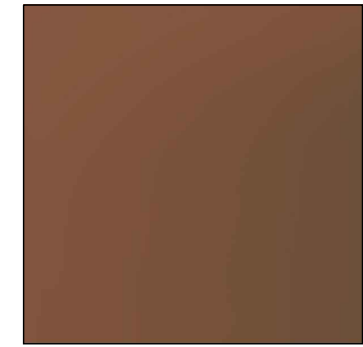
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WOOD BEAMS & PURLINS



PAINTED STEEL TUBE



WOOD RAIL CAP



PAINTED STEEL BALUSTERS



PRECAST CONCRETE PAVERS



WOOD STAIR TREADS



PAINTED STEEL POSTS



SEDUM (VEGETATED) MAT



PAINTED STEEL STRINGER

TITLE NYC LPC Public Hearing Presentation
DATE Material Specifications
PROJECT NO. January 23, 2024
1706.02

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VIEW LOOKING SOUTHWEST TOWARD PARK AVENUE



VIEW LOOKING NORTHWEST TOWARD PARK AVENUE



VIEW LOOKING SOUTHEAST



VIEW LOOKING NORTHEAST

TITLE NYC LPC Public Hearing Presentation
 DATE Proposed Aerial Views
 PROJECT NO. January 23, 2024
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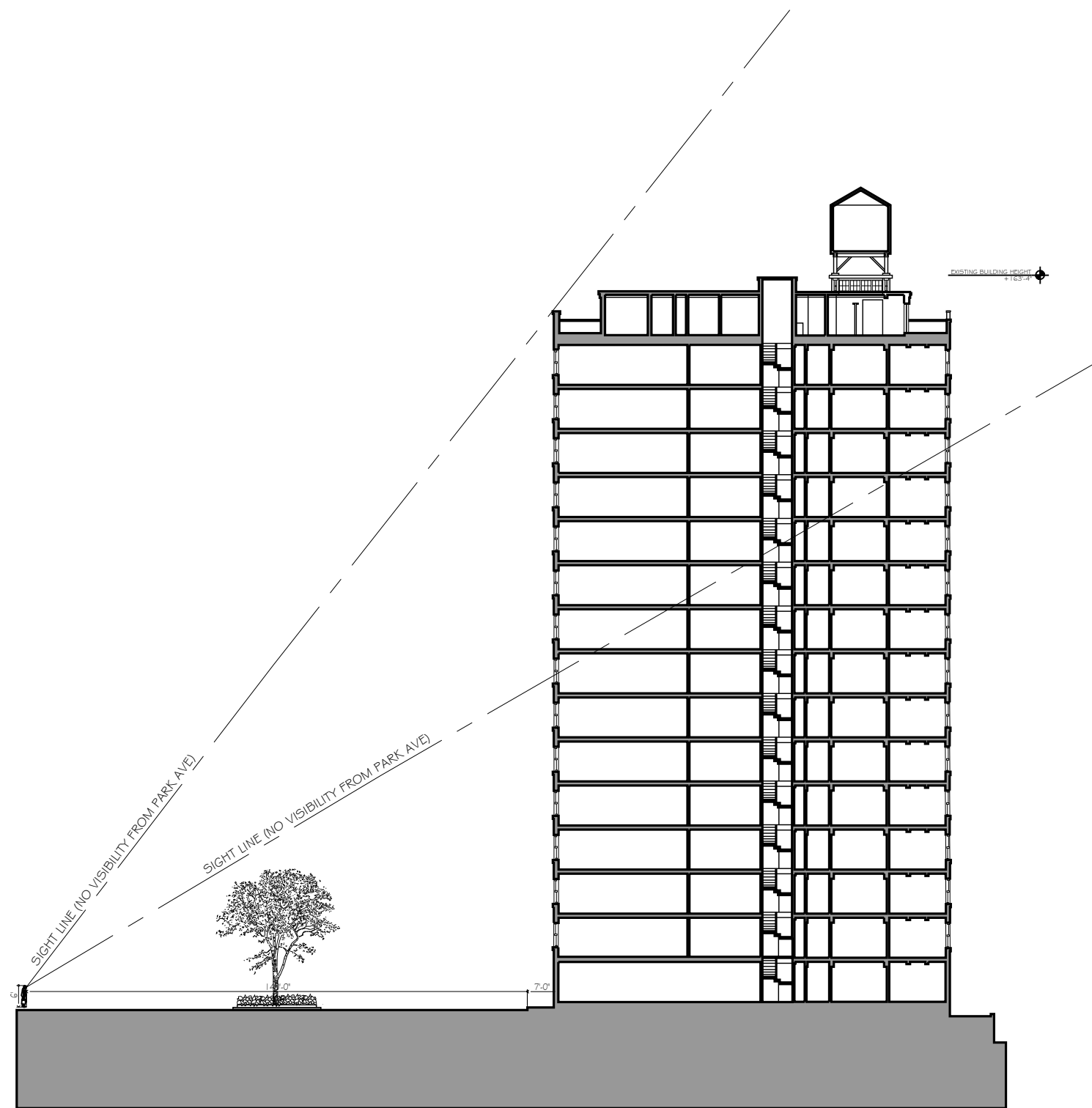
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APPENDIX

