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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