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The City of New York  
Community Board 8 Manhattan

May 25, 2022

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

**RE: 895 Park Avenue aka 893-899 Park Avenue and 100-114 East 79th Street (Upper East Side Historic District) - Haffey Architects & Engineers** - A Classicizing Art-Deco style apartment building designed by Sloan & Robertson and built in 1929. Application is for a master plan to govern the replacement of terra cotta pieces set within the cladding at 13th floor.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 18, 2022, the board approved the following resolution by a vote of 39 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 895 Park Avenue is a 19-story building plus penthouse;

**WHEREAS** the major materials are brick masonry, limestone, and terracotta;

**WHEREAS** terracotta is the primary ornamental material;

**WHEREAS** there is a terracotta cornice on the 13<sup>th</sup> floor;

**WHEREAS** there are a variety of terracotta elements above the 13<sup>th</sup> floor including medallion stones, fluted stones, ashlar stones, and decorative special stones;

**WHEREAS** some of the terracotta pieces have cracks and are failing;

**WHEREAS** the building requires a master plan to replace the terracotta;

**WHEREAS** the terracotta has an unglazed finish;

**WHEREAS** cast stone, which is stronger and more durable than terracotta, has been selected as the replacement material;

**WHEREAS** some terracotta pieces have already been replaced successfully with cast stone;

**WHEREAS** the terracotta is hollow, and the attachments rely on filling voids with mortar and or supporting with brick masonry, installation techniques that cannot be verified as the supporting materials cannot be inspected after installation;

**WHEREAS** the cast stone cornice pieces can be attached with steel rods welded to steel within the building or cast stone ornamental elements can be cast with steel frames that can be welded to steel within the building;

**WHEREAS** the steel connections are stronger than the mortar and/or masonry connections and the connections can be viewed, and the welds inspected;

**WHEREAS** installing cast stone enables a simpler flashing detail than installing terracotta;

**WHEREAS** the shapes and three-dimensional designs of the terracotta pieces can be replicated in cast stone;

**WHEREAS** the architectural character and the weather tightness of the building will be better protected with cast stone than terracotta;

**WHEREAS** the cast stone material as proposed for 895 Park Avenue is appropriate and contextual within the historic district;

**THEREFORE**, this application is approved as presented.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
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