

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION PRESENTATION DRAWINGS

for Proposed Penthouse Extension of:
1060 Park Avenue Penthouse
New York, NY 10128



1060 PARK AVE - PENTHOUSE

BUILDING AND ZONING DATA

ADDRESS: 1060 PARK AVENUE
BOROUGH: 1 CB: 108
BLOCK: 1499 LOT: 32
BIN: 1046918

ZONING MAP: 8C ZONING DISTRICT: R10, P1

LANDMARK: PARK AVENUE HISTORIC DISTRICT LP-2547
CONSTRUCTED 1922-1924
COLONIAL REVIVAL

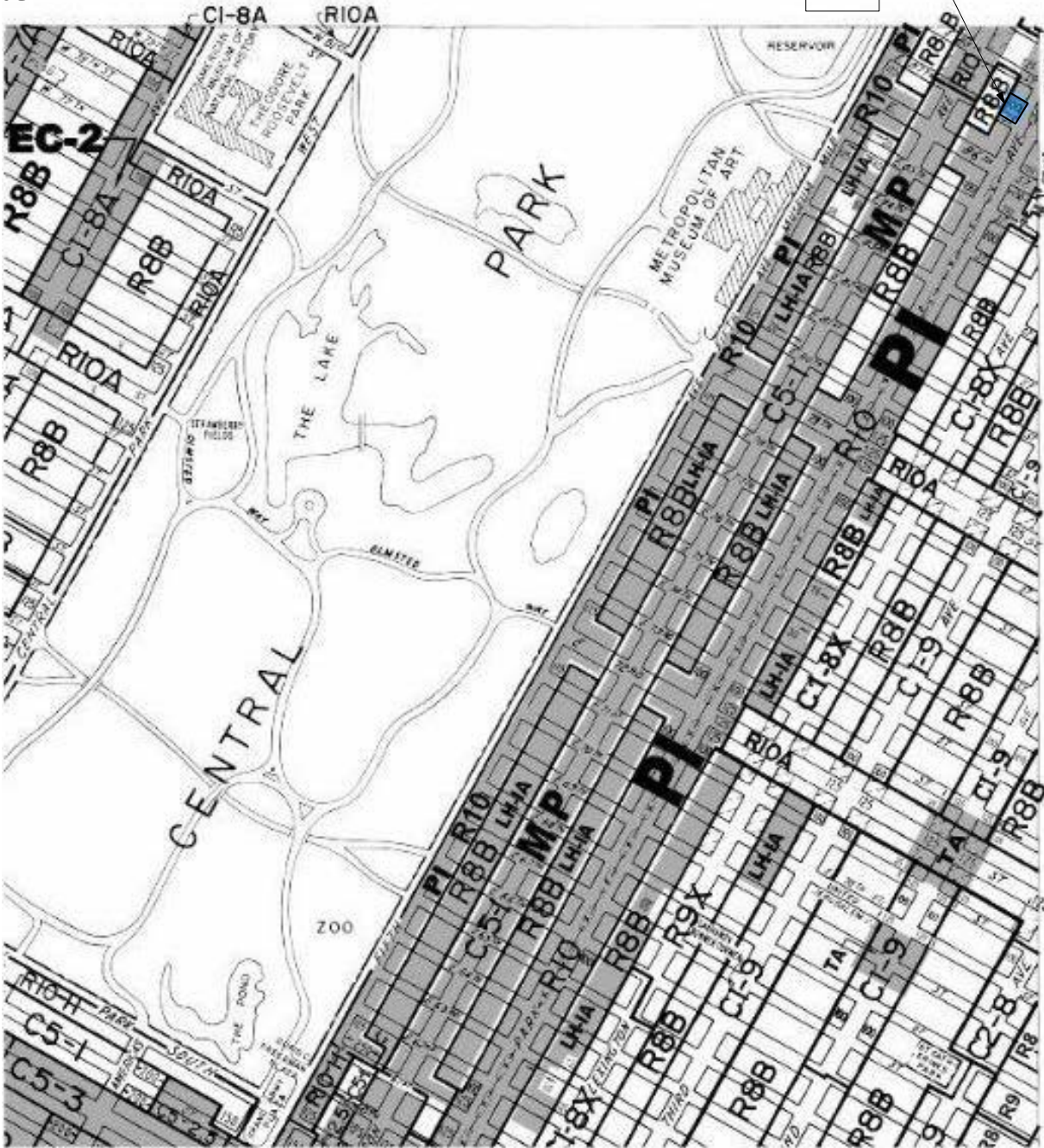
EXISTING C OF O: 7841 (1924)
CONSTRUCTION CLASSIFICATION: FIREPROOF (PRE-1968)
OCCUPANCY CLASSIFICATION: RESIDENCE (PRE-1968)

MDL CLASSIFICATION: NEW LAW TENEMENT
95 DWELLING UNITS

SCOPE OF WORK:

1. ALT 2 RENOVATION OF PENTHOUSE APARTMENTS A & B
2. DEMOLITION: INTERIOR PARTITIONS, FIXTURES AND FINISHES, EXTERIOR WINDOWS AND EXTERIOR DOORS WITH NO BUILDING STRUCTURAL MODIFICATIONS. REMOVAL OF ELECTRICAL WIRING, PLUMBING LINES TO RISERS. PARTIAL REMOVAL OF EXTERIOR WALL/ROOF FOR NEW ADDITION TO EXISTING APARTMENT.
3. CONSTRUCTION: NEW INTERIOR WALLS, PANELING, FINISHES, DOORS AND CABINETRY. NEW EXTERIOR WALL & ROOF FOR NEW ADDITION. NEW PLUMBING LINES, FIXTURES/FITTINGS, LOUVERS, WINDOWS AND EXTERIOR DOORS, APPLIANCES & MECHANICAL MODIFICATIONS.

