

FRIENDS



OF THE UPPER EAST SIDE HISTORIC DISTRICTS

Spring/Summer 1997

Volume 9, No. 1

The New Kid on Our Block

New construction within our historic districts is of primary concern to FRIENDS. In terms of a new building's style, there appears to be a lack of consensus about what is appropriate. Some preservationists and design professionals believe that new buildings should take their design cues from the surrounding fabric, while others believe that a building is a distinct and discrete entity and should stand on its own, making an independent statement.

The debate about a building's stylistic appropriateness informed and shaped the plans for a proposed new construction

at 7^{1/2} - 9 East 64th Street, and provided a fascinating example of the impact and import of the public review process. In this instance, the applicant, Theodore W.

Foundation House will be home to a consortium of not-for-profit institutions dedicated to the principles of sustainable development and conflict resolution.

Kheel, wanted to demolish two structures, 7^{1/2} - 9 East 64th Street, and replace them with a six-story structure to house a variety of not-for-profit foundations.

Before obtaining approval for the new building, Mr. Kheel had to convince the Landmarks Preservation Commission, FRIENDS, and Community Board 8 that it was OK to demolish two houses. We were convinced. For this project, Mr. Kheel's talent as a persuasive and effective arbitrator and negotiator were hardly necessary. The two buildings in question were essentially non-contributing structures with little or no architectural distinction. So, although an incredibly anomalous event, FRIENDS did lend its support to the application to demolish the houses.

The new building – to be named Foundation House – will house a consortium of not-for-profit institutions dedicated to the principles of sustainable development and conflict resolution. It is a demonstration project which will provide its constituent insti-

tutions with the technological capabilities to disseminate information in a global context and promote the goals of sustainable development through the use of renewable resources. It will incorporate worldwide web internet access, news media capabilities, and advanced telecommunications and conferencing equipment in state-of-the-art office space.

Foundation House will serve as a prominent example of how, through the use of technology and building design, environmentally sensitive building materials can be used to enhance the principles of sustainable development. Its geothermal heating, cooling, and lighting systems are designed to conserve energy by minimizing the consumption of non-renewable fossil fuels. Foundation House will illustrate how green technology can be used in a dual capacity – to meet the needs of the construction industry and to preserve and limit the consumption of non-renewable fossil fuels.

Continued on the next page.



What we gain: Foundation House (middle).
(Rendering courtesy of Henry George Greene, AIA.)



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Just as interesting outside as inside, the building (as originally proposed) featured a pared down white limestone facade, with banks of modern strip windows which were vaguely reminiscent of the International Style. During the first round of public review (at the

What emerged was a more seemingly residential design with neo-Classical detailing which features a rusticated 2-story base, a piano nobile, and a mansard roof.

Landmarks Committee of Community Board 8), concern was expressed about the impact such an institutional looking building would have on a block which is strongly residential in character. It was back to the drawing board for Henry George Greene, the project architect. What emerged was a more seemingly residential design with neo-Classical detailing which features a rusticated 2-story base, a piano nobile, and a mansard roof. Once completed, the building will

announce its presence on the block in a quiet, yet grand manner.

On January 23, 1997, Mr. Kheel was the host of a cocktail party to commemorate the groundbreaking for Foundation House. At that event (which was attended by several FRIENDS' board members), Mr. Kheel presented FRIENDS' President Anne L. Millard with a Chinese porcelain statuette which had been in a niche at 7 1/2 East 64th Street.

We welcome Foundation House to our neighborhood, and look forward to reading about the exciting work that will be undertaken there. ■



What we lost: 7 1/2 and 9 East 64th Street.

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 *AIA 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
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☐ \$1,000/Landmark

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President's Column

Only in New York City could you walk three blocks and encounter such a plethora of styles and choices. For example, on the east side of a three-block stretch along Lexington Avenue, one finds:

- A beautiful church with lovely music wafting through the doors.
- A 24-hour coffee shop where taxi drivers meet and greet.
- A wonderfully inviting linen shop with soft fluffy pillows.
- A delicious and famous gourmet food store which makes one hungry by just looking.
- A well-known restaurant on the corner where one may glimpse the rich and famous.
- A children's store where grannies can indulge the grandchildren.
- A small Italian bistro that beckons warmly.

