



MIDTOWN PRESERVATION

ARCHITECTURE & ENGINEERING, P.C.

INTRODUCTION & INTENT

817 Fifth Avenue Condominium seeks approval for a *Window Master Plan* for windows at the West Façade fronting Fifth Avenue and the North Façade fronting East 63rd Street of the building located at 817 Fifth Avenue, New York, NY. The building was designated as part of the Upper East Side Historic District designated in 1981. It is 14-stories with a slender footprint relative to other buildings along the Avenue. The abutting adjacent property just south is a newly constructed building completed in 2021. Across the street is Central Park, a scenic landmark designated in 1974, which has continued to evolve and grow over the decades into a forested retreat.

FIFTH AVENUE FAÇADE WINDOWS

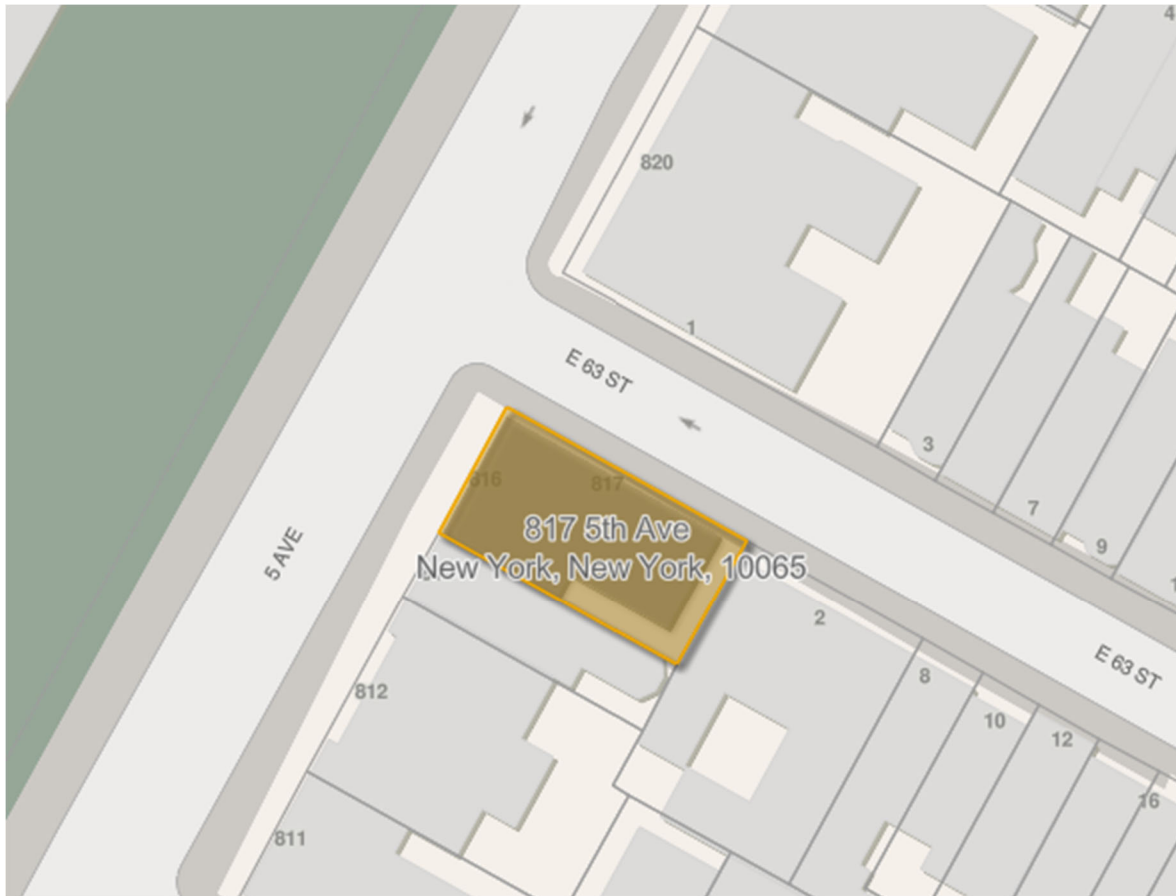
Currently, all windows except for the Ground floor are single-lite. For consistency, the Owners wish to maintain this single lite window configuration at the Fifth Avenue façade. This will conserve their uninterrupted views of the park which they have appreciated for almost five decades. The single lite windows will be tilt & turn operation and have a simple, historic profiled brick mold with a light grey finish achieved using clear anodized aluminum that will not compete nor detract from the limestone façade.

