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

January 12, 2018

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

Re: 1141 Park Avenue -Application to replace and install new doors and windows, remove fire escape and replace existing rooftop addition

Dear Chair Srinivasan:

At the Land Use/Full Board meeting of Manhattan Community Board 8 on Wednesday, January 10, 2018, the Board adopted the following resolution. **1141 Park Avenue-(between 91st and 92nd Streets)-Expanded Carnegie Hill Historic District-Eric Sheffield, architect-Neo Grec style building designed by John Sullivan and constructed in 1884-85. Application to replace and install new doors and windows, remove fire escape and replace existing rooftop addition**

WHEREAS 1141 Park Avenue was originally built in 1884-5 as a four-story apartment building with retail on the ground floor;

WHEREAS the building was originally built to a roof height of 46'-3" above the Park Avenue sidewalk at its northern property line;

WHEREAS the current height with the penthouse that was added is about 57'-3" above the Park Avenue sidewalk at its northern property line;

WHEREAS the original building had a first-floor entrance close to its northern property line on Park Avenue and a first-floor entrance up steps on East 91st Street close to its eastern property line;

WHEREAS the sidewalk slopes down continuously from north to south on Park Avenue and from west to east on East 91st Street about 9'-3", an entrance to the basement level that could be entered through an alley between 1141 Park Avenue and the building to the east was built on the eastern façade;

WHEREAS 1141 Park Avenue has undergone changes in use and alterations to the façade;

WHEREAS the most recent use was as a single-family home with no retail on the ground floor;

WHEREAS the intended use is to maintain the building as a single-family home;

WHEREAS there have been many changes to the architectural character of the building, the intent of the current renovation and restoration is to reference the history of the building and not to replicate a stylistic period in the life of the building;


WHEREAS the intent is to renovate and restore the building with a design that is appropriate to the Carnegie Hill Historic District;


WHEREAS the building occupies the northeast corner of Park Avenue and East 91st Street; terminates a row of four buildings to its north that are slightly smaller in scale, all of which have entrances on the Avenue, including 1141 Park Avenue; and has a penthouse that first appears in a 1980 photo, that is very visible because the penthouse spans from north to south and is easily seen because of the topography of this portion of Park Avenue;

WHEREAS the building is 22'-6" wide on Park Avenue and 66'-3" long on East 91st Street;

WHEREAS the entrance on Park Avenue has been eliminated and replaced with an arched window to match the other two arched windows;
WHEREAS a new entrance has been located at the center of the long façade to reflect the central hall and stair on the interior;
WHEREAS the new front entrance doors will be up six steps from the sidewalk;
WHEREAS the new entrance doors will replicate the double door entrance from 1908;
WHEREAS the fire escape on the 91st Street façade will be removed;
WHEREAS the penthouse is set back 14'-4" feet from Park Avenue and 18'-8" from the eastern face of the building;
WHEREAS the penthouse will be set back 5'-8" from the parapet on 91st Street;
WHEREAS the continuity of the cornice on 91st Street will be restored;
WHEREAS the penthouse will be about 14'-2" wide in the north south direction and 33'-3" long in the east west direction;
WHEREAS the current penthouse is 10'-3" high;
WHEREAS the rebuilt penthouse will vary from 9'-8" in height to 11'-6" in height;
WHEREAS the rebuilt penthouse will have a hip roof that slopes up symmetrically on its eastern and western ends and slopes up symmetrically on its north and south sides from a continuous cornice at the 9'-8" height;
WHEREAS the elevator penthouse will be in the northeast corner of the penthouse, 38'-0" from Park Avenue, and will be 14'-3" to the top of the skylight over the elevator shaft;
WHEREAS the windows on the west façade and south façade of the building will be symmetrical on each façade;
WHEREAS the windows in the penthouse will be symmetrical within the penthouse;
WHEREAS the windows will be multi-pane casements;
WHEREAS the façades will be coated to match the existing color;
WHEREAS the windows will be a dark color to be determined from an analysis of the layers of paint;
WHEREAS the proposed renovation and restoration is contextual within the historic district;
THEREFORE, this application is approved as presented.

This recommendation was passed by a vote of 35 in favor 1 opposed 2 abstentions and 1 not voting for cause.

Sincerely,

Alida Camp
Chair


David Helpert and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Hon. Bill de Blasio, Mayor of the City of New York
Hon. Gale Brewer, Manhattan Borough President
Hon. Liz Krueger, NYS Senator, 26th Senatorial District
Hon. Dan Quart, NYS Assembly Member, 73rd Assembly District
Hon. Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Hon. Keith Powers, NYC Council Member, 4th Council District
Hon. Ben Kallos, NYC Council Member, 5th Council District