# **APARTMENT RENOVATION**

785 FIFTH AVENUE, 18TH 'MARKETING' FLOOR, UNIT 18 NEW YORK, NY 10022

# LANDMARKS PRESERVATION COMMISSION HEARING JUNE 26, 2024 DOCKET #: LPC-24-12001

# ARCHITECT:

SAWYER | BERSON ARCHITECTURE \$ LANDSCAPE ARCHITECTURE LLP 235 PARK AVE SOUTH, 11th FL NEW YORK, NY 10003 TEL: (2|2) 244-3055 FAX: (212) 244-3030

# STRUCTURAL ENGINEER:

SILMAN ENGINEERING 32 OLD SLIP I OTH FL NEW YORK, NY 10005 TEL: (212) 620-7970

# MEP ENGINEER:

POLISE CE 133 WEST 19TH STREET NEW YORK, NY 10011 TEL: (212) 645-1002

# GENERAL CONTRACTOR:

REIS CONTRACTING 286 MADISON AVENUE NEW YORK, NY 10017 TEL: (646) 918-7015

# LIGHTING DESIGN:

L DESIGN STUDIO 54 W40TH STREET NEW YORK, NY 10018 TEL: (212) 686-5400

# AUDIO VISUAL:

AVS I LABRIOLA COURT ARMONK, NY 10504 TEL: (914) 219-5520

ACOUSTIC CONSULTANT:

WSDG I I O EAST 25TH STREET NEW YORK, NY 10010 TEL: (845) 691-9300

# SECURITY CONSULTANT:

INTELLI-TEC 150 EILEEN WAY UNIT 2 SYOSSET, NY 11791 TEL: (800) 981-7233

# INTERIOR DESIGNER:

CLEMENTS DESIGN 717 N. HIGHLAND AVENUE #3 LOS ANGELES, CA 90038 TEL: (310) 247-9350

WALDO DESIGNS 620 NORTH ALMONT DRIVE LOS ANGELES, CA 90069 TEL: (310) 278-1803

# LOCATION INFORMATION:

785

1374

69

8C

N/A

RIOH

ADDRESS: FIFTH AVENUE TAX BLOCK: TAX LOT: ZONING MAP: ZONING DISTRICT: ZONING OVERLAY: LOT AREA: 13,229 SQ. FT. BIN: 1040765

LPC STATUS:

OCCUPANCY CLASS: SPECIAL DISTRICT: CONSTRUCTION CLASS: NUMBER OF STORIES: BUILDING HEIGHT: NUMBER OF DWELLINGS: C OF O:

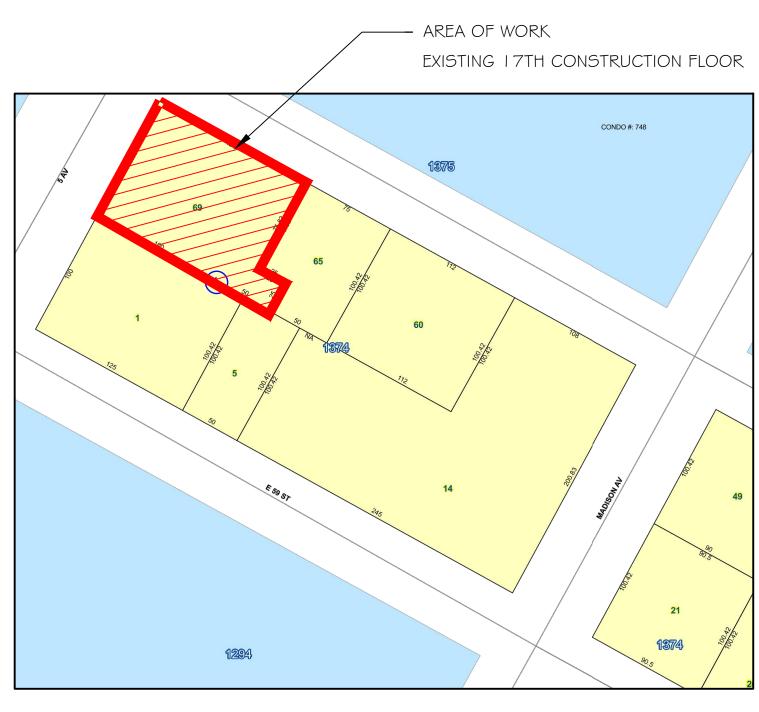
UPPER EAST SIDE HISTORIC DISTRICT, LP-1051 R-2 N/A I FIREPROOF STRUCTURE 18 161 FT 65 122387390T001

# SCOPE OF WORK:

REMOVAL OF EXISTING COPING CAP AND INNER PARAPET FACING AT ALL 17TH CONSTRUCTION/18TH MARKETING FLOOR TERRACES.

PROPOSED REDUCTION OF PARAPET HEIGHT BY 4 BRICK COURSES TO INSTALL NEW TALLER GUARDRAIL STRUCTURE.

PROPOSED INSTALLATION OF NEW GLASS AND STEEL GUARDRAILS AND PARAPET COPING CAP AT ALL 17TH CONSTRUCTION/18TH MARKETING FLOOR TERRACES; NEW GUARDRAIL DESIGN TO MATCH THAT PRIOR APPROVED (CNE-24-07670 & CNE-24-07671)















1980 TAX PHOTO - FIFTH AVENUE NOT TO SCALE



- 785 FIFTH AVENUE (SUBJECT PROPERTY)

STREET VIEW (2023) - FIFTH AVENUE

# DRAWIING LIST:

LPC-01	COVER PAGE
LPC-02	SITE PLAN & EXISTING CONDITION PHOTOS
LPC-03	DESIGNATION REPORT EXCERPTS
LPC-04	I 7TH CONSTRUCTION FLOOR EXISTING AND PROPOSED PLANS
LPC-05	EXISTING & PROPOSED WEST EXTERIOR ELEVATIONS
LPC-06	EXISTING & PROPOSED WEST EXTERIOR ELEVATION PHOTO-MONTAGES
LPC-07	ENLARGED EXISTING & PROPOSED WEST EXTERIOR ELEVATIONS AND PHOTO-MONTAGES
LPC-08	EXISTING & PROPOSED NORTH EXTERIOR ELEVATIONS
LPC-09	EXISTING & PROPOSED NORTH EXTERIOR ELEVATION PHOTO-MONTAGES
LPC-10	ENLARGED EXISTING & PROPOSED NORTH EXTERIOR ELEVATIONS AND PHOTO-MONTAGES
LPC-11	EXISTING & PROPOSED EAST EXTERIOR ELEVATIONS
LPC-12	EXISTING & PROPOSED EAST EXTERIOR ELEVATION PHOTO-MONTAGES
LPC-13	ENLARGED EXISTING & PROPOSED EAST EXTERIOR ELEVATIONS AND PHOTO-MONTAGES
LPC-14	EXISTING & PROPOSED TYPICAL TERRACE AND GUARDRAIL ELEVATIONS & SECTIONS
LPC-14a	DETAILED PARAPET AND GUARDRAIL COMPARISON
LPC-14b	EXISTING & PROPOSED GUARDRAIL DETAILS
LPC-15	PROPOSED PARAPET & GUARDRAIL DETAILS

### INDIRECTLY ASSOCIATED PENTHOUSE (18TH & 19TH CONSTRUCTION FLOORS) DOCKET NUMBERS:

NOC 19-41088 (LPC-19-41088), ISSUED 7/1/2020 FINAL SIGN OFF FOR INITIAL COA 15-9927 (LPC-15-8995), ISSUED 7/10/2014

ASSOCIATED 17TH CONSTRUCTION FLOOR DOCKET NUMBERS:

LPC-22-11768 INTERIOR ALTERATION (SIGNED OFF); 1ST PAA UNDER NEW LPC-06656; 2ND PAA UNDER NEW LPC-06688

LPC-22-11769 MECHANICAL & PLUMBING FOR INTERIOR ALTERATION (SIGNED OFF); 2ND PAA UNDER NEW LPC-24-06655

LPC-23-08126 EXTERIOR SCOPE (SIGNED OFF): 1ST PAA UNDER NEW LPC-24-06657 (REPLACE WINDOWS & ADD DRYER VENT); PER MISC-24-06657, CNE-23-08126 AMENDED

CNE-24-07671: EXTERIOR SCOPE (REPLACE GUARDRAILS AT NORTH AND WEST TERRACES)

CNE-24-07670: EXTERIOR SCOPE (REMOVE EXISTING SOLARIUM ASSEMBLY AND RESTORE NORTHEAST TERRACE. RESTORE NORTH FACADE AT NORTHEAST TERRACE WITH NEW MASONRY OPENING AND NEW FENESTRATION UNIT. INSTALL NEW GUARDRAIL ON EXISTING PARAPET AT NORTHEAST TERRACE

DATE ISSUE		NO.
06.26.2024 ISSUED FC	OR LPC PUBLIC HEARING	1
SAWYER ARCHITECTURE & L	<b>BERSON</b> ANDSCAPE ARCHITECTURE, I	LLP
235 PARK AVENUE S NEW YORK, NEW YO TEL 212.244.3055	SOUTH, 11TH FLOOR DRK 10003	
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* MARD BE	SCALE: AS NOTED SHEET NO:	
OF NEW YOR	LPC-01	
	ANDSCAPE ARCHITECTURE	

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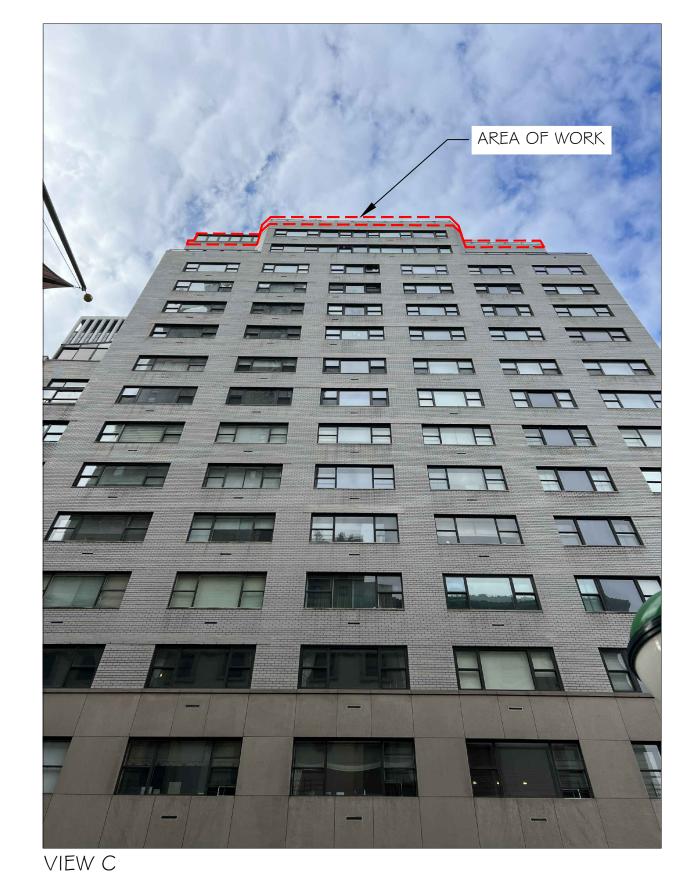


