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## The City of New York Manhattan Community Board 8

June 27, 2016

Hon. Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 1111 Park Avenue- Park Avenue Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, June 15, 2016, the board adopted the following resolution regarding **1111 Park Avenue (between 89th and 90th Streets) - Park Avenue Historic District - Megan Rispoli, architect**. Application is for a window replacement master plan.

**WHEREAS** 1111 Park Avenue is a colonial-revival style apartment building designed by Schwartz & Gross and constructed in 1924-25.

**WHEREAS** the original historic windows presented as 6 over 6; all of the original windows have been replaced.

**WHEREAS** a 2004 Master Plan for the building required either double hung aluminum windows or double hung aluminum clad windows [aluminum on the outside with wood on the inside within the apartment]; shareholders had the option of using muntins attached to the glazing to recreate the 6 over 6 original window (not a true divided light).

**WHEREAS** applicant now proposes a master plan that would reintroduce 6 over 6 windows for the first three floors of the Park Avenue elevation only; all other windows would be one over one double hung windows. [The muntins would be attached to the glazing and not, present as a true divided light.]


**WHEREAS** the windows would be aluminum or aluminum clad (where the shareholder has a wood interior option) and would have a bronze colored finish.

**WHEREAS** a one over one double hung window is an option for 1111 Park Avenue; however, the original historic Schwartz and Gross window was a 6 over 6 wooden window with wooden muntins dividing the glazing.

**WHEREAS** the Master Plan as presented is out of context and inappropriate within the halitosis district.

**THEREFORE BE IT RESOLVED** that this application is disapproved as presented.

*This recommendation was unanimously approved with 1 Not Voting for Cause.*

Sincerely,   
*James G. Clynes*  
James G. Clynes  
Chairman

  
*David Helpern + Jane Parshall*  
David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President

Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District