

FRIENDS



OF THE UPPER EAST SIDE HISTORIC DISTRICTS

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Fall/Winter 1997

Enforcement of Landmarks Law to be Enhanced by Mark Silberman

Editor's note: New York City's landmark law is one of the country's toughest and most comprehensive. A troubling weakness though, has been the difficulty in enforcing the law. Violations of the law (a result of ignorance or indifference) have often remained unaddressed.

Buildings, historic districts, and preservationists across the city welcome the much-needed and much-appreciated initiative of Landmarks Chair Jennifer Raab, Enforcement Director Mark Silberman, the staff, and commission towards strengthening the law. The bill, introduced on behalf of the Mayor, was co-sponsored by Council-members June Eislund, Kenneth Fisher, and 17 other councilmembers.



221 East 62nd Street at the time of designation.

In September and October the City Council held hearings on Introduction 1008, the Landmarks Protection Bill. This bill would significantly improve enforcement of the Landmarks Law by empowering the

Commission to seek civil fines. More than thirty representatives and individuals testified; the vast majority were in favor of the legislation.

The bill allows the Commission to go to civil or administrative court to seek civil fines for violations of the law. The Commission intends that the vast majority of violations would be adjudicated at the administrative level, most likely at the Environmental Control Board, the City's primary administrative court. With respect to administrative enforcement actions, the bill defines three types of

violations: Type A, for serious violations like the removal of all of the windows or the construction of a rooftop addition; Type B, for the failure to keep a building in good repair (also known as demolition by neglect); Type C, for all other violations of the law. The level of fines varies accordingly: the higher fines are for Type A violations (up to \$5,000 for a first violation and up to \$250 per day for subsequent violations), with lower fines for Type C violations (up to \$500 for a first violation and up to \$50 per day for subsequent



221 East 62nd Street with a host of violations: cornice removal, shutter removal, painting, installation of gate on the front door. Under the new law, the cornice removal would be a Type A violation, and the rest would be Type C violations.



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violations). Type B violations are punishable by an initial fine of up to \$5,000 and up to \$200 per day for subsequent violations.

The civil fine program is designed to be flexible and equitable. The bill provides two grace periods which allow an alleged wrongdoer to cure a violation without having to pay a fine. The first grace period takes the form of a warning



874 - 876 Madison Avenue at the time of designation.

Friends of the Upper East Side Historic Districts, founded in 1982, is an independent, not-for-profit membership organization dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side. In addition to safeguarding the future of the Upper East Side's five historic districts and 133 individual landmarks, and being an advocate for sound preservation policies for the city, FRIENDS has also been a leader in successful efforts to dramatically improve zoning laws governing the area's avenues and residential streets.

letter, which is issued before a formal notice of violation is served. The letter warns a person that the Commission believes there is a violation and that no notice of violation will be served if the violation is expeditiously cured. If the violation is not cured, the Commission can serve a notice of violation. Even then, however, if the person admits liability and cures the violation, no penalty will be imposed. This is the second grace period.

If the violation is not cured, the Commission may serve a second notice of violation. In this instance, there are no grace periods; the violator will pay a per day penalty calculated from the time the person admitted liability or was found liable for the violation.

In some cases an enforcement action must be brought in civil—as opposed to administrative—court: when a violator has substantially destroyed a landmark or when the Commission is seeking a court order to enjoin an on-going or potential violation. The penalty for destroying a landmark is the fair market value of the property, with or without the landmark, whichever is greater. The Landmarks Protection Bill also empowers the Commission to issue stop work orders. The failure to pay a stop work order is

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PREMIUM GIFTS

For a donation of \$50:

Guide to New York City Landmarks by Andrew S. Dolkart or a FRIENDS T-shirt.

For a donation of \$100 or more:

The 3rd Edition of the *AIA Guide to NYC* by Elliot Willensky and Norval White.

For a donation of \$250 or more:

Stanford White's New York by David Garrard Lowe.

Membership Form

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<input type="checkbox"/> \$1,000/Landmark	



Please return this form with your check to:
 FRIENDS, 20 East 69th Street, NY, NY 10021
 or call (212) 535-2526

President's Message

What a glorious fall for walking in New York. After a full summer of country sites and sounds, the city seemed to wrap its arms around me and welcome me home.


A Sunday morning with my granddaughter Hazel at the Central Park Zoo was wonderful—the seals talking and flapping, the monkeys playing, jumping, and gamboling. The penguins fleeing back and forth in the water and then jumping upon the rocks. It was magic amid the lovely gardens still in bloom.