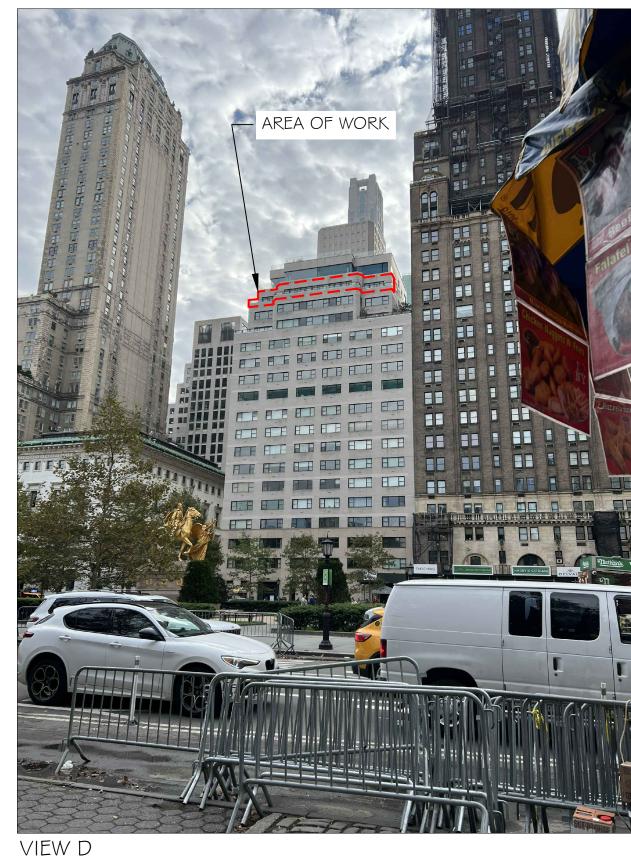
VIEW A

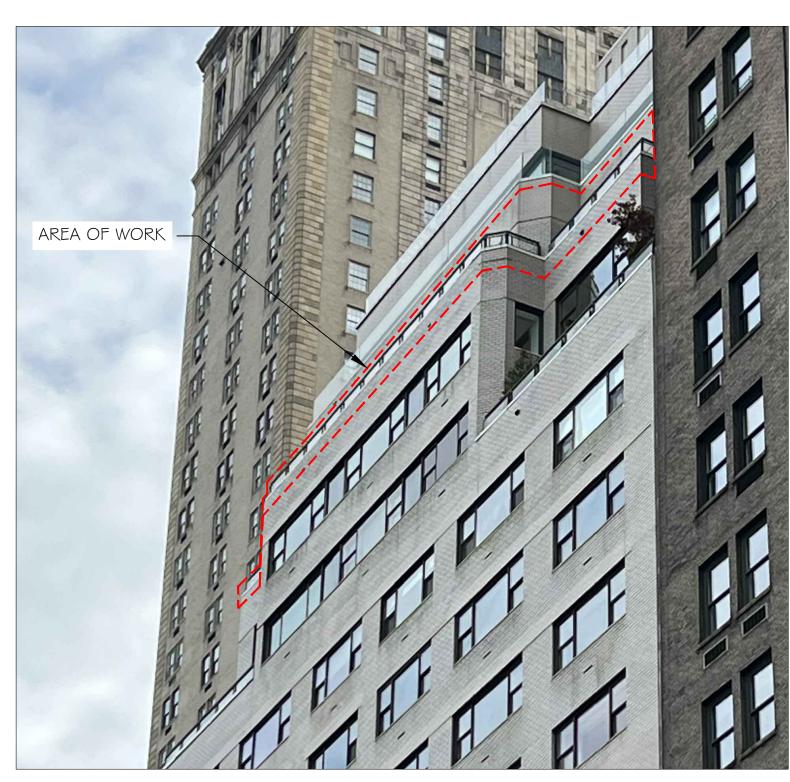
VIEW B



VIEW F









I SITE PLAN LPC-02 SCALE: NTS



VIEW E



VIEW H

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107		<b>,</b>
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	785 FIFTH AVENUE NEW YORK, NY 10022	
	PC PRESENTATION	
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STATE	220210 SE LPC-02	
	ECTURE & LANDSCAPE ARCHITECTURE,	IIP

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FIFTH AVENUE between East 59th Street and East 60th Street

This block has only two buildings along it: the Sherry Netherland Hotel and the apartment building at 785 Fifth Avenue. The current Sherry Netherland (1926-27) was designed by Schultze & Weaver, Buchman & Kahn. Schultze & Weaver were noted for their hotel designs which include: the Waldorf-Astoria, the Breakers in Palm Beach, the Cliff in San Francisco and the Pierre one block further north on Fifth Avenue. The hotel stands on the site of an earlier Hotel Netherland (1890-93) by W.H. Hume & Son which was demolished in 1926. No. 785, with the pretentious sobriquet, "Parc V," is an undistinguished building by Emery Roth & Sons (1962). In 1904, part of the site of No. 785 was occupied by a handsome apartment house by H.J. Hardenbergh, the architect of the Plaza Hotel diagonally across Grand Army Plaza and the Dakota on Central Park West and West 72nd Street.

UPPER EAST SIDE HISTORIC DISTRICT DESIGNATION REPORT LPC-03/ NOT TO SCALE

## ROSE & STONE

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3

Charles Frederick Rose (dates undetermined) Howard Colton Stone (dates undetermined)

14-20 East 72nd Street	1893	new buildings (4)
22 East 72nd Street	1893	new building
49 East 79th Street	1893-94	new building

Charles Frederick Rose and Howard Colton Stone established their firm in 1887. Their most famous work was the neo-French Renaissance mansion built in 1887-88 for Isaac V. Brokaw at the northeast corner of Fifth Avenue and 79th Street. In 1905, Rose designed two Francois I style town houses at 984 and 985 Fifth Avenue for Brokaw's sons. All are now demolished. Within the district Rose & Stone designed a row of five neo-Renaissance houses, although as two commissions, on East 72nd Street in 1893. These are among the few residences which survive on this street. No. 49 East 79th Street is a Romanesque Revival carriage house which has been converted to use as a garage. The partners separated and set up individual offices in 1895.

Francis

## EMERY ROTH & SONS

Emery Roth (1871-1948) Julian Roth (dates undetermined) Richard Roth (b.1904)

2 East 60th Street	1959	new building
28 East 70th Street	1926	new building
875 Fifth Avenue	1939-40	new building
880 Fifth Avenue	1946-48	new building
930 Fifth Avenue	1940	new building
945 Fifth Avenue	1947-48	new building
570 Park Avenue	1915-16	new building
715 Park Avenue	1948-49	new building
785 Fifth Avenue (Richard Roth)	<mark>1959-62</mark>	new building

785 Fifth Avenue (Kichard Koth) 1909-02 10 East 70th Street (Richard 1960 Roth)

Orphaned at the age of 13 in Czechoslovakia, Emery Roth immigrated first to Chicago and then to Bloomington, Illinois, where he found employment as an office boy with an architect's firm. In 1889-90, he was an apprentice draftsman in an architect's office in Kansas City. For three years, 1890 to 1893, Roth was associated with the famous firm of Burnham & Root and later, after the death of Root, with D.H. Burnham & Co. In 1890, the World's Columbian Exposition was incorporated in Chicago with John Root as Consulting Engineer and Daniel H. Burnham as Chief of Construction. The Expostiion, held in 1893, had a profound

