

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-03234

870 Fifth Avenue – Upper East Side Historic District Extension

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

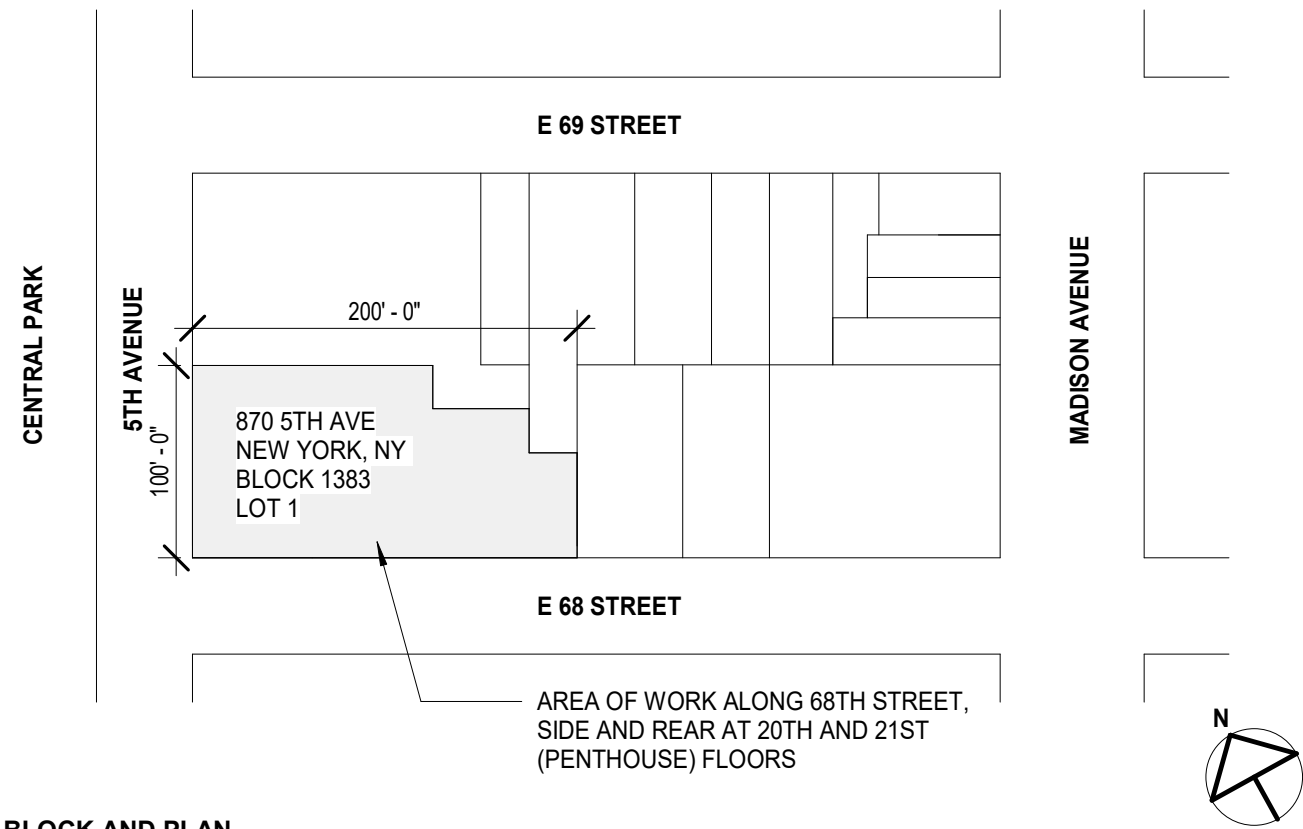
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

870 5TH AVENUE
20TH FLOOR & 21ST FLOOR (PENTHOUSE C)
NEW YORK, NY 10065

GREENHOUSE REPLACEMENT

LPC DOCKET # LPC-26-03234

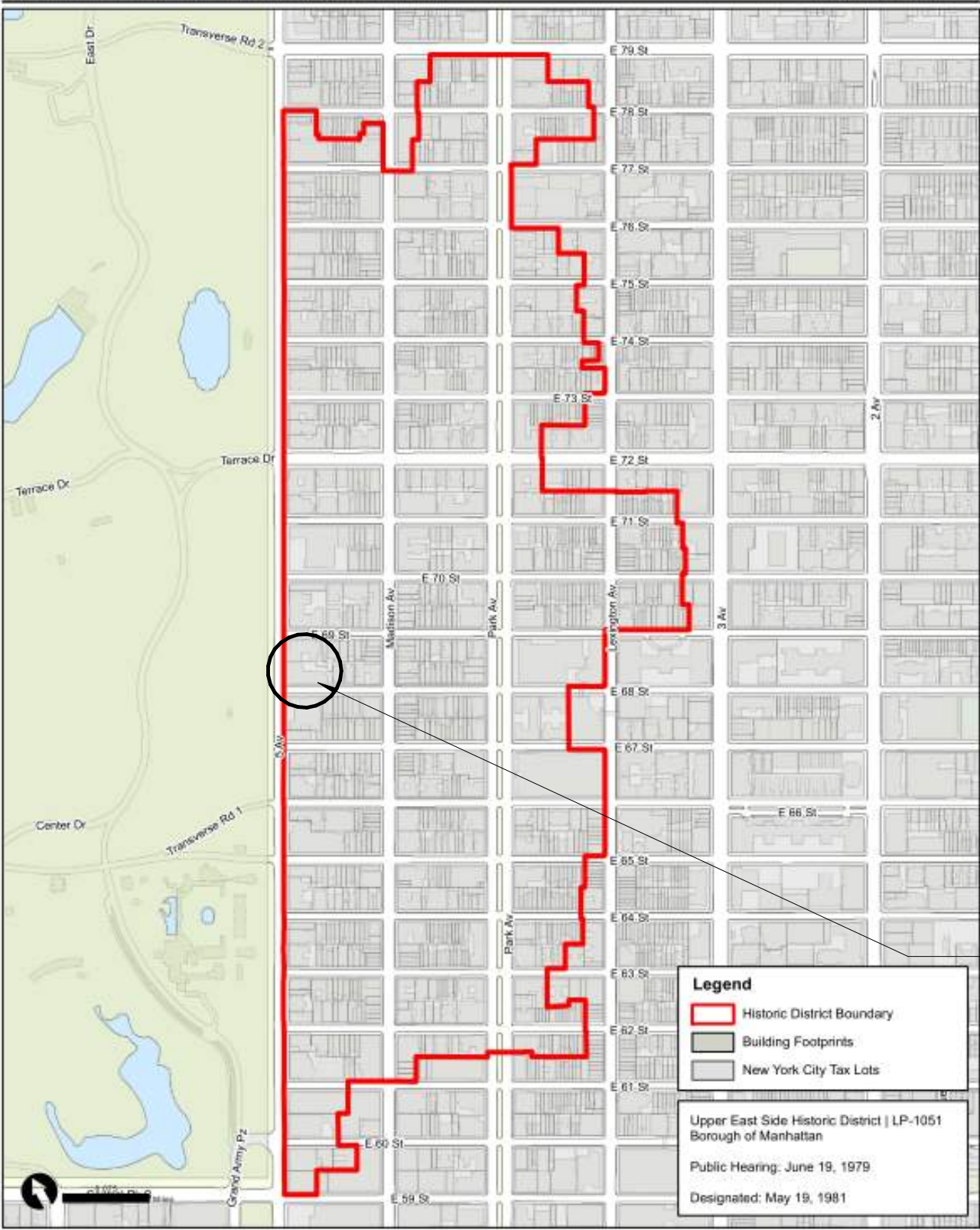
TAX BLOCK: 1383
LOT: 1
BUILDING IDENTIFICATION NUMBER (BIN): 1041250



BLOCK AND PLAN
SCALE : 1" = 100'-0"



PHOTO OF EXISTING BUILDING FROM 5TH AVENUE AND 68TH STREET
PHOTO CREDIT: COMPASS REAL ESTATE



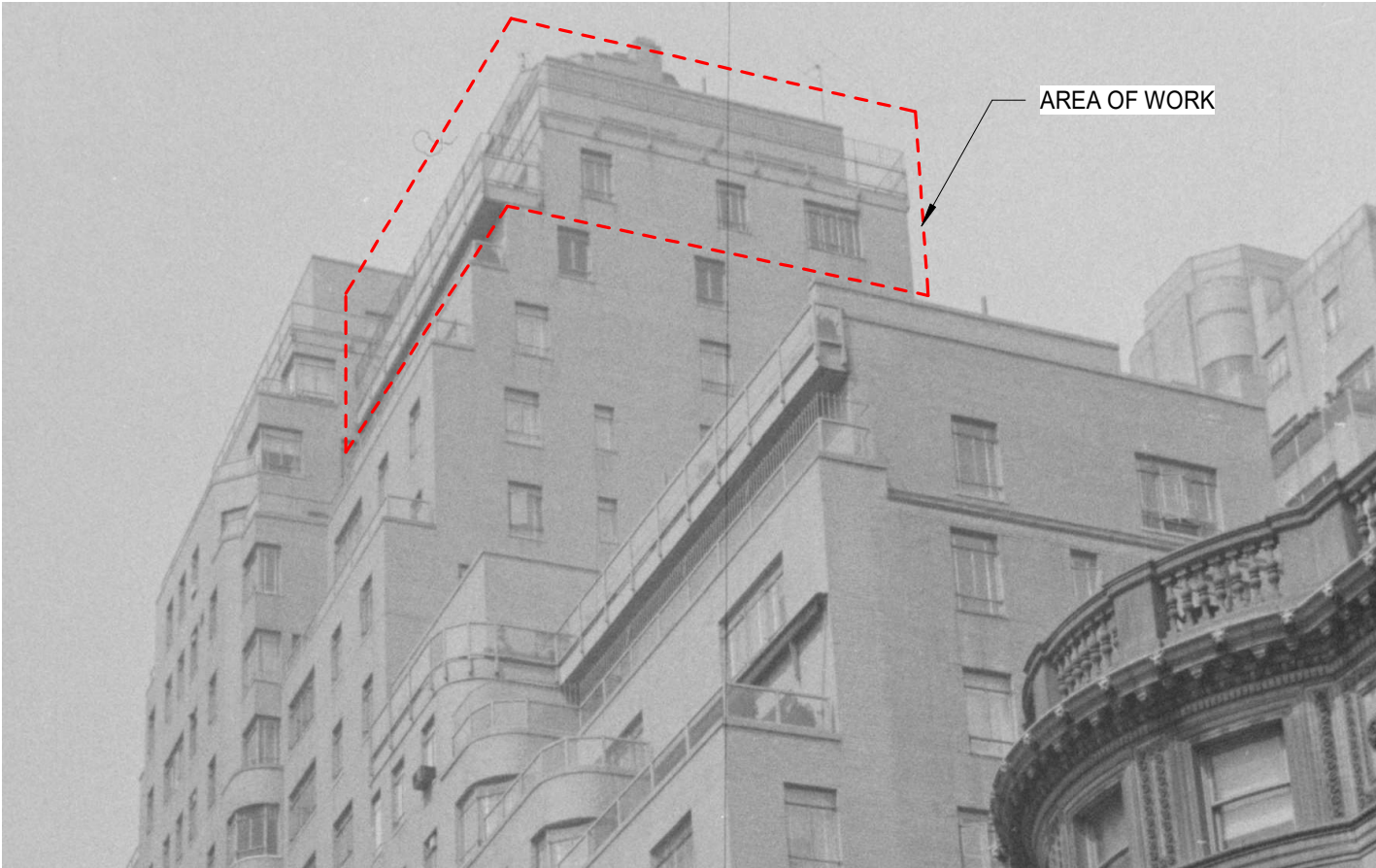
AERIAL PHOTO

AREA OF WORK IN RED
ALONG 68TH STREET
SIDE AND REAR

870 5TH AVENUE
NEW YORK, NY 10065



1939 TAX LOT PHOTO - NYC MUNICIPAL ARCHIVES



1939 TAX LOT PHOTO - NYC MUNICIPAL ARCHIVES
LPC DESIGNATION REPORT EXCERPT:

FIFTH AVENUE between 68th Street and 69th Street

No. 870 (1383/1)

	Date	Architect	Owner
Erected	1948-49 by	William I. Hohauser	for Simon Brothers Partnership

ARCHITECTURE

Style	Modern
Elements	Twenty-one story apartment house on corner site; stone at first three stories; brick above; square-headed tripartite windows; triple window bays at each floor at the outside angles of the shallow entrance court; set backs begin above the thirteenth floor.

HISTORY

The building replaced the Robert L. Stuart Mansion (1882) by William Schickel and R. H. Robertson's townhouse (Nos. 874) for M.C. Inman, completed in 1893. The Stuart Mansion was acquired by financier and sportsman William C. Whitney in 1897 and then extensively altered by McKim, Mead & White.

References:

Alexandra Cushing Howard, Fifth Avenue and Central Park, Building-Structure Inventory (Albany: Division for Historic Preservation, 1975).

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.



