FRIENDS welcomes new city council members Jessica Lappin and Daniel Garodnick. Council Member Garodnick represents District 4. We were fortunate to have Councilman Garodnick present an award at our Awards Ceremony last February and we thank him for his kind words and receptiveness to preservation issues on the Upper East Side. Council Member Jessica Lappin represents District 5 in Manhattan, a seat formerly held by Council Speaker Gifford Miller. A life-long New Yorker, Ms. Lappin joined the City Council staff in 1998 as Senior Adviser and District Chief of Staff to Mr. Miller. Ms. Lappin was appointed to replace Council member Simcha Felder as Chair of the Landmarks, Public Siting & Maritime Uses Subcommittee, which is the first stop on the Council for deliberation over landmark designations and legislation. We welcome Ms. Lappin to her new position and look forward to working with her in the coming months.

To better get to know our new Council Members and to understand the important role they play in the preservation of our neighborhoods, FRIENDS has asked Council Members to respond to a survey. The survey is a brief list of questions designed to help understand the city’s planning priorities. This information will be shared with the Council in the coming months.

FRIENDS chats with New Upper East Side Council Members

**FRIENDS** welcomes new city council members Jessica Lappin and Daniel Garodnick. Council Member Garodnick represents District 4. We were fortunate to have Councilman Garodnick present an award at our Awards Ceremony last February and we thank him for his kind words and receptiveness to preservation issues on the Upper East Side. Council Member Jessica Lappin represents District 5 in Manhattan, a seat formerly held by Council Speaker Gifford Miller. A life-long New Yorker, Ms. Lappin joined the City Council staff in 1998 as Senior Adviser and District Chief of Staff to Mr. Miller. Ms. Lappin was appointed to replace Council member Simcha Felder as Chair of the Landmarks, Public Siting & Maritime Uses Subcommittee, which is the first stop on the Council for deliberation over landmark designations and legislation. We welcome Ms. Lappin to her new position and look forward to working with her in the coming months.

To better get to know our new Council Members and to understand the important role they play in the preservation of our neighborhoods, FRIENDS has asked Council Members to respond to a survey. The survey is a brief list of questions designed to help understand the city’s planning priorities. This information will be shared with the Council in the coming months.
Chat with Upper East Side Council Members

(Continued from Page 4)

Members Garodnick and Lappin a few questions to find out what is on their minds regarding preservation on the Upper East Side and for the city as a whole.

Questions for Jessica Lappin

Can you tell us a little about your background?

I was born and raised on the East Side. I moved to the City when I was 18 to attend Stuyvesant High School and study Political Science. After college, I returned to New York City and spent the next 7 years working in my community, helping people, and solving local problems.

How did you come to be in your position on the New York City Council?

While working for the City Council, I learned that an energetic elected official with fresh ideas can encourage new solutions and ways of thinking about the city’s most pressing issues. Running for office seemed like a great opportunity to build upon my experience and to find innovative ways to move our city forward.

Can you tell us some of your goals while on the Council?

To preserve affordable housing, improve transportation options on the East Side, protect the historic fabric of our city, and provide for our schools, parks, and cultural institutions.

What is one of your favorite historic buildings or neighborhoods in your district?

The Columbus Avenue Boys Club. It was a cultural center for the neighborhood and an essential resource for young people. I am proud to have had the opportunity to help preserve it.

Can you tell us a little about your background?

I was born and raised in New York City. I went to Stuyvesant High School and then studied government at Georgetown University. After graduating, I moved back to the city I love to pursue a career in public service. I took a job in 1998 with Council Member Gifford Miller and spent the next 7 years working in my community, helping people, and solving local problems.

Questions for Daniel Garodnick

Can you tell us a little about your background?

I went to Stuyvesant High School and attended New York University with a B.A. in Economics. After law school, I clerked for Judge Barzansky at the U.S. District Court for the Eastern District of New York. I then practiced law as an attorney with a background in civil rights, and spent the next 7 years working in the Stuyvesant Town/Peter Cooper Village community, where I continue to live today. I am an attorney with a background in civil rights. I graduated from Dartmouth College with a B.A. in Government, and from the University of Pennsylvania Law School. After law school, I clerked for a federal judge before becoming a litigator at Paul, Weiss, Rifkind, Wharton & Garrison LLP.

How did you come to be in your position on the New York City Council?

I am very proud to represent the Upper East Side and Carnegie Hill Historic Districts. The Upper East Side Historic Districts contain excellent samples of American architecture, and are a perfect example of the evolution of urban architecture in the City. Carnegie Hill is equally beautiful. With the construction of the Hotel Graham at the turn of the 20th Century and the further development of the area following the construction of the Carnegie Mansion, the area has an immense array of architectural styles which tell the story of its development.

