

985 FIFTH AVENUE
LANDMARKS PRESERVATION COMMISSION

18 NOVEMBER 2025

985 FIFTH AVENUE

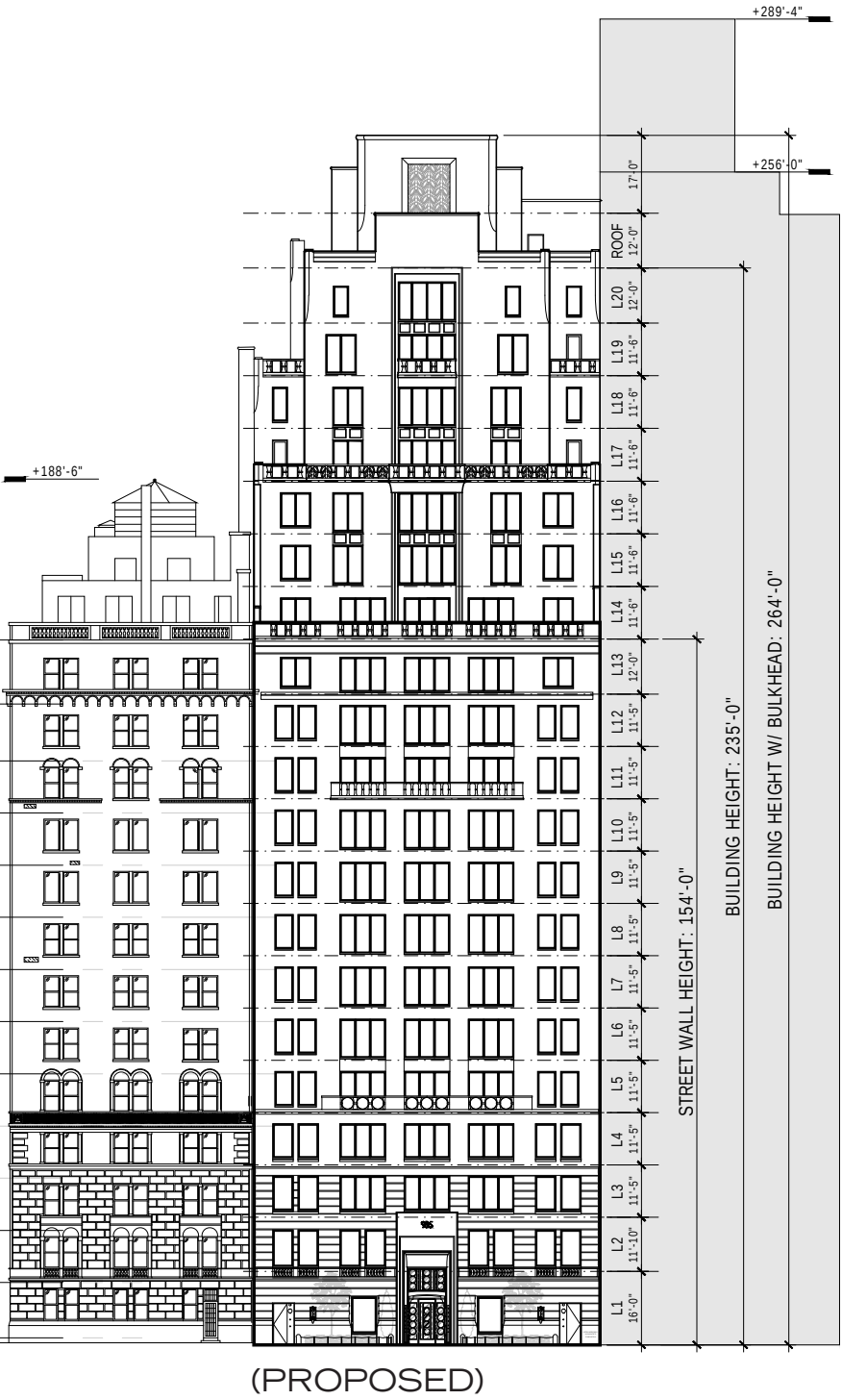
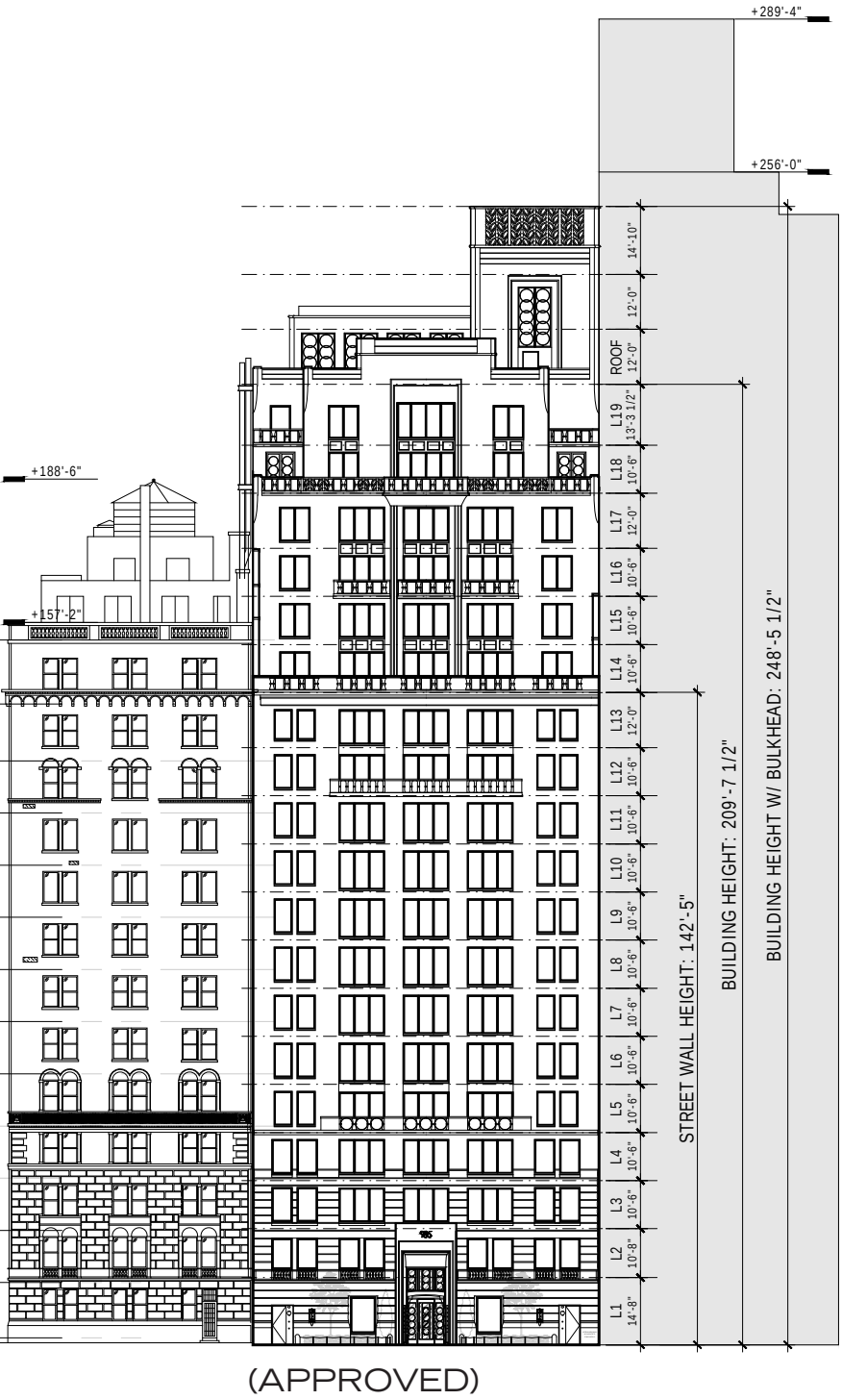
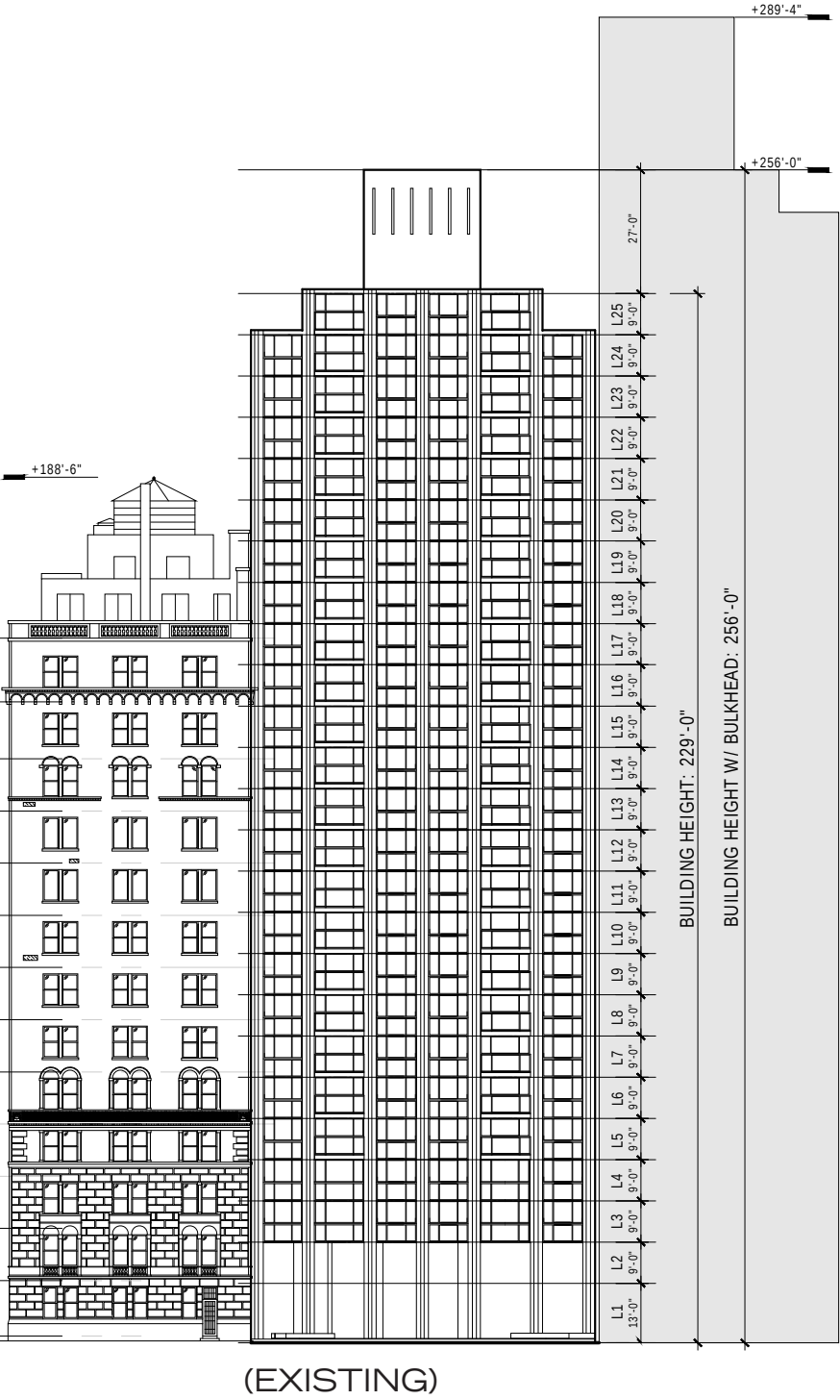


985 Fifth Avenue (1970), at center, between 980 Fifth Avenue (1967, right) and 988 Fifth Avenue (1926, left).

INTRODUCTION

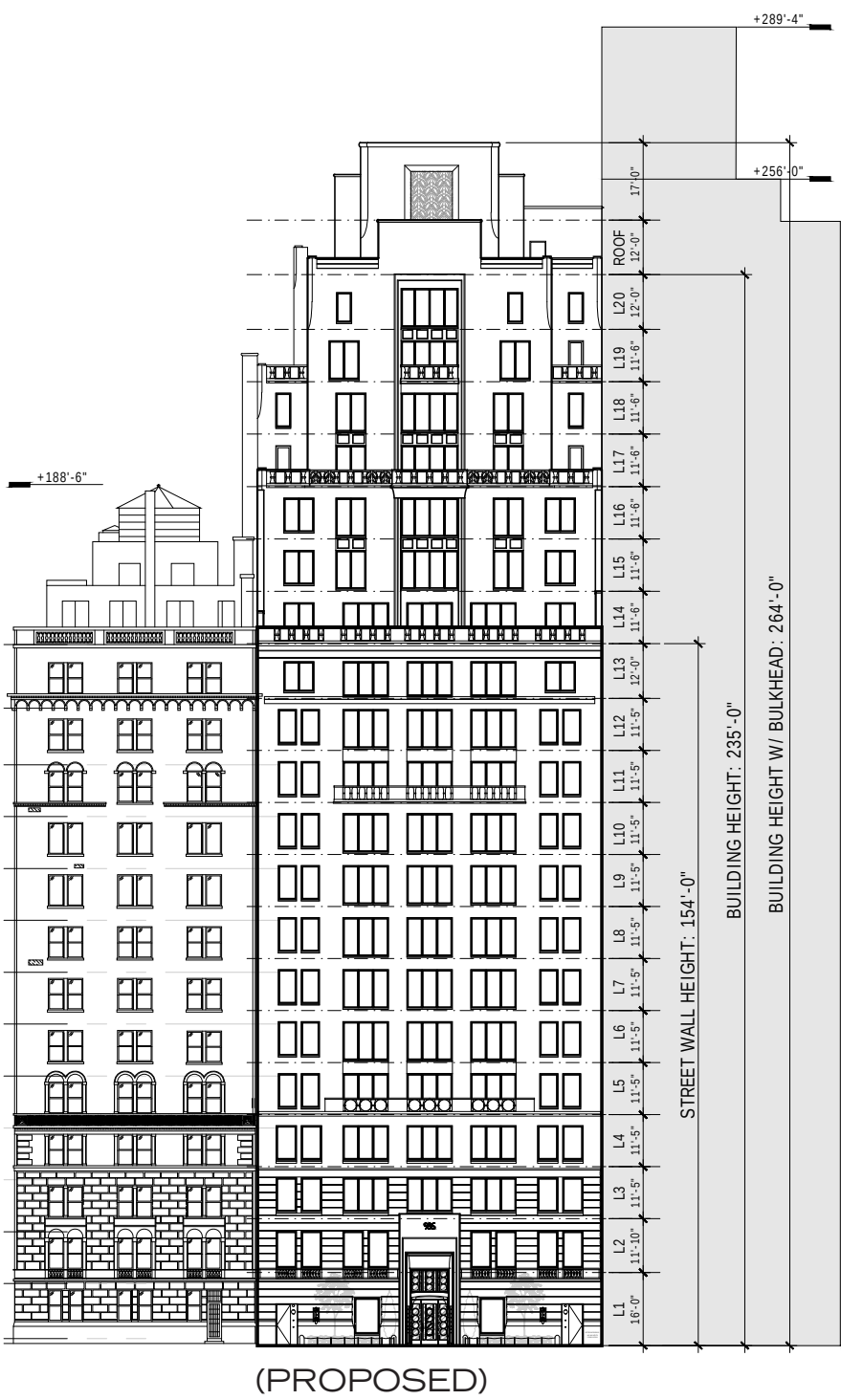
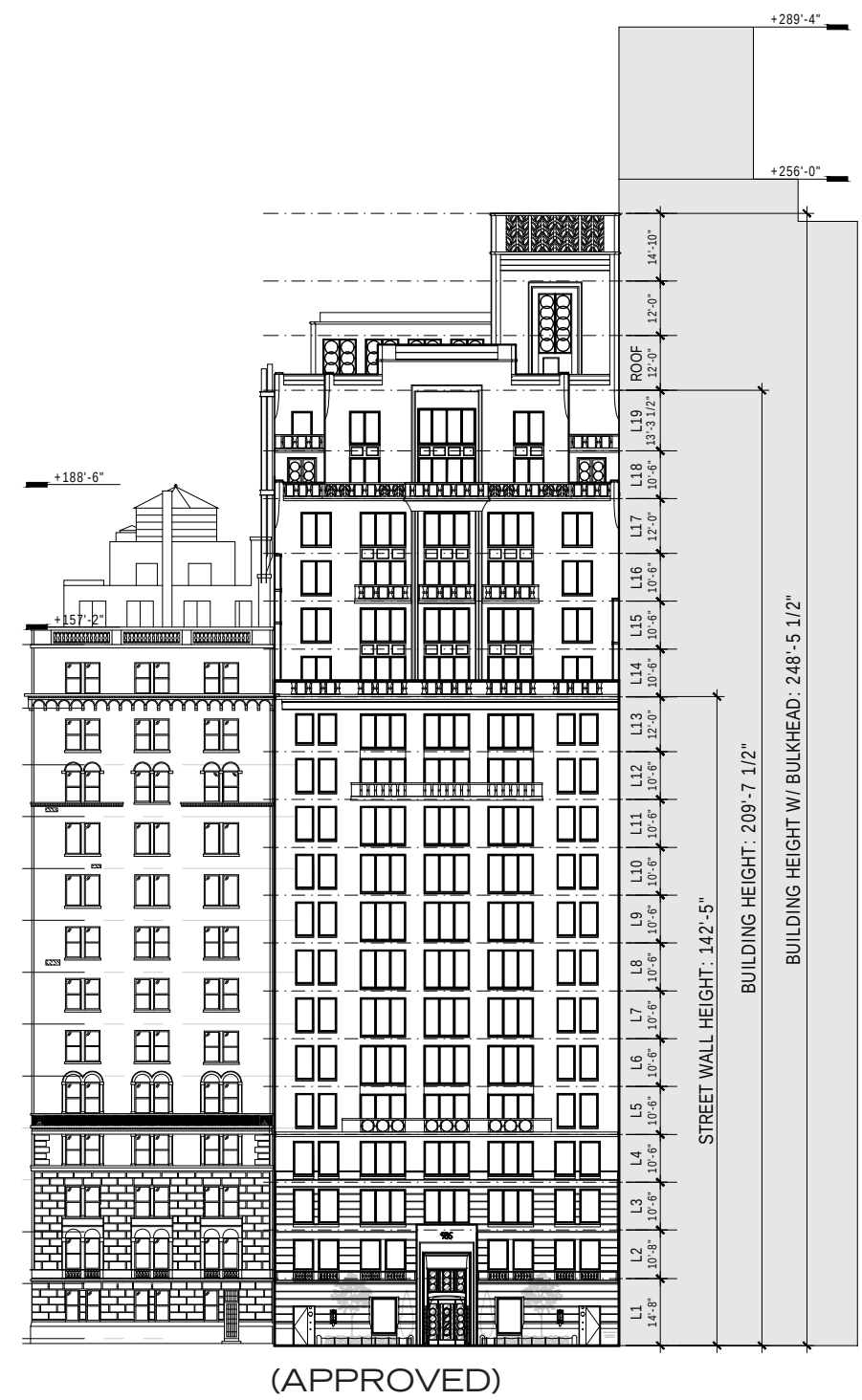


BUILDING FACADE

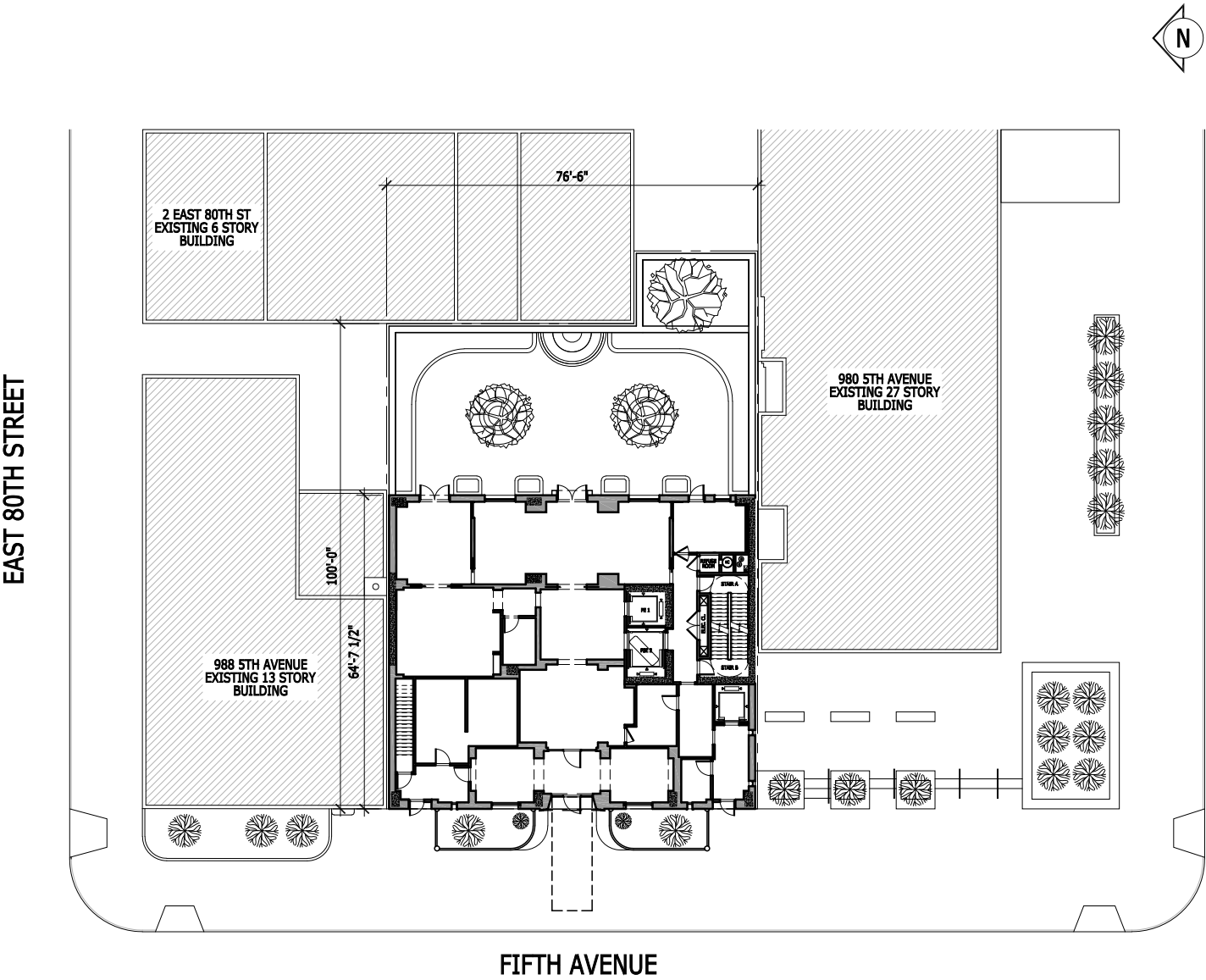


BUILDING UPDATE

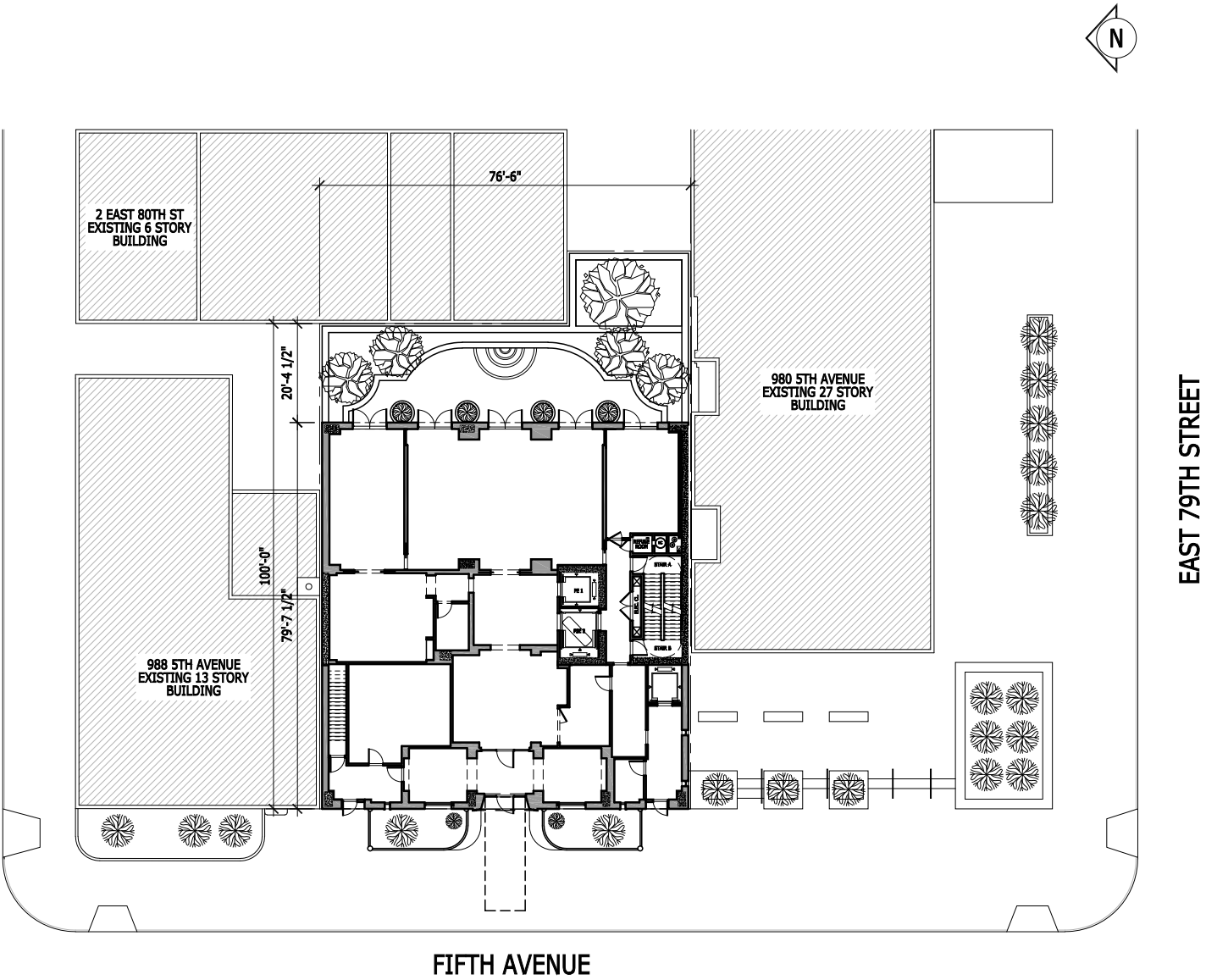
	(APPROVED)	(PROPOSED)
• TOTAL FLOOR NO:	19	20
• STREET WALL HEIGHT:	142'-5"	154'-0"
• BUILDING HEIGHT:	209'-7 1/2"	235'-0"
• BUILDING HEIGHT W/ BULKHEAD:	248'-5 1/2"	264'-0"
• FLOOR HEIGHT:		
L1:	14'-8"	16'-0"
L2:	10'-8"	11'-10"
L3 - 12:	10'-6"	11'-5"
L13:	12'-0"	12'-0"
L14 - 18:	10'-6"	11'-6"
L19:	13'-3 1/2"	11'-6"
L20:	N/A	12'-0"
• WINDOW HEIGHT:		
L2:	7'-0"	8'-4"
L15 AND ABOVE:	7'-9"	8'-9"
• BUILDING FOOTPRINT:		
L1 - 6:	ADDED 15'-0" TO THE BACK	
L7 AND ABOVE:	ADDED 3'-0" TO THE BACK	
• IMPROVED NORTH FACADE		
• SIMPLIFIED SECONDARY FACADE		
• BULKHEAD MOVED TO CENTER FOR SYMMETRY		
• TIERED TOP		



