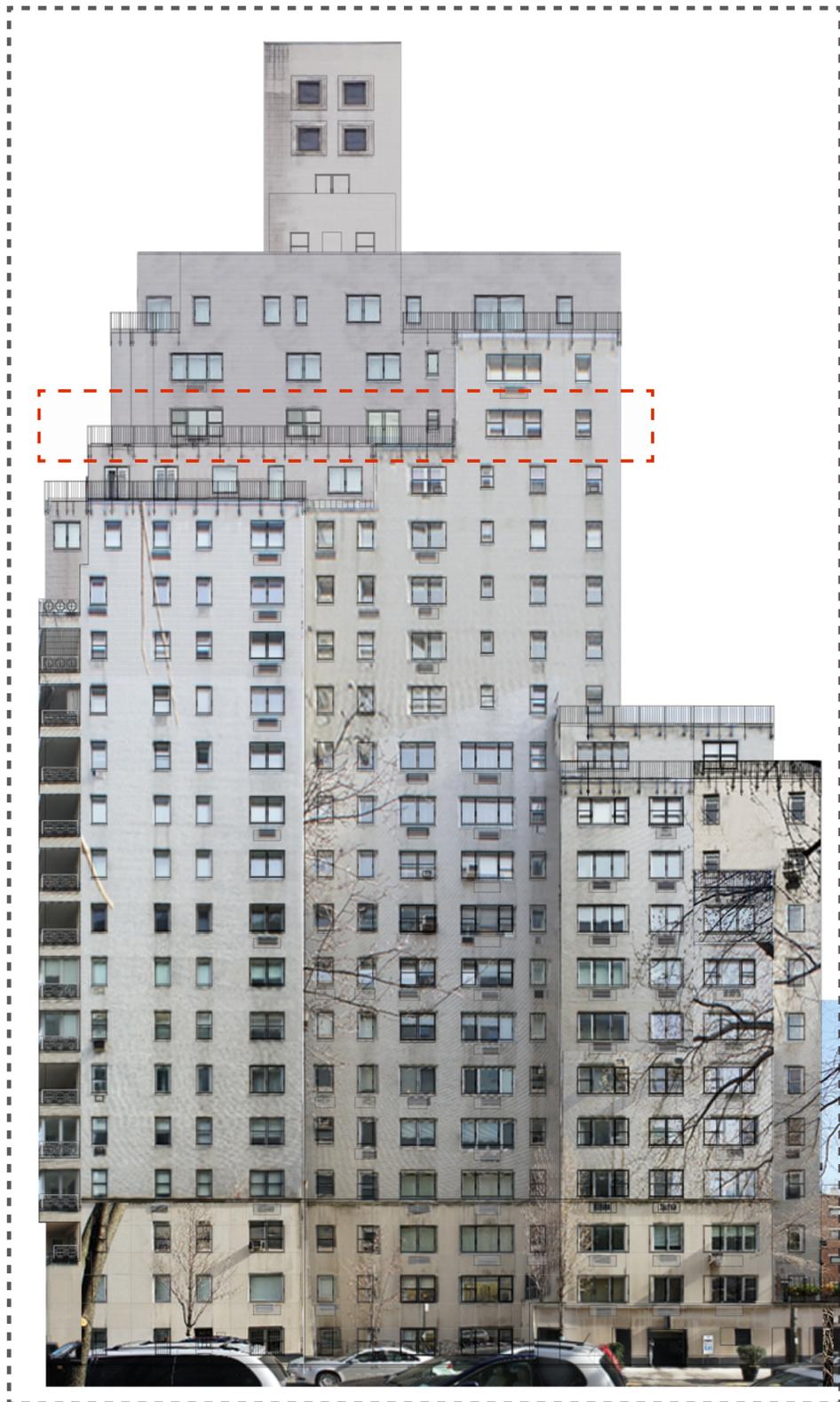
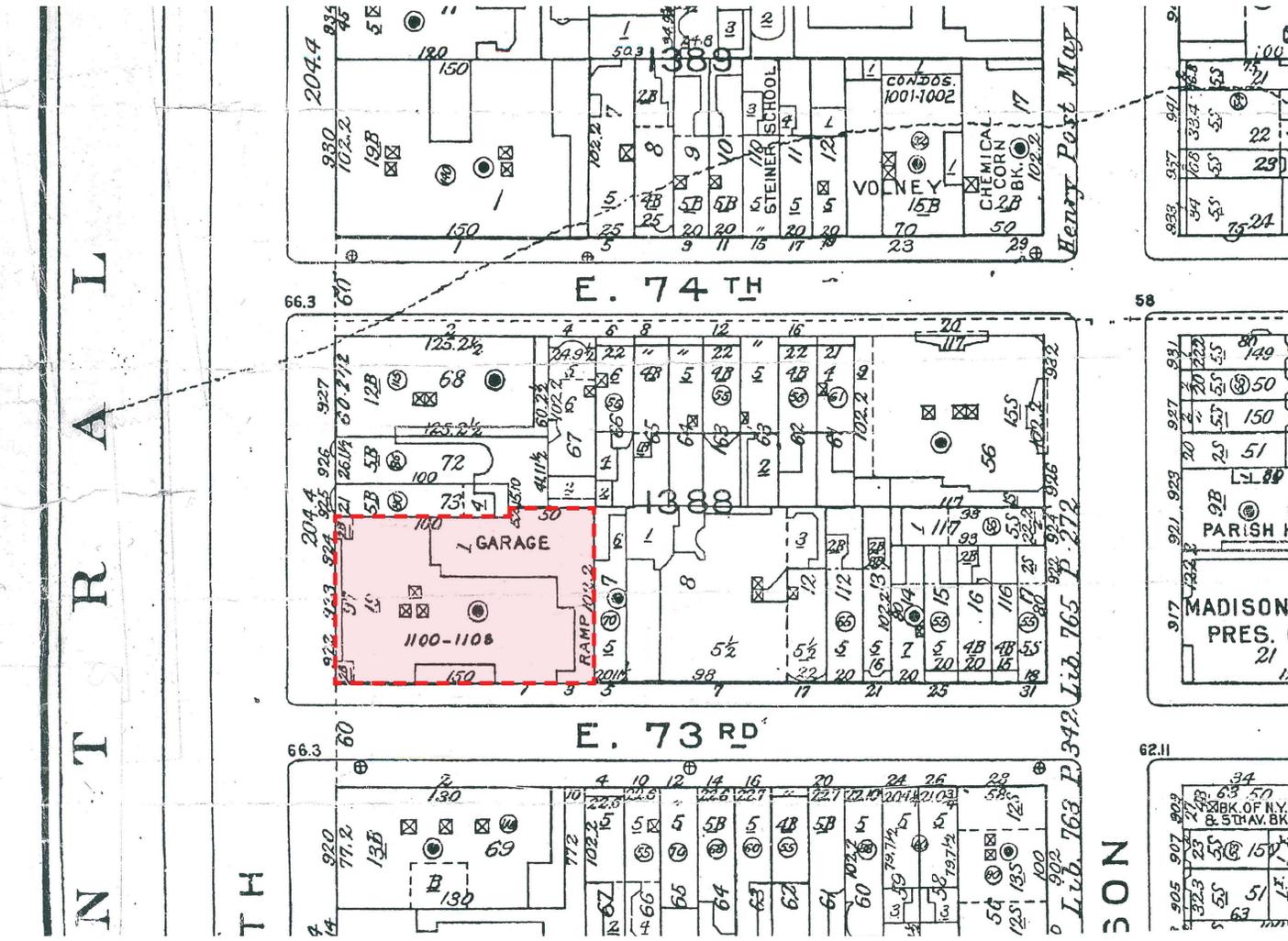


