

**December 2, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 13, LPC-26-04283**

**950 Park Avenue – Park Avenue Historic District**  
**Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 812 1468

**Passcode:** 845296

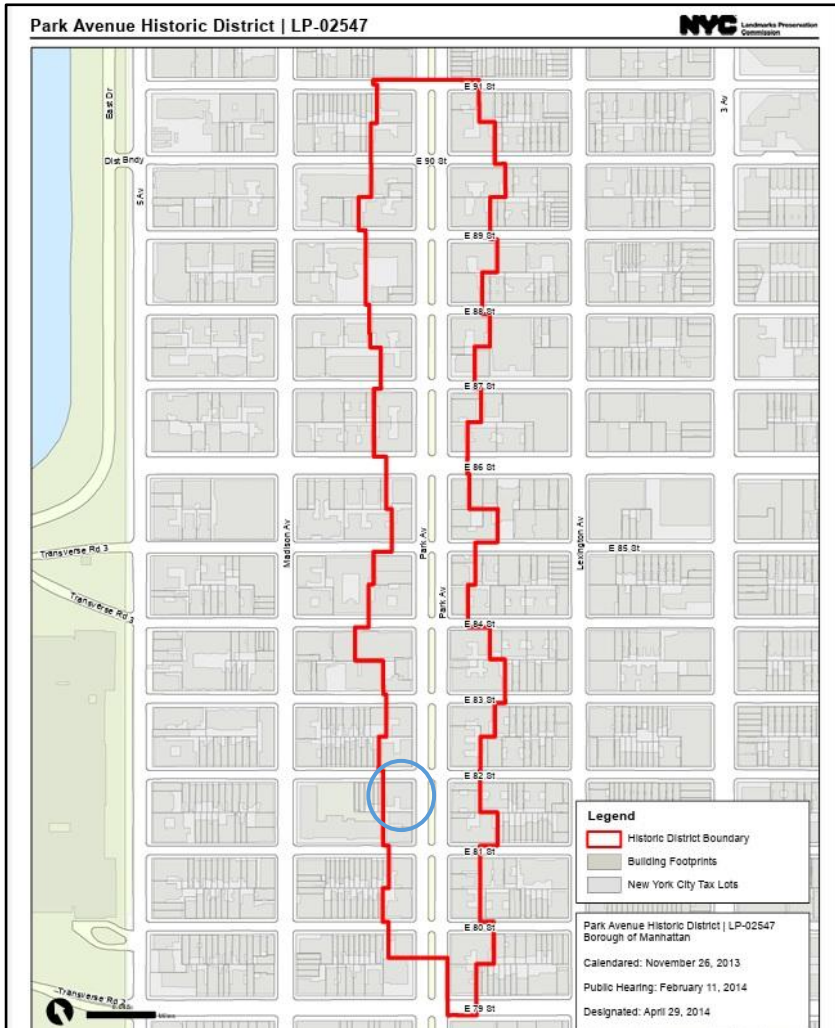
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

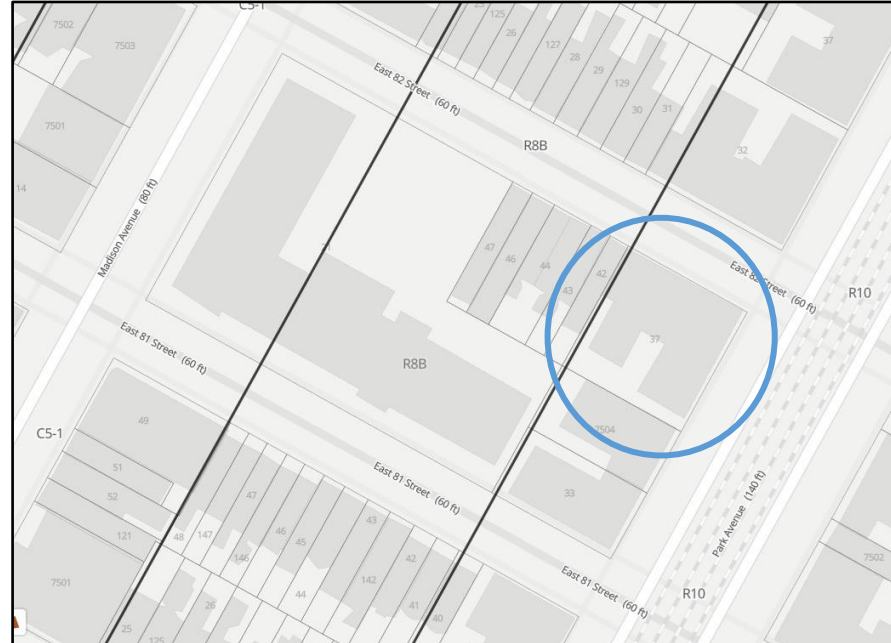
833-568-8864 (Toll-free)

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# 950 Park Avenue: Proposed Window Replacement