The bears of the Delacorte Clock dancing to the music captivated the children passing by. As we strolled back home I became very aware of construction and permit signs. Also, how very little graffiti you see nowadays.

With the real estate boom we must be vigilant—now more than ever—to protect and curate our special streets and pockets of carriage houses. We welcome compatible and legal alteration but we must be on guard against inappropriate or illegal changes.

We have an exciting addition to our newsletter—a pull-out section for children called Young FRIENDS. FRIENDS is turning more and more to educating children to be aware of, and understand what makes their New York City very special. I know you will enjoy it.

We thank you for all your help and count on you!



P.S. Visit us on our Website
www.preserve.org/friends



874 - 876 Madison Avenue. The Stephen Paul and Jamie Ostrow stores are in violation. Historic storefront fabric (evident in the Alain Mikli store, i.e., tri-partite division, entry vestibule, and cast concrete bulkhead) have been removed. This would be a Type A violation.

punishable by a fine of up to \$500 per day. Finally, the bill increases the level of criminal fines and classifies landmarks violations as public nuisances under the Nuisance Abatement Law.

At the October hearing, Subcommittee Chairman Fisher indicated that an amended version of the bill will be introduced. This bill will incorporate changes suggested by the testimony. Additional public hearings will be held on the amended bill.

Mark Silberman is the Director of Enforcement for the Landmarks Preservation Commission. He drafted the legislation on behalf of the Commission.

THE NEW LANDMARKS BILL
WILL KEEP VIOLATIONS IN CHECK
WE'LL NEED YOUR HELP STILL
IN FINDING WORK THAT
LOOKS SUSPECT.

IF FISHY WORK'S SEEN,
AND THE DAMAGE
NEEDS TO BE FIXED
CALL FRIENDS TO THE SCENE
AT 535-2526!

Preservation Challenge: Identifying Future Landmarks on the Upper East Side

by Claudia Cooney

I was thrilled to be selected as FRIENDS' Halina Rosenthal Fellow this past summer. I've lived on the Upper East Side for seven years, and have acted as co-superintendent of the circa 1880 5-story walk-up in which I live (perhaps I shouldn't mention this since I couldn't fix FRIENDS' faulty filing cabinet drawer, nor did I ever re-grout those loose bathroom tiles which had been mentioned to me on my interview...). Having a particular fondness for the neighborhood and its buildings, I was excited to do a project for FRIENDS while learning more about "my neck of the woods."

The field of historic preservation traditionally tends to focus on older buildings at the expense of younger, more modern buildings. Yet as the stock of buildings which is familiarly dubbed "modern," ages and becomes eligible for landmark designation, preservationists and historians will be faced with the challenge of recognizing outstanding architecture which exemplifies this period. To address this need, FRIENDS decided to look at buildings which had been built on the Upper East Side beginning after World War II up to the very present. Our goal was to identify buildings which could be currently eligible for landmarking, as well as those which were not yet 30 years old and which may be deemed landmarks in the future.

Though I called myself an east-sider, it wasn't until I'd surveyed the entire Upper East Side by foot that I could truly appreciate not only the breadth of what I called my "neighborhood," which was in fact quite large, but also its diversity. I was frankly amazed at the wide variety of build-

ings which made up the area. To my delight, there were quite a number of newer, interesting-looking buildings which I was curious to learn more about.

The first step of the project was a photographic survey which took about a month to compile, and yielded a large quantity of photographs of possible landmarks (not to mention a great summer workout). A Modern Landmarks Project Committee formed, made up of FRIENDS' Board Members Rita C. Chu, Andrew S. Dolkart, Anne L. Millard, Alison Spear, Teri Slater, FRIENDS' Executive Director, Jane Cowan, and myself. The committee worked together to make initial cuts to the list, and then to further narrow the list as the project progressed throughout the summer. Lively (yet civilized!) discussions characterized the decision-making process as we decided which buildings would be "in" and which buildings would be "out."

Once the committee agreed on a group of buildings which warranted further investigation, the research portion of the project began. Researching the buildings, including those for which I had neither a year of construction nor an architect, proved to be quite an adventure, as those who have done similar research in the Big Apple well know. Such familiar locations to me as the New York City Department of Buildings, where I'd done quite a bit of research in the course of my class work, proved to be an especially challenging experience, especially where recent construction was concerned. Inexplicably missing files and incomplete docket books led me to pursue other avenues of research such as Columbia's Avery Architectural Library and the New York City Department of Property Records. I got extra help from the Real Estate Board of New York, which gave me permission to look through their clippings for specific buildings of the Real Estate Record and Guide, a great resource for researching years of construction and alterations to buildings.