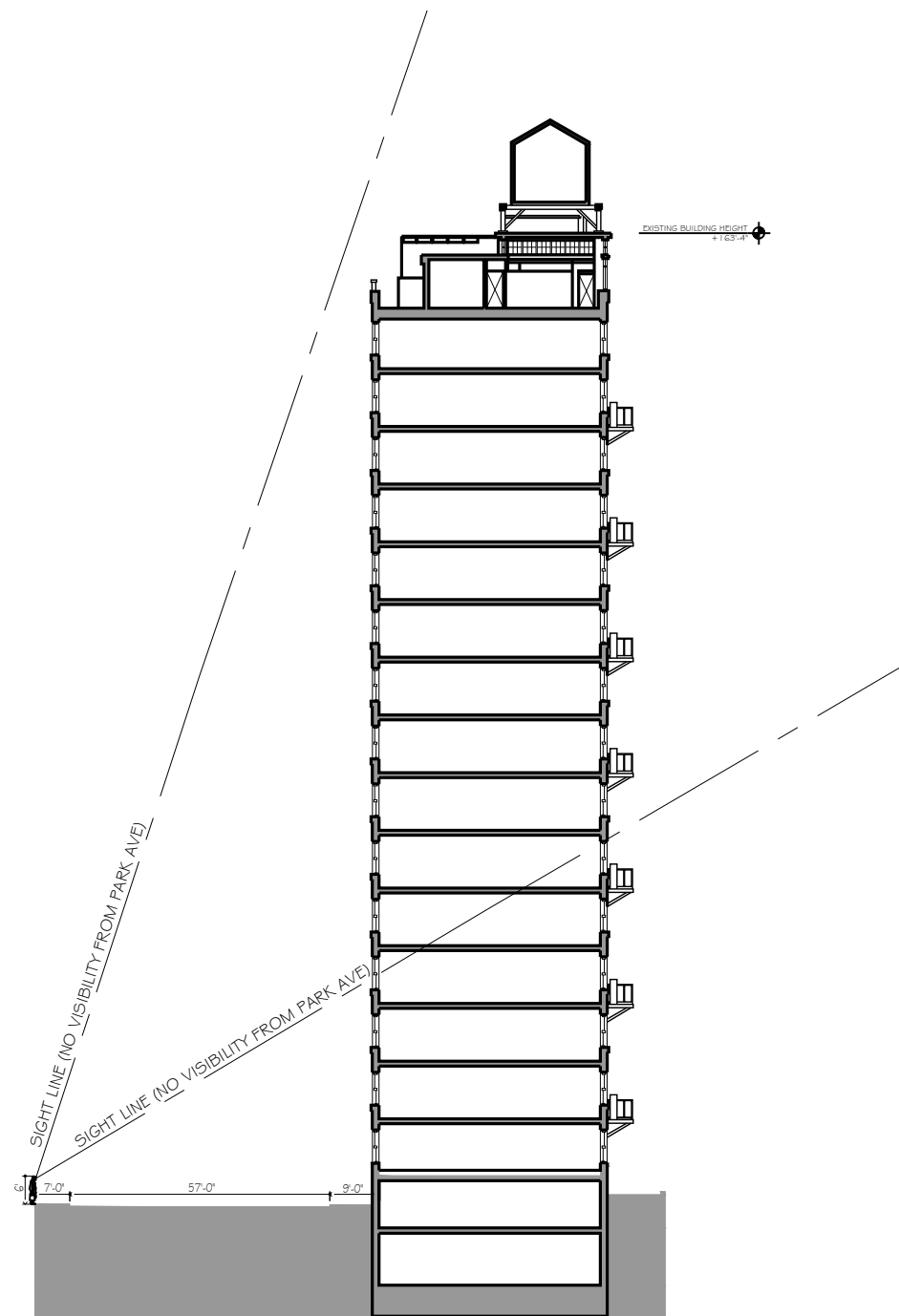


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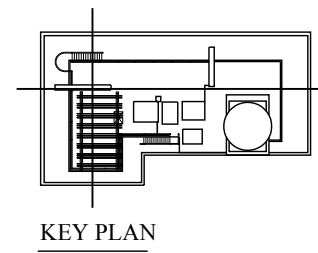
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1 LONGITUDINAL (E-W) BUILDING SECTION
SCALE: 1/32" = 1'-0"



