

Russell Squire  
Chair

Will Brightbill  
District Manager



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

505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

October 20, 2022

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 1045 Park Avenue (Park Avenue Historic District) - Arthur Chabon Architects** - A Colonial Revival building designed by Schwartz and Gross constructed in 1922-1923. Application is for exterior renovations and modifications to penthouse apartment.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 19, 2022, the board approved the following resolution by a vote of 37 in favor, 0 opposed, 3 abstentions, and 0 not voting for cause.

**WHEREAS** 1045 Park Avenue has a two-story penthouse that was built incrementally;

**WHEREAS** a one-story penthouse was built initially; a partial second story added over half of the penthouse; and a partial second story added over the other half of the penthouse;

**WHEREAS** the original single-story penthouse was converted into two, two-story penthouses incorporating the two additions;

**WHEREAS** the two penthouses were converted into one penthouse;

**WHEREAS** the current penthouse is an agglomeration of styles and elements;

**WHEREAS** the renovation of the penthouse provides an opportunity to improve the appearance and the organization of the elements of the penthouse;

**WHEREAS** the rearrangement of the interiors is being done in concert with the exterior of the penthouse;

**WHEREAS** interior stairs will be demolished;

**WHEREAS** all windows and exterior doors will be removed;

**WHEREAS** the chimney for the second-floor fireplace will be demolished;

**WHEREAS** the great room on the second floor will be extended to the north;

**WHEREAS** a new stair in a metal and glass enclosure will be added to the north of the great room on the western side of the penthouse but within the footprint of the first floor of the penthouse;

**WHEREAS** a large, exterior spiral staircase will be added from the first-floor terrace to the second-floor terrace at the northern end of the penthouse and a small, exterior spiral staircase will be added from the second-floor terrace to the second-floor roof;

**WHEREAS** the railings of the spiral staircases, the railings on the terrace of the second floor, and the railings on the roof will be black, epoxy coated steel;

**WHEREAS** minor changes will be made to locations and/or sizes of windows and doors and all windows and doors will be replaced;

**WHEREAS** new windows will be aluminum clad wood windows;

**WHEREAS** new windows will be multi-pane top and bottom with clear glazing in the middle;

**WHEREAS** new windows will be similar to many windows in the building;

**WHEREAS** new doors will be aluminum clad wood doors with glazing similar to the windows;

**WHEREAS** windows will be aligned at the tops throughout the penthouse, creating a datum, and the arched windows on the second floor that will be removed will be replaced with windows that align with the new datum;

**WHEREAS** new doors and windows will be recessed to improve weathertightness and reflect the traditional set-in window relationships to walls;

**WHEREAS** metal on new doors and windows will have a Kynar coating to match the charcoal gray of the windows in the building;

**WHEREAS** the wood fireplace in the great room will be relocated and changed to gas;

**WHEREAS** the fireplace and the flue will be centered on the great room inside and outside;

**WHEREAS** the walls of the penthouse were originally stucco;

**WHEREAS** existing stucco will be repaired, and new stucco will be added, all in a smooth finish;

**WHEREAS** a new wood pergola, painted black, will be added to the northwest corner of the second floor of the penthouse;

**WHEREAS** the roof of the second floor will become a garden;

**WHEREAS** the water tower will remain in place;

**WHEREAS** the mass of the penthouse will be increased by slight changes in plan such as the enlargement of the great room;

**WHEREAS** the current penthouse is most visible from the northeast and southeast, the increased volume will add minimally to the visible mass of the penthouse from these views;

**WHEREAS** the visual disorder that was due to the incremental additions to the penthouse will be replaced with a visually ordered composition;

**WHEREAS** this major renovation of the existing penthouse will provide a coherent architectural statement;

**WHEREAS** the renovated penthouse will be contextual and 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 Eric Adams, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Mark Levine, 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 Julie Menin, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District