Additionally, I have always been moved by the bold design and ingenuity of the Chrysler Building. I think the image is an icon of New York City and I am proud to have it in my district as well.

Can you tell us a little about your background?

Yes, I was born and raised in New York City and spent the next 7 years working in my community, helping people, and solving local problems.

How did you come to be in your position on the New York City Council?

I am very proud to represent the Upper East Side and Carnegie Hill Historic Districts. The Upper East Side Historic Districts contain excellent samples of American architecture, and are a perfect example of the evolution of urban architecture in the City. Carnegie Hill is equally beautiful. With the construction of the Hotel Graham at the turn of the 20th Century and the further development of the area following the construction of the Carnegie Mansion, the area has an immense array of architectural styles which tell the story of its development.

Additionally, I have always been moved by the bold design and ingenuity of the Chrysler Building. I think the image is an icon of New York City and I am proud to have it in my district as well.

What is one of your favorite historic buildings or neighborhoods in your district?

I am very proud to represent the Upper East Side and Carnegie Hill Historic Districts. The Upper East Side Historic Districts contain excellent samples of American architecture, and are a perfect example of the evolution of urban architecture in the City. Carnegie Hill is equally beautiful. With the construction of the Hotel Graham at the turn of the 20th Century and the further development of the area following the construction of the Carnegie Mansion, the area has an immense array of architectural styles which tell the story of its development.

Additionally, I have always been moved by the bold design and ingenuity of the Chrysler Building. I think the image is an icon of New York City and I am proud to have it in my district as well.

Questions for Jessica Lappin

Can you tell us a little about your background?

I was born and raised in New York City. I went to Stuyvesant High School and then studied government at Georgetown University. After graduating, I moved back to the city I love to pursue a career in public service. I took a job in 1998 with Council Member Gifford Miller and spent the next 7 years working in my community, helping people, and solving local problems.

How did you come to be in your position on the New York City Council?

While working for the City Council, I learned that an energetic elected official with fresh ideas can encourage new solutions and ways of thinking about the city’s most pressing issues. Running for office seemed like a great opportunity to build upon my experience and to find innovative ways to move our city forward.

Can you tell us some of your goals while on the Council?

To preserve affordable housing, improve transportation options on the East Side, protect the historic fabric of our city, and provide for our schools, parks, and cultural institutions.

What is one of your favorite historic buildings or neighborhoods in your district?

The Columbus Avenue Boys Club. It was a cultural center for the neighborhood and an essential resource for young people. I am proud to have had the opportunity to help preserve it.

Can you tell us a little about your background?

I went to Stuyvesant High School and attended New York University with a B.A. in Economics. After law school, I clerked for Judge Barzansky at the U.S. District Court for the Eastern District of New York. I then practiced law as an attorney with a background in civil rights, and spent the next 7 years working in the Stuyvesant Town/Peter Cooper Village community, where I continue to live today. I am an attorney with a background in civil rights. I graduated from Dartmouth College with a B.A. in Government, and from the University of Pennsylvania Law School. After law school, I clerked for a federal judge before becoming a litigator at Paul, Weiss, Rifkind, Wharton & Garrison LLP.

How did you come to be in your position on the New York City Council?

I am very proud to represent the Upper East Side and Carnegie Hill Historic Districts. The Upper East Side Historic Districts contain excellent samples of American architecture, and are a perfect example of the evolution of urban architecture in the City. Carnegie Hill is equally beautiful. With the construction of the Hotel Graham at the turn of the 20th Century and the further development of the area following the construction of the Carnegie Mansion, the area has an immense array of architectural styles which tell the story of its development.

Additionally, I have always been moved by the bold design and ingenuity of the Chrysler Building. I think the image is an icon of New York City and I am proud to have it in my district as well.

What is one of your favorite historic buildings or neighborhoods in your district?

I am very proud to represent the Upper East Side and Carnegie Hill Historic Districts. The Upper East Side Historic Districts contain excellent samples of American architecture, and are a perfect example of the evolution of urban architecture in the City. Carnegie Hill is equally beautiful. With the construction of the Hotel Graham at the turn of the 20th Century and the further development of the area following the construction of the Carnegie Mansion, the area has an immense array of architectural styles which tell the story of its development.

Additionally, I have always been moved by the bold design and ingenuity of the Chrysler Building. I think the image is an icon of New York City and I am proud to have it in my district as well.
The combination of Skidmore Owings and Merrill, with engineer and architect Albert M. Hansen and his collaborator Julian Hill Whittemore, produced an innovative H plan; 20 stories of apartments, most with Bauhaus-style balconies, set above a transparent lobby floor. Light and air were guaranteed as the building’s narrow slab, occupying only 40 percent of the site. A common area on the rooftop contributes to the aura of indoor-outdoor living. Deep setbacks from the street create a felicitous relationship between the apartments and the urban context. A passion to create conditions of humane living within the city, which Albert M. Hansen shared with town planners Henry Wright and Clarence Stein, led to the design of this remarkable building.

