

Russell Squire
Chair

Will Brightbill
District Manager



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

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

September 26, 2023

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

RE: 895 Park Avenue (Upper East Side Historic District) - *John B. Murray, Architect* - A
Classicizing Art- Deco style building designed by Sloan & Robertson and constructed in 1929.
Application is for the replacement of existing penthouse windows with new wood windows conforming
in design, configuration, and finish to the 1997 window master plan and new pergola at 20th-floor
penthouse terrace facing Park Avenue.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 20, 2023, the board
unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0
not voting for cause.

WHEREAS 895 Park Avenue sits on the southeast corner of 79th Street and Park Avenue, and;

WHEREAS the building instituted a window master plan in 1997 that permitted the replacement
of existing steel double-hung windows with aluminum windows of very similar profile, and;

WHEREAS applicant seeks to replace original steel windows - while also adding one window
on the 20th floor - with custom wood windows that closely conform to the original profiles and
dimensions, and;

WHEREAS said windows are located in the penthouse apartment that occupies the 19th and 20th
floors of 895 Park Avenue, and;

WHEREAS applicant proposes to add a painted metal pergola to a terrace at the 20th floor
facing Park Avenue, and;

WHEREAS said pergola closely imitates traditional wood pergola structures in its details
proposing an ironic materials reversal – steel windows replaced by wood windows that imitate
steel and “wood” pergola details executed in powder coated metal, and;

WHEREAS the proposed pergola will be self-supporting and anchored to the terrace floor while
not touching the existing masonry wall, and;

WHEREAS ample precedent exists for pergolas on buildings both of this period and in the
Historic District generally, and;

WHEREAS the proposed window replacement alters only the material called for in the window master plan of 1997, and;

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

Please advise us of any action taken on this matter.

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 Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District