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## The City of New York Manhattan Community Board 8

July 22, 2016

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

### Re: 156 East 89th Street- INDIVIDUAL LANDMARK

Dear Chair Srinivasan:

At the Land Use/Full Board meeting on Wednesday, July 20, 2016, the board adopted the following resolution regarding 156 East 89th Street (between Lexington and Third Avenues) -- **INDIVIDUAL LANDMARK** - *Guillermo M. Gomez, architect*. Application is to add a bulkhead at the roof and alter the rear elevation.

**WHEREAS** 156 East 89th Street is a Queen Anne style residence designed by Hubert, Pirsson & Co. and constructed in 1886-87.

**WHEREAS** 156 East 89th Street is one of a group of six houses designed in a wondrously picturesque Queen Anne style; the group was designated an individual landmark in 1979.

**WHEREAS** 156 East 89th Street was originally built for William Rhineland and is only 12'6" wide.

**WHEREAS** the applicant proposes a stair bulkhead that will rise 5' above the original roof and 3' above the original parapet; the bulkhead will be set back approximately 25' from the front elevation and is visible only at the rear of the property.

**WHEREAS** the applicant proposes to raise the roof of the existing 5th floor penthouse by 2' and the parapet by 3' at the rear elevation; the height of the house at the rear will increase by 5'.

**WHEREAS** there is an existing addition at the rear that is two stories high.

**WHEREAS** at the rear of this addition the applicant proposes to install one large steel casement window 25' high x 6' wide; to show the demarcation of the two floors, the applicant will preserve the lintel height at the top of the first floor.

**WHEREAS** the bottom portion of the 25' high window -- at the ground floor -- will be a French door opening to the garden.

**WHEREAS** at the 3rd and 4th floors of the house, the applicant proposes to narrow the existing window on each of these two floors and to add another window to match so that both floors will now have two symmetrical windows where before there was only one window.

**WHEREAS** at the 5th floor, the applicant proposes to widen the single existing window.

**WHEREAS** note that the 25' high window is only at the rear of the addition - [the house is only 12 1/2 feet wide.] at the 1st and 2nd floors that face the rear, the applicant proposes steel casement windows that match the steel casement windows at the 3rd and 4th floors [see above, the lintel height will be preserved across the top of the windows, especially including the demarcation across the large casement window at the rear of the addition.

**WHEREAS** all the windows will be steel casement windows; the material at the rear is red brick and the original windows were wood double hung windows.

**WHEREAS** the treatment at the rear is very sensitive and more organized considering the narrowness of the lot and are an improvement over the asymmetrical original windows.

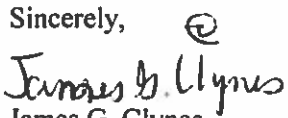
**WHEREAS** steel casement windows are appropriate within the historic district.

**WHEREAS** the new stair bulkhead is not visible from the public way.

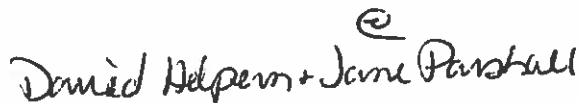
**THEREFORE BE IT RESOLVED** that this application is approved as presented.

*This recommendation was unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.*

Sincerely,



James G. Clynes  
Chairman



David Helpern 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