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

November 20, 2023

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

RE: 1149 Park Avenue (Expanded Carnegie Hill Historic District) – *RAMSA (Robert A.M. Stern Architects)* – A Modern Classical-style rowhouse that was built in 1885 and redesigned in 1917 by Emery Roth. Application is to expand an existing penthouse and reconfigure existing rear yard extensions.

Dear Chair Carroll,

WHEREAS 1149 Park Avenue was built as the northernmost house of four four-story rowhouses in 1885;

WHEREAS the rowhouse was redesigned in 1917 by Emery Roth in a modern classical style;

WHEREAS the rowhouse is built on a site that is 16'-5" wide by 70'-4" deep;

WHEREAS the context for the rowhouse is the three rowhouses to the south built at the same time and a townhouse on the southeast corner at East 91st Street, also built at the same time;

WHEREAS the rowhouse is bordered on the north by 1155 Park Avenue, a 15-story apartment house;

WHEREAS the renovation of the townhouse is extensive and complex, this resolution is divided into two parts.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A — the Front Façade and Rear Façade, Part B — the New Penthouse.

Part A – Front Façade and Rear Façade

At the Full Board meeting of Community Board 8 Manhattan held on November 15, 2023, the board unanimously approved **Part A** of the following resolution by a vote of 43 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

WHEREAS the front façade will be restored;

WHEREAS the existing limestone will be cleaned;

WHEREAS all windows and doors will be replaced;

WHEREAS the existing main wood and glass door with side lights will be replaced with a wood door with sidelights in a historic design;

WHEREAS the wood and glass service door will be replaced with a wood door in a historic design;

WHEREAS new lantern light fixtures will be installed either side of the main entrance door;

WHEREAS new double glazed wood windows to match historic muntin pattern will be installed;

WHEREAS the portions of the rear façade will be demolished and built with new massing;

WHEREAS the first two floors are built full, to the rear property line;

WHEREAS the second floor will be set back four feet;

WHEREAS the “L” shaped third and fourth floors, which is set back 9’-4 and extends 28’-5” from the rear property line, will be demolished;

WHEREAS the third and fourth floors will be rebuilt full width and set back 20’-0” from the rear property line;

WHEREAS the façade material for the four floors will be red brick;

WHEREAS new, divided lite, fire-rated wood windows and doors will be installed in the façade of the first and second floors;

WHEREAS operable skylights will be installed for legal light and air for the first and second floors;

WHEREAS new, divided lite wood windows and doors will be installed in the façade of the third and fourth floors;

WHEREAS new brick piers and a wood handrail will be installed at the third-floor roof level;

WHEREAS a new wood handrail and wood posts will be installed at the roof level;

WHEREAS the façade material on the exposed portion of the north side of the rear façade will be brick to match the brick on the rear façade;

WHEREAS the restoration of the front façade and the reconstruction of the rear façade are appropriate and contextual within the historic district;

THEREFORE, BE IT RESOLVED THAT Part A of this application is **approved** as presented.

PART B – New Penthouse

At the Full Board meeting of Community Board 8 Manhattan held on November 15, 2023, the board approved **Part B** of the following resolution by a vote of 39 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the existing penthouse is set back 28’-0” from the front façade and 28’-5” from the rear façade except for a narrow extension on the northern side of the penthouse that is set back 19’-0” from the front façade;

WHEREAS the new penthouse will be set back 15’-0” from the front façade and 24’-0” from the rear façade;

WHEREAS the front of the new penthouse will be clad in limestone to match the original front façade material;

WHEREAS the rear of the new penthouse will be clad in metal with a Kynar finish in a zinc color;

WHEREAS the mechanical equipment and elevator overrun will be screened in front, rear, and south side with a metal parapet that will be gray in color to minimize its visibility;

WHEREAS the metal parapet will be set back further from the front façade than the front of the penthouse;

WHEREAS the chimney extension will be through the south side of the penthouse at the southwest corner and in front of the metal parapet;

WHEREAS the top of the existing penthouse roof and the top of the proposed penthouse roof is 52'-1 ½" above the average grade and the elevator overrun is 56'-1 ½" above the average grade;

WHEREAS the mechanical equipment in the rear of the penthouse roof is about 62'-0" above the average grade;

WHEREAS the mock-up of the proposed penthouse is partially visible from along Park Avenue;

WHEREAS the façade materials for the proposed penthouse in both the front and rear use traditional materials that either match existing materials or are subdued in color;

WHEREAS the proposed new penthouse is appropriate and contextual within the historic district;

THEREFORE, BE IT RESOLVED THAT Part B of this application is **approved** as presented.

Please advise us of any action taken on these matters.

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