

FRIENDS

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Winter/Spring 1996

Volume 8, No. 1

CENTRAL PARK CHILDREN'S ZOO FACES EXTINCTION

BY CHRISTOPHER W. LONDON

The Children's Zoo – built in 1961 between 65th and 66th Streets along Fifth Avenue – in New York's Central Park is now threatened with destruction in a plan proposed by its caretaker, the Wildlife Conservation Society. A children's zoo would remain at the site under the current plan, but one completely redesigned at a proposed cost of \$4 million. The new zoo would be totally unlike the present one, and the character of the original buildings, which illustrate famous children's stories in architectural form and in a scale designed specifically for the use and enjoyment of children, would be lost forever. Admittance to the Zoo traditionally required an adult be accompanied by a child, a rule which clearly emphasized its design focus.

The proposal comes at the behest of the Central Park Conservancy, which changed the management principles of the larger zoo and the Children's Zoo when it began to reformulate and privatize sponsorship and management of Central Park's facilities.

The rationale for the proposed change is that the old Zoo is outdated, politically incorrect – the religious stories narrated by the architectural design were seen to send the wrong "conservation" message, and it does not display domesticated animals in their "natural setting." FRIENDS of the Upper East Side Historic districts, however, feels the Children's Zoo should be restored and reprogrammed. FRIENDS advocates retaining the fantasy architecture for its unique contribution to the landscape and for its unusual building types. The Children's Zoo makes a significant contribution to the varied attractions of the park for many people as it exists today. Significantly, the proposed change removes an historic feature of late 1950's "modern" park design, a period not well represented elsewhere in Central Park.

Removal of the Zoo would violate an association the park has had with its past and future users—those who truly enjoyed their time in the Children's Zoo with its present format. FRIENDS advocates that the Zoo be preserved for the next generation so that others might enjoy its same playful qualities. Most likely, it would be less costly to restore the

existing buildings of the Zoo than to spend \$4 million on their replacement. It would be more prudent to allocate some of that money to restoration and future maintenance.

Edward Coe Embury (1906-1990), the architect of the Zoo in collaboration with his father, belonged to the second generation in his family to practice architecture. His father, Aymar Embury II (1880-1966) was a distinguished practitioner with a large output in the New York area—varying from consulting design work on the Triborough and Whitestone bridges and the Lincoln Tunnel to the Princeton Club of 1923, Clason Point Gardens in Queens, an addition to Gracie Mansion and numerous structures in New York's parks for the Robert Moses administration,

including the Wollman Rink. Aymar Embury II's wife, Ruth Dean (1890-1932), was a distinguished landscape architect; together they worked on a large body of suburban houses, from the grand to the more modest. There is also a link to the Lehman family, the donors of the Children's Zoo, as Embury II designed a group of six mid-block residences between Park and Madison Avenues on 70th and 71st Streets. There resided Arthur Lehman at 45 East 70th, and his daughter Mrs. Richard J. Bernhard at 46 East 71st Street (they backed onto each other). The Zoo was donated to the city by Governor and Mrs. Herbert H. Lehman (brother of Arthur) on the celebration of their 50th wedding anniversary.



Children enjoying Noah's Ark in the Central Park Children's Zoo, circa 1975. Photo: Victor Laredo



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Edward Embury designed the Children's Zoo with the landscape architect Gilmore D. Clarke as a fantasy landscape with illustrative buildings. These were approached through a fine granite gateway with sculpture by Paul Manship (1965), which is to be retained in the proposed plan. Embury also

devised a cleverly transparent modernist pavilion of glass and concrete with shallow round arch vaults from which to view the Zoo. The pavilion provided room for educational programs, and it amplified its pedagogical role by serving as a shelter from inclement weather through which the fantasy architecture could be observed. The pavilion was an effective way to define the area of the Zoo within the small one-acre site. The brick structures at its two ends acknowledge earlier park structures, contextualizing the Zoo's insertion in an historic landscape. The whole also created an element of surprise for children, in keeping with Olmsted & Vaux's overall design principles for Central Park.

The pavilion is an early example of

poured-in-place concrete construction and a unique example of this type of architecture in the park. Its construction technique is similar to that used for the TWA building at Kennedy Airport.

The Children's Zoo has a redwood Noah's Ark, a concrete Jonah the Whale, a

small castle, a crow-stepped Three Little Pigs cottage, and daffodil and tulip shaped lights. These directly engage a child's imagination in a way the proposed revamped zoo will not. It is this feature that is most precious, and that is why FRIENDS advocates preservation and restoration. The present Zoo presents a familiar, well-liked, and much used friend



Noah's Ark neglected, October 1995.
Photo: Christopher W. London

to parents and children alike. The "sense of place" such architecture imparts to New Yorkers is at the core of the preservationists' intent to see these buildings restored rather than removed.

Christopher W. London holds a doctoral degree in art and architectural history, and led the successful campaign to save the Naumburg Bandshell in Central Park.

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 side streets.

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 *ALA Guide to NYC* by Elliot Willensky and Norval White.

For a donation of \$250 or more: *Stanford Whites' New York* by David Garrard Lowe.