Books on the history of New York and its architecture, architectural journals, and articles from newspapers such as the New York Times provided me with a more complete history of the buildings, and resulted in a list of about 20 buildings which we felt best represented important architectural, historical, or cultural contributions made to the upper East Side within the past 50 years. Highlights, and my personal favorites, include Cinema I & II (Abraham Geller & Associates, 1962), New York City's first open glass facade movie theater as well as America's first twin theater;

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Cinema 1 & 2 on Third Avenue. (1962, Abraham Geller) America's first twin movie theater.

Manhattan House (Skidmore, Owings & Merrill and Mayer & Whittlesey, 1950), New York's first truly "modern" apartment building; the Hunter College Campus Schools (Morris Ketchum, Jr. & Associates, 1969), a wonderful example of early contextualism as it relates to the Squadron A Armory facade, almost lost in an early preservation battle in the late 1960s; and the Hanae Mori Boutique, formerly the Richard Feigen Gallery, designed by the distinguished Austrian architect Hans Hollein in 1969 as his first New York commission, advertised by its double steel columns on 79th Street.

Working at FRIENDS not only gave me a valuable hands-on preservation experience, but was fun. I now have a favorite group of buildings on the Upper East Side, and got to have lunch with the Preservation Commissioners—one of the highlights of my summer!



Hanae Mori boutique –
27 East 79th Street
between Fifth and
Madison Avenues.
Altered in 1969 by
Hans Hollein, Baker
and Blake.

Claudia is currently completing her graduate studies in historic preservation at Columbia University. Her work will form the basis of an up-coming "Future Upper East Side Landmarks" exhibit sponsored by FRIENDS. Watch your mail for details.



Manhattan House – 200 East 66th Street between Second and Third avenues. (1950, SOM and Mayer & Whittlesey) New York City's first "modern" apartment house.

David Prager, Long-Time Board Member Dies at 84

David A. Prager, a member of FRIENDS' Board of Directors since 1988 died this past summer. He was 84. A lawyer by vocation and an outspoken advocate for historic preservation and the arts by avocation, Mr. Prager's erudition and passion will be missed. He was "a major influence on environmental action" and "a positive force, peppery in his convictions, not one to abide by foolish conclusions," said fellow FRIENDS' board member William H. Whyte in Mr. Prager's obituary in the New York Times. The Board of Directors extends their condolences to Mr. Prager's wife, Annabelle, his children, Jonathan and Lucy, and his sister, Esther.



Architectural Book Shelf:

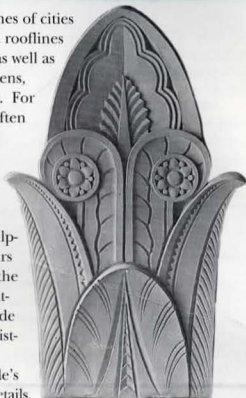
Terra Cotta Skyline: New York's Architectural Ornament

by Susan Tunick, Photographs by Peter Mauss

Terra cotta brought a new expressiveness to the architecture and skylines of cities across the United States. Since the 19th century, building facades and rooflines have been highlighted by decorative terra cotta in natural clay colors as well as by brightly glazed terra cotta. Vivid glaze colors including yellows, greens, cobalt blues, and metallic lusters frequently emphasize lavish detailing. For more than one hundred years, terra cotta has been an integral—but often unrecognized—part of America's architectural legacy.

Terra Cotta Skyline presents the history, manufacture, and art of architectural terra cotta through documents, drawings, archival photographs, and brilliant new color images commissioned for this book. Lively accompanying text based on extensive research provides anecdotes and insights into the working methods of the architects, sculptors, and artisans who designed with terra cotta—and the entrepreneurs and laborers involved in its production. *Terra Cotta Skyline* also tells of the efforts of determined current-day preservationists to protect this threatened part of our architectural heritage. Also included is a concise guide to two hundred existing terra cotta buildings in New York City, and a listing of terra cotta manufacturers and preservation organizations.

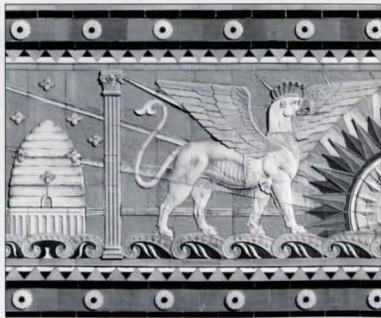
Join FRIENDS and author Susan Tunick for a tour of the East Side's finest terra cotta in the spring of 1998. Watch your mail for up-coming details.



Clay model from ornament at 944 Park Avenue, George Pelham (1928-29), from the New York Terra Cotta Company.



