

Landmarks Committee Public Hearing

Manhattan Community Board 8

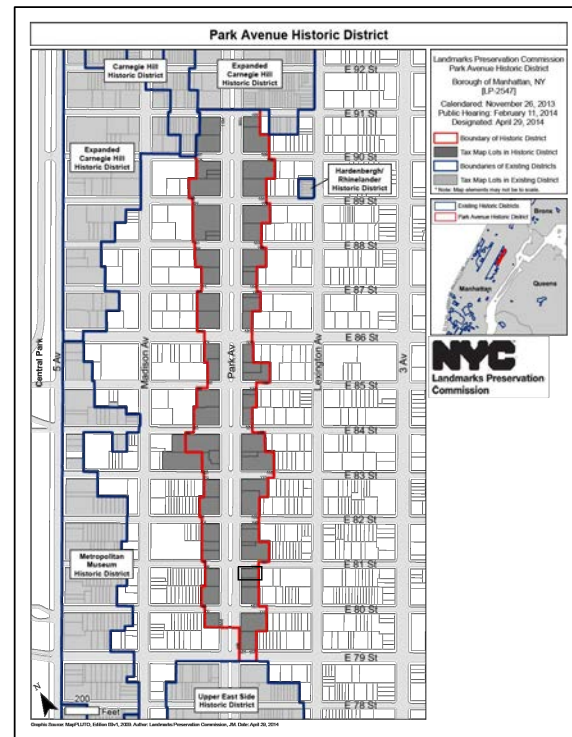
December 11, 2023

935 Park Avenue - Penthouse Rooftop Terrace
New York, NY, 10028

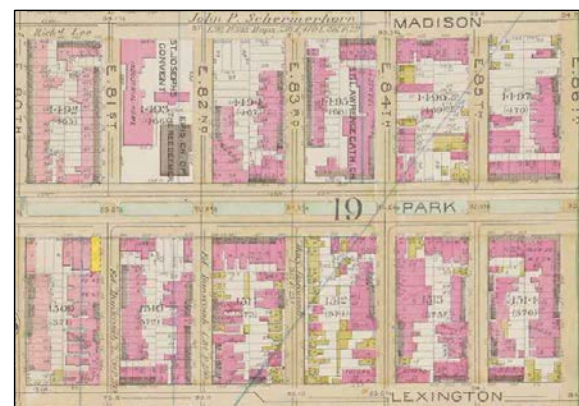
Park Avenue Historic District: LP - 2547

Block: 1509

Lot: 69



Park Avenue Historic District Map.



1891 Sanborn Map, Project area highlighted.



Proposed view of Sunset Terrace from the North East

Sunset Terrace - LPC Supplemental Information

Sunset Terrace - LPC

November 22, 2023
170603

PROJECT NO. 1706.02

KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028



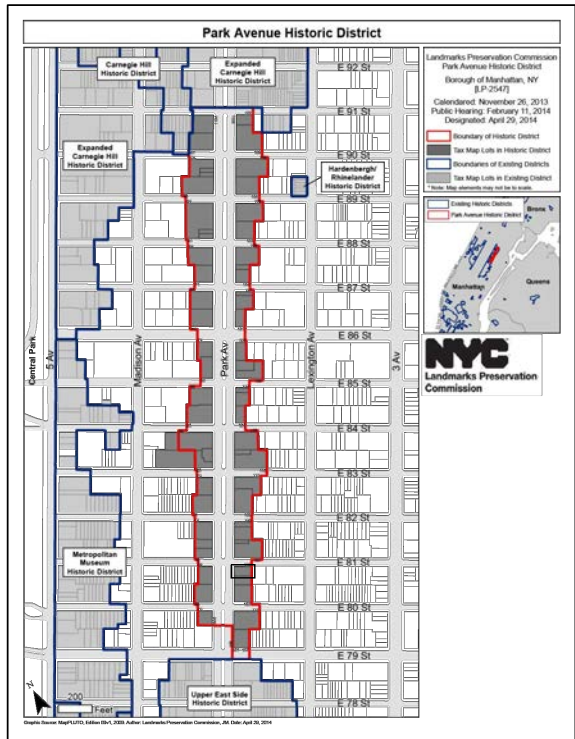
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December 11, 2023

935 Park Avenue - Penthouse Rooftop Terrace
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'These terraces lend a garden effect to the general design, which is the case in our Park Avenue project.'



Park Avenue Historic District Map.



1891 Sanborn Map, Project area highlighted.



Proposed view of Sunset Terrace from the North East

TITLE	Sunset Terrace - LPC Supplemental Information		
	Historic Information		
	DATE	November 22, 2023	
PROJECT NO. 1706.02			

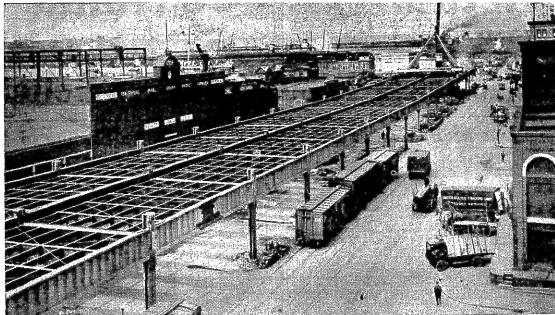
KATZ RESIDENCE
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Promises City Of Terraces, Many Towers: Race for Height and New ...

New York Herald Tribune (1926-1962); Mar 9, 1930;
ProQuest Historical Newspapers: New York Tribune / Herald Tribune
pg. E2

Scenic Highway That Will Lead Eventually to Albany



Promises City Of Terraces, Many Towers

Race for Height and New Dwellings Law Will Produce Interesting Skyline

New York City will become as a city of parks and terraces as a result of this plan and the emergency on one hand, and the operation of the multiple dwelling law on the other. It will be several years, however, before the full extent of the development law will be evident. Architects who criticize the law to one direction think well of the architectural effect the service apartment will have for instance, especially in the case of the new Riverside Avenue. The leading minds of the architectural world are now working on this law. Assuming how it may be applied to building form and in such a way as to reach an attractive ensemble.

ARCHITECTURE OF THE SERVICE APARTMENT

The new 121 Central Park West is well known as the 11th Park Avenue apartment and other large residential projects, and evidence that the new regulations had made possible a number of improvements in development.

It is a rare law that enabled us to provide a greater number of set-backs than the old law. It is possible to have extensive use of the popular terrace type of construction. Mr. Green said, "Many very apartment houses on the sixth floor, where the first apartment house, has been erected with a terrace. Some towers have a terrace that goes to one Central Park West project, for example, on a terrace will have French doors."

LANDSCAPE PLANNING OF THIS BUILDING

Under the new law, the old law, the larger courts. Under the old law, the courts were limited. The change in the law has made it possible to have more extensive use of the terrace. The new law, of buildings is also made possible. Limited by the old law to three stories, including the penthouse, now new apartment will go up six stories above the penthouse. The new law, of buildings is also made possible. Limited by the old law to three stories, including the penthouse, now new apartment will go up six stories above the penthouse.

The building of the new apartment house is particularly favorable to the development of the terrace. The new law, of buildings is also made possible. Limited by the old law to three stories, including the penthouse, now new apartment will go up six stories above the penthouse.

Planning Central Park, every apartment will have a terrace on at least one section of each apartment facing the park.

The interior of the building will be in the Georgian period of architecture.

"One of the most attractive developments made possible by the new regulations will be the great number of terrace apartments above the sixth floor. The new law, of buildings is also made possible. Limited by the old law to three stories, including the penthouse, now new apartment will go up six stories above the penthouse."

"In order to render the best possible service to the building, an emergency new plan has been revised for the new law, of buildings is also made possible. Limited by the old law to three stories, including the penthouse, now new apartment will go up six stories above the penthouse."

making it possible to serve three sections of the building at the same time and departing the passenger service to his own apartment."