950 Park Avenue located on the Park Avenue Historic District map.  
(NYC LPC)



950 Park Avenue located on Zola map.  
(zola.planninglabs.nyc)



950 Park Avenue (J. Peu-Duvallon)



## Existing Conditions



950 Park Avenue, East elevation viewed from the southeast corner of East 81<sup>st</sup> Street.



950 Park Avenue, East elevation viewed from across Park Avenue.



950 Park Avenue, North elevation viewed from the northwest corner of East 82<sup>nd</sup> Street.



## Historic Photos



950 Park Avenue, partial east elevation.  
(1930, NYPL)



950 Park Avenue, 1940's tax photo. (NYC Municipal Archive)



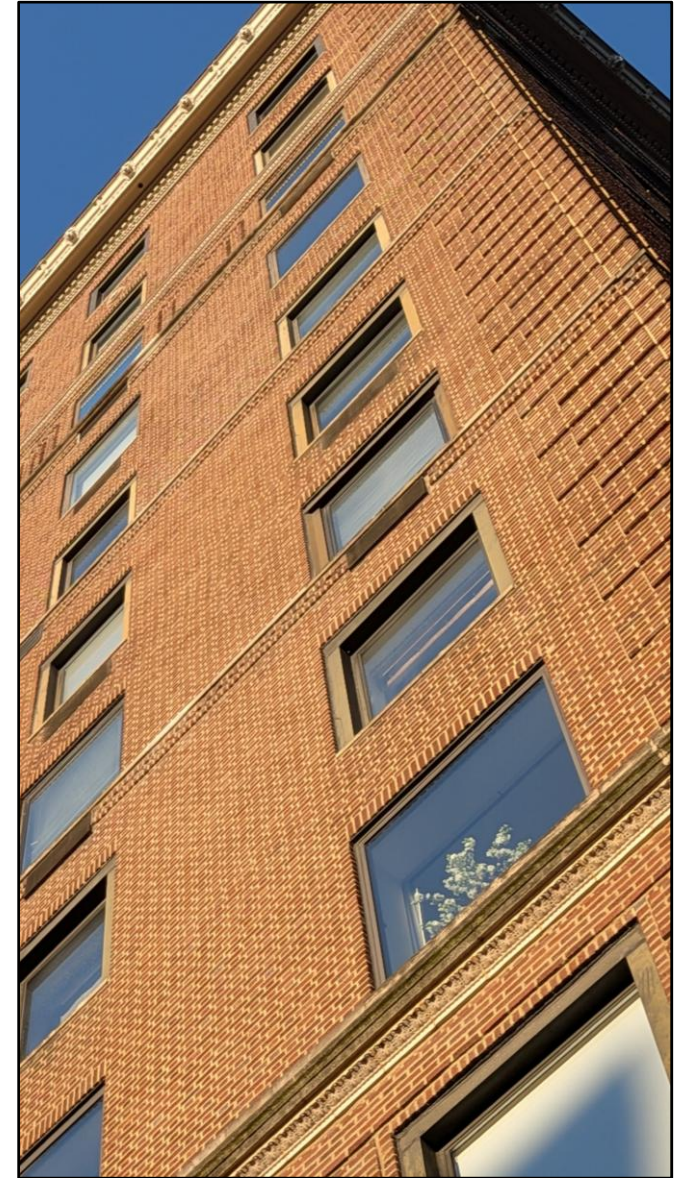
950 Park Avenue, 1940's tax photo cropped. (NYC Municipal Archive)



## Existing Conditions at East and South Elevations



950 Park Avenue, partial South and East (Park Avenue) Elevations.





## Existing Conditions at the North Elevation



950 Park Avenue, partial East 82<sup>nd</sup> Street (North) elevation.

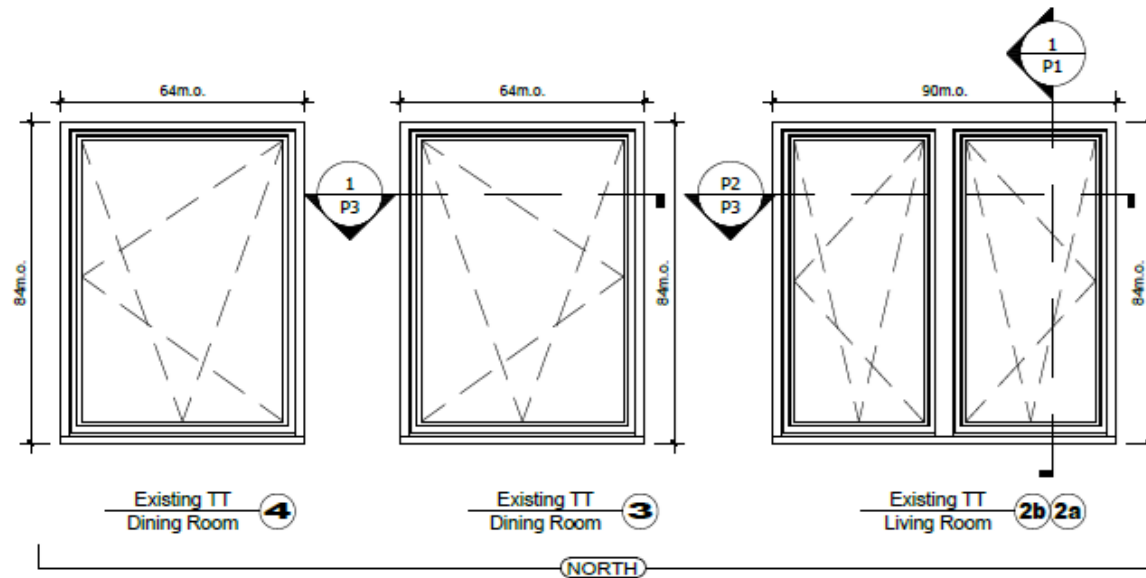
950 Park Avenue, partial North (East 82<sup>nd</sup> Street) Elevations.



## Previous Similar Window Approvals

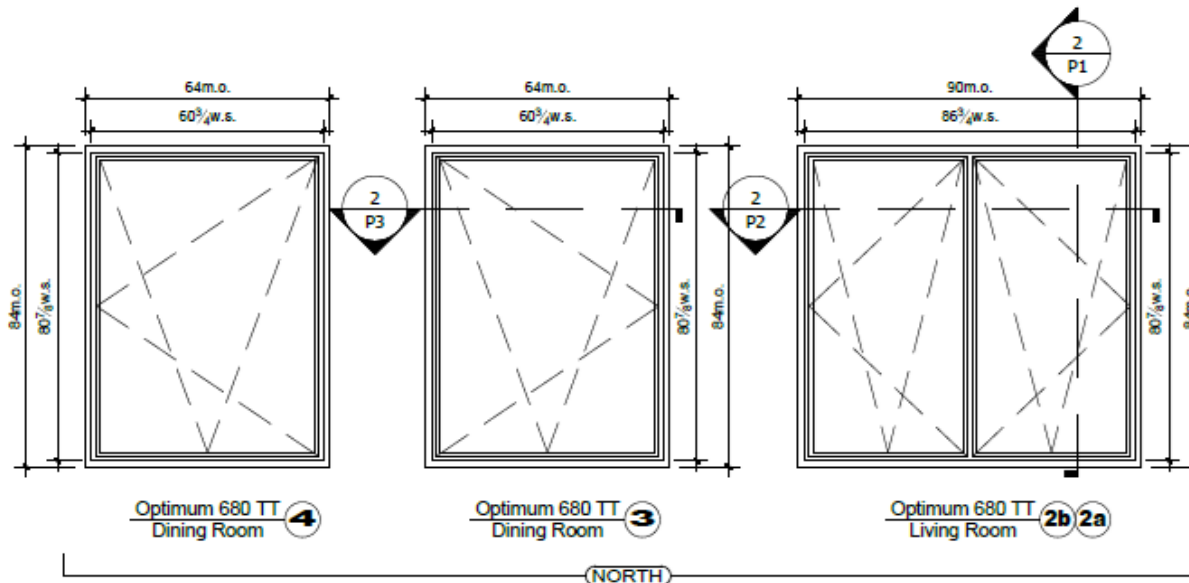
**2015:**


CofA 17-7305 was issued for the replacement of historic multi-light double-hung wood windows and one-over-one double hung windows at the fifth floor with single pane tilt-and-turn casement windows. Apt. 5A