923 5TH AVENUE

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING



E 73RD ST NORTH SIDE PANORAMA

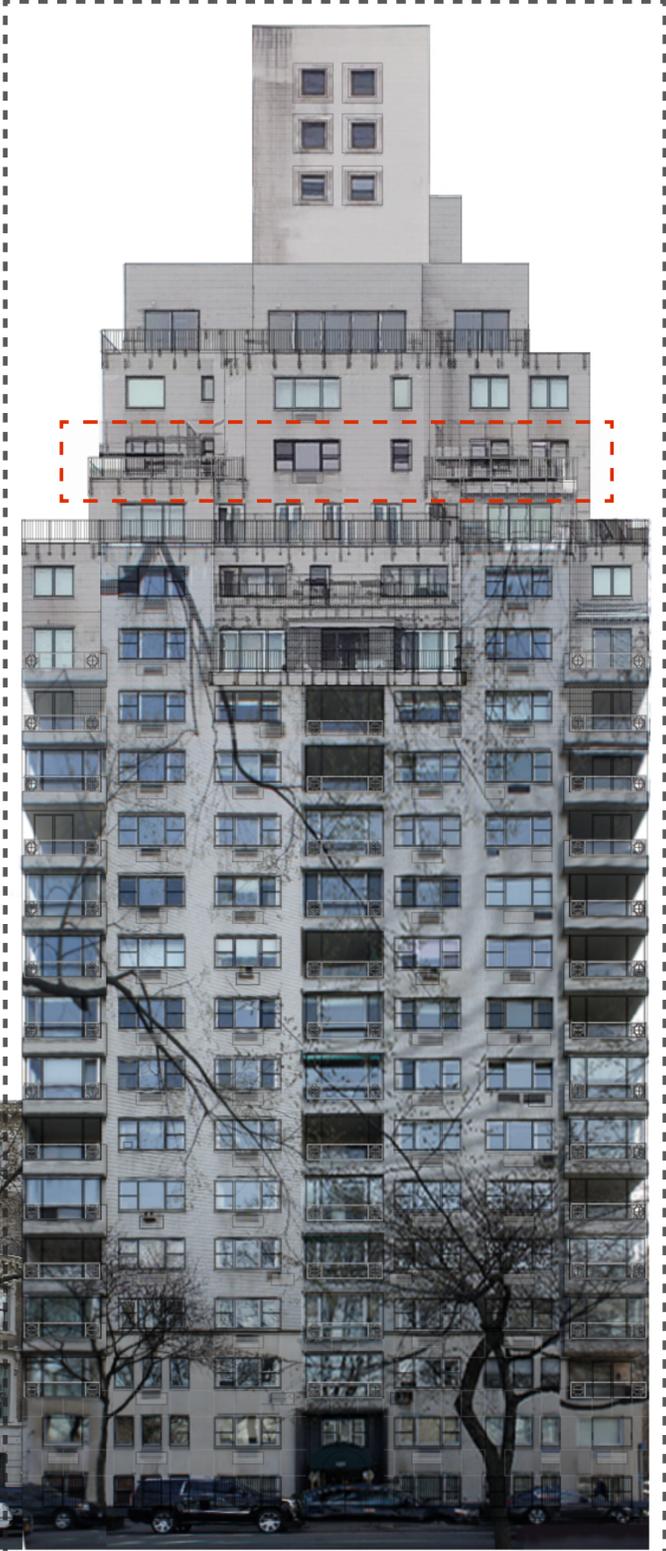


923 5TH AVENUE
19TH FLOOR



923 5TH AVE LOOKING NORTH FROM 5TH AVE

923 5TH AVE LOOKING WEST FROM E 73RD



923 5TH AVE LOOKING WEST FROM E 73RD

923 5TH AVE LOOKING SOUTH FROM E 74TH

923 5TH AVE LOOKING WEST FROM PARK AVE

5TH AVE EAST SIDE PANORAMA

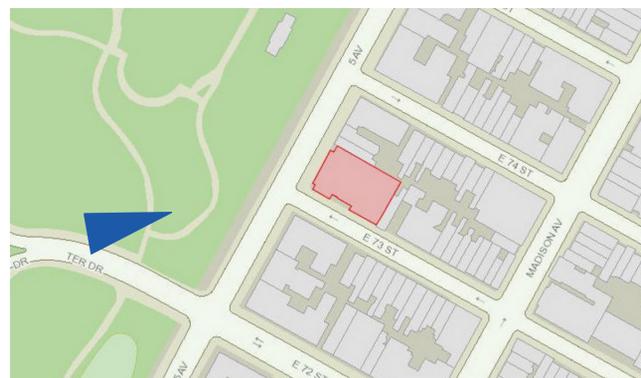
923 5TH AVENUE 19TH FLOOR



EXISTING CONDITION - LOOKING EAST FROM CENTRAL PARK



PROPOSED CONDITION - LOOKING EAST FROM CENTRAL PARK



923 5TH AVENUE
19TH FLOOR



EXISTING CONDITION - LOOKING EAST FROM CENTRAL PARK BOAT POND



PROPOSED CONDITION - LOOKING EAST FROM CENTRAL PARK BOAT POND



923 5TH AVENUE
19TH FLOOR



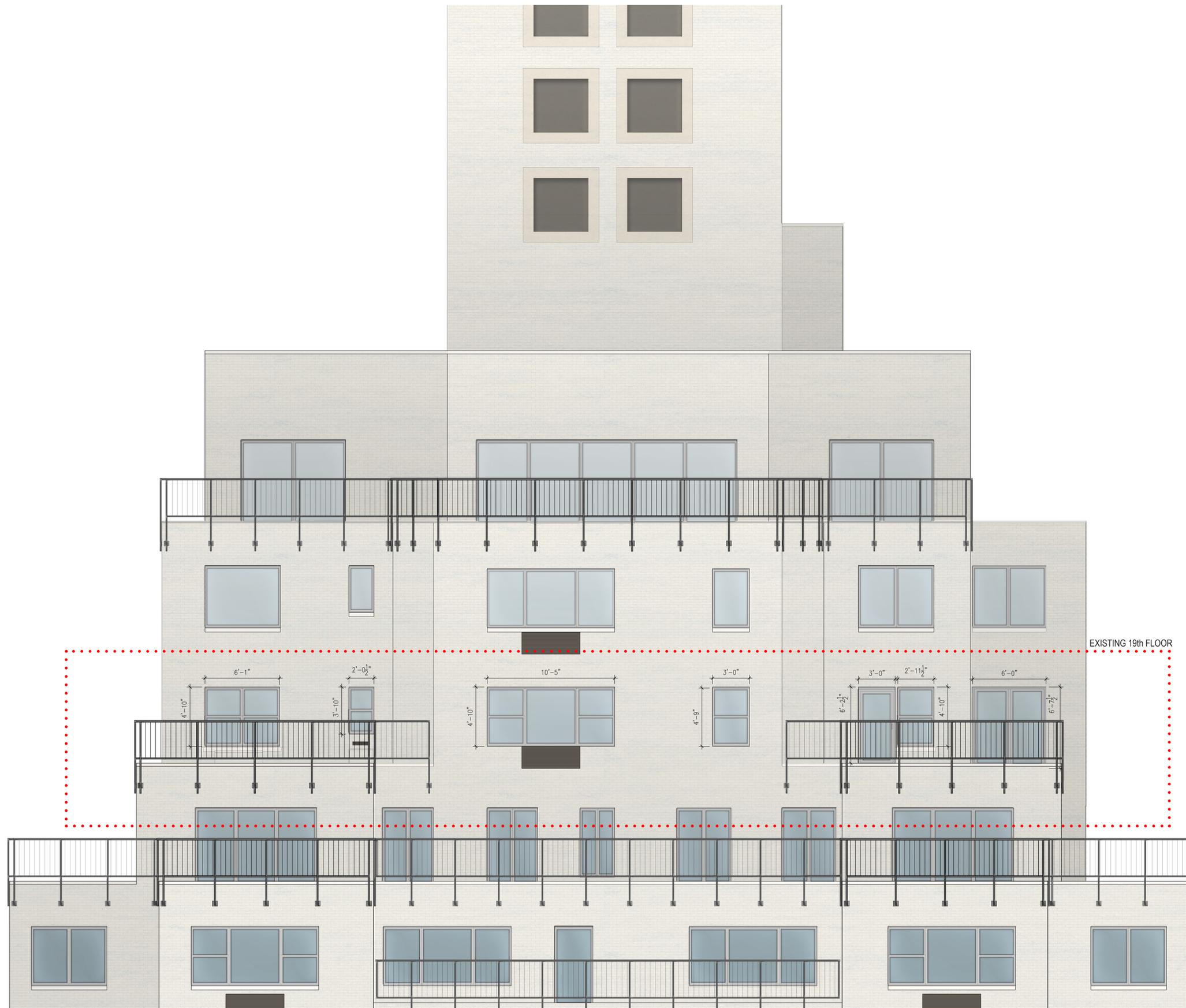
EXISTING CONDITION - LOOKING WEST FROM MADISON AVENUE



PROPOSED CONDITION - LOOKING WEST FROM MADISON AVENUE



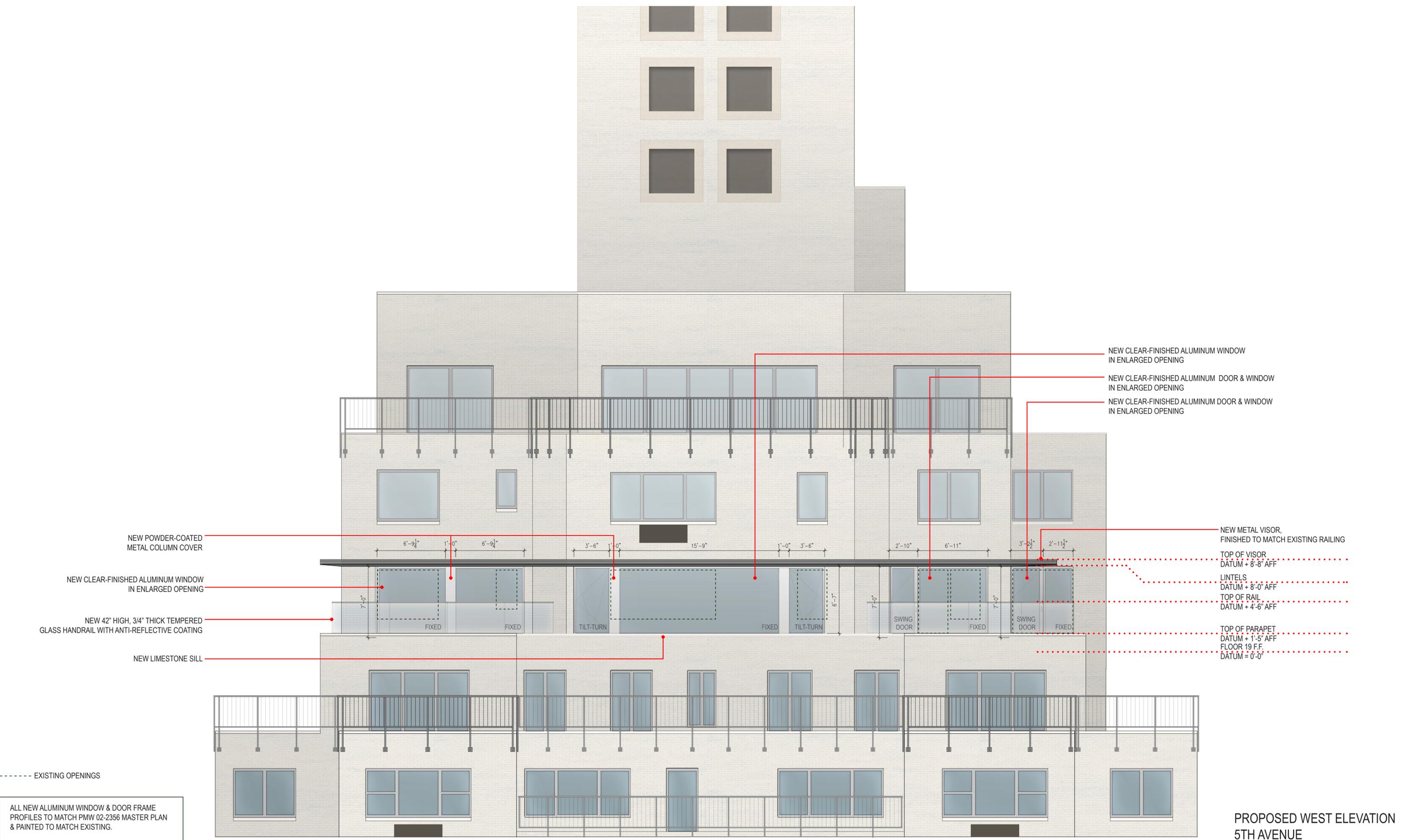
923 5TH AVENUE
19TH FLOOR



EXISTING 19th FLOOR

923 5TH AVENUE
19TH FLOOR

EXISTING WEST ELEVATION
5TH AVENUE
SCALE: 1/4" = 1'-0"

