

November 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-03839

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

To testify virtually, please join Zoom

Webinar ID: 161 161 2069

Passcode: 557080

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

800 FIFTH AVENUE

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING

November 25, 2025

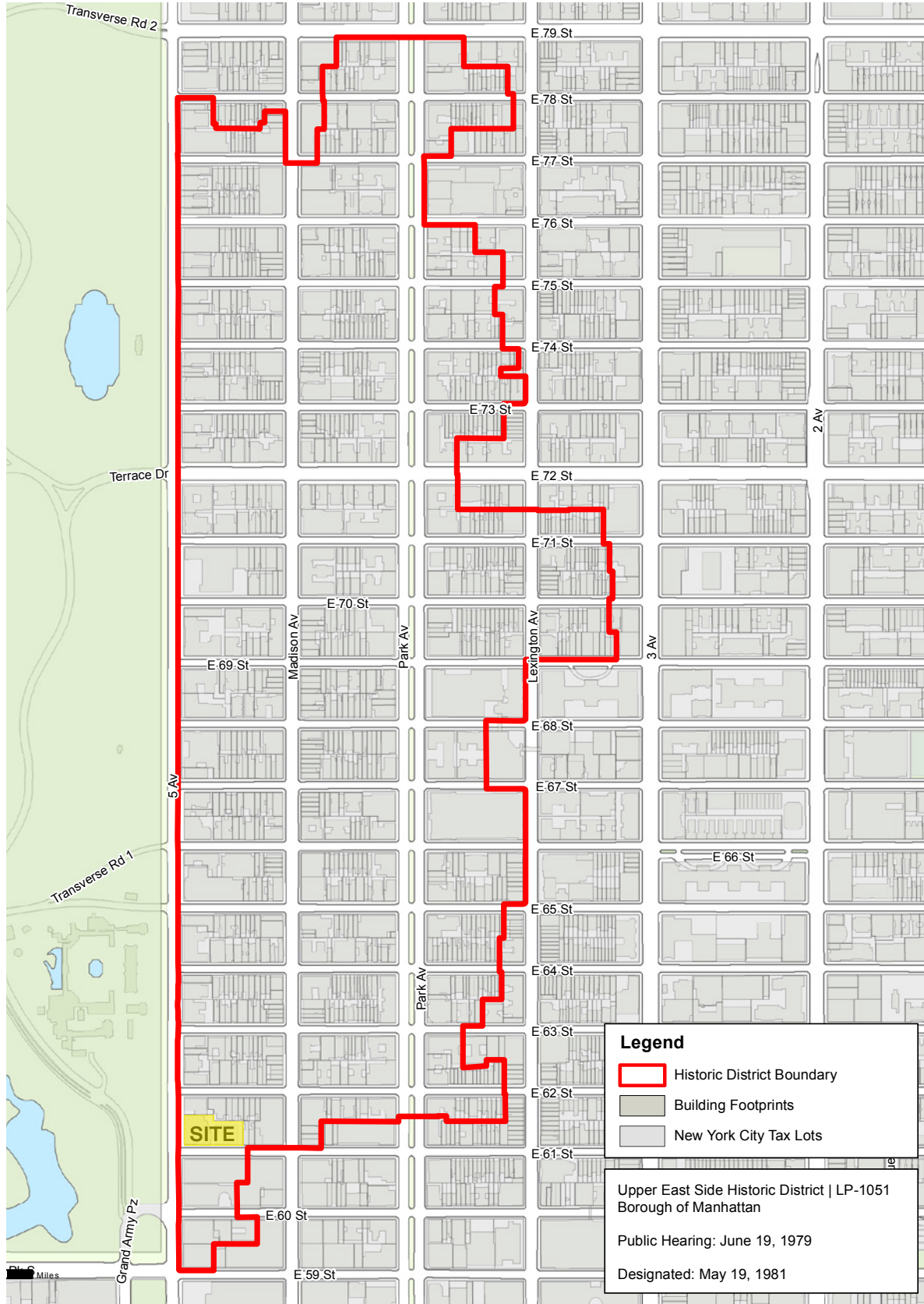
Agenda

1. Project Team
2. Introduction & Existing Conditions
3. Historic Context & Development History
4. Zoning
5. Site Precedents and Appropriateness
6. Project Proposal

Project Team

1. Naftali Group
2. Robert A.M. Stern Architects
3. SLCE Architects LLP
4. Hollander Design
5. Higgins Quasebarth & Partners, LLC
6. Fried, Frank, Harris, Shriver & Jacobson LLP

INTRODUCTION & EXISTING CONDITIONS



INTRODUCTION



VIEW LOOKING SOUTHEAST
EXISTING



VIEW LOOKING SOUTHEAST
PROPOSED



View of building looking southeast.



View of building looking northeast.

EXISTING CONDITIONS



View of the building base on Fifth Avenue.



View of the building base on East 61st Street.

EXISTING CONDITIONS



View of the east elevation looking west on East 61st Street.



View of landscaped area looking northeast.

EXISTING CONDITIONS

HISTORIC CONTEXT & DEVELOPMENT HISTORY



1895 view of Fifth Avenue looking north from East 65th Street.



1916 aerial view of Fifth Avenue north of 59th Street showing the construction of 820 Fifth Avenue. (MCNY)

HISTORIC CONTEXT

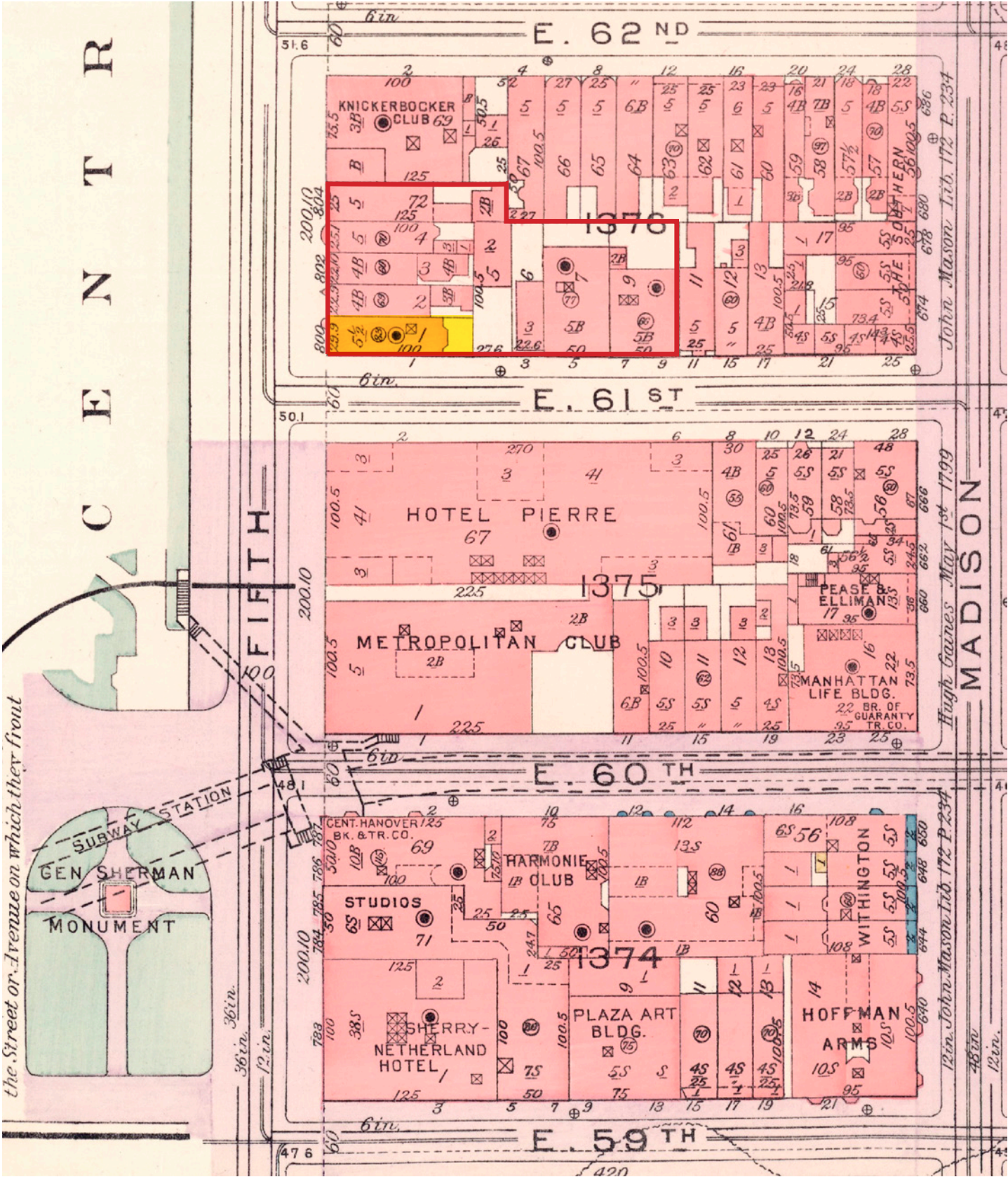


1933 view of Fifth Avenue. (Samuel Gottscho)

HISTORIC CONTEXT



Ca. 1922 view of 800 Fifth Avenue. (New York Times)



1930 Bromley map. (NYPL)

DEVELOPMENT HISTORY



1932 view of Fifth Avenue from Central Park. (MCNY)

DEVELOPMENT HISTORY



1950 view of The Pierre. (Getty)



1931 detail of the base of The Pierre. (Architecture)

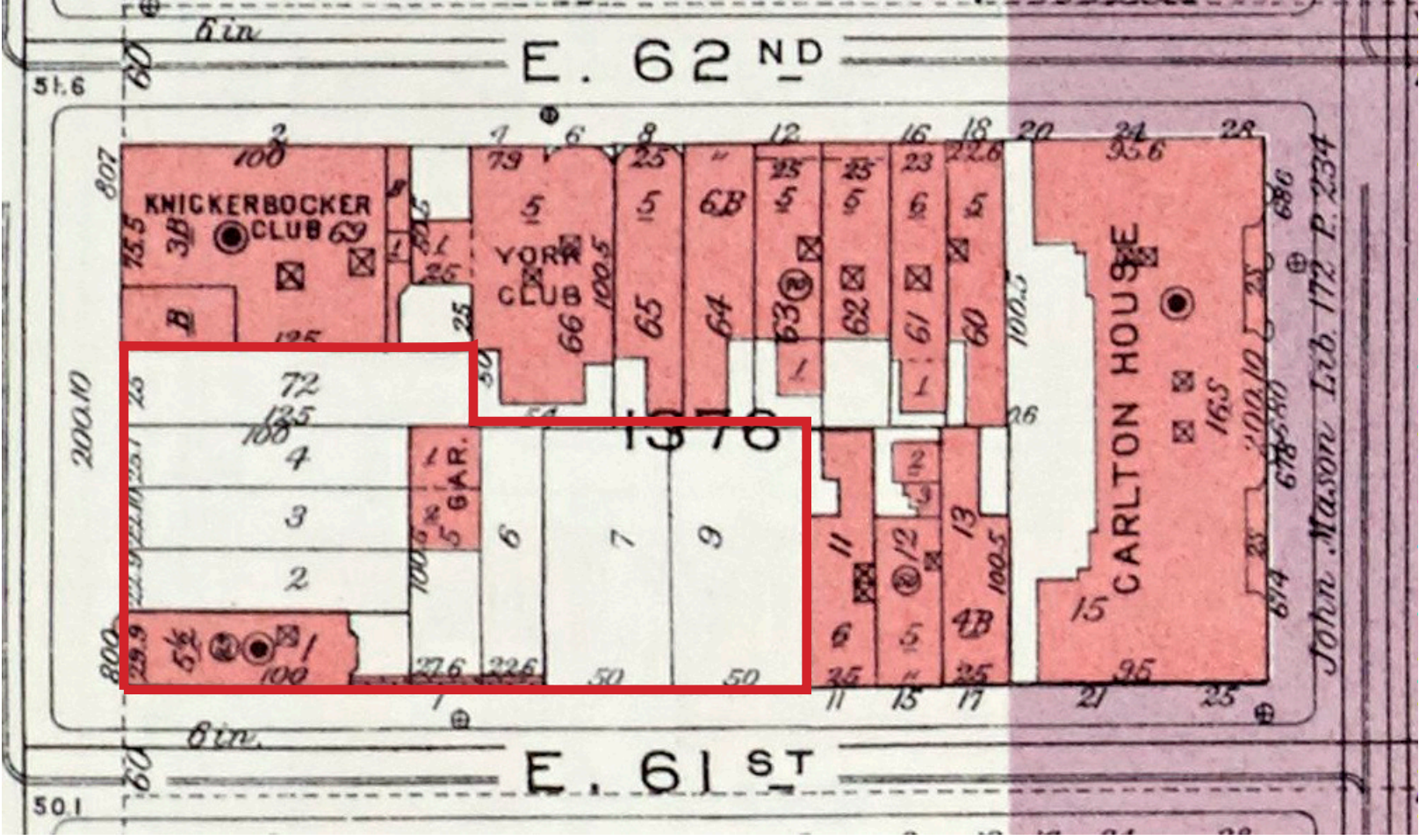


1927 view of the Sherry-Netherland (Schultze & Weaver and Buchman & Kahn, 1927) and the Savoy-Plaza Hotel, (Mckim, Mead, & White, 1927, Demolished)

DEVELOPMENT HISTORY



1977 view of 800 Fifth Avenue. (New York Times)



