

**Nicholas D. Viest**  
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**The City of New York**  
**Manhattan Community Board 8**

September 23, 2014

Honorable Robert B. Tierney  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

RE: 785 Park Avenue (at 73rd Street) – Upper East Side Historic District –Walter B. Melvin Architects LLC - Modern style apartment building designed by George Pelham, Jr. and completed in 1930. Application is to reconstruct base and entry of the Park Avenue and East 73 Street Elevations.

Dear Chair Tierney:

At the September 17, 2014 Full Board meeting of Manhattan Community Board 8, the following board recommendation was adopted by a vote of 38 in favor, 4 opposed, and 1 abstentions.

**Whereas** 785 Park Avenue is a modern style apartment building designed by George Pelham, Jr. and completed in 1930.

**Whereas** 785 Park Avenue has a one-story base with plinth and band course [originally concrete] surmounted by 18 stories of red brick.

**Whereas** the existing red granite plinth and limestone base are not original and were installed around 1980; the anchorage of the limestone panels is now deteriorating necessitating a reconstruction of the building base.

**Whereas** the existing concrete entry surround is round-edged but otherwise non-descript; it rises in a setback to frame a pair of second floor windows in an attempt to capture the scale that the building deserves.

**Whereas** the applicant proposes to create a more gracious street presence appropriate both to the building and to the larger architectural character of Park Avenue by increasing the height of the building base to two -stories and by creating a new limestone entry surround.

**Whereas** the proposed new plinth will be in a pinkish Deer Isle granite; the first two floors will now be clad in a coursed buff Indiana Limestone which will extend to the window heads of the 2nd floor.

**Whereas** the original bronze entry doors will be retained; the proposed limestone entry surround with a granite plinth references the modern leanings of the rest of the building while incorporating the stepped forms of the upper building massing [i.e., the setbacks at the top of the building].

**Whereas** the scale and language of the proposed base and entry is well suited to the building's original design and the larger elegance of the Park Avenue streetscape.


**Therefore** be it resolved that this application is approved as presented.

Please advise this office of any action taken regarding this matter.

Sincerely,



Nicholas Viest  
Chair



David Helpen & 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, 26<sup>th</sup> Senatorial District  
Honorable Micah Kellner, NYS Assembly Member, 65<sup>th</sup> Assembly District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District  
J.C. Calderon