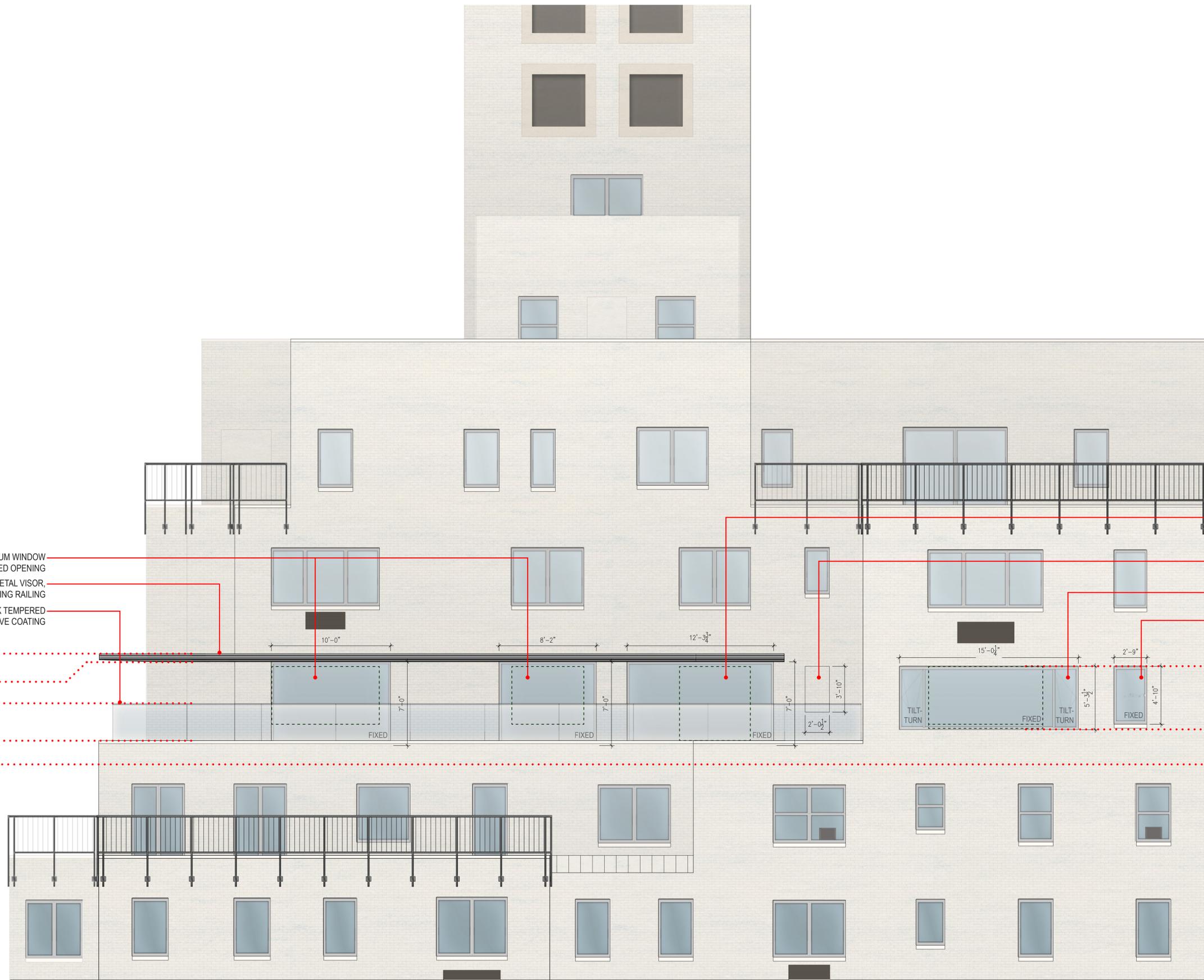


923 5TH AVENUE
19TH FLOOR



EXISTING SOUTH ELEVATION
E 73RD STREET
SCALE: 1/4" = 1'-0"

923 5TH AVENUE
19TH FLOOR



NEW CLEAR-FINISHED ALUMINUM WINDOW
IN ENLARGED OPENING

NEW METAL VISOR,
FINISHED TO MATCH EXISTING RAILING

NEW 42" HIGH, 3/4" THICK TEMPERED
GLASS HANDRAIL WITH ANTI-REFLECTIVE COATING

TOP OF VISOR
DATUM + 8'-8" AFF

LINTELS (HIGH)
DATUM + 8'-0" AFF

TOP OF RAIL
DATUM + 4'-6" AFF

TOP OF PARAPET
DATUM + 1'-5" AFF

FLOOR 19 F.F.
DATUM = 0'-0"

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN ENLARGED OPENING

EXISTING OPENING CLOSED.
NEW FACEBRICK TO MATCH EXISTING

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN ENLARGED OPENING

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN EXISTING OPENING

LINTELS (LOW)
DATUM + 7'-7.5" AFF

NEW WINDOW SILLS (LOW)
DATUM + 2'-4" AFF

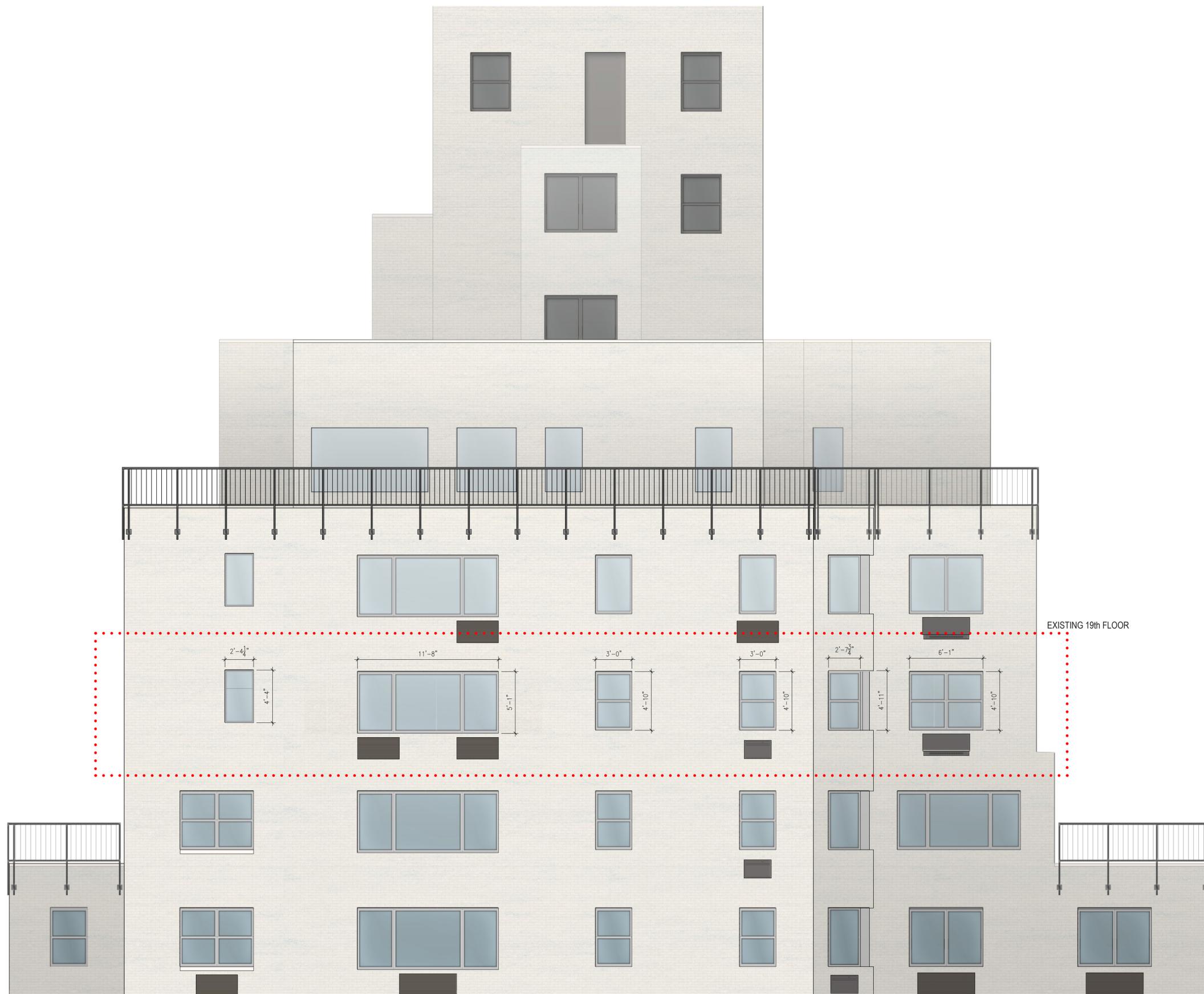
FLOOR 19 F.F.
DATUM = 0'-0"

----- EXISTING OPENINGS

ALL NEW ALUMINUM WINDOW & DOOR
FRAME PROFILES TO MATCH PMW 02-2356
MASTER PLAN & PAINTED TO MATCH EXIST-
ING.