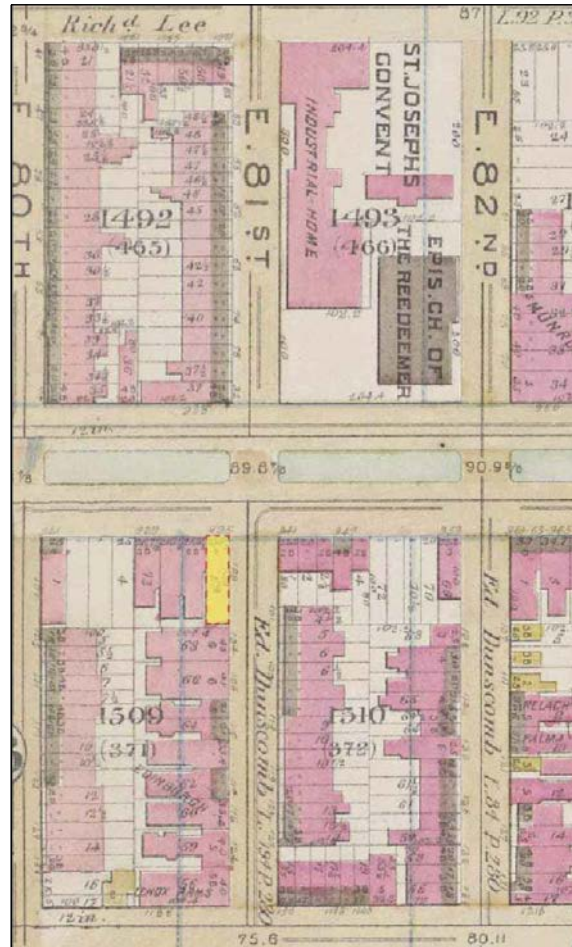
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MARCH 9, 1930 ARTICLE, NEW YORK HERALD TRIBUNE

Park Avenue Historic District. Designation Report (pp. 13-14). NYC Landmarks Preservation Commission. (2014, April 29). <http://s-media.nyc.gov/agencies/lpc/lp/2547.pdf>

'These terraces lend a garden effect to the general design, which is the case in our Park Ave project. Every room on a terrace will have French doors.'



1891 SANBORN MAP
PROJECT AREA HIGHLIGHTED



3

1940 HISTORIC PHOTOGRAPH



2

1940 HISTORIC PHOTOGRAPH



4

DESIGNATION PHOTOGRAPH

Sunset Terrace - LPC Supplemental Information

Historic Information

November 22, 2023

PROJECT NO. 1706.02

TITLE

DATE _____

PROJECT

KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028





935 PARK AVE SATELLITE IMAGE



935 PARK AVE & ADJACENT BUILDINGS ALONG PARK AVE



VIEW NORTH ON PARK AVE



VIEW SOUTH ON PARK AVE



VIEW WEST ON 81ST STREET



KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028

TITLE Sunset Terrace - LPC Supplemental Information
Context Photographs
DATE November 22, 2023
PROJECT NO. 1706.02



PENTHOUSE ROOF



PENTHOUSE ROOF



TERRACE ROOF



TERRACE ROOF





AERIAL VIEW, 1960 PARK AVE



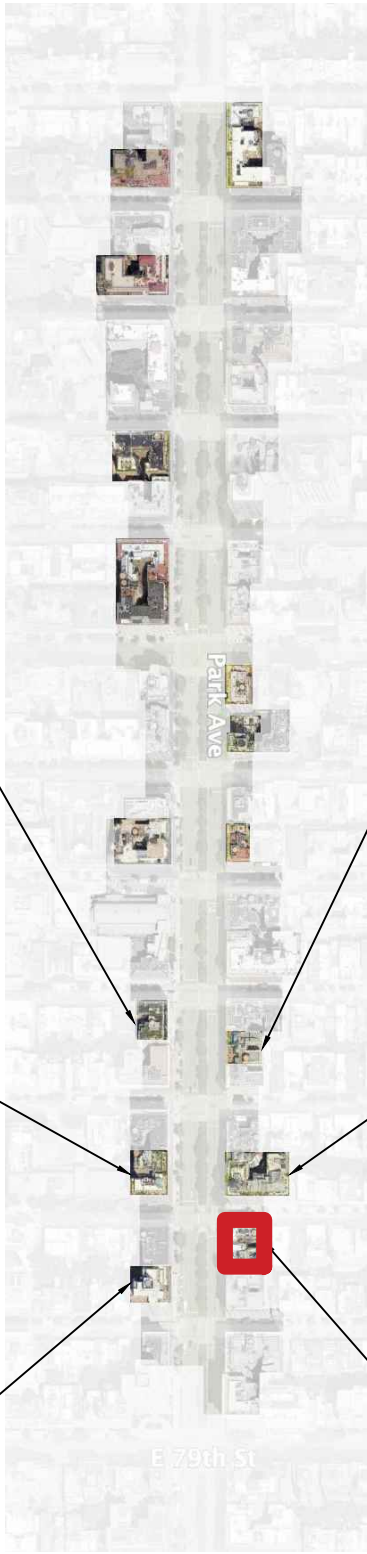
STREET VIEW, 960 PARK AVE



STREET VIEW, 920 PARK AVE



STREET VIEW, 970 PARK AVE



STREET VIEW, 969 PARK AVE



STREET VIEW, 941 PARK AVE



AERIAL VIEW, 941 PARK AVE



STREET VIEW, 935 PARK AVE



KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028

Sunset Terrace - LPC Supplemental Information
Penthouse Examples in the District
November 22, 2023
PROJECT NO. 1706.02

TITLE

DATE

PROJECT NO.



E 81st ST VIEW A



E 81st ST VIEW B



E 81st ST VIEW C



E 81st ST VIEW D



E 81st ST VIEW E



E 81st ST VIEW F



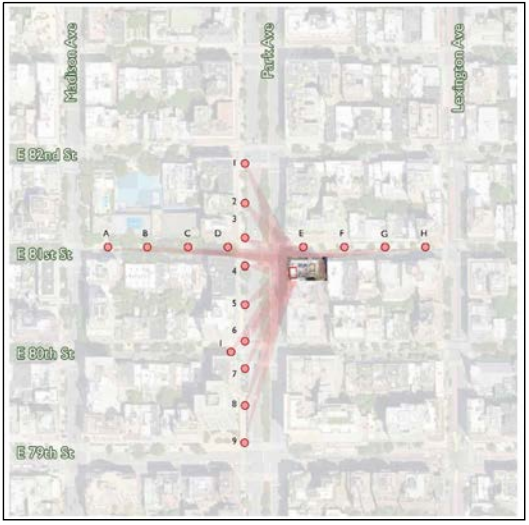
E 81st ST VIEW G



E 81st ST VIEW H



E 80th ST VIEW I



KATZ RESIDENCE
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TITLE
Sunset Terrace - LPC Supplemental Information

