

The current proposal is:

**Preservation Department – Item 4, LPC-24-10475**

**910 Fifth Avenue – Upper East Side Historic District**  
**Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 852 4740 5541

**Passcode:** 410385

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

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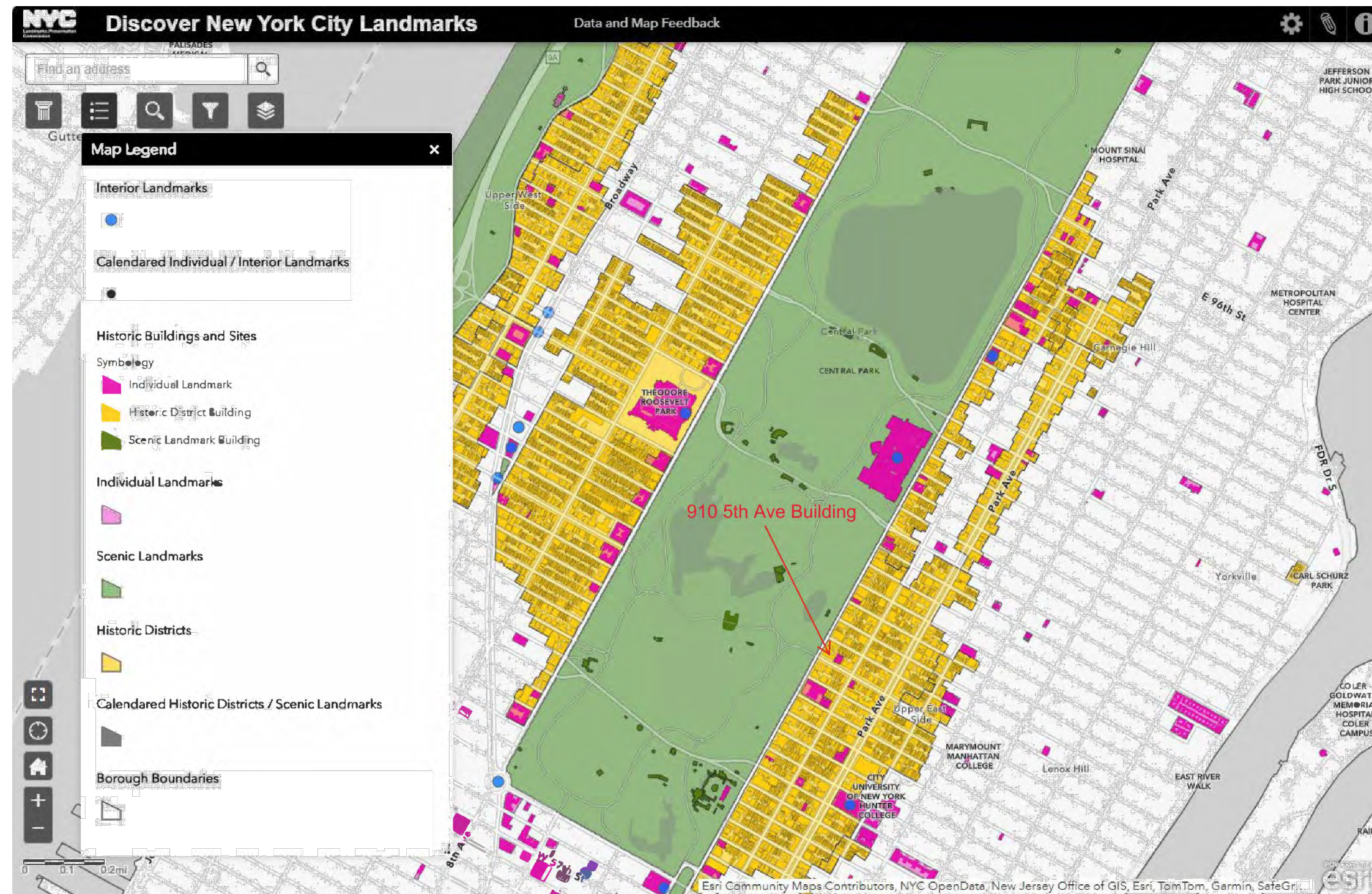
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**PROPOSED WORK ON SOUTH & NORTH TERRACES OF  
14TH FLOOR (APT. 14BC) OF 910 5TH AVENUE - 16 FLOOR  
APARTMENT BUILDING AT 5TH AVE. & 72ND EAST ST.**

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 1



## Upper East Side Historic District

Article From Wikipedia

The **Upper East Side Historic District** is a landmarked historic district on the Upper East Side of New York City's borough of Manhattan, first designated by the city in 1981. It was listed on the National Register of Historic Places in 1984. Its boundaries were expanded in 2010.

The district includes all of the Fifth Avenue properties bordering Central Park from 59th to 78th Street; both sides of Madison Avenue from 61st Street to 77th Street; both sides of Park Avenue from just below 62nd Street to 72nd Street; and portions of both sides of Lexington Avenue from 63rd Street to 75th Street.

The district is home to a number of buildings individually listed on the National Register.

**National Register Historic Districts** are defined geographical areas consisting of contributing and non-contributing properties. Some properties are added automatically to the National Register when they become administered by the National Park Service. These include National Historic Landmarks (NHL), National Historic Sites (NHS), National Historical Parks, National Military Parks, National Memorials, and some National Monuments.

A listing on the **National Register of Historic Places** is governmental acknowledgment of a historic district, site, building, or property. However, the Register is mostly "an honorary status with some federal financial incentives. The **National Register of Historic Places** automatically includes all National Historic Landmarks as well as all historic areas administered by the National Park Service.

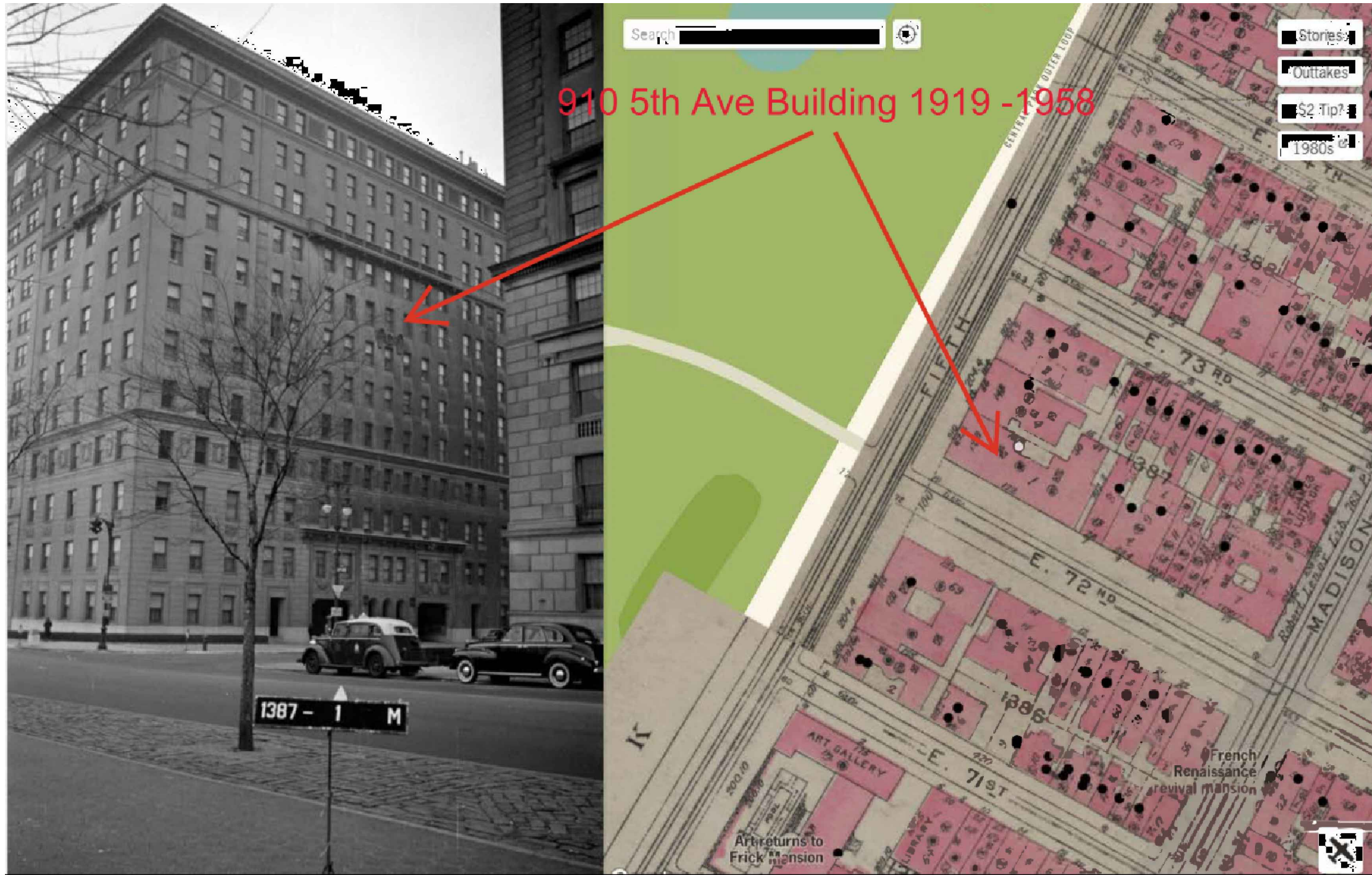
Historic districts possess a concentration, association, or continuity of the other four types of properties. Objects, structures, buildings and sites in a historic district are united historically or aesthetically, either by choice or by the nature of their development.

Listing in the **National Register** does not restrict private property owners from the use of their property.

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING IN THE UPPER EAST SIDE HISTORIC DISTRICT

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC



910 5TH AVENUE APARTMENT BUILDING  
PHOTO BEFORE 1958 ALTERATIONS,  
VIEWED FROM 5TH AVENUE

910 5TH AVENUE APARTMENT BUILDING  
TAX PLAN

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 3



EXISTING SOUTH ELEVATION FROM 5TH AVE.



PROPOSED SOUTH ELEVATION FROM 5TH AVE.

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC



EXISTING SOUTH ELEVATION FROM 72ND STREET EAST.



PROPOSED SOUTH ELEVATION FROM 72ND STREET EAST.