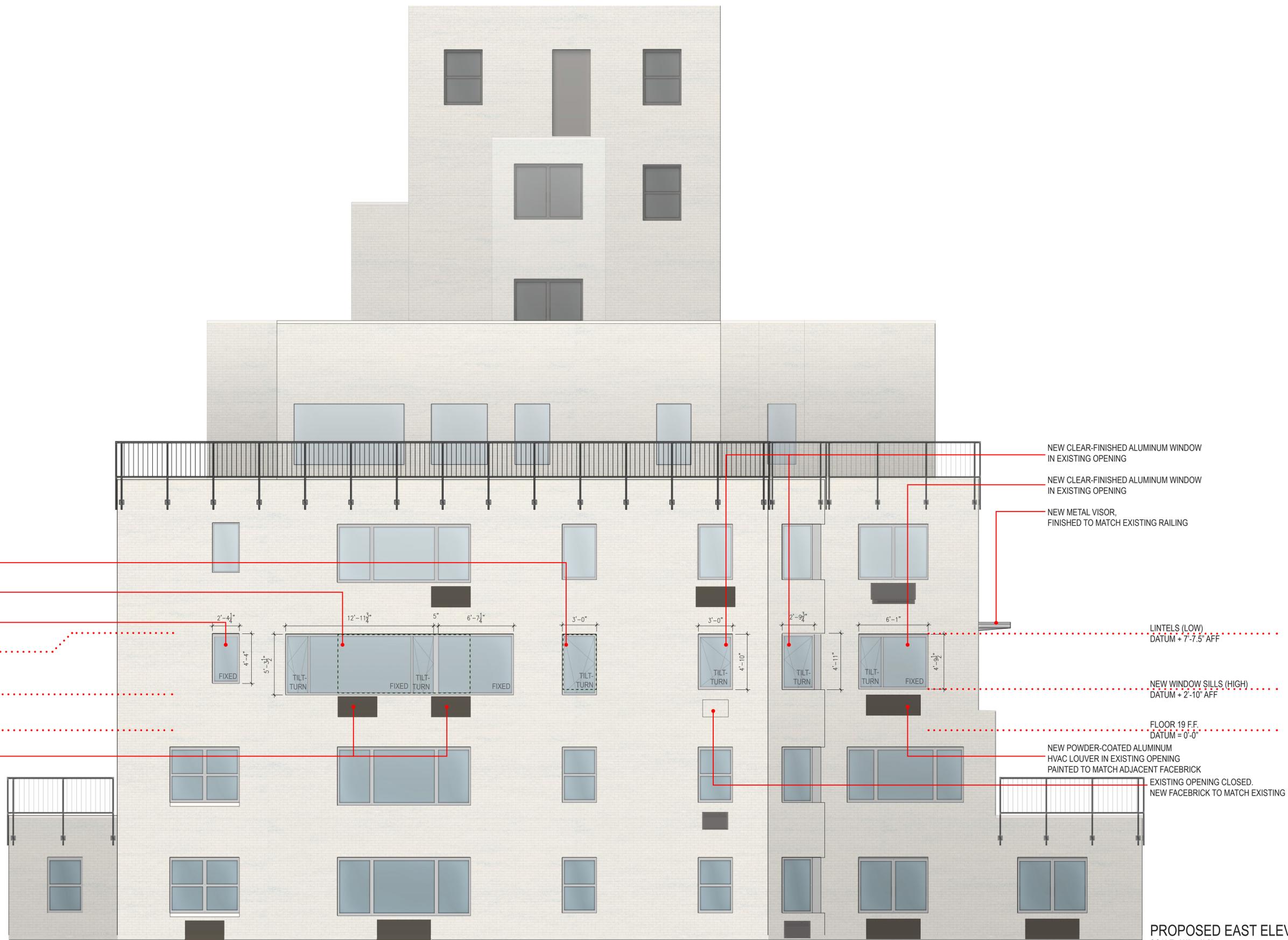
PROPOSED SOUTH ELEVATION
E 73RD STREET
SCALE: 1/4" = 1'-0"

923 5TH AVENUE
19TH FLOOR



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

923 5TH AVENUE
19TH FLOOR



NEW CLEAR-FINISHED ALUMINUM WINDOW
IN ENLARGED OPENING

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN ENLARGED OPENING

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN EXISTING OPENING

LINTELS (LOW)
DATUM + 7'-7.5" AFF

NEW WINDOW SILLS (LOW)
DATUM + 2'-4" AFF

FLOOR 19 F.F.
DATUM = 0'-0"

NEW POWDER-COATED ALUMINUM
HVAC LOUVER IN EXISTING OPENING,
PAINTED TO MATCH ADJACENT FACEBRICK

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN EXISTING OPENING

NEW CLEAR-FINISHED ALUMINUM WINDOW
IN EXISTING OPENING

NEW METAL VISOR,
FINISHED TO MATCH EXISTING RAILING

LINTELS (LOW)
DATUM + 7'-7.5" AFF

NEW WINDOW SILLS (HIGH)
DATUM + 2'-10" AFF

FLOOR 19 F.F.
DATUM = 0'-0"

NEW POWDER-COATED ALUMINUM
HVAC LOUVER IN EXISTING OPENING
PAINTED TO MATCH ADJACENT FACEBRICK

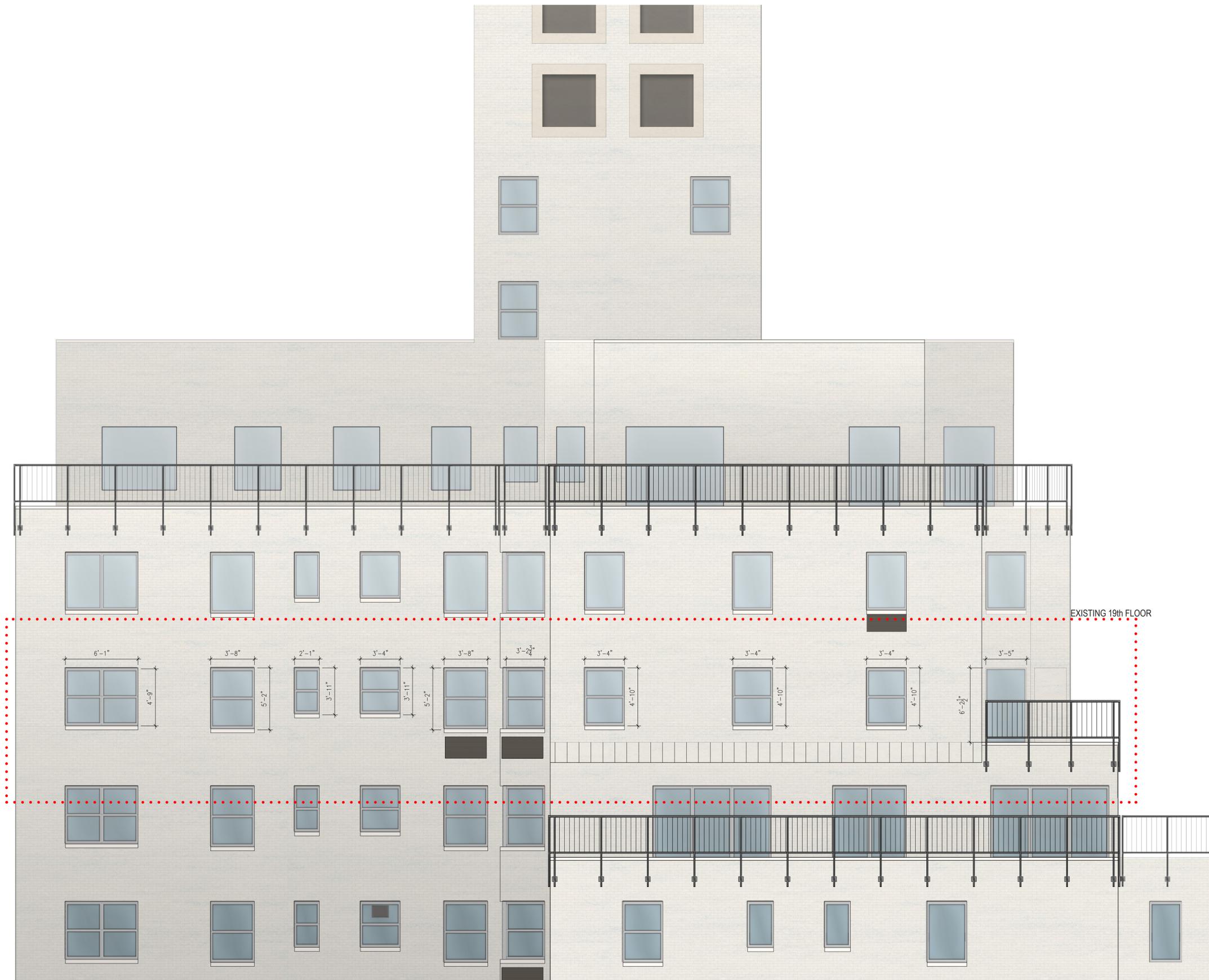
EXISTING OPENING CLOSED,
NEW FACEBRICK TO MATCH EXISTING

----- EXISTING OPENINGS

ALL NEW ALUMINUM WINDOW & DOOR FRAME
PROFILES TO MATCH PMW 02-2356 MASTER PLAN
& PAINTED TO MATCH EXISTING.

PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

923 5TH AVENUE
19TH FLOOR

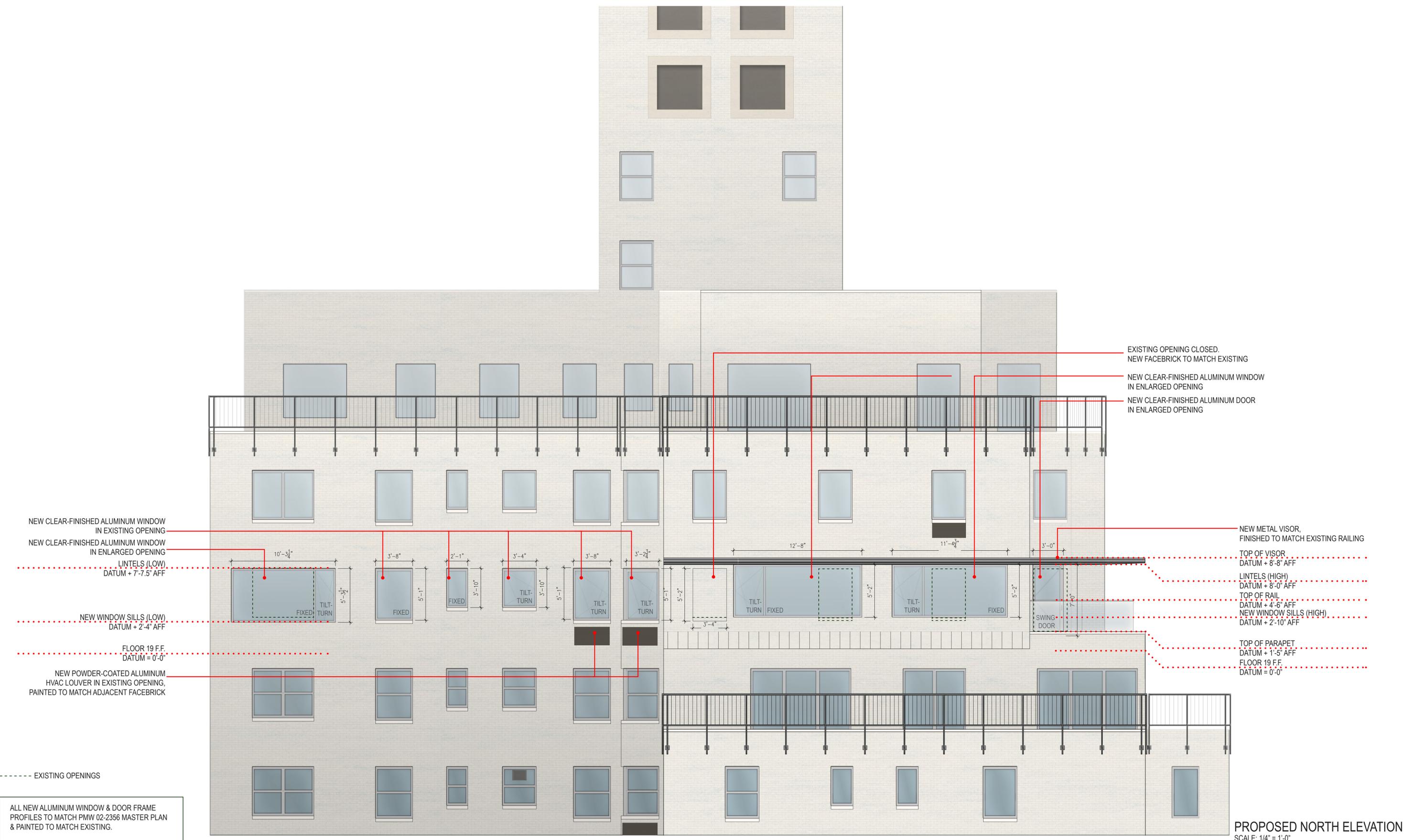


EXISTING 19th FLOOR

6'-1" 3'-8" 2'-1" 3'-4" 3'-8" 3'-2 1/2" 3'-4" 3'-4" 3'-4" 3'-5" 4'-9" 5'-2" 3'-11" 5'-11" 5'-2" 4'-10" 4'-10" 4'-10" 6'-2 1/2"

EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

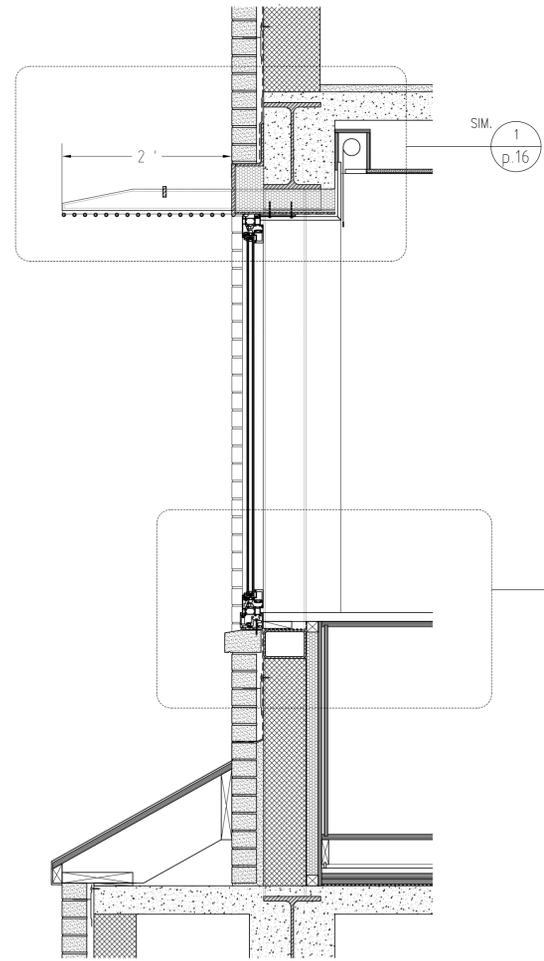
923 5TH AVENUE
19TH FLOOR



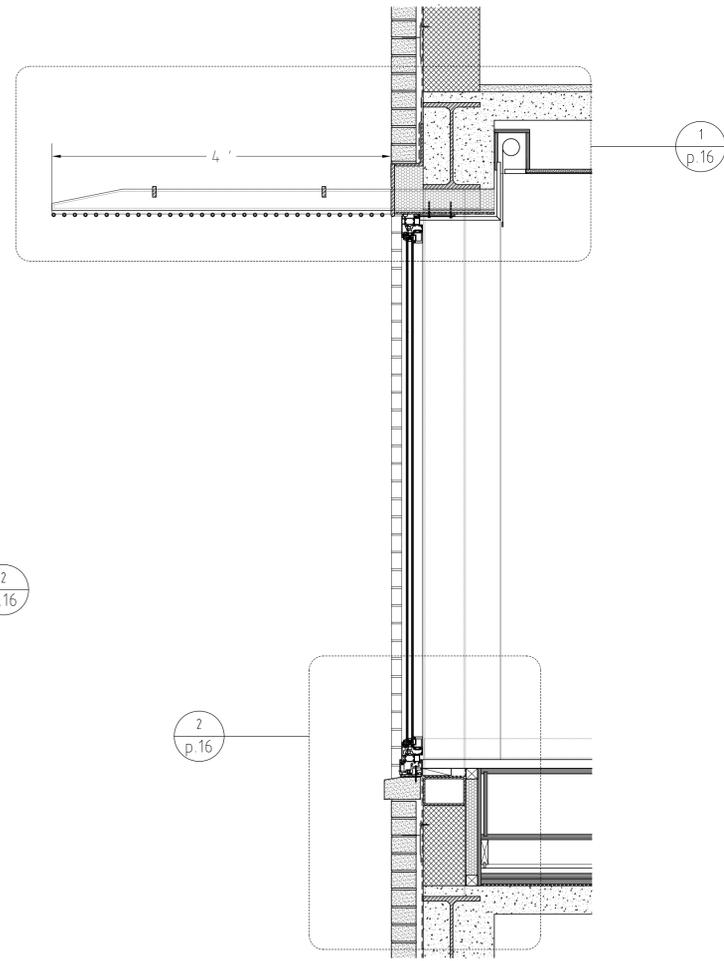
ALL NEW ALUMINUM WINDOW & DOOR FRAME PROFILES TO MATCH PMW 02-2356 MASTER PLAN & PAINTED TO MATCH EXISTING.

