

# Park Regis

From Condopedia

50 East 89th Street, New York City, NY

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## Contents

- 1 Background
- 2 Location
- 3 Construction
- 4 Layout and Features
- 5 Floor Plans
- 6 Amenities
- 7 Bylaws
- 8 Sustainability
- 9 Trivia
- 10 References
- 11 Discussion Forum
- 12 Building Ratings

## Background



The view from the entrance of Park Regis

Park Regis has been called "one of the most attractive and interesting modern towers on the Upper East Side," by Carter Horsley.<sup>[1]</sup> Nestled among the tree-lined streets of

Carnegie Hill in the Upper East Side, this building is in a quiet area known for its strong community feel and upscale shops.

Oak-hickory forest inhabited by the Lenape was converted to Dutch farmland by the 1750s.

Subdivisions and more condensed

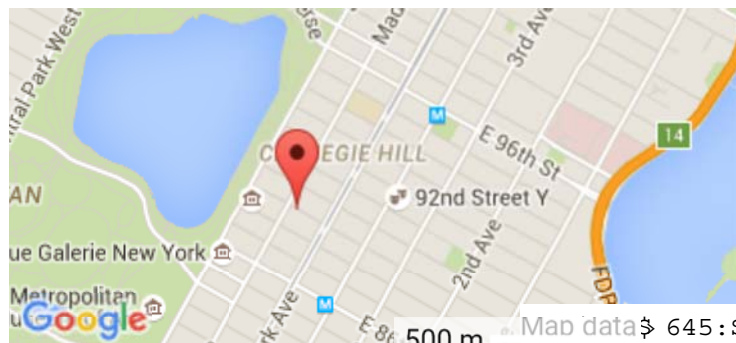
## Park Regis



Park Regis exterior

### Building Information

<b>Developer</b>	Peter Sharp
<b>Architect</b>	Emery Roth & Sons
<b>Management Company</b>	Charles H. Greenthal Management
<b>Number of Units</b>	210
<b>Number of Floors</b>	33
<b>Year Built</b>	1974
<b>Construction Method</b>	Concrete
<b>Type of Roof</b>	IRMA



housing developed in the area in the 1800s. In 1901, Andrew Carnegie built a mansion on Fifth Avenue and 91st Street. It is for this steel industrialist and well-known philanthropist of the late 1800s and early 1900s, that the neighborhood is named. Today, the neighborhood is named. Today, the Cooper-Hewitt, National Design Museum, a branch of the Smithsonian Institution occupies Carnegie's mansion.

1970 saw the creation of volunteer organisation, *Carnegie Hill Neighbors*. Since then, residents have worked together to define the character of their neighborhood. The intimate scale and historic feel are avidly protected, and exterior renovation proposals are scrutinized to ensure that the new designs do not clash with the already-present designs.

	50 East 89th Street, New York City, NY ( <a href="https://maps.google.com/?q=50+East+89th+Street%2C+New+York+City%2C+NY">https://maps.google.com/?q=50+East+89th+Street%2C+New+York+City%2C+NY</a> )
<b>Distance to Public Transit</b>	Over 20 options nearby
<b>Region</b>	New York City
<b>Municipality</b>	New York City
<b>Zoning</b>	R8B
<b>Title of Land</b>	Cooperative

## Location

Park Regis is located in Carnegie Hill, part of the borough of Manhattan. Only about two or three blocks from the building, one can find restaurants, grocery, schools, and car and bike shares. Central Park is only about two blocks away. With no hills and some bike lanes, the building is in a bike-able area.

Architecture in the neighborhood includes brownstones, townhouses, and mansions, some of which have been converted. The Jewish Museum, the National Academy of Design and the Dalton School are found in converted mansions.

Carnegie Hill features a Historic District, from 86th to 98th Street, between Central Park and Madison Avenue. The *Carnegie Hill Neighbors* helped create the Historic District, and actively works to preserve the village-like environment of the neighborhood.<sup>[2]</sup>

## Construction

This building is about 110 yards tall, the fenestration is consistent, and the design unified. Construction was completed in 1974. Developer Peter Jay Sharp was born and raised in Manhattan, and was chairman of the New York City Opera. He attended Princeton, and experienced great success in his life, including salesman of the year, and later owner of Douglas L. Elliman Company, a prominent real-estate brokerage and manager of high-priced apartment buildings in Manhattan.<sup>[3]</sup>

The family-run architectural firm of Emery Roth & Sons designed Park Regis. They designed many high-rise apartment buildings in Manhattan, creating successful marketable designs that maximized the net rent-able area.<sup>[4]</sup>

Structural engineers Rosenwasser / Grossman Consulting Engineers, P.C., took the contract for this building, reinforcing the made in New York theme consistent in construction of this building.

