

Valerie S. Mason
Chair

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**The City of New York
Community Board 8 Manhattan**

February 23, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 700 Park Avenue #20A (Upper East Side Historic District) – Paul Capece, PACS Architecture – A
No Style building designed by Kahn & Jacobs, Paul Resnick & Harry Green and constructed in 1959.
Application is to change the configuration and operation of a window.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on February 18, 2026, the Board approved the following resolution by a vote of 35 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 700 Park Avenue is a brick-clad building with masonry openings for windows; and

WHEREAS the typical arrangement of windows within a masonry opening is a picture window with a double hung window either side; and

WHEREAS there is a setback on the 19th floor that steps back on the 20th floor; and

WHEREAS each of the two window arrangements in the 19th floor setback is a picture window with a casement on one side; and

WHEREAS the existing window arrangement in the masonry opening in 20A is the typical arrangement with a picture window in the middle and a double hung window either side; and

WHEREAS the applicant seeks to replace the existing window arrangement in 20A with a large picture window and a casement on one side; and

WHEREAS the proportions for the proposed window arrangement are derived by combining the existing picture window with one side window to create the larger picture window; and

WHEREAS the proposed casement window matches the size of an existing double hung window; and

WHEREAS the proposed window arrangement in 20A will match the window arrangement below and will be the mirror image of the other window arrangement below; and

WHEREAS the texture of the building comes from the standard size masonry openings with the picture window and double hung windows either side; and

WHEREAS the two existing window arrangements in the setback do not detract from the texture of the façade; and

WHEREAS replacing the existing window in 20A with the proposed picture window and casement window combination will not detract from the texture of the façade;

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

Anthony Cohn, David Helpern, and Jane Parshall

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District