923 5TH AVENUE 19TH FLOOR

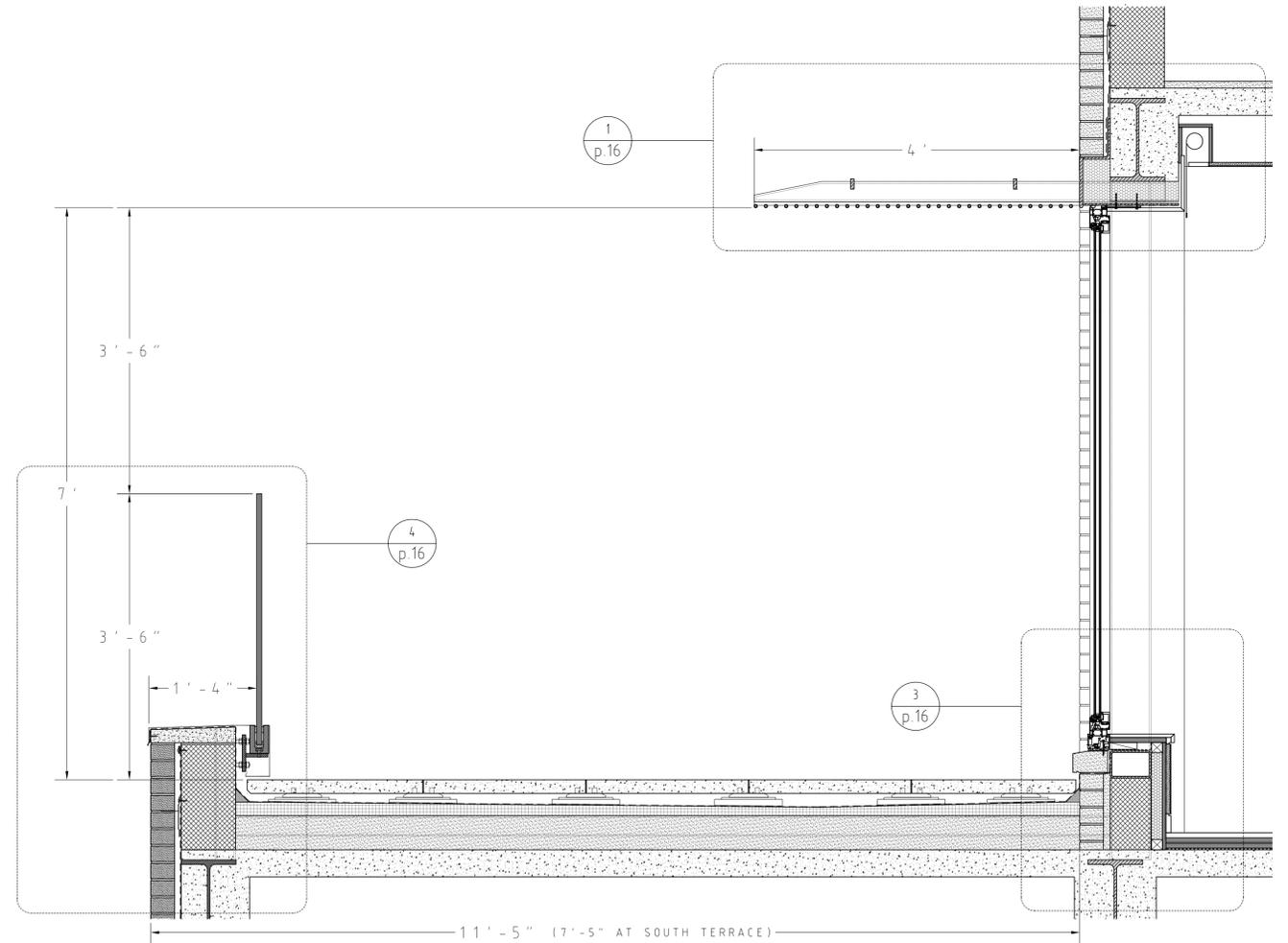
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SECTION THROUGH TRELLIS-VISOR AT NORTH ELEVATION
1" = 1'-0" ③



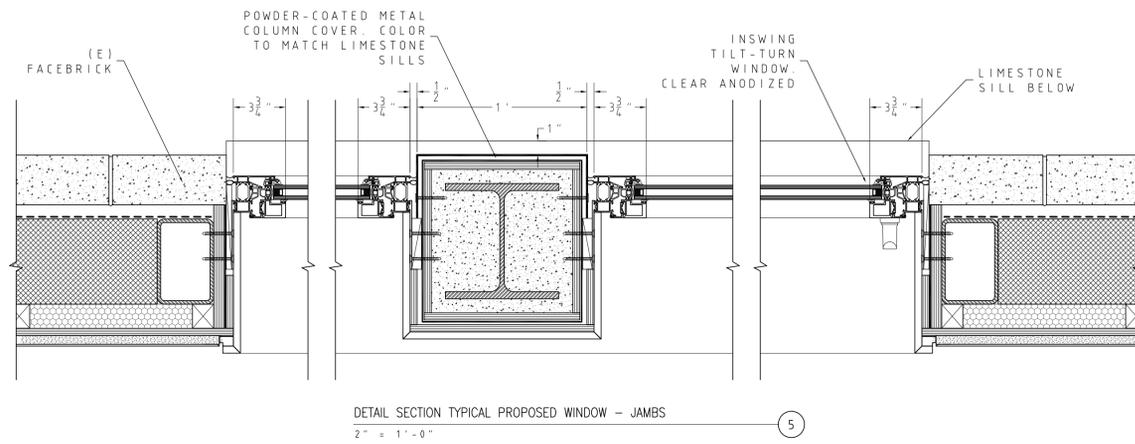
SECTION AT LIVING ROOM WINDOW AT WEST ELEVATION
1" = 1'-0" ②



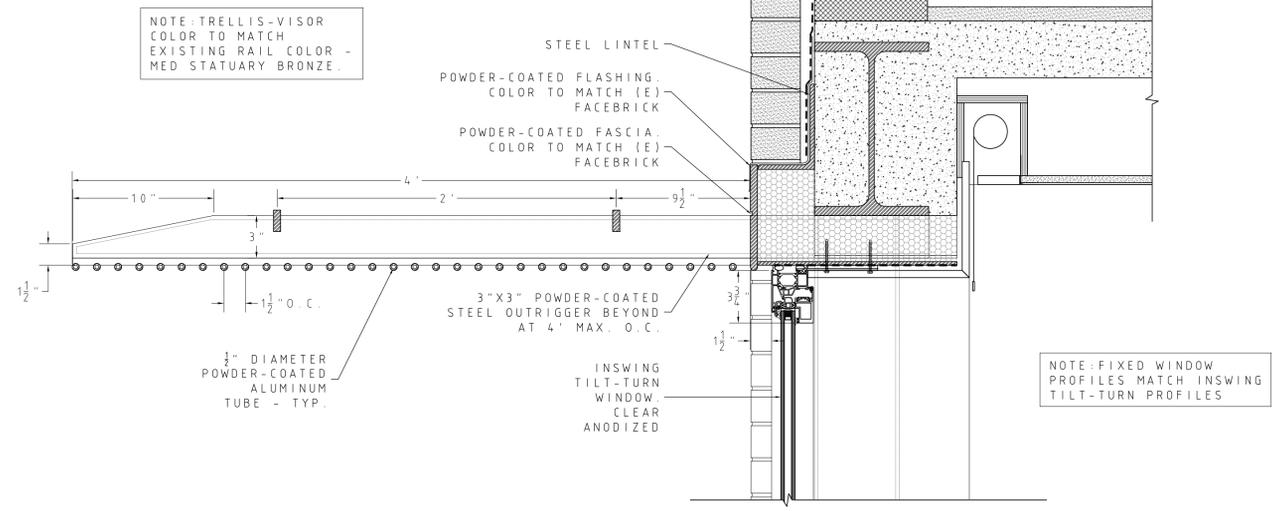
SECTION AT WEST TERRACES
1" = 1'-0" ①

EXTERIOR DETAIL SECTIONS
SCALE: 1" = 1'-0"

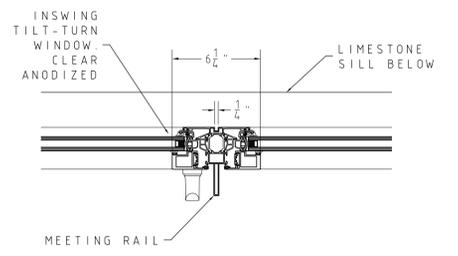
923 5TH AVENUE
19TH FLOOR



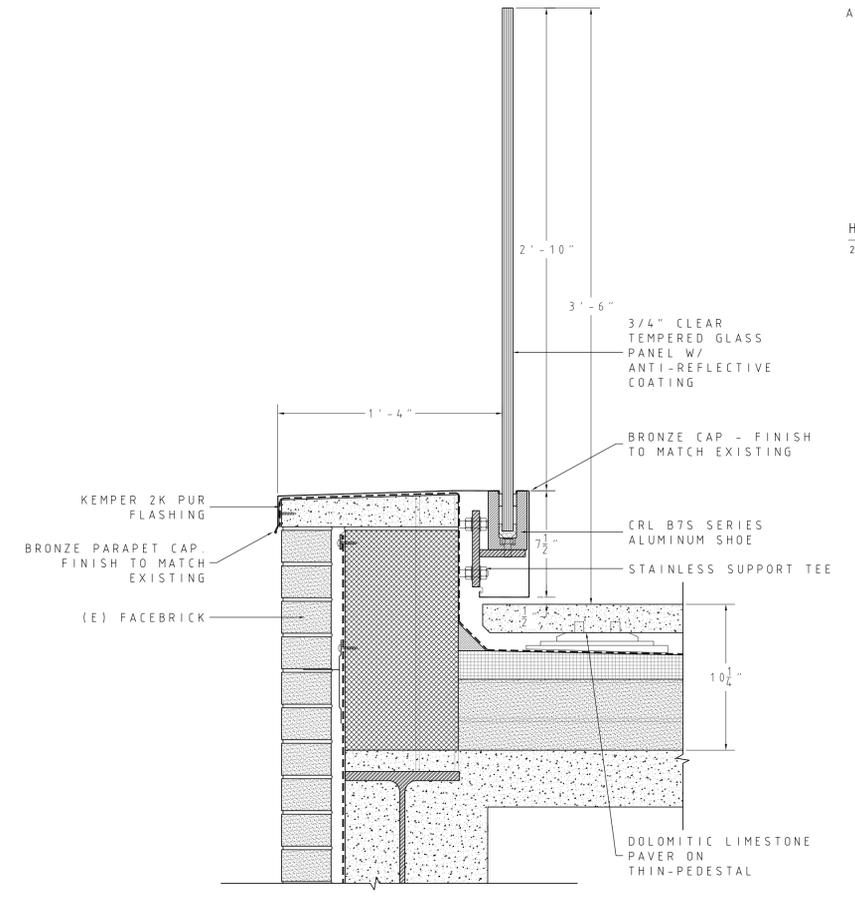
DETAIL SECTION TYPICAL PROPOSED WINDOW - JAMBS
2" = 1'-0"