EAST 63RD STREET FAÇADE WINDOWS

Most of the windows at this wall are one-over-one double hung windows. The Owners wish to incorporate a one-over-one configuration into the Master Plan. These configurations have also existed for almost five decades. They will also have a simple, historic profiled brick mold with a light grey finish achieved using clear anodized aluminum that will not compete nor detract from the limestone façade.

SUMMARY

By maintaining the prevalent window configurations, the Facades will continue to display consistent aesthetics and eliminate the long-term patchwork style metamorphosis that would occur by forcing a 6 over 6 double hung configuration when individual unit owners embark on window upgrades. Ownership is committed to working with the Landmarks Preservation Commission in further refining the windows in the proposed Master Plan and can provide physical samples or mock-ups if required.



BUILDING LOCATION



HISTORIC PHOTO, CIRCA 1975, prior to designation by the Landmarks Preservation Commission and prior to being placed on the National Register of Historic Places.



HISTORIC PHOTO, CIRCA 1940'S - EAST 63RD STREET FAÇADE



HISTORIC PHOTO, CIRCA 1940'S – FIFTH AVENUE FAÇADE



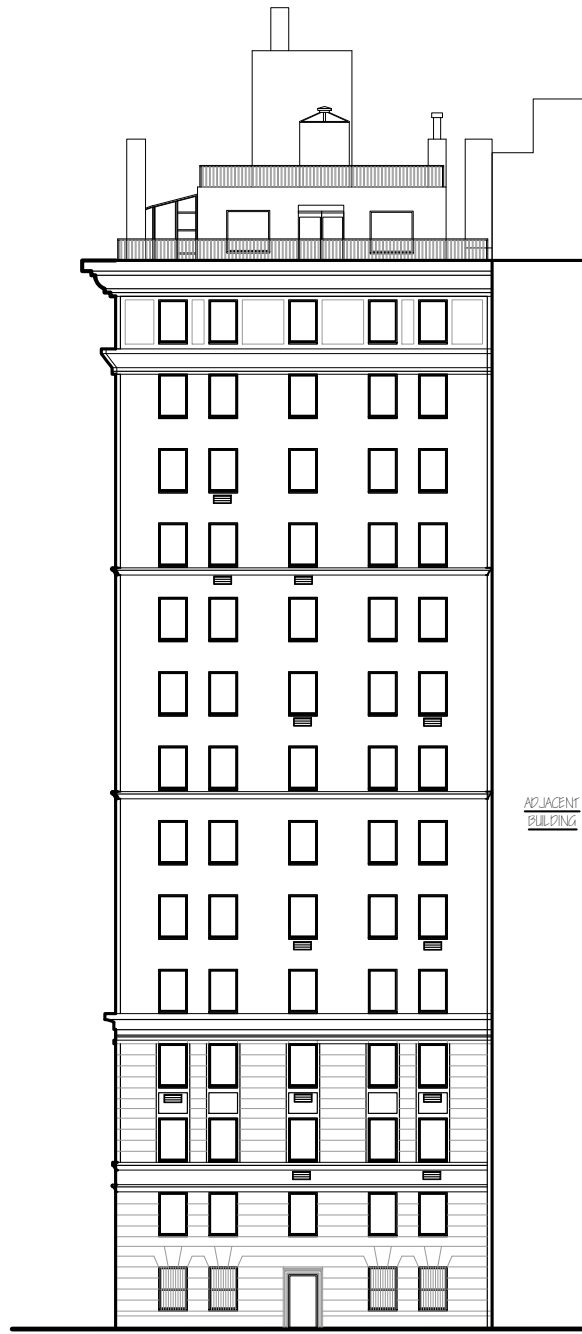
HISTORIC PHOTO, CIRCA 1925 – FIFTH AVENUE FAÇADE



RECENT PHOTO OF BUILDING WITHIN THE STREETScape AT FIFTH AVENUE.



