

October 3, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-10251

## **895 Park Avenue – Upper East Side Historic District Borough of Manhattan**

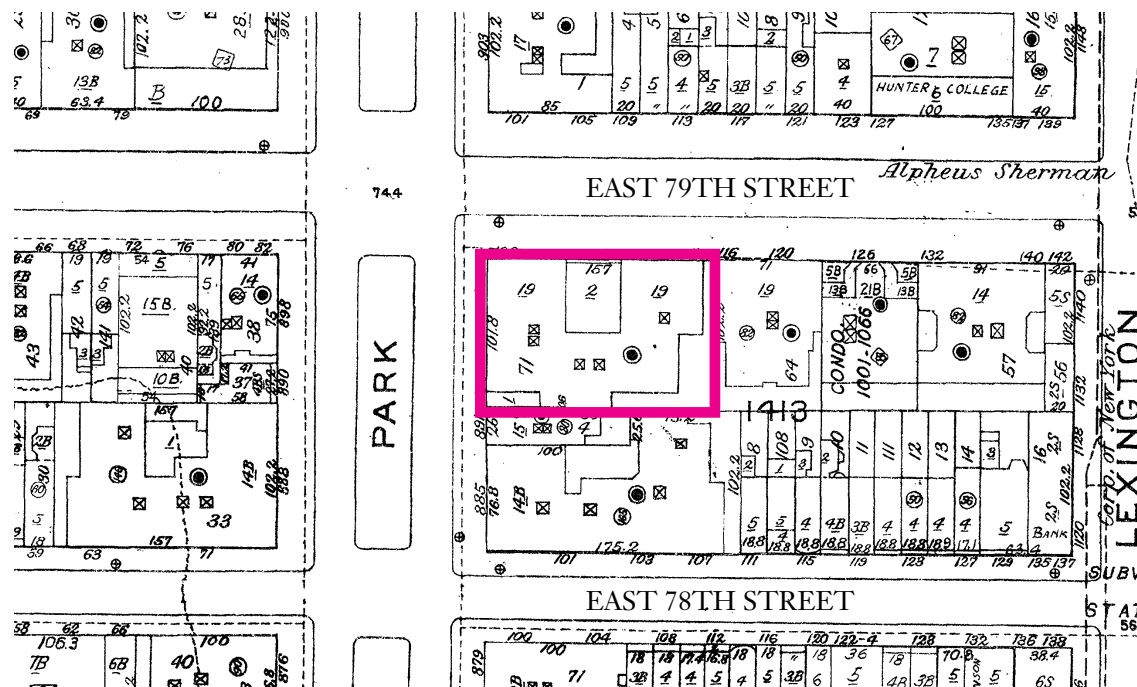
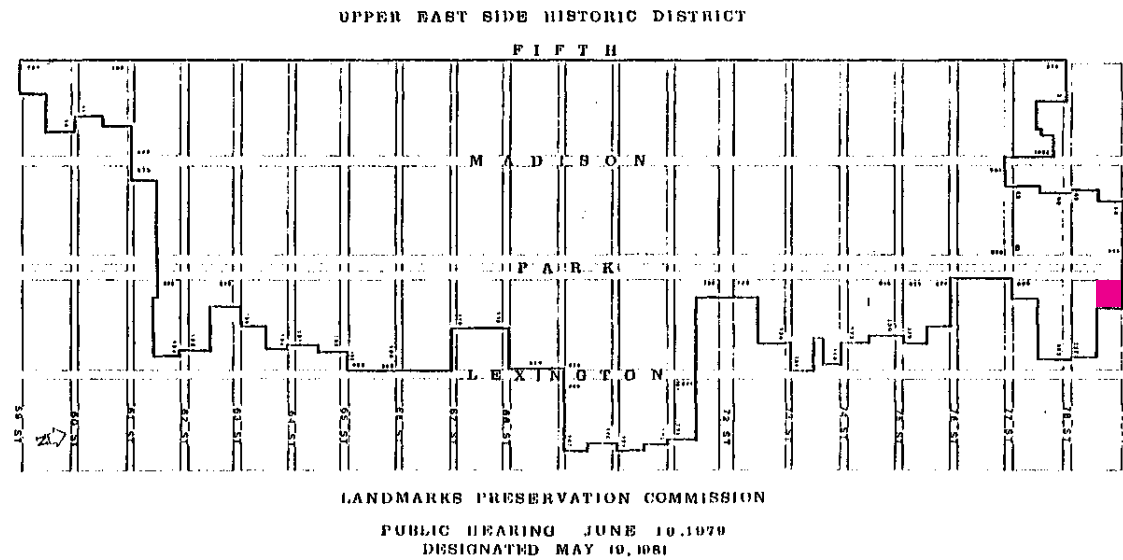
To testify virtually, please join Zoom

**Webinar ID:** 810 9073 8397

**Passcode:** 658763

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.



LOCATION, UPPER EAST SIDE HISTORIC DISTRICT

OVERALL VIEW FROM EAST 79TH STREET



JOHN B. MURRAY ARCHITECT, LLC  
48 WEST 37TH STREET 10TH FLOOR  
NEW YORK, NY 10018

895 PARK AVENUE - LPC 23-10251  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



HIGGINS QUASEBARTH & PARTNERS LLC  
11 HANOVER SQUARE, 16TH FLOOR  
NEW YORK, NY 10005

EXISTING



PROPOSED



JOHN B. MURRAY ARCHITECT, LLC  
 48 WEST 37TH STREET 10TH FLOOR  
 NEW YORK, NY 10018

895 PARK AVENUE PENTHOUSE A  
 PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



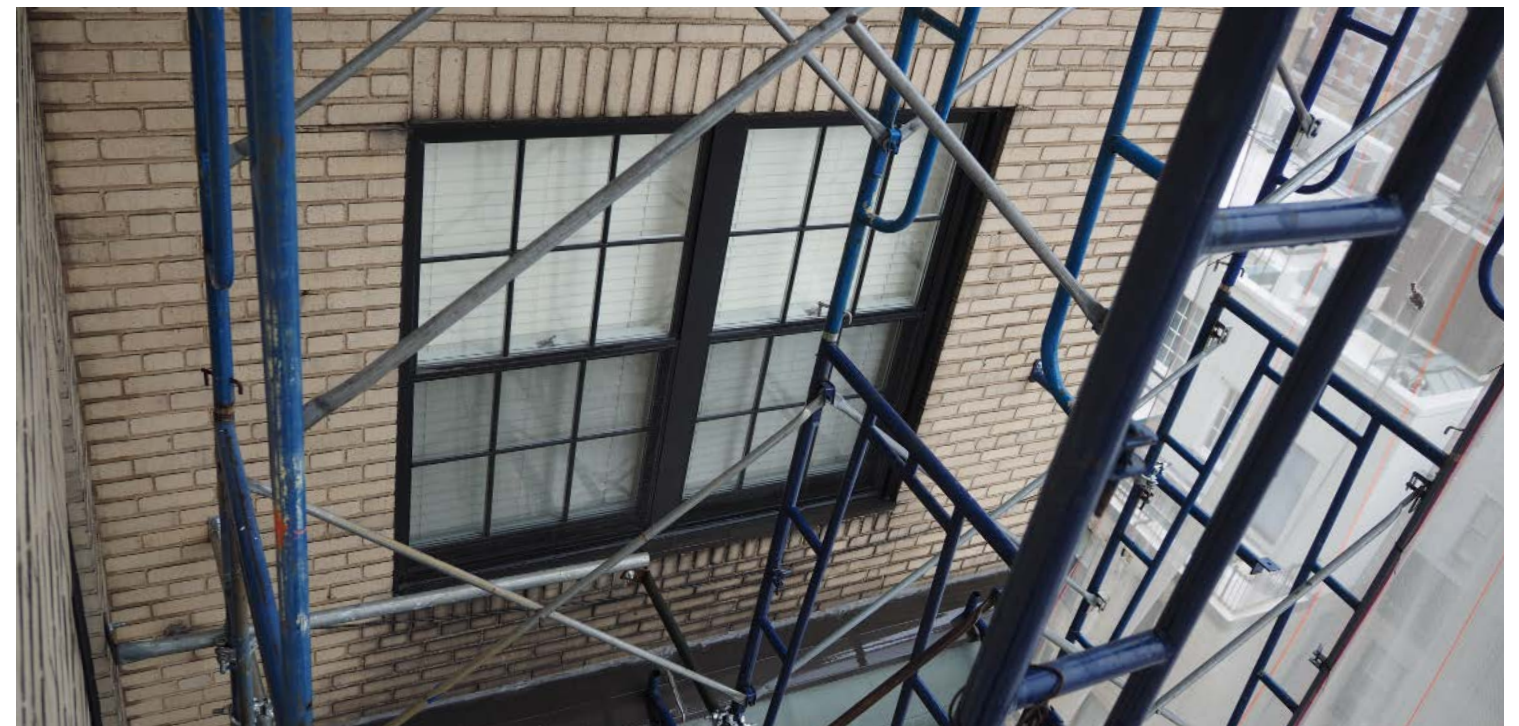
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EXISTING WINDOWS AT PARK AVENUE ELEVATION, LOOKING NORTHEAST



EXAMPLES OF EXISTING 19TH- (TOP) AND 18TH-STORY (BOTTOM) WINDOW VARIETIES



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## WINDOWS - EXISTING CONDITIONS

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
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REAR ELEVATION FROM EAST 78TH STREET & LEXINGTON AVENUE



COURTYARD ELEVATION AT EAST 79TH STREET



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## WINDOWS - EXISTING CONDITIONS

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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CIRCA 1950 (NYPL ACKER)



PENTHOUSE DETAIL, CIRCA 1950 (NYPL ACKER)



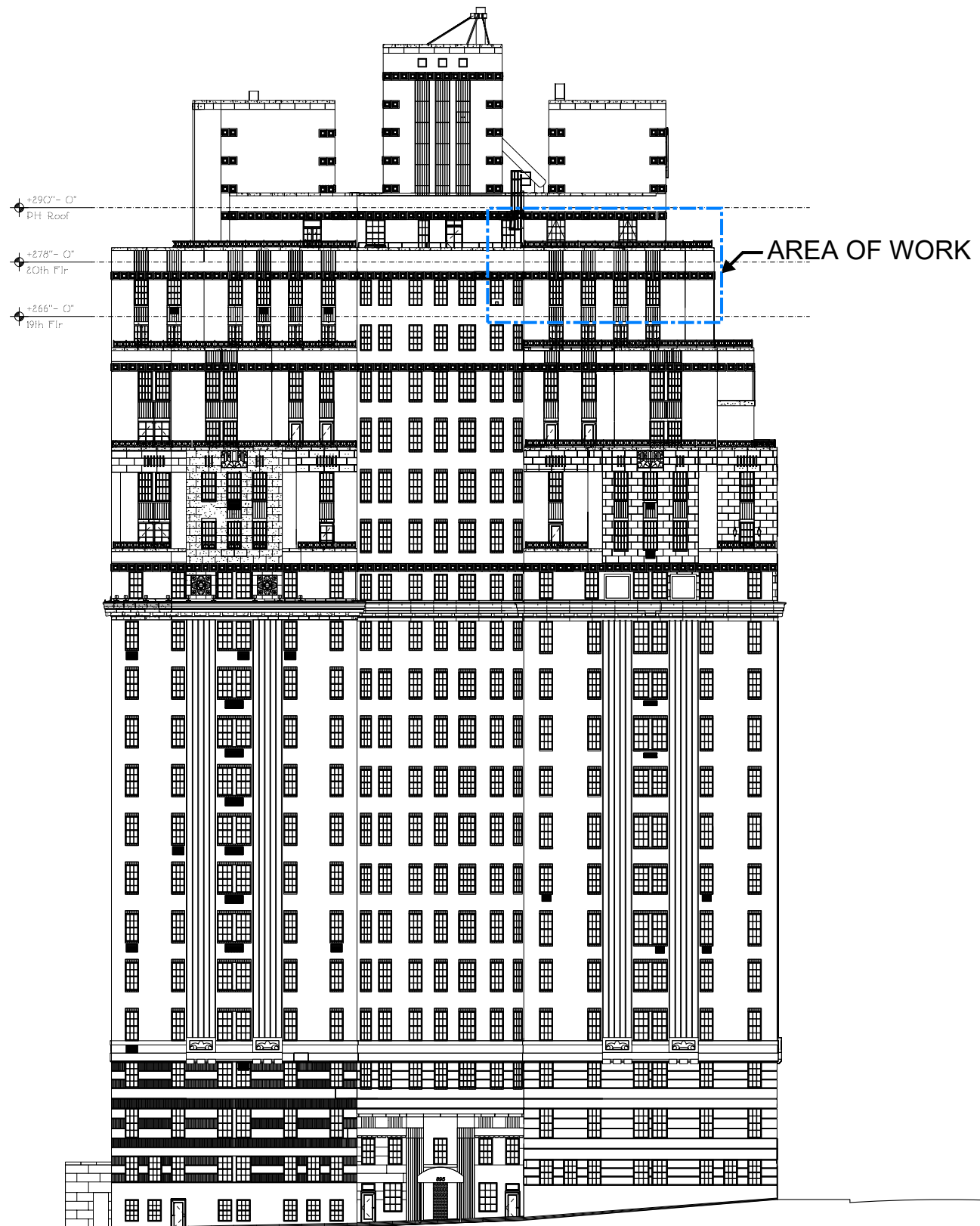
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## HISTORIC PHOTOS

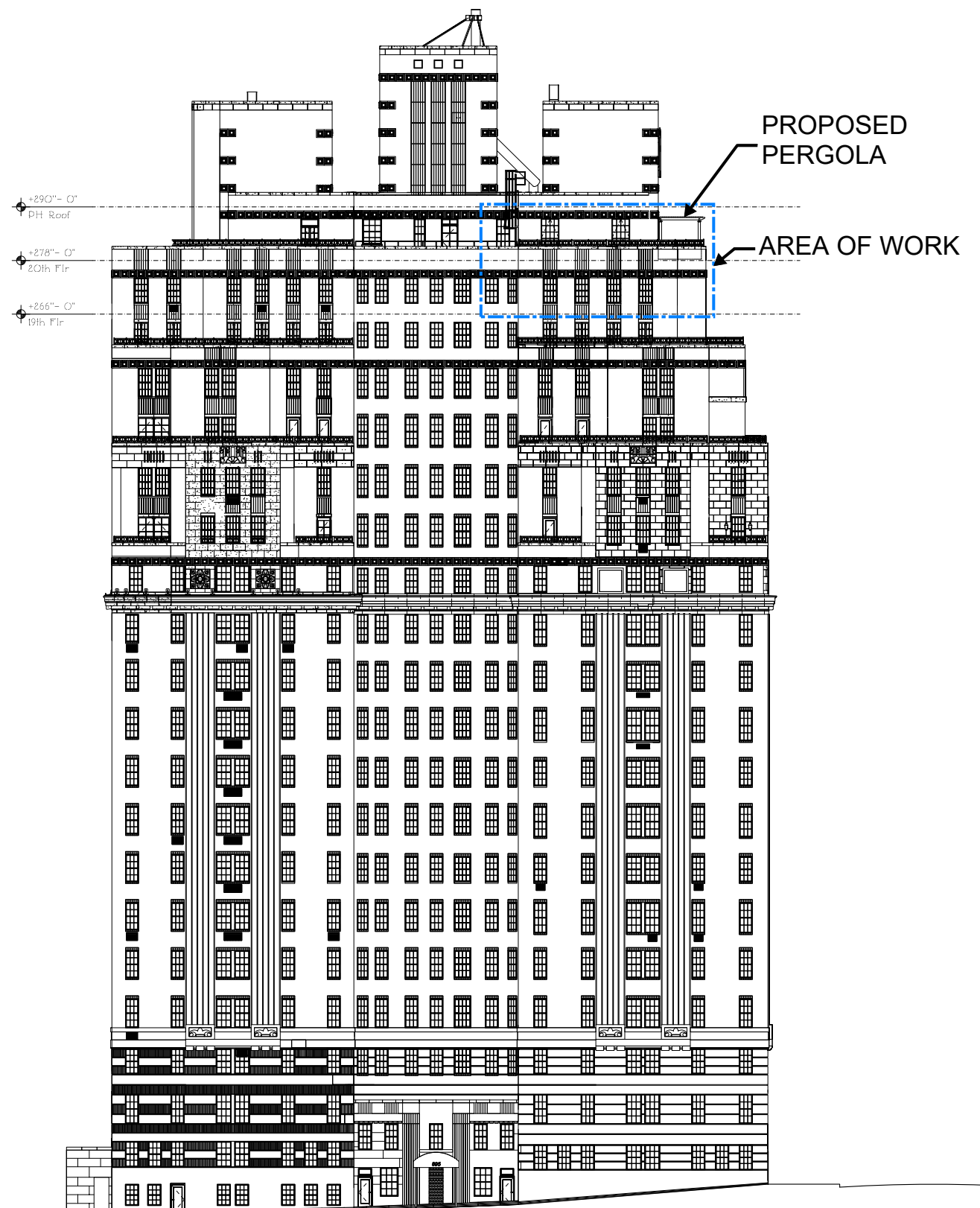
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING NORTH ELEVATION (79TH STREET)



PROPOSED NORTH ELEVATION (79TH STREET)

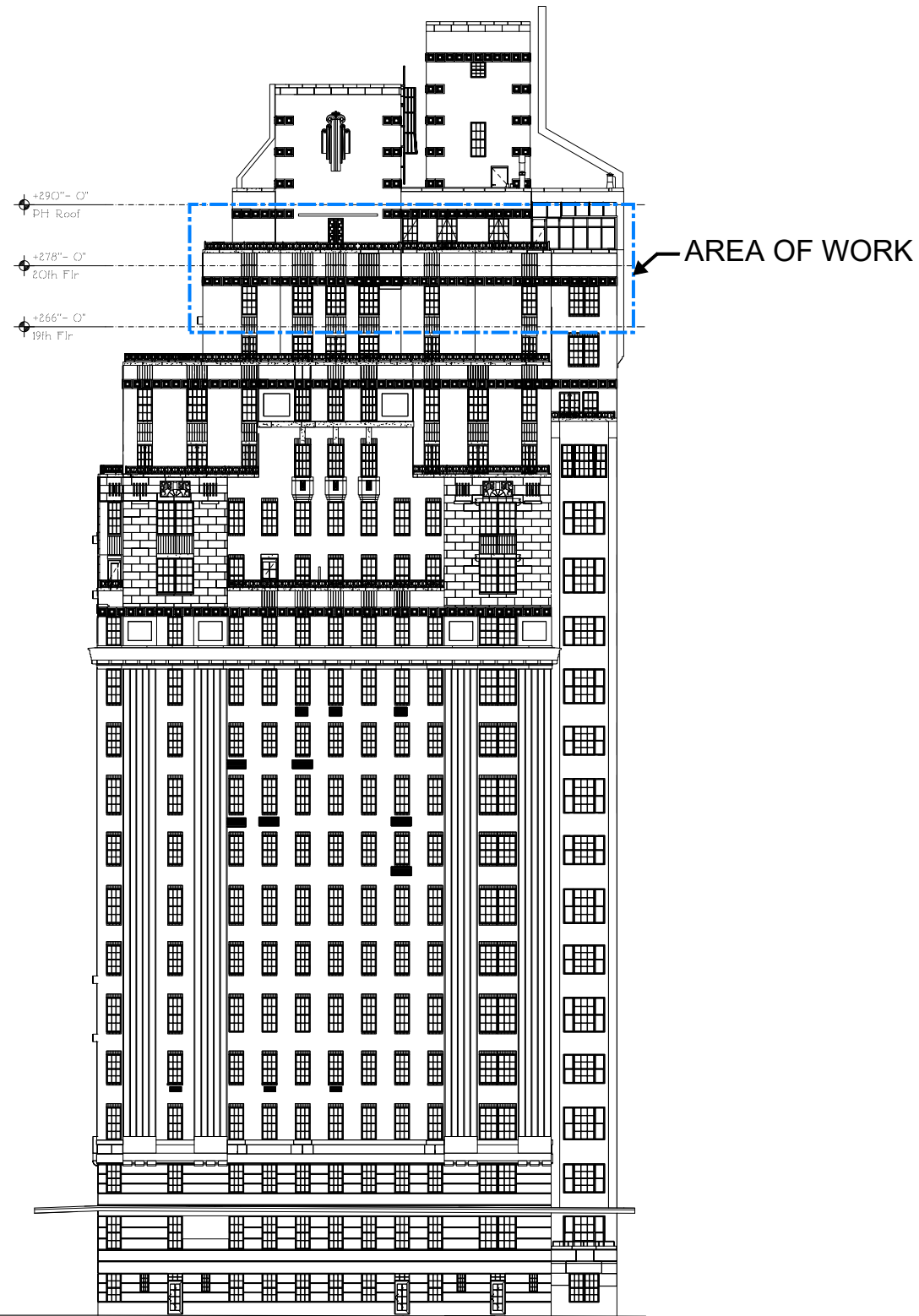


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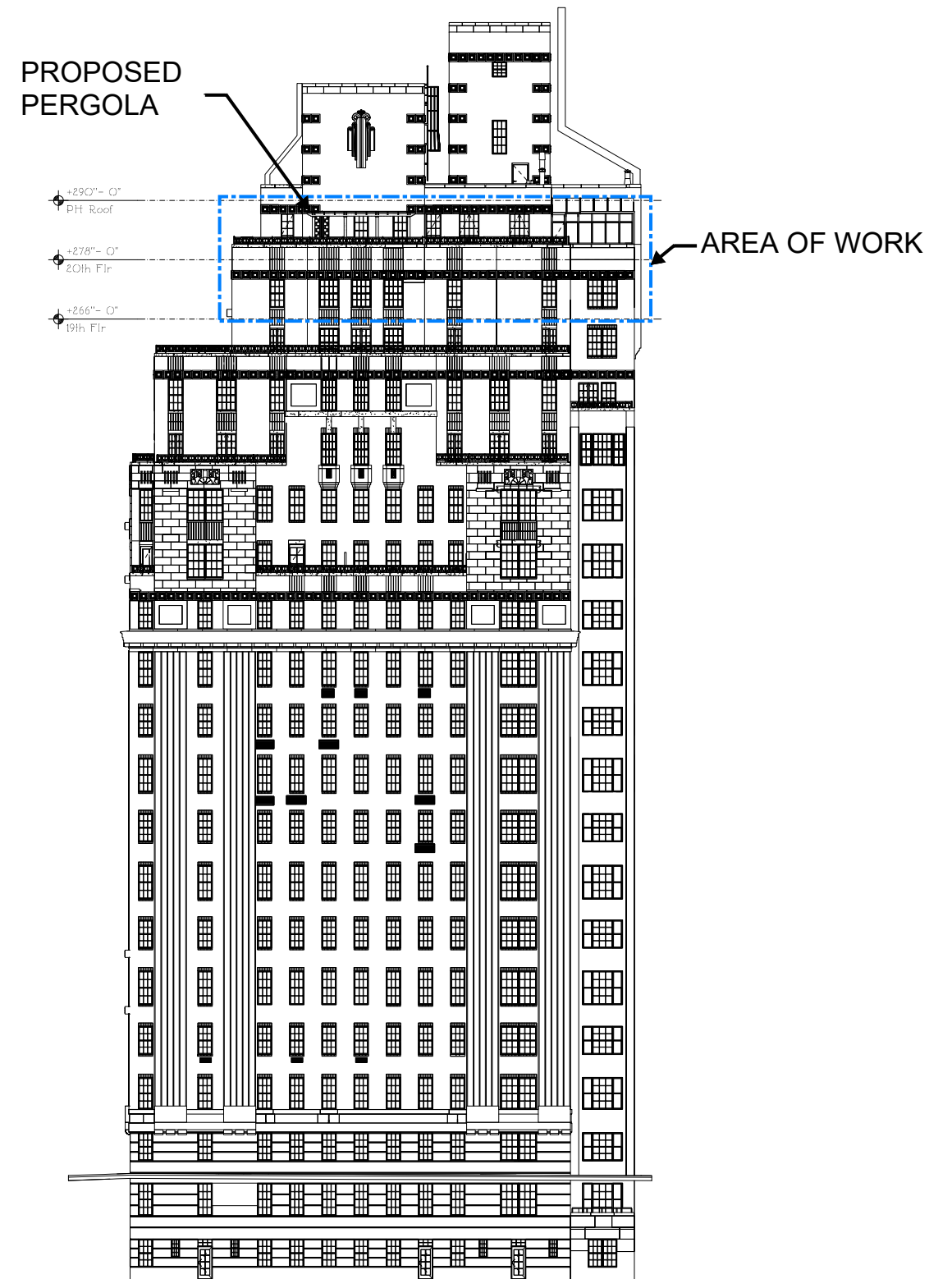
895 PARK AVENUE PENTHOUSE A  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING WEST ELEVATION (PARK AVENUE)