Detail of the terra cotta newel post on the staircase inside the New Amsterdam Theater, 214 West 42nd Street. Photo: Friends of Terra Cotta



Detail of the terra cotta mural at the top of the Fred F. French Building, 551 Fifth Avenue, New York City. Phot by Peter Mauss/ESTO

Terra Cotta Skyline: New York's Architectural Ornament can be ordered by sending a check payable to FOTC for \$48.50 (with shipping) to Friends of Terra Cotta, c/o Tunick, 771 West End Ave, 10E, NY, NY 10025. Or call, 212-662-0768.

FRIENDS Benefit a Smashing Success



Photo by Steven Tucker

FRIENDS' President, Anne L. Millard (l.) shares the stage with Landmarks Preservation Commission Chair Jennifer J. Raab.



Photo by Steven Tucker

FRIENDS' Board Member Judy Price (l.) and husband Peter Price (far right) with guests Nini Saman and Henri Barguirojan.

Friends from near and far joined FRIENDS of the Upper East Side Historic Districts in the sumptuous ballroom of the Colony Club for a gala benefit on October 9, 1997. The theme for the evening was a "1940s Swing Cabaret." Tables adorned with zebra-print swaths (remember El Morocco?), women in boas and furs, lindy hopping, and Cole Porter all helped to evoke the period.

The benefit was FRIENDS' most successful to date, due entirely to the efforts of Benefit Committee Chairs, O. Kelley Anderson, Jr. and Robert K. Lindgren and Benefit Committee Co-Chairs, Reita Cash, Rita C. Chu, and Anne L. Millard.

Guests were shown to the ballroom after a cocktail hour and were welcomed by FRIENDS' President, Anne L. Millard. O. Kelley Anderson

then began his duties as emcee, and guided guests through the evening's proceedings. Landmarks Preservation Commission Chair, Jennifer Raab, read a Mayoral Message, and spoke of FRIENDS' role in the preservation community. Jane Cowan, FRIENDS' Executive Director, briefly discussed the scope of FRIENDS' work.

A crew of plaid-clad hep cats kicked off the entertainment by lindy hopping and jitterbugging to the music of Andy Kirk, Duke Ellington, and Louis Jordan. Jane Condon, a comedienne from Greenwich, then primed the audience for the evening's highlight, Eric Comstock's performance. Mr. Comstock is a cabaret singer and pianist extraordinaire in the tradition of Bobby Short and Michael Feinstein.

The reviews that have streamed into FRIENDS' office have all been glowing. It is obvious that FRIENDS has many, many generous and supportive friends, and for that we are truly grateful.



Photo by Steven Tucker

Trio of FRIENDS' Board Members (l. to r.): Anne L. Millard, Arie Koppelman, and Helen S. Tucker.



Photo by Steven Tucker

Mortimer Levitt (l.) and Theodore W. Kheel.

Preservation Committee News & Action

The rising number of applications for work on individual landmarks and buildings in historic districts may be a product of the economy, better education and awareness, or a combination of these factors. Whatever the reason, the Preservation Committee is reviewing more and more applications each month. In deciding whether to support a proposed project or not, the Preservation Committee uses the same standard as the Landmarks Preservation Commission (LPC)—appropriateness. We work with owners and applicants to offer guidance, suggestions, voice concerns, and then testify at Community Board 8 and the LPC's monthly Certificate of Appropriateness hearings. Following, in geographic order, is a list of Certificate of Appropriateness items for January - September 1997 with the LPC's decision.

East 60s

224 East 61st Street: A late Anglo-Italianate style row house built in 1871 designed by F.S. Barns. Application to resurface the facade, alter the areaway, construct a rear addition, and alter rear window openings: **APPROVED.**

135 East 62nd Street: A row house built in 1869 and altered in the neo-Georgian style by Foster, Gade, and Graham in 1902. Application to legalize the installation of awnings, light fixtures, menu boxes and sign without LPC permits: **DENIED.**

215 East 62nd Street: A row house built in 1872-73 designed by M.C. Merritt and altered c. 1920. Application to legalize the installation of aluminum windows without LPC permits: **WITHDRAWN.**

61 East 64th Street: A row house built in 1878-80 and altered in the neo-Renaissance style in 1910 by Charles W. Romeyn. Application to renovate the building entrance: **APPROVED IN PART.**

121 East 64th Street: A house built in 1876-77 and altered with a neo-Tudor style facade in 1920 by John McCool. Application to legalize the replacement of an iron fence at the areaway: **DENIED.**

