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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*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

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, 8<sup>th</sup> Council District