

Testimony of State Senator Liz Krueger
Before the New York City Council on the
Proposed Park Avenue Historic District
July 21st, 2014

My name is Liz Krueger and I am the State Senator representing the 28th State Senate District, which includes the Upper East Side and the stretch of Park Avenue currently under consideration for inclusion as an officially recognized Historic District. I regret that I am unable to appear today in person.

I strongly support the proposed Park Avenue Historic District which would include Park Avenue from 79th to 96th Streets in Manhattan. This stretch of Park Avenue is historically and architecturally in harmony with Park Avenue south of 79th Street, which already has landmarks protection. As the State Senator for this area, I know of the historic importance of Park Avenue, and urge the City Council to act to protect this vital part of our city's architectural and cultural heritage.

There are a number of architecturally significant structures on Park Avenue between 79th and 96th Street, and there is also continuity in architectural style that is currently in great danger. This stretch of Park Avenue includes 68 buildings, many of which are pre-1930 residences designed by important architects of the period, including J.E.R. Carpenter, Emery Roth, George & Edward Blum, Rosario Candela, George F. Pelham, Schwartz & Gross, and Robert T. Lyons. They are consistent in scale and design, typically rising 11 to 17 stories straight from the base. The area proposed for inclusion in the historic district is also home to a number of important smaller buildings, including early 20th century mansions (1015 Park Avenue, 1914 by Ernest Flagg and 1025 Park Avenue, 1911-12 by John Russell Pope, both of which happen to be designated New York City landmarks), and a 19th century tenement building at 957 Park Avenue (c. 1895). This corridor is also home to several important institutional and religious structures including the Church of St. Ignatius Loyola complex (another designated New York City landmark).

Clearly, this stretch of Park Avenue is rich with New York City's culture and history. The threats to this section of Park Avenue are not merely theoretical, and there is no doubt that there will be many losses of important buildings if the Park Avenue Historic District is not established.

The establishment of this historic district is essential to preserving the coherence of the Park Avenue Corridor. There is no reason for the exclusion of buildings above 79th Street from protection, and I urge the Council to act to award the area the protections afforded similar historic districts in the area.

Thank you for your attention to this important matter.

CAROLYN B. MALONEY
12TH DISTRICT, NEW YORK

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CONGRESSWOMAN CAROLYN B. MALONEY
TESTIMONY TO THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON
LANDMARKS, PUBLIC SITING, AND MARITIME USES
PARK AVENUE HISTORIC DISTRICT
MONDAY, JULY 21, 2014
11:00 AM

I am pleased to have the opportunity to submit my testimony today in strong support for the proposed Park Avenue Historic District which will cover the area along Park Avenue from 79th Street to 91st Street. As you know, this has already received enthusiastic support from Community Board 8, the Landmarks Preservation Commission and the City Planning Commission. The proposed Historic District is one of the most beautiful and architecturally significant areas in the City. Park Avenue serves as a boulevard whose iconic apartment buildings herald the transformation of city living from two or three story brownstones and tenements to grand apartments whose large rooms and amenities changed the way New Yorkers live. It is vitally important to maintain the character of this truly significant urban landscape.

As you know, the architectural style of the buildings along Park Avenue north of 79th Street is very similar to those along Park Avenue that are included in the existing Upper East Side Historic District below 79th Street, which was added to the National Register of Historic Places in 2010. This district focuses on the distinctive multi-family apartment buildings on the Avenue – those iconic buildings that define luxury. From 62nd to 91st Streets, the buildings are aesthetically consistent – they strongly overlap in height, form, design and materials. Many of the buildings are patterned after Italian Renaissance buildings. From the cascade of terraces at 1100 Park Avenue to the arched doorway and heavy roofline of 903 Park Avenue, classical architecture is incorporated into many of the building designs. Similarly, architects borrowed liberally from Meso-American art deco, art nouveau and gothic designs to give each building a unique feel while still creating a sense of a harmonious whole because of the similarities in massing, materials and height. As is true for the Upper East Side Historic District, many of the buildings in the proposed district being considered were built in the 1910s and 1920s by renowned architects such as Rosario Candela, Emery Roth, Delano & Aldrich, and J.E.R. Carpenter. Over the last century, these remarkable buildings have largely retained their structural integrity and distinctive style.

Landmark protection would protect the extraordinary Park Avenue historical landscape and continuity of character. Thank you.

Eron Roland
1020 Park Avenue
New York, NY 10028

July 19, 2014

Peter A. Koo, Chair, Subcommittee on Landmarks, Public Siting and Maritime Uses
Land Use Committee
New York City Council
250 Broadway
New York, NY 10007

Dear Chair Koo:

Re: Park Avenue Historic District from 79th-94th Streets, Manhattan

I am writing to ask you to please preserve the distinct *sense of place* of this important and unique stretch of Park Avenue – and the continuation of the already recognized Park Avenue Historic District between 62nd and 79th Streets.

Noise, dirt, and train vibrations were once the center of this street, but when steam engines were banned in the very early 1900's, a garden was overlaid on the Grand Central tracks and Park Avenue as we know it was born.

Slowly the avenue was thoughtfully lined with residential buildings of similar height and topped with cornices, punctuated by a few lower-rise buildings, creating an elegant architectural progression. All facades faced, and were anchored by, the newly created verdant and seasonally changing median of trees and plantings. This avenue, Park Avenue, has become world-renowned.

However, yet unprotected by the city, too many of these historic and beautiful buildings, part of an ensemble, a sense of place, were lost to further, less thoughtful development.

