

Valerie S. Mason
Chair

Ian McKnight
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**

November 20, 2025

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

RE: 800 Fifth Avenue (Upper East Side Historic District) (Between East 61st and East 62nd Streets) –

Robert A.M. Stern Architects (RAMSA) – A Post-modern style building designed by Ulrich Franzen & Associates and constructed in 1979. Application is for partial demolition and reconstruction of residential building.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 19, 2025, the Board approved the following resolution by a vote of 34 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 800 Fifth Avenue is a thirty-three story market rate rental apartment house on the northeast corner of Fifth Avenue and 61st Street; and

WHEREAS 800 Fifth Avenue was constructed under a Special Permit within the Special Park Improvement District in 1976-79; and

WHEREAS despite the intriguing variations of scale in the fenestration and the attempt to maintain the general height of the Knickerbocker Club to the north, the resulting building failed to generate much critical support; and

WHEREAS the applicant wishes to convert the property to a condominium development; and

WHEREAS in order to comply with the terms of the 1976 Special Permit some portion of the existing structure must remain in place; and

WHEREAS the applicant proposes to maintain the lower five floors of the building, originally used as professional office space while recladding the exterior; and

WHEREAS the applicant proposes to demolish the balance of the existing building and build a new tower with fewer floors while maintaining the overall height; and

WHEREAS the applicant also proposes to reconfigure the existing garden along 61st Street into a motor court similar to that designed by the same architects at 15 Central Park West and 220 Central Park South with an elevator for parking access; and

WHEREAS the proposed building constitutes an improvement over the existing structure in virtually every aspect. Especially noteworthy is the variety of window types, the choice of materials, the treatment of both the 61st Street and east-facing facades, and the general shaping of the tower to harmonize with similarly sized apartment houses on Fifth Avenue; and

WHEREAS the building massing, consistent with the 1976 Special Permit, mediates between the tall buildings to the north and the much taller buildings along Fifth Avenue toward Midtown (The Pierre and the St. Regis); and

WHEREAS some Committee members felt that the proposed tower was too massive and too tall, despite its height being consistent with the 1976 Special Permit; and

WHEREAS some Committee members noted disapprovingly the net loss of apartments in the Community District; and

WHEREAS all Committee members applauded the vast overall benefits to the streetscape and to Fifth Avenue of this project, and recognized the outstanding level of professional care demonstrated in the presentation, which was thorough, complete, and clear;

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

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
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