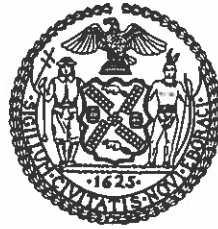


James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com - Website

The City of New York Manhattan Community Board 8

April 25, 2016

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

Re: 16 East 94th Street-(between Fifth and Madison Avenues)-Expanded Carnegie Hill Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, April 20, 2016, the board adopted the following resolution regarding **16 East 94th Street-(between Fifth and Madison Avenues)-Expanded Carnegie Hill Historic District-Alan Berman, architect**. Application for changes to front and rear façade.

This application is divided into three parts.

Part A: Front Facade

WHEREAS the existing brick façade is to remain a brick façade with the exception of the base which is to be changed to rusticated limestone to be similar to the limestone bases of the houses on either side;
WHEREAS the existing brick façade is to be cleaned and repointed;
WHEREAS the pair of main entrance doors are to be replaced with a painted, raised panel, wood door and the service door opening is to be modified to accommodate a multi-pane window with 12 lights of glass;
WHEREAS on the first floor, the existing wood French doors in the arched openings are to be replaced with new, white painted wood French doors that open onto small balconies;
WHEREAS on the first floor, the tops of the arches are to receive limestone keystones;
WHEREAS the three second floors windows, which open onto a Juliette balcony, are to receive a new decorative limestone lintel and limestone sill;
WHEREAS the railings on the two first floor balconies and second floor balcony are to be new and painted black;
WHEREAS the three window openings on the third floor and the three window openings on the fourth floor are to receive decorative limestone keystones;
WHEREAS all windows are to be painted white;
WHEREAS a new limestone cornice is to be added above the fourth floor windows;
WHEREAS the modifications to the front façade are contextual and appropriate within the historic district;
THEREFORE be it resolved that the modifications to the front façade are approved as presented.

This recommendation was approved by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Part B: Front Yard

WHEREAS the existing front yard, which is four steps down from the sidewalk, extends six feet from the face of the house;

WHEREAS the front yard is to be extended six feet so that it will align with the front yard of 18 East 94th Street, the house to the east;

WHEREAS the existing black metal fence will be replaced with a new black metal fence with bronze caps;

WHEREAS the extended front yard would reduce the width of the sidewalk unnecessarily;

WHEREAS 16 East 94th Street is set back from 18 East 94th Street, which is grander in scale, and is in line with 12 East 94th Street to the west, which is similar in scale and whose front yard is set slightly behind the current front yard of 16 East 94th Street;

WHEREAS the extended front yard of 16 East 94th Street would be disproportionate in relation to the front yard of 18 East 94th Street because of the grander scale of 18 East 94th Street;

WHEREAS the extended front yard of 16 East 94th Street would be disproportionate in relation to the size of the front yard of 12 East 94th Street because of the similarity in scale of the houses;

THEREFORE be it resolved that the enlargement of the front yard is disapproved.

This recommendation was approved by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Part C: Rear Enlargement

WHEREAS the existing partial width extensions on the rear of the house are to be demolished to create a 55'-3" long shell to be extended to the rear for the full width of the site;

WHEREAS the 55'-3" long shell is to be extended 9'-6" to the rear for all five floors above grade;

WHEREAS the new façade is to have a painted stucco finish;

WHEREAS the basement level is to have a new, full height, steel framed multi-pane center window with multi-pane steel and glass doors that open out on either side of the center window and have multi-pane steel and glass transoms above;

WHEREAS the windows on the first floor are to be eight over eight aluminum windows with a black finish;

WHEREAS the three windows on each of the second, third, and fourth floors are to be six over six aluminum windows with a black finish;

WHEREAS a black metal railing is set on top of a short parapet;

WHEREAS there is a variety of enlargements within the donut;

WHEREAS the enlargement of the rear of the house is deemed to be appropriate in its design and in the context of the existing conditions within the donut;

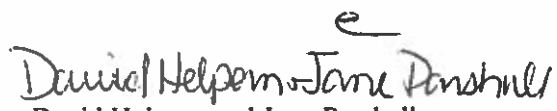
THEREFORE be it resolved that the enlargement of the rear of the house is approved.

This recommendation was approved by a vote of 29 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely, e



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, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District