DATE
Street vantage points views in District

PROJECT NO.
November 22, 2023
1706.02



PARK AVE VIEW 1



PARK AVE VIEW 2



PARK AVE VIEW 3



PARK AVE VIEW 4



PARK AVE VIEW 5



PARK AVE VIEW 6



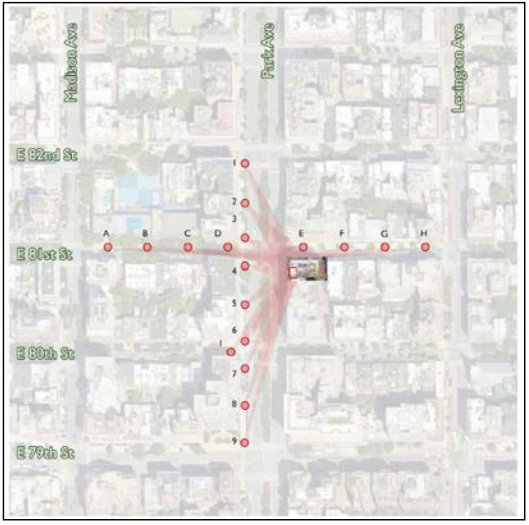
PARK AVE VIEW 7



PARK AVE VIEW 8



PARK AVE VIEW 9



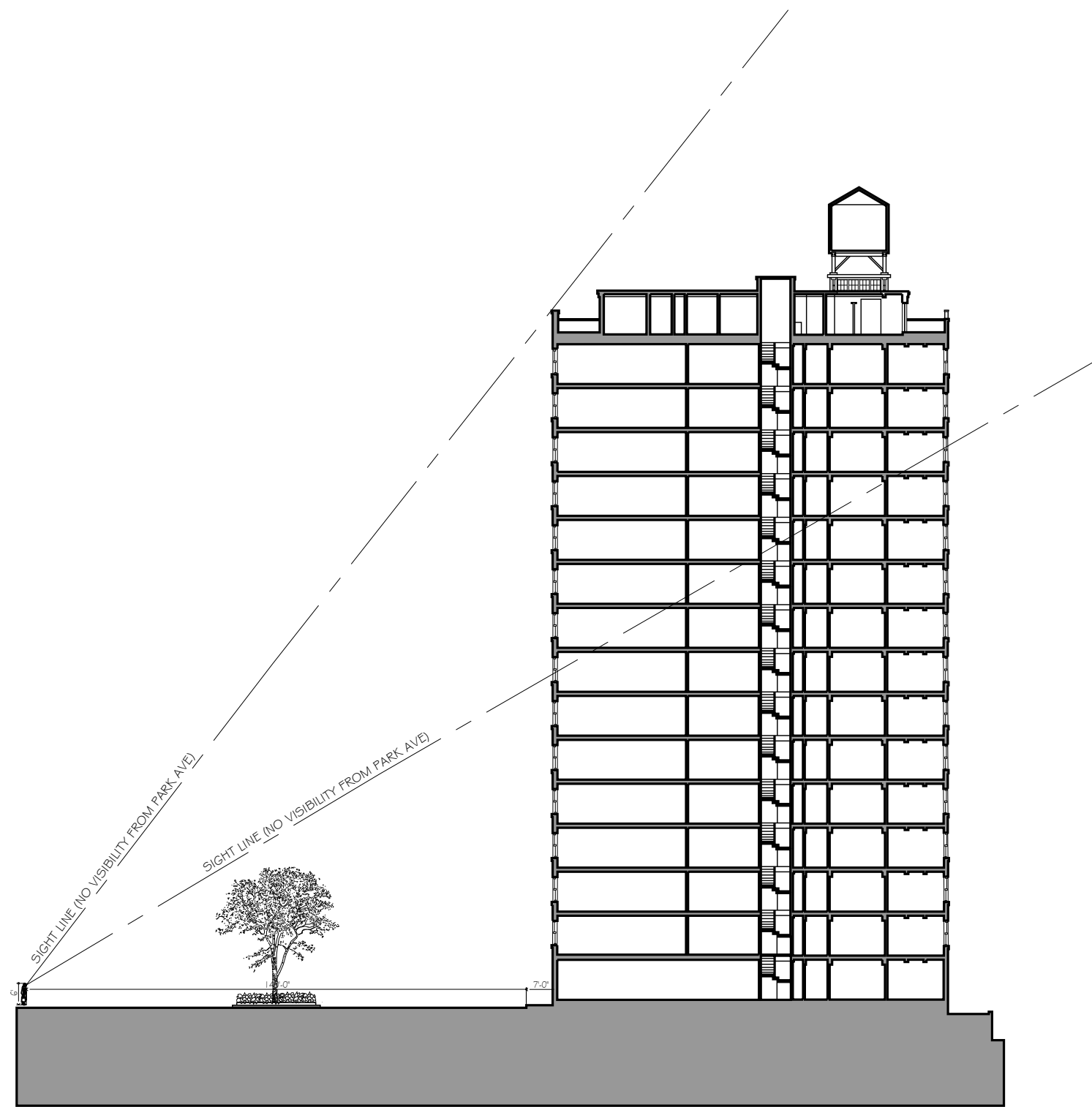
KATZ RESIDENCE
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TITLE
Sunset Terrace - LPC Supplemental Information

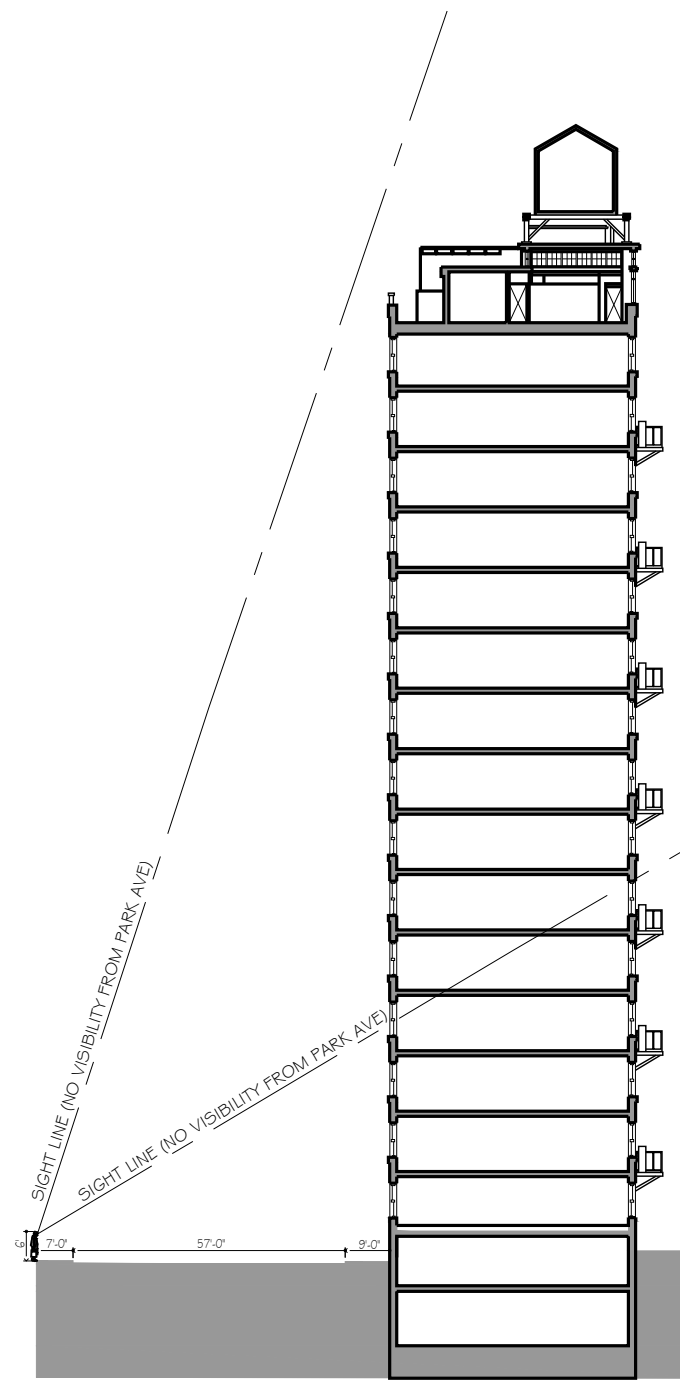
DATE
Street vantage points views in District
November 22, 2023

PROJECT NO. 1706.02



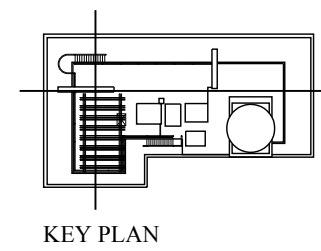
EXISTING BUILDING HEIGHT: 160'-0"