1955 Bromley map. (NYPL)

DEVELOPMENT HISTORY

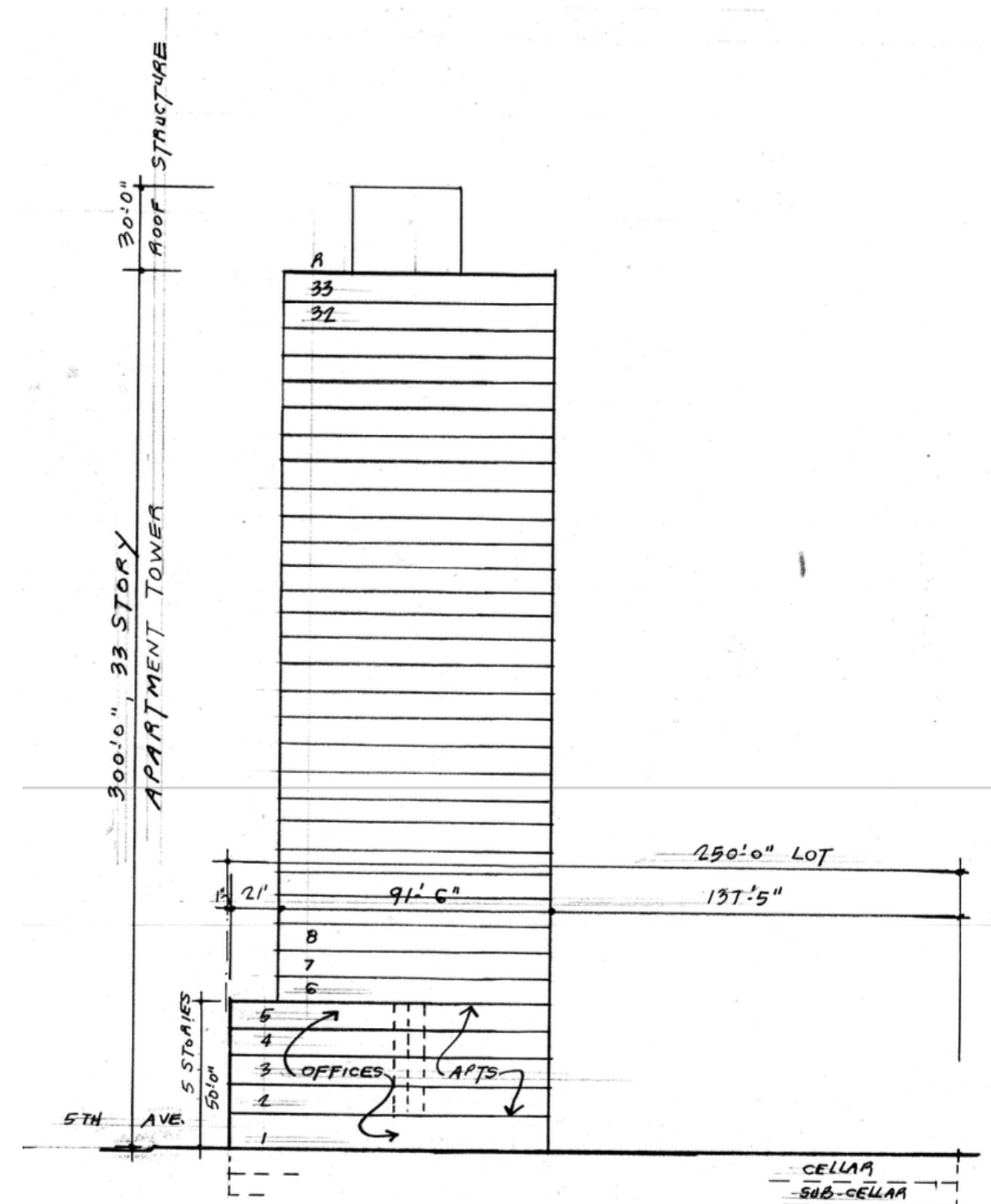
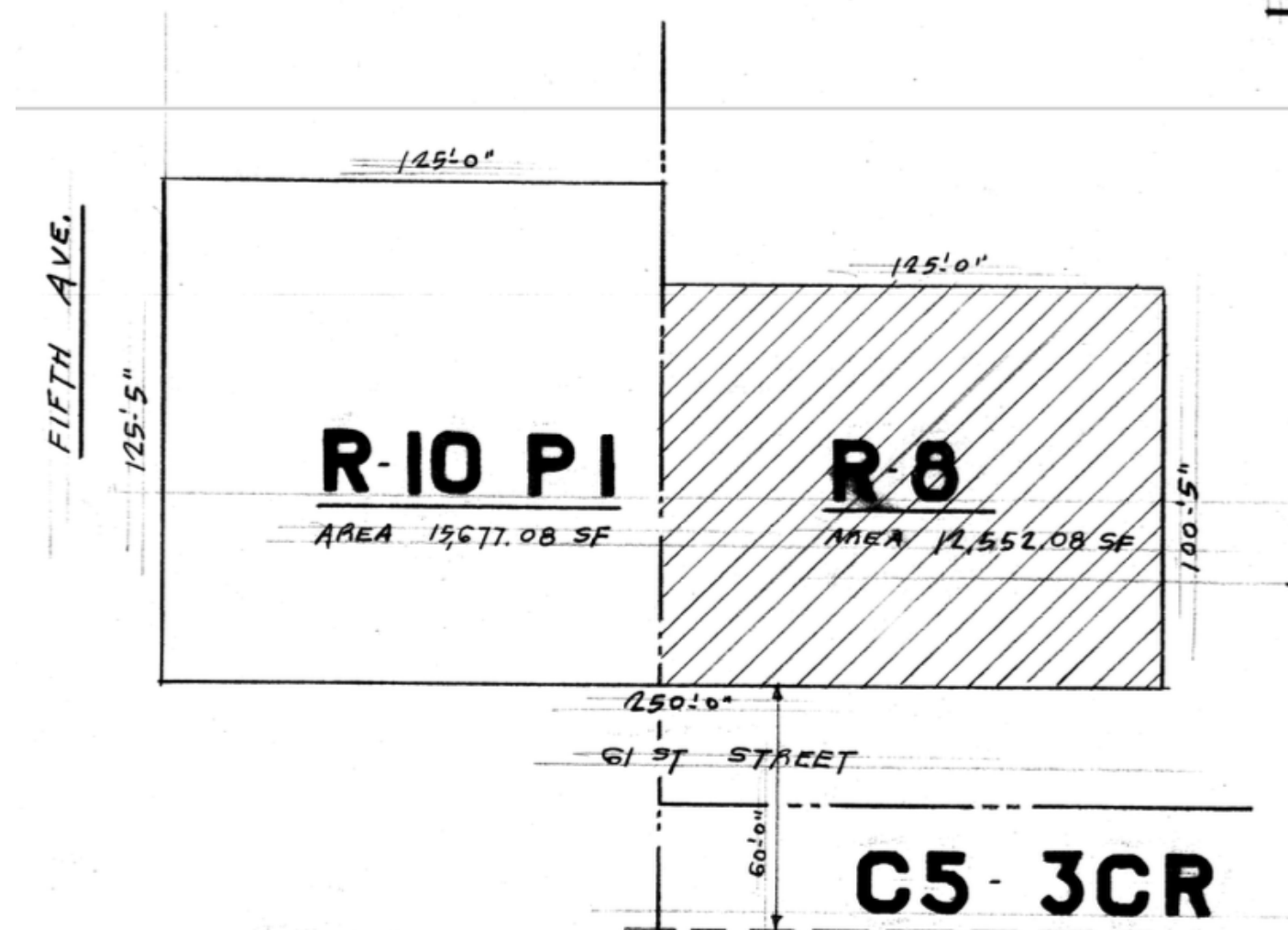


1981 designation photo of 980 Fifth Avenue (1968) and 985 Fifth Avenue (1970). (LPC)



1973 zoning map showing the Special Park Improvement District. (CPC)

DEVELOPMENT HISTORY



DEVELOPMENT HISTORY



1979 view looking south. (Process Architecture)

ADA LOUISE HUXTABLE

“800 Fifth is a dreadful building, if so forthright a description can fit anything that combines so much **banality and hypocrisy...**”
(*New York Times*, 12/10/78)

“It could be said that the completed building was negotiated to death by the city and the community. The result is **a pitiful compendium of watered-down mannerisms** that are supposed to maintain the integrity of the avenue and relate to adjacent buildings, but speak more clearly of the inflation of costs and impoverishment of crafts in our own time. (See the Hotel Pierre's urn-topped, carved balustrades, and the “balustrade” of holes in the stone with metal rods that are supposed to recall it, or the all-cut-stone facade versus weak trim at the corners.) **If there is any achievement here, it is making the bland grotesque.**”
(*New York Times*, 2/11/79)

CRITICISM



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 01/29/2013	EXPIRATION DATE: 10/23/2018	DOCKET #: 13-9916	COFA #: COFA 14-0301
ADDRESS 800 FIFTH AVENUE HISTORIC DISTRICT UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1376/1

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Warshaw
615 Buidling Company LLC
Rose Associates
200 Madison Avenue
New York, NY 10016

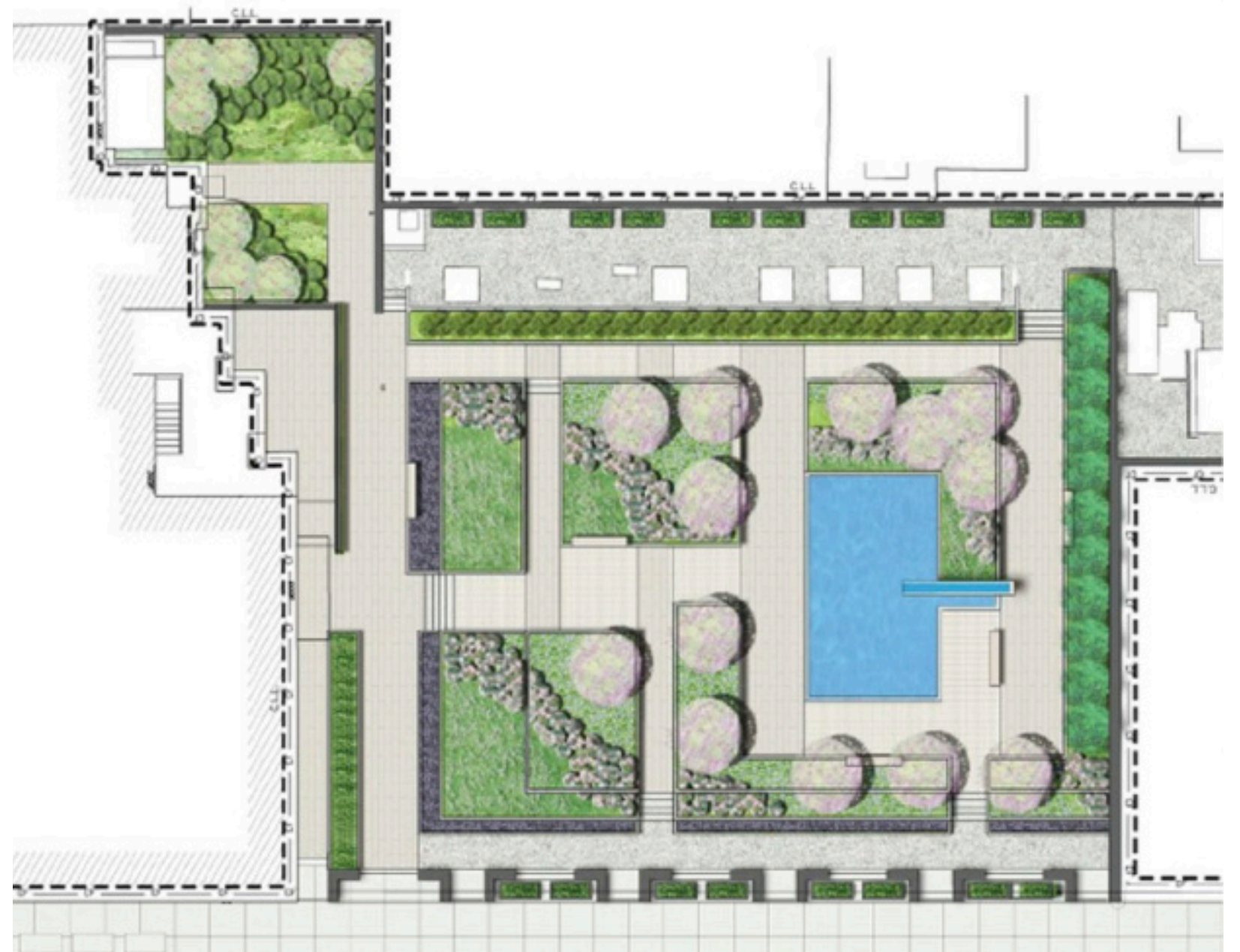
Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 23, 2012, following the Public Hearing and Public Meeting of the same date, voted to approve an application to alter the garden and plaza, as you were informed in Status Update Letter 13-7374 (LPC 13-6531) issued October 23, 2012. The approval will expire October 23, 2018.

The proposed work, as approved, consists of demolishing and rebuilding the garden plaza facing East 61st Street; installing new planting beds, trees, and new pre-cast pavement, curbing, and a granite pool; as shown in existing condition photographs, color renderings, and drawings labeled 1 through 18, prepared by Matt Wisniewski of MKW and Associates LLC and presented to the Commission at the Public Hearing.

In reviewing this proposal, the Commission noted 800 Fifth Avenue is a post modern style apartment building designed by Ulrich Franzen & Assoc. and built in 1978; and that 800 Fifth Avenue is not one of the buildings for which the Upper East Side was designated.

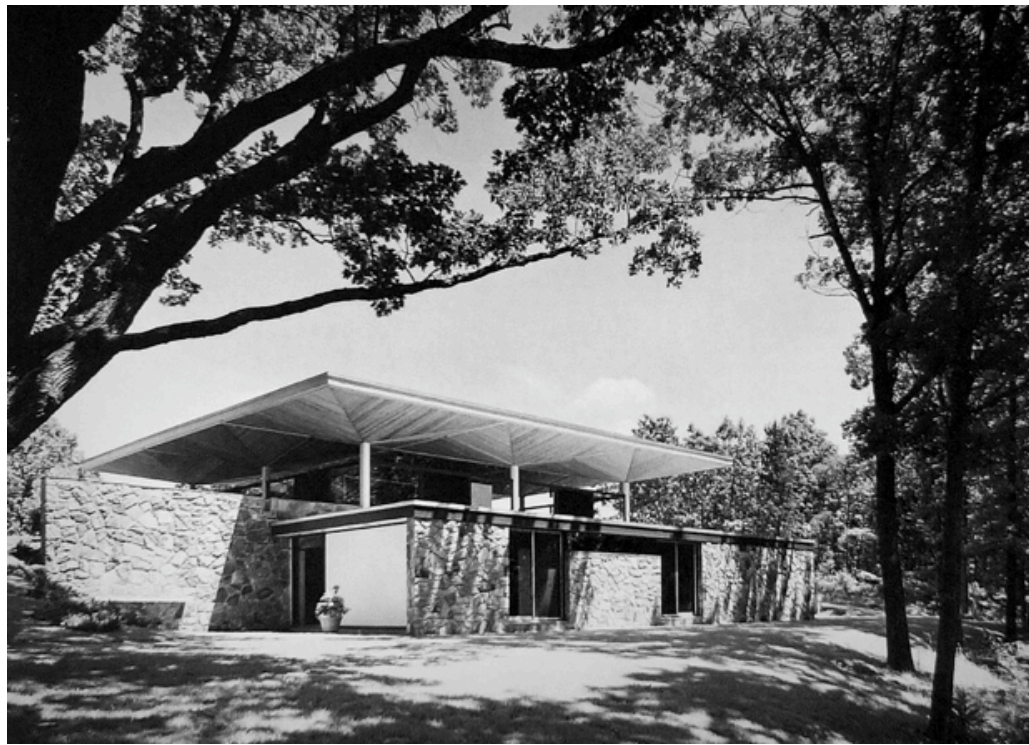
With regard to the proposal, the Commission found that the existing brick and concrete paving, benches, planters and fountain that are to be removed are modern fixtures and have no special relationship to the historic district or immediate surroundings; that the proposed pre-cast concrete pavement and curbing and granite pool relate to the types of building materials found at the apartment building and in the district; that the proposed changes will increase the amount of trees and green planting area within the plaza; and that the open plan of the plaza will be maintained, and that the improvements will enhance the streetscape and special character of the Upper East Side Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

2013 Certification of Appropriateness for rebuilding the landscaped area. (LPC)



2013 landscaped area plan. (MKW and Associates)

LPC HISTORY



Towers House, Essex, CT (1957)



Alley Theatre, Houston, TX (1968)



Watchtower and Tract Society, Brooklyn (1969)



Philip Morris Building, 120 Park Avenue (1983)

ULRICH FRANZEN



1001 Fifth Avenue (Philip Johnson, 1979)
Metropolitan Museum HD (1977)
Under construction at time of designation



870 Park Avenue (Robert A.M. Stern, 1975)
Upper East Side HD (1981)
Style: Post-Modern



Asia Society, 725 Park Avenue (Edward Larrabee Barnes, 1979)
Upper East Side HD (1981)
Style: Post-Modern

POST-MODERNISM ON THE UPPER EAST SIDE



Existing Condition on Fifth Avenue.



Rendering of Fifth Avenue elevation.



Rendering of rear elevation.

985 FIFTH AVENUE (STUDIO SOFIELD)
 APPROVED BY LPC IN 2025

LPC-APPROVED BUILDINGS ON THE UPPER EAST SIDE



Existing Condition on Madison Avenue.



View looking west on East 65th Street.