30 East 65th Street: An apartment house built in 1959 designed by Kokkins and Lyras. Application to alter the first two stories on the East 65th Street facade: **APPROVED.**

125 East 65th Street: A neo-Federal style residence built in 1904-05 designed by Charles A. Platt. Application to legalize the installation of windows without LPC permits: **DENIED.**

1 East 66th Street: A modern style brick and limestone apartment building built in 1948 designed by Rosario Candela.

Application to install a through-the-wall air conditioner at the fourth floor of the East 66th Street elevation: **APPROVED.**

22 East 66th Street: A transitional Italianate/neo-Grec style row house built c. 1876. Application to reopen and glaze under stoop entrance, replace the areaway railing, and alter the areaway: **APPROVED.**

20 East 67th Street: A neo-Georgian style apartment building built in 1925 designed by Mott B. Schmidt. Application to install a new door: **DENIED.**

47 East 67th Street: A neo-Federal style five-story house built in 1908 designed by William A. Bates. Application to install a rooftop garden trellis: **APPROVED.**

51 East 67th Street: A neo-Grec style row house built in 1878 designed by D. & J. Jardine. Application to modify the design of previously approved alterations and additions at the rear: **APPROVED.**

115 East 67th Street: A neo-Romanesque style apartment building built in 1930-31 designed by Andrew J. Thomas. Application to install a through-the-wall air conditioner on the third floor: **WITHDRAWN.**

50-60 East 68th Street: A complex of five buildings which houses the Council on Foreign Relations. Application to construct a new 5-story building to be built full on its lot to replace 50 East 68th Street, to demolish rear extensions and portions of the rear facades of 52-54 and 56-60 East 68th Street, to construct a rear addition occupying the full rear yards of all the

buildings and to construct an elevator bulkhead and cooling tower on 52 East 68th Street: **APPROVED.**

131 East 69th Street: A neo-Renaissance style apartment building built in 1923-24 designed by W.L. Rouse and L.A. Goldstone. Application to enlarge window openings facing the rear courtyard and to install bay windows: **APPROVED.**

161 East 69th Street: A garage and dwelling built in 1915-16 designed by Frederick R. Loney. Application to enlarge the third and fourth floors, construct a fifth floor and replace the windows: **APPROVED WITH MODIFICATIONS (expansion only in rear).**



161 East 69th Street.



Drawing courtesy Hardy Holzman Pfeiffer Associates

A proposal by the New York School of Interior Design would have added a fifth story to the garage at 161 E. 69th Street.

Permission was not granted by the LPC to add the fifth story, but the school will be allowed to build a rear yard addition.

East 70s

3 East 71st Street: A Modern style apartment building built in 1944 designed by DeYoung, Moskowitz, and Rosenberg. Application to establish a master plan governing the future installation of windows: **APPROVED.**

3 East 71st Street: Application to install through-the-wall air conditioning units on the second and third floors: **LAID OVER.**

126 East 71st Street: A neo-Renaissance style residence built in 1894-96 designed by Thomas Graham. Application to install a gate and lights at the stoop and to replace the arway gate: **APPROVED IN PART.**

31 East 72nd Street: A neo-Renaissance style apartment building built in 1915 designed by W.L. Rouse and L.A. Goldstone. Application to establish a master plan governing future installations of through-the-wall HVAC equipment: **DENIED.**

10 East 73rd Street: A row house built in 1875 and altered in the neoclassical style in 1916 by Harry Allan Jacobs. Application to remove bluestone pavers and install a concrete sidewalk: **PENDING.**

110 East 73rd Street: A Queen Anne and neo-Renaissance style row house built in 1884-85 designed by Thom and Wilson. Application to alter the basement and first floor facades and the arway and includes the installation of a garage door, paving, a fence, and a curb cut: **PENDING.**

3 East 77th Street: A simplified neo-Renaissance style apartment building built in 1927-28 designed by Rosario Candela. Application to install two through-the-wall HVAC units: **APPROVED.**

14 East 77th Street: A neo-Renaissance style row house built in 1895-96 designed by R.W. Buckley. Application to enlarge one window and create one new window opening on the rear extension: **WITHDRAWN.**

61 East 77th Street and 52 East 78th Street: A neo-Gothic style school building and a neo-Federal style school building both built in 1916 and designed by Harde and Hasselman. Application to convert windows into doors on both buildings: **APPROVED IN PART.**

15 East 78th Street: A row house built in 1902 and altered in the neo-Federal style in 1927 by Henry O. Milliken. Application to replace the windows: **WITHDRAWN.**

20 East 78th Street: A neo-Classical style town house built in 1886-87. Application to install a new arway fence and gate: **APPROVED.**