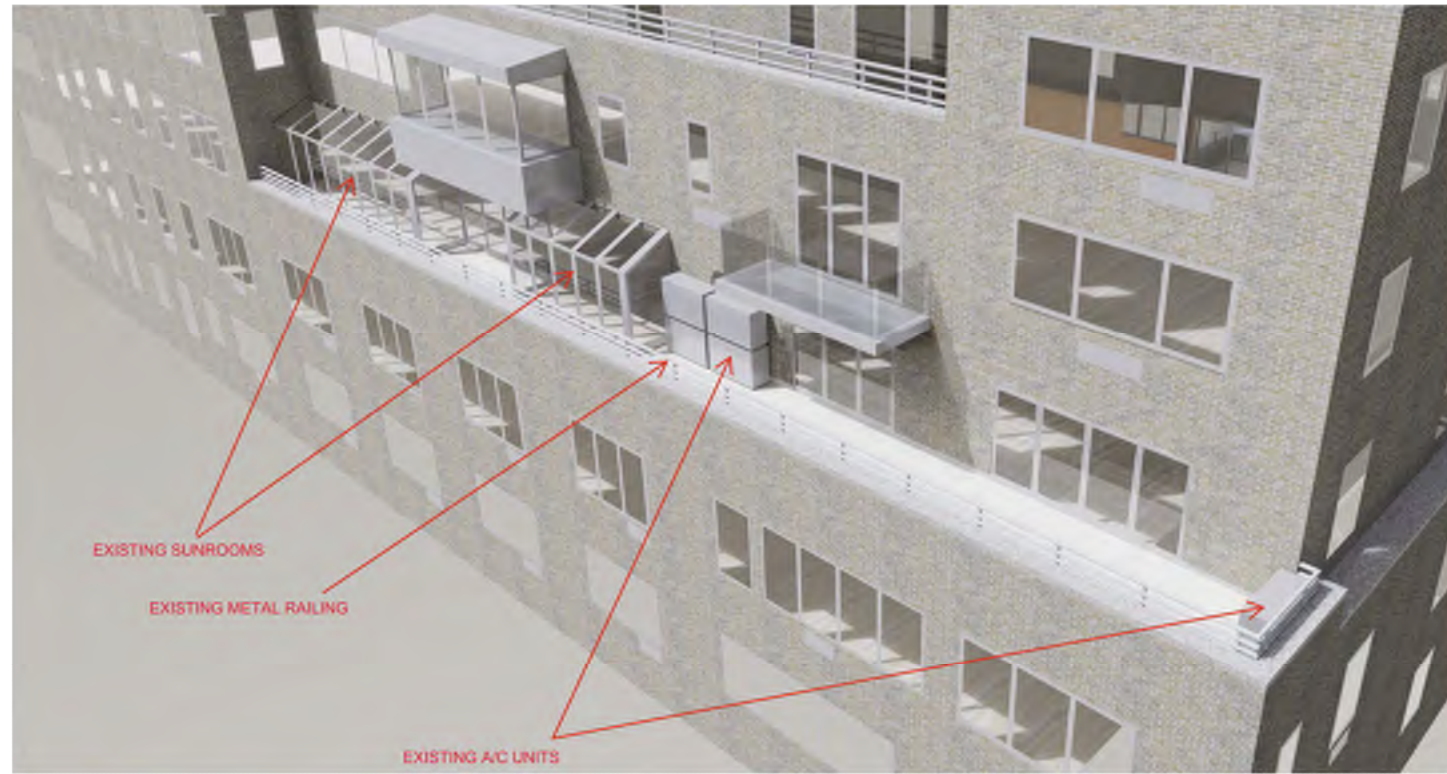
EXISTING PHOTOS OF SOUTH TERRACE



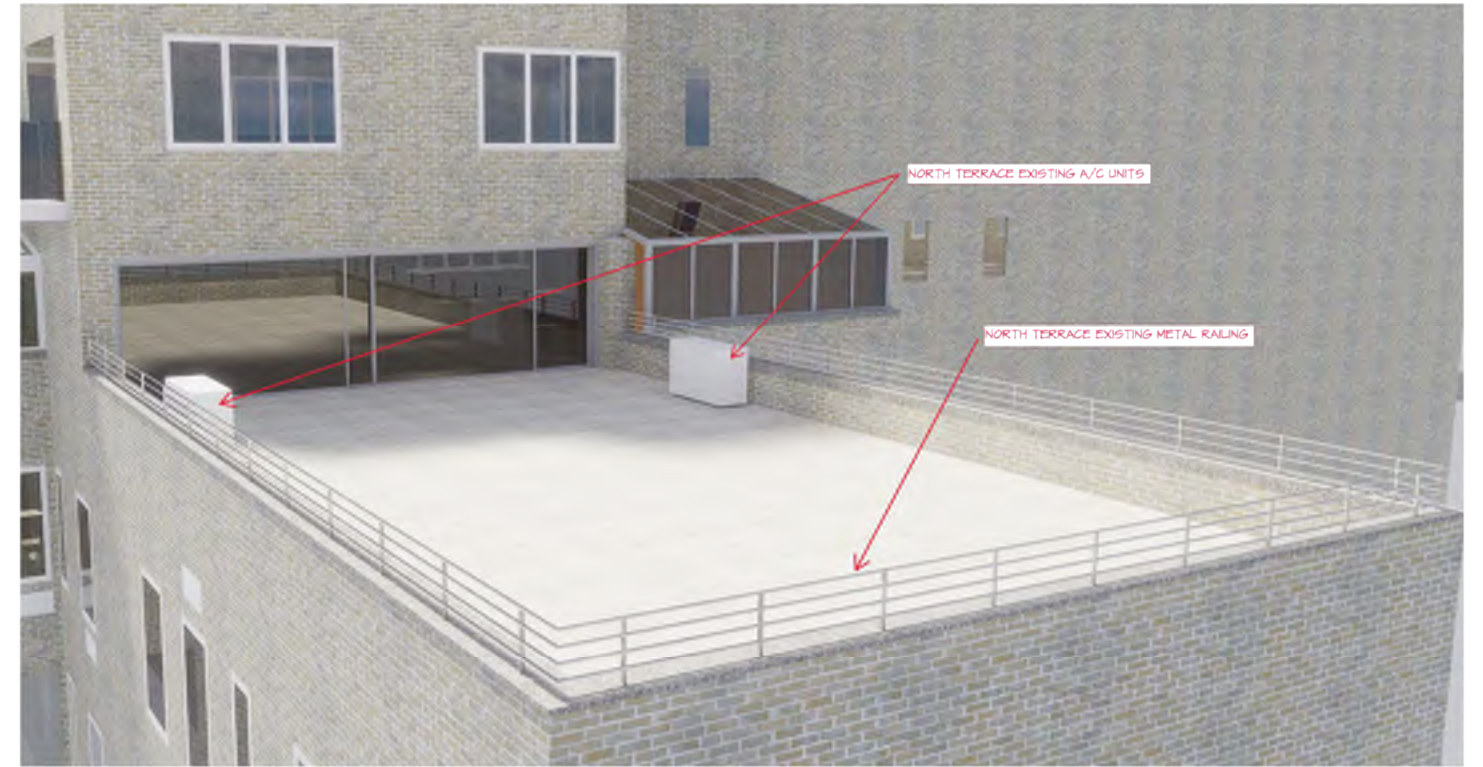
EXISTING PHOTOS OF NORTH TERRACE

# PROPOSED WORK

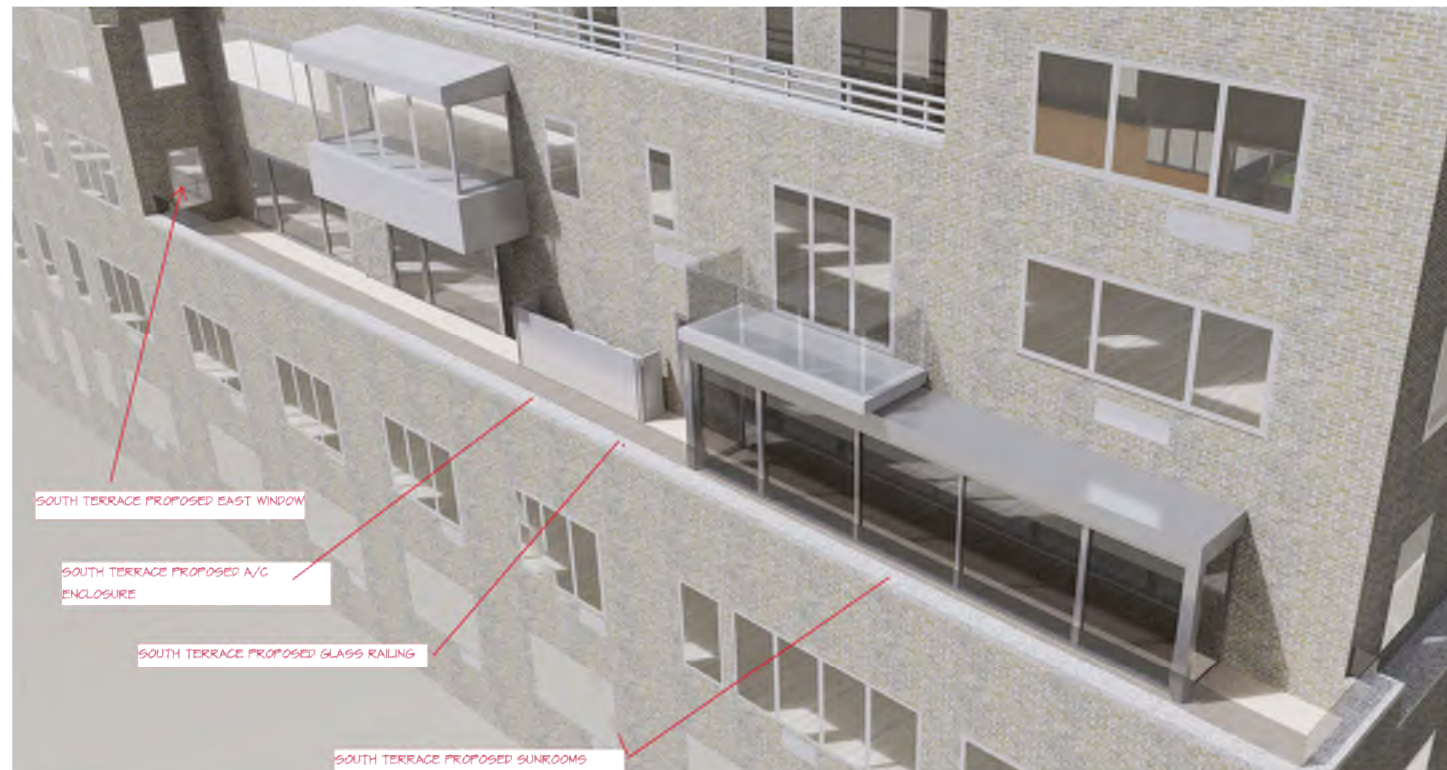
910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC



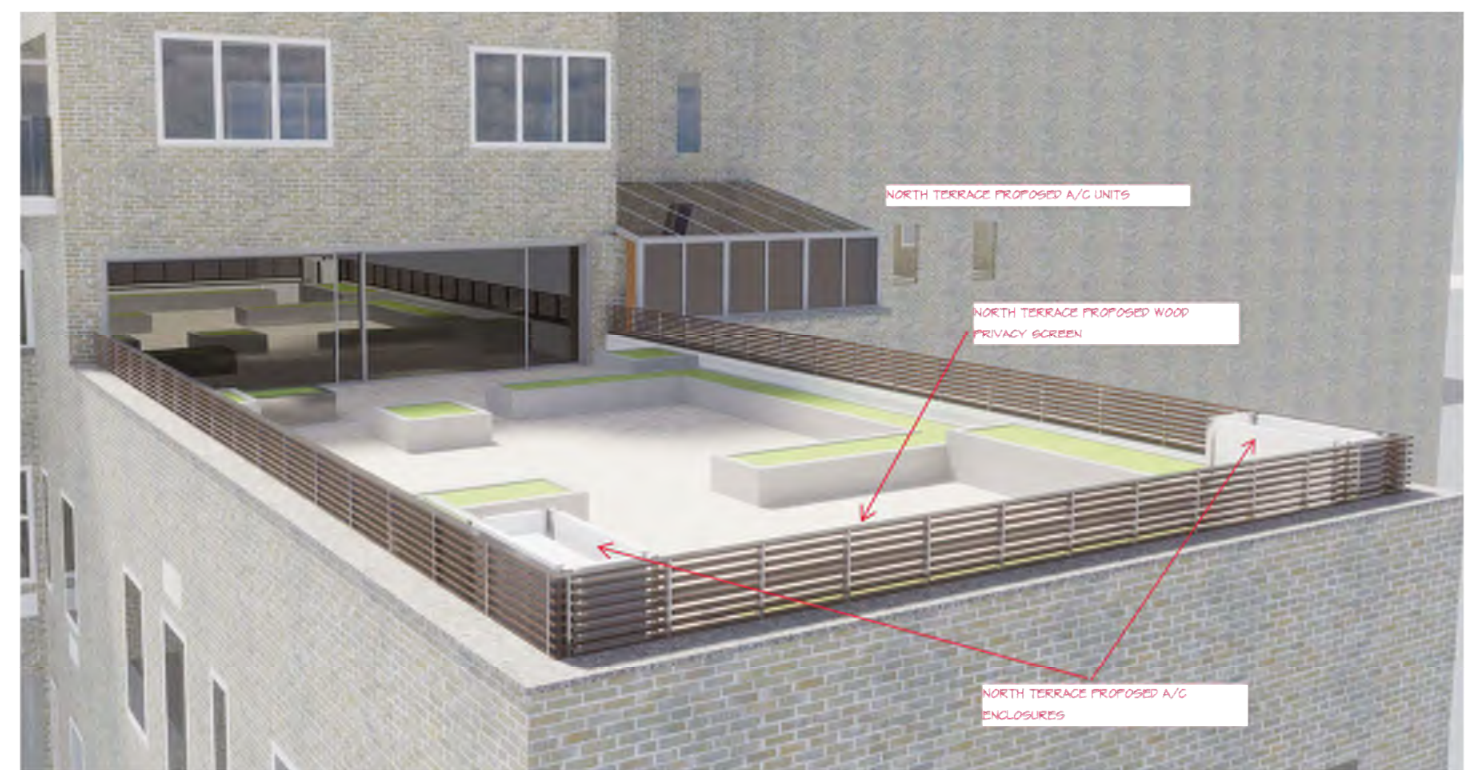
RENDERING OF EXISTING SOUTH TERRACE



RENDERING OF EXISTING NORTH TERRACE



RENDERING OF PROPOSED SOUTH TERRACE

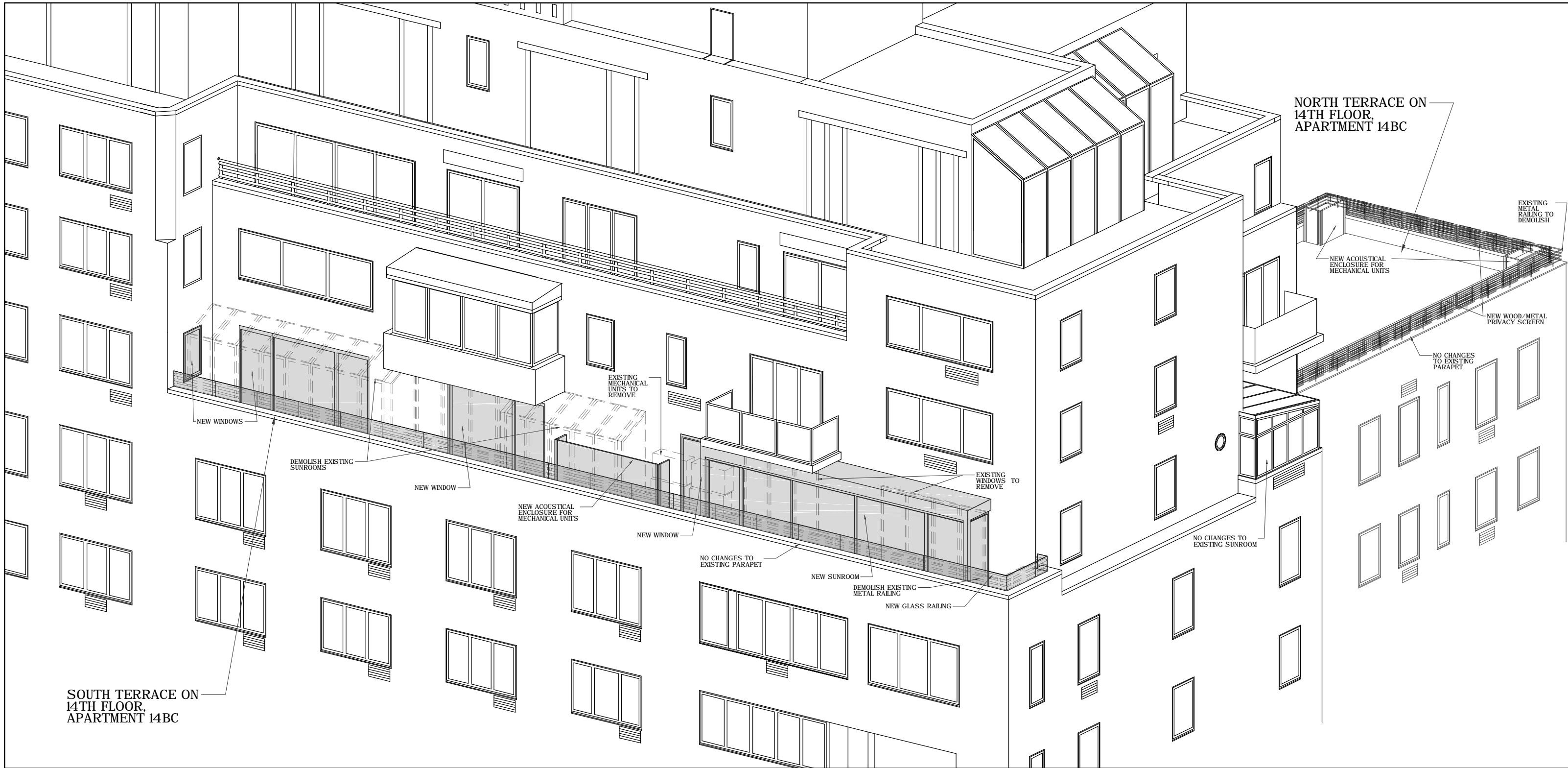


RENDERING OF PROPOSED NORTH TERRACE

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 6



PROPOSED SCOPE OF WORK DIAGRAM



# PROPOSED WORK

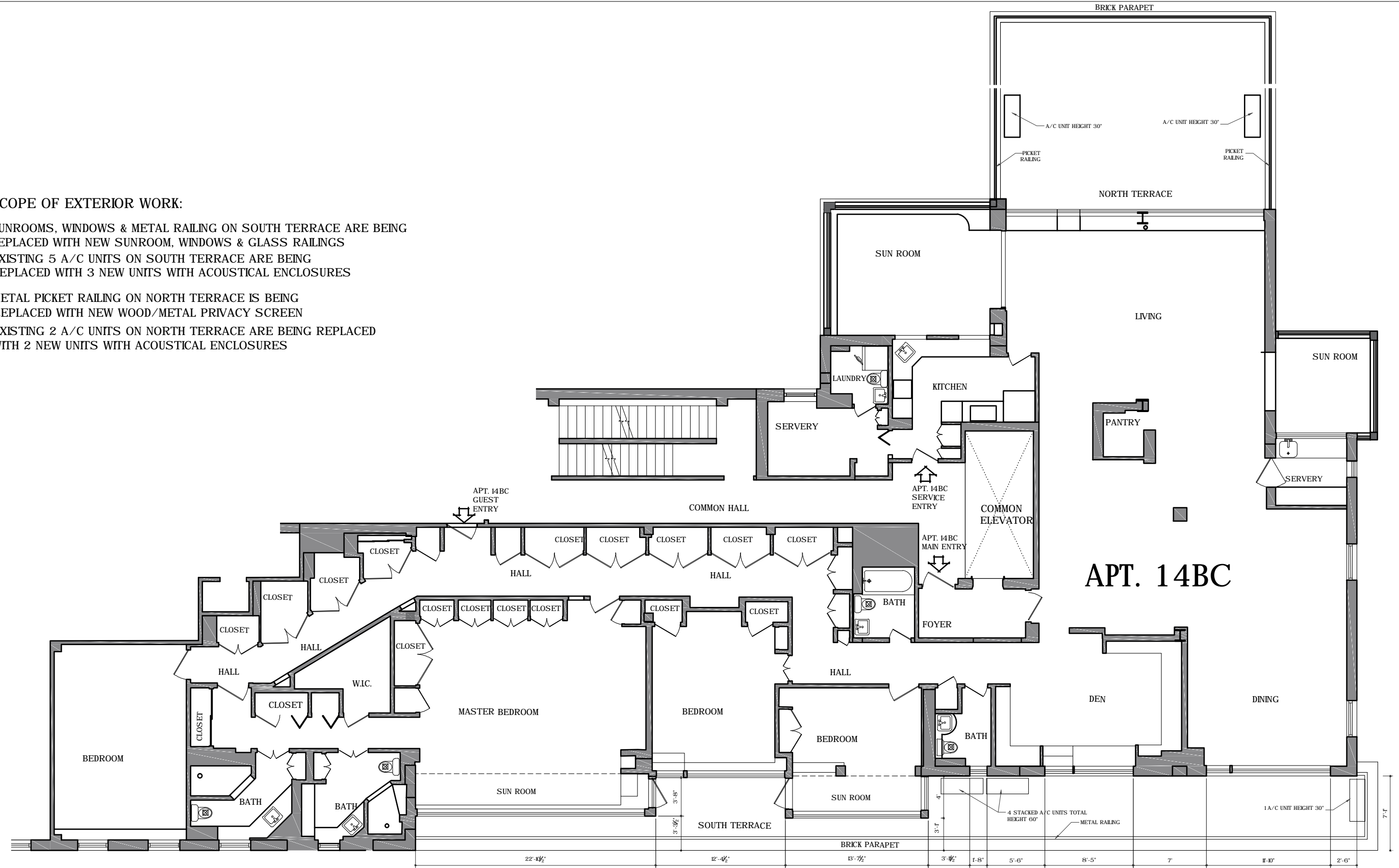
910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

## SCOPE OF EXTERIOR WORK:

SUNROOMS, WINDOWS & METAL RAILING ON SOUTH TERRACE ARE BEING REPLACED WITH NEW SUNROOM, WINDOWS & GLASS RAILINGS  
EXISTING 5 A/C UNITS ON SOUTH TERRACE ARE BEING REPLACED WITH 3 NEW UNITS WITH ACOUSTICAL ENCLOSURES

METAL PICKET RAILING ON NORTH TERRACE IS BEING REPLACED WITH NEW WOOD/METAL PRIVACY SCREEN

EXISTING 2 A/C UNITS ON NORTH TERRACE ARE BEING REPLACED WITH 2 NEW UNITS WITH ACOUSTICAL ENCLOSURES



CENTRAL PARK

5TH AVENUE

72ND EAST STREET

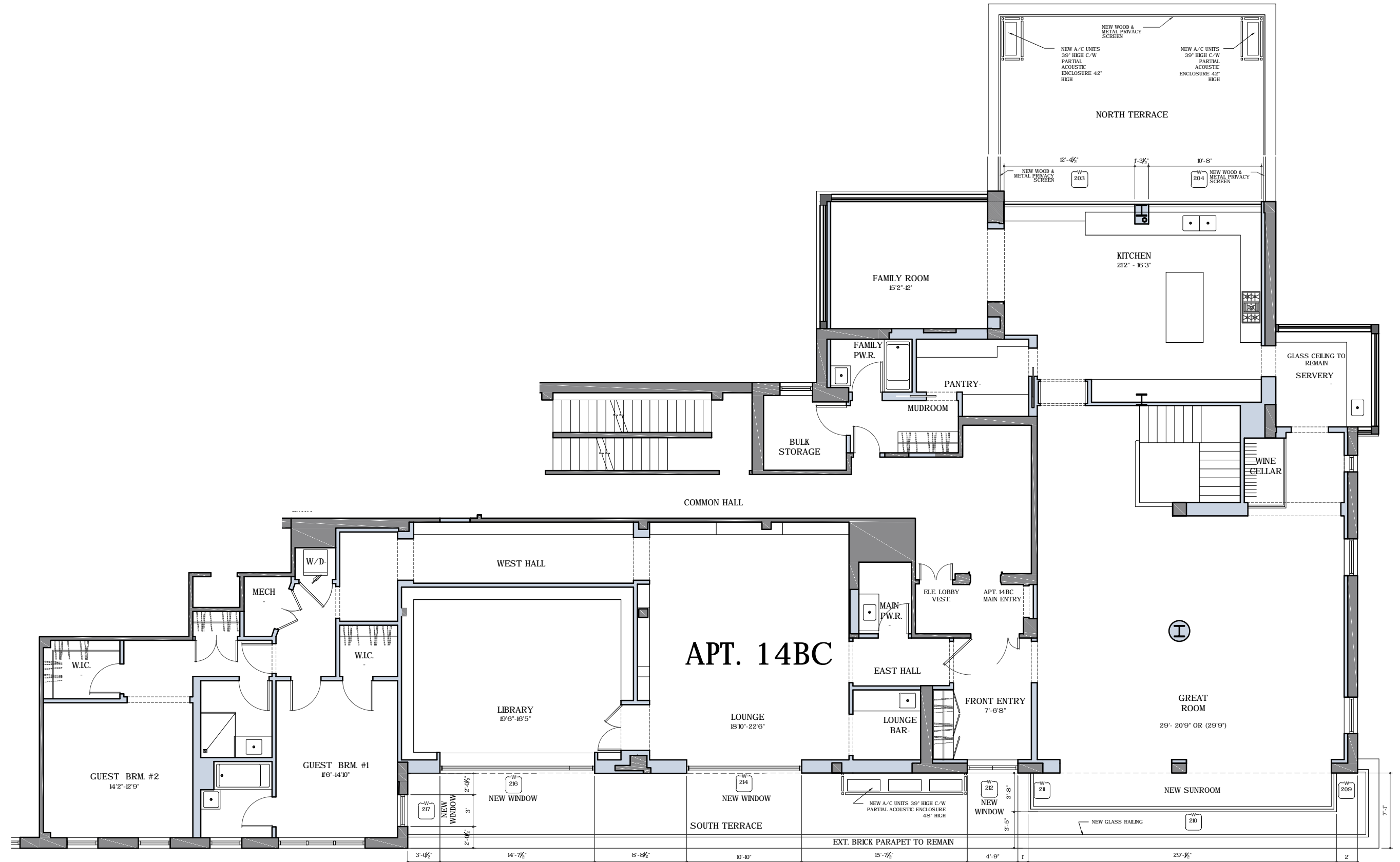
## EXISTING FLOOR PLAN

EXIST. SUNROOMS TOTAL AREA 140.95 SQ. FT.



# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC



CENTRAL PARK

5TH AVENUE

72ND EAST STREET

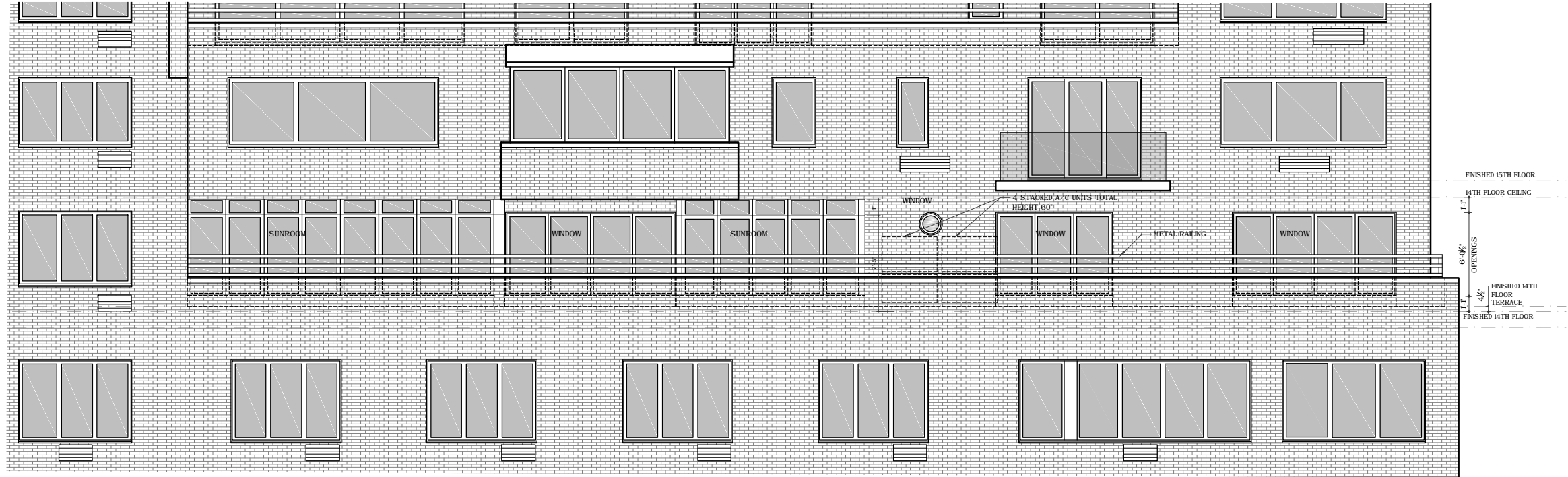
**PROPOSED FLOOR PLAN**  
PROPOSED SUNROOM TOTAL AREA 106 SQ. FT.



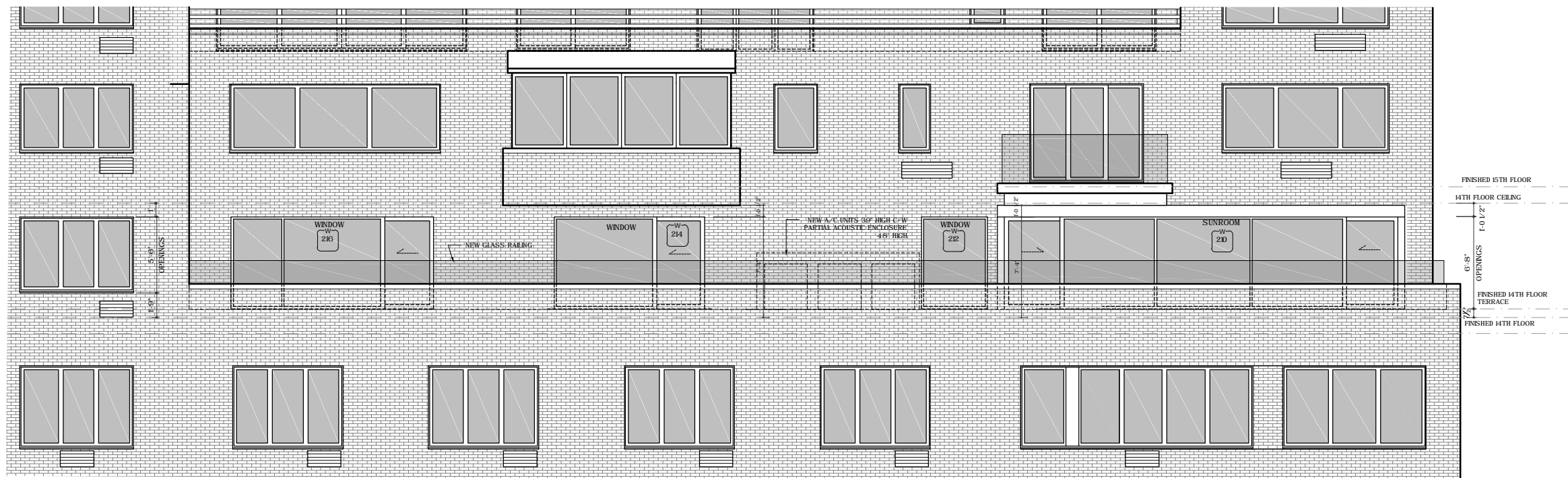
# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 9



EXISTING SOUTH ELEVATION (72ND EAST STREET)



PROPOSED SOUTH ELEVATION (72ND EAST STREET)

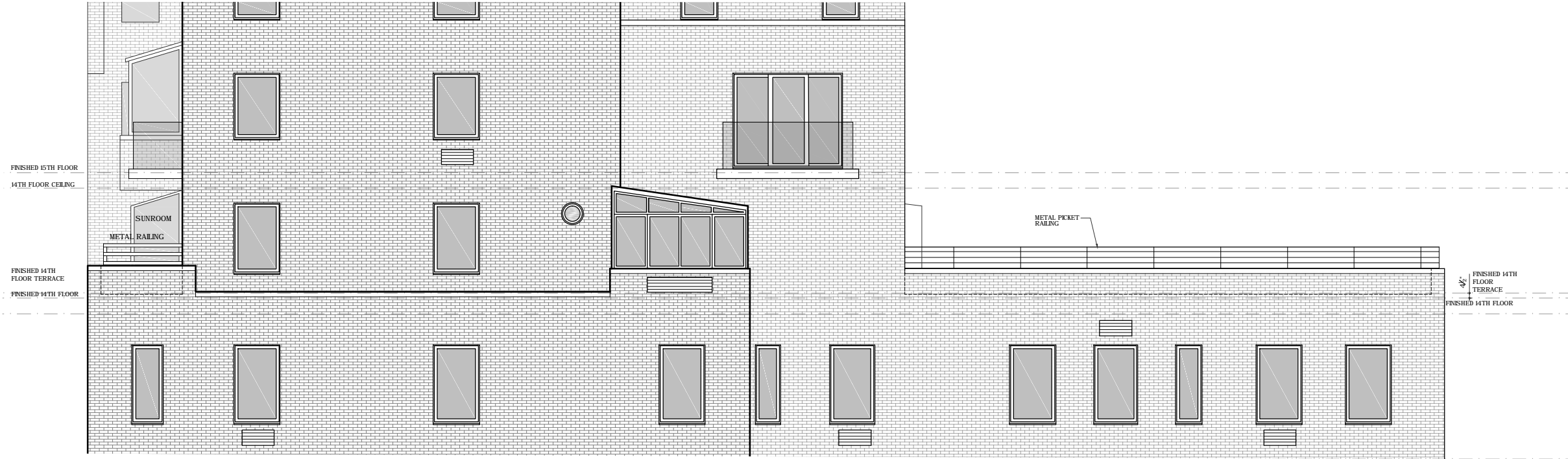
SOUTH TERRACE: NEW SUNROOM & NEW WINDOWS INSTALLED IN NEW OPENINGS, NEW GLASS RAILING BUILT ON EXISTING PARAPET, INSTALLED NEW A/C UNITS WITH ACOUSTICAL ENCLOSURE

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

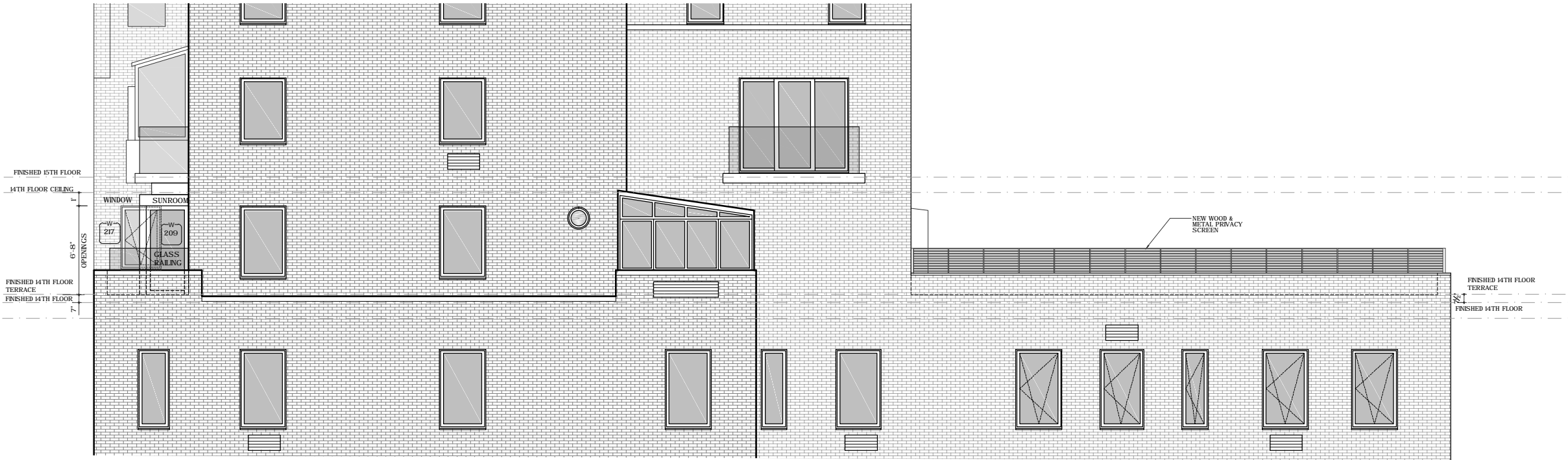
SLIDE 10

72ND EAST STREET



EXISTING EAST ELEVATION

72ND EAST STREET



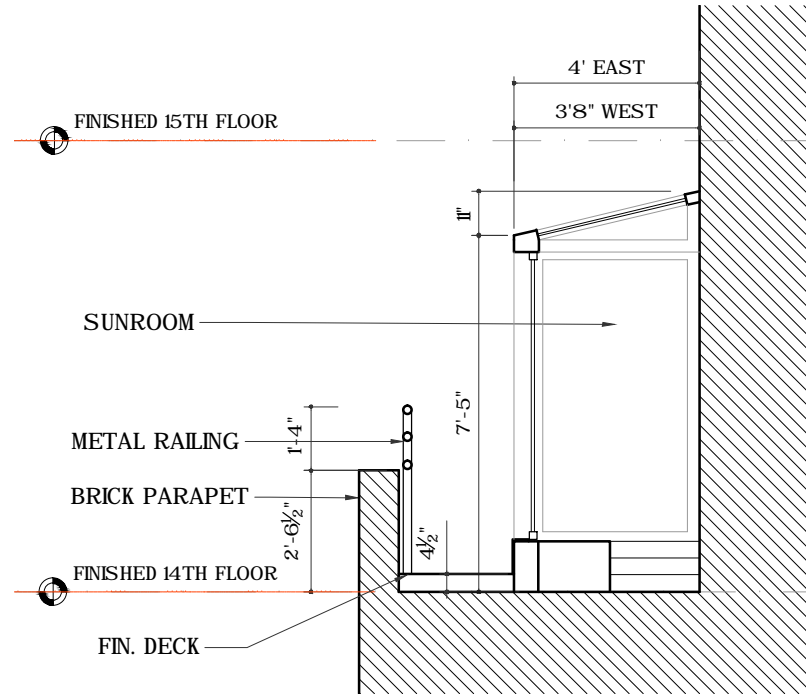
PROPOSED EAST ELEVATION AT 14TH FLOOR, APT. 14BC

2 NEW SUNROOMS ARE BEING BUILT ON SOUTH TERRACE, NEW WINDOWS  
INSTALLED IN NEW OPENINGS, NEW GLASS RAILINGS BUILT ON EXISTING PARAPET,  
NEW PRIVACY SCREEN INSTALLED ON NORTH TERRACE

