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## The City of New York Manhattan Community Board 8

July 23, 2013

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

**Re: 1 East 94<sup>th</sup> Street (off Madison, adjacent to the Williard Straight House at the corner of 94<sup>th</sup> and Madison) – (Expanded Carnegie Hill Historic District)**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 17 2013, the board adopted the following resolution regarding **1 East 94<sup>th</sup> Street (off Madison, adjacent to the Williard Straight House at the corner of 94<sup>th</sup> and Madison) – Expanded Carnegie Hill Historic District) – Mr. John Woell, Steven Harris Architects, LPC** – Application is to alter the front and rear facades.

**WHEREAS** 1 East 94<sup>th</sup> Street is a Neo-classical style townhouse originally constructed in 1893-95 and altered by Cass Gilbert in 1925-26.

**WHEREAS** at the front elevation, the applicant proposes to restore the existing front door metalwork and to replace the clear glass panel behind the metalwork with a frosted glass panel.

**WHEREAS** at the front elevation, at the rooftop, there is an existing addition clad in stucco that reads as a small penthouse that is visible from the public way.

**WHEREAS** at this existing addition, the applicant proposes to: a) eliminate one existing window from the west elevation; b) reclad all existing stucco surfaces in standing-seam, lead-coated copper c) at the south or front elevation, replace the existing aluminum sliding door system with painted steel French doors; d) clad the existing chimney wall in copper and relocate the existing roof access ladder, painted to match the new copper cladding.

**WHEREAS** at the rear elevation, the applicant proposes to add, at the third floor, two new wood double hung windows with cast stone lintels; the windows will be in alignment with the windows at the fourth floor

**WHEREAS** at the rear elevation, at the first or parlor floor, the applicant proposes to replace the existing French doors and transom with new steel French doors and transom with more regularized lights than the existing system.

**WHEREAS** at the rear elevation, at the ground level, the applicant proposes to replace the existing 3 wooden doors, each with a cast-stone lintel above, with a new painted steel and glass French door system and a new cast stone continuous lintel that runs across the length of the new system.

**WHEREAS** the proposed changes to the rooftop structure will upgrade and enhance the streetscape along 94<sup>th</sup> Street.

**WHEREAS** no historic photographs are available for the rear elevation; thus, the architect did not have a point of reference when planning the work at the rear, especially for the blank wall at the 3<sup>rd</sup> floor.

**WHEREAS** the changes proposed by the applicant to both the front and rear elevations are minimal within the historic district.

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

*This recommendation was approved by a vote of 35 in favor, 0 opposed, and 0 abstentions.*

Sincerely,

Nicholas Viest  
Chair

David Helpern 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. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member