

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

January 29, 2024

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

RE: 857 Fifth Avenue (Upper East Side Historic District) – *Matthew Cordone Architect PLLC* – A building designed by Robert L. Bien and constructed in 1961-1963. Application is for a façade restoration of the natural stone only on the ground floor of the south elevation.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on January 24, 2024, the Board approved the following resolution by a vote of 40 in favor, 1 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS 857 Fifth Avenue is an apartment building designed by Robert L. Bien and constructed in 1961-1963;

WHEREAS the entrance to 857 Fifth Avenue is around the corner on East 67th Street;

WHEREAS at both the Fifth Avenue elevation and the East 67th Street elevation, the existing condition presents as an approximately 9' high red granite base with white brick above;

WHEREAS much of the red granite at the base of both elevations is badly deteriorated;

WHEREAS the applicant proposes to retain, where possible, the original red granite at the base on the Fifth Avenue elevation, using undamaged removed red granite from the 67th Street elevation to repair, where needed, damaged red granite on the front elevation;

WHEREAS on the 67th Street elevation, the applicant proposes to remove all of the red granite AND replace with a stone base that will approximate the color of the white brick used in the rest of the building;

WHEREAS the applicant stated that the red granite used in the base is not available; the applicant further stated that a similar red material for use at the base has not been located;

WHEREAS the Committee cannot support a departure from the original intent of the architect in color and texture — the polished red granite base with the white above presents a strong contrast to the building and provides visual interest;

WHEREAS the applicant's proposal to change the color of the base at the 67th Street elevation only is inappropriate for both the building and within the historic district;

WHEREAS 857 Fifth Avenue requires its red base;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

David Helpern and Jane Parshall

Valerie S. Mason
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District