SITE PLAN

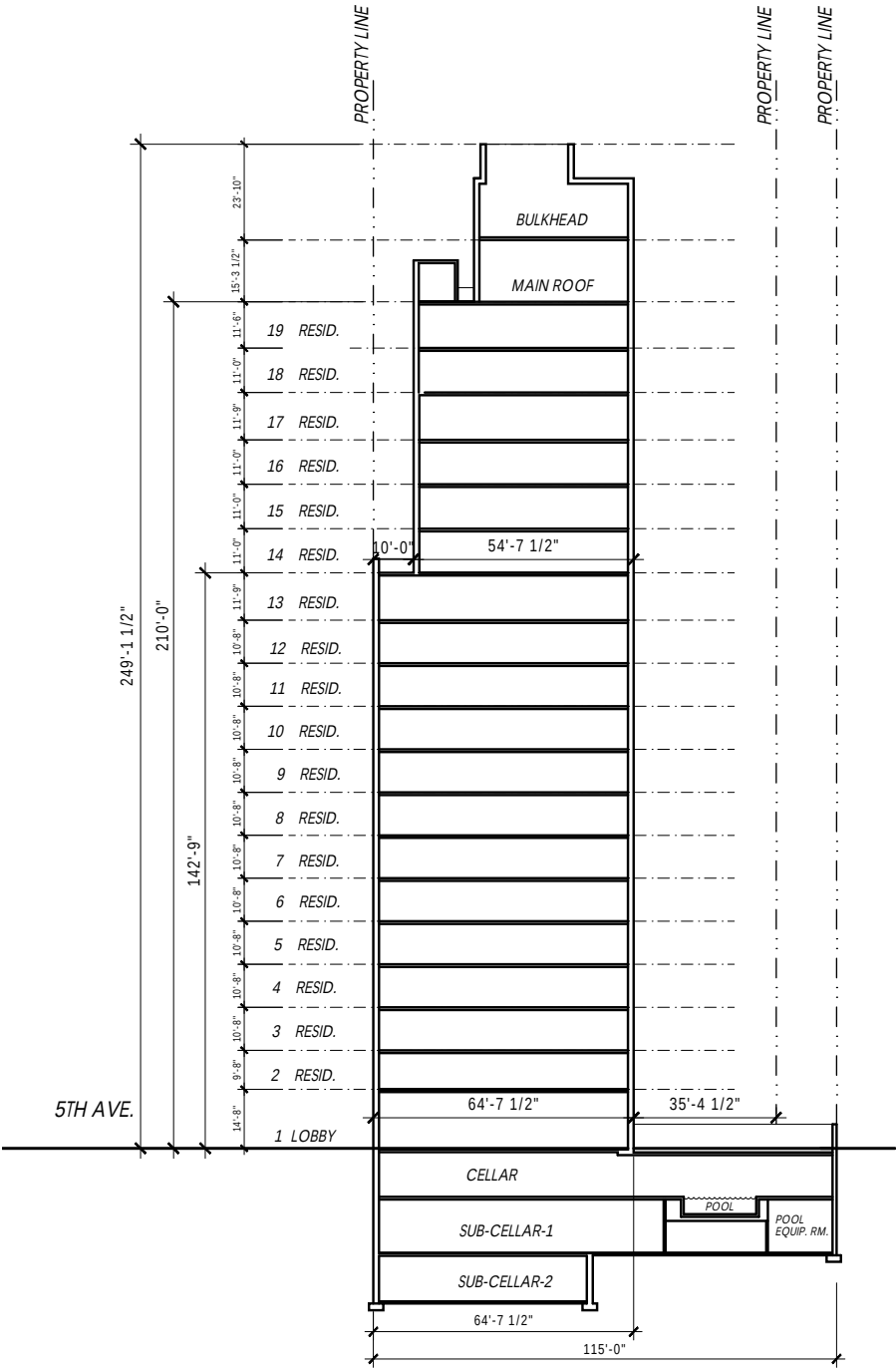


(APPROVED)

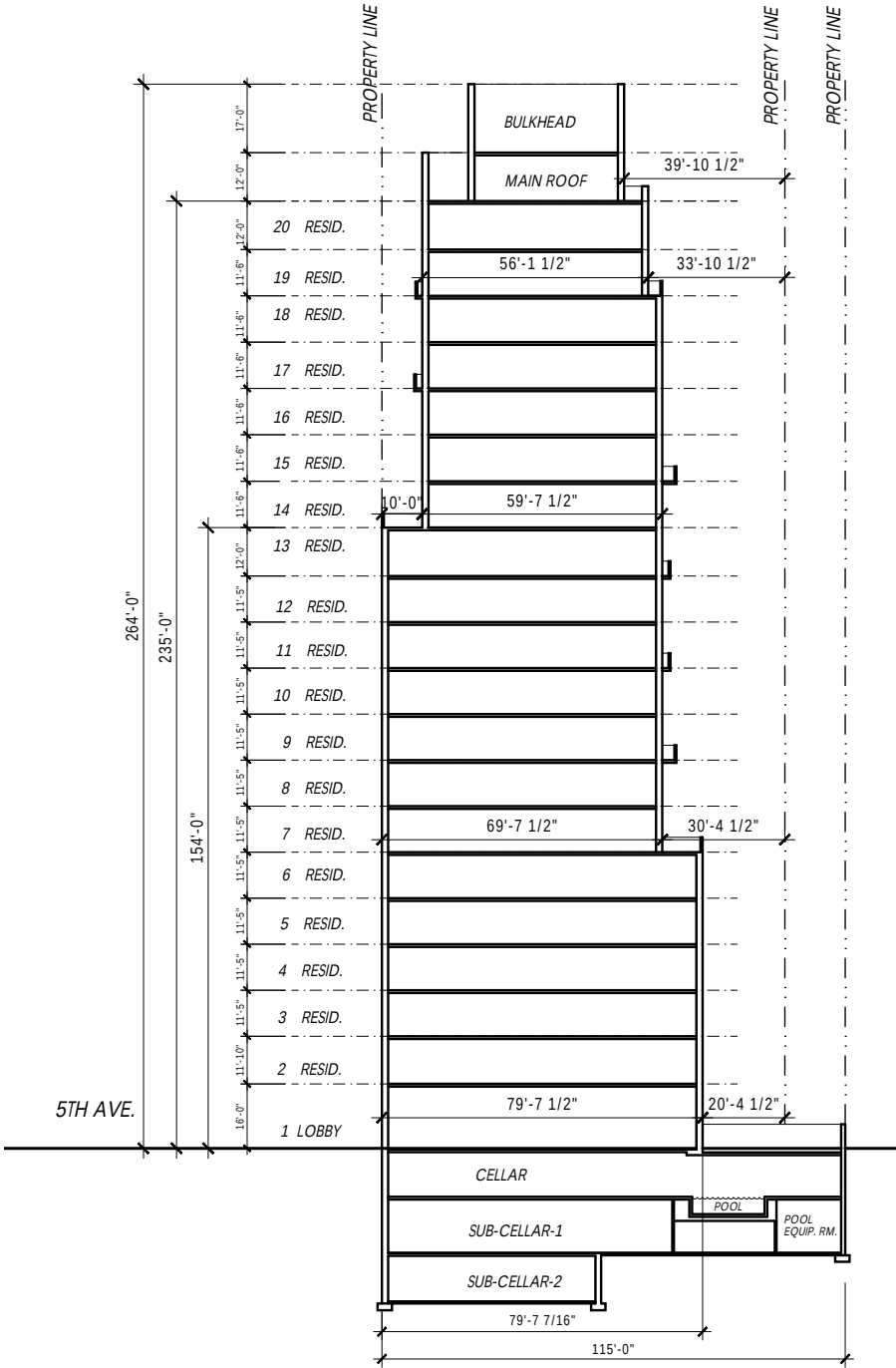


(PROPOSED)

BUILDING SECTION



(APPROVED)



(PROPOSED)

HISTORIC CONTEXT - METROPOLITAN MUSEUM HISTORIC DISTRICT



993 Fifth Avenue.
Base: 16 stories.
Crown: Four stories plus multi-level bulkheads.



1001 Fifth Avenue
(Metropolitan Museum Historic District)
23 stories.



1040 Fifth Avenue
Rosario Candela (1930)
18 stories.

HISTORIC CONTEXT - FIFTH AVENUE APARTMENT HOUSES



825 Fifth Avenue
(Upper East Side Historic District).
Base: 15 stories.
Crown: Eight stories plus tall gable roof.



880 Fifth Avenue
(Upper East Side Historic District)
Base: 17 stories.
Crown: Four stories plus multi-level bulkheads.

FIFTH AVENUE SKYLINE



View from the Sailboat Pool, Central Park,
1930 (NYPL)

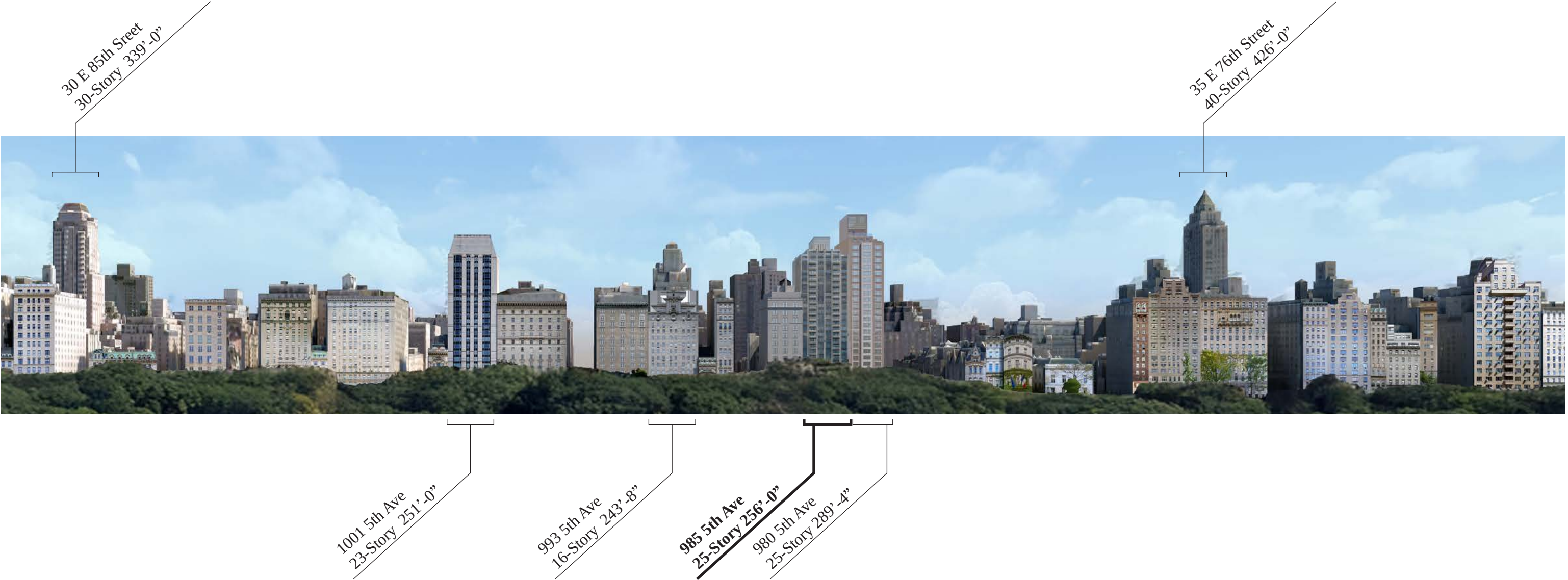


View from the Pond, Central Park,
1930 (NYPL)

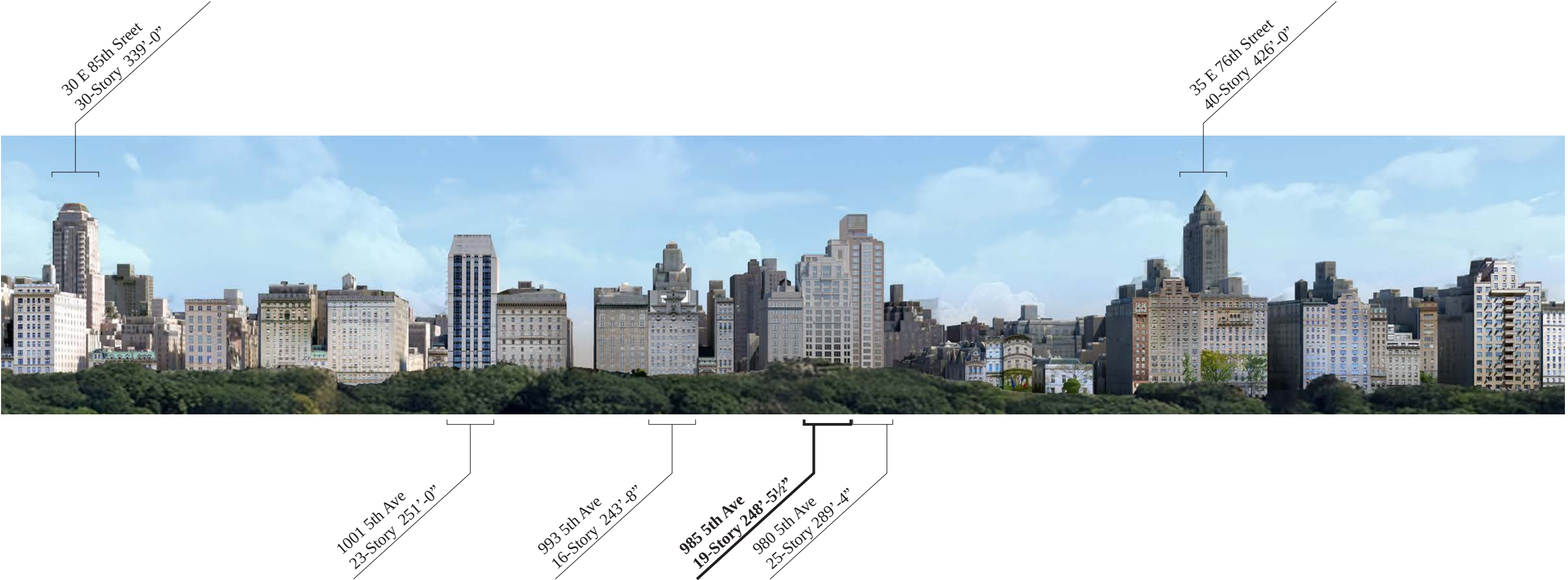


View from Central Park South
1930s (NYPL)

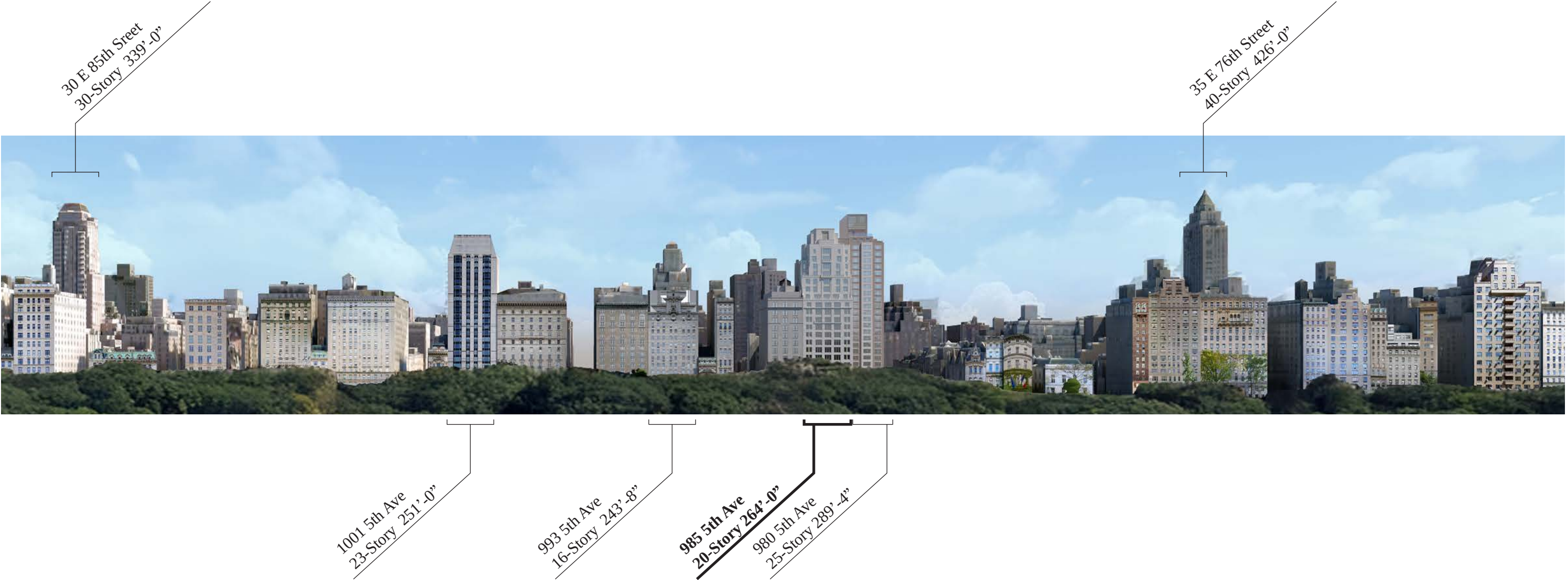
DISTRICT STREETSCAPE ELEVATION
(EXISTING)



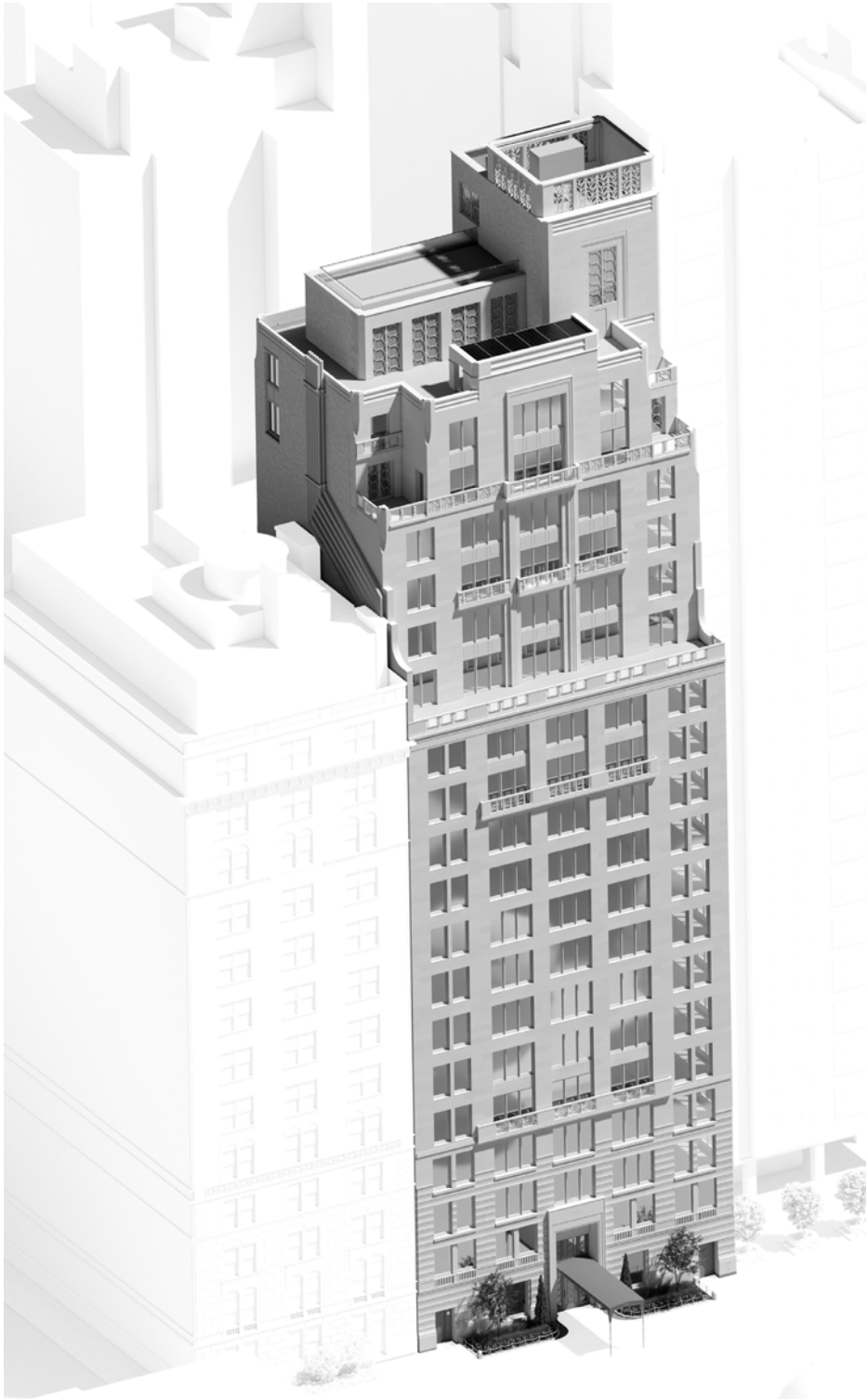
DISTRICT STREETSCAPE ELEVATION
(APPROVED)



DISTRICT STREETSCAPE ELEVATION
(PROPOSED)



BUILDING AXON

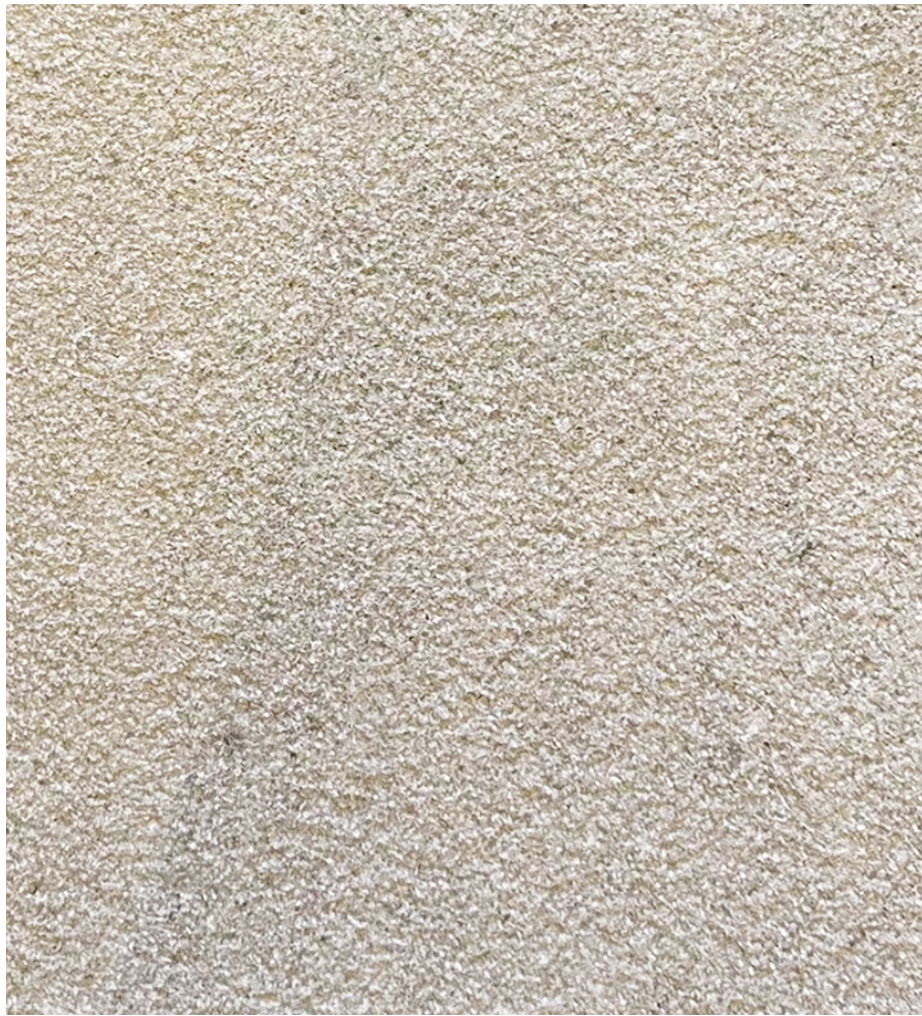


(APPROVED)



(PROPOSED)

MATERIALS



PRIMARY LIMESTONE



WATER TABLE STONE



SECONDARY LIMESTONE



ACCENT LIMESTONE



BRICK



AWNING FABRIC



PAINTED ALUMINIUM
WINDOW FRAME

RENDERING - 5TH AVE FACADE FROM METROPOLITAN MUSEUM ROOF



(APPROVED)

RENDERING - 5TH AVE FACADE FROM METROPOLITAN MUSEUM ROOF



(PROPOSED)

RENDERING - 5TH AVE SOUTH WEST FACADE FROM CENTRAL PARK



(APPROVED)



(PROPOSED)

RENDERING - 5TH AVE SOUTH WEST FACADE FROM CENTRAL PARK



(PROPOSED)

RENDERING - 5TH AVE FACADE FROM CENTRAL PARK



(APPROVED)



(PROPOSED)

RENDERING - 5TH AVE SOUTH WEST FACADE



(APPROVED)



(PROPOSED)



(BROKAW MANSION)

RENDERING - 5TH AVE NORTH WEST FACADE



(APPROVED)



(PROPOSED)

RENDERING - 5TH AVE NORTH WEST FACADE



(APPROVED)



(PROPOSED)

RENDERING - MADISON AVE / 80TH STREET EAST FACADE



(EXISTING)



(APPROVED)



(PROPOSED)

RENDERING - MADISON AVE / 80TH STREET EAST FACADE



(APPROVED)



(PROPOSED)

RENDERING - MADISON AVE / 80TH STREET EAST FACADE



(APPROVED)



(PROPOSED)

RENDERING - MADISON AVE / 80TH STREET EAST FACADE



(APPROVED)



(PROPOSED)

985 FIFTH AVENUE



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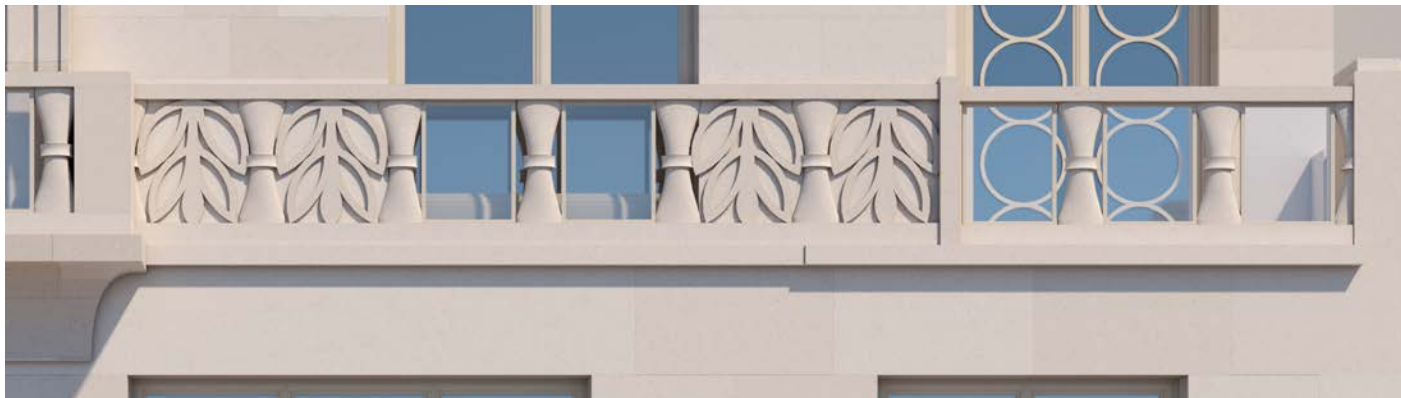