PROPOSED WEST ELEVATION (PARK AVENUE)



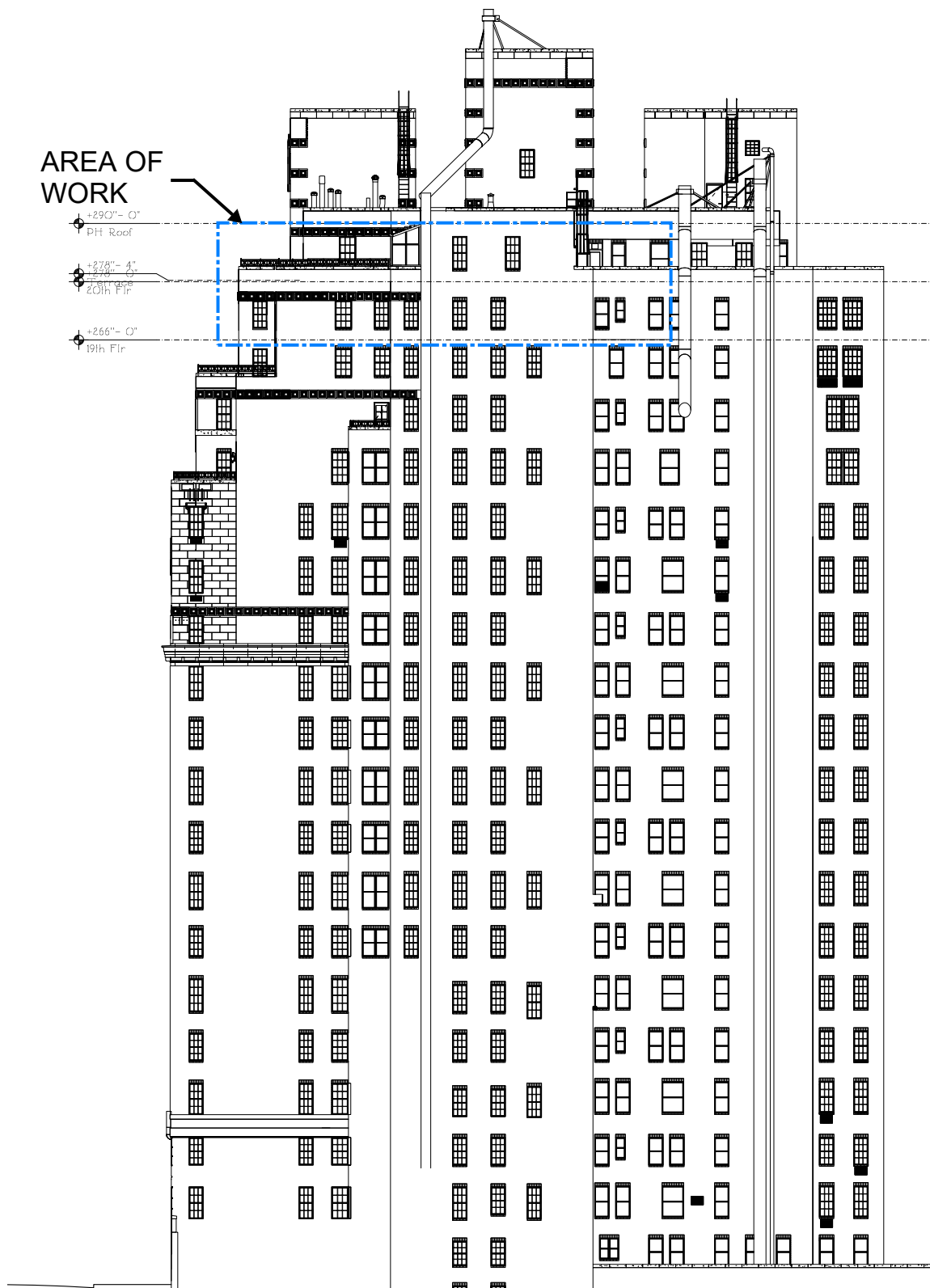
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**895 PARK AVENUE PENTHOUSE A**  
 PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023

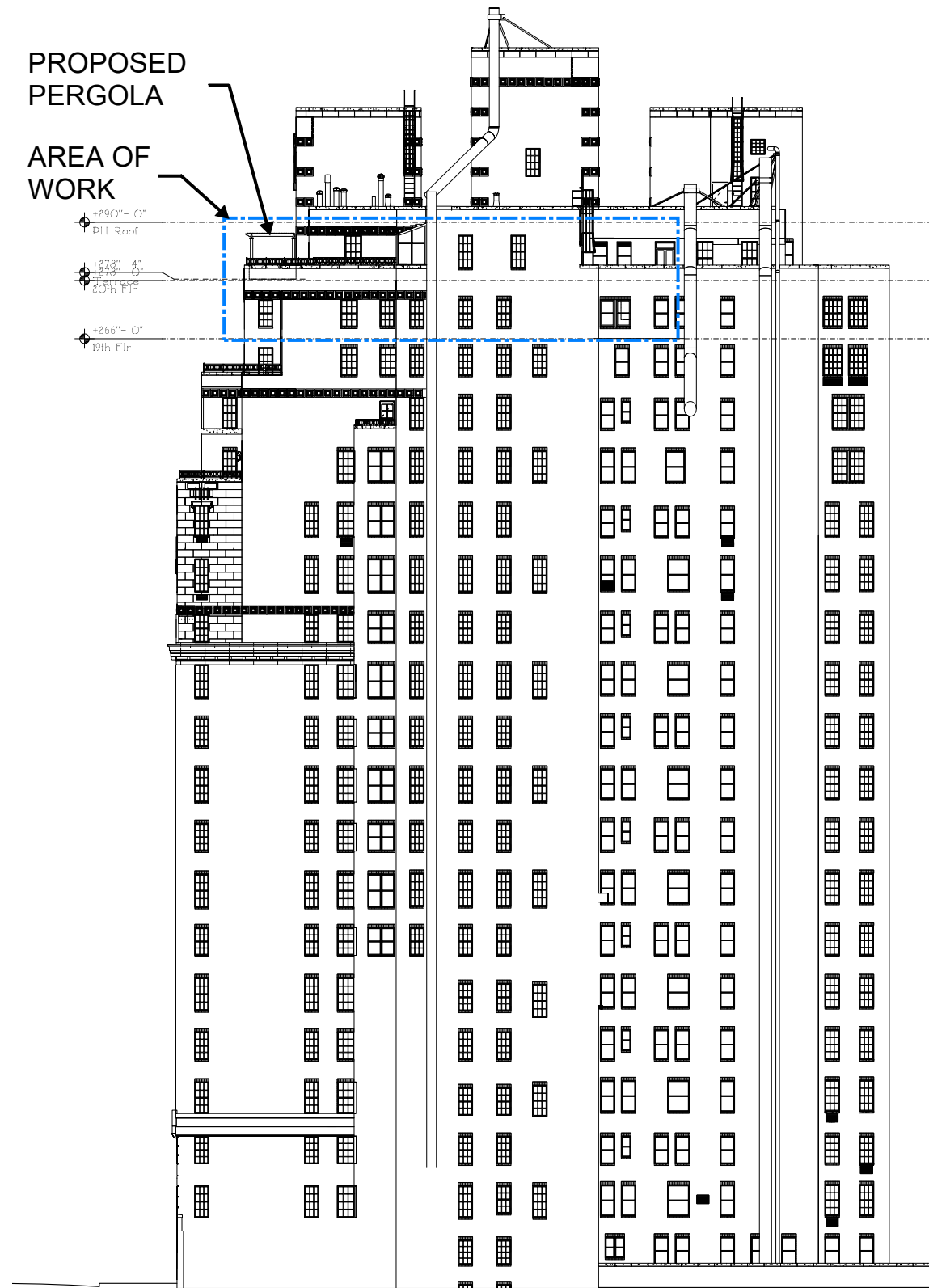


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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

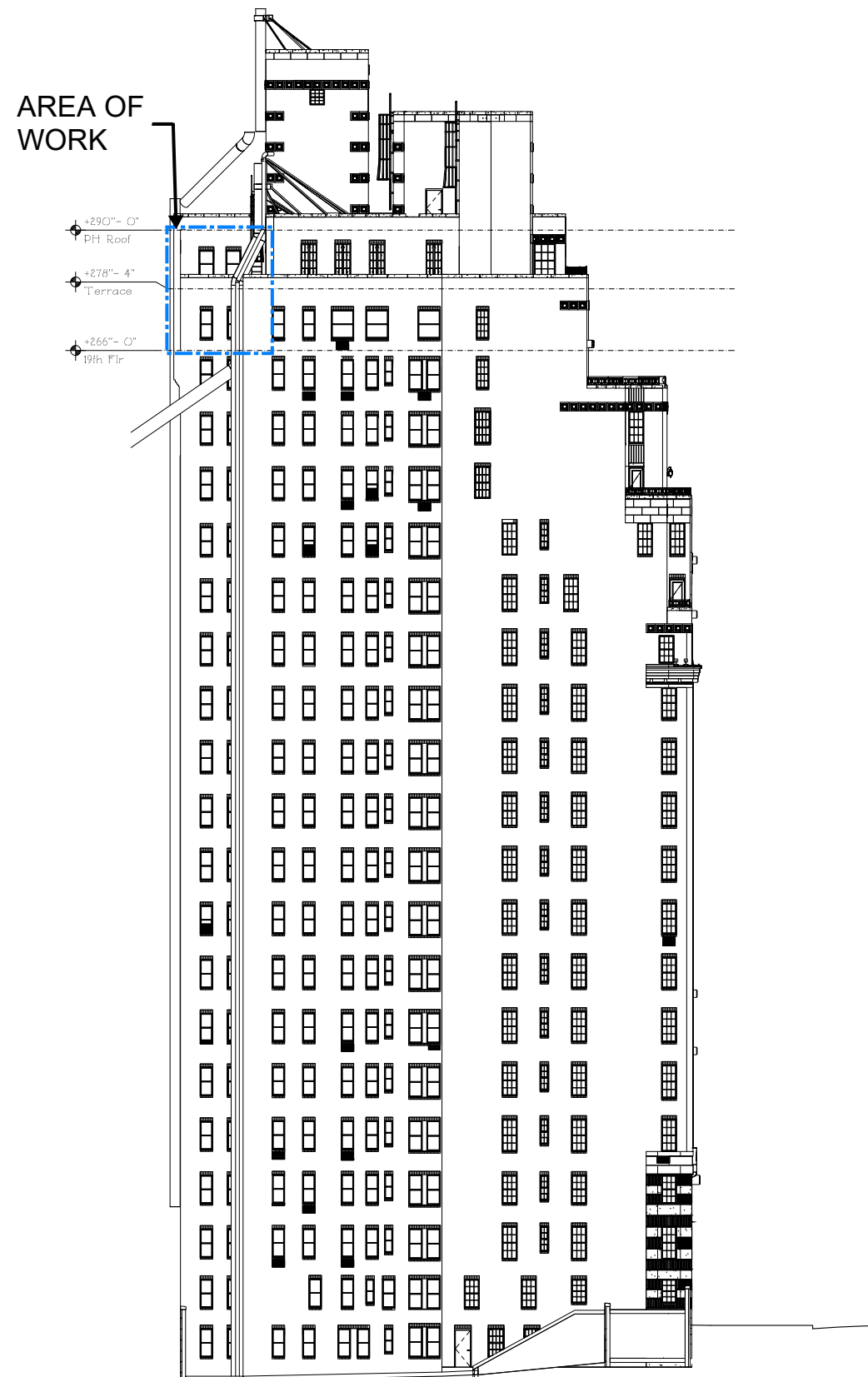


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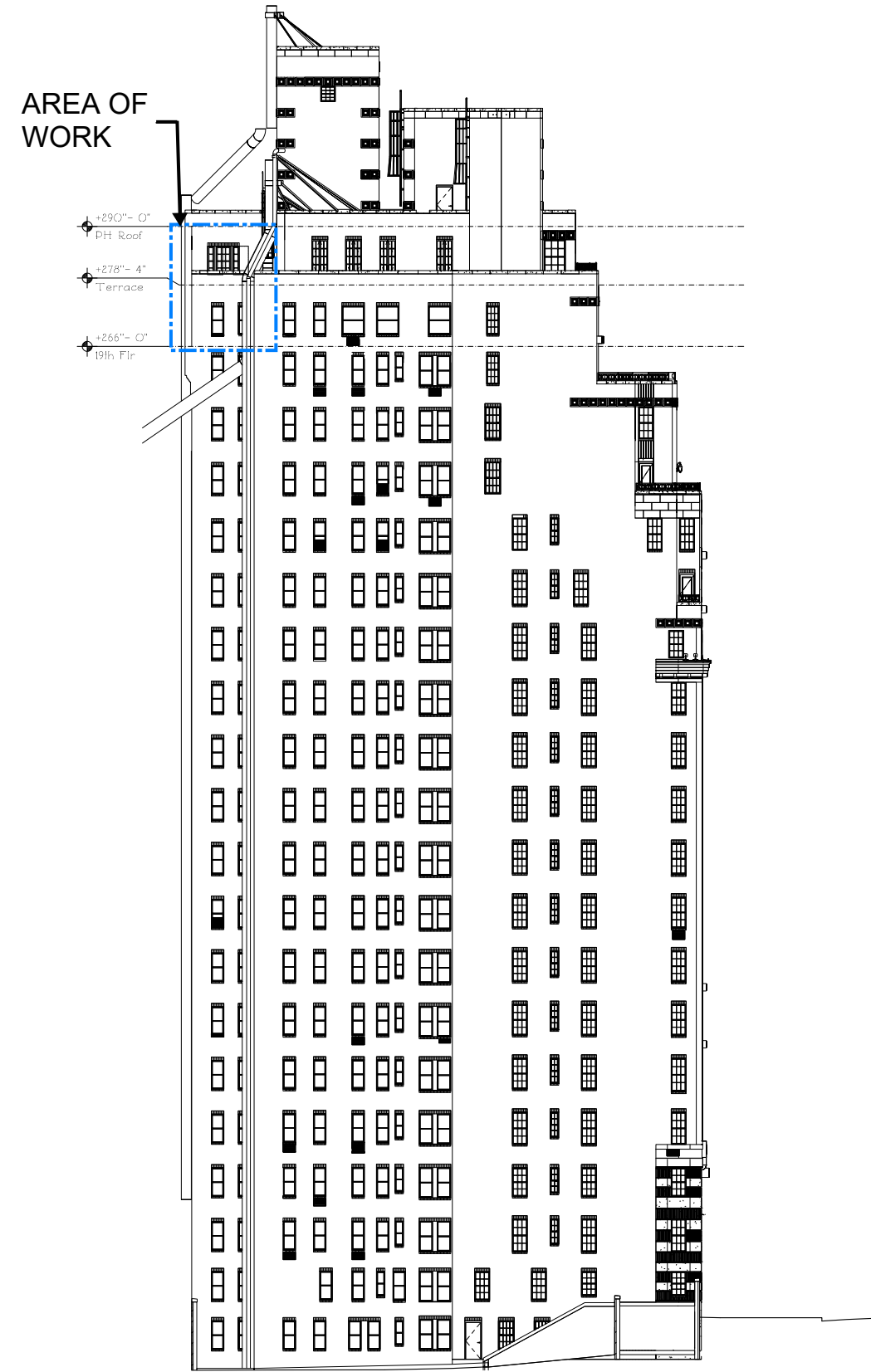
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EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