**2018:**

CofA 19-19188 was issued for the in-kind replacement of single-pane tilt-and-turn aluminum casement windows at the fourth floor. Apt. 4A





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: 06/27/18	EXPIRATION DATE: 5/8/2024	DOCKET #: LPC-19-19188	COFA: COFA-19-19188
ADDRESS: 950 PARK AVENUE Apt/Floor: 4A		BOROUGH: Manhattan	BLOCK/LOT: 1493 / 37
Park Avenue Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Rappaport  
950 Park Avenue Corporation  
675 3rd Avenue  
New York, NY 10017

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**COMPUTER-GENERATED COPY**

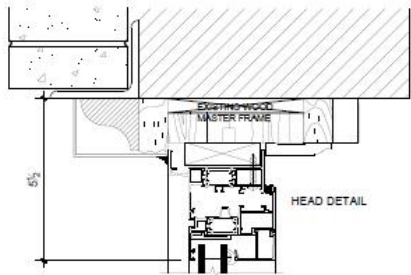
Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 8, 2018, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on April 12, 2018. The approval will expire on May 8, 2024.

The proposed work, as approved, consists of the in-kind replacement of two (2) single-pane, tilt-and-turn aluminum casement windows and one pair of single-pane, tilt-and-turn aluminum casement windows, with a dark bronze finish, at the 4th floor of the East 52nd Street facade, Apt. 4A, as shown in presentation sheets T1, E1, E2, E3, E4, P1, P2, PIC1, and PIC2, dated 5/2/18, prepared by Panorama Windows, Ltd., submitted as components of the application, and presented electronically at the May 8, 2018 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Park Avenue Historic District designation report describes 950 Park Avenue as a Renaissance Revival style apartment building designed by J.E.R. Carpenter and built in 1919-20; that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Park Avenue Historic District, and that most of the windows at the primary facades were replaced with single-pane tilt-and-turn casement windows prior to designation. The Commission also noted that Certificate of Appropriateness 17-7305 was issued on

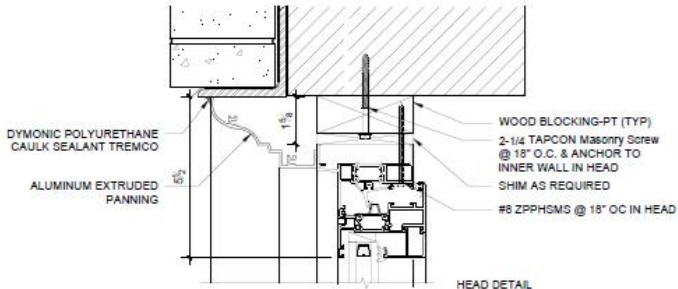
Previous Similar Window Approval: Apt. 4A Details

950 - Park Avenue - 4A - Drawings - 11-21-17.dwg



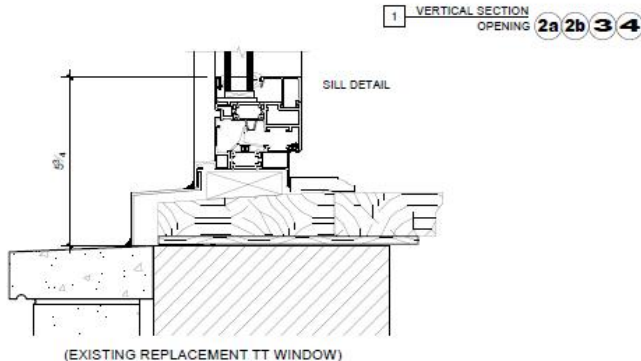
EXTERIOR

INTERIOR

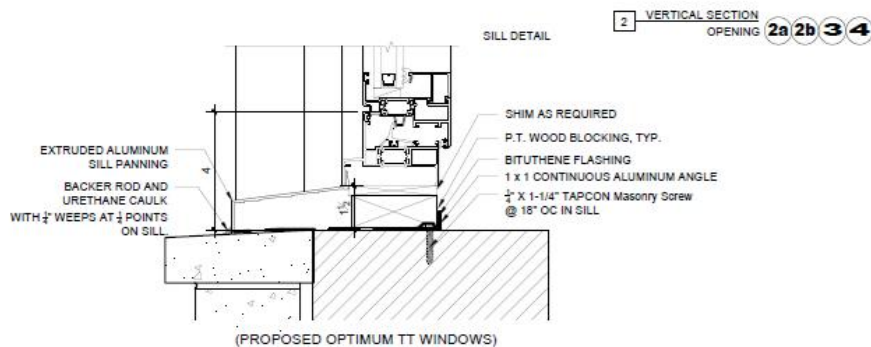


EXTERIOR

INTERIOR




(EXISTING REPLACEMENT TT WINDOW)



(PROPOSED OPTIMUM TT WINDOWS)

**P1** Existing & Proposed Window Section Details  
Scale 1:4 Proposed Fasten Within Existing Masonry Opening

 <b>PANORAMA</b> PANORAMA WINDOWS, LTD. 787 East 132nd Street Bronx, New York 10454	Project Name and Address:		Draw. Title:	
	Sudol, Jan Residence		Existing & Proposed Window Section Details	
	Draw. JM	Rev. 1 11/20/2017	Sheet	
	Date: 11/17/2017	4/4/2018	P-1	
Scale: 1:4		4/8/2018		