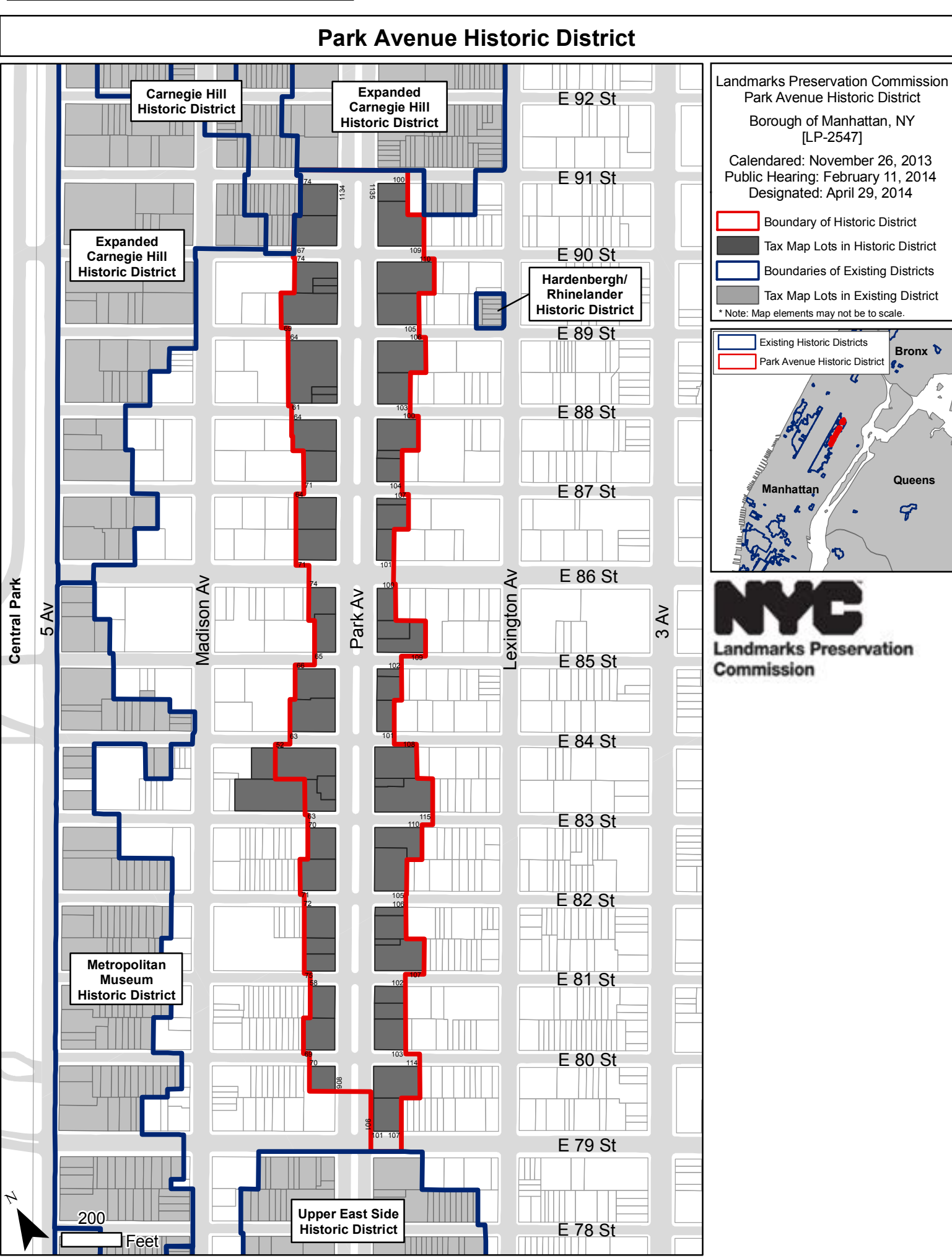
FROM NYC ZONING MAP
8C



FROM DOF TAX MAP
NOTE: THIS IS A LANDMARK BUILDING



LPC DESIGNATION REPORT



1060 Park Avenue (aka 1060-1068 Park Avenue; 71 East 87th Street)
Borough of Manhattan Tax Map Block 1499, Lot 32

Date: 1922-24 (NB 463-1922)
Architect/Builder: J.E.R. Carpenter
Original Owner: 1060 Park Avenue Corp.
Type: Apartment building
Style: Colonial Revival
Stories: 14 and penthouse
Material(s): Brick; stone; terra cotta and/or cast stone

Decorative Metal Work: Balcony railing and half-grilles
Significant Architectural Features: One-story stone base; upper stories, Flemish-bond brickwork with quoins; stone steps at all entrances; main entrance surround with paneled pilasters terminating in brackets supporting balcony, foliate plaques; possibly historic metal-and-glass, double-leaf door; paired windows with pilasters supporting entablature with fluted frieze and rosettes and decorative terra-cotta or cast-stone panel above entrance; decorative brickwork panels at fourth and 13th stories; fluted terra-cotta or cast-stone lintels at second story; terra-cotta or cast-stone sill courses at fourth story; terra-cotta sill courses at fifth, seventh, ninth, 11th, and 13th stories; terra-cotta or cast-stone cornices at fourth and 13th stories; terra-cotta or cast-stone cornice and balustraded parapet
Alterations: Through-wall air conditioners; screen and storm windows; siamese connection, remote utility meter, spigot; marquee with brass supports
Building Notes: Entrance on East 87th Street.

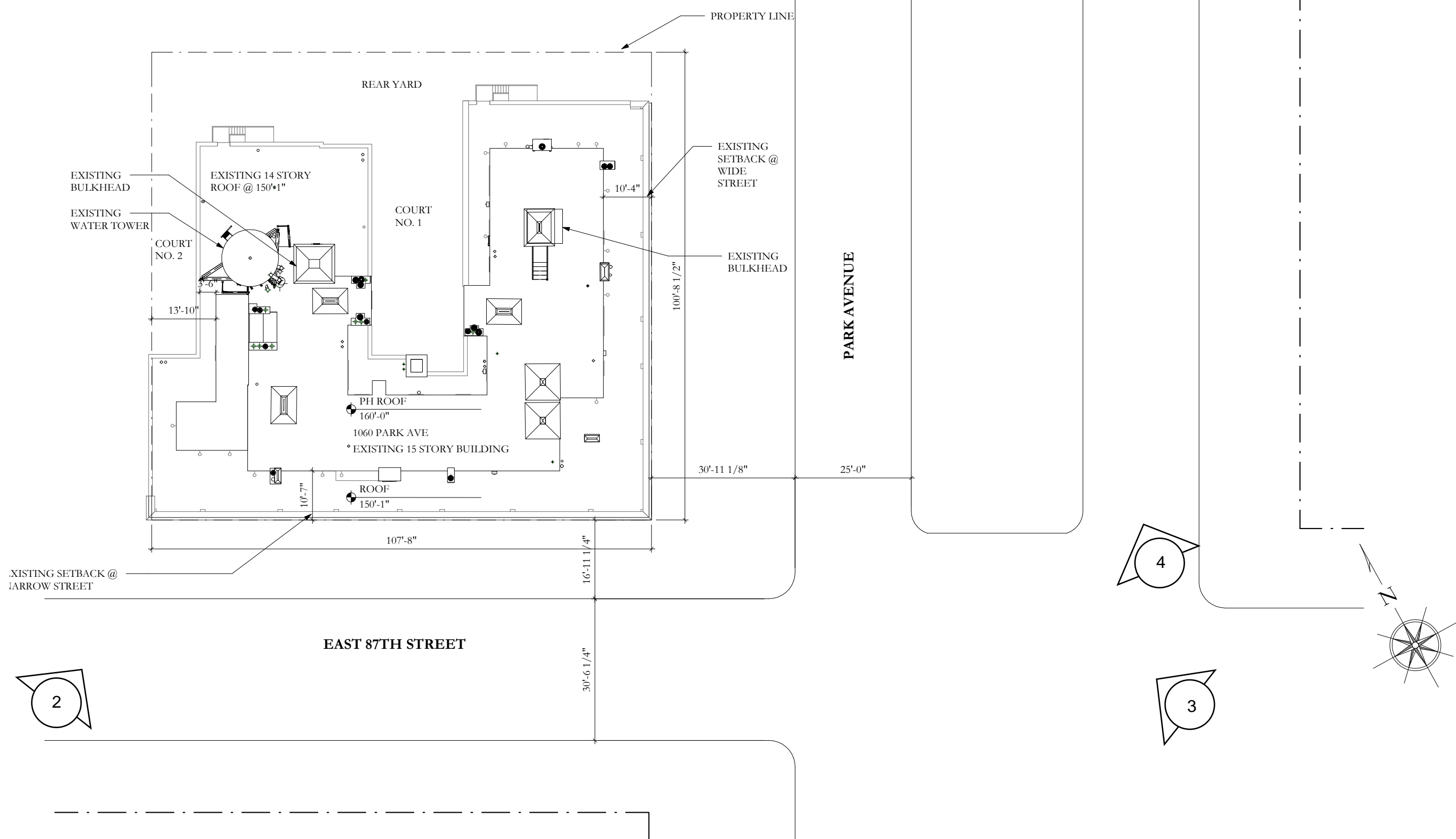
Site Features: Pipe
Notable History and Residents: Hui-lan Koo, third wife of V. K. Wellington Koo, Chinese diplomat and one time Premier and President of the Republic of China, resided in the penthouse in the 1940s. Another resident was Taber Sears an artist and former president of the Municipal Art Society. Mr. Sears painted murals for St. James Protestant Episcopal Church, Cathedral Church of St. John the Divine, Church of the Intercession, and Church of the Ascension. He also painted, with the assistance of George W. Breck and Frederick C. Martin, the ceiling murals in the City Council Chamber in New York's City Hall.
Reference(s): Taber Sears, "City Council Chamber Mural Series," New York City Public Design Commission website at <http://www.nyc.gov/html/artcom/html/cityhall/tabers-sears.shtml> (accessed March 12, 2014); "Taber Sears, Led Art Society Here," *New York Times*, October 19, 1950, 31; "Demand Continues for Suites in City," *New York Times*, June 8, 1942, C26.

