



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: 10/03/24	EXPIRATION DATE: 10/3/2030	DOCKET #: LPC-25-01645	SRA SRA-25-01645
ADDRESS: 695 PARK AVENUE Apt/Floor: BAS, 1,6,8,9,12-17, ROF		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 exterior work at the roof, including removing HVAC units and installing new air ducts, and interior alterations at the basement, first, sixth, eighth, ninth, and twelfth through seventeenth floors, as shown on drawings T-001, T-002, G-100 through G-108, DM-100 through DM-107, and A-100 through A-107, dated September 24, 2024; drawings A-700, A-701, and A-702, dated August 8, 2024, and prepared by Mark C. Gordon, R.A.; drawing T-001, dated August 16, 2024; drawings EN-001 and EN-002, dated August 16, 2024; drawings M-001 through M-006, M-101 through M-116, M-201 through M-215, M-301 through M-317, M-401, M-402, M-403, M-601, M-701 through M-706, and M-801 through M-812, dated August 16, 2024; drawings T-001, FP-001, FP-101 through FP-107, P-001, P-101 through P-106, and P-201 through P-206, dated July 15, 2024, and prepared by Andrew Bruce Dubel, P.E.; and drawings FA-001 through FA-112, and FA-201, dated July 15, 2024, and prepared by Andrew Bruce Dubel, P.E., 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, Lamb & 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. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district

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 Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Lori Boccadoro, Socotec



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: 10/16/24	EXPIRATION DATE: 10/16/2030	DOCKET #: LPC-25-03769	SRA SRA-25-03769
ADDRESS: 695 PARK AVENUE Apt/Floor: BAS, 1,6,8,9,12-17, ROF		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 exterior alterations at the eighteenth floor roof, including removing and replacing HVAC units, mechanical vents and ductwork in-kind; and interior alterations at the first, twelfth, thirteenth, and fourteenth floors, as shown on drawings LPC-100, A107, LPC-101 through LPC-104, and LPC-201, dated October 14, 2024, and prepared by Mark C. Gordon, R.A.; drawings T-001.01, M-001.01, M-002.01, M-004.01, M-110.01, M-111.01, M-112.01, M-302.01, M-317.01, M-401.01, M-402.01, M-403.01, M-601.01, M-701.01, M-705.01, M-802.01, M-806.01, M-807.01, and M-811.01, dated October 10, 2024; drawing M-804.01, dated August 16, 2024; and drawings EN-001 and EN-002, dated August 9, 2024, and prepared by Andrew Bruce Dubell, P.E.; drawings S-001, DM-117, S-117, S-121, S-201, S401, and S-402, dated September 3, 2024, and prepared by Susan C. Bacas, P.E., 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 101 East 68th Street, 100 East 69th Street, 126 East 69th Street, 930 Lexington Avenue) as an International Modern style college building, designed by Shreve, Lamb & 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.

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 Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Lori Boccadoro, Socotec