985 FIFTH AVENUE



(BROKAW MANSION)

985 FIFTH AVENUE



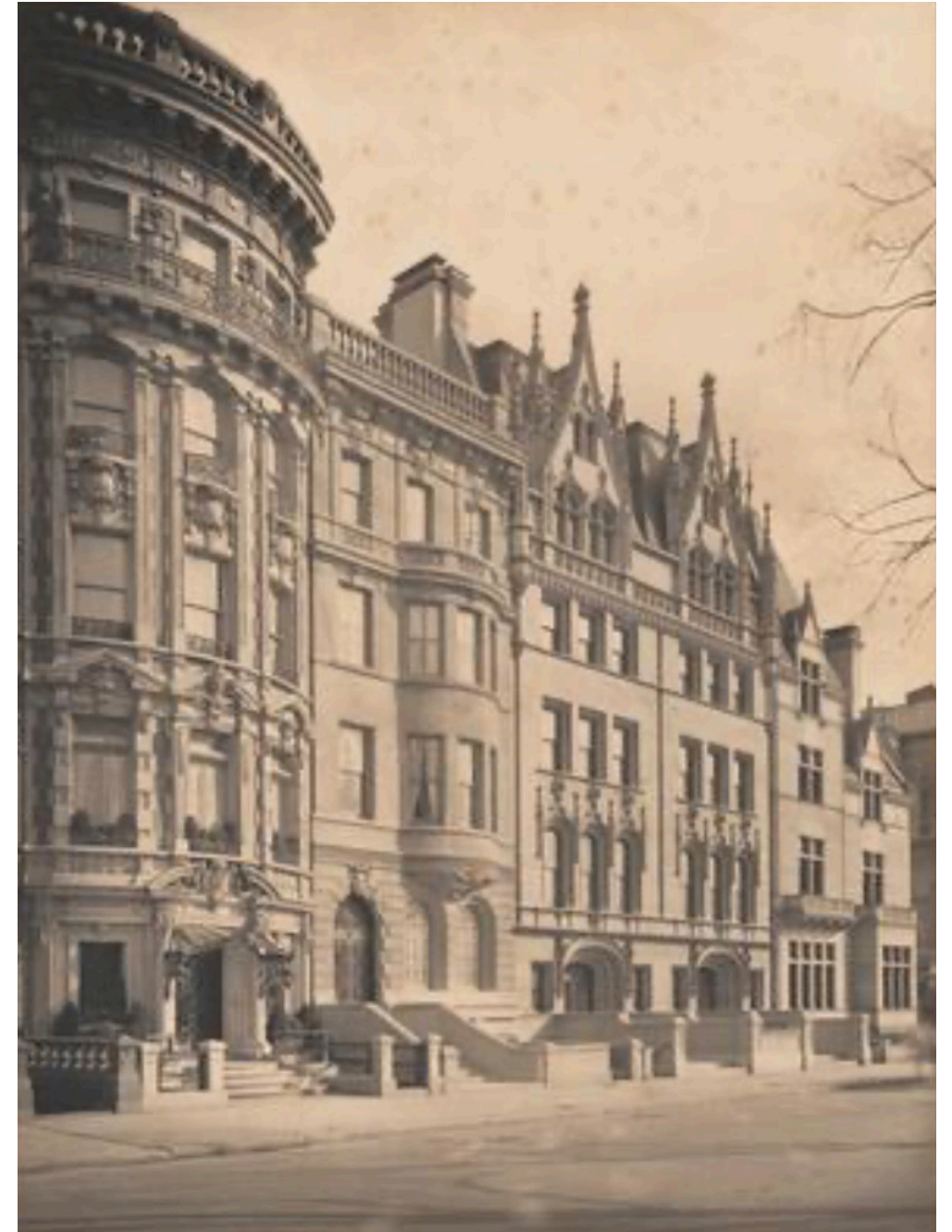
(BROKAW MANSION)

APPENDIX

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.

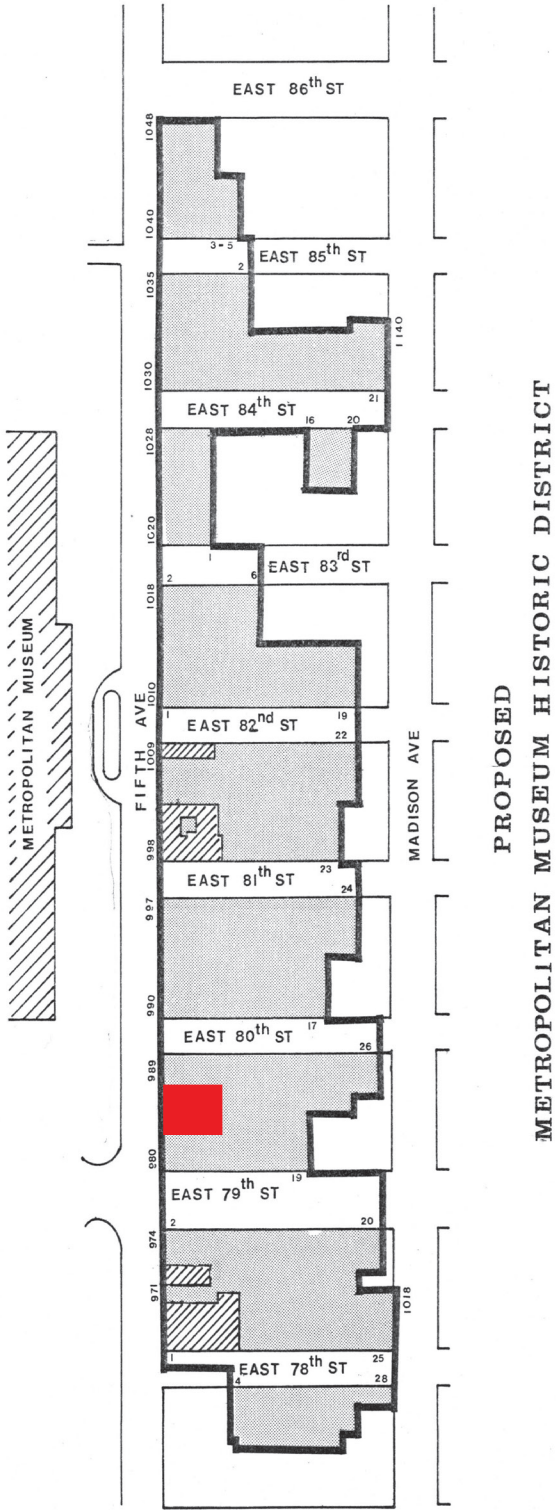
No. 985.

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.



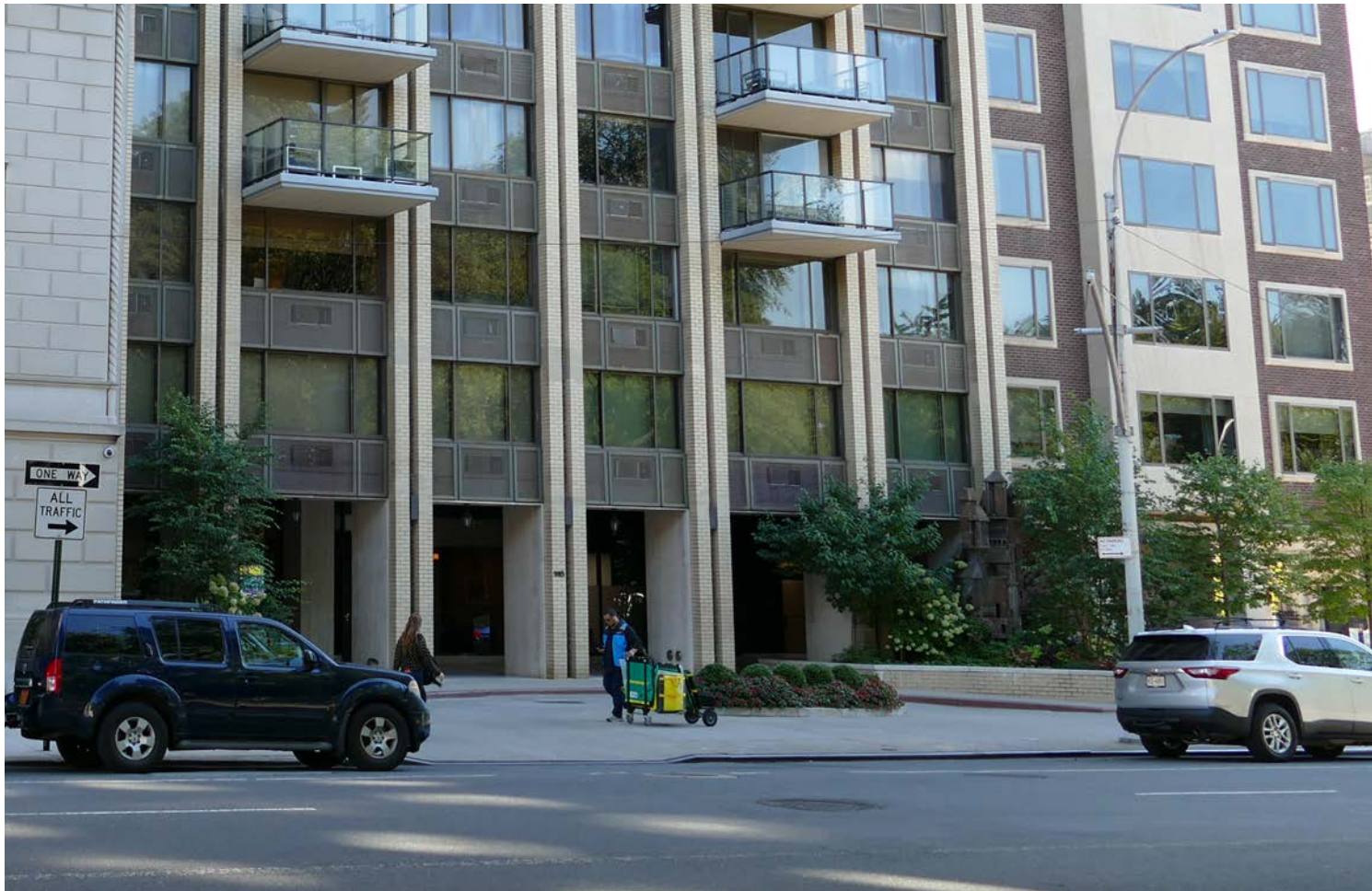
EXISTING CONDITIONS



985 Fifth Avenue
Wechsler & Shimenti (1970)



EXISTING CONDITIONS



985 Fifth Avenue
Wechsler & Shimenti (1970)

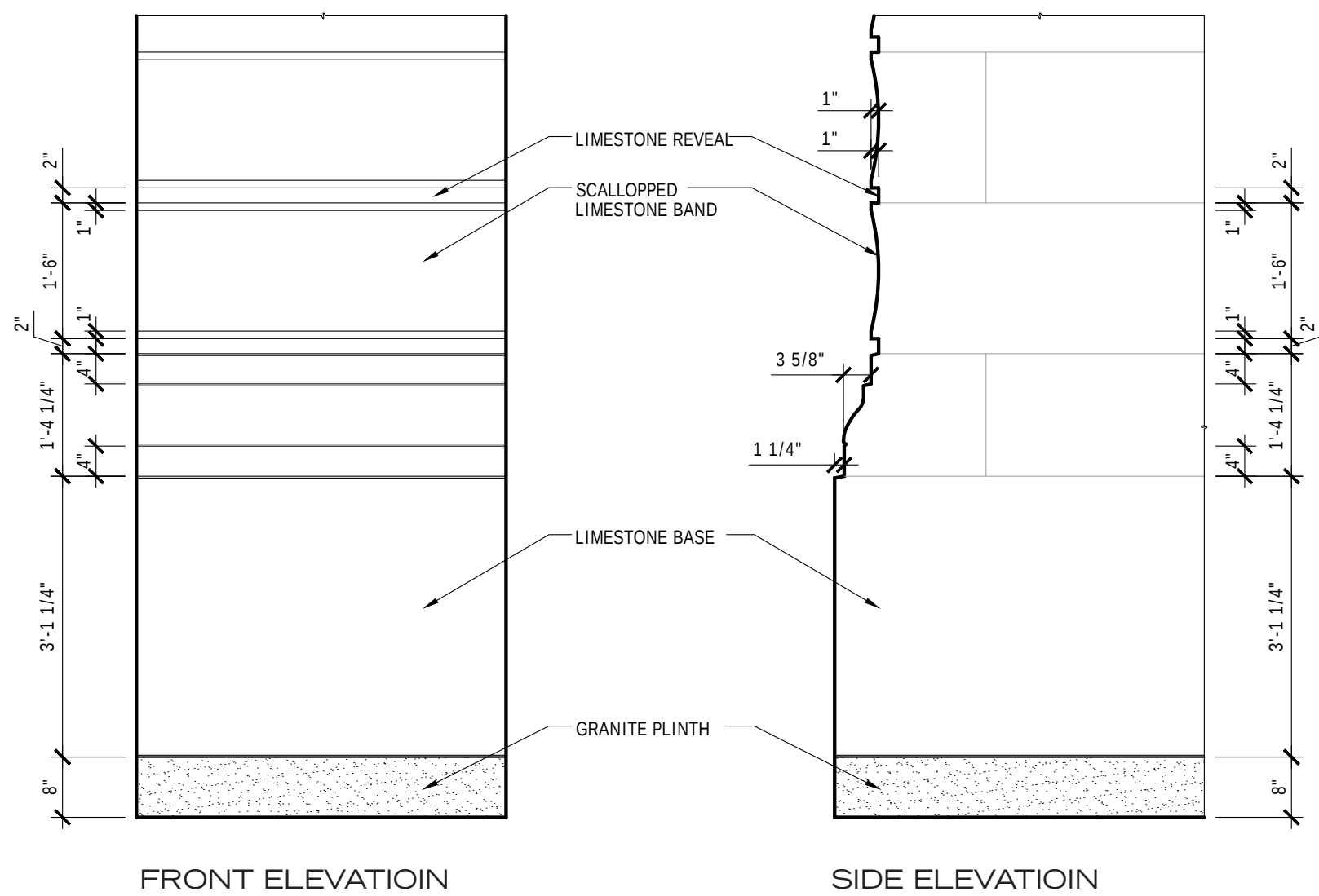
BASE



BASE RUSTICATION

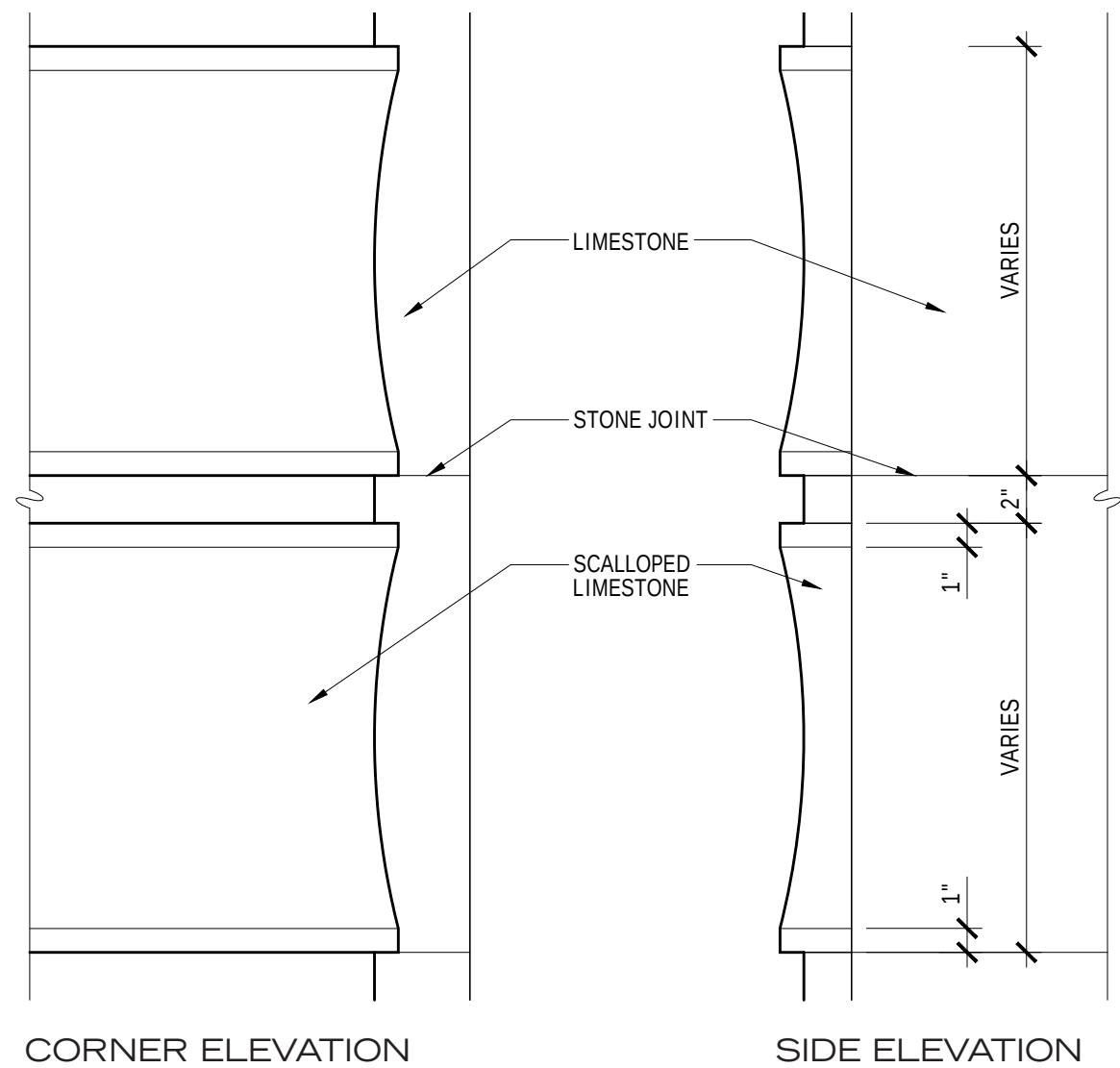


GROUND LEVEL - BASE RUSTICATION



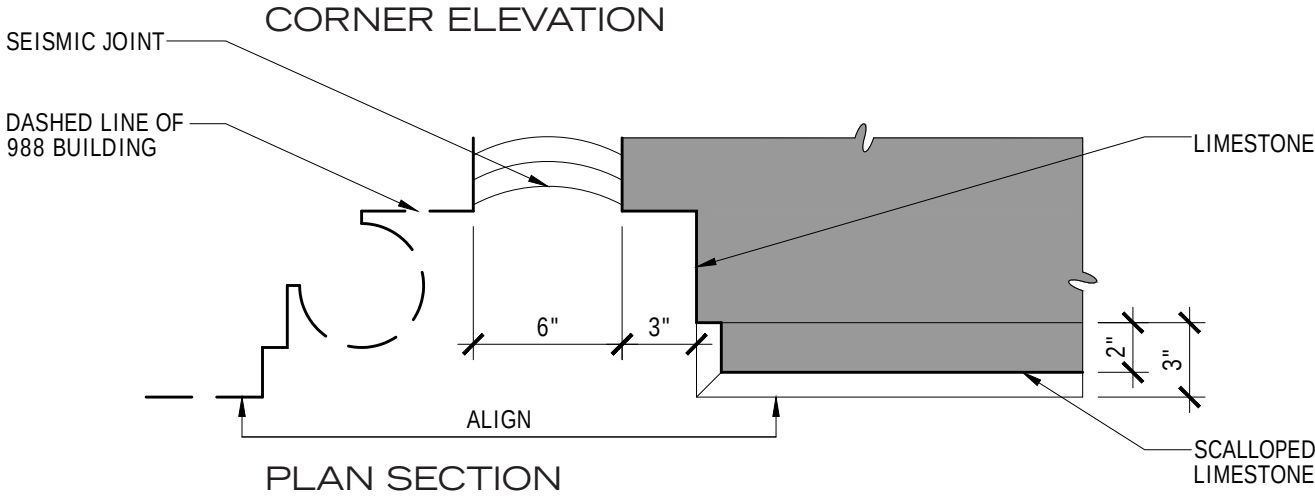
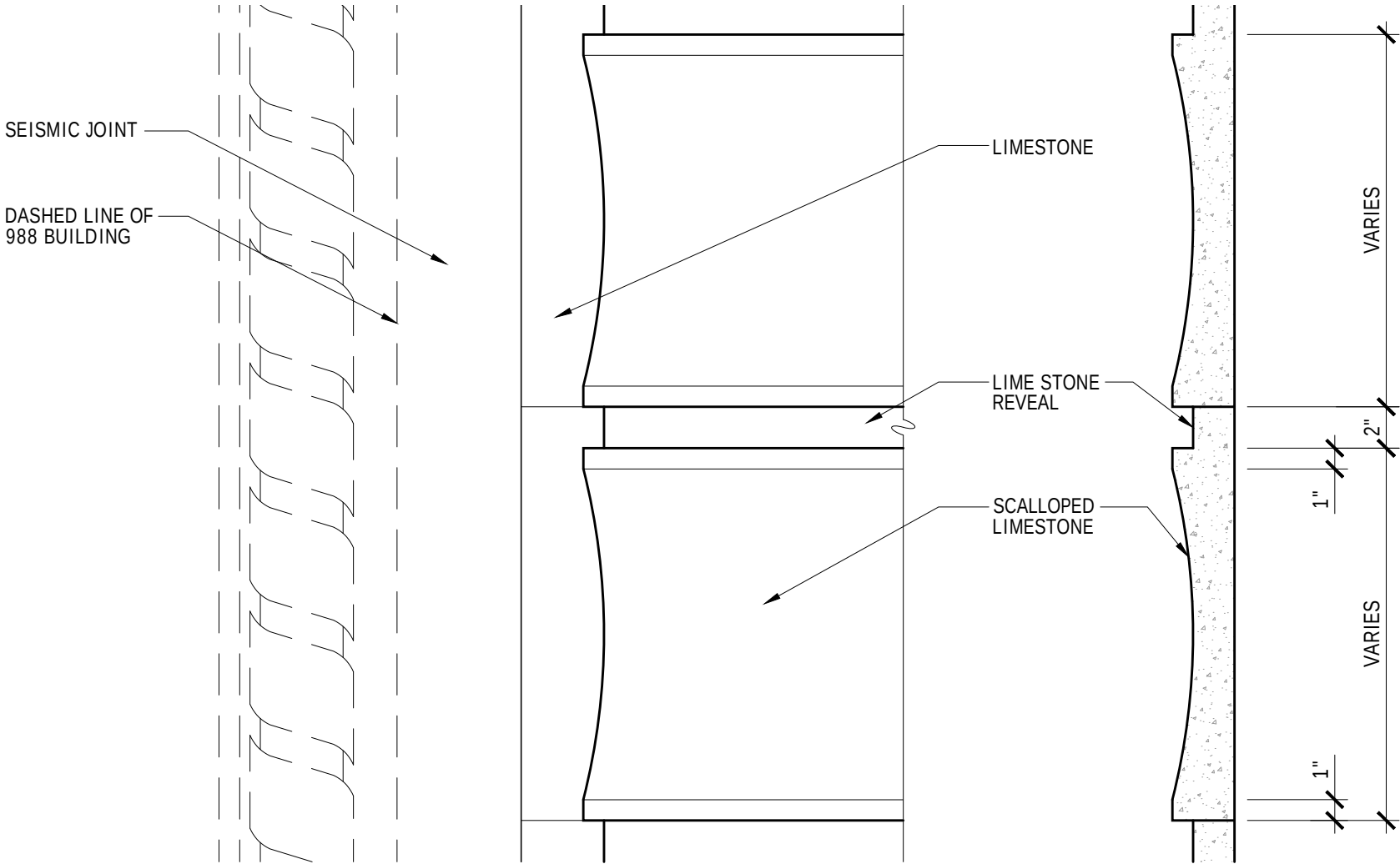
RENDERED VIEW