East 80s

9 East 81st Street: A row house built in 1878-79 and altered in the neo-Federal style in 1917 by Murphy and Dana. Application to alter the arway and the basement facade: **APPROVED.**

24 East 80th Street: A neo-Renaissance style house built in 1888 designed by Charles Graham and Sons. Application to enlarge a rear yard addition: **APPROVED.**

East 90s

21 East 90th Street: An Art-Deco style building built in 1927 designed by George F. Pelham. Application to construct a rooftop addition: **APPROVED.**

16-24 East 91st Street: A neo-Georgian style school built in 1929 designed by John Russell Pope and enlarged in 1985-87 by Fox and Fowle. Application to replace round wood windows: **APPROVED.**

123 East 91st Street: A row house built in 1885-86 and altered in 1988. Application to alter the arway: **APPROVED WITH MODIFICATIONS.**

1 East 92nd Street: A Renaissance Revival style row house built in 1890-91 designed by Walter Reid of A.B. Ogden & Son. Application to install awnings at the basement level: **APPROVED WITH MODIFICATIONS.**

1 East 92nd Street: Application to replace the windows: **WITHDRAWN.**

120 East 92nd Street - Individual Landmark: An Italianate style wood-frame house built in 1871. Application to construct a 2-story rear yard addition: **APPROVED.**

131 East 92nd Street: A neo-Grec style row house with Queen Anne style detail built in 1886-87 designed by C. Abbott French and Company. Application to alter the ground floor and arway and construct a rear yard addition: **APPROVED WITH MODIFICATIONS.**

27 East 93rd Street: A Renaissance Revival style row house built in 1889-90 designed by Gilbert A. Schellenger. Application to construct a rear yard extension: **APPROVED.**

57 East 93rd Street: A neo-Grec style row house built in 1886-88 designed by Herter Brothers. Application to alter the basement and first floors, and to construct a rear addition: **APPROVED.**

19 East 94th Street: A neo-Gothic style row house altered in 1892-94 designed by H.P. Alan Montgomery and John T. Riggs. Application to legalize alterations to arway without LPC permits: **WITHDRAWN.**

125 East 94th Street: A neo-Grec style row house built in 1878-79 designed by E.S. Barus. Application to replace windows on the front facade: **APPROVED.**

28 East 95th Street: A Renaissance Revival style row house built in 1899-1901 designed by Thomas Graham. Application to construct rooftop and rear yard additions: **WITHDRAWN.**

28 East 95th Street: Application to construct a rear yard addition: **APPROVED.**

Fifth Avenue

810 Fifth Avenue: A neo-Italian Renaissance style apartment building built in 1925-26 designed by J.E.R. Carpenter. Application to alter two window openings in the side court: **WITHDRAWN.**

834 Fifth Avenue: A neo-Renaissance style apartment building built in 1930 designed by Rosario Candela. Application to alter window openings on the 11th floor of rear facade: **APPROVED WITH MODIFICATIONS.**

860 Fifth Avenue: An apartment building built in 1949-50 designed by Syhan Bien. Application to establish a master plan governing the future installation of through-wall HVAC units in the building base: **APPROVED.**

860 Fifth Avenue: Application to establish a master plan governing future window replacement and balcony enclosures: **APPROVED.**

860 Fifth Avenue: Application for a master plan governing alterations to the terrace railings: **APPROVED WITH MODIFICATIONS.**

860 Fifth Avenue: Application to install a through-wall HVAC unit: **APPROVED.**

870 Fifth Avenue: A modern style apartment building built in 1948-49 designed by William I. Hohauser. Application to install through-the-wall air conditioners at the limestone base: **APPROVED.**

923 Fifth Avenue: An apartment building built in 1949-51 designed by Sylvan Bien. Application to replace windows in apartments 6B and 12B: **WITHDRAWN.**

945 Fifth Avenue: A Modern style apartment building built in 1948 designed by Emery Roth and Sons. Application for building-wide roof replacement: **APPROVED.**

950 Fifth Avenue: A neo-Italian Renaissance style apartment building built in 1926 designed by J.E.R. Carpenter. Application to enlarge the existing rooftop greenhouse: **APPROVED.**

995 Fifth Avenue: A hotel building built in 1925-26 designed by Rosario Candela. Application to install through-wall air conditioning units in the limestone base: **WITHDRAWN.**

Metropolitan Museum of Art - 1000 Fifth Avenue: A Beaux-Arts style museum built in 1864-1990 designed by Vaux and Mould; R.M. Hunt; McKim, Mead and White, and others. Application to construct rooftop additions and alterations at wings D,G, and E; to undertake interior alterations; and to replace glazing in windows at the Fifth Avenue facade of wing J: **FAVORABLE REPORT (not a C of Aem).**