And on the west side of the same stretch:

- A large and well-known hospital and emergency room.
- A whimsical toy store again, for those grannies.
- An old-fashioned eyeglass store where customers are welcome to browse, try on, or merely have a chat.
- A florist with wonderful smells and fabulous orchids in the window
- An excellent cucina where you can find a small respite, or dinner.
- A creative and inviting garden shop to titillate any gardener, be it June or January.

Among the many other stores are a fancy – and expensive – women's clothier, a bank, a drug store, a large supermarket, a Japanese restaurant, a group of very special antique stores, and many more.

So many senses are satisfied that a mere stroll seems like a mini-vacation. Isn't it amazing? No car, no large parking lot, no out-of-scale consumerism. Please, we must keep our small and uniquely diverse store fronts so we can continue to let our imaginations run wild with different dreams and plans. And come home happy, proud, and content to be a New Yorker.

Anne Millard



FRIENDS' President Anne Millard (right) with guest speaker Maisie Houghton.

Conversations with FRIENDS Continues

After last spring's enormously successful lecture and luncheon series, FRIENDS again hosted a lecture and lunch at The Colony Club. The event, which took place on November 14, 1996, featured Maisie Houghton reminiscing about Ruth Draper. A bit of background about both speaker and spokee: Ruth Draper was a monologist of the 1930s and 1940s who performed in New York at venues such as Town Hall and Carnegie Hall.

In today's parlance, she would be known as a performance artist – she wrote her own material, and during her act she assumed different personae. Her technical skill was such that merely the dramatic use of a shawl would suffice to transform herself from a poor Irish immigrant newly arrived in the U.S. to a Park Avenue matron juggling her many social engagements. On hearing Ms. Houghton speak about Ruth Draper, one could see the debt many contemporary artists such as Lily Tomlin, Anna Devereaux Smith, and Cindy Sherman owe to Ruth Draper.

As a child, Maisie Houghton's family was close to the Drapers. She grew up spending time with Ruth in Maine, reveling in her stories. Ms. Houghton has recently completed a biography of Ms. Draper.

Nearly 150 attendants chatted with friends and nibbled until Ms. Houghton began her talk. Historic family slides of the Drapers enlivened the talk, as did shots of Ruth in her various guises. To all in the audience (both familiar and unfamiliar with Ruth Draper), the lecture proved most informative and enjoyable. Sated, stimulated, and smiling, the crowd streamed out of The Colony Club into the afternoon sunshine. ■

Preservation Threat – The Cottages

One of the "11 Most Endangered Places" as identified by FRIENDS for our 1992 exhibit of the same name was (and still is) "The Cottages." The two-story building, located on Third Avenue between East 77th and East 78th Streets, is an unusual example of innovative planning. The building features commercial space all along the ground floor with eight apartments "piggy-backed" above. Built at a time when the Third Avenue El was a noisy, sooty reality for those living in its shadow, the building – through its design – attempts to ameliorate these conditions for the building's residents. All of the windows along Third Avenue are constructed of architectural glass block in order to maximize light and minimize dirt and noise. Turning its back on the avenue enables the building to open up onto a courtyard and garden that is partially visible from East 78th Street. When first completed (in 1937), this space contained tennis and badminton courts (now gone).



The Cottages—interior view, 1997.

In addition to offering an inventive solution to the problem of living beside the El, the building features an interesting hybrid of architectural styles. Its designer, engineer Edward H. Faile, gave the Third Avenue, or public face a rather modern demeanor, in concert with contemporary design trends. Inside, though, within the private realm of the courtyard, the buildings are adorned with Regency and Georgian detailing. Hence the nickname "Cottages" – the buildings are reminiscent of the English garden cities that were popularized around the turn of the twentieth century by planners such as Ebenezer Howard and Sir Raymond Unwin.

In 1992, when FRIENDS identified the Cottages as threatened, the building – which had been owned by Arthur Diamond since 1946 – did not have landmark status. Today, the building is still not protected, but since Mr. Diamond died last year, the threat of demoli-

tion looms as a strong possibility. Under the terms of Mr. Diamond's will, the building was bequeathed to a charitable foundation which has recently sold the property. The Cottages are a low-scale structure located on a plot of land that would allow a building of considerable bulk and height under the zoning ordinance.

