

February 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-05841

1185 Park Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 409 9285

Passcode: 628333

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.

PROPOSED IMPROVEMENTS

IN THE MATTER OF REPLACING EXISTING WINDOWS AT 1185 PARK AVENUE, 1 AL, NEW YORK, NY 10128

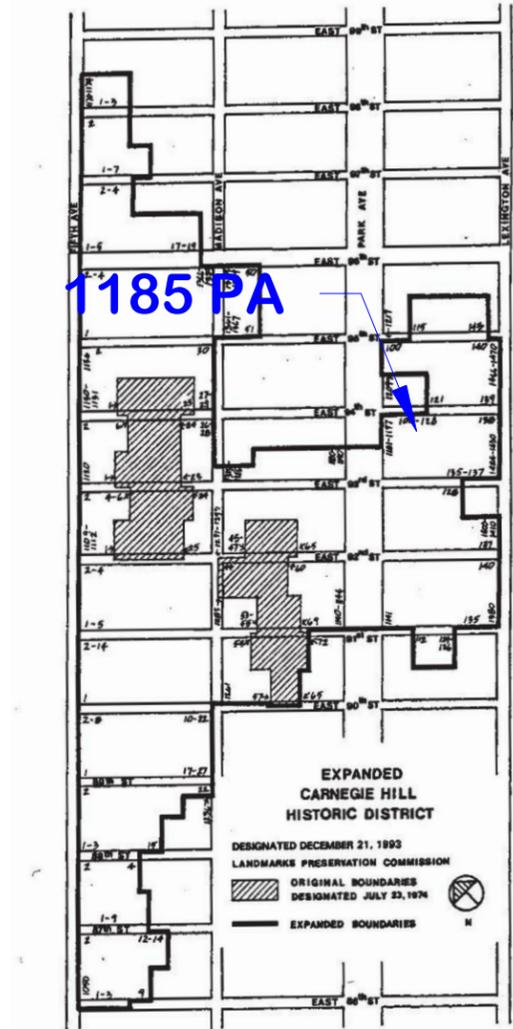
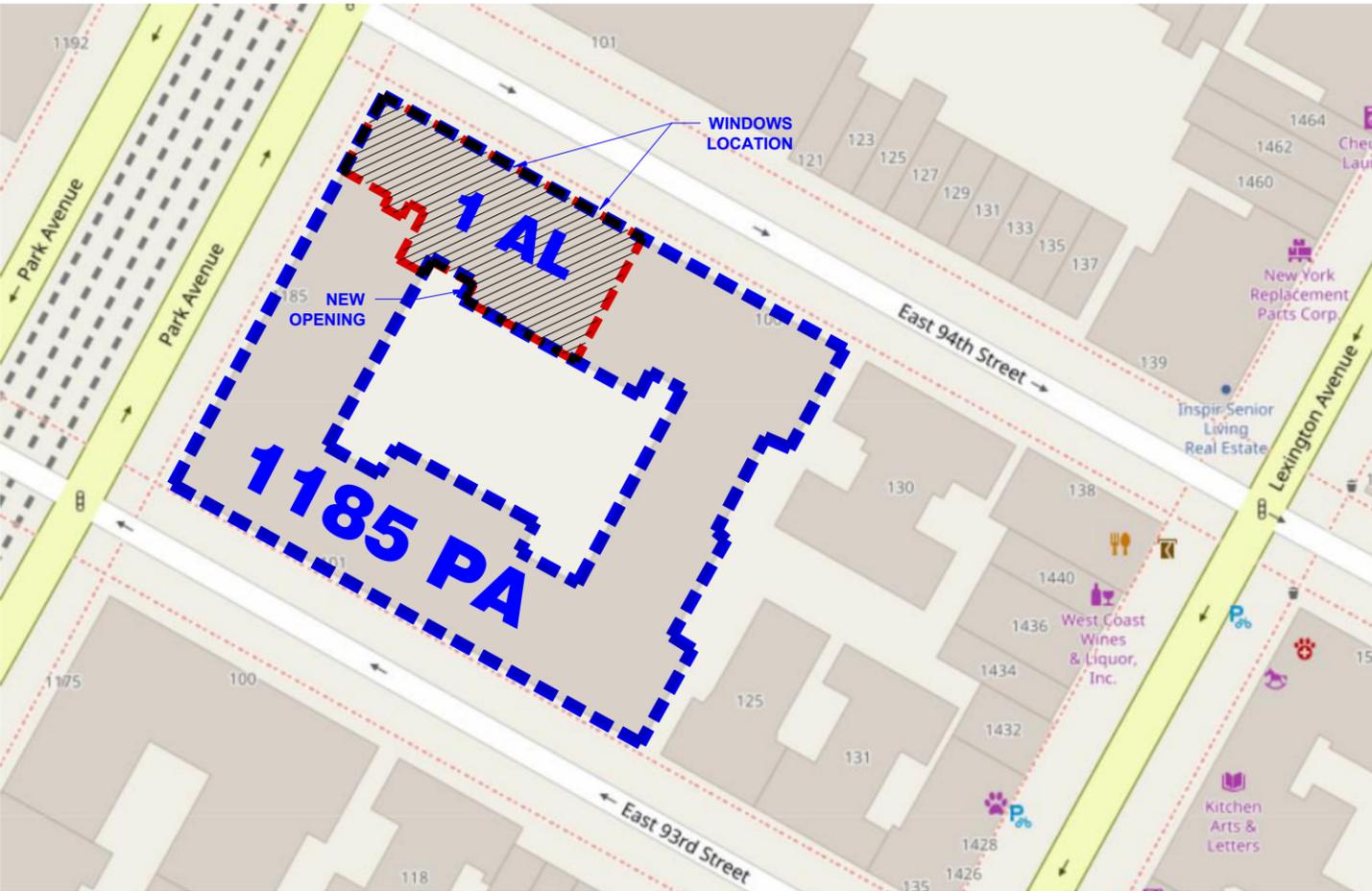


LOCATION PLAN

N.T.S.

HISTORIC DISTRICT MAP

TITLE SHEET:



CLIENT APPROVAL

1185- Park Avenue- 1 AL - LPC Drawings.dwg



Project Name and Address:
BERGSON, MITCHEL Residence
1185 PARK AVENUE, 1 AL

Drw. Title:
Location Plan & Historic District Map

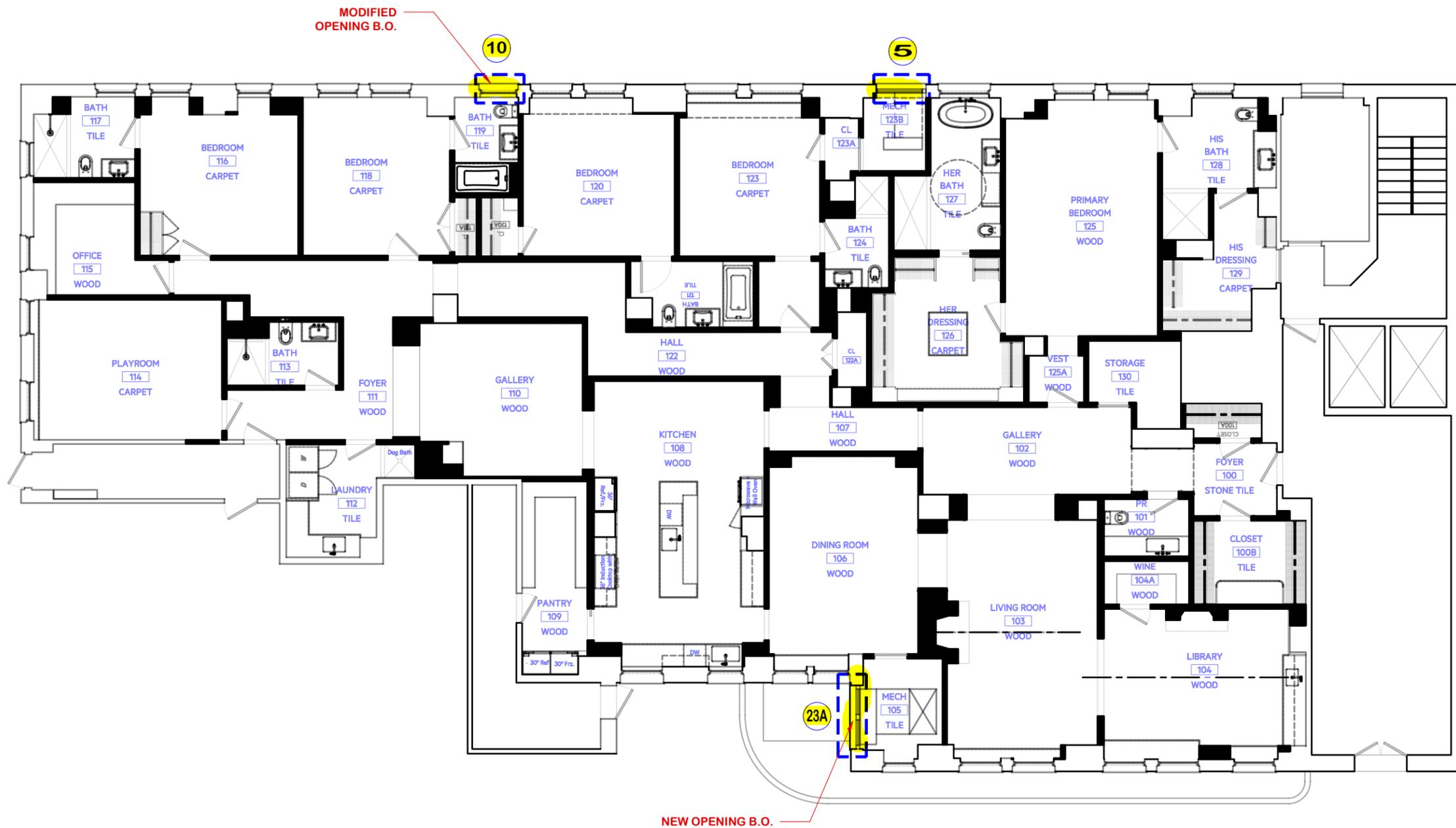
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----
Scale: NOT TO SCALE	Rev. 3 12/19/2025	Rev. 6 ----