1 EAST TO WEST FULL BUILDING SECTION
SCALE: 1/32" = 1'-0"



EXISTING BUILDING
HEIGHT: 160'-0"

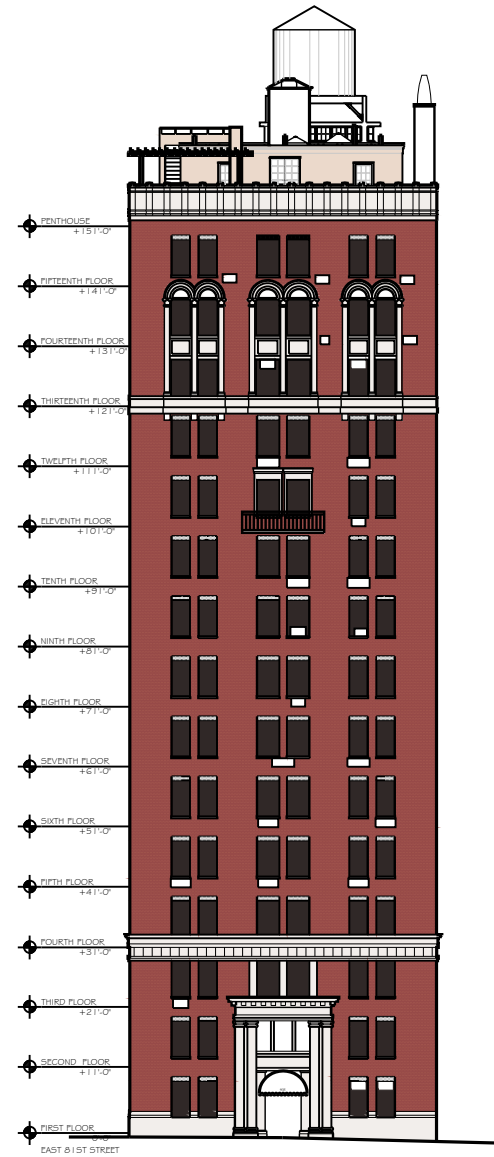
2 NORTH TO SOUTH FULL BUILDING SECTION
SCALE: 1/32" = 1'-0"



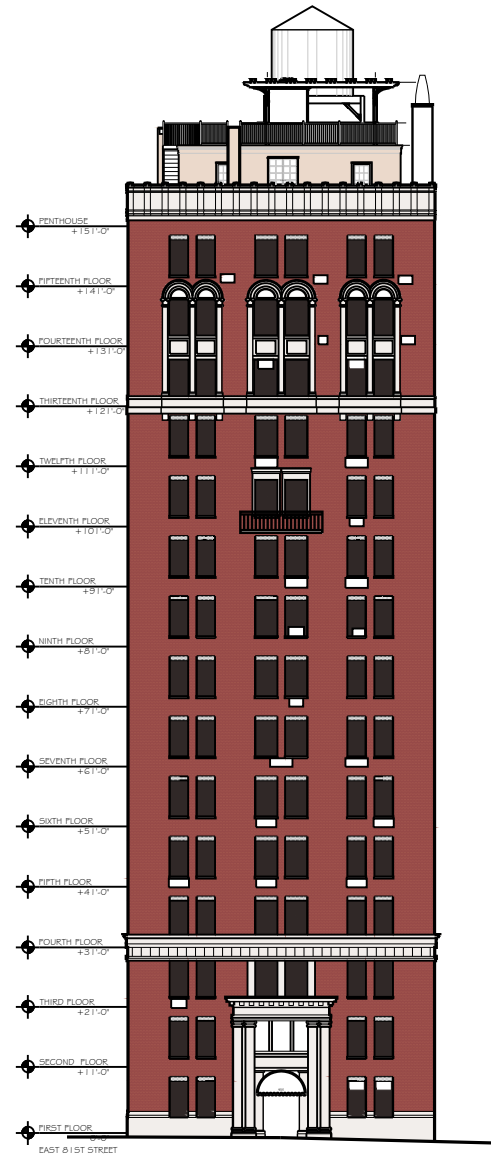
KATZ RESIDENCE
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935 PARK AVENUE, NEW YORK, NY 10028



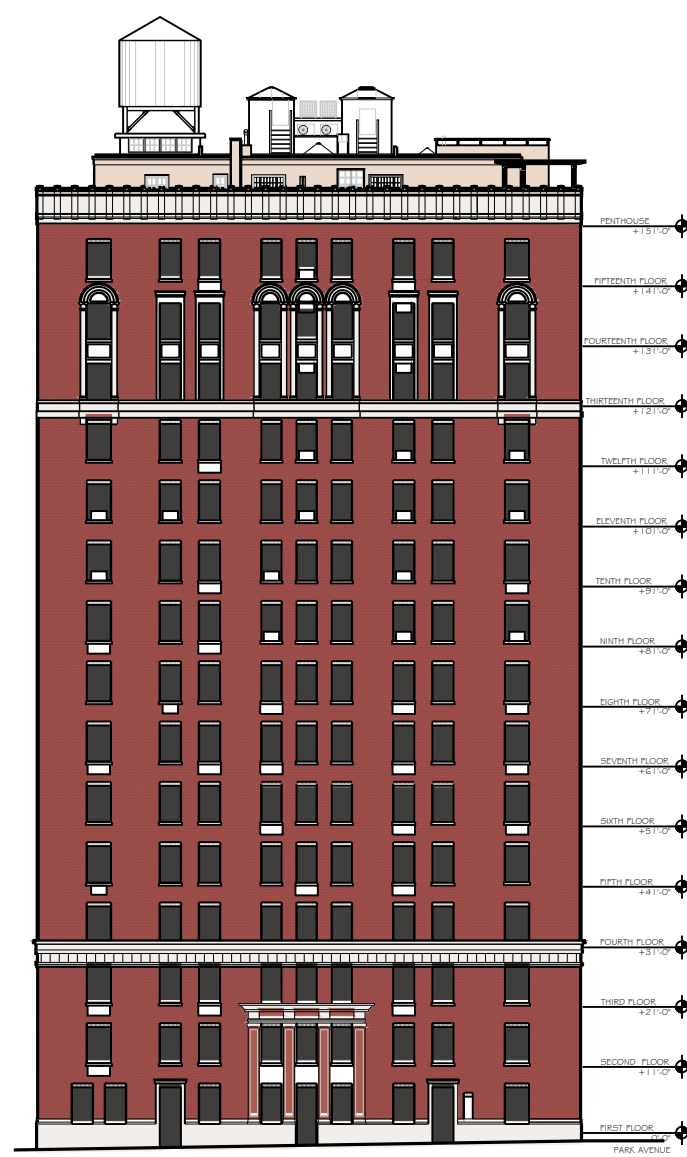
TITLE		Sunset Terrace - LPC Supplemental Information	
Siteline Drawings	DATE	November 22, 2023	PROJECT NO. 1706.02



