

Nicholas Viest
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The City of New York Manhattan Community Board 8

January 23, 2012

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

Re: 62 East 91st Street (between Madison and Park Avenues – Carnegie Hill Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, January 18, 2012, the board adopted the following resolution regarding **62 East 91st Street (between Madison and Park Avenues – Carnegie Hill Historic District – David Bae, Architect, PLLC**. Application is for a new rear elevation and for a rooftop addition.

WHEREAS, 62 East 91st Street is a Renaissance Revival style rowhouse designed by Gilbert A Schellenger and constructed in 1887-88.

WHEREAS, 62 East 91st Street is at the midblock and on the south side of the street.

WHEREAS, 62 East 91st Street was constructed at the same time as time at 60 East 91st Street; the houses were designed as a pair and are twins except for the parlor floor.

WHEREAS, the applicant proposes to fill in two existing setback terraces at the 3rd and 4th floors.

WHEREAS, the applicant proposes to extend out the penthouse to align it with the current cornice line at the 4th floor below; the new rear elevation will present as coming straight up from the ground floor with no setback terraces. This will contradict the existing pattern of the other houses that form the donut that all have setback terraces at the top floors.

WHEREAS, the overall height of the house will increase by 3 ‘; the house now contains 5,216 sq. ft – with the filled-in terraces and the penthouse extension, it will contain 5, 934 sq. ft.

WHEREAS, at the rear, at the 1st floor and at the 2nd floor, the applicant proposes fenestration/glazing that extends from the ground to the top of the 2nd floor and takes up most of the width of the first and second floors and presents as a very large single window with mullions.

WHEREAS, the proposed work is not visible from any public way and there will be no increase in the existing building’s footprint.

WHEREAS, the penthouse extension is too tall and will be visible from neighboring rear gardens.

WHEREAS, proposed new rear elevation is overscaled, particularly the proposed fenestration/ glazing which is uncharacteristic of historic district rear facades; it would be better to have a more deferential rear elevation that is more in keeping with the house’s twin at 60 East 91st Street.

WHEREAS, the penthouse addition should be scaled back; the cornice line at top of the 4th floor will be overwhelmed by the proposed extension to the penthouse.

WHEREAS, the neighbors and the community expressed concern about the lack of proper notification since the applicant did not advise the Community Board office about their Jan. 24th hearing date at the Landmarks Preservation Commission until about 6 days before Monday's Landmarks Committee meeting.

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

This recommendation was approved by a vote of 42 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

Sincerely,

Nicholas Viest
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