LEVEL 2-4 CORNER DETAIL @980



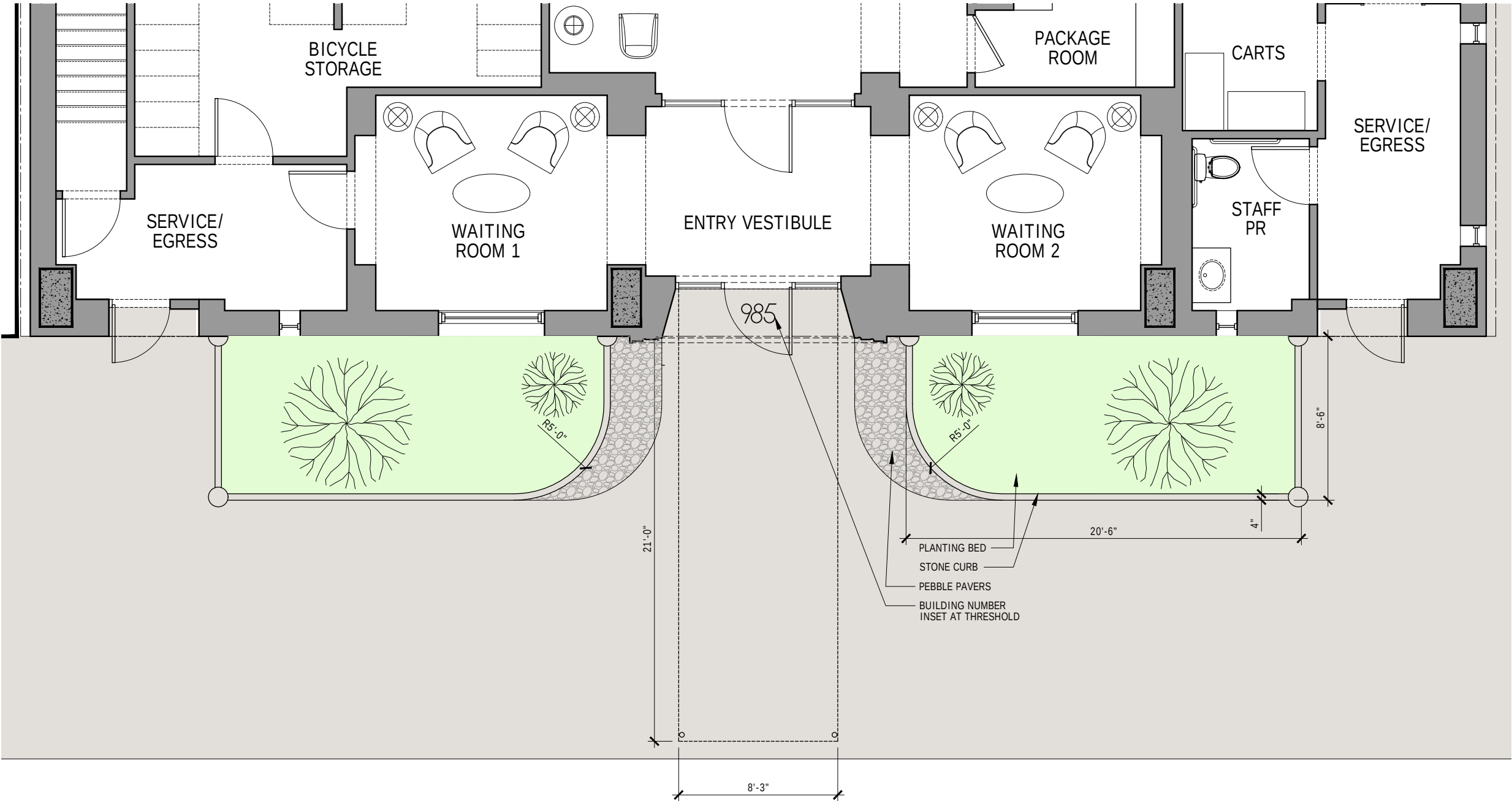
RENDERED VIEW

LEVEL 2-4 CORNER DETAIL @988



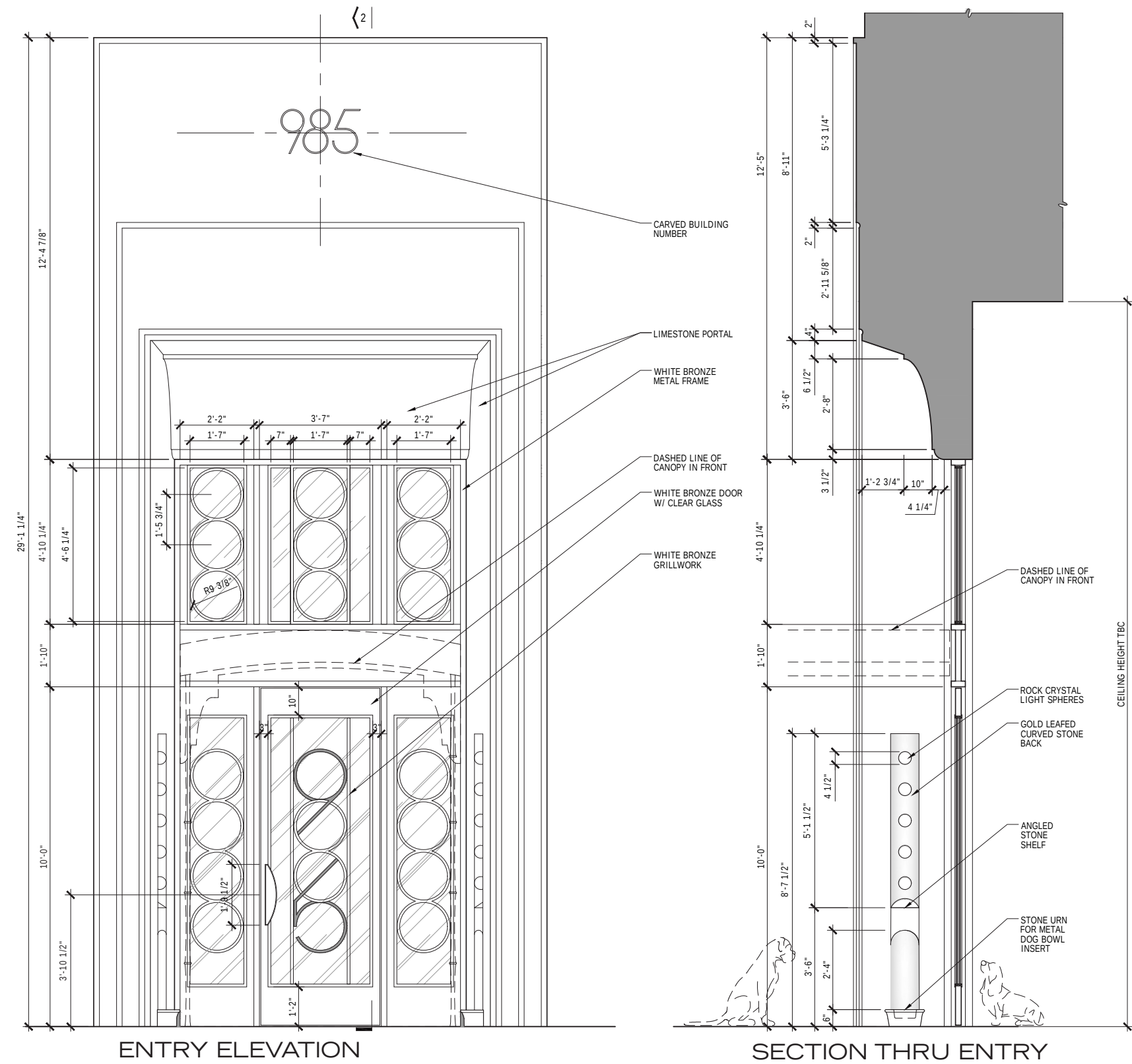
RENDERED VIEW

MAIN ENTRANCE

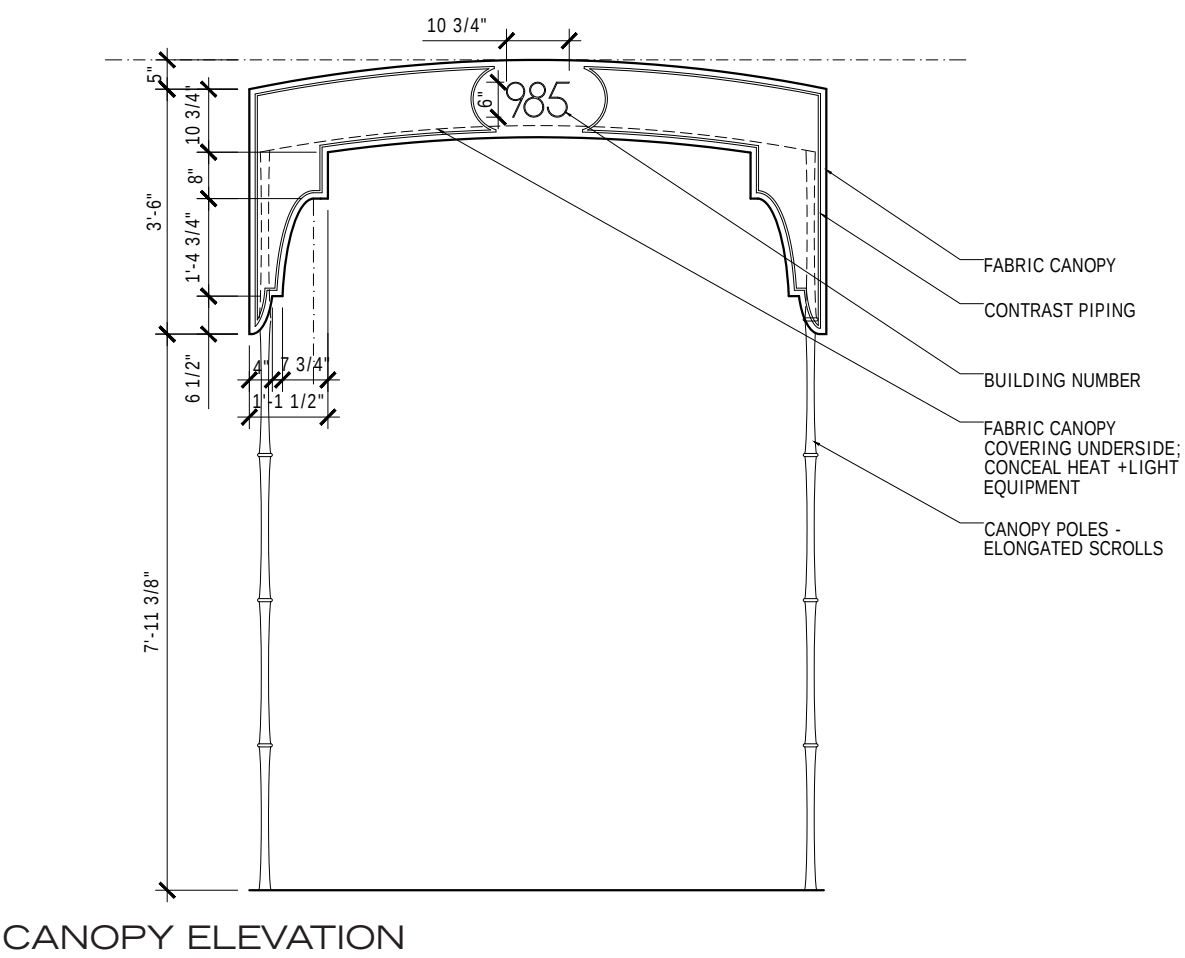
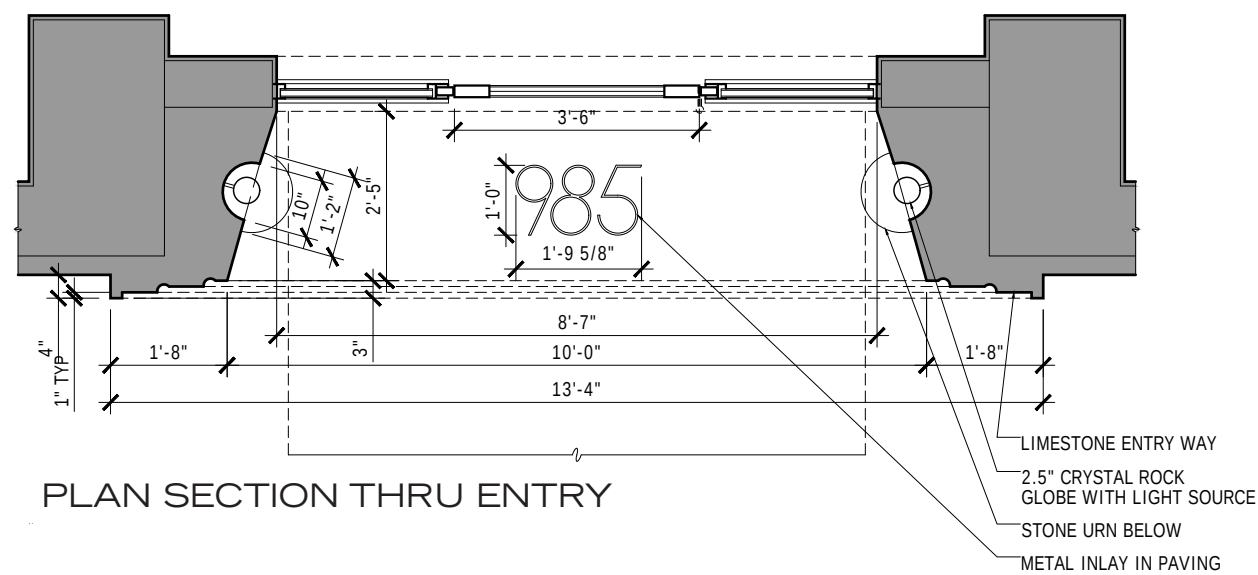


PLANTING BED PLAN

MAIN ENTRANCE

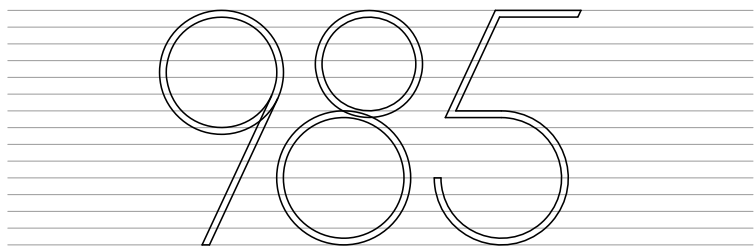


MAIN ENTRANCE

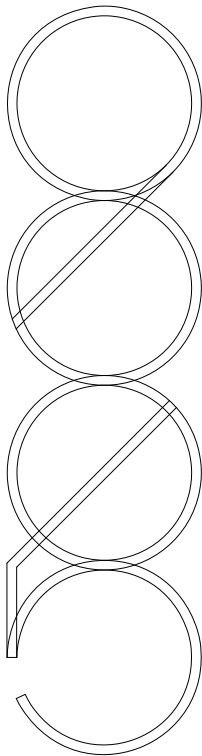


RENDERED VIEW

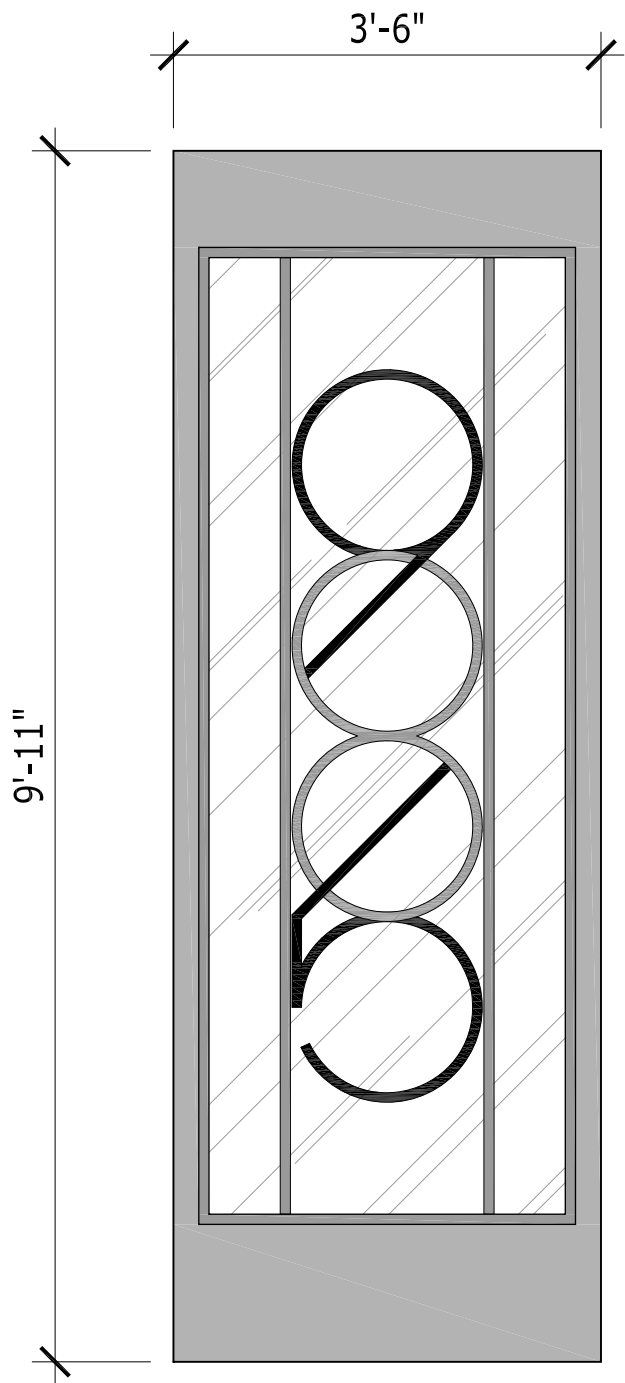
MAIN ENTRANCE



BUILDING NUMBER TYPOGRAPHY

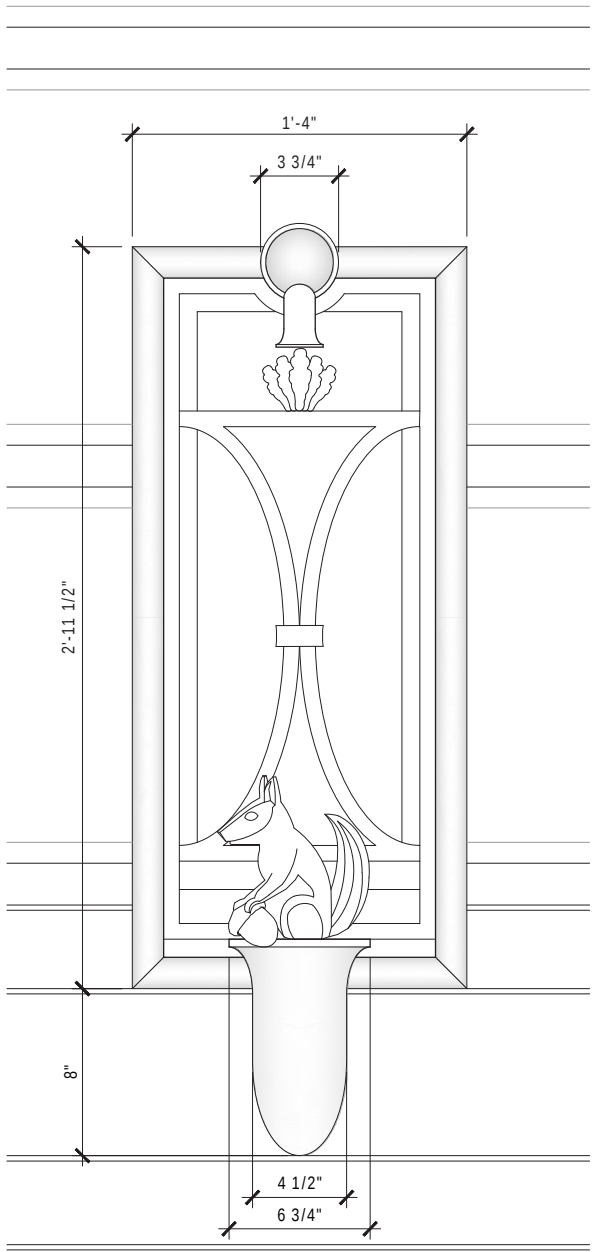


ENTRY DOOR GRILL PATTERN

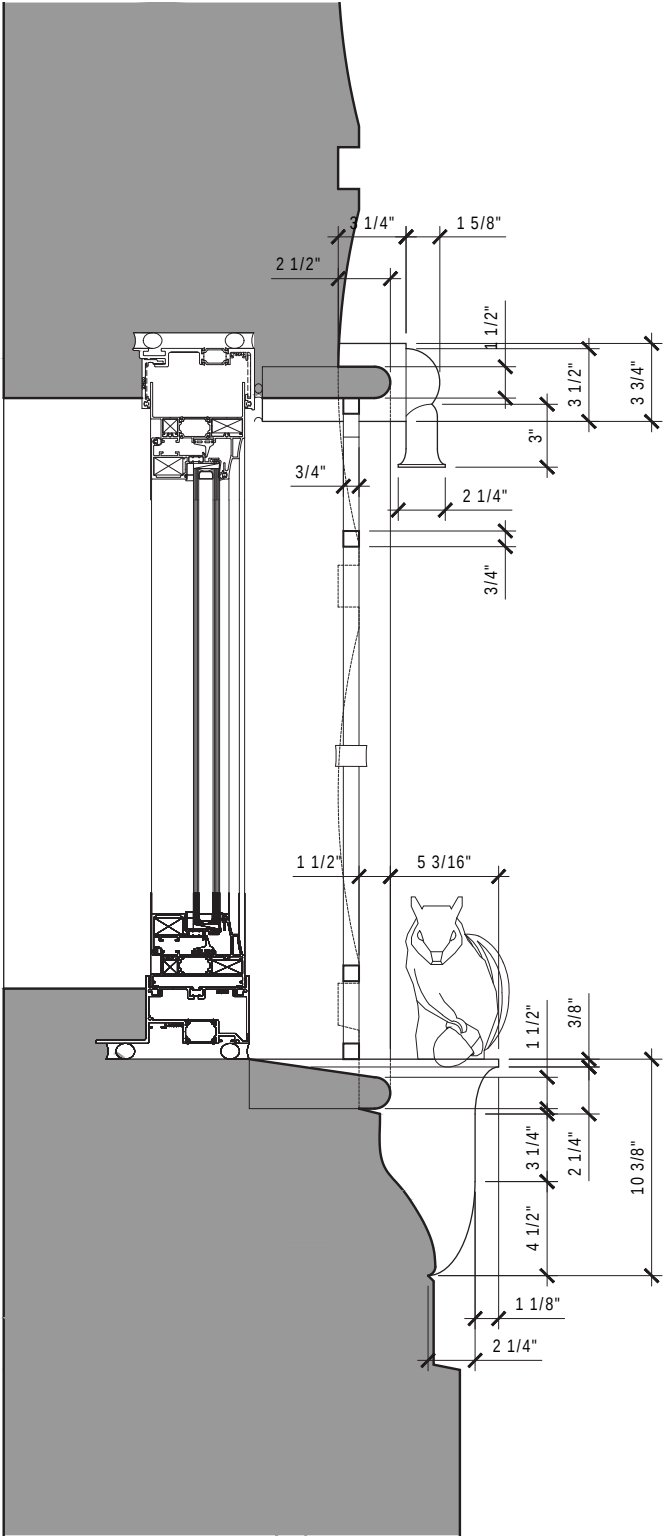


RENDERED VIEW

SERVICE WINDOW



ELEVATION



SECTION



RENDERED VIEW

SERVICE DOOR

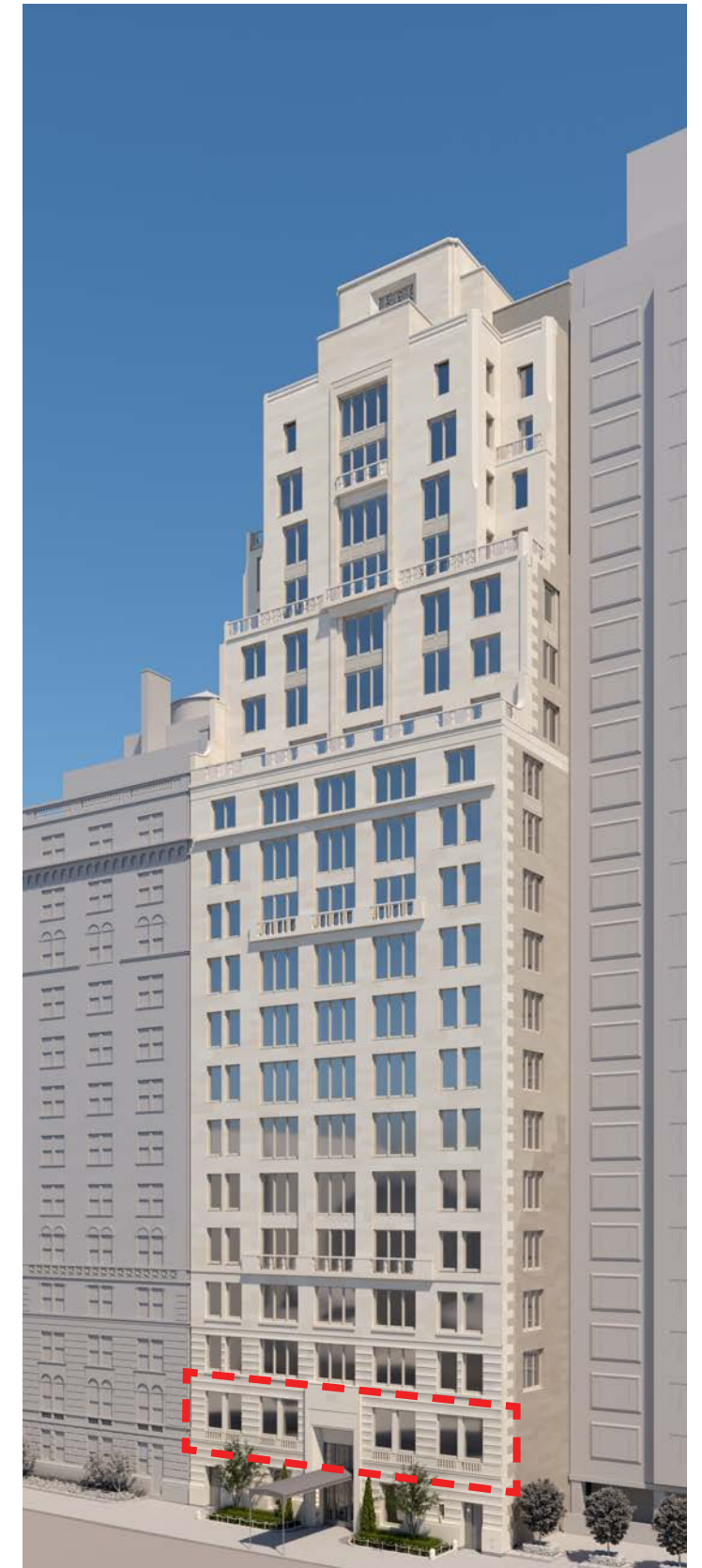
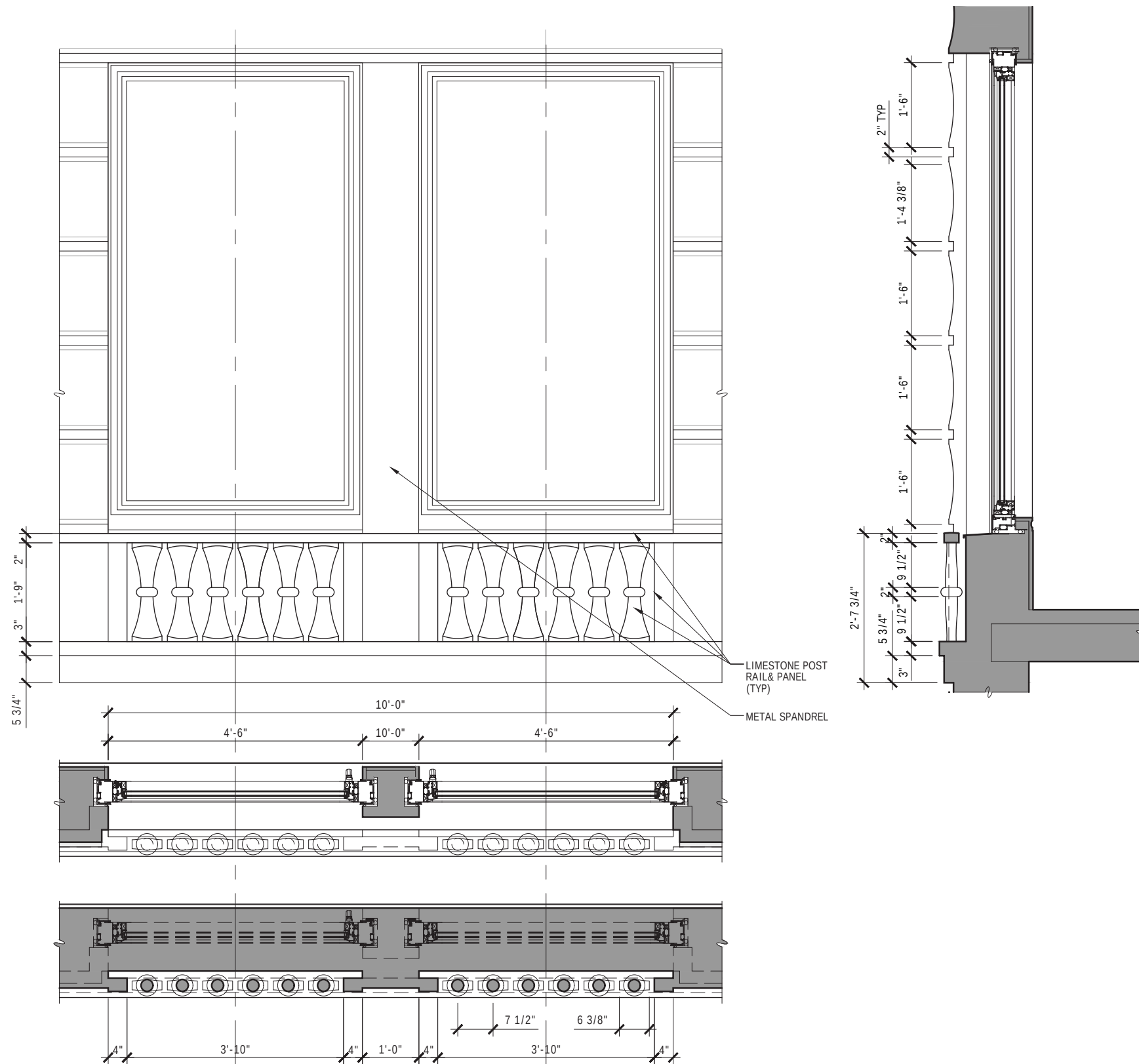