Like most preservation efforts, the threat of imminent loss galvanizes action. Since FRIENDS first spearheaded the effort to obtain landmark designation for the Cottages in 1992, we are thrilled to be joined in our efforts by East Siders and neighborhood groups, particularly The Coalition to Save the Cottages and Gardens. This group (which formed only within the last month



The Cottages—Third Avenue facade, circa 1937

after a story about The Cottages appeared in the New York Times) is organized, energetic, and completely devoted to the effort of preserving this important piece of New York. Working in conjunction with this group, The Cottages' plight has gotten media attention, and led to the call for landmarking by Councilmen Andrew Eristoff and A. Gifford Miller, Assemblyman John Ravitz, and Manhattan Borough President Ruth Messinger.

The Landmarks Preservation Commission has considered the Cottages before—once in 1985 and again in 1988. Both times the complex was not considered significant enough to be calendared for a designation hearing. We are hopeful that this time, in light of the overwhelming community support, research completed at FRIENDS' behest by Andrew S. Dolkart, and the support of the Historic Districts Council, the Municipal Art Society, and Robert A.M. Stern will convince the Commission that the buildings do possess considerable architectural and historic value. If you are wondering how you can help, call FRIENDS' office, 535-2526. ■

Mapping Preservation by James White

Greetings from the Big Easy to my Big Apple preservation friends. It seems like yesterday that I walked through the doors at FRIENDS to a warm reception of smiling faces. Soon, I was pounding the pavement, familiarizing myself with New York's Upper East Side's five historic districts and their multitude of architectural style, detail and history. Talk about sensory overload!

It is difficult to express my excitement at being chosen as the 1996 Halina Rosenthal Fellow, an experience which afforded me a hands-on opportunity to study preservation in an urban setting rich with architectural integrity. Coming from one of the oldest cities in the south to one of the oldest cities in the north gave me a unique chance to compare the preservation challenges facing New York and New Orleans.

My project was to create a map of the Upper East Side that would highlight the five historic districts and their 144 individual landmarks. The project seemed a little overwhelming at first, especially since I was a little fish in an enormous sea with no clue of a direction in which to swim.

My first month in New York was spent getting the lay of the land, but I inevitably found myself backtracking. "Did she say 73rd and 2nd, or was that 72nd and 3rd?" Happily, my sense of direction improved all summer and I now consider myself an expert on New York's public transit.

The committee formed to lay the map's foundation consisted of Jane Cowan, Rita Chu, Anne Millard, O. Kelley Anderson, Jr., and myself. We met once a week to shape the map's two purposes: to educate and inform the public about preservation, history, and the architecture of the Upper East Side and to promote increase awareness, support and membership for FRIENDS.

The map's front features a color-coded representation of Upper East Side's five historic districts: Upper East Side, Metropolitan Museum, Carnegie Hill, Treadwell Farms, and Henderson Place. Each historic district's share of the 144 individual landmarks are numbered and annotated including date of construction and building architect.

To make this aspect of the map come together, I spent countless hours at Kinko's reducing, enlarging, and typesetting, trying to perfect proportion and format. At one point I even inquired about the possibility of obtaining a personal office, or better yet, Kinko's stock. Weeks of trial and error resulted in a map layout including all the details and elements we wanted.

On the reverse side of the map, each of the historic districts are highlighted using archival and contemporary images and the history and unique character of each district briefly noted. This side of the map also defines important preservation and architecture concepts and terms in plain language and a brief description of FRIENDS and its purpose as a neighborhood preservation organization.

The reverse of the map was the most interesting and rewarding. I spent significant time taking notes and photographing each of the five historic districts in order to gain insight and gather information to add to the map. Hours spent at the New York Public Library and New-York Historical Society sorting through archival photographs of the Upper East Side will hopefully result in a unique and useful map that gives readers a chance to transcend time. As the end of the summer grew near, weeks of hard work, research, and trial and error paid off as the map took shape. I personally feel that this map is something that all New Yorkers will enjoy for years to come. ■

James is currently completing his degree in Urban Planning and Historic Preservation at the University of New Orleans.

Our New Intern

FRIENDS has acquired a talented and unusual intern. During the summer months, for the past five years, FRIENDS employs an intern—the Halina Rosenthal Fellow. The Fellow must be a graduate student in historic preservation. What makes our new intern so unusual is that she is a high school freshman!