South Facade: Designed (historic)
Stoop: Historic
Door(s): Possibly historic primary door; one possibly historic and one replacement door at professional offices
Windows: Mixed
Cornice: Historic
Sidewalk Material(s): Concrete
Curb Material(s): Stone

East Facade: Designed (historic)
Facade Notes: Similar to primary facade; stone stoop with pipe handrails; possibly historic multi-light door; decorative grilles at second story; windows mixed; some repointing; through-wall air conditioners; address attached to stonework; perforated vent; siamese connection; spigot; **Site:** possibly historic metal fence and gate at service alley, altered with additional ironwork; grille with mesh; concrete sidewalk; concrete curb with metal edge

West Facade: Partially designed (historic) (partially visible)
Facade Notes: Brick, some painted and patched; quoins; roof garden

North Facade: Not designed (historic) (partially visible)
Facade Notes: Brick, some repointing; quoins; terra-cotta or stone sills, brick lintels; windows mixed; through-wall air conditioners; fire escape



2 VIEW FROM 87TH ST - 1940'S TAX PHOTO

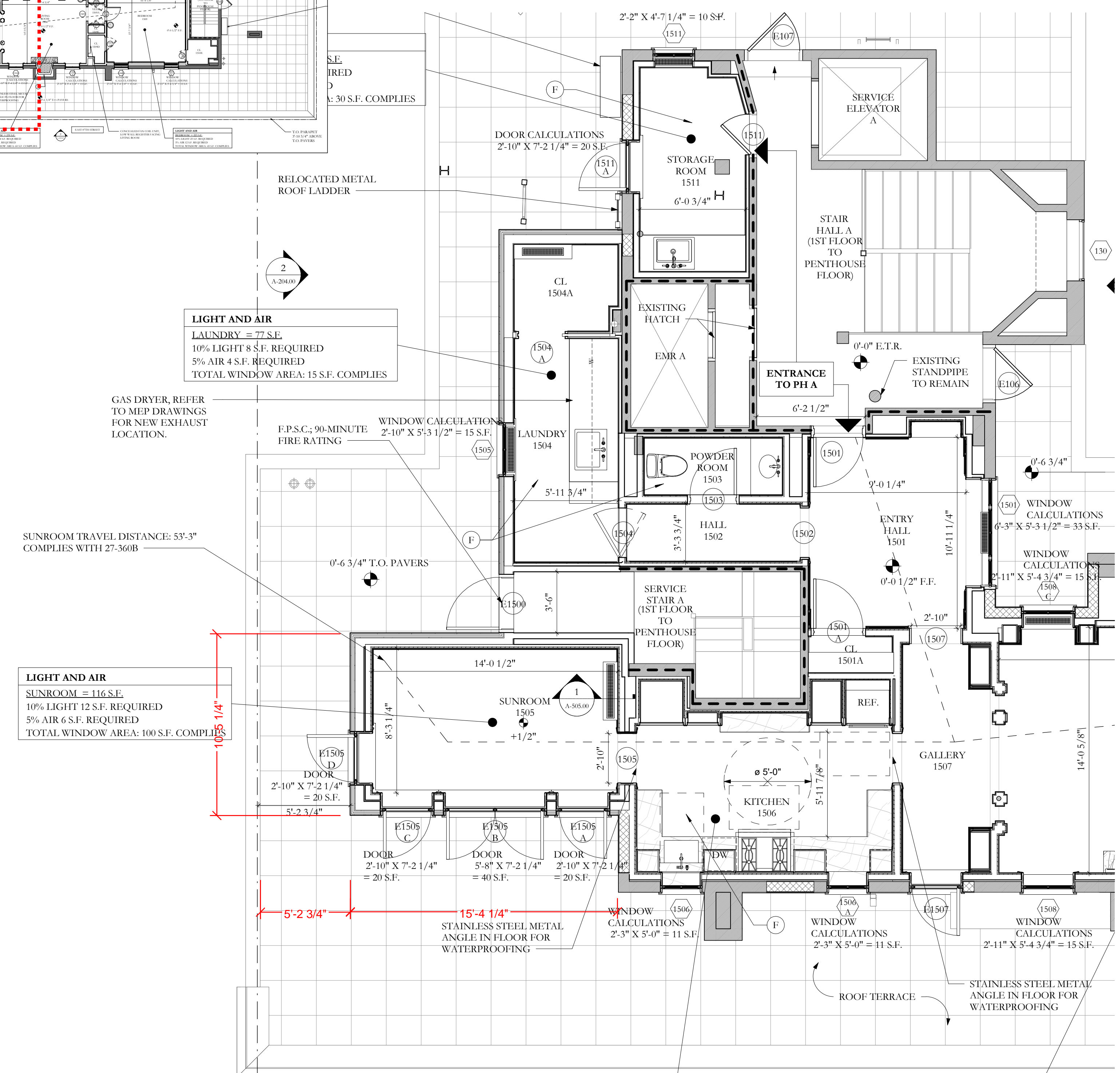
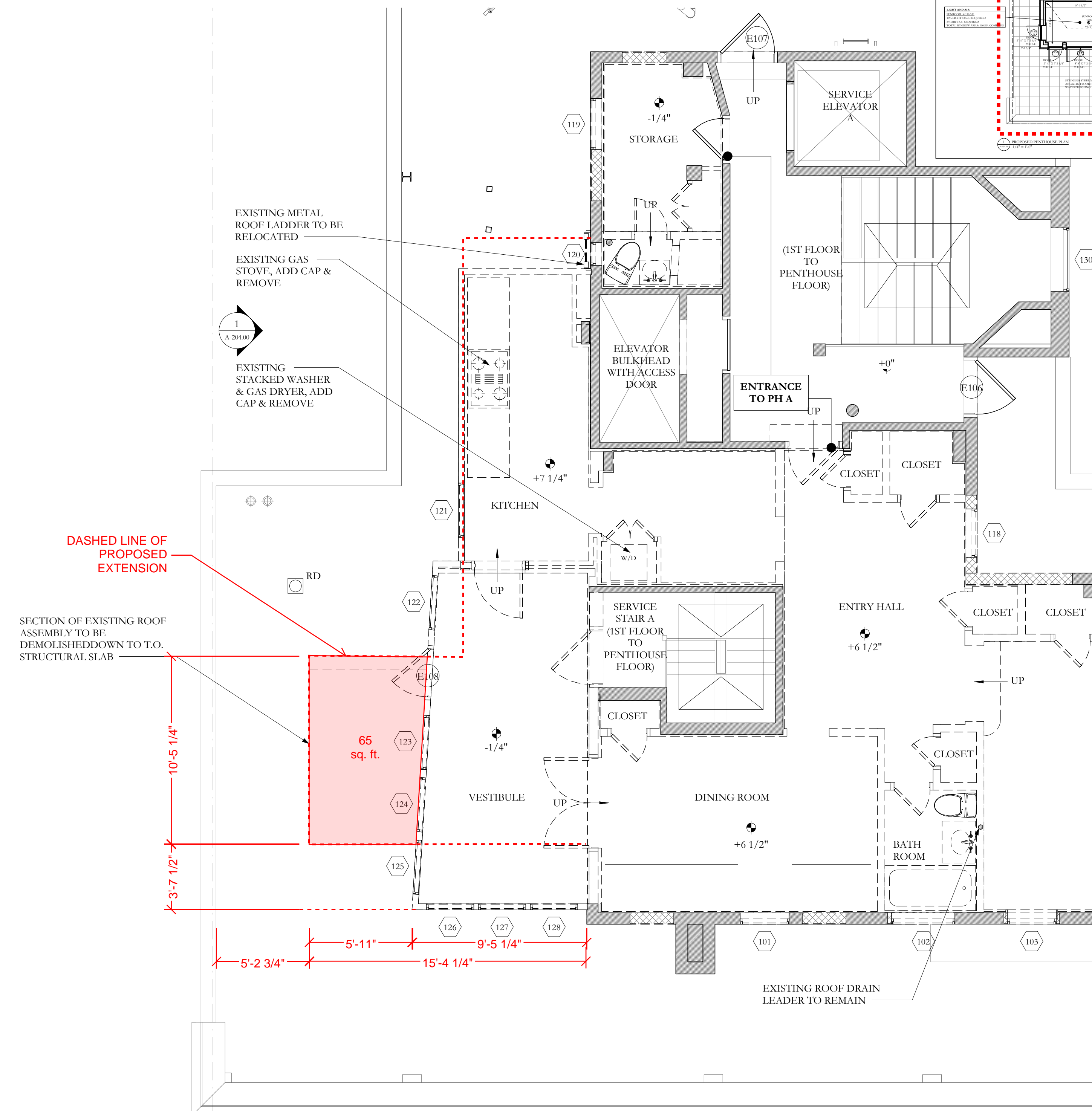


