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

November 20, 2023

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

RE: 1020 Fifth Avenue (Metropolitan Museum Historic District) - *Acheson Doyle Partners Architects* - Neo-Italian Renaissance-style building designed by Warren & Wetmore and constructed in 1924-25. Application is for a 200 SF addition on a north-facing non-primary facade and an exterior roof access stair concealed by a chimney stack.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 15, 2023, the board unanimously approved the following resolution by a vote of 43 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1020 Fifth Avenue is a neo-Renaissance style building designed by Warren and Wetmore, the designers of Grand Central Station, and constructed in 1924-1925;

WHEREAS 1020 Fifth Avenue is located at the NE corner of 83rd Street and Fifth Avenue across from the Metropolitan Museum of Art and Central Park;

WHEREAS 1020 Fifth Avenue has 14 floors with just 13 apartments - ceiling heights vary from 10 feet to 18 feet; the building's penthouse is among the grandest ever built;

WHEREAS the north-facing elevation looks out over the National Registrar-listed Marymount School;

WHEREAS the applicant proposes a 200 SF addition at the top floor of the 2-story penthouse;

WHEREAS the applicant also proposes a new stairway to the roof with a roof access gate; the roof is not a green roof but presents as a walkable roof;

WHEREAS the exterior wall at the existing family room at the second floor, now set back by about 10' 5" will be pushed out onto part of an existing terrace to add 200 SF of interior space;

WHEREAS part of the existing terrace will disappear and a new Hope's steel casement window will be inserted on the new exterior wall;

WHEREAS by bringing the wall forward, the recess or visual set back to be brought forward will be reduced to 18" (formerly 10' 5" wide) and will present as a Juliette balcony;

WHEREAS the addition is minimally visible at the north facing elevation; the most visible part is the new window and door — the Hope's steel casement window and French door configuration measuring 10'3" high x 7'2" wide — which will present as coming off the face of the existing penthouse;

WHEREAS the applicant also proposes a 62 SF exterior staircase to the roof to be located behind the existing chimney stack for the building to provide access to the roof;

WHEREAS the proposed exterior stair would connect to a proposed interior stair that is at the west end of the proposed 200 SF addition; the proposed stair will provide access to the roof from the enlarged family room;

WHEREAS the proposed exterior stair is not visible; there is a proposed stairway bulkhead — also to be hidden behind the chimney stack and not visible;

WHEREAS the proposed new window and door system is sufficiently recessed with an 18” setback;

WHEREAS the proposed penthouse enlargement is modest;

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