

Russell Squire
Chair

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

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November 17, 2022

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

RE: 21 East 90th Street (Expanded Carnegie Hill Historic District) - *Zaras & Neudorfer Architects, PC* - An Art Deco style building with medieval elements designed by George F. Pelham and constructed in 1927. Application is to remove/relocate penthouse chimney, expand masonry opening, and install new window system.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2022, the board approved the following resolution by a vote of 39 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 21 East 90th Street is an Art Deco style building with medieval polychrome decorative elements designed by George F. Pelham and constructed in 1927;

WHEREAS at the penthouse at the west elevation, the applicant proposes to remove existing painted wood terrace doors and remove the existing decorative masonry chimney;

WHEREAS a new decorative masonry chimney to match the existing bricks and the existing height and including decorative corbel brickwork will be placed as the NW corner at the penthouse;

WHEREAS a new bronze-toned steel door and window assembly will replace the removed terrace doors and chimney;

WHEREAS the existing copper flashing below the new window system will remain;

WHEREAS the new window system will be taller than the existing penthouse doors; 3 rows of brick will be removed so that the new system presents as 17 1/2 feet wide x 8' 3/4" wide; the new door system will have a fixed panel above;

WHEREAS the plane of wall the applicant is proposing to modify is minimally visible from Central Park looking East over the Carnegie Mansion;

WHEREAS the symmetry of the existing west-facing elevation of the penthouse is preferable to the proposed blank wall of glass; the proposed new glass window system is not correct for a George F. Pelham building and is not an improvement;

WHEREAS the existing integrity of 21 E. 90th Street should be maintained within the historic district; the proposed changes are not appropriate or contextual within the historic district.

THEREFORE BE IT RESOLVED that this application be disapproved as presented.
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