782 E 18TH STREET
BROOKLYN, NY 11230

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929-234-6814

870 5TH AVENUE PENTHOUSE C
NEW YORK, NY 10065

HISTORIC PHOTO

12/05/25

LPC-02.2



AREA OF WORK IN RED
ALONG 68TH STREET
SIDE AND REAR,
20TH AND PENTHOUSE
FLOORS

AERIAL PHOTO LOOKING NORTHWEST



870 5TH AVENUE PENTHOUSE C
NEW YORK, NY 10065

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AERIAL PHOTO

12/05/25

LPC-03.0



1 68TH STREET LOOKING WEST

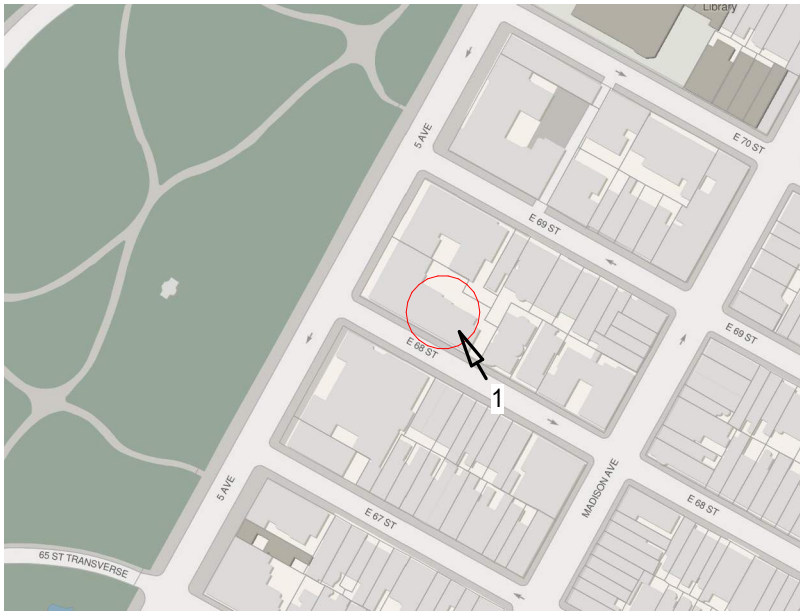
AREA OF WORK AT
20TH FLOOR &
PENTHOUSE



1A ENLARGED VIEW

PENTHOUSE C

20TH FLOOR





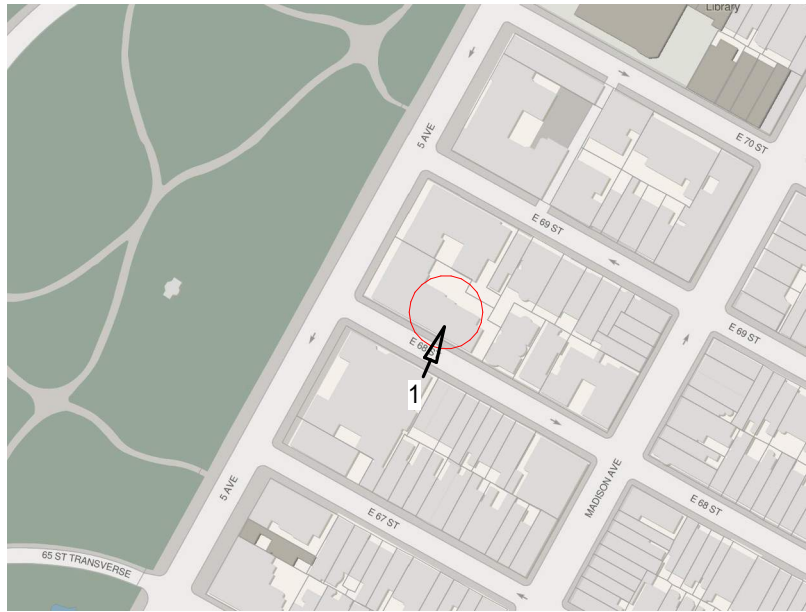
20TH FLOOR RAILING
AND GREENHOUSE



20TH FLOOR RAILING
AND TOP OF
GREENHOUSE
BEYOND

1 68TH STREET

1A ENLARGED VIEW

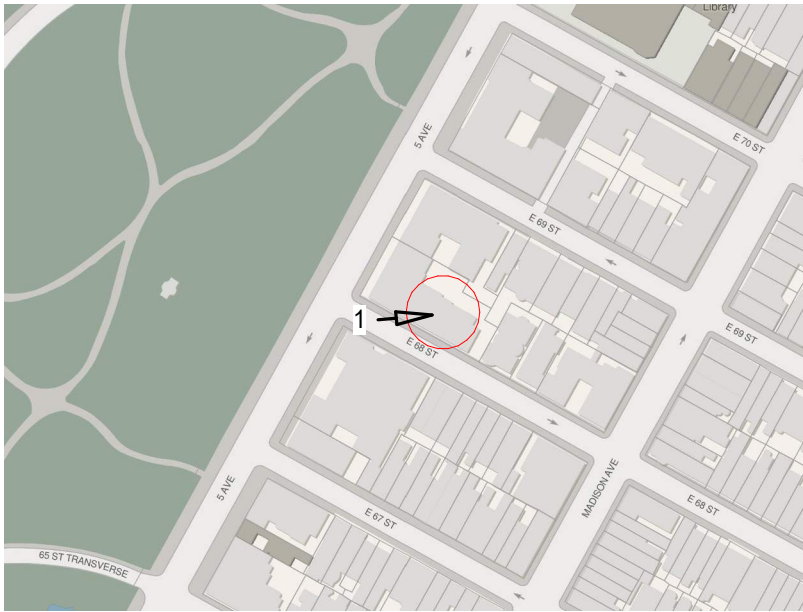




1 68TH AND 5TH AVE LOOKING EAST



1A ENLARGED VIEW





PENTHOUSE C AND
20TH FLOOR
GREENHOUSE

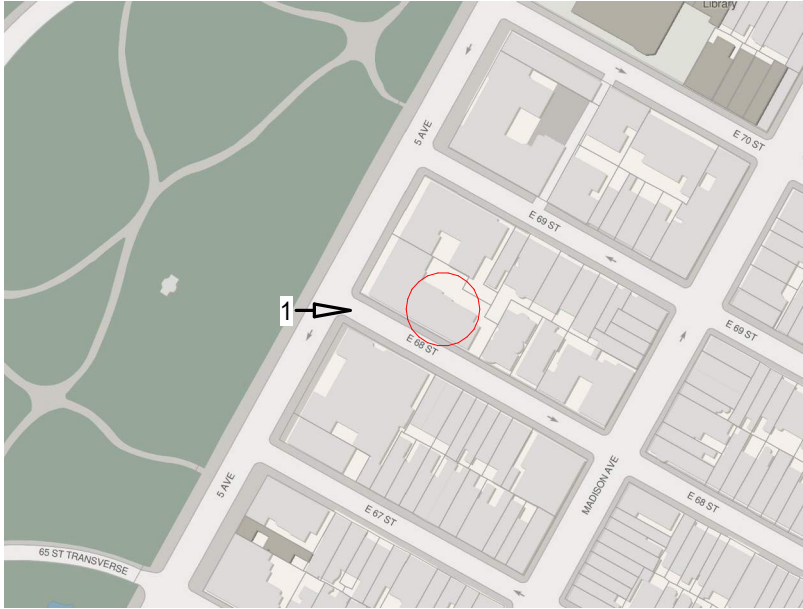
1 68TH AND 5TH AVE (CENTRAL PARK)



PENTHOUSE C

20TH FLOOR

1A ENLARGED VIEW



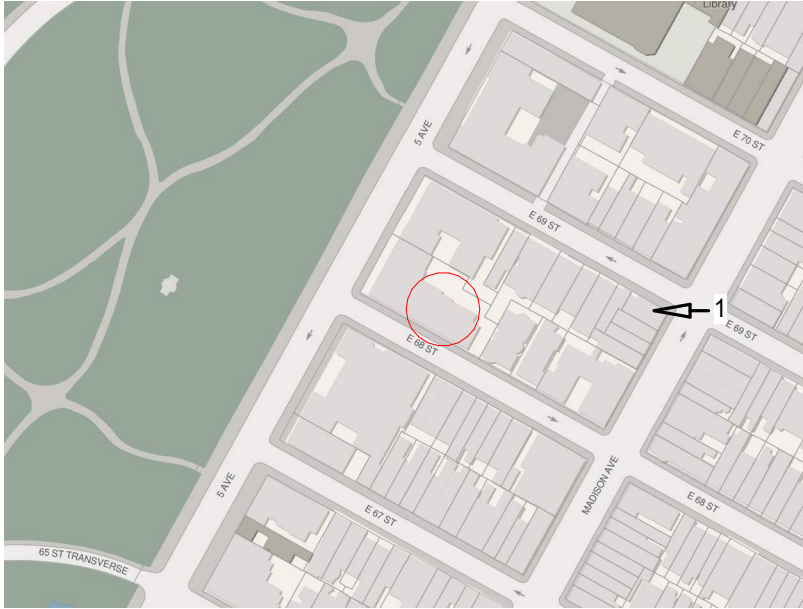
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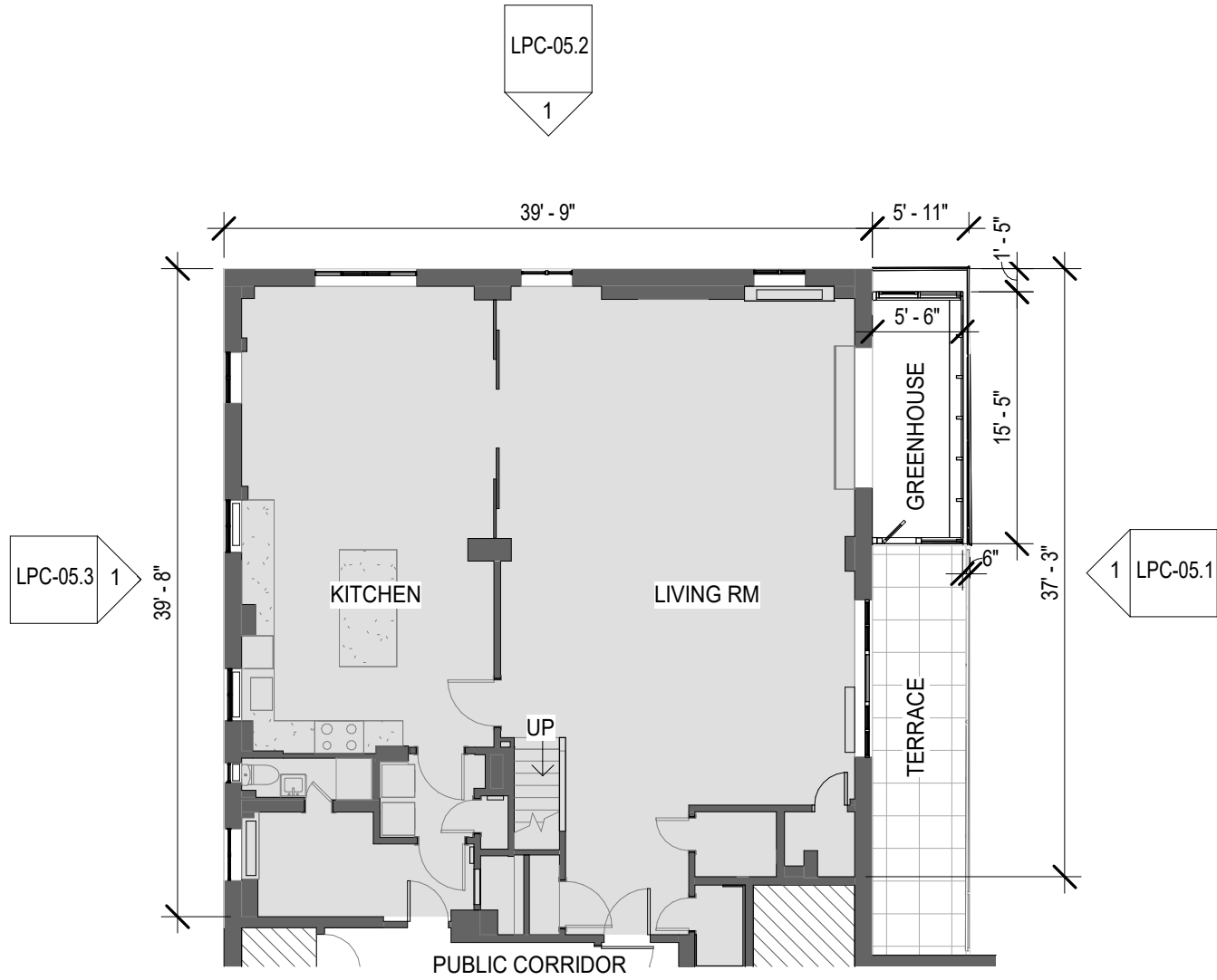
1 69TH AND MADISON