INSPIRATION
KRESS & CO BLDG (1935)



RENDERED VIEW

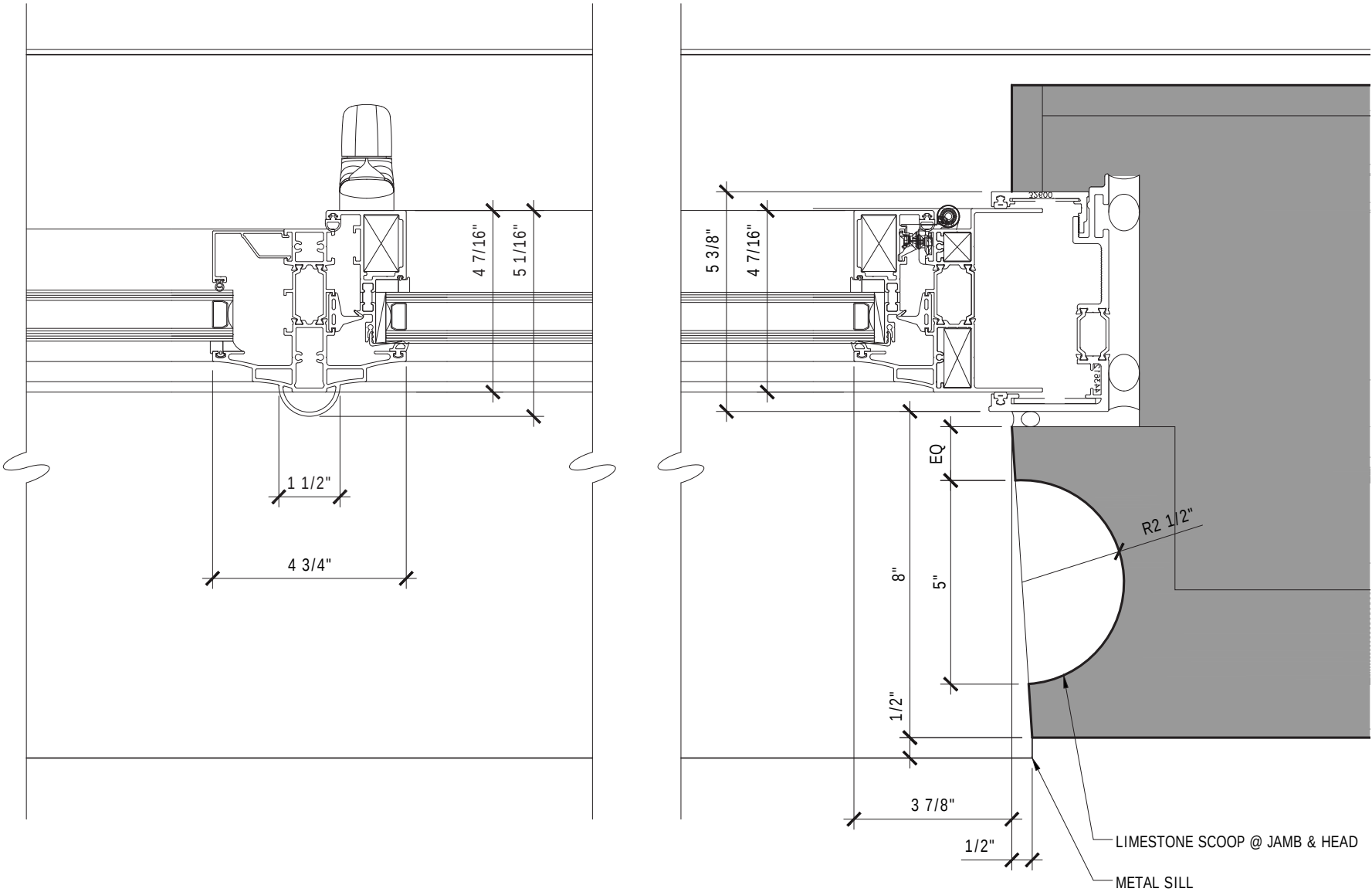
RAILING & WINDOWS (LEVEL 2)



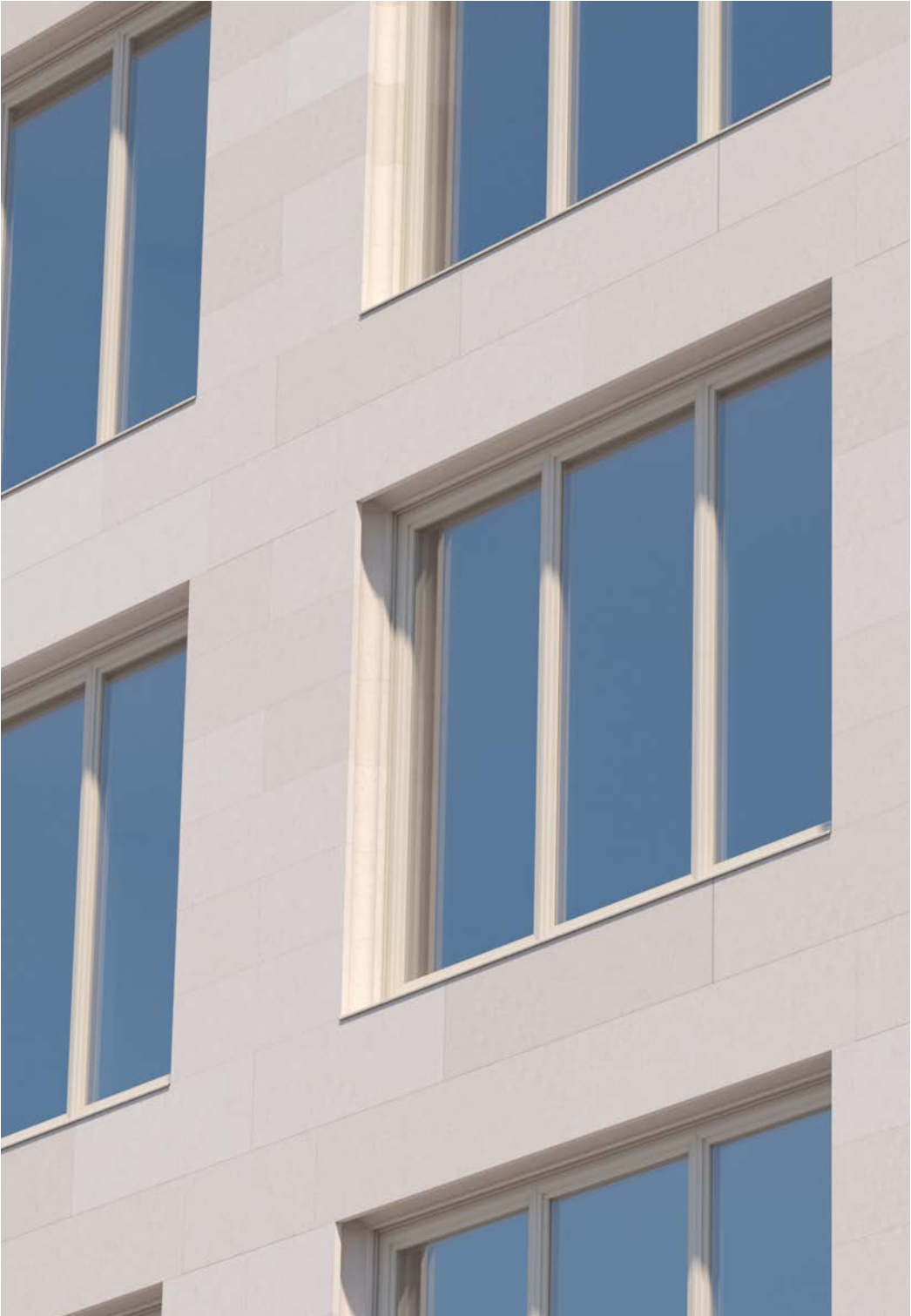
SHAFT



WINDOW DETAIL

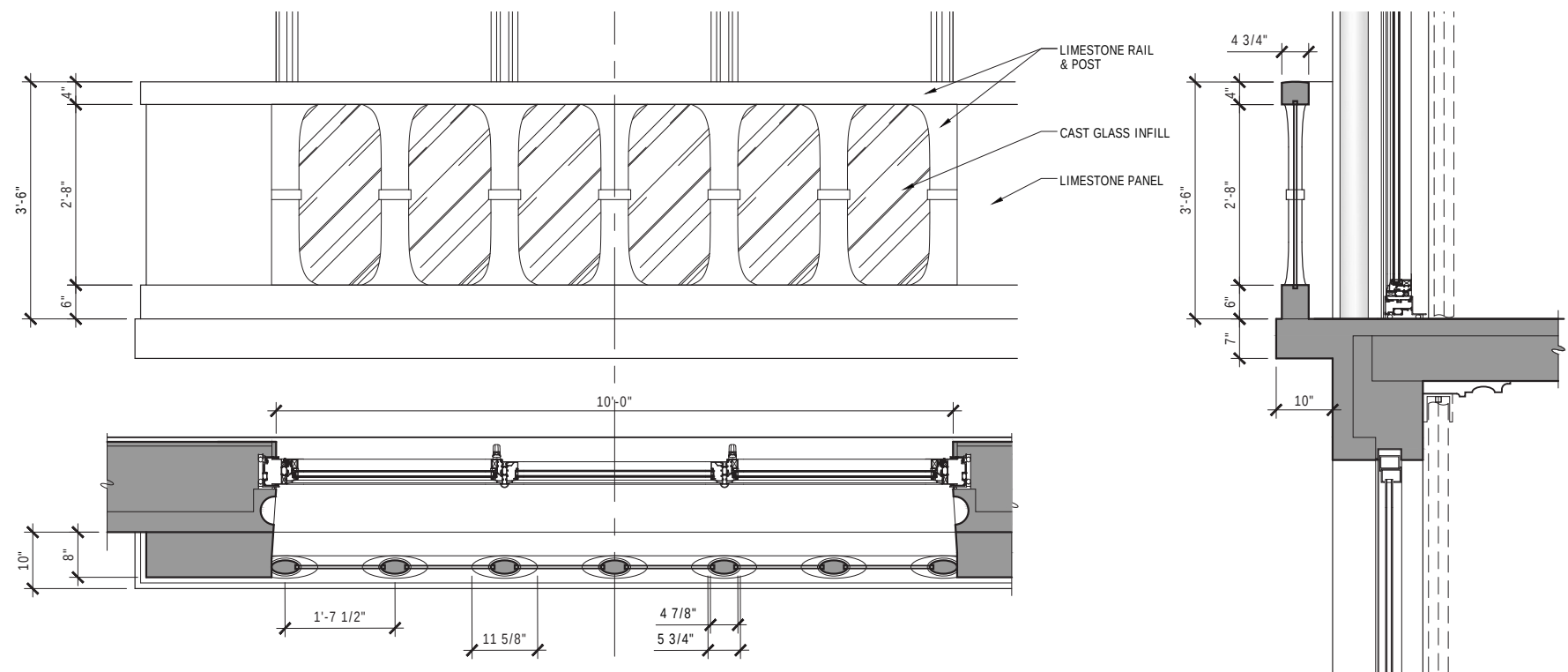


PLAN SECTION

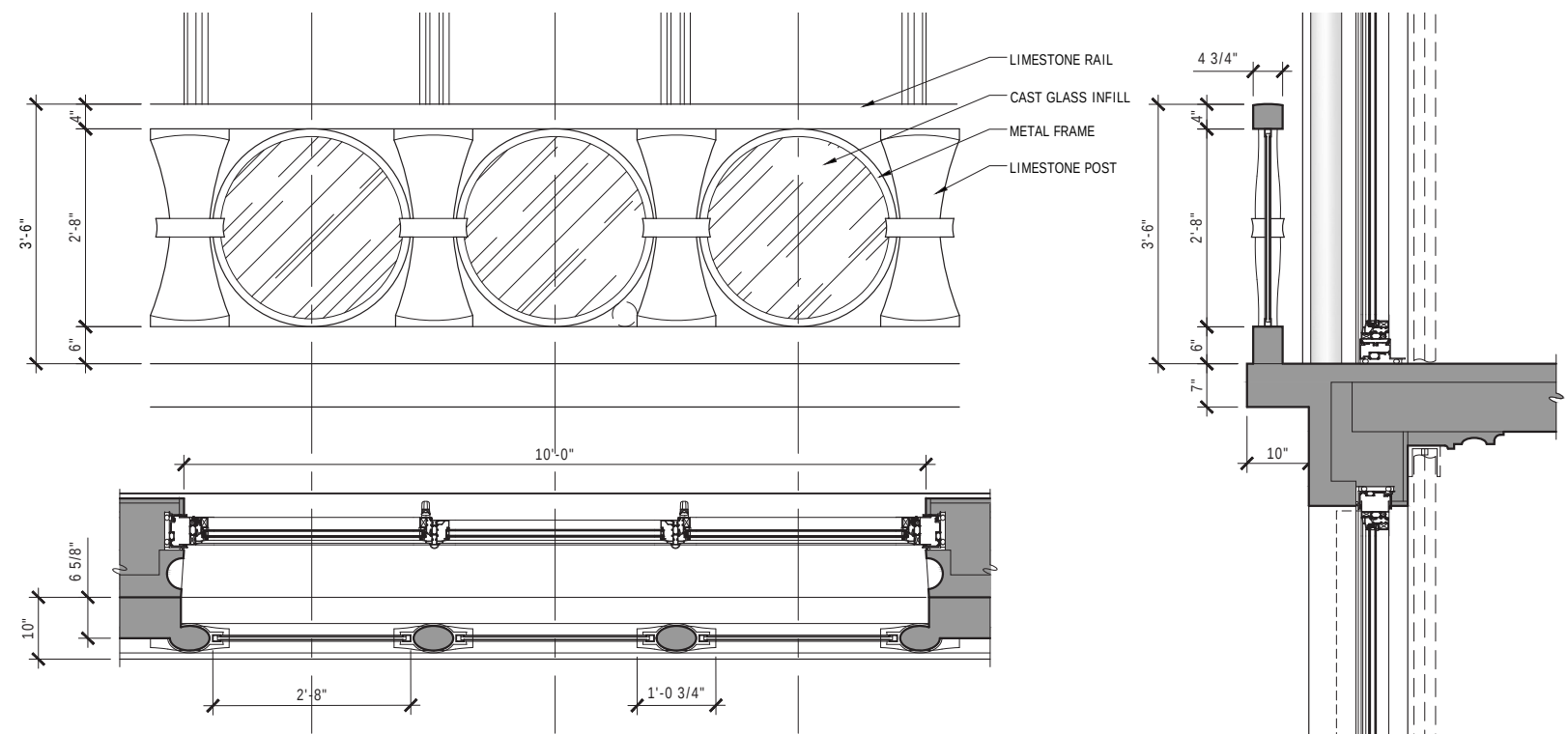


RENDERED VIEW

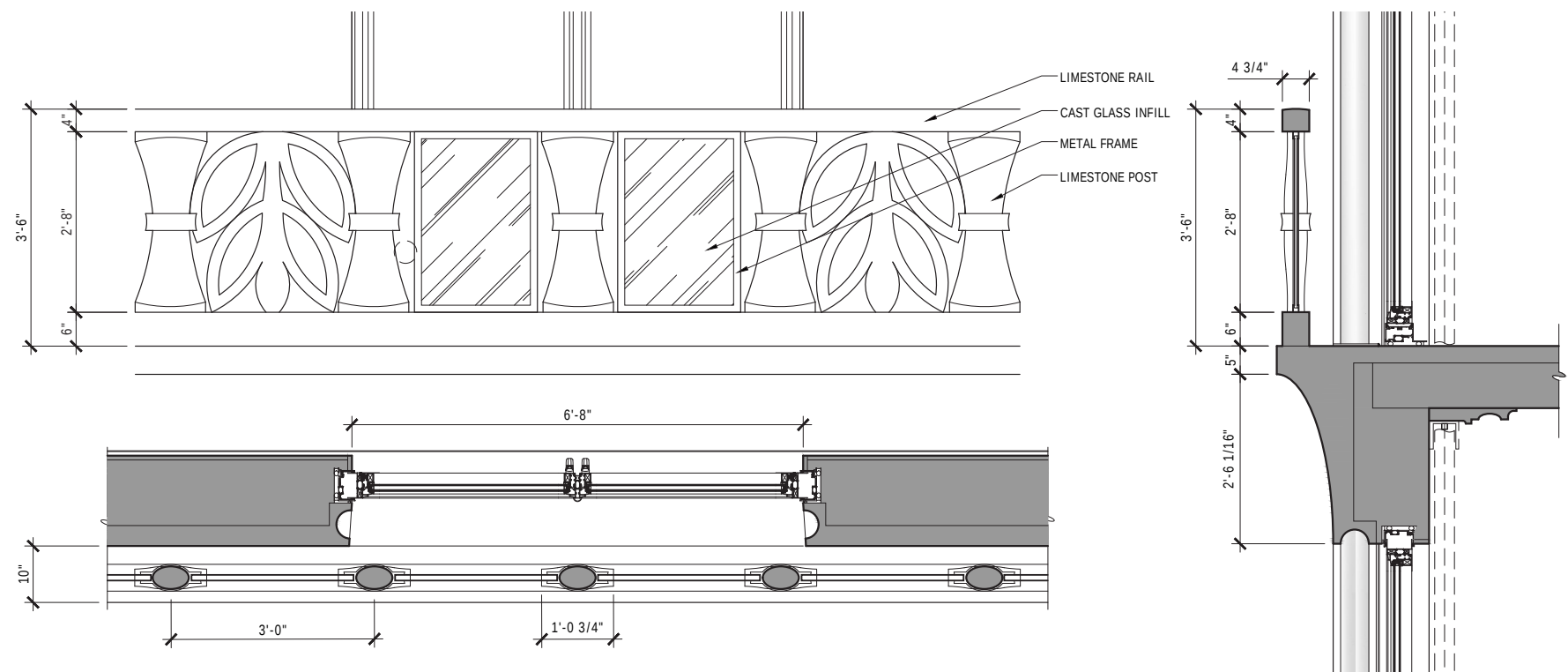
RAILING (LEVEL 11)



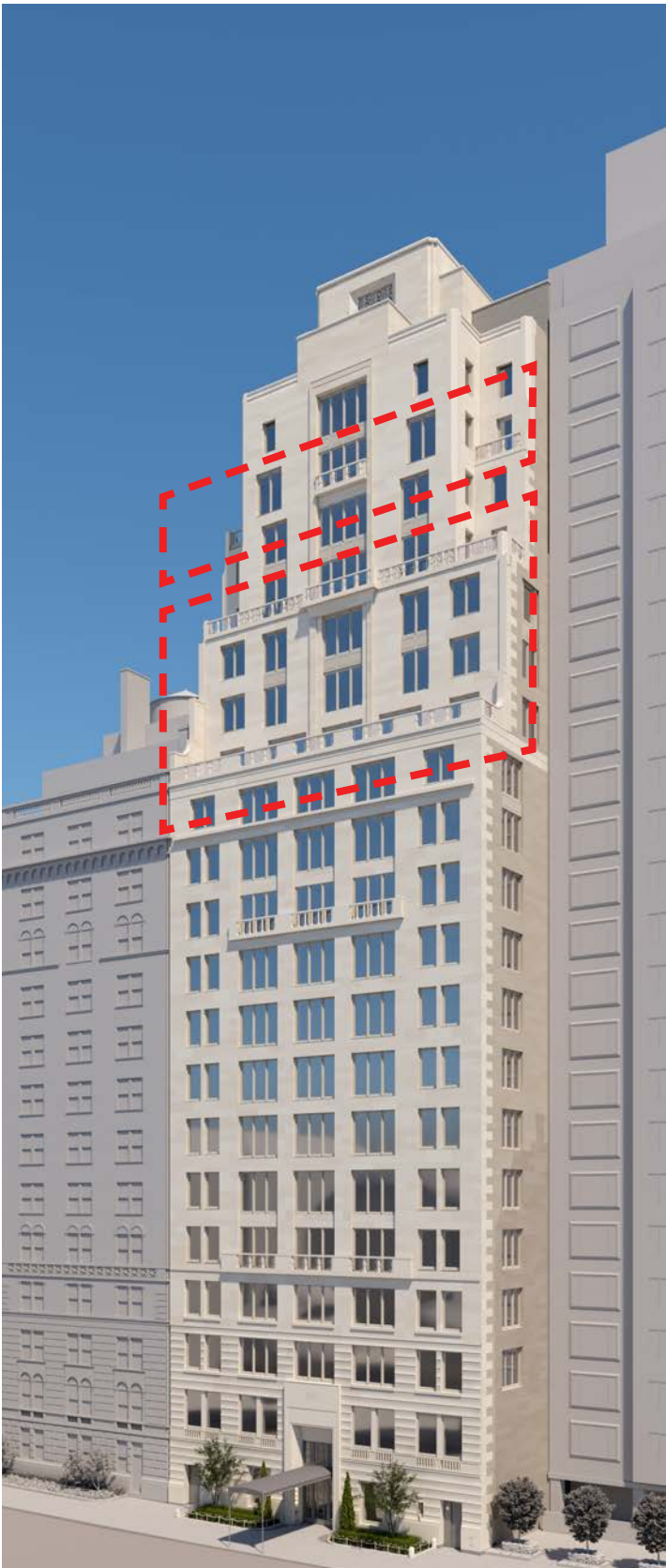
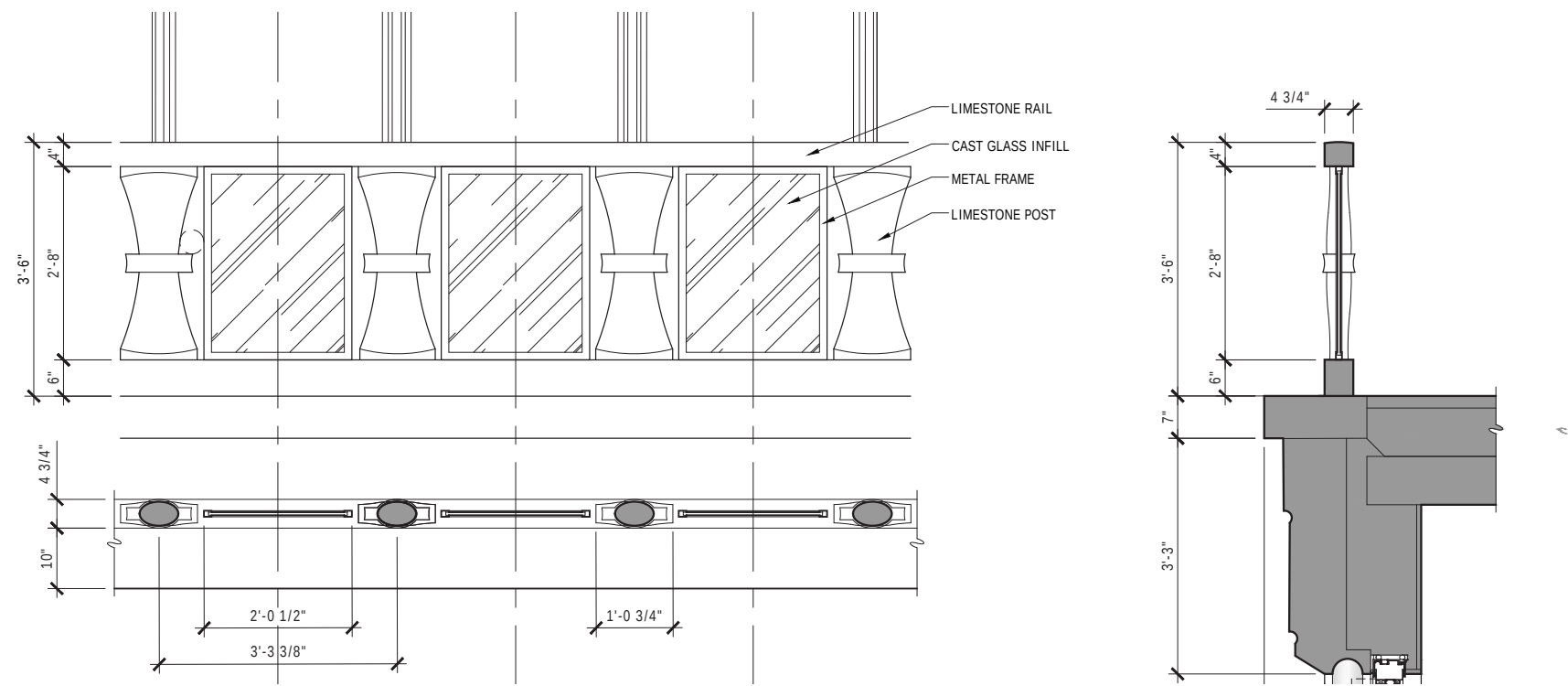
RAILING (LEVEL 5)



RAILING (LEVEL 19)



