

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

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September 28, 2022

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 800 Park Avenue (Upper East Side Historic District) - Panorama Windows, Ltd. - A neo Renaissance style building designed by Electus D. Litchfield & Pliny Rogers and constructed in 1925. Application is for window replacement.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 21, 2022, the board approved the following resolution by a vote of 39 in favor, 1 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 800 Park Avenue is neo Renaissance-style building designed by Electus D. Litchfield and Pliny Rogers and constructed in 1925;

WHEREAS the applicant proposes a window Master Plan for 800 Park Avenue;

WHEREAS the window master plan requires that all windows conform to the historic double hung windows — 8 over 8s and 6 over 6s — at the front elevation on Park Avenue as well as the side elevation on 74th Street — the applicant is to be commended for this;

WHEREAS there are 4 specific areas that present as deviating from the original historic windows:

1) at the second floor; 2) at the 3rd floor; 3) at the 15th floor; 4) at the rear courtyard;

WHEREAS at the 2nd floor, the historic windows presented as a pair casement with a fixed top transom with divided lights. — however, the proposed windows present as both 6 over 6 and 8 over 8 depending on width of each specific window;

WHEREAS at 3rd floor, the historic windows presented as double hung windows in both 4 over 4 and 8 over 8 configurations with a wider vertical central muntin — however, the proposed windows present as a combination of double hung windows in both 6 over 6 and 8 over 8 depending on the width of each windows;

WHEREAS at the 15th floor, the historic windows are presumed to have been double hung windows with a simulated round top to mirror the limestone facade and the uneven sash in a 6 over 4 configuration; the existing windows now present as casement windows with fixed top transoms; the proposed windows will present as double hung windows with a simulated round top;

[Note that both the presumed historic windows and the existing windows present as having a fixed transom top; the proposed windows removed the fixed transom top.]

WHEREAS at the rear courtyard the historic windows are presumed to have been tri-partite outswing casement windows in a 2-wide 4-high grid configuration; the historic windows still exist on the 2nd and 9th floors as well as on the ground floor; windows on the 5th, 6th and 10th floors are the historic windows now with different patterns of leaded glazing; the proposed windows are tri-partite French casement windows in a 2-wide 4-high grid configuration;

WHEREAS the applicant's intent — in having the windows at the 2nd, 3rd and 15th floors deviate from the historic windows — is to have the windows on all floors - with the exception of the windows at the rear courtyard — match the historic windows so that the building's overall aesthetic is maintained [the 6 over 6 or 8 over 8 configuration];

WHEREAS in the proposed window master plan, the windows at the 15th floor will match the historic windows (without out the fixed transom);

WHEREAS at the courtyard, the proposed casement windows are similar to the original historic windows;

WHEREAS the windows at the 2nd and 3rd floors should also present in design as the original historic windows;

WHEREAS there is a subtlety to the original arrangement of the windows at the 2nd and third floors — and the way the windows differ there from the rest of the building's windows — that was intentional on the part of the architects and important to the texture and charm of the Park Avenue elevation and the 74th Street elevation within the historic district;

WHEREAS since the application is for a window master plan for the entire building, the windows at the 2nd and 3rd floors, could not be carved out and voted on in separate resolution;

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

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