Sheet:
T-1

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Sheet 1 of 18

Park Avenue



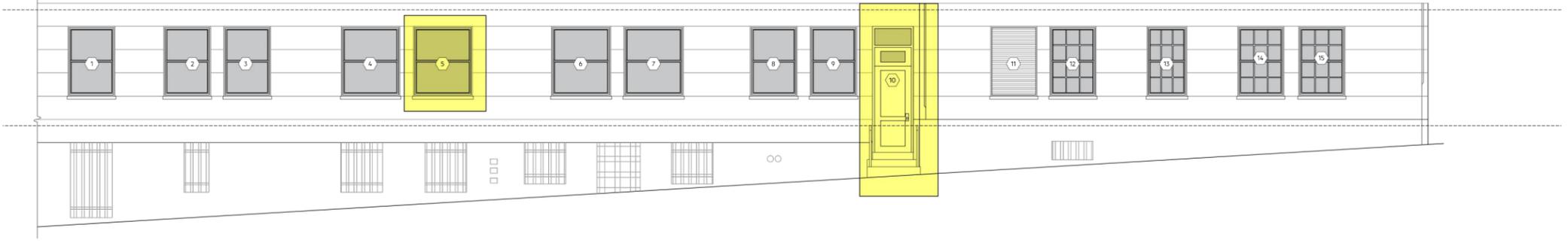
Windows Key Plan
Not To Scale

PANORAMA
PANORAMA WINDOWS, LTD.
767 East 132nd Street
Bronx, New York 10454

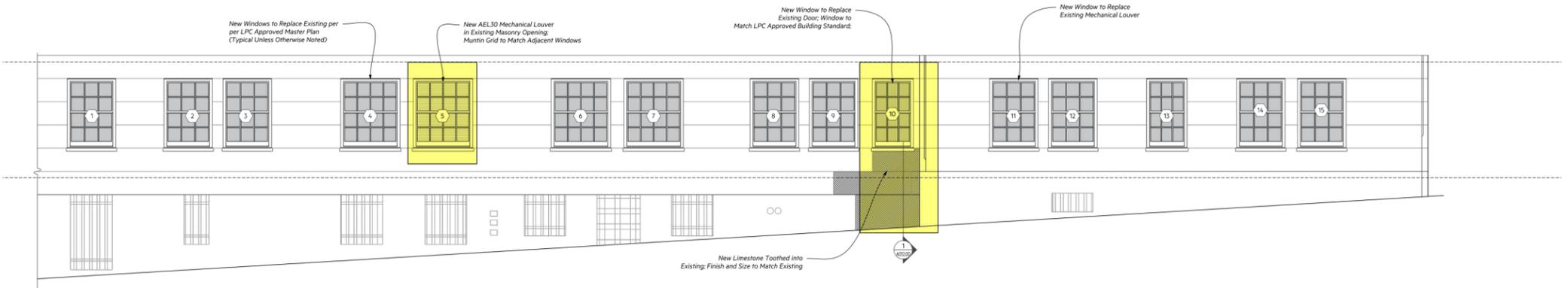
Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment, 1 AL

Drw. Title:		Windows & Door Key Plan	
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet:
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	FP-1
Scale: 1:40	Rev. 3 12/19/2025	Rev. 6 ----	

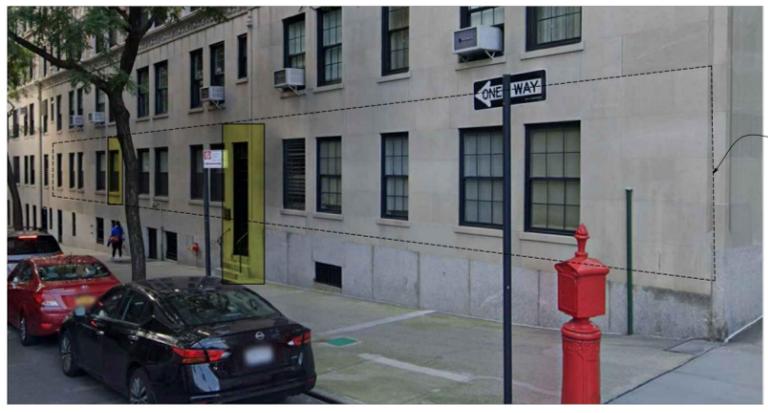
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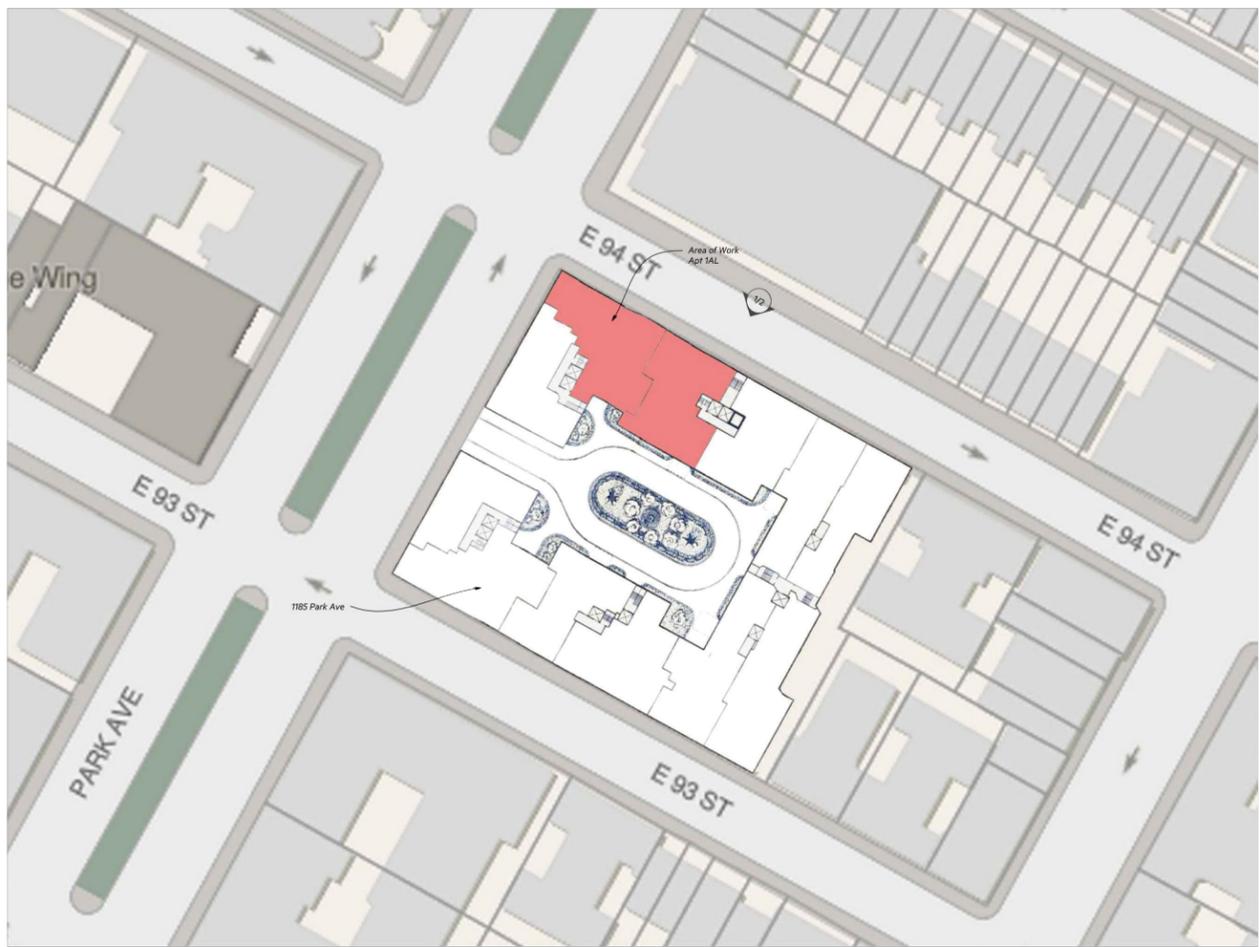
1 EXISTING NORTH ELEVATION (94TH STREET)
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION (94TH STREET)
1/4" = 1'-0"



3 EXISTING PHOTOS (94TH STREET)
NTS



4 KEY PLAN
NTS

12/8/25	ISSUED TO LPC
10/31/25	ISSUED BLDG. MANAGEMENT
10/03/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
09/26/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
09/11/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
09/09/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
5/29/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
4/7/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW

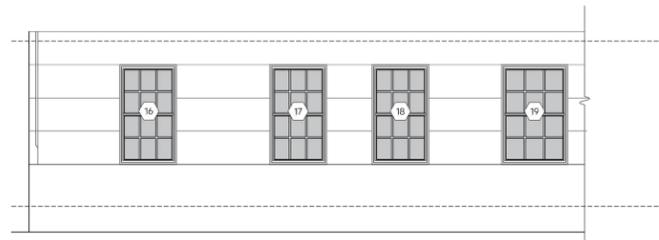


PROJECT: ALTERATIONS TO
1185 Park Ave
APARTMENT 1A1
NEW YORK, NEW YORK

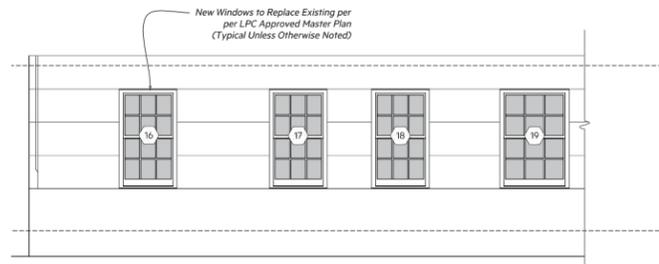
SHEET TITLE: Exterior Elevations

SEAL & SIGNATURE:	DATE: 4/7/2025
	SCALE: AS NOTED
	DRAWN BY: JPF
	SHEET:
	A010.0





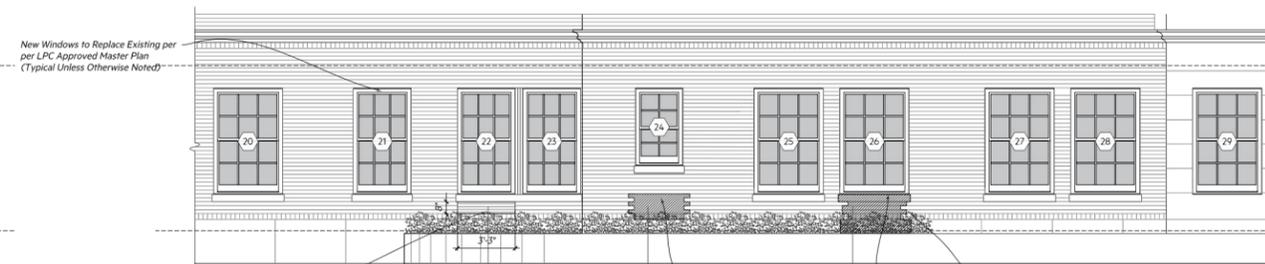
1 EXISTING WEST ELEVATION (PARK AVE)
1/4" = 1'-0"



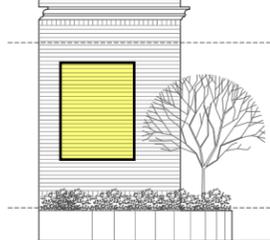
2 PROPOSED WEST ELEVATION (PARK AVE)
1/4" = 1'-0"