Membership Form

- ☐ \$25/Individual
☐ \$50/Family
☐ \$100/Supporting
☐ \$250/Patron
☐ \$500/Best Friend
☐ \$1,000/Landmark

Name _____
Address _____
City/ST/Zip _____
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Please return this form with your check to:
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PRESIDENT'S MESSAGE

The neighborhoods within the Upper East Side's five historic districts are alive and well. Madison Avenue is bustling with major designers renovating and restoring. Many wonderful town houses are back in private hands and are being sensitively returned to their original grandeur.

Lexington Avenue now enjoys being the "new kid on the block" for restaurants and shops, and has changed many streets into mini pockets of charm.

Lest I leave you with the perception that *all* is well, I must also lament the negative impact of the profusion of commercial signage. Also, while graffiti has slightly waned, there is a long way to go. We must do something with the street furniture such as the newspaper vending boxes, called "honor boxes." They make crossing the streets dangerous and create an unsightly mishmash at crosswalks. And, perhaps, awnings and canopies should be regulated and not allowed to pop up in a random fashion.

FRIENDS has continued to have a curatorial function regarding applications for construction and renovation made to the Landmarks Preservation Commission. We review and recommend and, at times, make suggestions to make plans be more harmonious with the streetscapes. (See page seven for details.) Perhaps you have seen a project in your neighborhood that you may want to know more about. We can help you. We welcome and encourage questions if you have doubts about any aspect of a construction project in your neighborhood.

Another exciting project which we are very proud of is our Education Program. (See page five.) We are taking a three-part program designed by our talented summer intern, Jane Cowan, into public and private schools in our area to help make children more aware of their surroundings and excite their imaginations with new concepts.

All this would not be possible without a very supportive and generous Board. They are always available with their expertise, time, and support. We are a very compatible group who enjoy each other's company as well as having a very strong bond with our neighborhoods.

I look forward to one and all enjoying our Winter/Spring newsletter and letting us know your thoughts, concerns, and even your delights.

Anne M. Lard

NEW LOGO DESIGNED

In addition to a new membership brochure, FRIENDS has also introduced a new logo and letterhead design created by Dan Schnur of Schnurworks. The design for the logo was inspired by a detail from the decorative plasterwork found on the "Parge House," located on the southwest corner of 65th Street and Lexington Avenue. The exterior of this 1870 rowhouse, redesigned in the early 1920's by New York architect Frederick J. Sterner, is decorated with elaborate and whimsical plaster detail in low relief, modeled on English medieval "parging."



NEW MEMBERSHIP BROCHURE NOW INCLUDES A STROLLER'S GUIDE



For not-for-profit organizations visibility is an essential component for enduring success. In an effort to increase public awareness and generate support, a new membership brochure, including an informative Stroller's Guide, was recently introduced. Designed by Board Member Fred Papert and illustrated by artist Bob Blechman, the new brochure has received rave reviews from members and non-members alike.

The brochure's cover depicts a bold orange-and-green map illustrating the five historic districts located on the Upper East Side. The reader is asked, "What does it take to protect five great historic districts?" The answer, located on the second panel of the brochure, illustrated above, is "FRIENDS!"

We are particularly proud of the Stroller's Guide on the reverse side of the brochure, which contains a map and directory of the five historic districts and their landmarks. By creating a user-friendly map, FRIENDS encourages everyone who receives a brochure to tour these splendid neighborhoods so many of us call home. FRIENDS is currently sending the new brochure out with annual renewal letters. If you have not received the new brochure, please feel free to stop by the office and pick one up!

FRIENDS AND FOURTH GRADERS: AN ARCHITECTURAL PARTNERSHIP

BY JANE COWAN

Summer vacation: While the schools were closed and the city's students romped, cavorted, and frolicked in the freedom of summertime bliss, FRIENDS' Education Committee worked through the sweltering heat to create an elementary education program that would awaken children's interest in the built environment. The Committee (chaired by Alice McGown, and comprising Rita C. Chu, Franny Eberhart, Joyce Matz, Anne L. Millard, Teri Slater, and myself) met on a nearly weekly basis throughout the summer to conceive and write FRIENDS' Education Project.

Our result? A three-part program ready to be taken into public and private schools on the Upper East Side. Designed to be as flexible as possible, the Education Project can be taught at virtually any school, including schools outside of the Upper East Side. We targeted The Day School, P.S. 158, and P.S. 6 with lesson plans designed specifically to highlight the neighborhood history of each of those schools. The program can also be taught by either a FRIENDS' member or classroom teacher.

With the summer waning, and the schools gearing up for another year, the Education Committee decided to start with P.S. 158. A meeting was scheduled in mid-October with P.S. 158's Assistant Principal, Lynn Robbins, and fourth-grade teachers Amy Usis and Andrea Pearlman. Alice and I pitched our program, and they responded most enthusiastically. Three dates were selected, and I agreed to teach the lessons. More swiftly and easily than either Alice or I had imagined, we were set. The hard work that the Education Committee had put in all summer would finally pay off—to the benefit of three fourth-grade classes consisting of 120 students.

Entering a classroom is always an exciting prospect.