new building

## -1331-

PPER EAST SIDE HISTORIC DISTRICT DESIGNATION REPORT LPC-03/ NOT TO SCALE

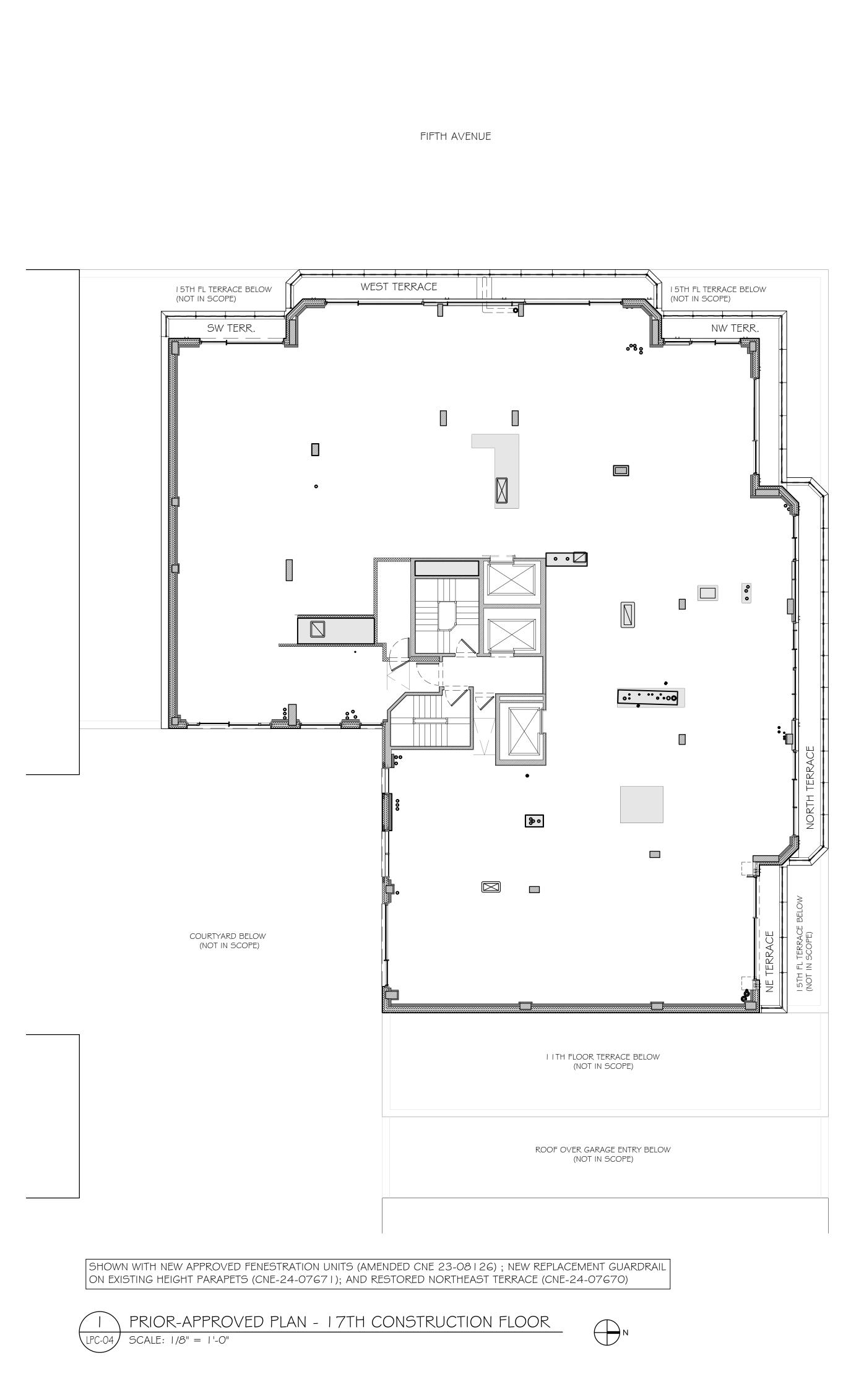
	No. 785 (1374,						
			Date		Architect		Owner
	Erected		1962-63	by	Richard Roth of Emery Roth & Sons	for	787 Fifth Avenue Cor
23	ARCHITECTURE						
	<mark>Style</mark>	none					
	Elements		er en		ouilding; first three f le windows; set backs b		Malle manuel - Pullippenergenerge "Address and Bill Developer - a server as are proportion.
5	HISTORY	Replaced	an apartm	ent house	e (1904) by Henry J. Ha	ardenburgh	*
	References:				Fifth Avenue and Centra pric Preservation, 1975	and the second se	dings-Structures Invent
		New York	City, Dep	artment o	of Buildings, Manhattan	a, Plans, Per	mits and Dockets.
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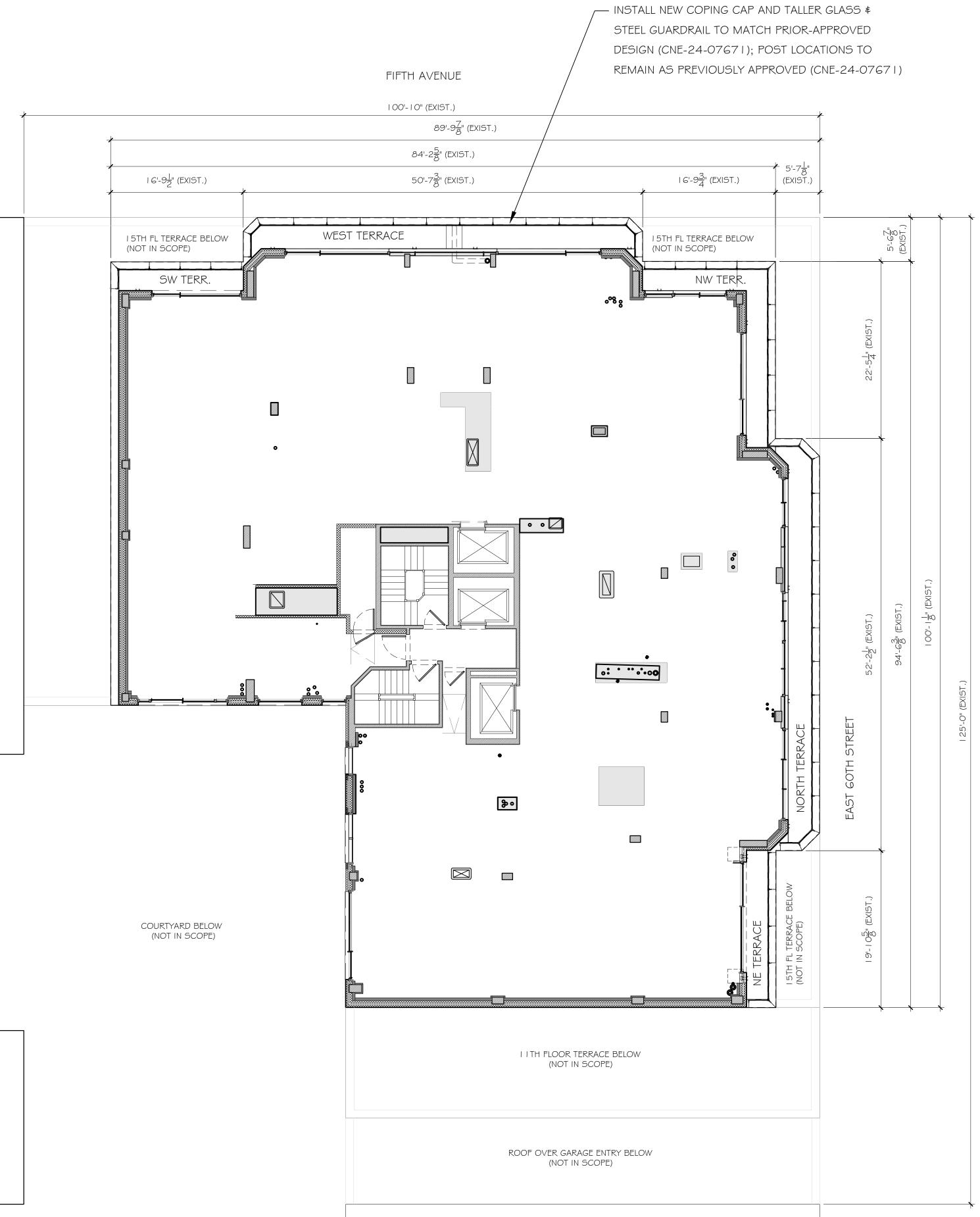
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	FEB 27 1975 FOR OFFICE USE ONLY
BUILDING-STRUCTURE INVENTORY FORM	UNIQUE SITE NO. 06-01-0200 - 0000
DIVISION FOR HISTORIC PRESERVATION NEW YORK STATE PARKS AND RECREATION ALBANY, NEW YORK (518) 474-0479	QUAD
YOUR NALEXANDRA CUSHING HO	OWARD FED 0 1075
1 GRAMERCY PARK, N. Y. YOUR ADDRESS:	03 TELEPHONE: Z
ORGANIZATION (if any):	
IDENTIFICATION	
1. BUILDING NAME (S): (Park V) 2. COUNTY: New York TOWN/CITY: Ne	w York VILLAGE
3. STREET LOCATION: 785 5th Arc 4. OWNERSHIP: a. public b. private F 5. PRESENT OWNER: F1f th Ave. & 60th St 6. USE: Original: Corp. (Co-op) F	
7. ACCESSIBILITY TO PUBLIC: Exterior visible fro	Present: om public road: Yes 🖾 No 🗆
DESCRIPTION    Interior accessible      8. BUILDING    a. clapboard □ b. stone 🕅	c. brick 🖾 d. board and batten 🗆
MATERIAL: e. cobblestone f. shingles	
9. STRUCTURAL SYSTEM: (if known) 4. metal (explain) 5. steel	pers 🗆
e. other	
11. INTEGRITY: a. original site b. moved c. list major alterations and dates (if	fair d. deteriorated if so,when?
12. PHOTO:	
	13. MAP: 501 E. 61 ST
	2 4 2 750 E Z
	LL & MELROPOLITAN CEUB
HE WAX ELET	E. 60.TH
LAND AND SPREE	
	HARMONIE-PHOTEL FOURTYEN
	York, N.Y.
HP-1	E. 59 TH
5 HISTORIC PRESERVATION BUILE	DING INVENTORY FORM
LPC-03 NOT TO SCALE	
	zoning C. roads C deterioration C

15. RELATED OUTBUILDINGS AND PROPERTY: a. barn 🗌 b. carriage house 🗌 c. garage 🗋 3565 0 033 d. privy 🗌 e. shed 🗍 f. greenhouse 🗌 g. shop 🗋 h. gardens 🗌 i. landscape features: \_\_\_\_\_ j. other: \_\_\_\_ 16. SURROUNDINGS OF THE BUILDING (check more than one if necessary): a. open land D b. woodland D c. scattered buildings d. densely built-up . e. commercial f. industrial 🗌 g. residential 🗌 h. other: Grand Army Plaza 17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: When it was begun in (Indicate if building or structure is in an historic district) 1962 The Park V was the first new building to be constructed on Grand Army Plaza since the late 20's. Its scale and the simplify unor-namented facade do not blend with the older buildings, and the building's position on the Grand Army Plazavexposes its lack of character. further 18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known): SIGNIFICANCE 19. DATE OF INITIAL CONSTRUCTION: 1962 (plans Filed 1/9/60; building loan 2/16/62) ARCHITECT: Emery Roth & Sons BUILDER: Fisher Brothers HISTORICAL AND ARCHITECTURAL IMPORTANCE: The Park V was the first "modern" building to be built on the Grand Army Plaza before Edward Durrell Stone's GM Building. 21. SOURCES: The Real Estate Directory of Manhattan. Records of the Real Estate Board. 22. THEME:

HISTORIC PRESERVATION BUILDING INVENTORY FORM 6 NOT TO SCALE LPC-03/

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235 PAR	ECTURE & LANDSCAPE	
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SAWYEF	BERSON.COM	
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	ECTURE & LANDSCAPE	ARCHITECTURE III







LPC-04 SCALE: 1/8" = 1'-0"

# PROPOSED PLAN - 17TH CONSTRUCTION FLOOR



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ARCHIT 235 PAR NEW YO	K AVENUE SOUTH RK, NEW YORK 10	CAPE ARCHITECTURE, I, 11TH FLOOR	LLP
TEL 212	.244.3055 RBERSON.COM		
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2 WEST VIEW IN 2023 LPC-05 SCALE: NTS



3 SOUTHWEST VIEW IN 2023 LPC-05 SCALE: NTS



EAST 60TH STREET SHOWN WITH NEW APPROVED FENESTRATIC REPLACEMENT GUARDRAIL ON EXISTING HEI

5 WEST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION

EXISTING PENTHOUSE
EXISTING I 7TH FL
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EXISTING 5TH FL
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6 WEST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION LPC-05 SCALE: 3/32" = 1'-0"

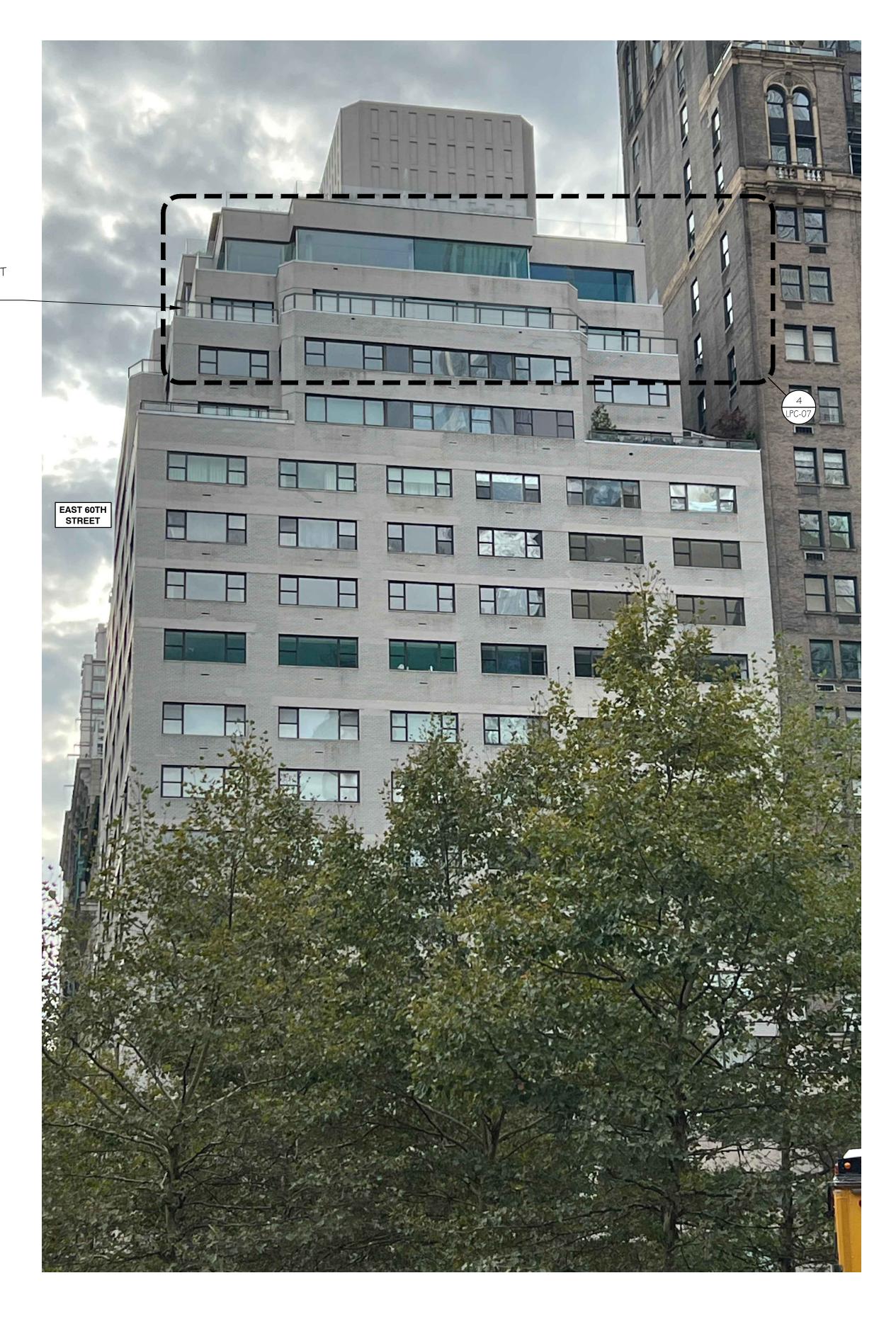
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TEL 212.	244.3055 BERSON.COM	
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	NEW YORK, NY 10022	
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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126) AND NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)