Within the area currently being considered for protection, five historic buildings have disappeared even since the RFE was filed in 2010. Designating the district now would prevent further loss of its history and architecture.

We urge you and your committee to secure and protect the remaining part of this stately oasis and ask that Park Avenue from 79th to 94th Streets be declared an historic district.

Thank you.



Eron Roland

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Testimony at the Land Use Subcommittee of the City Council June 21, 2014

Good Morning Chair Koo and Council Members, Maria Del Carmen Arroyo, Inez D. Barron, Ben Kallos, Stephen T. Levin, Rosie Mendez, and Annabel Palma.

Thank you for hearing my testimony today.

My name is Michele Birnbaum, and I'm President of Historic Park Avenue, an organization formed for the purpose of including Park Avenue from 79th to 96th Streets in an Historic District.

Historic Park Avenue filed an RFE with the Landmarks Preservation Commission for Park Avenue from 79th to 86th Streets in 2010. At the same time, *Carnegie Hill Neighbors* filed an RFE for those streets on Park Avenue from 86th to 96th Street that are not already included in the Carnegie Hill Historic District.

We were successful in having Park Avenue listed on the State and National Registers of Historic Places thus affirming that Park Avenue is an iconic street with outstanding primarily pre-war residential and institutional buildings that were designed by the most respected architects of the day

Historic Park Avenue's on-going mission will be to protect and preserve the mall and the properties along this Avenue and is proud for Park Avenue to have been chosen this year as one of *Historic Districts Council's - Six To Celebrate*.

The argument for the historic importance of the Avenue and the buildings has been made by Mary Dierickx, our Preservation Consultant and by prominent architects and historians whose letters are in the Landmarks Preservation Commission's record.

Also in that record, are letters and petitions showing overwhelming support from friends, Park Avenue residents, preservation groups, elected officials, block associations and our Community Board, which has also been the recipient of hundreds of letters of support and has passed two resolutions to that effect. Over a thousand people have signed petitions.

We also have the support of those in the existing Historic District on Park Avenue from 62nd Street to the south side of 79th Street. These streets north of 79th Street have their shared history of the railroad and the world-renowned architects who designed beautiful buildings reflective of their time with interiors that fulfilled the requirements of their occupants.

Often an advertisement for the sale of a building or an apartment will state "IN AN HISTORIC DISTRICT" as a selling point. Experience says that mention of this adds a special element to a property which suggests respect, prestige and protection.

We are all temporary stewards of historic properties, and changes to these should be subject to oversight so that we have the benefit of the input of those who are knowledgeable and have historic perspective

As advised by the Landmarks Preservation Commission and the City Planning Commission, we must preserve and protect this iconic street.

Please uphold their positions and grant Historic District status to Park Avenue between 79th Street and 91st Street.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Michele Birnbaum". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michele Birnbaum, President
Historic Park Avenue

MARY B DIERICKX

Historic Preservation Consulting

Park Ave Historic District
7/21/2014

Good afternoon Council Members. My name is Mary Dierickx. I am a historic preservation consultant representing Historic Park Avenue. I have been working with Historic Park Avenue and Carnegie Hill Neighbors on the Park Avenue Historic district for several years. Park Avenue was recognized as an historic district by the National Register of Historic Places in 2010.

The Park Avenue Historic District is significant for its architecture, history, and sense of place. Park Avenue (then 4th Avenue) was laid out with unusual width, to accommodate at grade railroad tracks in the center. A tunnel was built in 1877 from 59th to 97th Street and a planted median was created. It was expanded when the trains were electrified in 1902, creating the elegant boulevard we know today and which is instantly recognizable around the world. The historical development of Park Avenue contributes to our understanding of the nineteenth and early twentieth century urban accommodation of public transportation.

This residential boulevard is a repository of some of the finest early 20th century apartment and institutional buildings in New York City. This stretch of Park Avenue is lined with remarkably intact brick, limestone, and terra cotta apartment buildings, dating from the 1910s to 1920s. They represent excellent examples of the work of such major architects as J.E.R. Carpenter, Emery Roth, George & Edward Blum, Rosario Candela, George F. Pelham, Robert T. Lyons, Schwartz & Gross, and Delano & Aldrich. The exceptionally significant institutional buildings and townhouses, some of which are designated NYC landmarks, were and are integral to the district.

The Park Avenue Historic District shares the same history, architecture, quality of architecture, and sense of place as Park Avenue south of 79th Street, which is within the Upper East Side Historic District and the parts of Park Avenue north of 91st Street that are within the Carnegie Hill Historic District. This important and significant boulevard exhibits the special character, historical, and aesthetic value essential for a NYC landmark and I urge you to support this historic district.

Thank you

**Jennifer C. Powers
1020 Park Avenue
New York, New York 10028**

July 21, 2014

Landmarks Committee of the City Council,
250 Broadway
16th Floor
New York, New York 10007

Dear City Council Members,

As a longtime resident of New York City and the Upper East Side, I encourage and urge the City, and the Council, to support the designation of Historic District Status from 79th and Park to 96th and Park, as proposed by the Landmarks Preservation Commission and the City Planning Commission.

Today's decision is critical to the history and iconography of our neighborhood. Park Avenue reflects and represents the finest in buildings, architecture and architects of the twentieth century, depicting an elegant and unified boulevard, on par with other historic streets such as Avenue Foch in Paris, Eaton Square in London and our very own Fifth Avenue in New York. The harmonious blending the City's historic, aesthetic and cultural heritage is a vital part of New York City on a daily basis, we must ensure and protect that vitality for future generations.