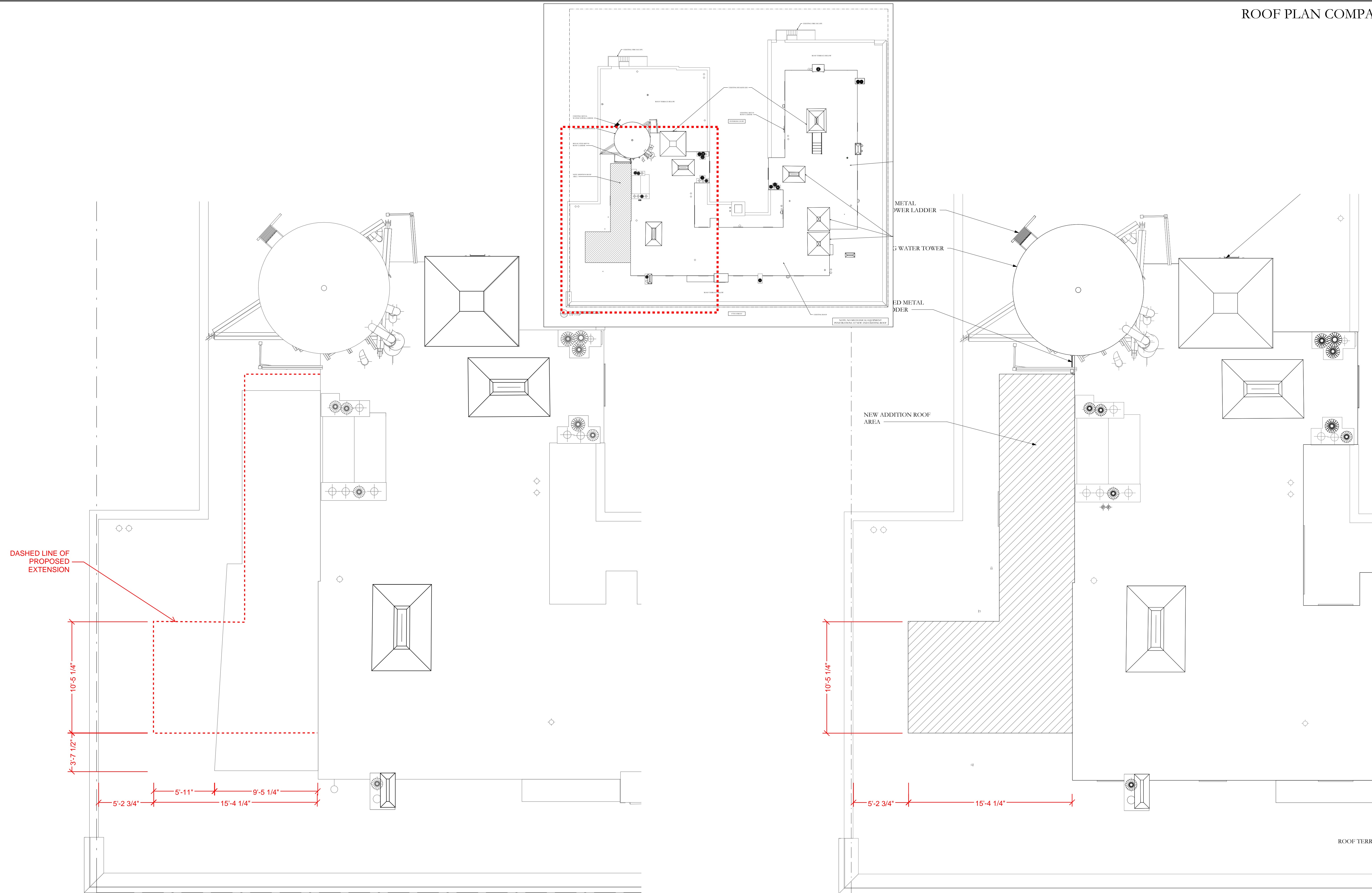
3 VIEW FROM PARK AVE. & 87TH ST - 1940'S TAX PHOTO