I was quite nervous before the first day. Creating and discussing the Education Project in the safety and comfort of FRIENDS' office was one thing, but actually teaching it was quite another. How would the students respond? Would they be interested? bored? challenged? frustrated? Luckily, the students at P.S. 158 in Ms. Pearlman's, Ms. Usis', and

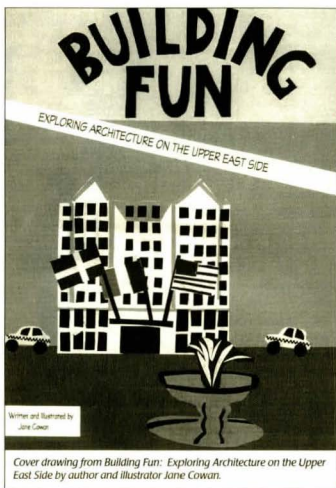
Mrs. Rukeyser's classes were terrific.

**November 20, 1995:
Lesson One is entitled
"The Language of
Buildings."**

It starts by playing a tape of a foreign language. To the students' delight, they discover that the tape is not English—and they do not understand. Questioning the class helps them to realize that they are unable to understand because they are unfamiliar with the vocabulary and rules. After this motivator, an analogy is drawn to buildings—that buildings can speak a "language," and understanding buildings requires a knowledge of their vocabulary and rules. Questioning the students leads them to conclude that by understanding the "language" of buildings, they can glean information about buildings, including age, materials, status

of the builder, and clues about the character of the neighborhood at the time of construction.

Armed with this information, the students are then given a chance to test their skills by examining photos of Upper East Side buildings, to see how much information about the buildings they can figure out by using visual clues. The students proved themselves to be careful observers. The lesson ends with the distribution of an illustrated architectural vocabulary sheet. Again using the photos of Upper East Side buildings, the students conducted a hunt for various architectural elements.



November 27, 1995: Lesson Two enables students to put their new found knowledge of "reading" buildings to use in the field.

New York Public Library, and even their school were all built within a decade or so of one another as philanthropic ventures to ameliorate the living conditions of poor and working class New Yorkers. As we walked and looked, the students enjoyed pointing out many of the architectural elements that were discussed the previous week. Cries of "There's a cornice!" "I see a lintel!" and "Look at the arch!" characterized the walk. Afterwards, the students returned to their classes with a new found appreciation of the riches that surround them. I took the opportunity to discuss the significance of historic buildings, and asked the students how they would feel if any of the buildings we saw on our walk were torn down. Most agreed that they would like to see the buildings stand forever because of the important story they tell. I concluded the lesson by telling the students that many people agreed, and briefly explained the concept of a landmark building.

December 4, 1995: Lesson Three, the last of the series, is a culminating activity.

It is a collage that gives students a chance to apply what they have learned about architecture to an enjoyable craft project. The lesson begins with a brief recap of all that had been discussed over the last two weeks—namely, that much can be learned about a building simply by looking, that architecture has a distinct vocabulary, and that it is important to preserve historic and architecturally significant buildings. Then, the students are supplied with drawings of architectural elements (sheets with drawings of columns, windows, doors, roofs, gargoyles, grotesques, arches, etc.), and are told that they will have the chance to design their own building. On one large sheet of paper, the students draw an outline of their building, and then they are able to design the facade by using elements on the sheets they have been given. In the absence of an element that was desired, I encouraged the students to use their imagination and draw. The results were fabulous. One student designed a whimsical clock tower, while a pair of friends designed twin churches.

Finally, when it was nearly time to say good-bye, I presented the classes with a parting gift for their participation in FRIENDS' Education Project. Each student was given a copy of our activity booklet, "Building Fun: Exploring Architecture on the Upper East Side." The purpose of the booklet is twofold: first, to provide the students with a variety of fun and educational activities, including puzzles, craft projects, and an architectural treasure hunt using Upper East Side buildings; and second, to reinforce the lessons learned and to (one hopes) instill a lifelong love and appreciation of the built environment.

The students seemed excited and grateful to have received the booklets. Their excitement, however, could not equal mine when a student named Jamie took my hand in hers and said, "Thank you for coming to teach us about architecture and thank you for combining what we learned about architecture with an art project." Jamie's comment made me confident that the project the Education Committee produced was a smashing success. Alice and I are currently working towards getting the FRIENDS' Education Project in place at both public and private schools in the spring to reach 250 students.

Jane Cowan served as FRIENDS' Halina Rosenthal Fellow in the summer of 1995. She is currently a graduate student in the Historic Preservation program at Columbia University.

VOLUNTEER OPPORTUNITIES

Volunteer to teach *Building Fun: Exploring the Architecture of the Upper East Side!* Volunteers are sought to lead classroom sessions and walking tours for fourth-grade classes as part of a three-part curriculum in pre-selected Upper East Side schools. No experience is necessary, but an enthusiasm for the built environment and eagerness to share it are welcome. A training session for volunteers will be held at FRIENDS' office on Tuesday, April 16, from 5:30 - 7:00 P.M. Call FRIENDS at 535-2526 for details.

SPONSORSHIP OPPORTUNITIES

Individual and corporate sponsors are invited to help fund *Building Fun: Exploring the Architecture of the Upper East Side*. For a \$250 tax-deductible sponsorship fee you can support a three-session mini-curriculum and the distribution of the *Building Fun* booklet to 50 students in one fourth-grade class. Sponsors will be acknowledged in the booklet and have the satisfaction of helping introduce young minds to the city's architectural environment and the importance of preservation. Call FRIENDS at 535-2526 for details.

