

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

April 22, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 975 Park Avenue (Park Avenue Historic District) – *Stephen Wang, Architect* - A medieval revival style penthouse designed by J.M. Felson and constructed in 1928-1929. Application is for Southeast terrace penthouse extension.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 21, 2021, the board unanimously approved the following resolution by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 975 Park Avenue is a medieval revival style apartment building designed by J. M. Felton and constructed in 1928-1929;

WHEREAS the existing penthouse — an apartment with a wraparound terrace — is not visible from the public way because of the building's high parapets;

WHEREAS the applicant proposes to extend out the penthouse at the south elevation onto the terrace by approximately 150 sq. ft.; the extension measures 11'2" in length at the south and be 14'8" in width;

WHEREAS the height of the extension will match the existing 12'2" height of the penthouse and aligns with the parapet so that the extension presents as homogenous with the existing penthouse;

WHEREAS the design of the extension will be in keeping with the aesthetic of the rest of the penthouse with mutton glass French doors and windows and red brick masonry; the doors and window frames will present as wood on the inside with a dark bronze finish in the outside;

WHEREAS the extension will be minimally visible since it will be set back by the depth of the terrace — from 82nd Street facing north, approximately 2 1/2' of the extension will be visible

and from the corner of Lexington Avenue and 83rd Street, approximately 3' of the extension will be visible;

WHEREAS the applicant's approach is sensitive in design, matches the existing masonry both in color and in use of materials, and meets the aesthetic of the historic district;

WHEREAS the applicant is to be commended for bringing a model of the application;

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

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District