

Jacqueline Ludorf
Chair

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 18, 2011

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

Re: Proposed Hellgate Hill Historic District

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, April 13, 2011, the board adopted the following resolutions regarding Proposed Hellgate Hill Historic District: The proposed area of designation includes the rowhouses on the north side of 94th Street and the south side of 95th Street between Lexington and Third Avenues and the rowhouses, synagogue and a seven-story apartment building (built in 1900) on Lexington Avenue.

WHEREAS the proposed historic district contains 30 historically and architecturally significant row houses along East 94th and East 95th Street between East 95th Street as well as an apartment building designed by Bernstein & Bernstein in 1900, and a synagogue designed in 1906-07 by Schwartz & Gross.

WHEREAS the row houses were designed by prolific New York City architects Thom & Wilson, whose row houses are located within several City historic districts, and built in 1878-79 by developer Michael Duffy, who also developed a similar row of houses at 121-137 East 94th Street and at 1460-64 Lexington Avenue between 94th and 95th Street, both within the Carnegie Hill Historic District.

WHEREAS the row houses, in the three contiguous blockfronts, are a unique example on the Upper East Side of a nearly full-block 19th century row house development.

WHEREAS the row houses are a good example of the 19th century neo-Grec style, with a unified stepped cornice line that marks the contours of Hellgate Hill, and that the early 20th century alterations are characteristics of the architectural development of 19th century row houses in Carnegie Hill.

WHEREAS the unique interior landscape created by the original development of the block is largely intact, with few incursions into the gardens.

WHEREAS the assemblage of nationally notable residents contributes to the cultural significance of the block.

WHEREAS the proposed district has a special architectural, historical, and cultural interest and is substantially similar in architectural style, character, and cultural significance to the row house blocks within the Carnegie Hill Historic District.

WHEREAS by reason of the above factors it can be said that this area constitutes a distinct section of the City.

WHEREAS residents and neighborhood organizations support this effort.

THEREFORE BE IT RESOLVED that Community Board 8 recommends that the Hellgate Hill Historic District, consisting of 157-179 East 94th Street, 158-80 East 95th Street, and 1449-69 Lexington Avenue be designated a New York City historic district.

This resolution was approved by a vote of 32 in favor, 6 opposed and 2 abstentions

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
Mr. Lo Van Der Valk