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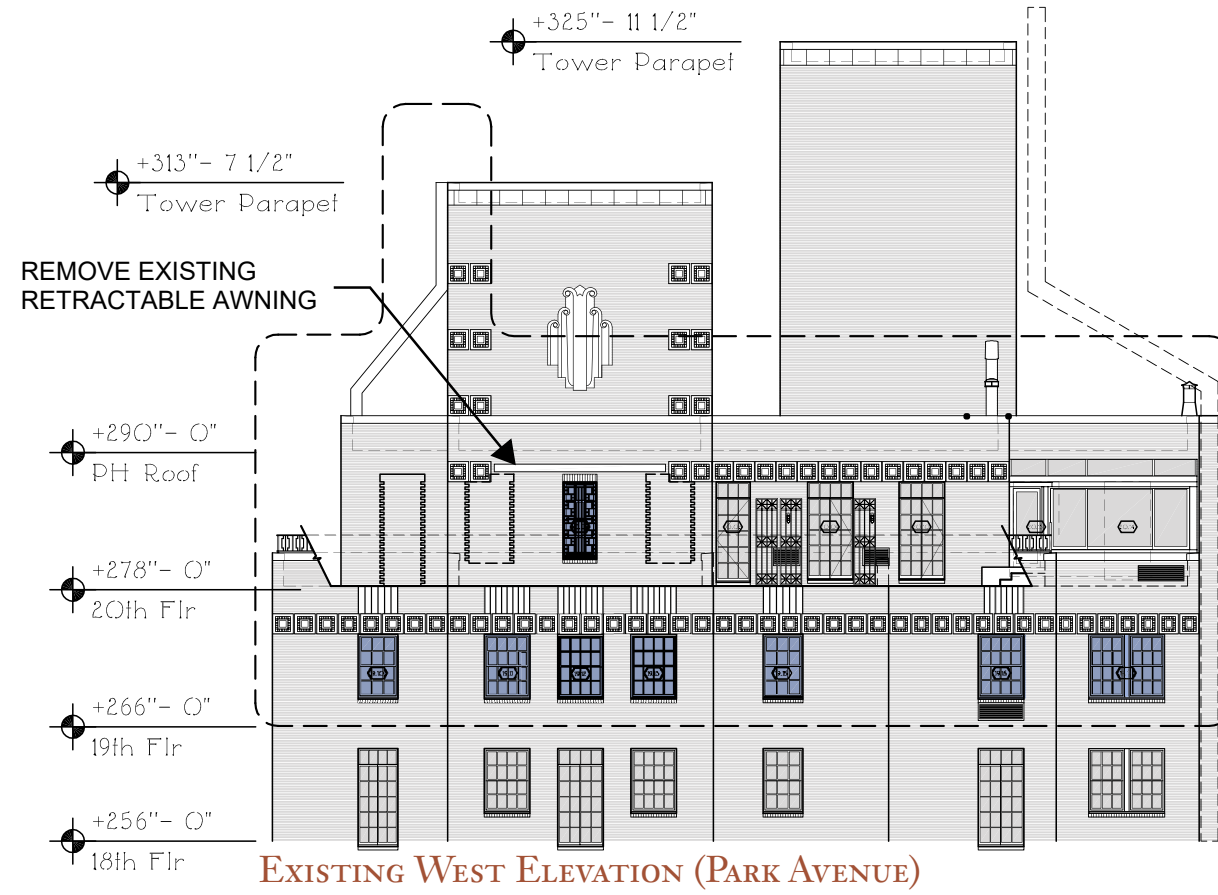
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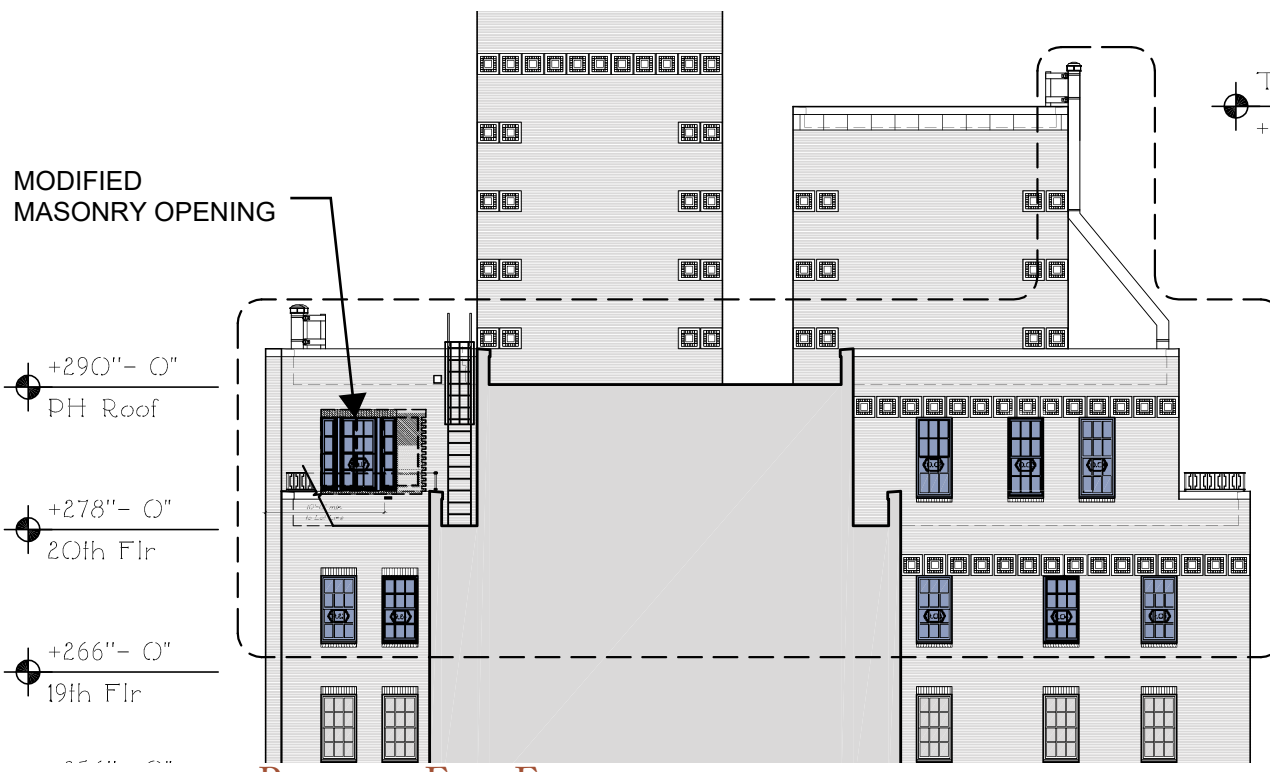
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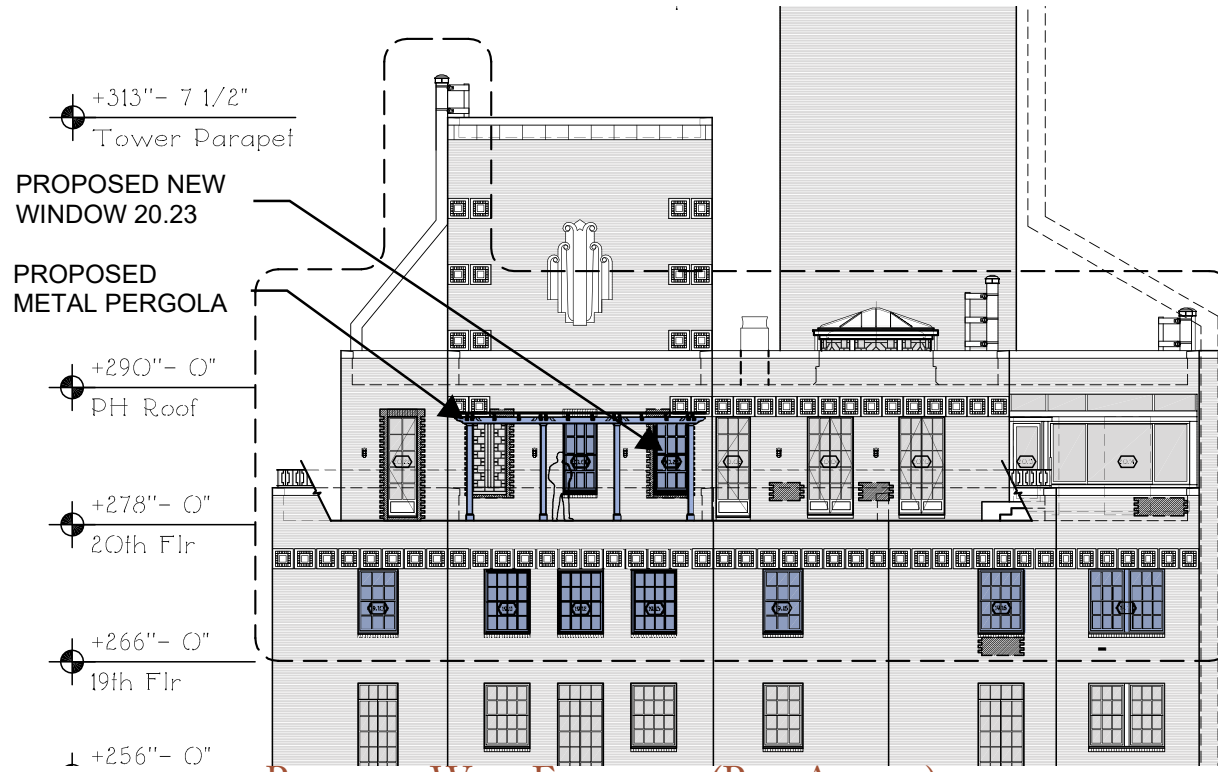
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION (PARK AVENUE)

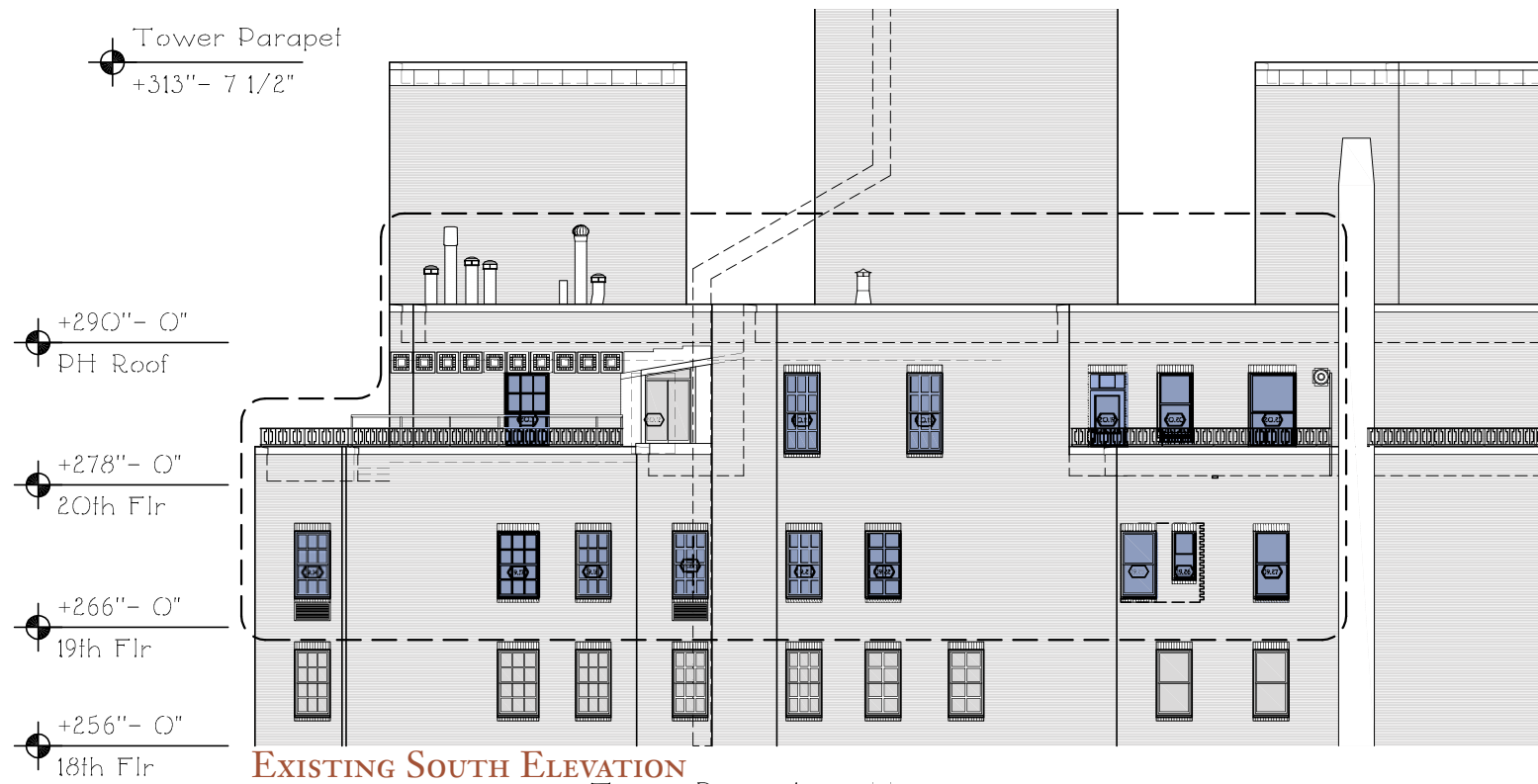


PROPOSED EAST ELEVATION

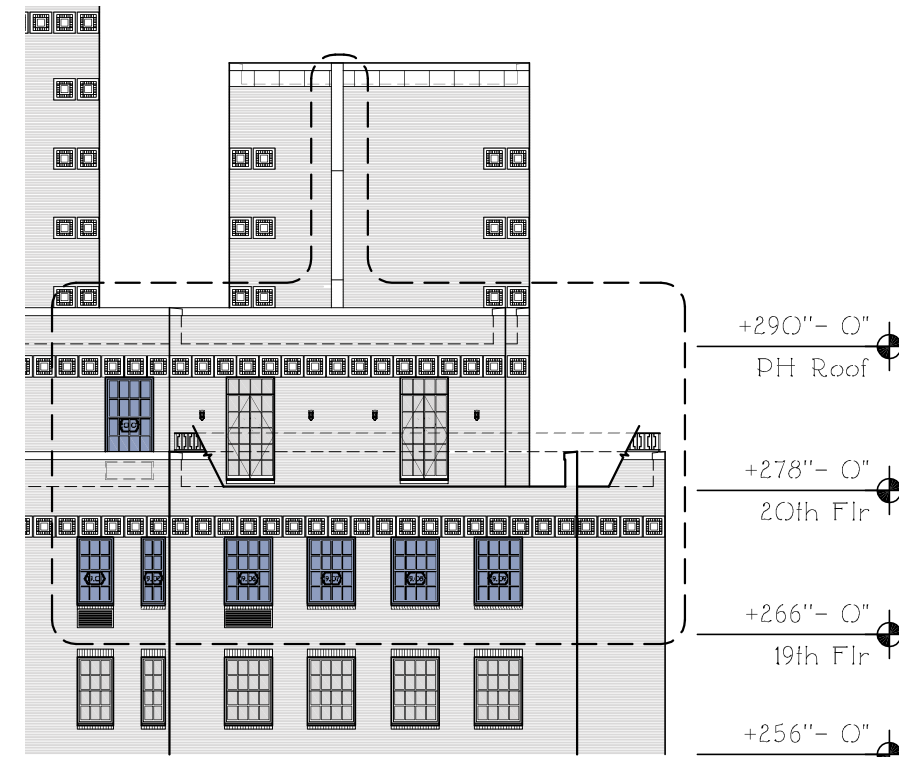


PROPOSED WEST ELEVATION (PARK AVENUE)

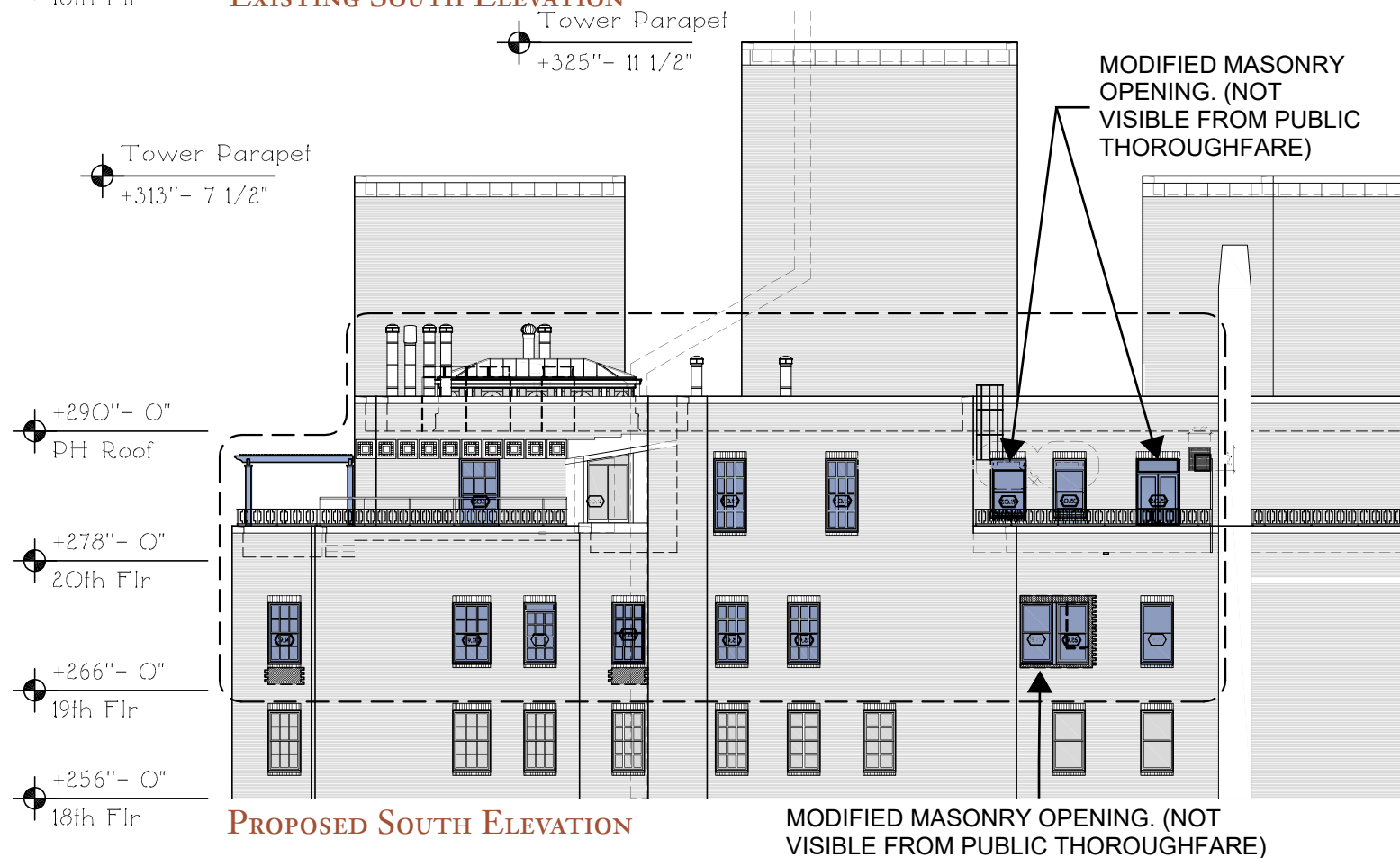
 PROPOSED SCOPE



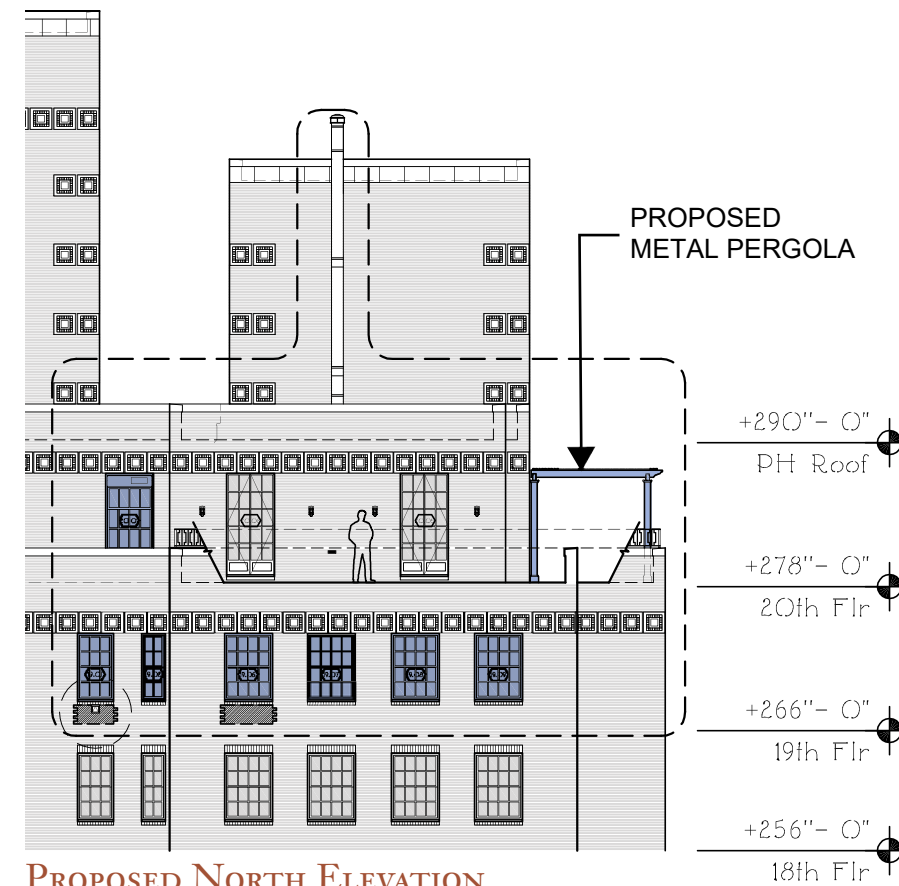
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

