

14 June 2024

The City of New York  
Manhattan Community Board 8  
Landmark Committee  
505 Park Avenue Suite 620  
New York, NY 10022

re: 857 5<sup>th</sup> Avenue New York, NY  
MCA: R01.23034

To whom it may concern:

In this letter, we have included the building description, condition statement, and written description of the proposed work for the restoration of the existing natural stone façade of 857 Fifth Avenue New York, NY 10065. On block 1382 and lot 1.

In addition, attached please find the following,

- Photographs of building facades and existing conditions of the natural stone on the first floor.
- Detailed drawings showing the proposed scope of work and photo locations.
- Renderings of the existing and proposed facades.
- Photographs from the façade probe.

### **Building Description**

857 Fifth Avenue is a 19-story building clad with white brick and marble façade at the base. The building was designed by Robert L. Bien and completed in 1963. The central portion of the South façade facing 67<sup>th</sup> Street has a decorative pier between the windows. On the West façade facing Central Park, each floor consists of balconies with decorative railings. At the base on the same façade, the building is recessed, and four columns are exposed and clad with natural stone panels. The natural stone façade continues and wraps around the base on the first floor of 67th Street. The main residential entrance is along the same side of the building.

## **A Condition Statement**

The natural stone façade on the first floor of the West and South of the building is observed to be deteriorated. The deterioration includes cracking/fracturing, erosion, surface wear, staining, discoloration, and spalling. The cause may have been a combination of a few factors such as temperature fluctuations, moisture infiltration, and settling of the building over time. In addition to the natural stone deterioration on the ground floor of the building, the mortar joints show signs of cracks, moisture infiltration, discoloration, and gaps.

## **Proposed Work**

The natural stone on the first-floor façade along 67th Street is to be removed and salvaged throughout. Due to the unavailability of obtaining matching natural stone a repair in-kind is not feasible. In areas where the natural stone is removed, new granite panels are proposed to be installed. The granite façade shall match the existing sizes of the cuts, and the location of the seams. Existing steel pins shall be replaced throughout the facade.

Fifth Avenue ground floor planter and interior wall of the recessed area shall be restored using the salvaged panels (from 67<sup>th</sup> Street). The four columns shall be wrapped with limestone matching the original configuration of the façade. All damaged red granite shall be replaced. A new mortar joint shall be applied at both elevations. The Fifth Avenue façade mortar joint shall match the existing in-kind 100%.

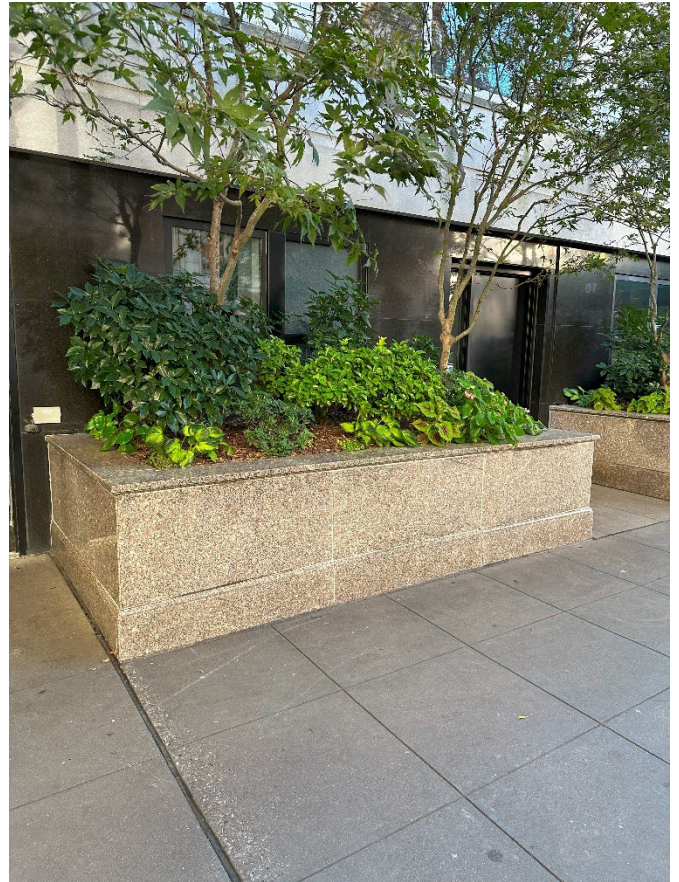
Should you have any questions or concerns please feel free to contact me.

Best Regards,

Matthew Cordone, AIA  
Matthew Cordone Architect PLLC

## Precedent Study

### Sample #1 - 10 East 70<sup>th</sup> Street



The white brick and natural stone panels on the first floor are similar feature to 857 Fifth Avenue. Furthermore, 10 70<sup>th</sup> Street shows two different colors of granite panels, and the planters emphasizes the base with a thicker stone.



## Precedent Study

### Sample #2 – 900 Fifth Avenue

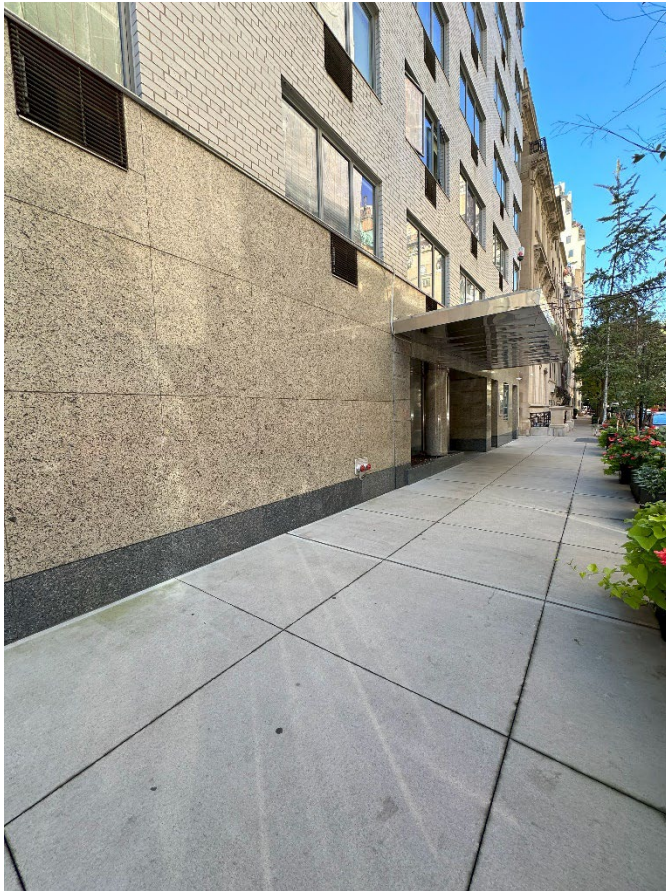


Another similar building is located at 900 Fifth Avenue. This building shows the monotone natural stone on the first floor and white brick on the upper floors. The color shown on this granite is closer to the proposed stone at 857 Fifth Avenue.



## Precedent Study

### Sample #3 – 20 East 68<sup>th</sup> Street



20 East 68<sup>th</sup> Street consists of a two-tone granite façade on the first floor and white brick on the upper floors. The darker tone granite at the bottom serves as a base for the building, and the upper lighter tone gives a more natural transition to the white brick. This façade shows one thickness throughout the granite panels.