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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, January 22, 2024 – 6:30 PM  
*This meeting was conducted via Zoom.***

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, January 24, 2024**. They may testify for up to two minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

**MINUTES:**

**Board Members Present:** Elizabeth Ashby, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpert, Jane Parshall, Abraham Salcedo, Marco Tamayo, and Kimberly Selway (Public Member).

**Approximate Number of Public Attendees:** 8

**Resolutions for Approval:**

**Item 1:** 1080 Fifth Avenue - Unanimous Approval

**Item 2:** 575 Park Avenue - Unanimous Approval

**Item 3:** 857 Fifth Avenue – Unanimous Disapproval

**Item 4:** 19 East 74<sup>th</sup> Street – Unanimous Approval

**Item 1: 1080 Fifth Avenue (Carnegie Hill Historic District) – Wayne Turett, The Turett Collaborative** – A Neo Italian “Modern” style building designed by Wechsler & Schimenti and constructed in 1960-61. Application is to add a single window on the angled setback façade (south-facing) at the 16th floor, to match adjacent windows for size and detail.

**WHEREAS** 1080 Fifth Avenue is a neo-Italian style building designed by Wechsler & Schimenti and constructed in 1960-1961; the south-facing elevation looks out over The Guggenheim Museum;

**WHEREAS** 1080 Fifth Avenue is considered a “Modern” building in the designation report;

**WHEREAS** at the 16th floor on an angled setback facade the applicant is proposing a single new window measuring 4 1/2’ wide x 5’ 8” wide and matching the height of the window adjacent to it and matching the width of the door to the terrace below;

**WHEREAS** there is now a mix of tripartite and single pane windows on the building;

**WHEREAS** a single pane window rather than a tripartite window makes sense because the windows within the space (interior) are single pane windows; the proposed new window follows the horizontal design of the existing windows;

**WHEREAS** even though the window in the same location on the floor above the proposed new window is a tripartite window, the horizontal relationship of the proposed new window to the existing windows on the 16th floor is more important than the vertical relationship with the window above;

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

**Committee Members in favor:** Ashby, Birnbaum, Camp, Chu, Cohn, Helpen, Parshall, Tamayo

**Board Member in favor:** Salcedo

**Public Member in favor:** Selway

**Item 2: 575 Park Avenue (Upper East Side Historic District) – *Murdock Solon Architects***– A Neo-Renaissance style building designed by George F. Pelham and constructed in 1926-1927. Application is to add two awnings on the terrace of the apartment PH1607.

**WHEREAS** 575 Park Avenue has a rear wing that extends toward East 62nd Street;

**WHEREAS** Penthouse 1607 has a terrace on the rear wing facing south;

**WHEREAS** the terrace is 49'-11" wide by 10'-10" deep;

**WHEREAS** there are three 8'-9" wide openings spaced approximately at the third points of the wall facing the terrace;

**WHEREAS** the central opening has a window and the openings either side have sliding glass doors;

**WHEREAS** there is a retractable awning over the central window that is not visible from the street;

**WHEREAS** retractable awnings to match the existing awning are to be installed above the sliding glass doors;

**WHEREAS** the tops of the openings align, and the three awnings will align;

**WHEREAS** the awnings, when in the open position, extend about six feet from the face of the wall;

**WHEREAS** the eastern awning, when in the open position, will be visible from Lexington Avenue;

**WHEREAS** retractable awnings can be closed in windy or inclement weather;

**WHEREAS** the awnings add a functional and attractive element to the terrace;

**WHEREAS** the awnings are not visible in relation to the Park Avenue and East 63<sup>rd</sup> Street facades;

**WHEREAS** the awnings are appropriate and contextual within the historic district;

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

**Committee Members in favor:** Ashby, Birnbaum, Camp, Chu, Cohn, Helpen, Parshall, Tamayo

**Board Member in favor:** Salcedo

**Public Member in favor:** Selway

**Item 3: 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.

**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.

**Committee Members in favor:** Ashby, Birnbaum, Camp, Chu, Cohn, Helpen, Parshall, Tamayo

**Board Member in favor:** Salcedo

**Public Member in favor:** Selway

**Item 4: 19 East 74th Street (Upper East Side Historic District)** – *Steven Harris Architects LLP* – A simplified Neo-Federal style building constructed in 1869 and altered by Schwartz & Gross in 1930. Application is an alteration to previously-approved rear façade windows at Ground Floor and Third Floor.

**WHEREAS** the alteration to this Neo-Federal style building was approved by the Community Board and the Landmarks Preservation Commission;

**WHEREAS** the construction for the alteration is underway;

**WHEREAS** a change on the interior would benefit by a change in the window arrangement on the third floor in the rear of the building;

**WHEREAS** the approved rear façade has multi-pane steel windows;

**WHEREAS** the approved windows on the third floor in the rear include a pair of windows and a single window;

**WHEREAS** the proposed change on the third floor in the rear is for a single, multi-pane window that incorporates the pair of windows and the single window into the equivalent of five multi-pane windows in one masonry opening;

**WHEREAS** the proposed window opening, with the equivalent of five individual windows side by side, matches the style and functioning of the steel windows on the fourth and fifth floors with a heavy, horizontal mullion defining the upper third of the windows;

**WHEREAS** the upper thirds of the new windows have operable transoms like the approved windows;

**WHEREAS** the windows in the rear façade were organized as five side by side doors and windows on the second floor and a pair of windows and a single window on the third through fifth floors;

**WHEREAS** the windows in the rear façade are to be organized as five side by side doors and windows on the second floor and five side by side windows on the third floor, and a pair of windows and a single window on the fourth and fifth floors;

**WHEREAS** the new window in the rear façade, the equivalent of five windows side by side, creates a new relationship of windows and doors that is well composed;

**WHEREAS** the proposed new window is appropriate and contextual within the historic district;

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

**Committee Members in favor:** Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo

**Board Member in favor:** Salcedo

**Public Member in favor:** Selway

There being no further business the meeting was adjourned at 7:44 PM.

**David Helpern and Jane Parshall, Co-Chairs**