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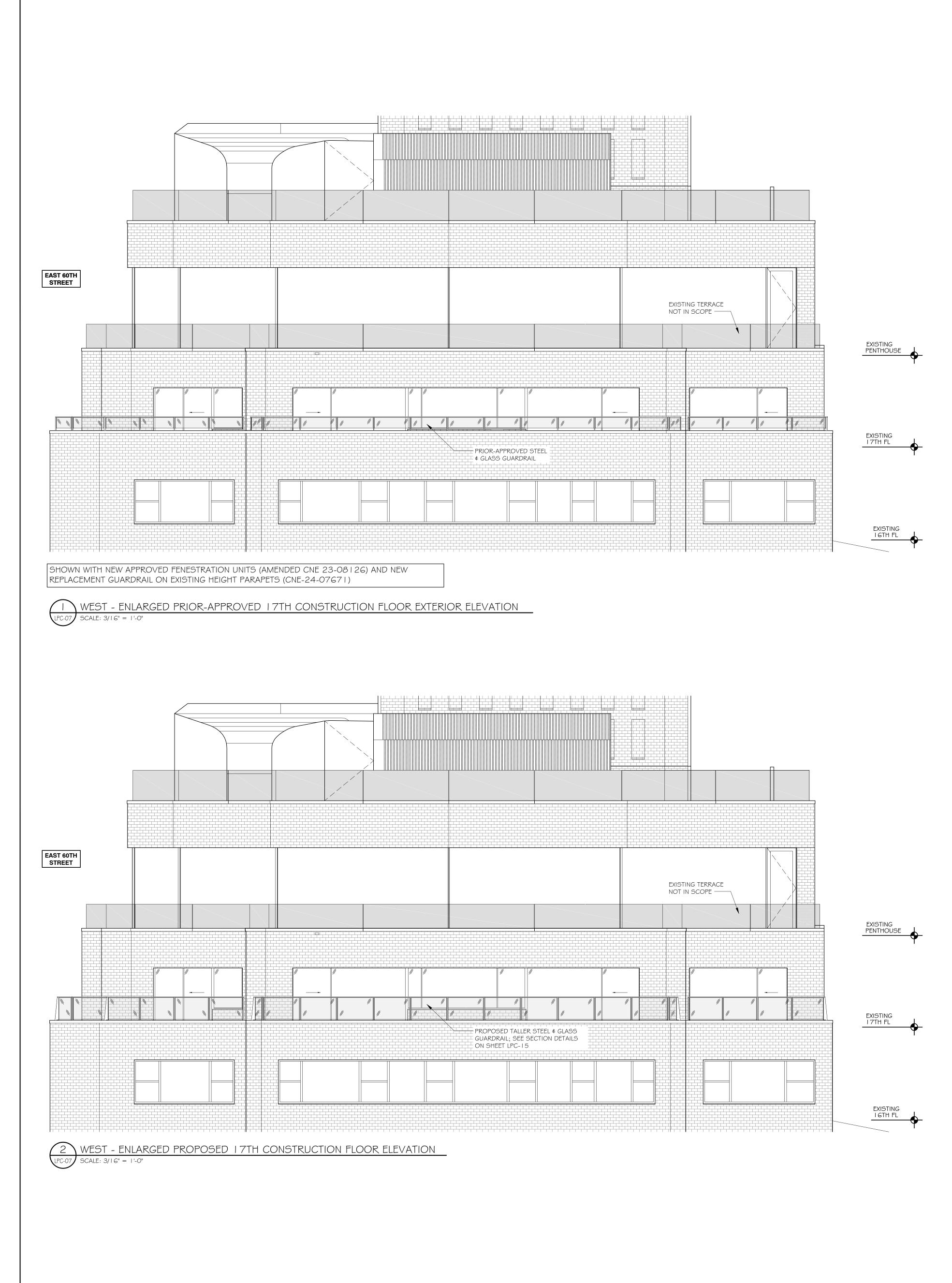




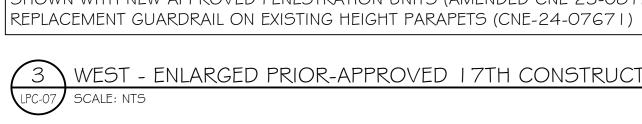
2 WEST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE

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3 WEST - ENLARGED PRIOR-APPROVED 17TH CONSTRUCTION FLOOR ELEVATION PHOTO MONTAGE

LOWERED PARAPET WITH TALLER GUARDRAIL

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I NORTHEAST VIEW IN 2023 SCALE: NTS



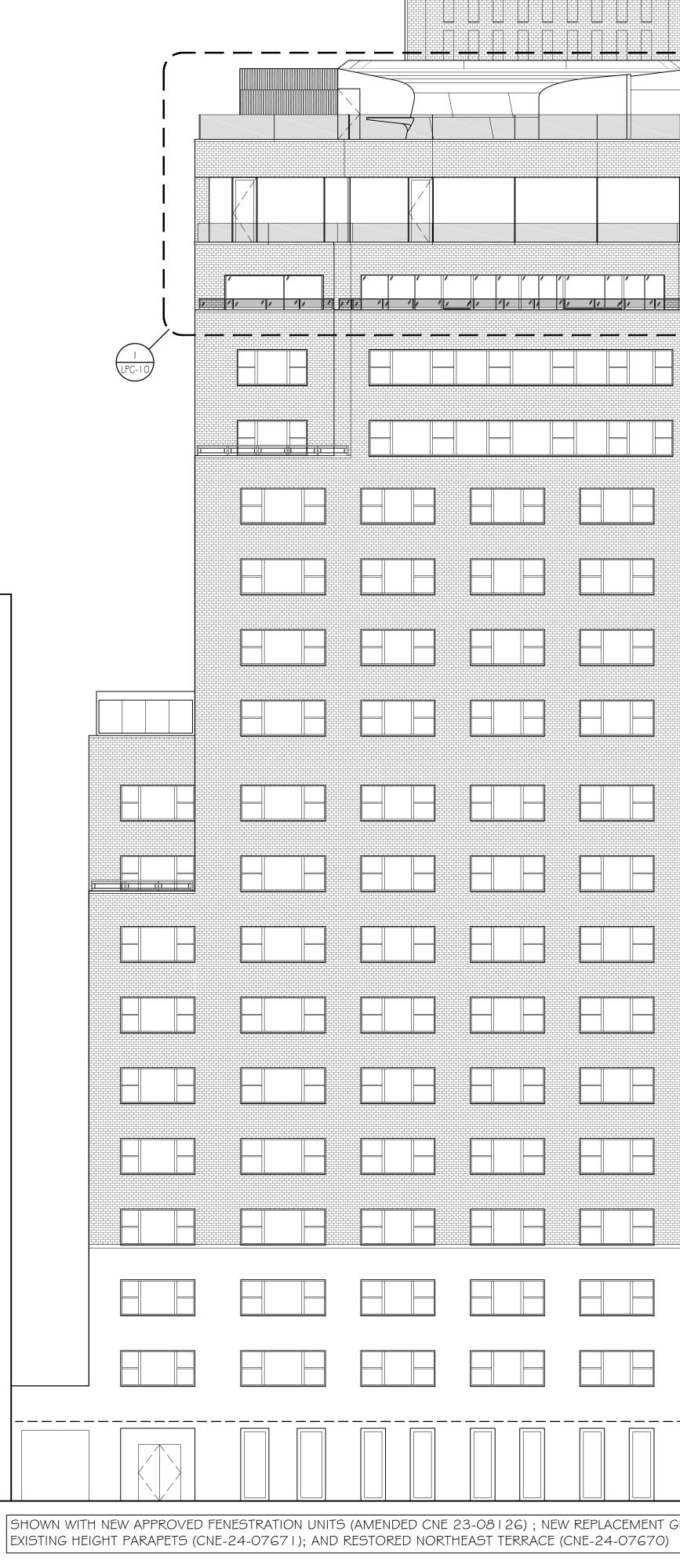
2 NORTH VIEW IN 2023 LPC-08 SCALE: NTS



3 NORTHWEST VIEW IN 2023 LPC-08 SCALE: NTS



4 NORTHWEST VIEW IN 2023 LPC-08 SCALE: NTS





	EXISTING PENTHOUSE	LOWERED PARAPET WITH TALLER CLAREDRALL	
	EXISTING 17TH FL		EXISTING 17TH FL
	EXISTING I GTH FL		EXISTING I GTH FL
	EXISTING I 5TH FL		EXISTING 15TH FL
	EXISTING 14TH FL		EXISTING 14TH FL
	EXISTING I 3TH FL		
	5TH VENUE EXISTING I 2TH FL		5TH AVENUE EXISTING I 2TH FL
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	EXISTING 5TH FL		EXISTING 5TH FL
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	EXISTING 3RD FL		EXISTING 3RD FL
	· · ·		
E 23-08126) ; NEW REPLACEMENT GUARDRAIL ON			



6 NORTH - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION SCALE: 3/32" = 1'-0"

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SOURCE: GOOGLE MAPS 3D VIEW SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126); NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)