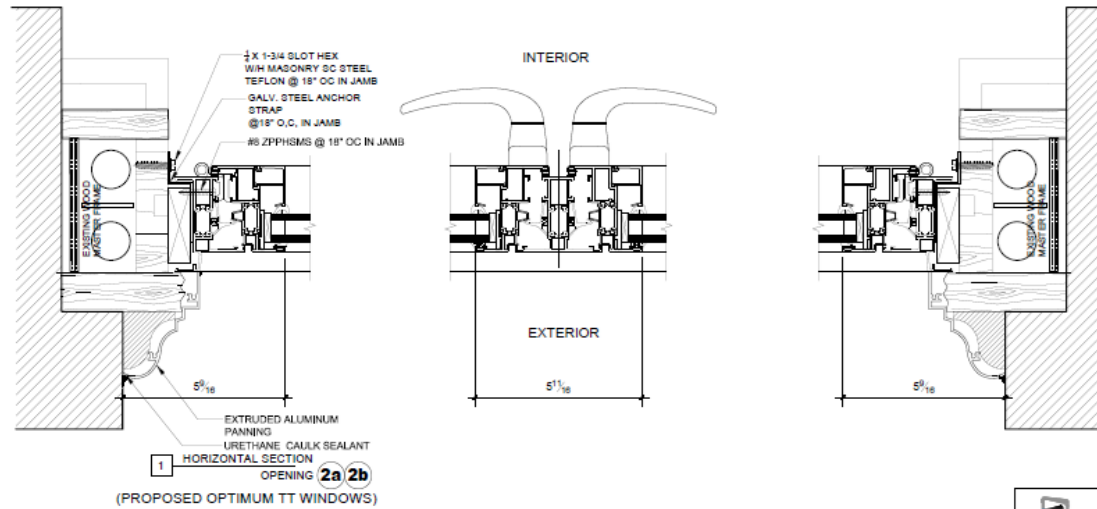
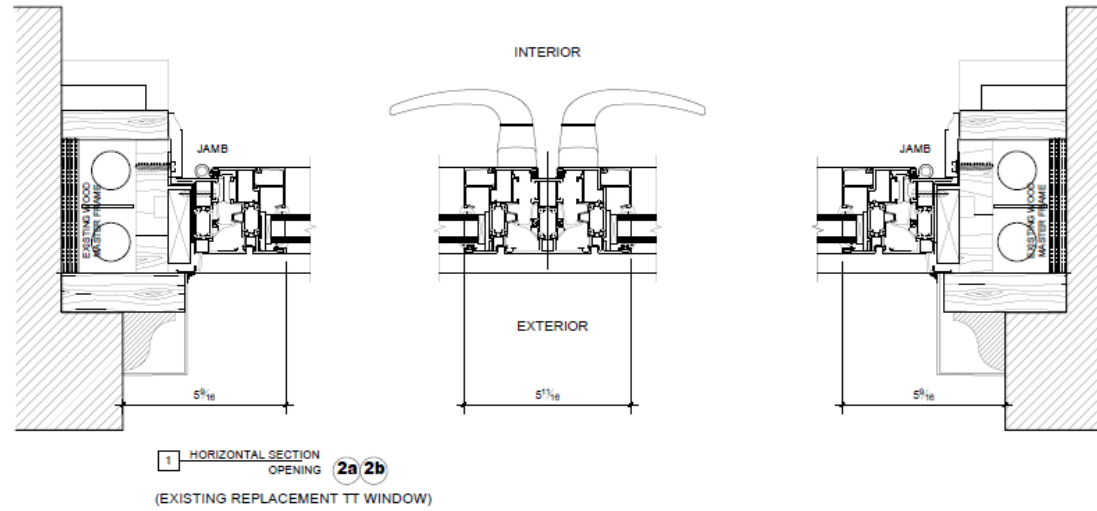
© panorama windows, ltd.

Sheet 5 of 08




# Previous Similar Window Approval: Apt. 4A Details

950 - Park Avenue - 4A - Drawings - 11-21-17.dwg



P2 Existing & Proposed Window Section Details  
Scale 1:4  
Proposed Fasten Within Existing Masonry Opening

 <b>PANORAMA</b> PANORAMA WINDOWS, LTD. 787 East 132nd Street Bronx, New York 10454	Project Name and Address:		Dwg. Title:	
	<b>Sudol, Jan</b> Residence		Proposed Window Section Details	
	950 Park Avenue		Dwg. JM	Rev. 1 11/20/2017
	Apartment, 4A		Date: 11/17/2017	4/4/2018
			Scale: 1:4	4/8/2018
			Sheet	P-2

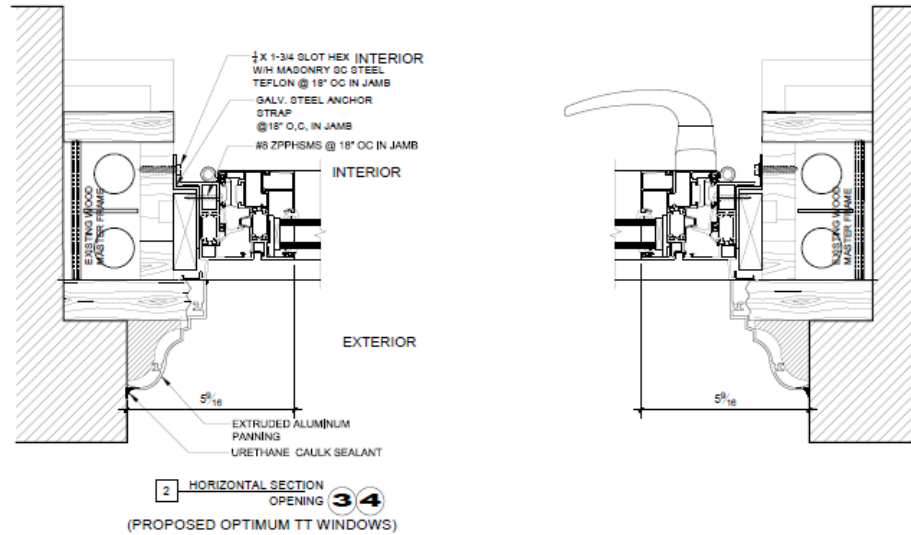
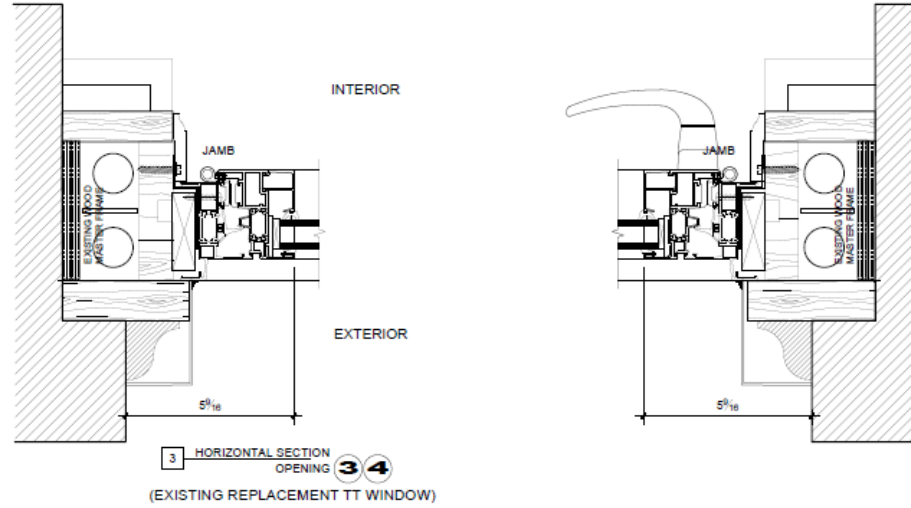
© panorama windows, ltd.

