

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

February 21, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 1014 Fifth Avenue (Metropolitan Museum Historic District) – *KARO Architects LLP* – A Beaux-Arts town house designed by Welch, Smith, & Provot and constructed in 1906-1907, with renovation and extension by Trowbridge & Livingston in 1926. Post Approval Amendment application is for the modification of the proposed extension walls ('wing walls') on the new fifth floor roof terrace in the rear of the building to allow for more light and air and to improve the views for the neighbors.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 19, 2025, the Board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1014 Fifth Avenue is a Beaux Arts townhouse whose contemporary design for the rear of the building has been submitted for a Post Approval Amendment application; and

WHEREAS the approved roof terrace at the rear of the building is designed with wing walls and a dense pergola roof; and

WHEREAS the terrace is 22'-6" wide by 29'-0" long; and

WHEREAS the applicant seeks to frame the opening to the east to create a surround with a header; and

WHEREAS the reduced opening will be 15'-6" wide, similar in character to the existing punched openings; and

WHEREAS the applicant will introduce punched 6'-10" wide openings in the north and south walls; and

WHEREAS the applicant will replace the existing pergola roof with a less dense pergola; and

WHEREAS the applicant will create an outdoor room; and

WHEREAS the applicant will create framed views more in character with the existing openings in the north, south, and east elevations; and

WHEREAS the modifications to the existing fabric maintain the architectural vocabulary of the approved alteration; and

WHEREAS the Post Approval Amendment is contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District