

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
Landmarks Committee
Monday, July 15, 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, July 17, 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, Sarah Chu, Anthony Cohn, Christina Davis (Public Member), David Helpern, Amir Jaffer, John McClement, Jane Parshall, Abraham Salcedo, Kimberly Selway (Public Member), Todd Stein, and Marco Tamayo.

Approximate Number of Public Attendees: 11

Resolutions for Approval:

Item 1: 857 Fifth Avenue – Unanimous Approval

Item 2: 785 Fifth Avenue – Unanimous Approval

Item 3: 829 Park Avenue – Unanimous Approval

Item 1: 857 Fifth Avenue (Upper East Side Historic District) – *Matthew Cordone Architect PLLC* – A no-style 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 and the existing columns on the west.

WHEREAS the facades of 857 Fifth Avenue were built with glazed white brick; and

WHEREAS red granite was introduced into the west façade for a height of two stories and into the south façade for a height of one story; and

WHEREAS the red granite has deteriorated and will be replaced in large part; and

WHEREAS the red granite cannot be matched; and

WHEREAS the red granite that is removed will be used to repair the red granite that will be retained; and

WHEREAS three two-story high columns on Fifth Avenue are set within a corner garden in the L-shaped recess below the west end of the building; and

WHEREAS these free-standing columns on the west elevation, which are currently clad in red granite, will be clad with honed limestone to be in the color range of the white brick above; and

WHEREAS the columns set in the wall behind the free-standing columns will remain in red granite; and

WHEREAS the low wall of the corner garden will remain in red granite on the west and south facades; and

WHEREAS the garden terminates on the south façade where the recess ends; and

WHEREAS the red granite, currently on the face of the first floor of the south façade, will be replaced; and

WHEREAS the height of the garden wall will be extended as a gray granite base on the south façade; and

WHEREAS the first-floor façade above the gray granite base will be honed limestone; and

WHEREAS the red granite that remains composes as accents with the proposed limestone; and

WHEREAS the dark gray granite and buff limestone are compatible with the off-white brick building; and

WHEREAS the gray granite and limestone reintroduce colors that return the building, except for small areas of red granite, to a color palette that is similar to the original coloration; and

WHEREAS the proposed changes to the façade are appropriate and contextual within the historic district; and

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

Board Members in Favor: 12-0-0-0 (Ashby, Birnbaum, Chu, Cohn, Davis*, Helpert, Jaffer, McClement, Parshall, Salcedo, Selway*, Tamayo)

*** - Public Member**

Item 2: 785 Fifth Avenue (Upper East Side Historic District) – Sawyer Berson Architects – A no-style apartment building designed by Emery Roth & Sons (Richard Roth) and constructed in 1962-1963. Application is to alter the terrace parapets and railings on the 17th floor.

WHEREAS 785 Fifth Avenue is an apartment house at the southeast corner of Fifth Avenue and 62nd Street and makes no particular contribution to the character of the Upper East Side Historic District; and

WHEREAS the applicant wishes to enhance the views west over Grand Army Plaza; and

WHEREAS the applicant wishes to alter the railings and parapets at the 17th floor; and

WHEREAS the proposed alteration, while visible from the public way, is distant from all but the most critical observers; and

WHEREAS the top of the building was altered in 2014 with a major penthouse renovation; and

WHEREAS the new railings are less than four inches lower than existing; and

WHEREAS the proposed alteration to the parapet height will lower the parapet by less than one foot; and

WHEREAS the proposed railing, in metal and glass will match in color and material the existing construction; and

WHEREAS the project has been well thought-out and thoroughly documented; and

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

Board Members in Favor: 12-0-0-0 (Ashby, Birnbaum, Chu, Cohn, Davis*, Helpert, Jaffer, McClement, Parshall, Salcedo, Selway*, Tamayo)

*** - Public Member**

Item 3: 829 Park Avenue (Upper East Side Historic District) – Daniel Allen – Allen + Killcoyne Architects – A Neoclassical building designed by Pickering & Walker and constructed in 1910-1911. Application is for the removal and replacement of the north-facing areaway fence and service gate on East 76th Street to match the existing adjacent service gate & tree guard decorations on Park Avenue.

WHEREAS 829 Park Avenue is an apartment house at the southwest corner of Park Avenue and 76th Street and contributes to the character of the Upper East Side Historic District; and

WHEREAS the applicant wishes to alter the areaway railings and service gate and introduce a new delivery gate at grade along 76th Street; and

WHEREAS the existing service gate permits access only to the basement level and the areaway; and

WHEREAS the applicant wishes to create an entrance to the service areas of the ground floor for deliveries and rubbish removal; and

WHEREAS the proposed delivery gate requires an alteration to the existing granite curb that does not substantially diminish the appropriateness of the design; and

WHEREAS the existing railings step down toward the west from Park Avenue while maintaining a constant railing height of over seven feet; and

WHEREAS the proposed alteration maintains a constant height, which is to say that the overall height of the railing from Park Avenue west will increase from four feet to nearly seven feet; and

WHEREAS the proposed railing, in painted metal, will reflect the existing details of other railings on the building, as well as the tree guards along 76th Street; and

WHEREAS the proposed solution is harmonious with the balance of the building and Historic District; and

WHEREAS the short portion of fence along Park Avenue, by virtue of its much-reduced height, creates a less forbidding appearance; and

WHEREAS the project has been well thought-out and thoroughly documented; and

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

Board Members in Favor: 12-0-0-0 (Ashby, Birnbaum, Chu, Cohn, Davis*, Helpern, Jaffer, McClement, Parshall, Salcedo, Selway*, Tamayo)

* - **Public Member**

Items 4&5: Old Business/New Business

There being no further business the meeting was adjourned at 7:39 PM.

Anthony Cohn and David Helpern, Co-Chairs