2 ENLARGED VIEW

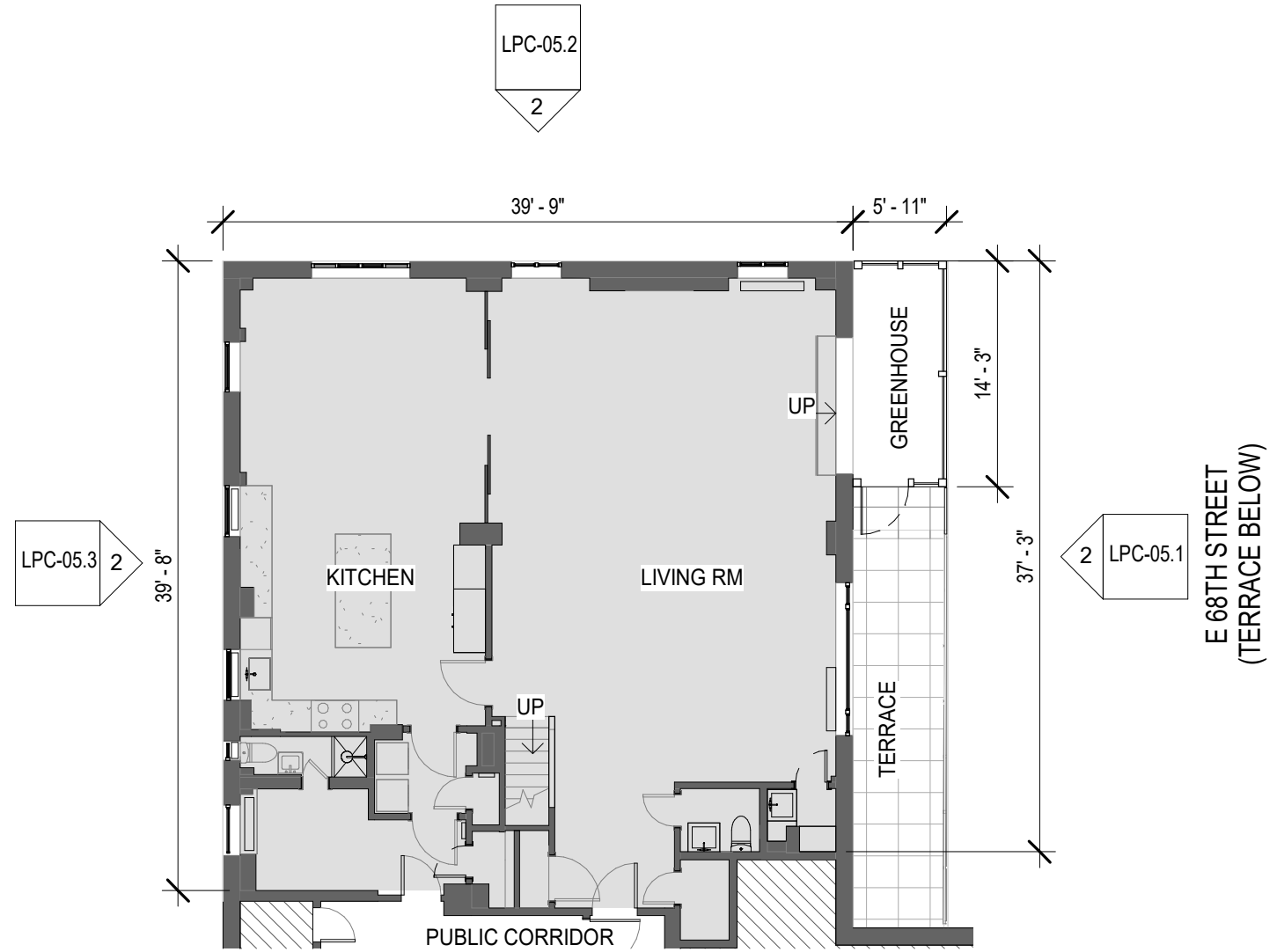


BUILDING REAR



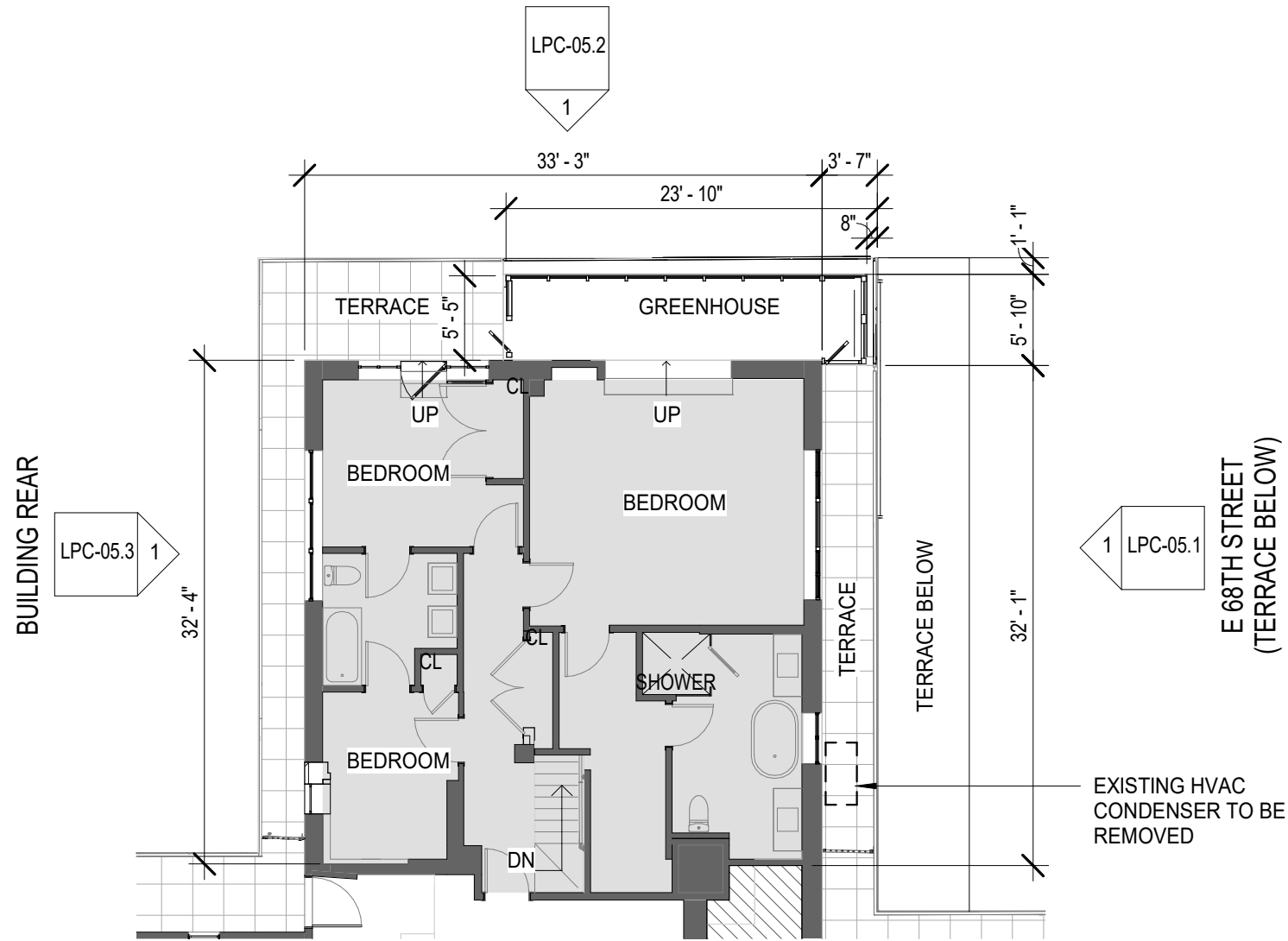
1 20TH FLOOR - EXISTING
3/32" = 1'-0" A-300.00

BUILDING REAR

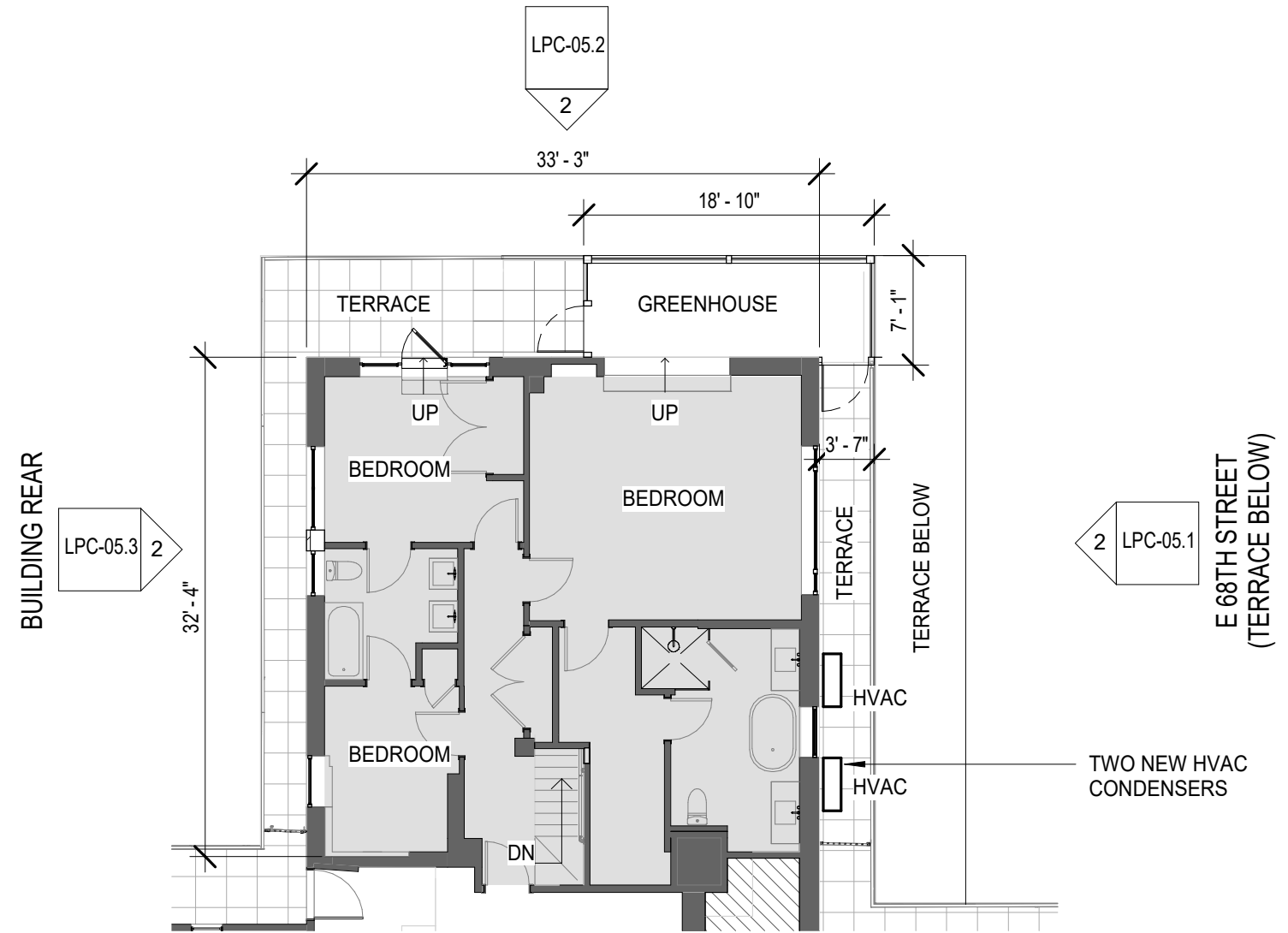


2 20TH FLOOR - PROPOSED
3/32" = 1'-0" A-300.00



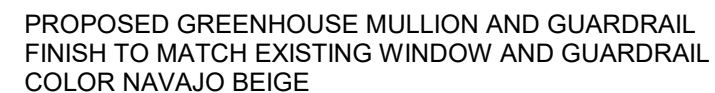


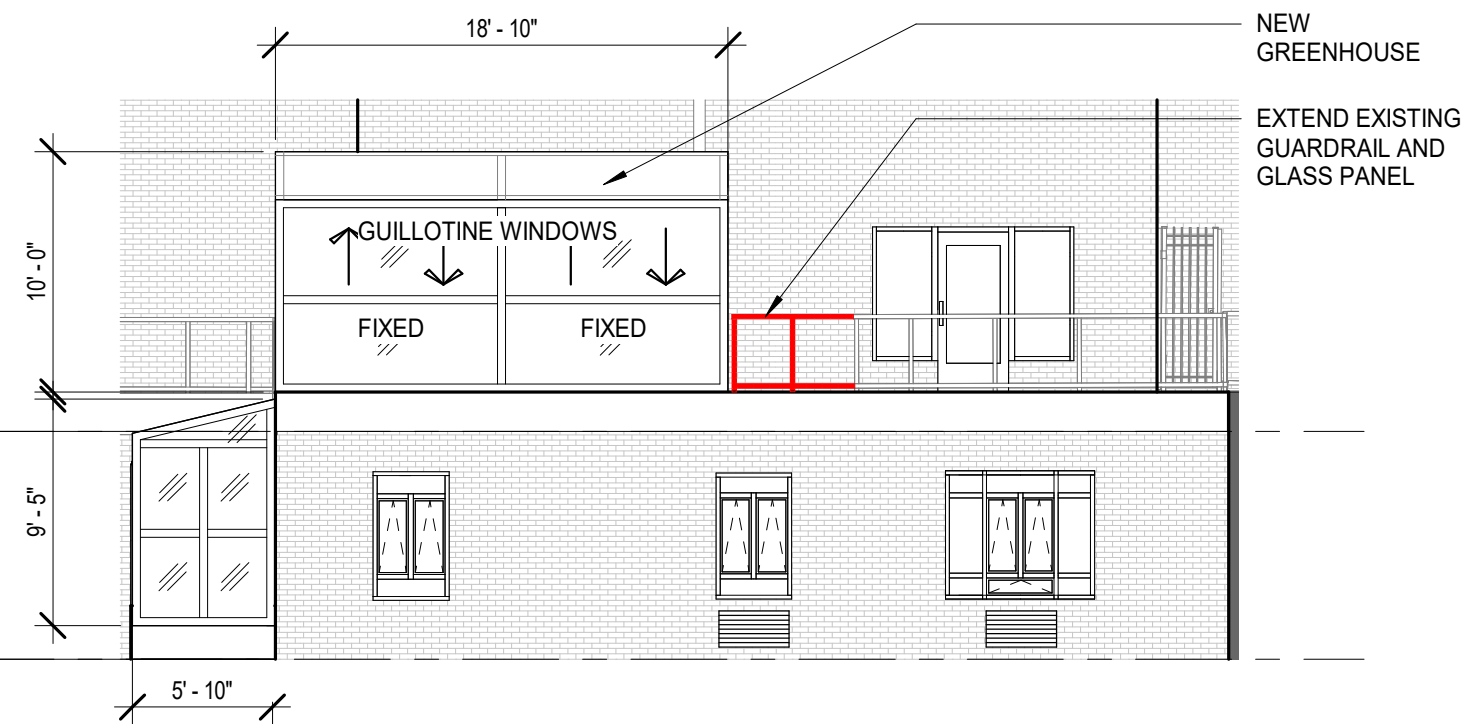
2 PENTHOUSE C - EXISTING
3/32" = 1'-0" A-300.00