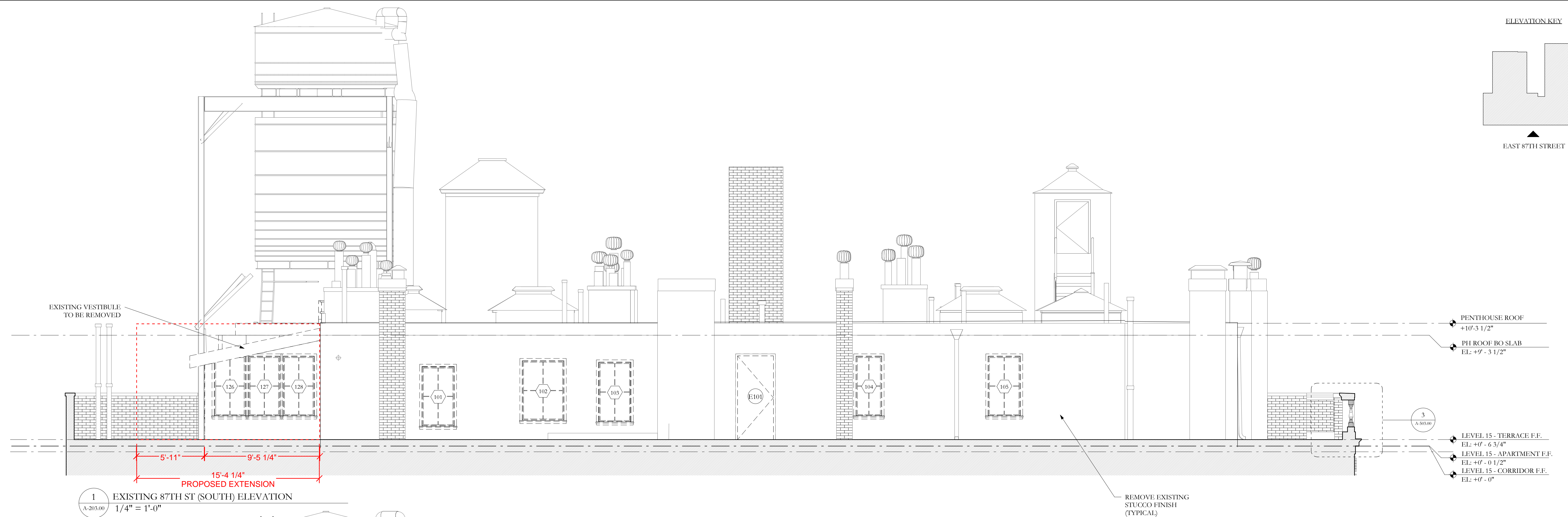


4 VIEW FROM PARK AVE & 87TH ST - 1940'S TAX PHOTO

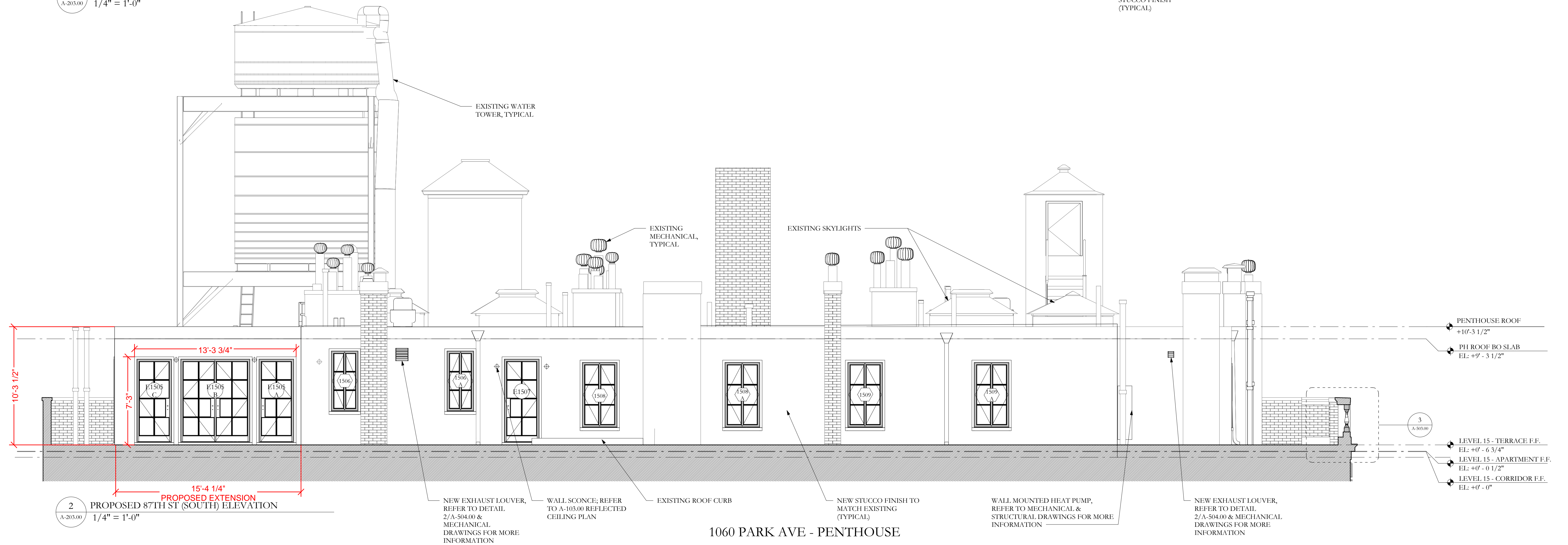
1060 PARK AVE - PENTHOUSE





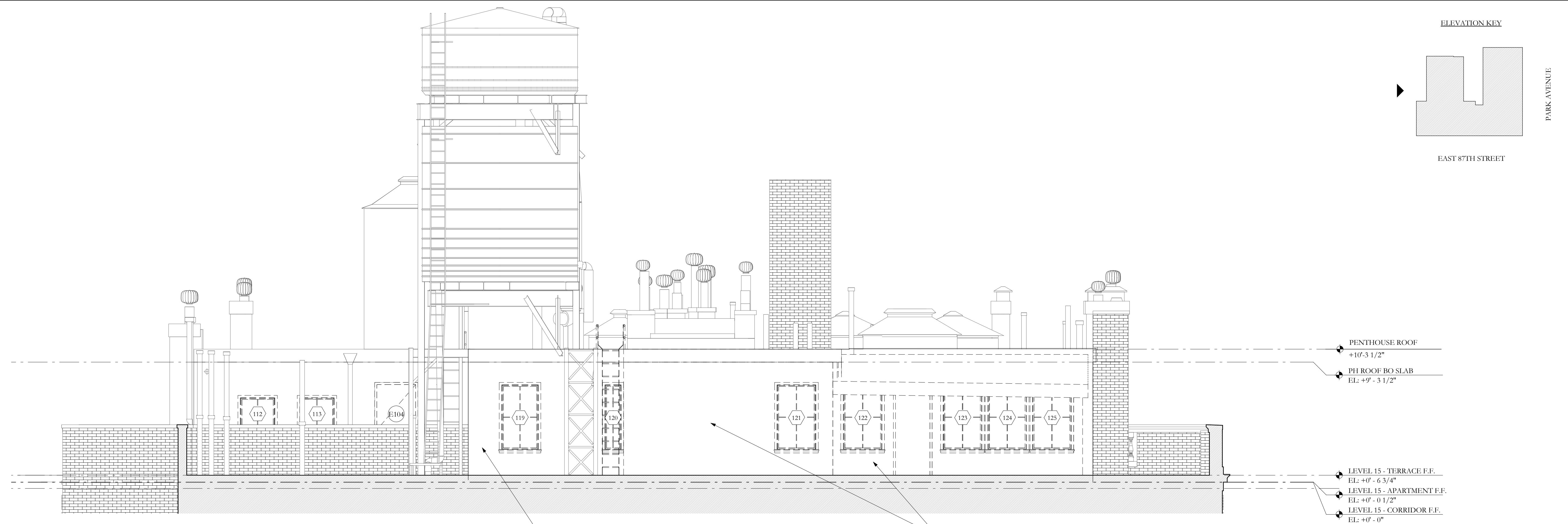