Manhattan House, a much in demand rental property since originally built by New York Life Insurance Company, was recently sold and will become a condominium. The new owner has a chance to become architects, and design a building of their own, using collaged materials. By stimulating an interest in architecture, the program strives to instill in students the passion to create conditions of humane living within the city, which Albert M. Hansen shared with town planners Henry Wright and Clarence Stein, leading to the design of this remarkable building.

39 East 63rd Street
Mont B. Schmidt, one of the most prominent early 20th century architects to work on the Upper East Side, designed houses for an impressive list of clients including the Astor, Vanderbilt, and Morgan families. Often employing the Neo-Georgian style, Schmidt redesigned many townhouse facades, updating them in a more fashionable style. In April, a proposal to alter 39 East 63rd Street, Schmidt’s first commission in Manhattan, came before the LPC. Erected in 1882 as one of a row of brownstones, Schmidt redesigned the façade in a restrained Neo-Georgian style in 1917. Curiously, the building is noted as “no style” in the local designation report, making protection of the building more challenging. The proposed alterations included a redesign of the Schmidt façade, as well as rear and rooftop additions.

FRIENDS testified that the alterations would destroy this exquisite building by an important architect and urged that the alterations and did not approve the plans. The architect is currently working on a revised proposal with the LPC. To stay apprised and did not approve the plans. The architect is currently working on a revised proposal with the LPC. To stay apprised of the proposal, visit the FRIENDS website where current LPC items and decisions are posted on a regular basis.

Women’s Forum. With such an outstanding honoree, this is sure to be an evening to remember!

Emily K. Rafferty
FRIENDS’ to Honor

Join FRIENDS for an exciting evening honoring Emily K. Rafferty, President of The Metropolitan Museum of Art, at our Third Annual “Ambassador” to the Upper East Side Award Dinner on Tuesday, September 26th at the Colony Club.

Ms. Rafferty, a native New Yorker, has served on the staff of The Metropolitan Museum since 1976. A frequent speaker on topics related to non-profit management and fundraising, Ms. Rafferty has been affiliated with a number of arts and inter-museum organizations. She has been a member since 1990 of ArtTable (Board of Directors 1991-1994), a member of the Association of Fundraising Professionals and Women in Financial Development, and for ten years served on the Development Committee of the American Association of Museums. Ms. Rafferty is a member of the Board of Directors of the World Trade Center Memorial Foundation, the Steering Committee of the Association for a Better New York, and a member of the Women’s Forum. With such an outstanding honoree, this is sure to be an evening to remember!

This is the beginning of the “Greening of New York.” There are twinges, and then tickles, and then a full assault on the senses that have been buried deep in our souls over the winter of “graying.” Central Park is a wonderful barometer of the activity to come. It starts with the yellow daffodils nudging the dirt away after their long winter sleep. It reminds me of Rip Van Winkle. They seem to reign alone for a few weeks before their friends and buddies join them for their “coming up party.” The cherry trees, the Frick magnolias, the tulips on Park Avenue, the dogwood and that glorious wisteria on many brownstone blocks make every street a sensual delight. What fun to watch the boats on the Pond in Central Park! I thought the Manhattan Solstice was magical. But to more serious matters! We must renew our vigilance in reviewing Landmark applications and checking on the construction on rooftops and in rear yards. Those blue tarps can cover a multitude of sins! Please be our eyes and ears for what may lurk beneath those behemoths!

And we continue our pursuit of the extension of the Upper East Side Historic District on the National Register. We will be meeting with those property owners who have concerns and hopefully resolve any unease. We will be sure to keep you posted.

Happy summer and enjoy all that our unique city has to offer.
The proposed addition included a two-story rooftop addition and the removal of the existing stucco façade to expose the underlying brick. The proposed addition would have been highly visible from the street, overwhelming the carriage house’s intimate scale and elegant architecture. Such a large addition would greatly detract from the small-scale character that makes this streetscape so unique. FRIENDS strongly opposed the addition and the LPC denied the application. The architects revised their design to a one-story addition that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.

86th Street Police Precinct

The 86th Street Police Precinct is an excellent representation of how historic preservation does not seek to discourage change, but rather to find a compromise that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

While there top addition initially proposed was a tasteful design, it was highly visible from many locations both on the street and from neighboring buildings. Such a noticeable addition is inappropriate for an individual landmark on one of the most historically and architecturally significant landmarks on the Upper East Side. Thanks to the efforts of FRIENDS, other neighborhood constituents and the LPC commissioners, a compromise was reached in which the rooftop addition was reduced in scale to greatly minimize its visibility. This case is an excellent representation of how historic preservation does not seek to discourage change, but rather to encourage sensitive design while protecting historic resources.

