

Valerie S. Mason
Chair

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

January 29, 2024

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

RE: 575 Park Avenue (Upper East Side Historic District) – *Murdock Solon Architects*– A Neo-Renaissance style building designed by George F. Pelham and constructed in 1926-1927. Application is to add two awnings on the terrace of the apartment PH1607.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on January 24, 2024, the Board approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS 575 Park Avenue has a rear wing that extends toward East 62nd Street;

WHEREAS Penthouse 1607 has a terrace on the rear wing facing south;

WHEREAS the terrace is 49'-11" wide by 10'-10" deep;

WHEREAS there are three 8'-9" wide openings spaced approximately at the third points of the wall facing the terrace;

WHEREAS the central opening has a window and the openings either side have sliding glass doors;

WHEREAS there is a retractable awning over the central window that is not visible from the street;

WHEREAS retractable awnings to match the existing awning are to be installed above the sliding glass doors;

WHEREAS the tops of the openings align, and the three awnings will align;

WHEREAS the awnings, when in the open position, extend about six feet from the face of the wall;

WHEREAS the eastern awning, when in the open position, will be visible from Lexington Avenue;

WHEREAS retractable awnings can be closed in windy or inclement weather;

WHEREAS the awnings add a functional and attractive element to the terrace;

WHEREAS the awnings are not visible in relation to the Park Avenue and East 63rd Street facades;

WHEREAS the awnings are appropriate and contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

David Helpern and Jane Parshall

Valerie S. Mason
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District