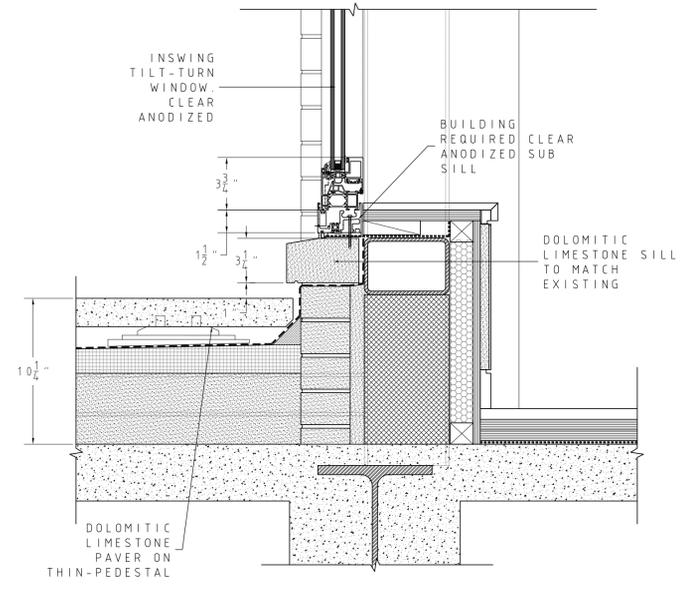
DETAIL SECTION TYPICAL WINDOW HEAD WITH TRELLIS-VISOR
2" = 1'-0"



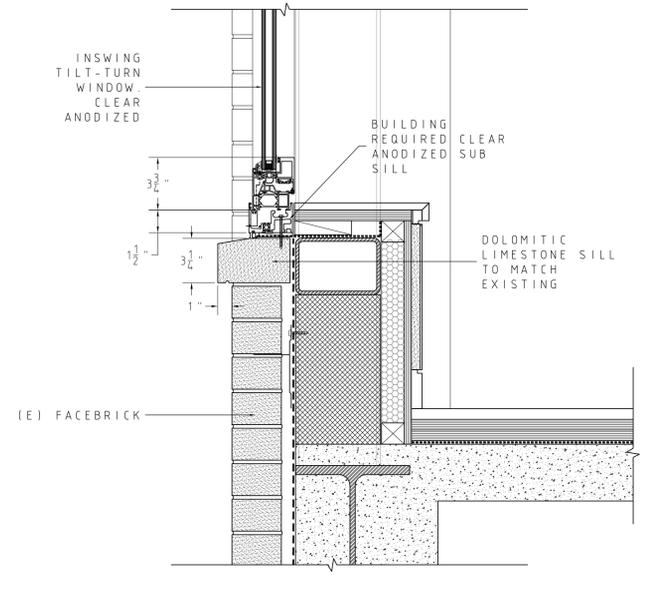
HORIZ. DETAIL SECTION TYPICAL WINDOW - MEETING RAIL
2" = 1'-0"



DETAIL SECTION TYPICAL GLASS RAIL AT TERRACE
2" = 1'-0"



DETAIL SECTION TYPICAL INSWING TILT-TURN WINDOW SILL AT TERRACE
2" = 1'-0"



DETAIL SECTION TYPICAL INSWING TILT-TURN WINDOW SILL
2" = 1'-0"

EXTERIOR DETAILS
SCALE: 2" = 1'-0"

923 5TH AVENUE
19TH FLOOR



EXISTING SOUTH TERRACE VIEW - 19TH FLOOR LOOKING WEST



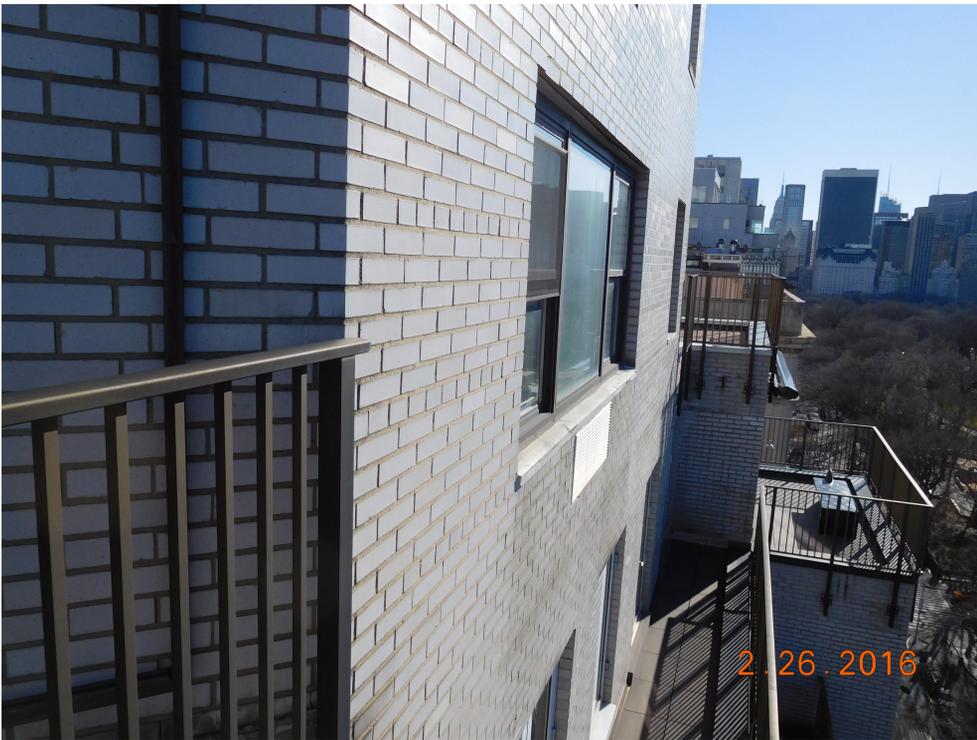
EXISTING SOUTH TERRACE VIEW - 19TH FLOOR LOOKING EAST