Sheet 6 of 08



# Previous Similar Window Approval: Apt. 4A Details

950 - Park Avenue - 4A - Drawings - 11-21-17.dwg



**P3** Existing & Proposed Window Section Details  
Scale 1:4 Proposed Fasten Within Existing Masonry Opening

 <b>PANORAMA</b> PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Dw. Title:	
	<b>Sudol, Jan</b> Residence  950 Park Avenue Apartment, 4A		Existing & Proposed Window Section Details	
			Dw. JM	Rev. 1 11/20/2017
			Date: 11/17/2017	4/4/2018
			Scale: 1:4	4/6/2018
		Sheet <b>P-3</b>		

© panorama windows, ltd.

Sheet 7 of 08



## 950 Park Avenue: Apt. 4A & 5A Brick Mold Profiles as Installed



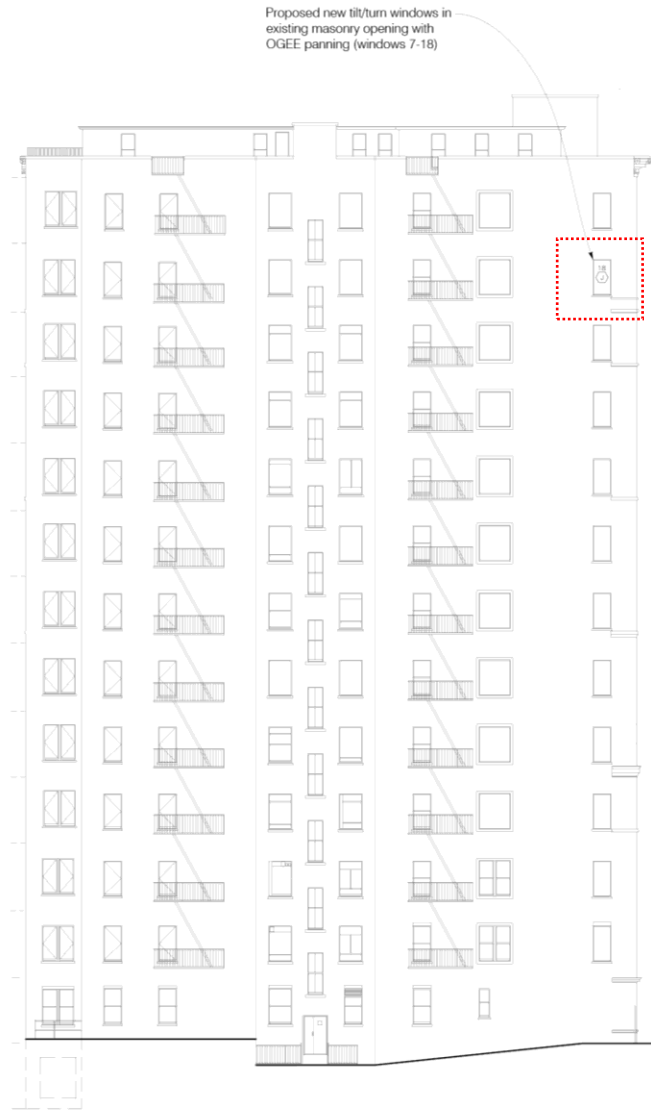
950 Park Avenue, Apt. 4A window detail photo.



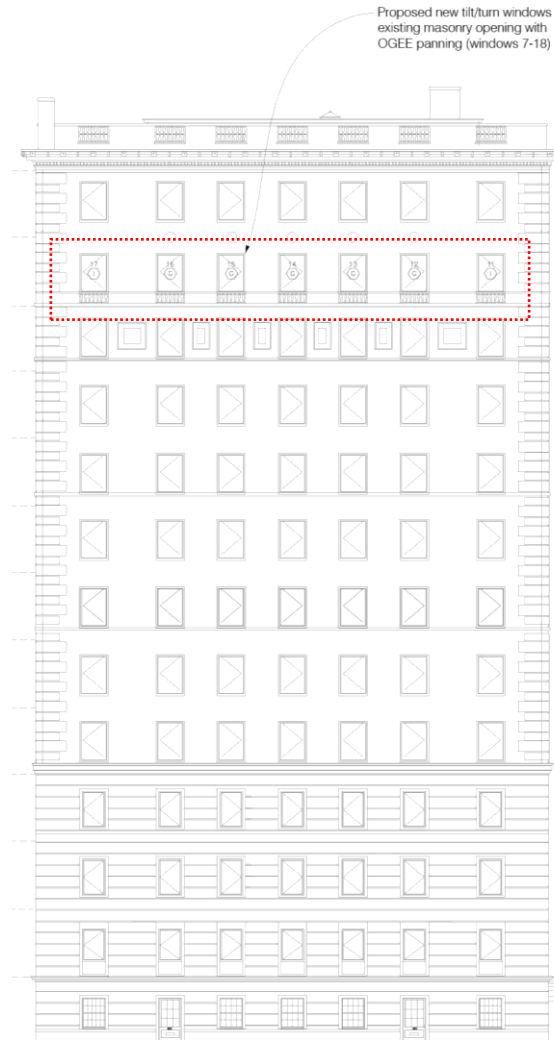
950 Park Avenue, Apt. 5A window detail photo.



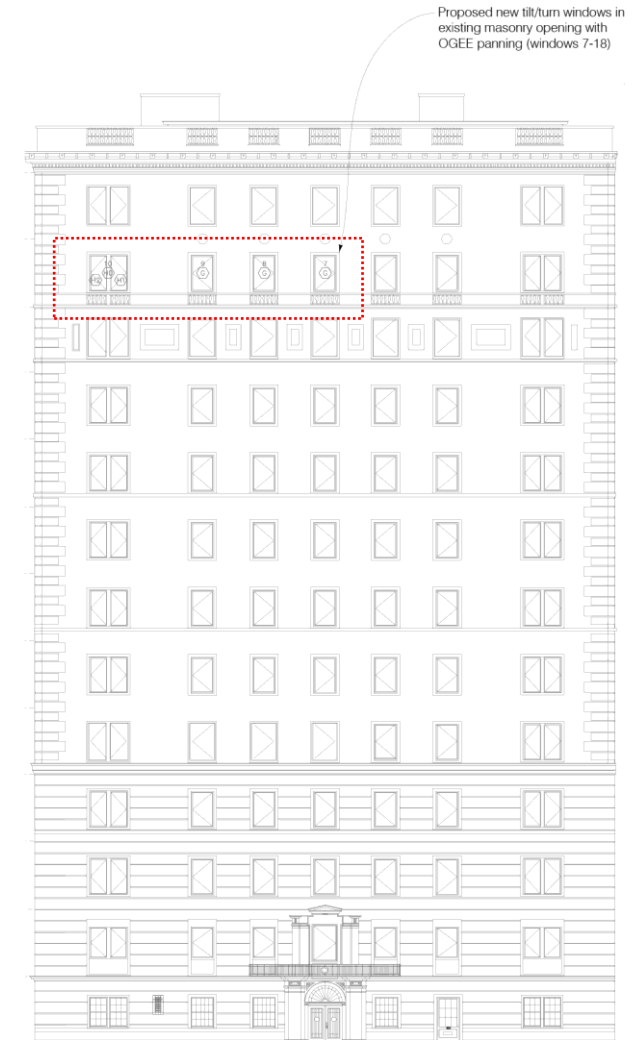
# Proposed Windows at 12B: Proposed Building Elevations



