



Preservation Manual



Whispering Brownstones gift of Red Grooms.

PRESERVATION MANUAL

Cover of Manual

Pennsylvania Station New York, NY
McKim Mead & White Architects
The American Architect and Building News
International Edition, May 26, 1906.

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Dear Friend:

William Shakespeare tells us in
All's Well That Ends Well that:

***"Praising what is lost
Makes remembrance dear."***

The wondrous tracery of arches and domes which we chose for the cover of this Manual, was once upon a time the steel ribbed frame which held within the magnificent spaces of Pennsylvania Station (built 1906-1910). On October 30, 1963 when the station came down... The New York Times wrote: "Until the first blow fell, no one was convinced that Penn Station really would be demolished or that New York would permit this monumental act of vandalism... Any city gets what it admires, will pay for, and ultimately deserves. Even when we had Penn Station, we couldn't afford to keep it clean. We want and deserve tin-can architecture and tin-horn culture. And we will probably be judged not by the monuments we build but those we have destroyed."

And there are many losses for us to regret for many structures had to be lost before the city woke up to the fact that we were tearing down the most significant architectural treasures which we should have cherished as our personal heritage. As one after another fell, the need for preservation of what we still had grew, so that if ever anything good can be said about the loss of Penn Station, or the Brokaw Mansions, and too many others... it has to be that these repeated losses gave birth in 1965 to the creation of the Landmarks Preservation Commission.



If when reading this, you say to yourself that following the rules and regulations described herein is time consuming and frustrating, think again and rejoice about the fact that had it not been for the Commission, you would be living in a city without distinctive character, without grace and without the beauty that the building you own, (or the building you are working on in one capacity or another), has contributed to make New York City with its unique mix of what we preserve and what we build, the exciting and beautiful place that it is.

When we started writing this Preservation Manual, it was our intention to make the text breezy and reader-friendly. However, as the material was being reviewed and corrected by the senior staff of the Landmarks Preservation Commission, we found that alas, breezy and legalese may go together, but do not mix...

Furthermore to take the myth out of historic preservation, it is most important for us to give you the facts, and we are doing just that. Therefore, the bottom line here is when in doubt don't do anything at all, until you call the LPC first at (212) 553-1100 or call any of the preservation organizations whose names are at the back of this book. You have something to preserve and we are here to help.



Halina Rosenthal
President
Friends of the Upper East Side
Historic Districts





This Manual is for You if:

You own a house which is a designated landmark or a cooperative apartment within a designated building which is either an individual landmark or located within a historic district;

OR

If you represent the owner of such a property in the role of attorney, architect, contractor, manager or tenant;

OR

If you are planning any work on such property.

Is it a Landmark?

Check the enclosed map to determine if your property is either an individual landmark or is located in an historic district. To find out if a property outside of the mapped area is protected by the Landmarks Law, call the Landmarks Preservation Commission (LPC), at (212) 553-1100.

The Landmarks Law

In 1965 the Landmarks Law was passed by the New York City Council. It was championed by the civic community and supported by Mayor Robert F. Wagner in reaction to the demolition of Pennsylvania Station, the Brokaw Mansions and the threatened loss of other architectural treasures. The Law is an exercise of police power, and its



constitutionality has been upheld by the United States Supreme Court. Today, the law protects over 850 individual landmarks such as Grand Central Terminal, over fifty (50) historic districts including the Upper East Side Historic District, Brooklyn Heights Historic District, Greenwich Village Historic District, Longwood Historic District, scenic landmarks such as Central Park, and interior landmarks such as the New York Public Library. Interior landmarks are limited to spaces customarily accessible to the public, they do not include the interiors of private homes or places used for religious worship.