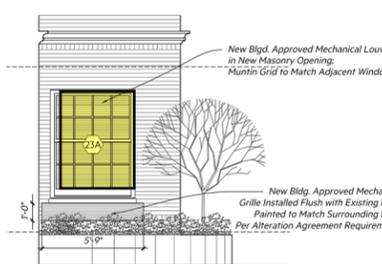
3 EXISTING SOUTH ELEVATION (COURTYARD)
1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION (COURTYARD)
1/4" = 1'-0"



5 EXISTING WEST ELEVATION (COURTYARD)
1/4" = 1'-0"



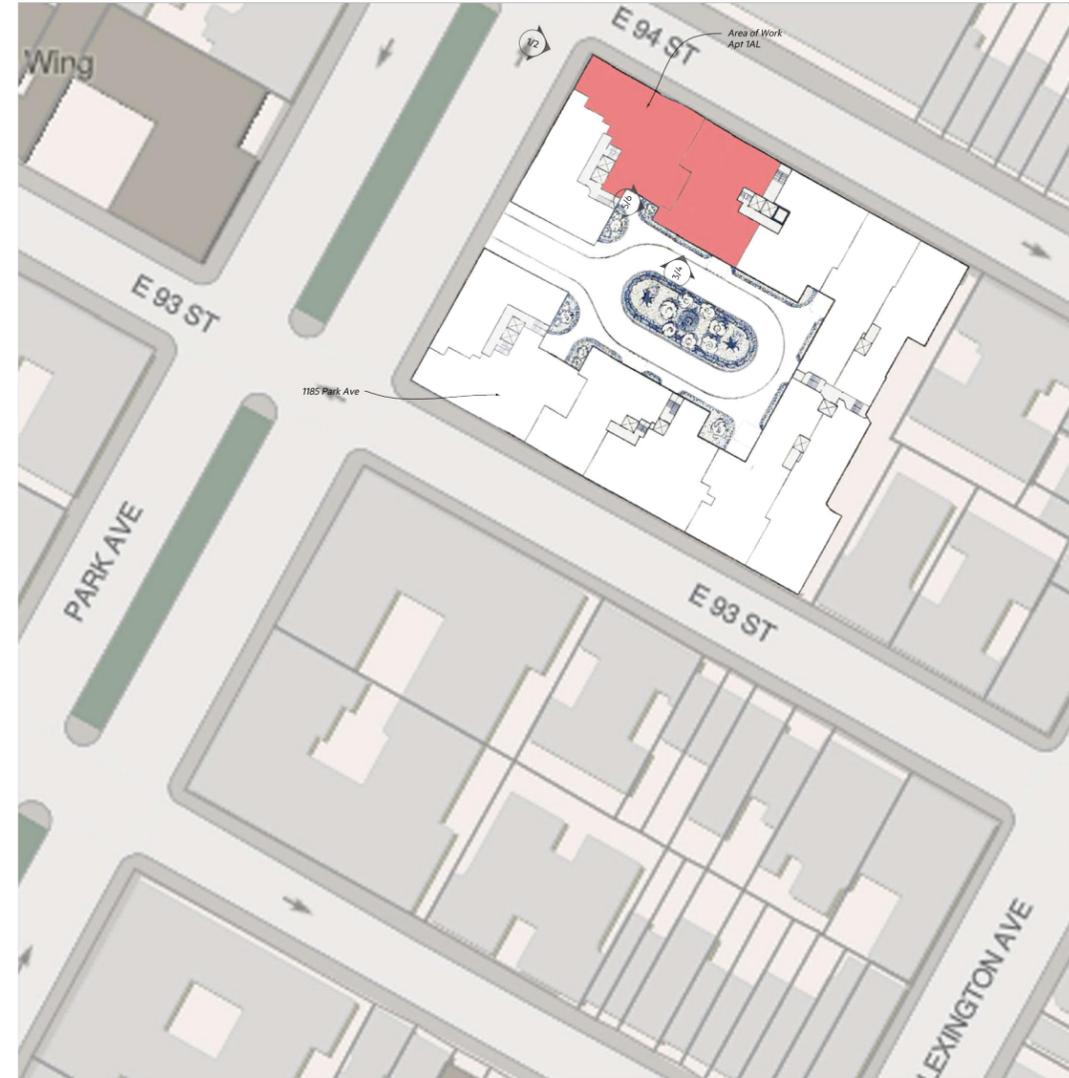
6 PROPOSED WEST ELEVATION (COURTYARD)
1/4" = 1'-0"



7 EXISTING PHOTO (PARK AVE)
NTS



8 EXISTING PHOTOS (COURTYARD)
NTS



9 KEY PLAN
NTS

1/7/26	ISSUED TO LPC
12/12/25	ISSUED BLDG. MANAGEMENT
12/8/25	ISSUED TO LPC
10/31/25	ISSUED BLDG. MANAGEMENT
10/03/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
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09/11/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
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5/29/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW
4/7/25	ISSUED TO BLDG. MANAGEMENT FOR PRELIMINARY REVIEW



PROJECT:
ALTERATIONS TO
1185 Park Ave
APARTMENT 1AL
NEW YORK, NEW YORK

SHEET TITLE:
Exterior
Elevations

SEAL & SIGNATURE: DATE: 4/7/2025
SCALE: AS NOTED
DRAWN BY: JPF
SHEET:

A011.0

Window Schedule															Glass Diminution		
Window #	Location	Window Type	WS Width	WS Height	Ext. Finish	Int. Finish	Hardware Finish	Glazing:		Glass Thickness		Grids		Screens	Historic Window	Proposed Window	Diminution
								Exterior	Interior	Top	Bottom	Type	Layout		Glass Area (sf)	Glass Area (sf)	%
1-5	Mech Rm	DH Frame	51	68	Black	TBD	N/A	Panel	Louver BO	1		1-Part SDL	4W2H / 4W2H	NO	10.41	0.00	N/A
1-10	Bath #2	PDH	37	68	Black	TBD	TBD	316 Low-E #2	14 LAMCA + Argon	3/4	3 3/4	3-Part SDL	3W2H / 3W2	NO	2.05	6.42	-82.50%
1-23A	Mech. Room	DH Frame	51	68	Black	TBD	N/A	Panel	Louver BO	1		1-Part SDL	3W2H / 3W2	NO	N/A	N/A	N/A