1 EXISTING 87TH ST (SOUTH) ELEVATION
1/4" = 1'-0"

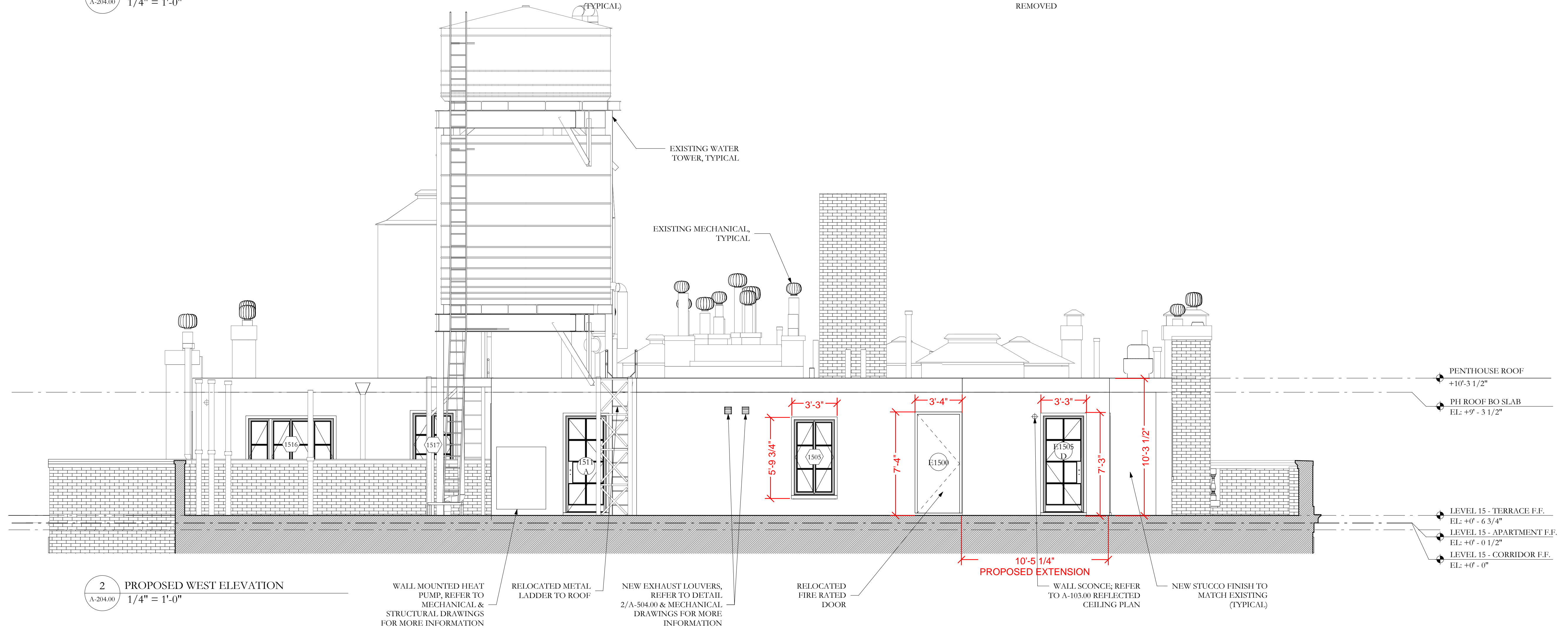


2 PROPOSED 87TH ST (SOUTH) ELEVATION
1/4" = 1'-0"

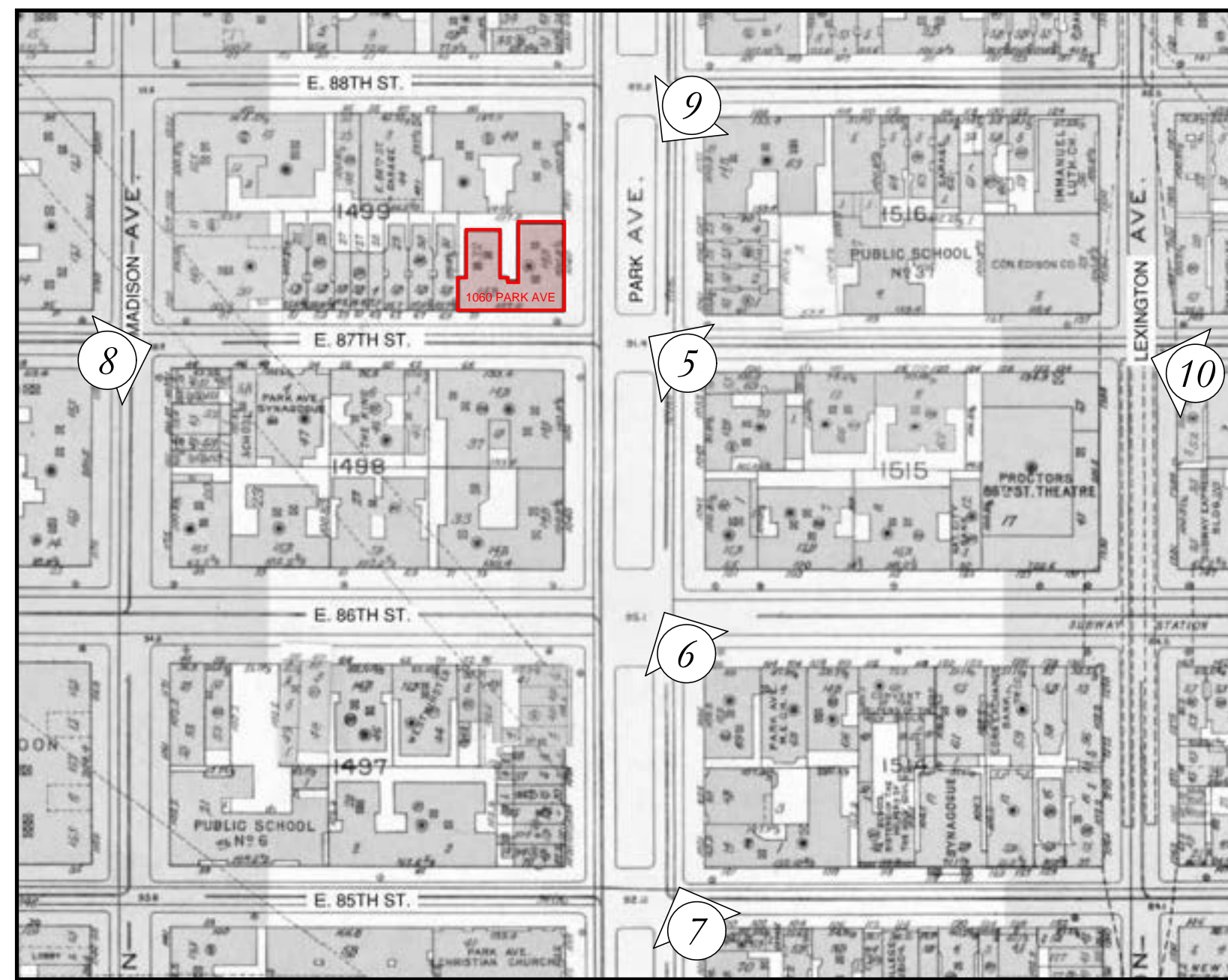
