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**The City of New York  
Community Board 8 Manhattan**

May 23, 2025

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

**RE: 1060 Fifth Avenue (Expanded Carnegie Hill Historic District)** – *Ferguson & Shamamian Architects* – A neo-Renaissance style building designed by J.E.R. Carpenter and constructed in 1927-1928. Application is for modification to an existing opening at the 10th story Fifth Avenue façade to match the windows below.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 21, 2025, the Board approved the following resolution by a vote of 37 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** 1060 Fifth Avenue is a neo-Renaissance style building; and

**WHEREAS** the original design of the Fifth Avenue Façade was perfectly symmetrical; and

**WHEREAS** the windows from top to bottom and north to south were organized with a pair of individual windows, brick wall, single window, brick wall, row of seven individual windows, brick wall, single window, brick wall, and pair of individual windows; and

**WHEREAS** all windows are one over one double hung; and

**WHEREAS** the portion of the vertical brick wall set between the southerly window of the row of seven windows and the single window (third and fourth windows from the eastern edge) has been demolished to enable a tripartite window with a large single sheet of glass, commonly known as a picture window, between the double hung windows on floors 7, 8, and 9; and

**WHEREAS** the applicant wants to match the tripartite windows in the referenced vertical row of windows on the 10th floor; and

**WHEREAS** the creation of the tripartite windows was not informed by a windows master plan; and

**WHEREAS** the proposed tripartite window changes the proportion of brick to windows, thereby making the former vertical wall of brick into more of a vertical row of windows than a vertical wall of masonry; and

**WHEREAS** the rationale for creating the tripartite arrangement is to provide a direct view of Central Park from the elevator lobby; and

**WHEREAS** the architect intended the view of Central Park to reveal itself as one entered the apartment and viewed through the windows as originally placed; and

**WHEREAS** the direct view from the elevator lobby is not sufficient reason to change the symmetrical façade; and

**WHEREAS** the proposed insertion on the tenth floor of the additional tripartite window detracts from the symmetrical design of the building; and

**WHEREAS** the proposed insertion on the tenth floor of the additional tripartite window is not contextual or appropriate to the design of the building or to the historic district; and

**THEREFORE, BE IT RESOLVED** that this application is **DISAPPROVED**.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
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, 8<sup>th</sup> Council District