I wholeheartedly support the proposal recommended by Landmarks to declare Park Avenue from 79th street to 96th street, a Historic District. Already, Park Avenue below 79th street has received Historic District status, the area above 79th street has earned its place of designation, meeting the same criteria and standards of historical and architectural relevance, it mirrors the vision of Park Avenue as a whole. Having lived in this neighborhood for over twenty years, I support the recommendation for "Historic District" status. We would be remiss to leave out such an integral stretch of Park Avenue, we must preserve and protect our neighborhood, our city, our past and future.

You can only do "once", once....I implore the Council members and the Committee to approve the designation of "Historic District Status" to Park Avenue from 79th street to 96th street, let's make today count, I look forward to a positive outcome and Historic District Status for Park Avenue from 79th street to 96th Street.

With great appreciation and respect for your service to New York, thank you in advance for your time and consideration.

Very Sincerely,



Jennifer C. Powers

**Community Board 8 Testimony
at the City Council Landmarks Committee Hearing
on
Monday, July 21st at 11 A.M.**

Good afternoon Chair Koo and Councilmembers.
Thank you for hearing my testimony today.

My name is Latha Thompson, and I am the District Manager for Community Board 8 in Manhattan, in whose boundaries lie the proposed Historic District for Park Avenue from 79th to 91st Street.

The existing Historic District which includes Park Avenue from 62nd Street to the south side of 79th Street is also within our District, as is the Carnegie Hill Historic District.

Community Board 8 strongly supports the creation of this new Historic District and our Community Board has passed two resolutions to that effect, one in 2006 and the other in 2008.

We have submitted this testimony and our resolutions to the Landmarks Preservation Commission but I want to affirm the position of Community Board 8 today and affirm our strong support for the inclusion into the Historic District Park Avenue from 79th to 91st Streets.

Please vote to support the recommendation of the Landmarks Preservation Commission and the City Planning Commission to include the streets on Park Avenue from 79th to 91st in an Historic District.

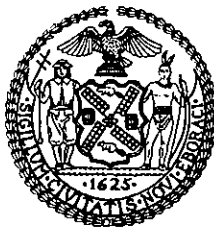
I have attached copies of our resolutions.

Thank you again.

Latha Thompson

David G. Liston
Chair

Elizabeth McKee
District Manager



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The City of New York Manhattan Community Board 8

October 19, 2006

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: **The proposed expansion of the Upper East Side Historic District, along Park Avenue from East 79th Street to East 86th Street**

Dear Chair Tierney:

At its Full Board meeting on Wednesday, October 18, 2006, Community Board 8M adopted the following resolution regarding the above referenced matter. *This resolution was passed by a vote of 24 in favor, 8 opposed and 1 abstention.*

WHEREAS the proposed expansion area has buildings from such illustrious architects as Rosario Candela, Emery Roth, and J.E.R. Carpenter; and

WHEREAS the proposed expansion is substantially similar in character and look to the existing protected areas of Park Avenue; and

WHEREAS several affected buildings spoke out in opposition to this project; and

WHEREAS the Board Office had received some letters of support for the project

THEREFORE BE IT RESOLVED Community Board 8M recommends that the Upper East Side Historic District be expanded along Park Avenue from East 79th Street to East 86th Street

Sincerely,

David G. Liston
Chair

William Friedland and Susan Lek
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg
Hon. Christine Quinn
Hon. Scott Stringer
Hon. Carolyn Maloney
Hon. Jonathan Bing
Hon. Daniel Garodnick

Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

June 17, 2010

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: Proposal to extend the Carnegie Hill Historic District to include Park Avenue from 86th Street through 91st Street and from 94th Street (including 1192 Park Avenue south of 94th Street on the west side of Park Avenue) through 96th Street.

Dear Chair Tierney:

At the Full Board meeting on Wednesday, June 16, 2010, the board adopted the following resolution regarding a **Proposal to extend the Carnegie Hill Historic District to include Park Avenue from 86th Street through 91st Street and from 94th Street (including 1192 Park Avenue south of 94th Street on the west side of Park Avenue) through 96th Street.**

WHEREAS Park Avenue is a treasured historic avenue known nationally and internationally, and
WHEREAS Park Avenue is a Historic District from East 62nd Street to the south side of East 79th Street, and
WHEREAS Community Board #8 has a 2006 resolution in support of including Park Avenue from the north side of East 79th Street to the south side of East 86th Street in an Historic District, and
WHEREAS there is already an existing Carnegie Hill Historic District on Park Avenue from 91st Street to 93rd Street, and
WHEREAS renowned architects such as Rosario Candella and Emory Roth and others have designed buildings in all three areas and the architecture of the buildings are of high quality and reputation, and
WHEREAS Park Avenue from the north side of 86th Street through 96th Street has buildings by the same architects, and they are as beautiful as those on the southern sections of Park Avenue, and
WHEREAS the New York State Historic Preservation Office has determined Park Avenue from 79th Street to 96th Street eligible for inclusion on the National Register of Historic Places,
THEREFORE BE IT RESOLVED that Community Board #8 supports that Park Avenue from East 86th Street through East 96th Streets be included in an historic district so as to protect its beauty and historic importance.

This resolution was approved by a vote of 38 in favor, 1 opposed 3 abstentions

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member

Hon. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Lo Van Der Valk, Carnegie Hill Historic District

Drake Tempest
1020 Park Avenue
New York, NY 10028

July 16, 2014

Peter A. Koo,
Chair, Subcommittee on Landmarks, Public Siting and Maritime Uses
New York City Council
250 Broadway
New York, NY 10007

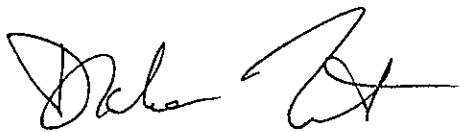
Re: Park Avenue Historic District

Dear Chair Koo,

I ask your Subcommittee to approve the designation of the stretch of Park Avenue between 79th and 94th Streets as Park Avenue Historic District. As you know, the Landmarks Preservation Commission and City Planning Commission have already approved the designation.