SCALE: NTS

NORTH - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO-MONTAGE



FIFTH AVENUE

LOWERED PARAPET WITH TALLER

GUARDRAIL —

SCALE: NTS



FIFTH AVENUE

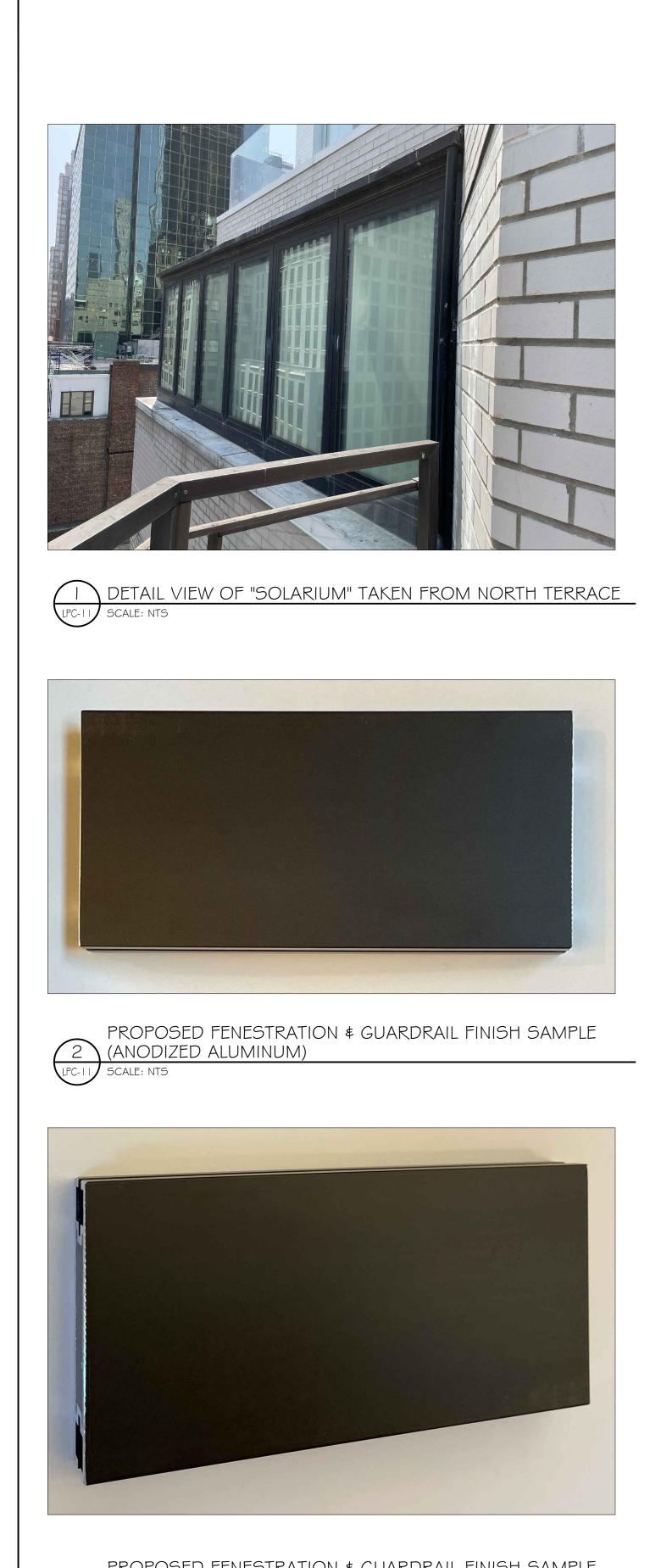
NORTH - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO-MONTAGE

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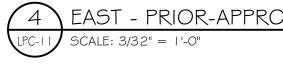
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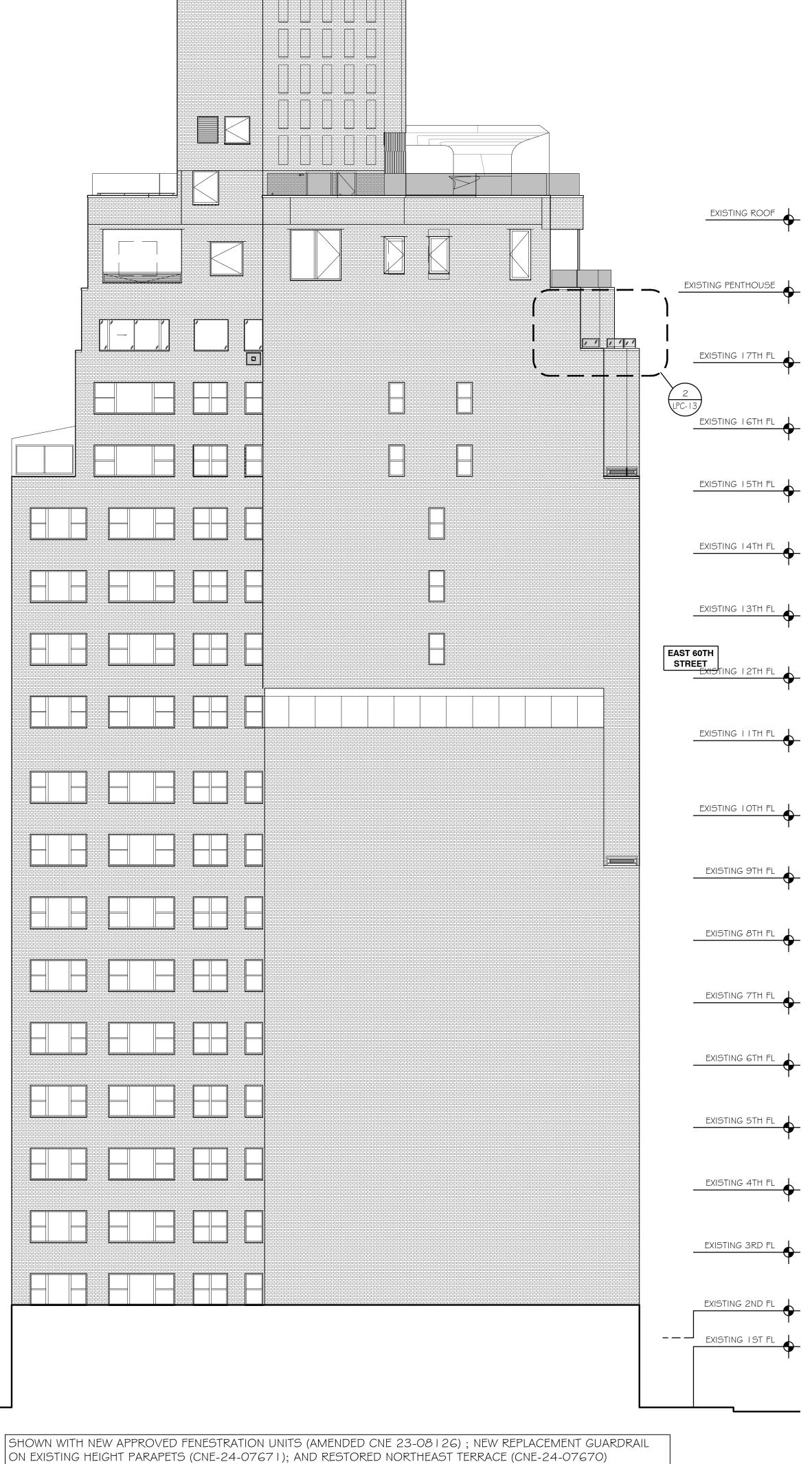


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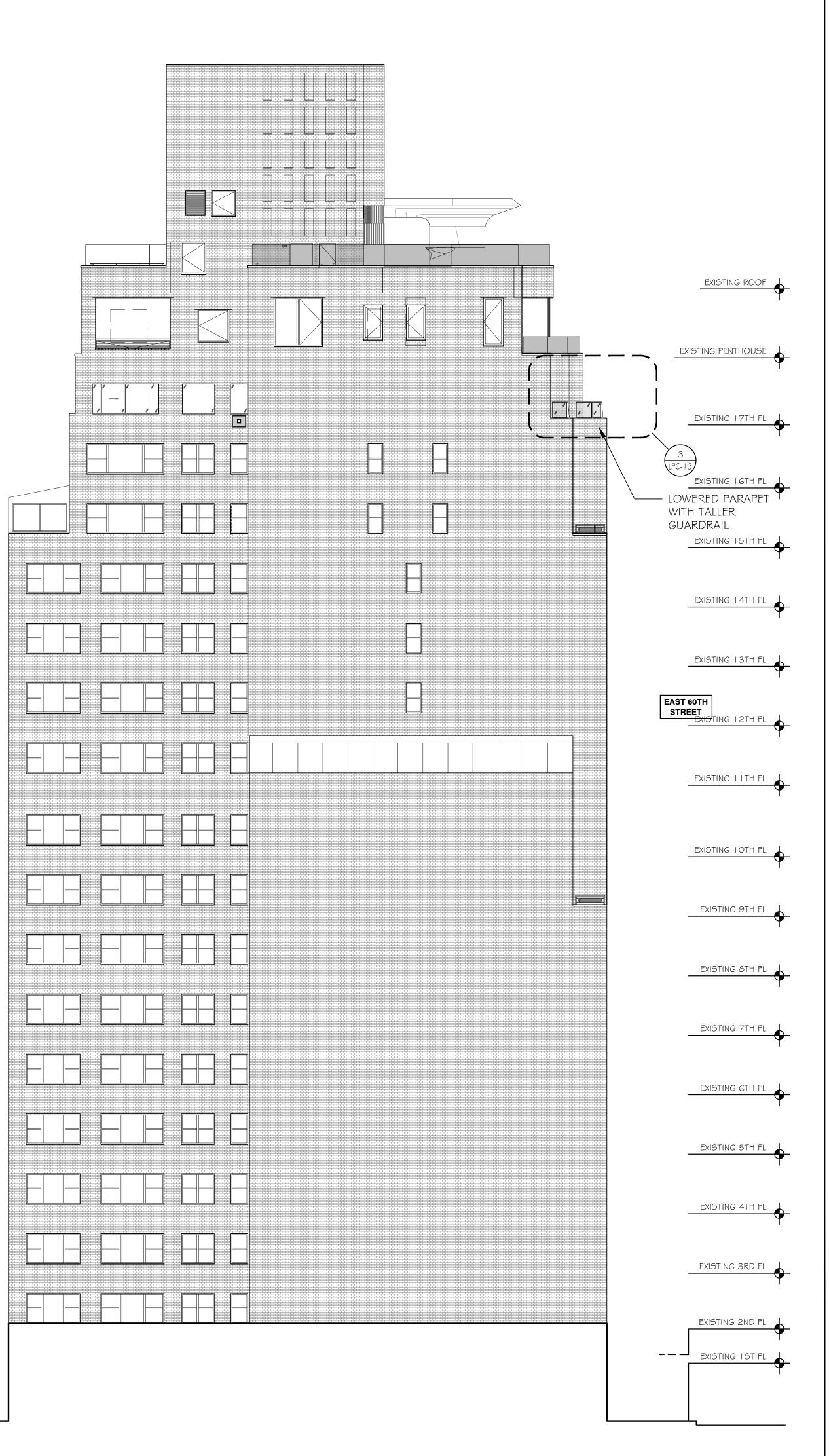
PROPOSED FENESTRATION & GUARDRAIL FINISH SAMPLE (3) (ANODIZED ALUMINUM) LPC-11 SCALE: NTS





4 EAST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION

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5 EAST - PROPOSED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION LPC-11 SCALE: 3/32" = 1'-0"

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<b>SAWYER   BERSON</b> ARCHITECTURE & LANDSCAPE ARCHITECTU	JRE, LLP
235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NEW YORK 10003 TEL 212.244.3055	
SAWYERBERSON.COM	
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785 FIFTH AVENUE NEW YORK, NY 10022	
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EAST - PRIOR-APPROVED 17TH CONSTRUCTION FLOOR EXTERIOR ELEVATION PHOTO MONTAGE SCALE: NTS

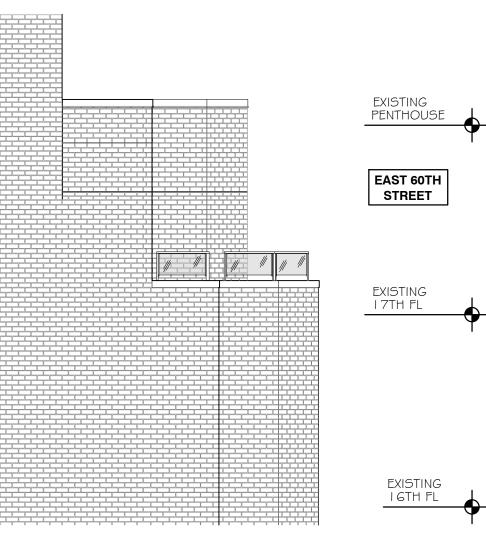




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ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP 235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NEW YORK 10003 TEL 212.244.3055	
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SHOWN WITH NEW APPROVED FENESTRATION UNITS (AMENDED CNE 23-08126); NEW REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671); AND RESTORED NORTHEAST TERRACE (CNE-24-07670)