1030 Fifth Avenue: A neo-Renaissance style apartment building built in 1925 designed by J.E.R. Carpenter. Application to install a through-wall HVAC unit: **APPROVED.**

1040 Fifth Avenue: A neo-Classical style apartment building built in 1930 designed by Rosario Candela. Application to construct a greenhouse addition at the northern penthouse elevation: **APPROVED.**

1040 Fifth Avenue: Application to re-clad an existing greenhouse and install lattice work at the penthouse terraces: **APPROVED.**

1056 Fifth Avenue: A modern style apartment building built in 1948-49 designed by George F. Pelham, Jr. Application to construct a solarium and alter windows on the 18th floor: **APPROVED.**

1060 Fifth Avenue: A neo-Renaissance style apartment building built in 1927-28 designed by J.E.R. Carpenter. Application to alter window openings and install single pane sash: **APPROVED.**

1080 Fifth Avenue: A Modern style apartment building built in 1961 designed by Wechsler and Schimenti. Application to construct a greenhouse on a terrace and extend a chimney: **APPROVED.**

1080 Fifth Avenue: Application to establish a master plan governing the future replacement of windows: **APPROVED.**

1080 Fifth Avenue: Application to alter window openings on 16th floor: **APPROVED.**

1115 Fifth Avenue: A neo-Renaissance style apartment building built in 1926 designed by J.E.R. Carpenter. Application to alter a window opening on courtyard: **APPROVED.**

1115 Fifth Avenue: Application to replace windows on the first and second floors: **APPROVED.**

1125 Fifth Avenue: A neo-Renaissance style apartment building built in 1925-26 designed by Emery Roth. Application to make alterations to the penthouse terrace and greenhouse and to the water tank enclosure: **APPROVED.**

1148 Fifth Avenue: A neo-Georgian style apartment house built in 1922-23 designed by Walter B. Chambers. Application to alter a window opening on the rear facade: **APPROVED.**

Madison Avenue

714 Madison Avenue: An Italianate/neo-Grec style residence built in 1871 designed by Gage Inlee and altered with the installation of storefronts in 1926. Application to replace the storefronts and alter the rear facade: **APPROVED IN PART.**

770 Madison Avenue: An Italianate/neo-Grec style residence built c. 1876. Application to legalize the installation of a concrete retaining wall and fence at the side yard on East 66th Street: **APPROVED.**

783 Madison Avenue: A row house built in 1871 and altered in the neo-Renaissance style in 1923. Application to alter the storefront and install awnings: **APPROVED.**

800 Madison Avenue, aka 25 East 67th Street: A neo-Renaissance style apartment building built in 1926 designed by Robert T. Lyons. Application to alter storefronts and windows on the first and second floors, and install signs: **APPROVED WITH MODIFICATIONS.**

822 Madison Avenue: A neo-Grec style row house built in 1881-82 designed by Charles Buek and Company. Application to alter the basement and first floors: **DENIED.**

822 Madison Avenue: Application to alter the first and second floors and construct a rear extension: **DENIED.**

823-825 Madison Avenue: A neo-Federal style apartment building built in 1880 designed by Lamb and Wheeler and altered in 1926 by S. Edson Gage. Application to replace the second floor windows which were removed without LPC permits: **APPROVED.**

829 Madison Avenue: A Queen Anne style row house built in 1885-86 designed by Charles Buek and Company. Application to replace a storefront on East 69th Street: **APPROVED.**

874-876 Madison Avenue: A residence built in 1880 and altered in the neo-Federal style in 1926 by S. Edson Gage. Application to install new windows on the second floor and alter the ground floor storefront: **APPROVED.**

The Whitney Museum - 945 Madison Avenue: A modern style museum building built in 1964-66 designed by Marcel Breuer and Associates. Application to construct a mechanical penthouse: **APPROVED WITH MODIFICATIONS.**

Park Avenue

580 Park Avenue: A neo-Renaissance style apartment building built in 1923 designed by J.E.R. Carpenter. Application to enlarge a window opening on the rear wall: **APPROVED.**

630 Park Avenue: A neo-Renaissance style apartment building built in 1916 designed by J.E.R. Carpenter. Application to construct a rooftop addition at the penthouse level: **APPROVED.**

655 Park Avenue: A neo-Federal style apartment building built in 1923 designed by J.E.R. Carpenter. Application to enlarge window openings and install bay windows at a terrace: **APPROVED.**



A proposal for 610 Park Avenue, formerly the Mayfair Hotel, will restore the marquee, replace through-the-wall air conditioning grilles with brick infill (to match), and install aluminum double-hung one-over-one windows with a bronze finish.