1185 Park Avenue - Partial North Facade

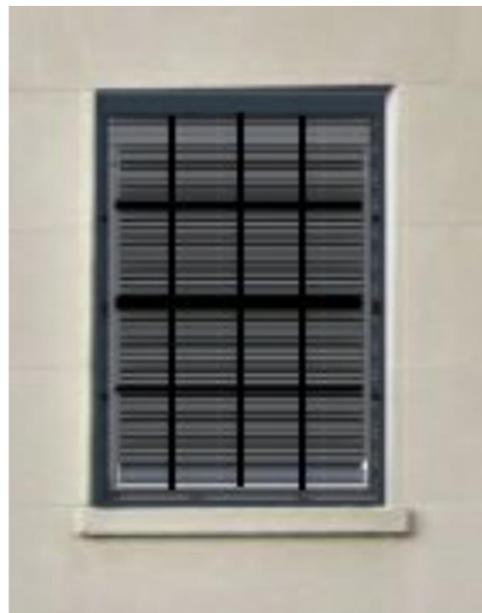


1185 Park Avenue - 1940's Tax Photo

CLIENT APPROVAL



Existing Windows Condition - Exterior View 5



Proposed Windows Condition - Exterior View 5



Existing Door Condition - Exterior View 10



Proposed Window Condition - Exterior View 10

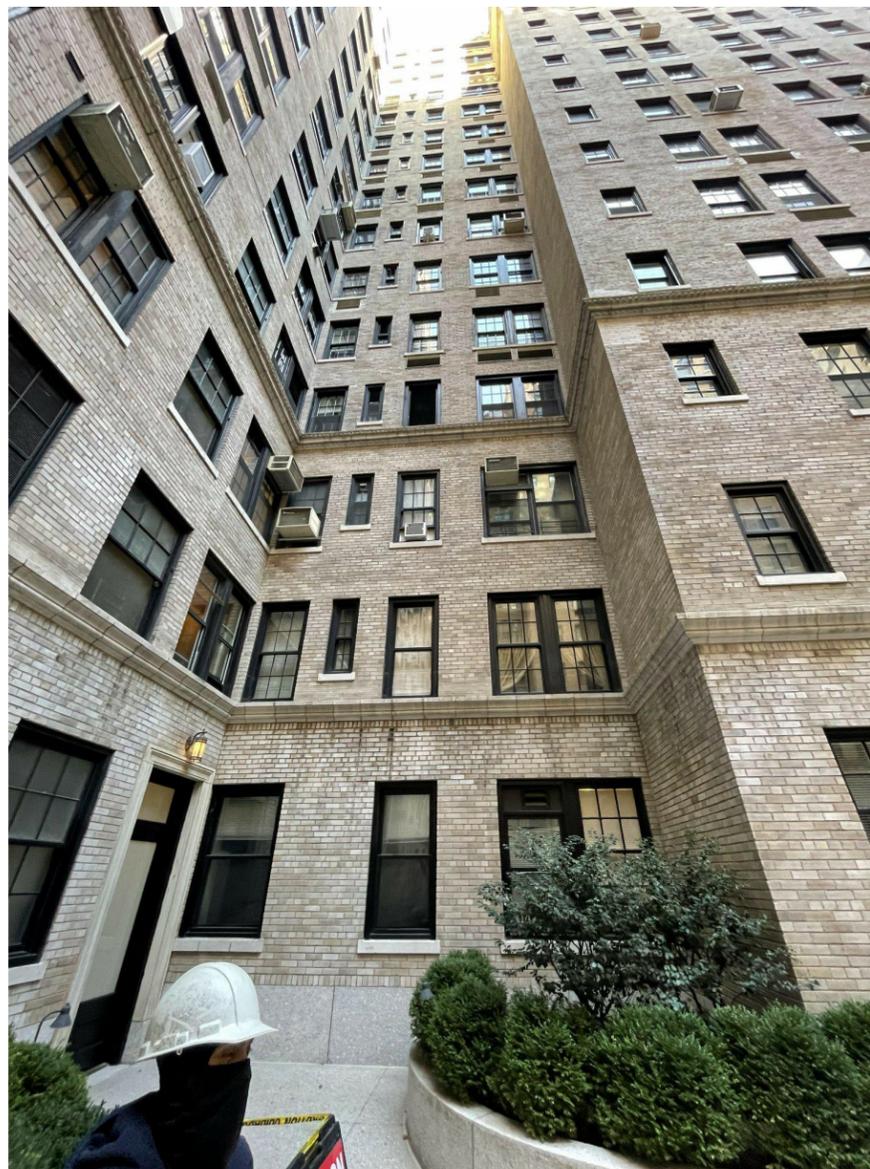


Existing wall Condition - Exterior View (West facade Inner courtyard) 23A

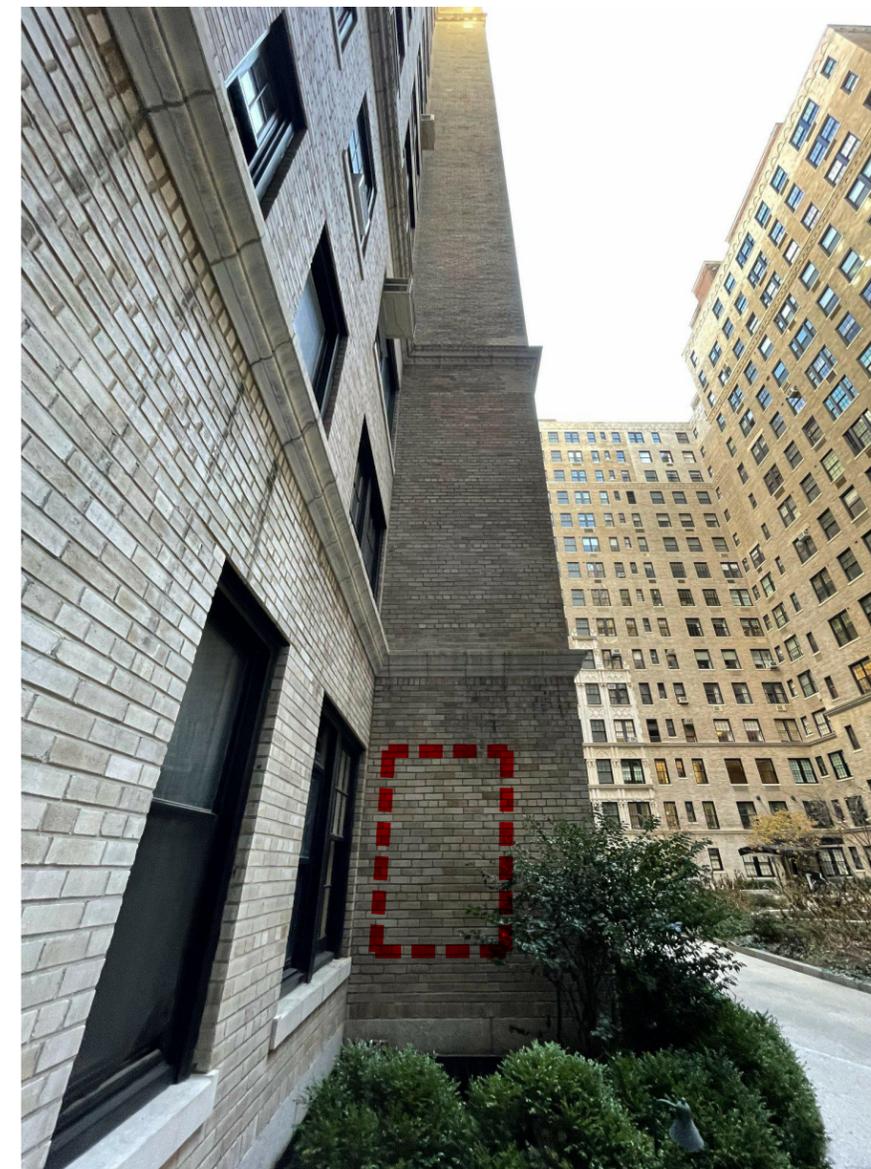
 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:		
	BERGSON, MITCHEL, Residence		Existing & Proposed Windows Condition		
	1185 PARK AVENUE		Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----
	Apartment, 1 AL		Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----
		Scale: 1:40	Rev. 3 12/19/2025	Rev. 6 ----	
			Sheet: PIC-1		



Existing Windows Condition - North Courtyard



Existing Windows Condition - North Courtyard

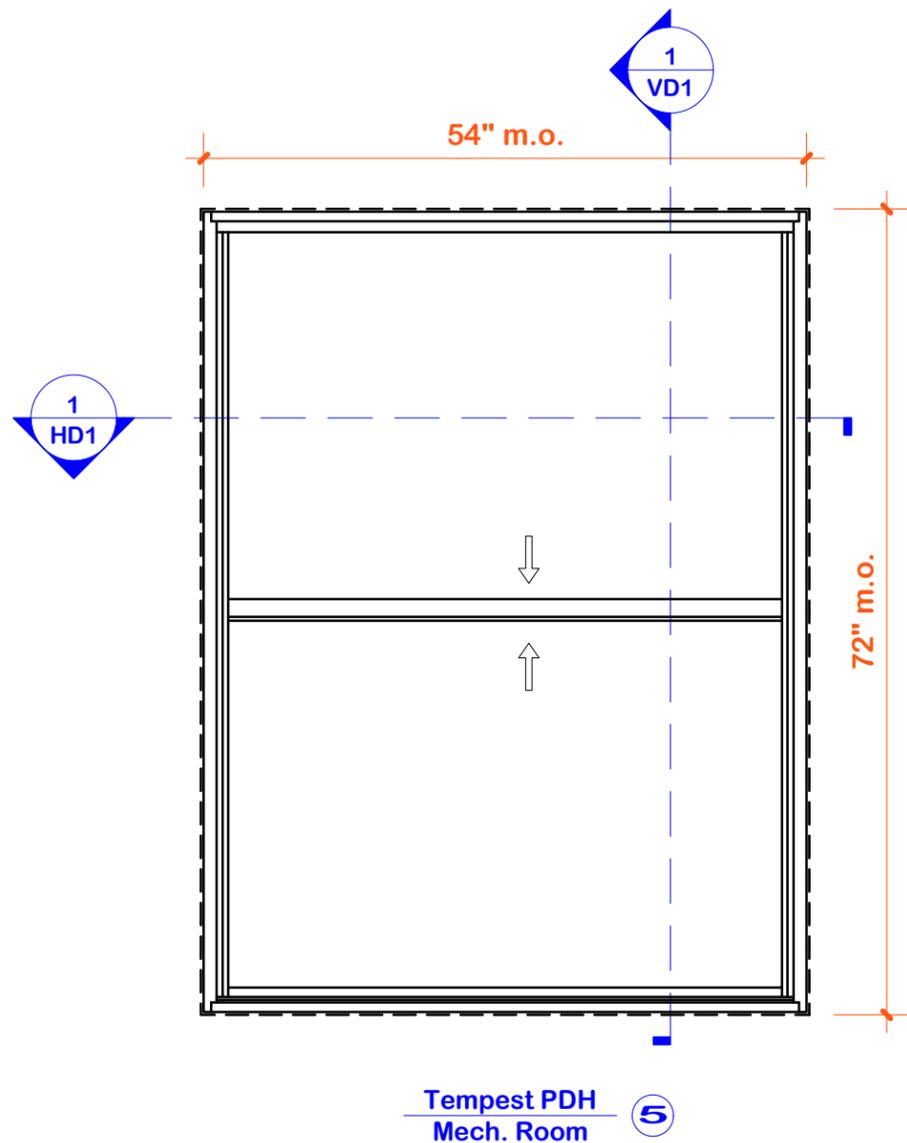


Existing Windows Condition - North Courtyard
(Showing Proposed Window Opening for Louver)

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Panorama Windows Ltd. 767 East 132nd Street, Park Avenue, L.A., L.C.C. panorama.com

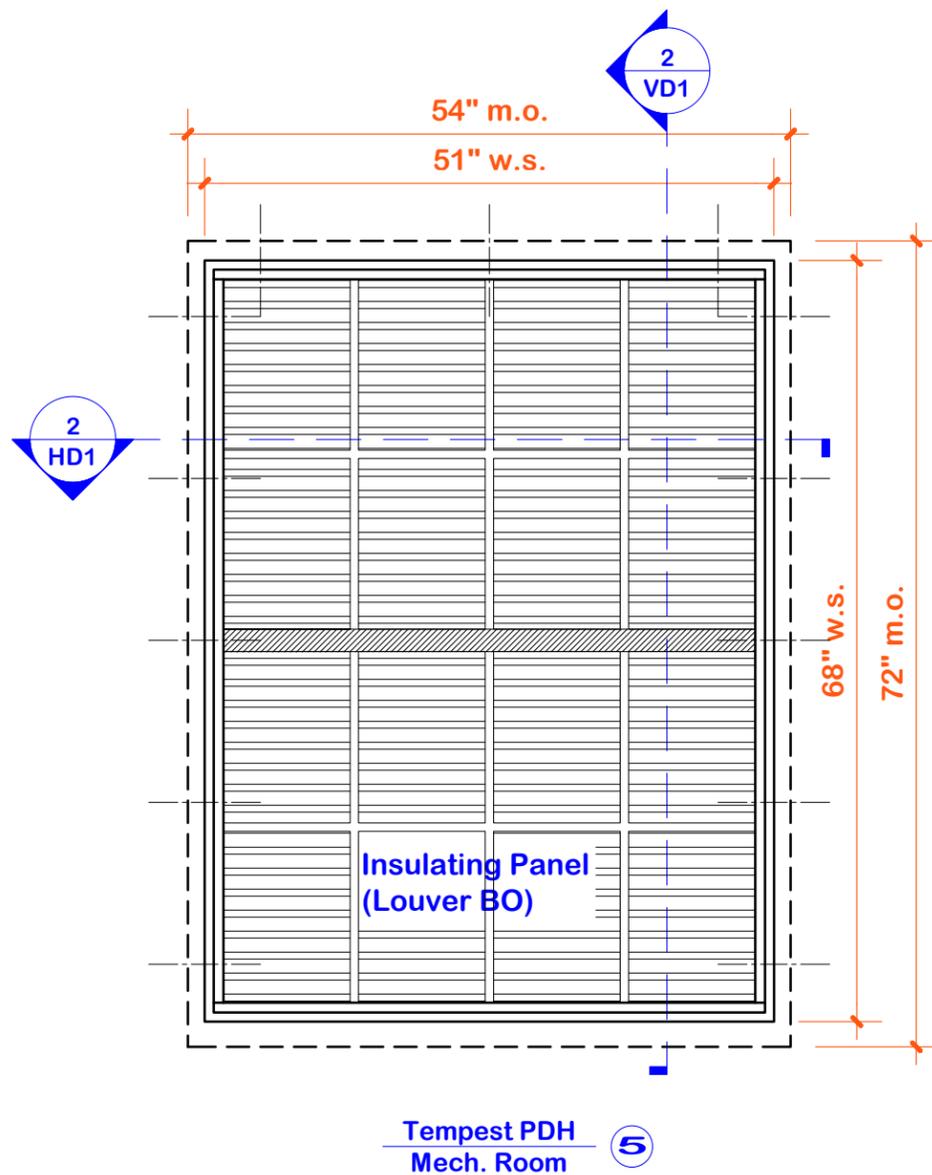
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	BERGSON, MITCHEL, Residence		Existing Windows - North Courtyard		
	1185 PARK AVENUE		Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----
	Apartment, 1 AL		Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----
		Scale: 1:40	Rev. 3 12/19/2025	Rev. 6 ----	
				Sheet: ANN-3	

