

Valerie S. Mason
Chair

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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: 817 Fifth Avenue (Upper East Side Historic District) – Presentation Prepared by Christina Redmond, R.A. of Midtown Preservation Architecture & Engineering, P.C. – A Neo-Renaissance style building designed by George B. Post & Sons and constructed in 1924. Application is for a Window Master Plan.

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 817 Fifth Avenue is an apartment house at the southeast corner of Fifth Avenue and East 63rd Street and contributes to the character of the Upper East Side Historic District; and

WHEREAS the applicant wishes to implement a Window Master Plan to assure uniformity of window replacement in the future; and

WHEREAS the applicant is to be commended for attempting to implement a Window Master Plan; and

WHEREAS the proposed Master Plan will mandate single-lite tilt-and-turn aluminum windows on the Fifth Avenue side and one-over-one double-hung aluminum windows on the East 63rd Street side; and

WHEREAS the proposed windows will have a clear anodized aluminum finish; and

WHEREAS the existing windows are uniformly tilt-and-turn on the Fifth Avenue façade and predominately one-over-one double-hung on the 63rd Street side; and

WHEREAS the original windows in the building were six-over-six wood windows; and

WHEREAS the proposed Window Master Plan will preserve and enshrine an awkward juxtaposition between the street-facing facades; and

WHEREAS the existing tilt-and-turn windows are, despite their long-standing presence on the building, inappropriate to the style and period of the original construction; and

WHEREAS the proposed finish is inappropriate to the style and period of the original construction;

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

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, 8th Council District