

Valerie S. Mason
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**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: 870 Fifth Avenue (Upper East Side Historic District) (Between East 68th and 69th Streets) – ReDesign Architects / Natalie Rebuck Pearson – A modern style building designed by William Hohauser and constructed between 1948-1949. Application is for replacement of existing two solariums with two new solariums; replacement of existing windows with new ones; enlargement of existing window opening at inner courtyard side.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 19, 2025, the Board unanimously approved the following resolution by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 870 Fifth Avenue is a modern-style building designed by William Hohauser and constructed between 1948-1949; 870 Fifth Avenue has many setback terraces; and

WHEREAS the area of work is along 69th Street side and at the rear at the 20th and 21st (penthouse) floors; and

WHEREAS at the south elevation, at the penthouse all existing windows are to be replaced in existing openings and the existing greenhouse to be replaced with a new greenhouse; and

WHEREAS at the south elevation at the 20th floor, the existing greenhouse is to be replaced; and

WHEREAS at the south elevation the existing guardrails for the greenhouses at the 20th floor and at the penthouse are to be removed; and

WHEREAS at the east elevation a new greenhouse will replace the existing greenhouse at the penthouse level and at the 20th floor; and

WHEREAS at the east elevation replacement windows for both the penthouse and the 20th floor are to have the same configuration as the existing windows — Designline 90; and

WHEREAS the guardrails for both greenhouses are to be removed; and

WHEREAS at the north elevation at the 20th floor all existing windows will be replaced; and

WHEREAS at the north elevation at the penthouse an existing 9'8" wide window will be replaced by two windows with brick infill between them; and

WHEREAS at the north elevation an existing 1'11" window will be removed; the opening will be enlarged (now to be 3'4" wide) and moved slightly east; and

WHEREAS there is a 1990 Master Plan for 870 Fifth Avenue; windows above the 19th floor are not included in the Master Plan; and

WHEREAS the existing guardrails at both greenhouses are being removed because the applicant proposes to bring the greenhouses to the slab edge (the slab edge is defined as the outer boundary of a concrete slab that forms the flooring surface of a building); because of this the new greenhouses will be narrower and taller; and

WHEREAS the proposed replacement greenhouses will have flat sloped roofs as opposed to the existing curved roofs and will be painted a Navajo beige to match the paint on the windows; the existing greenhouses are painted black; and

WHEREAS the 1990 Master Plan did not include the penthouse area and the setback areas at the top of 870 Fifth Avenue because visibility from the public way is minimal; and

WHEREAS the proposed Navajo beige color of the replacement greenhouses will integrate the greenhouses more advantageously to 870 Fifth Avenue; the height and width modifications to the greenhouses are modest; and

WHEREAS the proposed replacement greenhouses are an improvement with greater depth, less width and greater height;

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