The Landmarks Preservation Commission

The Landmarks Preservation Commission (LPC) was created by a local law which amended the New York City Charter (Section 534) to establish the Commission and amended the Administrative Code (Title 25, Chapter 3) to identify and to protect aesthetically, architecturally, and historically significant structures. The Commission's eleven members are appointed by the Mayor with the Advice and Consent of the City Council. One Commissioner serves as a paid, full-time Chairman, the others serve as part-time unpaid Commissioners. The Landmarks Law requires that the Commission be composed of at least three architects, one historian, one city planner or landscape architect and one realtor. There must be at least one resident of each of the five boroughs. The LPC is part of the city government and has a paid professional staff of architectural historians, preservationists and architects.



How a Property becomes a Landmark

Landmarks are designated by the Commission (or LPC) on the basis of aesthetic, architectural, cultural, or historical significance. In order to be eligible for designation, the potential landmark has to be at least thirty (30) years old. Designation follows a careful process that begins with ongoing street surveys and identification, followed by a hearing at which the owner and the public have the opportunity to comment on the proposed designation. The hearing is followed by extensive research by the professional staff of the Commission, and the preparation of a draft designation report. The Commissioners then discuss the proposed designation at public meeting and reach a decision by a vote of at least six Commissioners. The Board of Estimate* has 90 days to affirm, deny, or modify the designation.

Historic Districts

The LPC may designate an area of the city with special architectural, cultural or historical character which causes it to be a distinct section of the city, as an historic district. Such designation follows the same process as that for individual landmarks. Following designation every building in an historic district is subject to the permit procedures of the LPC.

What is Regulated

Aside from ordinary maintenance or repair, all work on an individual landmark, or a building in an historic district must be reviewed by the LPC or its staff. If the glass is broken in a window, that is a



repair. If however, you wish to replace the window sash, or alter the appearance of the windows, a permit is required. The LPC, however, does not have jurisdiction over the use of a building.

Obtaining Approval for Work on a Landmark: Apply Early!

An application for alterations to a building is a relatively painless process, provided it is submitted early enough. The Commission receives over 3,000 applications per year. The staff of the Commission works with an owner (or an owner's representative) so that most applications can be approved at staff level. An application form is included in this package, and additional forms can be obtained by calling the Commission's offices at (212) 553-1100, or by picking them up during business hours, Monday through Friday at 225 Broadway (23rd Floor). Also included here are instructions for filing with a checklist of items which should be included with the application. The presentation must clearly differentiate between the existing conditions of the building and the proposed work.

Working with the Staff

Your application will be assigned to an individual staff member who will advise you on certain aspects of your proposal. By beginning consultations with the Commission's staff early, you can reduce the risk of delay. The staff will advise you regarding additional documentation or materials that may be required to complete the application and will guide the application through the approval process.



The Role of the Staff

The staff of the Commission is a group of highly trained and friendly professionals, many with advanced degrees. The staff is also always available for technical advice and ready to help you with the details which will move the application through the Commission. This involves several steps. First they will have to determine whether or not your application may be approved by a permit which they themselves can issue. Such a permit, often called a "staff level" permit, can be obtained in a matter of days. If the proposal must be approved by the Commissioners, it will require a public hearing. In that case the staff will advise you whether additional material is needed for such a hearing.

The Certificate of No Effect

A Certificate of No Effect (CNE) or a Certificate of Appropriateness is required for any work that is subject to a permit by the Department of Buildings. If the proposed work is in the interior of a designated building, or is otherwise not visible from the street, it may be approved by a Certificate of No Effect. After reviewing an application for such work, the staff can issue a CNE within a few days. The submission required for this type of application is similar to that which is submitted to the Department of Buildings for its review.

Permit for Minor Work

A proposal that does not require a permit from the Department of Buildings, may be approved under the Permit for Minor Work (PMW). Such minor



work might consist of masonry repointing, cornice repair, brownstone patching, certain types of cleaning, window repair and repainting in a different color. New windows, if they replicate the existing ones, and installation of air conditioners can be approved under the PMW. Repainting in the existing color, and other routine activities are generally considered ordinary maintenance and do not require any kind of a permit from the LPC. However, if you have any doubt as to whether you do, or you don't, please contact the Preservation Department of the LPC. The staff can issue a Permit for Minor Work within two to three weeks.