RECENT PHOTO OF BUILDING – East 63rd Street Façade, taken from neighboring rooftop

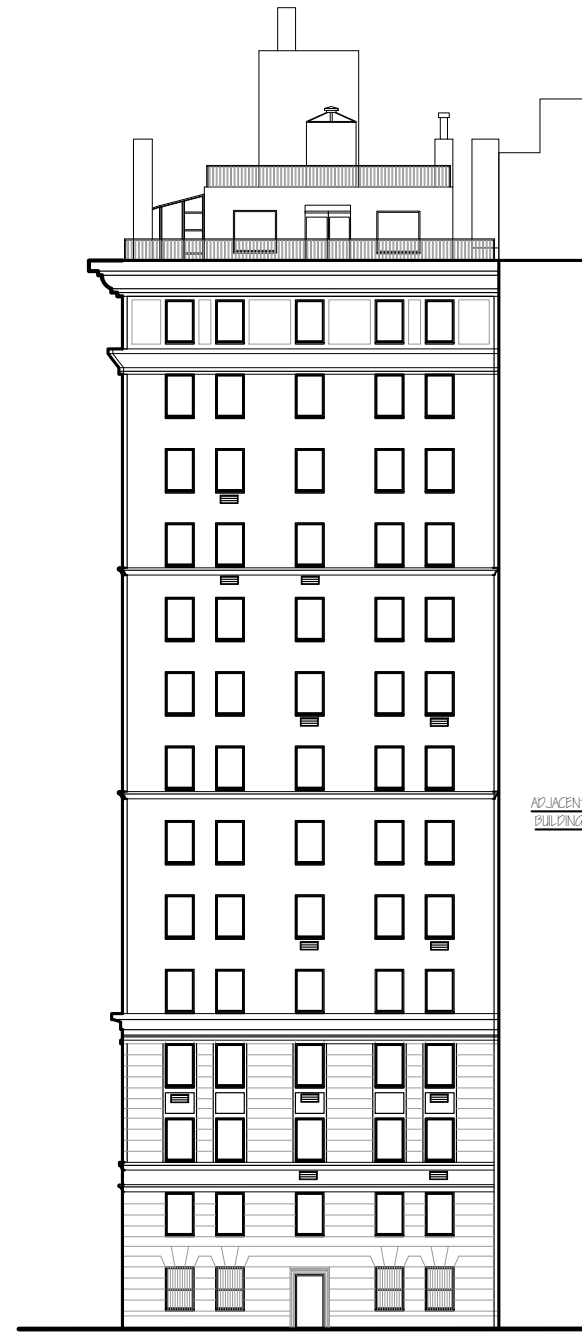


EXISTING

WEST ELEVATION
(FRONTING FIFTH AVENUE)

- PENTHOUSE →
- 15TH FLOOR
(A.K.A. 14TH FL.) →
- 14TH FLOOR
(A.K.A. 13TH FL.) →
- 12TH FLOOR →
- 11TH FLOOR →
- 10TH FLOOR →
- 9TH FLOOR →
- 8TH FLOOR →
- 7TH FLOOR →
- 6TH FLOOR →
- 5TH FLOOR →
- 4TH FLOOR →
- 3RD FLOOR →
- 2ND FLOOR →
- 1ST FLOOR →

