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The City of New York Manhattan Community Board 8

June 20, 2014

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 700 Park Avenue (between 69th and 70th Streets)-Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, June 18, 2014, the board adopted the following resolution regarding **700 Park Avenue (between 69th and 70th Streets)-Upper East Side Historic District-Walter B. Melvin, LLC, Architect**-A no-style building designed by Kahn & Jacobs, Paul Resnick and Harry F. Green and built in 1959. Application for work at two street elevations.

WHEREAS 700 Park Avenue is a no-style building designed by Kahn & Jacobs, Paul Resnick and Harry F. Green and constructed in 1959.

WHEREAS an inspection done because of Local Law 11 determined that the terrace parapets and the shelf angles be reconstructed; the required construction work and subsequent brick replacement would be so extensive that the applicant now proposes to reskin the entire facades on both 69th Street and on Park Avenue.

WHEREAS the required construction results from water damage to the parapets and shelf angles caused by the cavity wall construction of the building which creates a narrow cavity between the back of the face brick and the exterior wall. In addition, projected aluminum window surrounds [that extend out 2 ½ inches past the face of the brick and wrap around windows to create a frame] have contributed to severe moisture infiltration around the windows. [The top of the window surrounds are located immediately below the shelf angles.]

WHEREAS the water that now runs down the building and back into the building walls can only be addressed by running membrane waterproofing over the shelf angles which requires extensive brick replacement; the applicant decided it made sense to change all the brick rather than having elevations that present as "patchwork".

WHEREAS the existing brick on the two street elevations is a heavily mottled glazed brick light gray in color.

WHEREAS the applicant proposes to change the existing brick to a similar speckled "Elgin Butler" glazed brick which would not be as waterproof as a non-glazed brick OR an "Engobe" brick which is also a speckled beige brick, but is not glazed.

WHEREAS on the courtyard elevations, the existing tan brick that wraps around at the west end of the building at 69th Street, will be replaced in-kind.

WHEREAS the applicant proposes that the reskinning on both 69th Street and on Park Avenue uses similar brick either glazed or unglazed.

WHEREAS the committee endorses either brick subject to the applicant's technical findings and Landmarks Preservation Commission approval.

THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was approved by a vote of 38 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

Sincerely,

*Nicholas Viest*⁶⁰

Nicholas Viest
Chair

*David Helpern and Jane Parshall*⁶⁰

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Micah Kellner, NYS Assembly Member, 76th Assembly District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District