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

June 17, 2022

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**re: 2 East 88th Street (Expanded Carnegie Hill Historic District)** – *Steven Harris Architects* – An Art Moderne style apartment building designed by Pennington & Lewis, Inc. and constructed in 1929-1930. Application is for alterations at floors 14-16, specifically modifying window openings, masonry repair, recladding a portion of the 15th floor, and construction of an addition at the 15th floor west terrace and pergola at the 16th-floor rooftop.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 15, 2022, 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** the penthouse apartment includes the 14<sup>th</sup> 15<sup>th</sup> and 16<sup>th</sup> floors;

**WHEREAS** the 14<sup>th</sup> floor is the top floor of the building prior to the setback for the penthouse structure;

**WHEREAS** the 14<sup>th</sup> floor acts as the top of the main structure as it is set above a cornice molding between the 13<sup>th</sup> and 14<sup>th</sup> floors;

**WHEREAS** the penthouse structure, the crown of the building, is an asymmetrical structure that sits on the roof of the fourteenth floor close to the western edge of the building;

**WHEREAS** the windows on the 14<sup>th</sup> floor are being replaced with single pane windows similar to the single pane windows that exist;

**WHEREAS** the penthouse structure has two lower floors that are occupied, and piers and stacks that extend vertically the equivalent of another two floors in height;

**WHEREAS** the penthouse is made up of the vertical mass and a one-story horizontal extension;

**WHEREAS** changes have been made to the penthouse over time that include adding infill with brick that does not match the original brick; changing window sizes; and extending windows below the string course, interrupting the element that set a datum integral to the design;

**WHEREAS** the existing non-historic greenhouse of about 250 square feet will be replaced with a masonry and glass vertical extension at the eastern face of the penthouse structure;

**WHEREAS** a new exterior stair will be inserted between the 15<sup>th</sup> and 16<sup>th</sup> floors adjacent to the new vertical extension of the building replacing the greenhouse;

**WHEREAS** the new exterior stair will have a brick parapet to match existing masonry;

**WHEREAS** the string course above the 15<sup>th</sup> floor has been lowered to recreate the original continuity and to enable taller windows on the 16<sup>th</sup> floor;

**WHEREAS** the windows on the 15<sup>th</sup> and 16<sup>th</sup> floors have been reconfigured;

**WHEREAS** the non-historic masonry infill on the southwest corner will be replaced with a glass corner that extends the new window system;

**WHEREAS** the one-story easterly extension has been visually separated from the main penthouse structure with a cast stone cladding;

**WHEREAS** the new windows in the easterly extension are the same system as the windows in the main penthouse structure;

**WHEREAS** all new windows are operable;

**WHEREAS** the new floor to ceiling windows on the roof of the fourteenth floor, in both the penthouse structure and the easterly extension, include French doors;

**WHEREAS** the new windows and the French doors on the 15<sup>th</sup> and 16<sup>th</sup> floors are multi-pane with bronze frames and mullions;

**WHEREAS** the new windows on the fourteenth floor will also have bronze frames;

**WHEREAS** the eastern extension will have a cast stone canopy on the north and east;

**WHEREAS** a wood pergola and gas fireplace will be built on the roof of the extension;

**WHEREAS** the railings on the 14<sup>th</sup> floor and the penthouse structure terraces will be steel railings to match existing;

**WHEREAS** the guard rails on the top of the extension will be glass;

**WHEREAS** the screen for the relocated mechanical equipment will be metal;

**WHEREAS** the bulkhead for the new access stair to the roof will be zinc with standing seams;

**WHEREAS** the proposed design eliminates infill that did not match the existing masonry;

**WHEREAS** the proposed design uses a multi-pane glazing system that integrates with the masonry and encloses space without compromising the clarity of the original penthouse structure;

**WHEREAS** the proposed design creates a composition that seamlessly marries new elements with the original masonry;

**WHEREAS** the proposed design celebrates the visibility of the penthouse;

**WHEREAS** the proposed design is appropriate and contextual within the historic district;

**THEREFORE, BE IT RESOLVED**, that this application is **approved** as presented.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc:      Honorable Eric Adams, Mayor of the City of New York  
            Honorable Carolyn Maloney, 12th Congressional District Representative  
            Honorable Mark Levine, 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 Julie Menin, NYC Council Member, 5th Council District  
            Honorable Keith Powers, NYC Council Member, 4th Council District