Certificate of Appropriateness

Applications for demolition, for an addition, or for a new building require a Certificate of Appropriateness (C. of A.). Other extensive work such as new window installation, installation of through the wall air conditioners, or a rooftop addition, a new stoop (or removal of one), a new storefront, also require a C. of A. However, please bear in mind that in the case of an apartment building, a Master Plan for window replacement or air conditioner installation can be requested. Furthermore, and this applies across the board, a Department of Buildings permit is required for additions to a building (be they large or small), for such work as a rooftop addition, or changes to a storefront, or in the case of a residence, the removal or addition of a stoop. In addition, if the staff finds an application for a Permit of Minor Work (see above) inappropriate you may apply to the Commission under a C. of A. request. Applications are scheduled by the staff when complete for the



monthly C. of A. hearing on the fourth Tuesday of each month. These hearings are held at the Commission's office at 225 Broadway (23rd Floor). To be scheduled for a public hearing, applications must be filed by the end of the preceding month (It is advisable to check the exact date for filing with the Commission's staff). It is recommended that you present your proposal to your local Community Board for review and comment, prior to the LPC's public hearing. (A complete listing of Community Boards can be found in the appendix of the Manual).

Public Hearings

At the Commission's public hearing the staff will present the proposal. The applicants, their architects, attorneys or other representatives may add all relevant information, members of the public may comment. The Commissioners will also consider the comments provided by the local Community Board whose advice is sought but not binding. After the public hearing is closed, the Commissioners will evaluate the appropriateness of the proposal and make a decision. The vote of at least six Commissioners is needed for approval. If the approval is granted, a permit card and a letter will then be issued. If the application is denied the applicant will receive a letter stating the reasons for the denial whereupon a revised application may be submitted.

Cleaning a Landmark

Exterior cleaning will require a Permit for Minor



Work. Bricks are an especially fragile material since they have a thin protective crust that can be easily damaged and once damaged is not repairable. The staff of the Commission can provide advice on the appropriate cleaning method for your building.



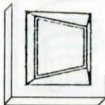
Repointing

As with cleaning, improper methods of repointing can have disastrous and irreparable effects on masonry. The staff of the Commission can provide technical information of proper specifications for such work. It is important to remember that the Commission and its staff are most interested in the long term preservation of your building and will help you to achieve this goal.



Windows

The most frequent alteration to designated buildings is the replacement of existing windows, sometimes with disastrous results. If you are inside looking out, windows are like an extra set of eyes through which you look at the world, but if you are outside looking at a designated structure, these same windows are often the most important architectural detail of the building, a detail which was designed by the architect as an integral part of the building, thus appropriate to it. Therefore the



replacement of this important element has to be handled with care.

Bear in mind that REHABILITATION of existing windows, and installation of storm windows (particularly interior storm windows) is the preferred approach to window problems. Whereas we have seen many of the recently installed windows deteriorate at an alarming pace, rehabilitated windows have a remarkable longevity which is worth exploring.

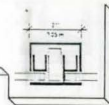


In fact the importance of historic windows and historic fabric is described in the Secretary of the Interior's Standards for Rehabilitation as follows:

"The distinguishing original character of a building's structure or site, and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible."

"Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities."

The message is very clear and we will not belabor it. Furthermore, we would like to identify several categories of buildings where the appropriate treatment for window replacement, if that is necessary, differs.



- 1) Individual landmarks, including interior landmarks.
- 2) Residential buildings within historic districts (defined as buildings originally designed as residences).
- 3) Commercial and loft buildings within district (defined as building originally designed as commercial/loft).

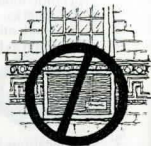
Applications for new windows need not require a public hearing. If the replacement windows replicate the original ones in material, configuration, detail, sections, dimensions and profile, the staff can approve the application under the provisions of a Permit for Minor Work. Similarly, an application in conformance with an approved master plan will require only a staff review. An application for repair and thermal upgrade of your existing windows should be considered as an option. Because such work is often less expensive than replacement, it might sometimes be more energy efficient, and a better long term investment. For free technical advice on windows, contact the Commission's staff, or one of the preservation organizations listed in the Directory of this Manual.

