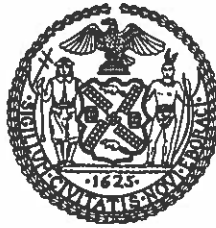


James G. Clynes  
Chairman

Latha Thompson  
District Manager



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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: 1143 Fifth Avenue (between 95<sup>th</sup> and 96<sup>th</sup> 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 **1143 Fifth Avenue (between 95<sup>th</sup> and 96<sup>th</sup> Streets)-Carnegie Hill Historic District-Judith Saltzman, architect. Application for a rooftop addition.**

**WHEREAS** 1143 Fifth Avenue is a seven story mid-block building that was designed when the zoning resolution limited the height to 75 feet;

**WHEREAS** the 75 foot height restriction was eliminated in favor of the prior 150 foot height;

**WHEREAS** the building does not appear to have been designed for a vertical addition;

**WHEREAS** the proposed addition was designed to make a clear distinction between the existing structure and the vertical expansion on the front façade but be complementary at the same time;

**WHEREAS** the existing building has a two story limestone base with a brick façade above;

**WHEREAS** the existing windows on the front façade are six over six double hung;

**WHEREAS** the existing cornice would be retained;

**WHEREAS** the proposed six story vertical expansion has a brick façade with casement windows with transoms above;

**WHEREAS** the current canvas canopy that hides the entablature above the entrance would be replaced with a metal and glass canopy that reveals the architectural detail;

**WHEREAS** the garden, formerly at the base of the building, would be recreated to match the depth of the gardens at 1148 and 1140;

**WHEREAS** the top of the cornice at 1143 would have been 140'-3", lower in height than the top of the cornice of 1148 of 155'-4' and the top of the cornice of 1140 of 158'-7";

**WHEREAS** the top floor of 1143 would be clad in zinc and sloped away from the façade so that the return of the cornice on 1148 continues to be visible;

**WHEREAS** the fire escape in the rear of the building would be eliminated and replaced with a fire stair within the building;

**WHEREAS** the cladding material at the rear of the building would be a rain screen of terracotta or porcelain panels;

**WHEREAS** balconies would be provided on the rear of the building;

**WHEREAS** windows would be punched in openings with either double hung or casements;

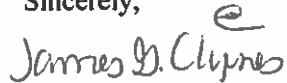
**WHEREAS** the color of the rain screen would have matched the existing brick, the windows would have been charcoal, the zinc of a dark hue, and all other metal burnished bronze;

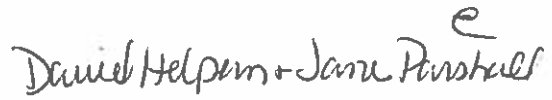
**WHEREAS** this vertical addition is not appropriate and contextual in the historic district;

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

*This recommendation was approved by a vote of 29 in favor, 14 opposed, 2 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