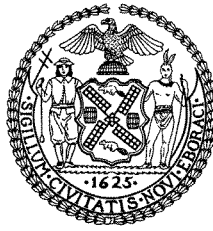


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

November 22, 2013

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

Re: 973 Fifth Avenue (between 78th and 79th Streets) – Metropolitan Museum Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 20, 2013, the board adopted the following resolution regarding **973 Fifth Avenue (between 78th and 79th Streets) – Metropolitan Museum Historic District – Azar Associates, Beach Associates, CD Gardens, Inc.** – A neo-Italian Renaissance style mansion designed by McKim, Mead & White and built in 1902-5. Application is to alter the rooftop bulkhead, railings, and HVAC equipment.

WHEREAS 973 Fifth Avenue was designed by McKim, Mead & White in the neo-Italian Renaissance manner and constructed between 1902 and 1905 who were also the architects of the adjacent Payne Whitney House at 972 5th Avenue (now owned by the French government).

WHEREAS 973 Fifth Avenue is 6 stories high and only 25' wide; the narrow width is not readily apparent because of the unity of the façade with its neighbor, the Payne-Whitney house.

WHEREAS at the roof the applicant proposes to create a garden composed of a series of outdoor rooms that will process from the west elevation facing 5th Avenue to the east elevation; since the roof is pitched, there will be a series of steps at various intervals to accommodate the change in grade as one moves from west to east within the garden.

WHEREAS the inspiration for the proposed garden was a reinterpretation of a Beaux Arts classical garden which keeps the relationship to the McKim, Mead and White design; the garden will require minimum maintenance and will incorporate an irrigation system.

WHEREAS the garden will be set back 30' from the 5th Avenue elevation.

WHEREAS the unusual construction of the roof (which measures 25' wide by 100' deep) with a depth of 27" allows for and supports the weight of the garden; all trees will be in planters.

WHEREAS as part of the design for the rooftop garden the applicant proposes to remove the non-historic 1966 bulkhead for the existing elevator.

WHEREAS the original stair bulkhead will be slightly modified and lowered to 14'1" and a new accessory stair bulkhead will be constructed that will be 10'8" high.

WHEREAS the new accessory stair bulkhead will present as a garden folly with a clear tempered glass roof ("glass cupola") with applied lattice work at the base and the below roof, with glazing surrounded by stucco on the west, south, east and north elevations (the east elevation will be stucco). The glazing on the north and south elevations will present as a Palladian window.

WHEREAS at the existing modified bulkhead, decorative treillage will be integrated into the south elevation that will mimic the design of the new stair bulkhead.

WHEREAS there will be a 42" high metal and cable railing surface mounted to the inside of the parapet.

WHEREAS the bulkhead with the glass cupola and the existing modified bulkhead clad in treillage are set approximately 2/3rds back from 5th Avenue on the roof.

WHEREAS the new accessory stair bulkhead will be minimally visible from the public way.

WHEREAS proposed changes to alter the rooftop bulkheads are contextual and appropriate within the historic district.

WHEREAS the design for the stair bulkhead with its glass cupola and Palladian-style window on the south and north elevations as it is incorporated into a modern interpretation of a Beaux Arts garden echoes the extraordinary quality of the McKim, Mead and White house on which it will sit and adds substantially to the roofscape within the historic district.

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

This recommendation was approved by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,



Nicholas Viest
Chair



David Helpem 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