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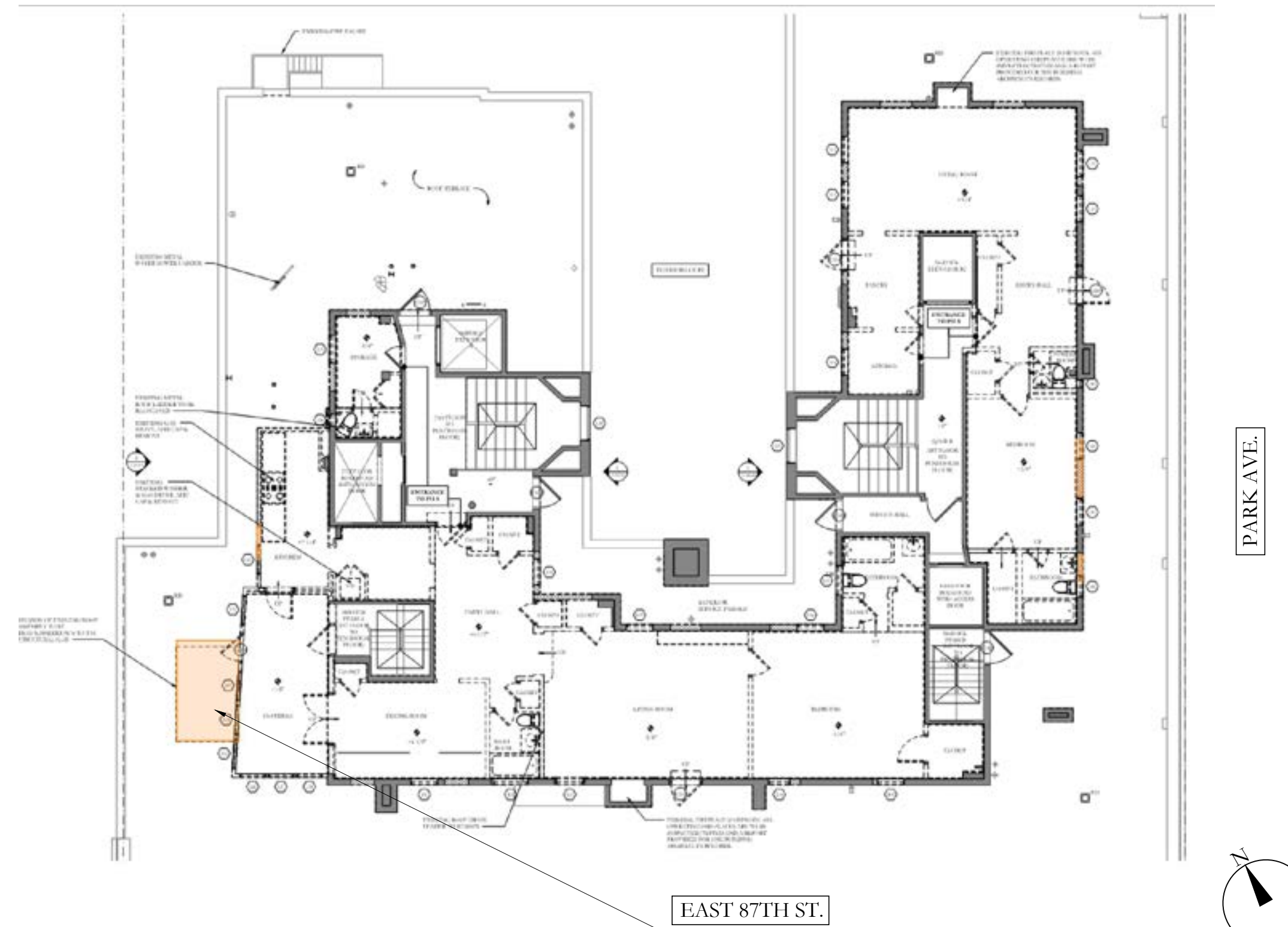
1 EXISTING WEST ELEVATION
1/4" = 1'-0"



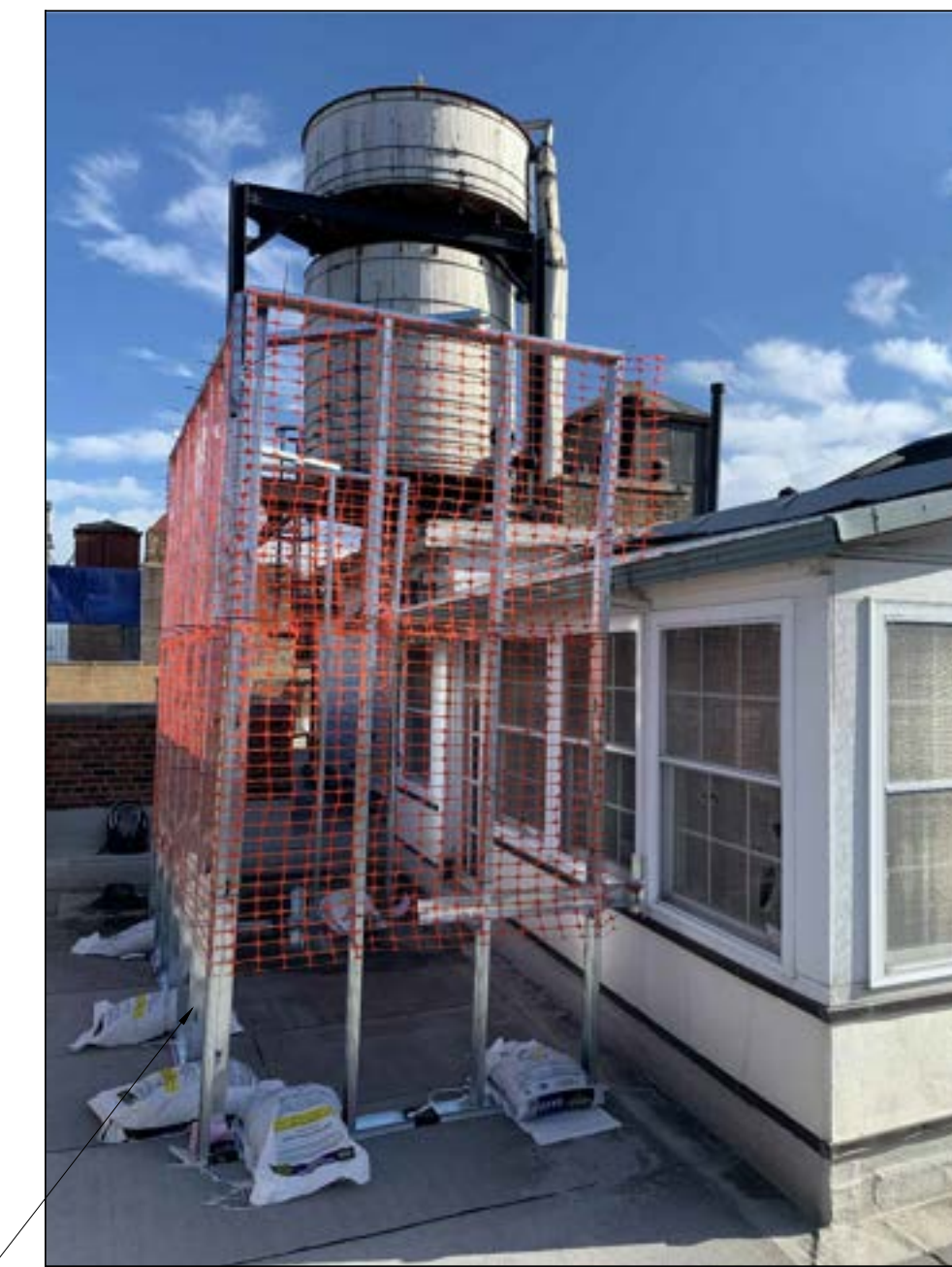
2 PROPOSED WEST ELEVATION
1/4" = 1'-0"