1 PENTHOUSE C - PROPOSED
3/32" = 1'-0" A-300.00



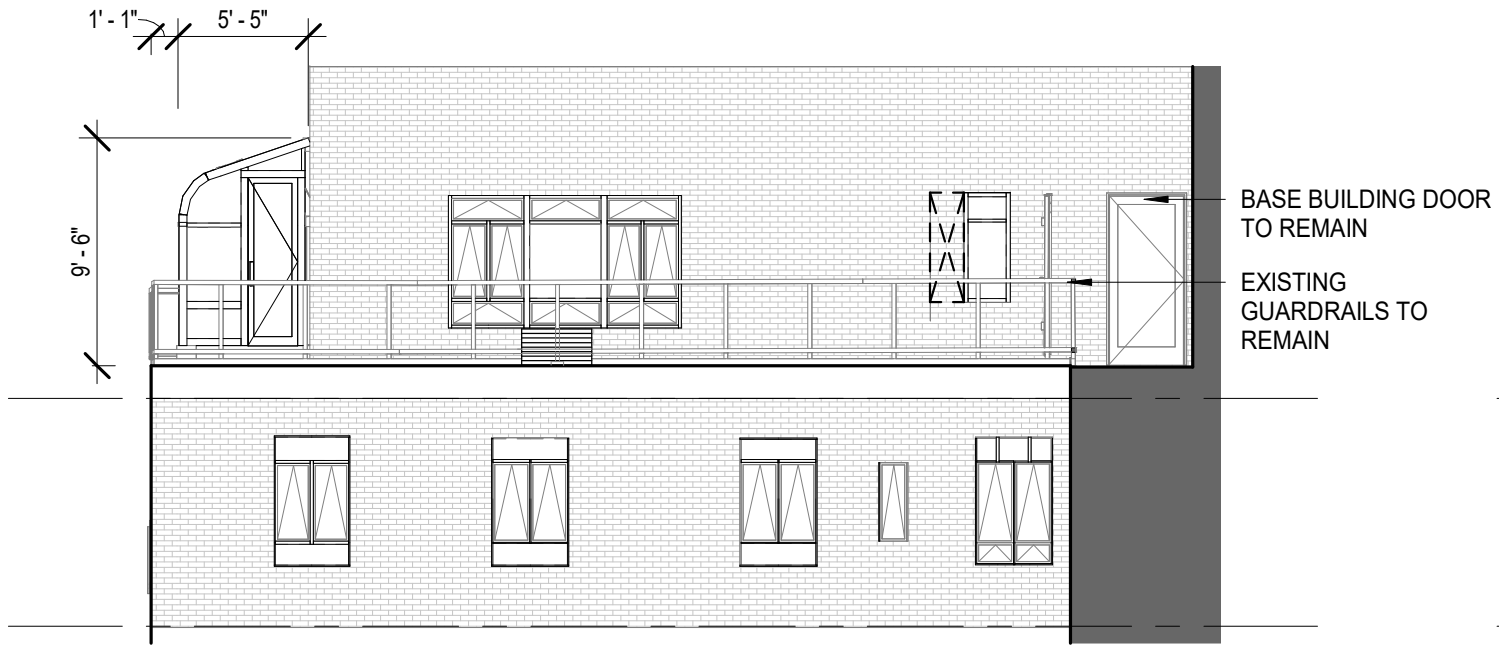




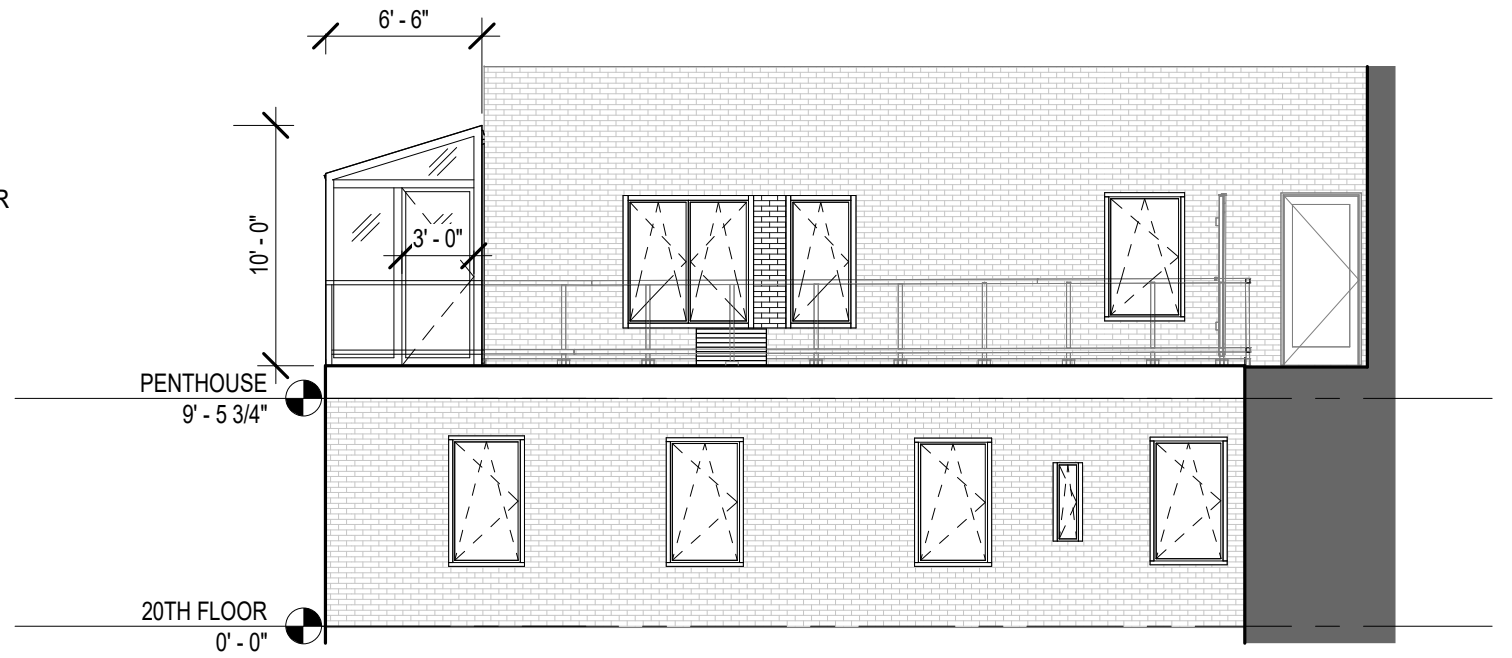
2 PROPOSED ELEVATION - EAST



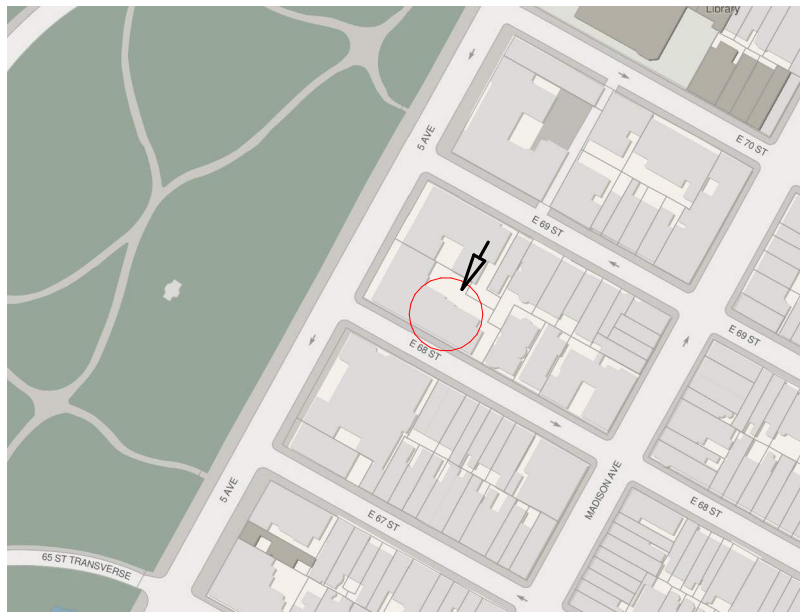
LPC-05.2



1 EXISTING ELEVATION - NORTH
1/8" = 1'-0"



2 PROPOSED ELEVATION - NORTH
1/8" = 1'-0" LPC-04.1



Re:Design
natalie rebeck architecture PLLC

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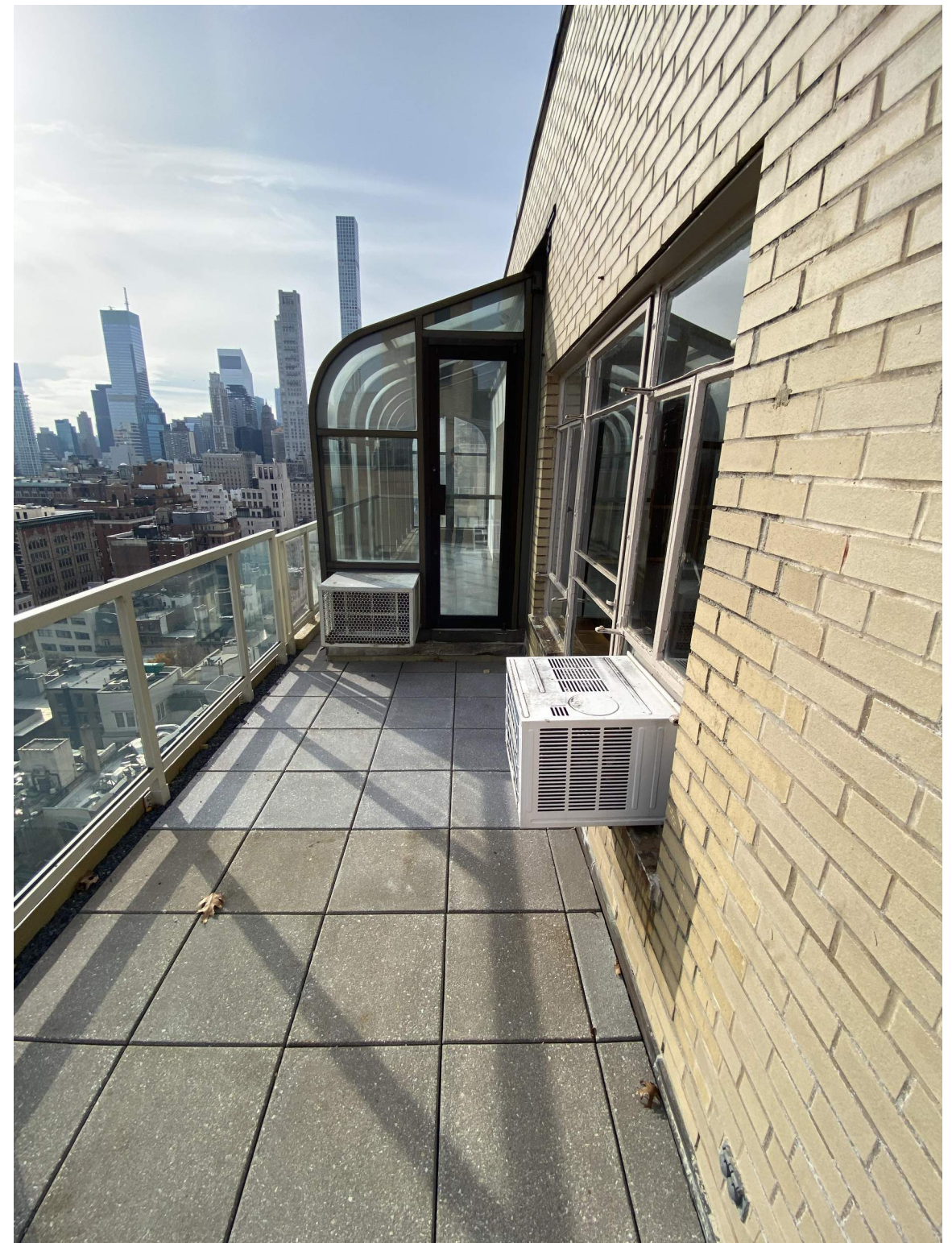
ELEVATIONS - NORTH

