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

April 22, 2024

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

**RE: 1115 Fifth Avenue (Carnegie Hill Historic District Expanded)** – *Henry S. Jessup* – A Neo-Renaissance style building designed by J.E.R. Carpenter and constructed in 1925-26. Application is for the reconstruction of the ca. 1929 glass penthouse enclosure as well as alterations to the south and east penthouse elevations.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 17, 2024, the Board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** the building was constructed in 1925-26;

**WHEREAS** the glass penthouse was installed in 1929;

**WHEREAS** the glass penthouse was supported directly on the Fifth Avenue parapet;

**WHEREAS** the original penthouse had a high portion to the south and a lower portion to the north;

**WHEREAS** the fenestration and roofing went through a series of alterations that included the addition of two shorter bays to the north;

**WHEREAS** the existing structure will be replaced with a steel structure with short cantilevers to support the new windows;

**WHEREAS** supporting the windows independent of the parapet will enable the parapet to be repaired;

**WHEREAS** the new fenestration will have a series of heavy vertical mullions expressing the new columns that sit on the existing beams and thinner mullions that subdivide the glazing;

**WHEREAS** the glazing will be a combination of fixed glass and inward opening casements;

**WHEREAS** the taller windows will have a transom;

**WHEREAS** the taller fenestration will turn the corner to create a glass corner at the southwest corner of the building, similar to the original condition;

**WHEREAS** the heights above the parapet of the south and north sections of the new glass facade will be 14'-8" and 10'-4 ¾" respectively, closely matching the original heights;

**WHEREAS** the heights of the existing closure walls will be slightly higher than the glass facades;

**WHEREAS** a new window will be placed in the south façade to align with the window below;

**WHEREAS** the existing window to the east of the new window will be re-sized so that the two windows in the Penthouse and the two windows below will be the same;

**WHEREAS** there are terraces to the north and east;

**WHEREAS** the massing and the visibility of the penthouse are unchanged;

**WHEREAS** multi-pane windows and door on the secondary east elevation will be changed from multi-pane windows to single pane windows, to be more consistent with the Fifth Avenue windows;

**WHEREAS** the window wall along Fifth Avenue will closely match the original height;

**WHEREAS** the cornice will be narrow, and the cornice and mullions will be dark in color;

**WHEREAS** this reconstruction of the glass penthouse enclosure is similar to the original;

**WHEREAS** the existing tall and short portions have different window types and cornices;

**WHEREAS** the reconstruction of the glass penthouse creates an ordered façade;

**WHEREAS** this project is appropriate and contextual 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,

*Valerie S. Mason*

*Anthony Cohn and David Helpern*

Valerie S. Mason  
Chair

Anthony Cohn and David Helpern  
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, 8<sup>th</sup> Council District