

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

July 22, 2024

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

RE: 829 Park Avenue (Upper East Side Historic District) – *Daniel Allen – Allen + Killcoyne Architects* – A Neoclassical building designed by Pickering & Walker and constructed in 1910-1911. Application is for the removal and replacement of the north-facing areaway fence and service gate on East 76th Street to match the existing adjacent service gate & tree guard decorations on Park Avenue.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2024, the Board unanimously approved the following resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 829 Park Avenue is an apartment house at the southwest corner of Park Avenue and 76th Street and contributes to the character of the Upper East Side Historic District; and

WHEREAS the applicant wishes to alter the areaway railings and service gate and introduce a new delivery gate at grade along 76th Street; and

WHEREAS the existing service gate permits access only to the basement level and the areaway; and

WHEREAS the applicant wishes to create an entrance to the service areas of the ground floor for deliveries and rubbish removal; and

WHEREAS the proposed delivery gate requires an alteration to the existing granite curb that does not substantially diminish the appropriateness of the design; and

WHEREAS the existing railings step down toward the west from Park Avenue while maintaining a constant railing height of over seven feet; and

WHEREAS the proposed alteration maintains a constant height, which is to say that the overall height of the railing from Park Avenue west will increase from four feet to nearly seven feet; and

WHEREAS the proposed railing, in painted metal, will reflect the existing details of other railings on the building, as well as the tree guards along 76th Street; and

WHEREAS the proposed solution is harmonious with the balance of the building and Historic District; and

WHEREAS the short portion of fence along Park Avenue, by virtue of its much-reduced height, creates a less forbidding appearance; and

WHEREAS the project has been well thought-out and thoroughly documented; and

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

Anthony Cohn and David Helpern

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
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