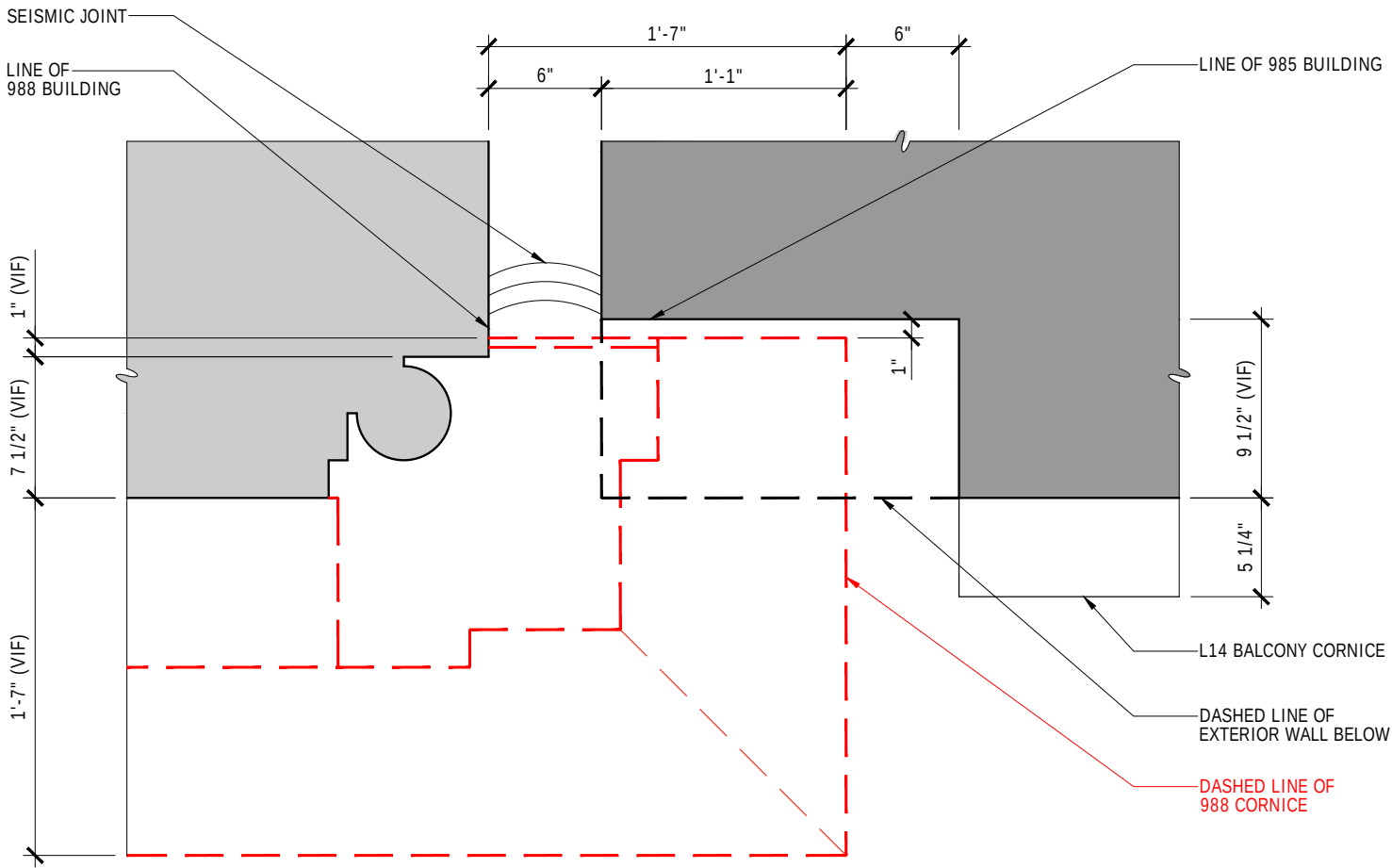
RAILING (LEVEL 14 / 17)



LEVEL 14 CORNICE DETAIL @988



EXISTING 988 CORNICE



PLAN SECTION DETAIL

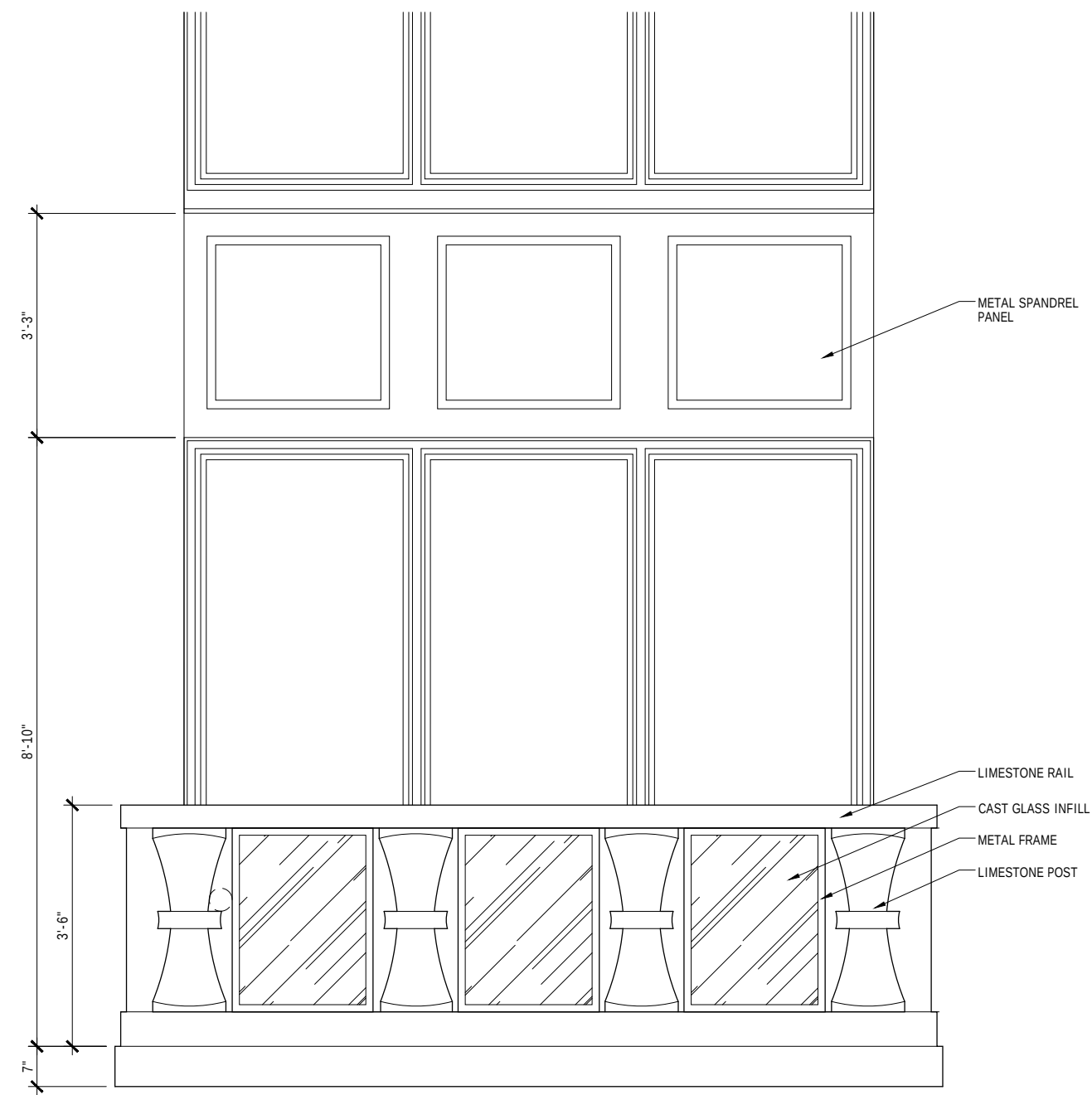


RENDERED DETAIL

CROWN & BULKHEAD

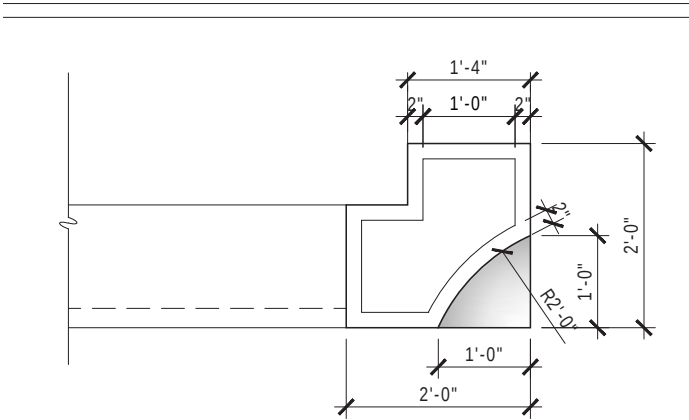


SPANDREL PANEL

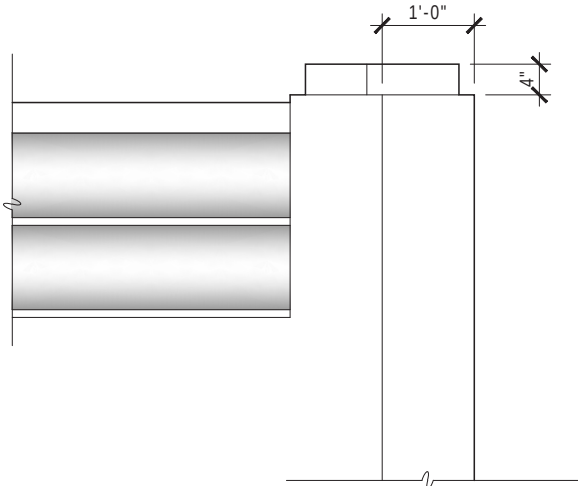


RENDERED VIEW

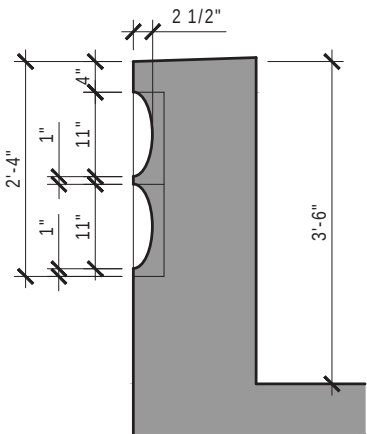
ROOF PARAPET



PLAN



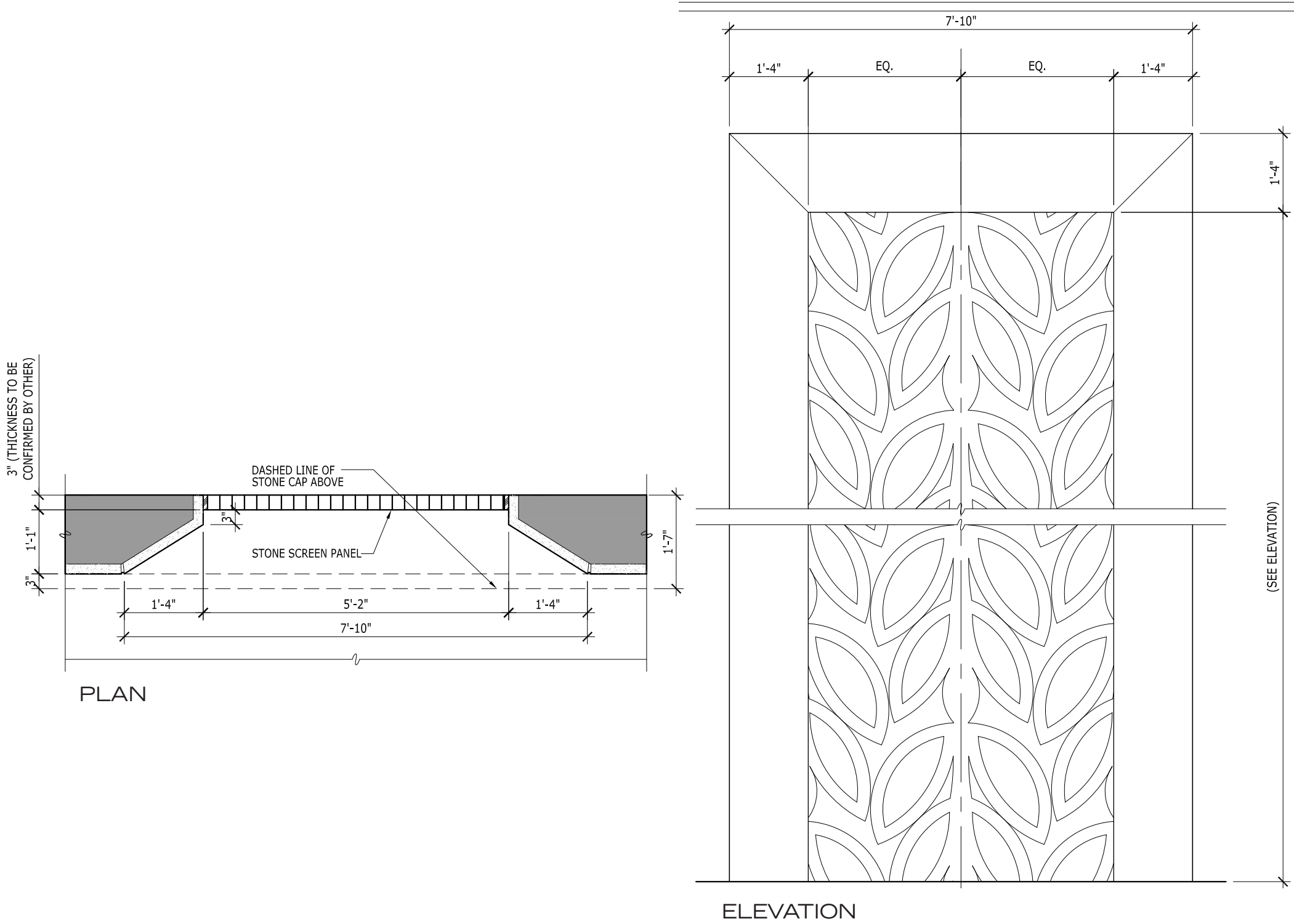
ELEVATION



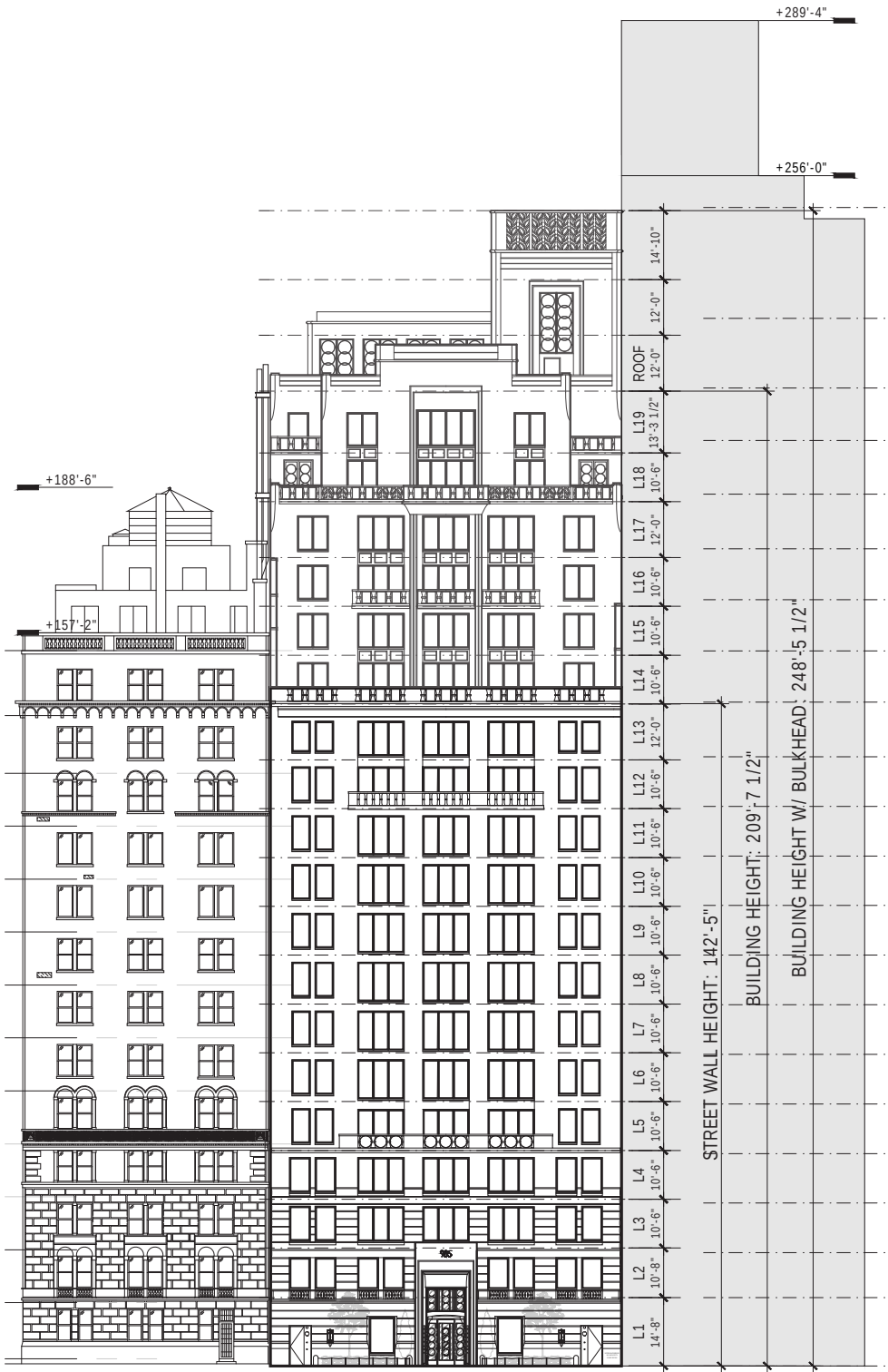
SECTION



BULKHEAD SCREEN



FACADE ELEVATION

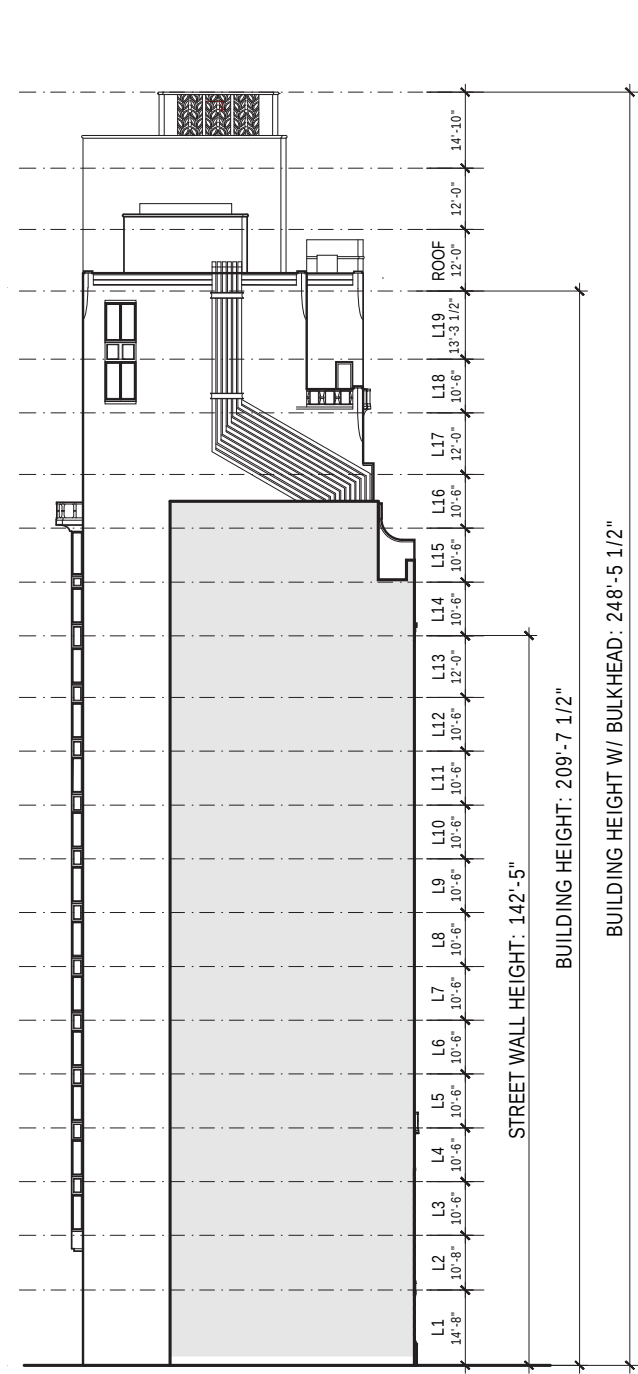


WEST ELEVATION (APPROVED)

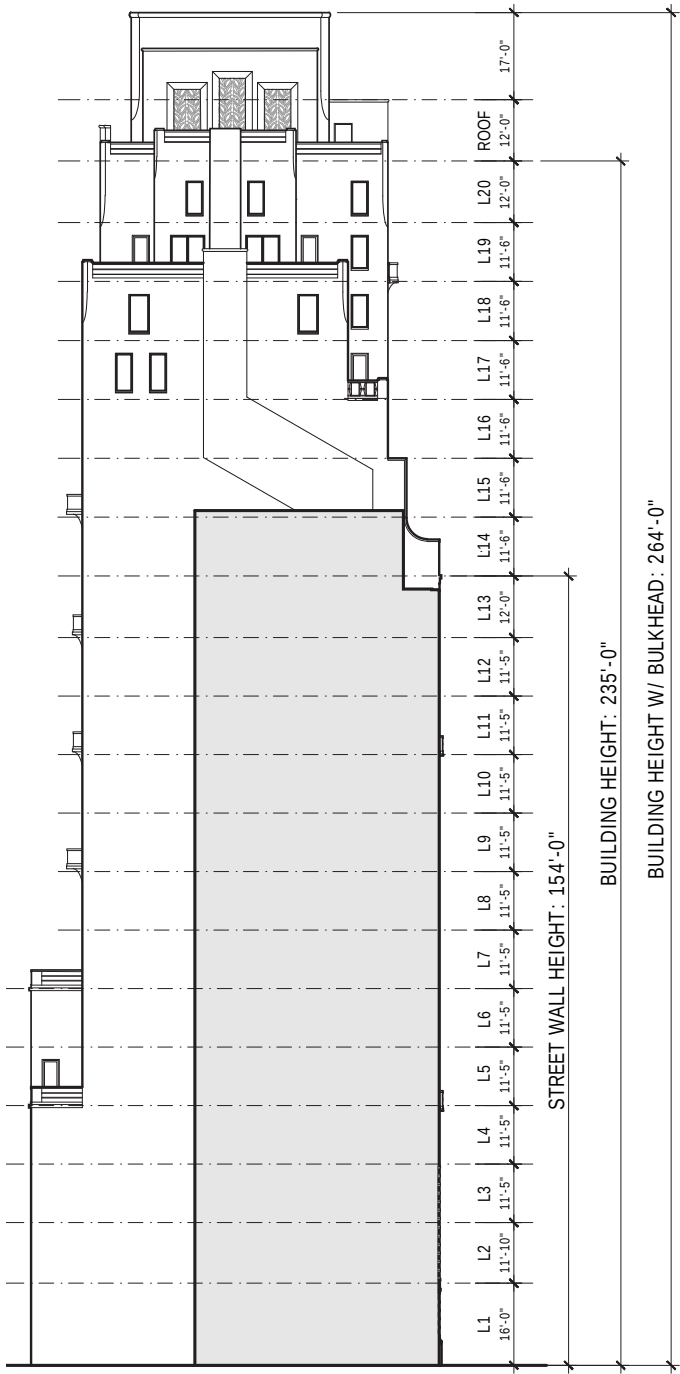


WEST ELEVATION (PROPOSED)

FACADE ELEVATION

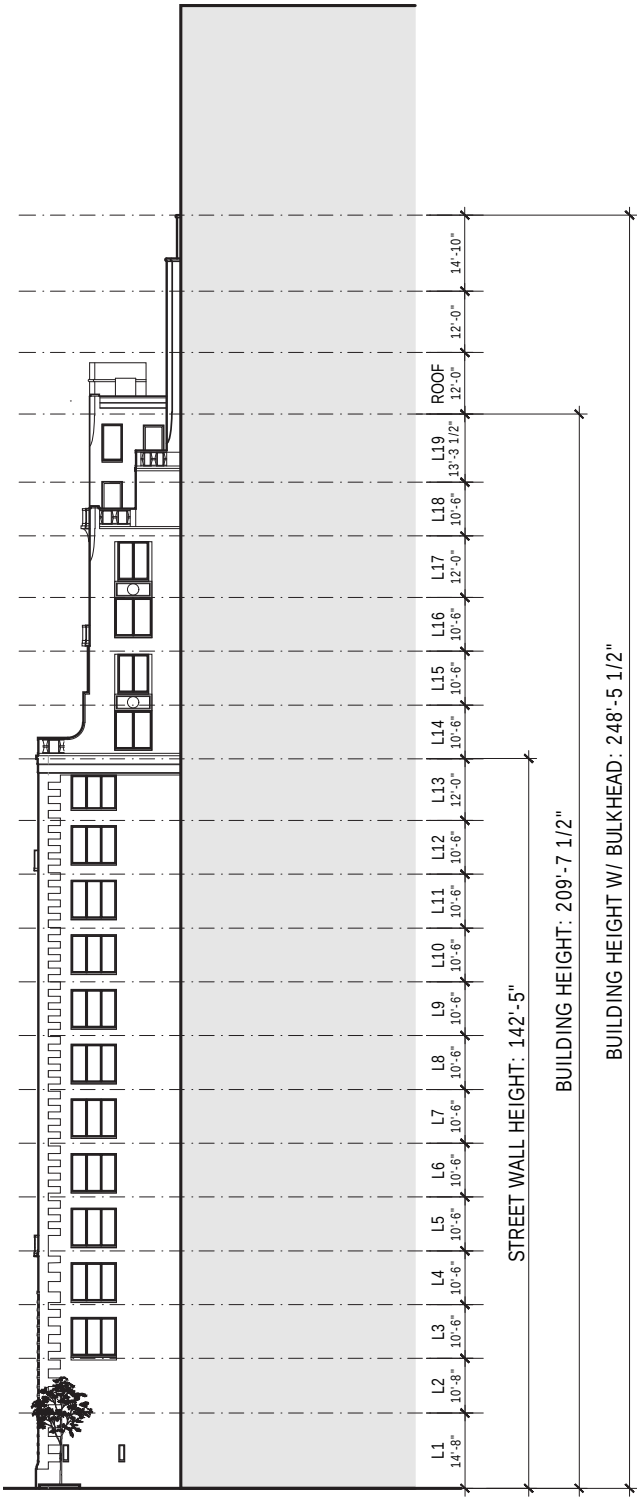


NORTH ELEVATION (APPROVED)

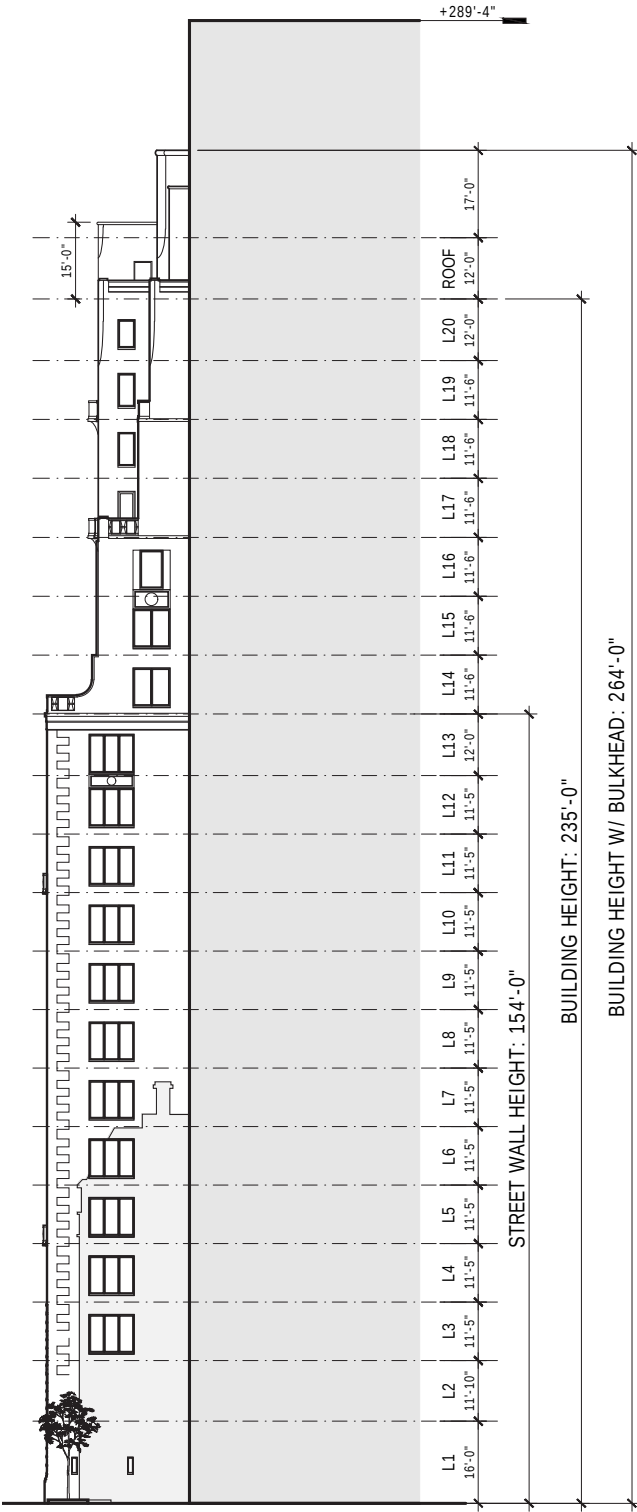


NORTH ELEVATION (PROPOSED)