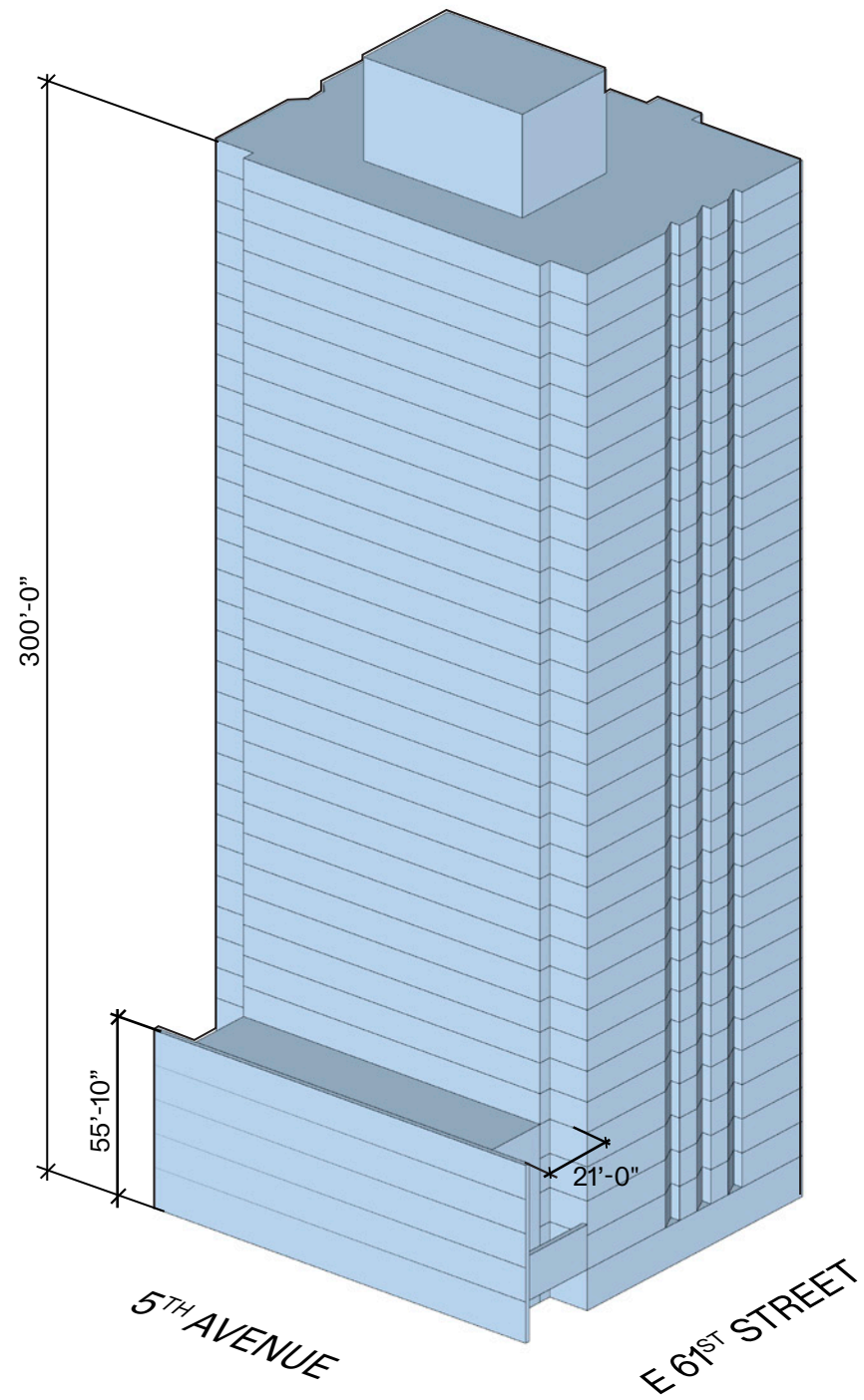
View looking north on Madison Avenue.

760 MADISON AVENUE (COOKFOX ARCHITECTS)
APPROVED BY LPC IN 2019

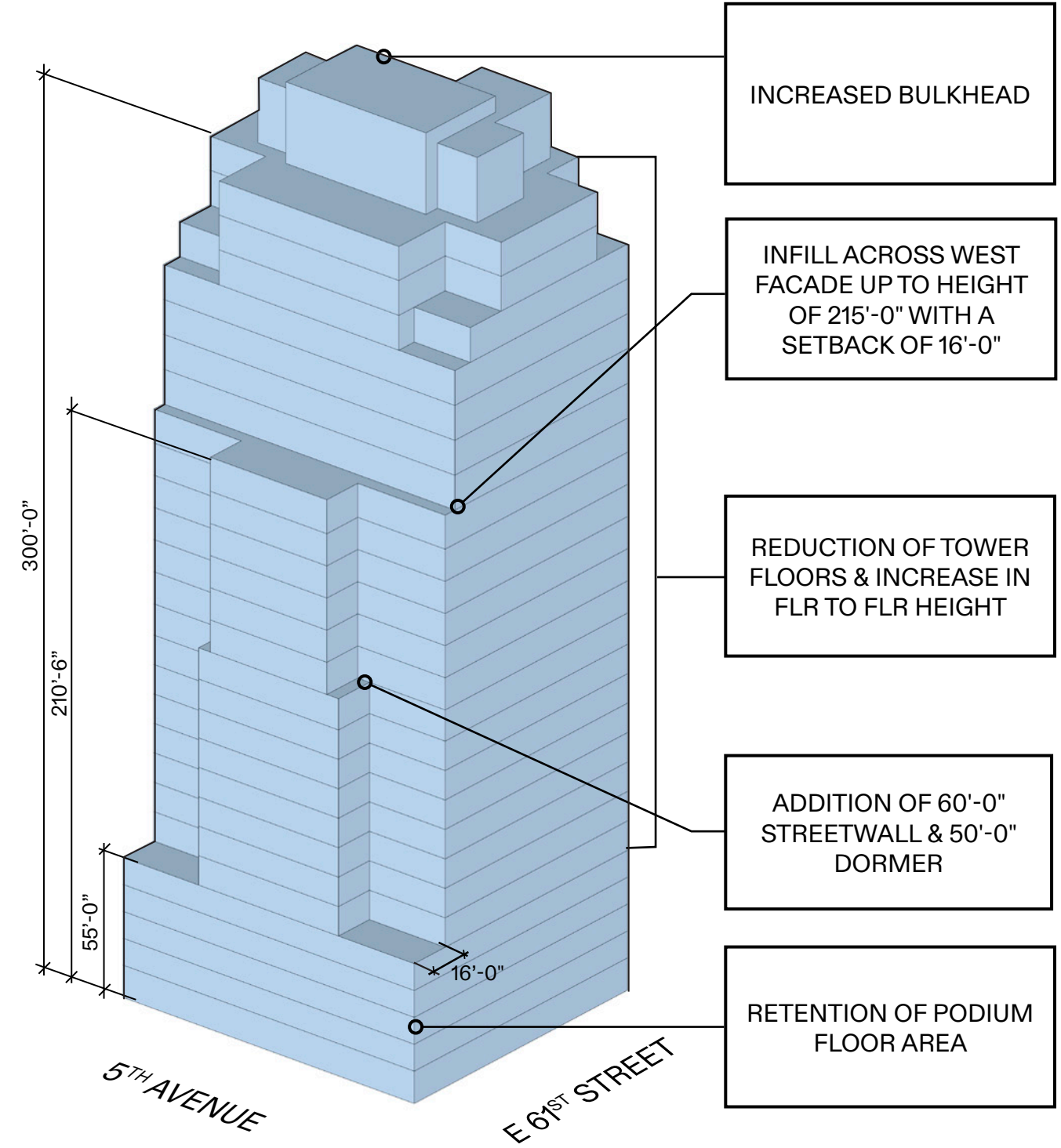
LPC-APPROVED BUILDINGS ON THE UPPER EAST SIDE

ZONING

1976 SPECIAL PERMIT

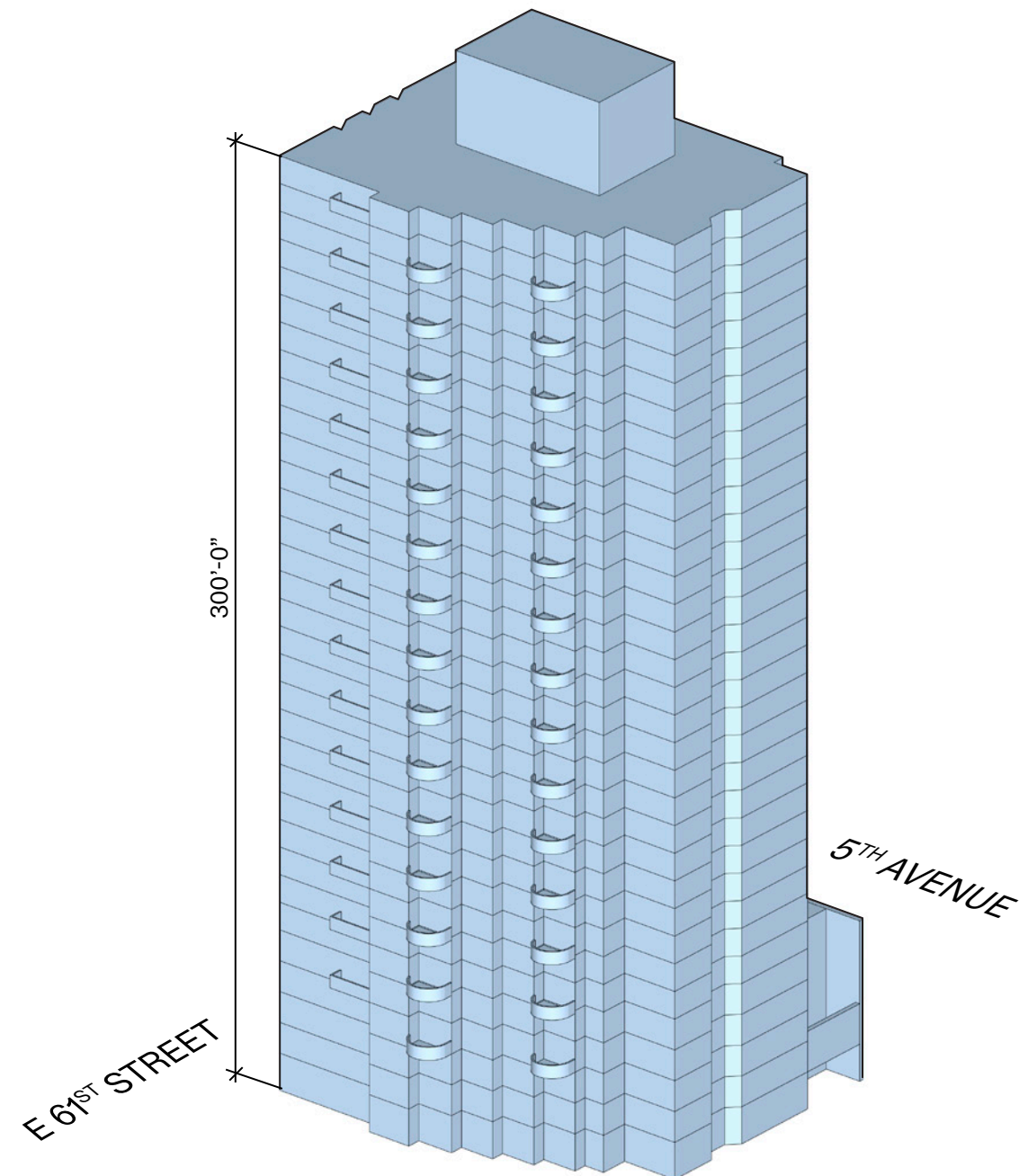


PROPOSED DESIGN

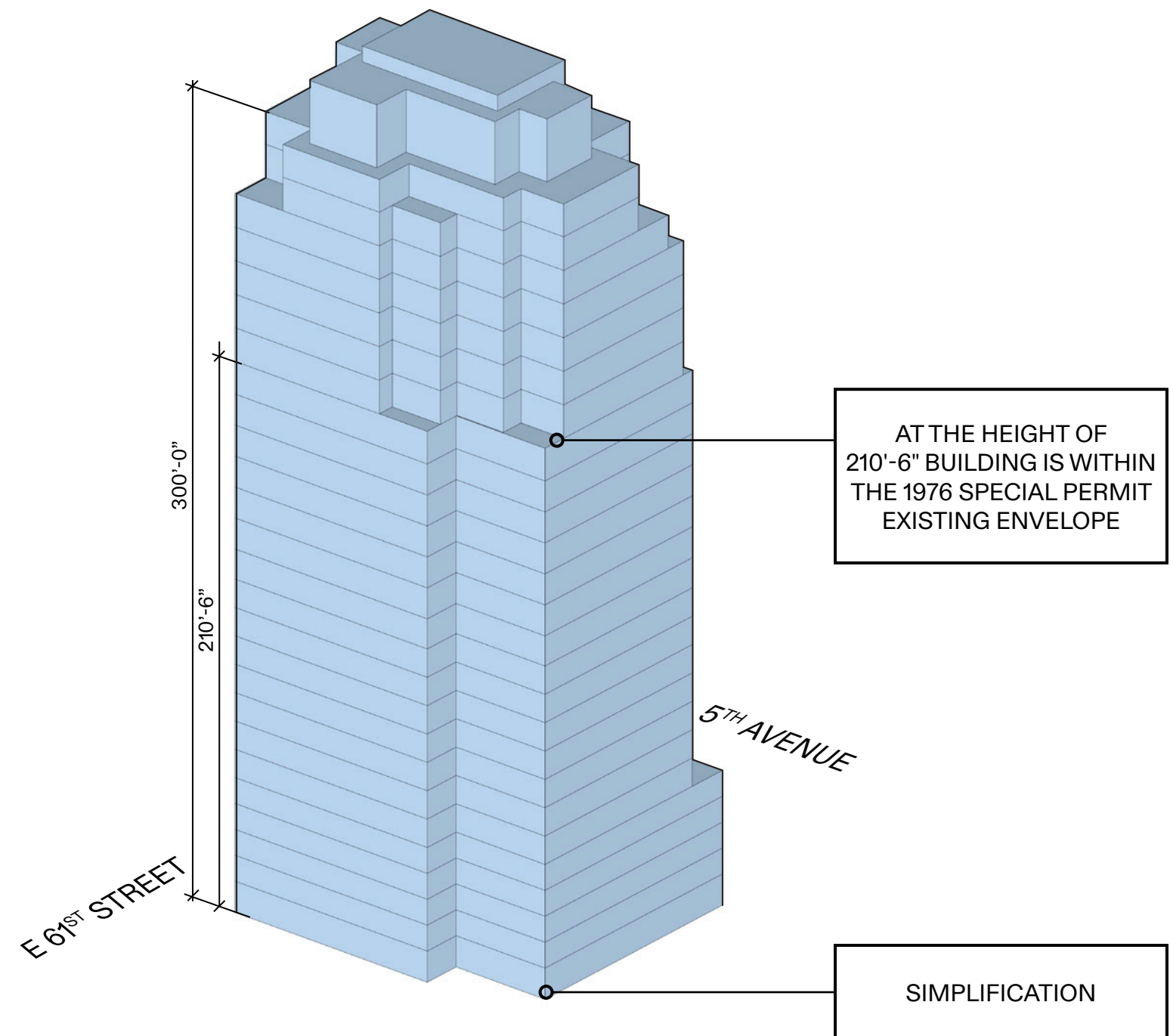


ZONING MASSING DIAGRAM
SOUTH WEST ELEVATION

1976 SPECIAL PERMIT



PROPOSED DESIGN



ZONING MASSING DIAGRAM
NORTH EAST ELEVATION

CONTEXT & APPROPRIATENESS



TRANSITION ALONG 5TH AVENUE TOWARDS MIDTOWN



ARTICULATED FACADES



880 5th Avenue, Emery Roth, 1948



1 East 66th Street, Rosario Candela, 1948



Pierre Hotel, Schultze & Weaver, 1930



ARTICULATED FACADES



SCULPTED TOPS



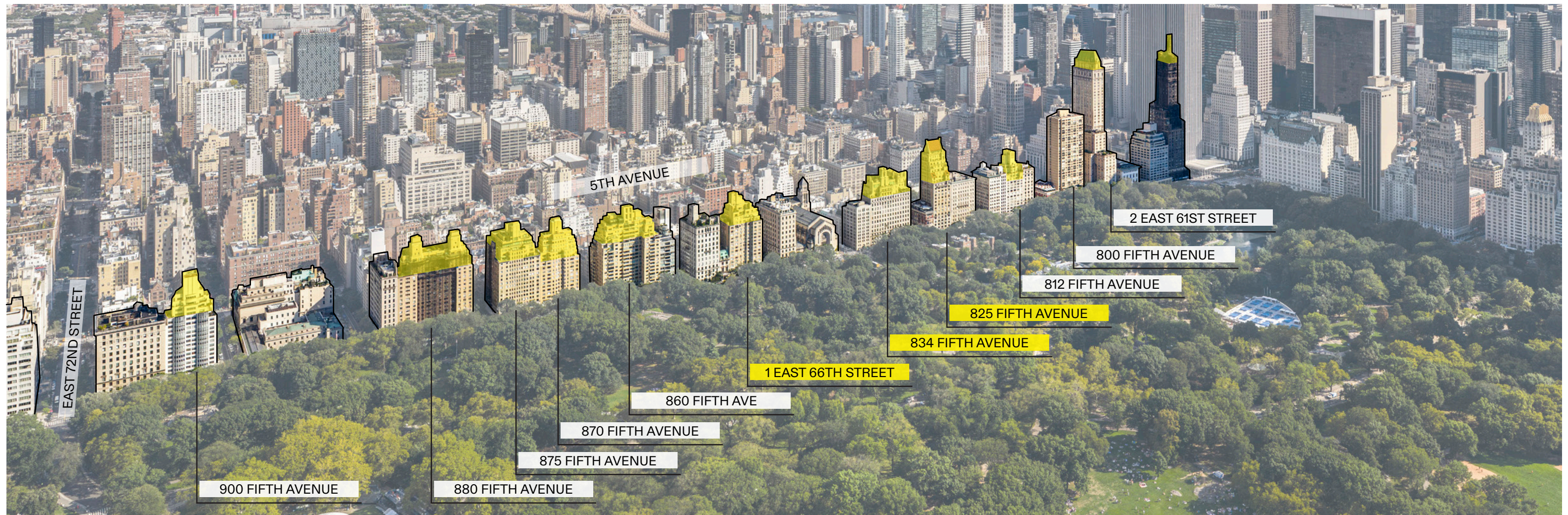
1 East 66th Street, Rosario Candela, 1948



