

Jacqueline Ludorf
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The City of New York Manhattan Community Board 8

February 18, 2011

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

Re: 131 East 95th Street (between Park Avenue and Lexington Avenue) Expanded Carnegie Hill Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, February 16, 2011, the board adopted the following resolutions regarding 131 East 95th Street (between Park Avenue and Lexington Avenue) Expanded Carnegie Hill Historic District. *Mr. Christopher J. Fogarty, architect.* Application includes 1) changes to the front elevation, 2) a rooftop addition, and 3) a rear yard addition.

WHEREAS 131 East 95th Street is a Neo-Grec/Romanesque Revival style rowhouse building designed by Frank Wennemer, and built in 1889-90.

WHEREAS the applicant, with regard to the front façade, proposes 1) to replace double hung, wood windows to match existing windows not made of wood; 2) install a new entry, doors, stairs, and wrought iron handrails to match an existing adjacent property and the original design of the building; 3) restore the brownstone exterior, and 4) install a new wrought iron handrail and gate to match an existing adjacent property; and 5) remove gates on the first and second floor that have been damaged and which were not part of the original design of the building (collectively, the "Proposed Changes to the Front Façade").

WHEREAS the applicant proposes to install a rooftop addition consisting of a glass and aluminum window wall system, a glass and aluminum clerestory, and a recessed mechanical penthouse, set back 14' from the front cornice, rising 6'2" above the cornice from a floor line 4'2" below the cornice, and less than the full width of the house (collectively, the "Proposed Rooftop Addition").

WHEREAS the applicant proposes to build a three-story rear yard addition to include at the basement level steel frame doors and clerestory onto the garden, steel frame doors and windows opening onto a terrace on the second floor with the ground level expansion to extend 12' into the rear yard and the first and second floor expansion to extend 8'6" into the rear yard (collectively, the "Proposed Rear yard Addition.>").

WHEREAS the Landmarks Committee wishes to vote separately on the above-described three components of the applications.

Proposed Changes to the Front Façade:

WHEREAS the applicant's proposed changes to the front of the building will restore the front façade to its original character and are well designed and sensitive to the character of the building and neighboring buildings. **THEREFORE BE IT RESOLVED** that the Proposed Changes to the Front Façade are approved as presented.

This resolution was approved by a vote of 40 in favor, 0 opposed and 0 abstentions

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Proposed Rooftop Addition:

WHEREAS although a mock-up was unavailable at the time of the presentation, the applicant has represented to the Landmarks Committee that the proposed rooftop addition will be invisible from the public way. **THEREFORE BE IT RESOLVED** that the Proposed Rooftop Addition is approved as presented based on the applicant's representation that the proposed rooftop addition will be invisible from the public way.

This resolution was approved by a vote of 32 in favor, 8 opposed and 0 abstentions

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Proposed Rear Yard Addition

WHEREAS the massing and bulk of the proposed addition is inappropriate within the historic district and especially within the rear yard of this particular block as it would intrude too greatly into the existing open space that is so much a part of the historic character of the block. **THEREFORE BE IT RESOLVED** that Proposed Rear Yard Addition is disapproved as presented.

This resolution was approved by a vote of 25 in favor, 14 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. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Ms. Janet Kim, Fogarty Finger, LLC