The Landmarks Preservation Commission is in the process of formalizing and adopting official guidelines for new windows and for the installation of new air conditioning units. The staff of the Commission can provide additional advice and will be able to provide you with copies of the guidelines when they are adopted. To receive a copy of the guidelines, please call the Landmarks preservation Commission at (212) 533-1100 or Friends of the Upper East Side Historic Districts at (212) 644-2828.



Air Conditioning Units

Through-the-window air conditioning units do not require a permit so long as no support is needed which would necessitate damaging the wall surface. If the air conditioning units are to be installed in a simple brick building and under windows, the application can be approved by the staff of the Commission. If, however, such a through-the-wall unit is not installed under a window... a permit from both the Department of Buildings and the LPC is needed. In general, new through-the-wall air conditioning units must not penetrate and damage a building's decorative features such as terra cotta and masonry panels and other decorative architectural elements. As in the case of windows, master plans are encouraged for larger buildings. After a master plan is approved by the Commission, only staff review is required.



Rooftop and Rear Yard Additions

In evaluating an application for a rooftop addition, the Commission will have to assess the visibility of the addition from the street and the appropriateness of its design. The material to be used will also be reviewed. Required documentation for such an application includes accurate maps, drawings, photography, and site line studies. Although the



staff may approve additions to the rear facade (not visible from the street within an historic district), the Commission is nevertheless concerned about the impact of rear yard extensions on the open area which historically characterizes the middle of a city rowhouse block.

Storefronts

Usually new storefront installations require permits from the Department of Buildings, and thus normally require a Certificate of Appropriateness in order to review the design and the materials that are to be used. Certain commercial streets, such as Madison Avenue, have a liberal review policy for storefronts, so that permits may be issued quickly, provided that no original portion of the building is to be altered.



Hardship

If the Commission has determined that a specific application to demolish or alter a designated structure is inappropriate, the owner of the building may apply for relief under the hardship provisions provided in the Landmarks Law. Over the years there have been few such applications. In most instances the Commission allowed the work to go forward or provided alternative relief. The Commission invariably gives very careful consideration to each individual case. Specific



questions regarding this issue can be answered by calling the Counsel for the Commission at (212) 553-1100 Monday through Friday, during normal business hours.

Other City Agencies

In addition to the requirements of the LPC and the Department of Buildings, you should be aware that in certain cases approvals may be needed from other city agencies such as the City Planning Commission (CPC) (zoning), the Department of Highways (canopies, curb cuts, sidewalk bridges), and other city agencies. These reviews will generally be coordinated with the LPC since its approval is required in order to receive other departmental approval. The other agencies should be contacted directly if needed, to verify appropriate procedures. A list of governmental agencies and other sources of information can be found at the end of this Manual.

Special Zoning Provisions for Landmarks

The Zoning Resolution contains several provisions intended to help to reinforce the LPC's regulations. One such is the height limitation which has been mapped for certain historic districts, such as the 60 foot height limit for the midblocks of the Upper East Side Historic District, the 50 foot height limit for the Cobble Hill District, etc. There are other special provisions such as: under Section 74-711 of the New York City Zoning Resolution, the LPC may apply to the CPC for a special permit to allow waivers of certain bulk and use regulations on

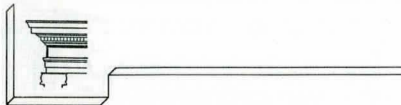


behalf of the owner of a designated property to further its preservation by facilitating its use, or allowing an enlargement which exceeds the zoning envelope.

Under Section 74-79 of the New York City Zoning Resolution an owner may transfer unused development rights (TDR's) from a zoning lot with an individual landmark to an adjacent parcel. The transfer requires a report from the LPC as part of the application for the special permit. The transfer of unused development rights by as-of-right merged zoning lots development would be available provided that the developer received approval from the LPC, if the property were located within a historic district or on a landmark site.

