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## The City of New York Manhattan Community Board 8

October 22, 2015

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

**Re: 1136 5th Avenue (between 94th and 95th Streets) -- Carnegie Hill Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 21, 2015, the board adopted the following resolution regarding **1136 5th Avenue (between 94th and 95th Streets) -- Carnegie Hill Historic District -- Anik Pearson, Architect**. Application is for window alteration at the penthouse.

**WHEREAS** 1136 Fifth Avenue is a neo-Renaissance style apartment building designed by George F. Pelham and constructed in 1924-25.

**WHEREAS** the penthouse, not part of the original building, was added in 1928.

**WHEREAS** the building adopted a window Master Plan in 1996; the Master Plan does not apply to the penthouse windows.

**WHEREAS** at the first four floors there are multi-pane windows, at floors 4-15 the windows are single-pane one over one windows.

**WHEREAS** the windows at the 15th floor are arched; the penthouse presents as the 16th floor.

**WHEREAS** at the penthouse on the west elevation facing the park there are now 6 large windows: 4 large arched windows/doors, a bay window, and a large picture window. All of these existing 6 windows/doors are multi paned. [As one moves from north to south on the existing west elevation the windows line up as follows: arched window, bay window, arched window, recessed picture window, arched window, arched window.]

**WHEREAS** the north set of arched window/bay window/arched window is set back 17' from the parapet, the south set of 2 arched windows is set back 11' from the parapet. The picture window between these two sets of windows is recessed and set back 21'

**WHEREAS** the applicant proposes to remove the 6 windows/doors, including the decorative arches and the decorative bay and replace with new windows. The new replacement windows will be wider at the north and south terraces -- the width of the middle section window will remain the same as the existing picture window and it will no longer be recessed.

**WHEREAS** the new west penthouse elevation will now have three very large windows: two 25' wide x 9' high windows -- one that will replace the arched French window/bay window/arched French window at the northern end of the elevation-- and one that will replace the 2 arched French windows at the southern end of the elevation. The dimensions for the center picture window will not change.

**WHEREAS** all of the proposed new windows will now be on the same plane. The recess for the existing picture window will be removed and the bay eliminated.

**WHEREAS** there will now be three very large plate glass windows on the west facing elevation.

**WHEREAS** all the windows will be lowered by 1'4" so that the height of the windows will be reduced from 10'11" to 9'7".

**WHEREAS** new proposed windows will present as large single pane rectangular openings.

**WHEREAS** the west elevation of the setback penthouse is partially visible behind the parapet from Central

Park, across the street.

**WHEREAS** the applicant is proposing to remove interesting and charming architectural elements [the 4 arched windows, the bay window and the recessed picture window].

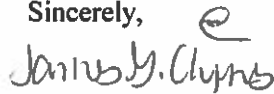
**WHEREAS** modern plate glass windows don't belong in a 1920s apartment building; the arches on the windows at the penthouse resonate with the windows on the 15th floor below which also have arches; the proposed modern windows are inconsistent with the Master Plan for the rest of the building.

**WHEREAS** the applicant's proposal for the windows is out-of-context and inappropriate within the historic district.

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

*This recommendation was approved by a vote of 45 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.*

Sincerely,



James G. Clynes  
Chairman



David Helpem and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District