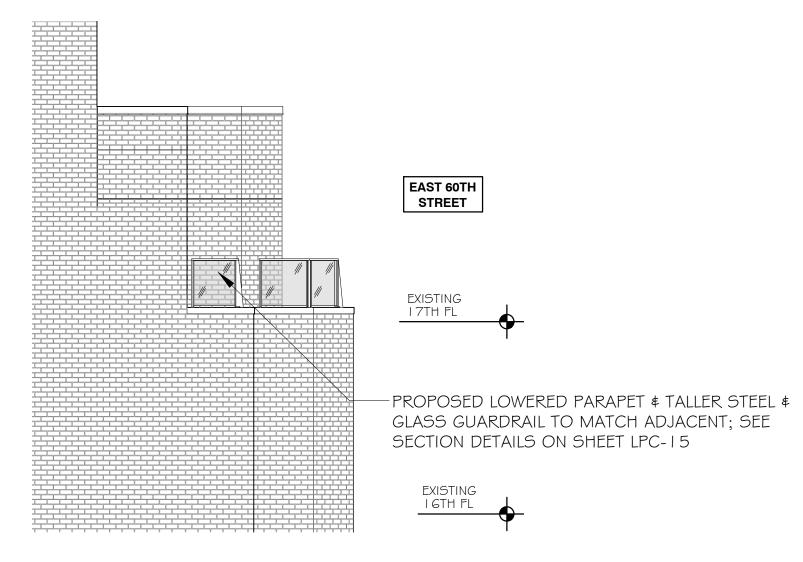


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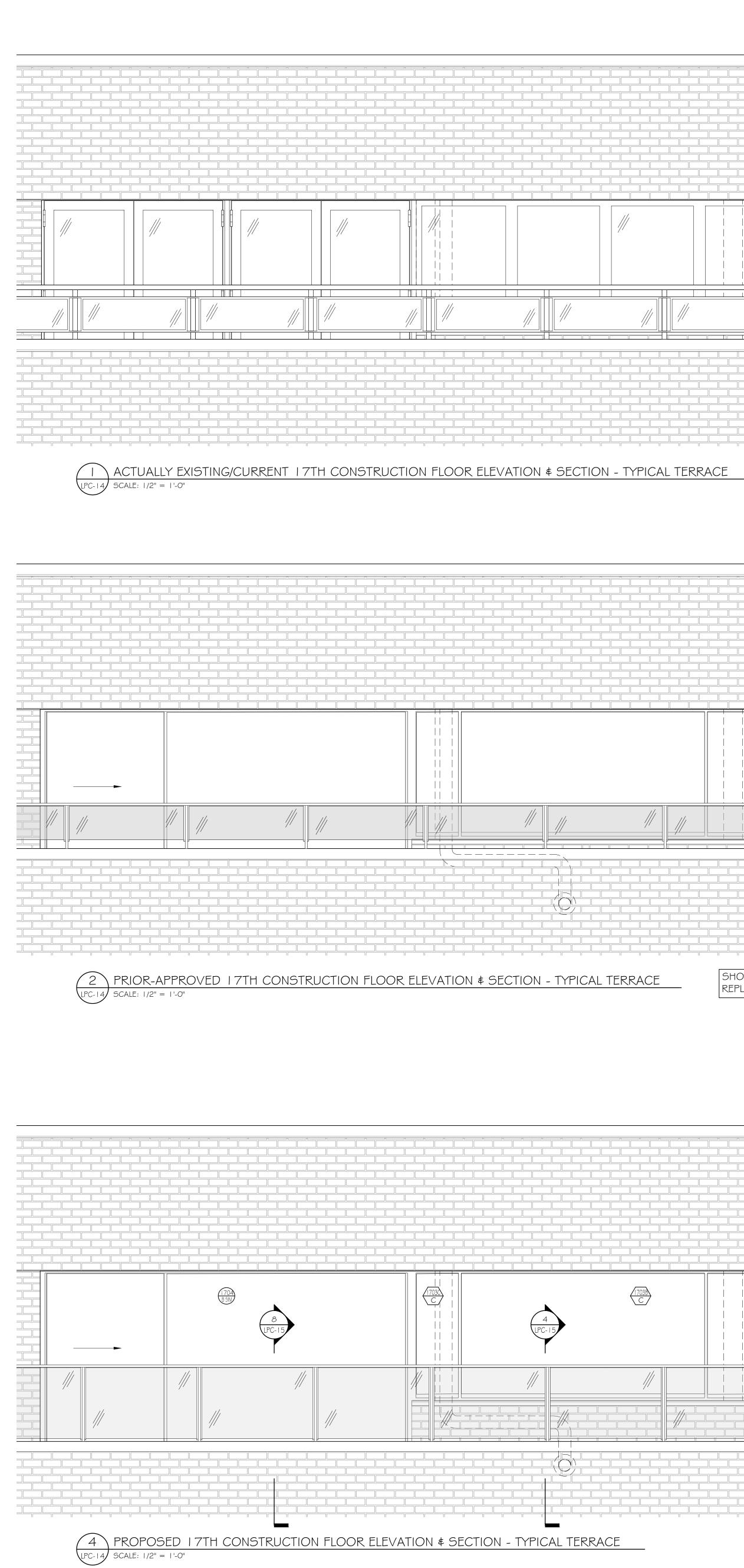






- LOWERED PARAPET WITH TALLER GUARDRAIL

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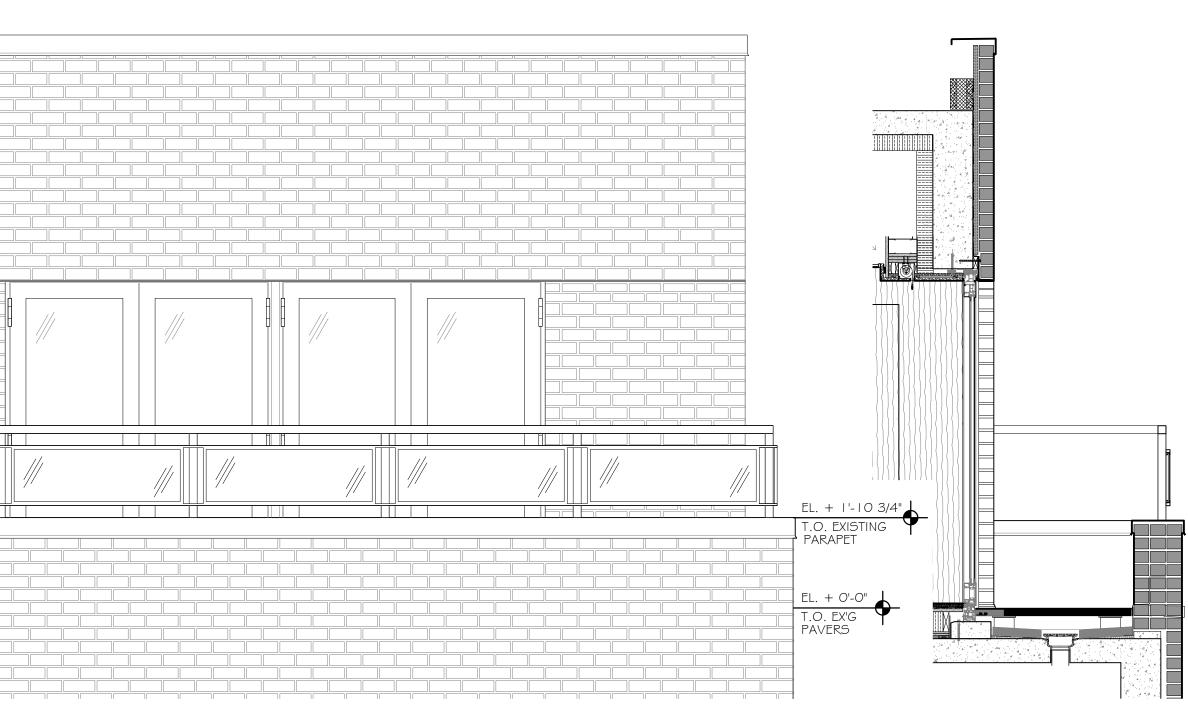


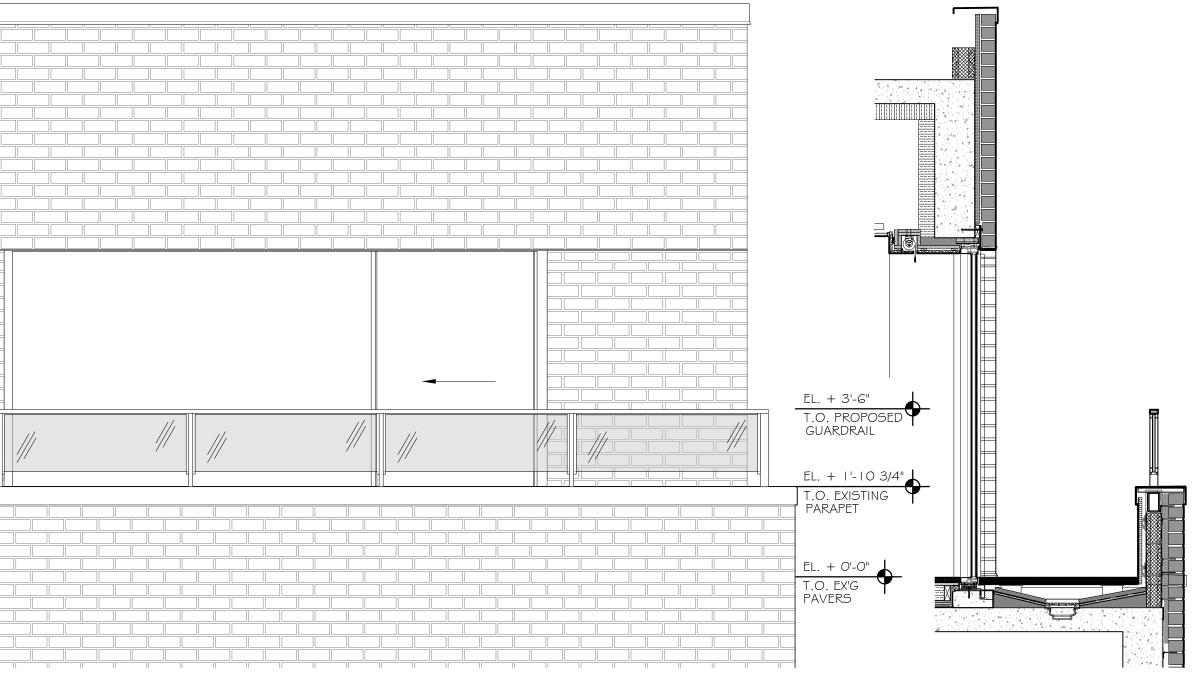
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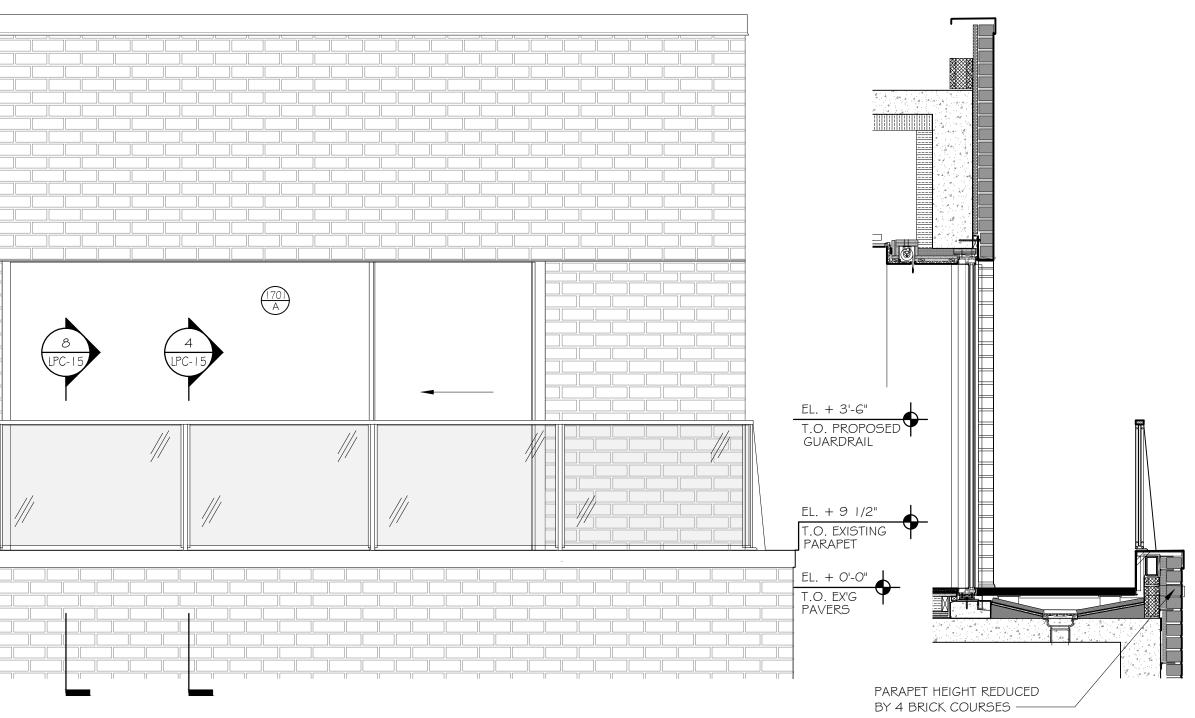
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REPLACEMENT GUARDRAIL ON EXISTING HEIGHT PARAPETS (CNE-24-07671)