Park Avenue developed as a unit from 42nd to 96th Street. Residential Park Avenue, from 59th to 96th Street, is unique in its shared history, period of development, and apartment building architecture dating from the 1910s and 1920s. The architecture and appearance of the buildings within the Park Avenue Historic District are meritorious and complement the buildings on the part of Park Avenue previously included in an historic district.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Drake Tempest". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Drake Tempest



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS

232 East 11th Street New York NY 10003
tel (212) 614-9107 fax (212) 614-9127 email hdc@hdc.org

**Statement of the Historic Districts Council
City Council Subcommittee on Landmarks, Public Siting & Maritime Uses
July 21, 2014**

The Historic Districts Council is the advocate for New York City's designated historic districts, individual landmarks and structures meriting preservation. The Council is dedicated to preserving the integrity of New York City's Landmarks Law and to furthering the preservation ethic. We are thrilled to testify today before the City Council on the Landmarks Preservation Commission's designation of the section of Park Avenue from 79th Street to 91st Street as a New York City historic district.

Historic buildings on this iconic avenue range from 1856 into the mid-20th century. In between are 19th-century rowhouses and flats buildings, grand mansions, impressive institutional buildings, and distinctive 20th-century apartment buildings. In just a few blocks, the history of the growth of Park Avenue and Carnegie Hill is told by this important collection of buildings. The architecture is equal to that already designated on the Upper East Side, and many of the same notable architects, including Emery Roth, Rosario Candela, and Delano & Aldrich, designed structures both within and outside of the existing district boundaries. When combined with the unique layout of Park Avenue and its planted malls, these buildings create the "special sense of place" the New York City Landmarks Law uses to describe historic districts.

We would like to take the opportunity to respond to claims by the Real Estate Board of New York and others that much of the proposed district is non-contributing. Why would a c. 1895 Renaissance Revival style tenement building like 957 Park Avenue be inconsequential when it speaks to the early residential development of the area? Or the 1882 Parish House and c.1899 School of St. Ignatius Loyola which were built for the growing community and have continued to serve it for over a century? Post-World War II buildings like 920 Park Avenue, one of the earliest white brick apartment buildings in the city, show the Avenue's staying power as a desirable residential street. To say that these buildings do not contribute to the historic district, that they do not help to more fully paint the picture of Park Avenue is blatantly wrong.

Similarly, we profoundly regret the LPC's decision to list the former rectory of the Park Avenue Christian Church as "no style". The existing configuration is sensitive to and upholds Bertram Grosvenor Goodhue's original vision for the church complex. Like others he designed, such as St. Bartholomew's and St. Thomas Churches, the vertical elements of the church are allowed to soar with the help of lower, adjacent structures, creating a transition from the church to the growing city, echoing in intention, although more modestly, other landmark ecclesiastical campuses such as the General Theological Seminary. This deliberate hierarchy of form allows the church to be viewed on all four sides and makes the impressive architecture all the more so and we will continue to urge the Landmarks Commission to consider this when contemplating development on this site.

Park Avenue above 91st Street is already designated as part of the Carnegie Hill Historic District and below 79th Street as part of the Upper East Side Historic District. HDC strongly supports the Landmarks Preservation Commission's action in protecting and preserving this interstitial section of this grand boulevard in order to more fully tell and protect the story of this notable avenue and New York City.

TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE PARK AVENUE HISTORIC DISTRICT IN MANHATTAN.

July 21, 2014

Good morning Council Members. My name is Jenny Fernández, Director of Intergovernmental and Community Relations for the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the Park Avenue Historic District in Manhattan.

On February 11, 2014, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Park Avenue Historic District. Sixty-five people spoke in favor of designation, including representatives of Council Member Daniel Garodnick, Council Member Ben Kallos, State Senator Liz Kruger and Congresswoman Carolyn Maloney, as well as the American Institute of Architects, Carnegie Hill Neighbors, Defenders of the Historic Upper East Side, East 83rd-84th Street Block Association, Friends of the Upper East Side Historic District, Historic Districts Council, Historic Park Avenue, Manhattan Community Board 8, Manhattan Community Board 11, New York Landmarks Conservancy, Preservation of Historic Park Avenue, Society for the Preservation of the City, and Congregation Da'at Elohim. A representative of the Archdiocese of New York spoke in favor of designation but asked that the district exclude buildings owned by the Church of St. Ignatius Loyola. Three representatives of the Park Avenue Christian Church spoke in support of designation and asked that the church annex (1010 Park Avenue) be identified as having no architectural style and that the congregation be allowed to develop this property. A representative of the Jewish Community Relations Council also spoke in support of designation and asked that the Park Avenue Christian Church be allowed to replace the annex with a new building. One person testified in opposition to designation of the district, a representative of the Real Estate Board of New York. The Commission received approximately 370 letters in support of designation. The owners of 1036 Park Avenue and 1125 Park Avenue requested that their buildings be excluded from the district. The Commission has also received six letters in support of including the Hunter College Campus Schools Building (1200 Park Avenue) in the proposed district and two letters asking that it be excluded. The Commission notes that during the course of consideration of landmarking the proposed Park Avenue Historic District some people have expressed their opinions (in support or in opposition) more than once through various forms of media. On April 29, 2014 the Commission voted to designate the Park Avenue Historic District. The approved historic district boundaries excluded the northernmost portion of the calendared historic district due to the interruption in the streetscape and typology presented by the Hunter College High School building built in 1967-71. In addition, the Church of St. Ignatius Loyola's school building was excluded from the district boundaries because it was originally calendared as part of the contiguous block and lot of the church.

