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The City of New York Manhattan Community Board 8

August 19, 2015

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

Re: 890 Park Avenue (between 78th and 79th Streets) - Upper East Side Historic District.

Dear Chair Srinivasan:

At the Landmarks committee meeting on Monday, August 17, 2015, the committee adopted the following resolution regarding **890 Park Avenue (between 78th and 79th Streets) - Upper East Side Historic District**. Shea Murdock, architect. Application is for work at front and rear elevations and a penthouse addition.

WHEREAS 890 Park Avenue is a red brick Queen Anne style house designed by James Ware and constructed in 1884.

WHEREAS 890 Park Avenue sits between two typical 15/16 story Park Avenue apartment buildings. 890 Park Avenue is one of the last remaining houses on Park Avenue.

WHEREAS the applicant proposes to return 890 Park Avenue to a single family use after being divided into apartments for many years.

WHEREAS the applicant proposes a complete restoration of the front elevation, a return of the front stoop (removed when Park Avenue was widened), an increase in the glazing at the rear elevation and a 3-dimensional window at the penthouse level to bring light into the interior.

WHEREAS the restoration work includes the full front facade, the partial side facades, the slate roof and the rusticated base.

WHEREAS at the front, the applicant proposes to introduce a new stoop with 3 or 4 steps up into the new entryway (formerly at the basement level).

WHEREAS at the penthouse, the applicant proposes a new 20' high penthouse that will be set back from the roof by 10'. However, the overall height of the penthouse will only increase by 10' since the existing 10' high penthouse will be removed and be replaced by a 20' high penthouse.

WHEREAS within the front elevation at the penthouse, the applicant proposes a 12' high x 16' wide x 2-3' deep on two sides window that will resemble a large 3-sided "bay window" to allow light into the interior of the house.

WHEREAS the proposed penthouse with its large 3-dimensional bay will present as contemporary above the Queen Anne style house below.

WHEREAS the overall height of 890 Park Avenue will now be 70'.

WHEREAS at the rear, the applicant proposes to increase the glazing by combining and adding windows so that most of the elevation presents as glass.

WHEREAS the huge glass window at the front of the contemporary penthouse addition does not relate to the Queen Anne style house it sits on top of.

WHEREAS the increased amount of glazing at the rear elevation, which now presents as "contemporary" in style, bears no relationship to the original Queen Anne style of the house.

WHEREAS the proposed changes at the penthouse and at the rear elevation are out of context and inappropriate within the historic district.

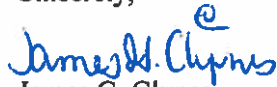
WHEREAS the applicant did not provide the level of detail usually presented with an application of this

significance; the drawings were not fully explained and no samples of proposed materials were shown.

THEREFORE BE IT RESOLVED that this application be disapproved as presented.

This recommendation was disapproved by a vote of 7 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


James G. Clynes
Chairman


David Helpem 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, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District