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**The City of New York  
Community Board 8 Manhattan**

June 21, 2021

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**RE: 1083 Fifth Avenue (Expanded Carnegie Hill Historic District)**—*Zivkovic Connelly Architects*—A Beaux-Arts style townhouse designed by Turner and Kilian and built in 1901-02. Application is to extend elevator bulkhead.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 16, 2021, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 1083 Fifth Avenue was designed by Turner and Killian and built in 1901-02, and altered by Ogden Codman in 1913-15;  
**WHEREAS** this building is being restored to a private residence;  
**WHEREAS** the restoration of this building has been approved by the Landmarks Preservation Commission except for the proposed elevator bulkhead;  
**WHEREAS** the elevator bulkhead will be set above the existing stair bulkhead;  
**WHEREAS** the elevator bulkhead will rise 7'-3" above the stair bulkhead and will have a volume of 555 cubic feet;  
**WHEREAS** the size of the elevator bulkhead has been kept to a minimum under the New York City Building Code;  
**WHEREAS** the north face of the existing stair bulkhead and the north face of the proposed elevator bulkhead are on the secondary wall of the building;  
**WHEREAS** 1083 was to have been within a row of buildings and the north wall was not to have been visible;  
**WHEREAS** the north wall remained visible because the construction of the Church to the north of 1083 Fifth left a view corridor to the east between the buildings;  
**WHEREAS** the north wall was constructed of brick masonry with bricks ranging in color from red to brown;  
**WHEREAS** the stair bulkhead was built as a later addition when the building required fire stairs because of a change of use;  
**WHEREAS** the stair bulkhead was made more visible than it might have been because it was finished in a white stucco that contrasted with the dark brick wall;  
**WHEREAS** the former recess for the lightwell on the north wall has been filled in and salvaged brick from the three walls of the light well used to create a visually seamless closure of the wall;

**WHEREAS** the balance of the salvaged brick will be mixed with similar new brick and used to replace the stucco on the existing bulkhead and to clad the elevator bulkhead;  
**WHEREAS** the face of the north wall, including the exiting bulkhead and the extension for the elevator bulkhead, will be of brick masonry in the same color range as the original brick masonry;  
**WHEREAS** the existing bulkhead and the extension for the elevator bulkhead will appear to be part of the original brick masonry wall;  
**WHEREAS** the dark color of the elevator bulkhead, achieved by matching and extending the existing brick masonry, will make it far less visible than the white stucco that will be replaced on the existing bulkhead;  
**WHEREAS** the elevator bulkhead will be set well back from Fifth Avenue and will not be visible from the sidewalk directly across Fifth Avenue;  
**WHEREAS** the proposed elevator bulkhead will be visible intermittently from Engineers Gate and the track in Central Park;  
**WHEREAS** the proposed elevator bulkhead will be seen as an integral part of the wall and the rooftop and not as an addition;  
**WHEREAS** the proposed elevator bulkhead will hardly be visible and, if seen, will not detract from the architectural character of the building;  
**WHEREAS** the proposed elevator bulkhead is appropriate and contextual within the historic district;

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

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District  
Honorable Ben Kallos, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District