2 TRANSVERSE (N-S) BUILDING SECTION
SCALE: 1/32" = 1'-0"

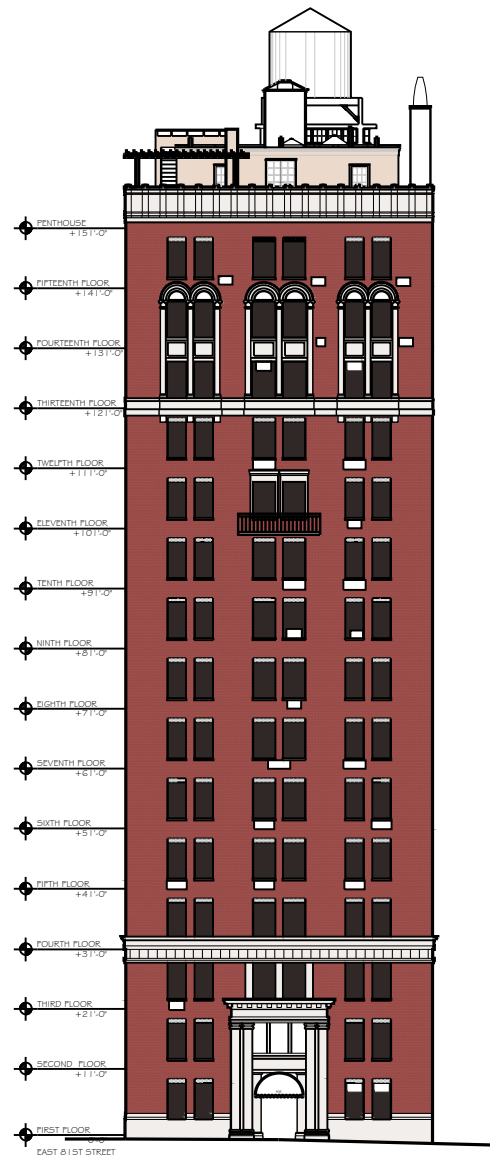


KEY PLAN

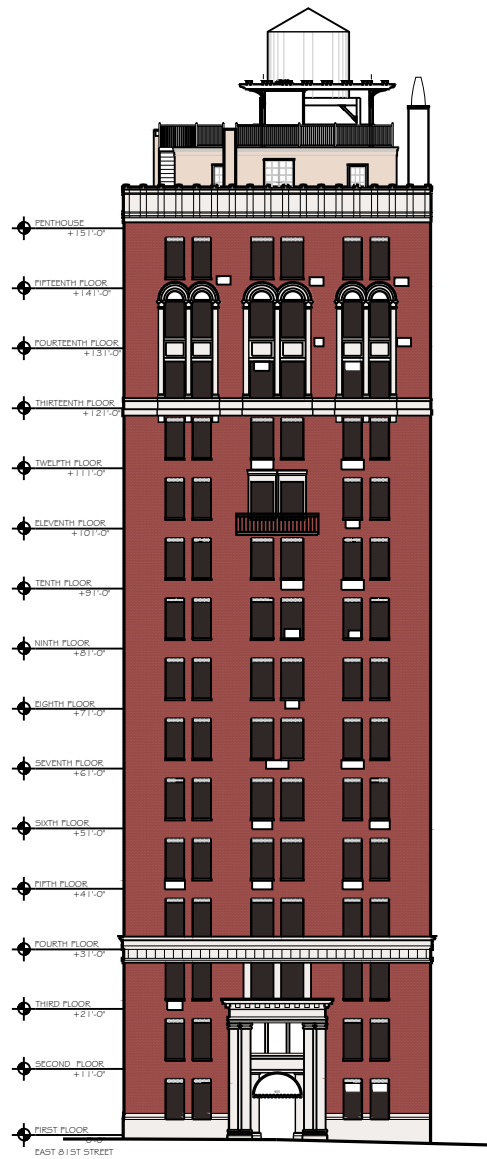
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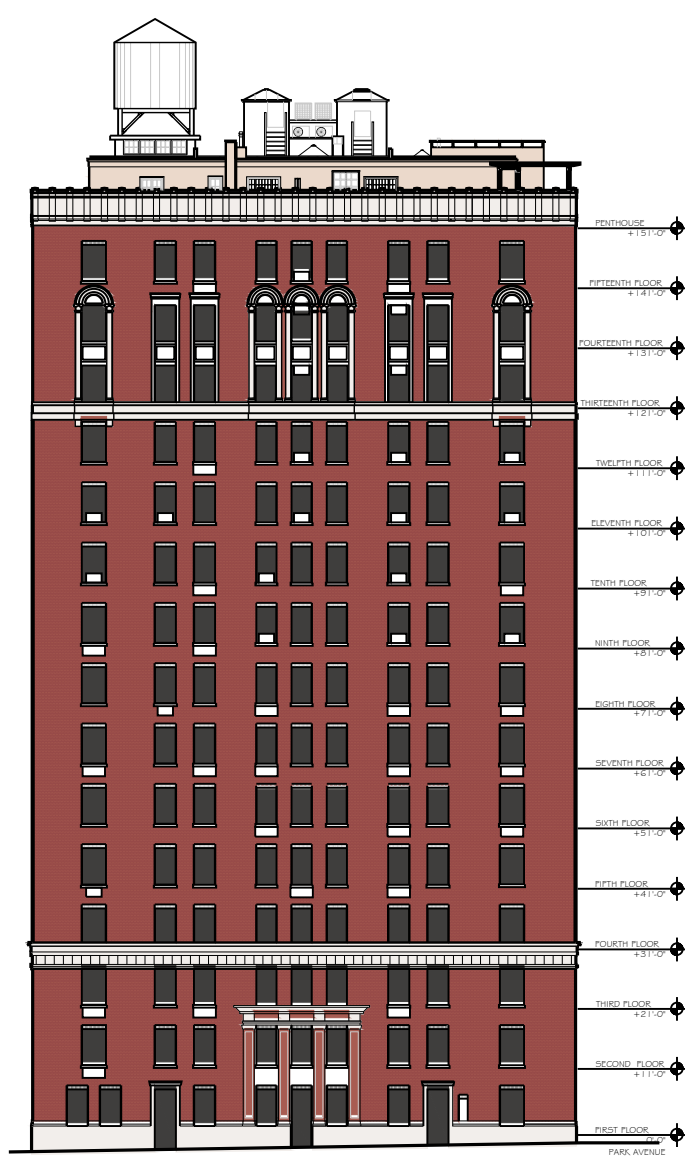