S2 SOUTH ELEVATION - PROPOSED BUILDING ELEVATION  
1/8" = 1'-0"



E2 EAST ELEVATION - PROPOSED BUILDING ELEVATION  
1/8" = 1'-0"



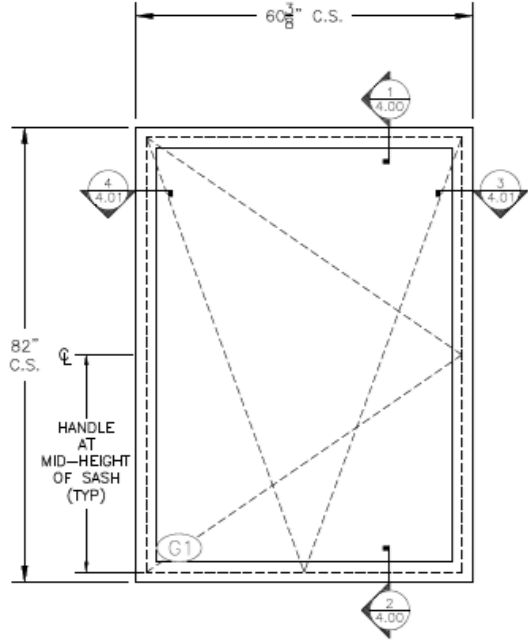
N2 NORTH ELEVATION - PROPOSED BUILDING ELEVATION  
1/8" = 1'-0"



[illegible]

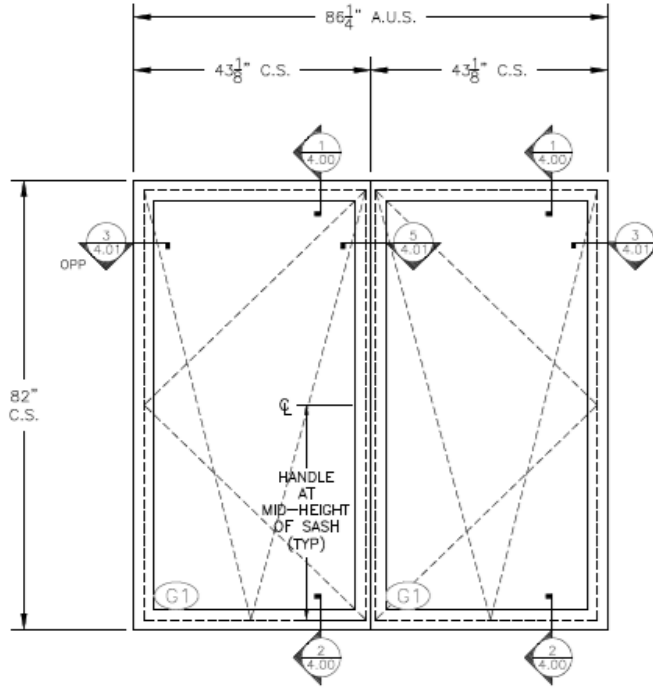
# Proposed Windows

PROPOSED WINDOW ELEVATION  
EXTERIOR VIEW  
SCALE: NOT TO SCALE



**G** ( 8 ) REQUIRED THUS  
SERIES: 500DA  
OPENING #: 7-9, 12-16  
SPEC TYPE: S1  
GLASS TYPE: G1  
NOTES:  
H1

PROPOSED WINDOW ELEVATION  
EXTERIOR VIEW  
SCALE: NOT TO SCALE

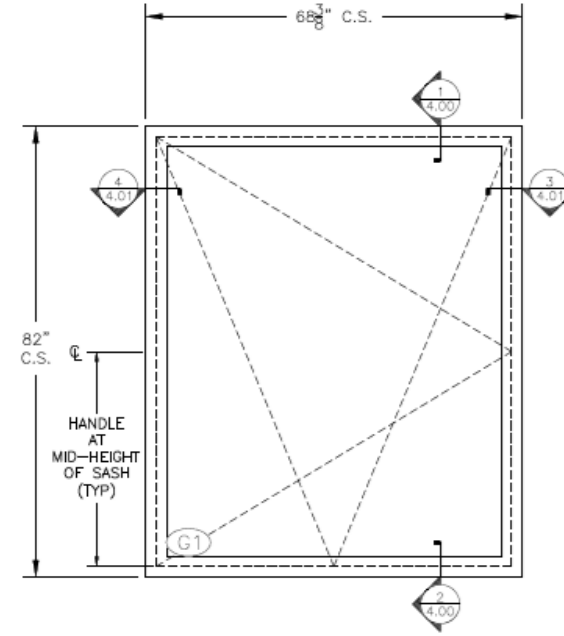


**H1** ( 1 ) REQUIRED THUS  
SERIES: 500DA  
OPENING #: 10  
SPEC TYPE: S1  
GLASS TYPE: G1  
NOTES:  
H1

**H0**

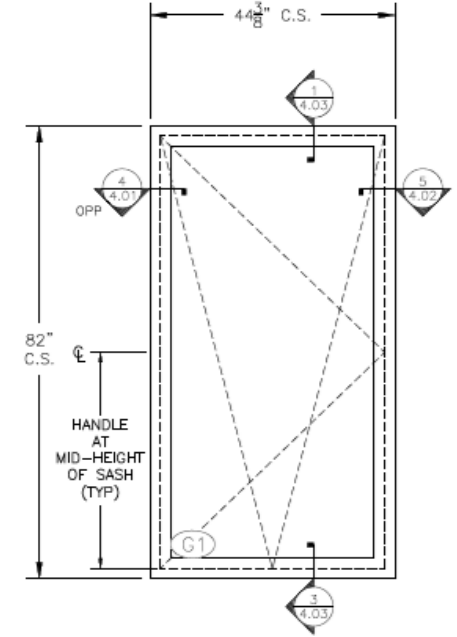
**H2** ( 1 ) REQUIRED THUS  
SERIES: 500DA  
OPENING #: 11, 17  
SPEC TYPE: S1  
GLASS TYPE: G1  
NOTES:  
H1