1/8" = 1'-0"
12/05/25

LPC-05.3



1 20TH FLOOR TERRACE GREENHOUSE



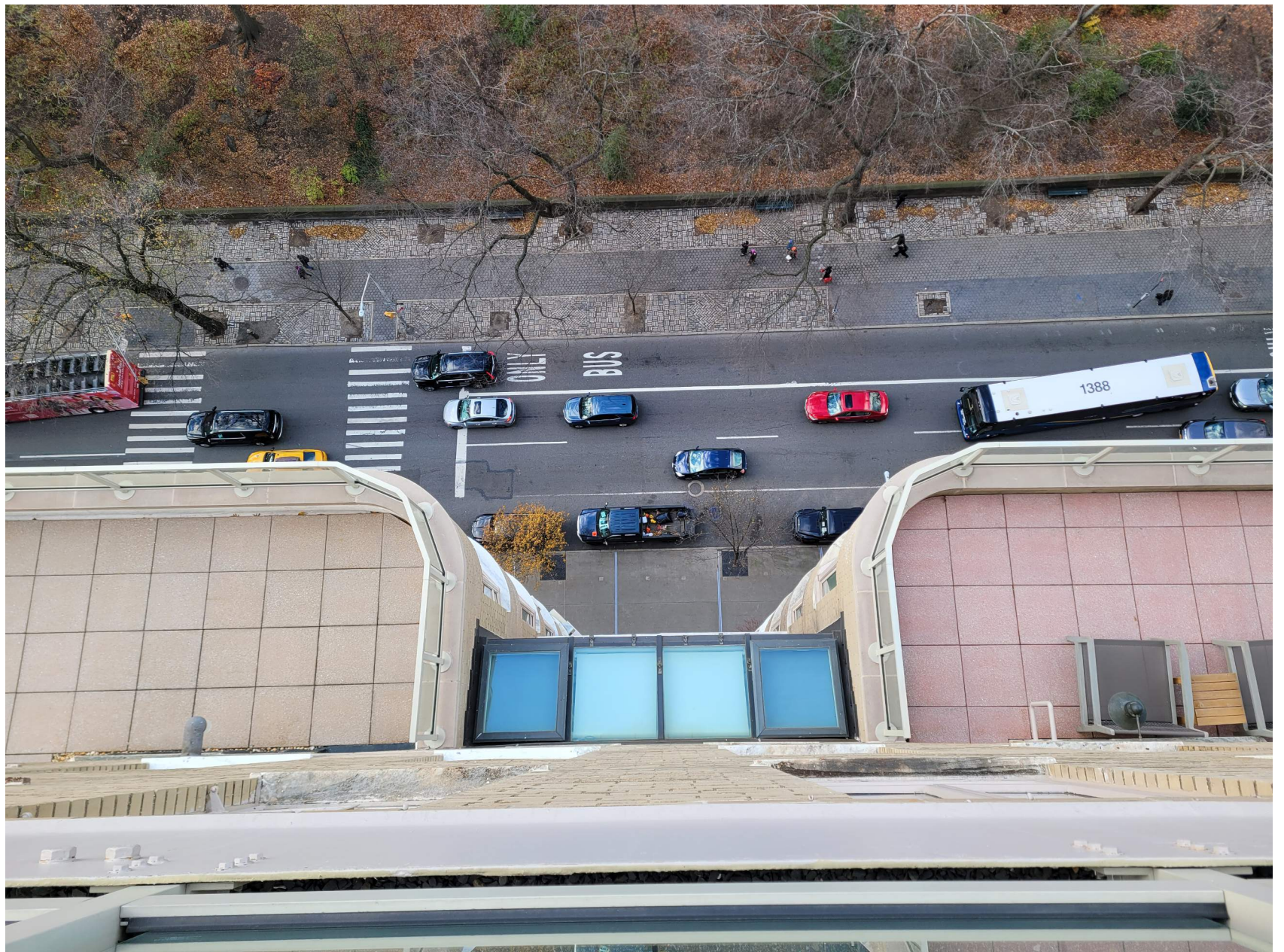
2 PENTHOUSE TERRACE GREENHOUSE



1 EXISTING VIEW LOOKING WEST ALONG 68TH STREET



2 PROPOSED VIEW LOOKING WEST ALONG 68TH STREET



**EXISTING GREENHOUSE
AT 17TH FLOOR AT 5TH
AVE.**



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BROOKLYN, NY 11230

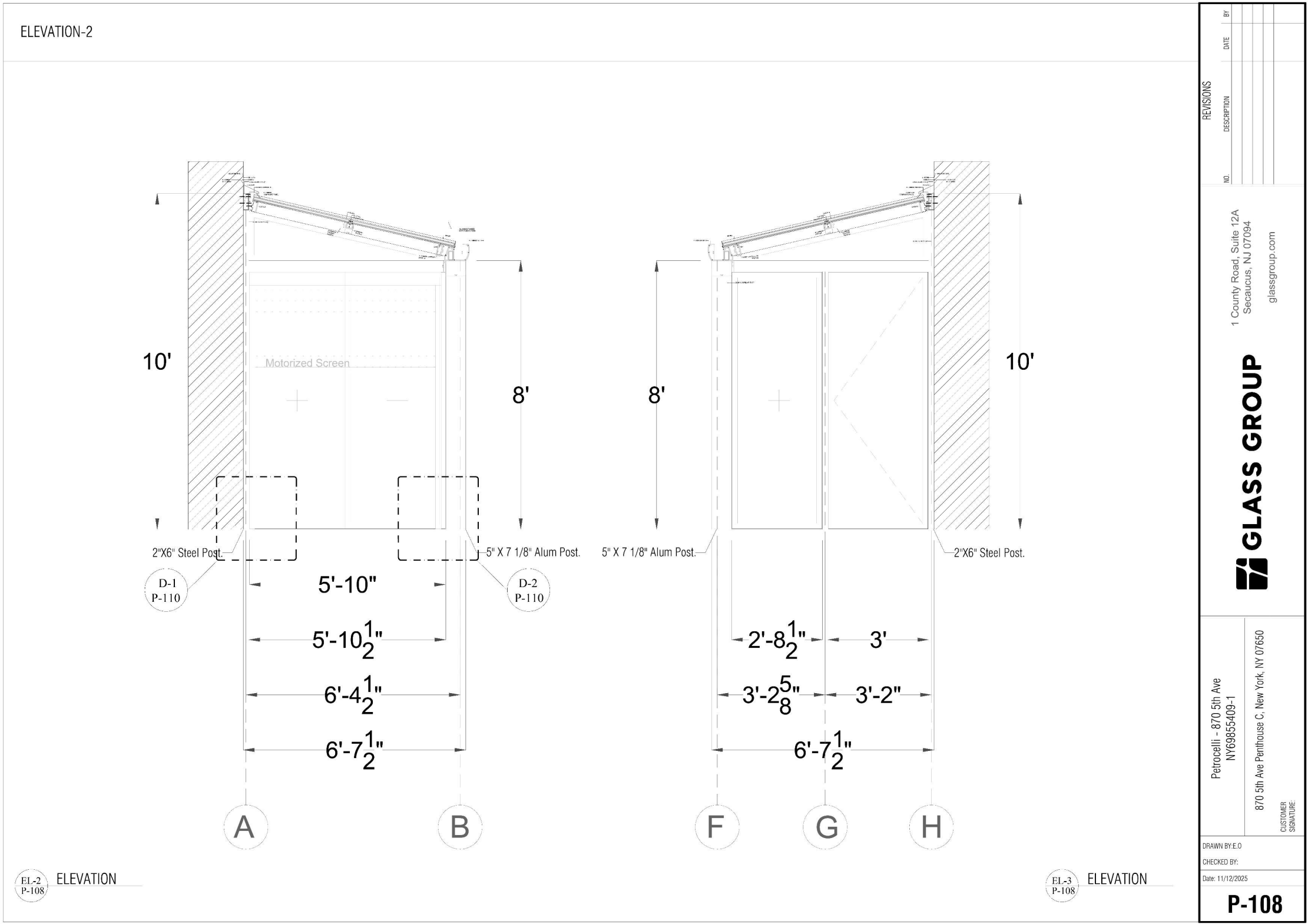
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NEW YORK, NY 10065

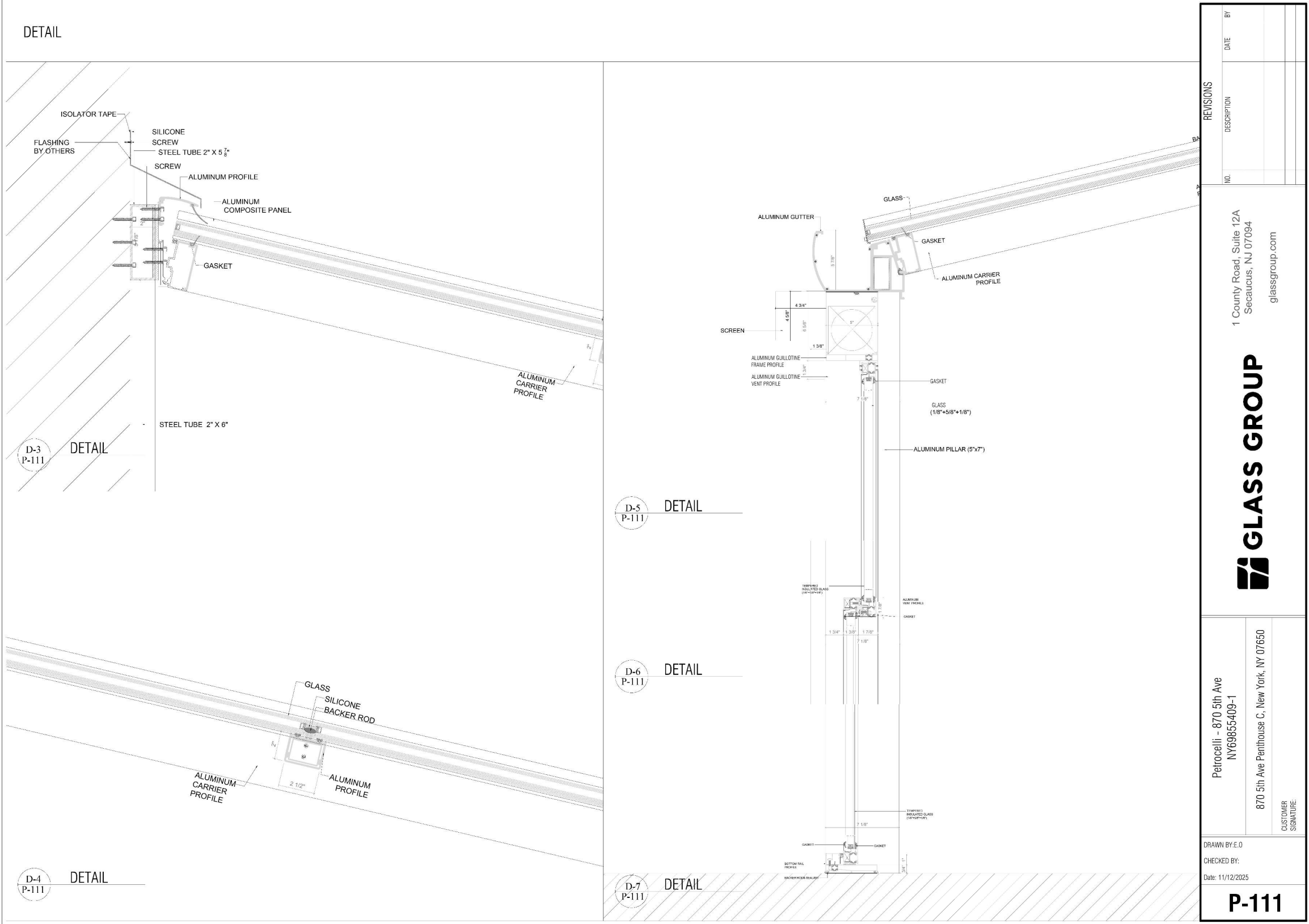
12/05/25

LPC-08.0

TYPICAL GREENHOUSE
SIDE ELEVATION AT
PENTHOUSE, 20TH
FLOOR TO HAVE A
SIMILAR ELEVATION



TYPICAL MULLION
DETAILS





1 GREENHOUSE @ 20TH FLOOR



2 GREENHOUSE VIEW FROM 68TH STREET



3 GREENHOUSE VIEW AT PENHOUSE

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APPENDIX



782 E 18TH STREET
BROOKLYN, NY 11230

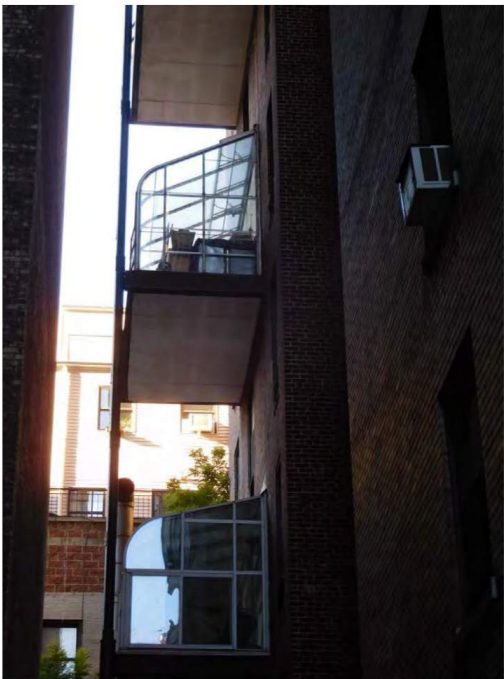
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870 5TH AVENUE
PENTHOUSE C
NEW YORK, NY 10065

APPENDIX

12/05/25

LPC-13.0

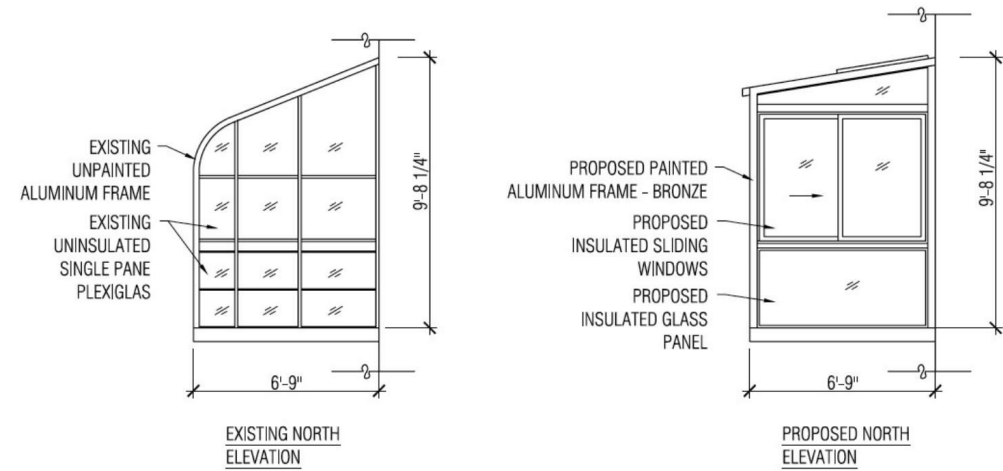


Existing Conditions 3B

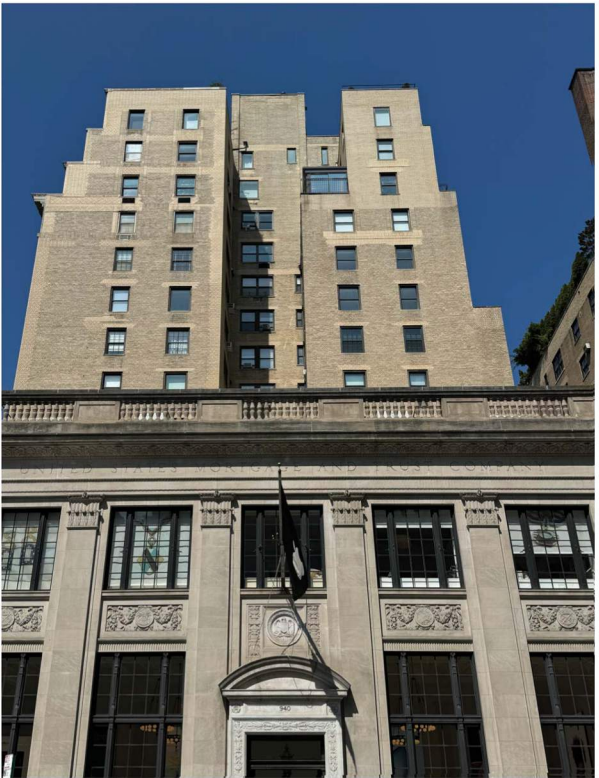


Existing Conditions 11B

Proposed Work – Existing and Proposed North Elevations



EXISTING CONDITION



PROPOSED CONDITION



ANDREW CARACCILO AIA

VIEW FROM GROUND
Madison Avenue

THE VOLNEY 11
21 EAST 74TH STREET
JANUARY 13, 2024



THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
211 NASSAU STREET, NEW YORK, NEW YORK 10037 (212) 312-2000

CERTIFICATE OF APPROPRIATENESS

March 21, 1990

DATE
90-0077
C OF A NUMBER

870 Fifth Avenue Manhattan 1387 37 90-2665
ADDRESS BOROUGH BLOCK LOT
UPPER EAST SIDE HISTORIC DISTRICT
HISTORIC DISTRICT/NAME OF BUILDING LP NUMBER

DOCKET NUMBER
S/N/ALT
F-13

Herbert Kunstadt, Vice President
870 Fifth Avenue Corp.
870 Fifth Avenue
New York, NY 10021

Dear Mr. Kunstadt:

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting following the Public Hearing of February 27, 1990 voted to grant a Certificate of Appropriateness for a master plan for window replacement as put forward in your application completed on January 26, 1990, and as you were notified in a Status Update Letter (LPC#90-1583, SUL#90-0048), dated February 27, 1990.

The proposal consists of a master plan for replacement of the original steel windows and later replacement windows with new aluminum casement windows with a factory applied painted finish on the west and south facades and a portion of the east facade. The proposal specifies Designline-90 Casement windows, types A, D, F, H and I, and a beige painted finish (Benjamin Moore #ET-53). The proposal is documented in drawings 1,2,3 and 14, dated November 15, 1988 and revised October 17, 1990, 4 and 7 through 13, dated November 15, 1988, 5, dated November 15, 1989, and 6, dated November 13, 1989, in drawings labelled "West Elevation", "South Elevation", and "East Elevation", in photographs, in a color sample, and in a report titled "870 Fifth Avenue Conditions Report", dated February 26, 1990, all submitted by Skyline Windows as components of the application.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report states that 870 Fifth Avenue is a 21-story modern style brick apartment building with a three-story stone base constructed in 1948-49; and that the building's style, design, materials and scale are among the features which enable it to contribute to the special historic and architectural character of the Upper East Side Historic District. The Commission also noted that the building's original windows are steel casements with transoms and lower ventilation hoppers; that the building's curved bays contain tripartite polygonal windows; that the complexity of the original window configurations provide texture and ornament to the otherwise



