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**The City of New York
Community Board 8 Manhattan**

June 21, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 15 East 91st Street (NW corner of 91st Street and Madison Avenue) — Expanded Carnegie Hill Historic District. *Mary Dierickx, Architectural Historian, presenting for the applicant.* Application is for restoration of original balcony to south facing elevation at the 4th floor and for approval of walls attached to window mullions at the restored facade after balcony reinserted [*The applicant proposes to build two partitions within the apartment interior demising or ending at the windows.*]

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 16, 2021, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 15 East 91st Street is an apartment building designed by Leonard Schultz's & Associates and constructed in 1945-47.

WHEREAS 15 East 91st Street was designed in the modern style; each apartment had its own balcony distinguished by moderne or stream-lined railings; most balconies were removed over the years;

WHEREAS while there is a Master Plan for the windows at 15 East 91st Street there is **no** master plan for the balconies or for the windows and doors that are part of the apartment behind the balcony;

WHEREAS the applicant proposes, as part of a renovation for Apartment 4A, to restore a balcony terrace and to add doors and a window to the new wall behind the terrace; (*On the south facing elevation there are now two windows — the original terrace having been removed and the brick facade pushed out.*)

WHEREAS as part of an interior renovation, the applicant — as part of the project to reinsert the balcony — is creating two new rooms where formerly there was one room — the walls of the two new rooms end at the mullions (*go directly to the windows so that the mullions hide the walls behind*);

WHEREAS interior walls that are perpendicular to a window and that do not demise or end at a masonry wall (in this case ending at a vertical mullion) require a Certificate of Appropriateness and cannot be approved at the staff level;

WHEREAS the Landmarks Preservation Commission also is requiring a Certificate of Appropriateness for the reinserted balcony; an application for a reinserted balcony for 15 East 91st Street has not been previously requested of the LPC;

WHEREAS formerly the wall behind the terrace/balcony had a large central window and a door to provide access to the balcony, the applicant proposes a French door and one window; the proportions for the proposed configuration will match the proportions of the original configuration;
WHEREAS there is limited visibility of the new door/window configuration from the street; the reinserted balcony blocks the view of the new door/window configuration;
WHEREAS even though the now-flat facade of the south elevation will be disrupted by the balcony, *there were formerly balconies for every apartment on the south elevation*;
WHEREAS the reinsertion of the balcony with its streamlined “moderne” railing reminiscent of an ocean liner, will return a original feature to the otherwise bland building;
WHEREAS the Landmarks Committee of Community Board 8M would like to see more balconies reinserted; a building Master Plan for restoration of the balconies is encouraged;

THEREFORE BE IT RESOLVED THAT this application is **APPROVED** as presented.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District