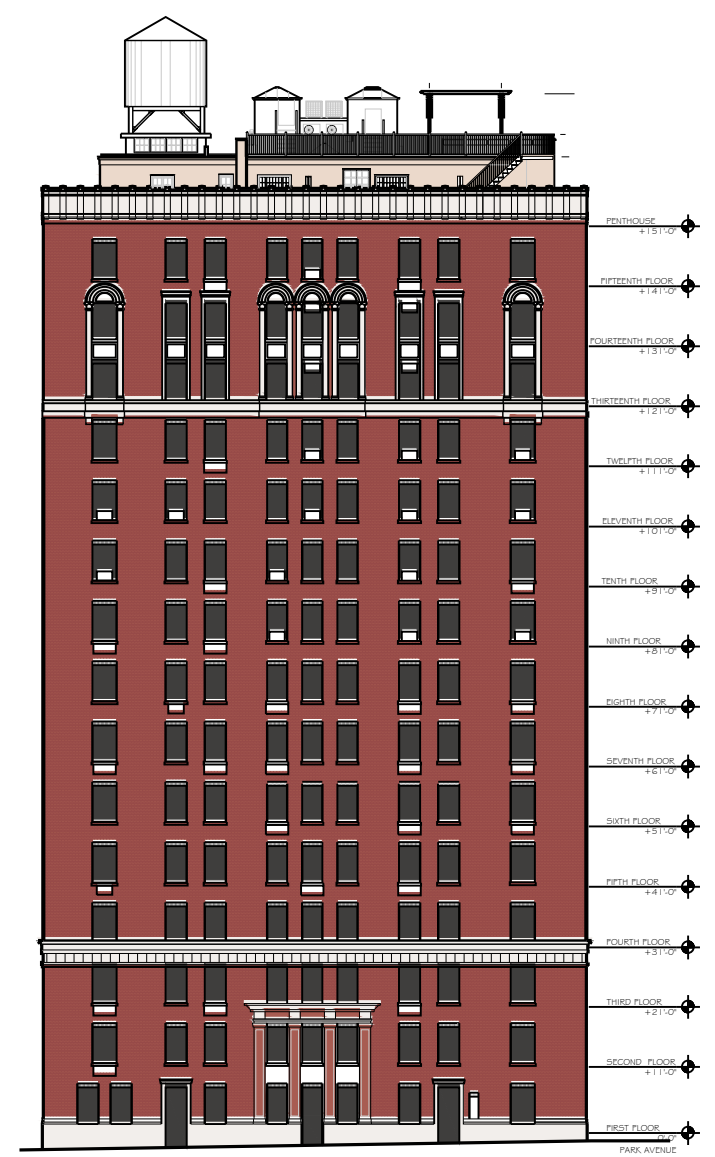
1A EXISTING EAST FACADE
SCALE: 1/32" = 1'-0"



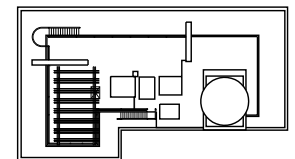
1B PROPOSED EAST FACADE
SCALE: 1/32" = 1'-0"



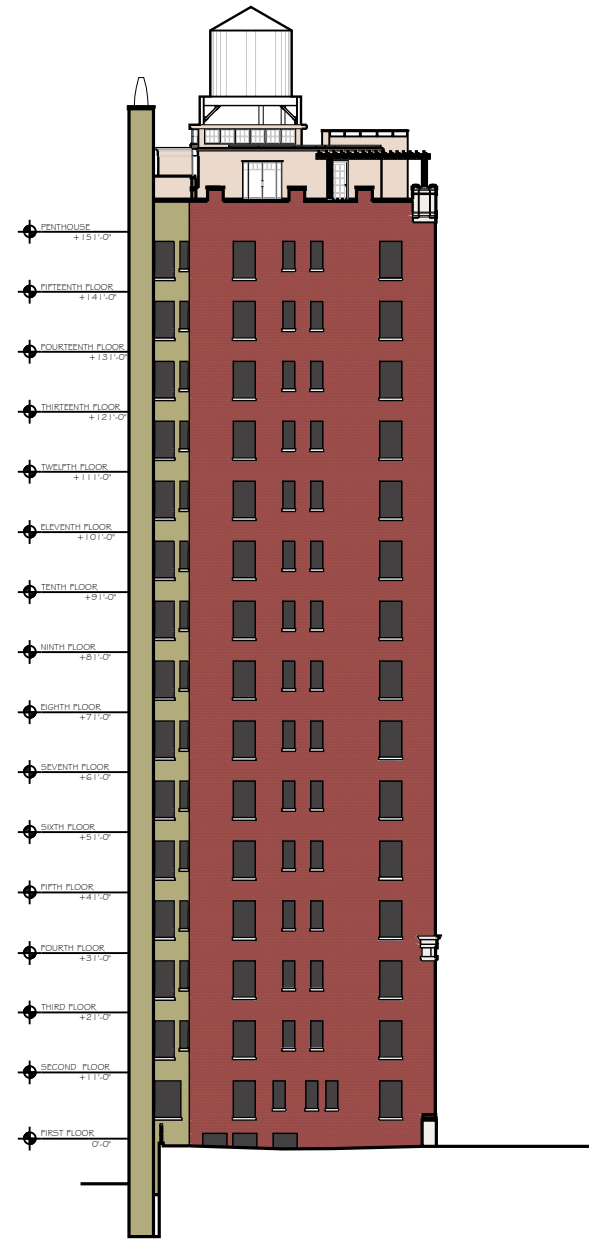
2A EXISTING NORTH FACADE
SCALE: 1/32" = 1'-0"



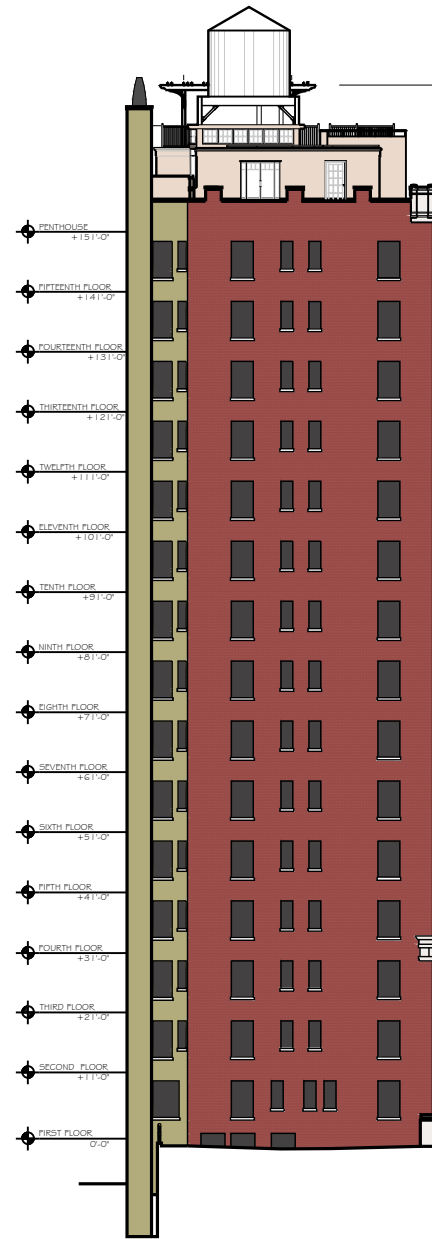
2B PROPOSED NORTH FACADE
SCALE: 1/32" = 1'-0"