**1990 WINDOW
CERTIFICATE OF
APPROPRIATENESS**

12/05/25

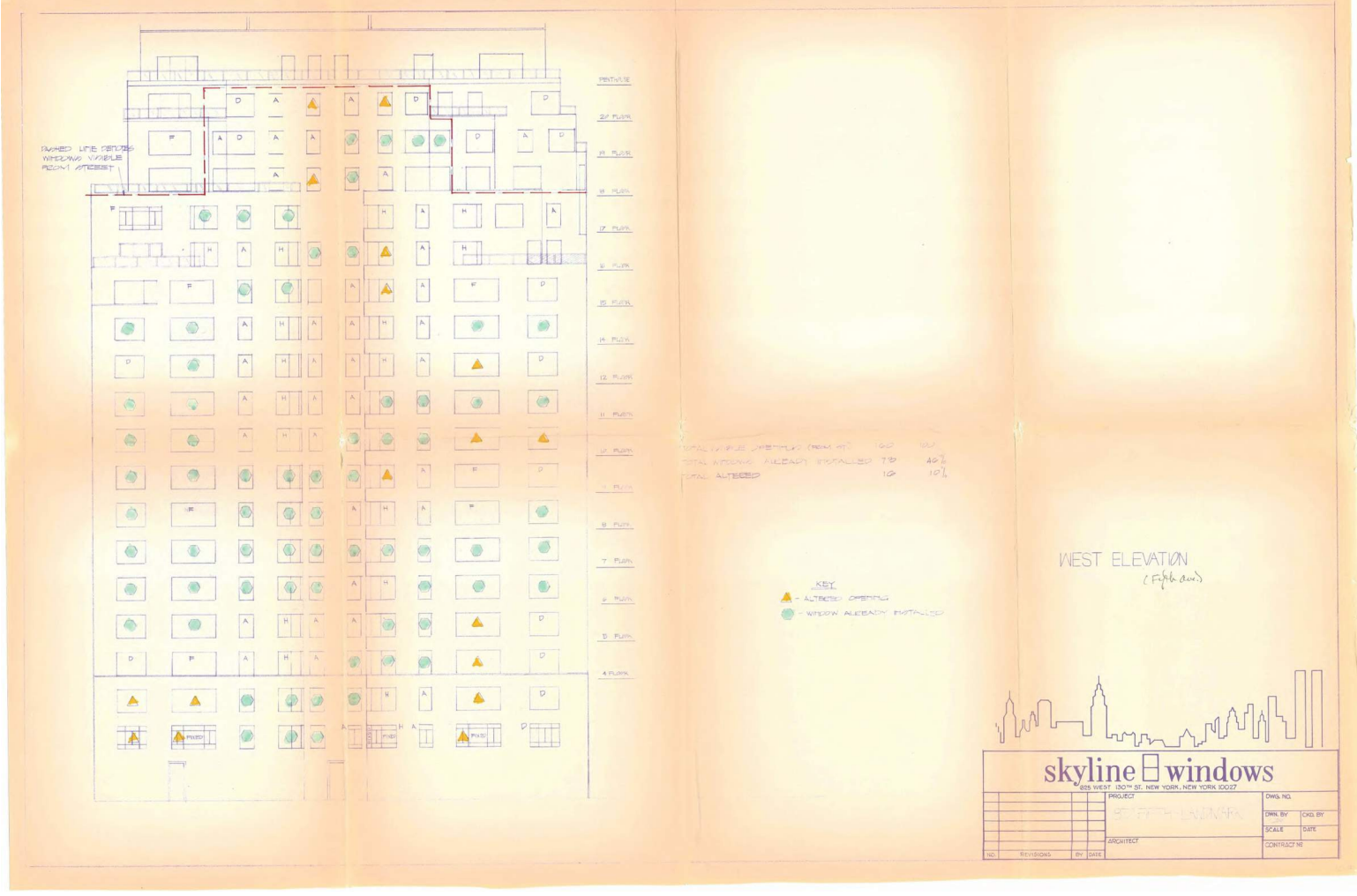
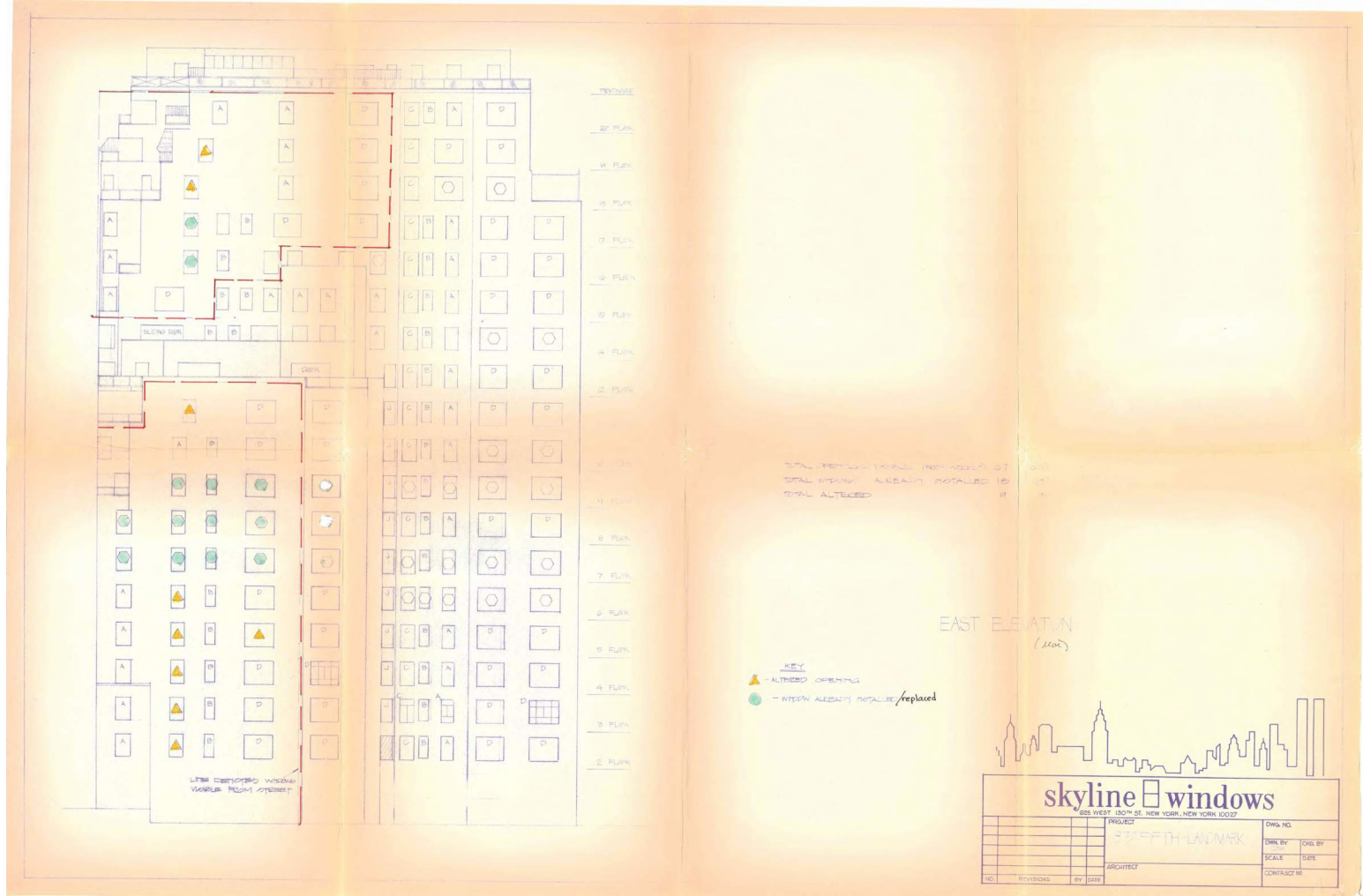
LPC-14.1

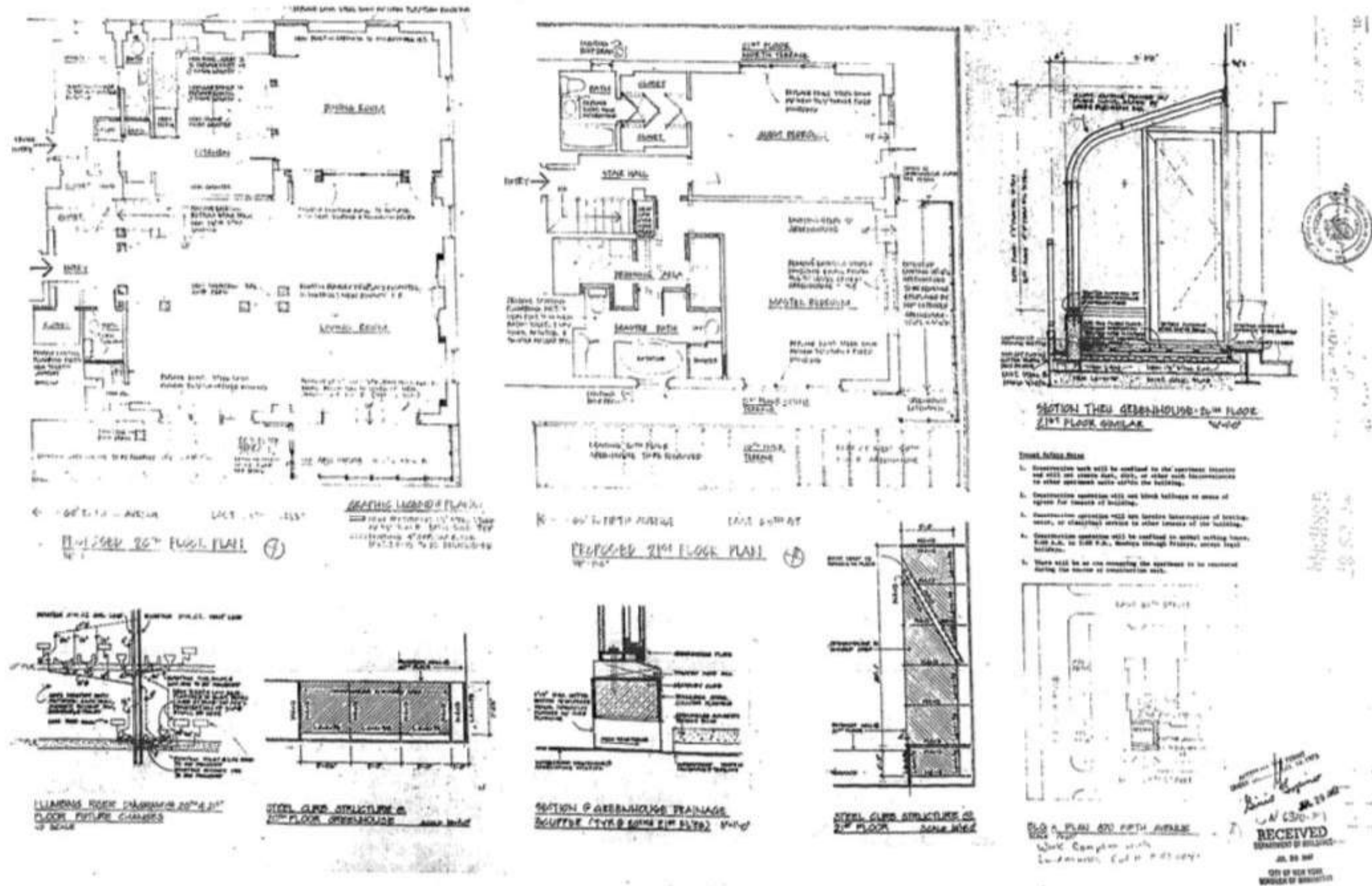
Re:Design
natalie rebusch architecture PLLC

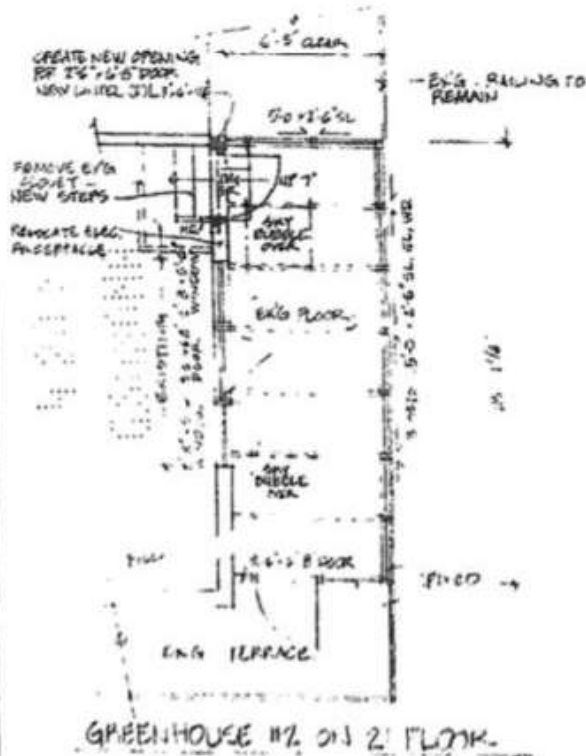
782 E 18TH STREET
BROOKLYN, NY 11230

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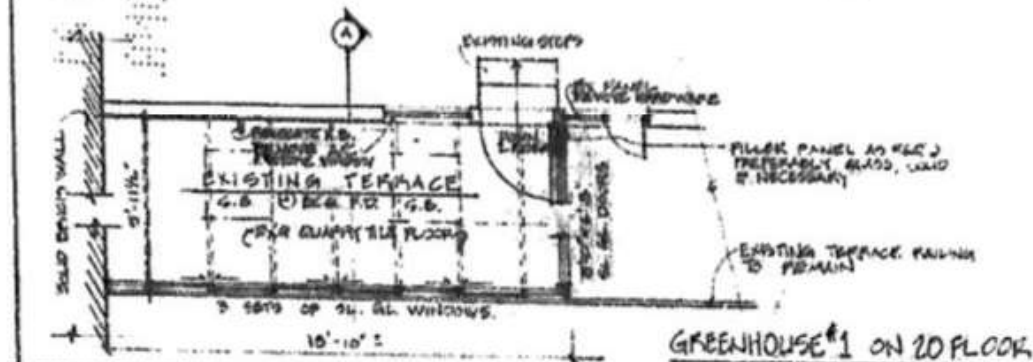
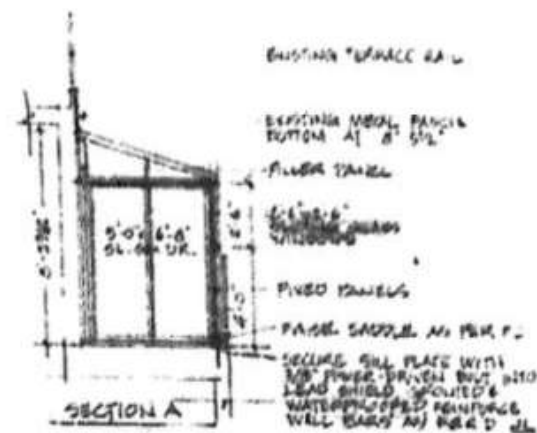
870 5TH AVENUE PENTHOUSE C
NEW YORK, NY 10065