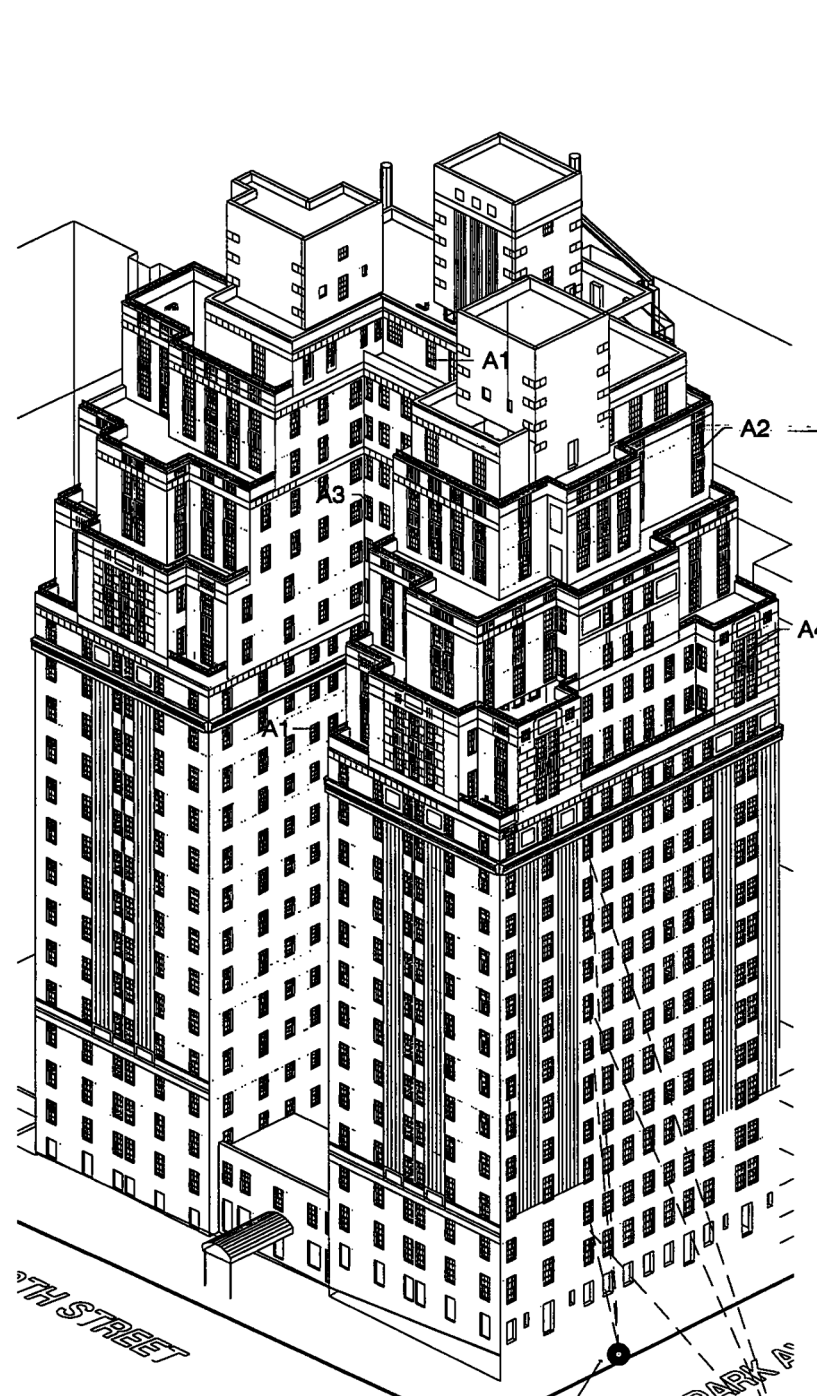


PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

 PROPOSED SCOPE

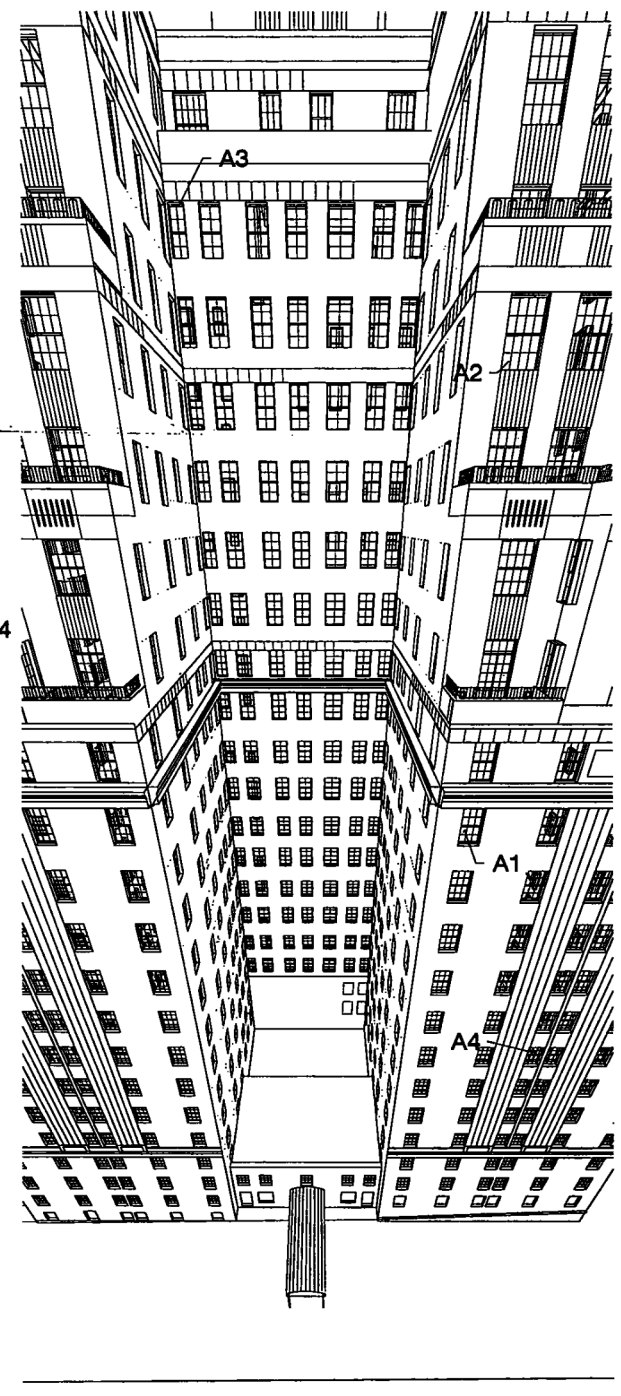


Viewpoint for Drawing V01



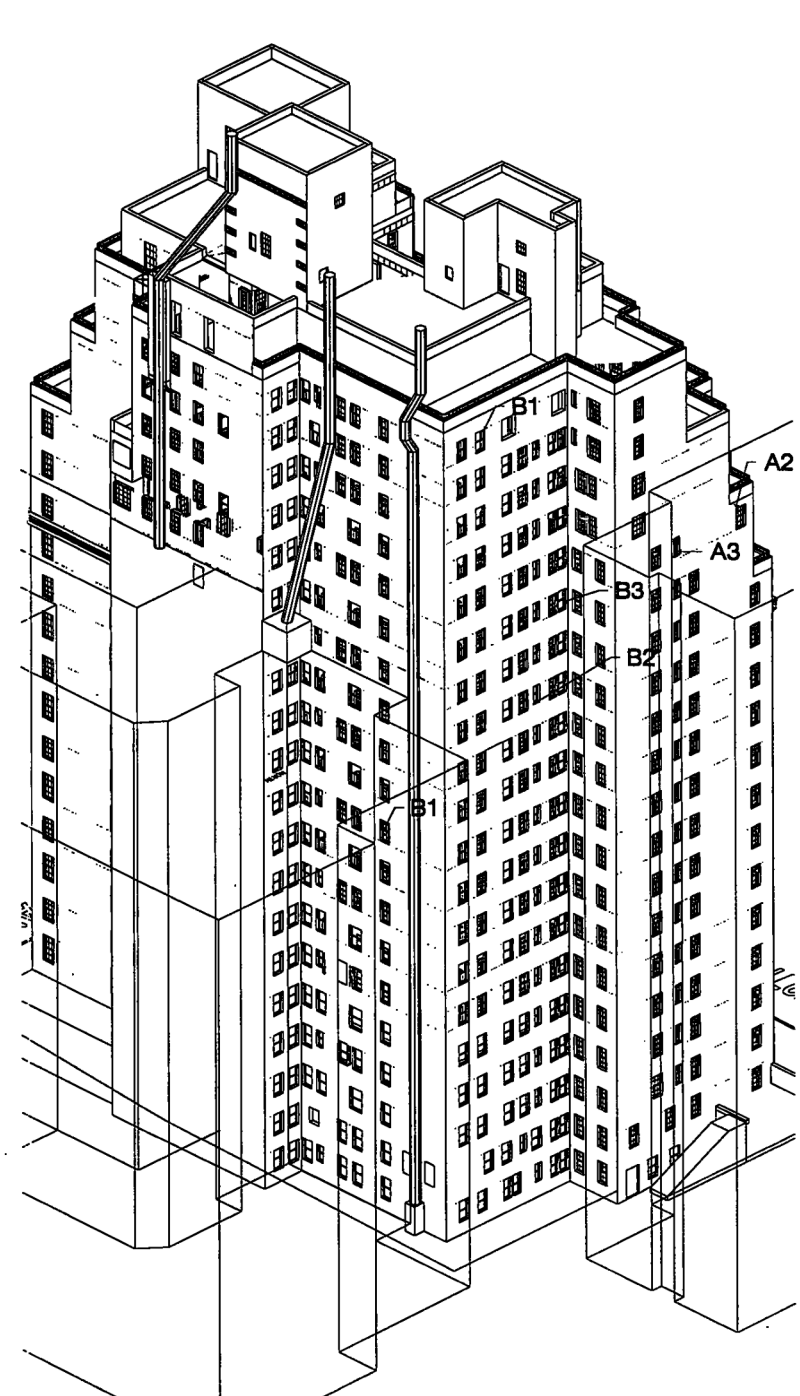
Viewpoint for Drawing V02

1 A01 Northwest Isometric View  
A01 Scale: not to scale



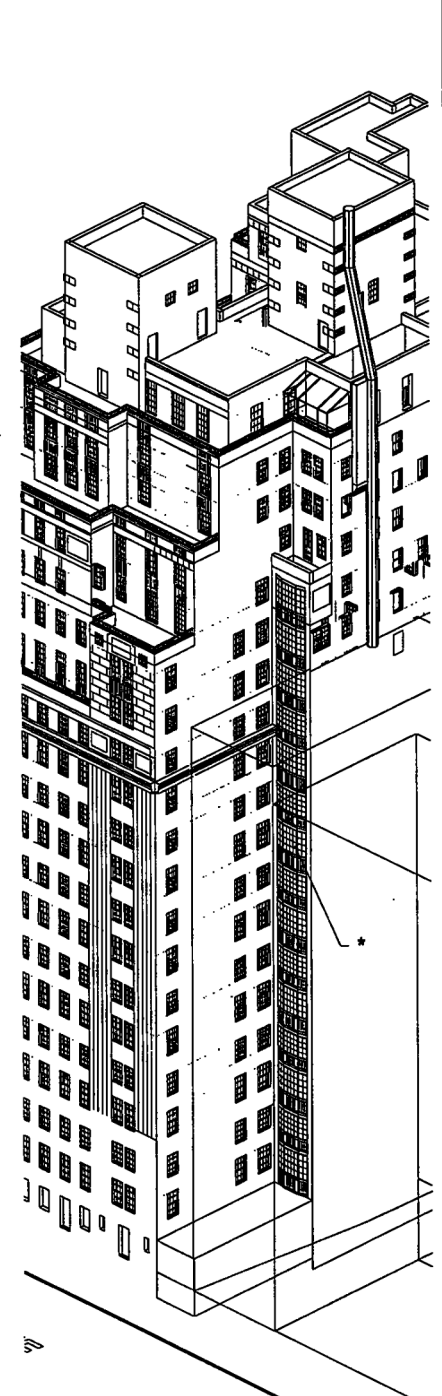
2 Fish-eye View - North Courtyard  
A01 Scale: not to scale

2 A01 Fish-eye View - North Courtyard  
A01 Scale: not to scale



3 South East Isometric View  
A01 Scale: not to scale

3 A01 South East Isometric View  
A01 Scale: not to scale



4 Southwest Isometric View  
A01 Scale: not to scale

4 A01 Southwest Isometric View  
A01 Scale: not to scale

\* - Indicates Steel Bow Casement Window to be Reconditioned and Repaired.

Window Replacement  
Master Plan  
895 Park Avenue  
New York, NY

3D Views of Building  
ISSUE DATE: February 24, 1997

FILE ID: 895msex  
SCALE: not to scale

JOB ID: 895p-w

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A01



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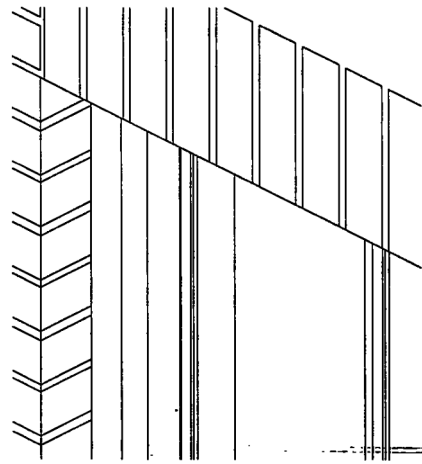
# 1997 WINDOW REPLACEMENT MASTER PLAN

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



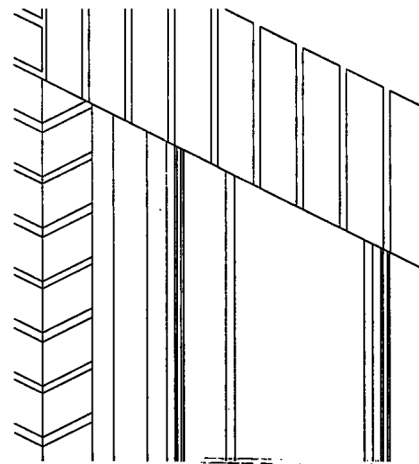
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PROPOSED ALTERNATIVE  
"EFCO" WINDOW



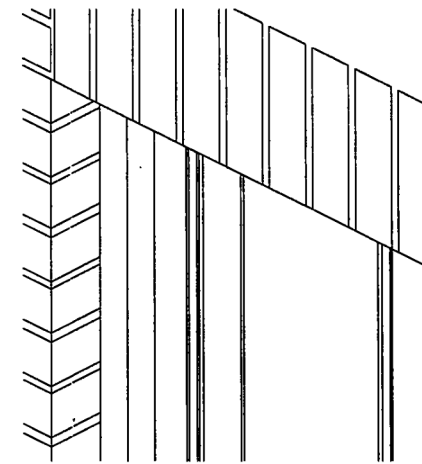
1a Axonometric View - at head  
D01 Scale: 1-1/2"=1'-0"

PROPOSED ALTERNATIVE  
"POMEROY/ORIGINAL" WINDOW

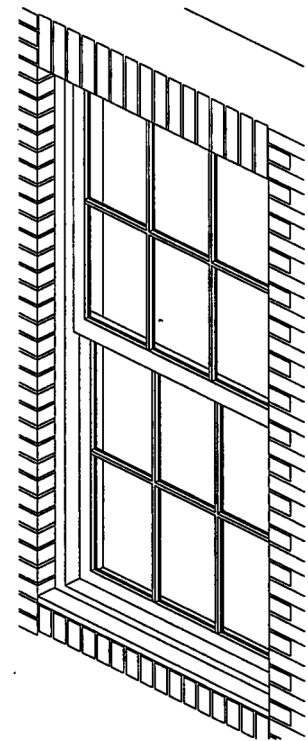


1b Axonometric View - Original/Pomero Steel Window  
D01 Scale: 1-1/2"=1'-0"

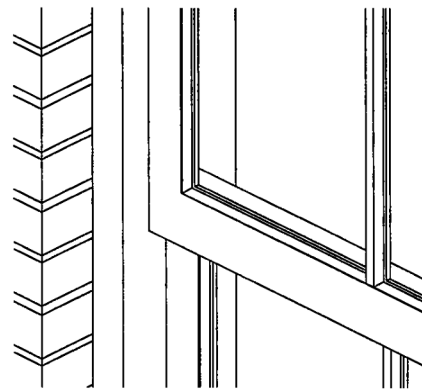
PROPOSED ALTERNATIVE  
"TEMPEST" WINDOW



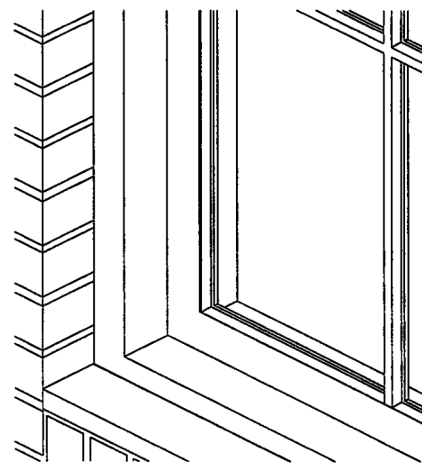
1c Axonometric View - Tempest Window Jamb and Muntin  
D01 Scale: 1-1/2"=1'-0"



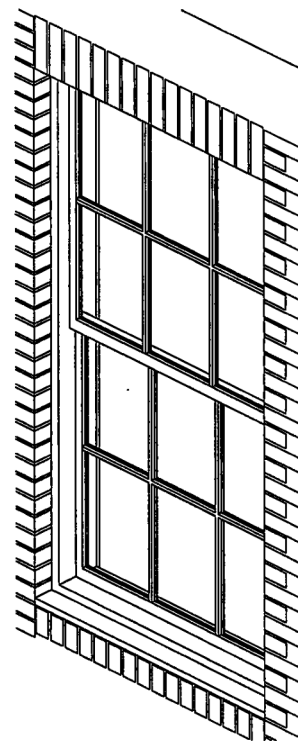
A Axonometric View - EFCO Window  
D01 Scale: 1"=1'-0"



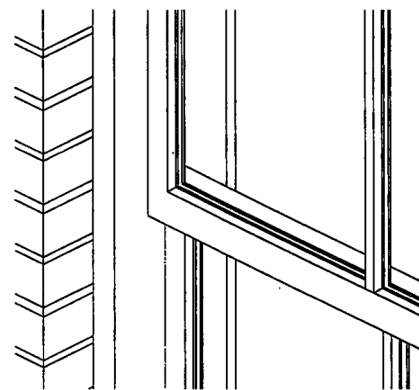
2a Axonometric View - Meeting Bar  
D01 Scale: 1-1/2"=1'-0"



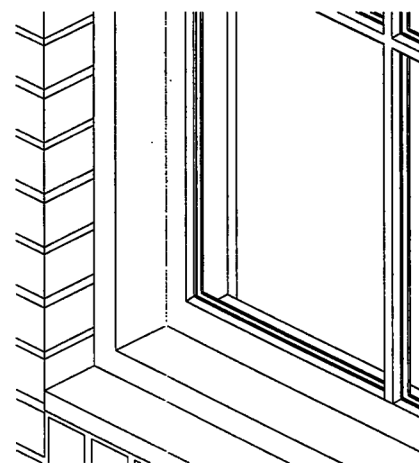
3a Axonometric View - Sill and Muntin  
D01 Scale: 1-1/2"=1'-0"



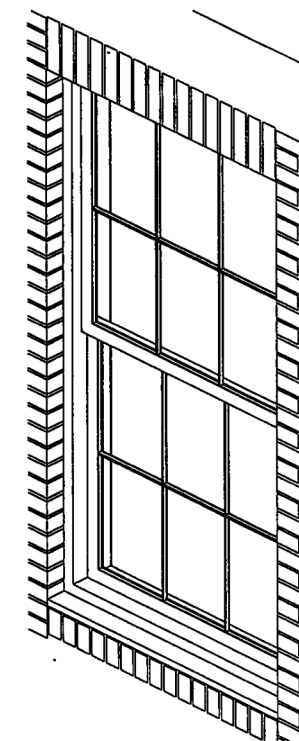
b Axonometric View - Pomero/Original Window  
D01 Scale: 1"=1'-0"



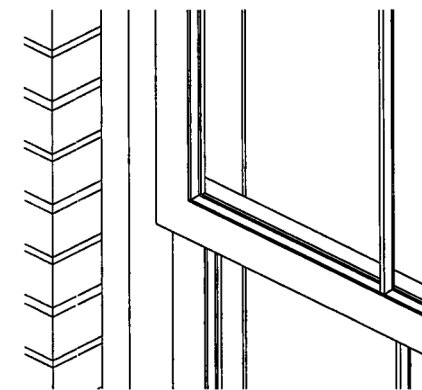
2b Axonometric View - Pomero/Original Window - Meeting Bar  
D01 Scale: 1-1/2"=1'-0"



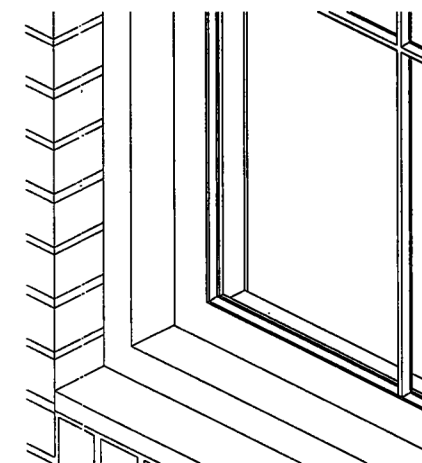
3c Axonometric View - Pomero/Original - Sill and Muntin  
D01 Scale: 1-1/2"=1'-0"



c Tempest Window  
D01 Scale: 1"=1'-0"



2c Axonometric View - Tempest Window - Meeting Bar and Muntin  
D01 Scale: 1-1/2"=1'-0"



3c Axonometric View - Tempest Window - Sill and Jamb  
D01 Scale: 1-1/2"=1'-0"

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Axonometric Detail Views  
ISSUE DATE: February 20, 1997

FILE ID: axocets  
SCALE: as indicated  
JOB ID: 895p-w

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Window Replacement  
Master Plan  
895 Park Avenue  
New York, NY

D01



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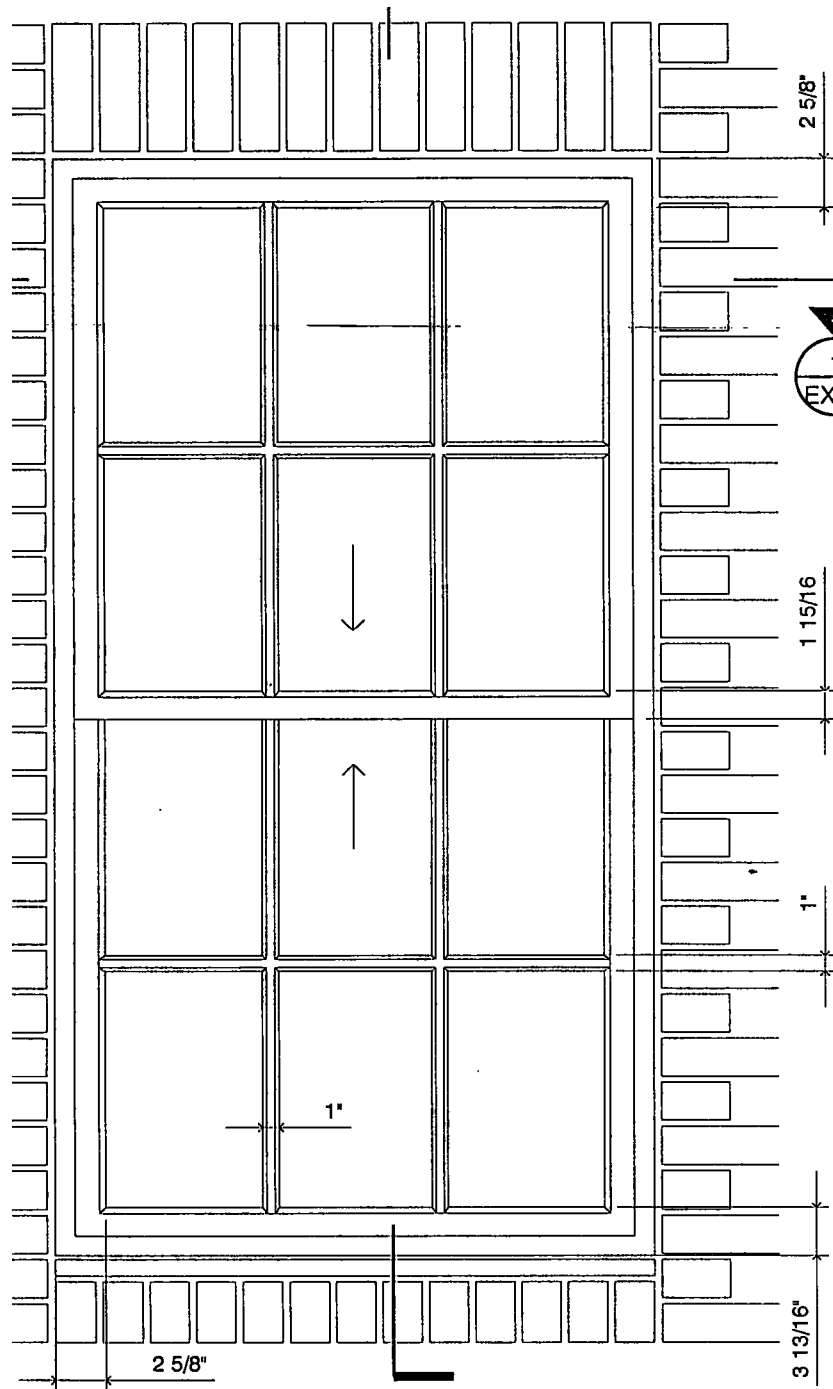
1997 WINDOW REPLACEMENT MASTER PLAN