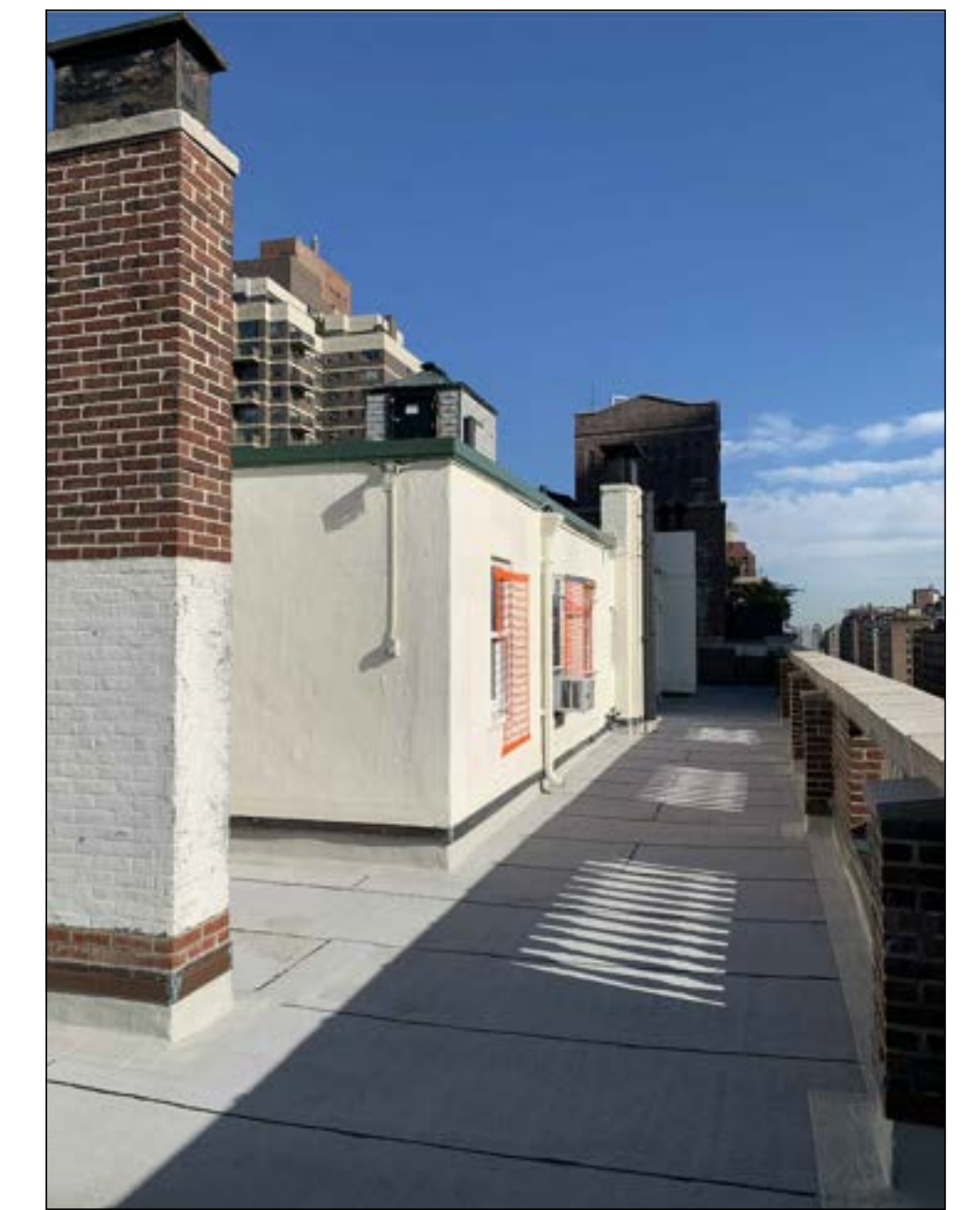
01 SITE PLAN



02 DEMO PLAN WITH PROPOSED ADDITION FOOTPRINT



03 MOCK-UP OF PROPOSED ADDITION ON WEST FACADE



04 MOCK-UP OF PROPOSED WINDOWS ON EAST FACADE



05 VIEW FROM 87TH & PARK AVE



06 VIEW FROM 86TH & PARK AVE



07 VIEW FROM 85TH & PARK AVE



08 VIEW FROM 87TH & MADISON AVE



09 VIEW FROM 88TH & PARK AVE



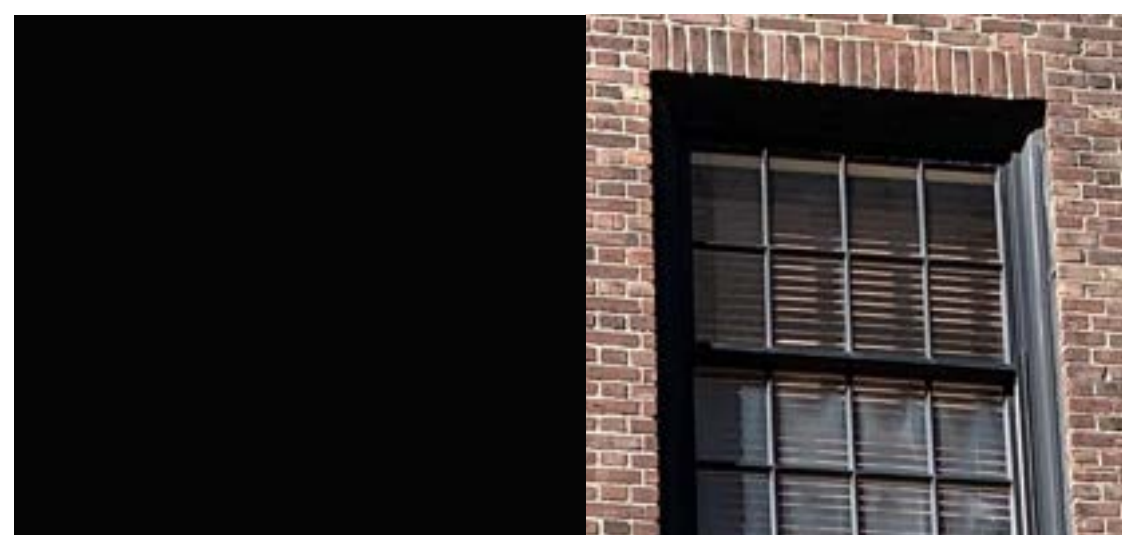
10 VIEW FROM 87TH & LEXINGTON AVE



PROPOSED FLASHING COLOR TO MATCH EXISTING



STUCCO WALL COLOR TO MATCH BUILDING BRICK COLOR



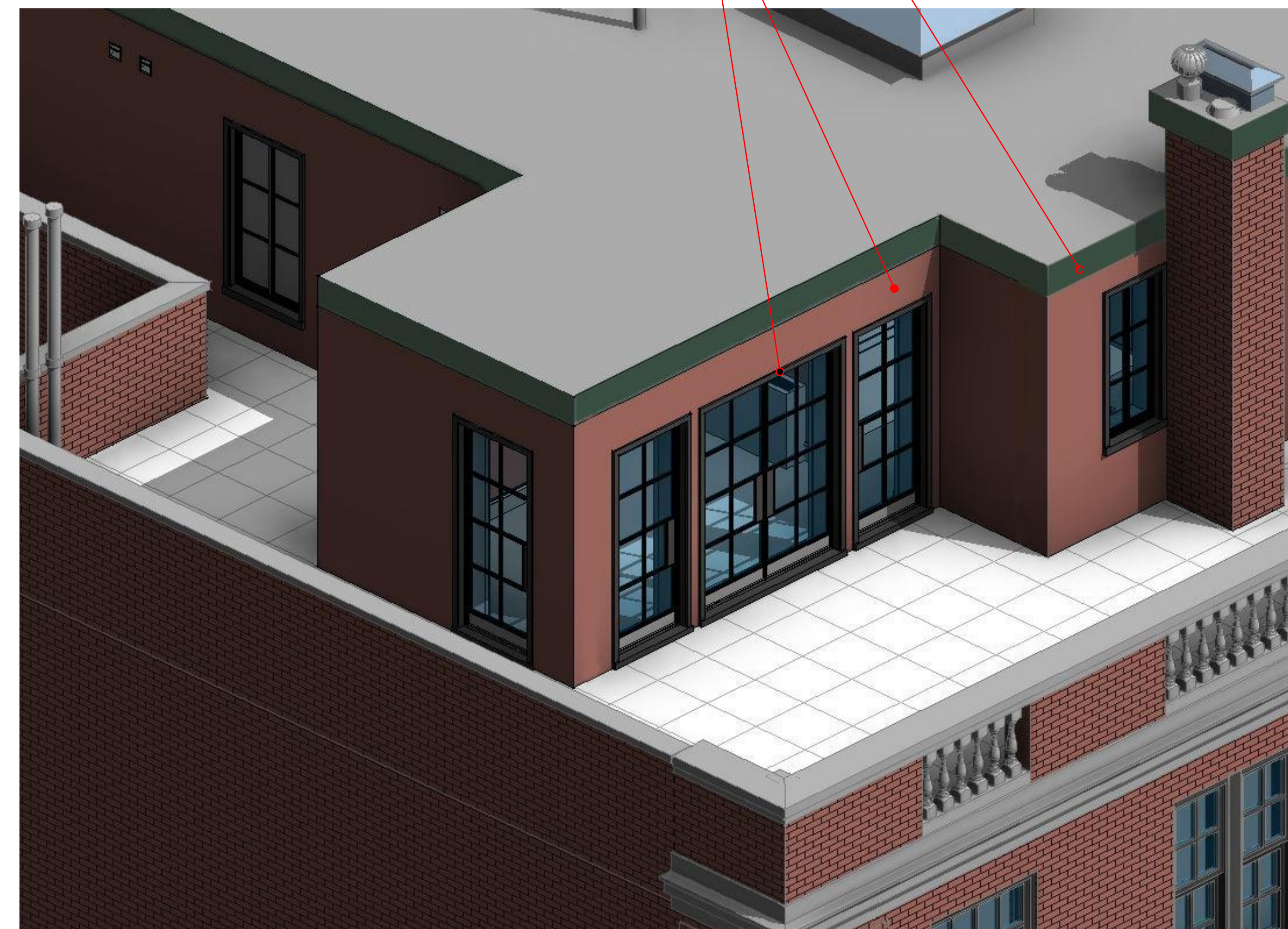
WINDOW & DOOR COLOR TO MATCH EXISTING BUILDING WINDOWS



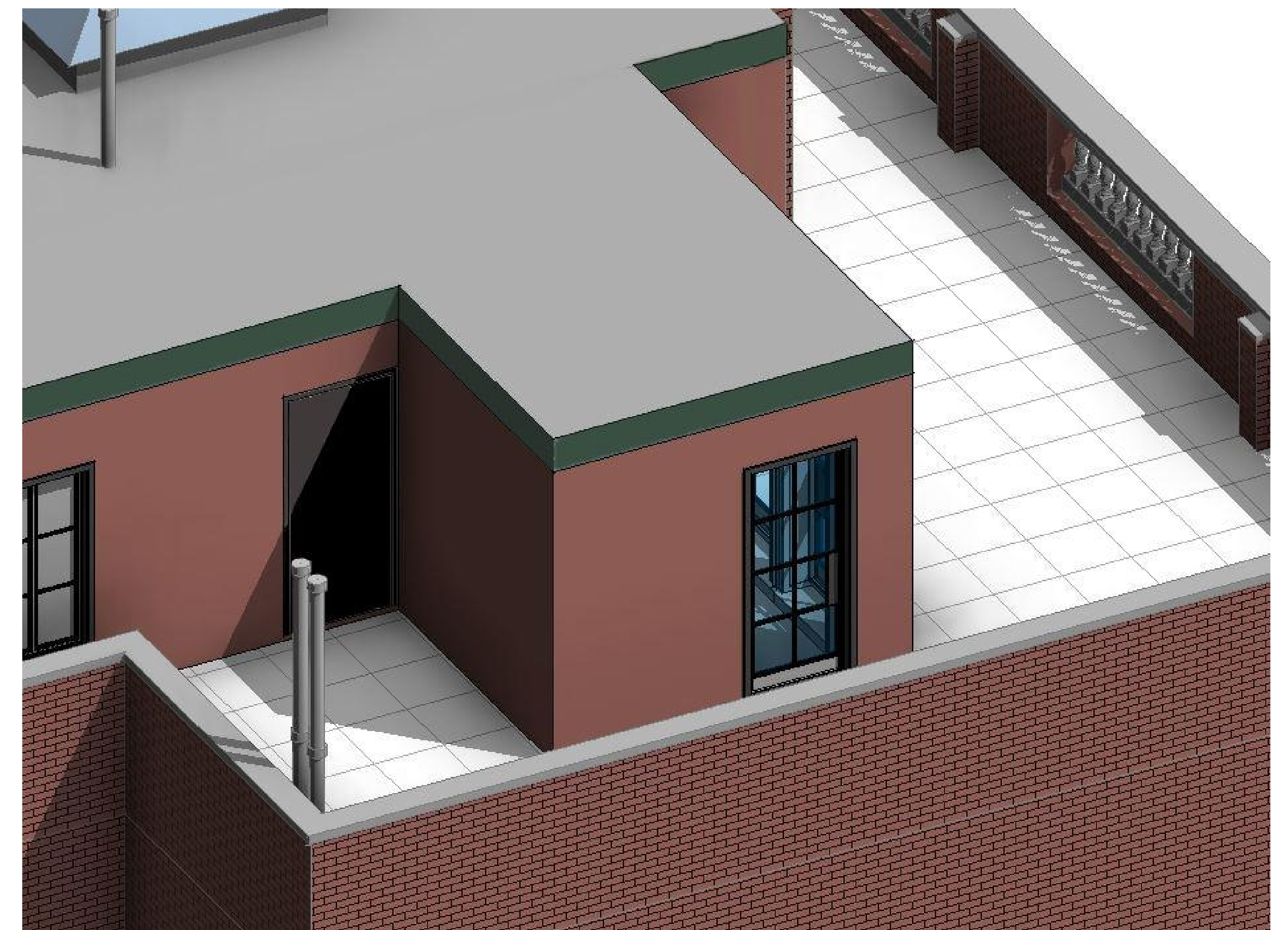
AERIAL VIEW OF ROOF FROM EAST 87TH ST & PARK AVENUE



AERIAL VIEW OF ROOF FROM EAST 87TH ST & MADISON AVENUE



MODEL VIEW 1



MODEL VIEW 2

1060 PARK AVE - PENTHOUSE



EXISTING VIEW FROM E87TH ST & MADISON AVENUE FACING EAST



MOCK UP VIEW



PROPOSED VIEW