PROPOSED WINDOW ELEVATION  
EXTERIOR VIEW  
SCALE: NOT TO SCALE



**I** ( 2 ) REQUIRED THUS  
SERIES: 500DA  
OPENING #: 11, 17  
SPEC TYPE: S1  
GLASS TYPE: G1  
NOTES:  
H1

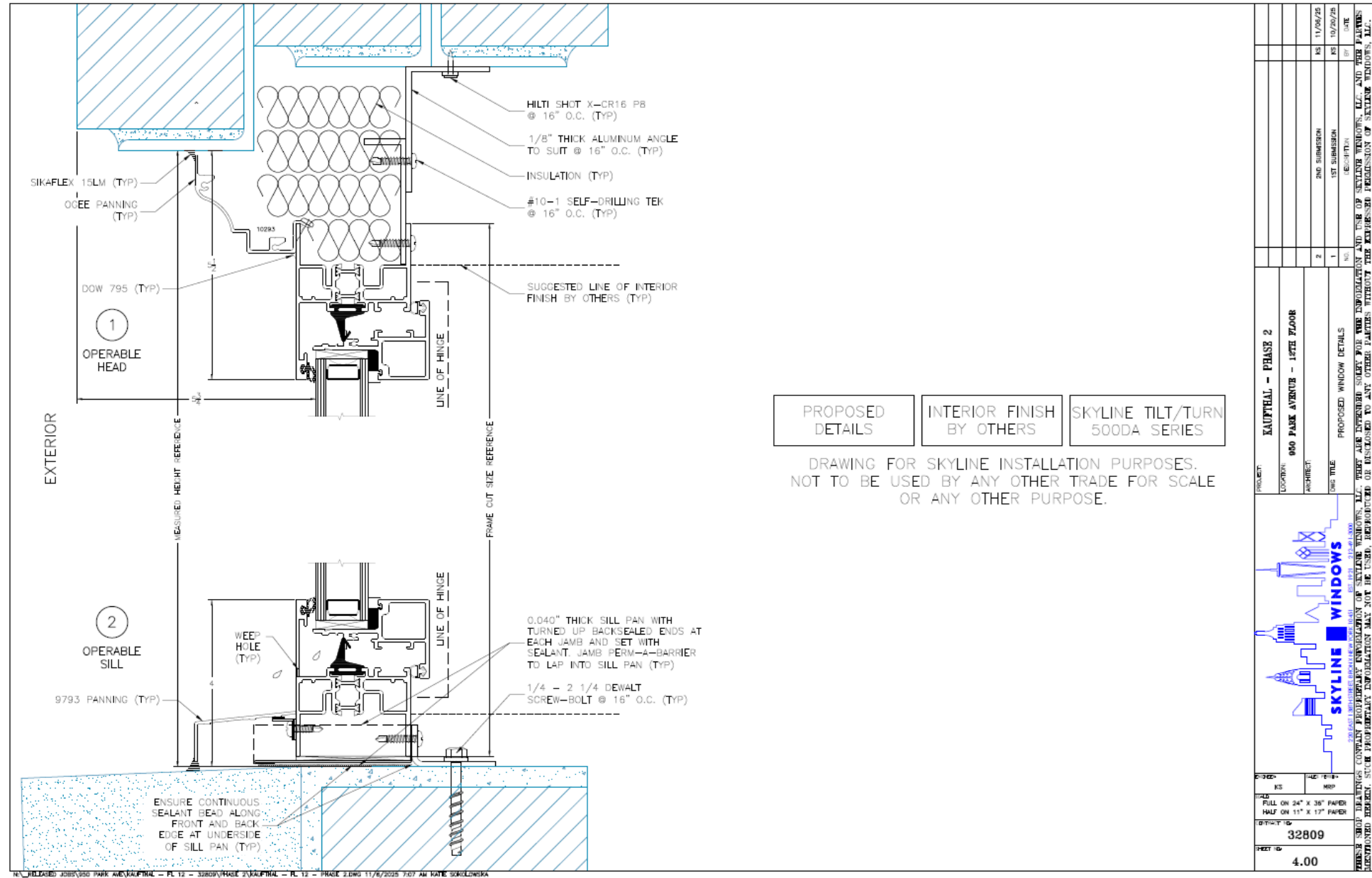
PROPOSED WINDOW ELEVATION  
EXTERIOR VIEW  
SCALE: NOT TO SCALE



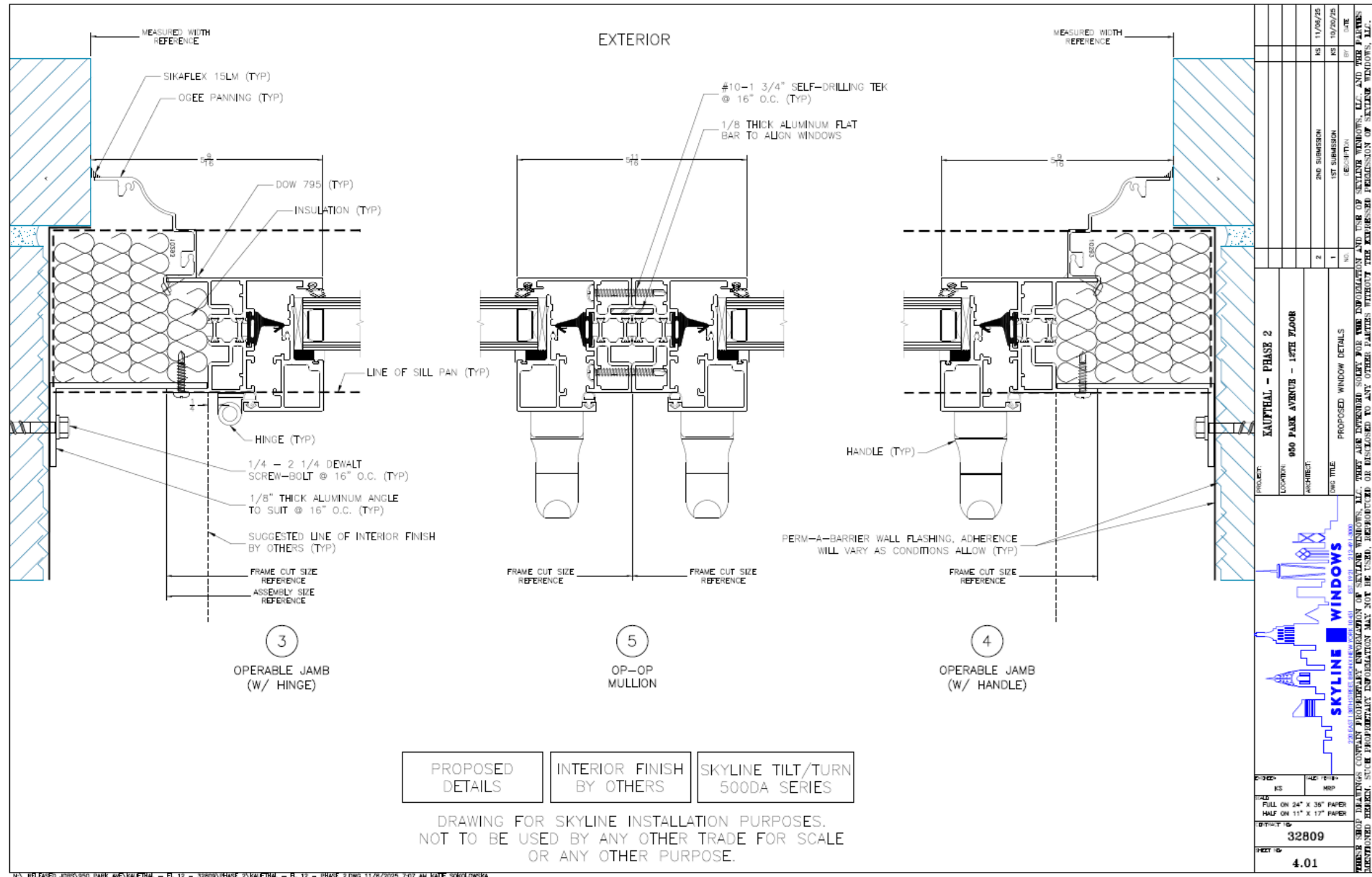
**J** ( 1 ) REQUIRED THUS  
SERIES: 500DA  
OPENING #: 18  
SPEC TYPE: S1  
GLASS TYPE: G1  
NOTES:  
H1