# PROPOSED WORK

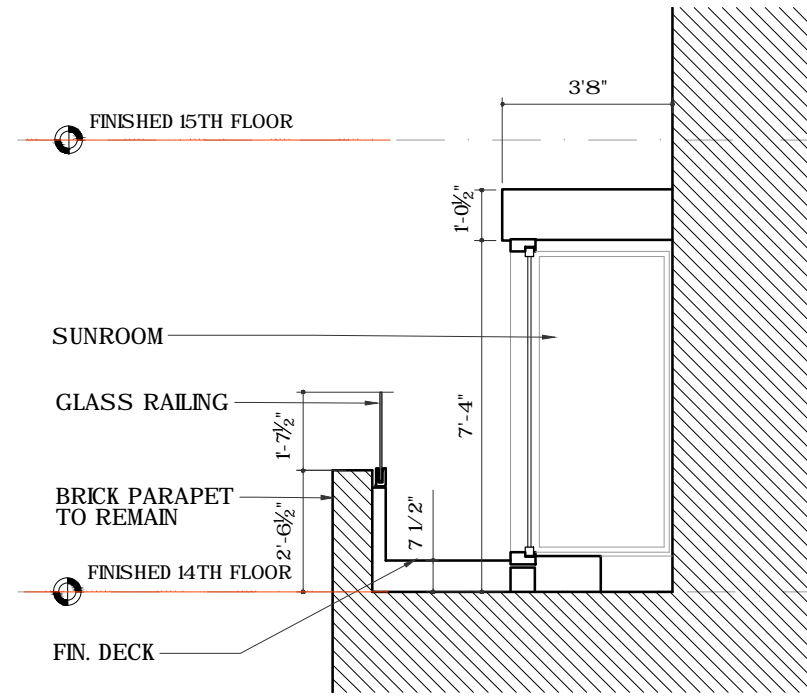
910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

72ND EAST STREET

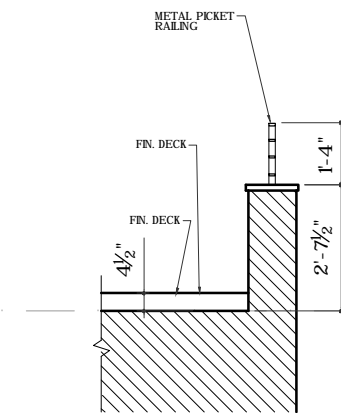


EXISTING SECTION AT SUNROOMS ON SOUTH TERRACE

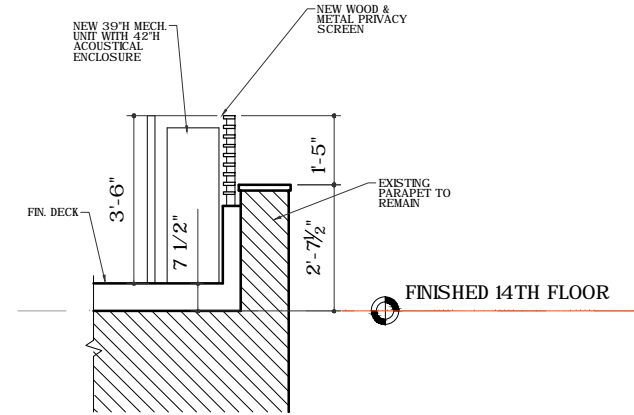
72ND EAST STREET



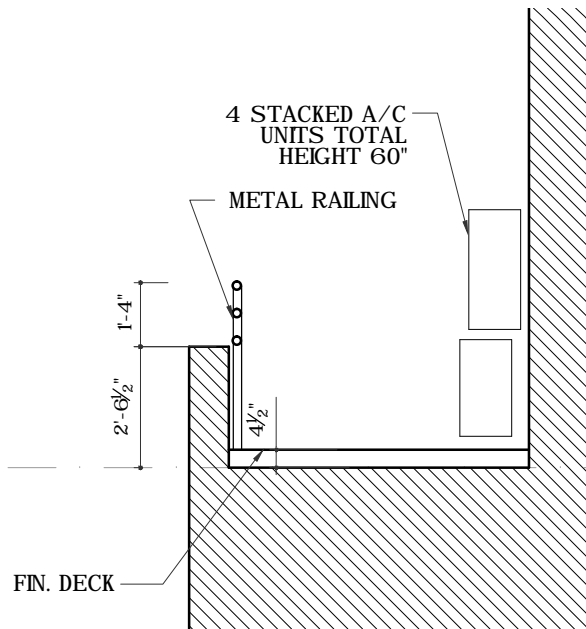
PROPOSED SECTION AT SUNROOMS ON SOUTH TERRACE



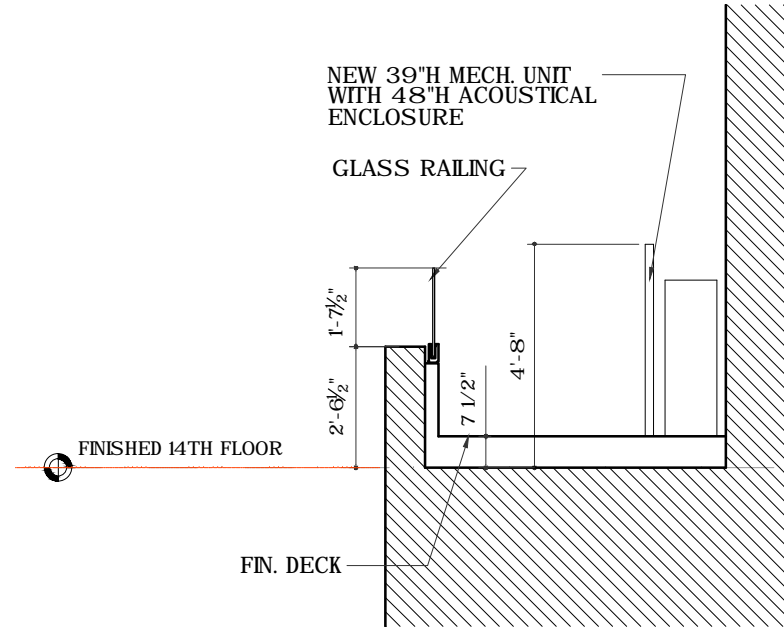
EXISTING SECTION AT NORTH TERRACE



PROPOSED SECTION AT NORTH TERRACE



EXISTING SECTION AT A/C UNITS ON SOUTH TERRACE



PROPOSED SECTION AT A/C UNITS ON SOUTH TERRACE

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 12



## EXISTING EXTERIOR FINISHES ON SOUTH TERRACE:

BRICK WALL CLADDING - LIGHT GREY  
WINDOW & SUNROOM FRAMES - LIGHT GREY ANODIZED ALUMINUM

## PROPOSED EXTERIOR FINISHES ON SOUTH TERRACE:

BRICK WALL CLADDING - EXISTING TO REMAIN  
WINDOW & SUNROOM FRAMES - ANODIZED OR POWDER COATED ALUMINUM



COLOR LIGHT GREY TO MATCH EXISTING WINDOWS

A/C ENCLOSURES - FIBER CEMENT, PAINTED WITH LIGHT GREY COLOR  
TO MATCH EXISTING WINDOWS

EXISTING FINISH OF PICKET RAILING ON NORTH TERRACE:  
BLACK PAINT

## PROPOSED FINISH OF PRIVACY SCREEN ON NORTH TERRACE:

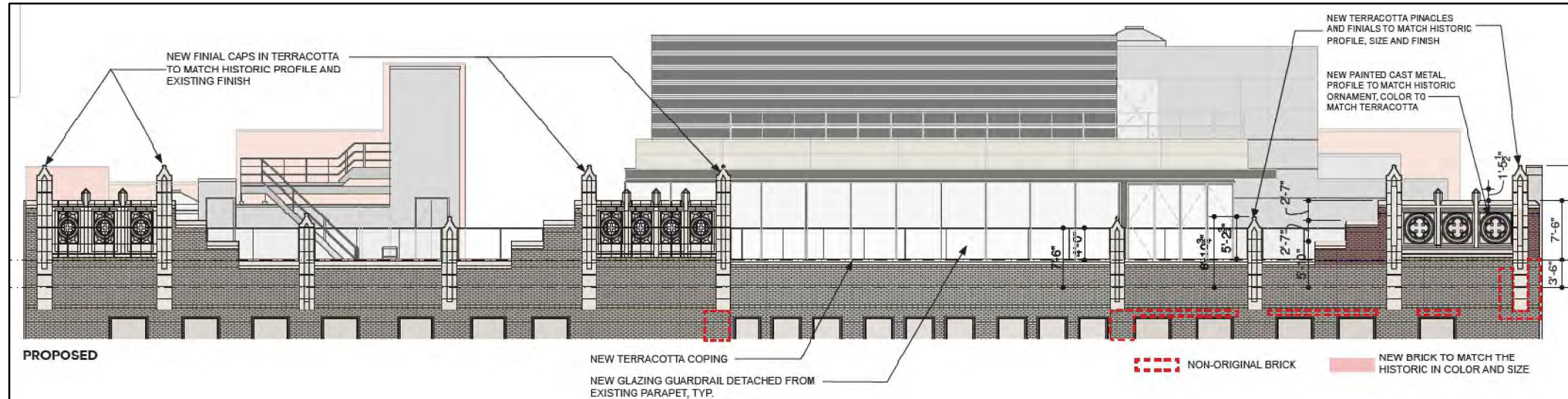
STAINLESS STEEL POSTS  
STAIN GRADE TEAK WOOD SLATS

A/C ENCLOSURES - FIBER CEMENT, PAINTED WITH LIGHT GREY COLOR  
TO MATCH EXISTING WINDOWS

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

## SIMILAR PAST APPROVALS:



11-15 EAST 26TH STREET (2023) - THE GLASS RAILINGS WERE APPROVED BECAUSE THEY WERE NOT PERCEPTIBLE.

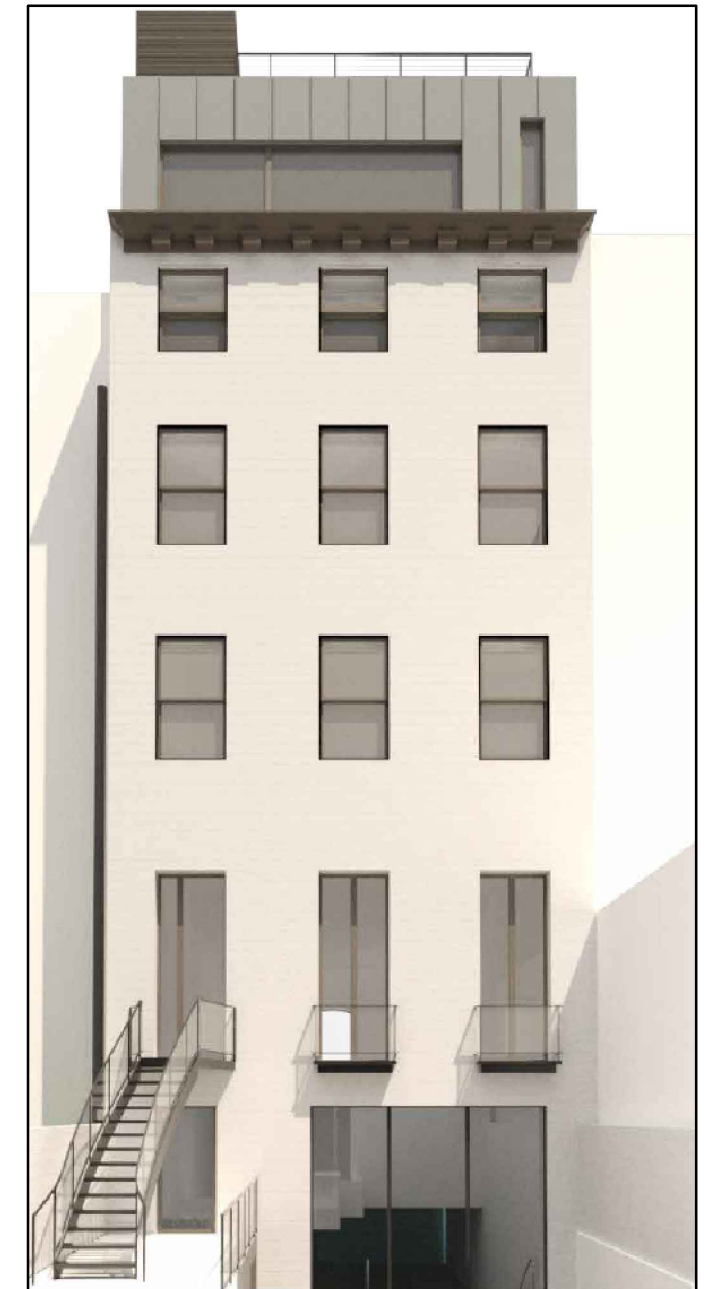


330 WEST END AVENUE (2021) - THE REPLACEMENT OF VISIBLE GREENHOUSES WAS APPROVED, SEEN FROM EAST 76TH STREET.

PETER CEBULAK, ARCHITECT  
KATHERINE NEWMAN DESIGN INTERNATIONAL



THE WINDERMERE BUILDING (2017) - THE GLASS RAILINGS WERE APPROVED BECAUSE THEY WERE NOT PERCEPTIBLE.