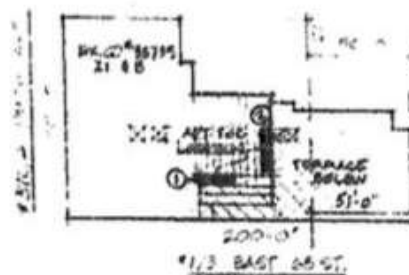
- GENERAL NOTES
1. ALL WORK SHALL CONFORM TO ALL PROVISIONS OF THE NEW YORK CITY BUILDING CODE AS WELL AS WITH THE DEPARTMENTAL MEMORANDUM FROM IRVING E. MINKIN DATED 6/9/77.
 2. NEW SOLAR-COLLECTOR GREENHOUSE, TOGETHER WITH ITS SUPPORTS, TO BE PERMANENTLY CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. STRUCTURAL ELEMENTS SHALL BE STEEL OR ALUMINUM.
 3. GLAZING SHALL BE INSULATED, TRIPLE LAYERED, TEMPERED SAFETY GLASS.
 4. ROOF TO SUPPORT LIVE LOAD IN ACCORDANCE WITH C25-902.6 AD. CODE.
 5. CONTRACTOR SHALL TAKE AND VERIFY ALL DIMENSIONS PRIOR TO FABRICATION, AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL SPECIFIED ITEMS.
 6. EXISTING SURFACES SHALL BE PROTECTED BY THE CONTRACTOR. CUTTING OR GRINDING SHALL BE DONE CAREFULLY WITH STRAIGHT LINES AND EVEN SURFACES. NEW MATERIAL SHALL MATCH ADJACENT EXISTING UNLESS OTHERWISE NOTED.
 7. ALL ALUMINUM ELEMENTS SHALL BE COLOR COORDINATED.
 8. GREENHOUSES DO NOT INTERFERE WITH SCREENS.
 9. EXISTING OPERABLE WINDOWS OF ROOMS BEHIND EXCEED 10% OF THE FLOOR AREA, AS DO NEW WINDOWS.
 10. GREENHOUSE TO BE ERECTED IN STRICT ACCORDANCE WITH THE INSTRUCTIONS OF THE FOUR SEASONS JULIAN PROJECTS CO., 910 ROUTE 117, PARKINGDALE, NEW YORK. THIS IS A STEEL & GREENHOUSE.
 11. GREENHOUSE #1:
 - A. RELOCATE NOSE BISH AS PER PERCHINA'S INSTRUCTION TO OPEN PORTION OF TERRACE. RUN PIPE ALONG FLOOR AT INSIDE CORNER, PROVIDE GATE VALVE AT EXISTING LOCATION TO PREVENT WINTER FREEZING.
 - B. REMOVE AIRCOND. TOWER AND RESTORE WINDOW AS REQUIRED.
 - C. WHERE EASTERLY WALL BAR INTERSECTS MULLION, THE PART OF JACKBOARD WINDOW MUST BE FIRED AND OPENING HARDWARE MUST BE REMOVED.
 12. GREENHOUSE #2:
 - A. REMOVE EXISTING AWNING AND HARDWARE.
 - B. EXISTING WINDOWS AND DOOR TO REMAIN. CREATE NEW OPENING AS SHOWN. BUILD STEP OVER EXISTING BOX.



THREE - NOT APPROVED
"HE BR. 1000" "HEB. 1000" "HEB. 1000"
THREE ARE TO BE STERILIZED
THREE TO BE STERILIZED
THREE TO BE STERILIZED
THREE TO BE STERILIZED

DEPARTMENT OF BUILDINGS
CITY OF NEW YORK
BOROUGH MANHATTAN
B.N. No. 1530 1981
1 SHEETS RECEIVED
APR 8 1981

ACCEPTANCE OF PERMIT
BY DIRECTOR, D.O. 14/187
APR 20 1961

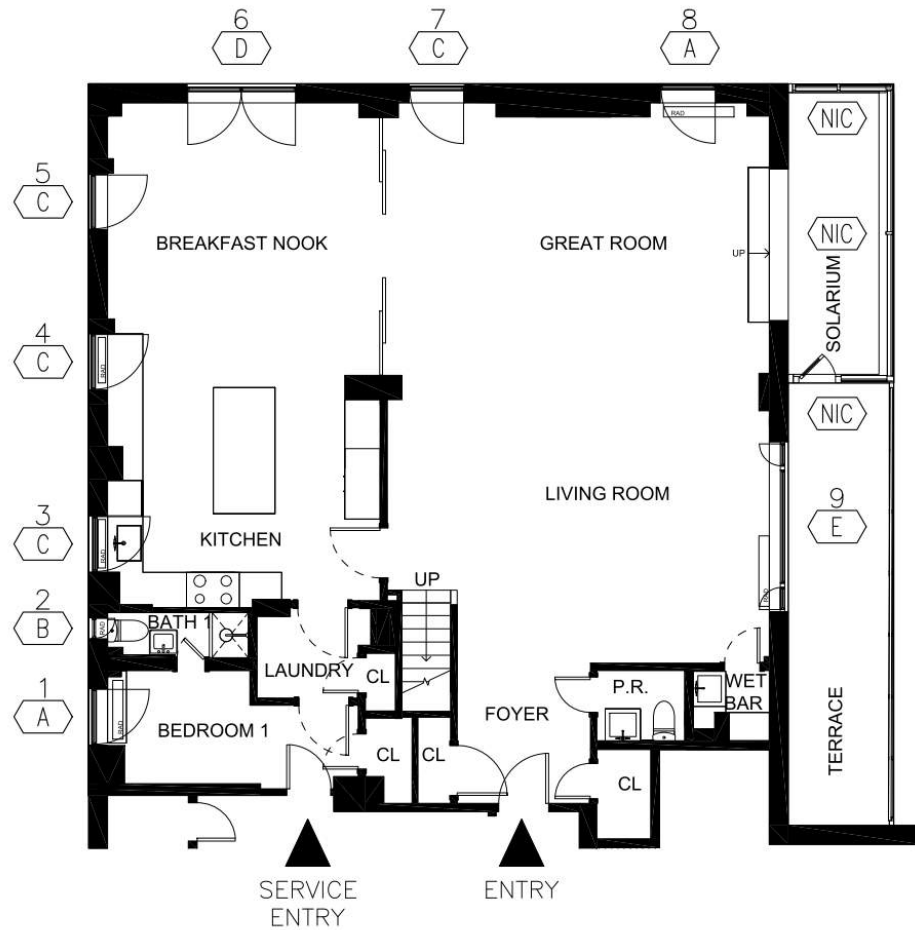


SITE PLAN
SCALE 1"=50'
PROPOSED GREENHOUSES ARE NOT VISIBLE FROM
EITHER 4TH AVE. OR E 60 ST.

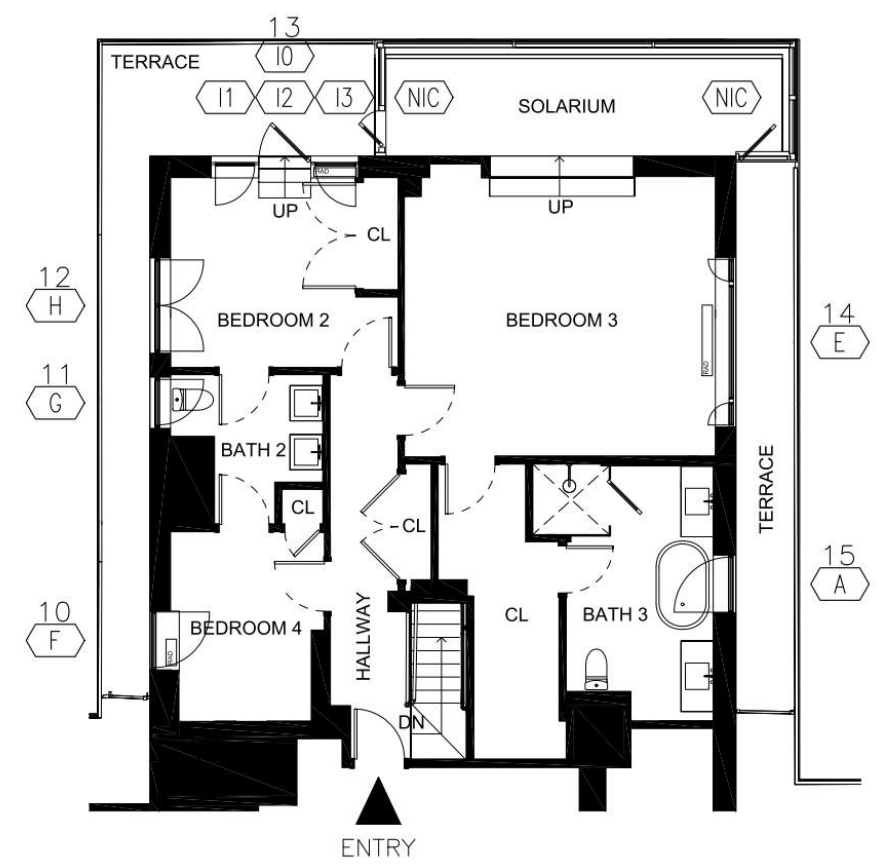
STEAR ARCHA ARCHITECTS
15 EAST 30 STREET
NEW YORK, N.Y. 10016
ARCHITECTS
15 EAST 30 STREET
NEW YORK, N.Y. 10016

DATE PAID
FLORIAN P. A. 12/12/12

MAKING
1/2" S
2-1/2"
1/2"
SHEET
1 of
258



LOWER FLOOR
FLOOR PLAN
NOT TO SCALE



UPPER FLOOR
FLOOR PLAN
NOT TO SCALE

PROJECT:	PETROCELLI	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
LOCATION:	870 FIFTH AVENUE - PHC	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
ARCHITECT:	SKYLINE WINDOWS	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
DWG TITLE:	FLOOR PLAN	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
ENGINEER:	KS	SALES PERSON:	SMW	SCALE:	NOT TO SCALE	CONTRACT NO.:	32738
SHEET NO.:	5.00						

WINDOW PLANS

11/17/2025

LPC-16.0

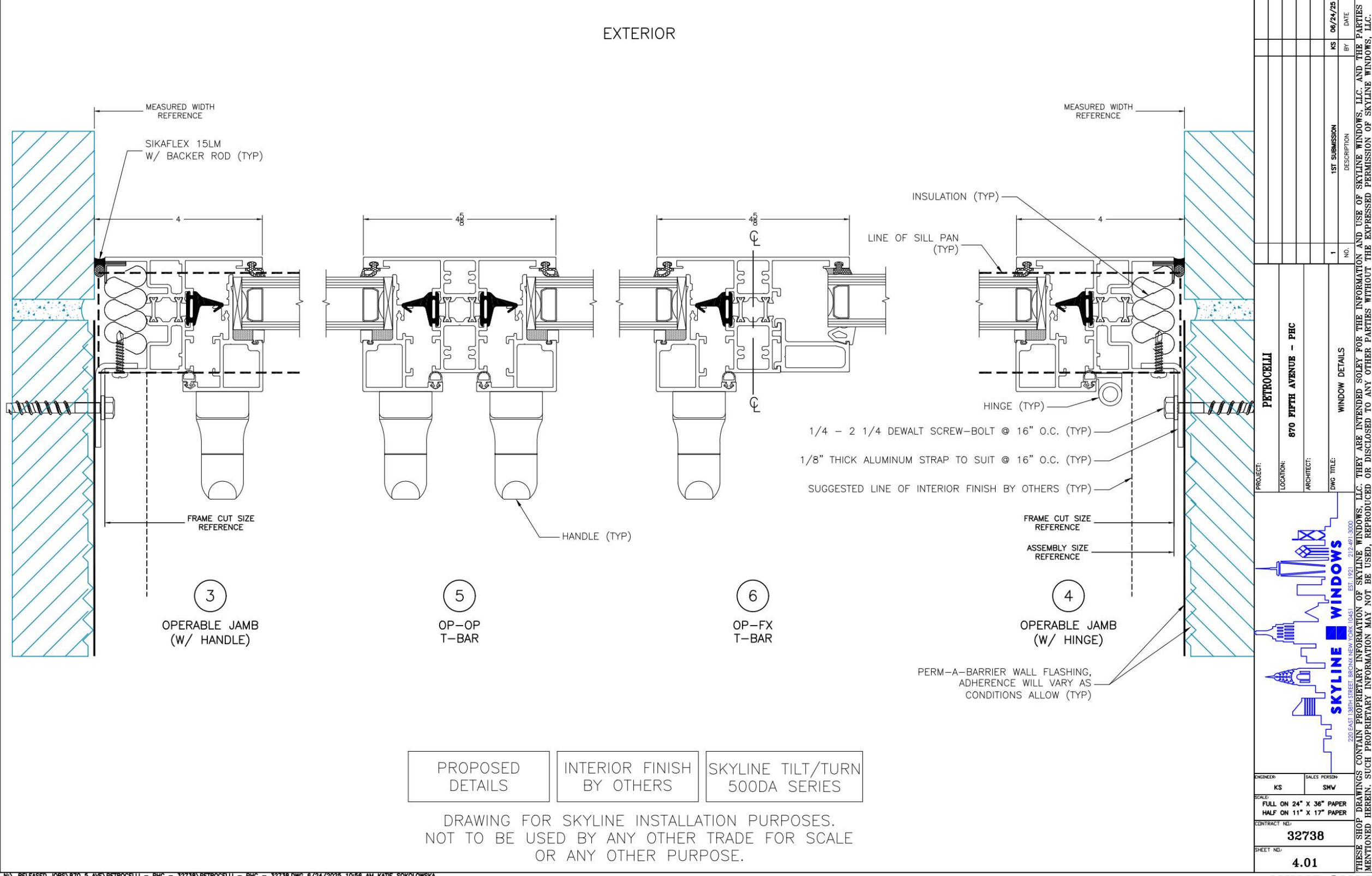


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NEW YORK, NY 10065

N:\RELEASED JOBS\870 5 AVE\PETROCELLI - PHC - 32738\PETROCELLI - PHC - 32738.DWG 8/24/2025 10:57 AM KATIE SOKOLOWSKA



NO RELEASED JOBS\870 5 AVE\PETROCELLI - PHC - 32738\PETROCELLI - PHC - 32738.DWG 8/24/2025 10:56 AM KATIE SOKOLOWSKA

**WINDOW PROFILES NORTH
AND SOUTH ELEVATIONS**



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870 5TH AVENUE
PENTHOUSE C
NEW YORK, NY 10065

08/08/25

LPC-16.1

PROJECT:	870 FIFTH AVENUE - PHC	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
LOCATION:	870 FIFTH AVENUE - PHC	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
ARCHITECT:	SKYLINE WINDOWS	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
DWG TITLE:	WINDOW DETAILS	NO.	1	DESCRIPTION	1ST SUBMISSION	DATE	06/24/25
ENGINEER:	KS	SALES PERSON:	SMW	CONTRACT NO.:	32738	SHEET NO.:	4.01

220 EAST 18TH STREET, BROOKLYN, NEW YORK 10451
EST. 1921 - 212-491-3000
THESE SHOP DRAWINGS CONTAIN PROPRIETARY INFORMATION OF SKYLINE WINDOWS, LLC. THEY ARE INTENDED SOLELY FOR THE INFORMATION AND USE OF SKYLINE WINDOWS, LLC. AND THE PARTIES MENTIONED HEREIN. SUCH PROPRIETARY INFORMATION MAY NOT BE USED, REPRODUCED OR DISCLOSED TO ANY OTHER PARTIES WITHOUT THE EXPRESSED PERMISSION OF SKYLINE WINDOWS, LLC.