Other Zoning Issues

The 1961 Zoning Resolution and a number of subsequent revisions to it have had a significant impact on the appearance of all parts of New York City, including historic districts. The height, bulk, use, setback, floor area ratio (FAR), lot coverage, and open space regulations are all established by the Zoning Resolution. Bear in mind that the LPC may approve as appropriate a building (or an addition) that is larger than allowed under the Zoning Resolution or does not comply with it. If an owner wishes to seek a Special Permit or a Variance in order to obtain relief or it may approve new construction or alteration of a building which does not comply with it. On the other hand, the LPC may find that a proposal is inappropriate under the criteria of the Landmarks Law, even though it complies with the Zoning Resolution. A glossary at the end of this Manual provides definitions for many



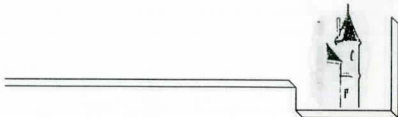
zoning terms including the description of certain zoning changes such as R8B.

New York State and National Register of Historic Places

Whereas the New York City Landmarks Preservation Commission is a city agency, the New York State and the National Register of Historic Places are maintained by the State and the Federal Government. These state and federal listings, however, offer only limited protection to a listed property unless there is an undertaking involving state or federal funds or approvals. However, these listings can offer certain benefits such as investment tax credits for certified rehabilitation, and Environmental Quality Bond Act Grants for not-for-profit organizations and municipalities. For more information on these listings and their benefits, you may contact the New York State Office of the Parks Recreation and Historic Preservation at (212) 977-8243 or 8240.

Note: About LPC Permits

The regulations of the LPC require that when a permit is approved, the permit card which is issued must be displayed so that it is visible from the street. The proper display of a card will make the passerby aware of the fact that the work in progress is legal and will save an owner from receiving an unnecessary violation.



Other Issues

Questions regarding other features of your building or other regulatory issues can be answered by the staff of the Landmarks Preservation Commission, by calling (212) 553-1100 Monday through Friday, during regular business hours.





GLOSSARY FROM A TO Z

AIR RIGHTS

unused development rights that may be transferred from one zoning lot to another to increase potential development. In the case of a lot with a low building, the rights may be transferred to a contiguous property through a private agreement to merge the lots; from a lot with a designated landmark a special permit may authorize transfer to a contiguous lot, or one directly across the street or diagonally (catty-corner) across an intersection.

AMENITY

most amenities give the developer a bonus, i.e. the Plaza Bonus which is not always a blessing. Others are arcades, covered pedestrian areas, vest-pocket parks (too few), etc.

AS OF RIGHT

a process by which a building that conforms to the existing zoning may be built pursuant to the approval by the Department of Buildings, without the need to obtain either a special permit or a variance. This process is preferred by developers but it eliminates all input by Community Boards and the members of the community.

BONUS

incentive in the form of additional floor area in return for a public amenity.

BULK

a description of the size of a building in terms of its height and floor area. Bulk regulations also generally control elements such as setback requirements. (see SETBACK)



GLOSSARY

BUILT TO BULK

a building that is built to its maximum allowable floor area ratio (FAR).

CANTILEVER

a bracket shaped stationary lever which supports a load, i.e. a balcony, or portion of facade.

CASEMENT

a window that opens like a door.

CERTIFICATION

first step in the ULURP process when a development project is certified as being complete by the City Planning Commission and forwarded to the Community Board for review and recommendation.

COMMERCIAL DISTRICT

a zoning designation which allows certain commercial and mixed uses and is designated

by the letter "C", as in C1-6, C4-7, C6-2, etc. (see enclosed zoning map)

CONTRIBUTING

a building with an historic or architectural character for which a certain historic district was designated, generally associated with scale, materials, type or style.

CORNICE

the molded and projecting crown of a building.

CURTAIN WALL

a nonbearing exterior wall.

DENSITY

a measurement of the degree of land use, the number of people expected to occupy a given building or area.