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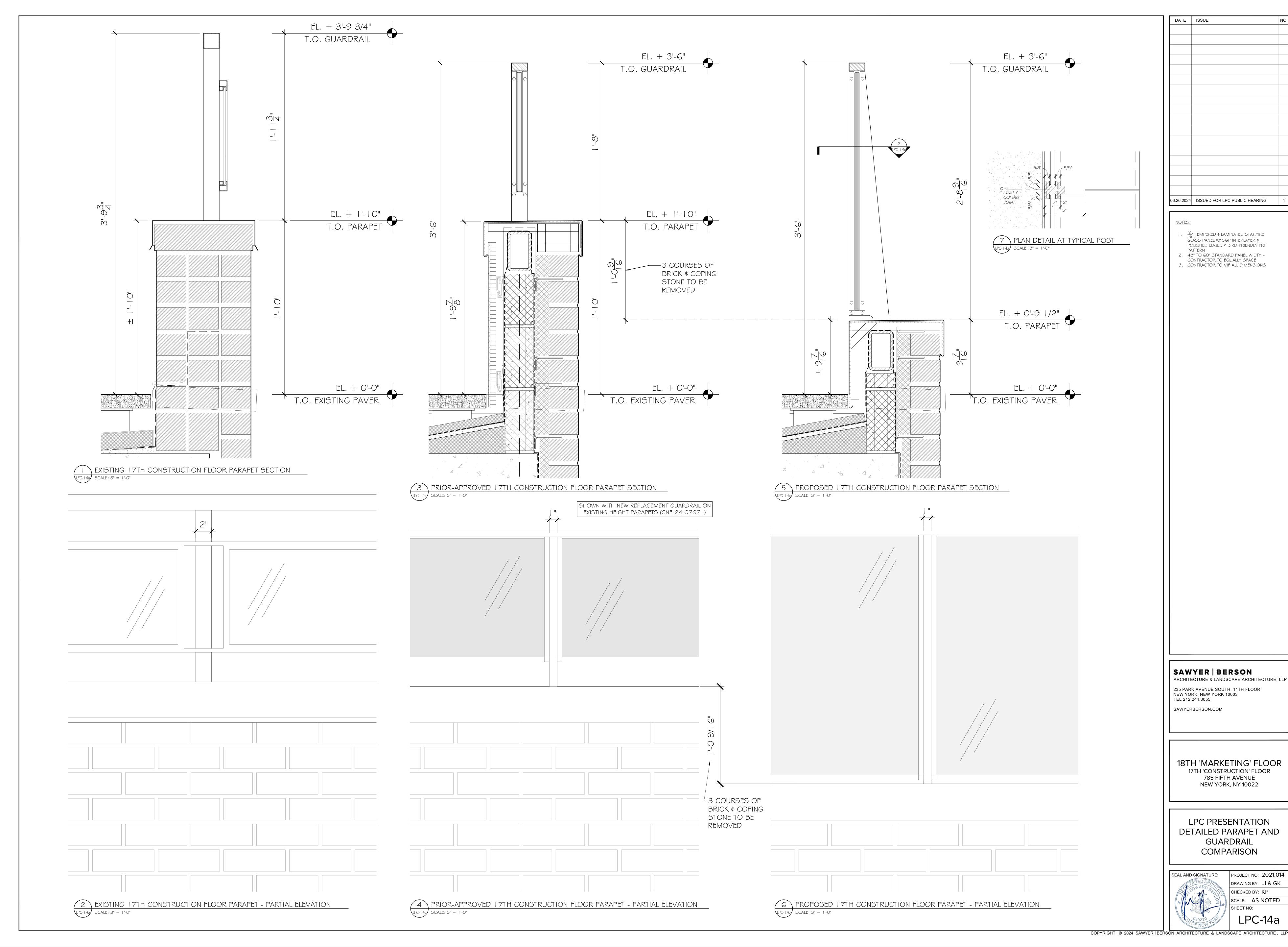