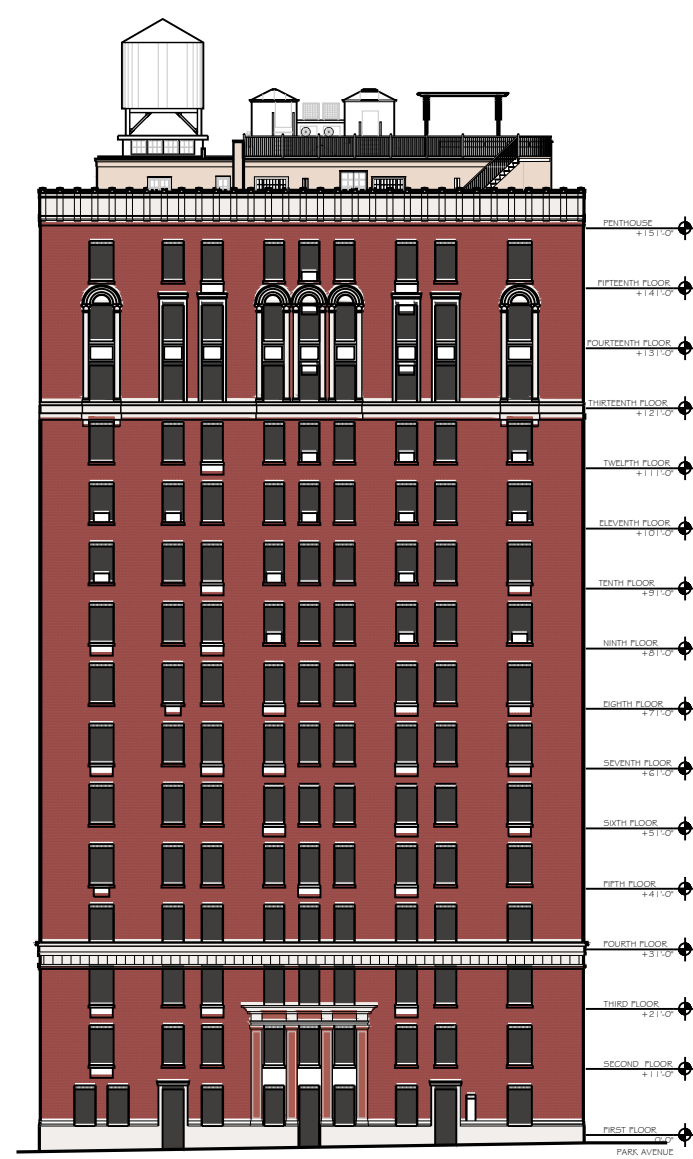
1A EXISTING WEST FACADE PARK AVE
SCALE: 1/32" = 1'-0"



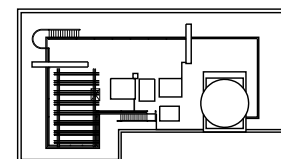
1B PROPOSED WEST FACADE PARK AVE
SCALE: 1/32" = 1'-0"



2A EXISTING NORTH FACADE 81st ST
SCALE: 1/32" = 1'-0"



2B PROPOSED NORTH FACADE 81st ST
SCALE: 1/32" = 1'-0"