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075

LPC PUBLIC HEARING - OCTOBER 3RD, 2023

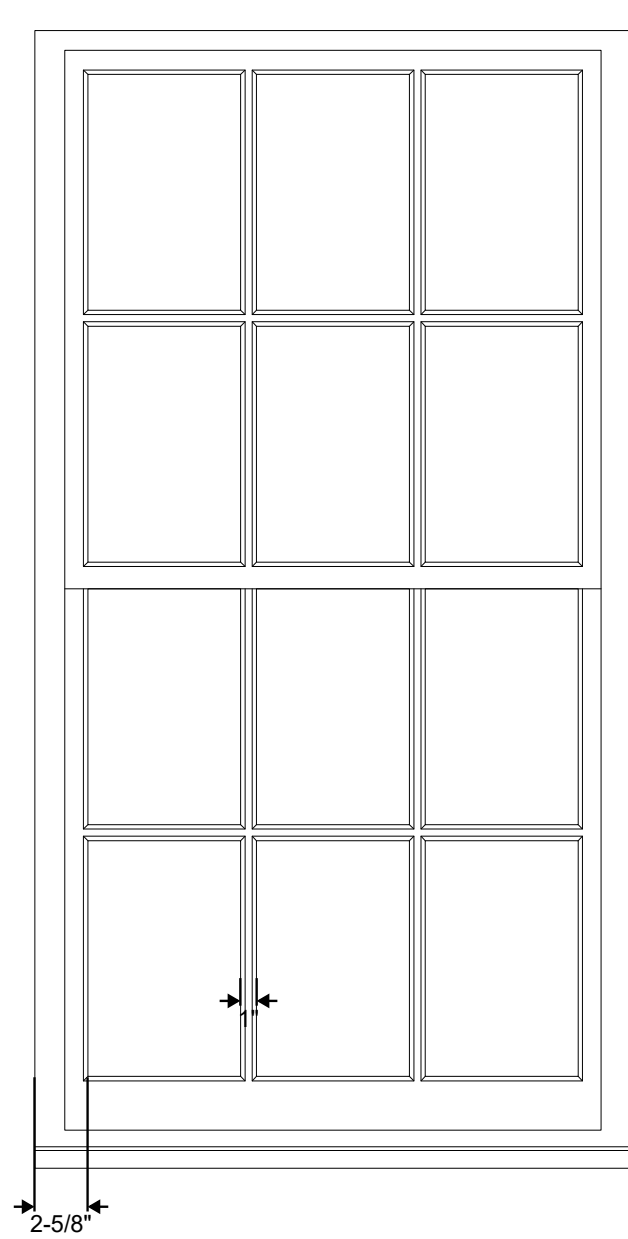


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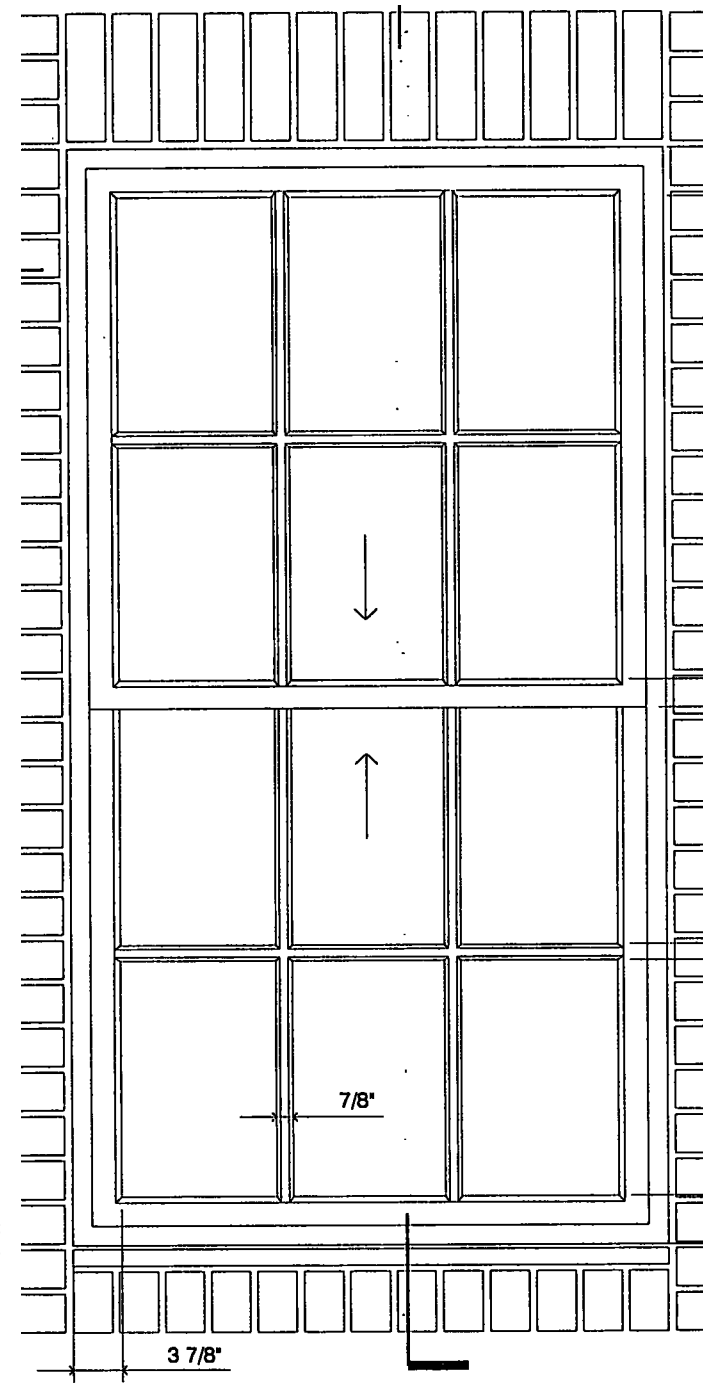


1 Elevation: Existing Window Type A1  
 EX01 Scale: 1"=1'-0"

EXISTING STEEL WINDOW ELEVATION,  
 1" = 1'-0"

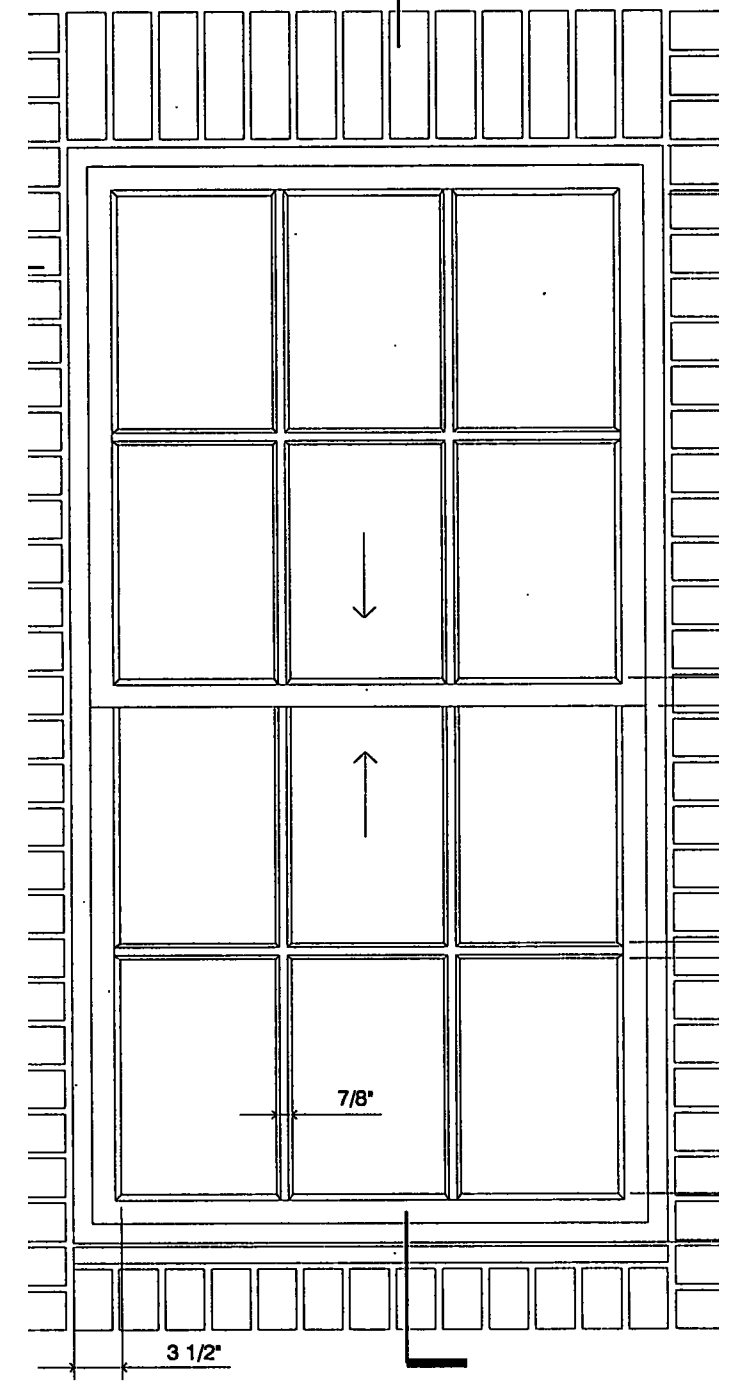


PROPOSED WOOD WINDOW ELEVATION  
 BY ARTISTIC WINDOWS AND DOORS,  
 1" = 1'-0"



1 Elevation: Proposed Window Type A1  
 PR01 Scale: 1"=1'-0"

APPROVED EFCO WINDOW ELEVATION,  
 1" = 1'-0"



1 Elevation: Proposed Window Type A1  
 PR1A Scale: 1"=1'-0"

APPROVED TEMPEST WINDOW ELEVATION,  
 1" = 1'-0"



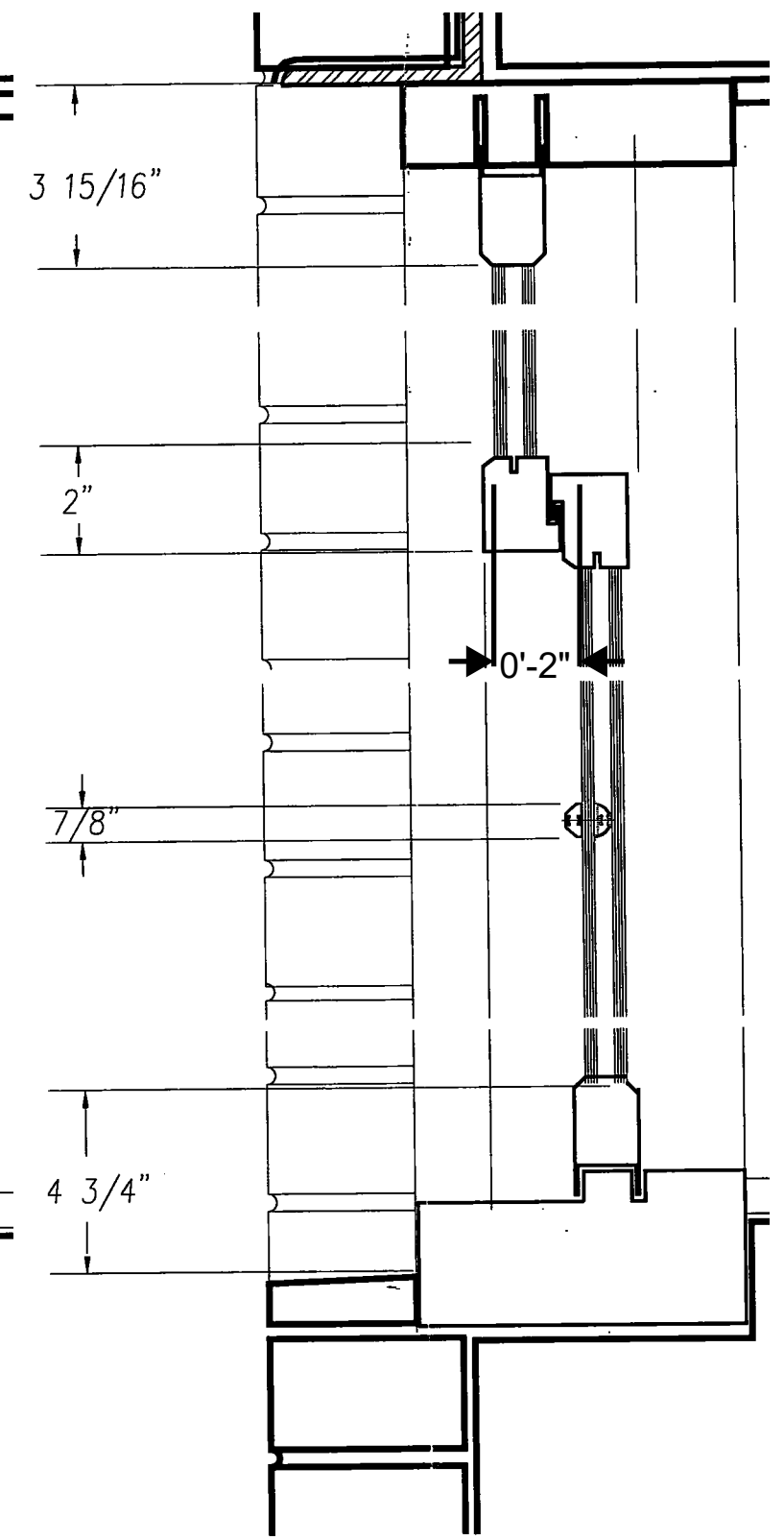
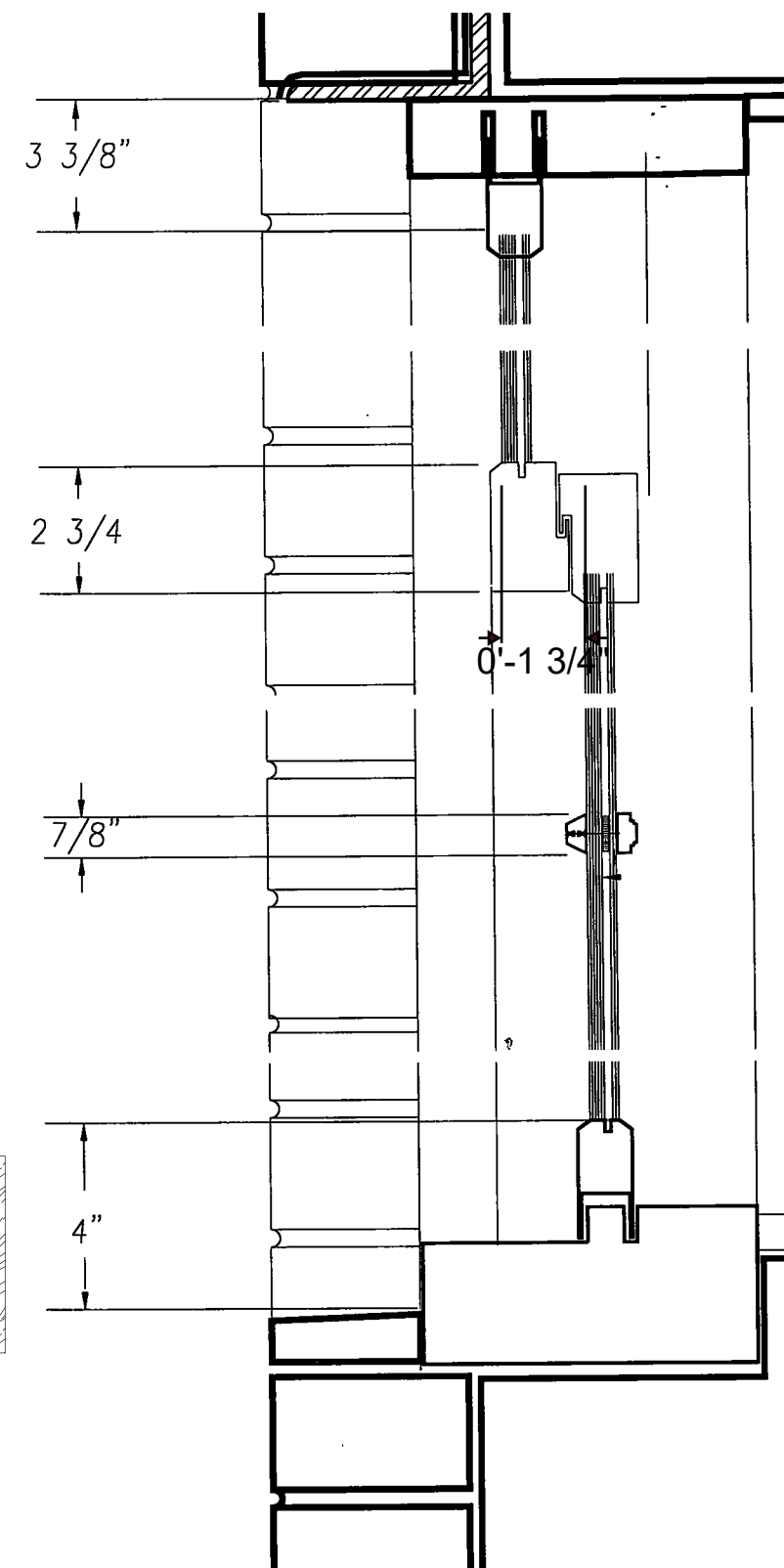
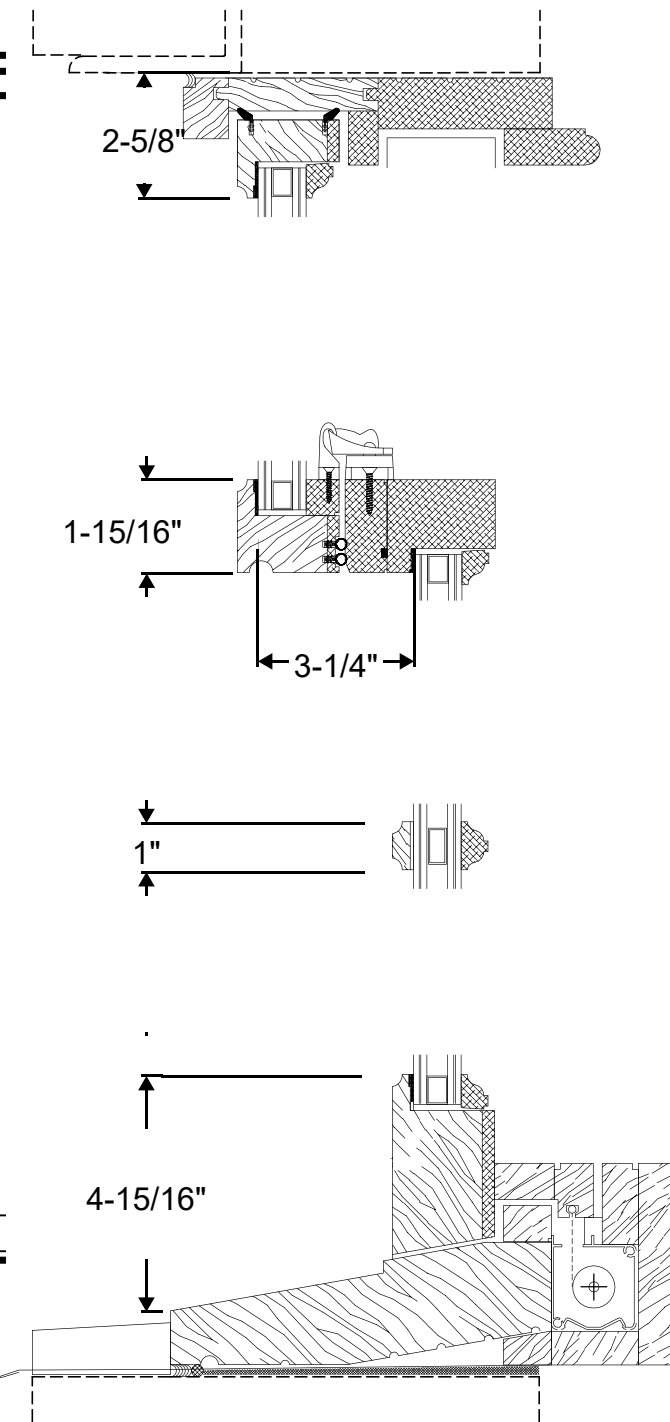
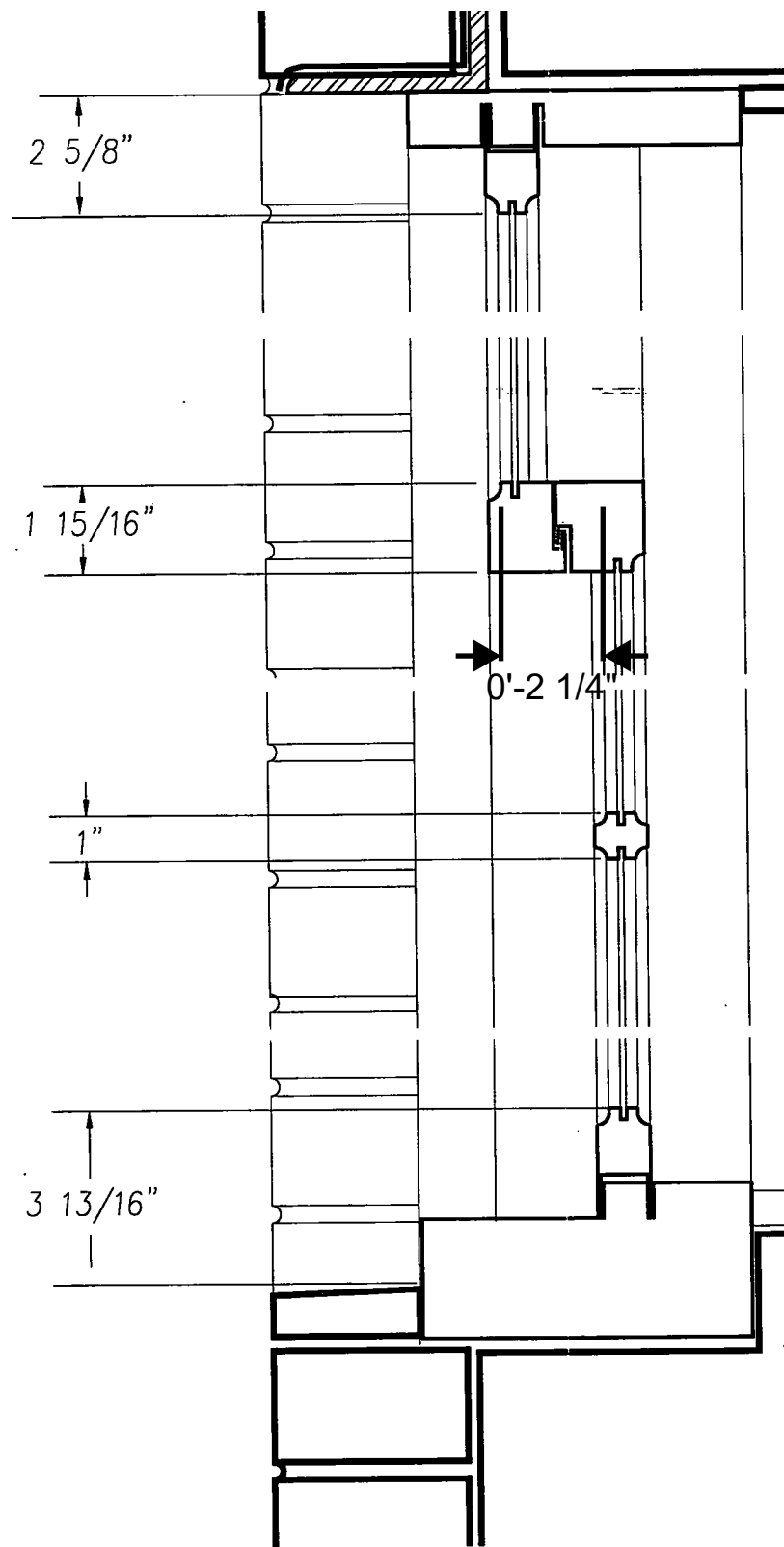
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## PROPOSED DETAILS SUPERIMPOSED ON EXISTING