EXISTING SOUTH TERRACE VIEW - 19TH FLOOR LOOKING EAST

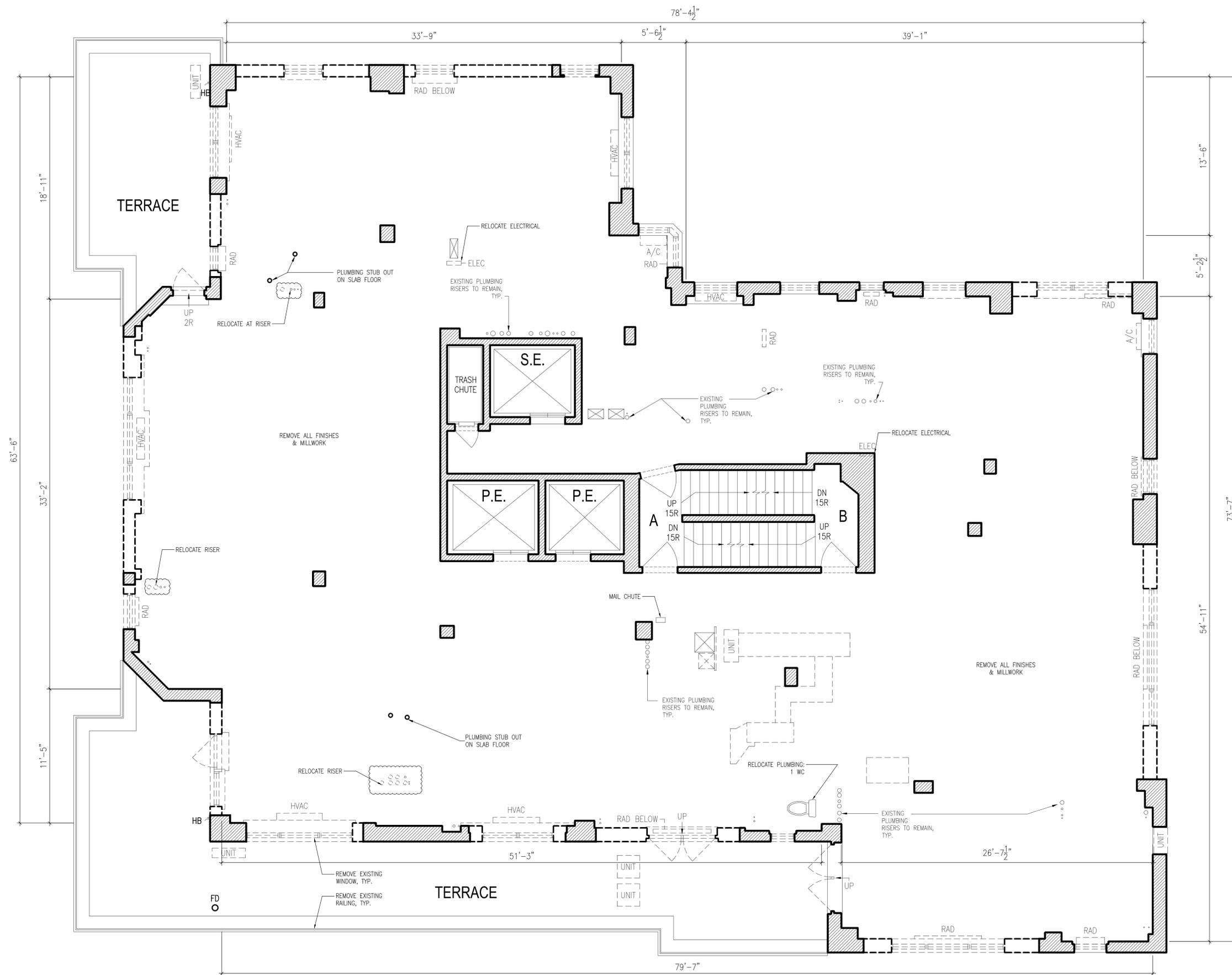


EXISTING NORTH TERRACE VIEW - 19TH FLOOR LOOKING EAST



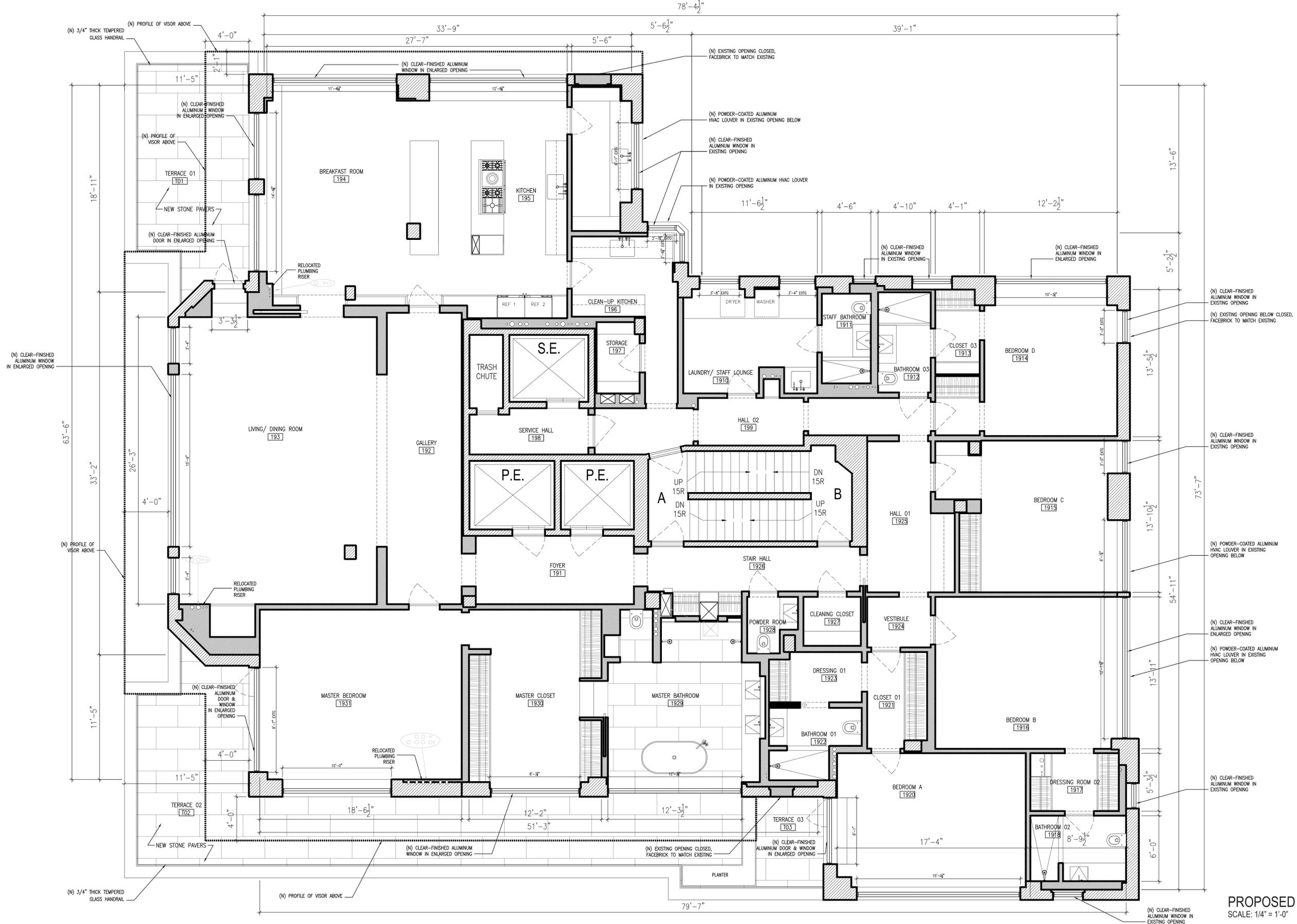
EXISTING NORTH TERRACE VIEW - 19TH FLOOR LOOKING SOUTH

923 5TH AVENUE
19TH FLOOR



EXISTING / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

923 5TH AVENUE
19TH FLOOR



923 5TH AVENUE
19TH FLOOR

PROPOSED PLAN
SCALE: 1/4" = 1'-0"



PRECEDENT BUILDING: 875 5TH AVENUE - PENTHOUSE
VIEW FROM CENTRAL PARK



PRECEDENT BUILDING: 875 5TH AVENUE - PENTHOUSE
VIEW FROM CENTRAL PARK

ORIGINAL ARCHITECT: EMERY ROTH (1940)
PENTHOUSE ARCHITECT: GWATHMEY SIEGEL (1981)

923 5TH AVENUE
19TH FLOOR



PRECEDENT BUILDING: 910 5TH AVENUE - PENTHOUSE
VIEW FROM CENTRAL PARK



PRECEDENT BUILDING: 910 5TH AVENUE - PENTHOUSE
VIEW FROM CENTRAL PARK

ORIGINAL ARCHITECT: SYLVAN BIEN(1959)
PENTHOUSE RENOVATION (1999)

923 5TH AVENUE 19TH FLOOR



PRECEDENT BUILDING: 785 5TH AVENUE - PENTHOUSE
EXISTING VIEW FROM GRAND ARMY PLAZA



PRECEDENT BUILDING: 785 5TH AVENUE - PENTHOUSE
PROPOSED & LPC APPROVED VIEW FROM GRAND ARMY PLAZA

ORIGINAL ARCHITECT: EMERY ROTH (1963)
PENTHOUSE ARCHITECT: DILLER SCOFIDIO + RENFRO
(CURRENT)

923 5TH AVENUE
19TH FLOOR



PRECEDENT BUILDING: 785 5TH AVENUE - PENTHOUSE
EXISTING VIEW FROM 5TH AVENUE



PRECEDENT BUILDING: 785 5TH AVENUE - PENTHOUSE
PROPOSED & LPC APPROVED VIEW FROM FROM 5TH AVENUE

ORIGINAL ARCHITECT: EMERY ROTH (1963)
PENTHOUSE ARCHITECT: DILLER SCOFIDIO + RENFRO
(CURRENT)

923 5TH AVENUE
19TH FLOOR

APPENDIX

923 5TH AVENUE
19TH FLOOR



PRECEDENT BUILDING: 930 5TH AVENUE - 19TH & 20TH FLOORS
VIEW FROM CENTRAL PARK



PRECEDENT BUILDING: 930 5TH AVENUE - 19TH & 20TH FLOORS
VIEW FROM CENTRAL PARK

ORIGINAL ARCHITECT: EMERY ROTH (1940)
19TH & 20TH FL RENOVATION (2012)

923 5TH AVENUE 19TH FLOOR



PRECEDENT BUILDING: 857 5TH AVENUE - 17TH FLOOR
VIEW FROM CENTRAL PARK

ORIGINAL ARCHITECT: ROBERT BIEN (1962)
17TH FL RENOVATION (1996)

923 5TH AVENUE 19TH FLOOR



SYLVAN BIEN ADDITIONAL WORK: 710 PARK AVENUE



SYLVAN BIEN ADDITIONAL WORK: 261 MADISON AVENUE



SYLVAN BIEN ADDITIONAL WORK: 910 5TH AVENUE

923 5TH AVENUE
19TH FLOOR

FIFTH AVENUE between East 73rd Street and East 74th Street

In order to build No. 923, a 19-story apartment building by Sylvan Bien (1948-51), three town houses along Fifth Avenue and two along 73rd Street were demolished. On the northeast corner of 73rd Street stood the George William Quintard residence, a brownstone neo-Italian Renaissance palazzo, built between 1880 and 1882 and designed by Arthur D. Gilman. Gilman is best known for his design for the New York State capitol and for the work he did in Boston, which included the Boston City Hall, filling in the Back Bay area, and widening Commonwealth Avenue. Quintard was a manufacturer of marine engines during the 19th century. He equipped a number of Union ships during the Civil War and made the engines for the battleship "Maine". Besides interests in iron foundries and marine engineering, Quintard was involved with numerous corporations including silver mining companies in Mexico.

Next to Quintard's town house stood the neo-Classical house (1898-99) of Eliza Guggenheimer, designed by Robert Maynicke; the third house, a Beaux-Art style residence by Warren & Wetmore, was built in 1902-03 for George H. Warren. North of these were Nos. 925 and 926, built in 1898 for John Walker Simpson who sold No. 925 two months after it was completed to Mary E.E. Terrell. However, he retained ownership of No. 926. Both buildings were designed by C.P.H. Gilbert. They both are rare surviving town houses on Upper Fifth Avenue. The handsome neo-Italian Renaissance apartment house on the corner of E. 74th was designed by Warren & Wetmore and completed in 1917. It is one of the few early apartment buildings on Fifth Avenue that has not been divided into smaller apartments. There is still one apartment per floor. The building replaced the brownstone William Pickhardt mansion (1882-89), designed by Henry G. Harrison.

-947 -

FIFTH AVENUE between 73rd Street and 74th Street

No. 923 (1388/1)

	Date	Architect	Owner
Erected	1949-51	by Sylvan Bien	for Louis Katz

ARCHITECTURE

Style none
 Elements Nineteen-story apartment building; stone facing at first three floors; brick above; square-headed windows; recessed and projecting balconies; recessed central section on 73rd Street side.

HISTORY

Replaced three houses on Fifth Avenue; No. 922 by Arthur Gilman for George W. Quintard (1880-82), No. 923 by Robert Maynicke (1898-99) for Eliza Guggenheimer; and No. 924 by Warren & Wetmore (1902-03), for George H. Warren. Also replaced two rowhouses on 73rd Street.

References:

Alexandra Cushing Howard, Fifth Avenue and Central Park, Building-Structure Inventory (Albany: Division for Historic Preservation, 1975).
 New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

923 5TH AVENUE
 19TH FLOOR