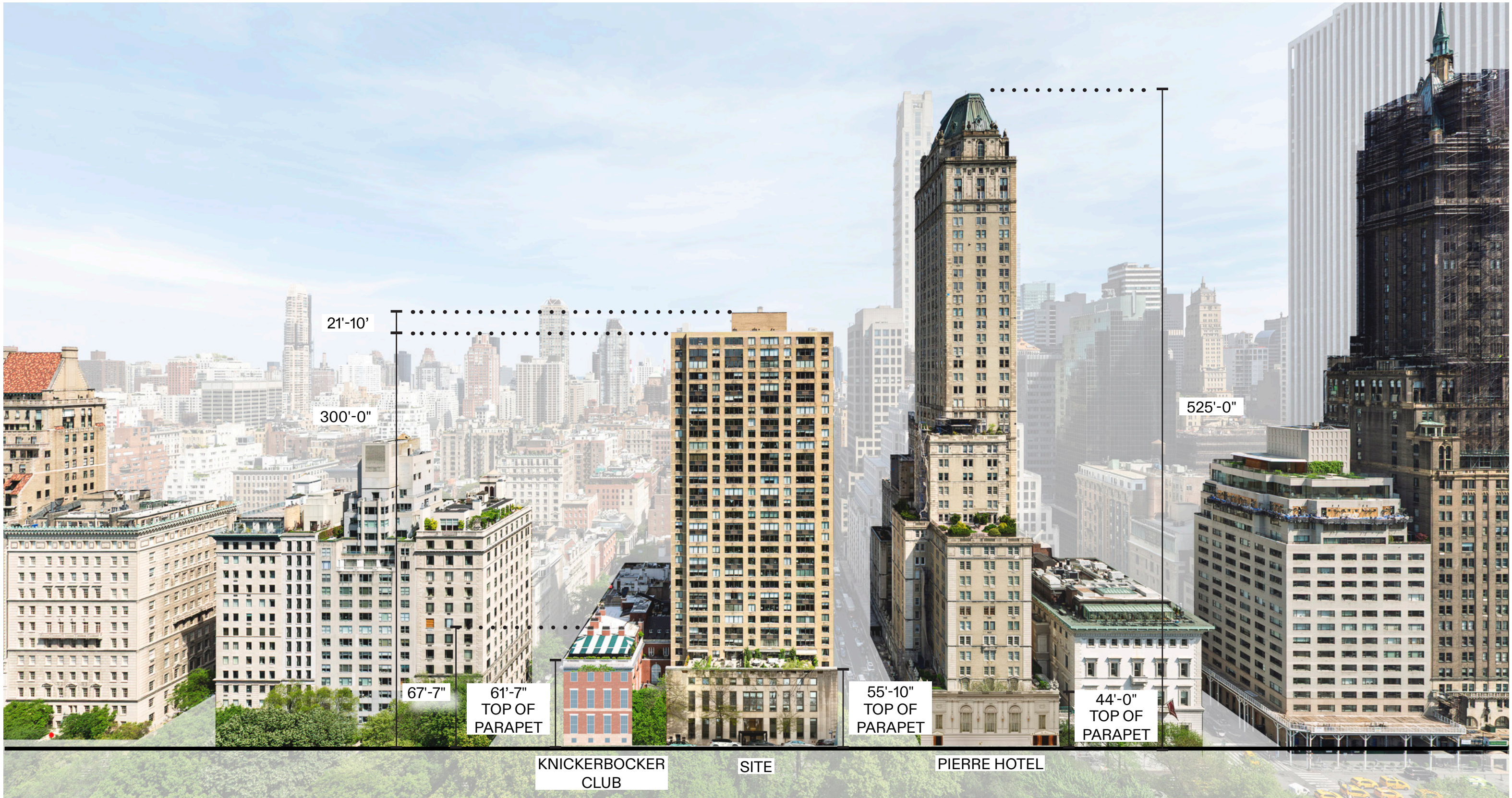
834 Fifth Avenue, Rosario Candela, 1931



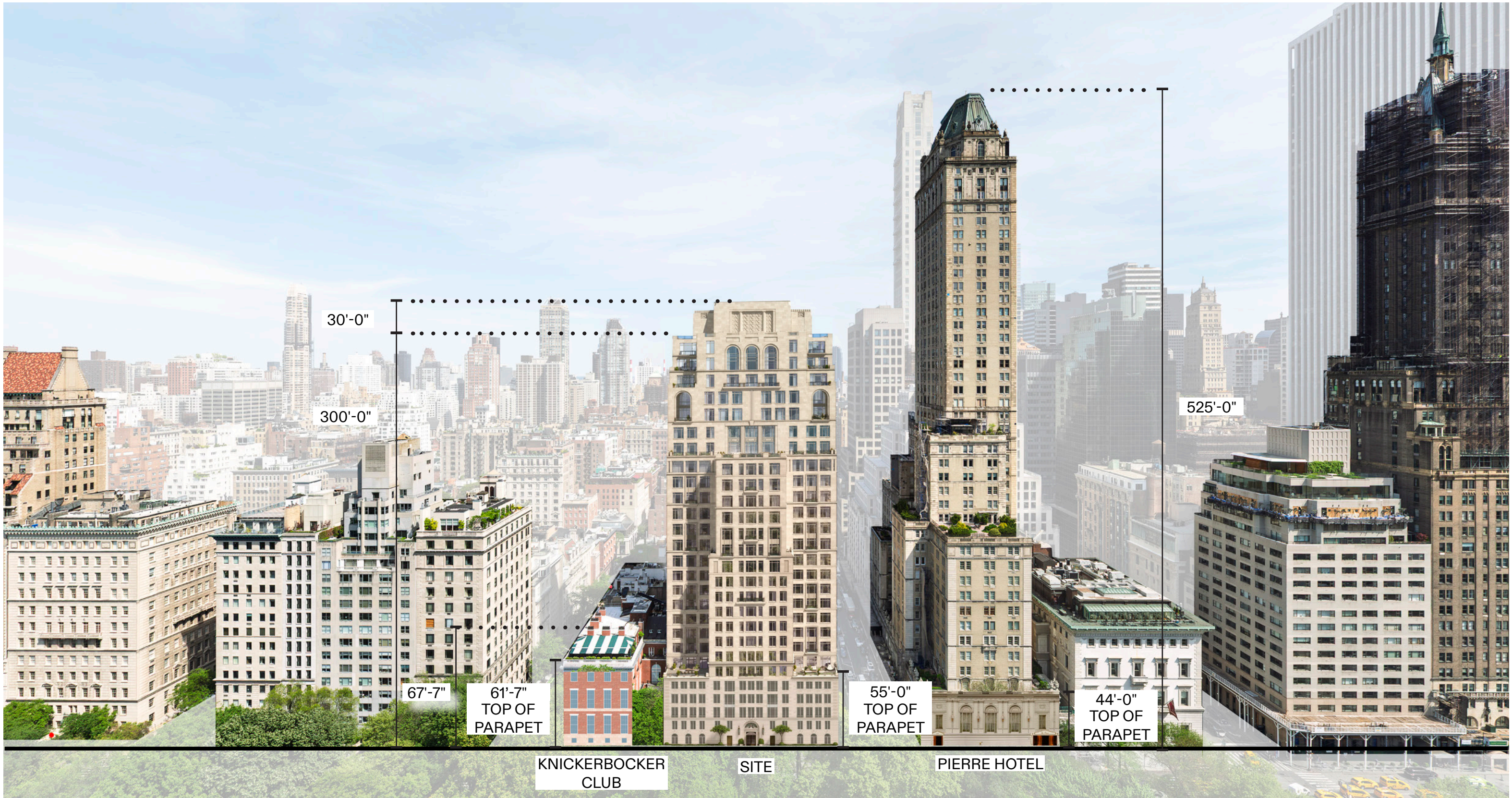
825 Fifth Avenue, JER Carpenter, 1926



SCULPTED TOPS



SITE ADJACENCIES

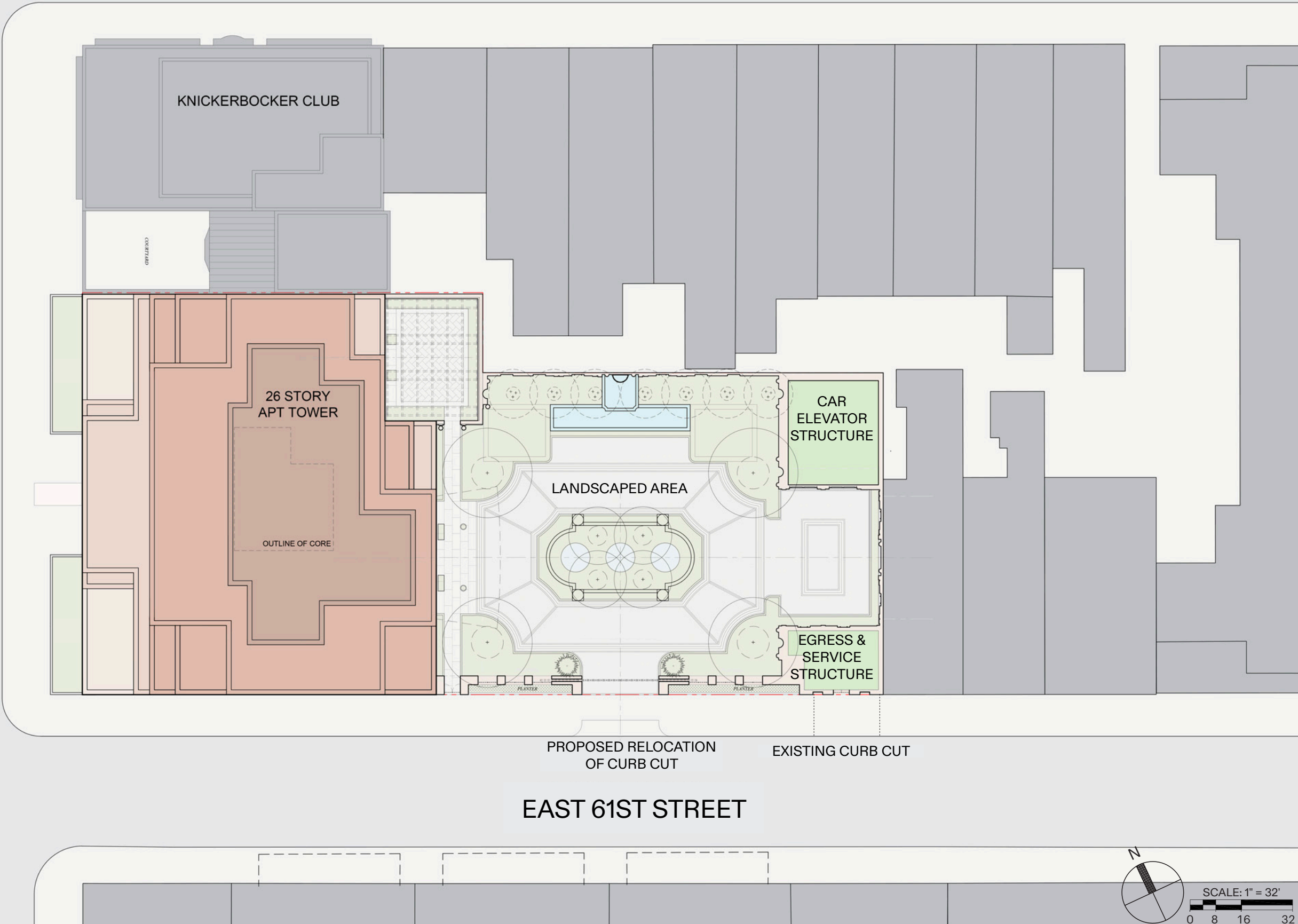


SITE ADJACENCIES - PROPOSAL

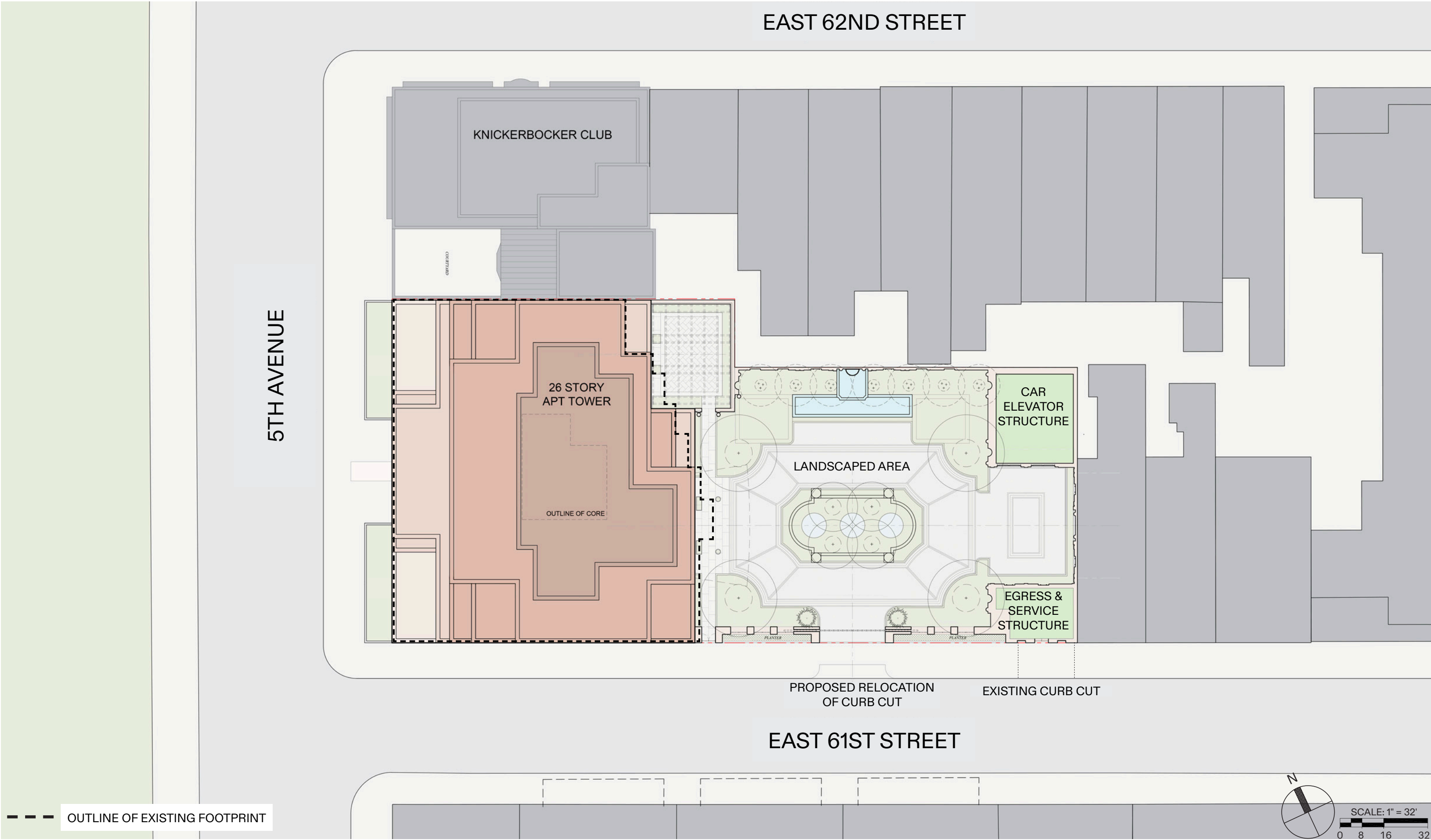
DESIGN PROPOSAL

EAST 62ND STREET

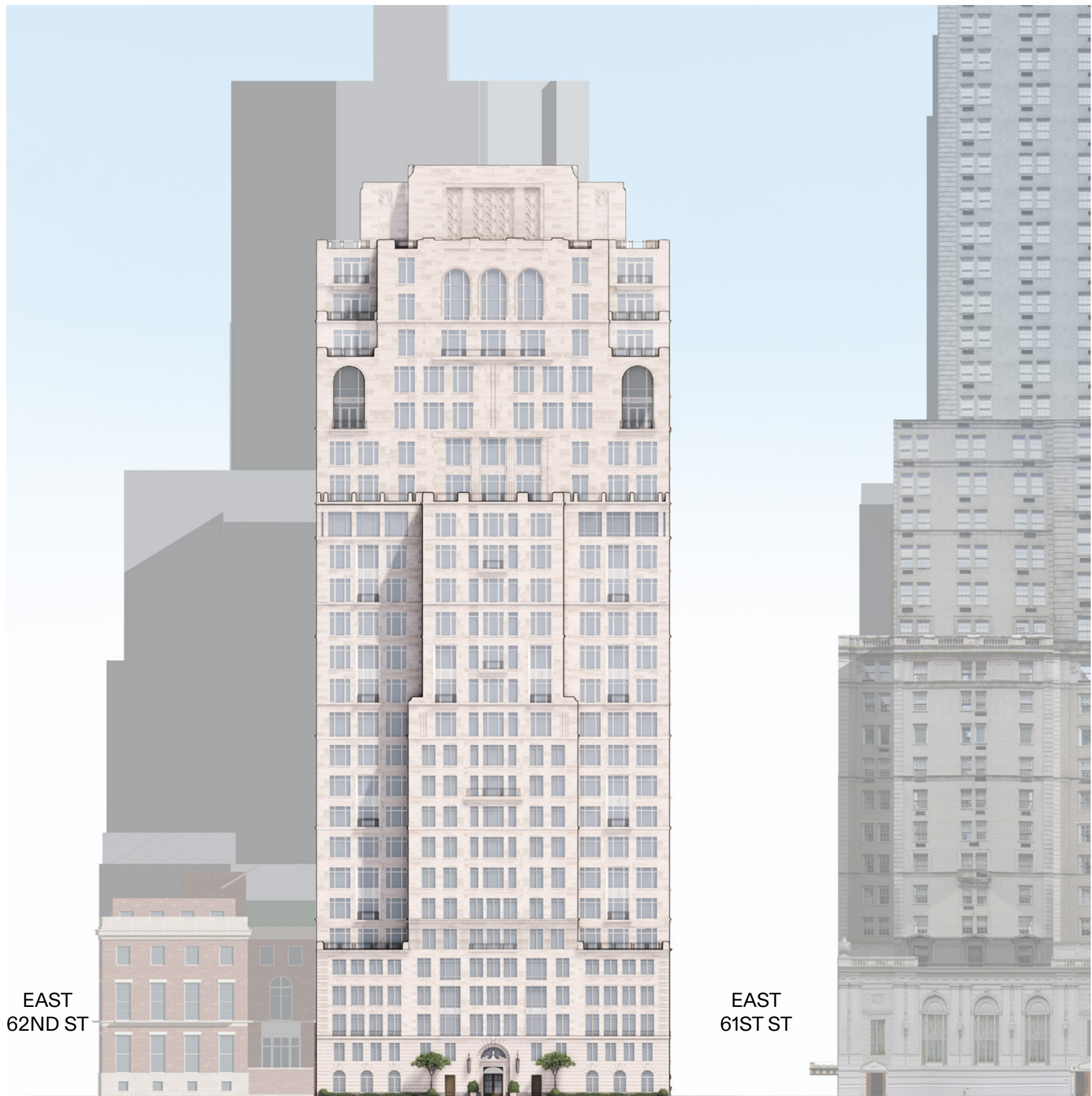
5TH AVENUE



SITE PLAN
PROPOSED



SITE PLAN
PROPOSED



EAST
62ND ST

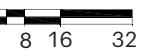
EAST
61ST ST

KNICKERBOCKER CLUB

THE PIERRE

5TH AVE

PROPOSED ELEVATIONS
WEST





