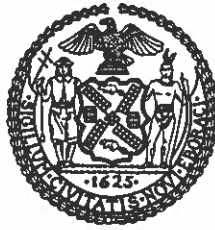


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## The City of New York Manhattan Community Board 8

February 16<sup>th</sup>, 2017

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

**Re: 50 East 96th Street, Expanded Carnegie Hill Historic District**

Dear Chair Srinivasan:

At the Full Board meeting of Manhattan Community Board 8 on Wednesday, February 15<sup>th</sup>, 2017, the Board adopted the following resolution regarding **50 East 96th Street (Madison Ave / Park Ave) Expanded Carnegie Hill Historic District**. *William Brothers, architect*. Application is for a roof top addition and fire proof protection work.

**WHEREAS** 50 East 96<sup>th</sup> Street, known as Woodward Hall, is a six story apartment building that was designed by George F. Pelham and built in 1905-06;

**WHEREAS** the building is neo-Renaissance in style with a one-story rusticated limestone base and tan brick above;

**WHEREAS** the rusticated base was altered in 1929 in accordance with plans by Schwartz & Gross to convert apartments on the first floor into retail stores;

**WHEREAS** the site is 75'-8" on Madison Avenue and 100'-0" on East 96<sup>th</sup> Street and the building is 75'-8" by 90'-4" along its frontage;

**WHEREAS** there is a 9'-8" wide alleyway in the front and a 13'0" wide courtyard in the rear between 50 East 96<sup>th</sup> Street and the building to the east;

**WHEREAS** there is a courtyard within the building, above the first floor, that is approximately 26 and a half feet square – with an elongated area about 32 feet long at the western side of the courtyard;

**WHEREAS** the building suffers from deferred maintenance inside and outside;

**WHEREAS** there is an extensive scope of improvements to be reviewed at staff level in anticipation of a Certificate of No Effect including façade repairs, signage guidelines for the retail; new roof, new boiler and elevator, life safety improvements such as sprinklers in selected locations, and fire/smoke alarm systems;

**WHEREAS** the proposed roof top addition, which is stepped, will be two stories high with the critical heights above the existing cornice, which is just under 3'-11" above the existing roof, set as follows: top of first floor addition roof, about 5'-8" above cornice; top of second floor addition roof, about 14'-9" above cornice; and top of stair bulkhead, about 23'-9" above cornice.

**WHEREAS** the gross area of the first floor addition is 4,259 square feet and the gross area of the second floor addition is 1,612 square feet for a total addition of 5,872 square feet;

**WHEREAS** the first floor addition is currently set back 13'0" from the cornice and whereas the second floor addition is set well back 36'-7" along East 96<sup>th</sup> Street and about 40' back from Madison Avenue – and set back further where the second floor addition faces onto the east and south walls of the court;

**WHEREAS** the partial roof of the first floor addition is the terrace for the second floor addition;

**WHEREAS** the terrace wraps the second floor addition and the court;

**WHEREAS** the terrace will have a glass railing 3'-6" high;

**WHEREAS** the addition is minimally visible from street level;

**WHEREAS** the applicant has stated that the addition will be set back 2'-0" further on the north and 1'-0" further on the south making the addition that much less visible – and that the mock up will be adjusted to reflect these changes;

**WHEREAS** the design for the addition is modern and asymmetrical;

**WHEREAS** the materials for the addition include limestone panels, dark bronze aluminum trim, mahogany windows, and light orange paint for the exterior of doors and wood window mullions;

**WHEREAS** the addition is unrelated in its architectural character to the architectural character of the original building, taking into account that a modern design can relate to a historic building;

**WHEREAS** the addition is unrelated to the rhythm of the piers and windows in the original façade;

**WHEREAS** glass railings will be visible and reflective;

**WHEREAS** the proposed addition will be silhouetted against the sky and not nestled within the massing of surrounding buildings;


**WHEREAS** the addition is not contextual within the historic district and not an appropriate addition to the apartment building;

**THEREFORE BE IT RESOLVED** that this application is **DISAPPROVED**.

*This recommendation was passed by a vote of 43 in favor, 0 opposed, 0 abstained, and 0 not voting for cause.*

Sincerely,

  
James G. Clynes  
Chairman

  
David Helpen 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 Rebecca Seawright, NYS Assembly Member, 76<sup>th</sup> District State  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District