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## The City of New York Manhattan Community Board 8

October 25, 2011

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

**Re: 121 East 94<sup>th</sup> Street (between Park and Lexington Avenues) – Expanded Carnegie Hill Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, September 21, 2011, the board adopted the following resolution regarding **121 East 94<sup>th</sup> Street (between Park and Lexington Avenues) – Expanded Carnegie Hill Historic District – Eduardo Lacroze, Architect**. Application is to alter the front façade, construct a rear yard addition and enlarge the areaway.

**WHEREAS** 121 East 94<sup>th</sup> Street is a Neo-Grec Italianate style rowhouse constructed in 1878-79 by F. S. Barus.

**WHEREAS** 121 East 94<sup>th</sup> Street is the first of an eleven unit rowhouse development and is a three story plus basement and cellar stucco clad building.

**WHEREAS** in 1921 the original front stoop was removed and the entrance was relocated to the basement; in 1947 independent access to the parlor was reinstated by installing a coiling spiral iron staircase and the ornament, including cornice and window enframements, were stripped off.

**WHEREAS** at the rear a steel-framed wood deck with an exterior staircase was installed in 1978; fenestration alterations also took place over the years.

**WHEREAS** the applicant proposes to restore some aspects of the front elevation to its original character, including adding back the painted sheet metal cornice and the enframements around the windows.

**WHEREAS** the applicant also proposes to extend the front yard areaway to the original dimensions, remove the stoop and reinstate the 1921 basement entrance.

**WHEREAS** the proposed extension of the front areaway will be of the same dimensions as the adjacent areaway at 123 East 94<sup>th</sup> St. in an attempt to recreate the original alignment of railings and gardens and will have an iron railing and use New York bluestone pavers.

**WHEREAS** the restored front elevation will not mimic the original elevation and will present a somewhat simpler “look” that is mindful of the original elevation, but using slightly less decorative elements (for example, the profiles of the enframements of the windows), but of the proper scale.

**WHEREAS** at the rear the applicant proposes a tiered expansion of the basement, first and second floor footprints that will match exactly the extensions proposed for 123 East 94<sup>th</sup> Street.

**WHEREAS** this extension will match in height and projection 123 East 94<sup>th</sup> Street’s on-going rear extension and will be a 12’ extension at the ground and 1<sup>st</sup> floors with a 7’ setback at the second floor.

**WHEREAS** the remaining rear yard will be almost 36’ in depth. There will continue to be a green core at the back.

**WHEREAS** at the rear, most of the fenestration will be changed, with wood windows on the top two floors and steel framed windows and French doors at the basement, 1<sup>st</sup> and 2<sup>nd</sup> floors.

**WHEREAS** at the ground level and the first floor, the extension measures 12'2" x 16'8" and at the second floor, which is set back by 7', 6'10" x 12'2".

**WHEREAS** the unusual circumstances of the on-going extension at 123 East 94<sup>th</sup> Street and the wall of the parking garage at 1199 Park Avenue which abuts 121 East 94<sup>th</sup> Street provide "existing" conditions that allow for the rear yard extension at 121 East 94<sup>th</sup> Street.

**WHEREAS** in general this committee is opposed to rear yard extensions that encroach into rear yards.

**WHEREAS** the applicant's proposal for 121 East 94<sup>th</sup> Street is contextual and appropriate within the historic district.

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

*This recommendation was approved by a vote of 40 in favor, 0 opposed and 1 abstention.*

Sincerely,

Jacqueline Ludorf  
Chair

Jane Parshall 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