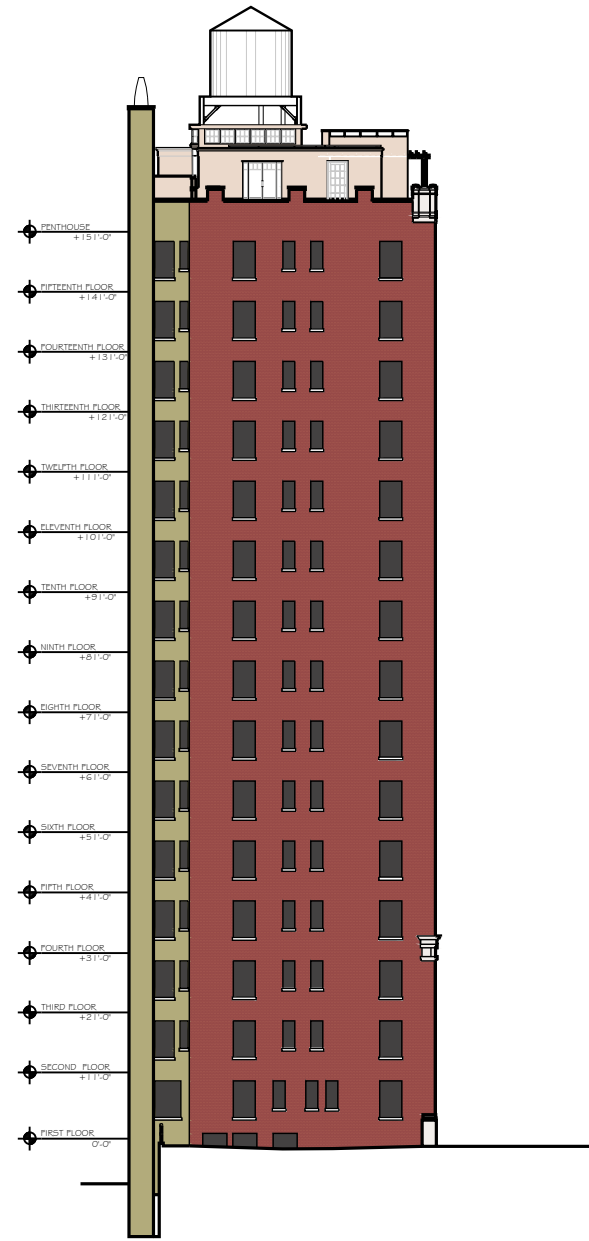


KEY PLAN

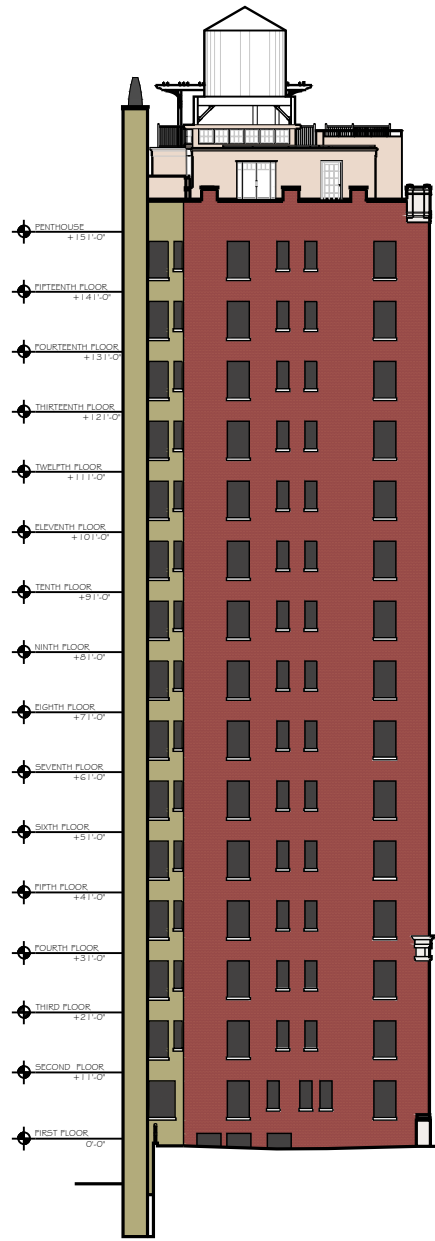
