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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee Meeting  
Monday, November 15, 2021 –6:30PM  
This meeting was conducted via Zoom**

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, November 17, 2021**. They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

**AGENDA:**

**CB8 Members Present:** Elizabeth Ashby, Michele Birnbaum, Lori Bores, David Helpert, Jane Parshall. Public members, Christina Davis and Kimberly Selway were also present.

**Resolutions for Consideration:**

**Items 1: Approval**

1. **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.

**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.

**VOTE:** 6 in favor (Ashby, Chu, Cohn, Helpert, May, Parshall); 1 against (Birnbaum)

[Board Member Lori Bores present at the end of the presentation.]

**ONE PUBLIC MEMBER IN FAVOR:** Kimberly Selway