

Valerie S. Mason
Chair

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

December 19, 2025

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

RE: 1185 Park Avenue, Apt. #1AL (Expanded Carnegie Hill Historic District) (Between East 93rd and East 94th Street) – JP Fishman Architect PLLC – A Neo-Gothic style building designed by Schwartz & Gross and constructed in 1928-29. Application is for installation of a louver in place of the existing window and modification of existing door opening to a window.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 17, 2025, the Board approved the following resolution by a vote of 29 in favor, 8 opposed, 3 abstentions, and 0 not voting for cause.

WHEREAS 1185 Park Avenue is a neo-Gothic style building designed by Schwartz & Gross and constructed in 1928-1929; and

WHEREAS 1185 Park Avenue is the only remaining grand courtyard apartment building on Park Avenue; the building's striking triple arch entrance with a rare porte cochere leads into a beautifully landscaped central courtyard; and

WHEREAS there is a window Master Plan for 1185 Park Avenue; replacement windows are aluminum, not wood; and

WHEREAS there are three components to this application: 2 louvered windows on East 94th Street plus a third opening on the interior courtyard; and

WHEREAS a louvered window presents as a full-width and full-height window that hides mechanical equipment; the actual louver is behind what appears to be a window but there is no glazing and in appearance is dark; there is a simulation of a window since the louvers are behind a perimeter frame; and

WHEREAS on East 94th Street, the applicant proposes to remove an existing door and replace it with a louver; the space behind the door was formerly a doctor's office and will now be a bathroom; and

WHEREAS the new louver would present as a window with an 8-over-8 grid of a window applied to the louver; and

WHEREAS the intent is for the proposed louver to externally match in design the Window Master Plan for 1185 Park Avenue; and

WHEREAS to the east of the existing door, the 5th window to the east of the door at the ground floor — would also be converted to a louver; and

WHEREAS at the courtyard, the applicant proposes a pair of windows or punched openings to be cut into a brick wall — part of the interior courtyard facade; and

WHEREAS the new louvers would vent interior mechanical equipment; the openings would match in width and height Master Plan approved windows; and

WHEREAS replacing the door on 94th Street with a louver disrupts the continuity of the façade and the streetscape; and

WHEREAS the door and its stoop are part of the defining elements of this kind of building; the applicant could have a mock door and thus retain one of the visible attributes of 1185 Park Avenue; and

WHEREAS louvers should not be on the ground floors of any building; and

WHEREAS the lack of width on the courtyard wall where the punched opening for a pair of louvers to be added negates this solution for the venting of mechanical equipment; the width of the wall is too small for the openings; the openings will present as a pair of holes in the courtyard; and

WHEREAS even though there are existing louvers on the upper floors at 1185 Park Avenue, in elevation, they present as blanks; and

WHEREAS the window Master Plan allows aluminum windows; replacement windows in this magnificent Schwartz and Gross building must replicate the original historic wood windows; Community Board 8's Landmarks Committee is disappointed that they do not;

THEREFORE BE IT RESOLVED that this application is **DISAPPROVED as presented.**

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, 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