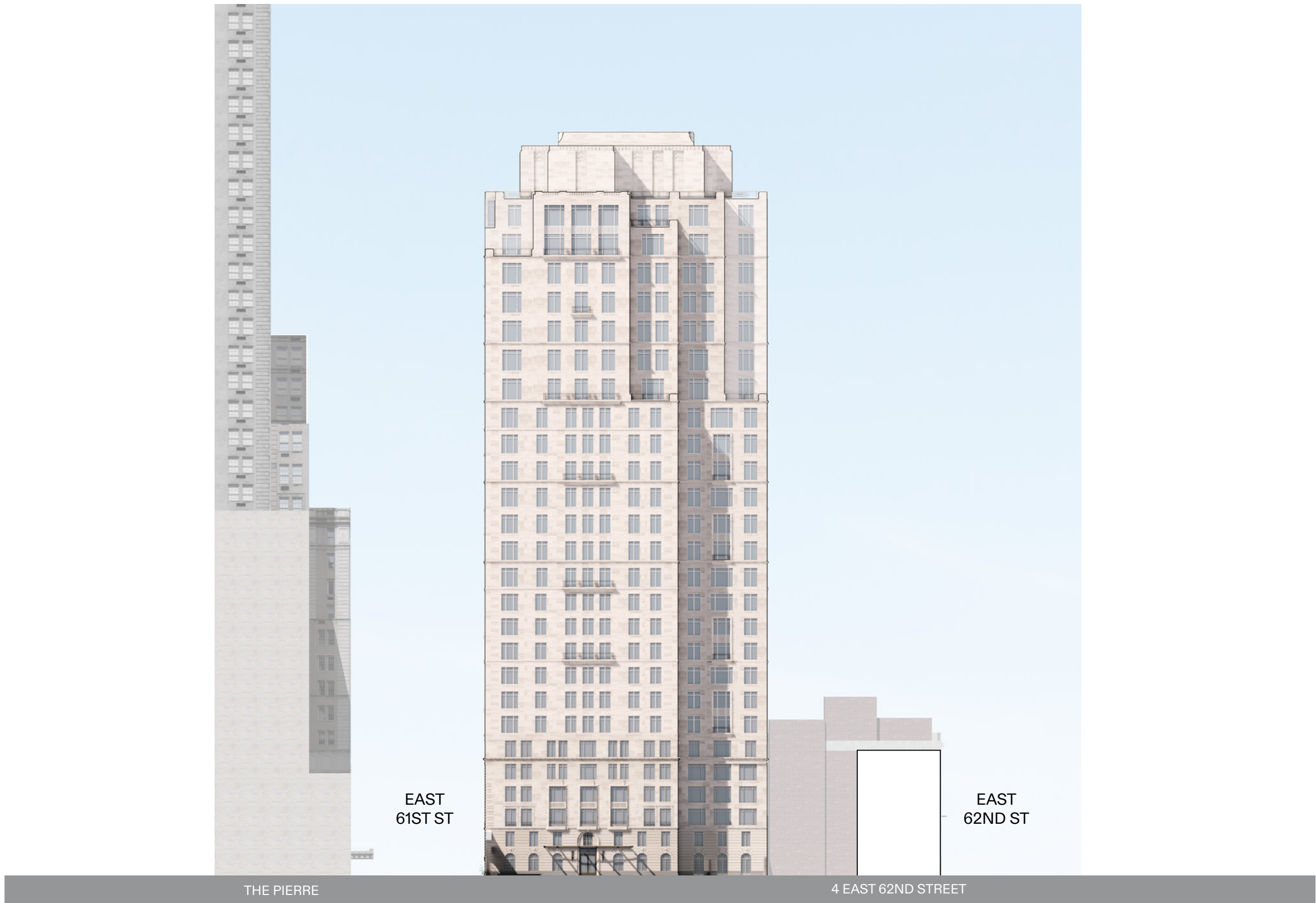
5TH AVE

11 EAST 61ST STREET

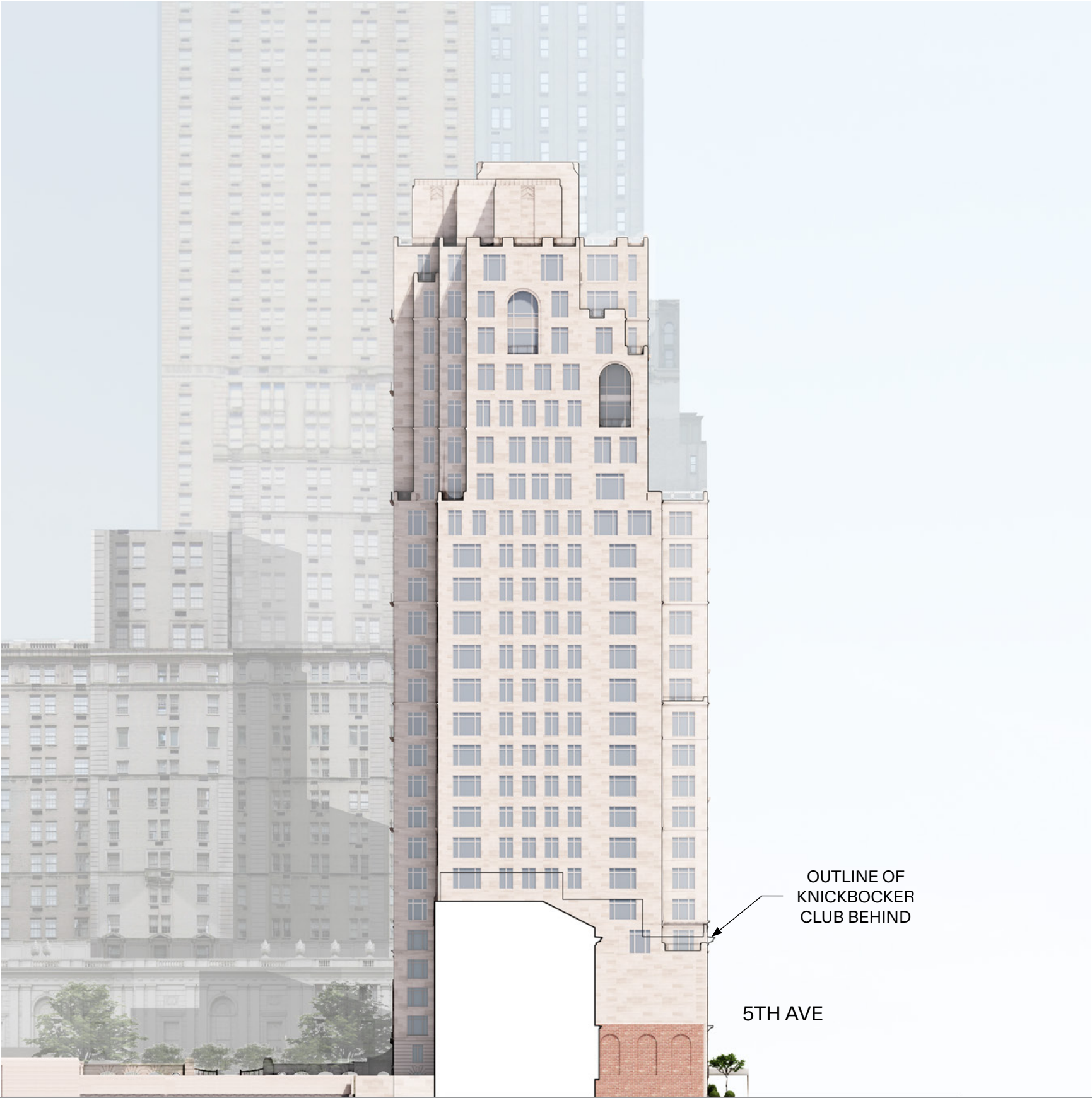
EAST 61ST ST

PROPOSED ELEVATIONS
SOUTH

0 8 16 32



PROPOSED ELEVATIONS
EAST



KNICKERBOCKER CLUB

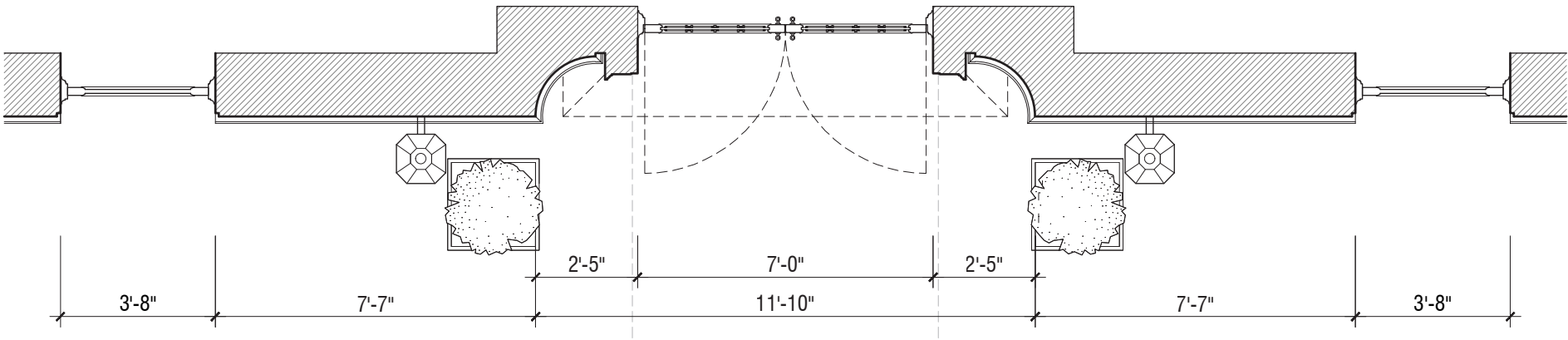
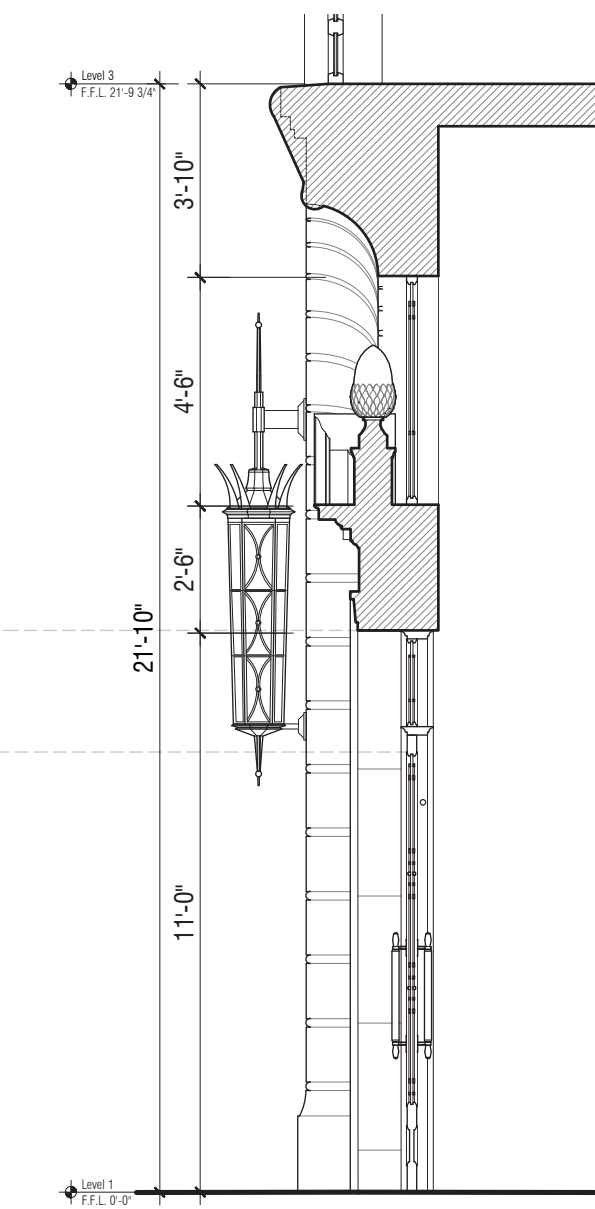
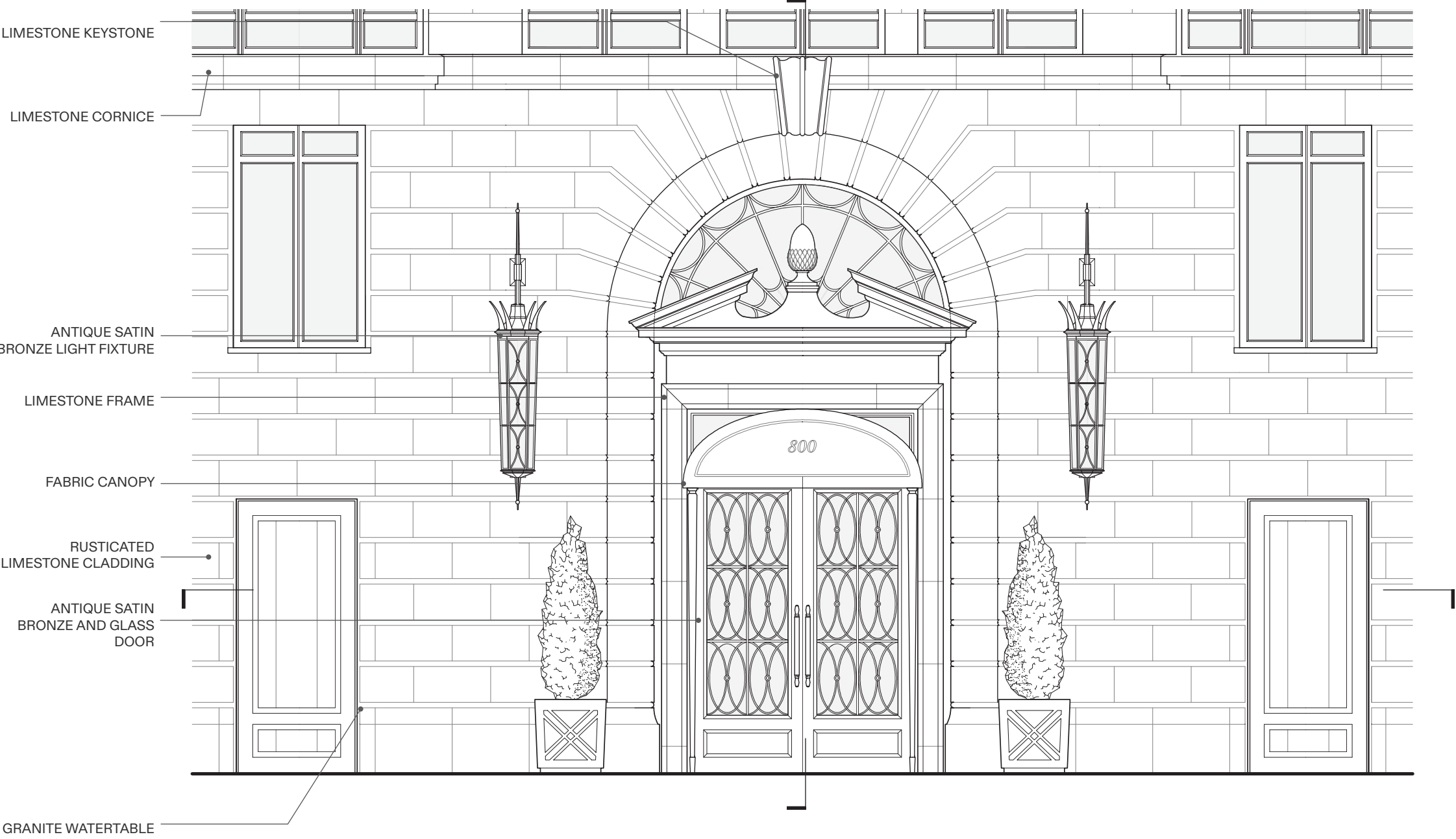
EAST 62ND ST

PROPOSED ELEVATIONS
NORTH

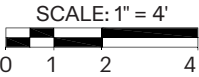
0 8 16 32



DETAIL ELEVATION
BASE



DETAIL DRAWING
FRONT DOOR



LIMESTONE CLADDING

LIMESTONE SPANDREL
PANEL

OPERABLE WINDOW

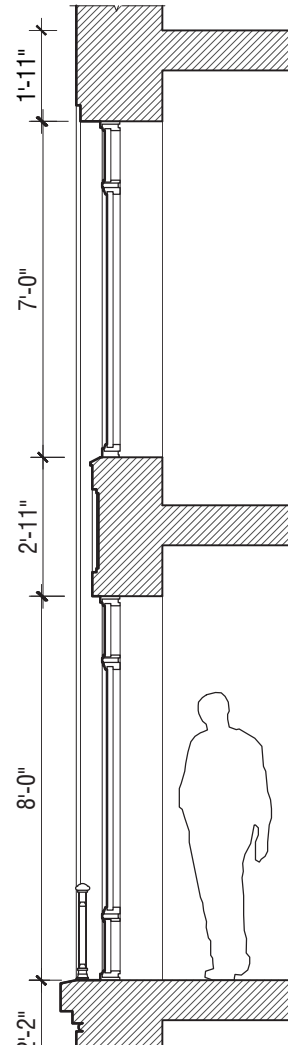