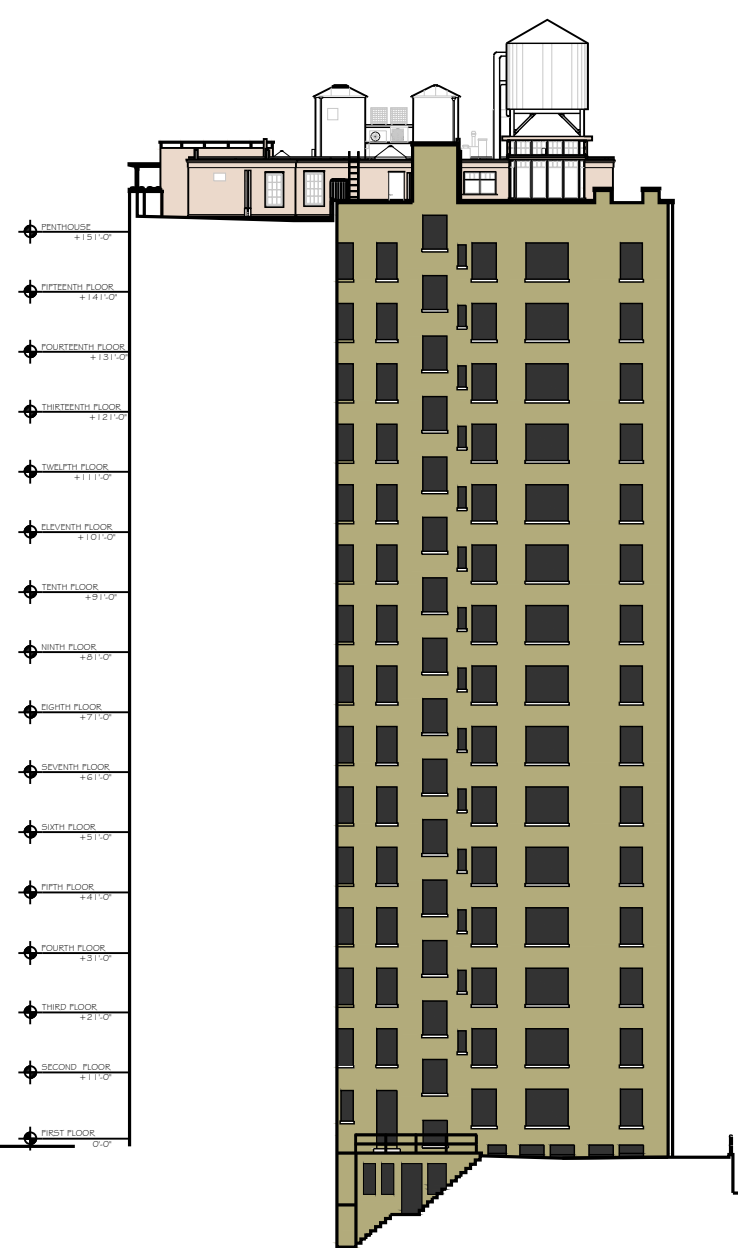
KEY PLAN



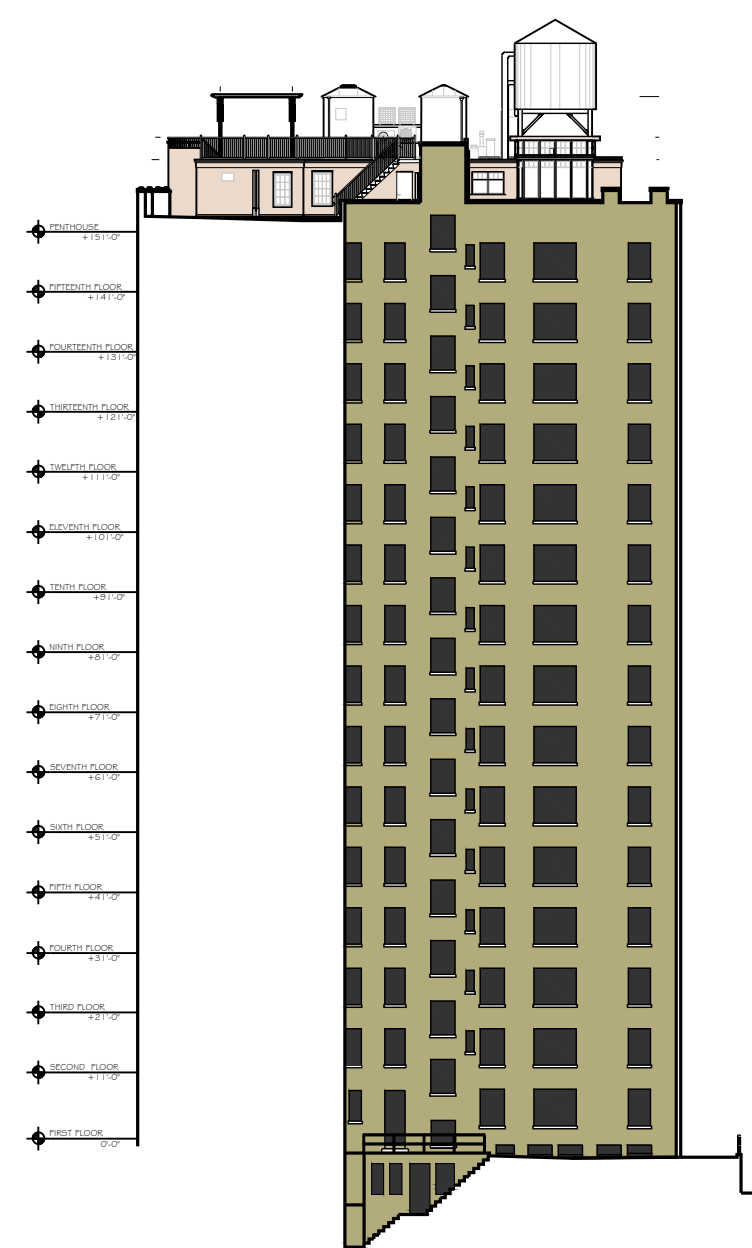
1A EXISTING WEST FACADE
SCALE: 1/32" = 1'-0"



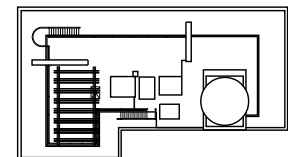
1B PROPOSED WEST FACADE
SCALE: 1/32" = 1'-0"



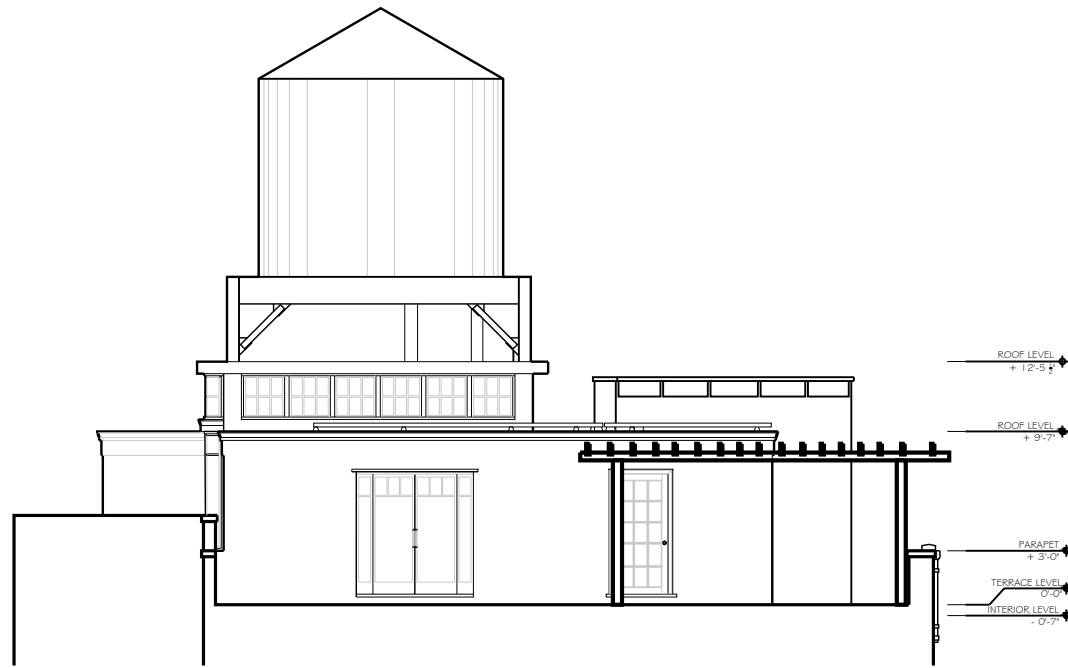
2A EXISTING SOUTH FACADE
SCALE: 1/32" = 1'-0"