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Existing Windows & Door Elevation

North



Proposed Windows Elevation

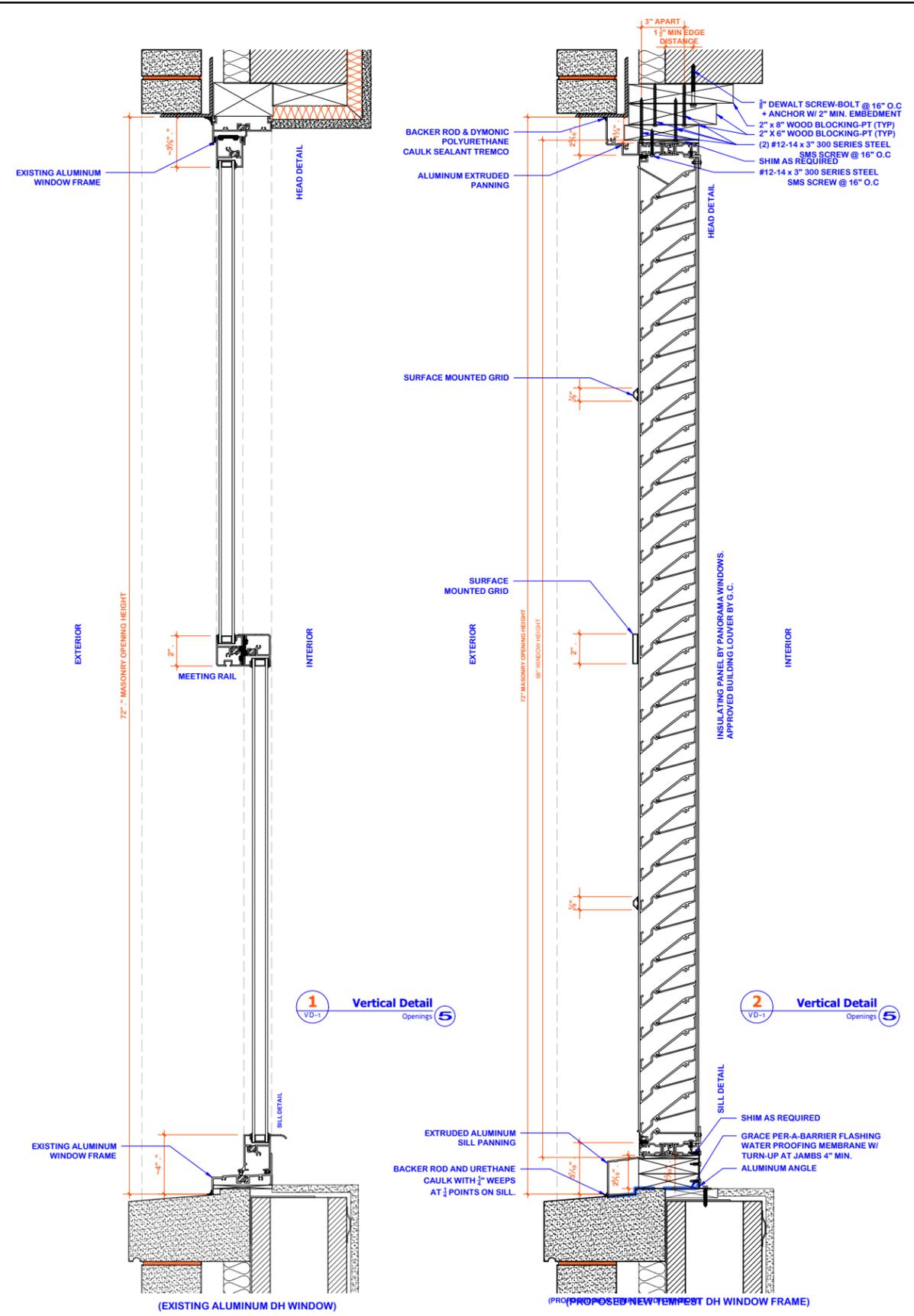
North



EL1 Existing Window & Proposed Tempest PDH Window Elevation
 Scale 3/4" = 1'-0"
 Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:	
	<p>BERGSON, MITCHEL, Residence 1185 PARK AVENUE Apartment, 1 AL</p>		<p>Existing Proposed Window Elevations</p>	
	<p>Drw. j. millan Date: 6/13/2025 Scale: 3/8" = 1'-0"</p>	<p>Rev. 1 6/16/2025 Rev. 2 12/05/2025 Rev. 3 12/19/2025</p>	<p>Rev. 4 ---- Rev. 5 ---- Rev. 6 ----</p>	<p>Sheet:</p>
				<p>EL-1</p>

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VD1

Existing & Proposed Window Section Detail

Scale 1:6

Proposed Fasten Within Existing Masonry Opening



1 Vertical Detail
VD-1 Openings 5

2 Vertical Detail
VD-1 Openings 5



Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment, 1 AL

Drw. Title:		Existing & Proposed Window Section Details	
Drw.:	j. millan	Rev. 1:	6/16/2025
Date:	6/13/2025	Rev. 2:	12/05/2025
Scale:	1:4	Rev. 3:	12/19/2025

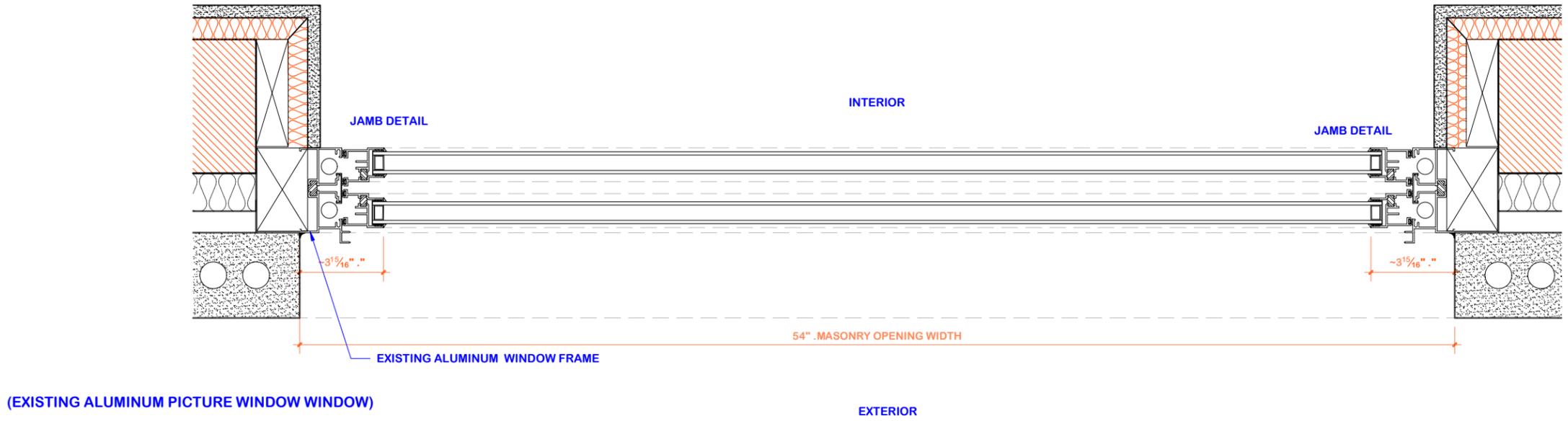
VD-1

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Sheet 9 of 18

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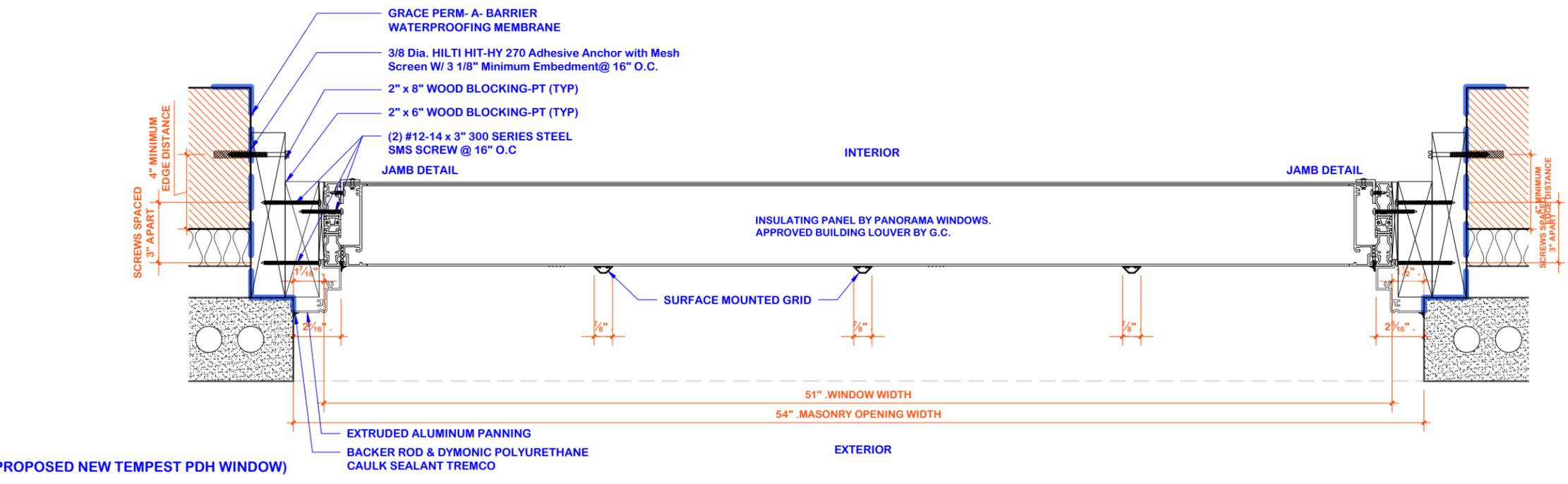
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(EXISTING ALUMINUM PICTURE WINDOW WINDOW)

EXTERIOR

1 Horizontal Detail
HD-1 Openings **5**



(PROPOSED NEW TEMPEST PDH WINDOW)

EXTERIOR

2 Horizontal Detail
HD-1 Openings **5**

HD1 Existing & Proposed Window Section Detail
Scale 1:6
Proposed Fasten Within Existing Masonry Opening



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Project Name and Address:
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1185 PARK AVENUE
Apartment, 1 AL

Drw. Title: Existing & Proposed Window Section Details			
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet:
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	HD-1
Scale: 1:4	Rev. 3 12/19/2025	Rev. 6 ----	