In Review

Seventh Regiment Armory Update

The Seventh Regiment Armory Conservancy has rapidly expanded its operations this spring, setting up offices at the Armory and growing from 2 employees to 16 plus two interns since February. They have quickly launched a community outreach effort making presentations to local co-op boards, interested residents, and City and State officials, offering tours, establishing an “Armory Neighborhood” advisory committee, and attending meetings of the Community Board 8 Armory Subcommittee. In March, CB-8 held a meeting for public commentary where Friends of the Upper East Side Historic Districts, the New York Landmarks Conservancy, the Municipal Art Society, CIVITAS, the Central Park Conservancy, Lenox Hill Neighborhood House, Assemblyman Jonathan Bing’s office, art and antique show organizers and nine Lenox Hill Neighborhood House, Assemblyman Jonathan Bing’s office, art and antique show organizers and nine neighborhood residents all spoke or submitted letters in support of the Conservancy’s plans at the Armory.

This summer the Conservancy will be working on some immediate improvements to the building as well as planting beds and putting together an exhibit on the history of the Armory. The Conservancy is happy to give tours to the public as well. If you haven’t been there recently (or, warned, it gets hot there in summer with no air conditioning), call Kirsten Reoch, Project Director, at 212-616-3937, for more information.

116-118 East 80th Street

In January a proposal came before the Landmarks Preservation Commission to build a one-story rooftop addition on the Lewis Spencer and Emily Coster Morris house, located at 116-118 East 80th Street. This elegant town house, built in 1922-1923 by the famed architecture firm Croix & Cross, is one of four individually designated houses on the block, all modeled on 18th century London residences. Such a remarkable ensemble of graceful homes contributes significantly to the outstanding character of this Upper East Side neighborhood.

While the rooftop addition was a tasteful design, it was highly visible from many locations both on the street and from neighboring buildings. Such a noticeable addition is inappropriate for an individual landmark on one of the most historically and architecturally significant landmarks on the Upper East Side. Thanks to the efforts of FRIENDS, other neighborhood constituents and the LPC commissioners, a compromise was reached in which the rooftop addition was reduced in scale to greatly minimize its visibility. This case is an excellent representation of how historic preservation does not seek to discourage change, but rather to find a compromise that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.

86th Street Police Precinct

The 86th Street Police Precinct was designed by renowned architect Richard Morris Hunt in 1884, and is one of eleven individually designated carriage houses on East 73rd Street between Lexington and Third Avenues. The proposed addition included a two-story rooftop addition and the removal of the existing stucco façade to expose the underlying brick. The proposed addition would have been highly visible from the street, overwhelming the carriage house’s intimate scale and elegant architecture. Such a large addition would greatly detract from the small-scale character that makes this streetscape so unique. FRIENDS strongly opposed the addition and the LPC denied the application. The architects revised their design to a one-story addition that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.

86th Street Police Precinct

The 86th Street Police Precinct was designed by Calvert Vaux and Jacob Wrey Mould and was being considered for reuse as a police precinct this past January. The proposed plans included restoring the now dilapidated buildings to their original beauty. It would also have resulted in an addition that FRIENDS felt would destroy the relationship that the stables have with the park’s landscape.

The stables are nestled into Central Park, historically an excellent example of how historic preservation does not seek to discourage change, but rather to find a compromise that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.

86th Street Police Precinct

The 86th Street Police Precinct was designed by Calvert Vaux and Jacob Wrey Mould and was being considered for reuse as a police precinct this past January. The proposed plans included restoring the now dilapidated buildings to their original beauty. It would also have resulted in an addition that FRIENDS felt would destroy the relationship that the stables have with the park’s landscape.

The stables are nestled into Central Park, historically an excellent example of how historic preservation does not seek to discourage change, but rather to find a compromise that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.

86th Street Police Precinct

The 86th Street Police Precinct was designed by Calvert Vaux and Jacob Wrey Mould and was being considered for reuse as a police precinct this past January. The proposed plans included restoring the now dilapidated buildings to their original beauty. It would also have resulted in an addition that FRIENDS felt would destroy the relationship that the stables have with the park’s landscape.

The stables are nestled into Central Park, historically an excellent example of how historic preservation does not seek to discourage change, but rather to find a compromise that will be significantly less visible. Refinements are continuing to be made on the proposed addition to achieve even less visibility.

And there is more good news. Removal of the stucco façade could have been a risky procedure. Often the underlying brickwork on an exterior wall or the stucco cannot be removed. After careful testing it was determined that the stucco could successfully be removed and the original brickwork will be restored.