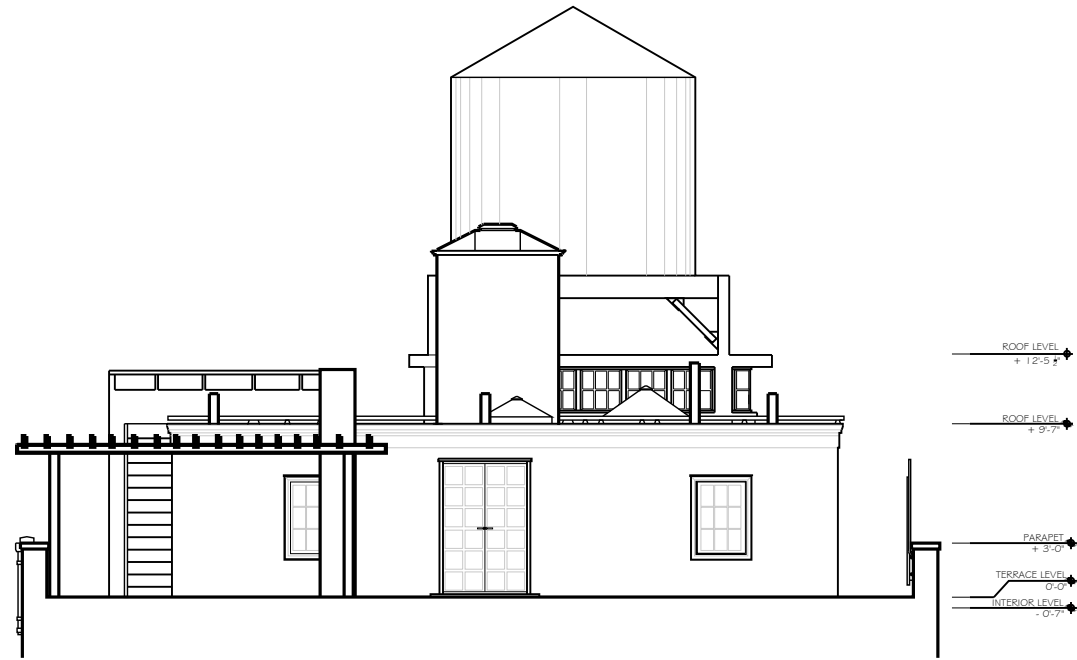
2B PROPOSED SOUTH FACADE
SCALE: 1/32" = 1'-0"



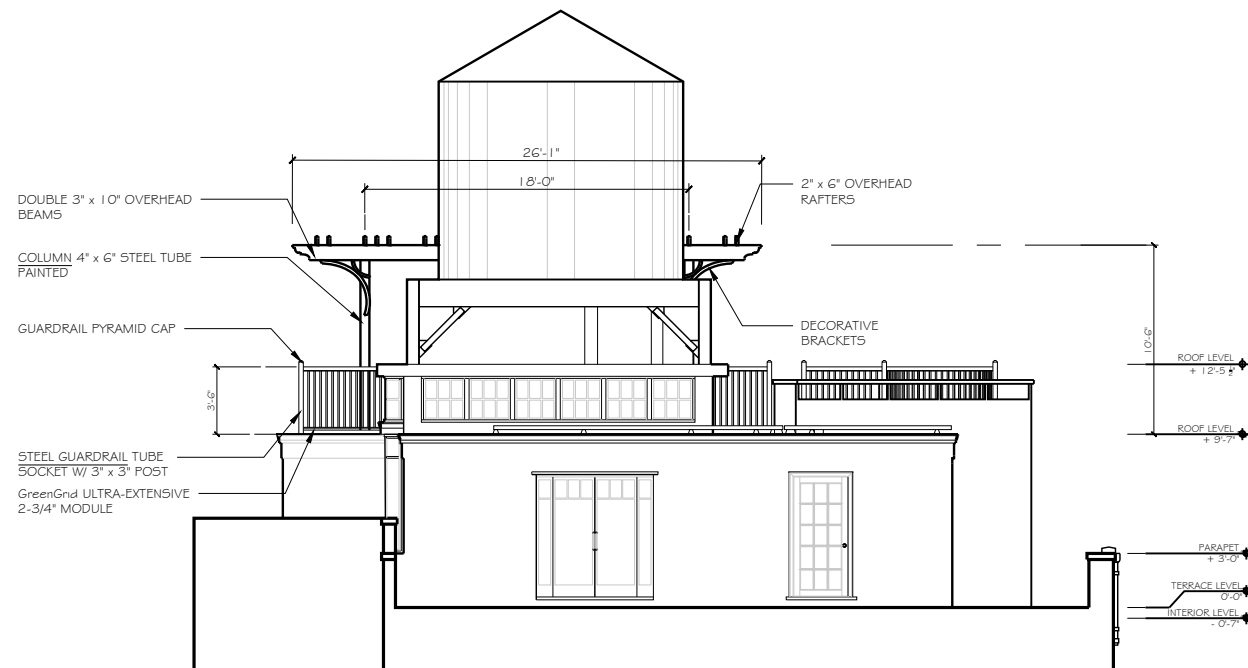
KEY PLAN



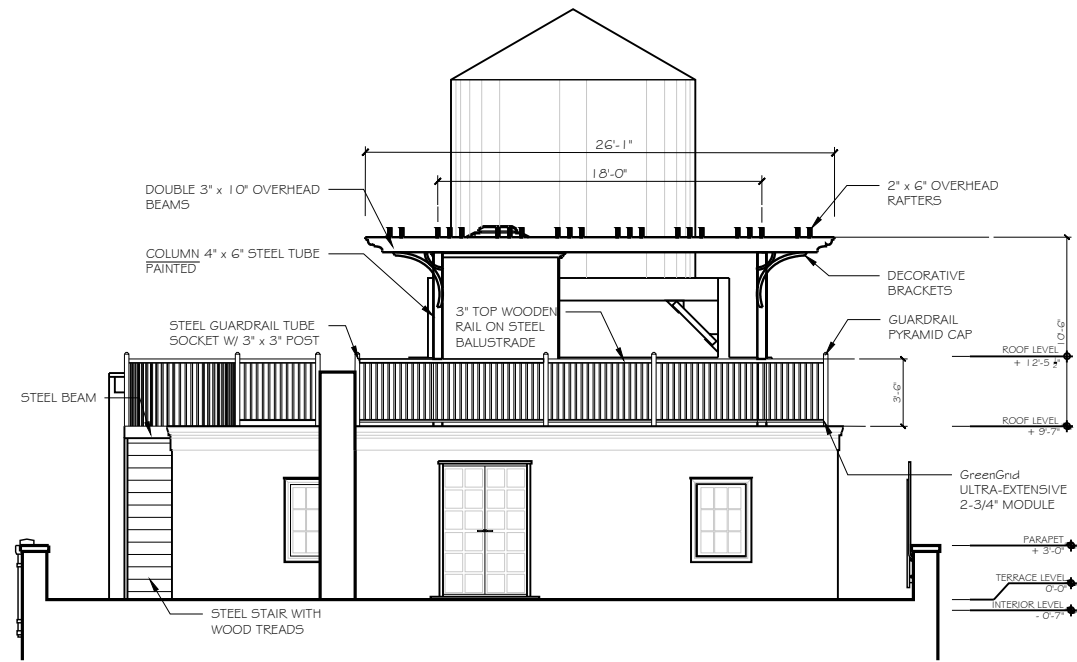
1A EXISTING WEST FACADE
SCALE: 3/32" = 1'-0"