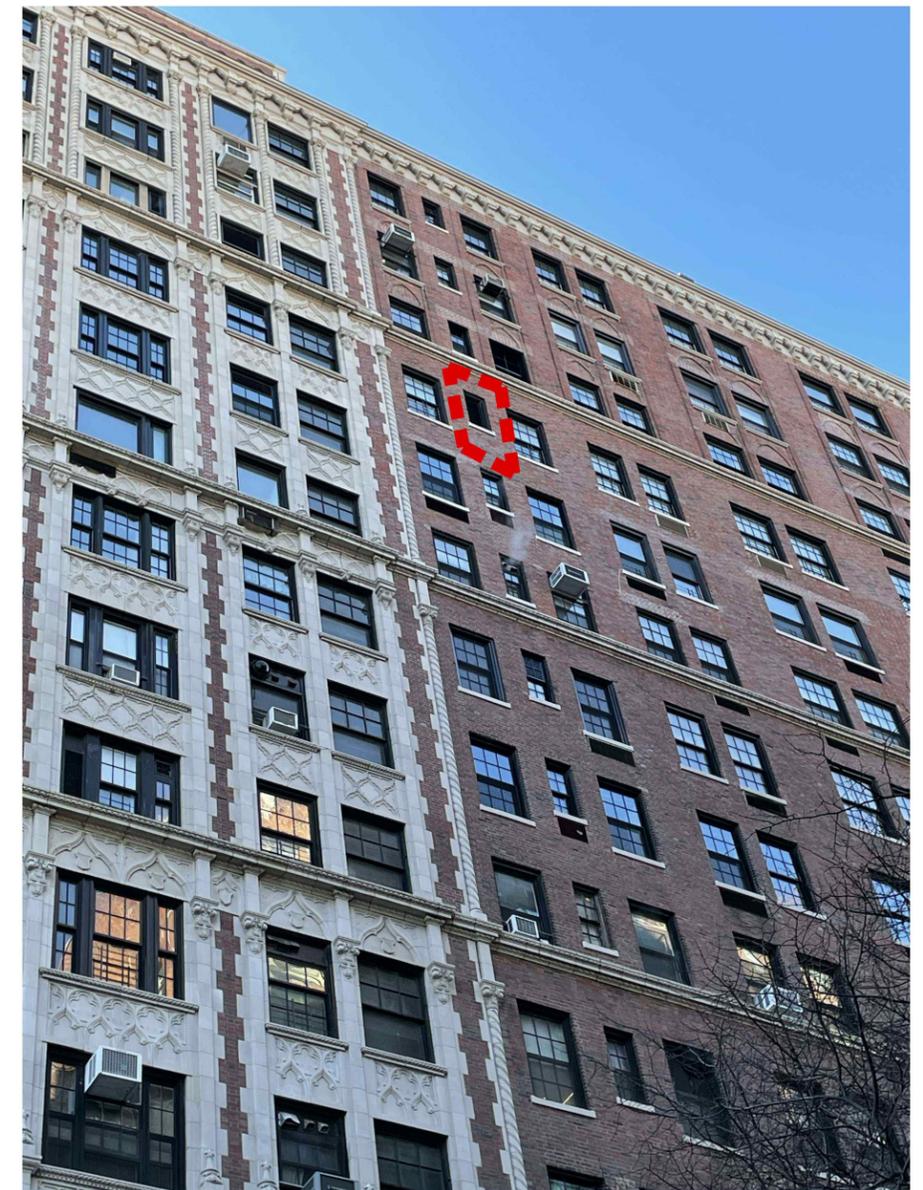
Sheet 10 of 18



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)



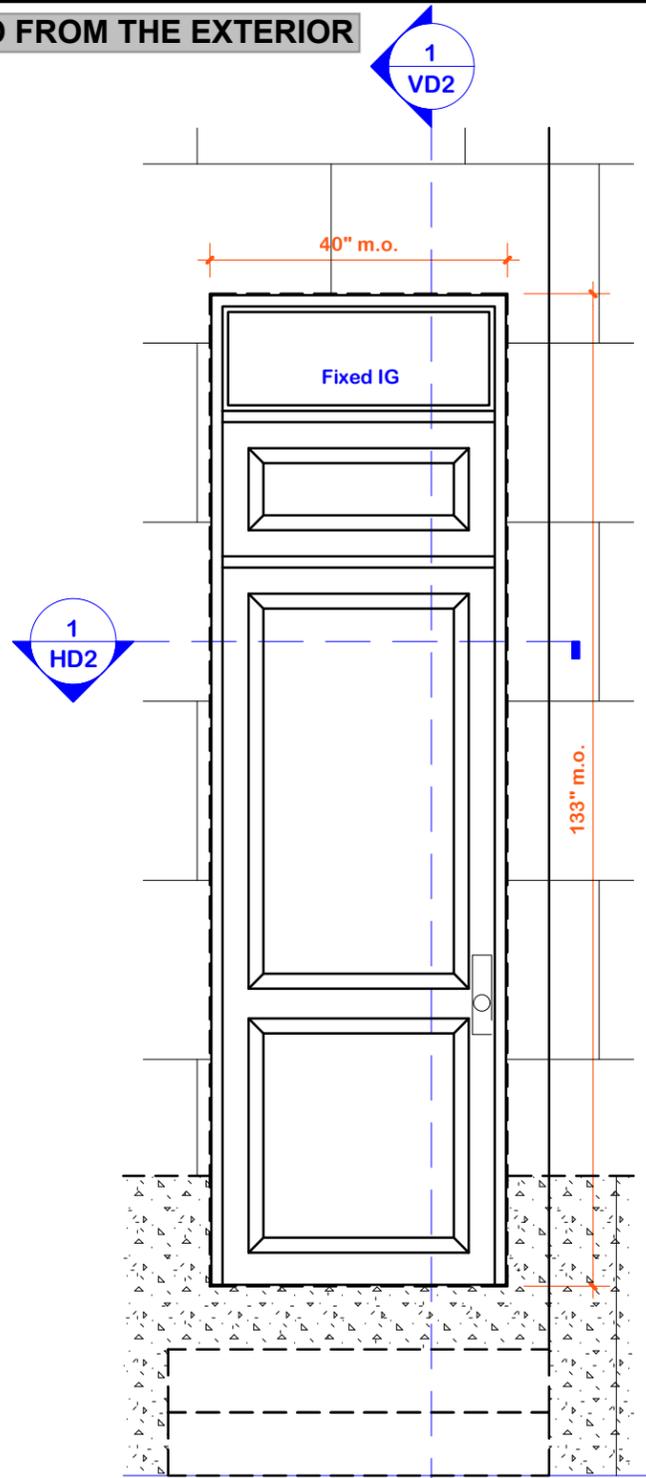
Existing Windows Condition - 94th Street
(Showing Existing Window Openings With Louvers)

Full window louver approved by
LPC - Apt. 14L - COFA-25-06528.

 PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address:		Drw. Title:	
	BERGSON, MITCHEL, Residence 1185 PARK AVENUE Apartment, 1 AL		Existing Windows - North Facade (94th Street)	
	Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet:
	Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	ANN-2
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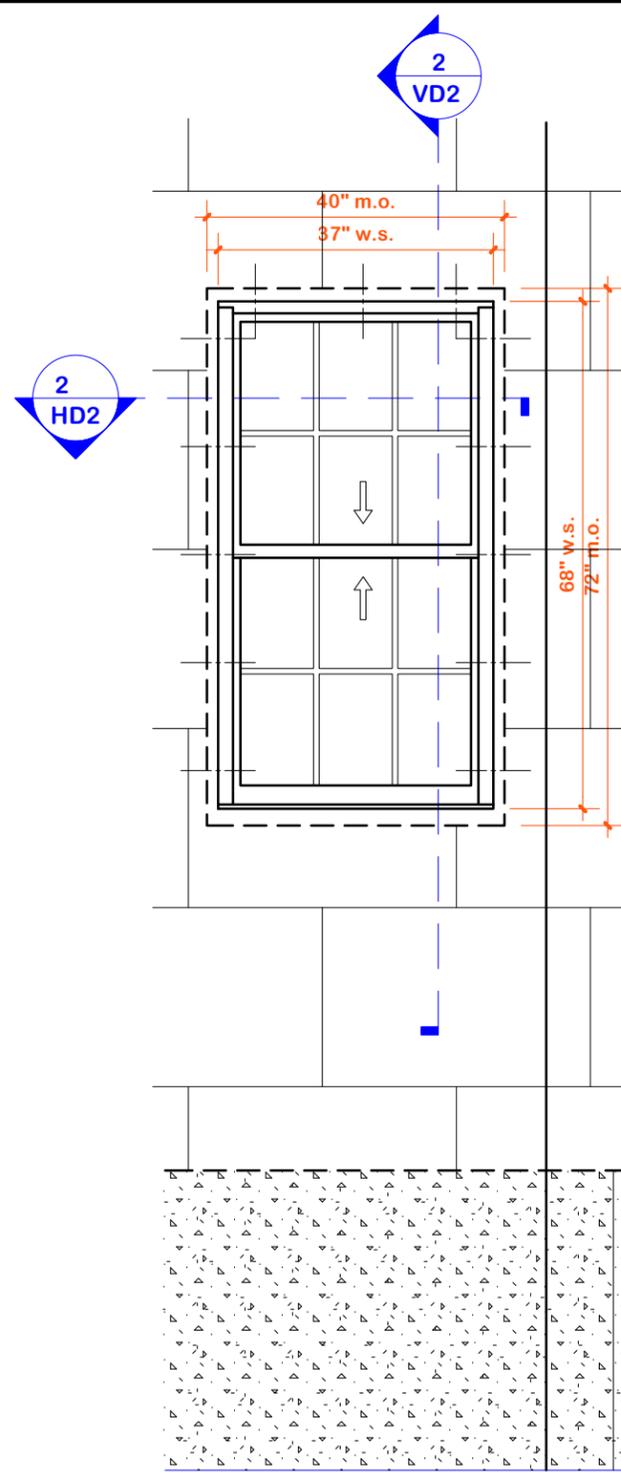
ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Exist. Wood Door
Bath #2

Existing Windows & Door Elevation

North



(Modified Opening)

Tempest PDH
Bath #2

Proposed Windows Elevation

North



EL2 Existing Door & Proposed Tempest PDH Window Elevation

Scale 1/2" = 1'-0"