PAINTED METAL
RAILING

LIMESTONE CORNICE

LEVEL 5
F.F.L. 41'-7 1/4"

LEVEL 4
F.F.L. 31'-8 1/2"

LEVEL 3
F.F.L. 21'-9 3/4"



LIMESTONE CLADDING

LIMESTONE FRAME

PAINTED METAL
SPANDREL
PANEL

OPERABLE WINDOW

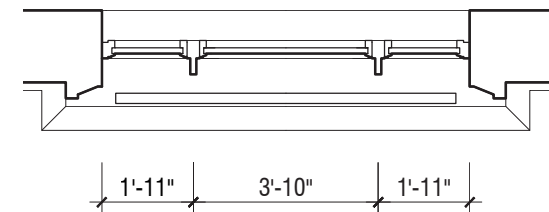
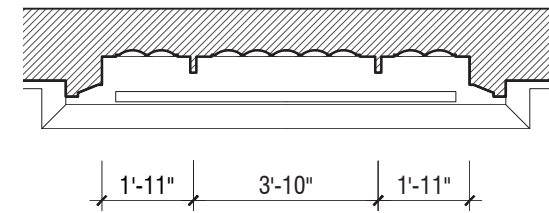
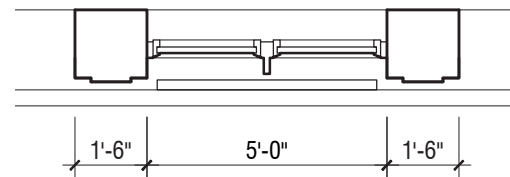
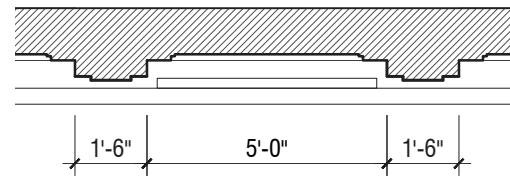
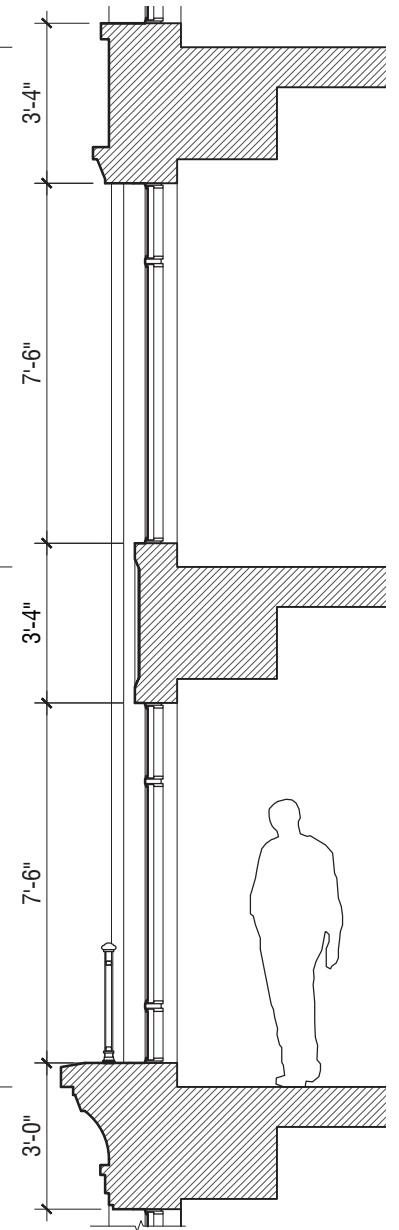
PAINTED METAL AND
GLASS RAILING

LIMESTONE JULIETTE
BALCONY

LEVEL 9
F.F.L. 84'-0"

LEVEL 8
F.F.L. 73'-2"

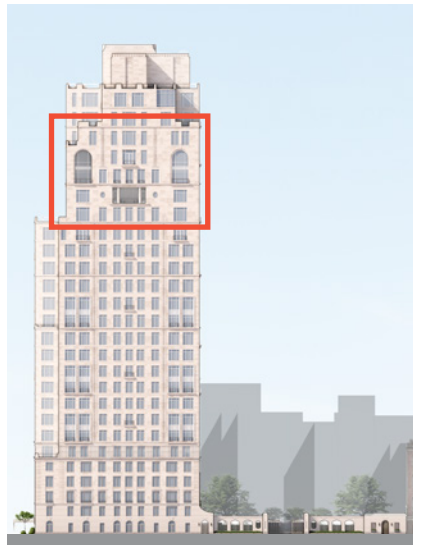
LEVEL 7
F.F.L. 62'-4"



