

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: 640 Park Avenue (Upper East Side Historic District) – *Matthew Viederman Architect* – A Neo-Italian Renaissance style building designed by James E.R. Carpenter and constructed in 1914. Application is for a window replacement on the top floor.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 19, 2025, the Board approved the following resolution by a vote of 29 in favor, 11 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 640 Park Avenue is a COOP apartment house located on the northwest corner of 66th Street and Park Avenue; and

WHEREAS each floor of 640 Park Avenue contains a single apartment; and

WHEREAS the shadows from the building cornice and deep-set fenestration, coupled with the distance from the street and the string course separating the 14th floor from the lower portion of the building, further reduce the visibility of the proposed windows; and

WHEREAS 640 Park Avenue has no Window Replacement Master Plan, and several different window types are presently installed in the building; and

WHEREAS the Consul General of Switzerland has occupied the 14th floor of 640 Park Avenue for many years; and

WHEREAS the applicant proposes, as part of a general renovation to the 14th floor, to replace all the existing, obviously non-original aluminum double-hung windows with new metal-clad tilt-turn wood windows that will imitate the appearance of double-hung units; and

WHEREAS the proposed triple-glazed windows will have a fixed upper sash and operable lower sash and will be much more energy efficient than the existing windows; and

WHEREAS the fenestration is set back from the surface plane of the building; and

WHEREAS the “meeting rail” and side stiles of the windows will be larger (by approximately 50%) than the existing aluminum windows; and

WHEREAS several Committee members expressed concern that the wood members of the proposed windows were out of character with the building and that the tilt-turn operating mechanism was inappropriate although the apartment is some 150 feet above the street; and

WHEREAS the Committee urges 640 Park Avenue to adopt a window replacement plan, the absence of which contributed to the unease over introducing the proposed window type to the building;

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

Anthony Cohn and David Helpern

Valerie S. Mason
Chair

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