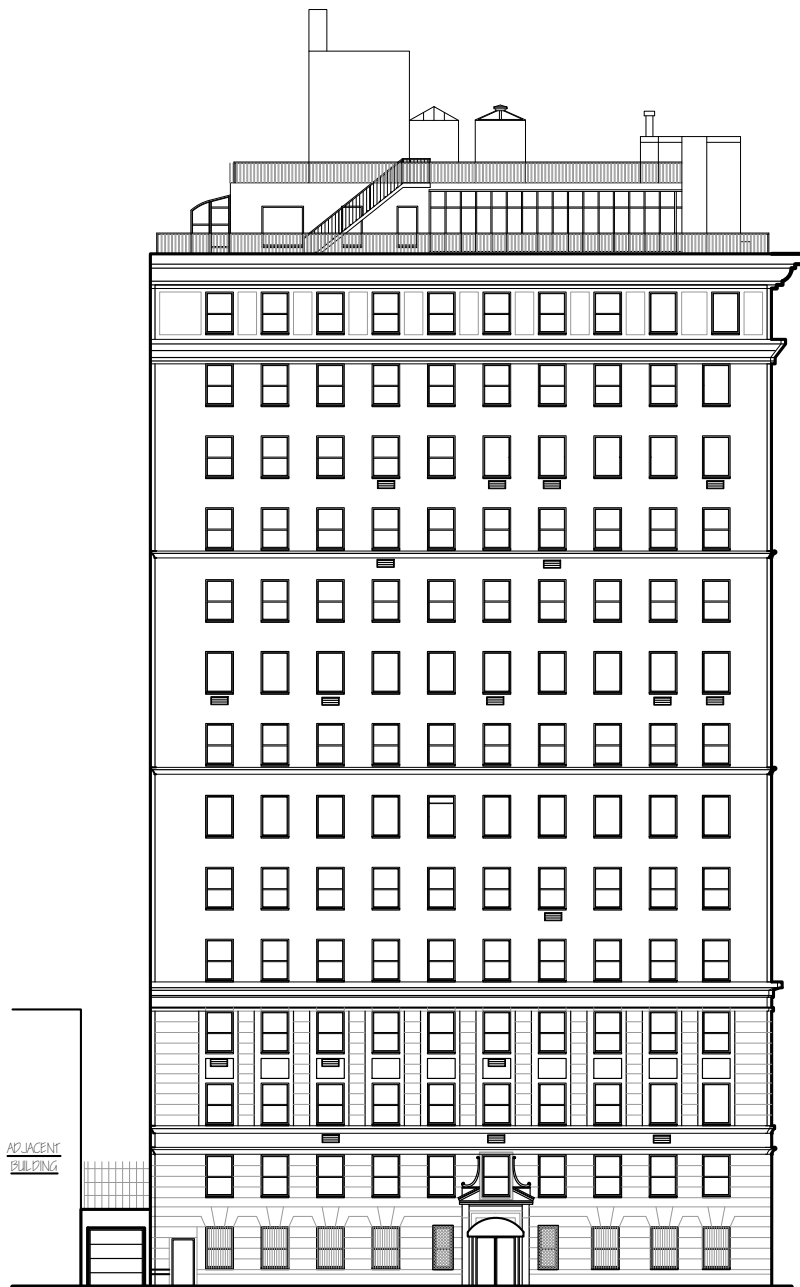
ADJACENT
BUILDING



PROPOSED

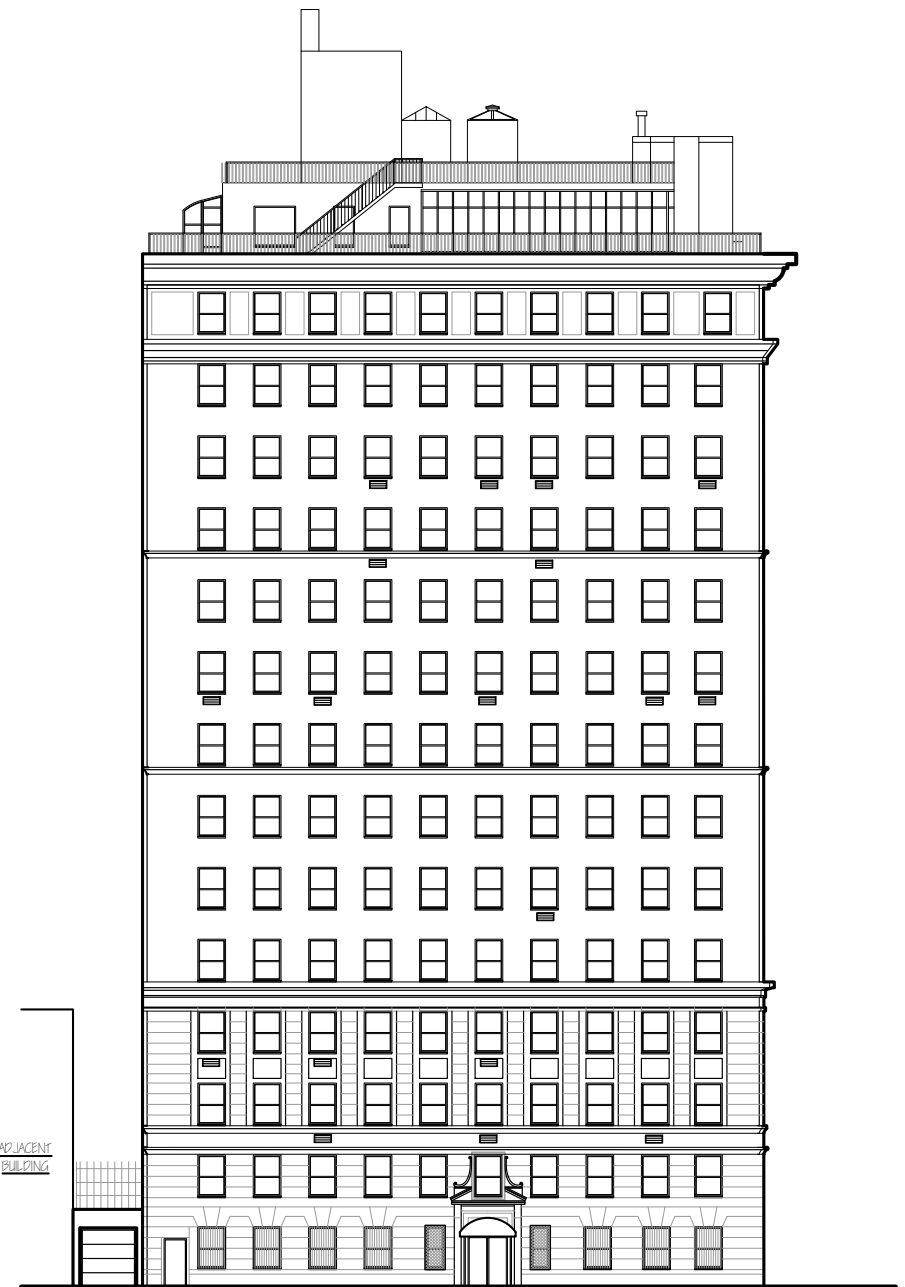
WEST ELEVATION
(FRONTING FIFTH AVENUE)