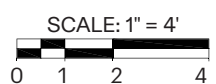
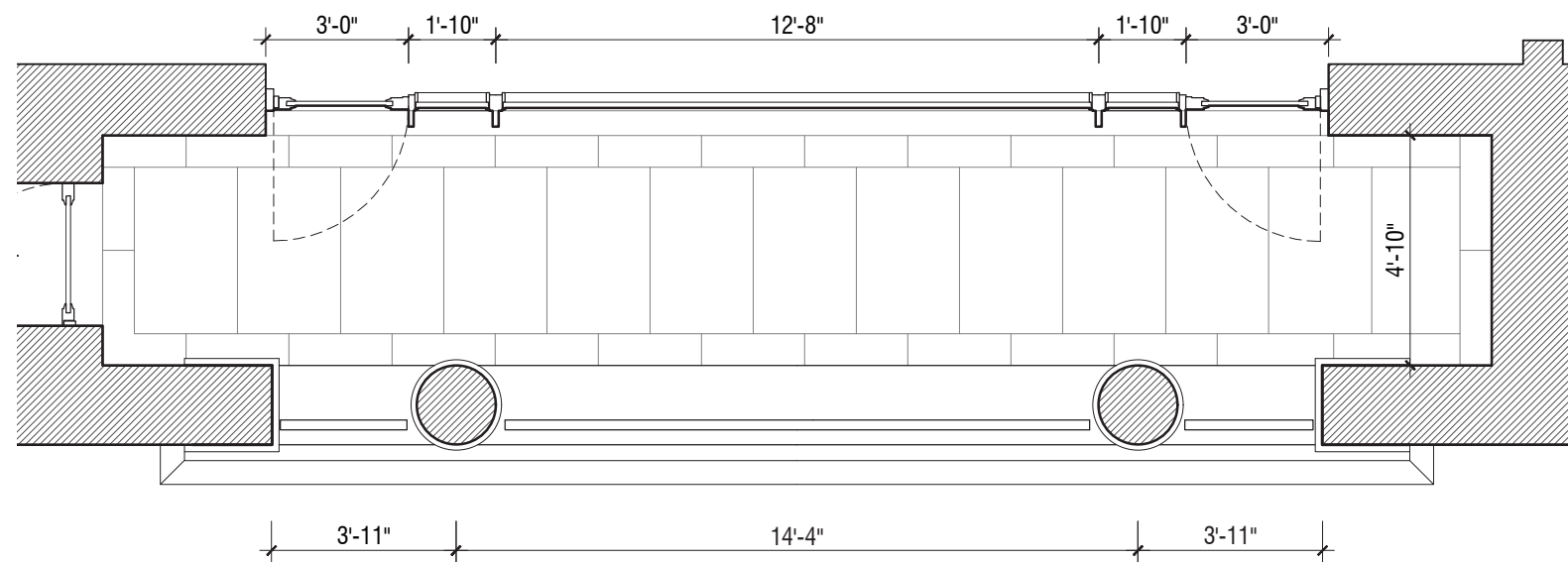
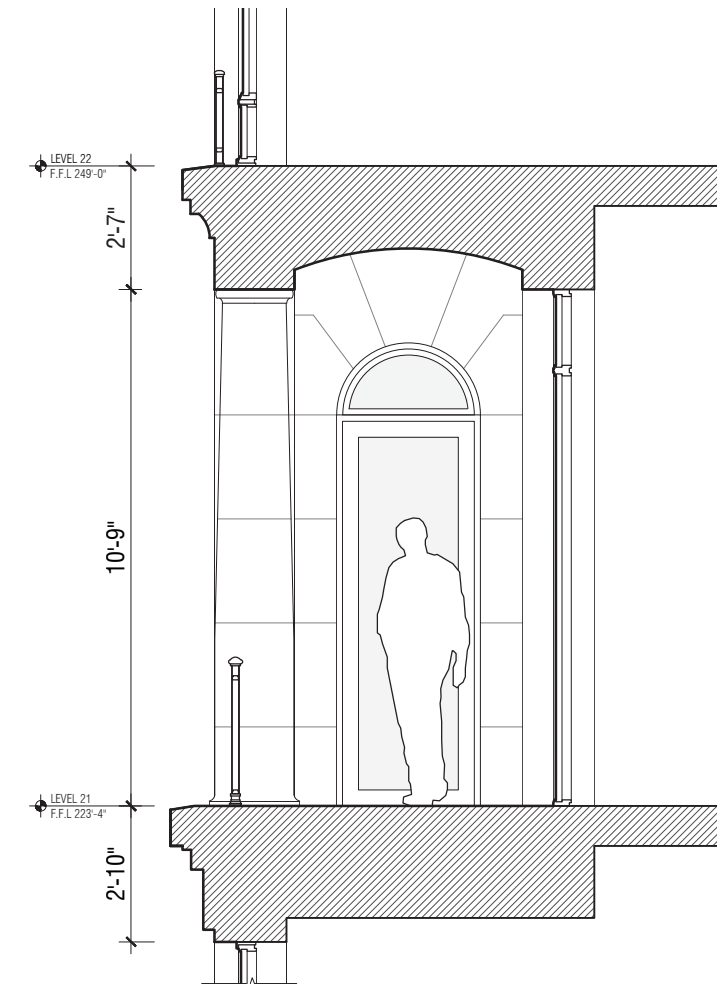
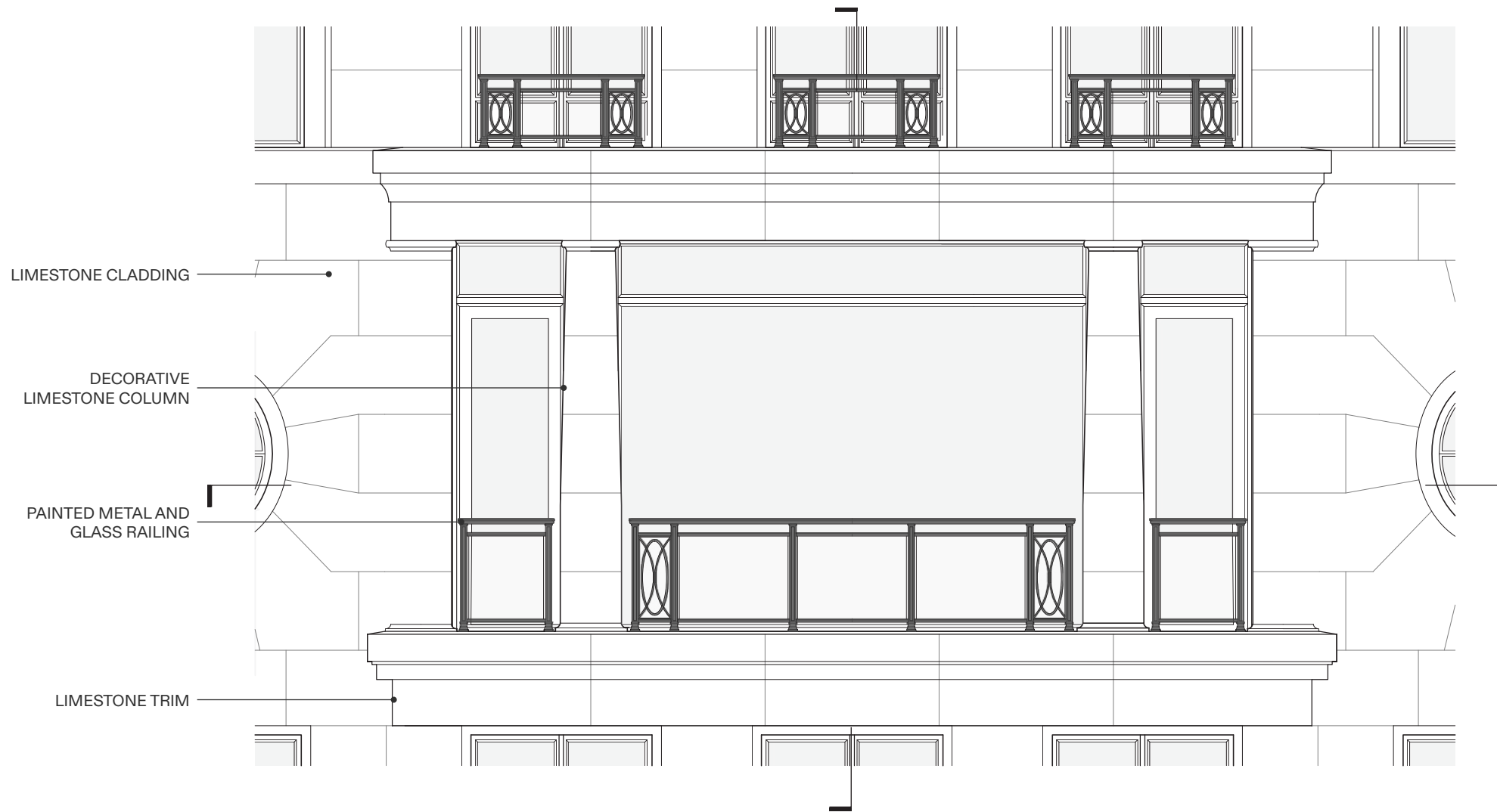
SCALE: 1" = 4'
0 1 2 4

DETAIL DRAWING

TYPICAL DOUBLE HEIGHT WINDOW

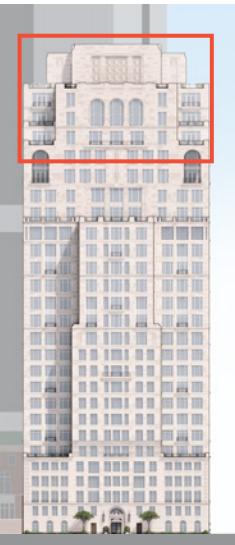


DETAIL ELEVATION
RECESSED LOGGIA

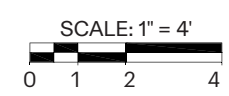
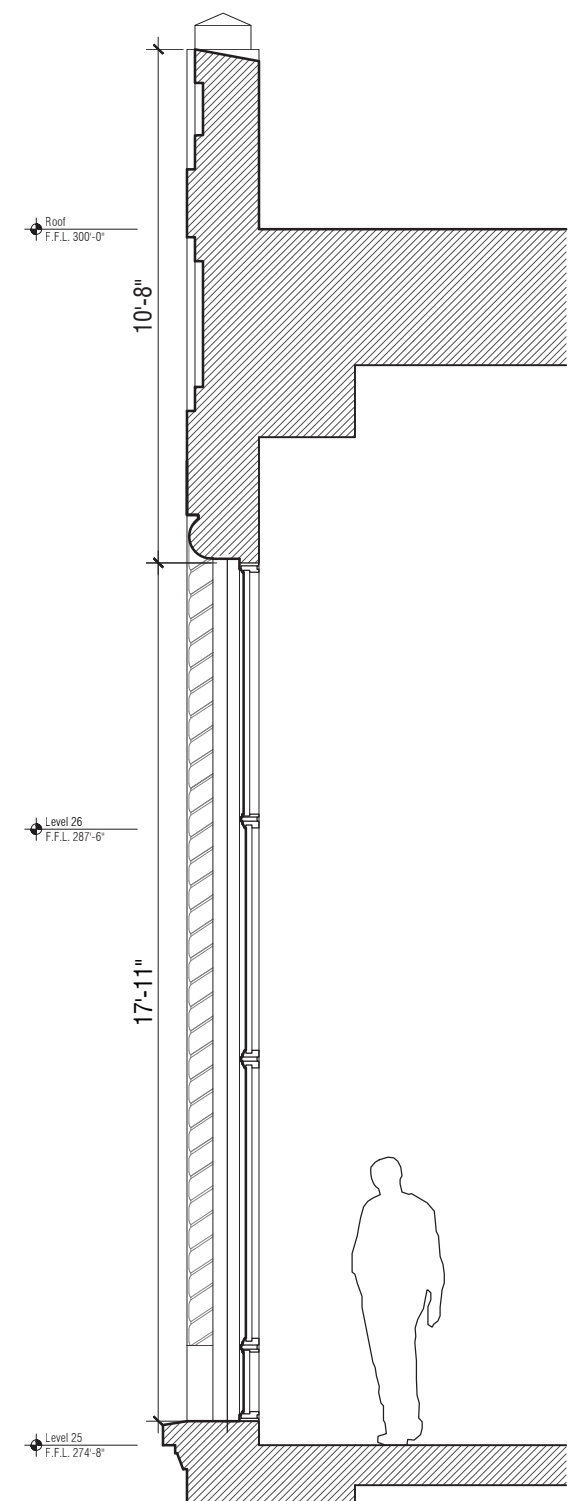
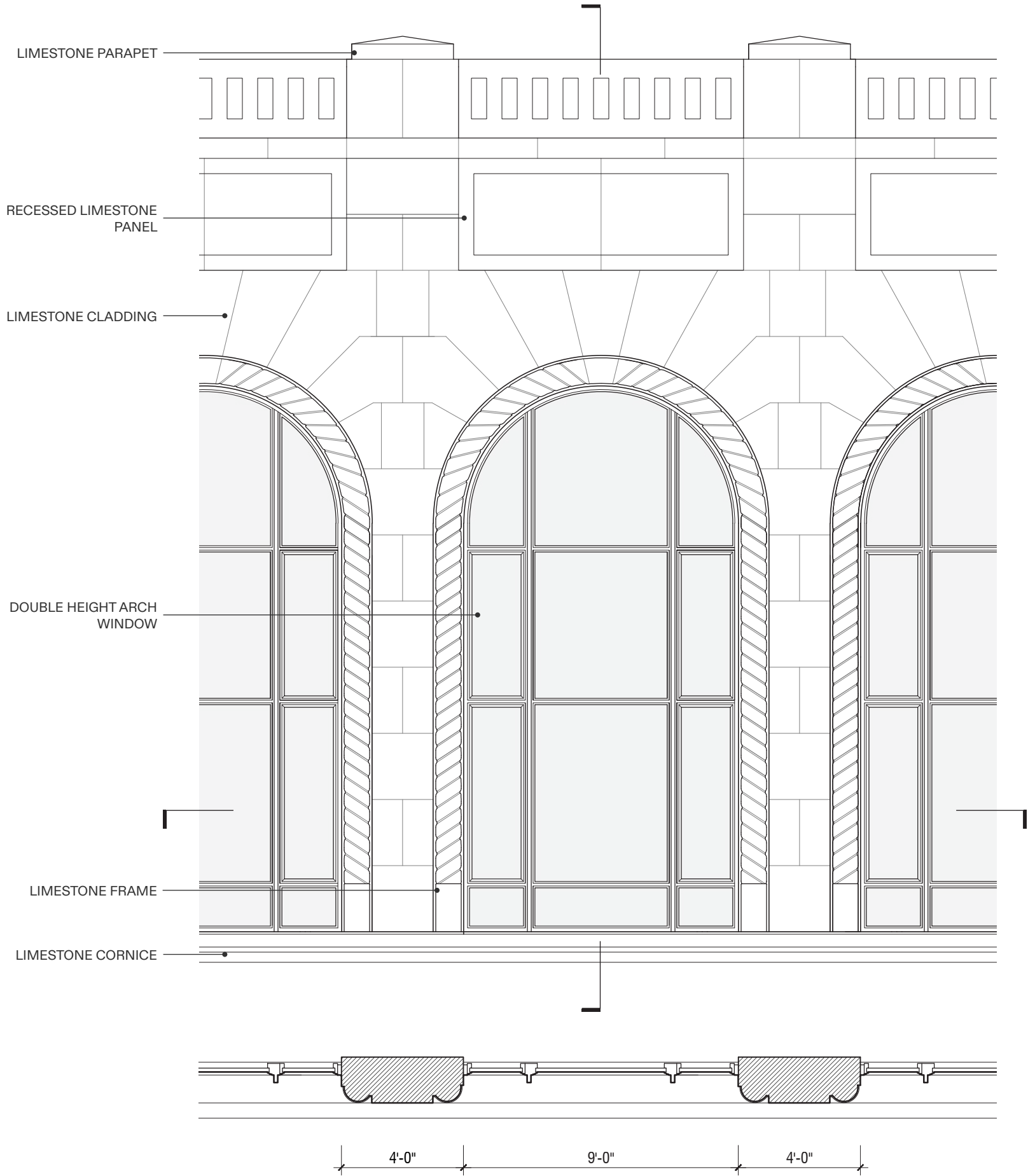


DETAIL DRAWING

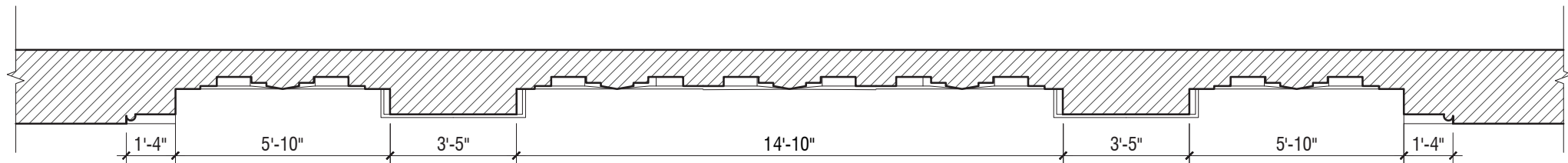
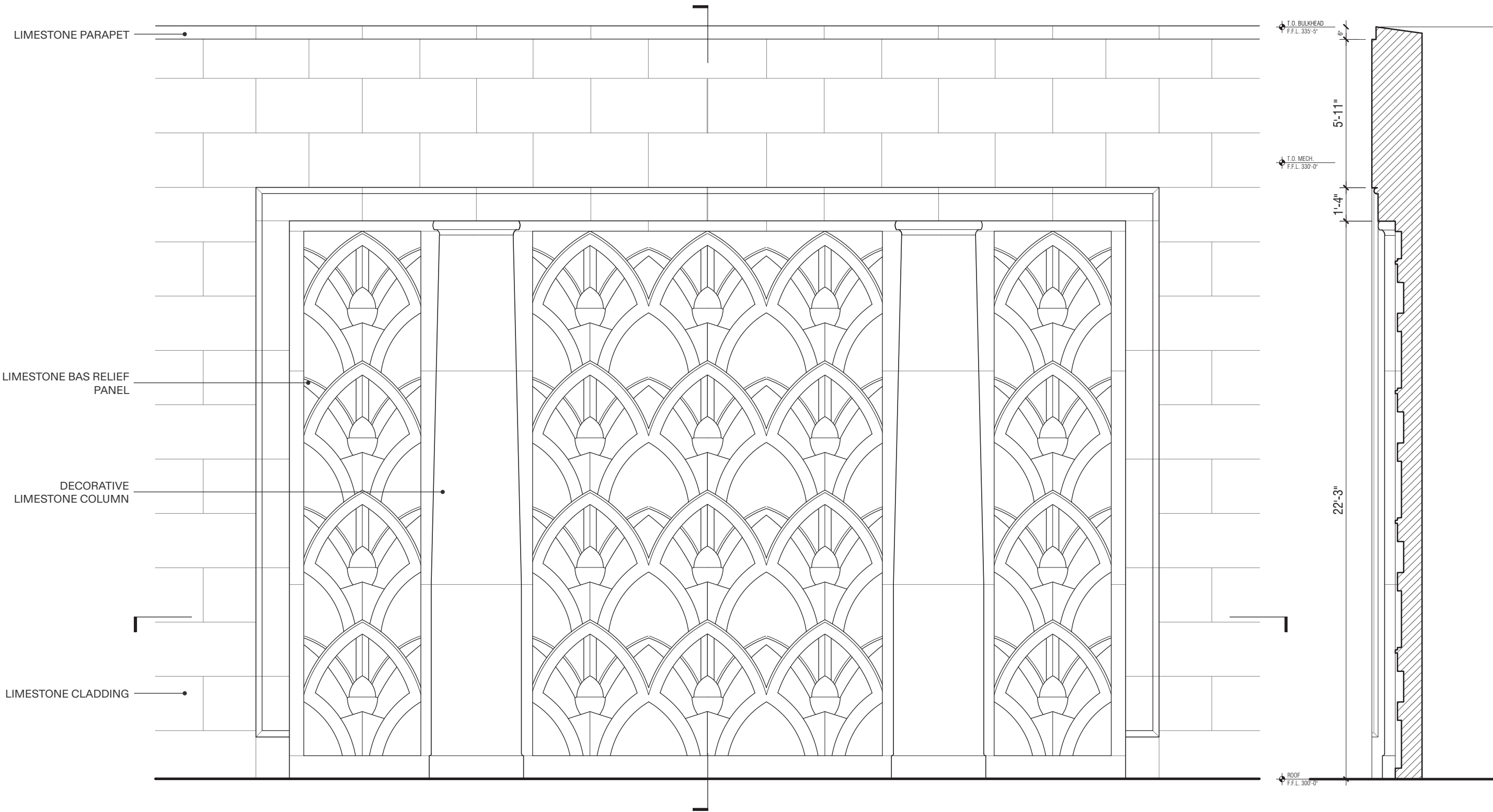
RECESSED LOGGIA