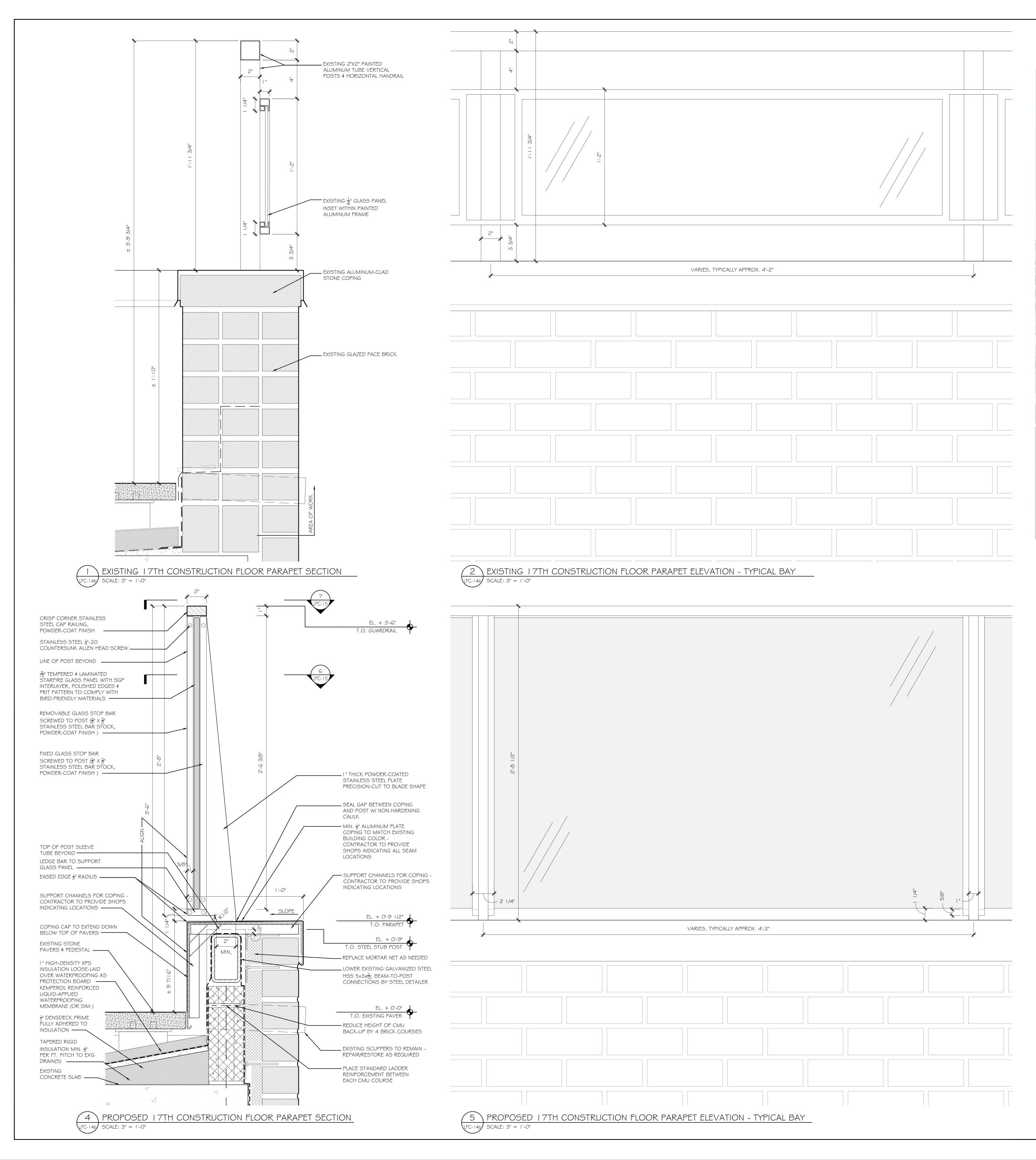


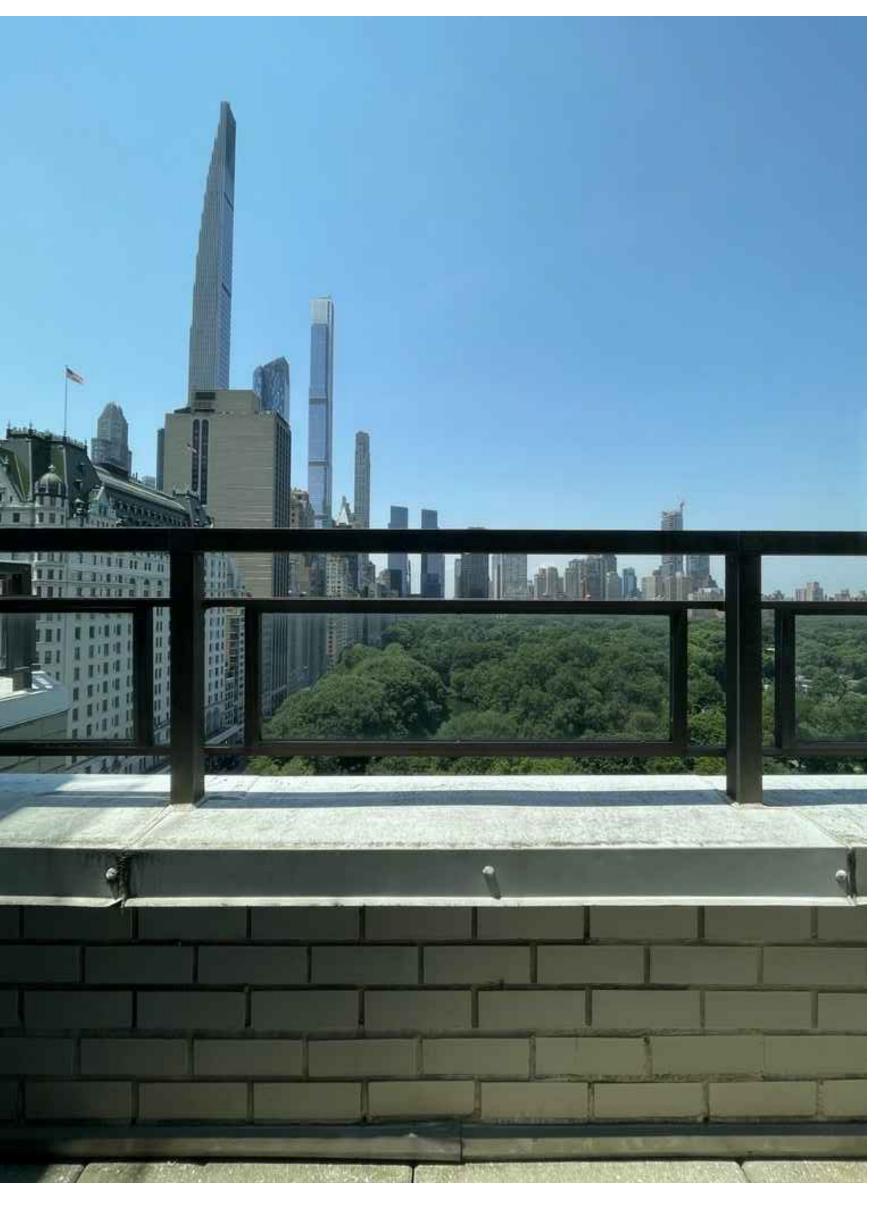
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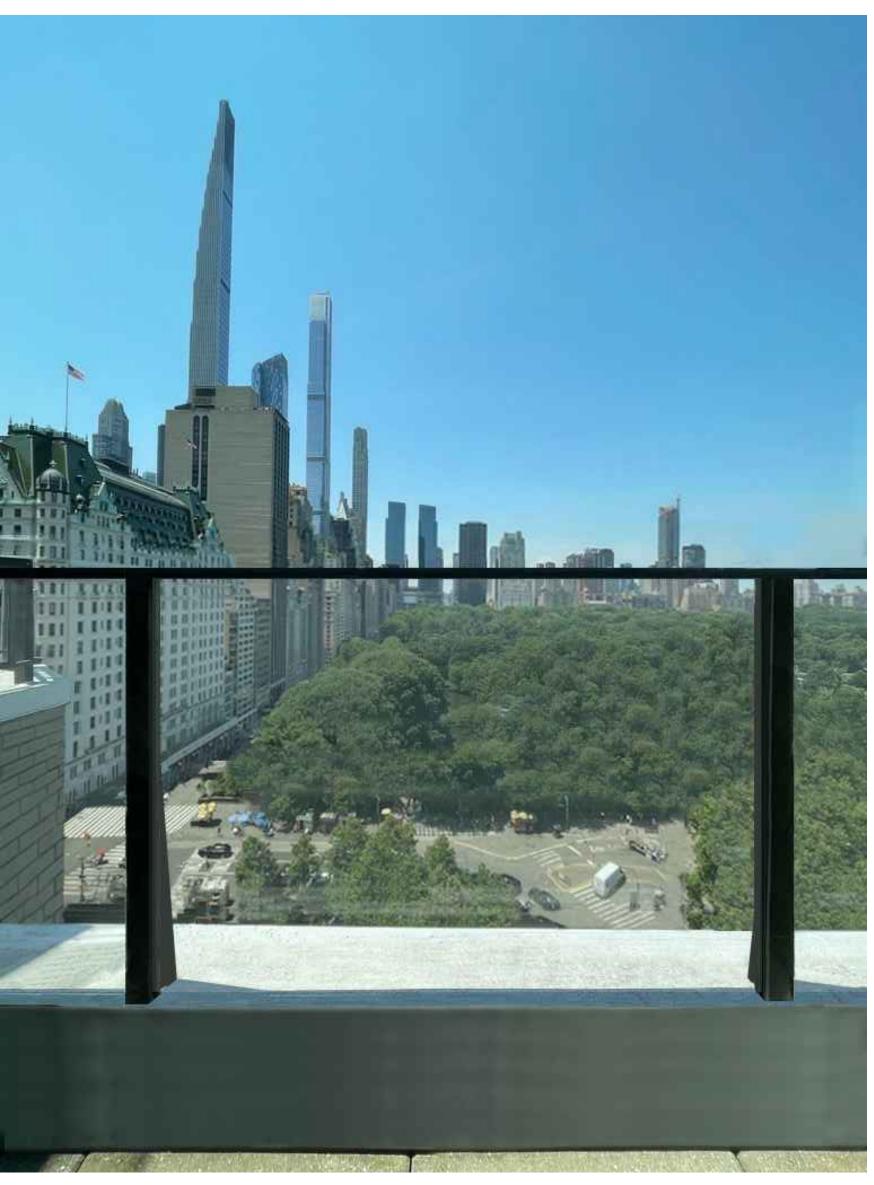


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<b>SAWYER   BERSON</b> ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP 235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NEW YORK 10003 TEL 212.244.3055 SAWYERBERSON.COM			LLP	
<b>18TH 'MARKETING' FLOOR</b> 17TH 'CONSTRUCTION' FLOOR 785 FIFTH AVENUE NEW YORK, NY 10022				
LPC PRESENTATION DETAILED PARAPET AND GUARDRAIL COMPARISON				
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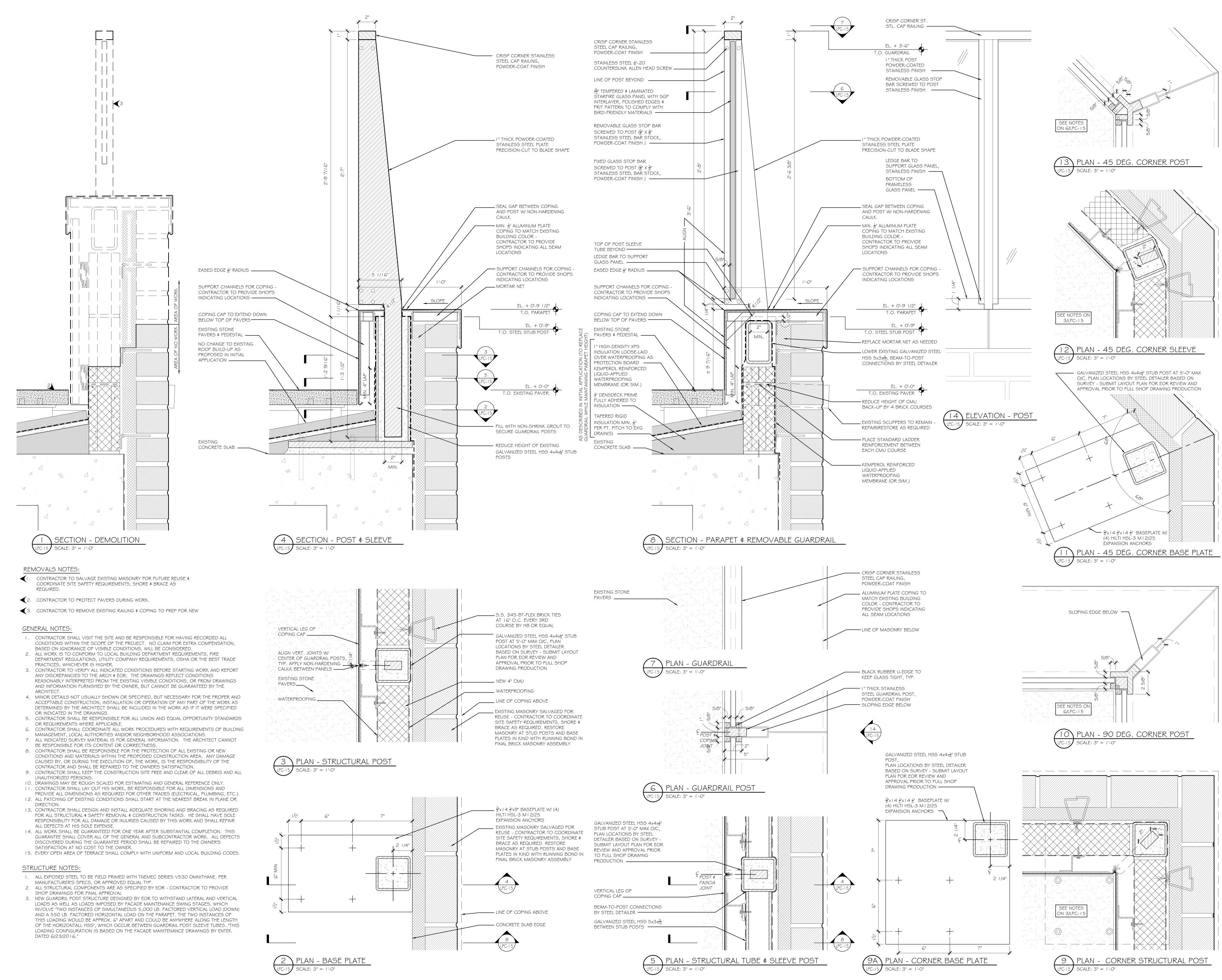
3 EXISTING 17TH CONSTRUCTION FLOOR PARAPET PHOTO - TYPICAL BAY



6 PROPOSED 17TH CONSTRUCTION FLOOR PARAPET RENDERING - TYPICAL BAY

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NOTES:			
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DATE	ISSUE	NO.			
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NOTES:					
	EXTERIOR MATERIALS AND GLAZING HAVE				
BEEN EVALUATED FOR COMPLIANCE WITH BC					
	I 403.8. WHERE EXTERIOR WALL ENVELOPE, BIRD HAZARD INSTALLATIONS, FLY-THROUGH				

2. CONTRACTOR TO CONFIRM FEASIBILITY TO MAINTAIN TERRACE BUILD-UP BELOW PAVERS.

CONDITIONS, OR ADJACENCIES TO GREEN

ROOFS ARE PRESENT IN THE DESIGN, BIRD

AS INDICATED IN THE MATERIAL LOCATION

THREAT FACTOR TABLE.

FRIENDLY MATERIALS WITH A THREAT FACTOR

RATING OF 25 OR LESS HAVE BEEN SPECIFIED

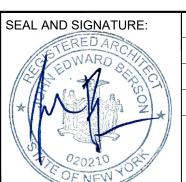
3. CONTRACTOR TO CONFIRM FACADE MAINTENANCE COMPANY HAS BEEN CONSULTED TO REVIEW GUARDRAIL DETAILS AS THEY RELATE TO ACCESS FOR WINDOW CLEANING/FACADE MAINTENANCE.

SAWYER | BERSON

ARCHITECTURE & LANDSCAPE ARCHITECTURE, LLP 235 PARK AVENUE SOUTH, 11TH FLOOR NEW YORK, NEW YORK 10003 TEL 212.244.3055 SAWYERBERSON.COM

18TH 'MARKETING' FLOOR 17TH 'CONSTRUCTION' FLOOR 785 FIFTH AVENUE NEW YORK, NY 10022

LPC PRESENTATION PROPOSED PARAPET & **GUARDRAIL DETAILS** 



PROJECT NO: 2021.014 DRAWING BY: J CHECKED BY: KP SCALE: AS NOTED SHEET NO:

LPC-15