Proposed Fasten Within Existing Masonry Opening

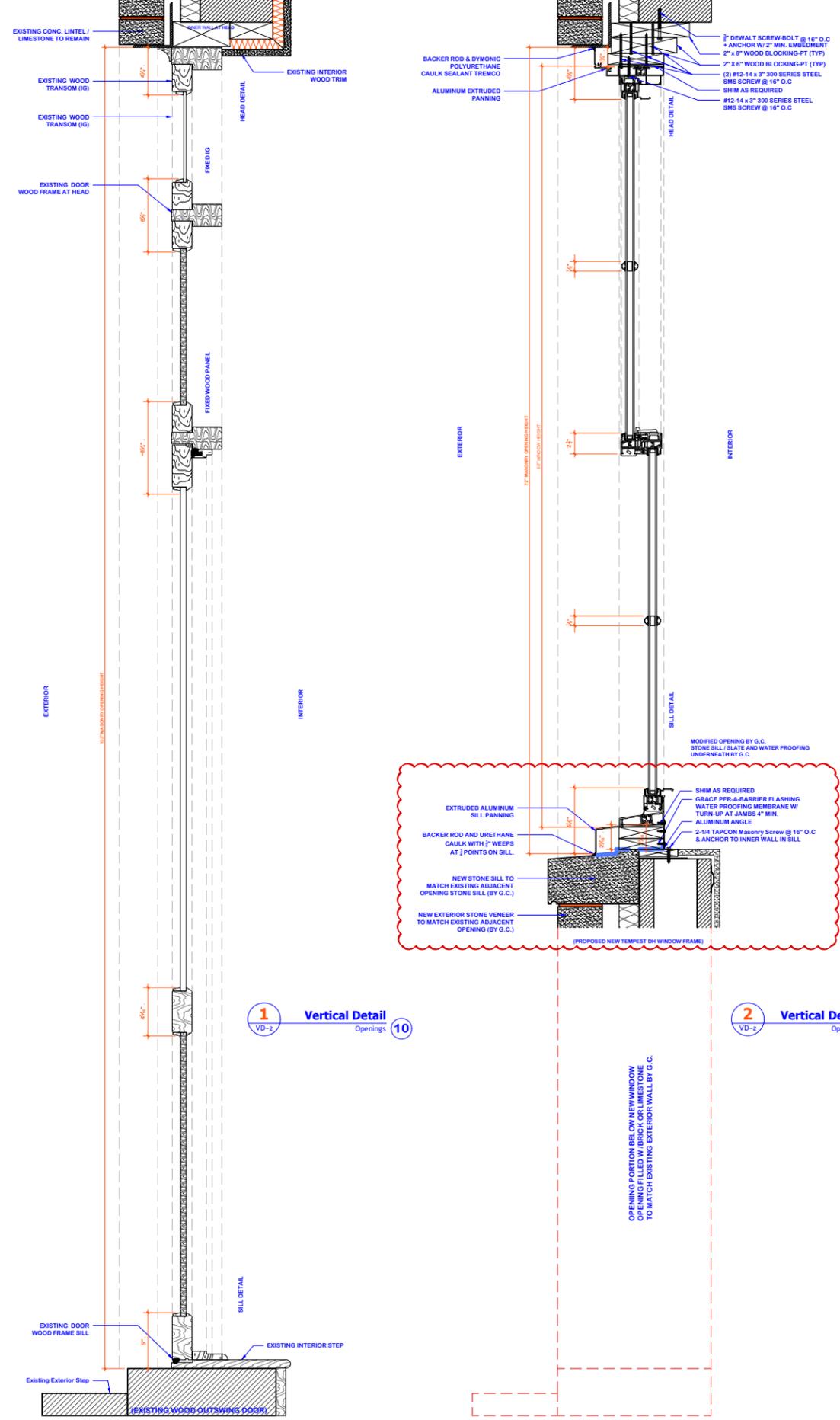


Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment, 1 AL

Drw. Title:		Existing Proposed Door Elevations		Sheet:
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4	----	EL-2
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5	----	
Scale: 3/8" = 1'-0"	Rev. 3 12/19/2025	Rev. 6	----	

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1 Vertical Detail
VD-2 Openings **10**

2 Vertical Detail
VD-2 Openings **23A**

VD2 Existing & Proposed Section Detail
Scale 1:8



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Project Name and Address:
BERGSON, MITCHEL, Residence
1185 PARK AVENUE
Apartment, 1 AL

Drw. Title:		Existing Door & Proposed Window Section Details		Sheet:
Drw.:	j. millan	Rev. 1	6/16/2025	Rev. 4
Date:	6/13/2025	Rev. 2	12/05/2025	Rev. 5
Scale:	1:4	Rev. 3	12/19/2025	Rev. 6

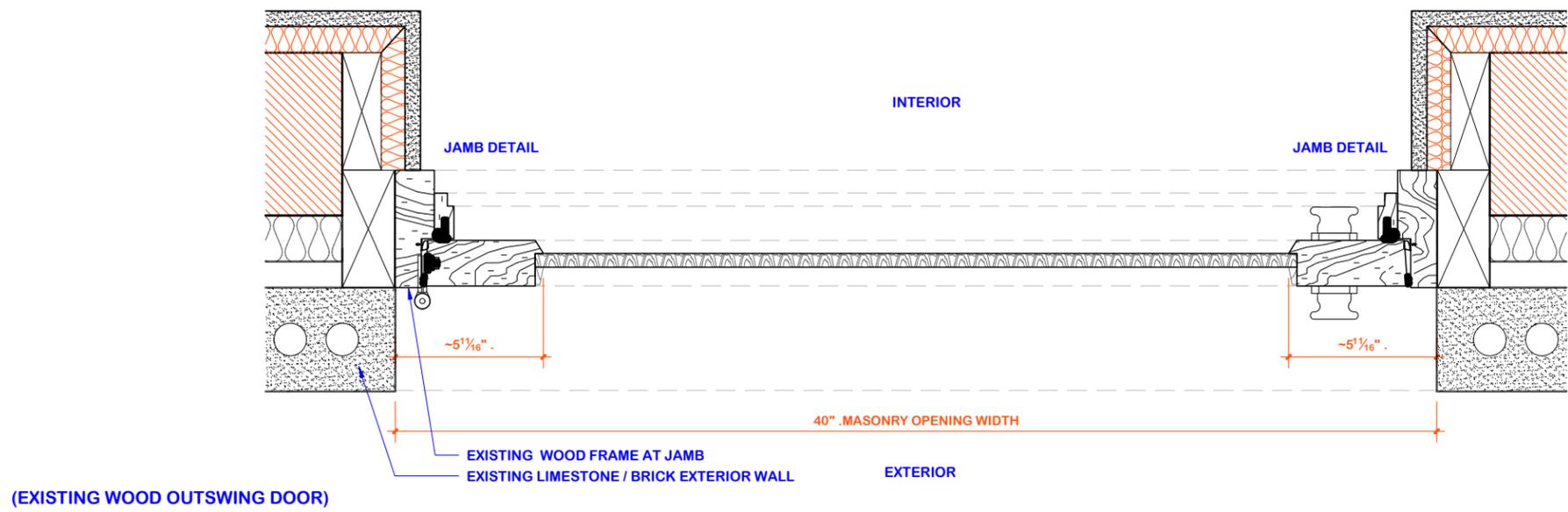
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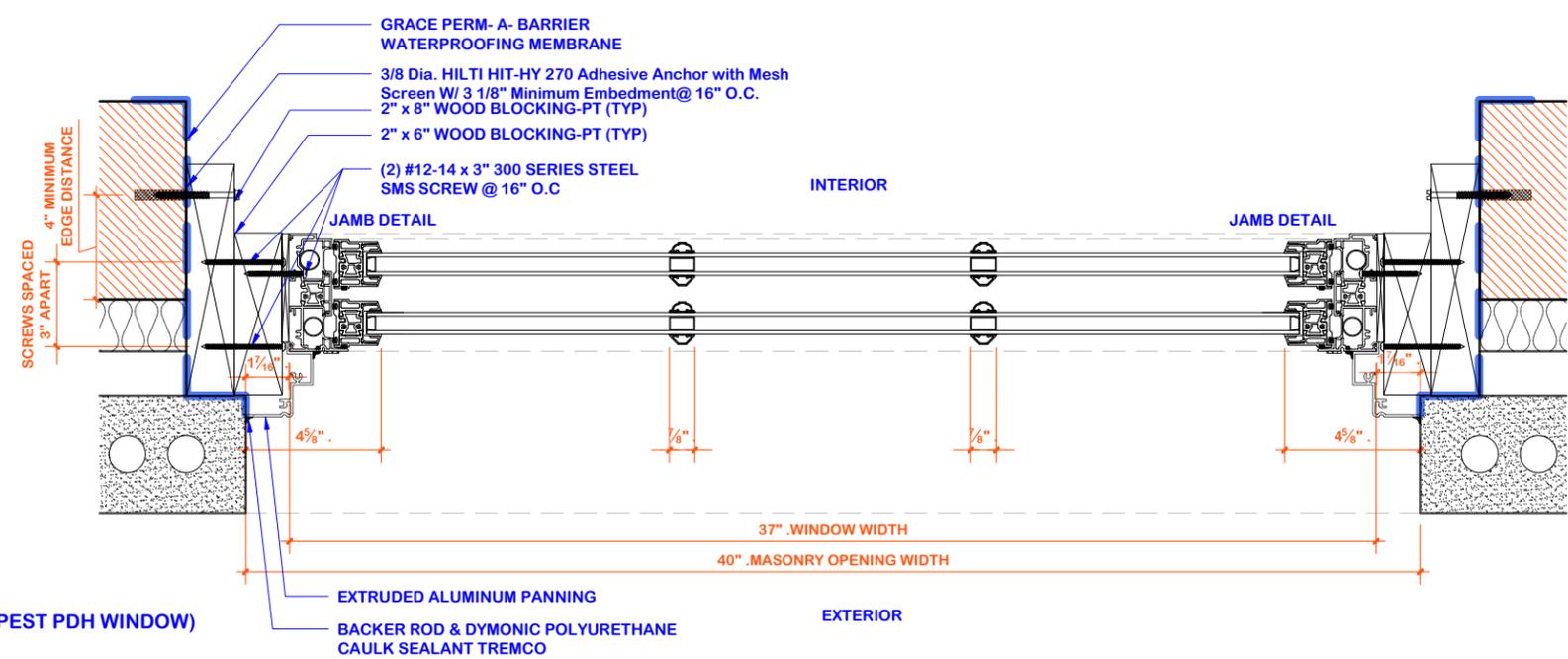
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(EXISTING WOOD OUTSWING DOOR)

1 Horizontal Detail **10**
HD-2 Openings



(PROPOSED NEW TEMPEST PDH WINDOW)