FACADE ELEVATION

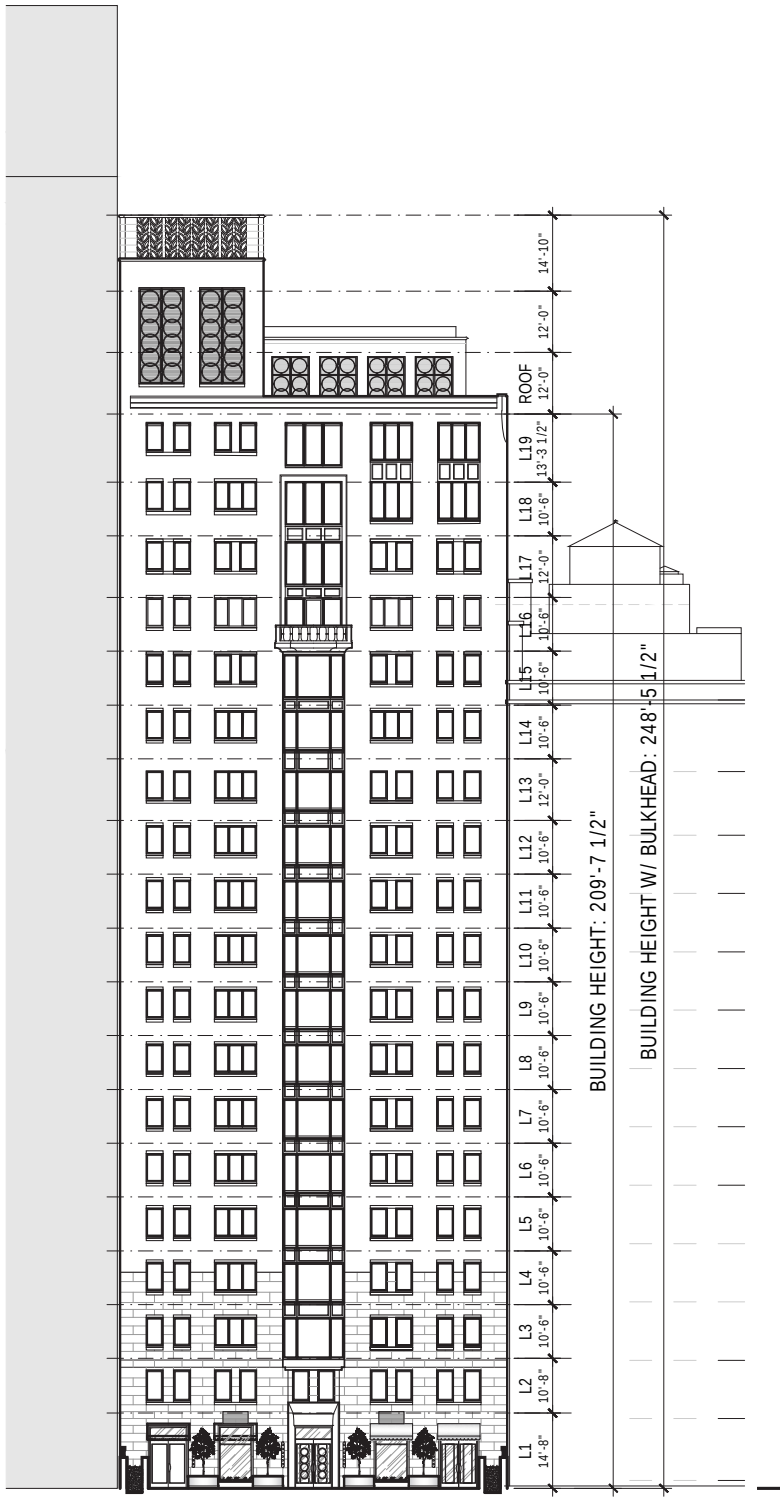


SOUTH ELEVATION (APPROVED)

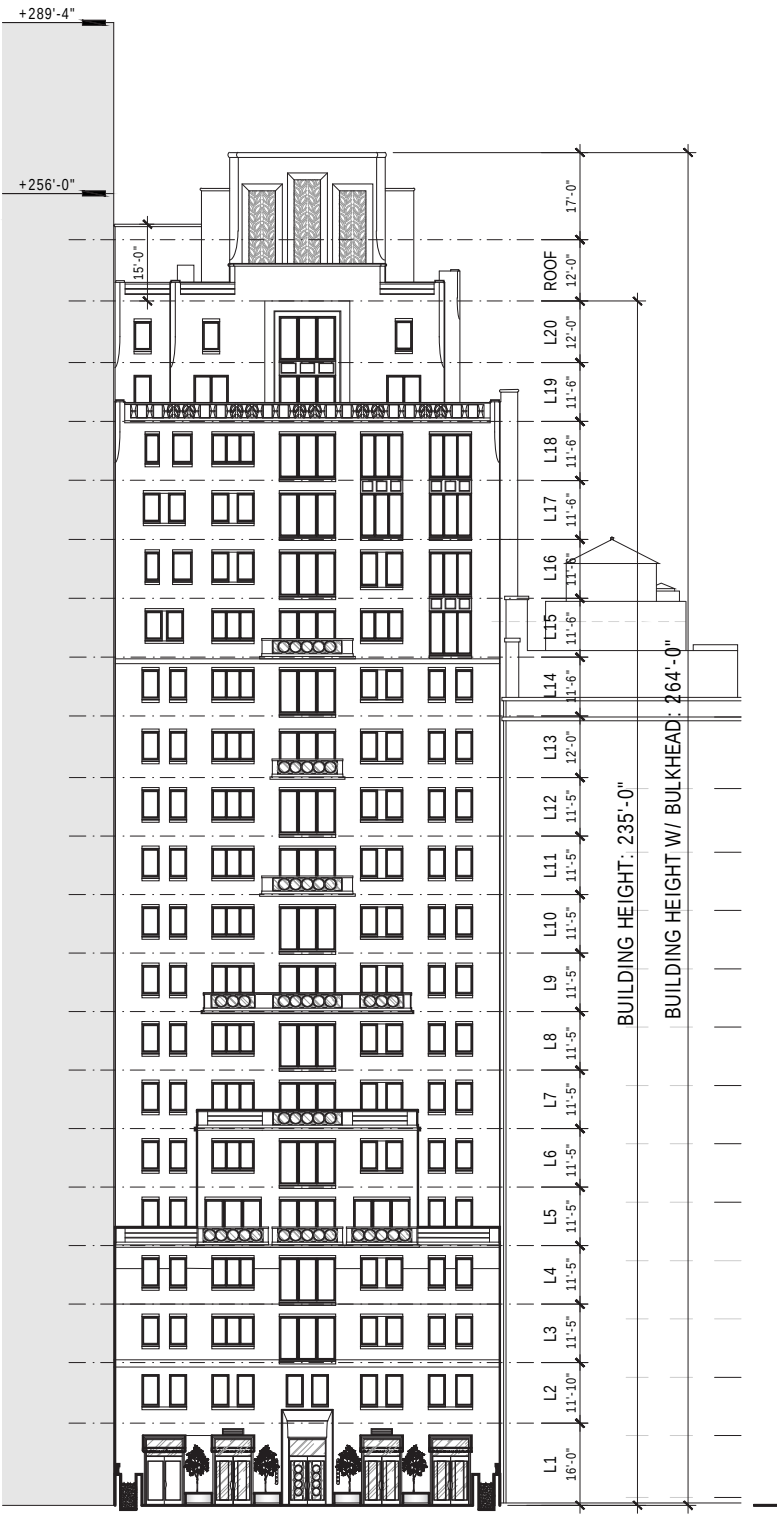


SOUTH ELEVATION (PROPOSED)

FACADE ELEVATION

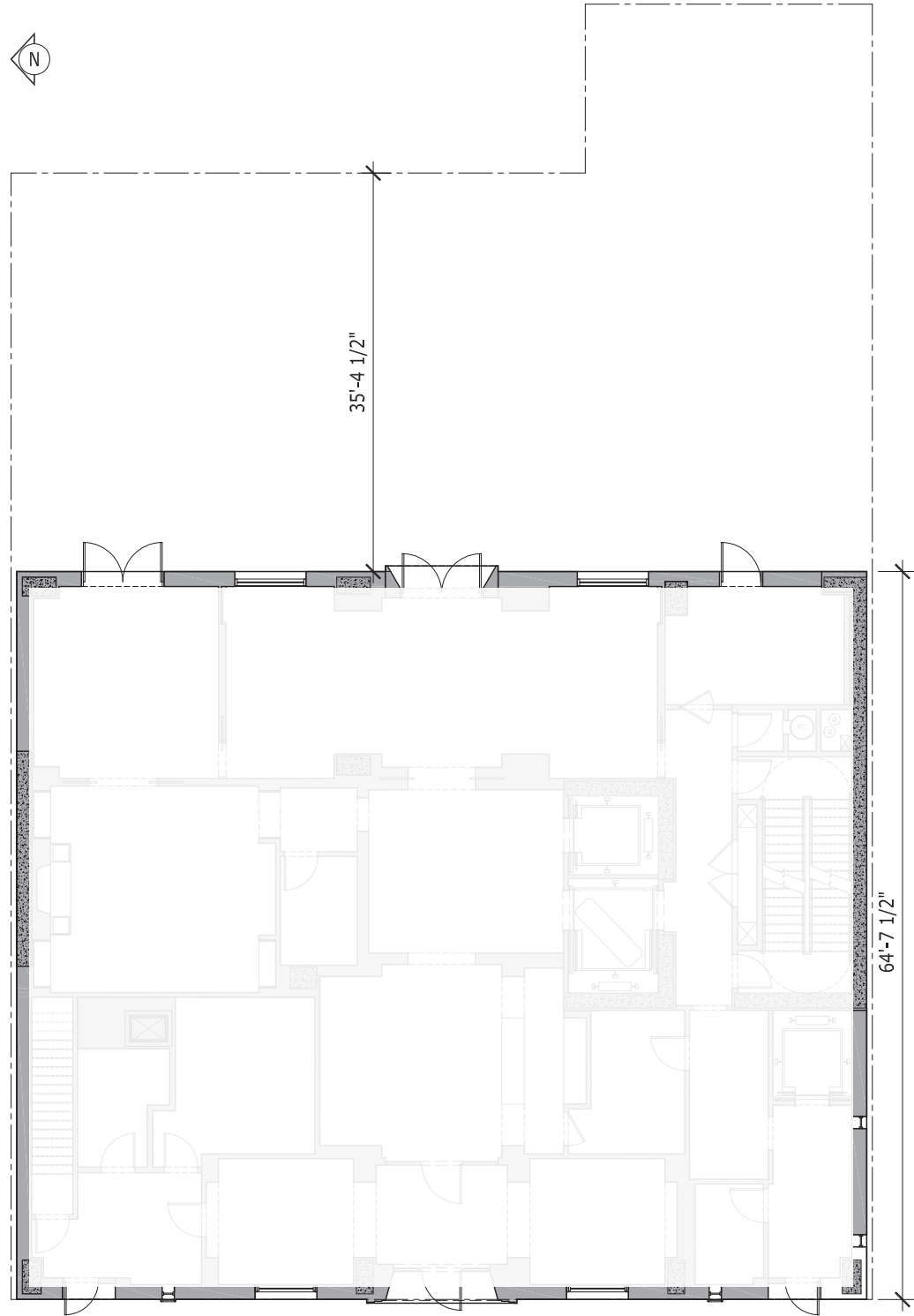


EAST ELEVATION (APPROVED)

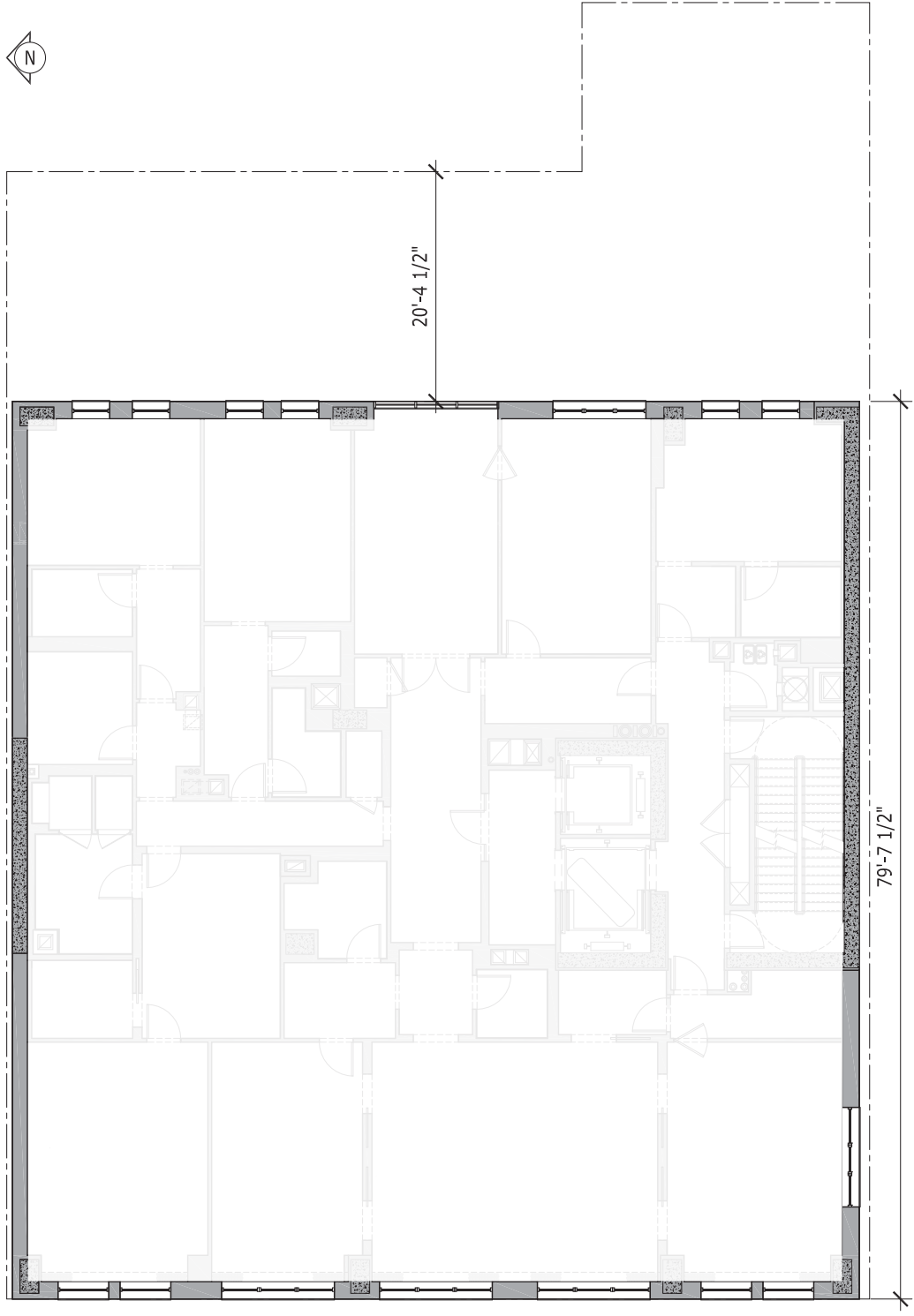


EAST ELEVATION (PROPOSED)

BUILDING FLOOR PLATE
(L1 - L6)

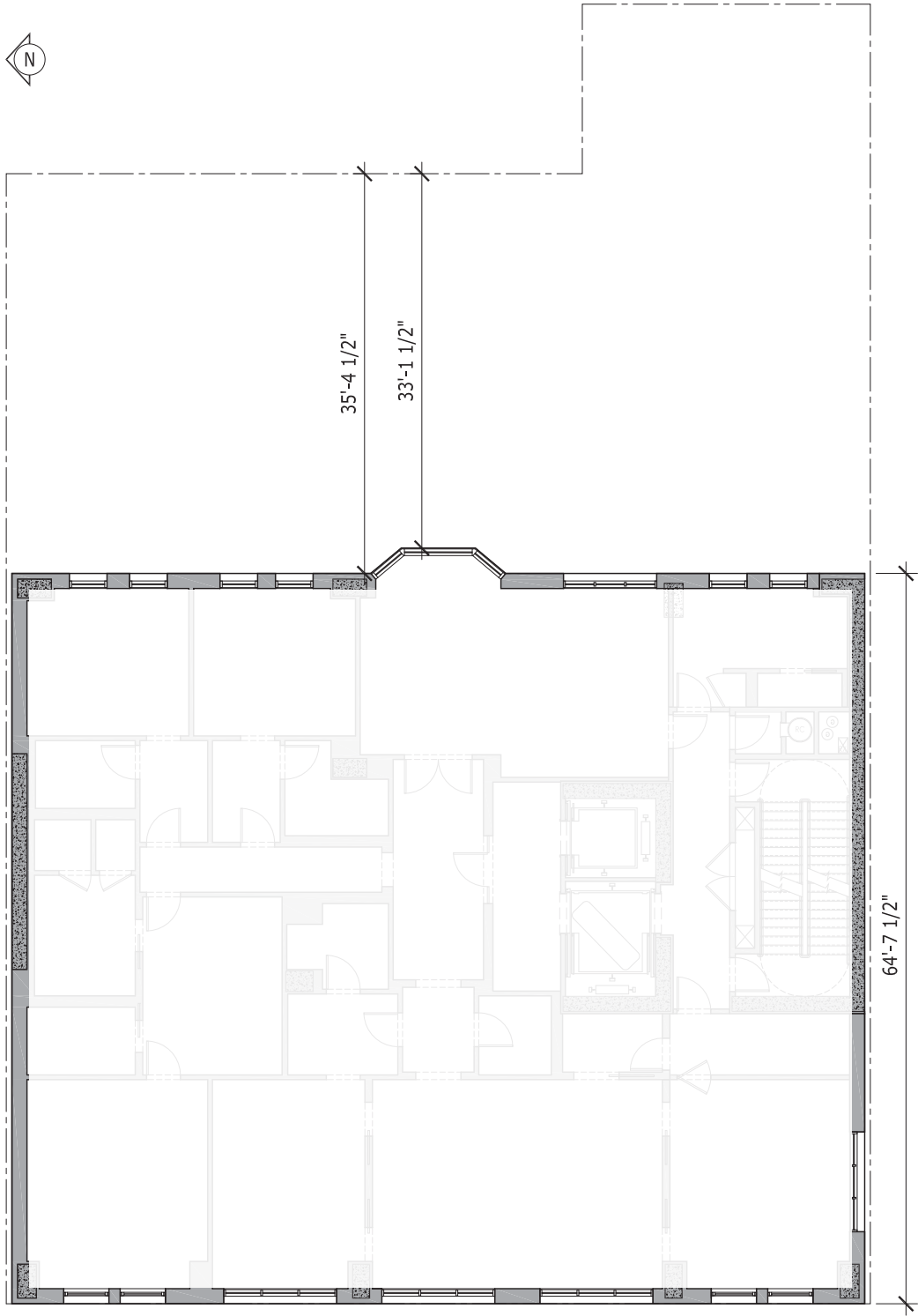


(APPROVED)

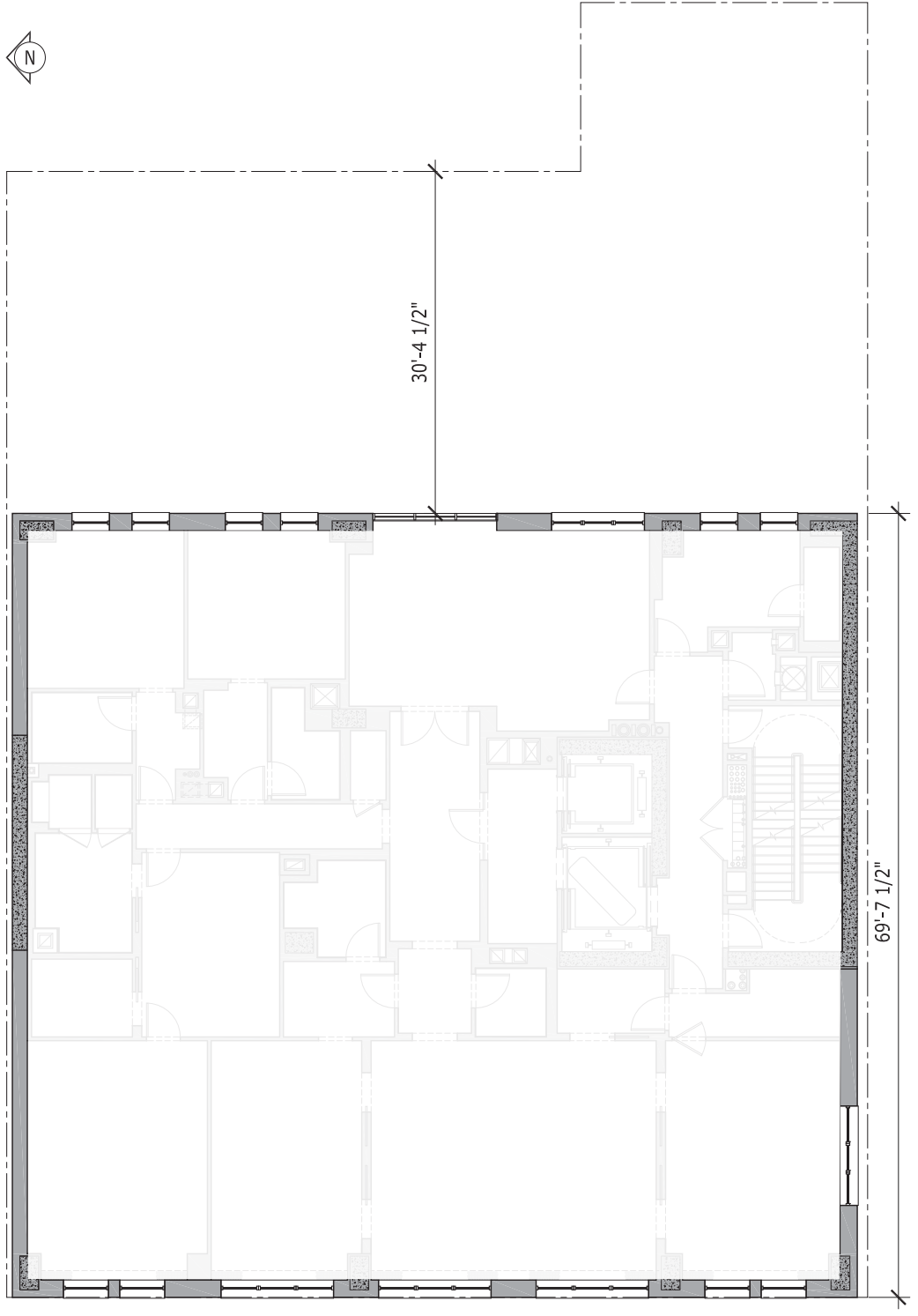


(PROPOSED)

BUILDING FLOOR PLATE
(L7 - L13)