Located on Manhattan's Upper East Side, the Park Avenue Historic District contains approximately 64 buildings and extends from the northeast corner of 79th Street to 91st Street. This broad thoroughfare is distinguished by greater-than-

average width and landscaped malls that divide the avenue into multiple lanes of north- and south-bound automobile traffic. These features, which accommodate the commuter railroad that travels below the surface, give this and other stretches of Park Avenue a unique appearance and character, contributing to its identity as a premiere residential address.

Laid out in the Commissioners' Plan of 1811 as Fourth Avenue, it became the route of the New York and Harlem Railroad in 1831, with double tracks running down the center. During the mid-1870s, as part of the Fourth Avenue Improvement, the tracks were sunk below street level, from 50th Street to 96th Street, and covered. To disguise the frequent ventilation openings, the center of the roadway was fenced off and landscaped. These malls, which were narrowed considerably by early 1930s, are one of district's most distinctive features. In the late 1880s, all of Fourth Avenue became officially known as Park Avenue, attracting construction of row houses and small apartment buildings. Among these structures, only a small number of examples survive, such as a Renaissance Revival style apartment building at 957 Park Avenue. In 1903, following one of the city's worst railroad accidents, the New York State Legislature banned steam locomotives in Manhattan. Electricity would quickly transform Park Avenue, making it attractive to upscale residential development. Though for a brief time, large private residences, such as the Reginald & Anna DeKoven and Louis Gouveneur & Natalie Bailey Houses (both New York City Landmarks) were built, the vast majority of buildings were speculative apartment houses.

The earliest high-rise apartment house in the district was 925 Park Avenue, designed by Delano & Aldrich in 1907-08, at the northeast corner of 80th Street. Many subsequent buildings would follow this model, adopting tasteful variants of the classical style, including Renaissance Revival, Georgian Revival, and Colonial Revival. These buildings were by well-known apartment house designers, including Schwartz & Gross, George F. Pelham, George & Edward Blum, and Rosario Candela. The largest number dates to 1924, when approximately seven buildings were completed. Many were designed with Medieval Revival style ornament, particularly in the late 1920s, when a new Multiple Dwellings Law was passed, encouraging setbacks which were frequently used as private terraces and penthouses. The district also contains two church complexes: St. Ignatius Loyola (a New York City Landmark) and the Park Avenue Christian Church, originally the South Reformed Dutch Church. Following the end of the Second World War, four Modern-style apartment buildings were erected. These structures maintain the avenue's signature street wall, while incorporating such mid-20th-century modern features as ceramic panels and travertine marble. Despite examples of recent construction and window replacements, like the Upper East Side and Carnegie Hill Historic Districts which it adjoins and extends, this boulevard remains one of New York City's best known and most recognizable residential corridors.

The Commission urges you to affirm this designation.

Carnegie Hill Neighbors

IMPROVING CARNEGIE HILL FOR MORE THAN FOUR DECADES

STATEMENT TO THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES REGARDING PROPOSED PARK AVENUE HISTORIC DISTRICT BY LO VAN DER VALK, PRESIDENT, CARNEGIE HILL NEIGHBORS (Public Hearing, July 21, 2014)

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Monica Hirsch

Good morning Chair Koo and Council Members of the Subcommittee on Landmarks, Public Siting and Maritime Uses. I am grateful for this opportunity to voice our strong support for the Park Avenue Historic District that has been proposed by the Landmarks Preservation Commission (LPC).

I represent Carnegie Hill Neighbors, a civic volunteer organization founded in 1970 to support historic preservation and quality of life initiatives in our community, which is bounded by 86th and 98th Streets from Fifth to (but not including) Third Avenues. Together with the Historic Park Avenue and Defenders of the Historic Upper East Side, we have for many years worked for this designation. In 2009 we started the process to obtain listing on the National Register for Park Avenue from 79th to 96th Streets and that listing was granted in September 2010. That same year we applied to the LPC, submitting two separate Requests for Evaluation (prepared by Mary B. Dierickx Historic Preservation Consulting): one for the Park Avenue blocks south of 86th Street and the other for the blocks north of 86th Street (the Carnegie Hill portion).

The designation before you is of enhanced importance because it fills a long missing gap in the historic protection for the residential section of Park Avenue, which together with Fifth Avenue, represents New York City's premier residential boulevard recognized the world over. The attached LPC map shows this proposed 12-block designation from 79th to 91st Streets will join the two already designated sections of Park Avenue: one, from 63rd Street to 79th Streets (within the Upper East Side Historic District, designated in 1981); and the other from 91st to 93rd/95th Streets (within the Expanded Carnegie Hill Historic District, designated in 1993). The result will be a continuous stretch of Park Avenue from 63rd to 93rd/95th Street that will have landmark protection so that future alterations and additions will require LPC approval thereby ensuring that changes will be historically contextual. The map also shows that a similar gap for Fifth Avenue was filled in with the expansion of the Carnegie Hill Historic District in 1993.