FRIENDS ANNUAL MEETING AND AWARDS CEREMONY

FRIENDS held its 13th annual meeting and awards ceremony on January 10, 1996, at The Asia Society on Park Avenue and East 70th Street. The city was still crippled by the Blizzard of '96 two days earlier, but over 250 loyal members and colleagues turned out in this still very snowy evening. President Anne L. Millard opened the meeting with a brief report on FRIENDS' most fiscally prosperous year to date. She turned the meeting over to Rita C. Chu, Vice President and Nominating Committee Chair, who presented the proposed slate of nominees for Directors for the Class of 1998 and the proposed slate of nominees for Officers to serve a one-year term. All were elected unanimously.

NEW DIRECTORS AND OFFICERS

Joining FRIENDS' Board of Directors for the first time were Lionel Goldfrank III, Peter Pennoyer, Khalil R. Rizk, and Patricia B. Selch. In addition to his professional activities in finance, Mr. Goldfrank has not-for-profit interests in historic preservation, health, education, and art; Mr. Pennoyer is an architect whose numerous projects include The Mark; Mr. Rizk holds graduate degrees from Cornell and Columbia universities, and is Chief Executive Officer of The Chinese Porcelain Company; and Mrs. Selch is a mortgage broker and native New Yorker, living in the same brownstone in which she was born.

The 1998 slate of Officers consisted of Tony Rosenthal, Honorary Chairman; Anne L. Millard, President; Rita C. Chu, E. William Judson, and Teri Slater,

Vice Presidents; O. Kelley Anderson, Jr., Treasurer; and Robert C. Quinlan, Secretary.

AWARDS

FRIENDS' highest honor, the Ralph C. Menapace Memorial Award, was presented to Kent L. Barwick – former President of the Municipal Art Society, former Chairman of the New York City Landmarks Preservation Commission, and current President of the New York State Historical Association. Mr. Barwick received his award from Paul Goldberger, Chief Cultural Correspondent for *The New York Times*.

FRIENDS also celebrated three building restoration projects and three of our sister not-for-profit organizations on the Upper East Side. Carnegie Hill Neighbors was honored for 25 years of community advocacy. Salute to the Seasons Fund and the Avenue Association were commended on the 50th anniversary of the lighting of the Park Avenue Malls. The Convent of the Sacred Heart at 1 East 91st Street (Buttrick White & Burtis Architects) and an apartment building at 29 East 64th Street (Feld, Kaminetzky & Cohen, P.C.) received Restoration Awards. Krizia, a store at 769 Madison Avenue (T.P. Greer Architects) received a Commercial Design Award. The Honorable Jennifer J. Raab, Chairman, and the Rev. Thomas F. Pike, Commissioner, the Landmarks Preservation Commission, joined elected officials—the Hon. Andrew S. Eristoff, the Hon. Ruth Messinger, and the Hon. Carolyn B. Maloney—in presenting the awards.



Peter and Judith Price (left), who accepted an award for the Avenue Association, were joined by FRIENDS' Board Member Arle L. Kopelman.



Jane and Kent Barwick, recipient of this year's Ralph C. Menapace Memorial Award, with Natalie Menapace and Marshall Cox.



Paul Goldberger and Board Member Helen S. Tucker.



The Rev. Thomas F. Pike presents a Restoration Award to Emily K. Rafferty, Chairperson, Board of Trustees, Convent of the Sacred Heart.

Photography courtesy of Steven Tucker

PRESERVATION COMMITTEE NEWS AND ACTION

BY TERI SLATER

The Preservation Committee reviews all Certificate of Appropriateness applications involving individual landmarks and buildings in the historic districts on the Upper East Side on a monthly basis. FRIENDS testifies at both the Landmarks Committee of Community Board 8 and the Landmarks Preservation Commission's public hearings. We work closely with applicants offering guidance and support and more often than not gives its approval for proposed changes.

Below are listed in geographic order the 54 buildings and landmarks which FRIENDS' Preservation Committee reviewed and provided testimony during 1995. Action taken by the Landmarks Preservation Commission (LPC) is indicated for each item.

1995 HIGHLIGHTS

754-760 Madison Avenue ~ The application was to replace the existing facade and construct an additional story to this two-story corner commercial building built in 1929, designed by William L. Rouse.

The applicant, Giorgio Armani, along with his architect, Peter Marino, worked hard to produce a design that is both harmonious and appropriate to Madison Avenue's sense of place.

FRIENDS commended the applicant and gladly approved the final design. (See illustration below.)

625 Park Avenue ~ The application was to construct a trellis and screen walls at the penthouse terrace of this neo-Renaissance style apartment building built in 1929, designed by J.E.R. Carpenter. After long weeks of consulting and negotiating with the architect, Stephen Byrns, and considerable scaling back of the first design, FRIENDS voiced its approval of the proposed construction of a trellis and screen wall along the side-street elevation.

We commended the applicant and his architect for their great willingness to work with the Landmarks Preservation Commission, Community Board 8, and local groups to produce an extremely handsome design.

