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The City of New York Manhattan Community Board 8

November 20, 2014

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

CORRECTED COPY

Re: 807 Park Avenue (between 75th and 76th Streets – Upper East Side Historic District.

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, November 19, 2014, the board adopted the following resolution regarding **807 Park Avenue (between 75th and 76th Streets – Upper East Side Historic District.** *Charles Platt, Architect.* Application is for a new building on the site of the existing building.

WHEREAS 807 Park Avenue is a neo-Renaissance style building designed by Neville and Bagge and constructed in 1898.

WHEREAS 807 Park Avenue (formerly 813 Park Avenue) is at the midblock between two larger apartment buildings.

WHEREAS 807 Park Avenue was originally 5 stories tall; the designation report for the historic district indicates that the style for the original 5-story building is Romanesque Revival/neo-Renaissance.

WHEREAS a six-story addition was added in 1982 keeping much of the historic fabric on the lower floors and at the top floor mimicking the round arched windows with keystones that present at the 2nd and 3rd floor windows on the historic structure.

WHEREAS 807 Park Avenue is now 12 stories high, but appears from the street as 11 stories. (The interior configuration of the apartments allow for 12 stories, the lot is 25' wide and the rear elevation is minimally visible from the public way.) An easement from 815 Park Avenue allowed for the construction of an elevator shaft at the north elevation in a courtyard adjacent to 815 Park Avenue; the elevator shaft is set back 25' from the street wall.

WHEREAS the applicant suggests that because of the compromised status of 807 Park Avenue with the original 5-story building and the 6-story addition above, there is a basis for a development project for the site.

WHEREAS the applicant proposes to construct a new building 139'8" (including elevator bulkhead 156'6") high, 25' higher than the existing building at 114' high. The applicant will maintain the same number of floors (12), but the floor to floor height for each apartment will rise to 11'7" – this accounts for the increase in height for the building.

WHEREAS the applicant proposes to pull back the rear elevation 5'10".

WHEREAS in general, the metal windows on the front elevation will be 8' tall by 6' wide; the materials for the front elevation include limestone and granite; at the base the entry door will be bronze surrounded by limestone with some metal detailing.

WHEREAS at the top, above the cornice element, there is a large skylight which presents as a glass wall.

WHEREAS the new building will present as modern; there are minimal vague references to the original Romanesque revival/neo-Renaissance style of the original 5-story building included in the designation report for the district.


WHEREAS when the 6-story addition was constructed in 1982, it respected and retained much of the distinctive elements/historic fabric of the 1898-1899 Neville & Bragg building.


WHEREAS the proposed new building with its “modern” look and oversized fenestration is out of context and inappropriate within the historic district.

THEREFORE BE IT RESOLVED that this application is **disapproved** as presented.

This recommendation was approved by a vote of 23 in favor, 18 opposed, 1 abstention, and 0 not voting for cause.

Sincerely,


Nicholas Viest
Chair


David Helporn 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 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