ADJACENT
BUILDING

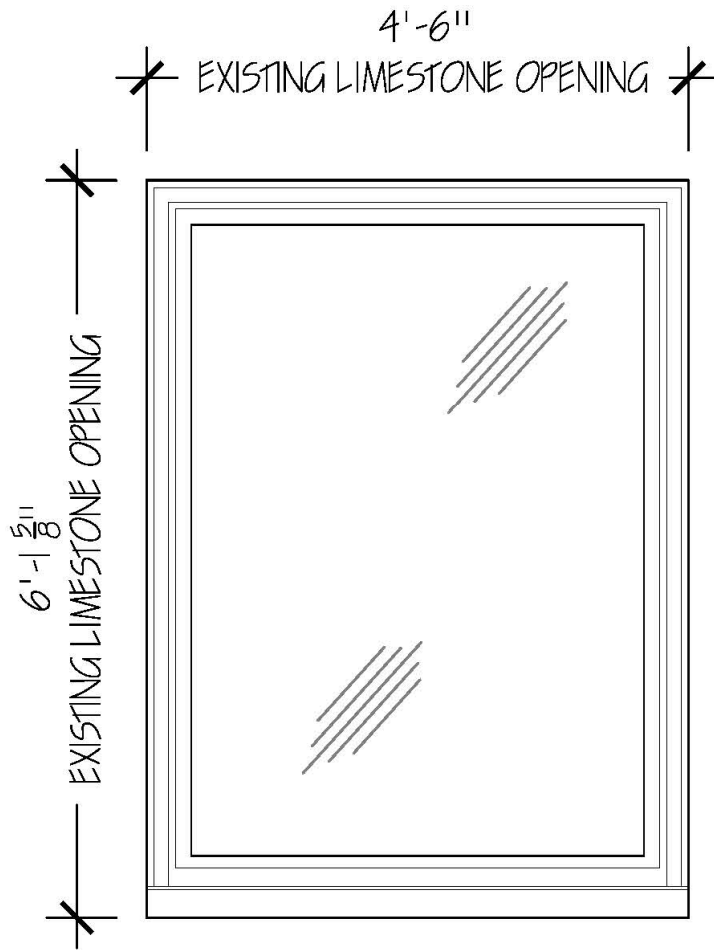


PENTHOUSE
 15TH FLOOR
 (AKA 14TH FL.)
 14TH FLOOR
 (AKA 13TH FL.)
 12TH FLOOR
 11TH FLOOR
 10TH FLOOR
 9TH FLOOR
 8TH FLOOR
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 1ST FLOOR

