

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**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: 650 Park Avenue (Upper East Side Historic District) – *CTA Architects* – A no style building designed by John M. Kokkins and constructed in 1962-1963. Application is a proposal to redesign the bottom two floors of street facades.

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 650 Park Avenue is an apartment house at the southwest corner of Park Avenue and East 67th Street and is a “no style” building within the Upper East Side Historic District; and

WHEREAS the applicant wishes to redesign the elements of the lower two floors to more closely resemble the original, unexecuted design; and

WHEREAS the Office of Emery Roth and Sons originally designed the building and produced the perspective views upon which this application is based; and

WHEREAS the Architect of Record, John M. Kokkins, was also the owner of the construction company that built 650 Park Avenue, and made changes to the original design, presumably for cost reasons; and

WHEREAS the existing Park Avenue façade is white brick with dark granite at the first floor and portions of the second floor at the entrance, with some white marble accents at the center three bays; and

WHEREAS the existing East 67th Street façade is entirely of white brick, with almost none of the originally designed “ornament”; and

WHEREAS the canopy at the main entrance on Park Avenue is not the original design and the canopy at the service entrance and garage entrance on 67th Street appears to be the original design; and

WHEREAS the applicant proposes to recreate the original design with a thick black marble band at the first floor window heads and to replace the dark granite pilasters at the entrance with black marble; and

WHEREAS the balance of the first floor on the Park Avenue and 67th Street façades will be white marble with a black marble base, as in the original design; and

WHEREAS the thick black marble band will continue along the 67th Street façade to the garage entrance; and

WHEREAS the canopies will be replaced with more “period appropriate” designs; and

WHEREAS the existing planter will be pulled away from the corner, reduced in height, and faced with white marble; and

WHEREAS sconces will be placed at the corner and at the entrances; and

WHEREAS the applicant has proposed great improvements to the lower section of the building; and

WHEREAS the applicant proposes changes much in keeping with the period and character of the existing building;

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

Valerie S. Mason
Chair

Anthony Cohn and David Helpern

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, 8th Council District