238 EAST 15TH STREET (APPROVED 2022) - THE GLASS RAILINGS AND VISIBLE ADDITIONS WERE APPROVED, THE MATERIALITY OF THE ADDITION HELPED IT RECEDE FROM VIEW AND THE TRANSPARENCY OF THE RAILING HELPED REDUCE THE VISIBILITY

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

CONTEXT: SOUTH SIDE OF THE 72TH EAST STREET, OPPOSITE TO 910 5TH AVENUE BUILDING

910 5TH AVENUE



AS SEEN FROM 72TH EAST STREET



AS SEEN FROM CENTRAL PARK



# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 15



MOCK-UP  
SOUTH ELEVATION -VIEW FROM 5TH AVE.



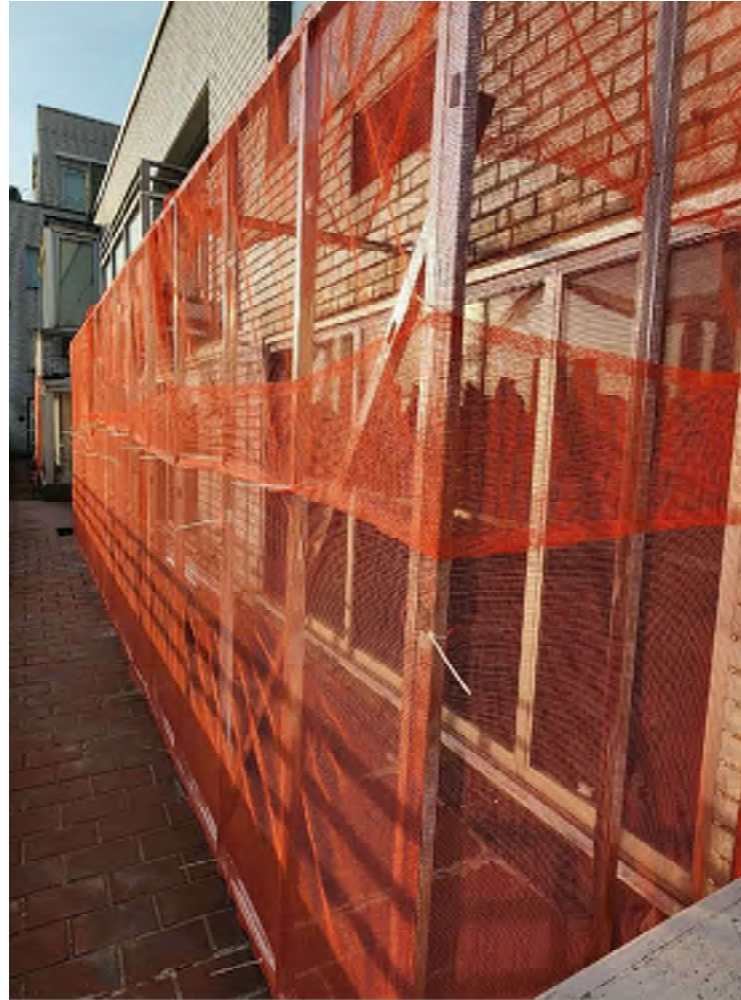
MOCK-UP  
SOUTH ELEVATION -VIEW FROM 72ND STREET

# PROPOSED WORK

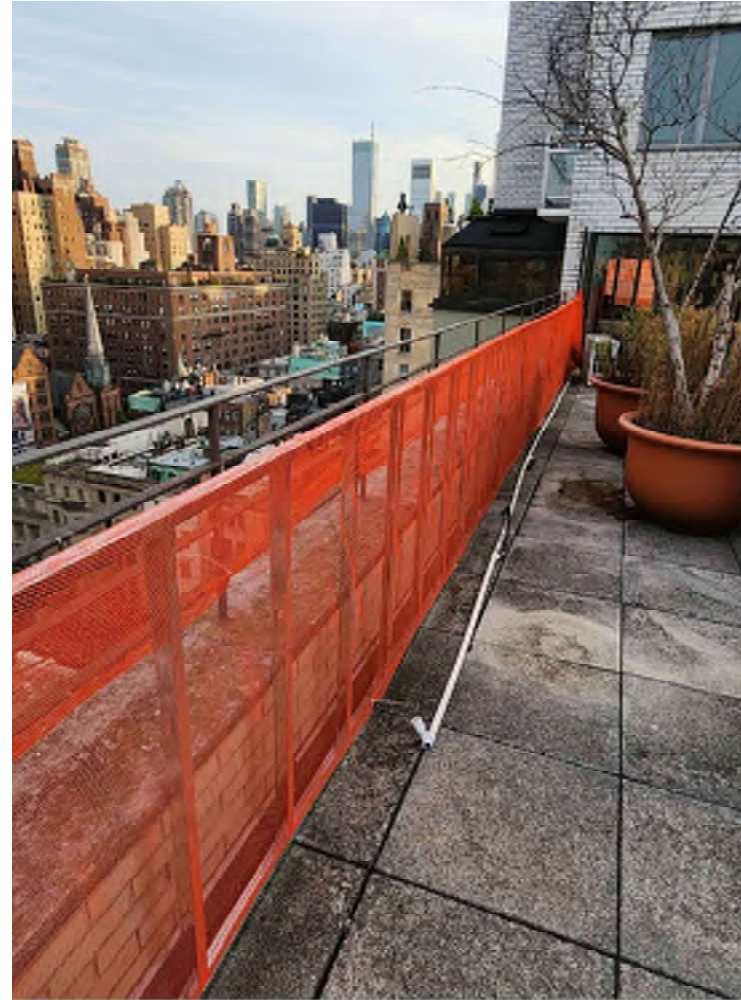
910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC



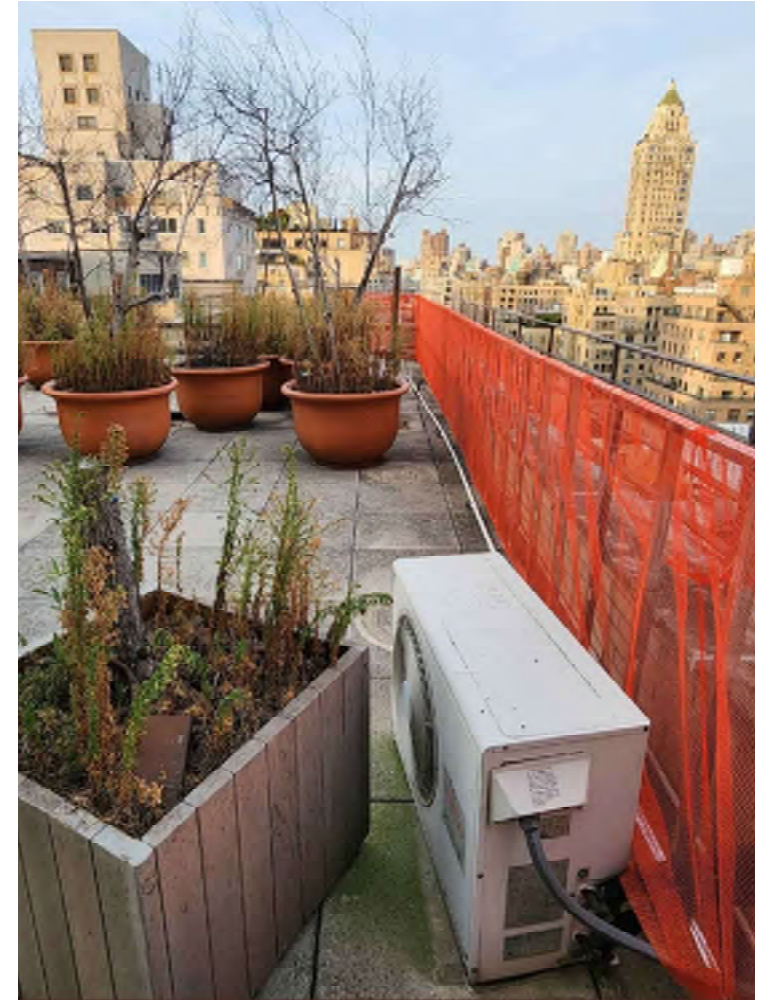
MOCK-UP  
SOUTH TERRACE AT 14TH FLOOR  
VIEW FROM 5TH AVE



MOCK-UP  
SOUTH TERRACE AT 14TH FLOOR  
VIEW FROM 72ND STR.



MOCK-UP  
NORTH TERRACE AT 14TH FLOOR  
VIEW FROM NORTH TOWARD 72ND EAST STR.



MOCK-UP  
NORTH TERRACE AT 14TH FLOOR  
VIEW FROM SOUTH TOWARD 73RD EAST STR.

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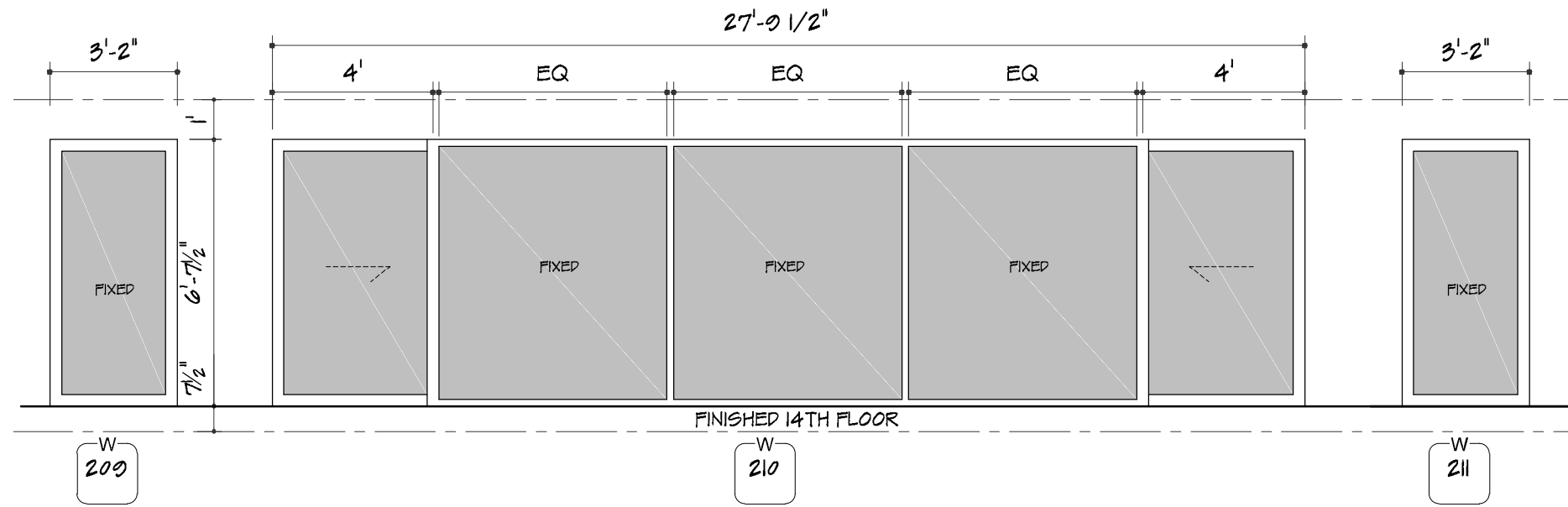
**PROPOSED WORK ON SOUTH & NORTH TERRACES OF  
14TH FLOOR (APT. 14BC) OF 910 5TH AVENUE - 16 FLOOR  
APARTMENT BUILDING AT 5TH AVE. & 72ND EAST ST.**

**APPENDIX - CONSTRUCTION DETAILS**

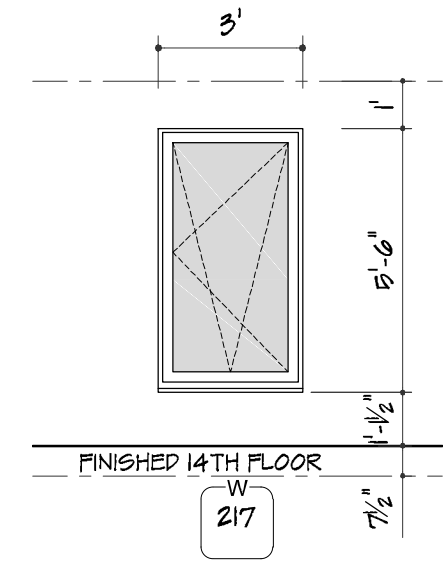
# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

