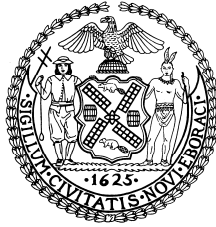


Jacqueline Ludorf  
Chair

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

November 18, 2010

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

**Re: 17 East 90<sup>th</sup> Street (Individual Landmark) and 22 East 91<sup>st</sup> Street (Fifth and Madison Avenues)-  
Carnegie Hill Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 17, 2010, the board adopted the following resolutions regarding 17 East 90<sup>th</sup> Street (Individual Landmark) and 22 East 91<sup>st</sup> Street (Fifth and Madison Avenues) – Carnegie Hill Historic District- *Mr. Shelly Friedman, Friedman and Gotbaum, LLP, Kilment Halsband, Architects* – Application is for work on the front and rear elevations of both 17 East 90<sup>th</sup> Street and 22 East 91<sup>st</sup> Street and relocation of mechanical equipment and for a multistory rear yard addition to connect 17 East 90<sup>th</sup> Street to 22 East 91<sup>st</sup> Street. (Both properties are owned by The Spence School.)

**THIS RESOLUTION IS DIVIDED INTO THREE PARTS: Part 1A -- 22 East 91<sup>st</sup> Street. Work on front elevation and relocation of mechanical equipment. Part 1B – 17 East 90<sup>th</sup> Street. Work on front elevation. Part 3 -- Multistory rear yard addition to connect 17 East 90<sup>th</sup> Street to 22 East 91<sup>st</sup> Street.**

**Part 1A: 22 East 91<sup>st</sup> Street -- Work on front elevation and relocation of mechanical equipment.**

**WHEREAS** 22 East 91<sup>st</sup> Street is a restrained 10-story neo-Georgian style school designed by John Russell Pope and constructed in 1929 with an addition designed by Fox and Fowle and constructed 1985-87.

**WHEREAS** 22 East 91<sup>st</sup> Street is the main campus for The Spence School middle and upper schools.

**WHEREAS** 22 East 91<sup>st</sup> Street is a contributing building within the Carnegie Hill Historic District.

**WHEREAS** the applicant proposes to remove the one step at the entrance at 22 East 91<sup>st</sup> Street to make the building handicapped-accessible.

**WHEREAS** the applicant proposes adding a panel to the door at 22 East 91<sup>st</sup> Street to make up for the removed front step; the door would be taller than it is now.

**WHEREAS** at 22 East 91<sup>st</sup> the applicant proposes to relocate the mechanical equipment from the 4<sup>th</sup> floor of the 1987 addition to the 10<sup>th</sup> floor of 22 East 91<sup>st</sup> Street where it will be only slightly visible from the public way.

**THEREFORE BE IT RESOLVED** that Part 1A of this application, work on the front elevation at 22 East 91<sup>st</sup> Street and relocation of mechanical equipment, is approved as presented.

*This resolution was approved by a vote of 42 in favor, 0 opposed and 1 abstention*

**Part 1B: 17 East 90<sup>th</sup> Street --Work on front elevation.**

**WHEREAS** 17 East 90<sup>th</sup> Street, an individual landmark, is a 5-story, neo-Georgian house, designed by F. Burrall Hoffman, Jr. and constructed 1917-1919.

**WHEREAS** 17 East 90<sup>th</sup> Street, among other outstanding architectural features, is distinguished by an arcaded loggia and rises from a rusticated limestone base.

**WHEREAS** 17 East 90<sup>th</sup> Street was acquired by The Spence School in 2008.

**WHEREAS** the applicant proposes to remove three steps at the front of the house to make the house handicapped-accessible.

**WHEREAS** the applicant proposes adding a panel to the entrance door at 17 East 90<sup>th</sup> Street to make up for the removed front steps; the door would be taller than it is now.

**WHEREAS** the existing balustrade at 17 East 90<sup>th</sup> Street would be dropped down to accommodate the removal of the steps.

**WHEREAS** there will be some in-kind masonry restoration work and in-kind window restoration work at 17 East 90<sup>th</sup> Street.

**THEREFORE BE IT RESOLVED** that Part 1B of this application, work on front elevation at 17 East 90<sup>th</sup> Street, is approved as presented.

*This resolution was approved by a vote of 24 in favor, 16 opposed and 3 abstentions*

**Part 2: Multistory rear yard addition to connect 17 East 90<sup>th</sup> Street to 22 East 91<sup>st</sup> Street.**

**WHEREAS** the applicant proposes a multi-story rear yard addition to 17 East 90<sup>th</sup> Street and 22 East 91<sup>st</sup> Street, with approximately two floors below grade and approximately two floors above grade (the grades drops 6 ½' between 91<sup>st</sup> and 90<sup>th</sup> Street) and adding about 640 square feet to the usable space of the school for the above grade portion.

**WHEREAS** the part of the addition that would be above grade would consist of an approximately 28-foot high two story modern glass structure to connect/expand the two buildings and will use approximately 1,500 square feet of glass.

**WHEREAS** the application requires the removal of three of the six 14-foot high windows on the rear elevation of the John Russell Pope building at 22 East 91<sup>st</sup> Street to accommodate the atrium part of the planned connection/passageway between the two buildings.

**WHEREAS** with the exception of the atrium at the rear of 22 East 91<sup>st</sup> Street, the connector will be approximately 5' wide.

**WHEREAS** the application requires that five of the windows on the east elevation of 17 East 90<sup>th</sup> Street be covered.

**WHEREAS** the proposed addition will be visible from 90<sup>th</sup> Street and from Madison Avenue.

**WHEREAS** the application will require a zoning variance from the Board of Standards and Appeals since the addition exceeds the rear yard height limit as required under the New York City Zoning Resolution.

**WHEREAS** a modern glass structure is out-of-context, inconsistent and inappropriate with both the scale of the individual landmark that is 17 East 90<sup>th</sup> Street with its fine neo-Georgian details and within the Carnegie Hill Historic District.

**THEREFORE BE IT RESOLVED** that Part 2 of this application – the multistory rear yard addition to 17 East 90<sup>th</sup> Street and 22 East 91<sup>st</sup> Street – is **disapproved** as presented.

*This resolution was approved by a vote of 25 in favor, 16 opposed and 0 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. Shelly Friedman, Friedman and Gotbaum, LLP