## Layout and Features

Park Regis has a smart exterior with an attractive canopy entrance, and has not required alteration since construction was completed. The lobby is spacious, the atrium features beautiful gardens and there are many private gardens as well. Although the building is not a landmark, it is in the historic district.

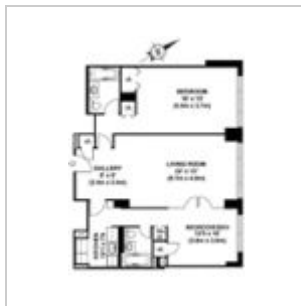
The impressive and protected views can be enjoyed from balconies included with many units. The neighborhood has favorable ambiance and is relatively quiet. There are five to nine units per floor, some of which have unusual layouts. Units have eight to nine foot ceilings. There is minimal building storage, but there are many other amenities.<sup>[5]</sup>

## Floor Plans

Over 35 floor plans available.<sup>[6]</sup> Here's a sampling:



Alcove Studio



One Bedroom



Two Bedroom



Three Bedroom



Five Bedroom

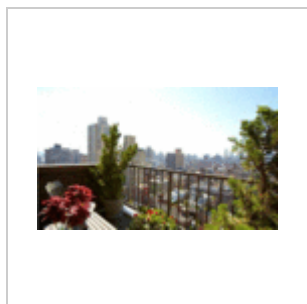
## Amenities

The two bike rooms house over 120 bicycles.

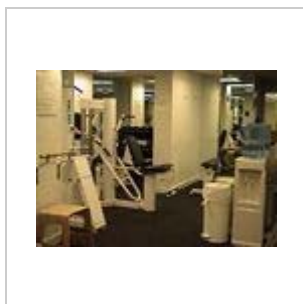
As of 2013, the gym had been recently renovated.

- Bike Rooms
- Parking Available
- Cold Storage
- Gym
- Pets Allowed
- Doorman
- Concierge
- Package Room

- Central Air Conditioning
- Roof Deck
- Washer/Dryer in Building



Balcony View



Gym



Parking



Outdoor Gardens

## Bylaws

- Air conditioners and pied-a-terres are not allowed.
- Full bylaws can be found on the cooperative's website.<sup>[7]</sup>

### Park Regis Bylaws

<b>Rentals</b>	No
<b>Pets</b>	Yes

## Sustainability

This building was constructed before sustainability was a common concern.

Residents can help minimize their impact by using New York City's recycling program.

Park Regis has excellent transit and is located in a very walk-able area. The neighborhood is a flat area, conducive to cycling.

## Trivia



Lenape Seal

- Wickquasgeck Natives are the first known inhabitants of the area known as Carnegie Hill. The Wickquasgeck are a sub-group of the Lenape, commonly known as the Delaware Tribe of Indians. At about 94th Street and Park Avenue, the Wickquasgeck lived in a village of about 60 people, called Konanda. Europeans pushed the Wickquasgeck off the land, noting that the Carnegie Hill area was particularly well-suited for farming. The Lenape now live in greatest numbers in Ontario (Canada), Wisconsin, and Oklahoma.

- The name 'Manhattan' is a from the Wickquasgeck word 'Manahatta,' meaning hilly island.
- Four wooden dwellings constructed by the Dutch in the 1850s are preserved in Carnegie Hill. These are the oldest structures in Carnegie Hill today.<sup>[8]</sup>

## References

- ↑ City Realty (<http://www.cityrealty.com/nyc/carnegie-hill/park-regis-50-east-89th-street/review/7563>)
- ↑ Wikipedia - Carnegie Hill ([https://en.wikipedia.org/wiki/Carnegie\\_Hill](https://en.wikipedia.org/wiki/Carnegie_Hill))
- ↑ NY Times (<http://www.nytimes.com/1992/04/18/nyregion/peter-jay-sharp-hotel-developer-and-owner-of-carlyle-dies-at-61.html>)
- ↑ Columbia Library ([http://library.columbia.edu/indiv/avery/da/collections/emery\\_roth\\_sons.html](http://library.columbia.edu/indiv/avery/da/collections/emery_roth_sons.html))
- ↑ City Realty (<http://www.cityrealty.com/nyc/carnegie-hill/park-regis-50-east-89th-street/7563>)
- ↑ Street Easy (<http://streeteasy.com/nyc/building/park-regis/floorplans>)
- ↑ Park Regis (<http://www.parkregis.com/bylaws.pdf>)
- ↑ Carnegie Hill Neighbors (<http://www.carnegiehillneighbors.org/cms/index.php?categoryid=27>)

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