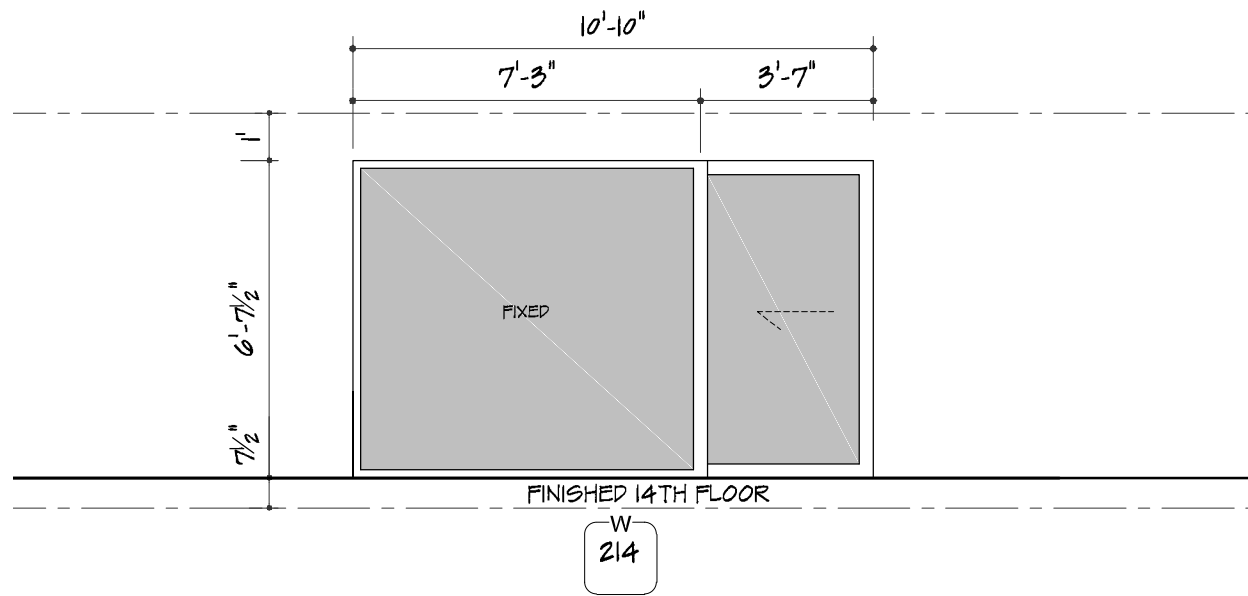
SLIDE 1A



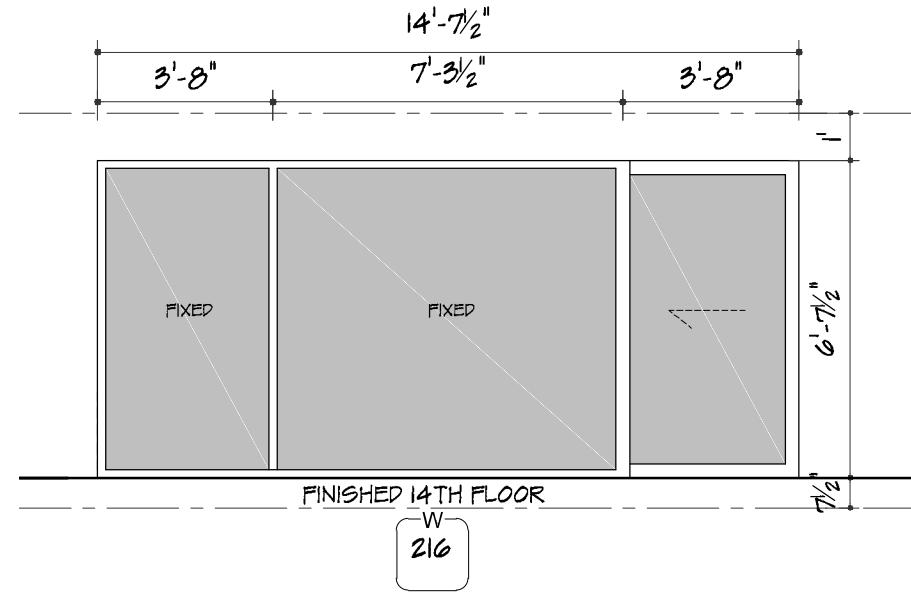
PROPOSED ELEVATIONS OF SUNROOM ON SOUTH TERRACE



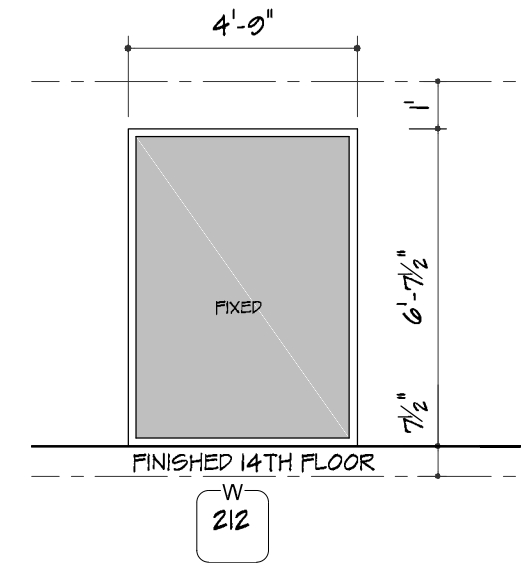
PROPOSED ELEVATIONS OF SIDE WINDOW (LOOKING EAST) ON SOUTH TERRACE



PROPOSED ELEVATIONS OF MIDDLE WINDOW ON SOUTH TERRACE



PROPOSED ELEVATIONS OF WEST WINDOW ON SOUTH TERRACE



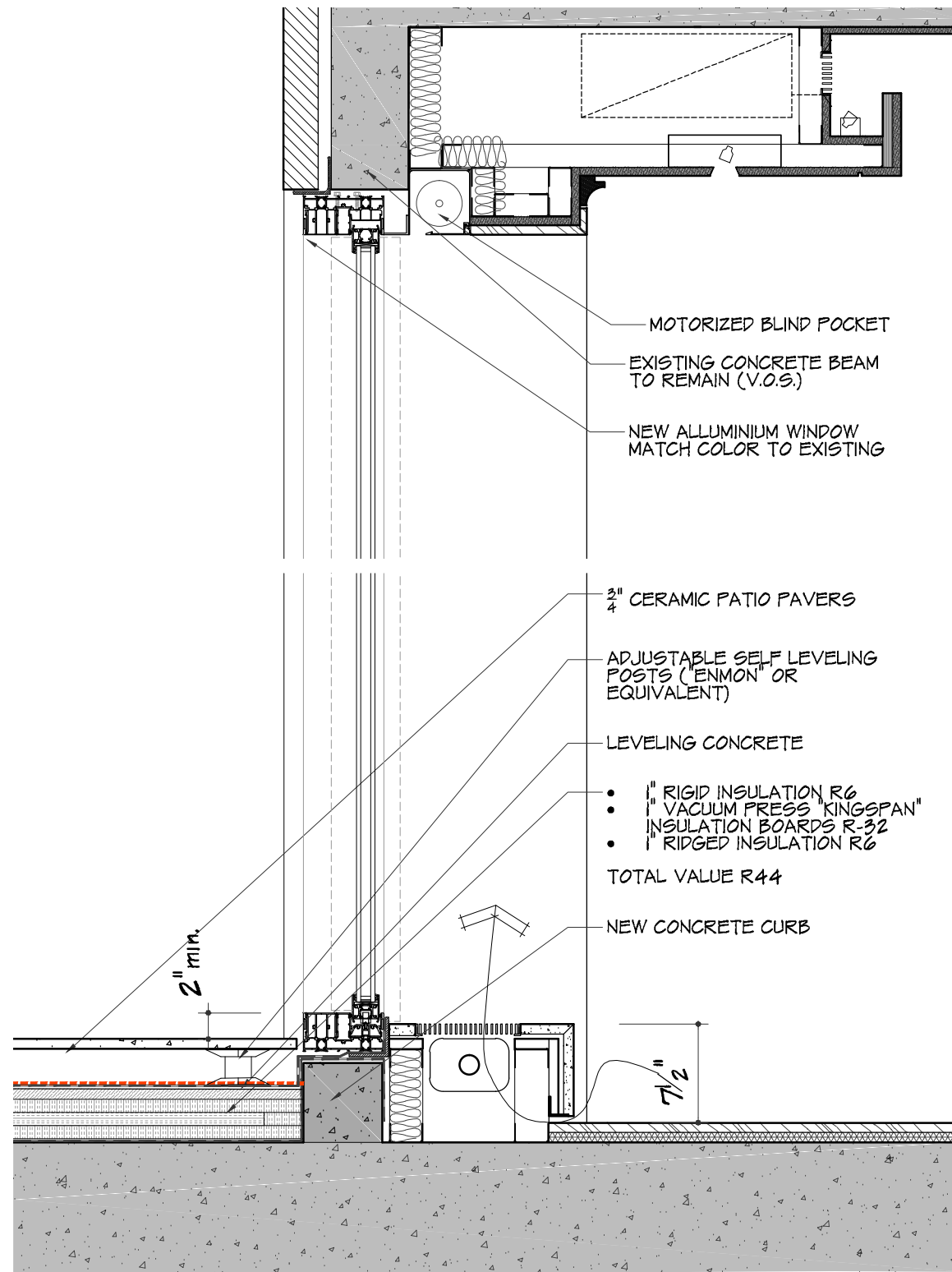
PROPOSED ELEVATIONS OF EAST WINDOW ON SOUTH TERRACE

2 NEW SUNROOMS & 3 NEW WINDOWS INSTALLED IN NEW OPENINGS

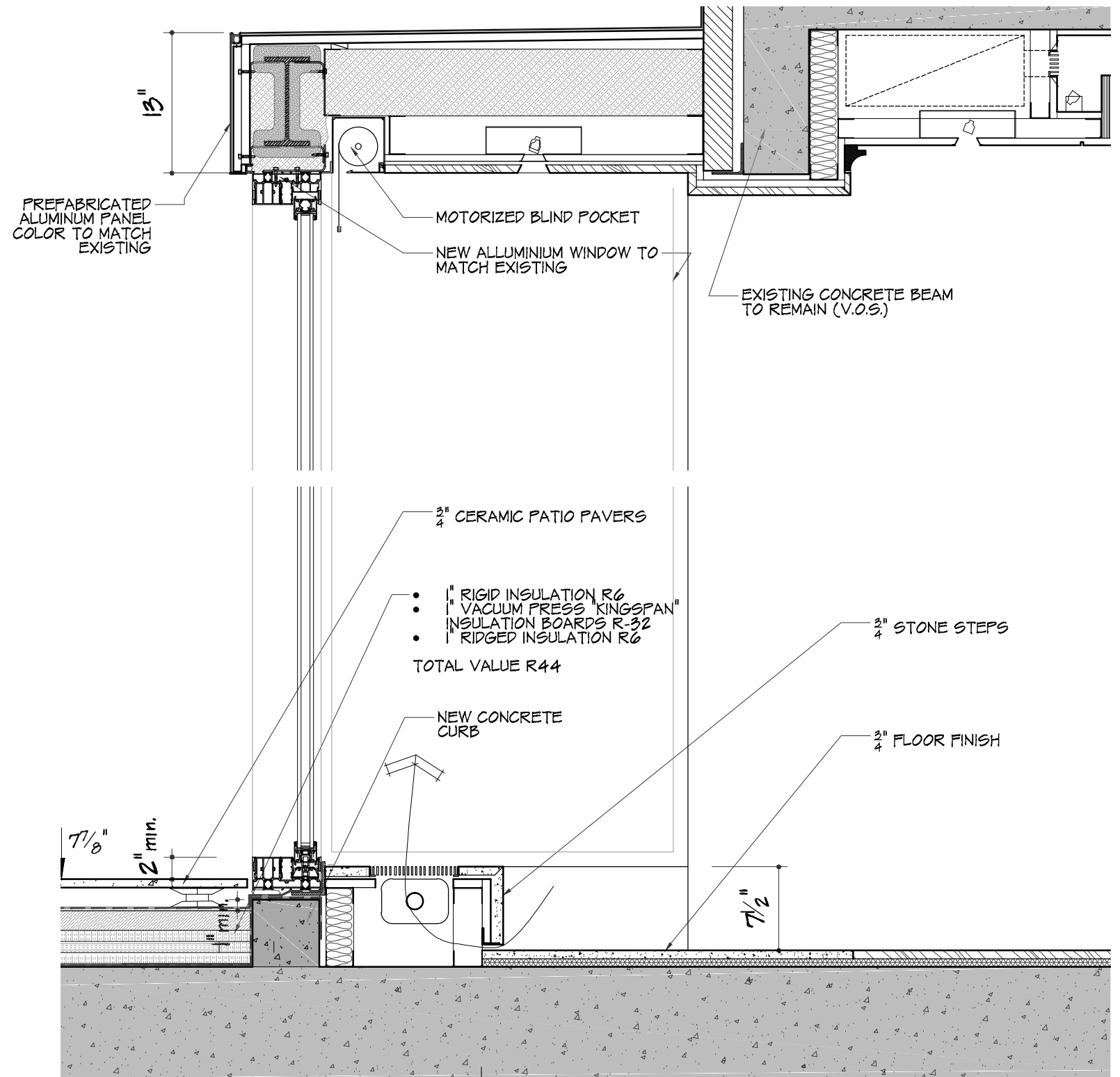
# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 2A