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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PROPOSED WOOD WINDOW SECTION  
 BY ARTISTIC WINDOWS AND DOORS,  
 3" = 1'-0"

2 Section Profile Details - "Pomeroy/Original" Win  
 D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"

1 Section Profile Details - "EFCO" Window  
 D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"

3 Section Profile Details - "Tempest" Window  
 D02 Scale: 6"=1'-0" at 22" x 34" or 3"=1'-0" at 11" x 11"

PROPOSED DETAILS SUPERIMPOSED ON EXISTING  
 PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
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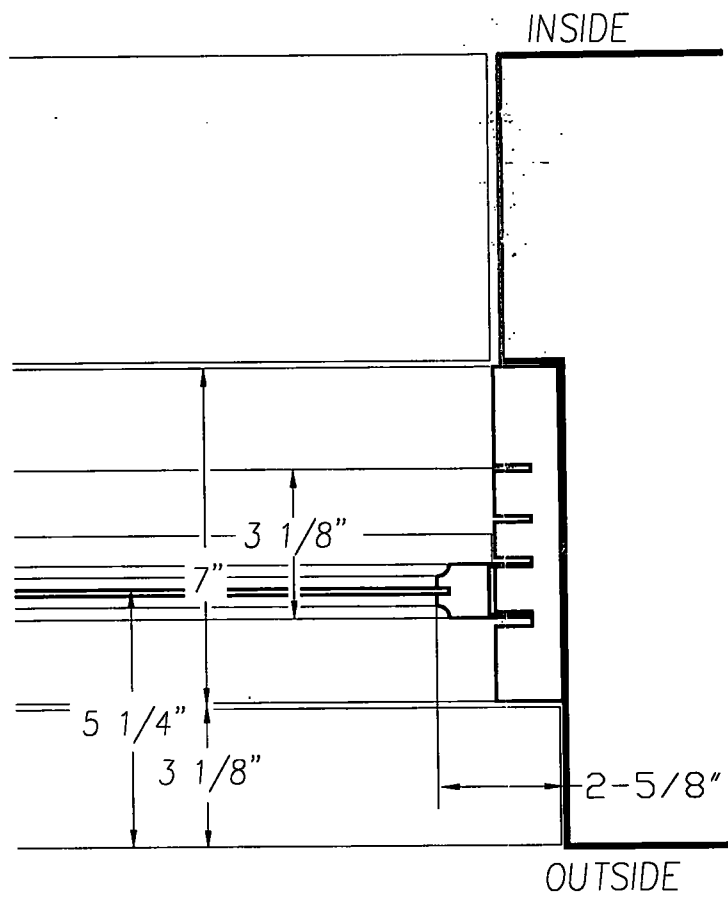


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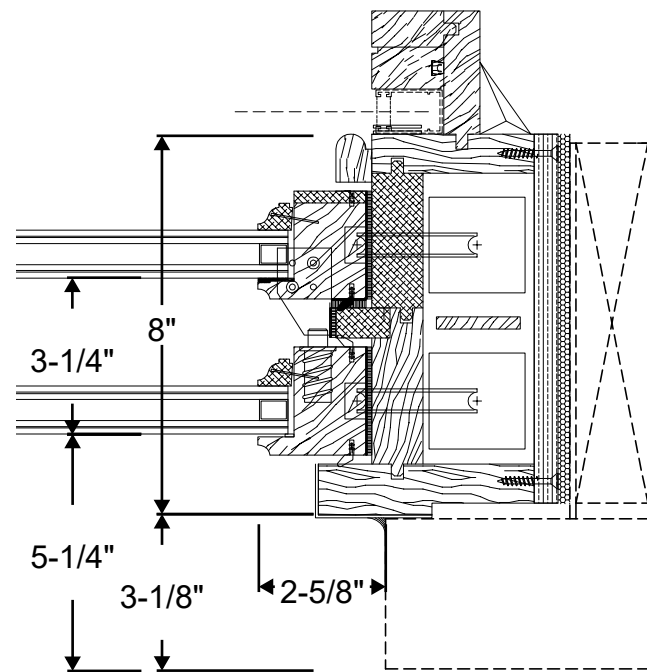


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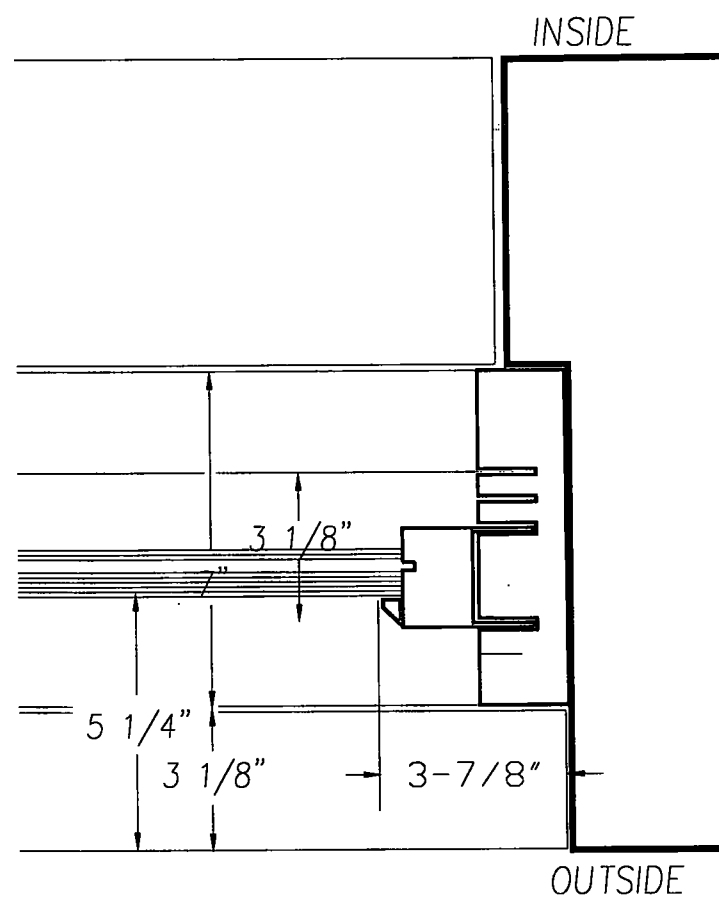




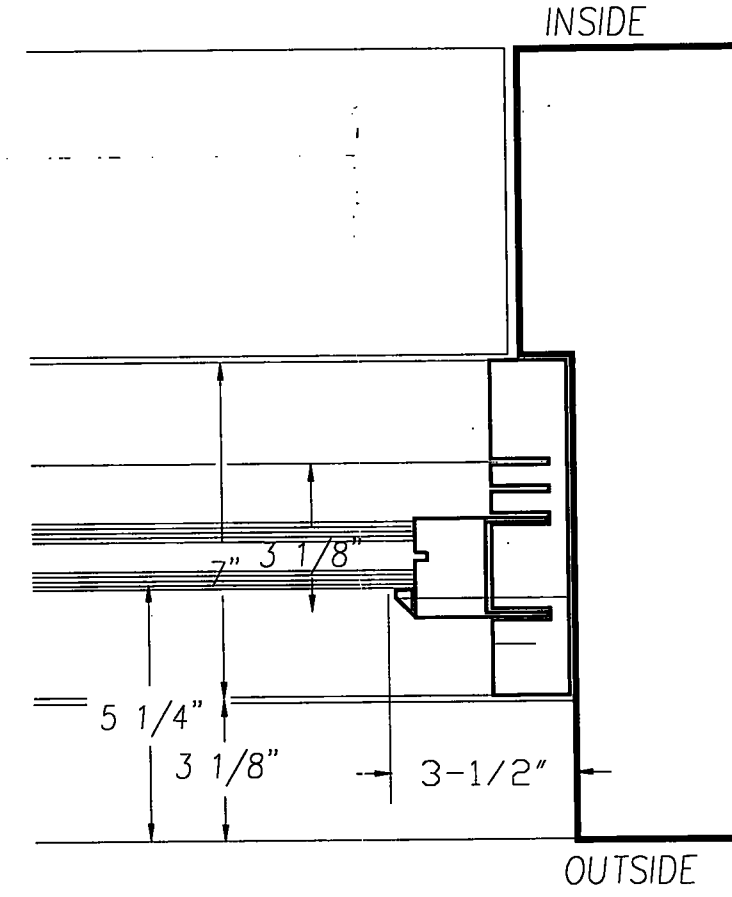
**2** Jamb Profile Detail - "Pomeroy/Original" Window  
**D03** Scale: 3"=1'-0" @ 11" x 17"



**PROPOSED WOOD WINDOW PLAN DETAIL**  
 BY ARTISTIC WINDOWS AND DOORS



**1** Jamb Profile Detail - "EFCO" Window  
**D03** Scale: 3"=1'-0" @ 11" x 17"



**3** Jamb Profile Detail - "Tempest" Window  
**D03** Scale: 3"=1'-0" @ 11" x 17"

SCALE: 3" = 1'-0"



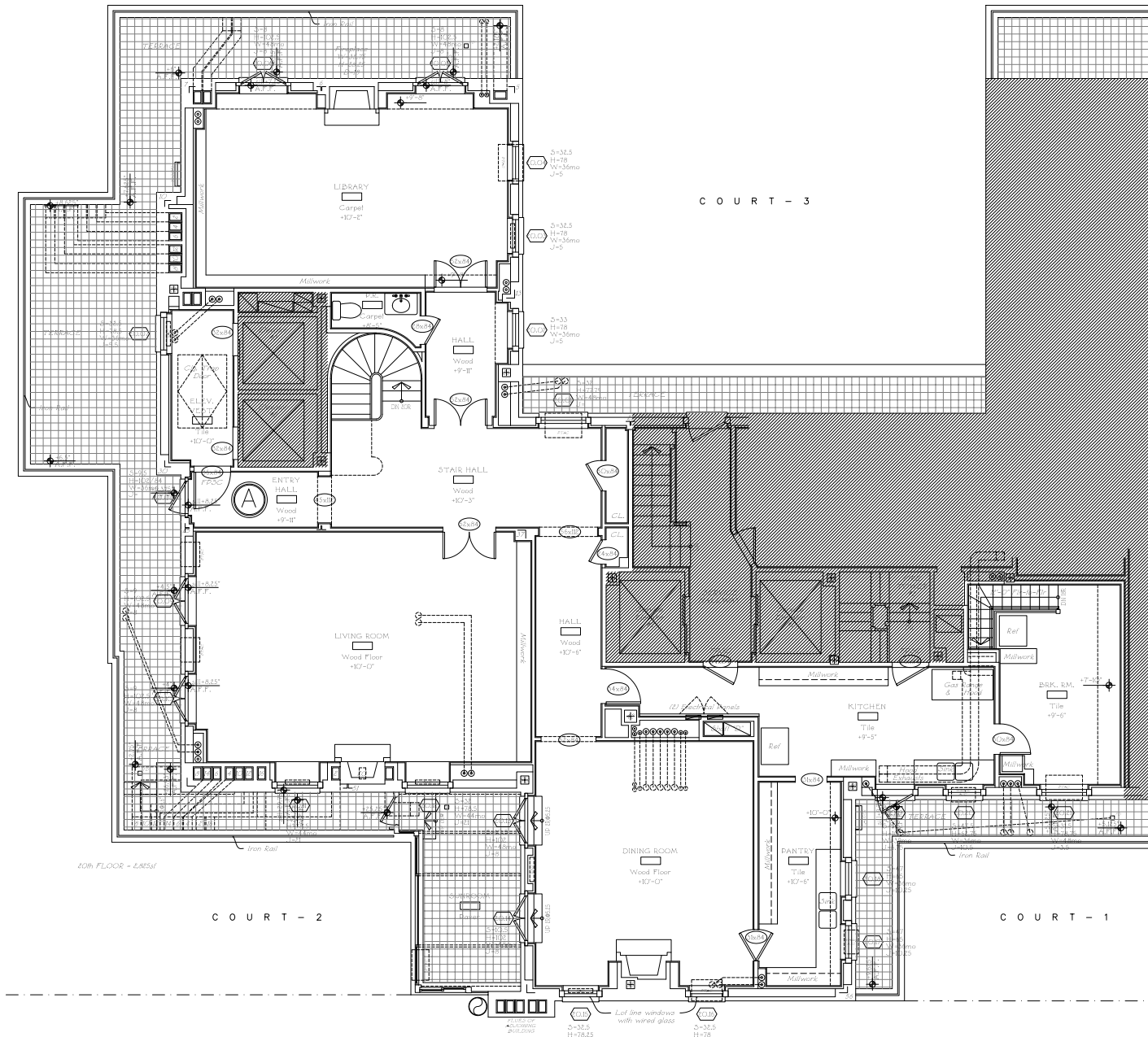
JOHN B. MURRAY ARCHITECT, LLC  
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**PROPOSED DETAILS SUPERIMPOSED ON EXISTING**

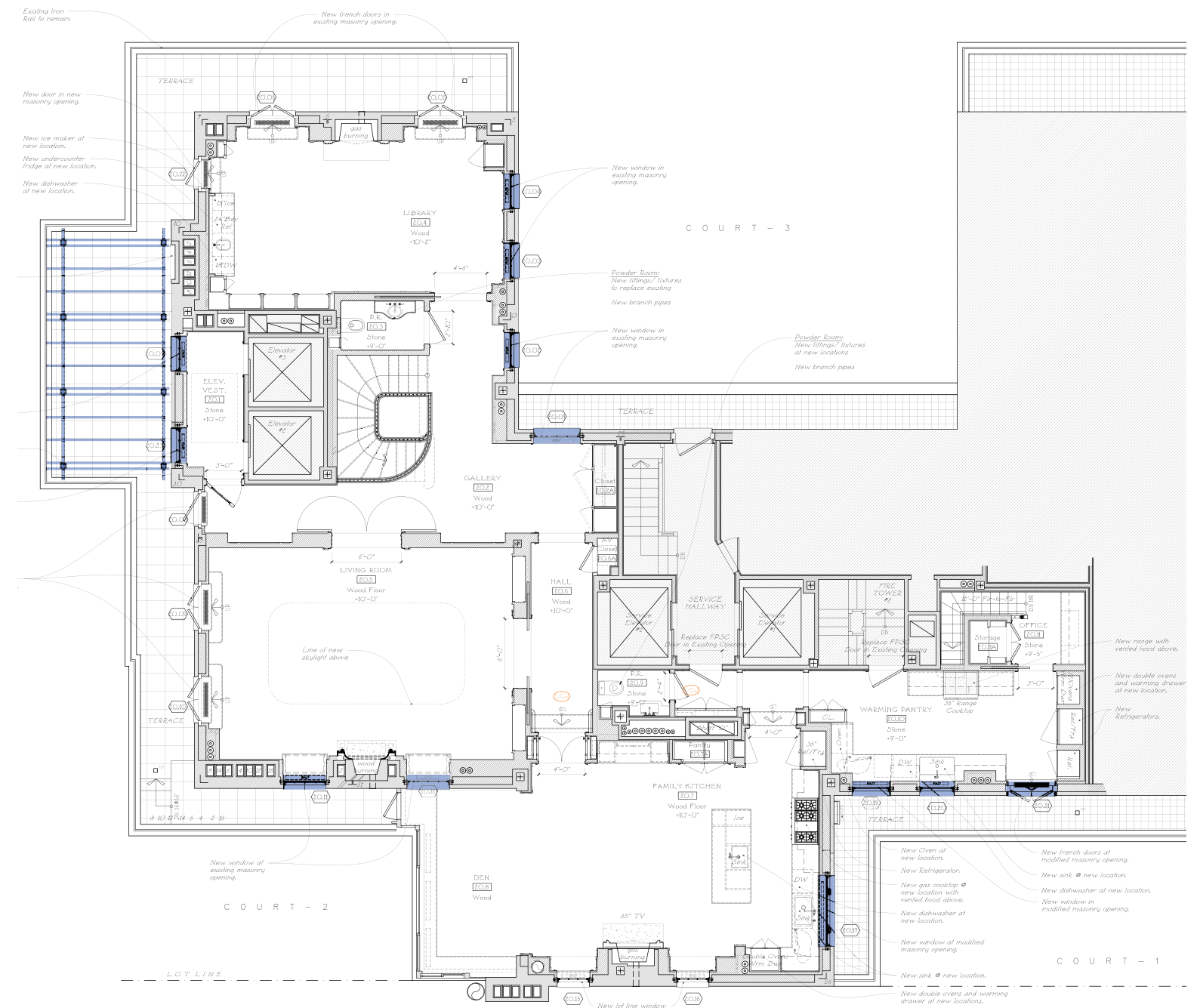
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 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING 20TH FLOOR PLAN, 1/16" = 1'-0"



PROPOSED 20TH FLOOR PLAN, 1/16" = 1'-0"

**PROPOSED SCOPE**



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## 20TH FLOOR PLAN

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



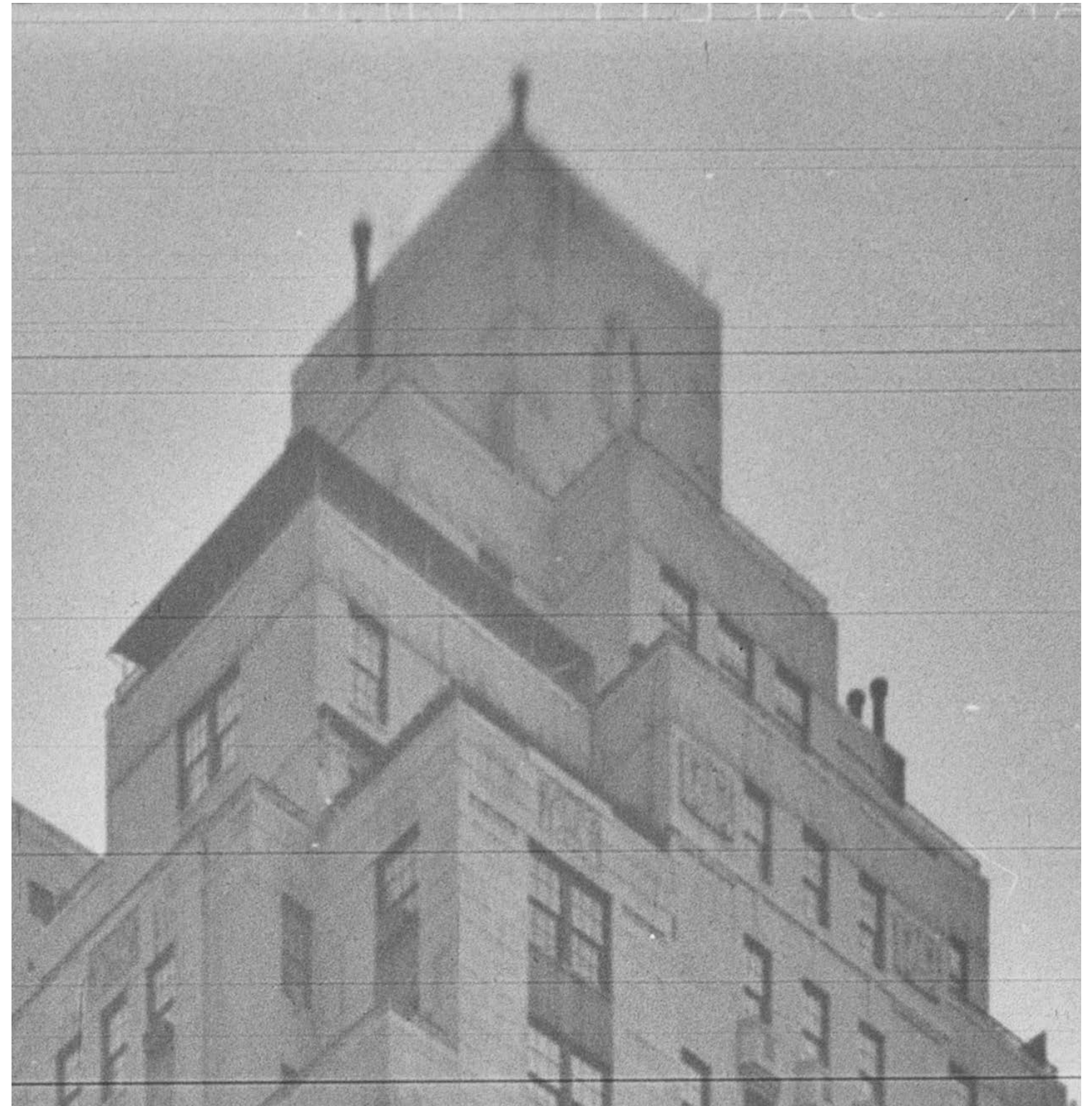
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 11 HANOVER SQUARE, 16TH FLOOR  
 NEW YORK, NY 10005



EXAMPLE OF AN EAST SIDE ROOF GARDEN FEATURED IN *Vogue*,  
1926



A MANHATTAN ROOF PERGOLA FEATURED IN *Arts & Decoration*, 1927



HISTORIC PENTHOUSE PERGOLA AT 895 PARK AVENUE, CIRCA 1950 (NYPL ACKER)



