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

April 20, 2023

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

RE:785 Fifth Avenue (Upper East Side Historic District) - A no-style building designed by Emory Roth & Sons and constructed in 1962-1963. Application is for the alteration of the ground floor to enlarge existing storefronts and improve residential entry.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 19, 2023, the board approved the following resolution by a vote of 42 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 785 Fifth Avenue is a modernist building on the southeast corner of East 60th Street and Fifth Avenue;

WHEREAS 785 Fifth Avenue has a retail base with residential above;

WHEREAS the application is to renovate the retail base including the entrance to the lobby of the residential floors above;

WHEREAS 785 Fifth Avenue is at the southern end of the historic district;

WHEREAS the building is at an inflection point between the Fifth Avenue retail to the south and the Fifth Avenue residential to the north;

WHEREAS the base of 785 Fifth is three stories high with a buff color Indiana limestone cladding and the residential floors above are white brick;

WHEREAS the current storefront on Fifth and on East 60th Street has slotted windows;

WHEREAS the narrow windows contributed to the image of solidity desired by banks in the early 1960's;

WHEREAS the proposed storefront is the equivalent of three slotted windows in width in that it eliminates the non-structural piers in the middle of each group of three slotted windows;

WHEREAS the large windows create the transparency desired today for most retail, including banks;

WHEREAS the proposed window glazing is 11'-0" high, the same as the slotted windows;

WHEREAS the proposed windows have bronze frames and mullions;

WHEREAS the mullions in the storefront windows align with the mullions in the aluminum windows above;

WHEREAS there is a two-foot-deep sign band above the glazing in each storefront;

WHEREAS there is a five-inch-wide limestone surround that frames the storefront and the sign band;

WHEREAS the sign bands will be honed (polished) to contrast with the existing rough honed limestone;

WHEREAS the maximum height of the signs will be 18 inches;

WHEREAS the signs will protrude two inches;

WHEREAS the signs will not be lit;

WHEREAS the existing sconces on the base façade will be removed and no new lighting fixtures will be applied to the base façade;

WHEREAS each retail entrance will have a fixed bronze canopy;

WHEREAS the application is for three possible retail entrances, to provide flexibility in renting;

WHEREAS there is a continuous granite base;

WHEREAS the residential entry on Fifth Avenue has been made higher to be more in scale with the storefronts;

WHEREAS the existing entry doors to the residential lobby, which have special security features, will remain;

WHEREAS the existing entry doors to the residential lobby are wider than the doors to the retail entrances, strengthening the scale of the residential entrance;

WHEREAS the canopy for the entrance to the lobby will have a bronze border and will be like residential canopies in the neighborhood in that the major material will be a fabric cover;

WHEREAS the face of the residential entrance bay will be bronze with vertical ribs;

WHEREAS ribs above the residential canopy will be eliminated to create a subtle super graphic of the address number of the building;

WHEREAS there will be backlit address signs either side of the canopy made of cut out letters in sandblasted glass;

WHEREAS the existing limestone will be re-used to match the limestone to remain in place, with all limestone the same age as that of the building;

WHEREAS the proportions of the transparent storefronts to the solid limestone are derived from the spacing of the original slotted windows;

WHEREAS the proposed design for the base of 785 Fifth Avenue balances the retail and the residential;

WHEREAS there are precedents for the size of the storefronts and the size and frequency of the signs;

WHEREAS the proposed alteration to enlarge the storefronts is contextual and appropriate within the historic district;

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

Please advise us of any action taken on this matter.

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 Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District