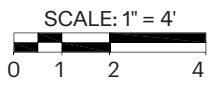
DETAIL ELEVATION
TOP



DETAIL DRAWING
TYPICAL ARCH WINDOW & PARAPET

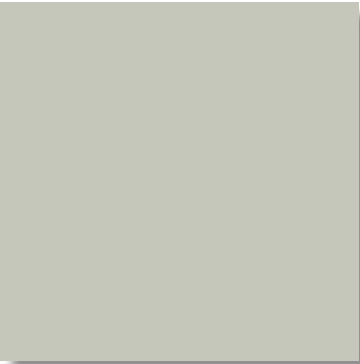


DETAIL DRAWING
BULKHEAD





LIMESTONE CLADDING



PAINTED WINDOW FRAMES & METAL SPANDREL PANELS

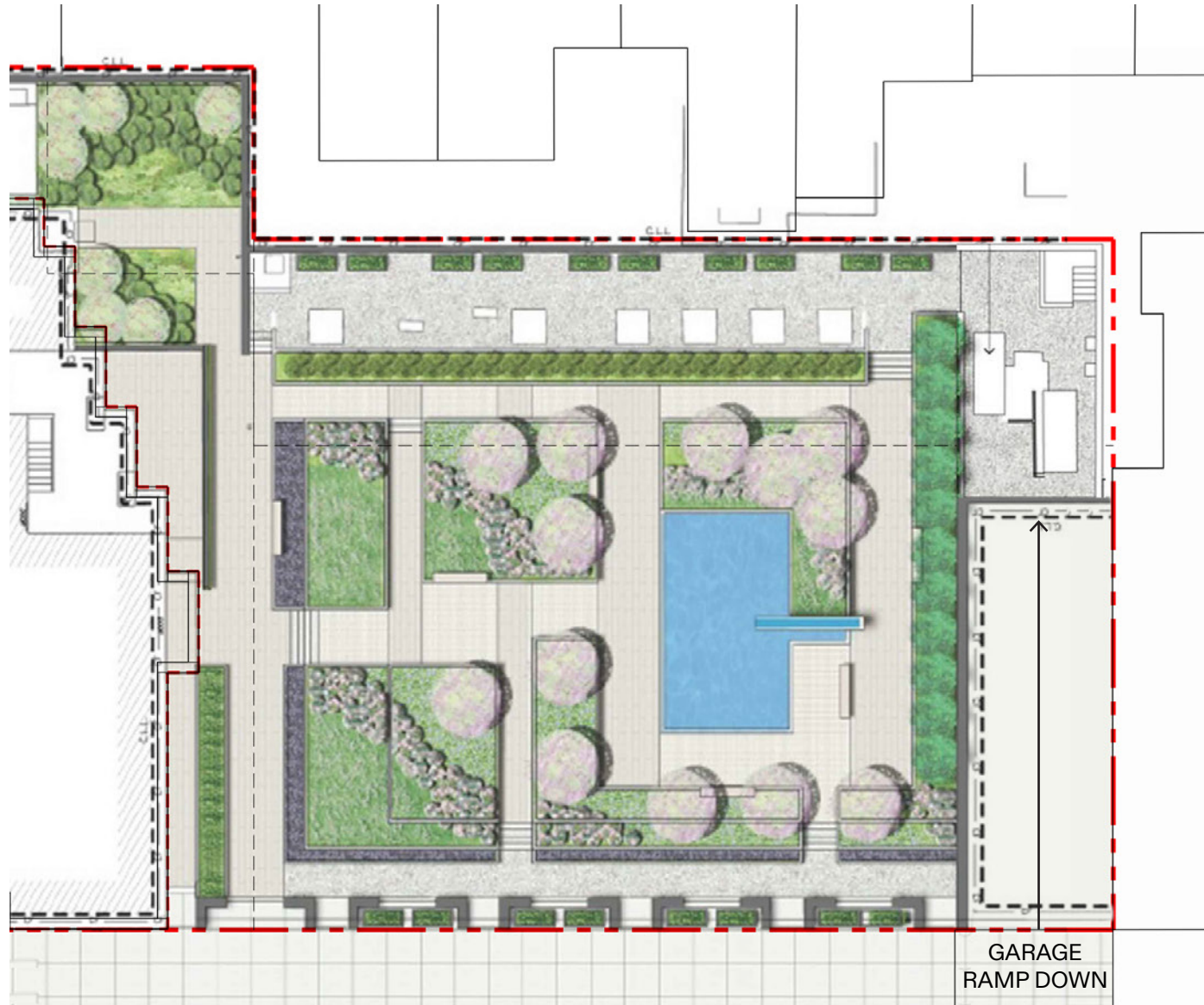


PAINTED BLACK RAILING



GREY GRANITE WATER TABLE

EXTERIOR MATERIAL PALETTE



EXISTING



PROPOSED

LANDSCAPED AREA COMPARISON





EAST 61ST STREET

LANDSCAPED AREA PROPOSED PLAN & MATERIALS



LIMESTONE CLADDING



PAINTED METAL LATTICE
SCREEN



GREY GRANITE CURB

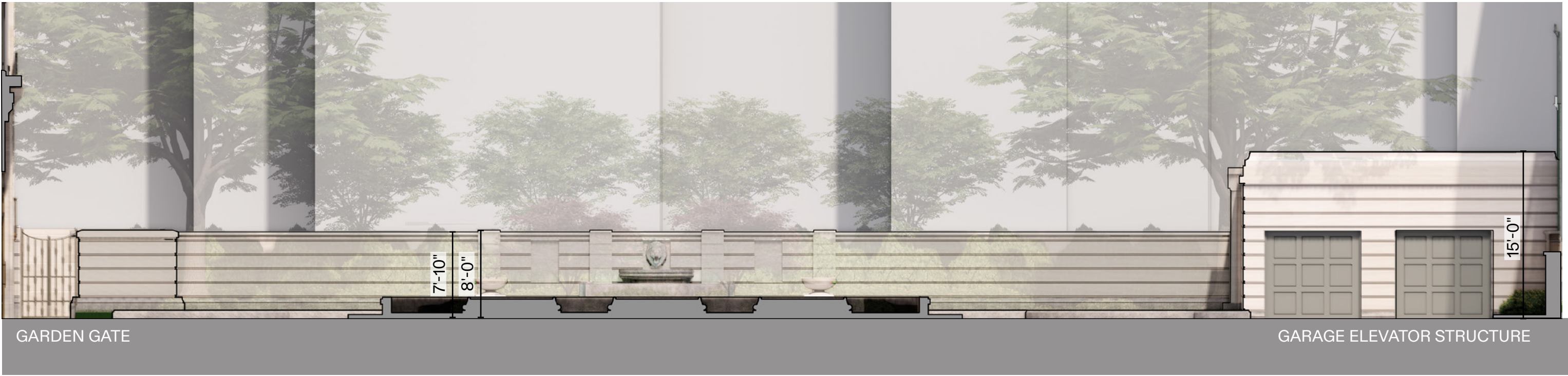


GRANITE COBBLESTONE
PAVERS



GRANITE PAVERS

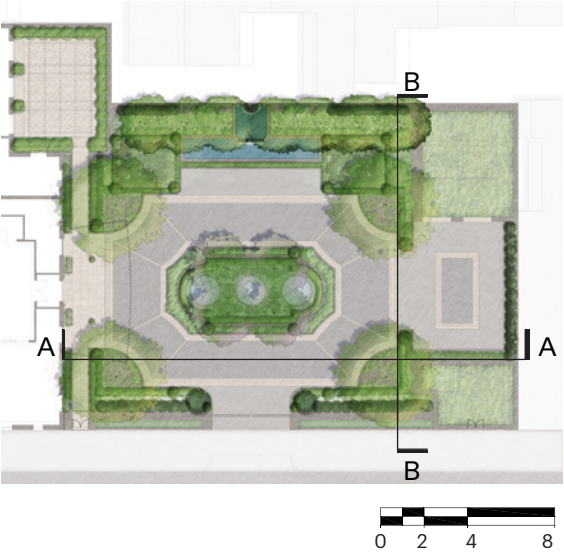




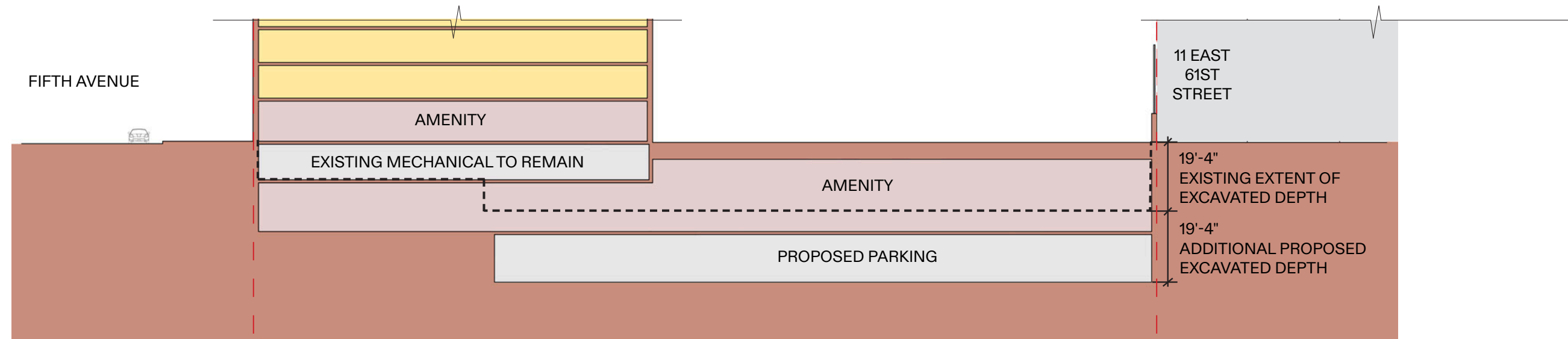
PROPOSED ELEVATION A



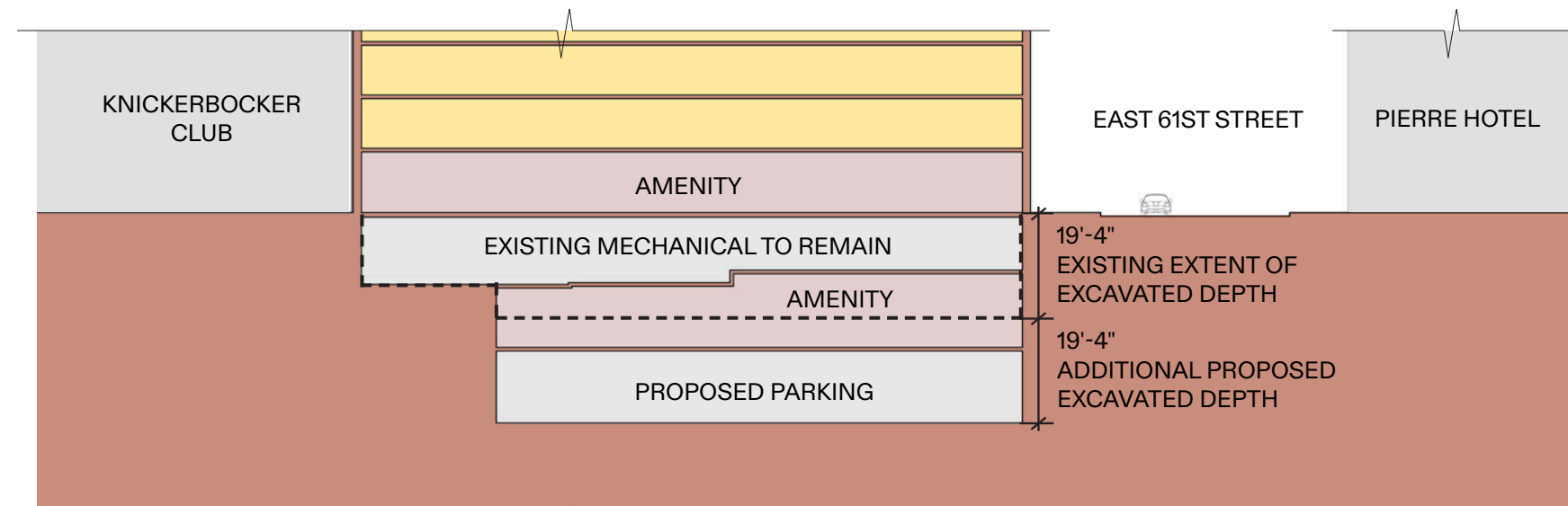
PROPOSED ELEVATION B



LANDSCAPED AREA
PROPOSED ELEVATIONS



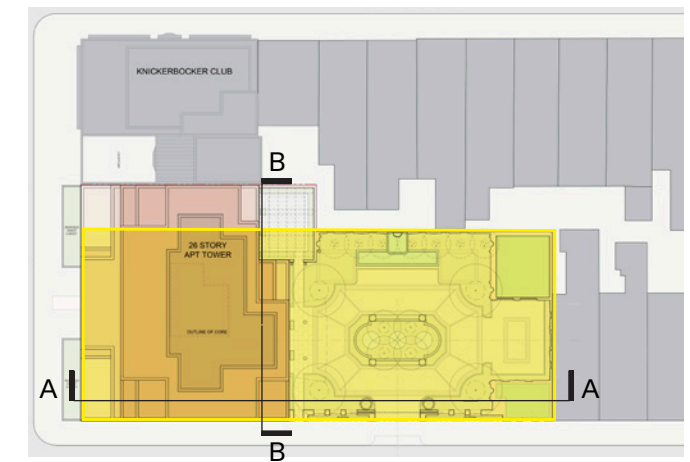
PROPOSED SECTION A



PROPOSED SECTION B

--- EXISTING EXCAVATED DEPTH

EXCAVATING 38'-8" BELOW STREET LEVEL



PROPOSED EXCAVATION SECTION

VIEWS



VIEW FROM 59TH ST & 5TH AVENUE
EXISTING



VIEW FROM 59TH ST & 5TH AVENUE
PROPOSED



VIEW FROM CENTRAL PARK
EXISTING



VIEW FROM CENTRAL PARK
PROPOSED



VIEW FROM 5TH AVENUE LOOKING NORTHEAST
EXISTING



VIEW FROM 5TH AVENUE LOOKING NORTHEAST
PROPOSED



VIEW FROM 5TH AVENUE LOOKING EAST
EXISTING



VIEW FROM 5TH AVENUE LOOKING EAST
PROPOSED



VIEW FROM EAST 61ST STREET LOOKING NORTHEAST
EXISTING



VIEW FROM EAST 61ST STREET LOOKING NORTHEAST
PROPOSED



VIEW FROM EAST 61ST STREET LOOKING WEST
EXISTING



VIEW FROM EAST 61ST STREET LOOKING WEST
PROPOSED



VIEW FROM MADISON AVENUE LOOKING WEST
EXISTING



VIEW FROM MADISON AVENUE LOOKING WEST
PROPOSED



VIEW FROM MADISON AVENUE LOOKING SOUTHWEST
EXISTING



VIEW FROM MADISON AVENUE LOOKING SOUTHWEST
PROPOSED



VIEW LOOKING SOUTHEAST
EXISTING



VIEW LOOKING SOUTHEAST
PROPOSED

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