skyline windows

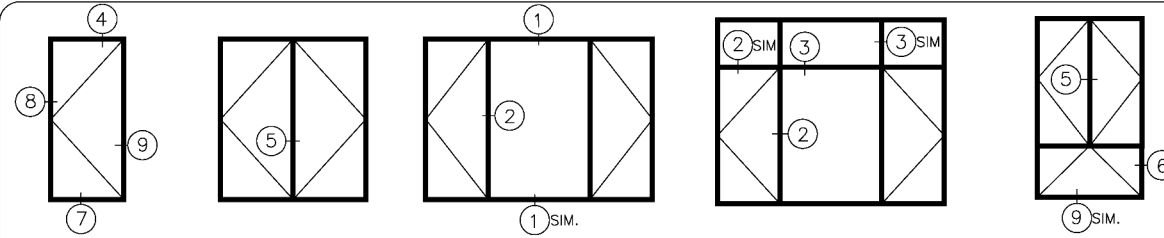
625 WEST 130TH ST
NEW YORK NY 10027
(212)491-3000

DESIGNLINE 90

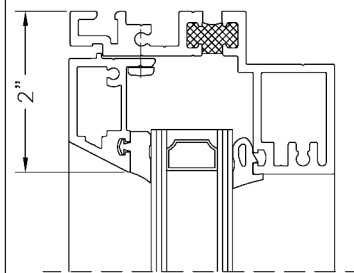
STRUCTURALLY GLAZED
OUTSWING CASEMENT WINDOW

OPTIONS:

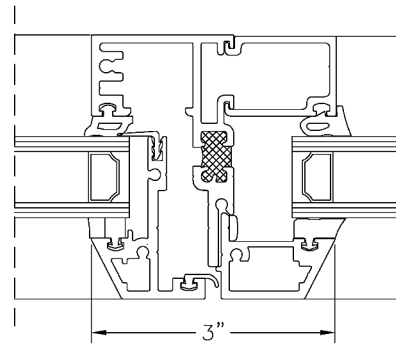
- 1) STEPPED FRAME(SHOWN)
- 2) FLUSH FRAME
- 3) FLANGE FRAME
- 4) PRINCETON FRAME



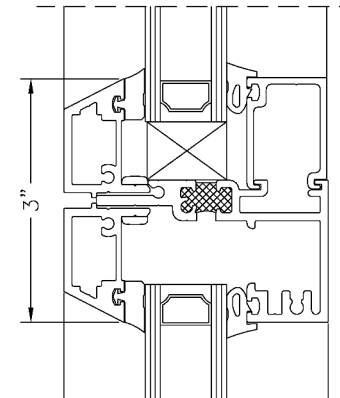
① FIXED PERIMETER FRAME



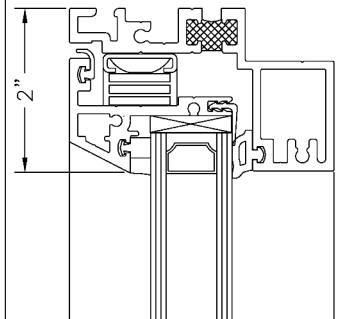
② MULLION - FIXED TO OPERABLE



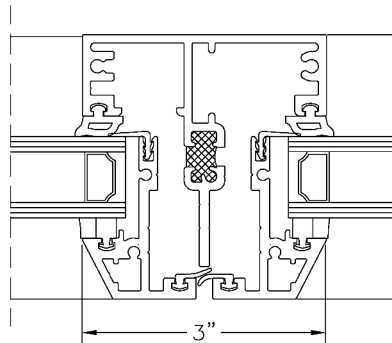
③ MULLION - FIXED TO FIXED



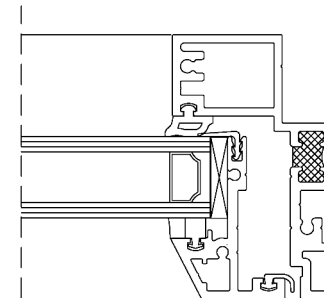
④ HEAD WITH OPERABLE SASH



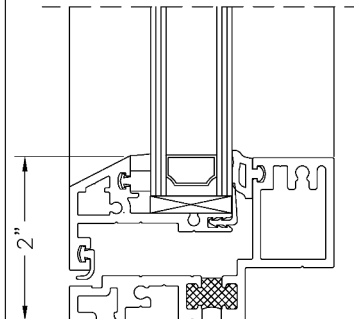
⑤ MULLION - OPERABLE TO OPERABLE



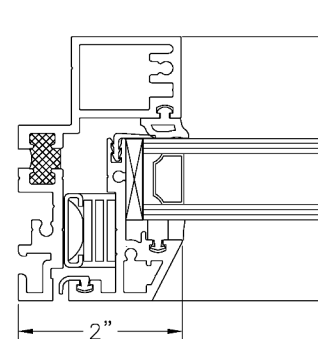
⑥ JAMB AT AWNING



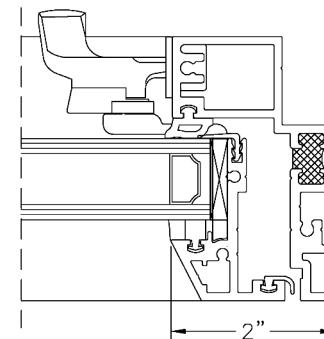
⑦ SILL WITH OPERABLE SASH



⑧ JAMB AT HINGE SIDE



⑨ JAMB AT HANDLE SIDE



Re:Design
natalie reback architecture PLLC

782 E 18TH STREET
BROOKLYN, NY 11230

www.redesignarchitects.com
929-234-6814

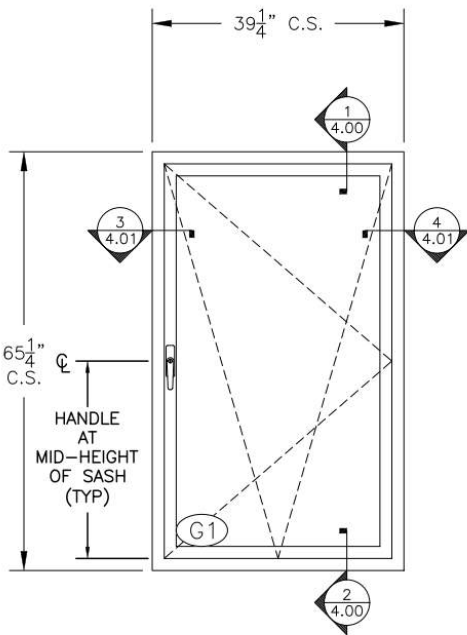
870 5TH AVENUE
PENTHOUSE C
NEW YORK, NY 10065

**WINDOW PROFILES - EAST
ELEVATION**

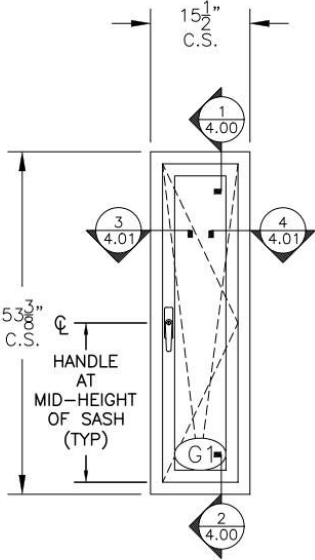
11/17/25

LPC-16.2

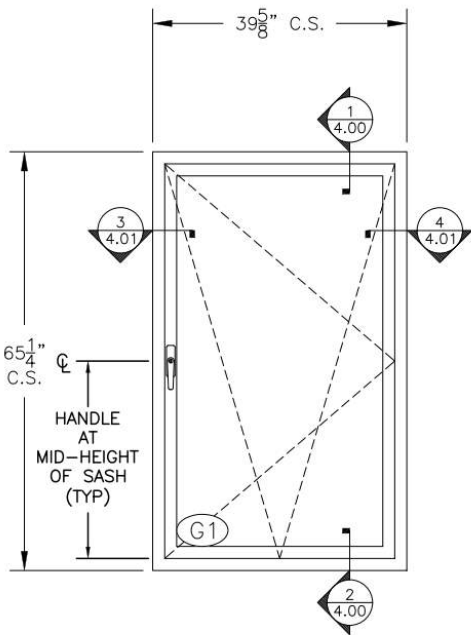
WINDOW ELEVATION
INTERIOR VIEW
SCALE: 1" = 1'



- A** (3) REQUIRED THUS
- SERIES: 500DA
 - OPENING #: 1, 8, 15
 - SPEC TYPE: S1
 - GLASS TYPE: G1
 - NOTES: H1



- B** (1) REQUIRED THUS
- SERIES: 500DA
 - OPENING #: 2
 - SPEC TYPE: S1
 - GLASS TYPE: G1
 - NOTES: H1



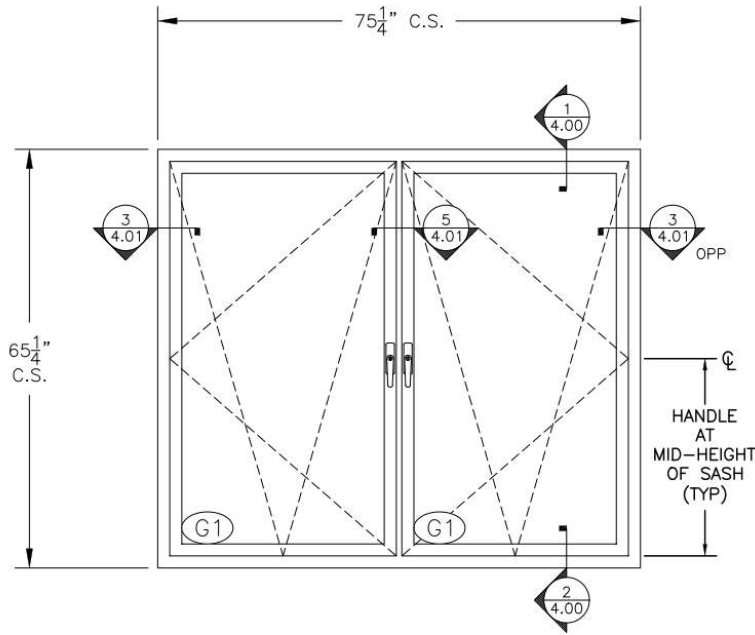
- C** (4) REQUIRED THUS
- SERIES: 500DA
 - OPENING #: 3, 4, 5, 7
 - SPEC TYPE: S1
 - GLASS TYPE: G1
 - NOTES: H1

KEY	
A.U.S. = ASSEMBLED UNIT SIZE	
C.S. = CUT SIZE	
D.L.O = DAYLIGHT OPENING	
M.O. = MASONRY OPENING	
R.O. = ROUGH OPENING	

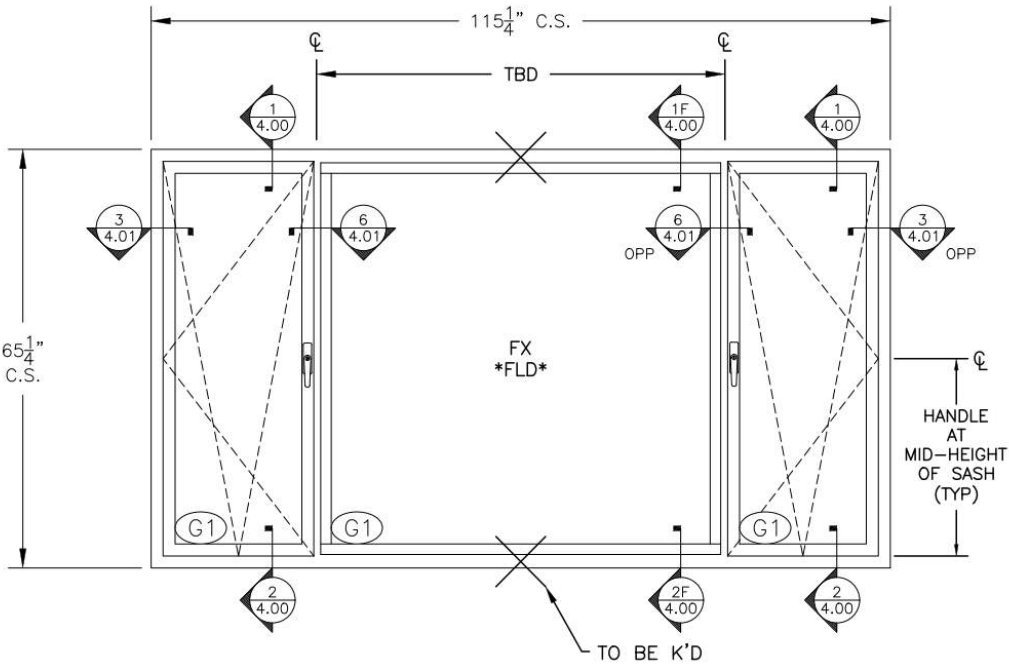
		ENGINEER: KS		SALES PERSON: SMW	
NOT TO SCALE					
CONTRACT NO.:		32738			
SHEET NO.:		2.00			
PROJECT:		PETROCELLI			
LOCATION:		870 FIFTH AVENUE - PHC			
ARCHITECT:					
DWG TITLE:		WINDOW ELEVATIONS			
NO.		1		1ST SUBMISSION	
DESCRIPTION		BY		DATE	
		KS		06/24/25	

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WINDOW ELEVATION
INTERIOR VIEW
SCALE: 1" = 1'



D (1) REQUIRED THUS
SERIES: 500DA
OPENING #: 6
SPEC TYPE: S1
GLASS TYPE: G1
NOTES:
H1



E (2) REQUIRED THUS
SERIES: 500DA
OPENING #: 9, 14
SPEC TYPE: S1
GLASS TYPE: G1
NOTES:
H1

KEY	
A.U.S. = ASSEMBLED UNIT SIZE	
C.S. = CUT SIZE	
D.L.O = DAYLIGHT OPENING	
M.O. = MASONRY OPENING	
R.O. = ROUGH OPENING	

		PROJECT: PETROCELLI			
ENGINEER: KS		SALES PERSON: SMW		LOCATION: 870 FIFTH AVENUE - PHC	
SCALE: NOT TO SCALE				ARCHITECT:	
CONTRACT NO: 32738				DWG TITLE: WINDOW ELEVATIONS	
SHEET NO: 2.01				NO. 1	
				DESCRIPTION 1ST SUBMISSION	
				BY: KS	
				DATE: 06/24/25	
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1 20TH FLOOR TERRACE - SOUTH WALL WINDOWS



2 PENTHOUSE FLOOR TERRACE - EAST WALL WINDOWS



3 PENTHOUSE FLOOR TERRACE - NORTH WALL WINDOWS



4 PENTHOUSE TERRACE - SOUTH WALL WINDOWS

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-03234

870 Fifth Avenue – Upper East Side Historic District Extension Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

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.