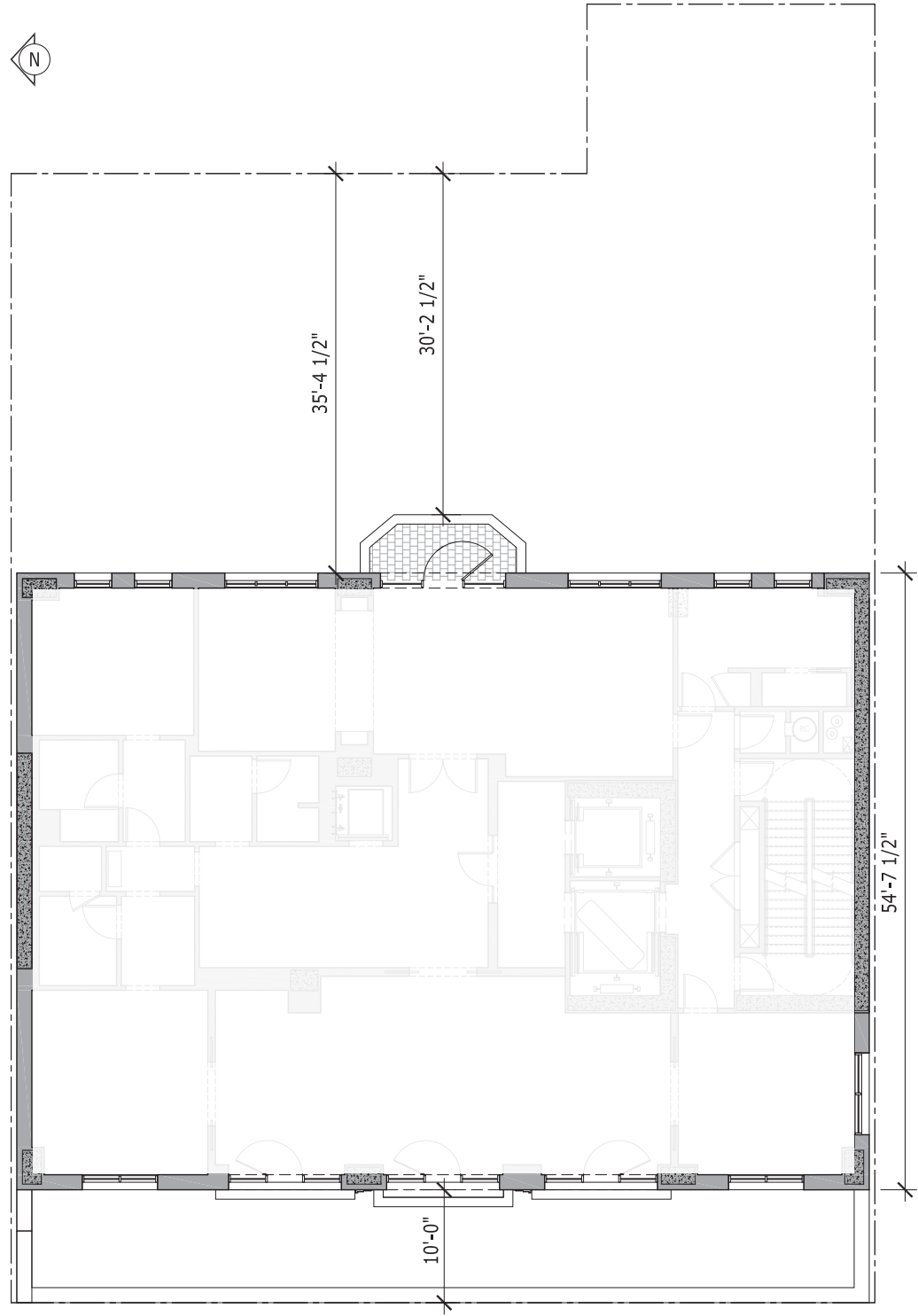


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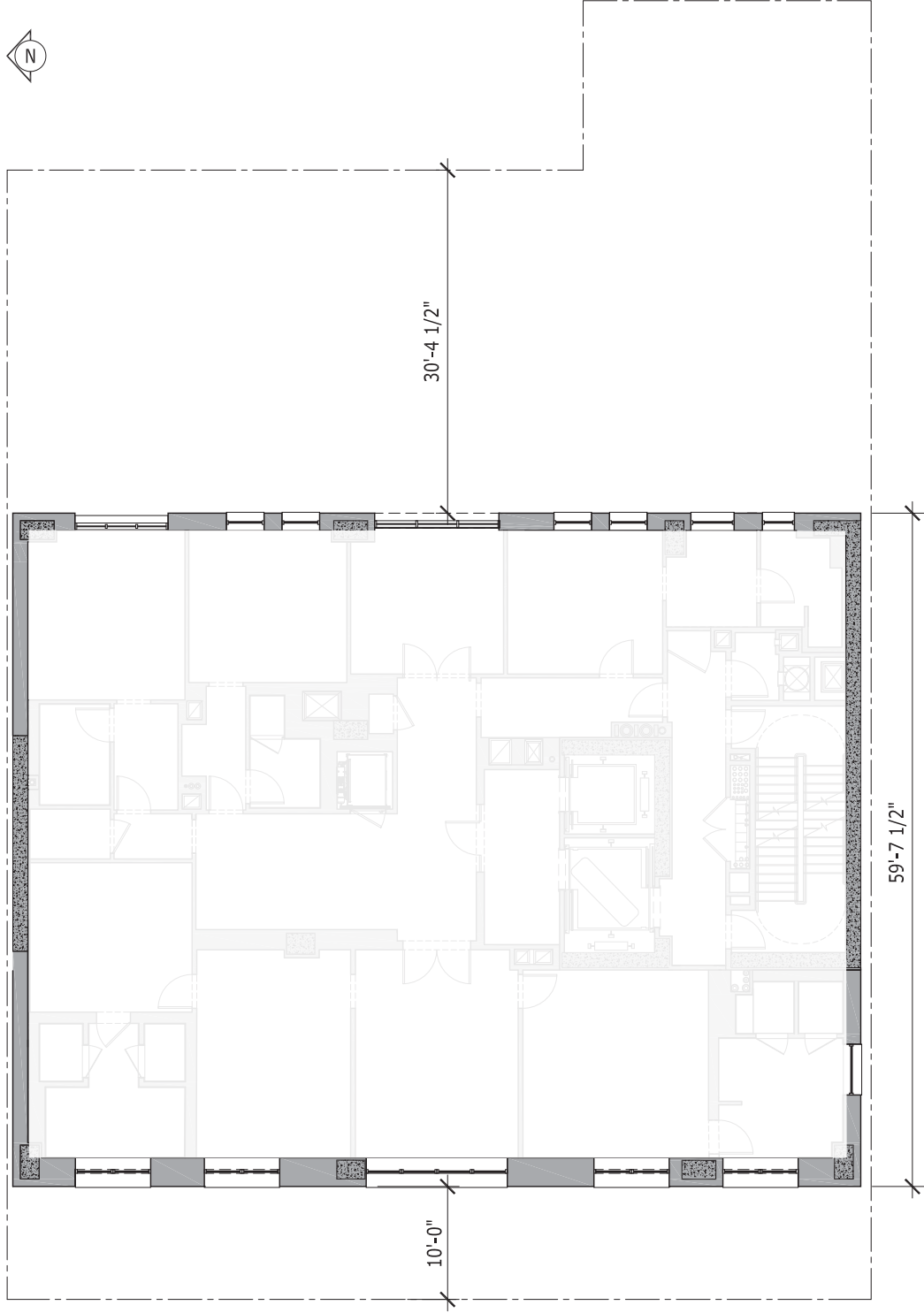


(PROPOSED)

BUILDING FLOOR PLATE
(L14 - L16)

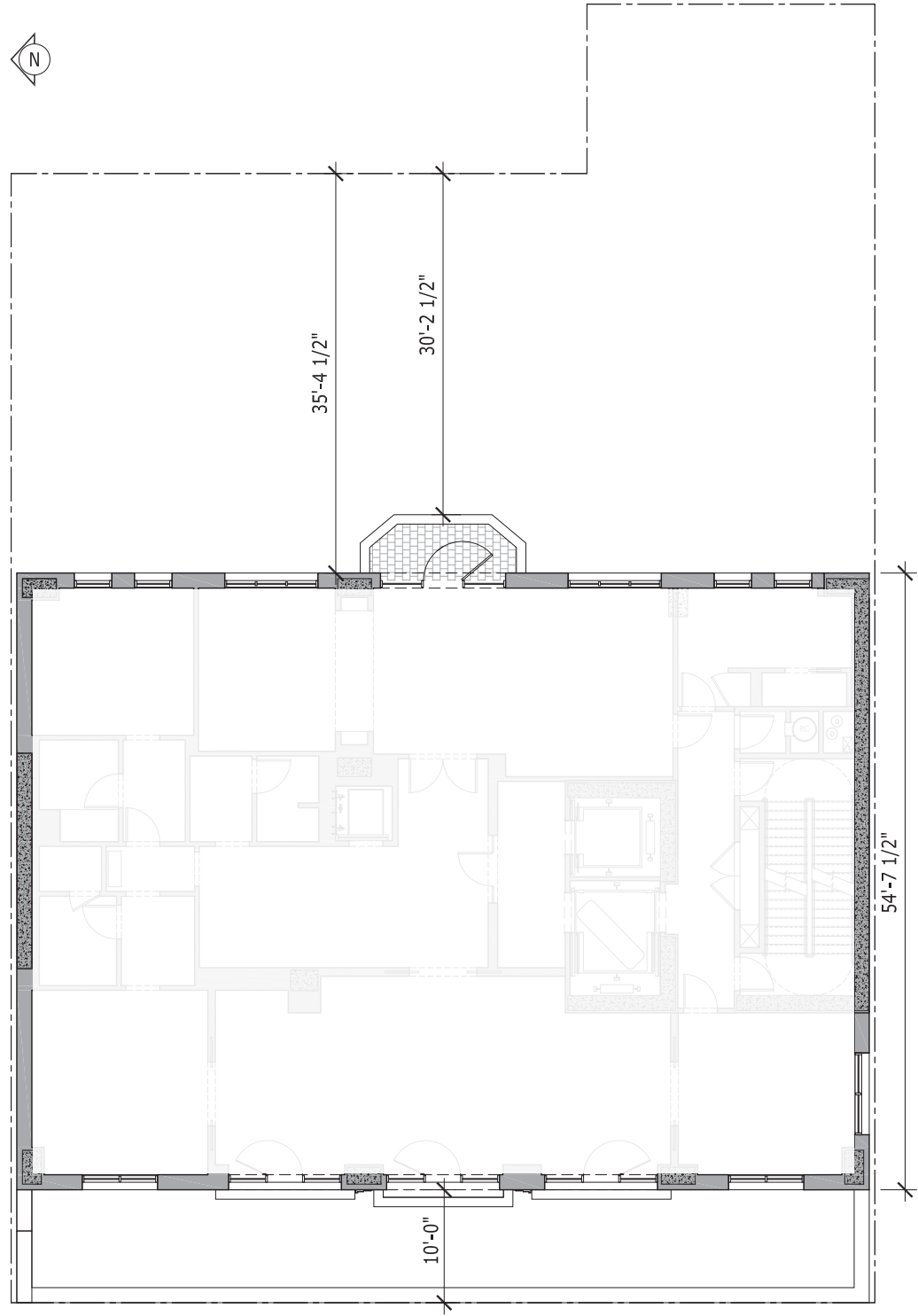


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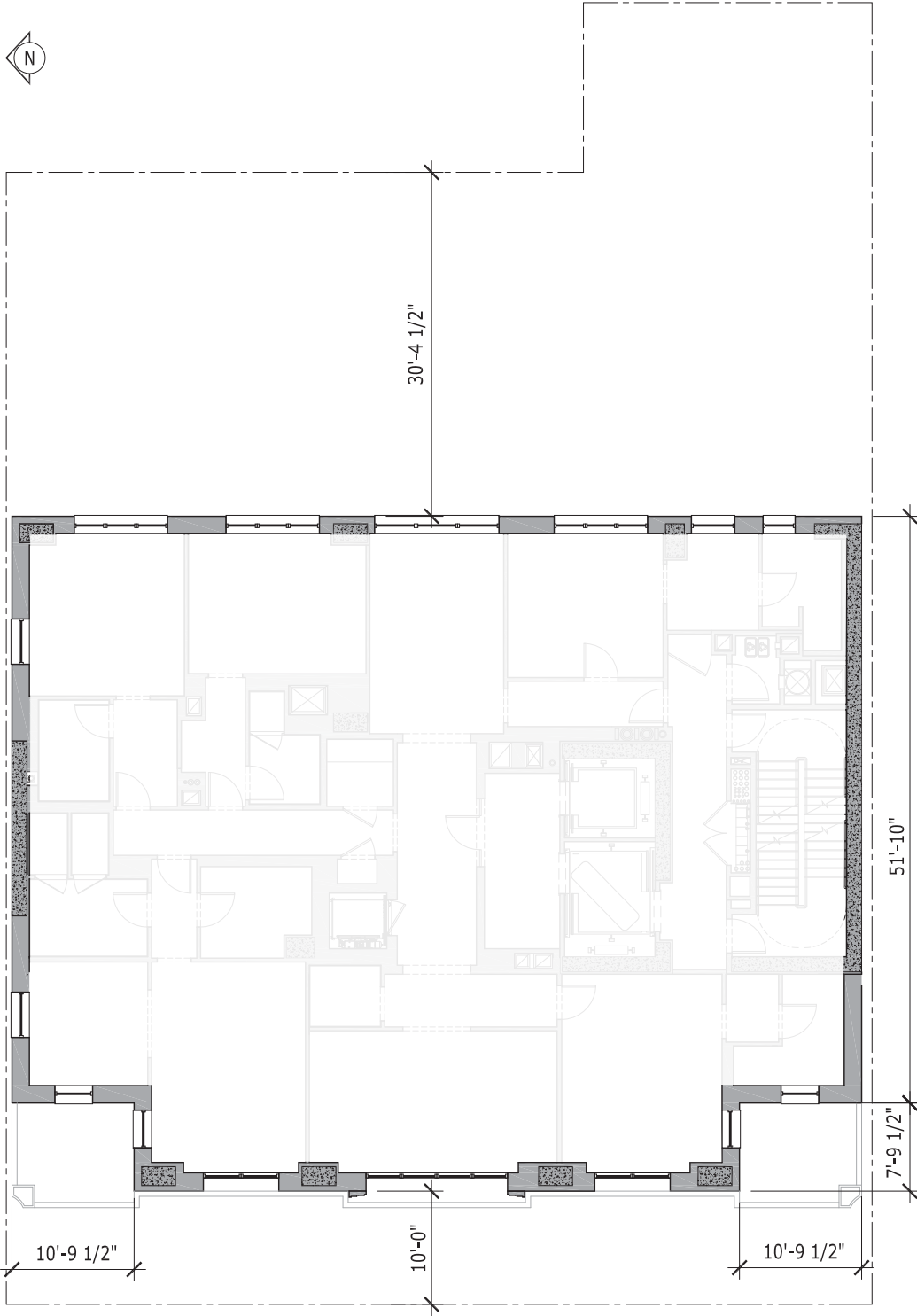


(PROPOSED)

BUILDING FLOOR PLATE
(L17 - L18)

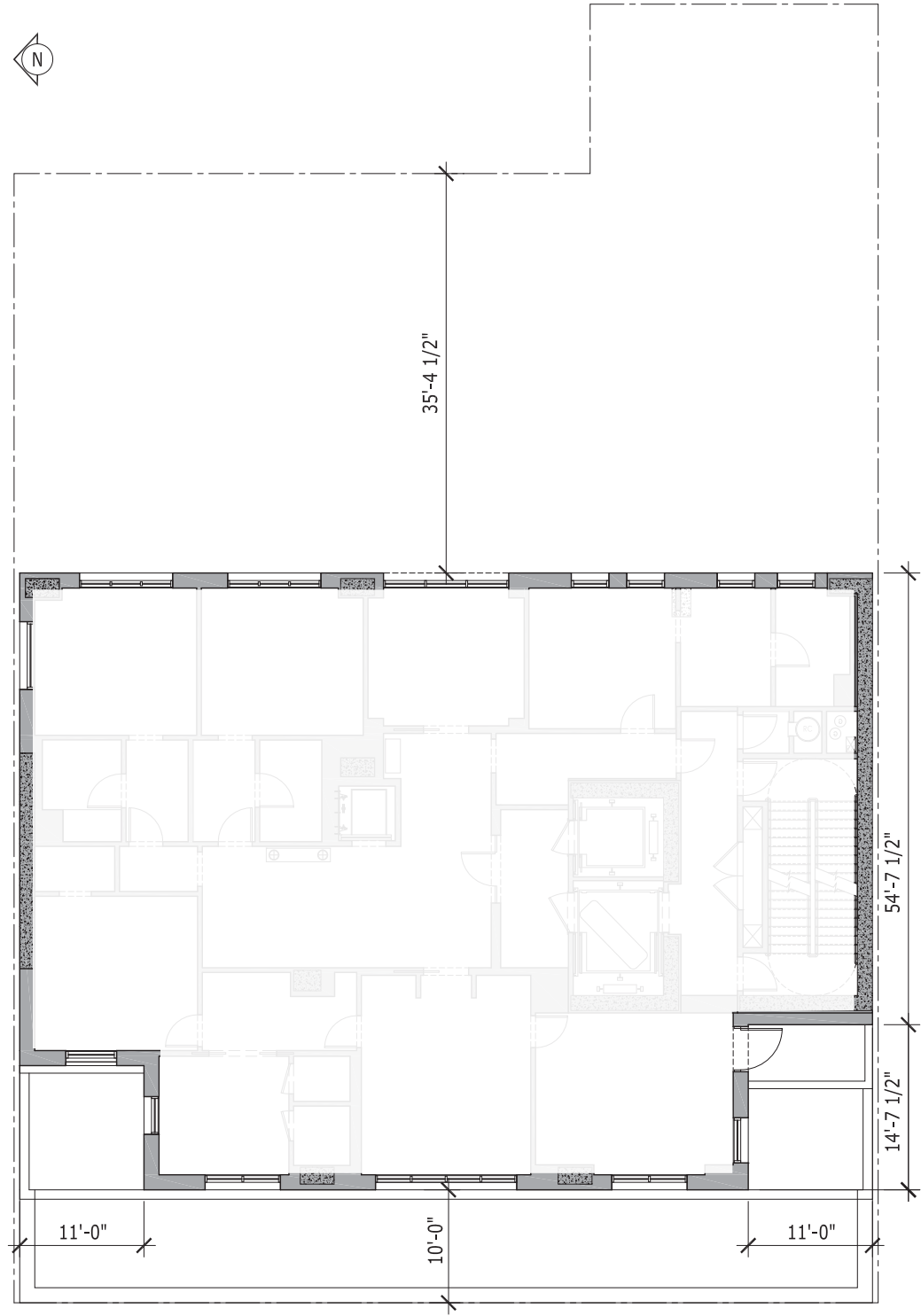


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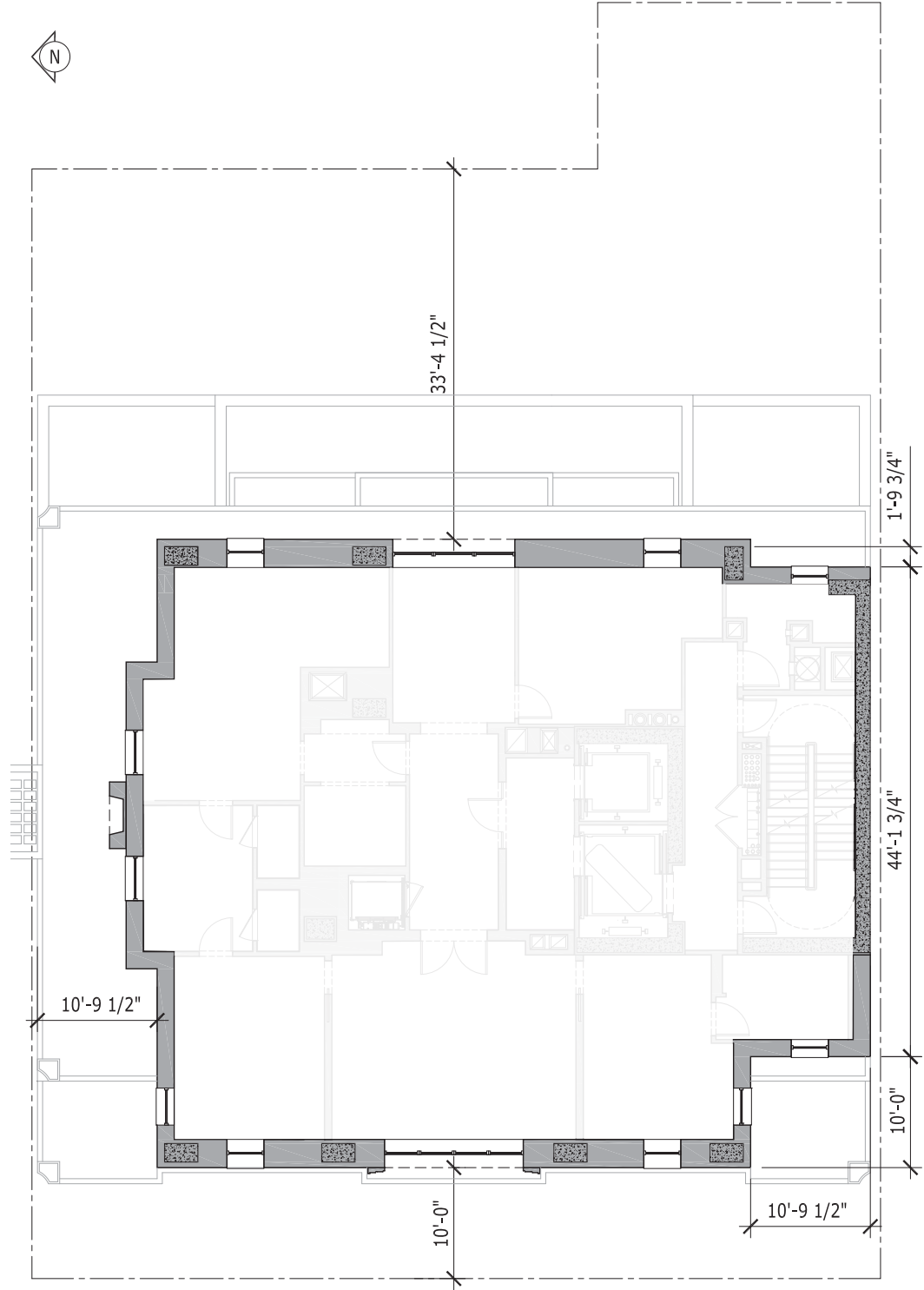


(PROPOSED)

BUILDING FLOOR PLATE
(L19 - L20)

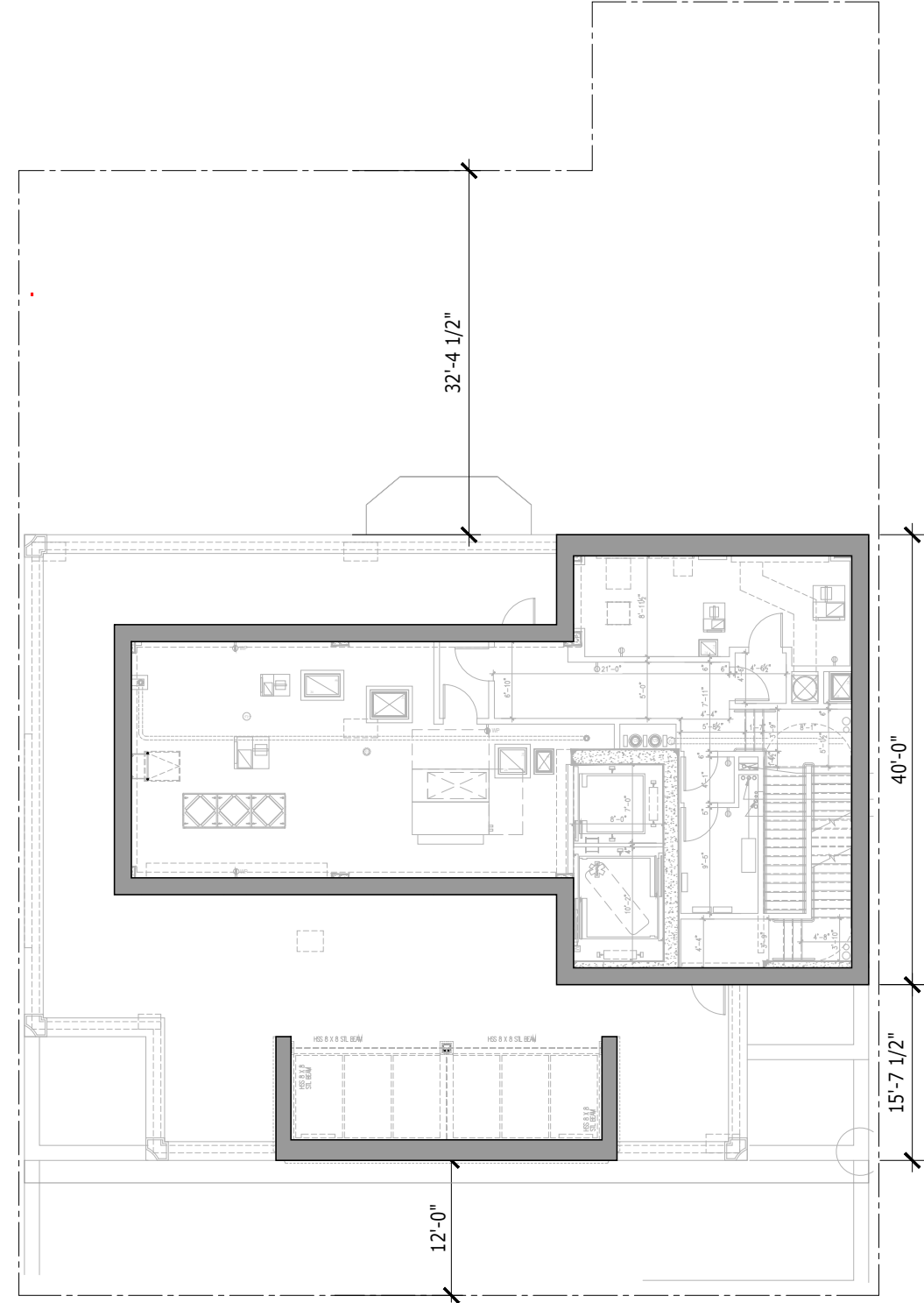


(APPROVED)

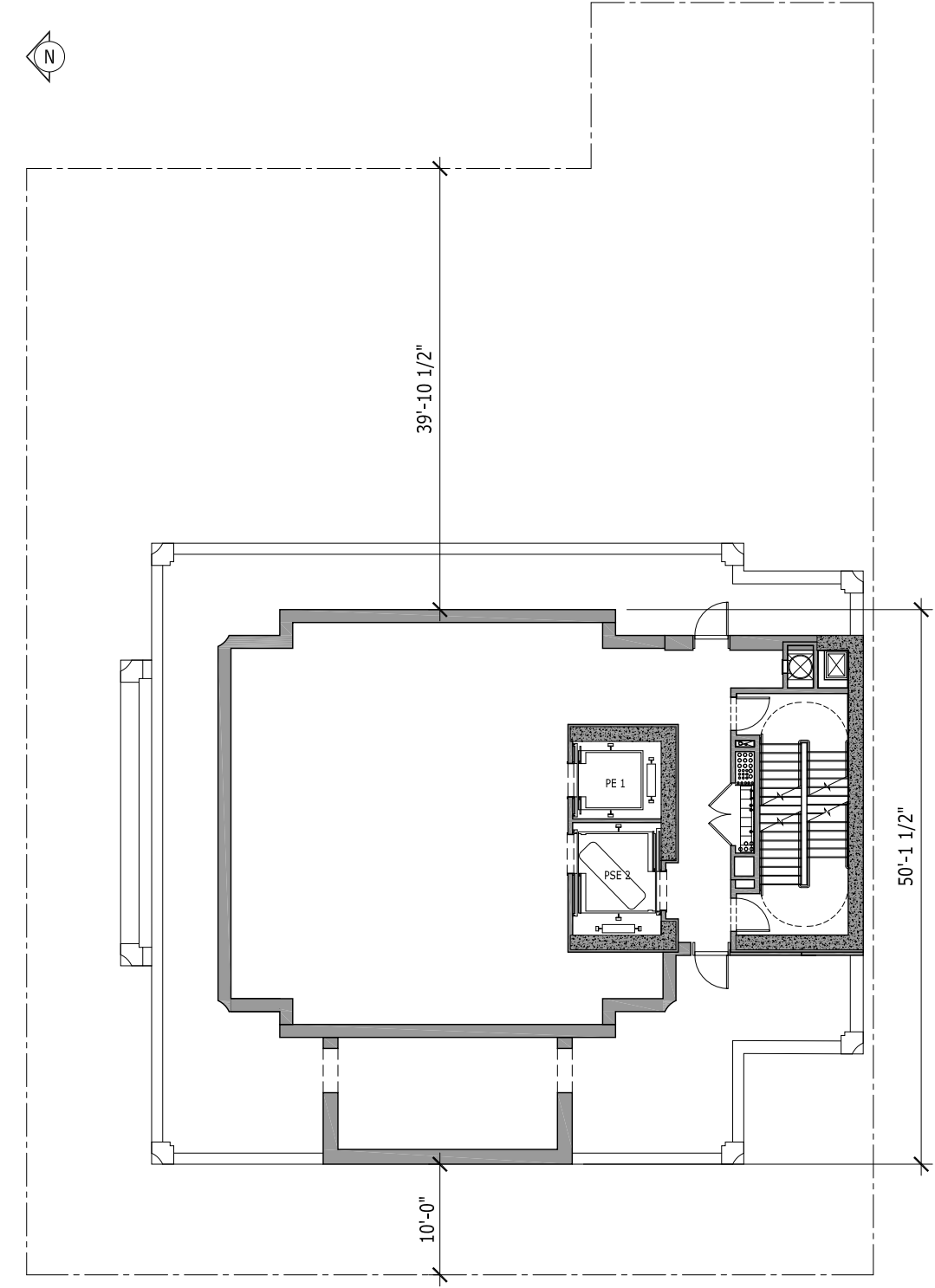


(PROPOSED)

BUILDING FLOOR PLATE
(ROOF)



(APPROVED)



(PROPOSED)