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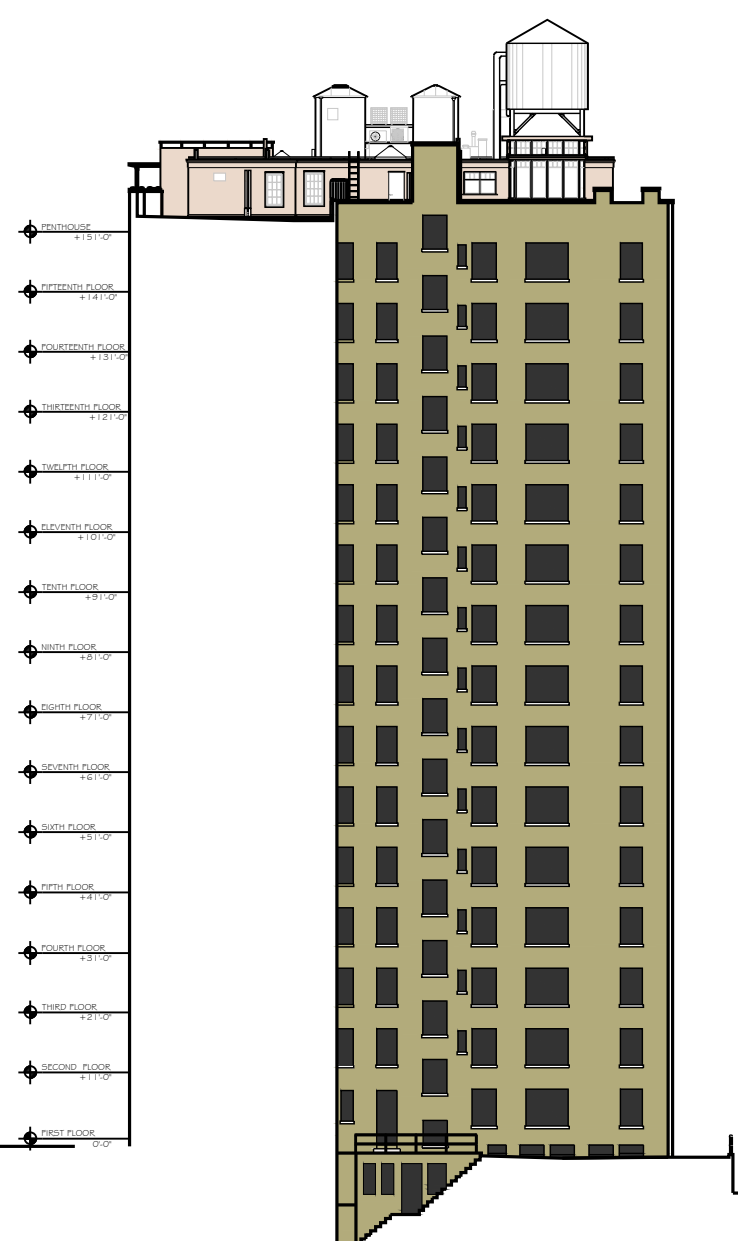




