Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

September 22, 2025

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

RE: 1143 Park Avenue (Expanded Carnegie Hill Historic District) – *Michael G. Fahey* – A Neo-Grec style building designed by John Sullivan and constructed in 1885, with an updated façade designed by Emery Roth and constructed in 1924. Application is for a one-story vertical extension to the top of existing townhouse, and a horizontal extension at rear façade at third and fourth floors.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 17, 2025, the Board approved the following resolution by a vote of 23 in favor, 17 opposed, 0 abstentions, and 0 not voting for cause.

> **WHEREAS** 1143 Park Avenue is a four-story townhouse, 16’-0” wide by 70’-0” deep by 44’-7” high at the top of the front parapet; and
>
> **WHEREAS** the proposed changes to the front façade include removing the steps and wood door at the northern entrance; and
>
> **WHEREAS** a new wood door with glass panels and a bronze kick plate will be installed at the northern entrance; and
>
> **WHEREAS** the awnings over the doors will be amended; and
>
> **WHEREAS** the limestone color of the façade will remain; and
>
> **WHEREAS** the window frames, stools, and aprons will be painted black; and
>
> **WHEREAS** the existing cornice will be removed, the parapet raised five inches to 45’-0”, and a new cornice added in a neo-Greco style; and
>
> **WHEREAS** the face of the proposed fifth floor addition, which will be setback 15’-0”, will be 55’-7” high; and
>
> **WHEREAS** the setback of 15’-0” matches the setback of the fifth floor of 1145 Park Avenue; and
>
> **WHEREAS** the proposed fifth floor is 33’-4” long so that its rear façade is in line with the rear of the fourth floor; and
>
> **WHEREAS** the exterior finishes of the fifth-floor walls and windows will match the front façade; and
>
> **WHEREAS** the changes to the front façade are appropriate, the fifth-floor addition is not; and

WHEREAS the fifth-floor addition will be visible from the avenue and will change the scale of the building from four stories to five stories; and

WHEREAS the visibility of the fifth floor is not contextual and appropriate within the historic district; and

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED.**

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