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

December 15, 2023

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

**RE: 935 Park Avenue (Park Avenue Historic District)** – *Walter Sedovic Architects* – A Neo-Italian Renaissance Revival-style building designed by Sugarman, Hess & Berger and constructed in 1923-24. Application is for a new pergola and railing at the upper penthouse roof, new stairs from the lower penthouse roof to upper penthouse roof, and the removal of the existing pergola on the lower penthouse roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 13, 2023, the board approved the following resolution by a vote of 36 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 935 Park Avenue is a neo-Italian Renaissance revival -style 16 story apartment building designed by Sugarman, Hess and Berger and constructed I. 1923-24.

**WHEREAS** the lower terrace off the penthouse is now planted and maintained;

**WHEREAS** the applicant proposes a new planted pergola and terrace at the roof of the existing penthouse to create a second outdoor space;

**WHEREAS** the proposed new roof/terrace garden is approximately 12' wide x 16' deep and is oriented to take advantage of the sunset;

**WHEREAS** the pergola will be 10' high to the underside of the rafters so that there is the same sense of space and comfort when one is within the pergola — given the proportions of the pergola — as there is within the penthouse;

**WHEREAS** the height of the proposed pergola is 10'6" to the top of the rafters;

**WHEREAS** the existing pergola at the lower terrace will be demolished;

**WHEREAS** at the north facade, the applicant proposes a stair from the lower terrace to the to-be-created upper terrace for maintenance of the new terrace and pergola and for maintenance of existing rooftop mechanicals;

**WHEREAS** the applicant also proposes to install a railing around the perimeter of the roof (now the terrace); the railing will be 42" high;

**WHEREAS** the railing will be made of steel; the support columns for the pergola will be made of steel;

**WHEREAS** the treads for the new stair will be made of wood, the pergola will be made of wood, the top part of the railing will be made of wood;

**WHEREAS** new prefabricated concrete pavers will be installed on the entire area of the proposed rooftop terrace;

**WHEREAS** parts of the new terrace will be planted at grade; sedum mats with plant material indigenous to New York State will be used in the proposed planted areas;

**WHEREAS** the pre-existing and to-be-demolished pergola at the penthouse level is visible from the public way;

**WHEREAS** a small corner -- at 4 1/2' to 5' -- of the proposed new pergola at the upper terrace (formerly the roof of the penthouse) is minimally visible from the south side of 80th Street;

**WHEREAS** the applicant's proposal is attractive and well proportioned; the proposed pergola is minimally visible;

**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