# Proposed Vertical Section




# Proposed Horizontal Section



N:\RELEASED\JOBS\950 PARK AVE\KAUFMAN - PL 12 - 32809\PHASE 2\KAUFMAN - PL 12 - PHASE 2.DWG 11/6/2025 7:07 AM KATE SKOLNICKA




# Similar Approval in a Nearby Historic District



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:	EXPIRATION DATE:	DOCKET #:	COFA
03/31/23	10/26/2027	LPC-23-05906	COFA-23-05906
ADDRESS:		BOROUGH:	BLOCK/LOT:
1133 FIFTH AVENUE		MANHATTAN	1506 / 3
Expanded Carnegie Hill Historic District			

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ISSUED TO:

Victor Kiam  
1133 Fifth Avenue Inc.  
675 Third Avenue  
New York, NY 10017

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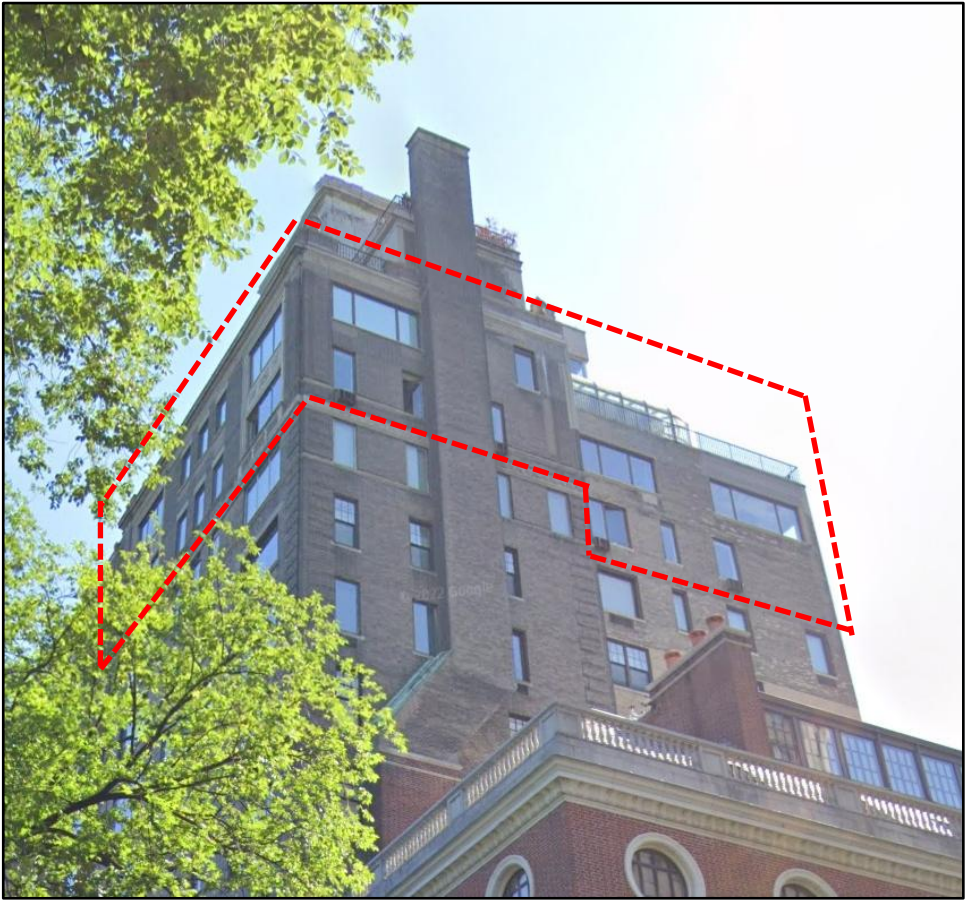
Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 26, 2021, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 21, 2022, and as you were notified in Status Update Letter 22-02908, issued on November 10, 2021.

The proposal, as approved, consists of modifying the existing two-story rooftop extension by removing two (2) metal and glass greenhouse structures, increasing the height and footprint at a select portion of the perimeter of the extension at the first floor of the south and east facades, featuring light beige brick cladding, bronze finished metal railings, and bronze finished metal window and door assemblies; creating new masonry openings, and selectively modifying existing masonry openings by removing off-white finished, single-light metal window and door assemblies and brickwork, enlarging openings and installing new bronze finished, single-light casement and fixed metal widow and door assemblies, as well as bronze finished, multilight metal and glass doors at select locations; replacing black finished metal railings with bronze finished metal railings throughout the existing rooftop addition and roof; installing two (2) brown finished wood pergolas, including one (1) pergola at the northeast corner at the roof and one (1) pergola at the

Page 1

Issued: 03/31/23

DOCKET #: LPC-23-05906



1133 Fifth Avenue, partial west and south elevations in 2022 (via Google).



1133 Fifth Avenue, partial west and south elevations. November 2025.(J. Peu-Duvallon).



## Conclusion





**December 2, 2025**  
Public Hearing

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**Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 812 1468

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