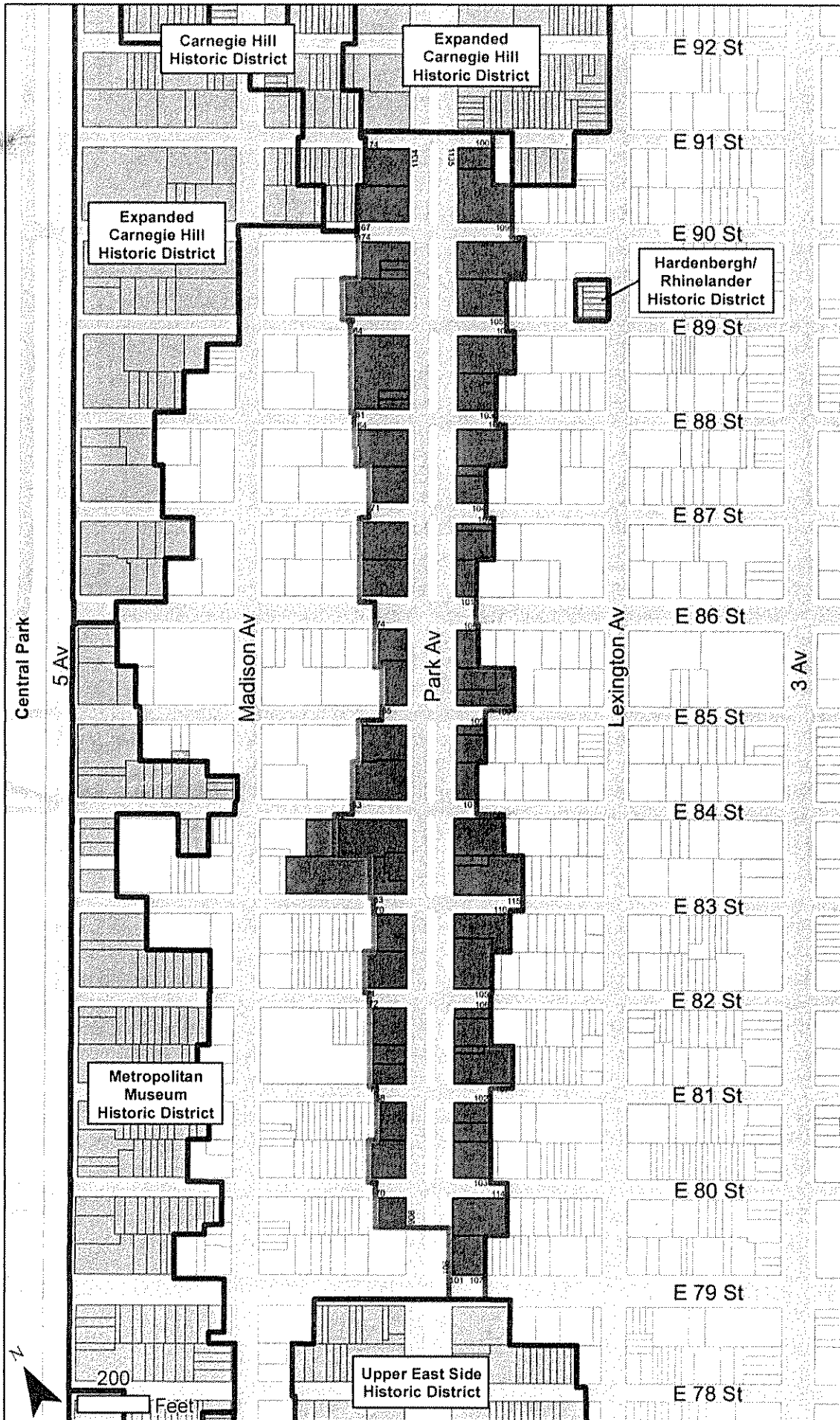
The reasons for designation are set out in the LPC designation report and reflect similar arguments earlier articulated by historic preservationist Mary Dierickx in the RFE reports and recapitulated in her summary report distributed to you today. With the electrification of the railroad (that ran up the middle of Park Avenue) it became possible to cover the tracks and create verdant malls, thereby making Park Avenue a highly desirable location for residential development and this fostered the rapid development of the avenue (especially concentrated in the 1920s). The developers hired the most eminent architects of the time who designed buildings in the various revival styles that were compatible in both style and scale (due also to zoning) transforming Park Avenue into the unified grand boulevard it is today. The avenue's historic character has also been enhanced by buildings that have survived from earlier eras and testify to Park Avenue's development.

We acknowledge support in this effort to obtain designation by other preservation and civic organizations, including especially the Historic Districts Council and Friends of the Upper East Side Historic Districts, and by our elected officials and countless individuals who have written letters. Our special thanks also go to Landmarks Chair Robert Tierney and his staff and to our City Council Member Daniel Garodnick whose role as intercessor has been of inestimable value. We also acknowledge the support of City Council Member Ben Kallos, who sits on this Committee.

We urge that your Committee recommend that the City Council approve this application.



Park Avenue Historic District

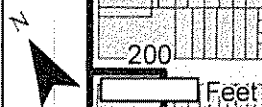


Landmarks Preservation Commission
 Park Avenue Historic District
 Borough of Manhattan, NY
 [LP-2547]
 Calendared: November 26, 2013
 Public Hearing: February 11, 2014
 Designated: April 29, 2014

- Boundary of Historic District
 - Tax Map Lots in Historic District
 - Boundaries of Existing Districts
 - Tax Map Lots in Existing District
- * Note: Map elements may not be to scale.



NYC
 Landmarks Preservation
 Commission



Park Avenue Historic District

Introduction

Park Avenue is one of the most significant residential streets in New York City and is known world-wide. It has been recognized by the National Register of Historic Places and has been designated by the NYC Landmarks Preservation Commission in three historic districts. The most recent historic district encompasses Park Avenue from 79th to 91st Street and merits full support.