31 and 33 East 74th Streets ~ The Whitney Museum of American Art applied to significantly alter the rear yards of a rowhouse built in 1876 and a neo-Georgian style residence designed by Grosvenor Atterbury in 1901. The application was to construct a rear addition to incorporate a stair and elevator tower at 31 East 74th Street and to construct a rear-yard extension to the lot line, repair the facade, and create new openings at the penthouse at 33 East 74th Street.

FRIENDS endorsed the proposal which incorporated the restoration of the facade of 31 East 74th Street and renovation of the facade of 33 East 74th Street.

FRIENDS gave enthusiastic support to the proposed work on these two properties and applauded the applicant for being so preservation minded.

EAST 60S

14 East 60th Street ~ A Beaux Arts hotel/office building built in 1902, designed by R.C. Gildersleeve. Application to install two fixed awnings, two display cases and steel gates: **GATE APPROVED; CASES, AWNINGS DENIED.**

209A East 61st Street ~ An Italianate rowhouse built in 1872-73, designed by M.C. Merritt. Application to legalize the installation of windows without LPC permits: **DENIED.**

5 East 64th Street ~ A neo-Classical rowhouse built in 1950, designed by Irving Margon. Application to replace the front door and construct two additional stories: **APPROVED.**

15 East 64th Street ~ A French neo-Classical town house built in 1916-18, designed by John C. Greenleaf. Application to renovate the facade and alter the rear elevation: **APPROVED.**



Rendering of Giorgio Armani building at Madison Avenue and East 65th Street. Drawing: Peter Marino & Associates Architects

30-38 East 65th Street – An apartment building built in 1959, designed by Kokkins & Lyras. Application to install storefronts at the ground and second floors of the Madison Avenue and East 65th Street facades: **WITHDRAWN**.

33 East 65th Street – A residential building constructed in 1885, with a new facade added in 1945 by Sidney Daub. Application to legalize the installation of fixed awnings and signage without LPC permits: **LAID OVER**.

48 East 65th Street – A rowhouse built in 1876 and renovated in the neo-Federal style in 1921 to designs by Mott B. Schmidt. Application to install a masonry and steel fence: **APPROVED**.

7 East 67th Street – A Beaux Arts town house built in 1881-82 and altered in 1899-1900 by Clinton & Russell. Application to construct a greenhouse on the rear extension. **NO ACTION**.

44 East 67th Street – An Art Deco apartment building built in 1940-41, designed by Rosario Candela. Application to replace the sidewalk canopy: **DENIED**.

19 East 69th Street, aka 829 Madison Avenue – A Queen Anne residence with shops built in 1885-86, designed by Charles Buck & Company. Application to install signage at the second floor: **NO ACTION**.

149 East 69th Street – A Romanesque Revival stable built in 1895-96, designed by Frank Driscoll. Application to renovate the facade: **LAID OVER**.

EAST 70s

42 East 71st Street – A neo-Georgian residence built in 1928-29, designed by Aymar Embury II. Application to replace railings and balconies and convert a door to a window: **APPROVED**.

134 East 71st Street – A Queen Anne residence built in 1884-85, designed by F.T. Camp and altered in 1923 by Delano & Aldrich. Application to modify the portico at the basement entrance, and

to install a new arseway fence, lantern, and security grilles: **APPROVED**.

163 East 71st Street – An Italianate rowhouse designed by John Sexton, built in 1867. Application to legalize the installation of new entrance doors without LPC permits: **APPROVED**.



Convent of the Sacred Heart received a FRIENDS' Restoration Award.
Photo: Edward Hueber, courtesy Buttrick, White & Burtis Architects.

36 East 73rd Street – A rowhouse built in 1886-87 and completely altered in 1941 by J. Lewis Mayers. Application to legalize the installation of a flagpole and banner without LPC permits: **DENIED**.

50 East 73rd Street – A neo-Grec rowhouse built in 1885-86, designed by Richard W. Buckley. Application to legalize the installation of an iron gate and fence without LPC permits: **DENIED**.

10 East 76th Street – A Beaux Arts town house built in 1881-82, designed by John G. Prague and altered in 1907-08 by Schwartz & Gross. Application to install an arseway railing to replace one which was removed without LPC permits: **NO ACTION**.

35 East 76th Street – An Art-Deco hotel built in 1929-30, designed by Sylvan Bien. Application to replace windows and alter window openings on the 26th floor: **DENIED**.

70 East 77th Street – A neo-Federal apartment building built 1916-17, designed by Schwartz & Gross. Application to legalize the installation of light fixtures at the ground floor without LPC permits: **DENIED**.

20 East 78th Street – A neo-Classical rowhouse built in 1886-87. Application to replace the windows, alter the portico at the main entrance, and remove a railing at a window bay: **DOOR APPROVED; RAILING DENIED; WINDOWS PENDING**.

EAST 80s

6 East 81st Street – A neo-Grec rowhouse built in 1884, designed by Thom & Wilson with a ground floor and basement facade added in 1911. Application to demolish and reconstruct the facade: **PENDING**.

9 East 89th Street – A Beaux Arts rowhouse built in 1902, designed by Oscar Bluemner. Application to replace the main entrance doors: **DENIED**.

EAST 90s

128 East 93rd Street – An Italianate/Second Empire rowhouse built in 1866, designed by E. Waring & Son. Application to alter the rear elevation: **APPROVED**.