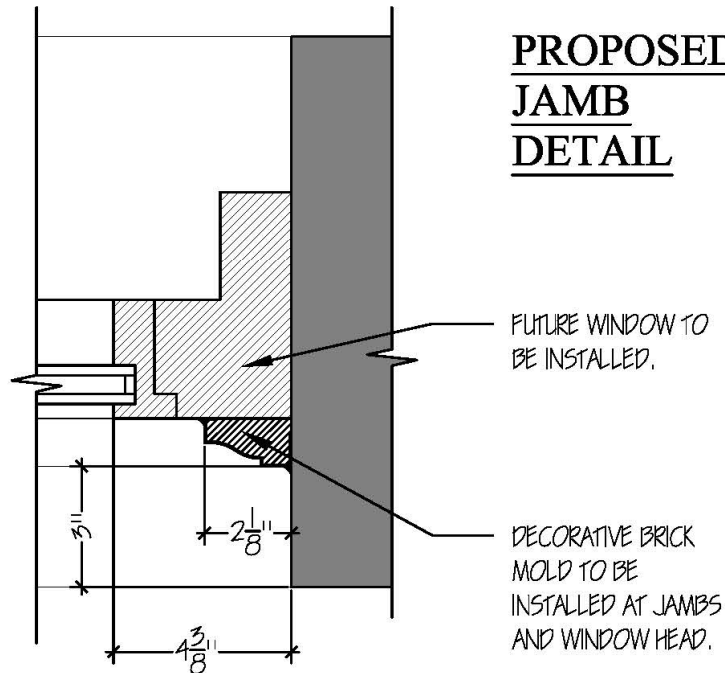
EXISTING
 NORTH ELEVATION
 (FRONTING EAST 63RD STREET)

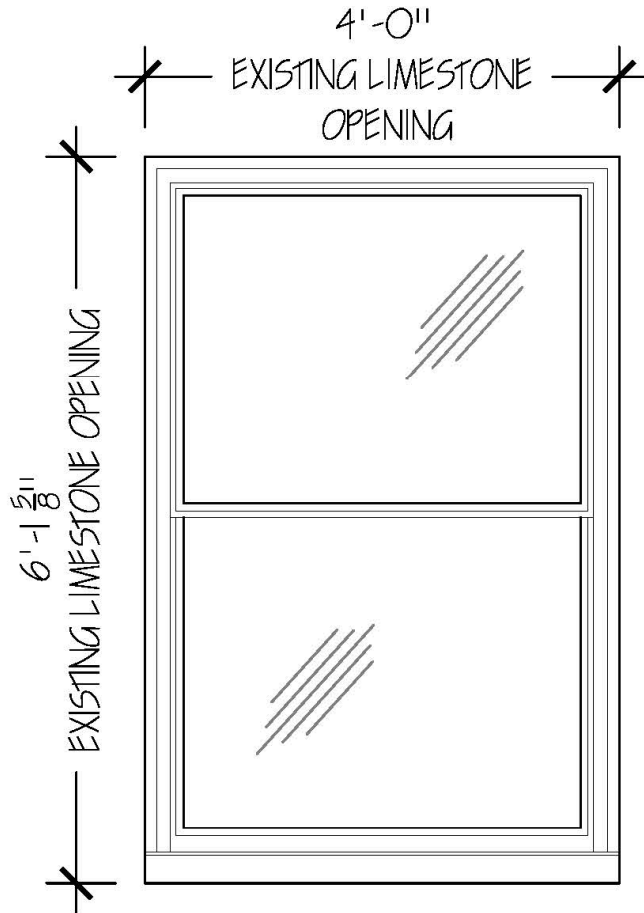


PROPOSED
 NORTH ELEVATION
 (FRONTING EAST 63RD STREET)

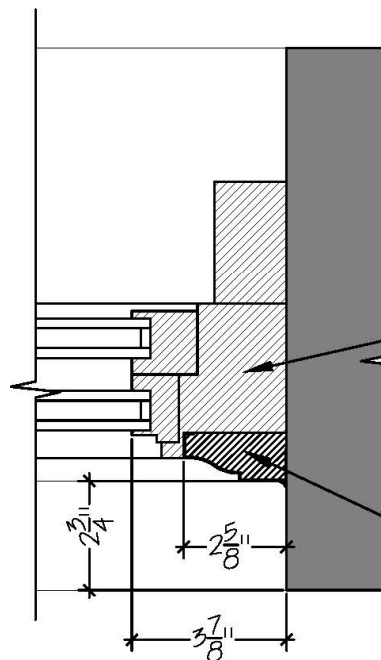


ELEVATION OF
PROPOSED TILT &
TURN WINDOW
AT FIFTH AVE.
FACADE





ELEVATION OF
PROPOSED
DOUBLE HUNG
WINDOW
AT 63RD STREET
FACADE



PROPOSED
JAMB
DETAIL

FUTURE WINDOW TO
BE INSTALLED.

DECORATIVE BRICK
MOLD TO BE
INSTALLED AT JAMBS
AND WINDOW HEAD.