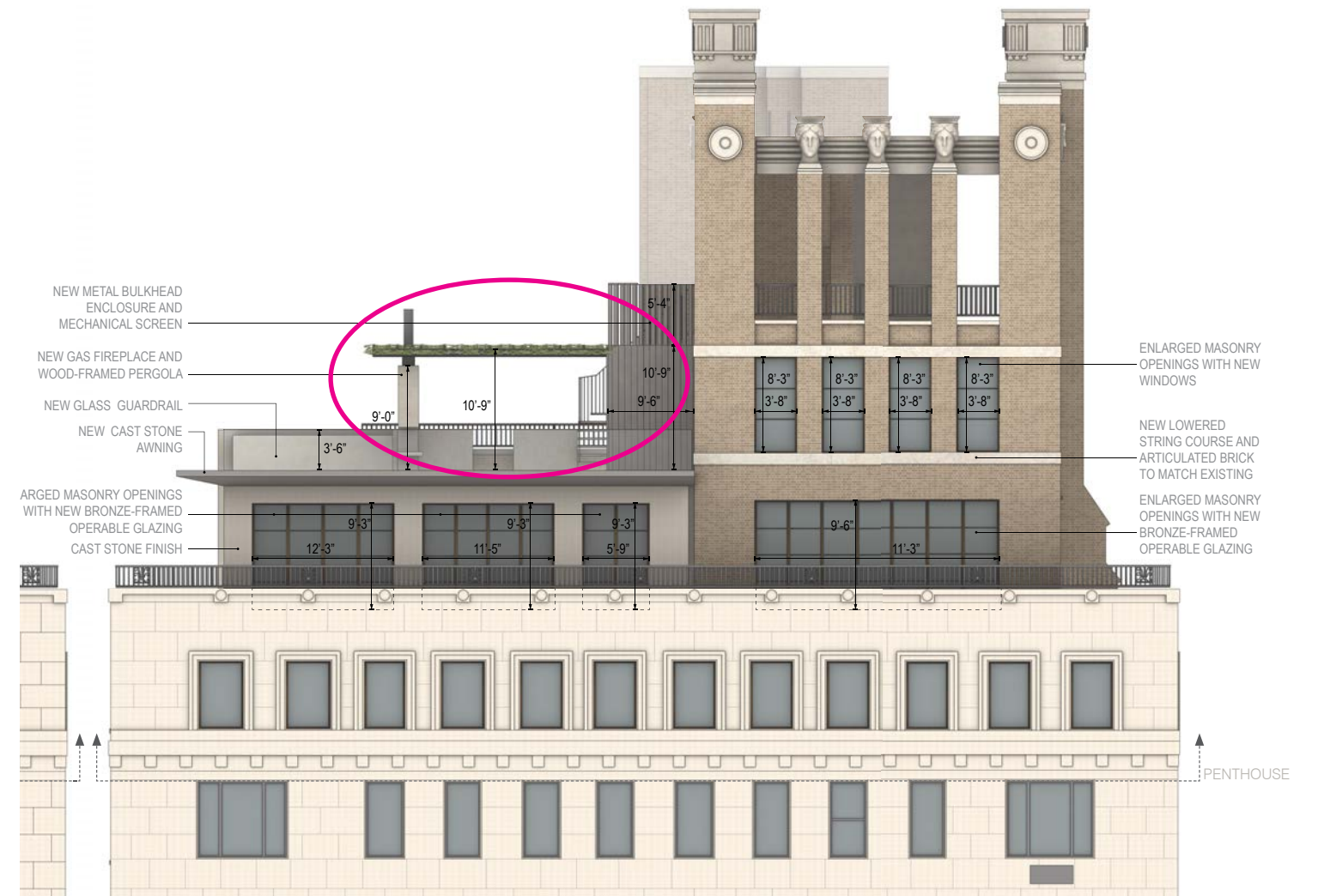
JOHN B. MURRAY ARCHITECT, LLC  
48 WEST 37TH STREET 10TH FLOOR  
NEW YORK, NY 10018

## PERGOLAS - HISTORICAL CONTEXT

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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2 EAST 88TH STREET (1929-30, PERGOLA APPROVED 2022)



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## PERGOLAS - LPC-APPROVED EXAMPLE

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



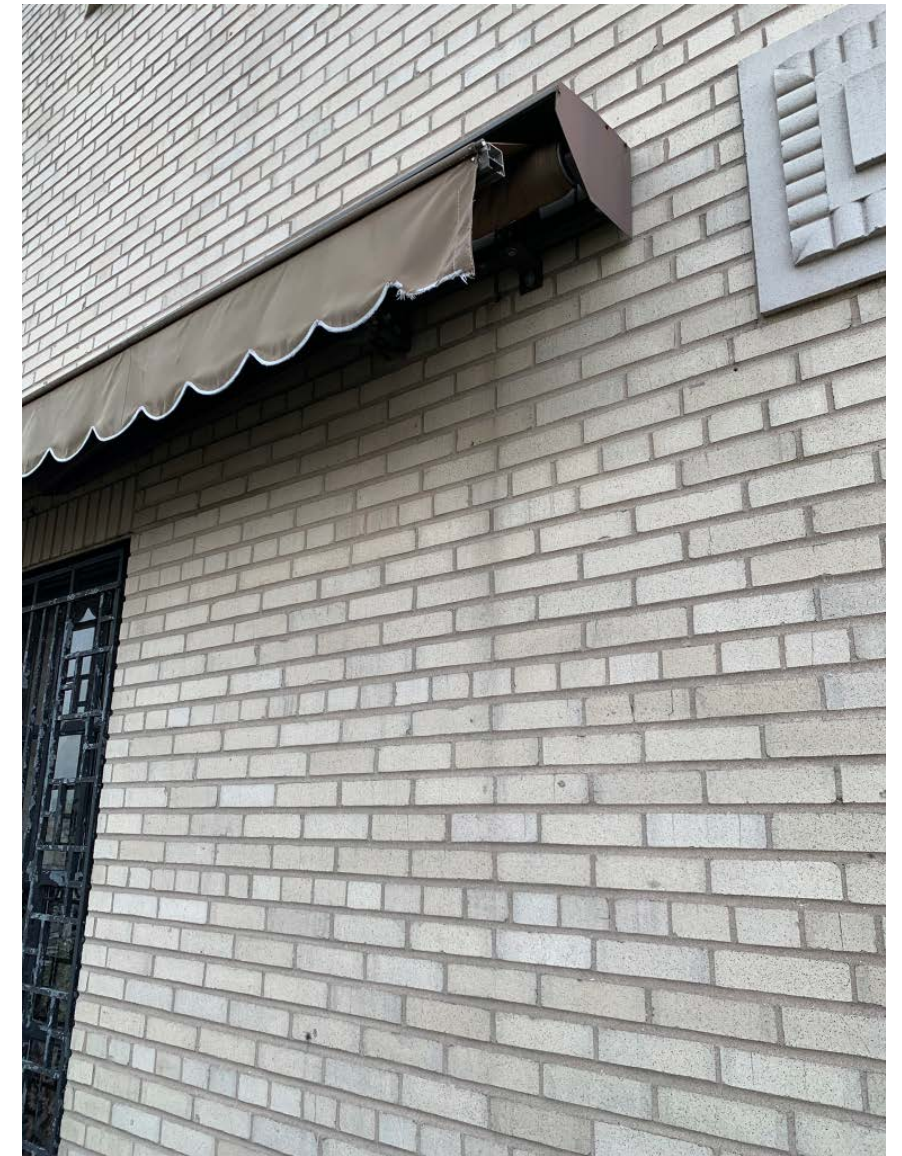
HIGGINS QUASEBARTH & PARTNERS LLC  
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NEW YORK, NY 10005



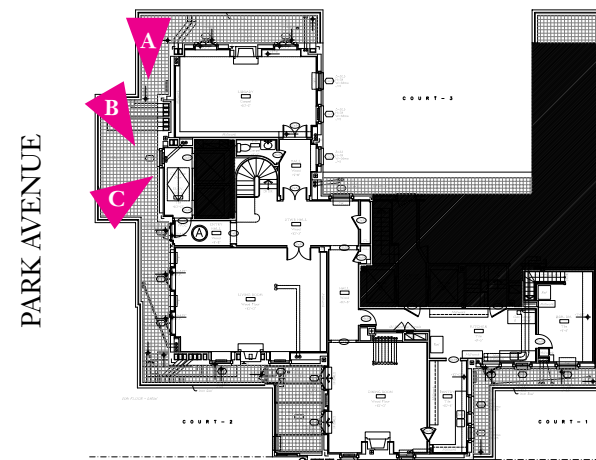
A. VIEW SOUTH



B. VIEW SOUTHEAST TOWARD EXISTING AWNING



C. DETAIL OF EXISTING AWNING



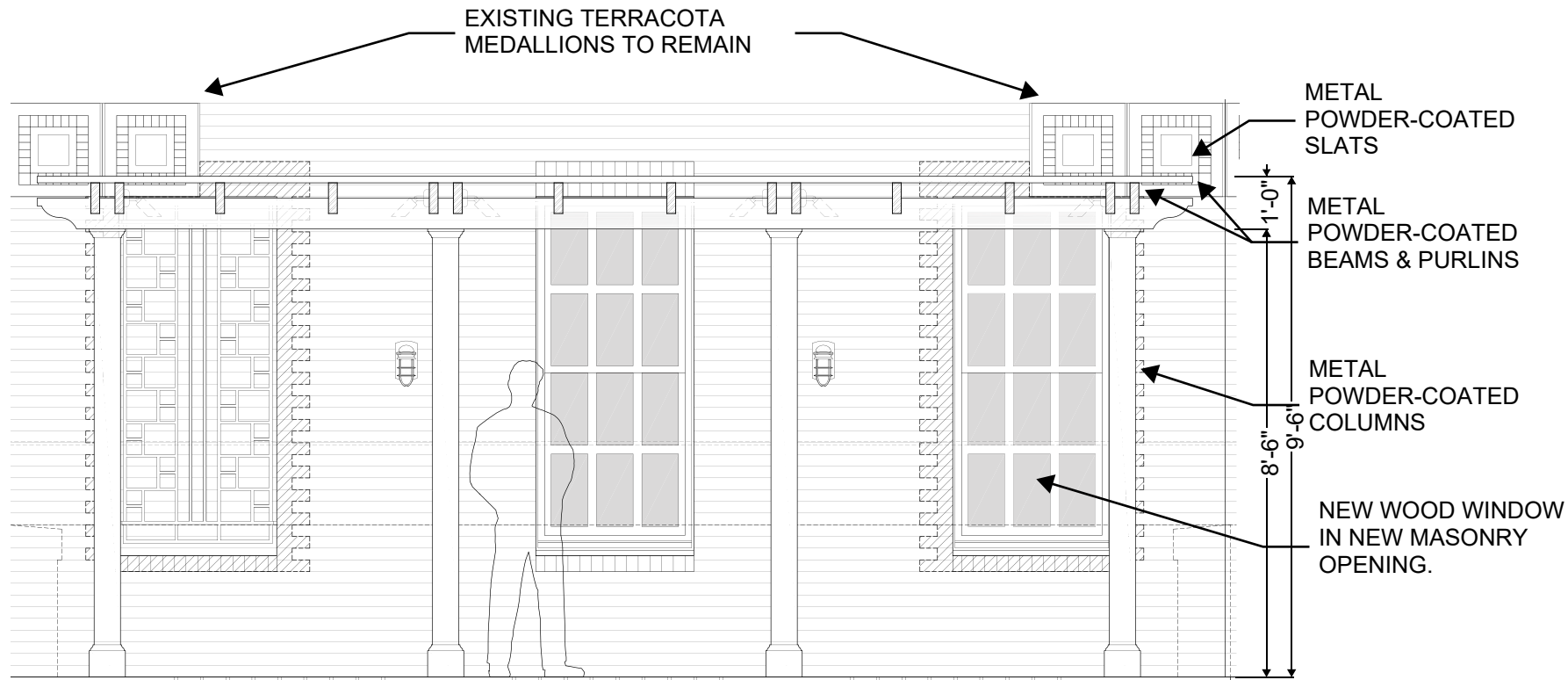
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NEW YORK, NY 10018

## 20TH FLOOR TERRACE - EXISTING CONDITIONS

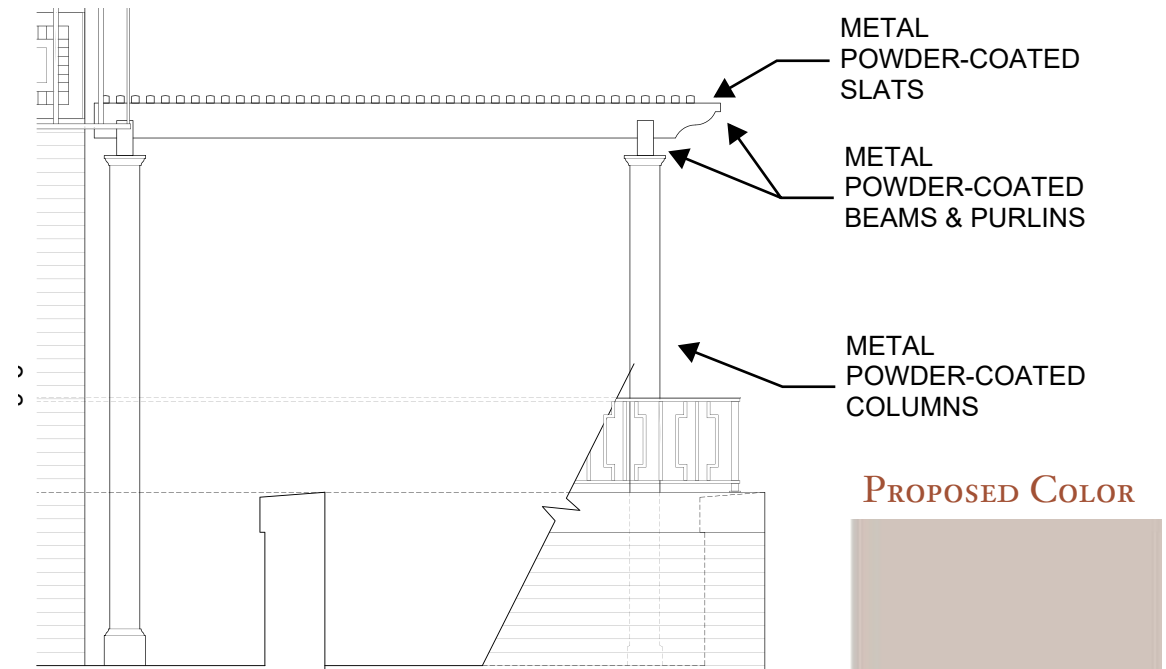
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



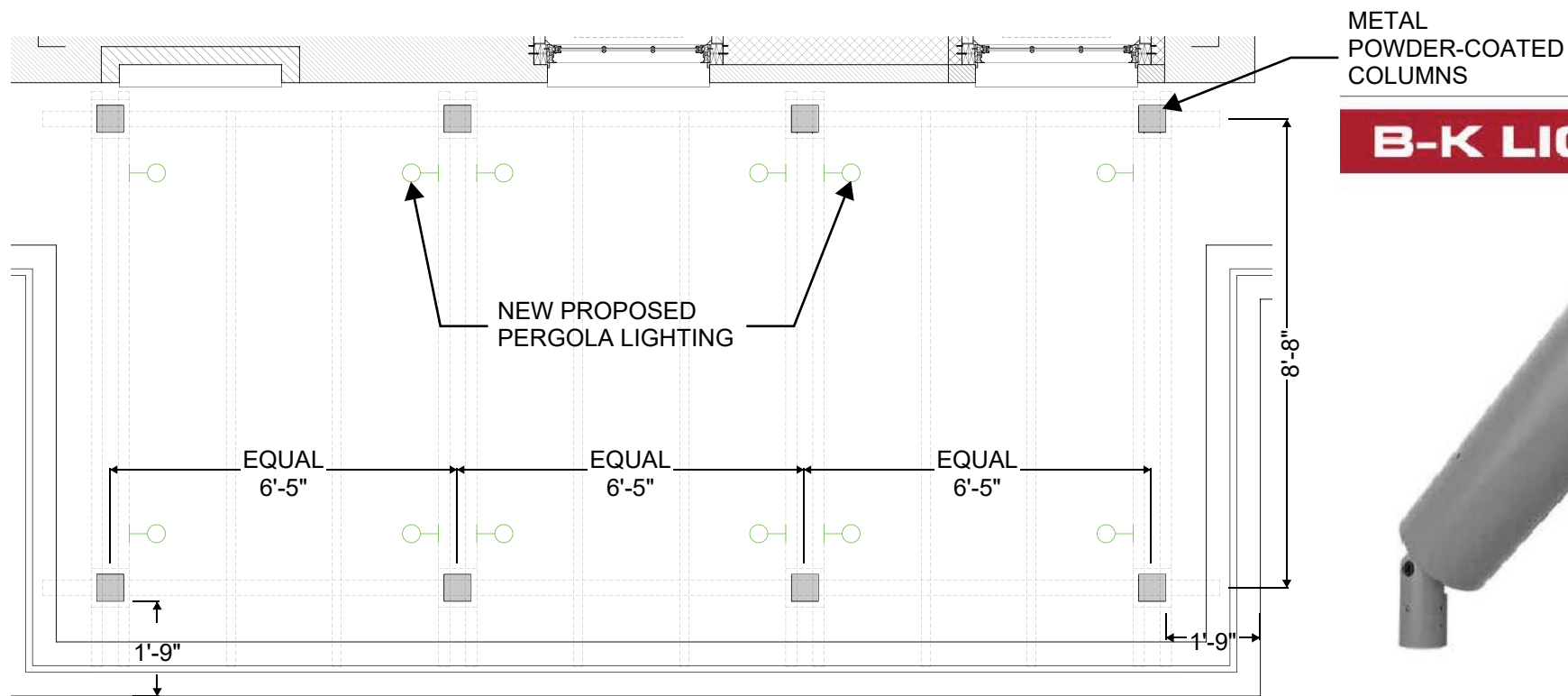
HIGGINS QUASEBARTH & PARTNERS LLC  
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NEW YORK, NY 10005



PROPOSED PERGOLA ELEVATION



PROPOSED PERGOLA SIDE ELEVATION



PROPOSED PERGOLA PLAN

**B-K LIGHTING DELTA STAR LED**



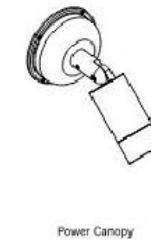
Wet location wall mounted LED adjustable accent light with remote transformer/driver

Location: Terrace Pergola

White LED  
 CCT: 3000K  
 CRI: 80+  
 Beam: 31°  
 Lumens: 409lm  
 Watts: 7W  
 Voltage: 12V/120V  
 Driver: Remote  
 Dimming Range: N/A  
 Dimming Type: MLV

BK LIGHTING  
 Delta Star  
 Fixture: (material)-DS-LED-e65-WFL-A9-(finish)-12-11-A  
 Transformer: TR(wattage)-120  
 Canopy: (material)-BC(type)-(finish)

- Supply with wide flood 31° optic, soft focus lens and honeycomb louver and 45° cap
- Aluminum finish
- Provide power canopy accessory
- Contractor to coordinate remote, accessible transformer locations and to coordinate transformer capacity; Remote driver is not rated for direct burial, it must be placed above grade in a ventilated area



PROPOSED PERGOLA LIGHTING SPECIFICATION



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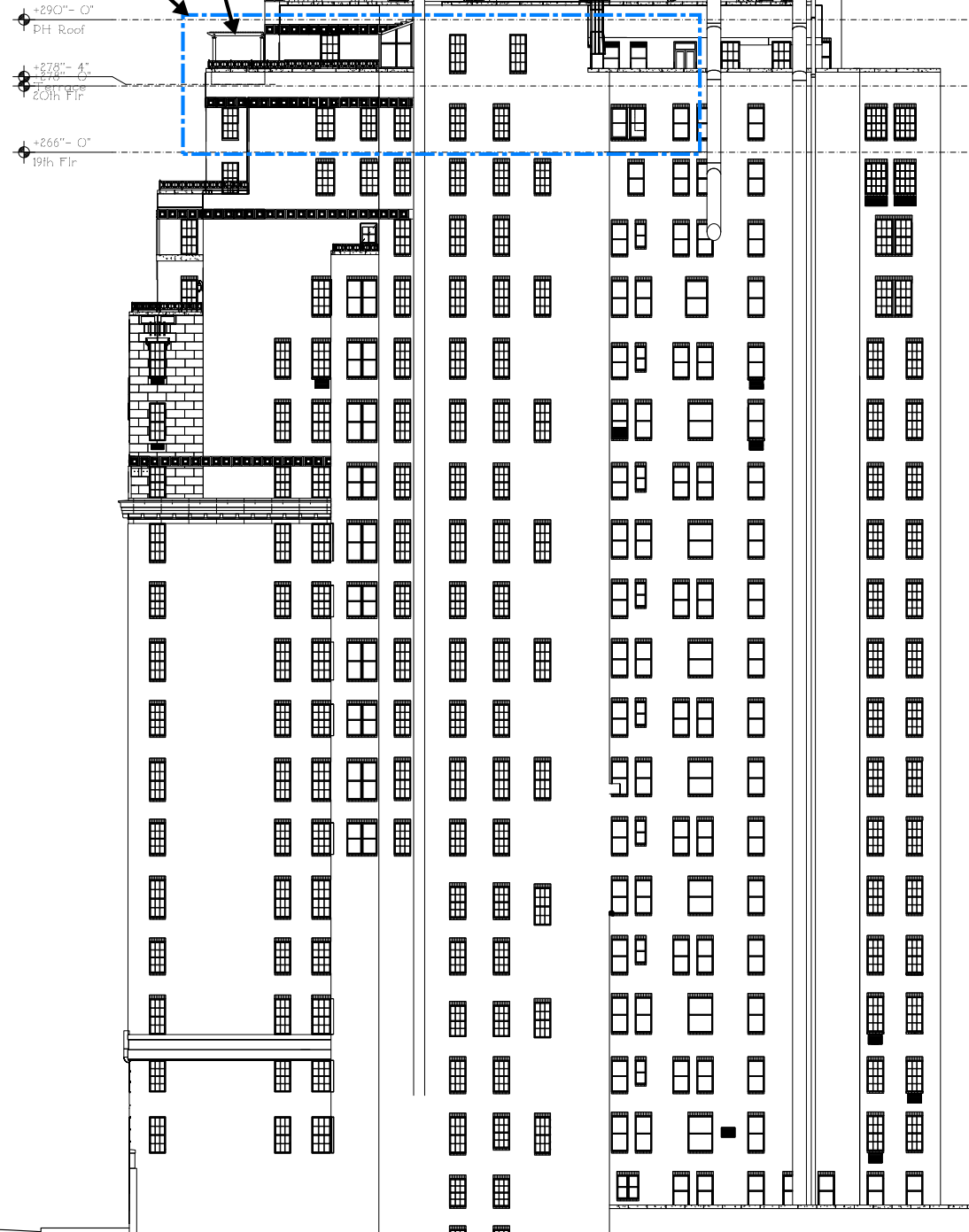
**PROPOSED PERGOLA**  
 PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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PROPOSED  
PERGOLA