24-26 East 95th Street – Two Renaissance Revival row-houses built in 1899-1901, designed by Thomas Graham. Application to construct a rooftop and a rear-yard addition and renovate the ground floor: **APPROVED**.

FIFTH AVENUE

870-874 Fifth Avenue – A modern apartment building built in 1948-49, designed by William D. Hobausen. Application to replace windows on the 18th floor in noncompliance with the master plan and to replace doors: **DENIED**.

955 Fifth Avenue – A Classicizing Modern apartment building built in 1937-38, designed by Rosario Candela. Application to install a through-the-wall HVAC unit on the side elevation: **PENDING**.

969 Fifth Avenue - A neo-Renaissance apartment building built in 1925, designed by Joseph L. Raimist. Application to install single-pane windows on the seventh floor: **DENIED**.

1016 Fifth Avenue - A neo-Italian Renaissance apartment building built in 1927 by John B. Peterkin. Application to install five through-the-wall HVAC units: **WITHDRAWN**.

1030 Fifth Avenue - A Classical Revival apartment house built in limestone built in 1925, designed by J.E.R. Carpenter. Application to install through-the-wall air conditioners: **APPROVED**.

1136 Fifth Avenue - A neo-Renaissance apartment building built in 1924-25, designed by George F. Pelham. Application to adopt a master plan governing window replacement throughout the building: **PENDING**.

1040 Fifth Avenue - A neo-Classical apartment building built in 1930, designed by Rosario Candela. Application to build an addition on the terrace on the 15th floor of the East 85th Street facade: **PENDING**.

1158 Fifth Avenue - A neo-Renaissance style apartment building built in 1924, designed by C. Howard Crane and Kenneth Franzheim. Application to establish a master plan governing future window replacement: **NO ACTION**.

1160 Fifth Avenue - A neo-Georgian apartment building built in 1922-23, designed by Fred F. French Company. Application to legalize the installation of new windows and the breaking up of window openings without LPC permits: **PENDING**.

MADISON AVENUE

690 Madison Avenue - A neo-Grec residence with shops built in 1878-79, designed by J.H. Valentine. Application to alter and re-clad the storefronts and upper stories on the Madison Avenue and East 62nd Street facades: **DENIED**.

821 Madison Avenue - A rowhouse built in 1880 and altered in the neo-Federal style by Polhemus & Coffin. Application to install a new storefront at the first and second floors: **APPROVED**.

822 Madison Avenue - A neo-Grec rowhouse built in 1882, designed by Charles Buck & Company. Application to paint the facade: **APPROVED**.

823 Madison Avenue - Two rowhouses built in 1880 and combined in the neo-Federal style in

1926 by S. Edson Gage. Application to install double-height storefronts: **PENDING**.

971-979 Madison Avenue, aka 30 E. 76th St. - A neo-Venetian Renaissance apartment building with shops built in 1928-29, designed by Shreve, Lamb & Harmon. Application to remove the southern storefront and bulkhead, and to install a new glass-and-metal storefront and an illuminated marquee: **APPROVED**.

1275 Madison Avenue - A modern bank built in 1950-51, designed by Lucy Simpson. Application to replace doors and install access ramp: **WITHDRAWN**.

PARK AVENUE

640 Park Avenue - A neo-Italian Renaissance apartment house built in 1913-14, designed by J.E.R. Carpenter. Application to install two through-the-wall air-conditioning units on the 12th floor on the East 68th Street facade: **DENIED**.

755 Park Avenue - A neo-Renaissance apartment building built in 1913-14, designed by Rouse & Goldstone. Application to remove a decorative terra-cotta balcony from the ninth floor of the Park Avenue facade: **DENIED**.

799 Park Avenue - An apartment building built in 1961, designed by H.I. Feldman. Application to install a metal-and-glass greenhouse on an 18th floor terrace: **APPROVED**.

823 Park Avenue - A 12-story neo-Classical apartment building built in 1910-11, designed by Pickering & Walker. Application to demolish a residential penthouse, stair and elevator bulkheads and water tower, and construct a new residential penthouse, stair and elevator bulkheads and to install a lift for barrier-free access in the service alley: **LIFT OVER. LIFT APPROVED 1/96**.

895 Park Avenue - A Classicizing Art Deco apartment house built in 1929, designed by Sloan & Robertson. Application to install through-the-wall air-conditioning units on the ninth floor: **WITHDRAWN**.

LEXINGTON AVENUE

963 Lexington Avenue - A Queen Anne residence built in 1887-88, designed by Thom & Wilson. Application to legalize the installation of ductwork at the rear of the building without LPC permits: **PENDING**.

1390 Lexington Avenue - An Italianate rowhouse built c. 1855 with storefronts added in 1931. Application to legalize the installation of a new storefront without LPC permits: **PENDING**.

1402 Lexington Avenue, aka 137 E. 92nd Street - A neo-Grec/Romanesque Revival flats building built in 1886-87, designed by C. Abbott French & Company. Application to approve the installation of a storefront: **PENDING**.

INDIVIDUAL LANDMARKS

Queensborough Bridge - A Beaux Arts through-type cantilever bridge built in 1901-08, designed by Henry Hornbostel and Gustav Lindenthal. Application to erect a free-standing one-story steel building on a new raised plaza at the south elevation; to restore glazed curtain walls in pier arches; and to make alterations to the vaults beneath the roadway between First and York Avenues: **APPROVED**.

