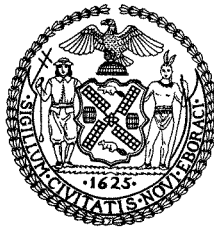


Nicholas Viest
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com – Website

The City of New York Manhattan Community Board 8

September 24, 2013

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

Re: 785 Fifth Avenue (at 60th Street) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, September 18, 2013, the board adopted the following resolution regarding **785 Fifth Avenue (at 60th Street) – Upper East Side Historic District** – *Diller Scofidio+Renfro, Architects* – An apartment building designed by Richard Roth of Emery Roth & Sons in 1962-63. Application is to renovate the penthouse.

WHEREAS, 785 Fifth Avenue is an apartment building designed by Richard Roth of Emery Roth & Sons in 1962-63.

WHEREAS, 785 Fifth Avenue is a non-contributing building within the historic district, it presents some “modernist” architectural elements.

WHEREAS, the applicant is proposing (1) a rooftop addition (2) new glass guardrails (3) changes to the glazing at the 19th floor

WHEREAS, the applicant proposes to change the guardrails at the 9th, 16th, 18th and 19th floors and adding a glass balustrade at the roof. [Although the application is for changes to the penthouse at the 18th and 19th floors, the applicant, to retain unity for the terrace guardrails, is changing all the existing guardrails, not just the guardrails for the penthouse terraces.]

WHEREAS, the guardrails were originally framed glass guard rails; the applicant proposes to replace them with cantilevered structural glass guardrails.

WHEREAS, the applicant proposes to replace the 19th floor glazing from punched to stripped (glass curtain wall) windows.

WHEREAS, also at the 19th floor, on the south elevation, the applicant proposes to replace three existing windows with two windows, the larger of which will present as a bay window.

WHEREAS, the applicant proposes an addition at the roof – a bulkhead made of a light teak wood that will weather to gray. The new bulkhead will present as a modernist asymmetrical canopy 44’ wide x 23’ deep, with a height off the parapet of 10’. The enclosed portion of the bulkhead measures 32’ x 9’3”.

WHEREAS, the applicant suggests that this “modernist asymmetrical canopy” will add an assertiveness and a little bit of detail to the top of the building.

WHEREAS, the rooftop addition will change the overall height of the building from 192’9” to 202’3”;

however, the addition will sit underneath the existing bulkhead for the building mechanicals.

WHEREAS, the applicant suggests that the existing setbacks at the penthouse level “dematerialize” the building; the 19th floor and rooftop addition fade away into the sky. Thus, the proposed changes to the windows and especially at the rooftop are minimally visible from the public way.

WHEREAS, the application is sympathetic to the architecture of the building and not out-of-context within the historic district, given that the 785 Fifth Avenue is a non-contributing building within the district.


THEREFORE BE IT RESOLVED THAT, this application is **approved**.

This recommendation was approved by a vote of 37 in favor, 2 opposed, and 4 abstentions.

Sincerely,



Nicholas Viest
Chair



David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member