DEVELOPMENT RIGHTS

the maximum floor area



GLOSSARY

on a zoning lot as permitted by the zoning resolution. see (FAR)

DISTRICT

a section of the city with an established boundary so designated for certain regulatory purposes.

DORMER

an upright window which projects from a straight wall.

DOWNZONING

decreasing the amount of allowable bulk or height in a zoning district.

ENTABLATURE

the upper section of a wall or story that usually is supported by columns and pilasters.

FLOOR AREA OF A BUILDING

the total area of all floors above grade excluding space in

openings between floors such as atriums, stairs, and elevators.

FLOOR AREA RATIO (FAR)

total floor area on a zoning lot divided by the area of the zoning lot.

FOOTPRINT

a floor plan of a building at street level.

FRIEZE

a sculptured or richly ornamented band.

HEIGHT

a building's total measurement in feet above the curb level.

LIMITED HEIGHT DISTRICT

an overlay district on another zoning district which limits heights of buildings in certain historic districts.



GLOSSARY

HISTORIC DISTRICT

area designated by the New York City Landmarks Preservation Commission as constituting a distinct section because its structures have a special character of historic or aesthetic interest and represent one or more periods or styles typical of one or more eras in the city's history.

INFRASTRUCTURE

the life support system of a city, i.e. water mains, sewers, electric conduits, public transportation, etc.

LINTEL

a horizontal architectural member spanning and usually carrying a load above an opening.

LOT COVERAGE

the amount of the

zoning lot that is occupied by the footprint of the building.

LOT LINE

the boundary of a zoning lot, separating the zoning lot from a street or from another zoning lot.

LUNETTE

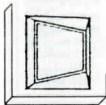
an opening in the shape of a crescent moon

MASTER PLAN

a proposal for consistent treatment of architectural features such as windows or air conditioning units on the facades of large buildings. (see page 11)

MANUFACTURING DISTRICT

a zoning designation which allows certain manufacturing uses and is designated by the letter "M" as in M1-1, M1-2, etc., on a map.



GLOSSARY

MERGED ZONING LOT

a zoning lot previously composed of more than one lot which is to be treated as one under Section 12-10 of the zoning resolution.

MIDBLOCK

that portion of a building block which lies on the side streets between buildings fronting on avenues and usually characterized by a lower available floor area ratio and smaller scale.

MIXED USE DISTRICT

an area in which more than one zoning classification is permitted to coexist, i.e. commercial, manufacturing and residential.

MULLION

a slender vertical pier between windows

or doors.

MUNTIN

a strip separating panes of glass in a sash.

NO-STYLE BUILDING

a building noted as not having a style in the historic district designation report.

NON-COMPLYING

any building that was legal when built but which does not meet current bulk regulations.

NON-CONFORMING

any building that was legal when built but does not meet current use regulations.

ORIEL

a large bay window projecting from a wall and supported by a bracket.



GLOSSARY

PARCEL

one or more adjacent lots under a single ownership.

PEDIMENT

a triangular space formed by a pitched roof in classic architecture.

PLAZA

a bonusable open space area accessible to the public.

PUBLIC HEARING

an advertised public forum for testimony,
a) Held during the ULURP process by the Community Board, City Planning Commission and the Board of Estimate*
b) Held by the Landmarks Preservation Commission during a review process pending designation proceeding and/or Certificate of Appropriateness

(C. of A.) c) Held by the Board of Standards and Appeals when a variance or special permit is requested.

QUOINS

cornerstones usually in a different material, size, or texture.

RESIDENTIAL DISTRICT

a zoning designation which allows certain residential uses and is designated by the letter "R" as in R5, R6, R7-2, R8, R8B, R10, R10A, etc. relating to bulk and density. (see zoning map)

REVEAL

the side of an opening for a window between a frame and the outer surface of a wall.

RUSTICATED STONE

stones that have a rough surface.



GLOSSARY

SASH

the frame in which panes of glass are set for a window or a door.

SETBACK

a portion of a building either at ground level or above which recedes from the sky exposure plane.

