



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



ADVISORY REPORT

ISSUE DATE: 04/27/23	EXPIRATION DATE: 4/27/2029	DOCKET #: LPC-23-07309	SRA SRA-23-07309
ADDRESS: 695 PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1403 / 1
Upper East Side Historic District			

To the Mayor, the Council, and the Dormitory Authority of the State of New York,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for removing three (3) through-window HVAC units at the fourteenth floor of the east (courtyard) façade, in conjunction with installing glazing within the existing window sashes; installing an HVAC unit and related conduits at the roof; and interior alterations at the fourteenth floor, as described and shown in written specifications, dated (received) February 9, 2023; photographs, dated (received) March 31, 2023; and drawings L-201.00, G-002.00, D-106.00, and A-205.00, dated March 30, 2023; and drawing M-103.00, dated November 22, 2022, and prepared by Summer Alhamash, RA; and drawings S-100.00 through S-102.00, dated March 30, 2023, and prepared by Spyridon Kremmidas, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 695 Park Avenue as an International Modern style college building, designed by Shreve, Lamp & Harmon and built in 1938-41; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission finds that the through-window HVAC units to be removed are not significant architectural features; and that the work will not be visible from public

thoroughfares. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Robert Watkins.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Hashim Ajlouni, Heritage Architecture LLC



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ADVISORY REPORT

ISSUE DATE: 04/12/23	EXPIRATION DATE: 4/12/2029	DOCKET #: LPC-23-07970	SRA SRA-23-07970
ADDRESS: 695 PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1403 / 1
Upper East Side Historic District			

To the Mayor, the Council, and the Dormitory Authority of the State of New York

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of mechanical vents and ductwork at the sixth floor level roof and the seventeenth floor level roof; installing ductwork at mortar joints at plain brickwork at a select south (interior courtyard) facing parapet at the sixth floor level; and interior alterations at the basement through seventeenth floors, as shown on drawings A-103.00, LPC-1, and LPC-2, dated (revised) June 18, 2021, and prepared by Pamela A. Smith, RA; and M-001.00, M-002.00, M-101.00, M-201.00, M-202.00, M-203.00, and M-301.00, dated June 18, 2021; and P-206.00, P-207.00, P-208.00, P-220.00, and P-401.00, and prepared by Marios C. Tinis, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 681 Park Avenue (aka 695 Park Avenue) as an International Modern style college building, designed by Shreve, Lamp & Harmon and built in 1938-41; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that these installations are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-21(e) for wall-mounted HVAC and other mechanical equipment.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Linda Montemarano, Construction Permit Services