Rendering of proposed work at 610 Park Avenue courtesy Higgins & Quasebarth and Kondylis Costas Architects.

610 Park Avenue: A neo-Renaissance and neo-Gothic style apartment building built in 1925 designed by J.E.R. Carpenter. Application to alter the Park Avenue entrance and install a marquee and to enlarge window openings on secondary elevations: **APPROVED.**

695 Park Avenue: A neo-Gothic style public school built in 1912-14 designed by C.B.J. Snyder. Application to install glass doors at the west facade of Thomas Hunter Hall: **UNFAVORABLE REPORT.** (Not a C of A item.)

730 Park Avenue: A neo-Renaissance/neo-Jacobean style apartment building built in 1929 designed by Lafayette A. Goldstone. Application to install new windows in new masonry openings: **APPROVED.**

765 Park Avenue: A neo-Renaissance style apartment building built in 1926 designed by Rosario Candela. Application to install window guards: **PENDING.**

778 Park Avenue: A neo-Renaissance/neo-Georgian style apartment building built in 1931 designed by Rosario Candela. Application to install through-the-wall HVAC units: **WITHDRAWN.**

812 Park Avenue: A neo-Renaissance style apartment building built in 1927 designed by J.E.R. Carpenter. Application to modify the design of a previously approved gazebo and to install a fence: **APPROVED.**

821 Park Avenue, aka 101 E. 75th St.: A neo-Renaissance style multiple dwelling built in 1890. Application to legalize the installation of a sign without LPC permits: **DENIED.**

895 Park Avenue: A Classicizing Art Deco style apartment building built in 1929 designed by Sloan and Robertson. Application to establish a master plan governing the future replacement of windows: **APPROVED WITH MODIFICATIONS.**

895 Park Avenue: Application to install a through-the-wall air conditioning unit in a decorative spandrel: **WITHDRAWN.**

1185 Park Avenue: A neo-Gothic style apartment building built in 1928-29 designed by Schwartz and Gross. Application to install a vent above a window on a primary facade: **APPROVED.**

Lexington Avenue

St. Vincent Ferrer Priory - 869 Lexington Avenue: A Victorian Gothic style convent built in 1880-81 designed by William Schickel. Application to replace the windows: **APPROVED.**

882 Lexington Avenue: A tenement built in 1872 and altered in 1940 by F.S. Barus. Application to install a storefront and awning to replace a storefront and awning installed without LPC permits: **APPROVED WITH MODIFICATIONS.**

1388 Lexington Avenue: A Second Empire style town house built in 1871-72 designed by John B. Snook. Application to legalize the installation of an awning without LPC permits: **WITHDRAWN.**

Central Park

Central Park - Scenic Landmark: An English Romantic style public park built in 1856 designed by Olmsted and Vaux. Application to renovate the 79th Street Maintenance Yard by demolishing a building, constructing a new building, and renovating other structures, and by modifying and reconstructing the adjacent landscape: **FAVORABLE ADVISORY REPORT WITH MODIFICATIONS.** (Not a C of A item.)

Individual Landmarks

1470-1492 York Avenue - City and Suburban Homes York Avenue Estates - Individual Landmark: A model tenement complex built in 1900-13 designed by Harde and Short, Percy Griffen and Phillip H. Ohm. Application to replace windows: **APPROVED.**

Call or write for a copy of
the Second Edition of our
Preservation Manual -
A Guide to Working on
New York City Landmarks

The Preservation Manual contains information for property owners, architects, tenants, and contractors planning to perform work and informative guidelines for individuals and community groups.

Also included are a glossary of frequently used terms, a directory of related organizations, an over-view of the LPC and Landmarks Law. The second edition of The Preservation Manual was made possible through the generosity of The J.M. Kaplan Fund, Planning and Preservation Fund of the Open Space Institute, The Vincent Astor Foundation, and the East Manhattan Chamber of Commerce.

The cost is \$5.00 plus \$1.00 shipping.
For further information contact
Friends at 535-2526.


Mark Your Calendar! Upcoming FRIENDS Events

ANNOUNCEMENTS

Save the date!! FRIENDS' 15th Annual Meeting and Award Ceremony, Thursday, January 15, 1998 at the Asia Society. Watch the mail for your invitation.

Historic Districts Council's Annual Preservation Conference to be held on February 7, 1998 at a location to be announced. Call FRIENDS' office, 535-2526, or HDC's office, 799-5837, for details.

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