Significance

Park Avenue is significant as a premier residential boulevard that is the repository of some of the finest 1910s and 1920s apartment and institutional buildings in New York City. The buildings were designed by such major apartment building architects as J.E.R. Carpenter, Emery Roth, George & Edward Blum, Rosario Candela, George F. Pelham, Robert T. Lyons, Schwartz & Gross, and Delano & Aldrich, among others.

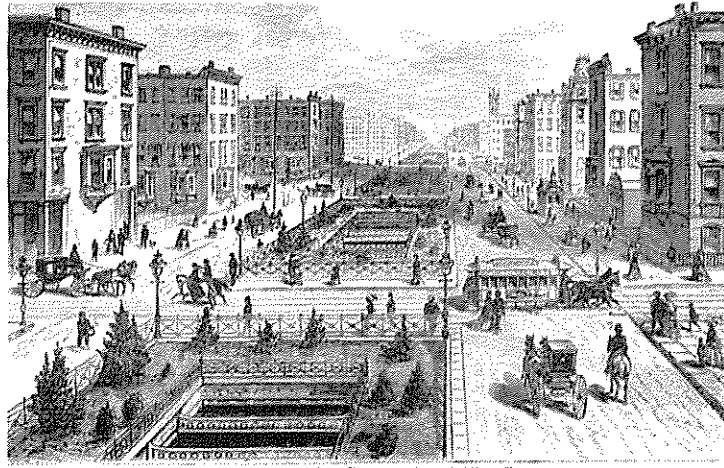


Park Avenue from 79th to 91st Street is primarily a street of 12-17 story masonry apartment buildings but there are survivors from other eras, including a 19th century tenement building, two early twentieth century mansions, and several institutional buildings. Five 19th century buildings on Park north of 79th Street have been demolished since 2006. Park Avenue between 79th and 91st Street is the same historically, architecturally, and culturally as the stretch of Park Avenue south of 79th Street within the Upper East Side Historic District as well as the part of Park Avenue north of 91st Street within the Carnegie Hill Historic District. This important and significant boulevard deserves complete Landmarks protection.

History

Park Avenue developed as a unit from 42nd to 96th Street. Residential Park Avenue, from 59th to 96th Street, is unique in its shared history, period of development, and apartment building architecture dating from the 19-teens and 1920s. Park Avenue is a corridor that relates to itself more than to the side streets that branch from it.

The historical development of Park Avenue contributes to our understanding of nineteenth and early twentieth century urban accommodation of public transportation. Park Avenue was laid out with unusual width, to accommodate at grade railroad tracks in the center. The construction of the railroad tunnel and then the creation of the planted malls tell the story of how cities came to deal with nineteenth century technology, from railroads to subways, from telephone poles to lighting.



Park Avenue was laid out as Fourth Avenue in the 1811 Commissioner's Plan. Cornelius Vanderbilt's New York & Harlem Railroad, chartered in 1831, laid the first tracks along Fourth Avenue. The at-grade tracks were hazardous as well as unpleasant and agitation began after the Civil War to move the tracks below grade. Cornelius Vanderbilt and the railroad were reluctant because of the cost, but the tunnel was completed by 1877, running from 59th to 96th Street. There were large vents over the tunnel for vast quantities



of escaping steam from the locomotives. Fourth Avenue was renamed Park Avenue in 1888, but it did not become the elegant boulevard with planted malls until 1910, when the open cut was covered and planted, transforming Park Avenue. This dramatic change in landscape made it much more attractive for exclusive residential development. Mansions and apartment buildings were built in the early 20th century and the Park Avenue we know today was complete by 1930.

The buildings of the Park Avenue Historic District are noted for their famed apartment building architects, including .E.R. Carpenter, Emery Roth, George & Edward Blum, Rosario Candela, George F. Pelham, Robert T. Lyons, Schwartz & Gross, and Delano & Aldrich.



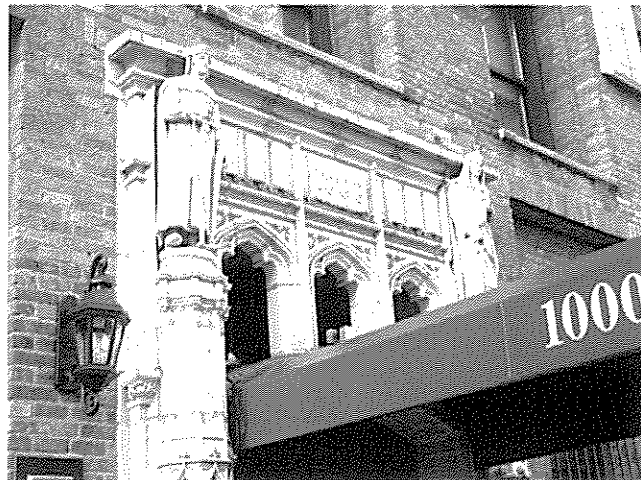
962 Park (JER Carpenter & DE Waid 1911-12)



1040 Park (Delano & Aldrich 1923-4)



1009 Park (Emery Roth, 1923)



1000 Park (Emery Roth, 1915-16)

The Park Avenue Historic District is a repository of some of the finest early 20th century apartment and institutional buildings in New York City. The buildings are known for their architectural significance and uniformly high quality of design and workmanship.