PROPOSED SECTION DETAIL OF TYPICAL WINDOW ON SOUTH & NORTH TERRACE

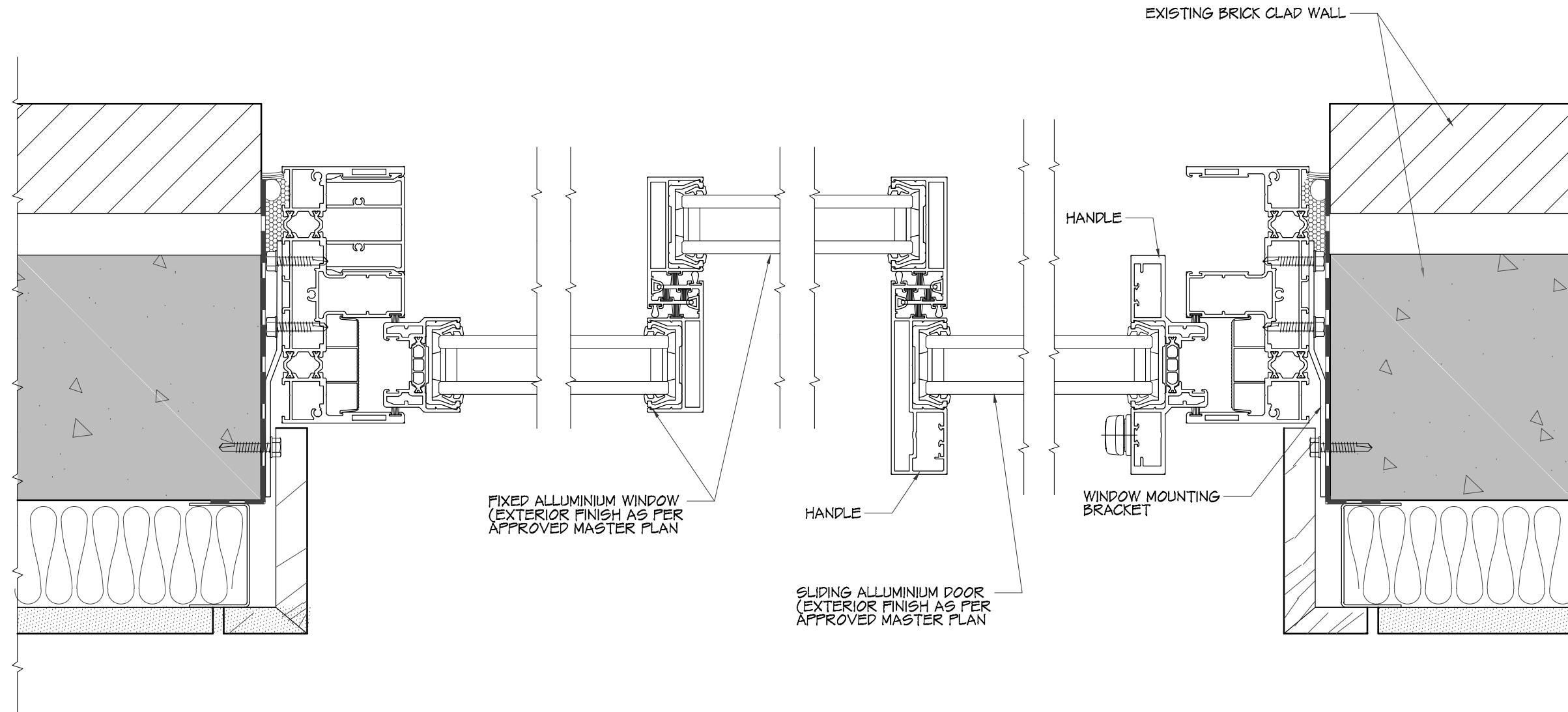


PROPOSED SECTION DETAIL OF TYPICAL SUNROOM ON SOUTH TERRACE

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SIDE 3A

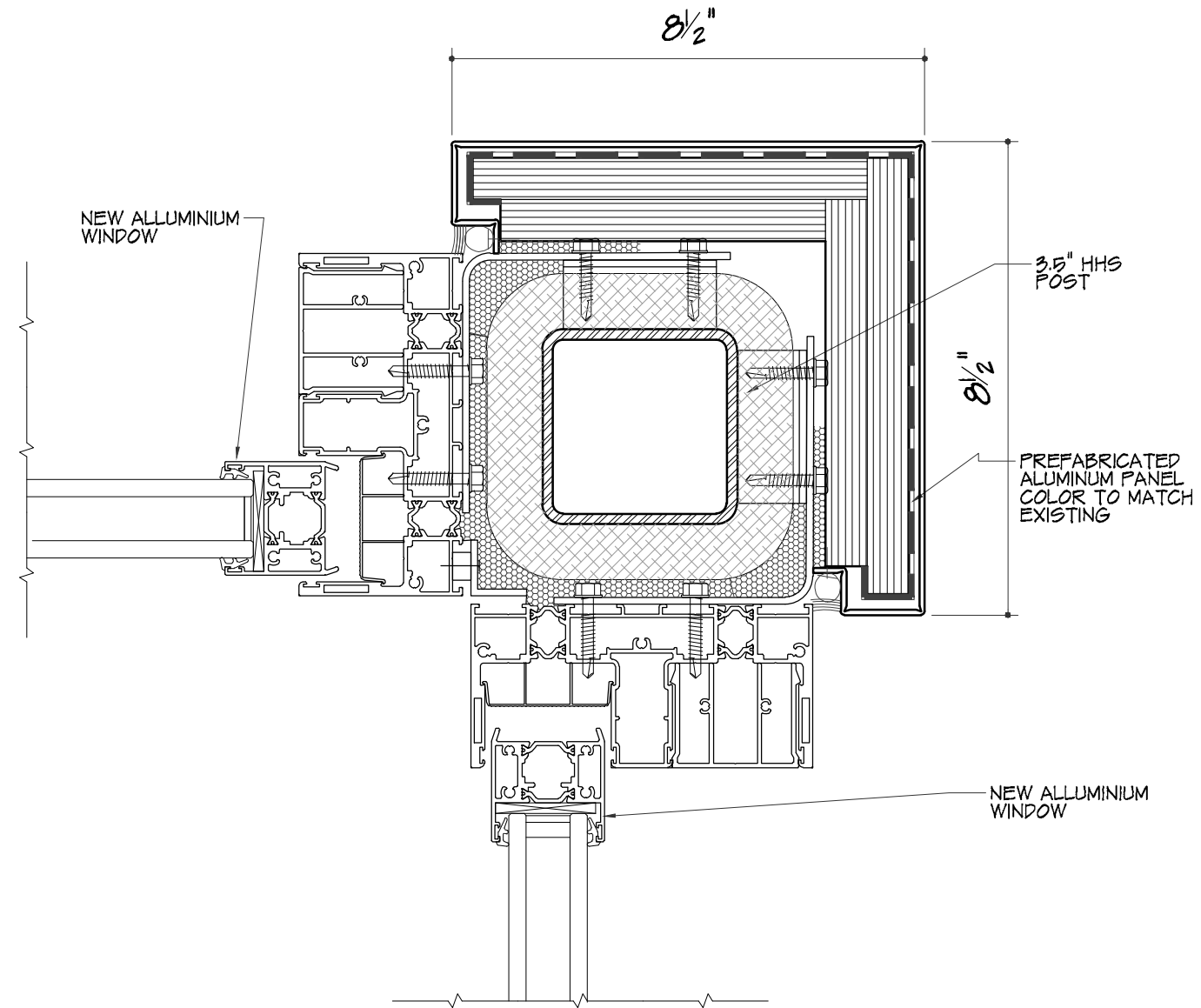


PROPOSED PLAN DETAIL OF TYPICAL WINDOW ON SOUTH TERRACE

# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 4A



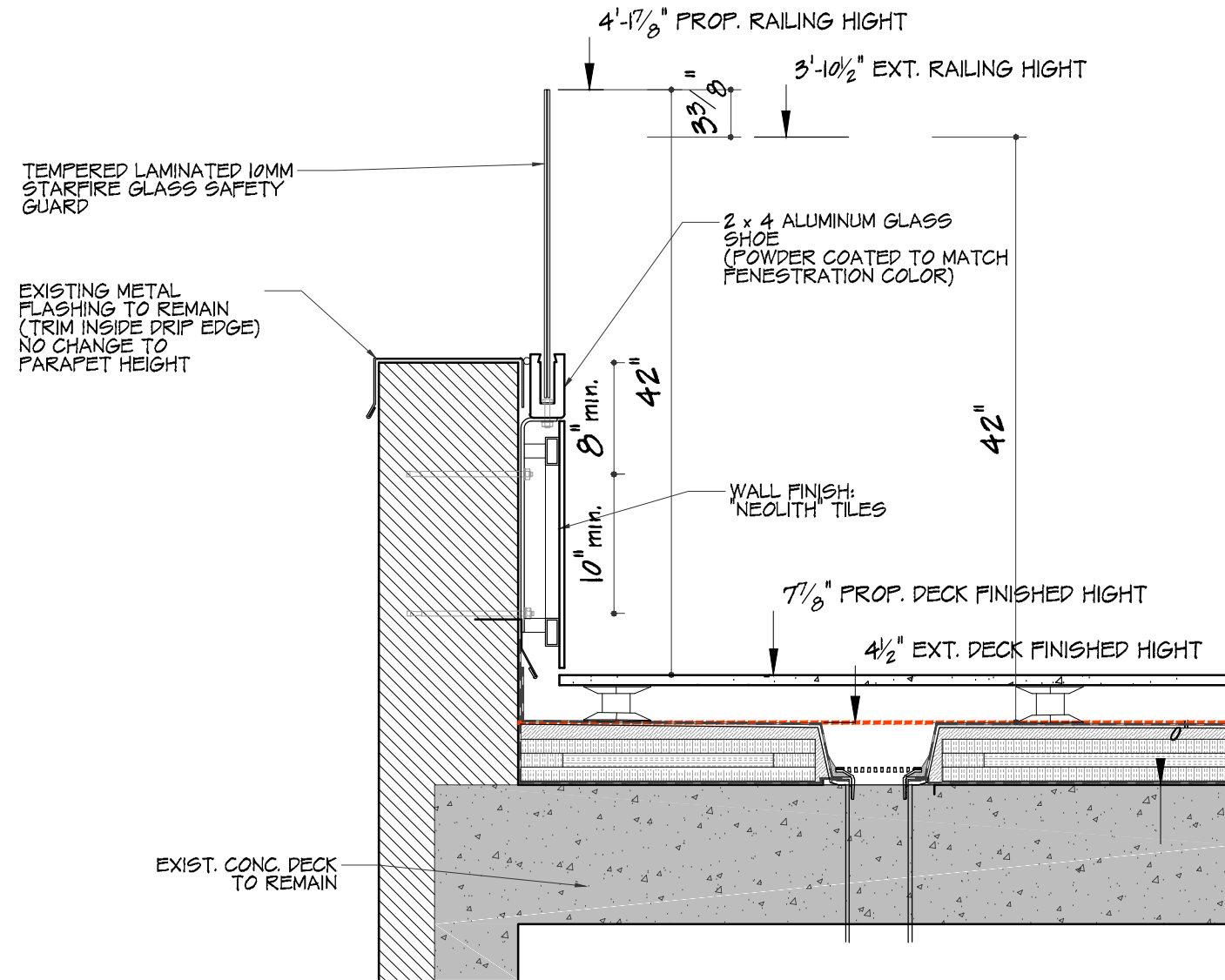
PROPOSED PLAN DETAIL OF TYPICAL SUNROOM (CORNER) ON SOUTH TERRACE



# PROPOSED WORK

910 5TH AVENUE 16-FLOORS APARTMENT BUILDING  
14TH FLOOR, APT. 14BC

SLIDE 5A



PROPOSED SECTION DETAIL OF GLASS RAILING ON SOUTH TERRACE

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