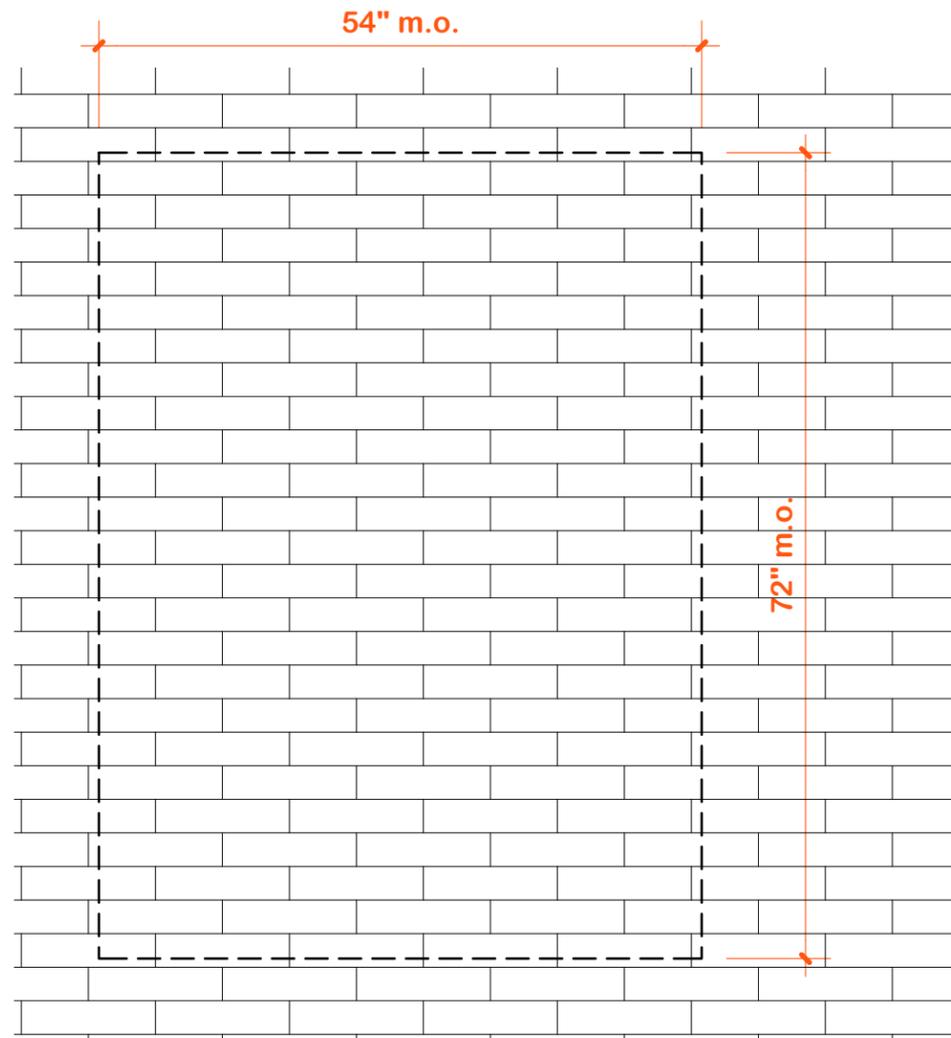
2 Horizontal Detail **10**
HD-2 Openings

HD2 Existing Door & Proposed Window Section Detail
Proposed Fasten Within Existing Masonry Opening
Scale 1:6



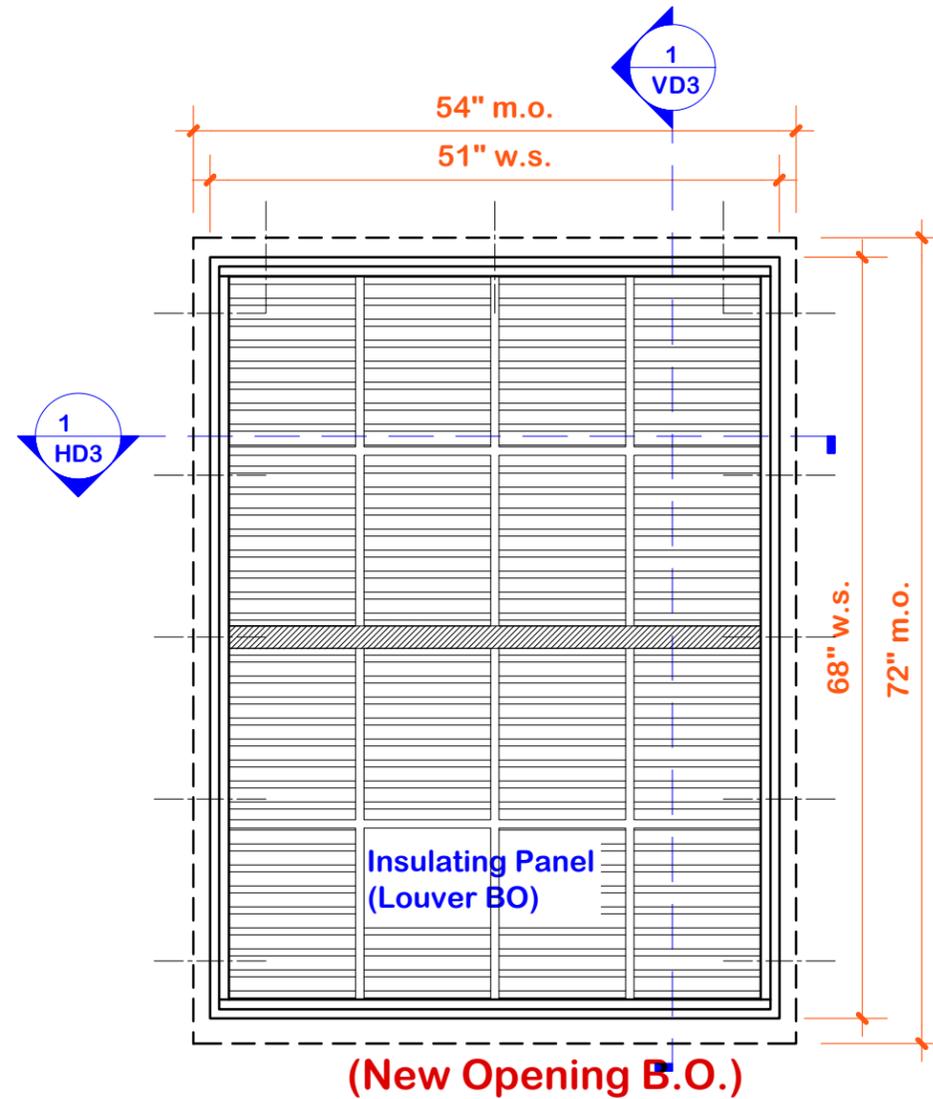
PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address: BERGSON, MITCHEL, Residence 1185 PARK AVENUE Apartment, 1 AL		Drw. Title: Existing Door & Proposed Window Section Details	
	Drw. j. millan Date: 6/13/2025 Scale: 1:4	Rev. 1 6/16/2025 Rev. 2 12/05/2025 Rev. 3 12/19/2025	Rev. 4 Rev. 5 Rev. 6	Sheet: HD-2

ALL ELEVATIONS VIEWED FROM THE EXTERIOR



Exist. Brick Wall
Mech. Room (23A)

West
(Courtyard)



(New Opening B.O.)

Tempest PDH
Mech. Room (23A)

West
(Courtyard)

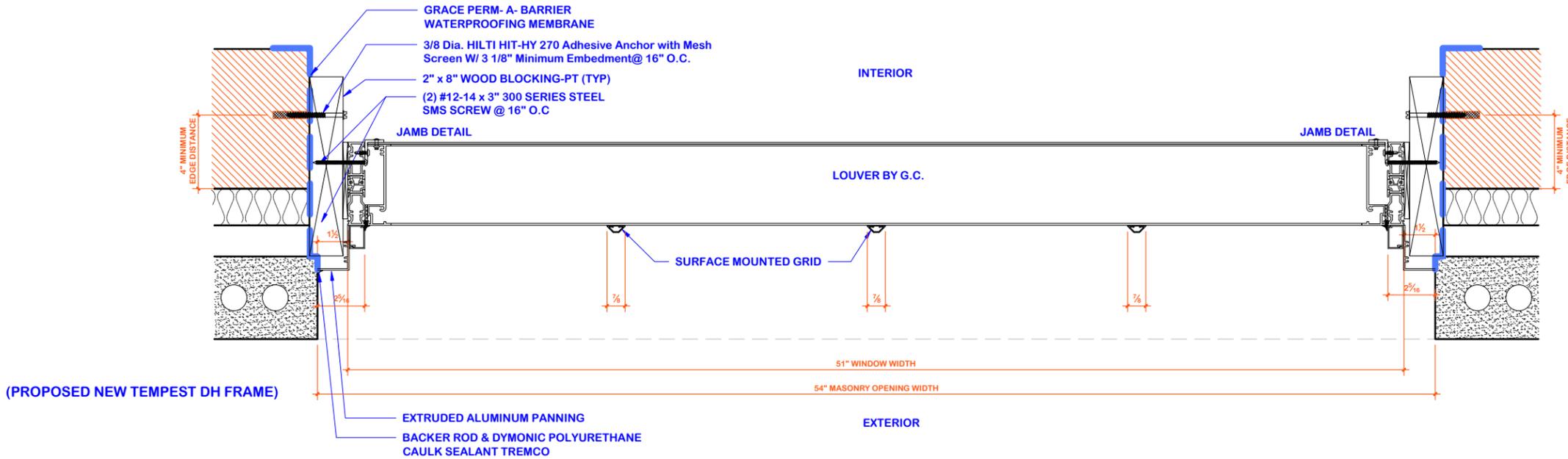


EL3 Proposed Tempest PDH Window Elevation
Scale 3/4" = 1'-0"
Proposed Fasten Within Existing Masonry Opening

<p>PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454</p>	Project Name and Address:		Drw. Title:		
	<p>BERGSON, MITCHEL, Residence 1185 PARK AVENUE Apartment, 1 AL</p>		<p>Proposed Window Elevations</p>		
Date: 6/13/2025		Rev. 1: 6/16/2025	Rev. 2: 12/05/2025	Rev. 3: 12/19/2025	Rev. 4: ----
Scale: 3/8" = 1'-0"		Rev. 5: ----	Rev. 6: ----	Rev. 7: ----	Rev. 8: ----
				Sheet:	EL-3

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1 Horizontal Detail
 HD-3 Openings 23A

HD3 Proposed Window Section Detail
 Scale 1:6 Proposed Fasten Within Existing Masonry Opening



PANORAMA PANORAMA WINDOWS, LTD. 767 East 132nd Street Bronx, New York 10454	Project Name and Address: BERGSON, MITCHEL, Residence 1185 PARK AVENUE Apartment, 1 AL		Drw. Title: Proposed Window Section Details		Sheet: HD-3
	Drw. j. millan Date: 6/13/2025 Scale: 1:4	Rev. 1 6/16/2025 Rev. 2 12/05/2025 Rev. 3 12/19/2025	Rev. 4 ---- Rev. 5 ---- Rev. 6 ----	Sheet:	



Existing Windows Condition - South Courtyard



Existing Windows Condition - South Courtyard



Existing Windows Condition - South Courtyard

Full window louver approved by
LPC - Apt. 2E - CNE - 25-04844.

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Project Name and Address:
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1185 PARK AVENUE
Apartment, 1 AL

Drw. Title: Existing Windows - South Courtyard			
Drw. j. millan	Rev. 1 6/16/2025	Rev. 4 ----	Sheet: ANN-4
Date: 6/13/2025	Rev. 2 12/05/2025	Rev. 5 ----	
Scale: 1:40	Rev. 3 12/19/2025	Rev. 6 ----	

February 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-05841

1185 Park Avenue – Expanded Carnegie Hill Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 409 9285

Passcode: 628333

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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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.