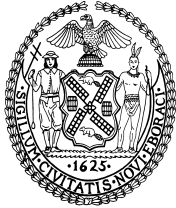


James G. Clynes
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The City of New York
Manhattan Community Board 8
Landmarks Committee,
Lenox Hill Neighborhood House
331 East 70th Street, Auditorium
February 8, 2016

Present: Elizabeth Ashby, David Helpem, Jane Parshall, Marco Tamayo, Sarah Chu, Susan Evans, Gayle Barron, Alida Camp, Jim Clynes

Absent excused: Michele Birnbaum, David Liston

1. **1048 Fifth Avenue-(between 85th and 86th Streets)-Metropolitan Museum Historic District**-*Matthew Kanewske, Architect*-French Classic style house designed by Carrere & Hastings and constructed in 1914. Application to install mechanical equipment on the roof.

WHEREAS 1048 Fifth Avenue is the Neue Galerie;

WHEREAS the Galerie requires air conditioning and humidity control for the works of art and for the visitors to the Galerie;

WHEREAS the existing roof top mechanical equipment is a 15 year old evaporative condenser that is nearing the end of its life;

WHEREAS the evaporative condenser must be retained for redundancy;

WHEREAS the new mechanical equipment will be an environmentally appropriate air cooled chiller that will be more efficient and less noisy than the existing equipment;

WHEREAS the new chiller must be custom designed for the museum's requirements;

WHEREAS the existing mechanical equipment is behind a louver enclosure which is set behind the top of the slope of the metal mansard roof on the East 86th Street side of the building;

WHEREAS the louver enclosure will be extended with the same design at the same height towards the east to screen the new chiller;

WHEREAS the combined existing and new louver enclosure is not visible from the Fifth Avenue sidewalk;

WHEREAS the existing louver enclosure is minimally visible from the East 86th Street sidewalk and the new portion of the louver enclosure will be slightly more visible due to the slight stepping back of the façade of the building;

WHEREAS the new chiller is necessary for the proper functioning of the museum;

WHEREAS there is little roof area available for mechanical equipment and the new chiller is being placed in the least visible location;

THEREFORE BE IT RESOLVED that this application is approved as presented.

VOTE: 9 in favor (Ashby, Baron, Camp, Clynes, Davis, Evans, Helpern, Parshall, Tamayo)

2. **1143 Fifth Avenue (between 95th and 96th Streets) – Expanded Carnegie Hill Historic District** – *Dominic Pilla, architect; Stephen Gallira, owner's representative.* Application is for a vertical enlargement at the roof.

WHEREAS 1143 Fifth Avenue is a 7-story neo-Federal style apartment building designed by J. E. R. Carpenter and constructed in 1922-23.

WHEREAS a set-back penthouse addition was added in 1995 increasing the height of the roof-line to 83'; the set-back is 16' from the front elevation.

WHEREAS J.E.R. Carpenter is considered to be, along with Rosario Candela, one of the two premier apartment house architects during the first half of the Twentieth Century.

WHEREAS 1143 Fifth Avenue sits on a 2-story limestone base topped with red brick and framed with brick quoins; the street wall along Fifth Avenue is narrow at 30'.

WHEREAS 1143 Fifth Avenue was designated as a "contributing building" within the Expanded Carnegie Hill Historic District (1993).

WHEREAS at the time the building was constructed, in 1922-23, the zoning code restricted the height of all buildings along 5th Avenue to 75'; the height restriction was overturned shortly after the building was completed, in 1923.

WHEREAS as a result of this anomaly in the zoning code when the building was designed, it is considered "small" in comparison with other 5th Avenue apartment buildings which add to its charm and uniqueness; the building appears not to have been designed for any kind of a vertical addition.

WHEREAS the applicant, in October, 2015, proposed to build six additional stories on top of 1143 Fifth Avenue, growing the 83'-foot tall apartment building to 13 stories and more than 140'.

WHEREAS the Landmarks Preservation Commission found that it could not approve this proposal and advised the applicant that he would have to substantially reduce the height and visibility of the addition.

WHEREAS the applicant now proposes a smaller addition that would add a 1-story 9'10" floor to the existing 1995 penthouse; the existing penthouse would be completely rebuilt so that the massing of the existing 8th floor penthouse and the massing of the new 9th floor penthouse would present as unified with glazing across most of the 30' width of the new front elevation of floors 8 and 9. [The existing setback would remain unchanged.]

WHEREAS the newly reconstructed double height penthouse [the existing penthouse added in 1995 plus the 10'9" addition] would present as a single mass.

WHEREAS the existing 16' set-back for the now two-story penthouse would be maintained.

WHEREAS the applicant also proposes a new elevator bulkhead that would be set back 28' from the front elevation and a new scissor stair to replace the 7-story fire escape at the rear; the proposed 8' x 8' elevator bulkhead would extend 6' above the new addition and decrease the visibility of the existing unusual water tower that floats above 1143 Fifth Avenue.

WHEREAS at the rear, the applicant proposes to completely rebuild the existing elevation; the existing side yard will be filled in with approximately 8' added to the

building footprint to the north and 20' added the building footprint to the east [approximately 160 sq. ft. per floor].

WHEREAS at the rear, there will be balconies and terracing.

WHEREAS at the ground floor, the applicant proposes a community use facility that will extend to the lot-line; at the second floor, there will be a 16' x 30' terrace that will present as the roof of the community facility.

WHEREAS applicant proposes to retain only 25% of the original building, including the front elevation which will be completely restored.

WHEREAS the vertical enlargement on top of the 8th floor, even though only one story, together with the redesign of the existing penthouse beneath, presents as an approximately 20' high by x 30' wide modern glass box sitting on top of a perfectly proportioned neo-Federal style-building

WHEREAS the bulky, largely glass structure contrasts sharply, overwhelms, and pays no deference to the J.E.R. Carpenter apartment house beneath.

WHEREAS the addition is unusually visible from across the street in Central Park, where there is a change in grade as one crosses 5th Avenue to enter the park

WHEREAS vertical additions to contributing buildings within historic districts are typically minimally visible.

WHEREAS approval of such a highly visible and out-of-context glass design on the top of a contributing building within a historic district sets a dangerous precedent for future development on historic buildings.

WHEREAS the addition plus the new bulkhead that rises 6' behind it diminishes significantly the visibility of the iconic roof-top water tower at 1143 Fifth Avenue; the water tower presents as a piece of sculpture sitting on the roof of 1143 Fifth Avenue and sandwiched by the two taller apartment buildings on either side of it (1148 Fifth Avenue to the north and 1140 Fifth Avenue to the south). The water tower is a well-defined part of the streetscape along upper 5th Avenue.

WHEREAS 1143 Fifth Avenue is a significant building designed by a significant architect on a significant street.

THEREFORE BE IT RESOLVED that this application is disapproved as presented.

VOTE: 8 in favor (Ashby, Chu, Evans, Helpern, Parshall, Tamayo, Baron, Camp), 1 against (Davis), 1 abstention (Clynes)

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