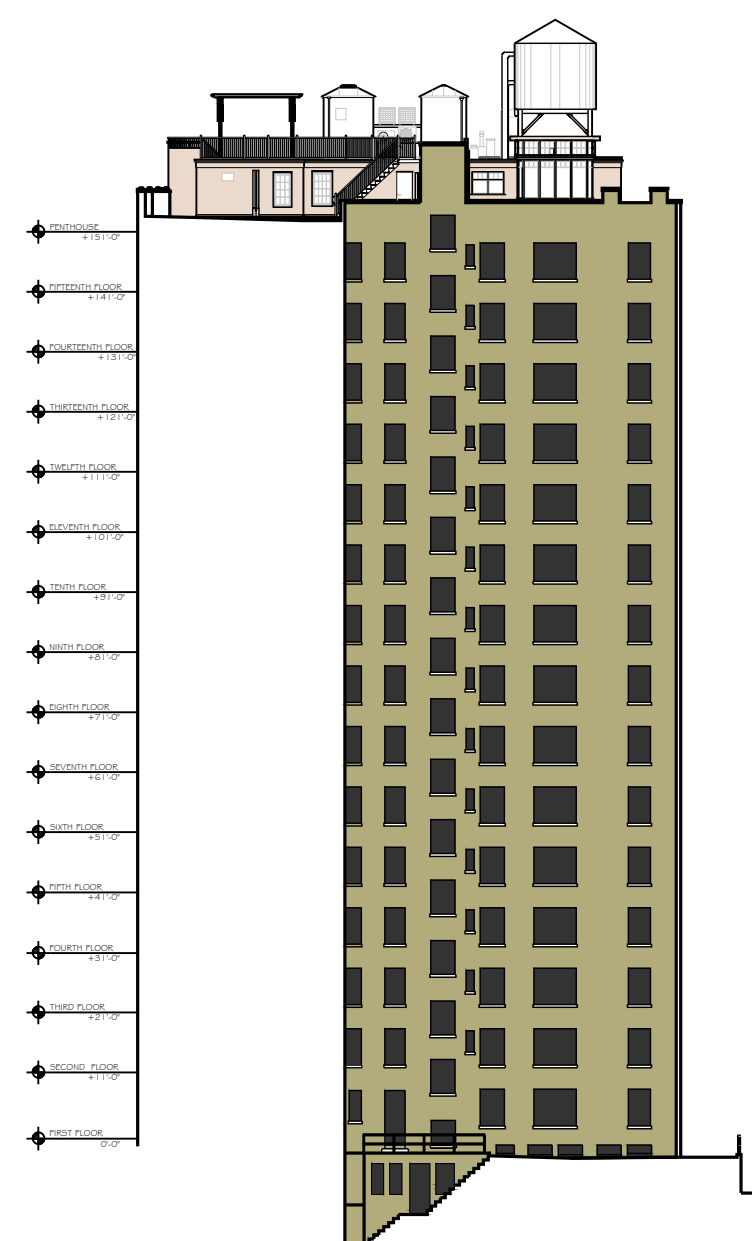
1A EXISTING EAST FACADE
SCALE: 1/32" = 1'-0"



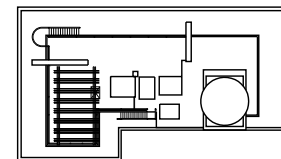
1B PROPOSED EAST FACADE
SCALE: 1/32" = 1'-0"



2A EXISTING SOUTH FACADE
SCALE: 1/32" = 1'-0"



2B PROPOSED SOUTH FACADE
SCALE: 1/32" = 1'-0"



KEY PLAN

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