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

October 19, 2023

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

**RE: 854 Fifth Avenue (Individual Landmark & Upper East Side Historic District) - Peter Pennoyer Architects** - A Beaux-Arts style residence designed by Warren & Wetmore and constructed in 1904-5. Application is for alterations including the replacement of the front door and modifications to the existing areaway, the construction of bulkheads, and infill of an existing interior court.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 18, 2023, the board approved the following resolution by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

**WHEREAS** 854 Fifth Avenue is a 30-foot-wide individual landmark that the NYC Landmarks Preservation cited for its “palatial scale” and “elegant grandeur;”

**WHEREAS** the building has deteriorated through neglect and a fire in 2018;

**WHEREAS** the building was converted from a residence in 1946 to offices for the Yugoslavian government and will be converted in the current alteration to a members’ club;

**WHEREAS** the building will be fully restored on the exterior and the interior;

**WHEREAS** the building will be altered in the Beaux Arts style of the original Warren & Wetmore design;

**WHEREAS** the alterations will complement the restoration of the building as they bring the building into compliance with the building code and accessibility requirements;

**WHEREAS** the existing limestone entry stair will be rebuilt;

**WHEREAS** the entry stair single step platform will be shifted eastward thereby increasing the width of the sidewalk by 3’10” in front of the entry stair;

**WHEREAS** the stairs will be rebuilt to incorporate a “Sesame” lift that will provide access for the disabled;

**WHEREAS** the lift is not visible in that the lift and the stairs are part of an assembly;

**WHEREAS** the lift has three positions: the stair in place; the stair descended and replaced with a lift platform in its sidewalk level position; and the lift in its raised first floor position;

**WHEREAS** the lift will be signed and activated as if it were a conventional lift;

**WHEREAS** low limestone walls will be extended vertically with bronze railings with a guilloche design, typical of many of the railings for the building;

**WHEREAS** the non-original, solid entrance doors will be replaced with glass doors and a glass lunette transom with decorative ironwork, designed consistent with the motifs within the building and Warren & Wetmore precedents;

**WHEREAS** the reorganized areaway will incorporate a new painted metal gate, code compliant secondary stair, restored facades, and new planters;

**WHEREAS** the south façade is visible through an alleyway from East 66<sup>th</sup> Street;

**WHEREAS** demolition and repairs will be undertaken on the south and east facades as required to restore and replace façade elements;

**WHEREAS** bars on the windows on the south and east facades will be removed;

**WHEREAS** a new egress stair and service elevator will be concealed behind the south façade;

**WHEREAS** a vertical extension to include the egress stair and service elevator will match in height the setback eastern wall and 8<sup>th</sup> floor level roof;

**WHEREAS** the rear areaway will be covered with a new slab and pavers at cellar level;

**WHEREAS** new Heating, ventilating, air conditioning, air cleansing, and electrical equipment will be placed on dunnage on the 7<sup>th</sup> floor level roof;

**WHEREAS** mechanical/electrical equipment will be screened from neighbors with existing and proposed parapet walls;

**WHEREAS** a new passenger elevator and stair will require an extension of the sixth floor toward the west;

**WHEREAS** the skylight on the third floor within the lightwell will be raised to the fifth floor to create a new “winter garden” room on the third floor;

**WHEREAS** the new rooftop façade, which shields mechanical equipment, is not visible from across Fifth Avenue, but it is partially visible from within Central Park as shown with a section diagram with sight lines from across the Avenue and from 575 feet from within Central Park;

**WHEREAS** the restoration of 854 Fifth Avenue fully respects the original design, and the alterations faithfully interpret the intent of the original design, this project will renew this magnificent Warren and Wetmore residence for its new use as a members’ club;

**WHEREAS** this restoration and alterations are contextual and appropriate for this individual landmark;

**THEREFORE, BE IT RESOLVED**, that 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 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