1067-1071 Lexington Avenue, aka 184 East 76th Street - St. Jean Baptiste Church - An Italian Renaissance style limestone church built in 1910, designed by Nicholas Sirraccino. Application to relocate stained-glass windows to the interior and install a masonry stair at the archedway: **APPROVED**.

1188 First Avenue - City and Suburban Homes - A housing project built in 1898-1915, designed by James E. Ware. Application to install a sign and louvers and to alter the storefront. **STOREFRONT APPROVED; SIGN, NO ACTION**.

2 East 91st Street - The Andrew and Louise Carnegie House, now The Cooper Hewitt Museum - A Georgian-style mansion built in 1899-1902, designed by Bubb, Cook & Willard. Application to install new paving at the sidewalk and carriage drive: **PENDING**.

East 100th Street Playground, Central Park, Scenic Landmark - Application to reconstruct the playground and install a new fence and ornamental gates: **APPROVED IN 1996**.

Teri Slater is a Vice President of FRIENDS and is co-chair of the Landmarks Committee of Community Board 8.

TOWN HOUSE RECONVERSIONS: A WELCOME TREND

BY WILLIAM M.V. KINGSLAND

Depression-era financial woes coupled with subsequent World War II housing shortages helped to reduce drastically Manhattan's once plentiful supply of one-family houses. Town houses lucky enough to escape the wrecking ball were converted to rooming houses, apartments, and institutional or commercial uses.

By the late 1970's, however, when a Swiss businessman bought McKim, Mead & White's 1902-05 H. H. Cook house at 973 Fifth Avenue from the Mormon Church (for \$600,000) for use as a residence, the "white (as well as White) elephants" of two generations past had begun their return to fashion. Since then, better than two dozen structures within the boundaries of the Upper East Side historic districts have been returned to their original single-family status. The block of East 71st Street between Fifth and Madison Avenues alone contains several examples of this welcome trend.

This block reached its residential high point circa 1918 when there were eight one-family dwellings on the south side and nine on the north side. By 1970 there had been five demolitions with none of the dozen survivors remaining in single-family use.

At 18 East 71st Street comedian Bill Cosby lives in a French neo-Classical house completed in 1911 on speculation for developer C. W. Luyster, Jr. Converted to apartments in 1944 and to a private hospital in the following year, No.18 was by the 1960's serving as a home for unwed mothers and subsequently as a school (a swimming pool installed in the basement in 1971 is presumably still *in situ*).

York & Sawyer's 14 East 71st Street, an Italian Renaissance Revival mini-palazzo of 1912—with superbly detailed bronze entrance doors and an unusual top-floor loggia—was sold in 1945 to the Viking Fund, Inc., and long housed the Wenner-Gren Foundation for Anthropological Research. In 1988 it sold for a top-of-the-market \$11,255,400 to Duty Free Shoppers Group founder and art collector Robert Miller who also maintains residences in Hong Kong, London, Paris, and Gstaad.

Work on the grandly scaled, 50-foot wide French neo-Classical 9 East 71st Street, commissioned from Philadelphia architect Horace Trumbauer by Abraham & Straus heir Herbert N. Straus, commenced in 1930 but had not been completed by the time of Straus' death in 1933. His family remained at their Park Avenue house and finally sold the never-occupied 71st Street building to St. Clare



The south side of 71st Street looking west from Madison Avenue circa 1912, showing Robert A. Chesbrough's recently completed corner residence now altered for commerce on the lower floors. Photo: New York Public Library

Hospital in 1944. An important French 18th-century *bois-erie* room intended for No.9 (but never installed) can now be seen at the Metropolitan Museum of Art amid the "Wrightsmen" period rooms. The next owner, the Birch Wathen School, sold it in 1988 (for \$13 million) to clothing magnate Leslie Wexner, under whose aegis the exterior underwent a careful restoration that included the removal of an inappropriate 1977 top-floor addition.

Next door, at 11 East 71 Street, is Carrer & Hastings' restrained Beaux Arts design for Annie D. Hoe, who occupied the house from 1892 until her death in 1940. Subsequently converted to 14 apartments, it was in the midst of a gut renovation for a Wexner business associate in 1995 when the latter purchased the Wexner house and placed his own back on the market. Also returned from apartments (six in this case) to one-family use is 13 East 71st Street. Built in 1891-92 for Eric P. Swenson, a one-time head of the National City Bank (now Citibank), in the Queen Anne style—an architectural form rare to the neighborhood—it was converted to apartments two years after Swenson's death in 1945. Its best known "landlady," actress Magda Gabor (Zsa Zsa's big sister), was the owner/occupant in the 1960's. To be continued....

William M.V. Kingsland is a native New Yorker who grew up on East 70th Street. He is a journalist and editor, a public member of Community Board 8's Landmarks Committee, and an avid collector of photographs of old New York. Mr. Kingsland received FRIENDS' 1994 President's Award for Distinguished Service.

