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

February 17, 2022

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

RE: 965 Fifth Avenue (Upper East Side Historic District) – Oliver Cope, Architect – A Classic Modern Style building designed by Irving Margon and constructed in 1937. Application is to replace windows on the rear façade.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 16, 2022 the board unanimously approved the following resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the applicant has proposed the combination of two apartments on the 12th floor of a contributing building in the Upper East Side Historic District;
WHEREAS the resulting changes to the floorplan calls for certain changes to window location;
WHEREAS all but two of the openings are only minimally visible from the public way;
WHEREAS all new windows will visually replicate the predominant and historic windows on the Fifth Avenue façade (which will not be altered in any way), and the proposed terrace doors will replicate the material, color and pattern of an existing terrace door adjacent;
WHEREAS 965 Fifth Avenue has no LPC approved Window Replacement Master Plan;
WHEREAS all new windows and terrace doors will fill existing masonry openings except for two new terrace doors near the northeast corner of the building;
WHEREAS one of the two new terrace doors will require moving its masonry opening 12” to the north;
WHEREAS the masonry opening for the remaining terrace door will be moved 15” to the south, taking it out of alignment with the window on the floor above;
WHEREAS all new windows and terrace doors except the aforementioned terrace door whose opening is moving 15” were approved by the LPC at staff level;
WHEREAS the applicant seeks a Certificate of Appropriateness for the location of this terrace door;
WHEREAS window alignment from floor to floor on the building façade in question (east) is nonexistent;
WHEREAS an existing (and to be retained) retractable awning further compromises any continuity of openings in the east façade;
WHEREAS the proposed changes do not substantively alter neither the original design nor its current condition;

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

FURTHER BE IT RESOLVED that this Board urges 965 Fifth Avenue to pursue a Window Replacement Master Plan incorporating a requirement that all new windows adhere to the type, material, color and layout of the original and historic windows of the Fifth Avenue façade.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, 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 Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District