SKY EXPOSURE PLANE

an imaginary plane that begins at the property line and rises at an angle toward the interior of the lot and which no portion of the building may penetrate. Its purpose is to insure that light and air reach the street below.

SOFT SITE

a site which is underbuilt and ripe for development.

SPLIT LOT

a single lot which falls within two zoning districts.

STREET WALL

the portion of a building facing the street (at the lot line).

SURROUND

the framing material surrounding a window or door opening.

TAXPAYER

a small 1 or 2 story structure—literally one that pays the taxes for an owner who could not afford to build more. These buildings are usually expendable and in historic districts are often the same as NO STYLE buildings. (see also soft site)

TOWER

a structure where the upper floors of the building may pierce the sky exposure plane without setback if these floors occupy no more than approximately 40% of the lot area.



GLOSSARY

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

the assignment of available air rights to a particular zoning lot from another zoning lot that is not built to bulk, usually by sale of such rights.

ULURP

Uniform Land Review Procedure enacted under the New York City Charter revision of 1976, ULURP is a six month review process to which all discretionary development projects of significant land use impact are subjected with a two month review period each for the Community Board, the City Planning Commission and the Board of Estimate*. (see also Public Hearing)

USE

the activity or operation

carried on within a building, as defined and regulated through zoning. There is a broad range of Use Groups which range from single family residences to heavy manufacturing.

VARIANCE

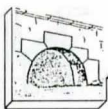
a modification of bulk or use requirements which may be granted to a development by the Board of Standards and Appeals if certain findings are met.

WINDOW CONFIGURATION

single pane, one over one, two over two, six over six, etc. describing the number of glass panes used

ZONING

the legal constraint that regulates land use and development, protects light and air and hopefully the livability of an area.



GLOSSARY

ZONING LOT

a piece of land under single ownership and designated by a lot number.

ZONING

RESOLUTION

set of rules regulating zoning in New York City.

LOCAL LAW 10

requires building owners to secure or remove unsafe overhanging architectural elements.

LOCAL LAW 58

mandates that all new construction be handicapped accessible.

DIRECTORY

New York City Landmarks
Preservation Commission
225 Broadway, 23rd Floor
New York, NY 10007
212/553-1100

New York City
Planning Commission
22 Reade Street
New York, NY 10007-1216
212/720-3276

New York
Landmarks Conservancy
141 Fifth Avenue, 3rd Floor
New York, NY 10010
212/995-5260

Municipal Art Society
457 Madison Avenue
New York, NY 10022
212/935-3960

Historic Districts Council
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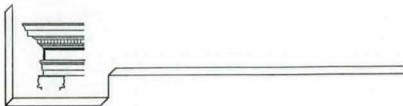
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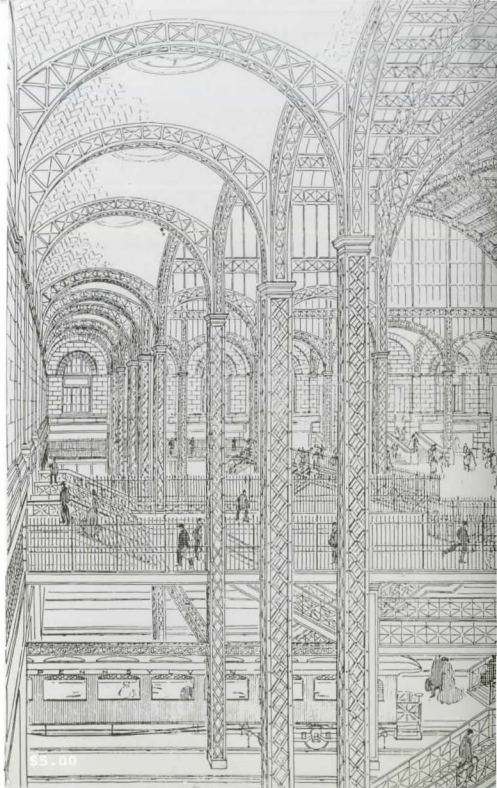
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