NEW ARCHITECTURAL GUIDEBOOKS AVAILABLE

Touring the Upper East Side: Walks in Five Historic Districts. Andrew S. Dolkart. New York Landmarks Conservancy, NY, 120 pp., illus., 1995. Architecture historian and FRIENDS' Board Member Andrew S. Dolkart has written a marvelous guide to the architecture and history of the five city-designated historic districts on the Upper East Side. This compact guidebook—complete with well-designed, colorful maps—highlights, among other issues, development patterns, architectural styles, notable architects, and distinguished residents. Mansions and museums, town houses and temples, armories and apartment houses, churches and clubs—some familiar but many little known and hidden on delightful side streets—will greet anyone lucky enough to have this booklet in hand. \$12.00 postpaid. Available from New York Landmarks Conservancy, 141 Fifth Avenue, New York, NY 10010.

Terra Cotta—Don't Take It for Granite: 3 Walks in New York City Neighborhoods. Susan Tunick. Friends of Terra Cotta Press, NY, 61 pp., illus., 1995. Susan Tunick, President of Friends of Terra Cotta, has written a wonderful introduction to the use and history of architectural terra cotta in the city. Her book opens with a reader's guide on identifying terra cotta, determining its appearance on a building facade, and recognizing its different historical and architectural guises. Ms. Tunick then offers three distinctive neighborhood tours—Greenwich Village, Murray Hill to Gramercy Park, and Times Square. The areas visited are varied enough that virtually every type of architectural terra cotta can be inspected from its early modest use as unglazed decoration on residen-



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

tial and commercial buildings in the 1880's to its exuberant employment as colorful cladding for Art Deco office towers in the 1920's and 1930's. She also highlights interior use of terra cotta in lobbies, theaters, restaurants, and subway stations. \$12.00 postpaid. Available from Friends of Terra Cotta, c/o Tunick, 771 West End Avenue, 10E, New York, NY 10025.

SECOND EDITION OF PRESERVATION MANUAL PUBLISHED

In an ongoing effort to assist both professionals and lay-persons alike, FRIENDS has published the second edition of our *Preservation Manual*, the only comprehensive guide to New York City's Landmarks Law, the Landmarks Preservation Commission, and performing work in historic districts and on designated landmarks.

First published in 1989, the original award-winning manual has been updated and fully revised. *The Preservation Manual* contains succinct and easy-to-understand facts for property owners, architects, tenants, and contractors planning to perform work, as well as informative guidelines for individuals and community groups. *The Manual* also has a glossary of frequently used preservation terms and a directory of related organizations. Subjects covered include an overview and history of the LPC; the Landmarks Law, including the designation process; the regulatory role of the LPC; the various types of permits required and the application process; standards for performing work (including window replacements, air-conditioner installations, facade restorations, and storefront and sign installations); and information on cleaning, repairing, and repainting historic materials.

The second edition of *The Preservation Manual* was made possible through the generosity of the following: 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. FRIENDS is indebted to Bowne Printing, who assisted us in printing 10,000 copies of the revised *Manual*. FRIENDS would also like to thank Board Member Thomas Schullhof of Reproducta, Inc., who printed the handsome cover.

Copies of *The Preservation Manual* are available through FRIENDS. The cost is \$5.00 plus \$1.00 shipping. For further information contact FRIENDS at 535-2526.

✓ MARK YOUR CALENDAR! UPCOMING FRIENDS EVENTS

CONVERSATIONS WITH FRIENDS ~ A THREE-PART LUNCHEON LECTURE SERIES ON THE ARCHITECTURAL AND ARTISTIC HERITAGE OF THE UPPER EAST SIDE.

✓ **MARCH 21:** The series kicks off with a talk on "New York: A Visit to the Great Vanished City" by author David Garrard Lowe from noon to 2:00 P.M. at The Colony Club, 564 Park Avenue at East 62nd Street.

✓ **APRIL 11:** New York State Deputy Commissioner for Historic Preservation J. Winthrop Aldrich on the art of his uncle, "Robert Chanler: 20th Century Muralist and New York Bon Vivant" from noon to 2:00 P.M. at The Colony Club.

✓ **MAY 16:** Interior designer Mark Hampton on "New York Decorating and Collecting", noon to 2:00 P.M. at The Colony Club.

Tickets are \$60 per lecture and lunch; a series subscription of \$160 is available. Members of FRIENDS receive a 10% discount on all prices. Reservations are necessary at least 48 hours in advance. Space is limited. Please call 535-2526 or write FRIENDS with your check.

✓ **MAY 19:** FRIENDS hosts its popular Annual Spring House and Garden Tour on Sunday, 1:00 to 5:00 P.M. Reservations are required at least 48 hours in advance. Discounts are given to FRIENDS' members. Please call 535-2526 for more information

**WOULD
THAT
I
COULD**

"Would that I could make one light bulb disappear. It shines incessantly day and night. I can tell how many light bulbs are in the fixture and what the room looks like from the inside out. It has become a beacon to the entire block, the only bare bulb in an entire block. Every night it becomes more unfriendly and intrusive. It seems to grow in intensity until it competes with a wonderful moon.

I did it, I did. With gentle talk and precise diagrams it was resolved. I hope and believe to everyone's agreement. A friendly superintendent and a receptive neighbor made a most unfriendly situation come around. All it needed was a shade and a kind neighbor." CAN WE HELP YOU SOLVE A PET PEEVE? LET US KNOW.

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