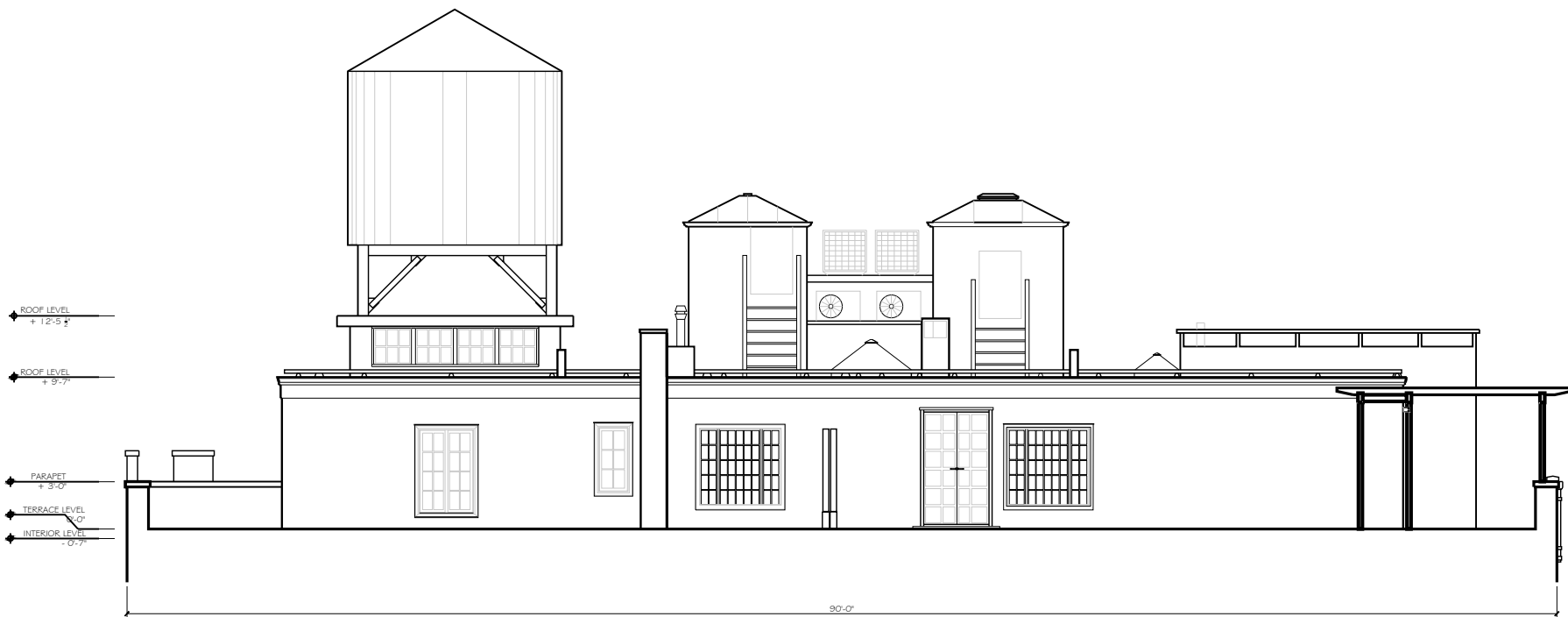
2A EXISTING EAST FACADE
SCALE: 3/32" = 1'-0"



1B PROPOSED WEST FACADE
SCALE: 3/32" = 1'-0"



2B PROPOSED EAST FACADE
SCALE: 3/32" = 1'-0"



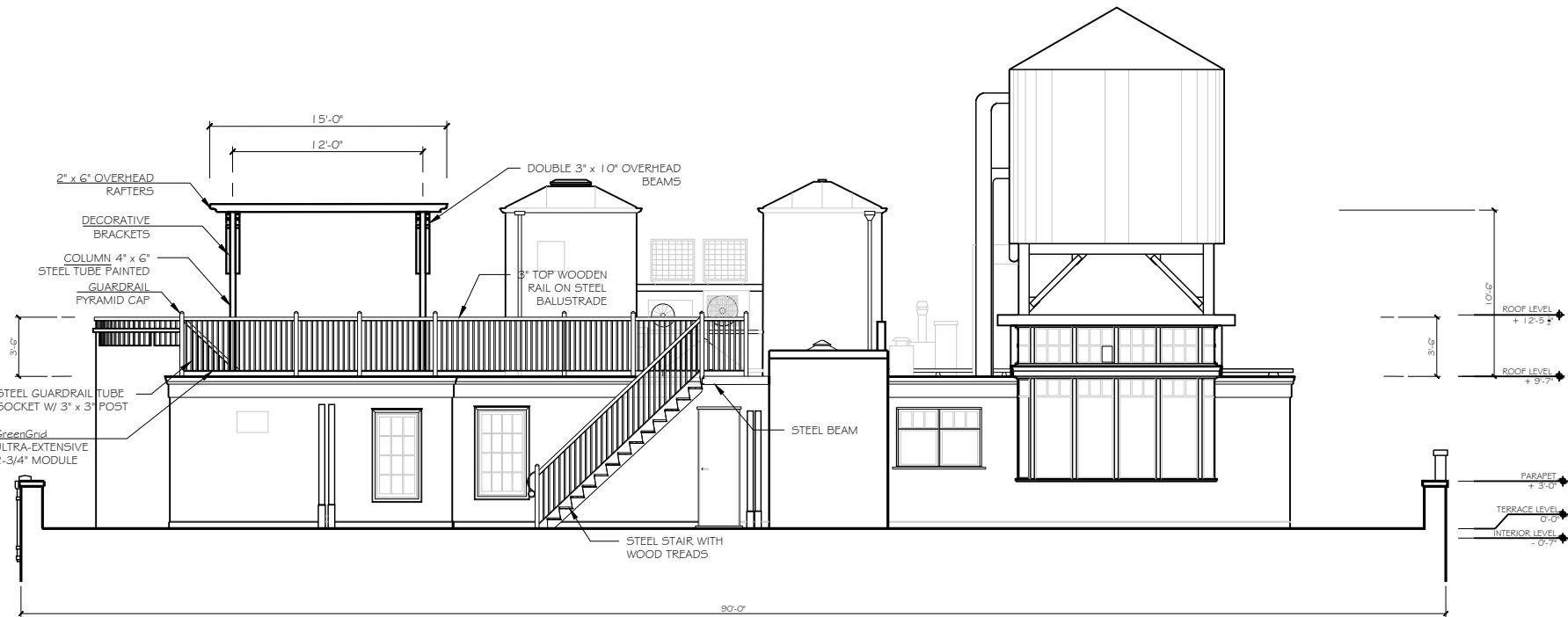
1A EXISTING NORTH FACADE
SCALE: 3/32" = 1'-0"



1B PROPOSED NORTH FACADE
SCALE: 3/32" = 1'-0"



1A EXISTING SOUTH FACADE
SCALE: 3/32" = 1'-0"



1B PROPOSED SOUTH FACADE
SCALE: 3/32" = 1'-0"

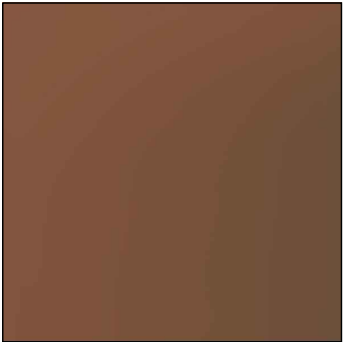
Sunset Terrace - LPC Supplemental Information
Exterior Elevations Comparison
DATE November 22, 2023
PROJECT NO. 1706.02

KATZ RESIDENCE
SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028





WOOD BEAMS



PAINTED STEEL TUBE



WOOD RAIL CAP



STEEL BALUSTRADE



PAINTED STEEL RAILING



WOOD STAIR TREADS



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SUNSET TERRACE
935 PARK AVENUE, NEW YORK, NY 10028

TITLE Sunset Terrace - LPC Supplemental Information
DATE Material Specifications
PROJECT NO. November 22, 2023
1706.02



VIEW LOOKING WEST TOWARD PARK AVENUE



VIEW LOOKING NORTH TOWARD PARK AVENUE



VIEW LOOKING SOUTH



VIEW LOOKING EAST