

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

November 18, 2021

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

RE: 1060 Park Avenue (Park Avenue Historic District) – Jennifer Gerakaris presenting for Peter Pennoyer – A Colonial Revival style apartment building designed by J.E.R. Carpenter and constructed in 1922-1924. Application is to enlarge a penthouse.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2021, the board approved the following resolution by a vote of 47 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1060 Park Avenue is a colonial revival style apartment building designed by J.E.R. Carpenter and constructed 1922-1924;
WHEREAS the stair egress from the interior portion of the penthouse is not legally compliant; the application is to correct the noncompliance;
WHEREAS the proposed enlargement is minimally visible from the public way at the corner of 87th Street and Madison Avenue;
WHEREAS to access the existing egress door to the terrace requires passage through the living quarters of the apartment; the applicant proposes to correct this by increasing the footprint of the existing extension to the penthouse by 65' to create a new vestibule;
WHEREAS the purpose of the vestibule (the proposed enlargement) is to separate the stairwell from the apartment;
WHEREAS the new vestibule will provide a pathway from the staircase to the terrace by means of a small hallway with a new door to the terrace thus correcting the existing egress from the stair case;
WHEREAS the overall height of the enlargement will increase from 9'5" to 10'3 1/2"; lifting the existing part of the previously angled roof so that the entire roof of the penthouse presents as flat;
WHEREAS the width of the enlargement will be 5'11";
WHEREAS the applicant proposes to change the cladding for the entire penthouse, including the enlargement from the existing light gray stucco to a red brick colored stucco;
WHEREAS the proposed penthouse enlargement is a logical response to the existing fire code safety violation issue at a small cost of very minimal visibility;
WHEREAS the penthouse enlargement is appropriate within the historic district.

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