940 Park & Detail (George & Edward Blum 1925-26)



1105 Park (Rosario Candela, 1922-23)



993 Park (Robert T Lyons, 1914-15)

*Mrs. Margot S. Melniker
1040 Park Avenue - Apt. 12F
New York, N.Y, 10028
July 21, 2014*

Chair Koo and Council Members

My support for the Park Avenue Historic District stems from my strong desire both as a resident of more than 45 years and a vice president of 1040 Park Avenue. I have served on the Board for more than three decades in various capacities and am, therefore, very familiar with the strong feeling in the building to preserve the integrity of the original building as designed by the highly respected architects: Delano and Aldrich.

Let me tell you about some of the architectural details which are unique to 1040:

1. There is a frieze depicting the tortoise and the hare on both the Park Avenue and East 86th Street side on the third floor. This frieze is shown on City Park Tours as it is unique. The Board has, therefore, never permitted any through the wall air conditioners below the fifth floor in order to preserve the frieze.

There are also two narrow balconies on the 14th floor on both Park Avenue and 86th Street which we have preserved as well as the round windows on the corners of the same floor. Some of this preservation has been costly but the Board insisted on their preservation.

We have also replaced all the old wooden frame windows with identical windows with oxydize metal frames to simulate the original windows. No Deviance has been permitted.

On behalf of the Board and the tenants, I urge you to grant landmark status to this area. We believe the present beauty of the buildings should be preserved for future generations.

Thank you for your consideration.

Photo of 1040 Park Avenue attached

Landmarks Preservation Commission

Item Proposed for the Commission's Calendar



1040 Park Avenue, 1923
Delano & Aldrich

**THE NEW YORK
LANDMARKS
CONSERVANCY**

July 22, 2014

**STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE CITY COUNCIL
COMMITTEE ON RULES, PRIVILEGES & ELECTIONS RE: THE PROPOSED APPOINTMENT OF
MARCIE KESNER TO SERVE ON THE LANDMARKS PRESERVATION COMMISSION**

Good morning, Chair Lander and Council Members.

I am Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy. The Conservancy is a private, independent, not-for-profit organization, founded in 1973. Our mission is to preserve and protect historic resources throughout New York.

Marcie Kesner has a distinguished background with a thorough understanding of land use, zoning, and planning in New York and experience with many City agencies. We hope that this will prove helpful to the Landmarks Preservation Commission as it considers designations of individual landmarks and historic districts, and applications for Certificates of Appropriateness. And we trust that Ms. Kesner's interest in this appointment indicates that she recognizes the important role that landmarking plays in the City's development.

We appreciate her willingness to serve, and look forward to working with her should the Council act favorably upon her candidacy.

Thank you for the opportunity to present the Conservancy's views.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)

Name: JANE CRANSTON

Address: 1000 PARK AVE

I represent: HISTORIC PARK AVE

Address: 1011 PARK AVE

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)

Name: Lo Van der Valk

Address: _____

I represent: Carnegie Hill Neighbors

Address: 170 E 91, NY, 10128

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARCO TAMAYO

Address: 515 E 81 ST # 1B

I represent: TAMAYO ARCHITECTS, P.C.

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)

Name: PAUL SEVER

Address: 1177 SIXTH AVE - NYC

I represent: PARK AVE CHRISTIAN CHURCH

Address: 1010 PARK AVE - NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7.21.14

(PLEASE PRINT)

Name: Mary Beth Betts

Address: Landmark Centre St

I represent: Landmarks

Address: 1 Centre

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Melissa Little

Address: 145 W 96th St #2D NYC 10025

I represent: Park Avenue Christian Church

Address: 1010 Park Avenue

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21

(PLEASE PRINT)

Name: MARCO S. MELNIKER

Address: 1040 Park Ave

I represent: Historic Park Ave

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)

Name: Jenny Fernandez

Address: 1 Centre Street 9th Flr.

I represent: Landmarks Preservation Commission

Address: slain

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)

Name: James Rorimer

Address: 1000 Park Ave NY NY 10028

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)
Name: ESRA MUNNELL

Address: 1000 Park Ave NY NY 10028

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: Clark Munnell

Address: 1000 Park Ave, 9R

I represent: self

Address: NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: John Hardiman

Address: 1000 Park Avenue NY NY

I represent: Self

Address: 1000 Park Avenue

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)

Name: THA KERRY

Address: 966 LEWISTON AVE, 3E NY, NY

I represent: FRIENDS OF THE UPPER EAST SIDE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/31/2014

(PLEASE PRINT)

Name: Barbara Zay

Address: 232 E. 11th Street

I represent: Historic Districts Council

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)

Name: TRICIA SHIMAMURA

Address: 1651 Third Ave, Suite 311 NY NY

I represent: Congresswoman Carolyn Maloney

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)

Name: Lathar Thompson

Address: 505 PARK Ave, Ste. 620 NY 10022

I represent: Community Board 8 M

Address: 505 PARK Ave, Ste 620 NY 10022

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARY DIERICKX

Address: 125 CEDAR ST #115 NY NY 10006

I represent: HISTORIC PARK AVE

Address: PO Box 286 232 NY NY 10128

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/14

(PLEASE PRINT)

Name: Michelle Birnbaum

Address: 1035 PARK Ave NYC 10028

I represent: HISTORIC PARK AVE

Address: P.O. Box 286 232 NYC 10128

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)
Name: Jennifer C. Powers
Address: 1020 Park Avenue NY NY 10028

I represent: _____

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/21/2014

(PLEASE PRINT)
Name: Elizabeth Ashby
Address: 8 East 96th Street

I represent: Defenders of the Historic

Address: Upper East Side

◆ Please complete this card and return to the Sergeant-at-Arms ◆