

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

October 25, 2024

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

RE: 1185 Park Avenue (Expanded Carnegie Hill Historic District) – *Joshua Brandfonbrener* – A neo-Gothic style building designed by Schwartz and Gross and constructed in 1928-1929. Application is to remove an existing half window and an existing AC louver in the maid’s room and replace it with a full louver in the entire window opening.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 23, 2024, the Board approved the following resolution by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1185 Park Avenue is a block-wide building between 93rd and 94th Streets; and

WHEREAS the building has a courtyard that is part of the designation within the historic district; and

WHEREAS the 14L apartment extends from 94th Street to the interior courtyard; and

WHEREAS the air conditioning for the apartment is made up of through-wall units on the courtyard side and a condenser unit set in the maid’s room behind louvers in the upper half of the window on 94th Street; and

WHEREAS the three through-wall units on the courtyard side no longer work and cannot be replaced in kind, these units will be removed and the masonry restored; and

WHEREAS the existing condenser unit in the maid’s room will be stacked with a new condensing unit to replace the through-wall units; and

WHEREAS the two condensing units require twice as much fresh air; and

WHEREAS the existing louvers in the upper half of the 94th Street window will be replaced with louvers requiring the full window opening; and

WHEREAS Skyline is a building standard for window replacements; and

WHEREAS the new louvers will be set in a Skyline frame with a six over six muntin grid to match the six over six typical windows; and

WHEREAS the louvers and the muntin grid will be black to match the color of the windows; and

WHEREAS the masonry façade in the courtyard will be repaired; and

WHEREAS the infill of louvers in the maid's room window will be minimally visible; and

WHEREAS the minimal addition of louvers to create a full window instead of a half window of louvers is the least invasive of possible options that were considered;

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