AREA OF  
WORK



PARK AVENUE



PROPOSED PERGOLA RENDERINGS



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## PROPOSED PERGOLA

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
 LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING ELEVATION WITH PERGOLA MOCK UP  
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



EXISTING ELEVATION WITH PERGOLA MOCK UP  
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE BETWEEN 79TH AND 80TH STREETS



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**PERGOLA VISIBILITY & MOCK UP**  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING ELEVATION WITH PERGOLA MOCK UP  
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE & 78TH STREET



EXISTING ELEVATION WITH PERGOLA MOCK UP  
VIEW FROM PARK AVENUE & 78TH STREET



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE & 78TH STREET



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**PERGOLA VISIBILITY & MOCK UP**  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING ELEVATION  
VIEW FROM PARK AVENUE & 79TH STREET



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE & 79TH STREET



EXISTING ELEVATION  
VIEW FROM PARK AVENUE & 79TH STREET



PROPOSED ELEVATION  
VIEW FROM PARK AVENUE & 79TH STREET



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**PERGOLA VISIBILITY & MOCK UP**  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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# APPENDIX



JOHN B. MURRAY ARCHITECT, LLC  
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895 PARK AVENUE PENTHOUSE A  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
SEPTEMBER 18TH, 2023



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22. PARK & 80TH

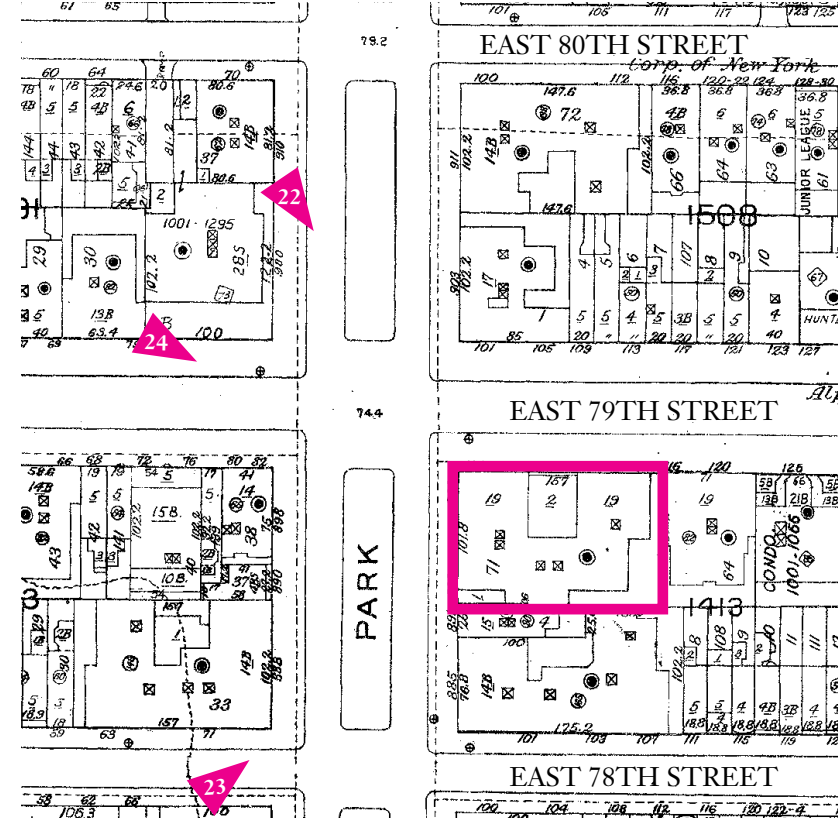


PHOTO LOCATION PLAN



23. 78TH & PARK



24. 79TH & PARK

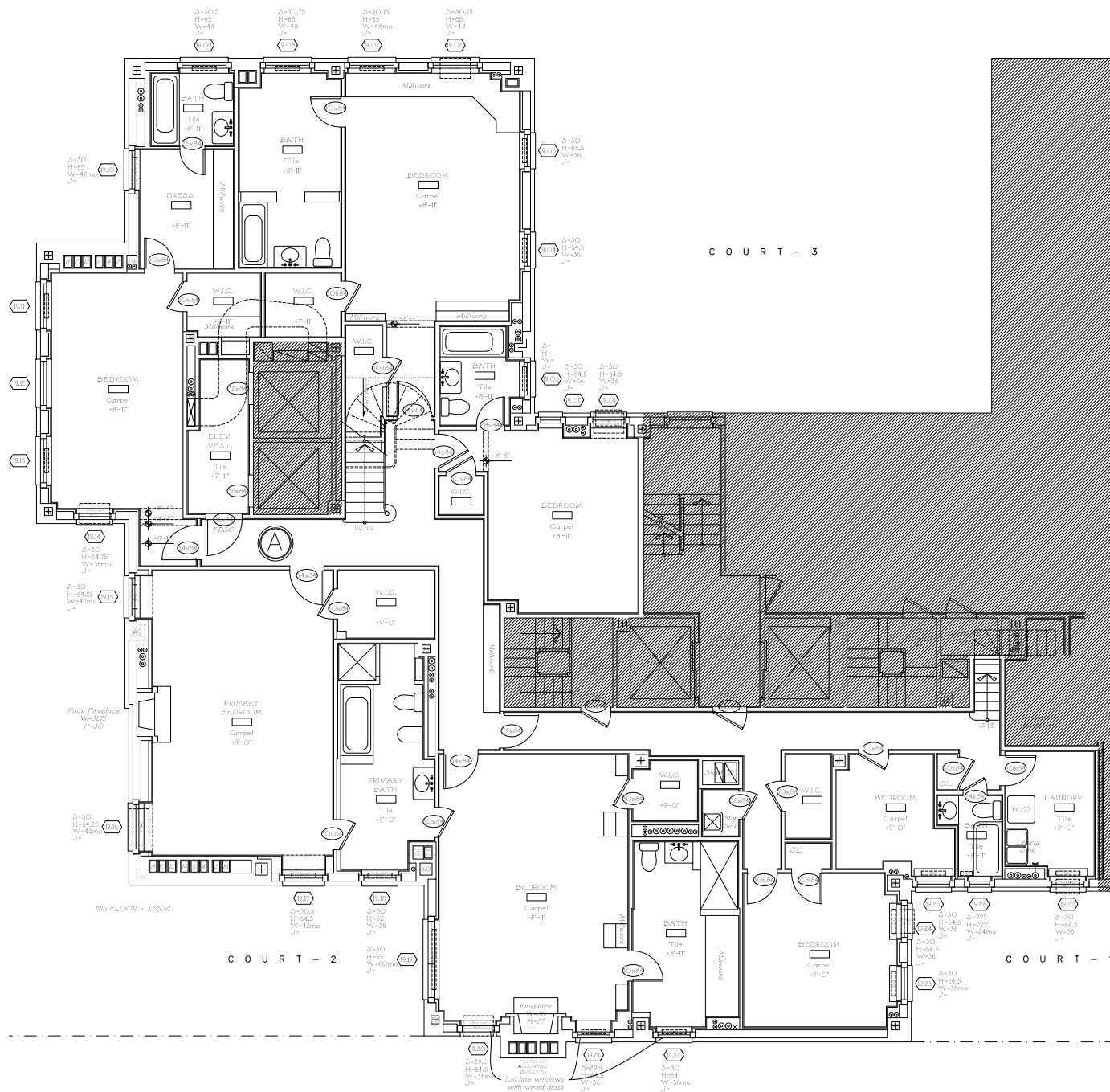


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**VISIBILITY PHOTO LOCATIONS**  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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EXISTING 19TH FLOOR PLAN, 1/16" = 1'-0"



PROPOSED 19TH FLOOR PLAN, 1/16" = 1'-0"

PROPOSED SCOPE



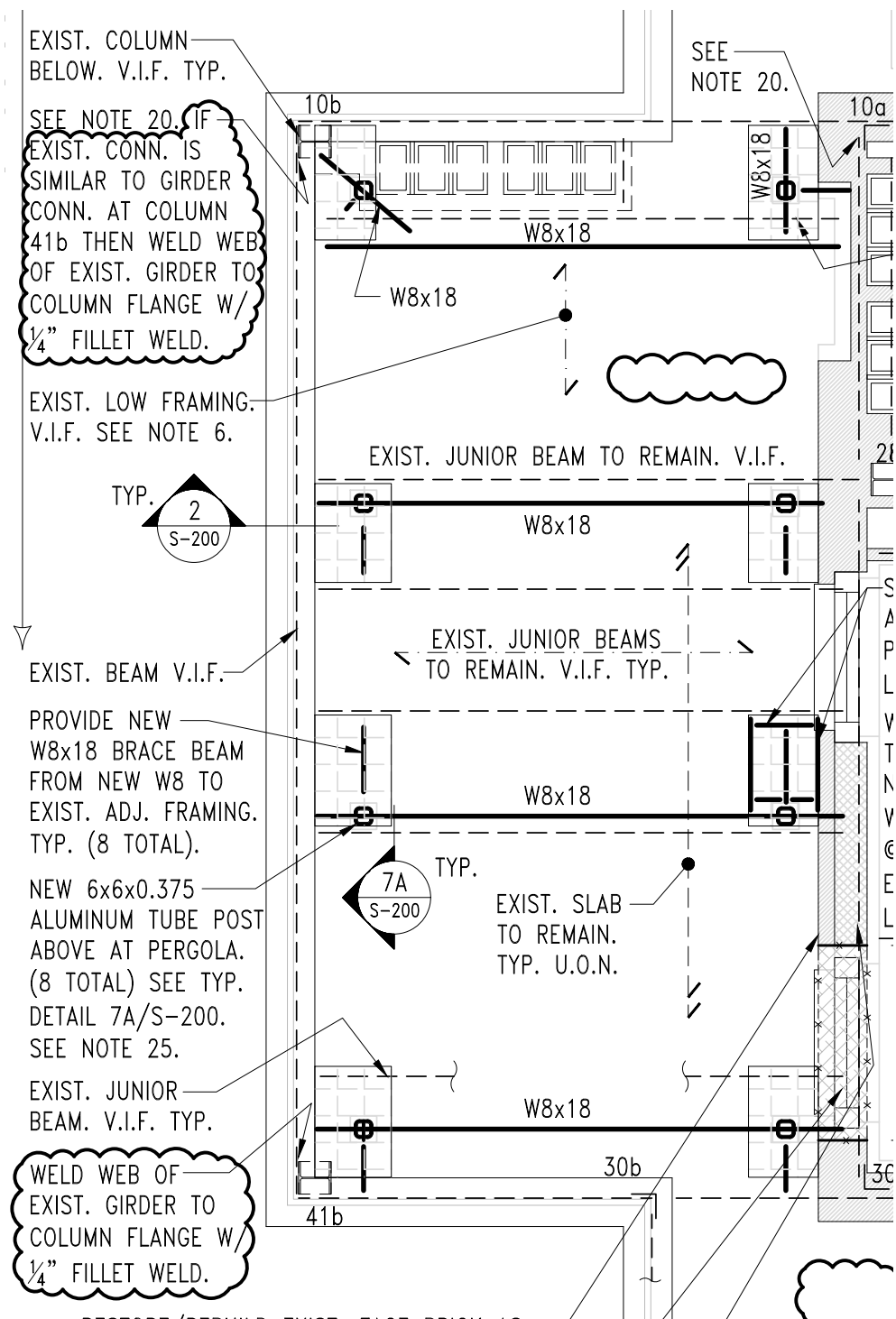
JOHN B. MURRAY ARCHITECT, LLC  
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NEW YORK, NY 10018

# 19TH FLOOR PLAN

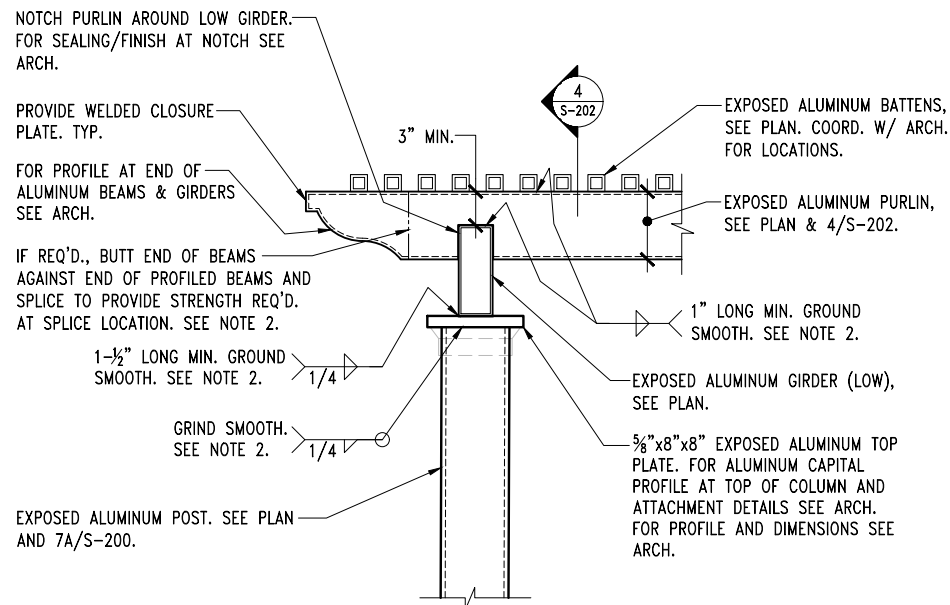
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
SEPTEMBER 18TH, 2023



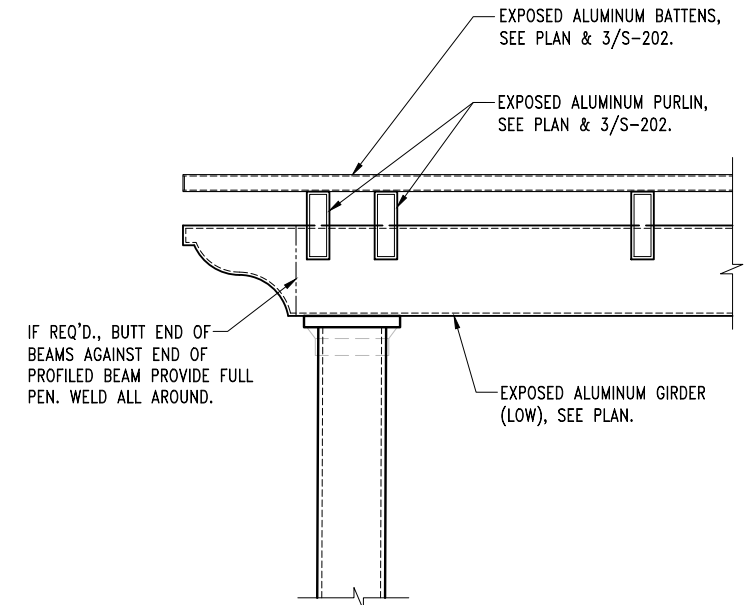
HIGGINS QUASEBARTH & PARTNERS LLC  
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NEW YORK, NY 10005



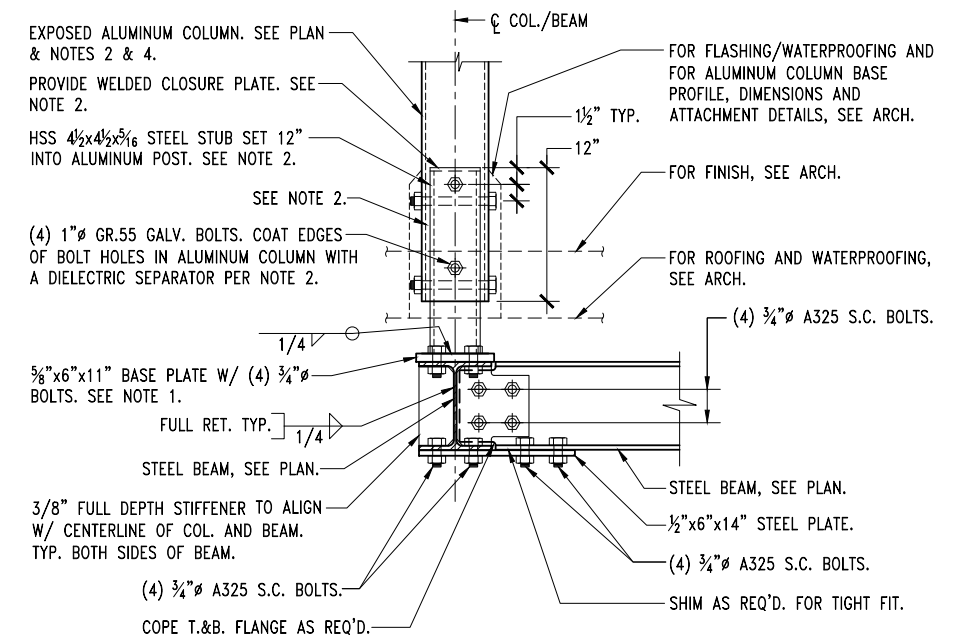
PROPOSED STRUCTURAL TIE-INS TO BUILDING, NTS



3 TYP. SECTION  
SCALE: NTS (⊙ PERGOLA)



4 TYP. SECTION  
SCALE: NTS (⊙ PERGOLA)



7A TYP. COLUMN TRANSFER DETAIL  
SCALE: NTS (AT ALUMINUM POST)



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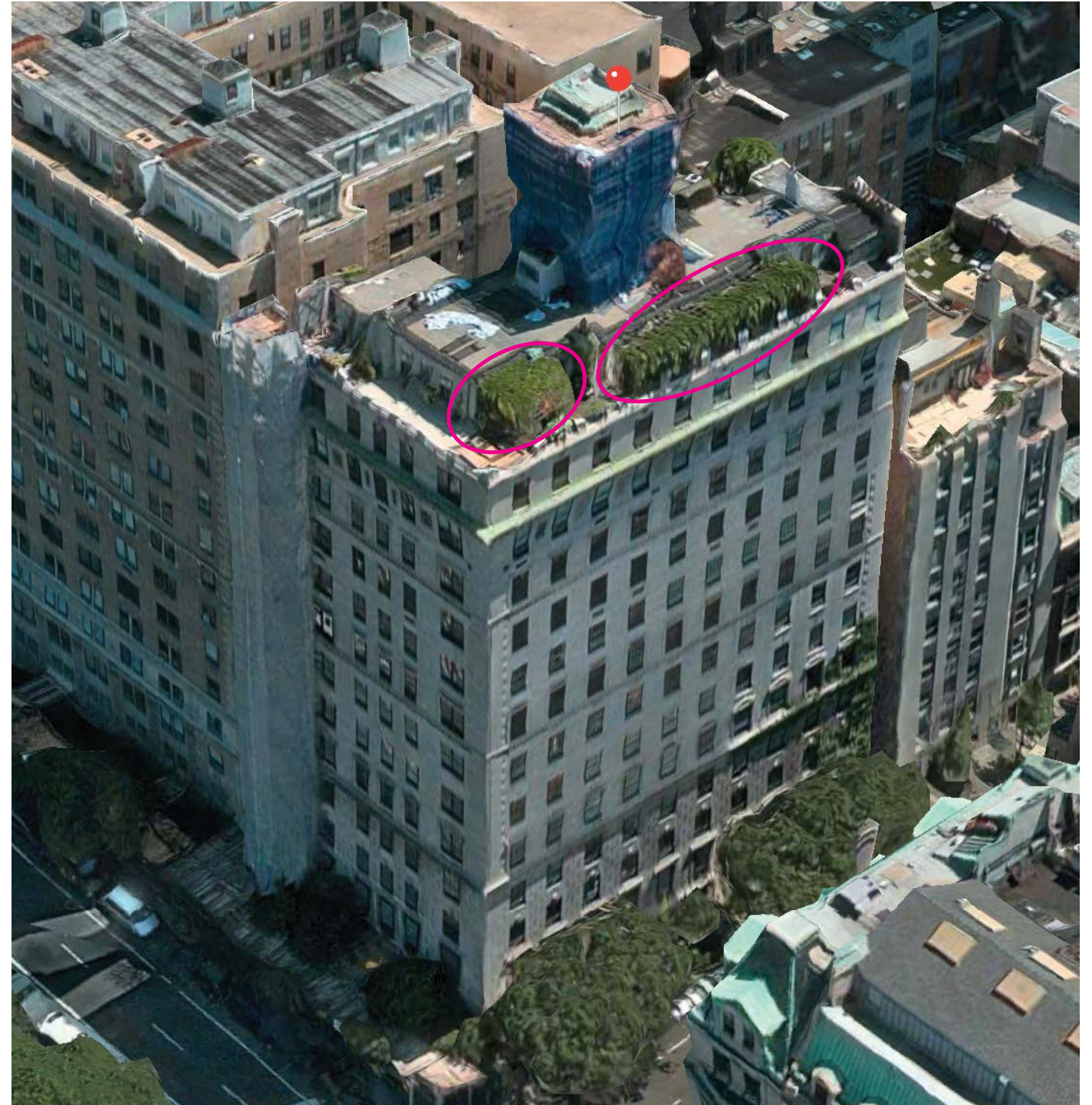
PERGOLA STRUCTURAL DETAILS  
PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



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810 FIFTH AVENUE (1926, PERGOLA 2008)



1030 FIFTH AVENUE (1925, PERGOLA 2003)



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## PERGOLAS - LPC-APPROVED EXAMPLES

PENTHOUSE A AT 895 PARK AVENUE, NEW YORK, NY 10075  
LPC PUBLIC HEARING - OCTOBER 3RD, 2023



HIGGINS QUASEBARTH & PARTNERS LLC  
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October 3, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-23-10251

## **895 Park Avenue – Upper East Side Historic District Borough of Manhattan**

To testify virtually, please join Zoom

**Webinar ID:** 810 9073 8397

**Passcode:** 658763

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.