Marci Brenholz, a ninth-grader at the Bronx High School of Science, wrote to Board Member Franny Eberhart at the Historic Districts Council about the possibility of an internship. Ms. Eberhart passed Marci's name on to Jane Cowan, FRIENDS' Executive Director, who was grateful for the offer of extra help.

Marci has a love for architecture and won second place in the New York City History Fair with her paper, "The Demolition of Pennsylvania Station: The Keystone in the Creation of the Landmarks Preservation Commission." In addition to her school-work and architectural interests, she plays the trombone and is an avid movie fan. ■

Fourteenth Annual Meeting & Awards Ceremony

FRIENDS' Annual Meeting and Awards Ceremony, held on Monday, January 13, 1997 was (as always) an enjoyable and well-attended event. Our long-time venue, The Asia Society, on Park Avenue at 70th Street, was once again the site for the meeting.

FRIENDS' President, Anne L. Millard began the proceedings with a brief recap of FRIENDS' doings over the past year. She spoke about our architectural education program for elementary school students, which was then described in detail by FRIENDS' Executive Director, Jane Cowan. Ms. Cowan happily reported that thanks to the efforts of our docents, Jane Andrews, Debra Asher, Janis Eltz, Sanna Fierstein, Robert K. Lindgren, and Anne L. Millard, over 300 second- and fourth-grade students have already participated in the program.

The microphone was then turned over to Rita C. Chu, FRIENDS' Vice President and Chair of the Nominating Committee, who proposed the slate of nominees for Directors for the Class of 1999 and the proposed slate of nominees for Officers to serve a one-year term. All were elected unanimously.

New Directors and Officers

First-time Board members are Walter Longstreet Deane, Alison Spear Gomez, Robert K. Lindgren, and Jane Stubbs. Mr. Deane, who has experience in many fields including politics and finance, is currently the President and founder of his own brokerage firm. Activities and associations in the non-profit world include the East 66th and East 67th Block Association; Kips Bay

Boys and Girls Club; Museum of the City of New York; Museum of Natural History; Lenox Hill Neighborhood House; and Trees New York. Ms. Spear Gomez, an architect who is licensed in New York and New Jersey, is the principal of her own architectural firm.

In addition to running her practice, Ms. Spear Gomez has taught at the Parsons School of Design. Her charitable interests include the New York City Ballet; The Architectural League of New York; The American Institute of Architects; the Museum of the City of New York; the New York Public Library; and DIFFA (Design Industries Foundation for AIDS).

Mr. Lindgren is a Fine and Decorative Arts consultant. Prior to starting his own firm in 1996, Mr. Lindgren worked as a Specialist in the European Furniture Department at Christie's. A graduate of St. Albans School and Trinity College, Mr. Lindgren (like our other new directors) has interests in a variety of New York charities, including the Museum of the City of New York and Lenox Hill Neighborhood House. His teaching experience ranges from elementary (FRIENDS' education program) to adult (Parson's School of Design Continuing Education).

Ms. Stubbs is the owner and proprietor of Stubbs Books & Prints, which is known for its rare architectural volumes and literary salon atmosphere.

The 1999 slate of Officers consisted of Tony Rosenthal, Honorary Chairman; Anne L. Millard, President; Rita C. Chu, Vice President; E. William Judson, Vice President; Helen S. Tucker, Vice President; O. Kelley Anderson, Jr., Treasurer; and Robert C. Quinlan, Secretary.

Continued on the next page.



FRIENDS' President, Anne L. Millard (left), shares a laugh with Jennifer J. Raab, Chair of the Landmarks Preservation Commission and Brendan Sexton, President of the Municipal Art Society. Rita C. Chu, FRIENDS' Vice President, looks on.



Congresswoman Carolyn B. Maloney (left) and FRIENDS' Board Member Mimi Levitt.



Preservation grande dame Margot Gayle (left) with Board Member Margot Wellington.



Richard Southwick, partner, Beyer Blinder Belle, describing the restoration effort at Prada, 821 Madison.

Prizes

FRIENDS honored two buildings this year for outstanding restorations—one commercial and one residential. The Commercial Restoration Award went to Prada, 841 Madison Avenue (Beyer Blinder Belle, Architects) for returning a rather banal Madison Avenue storefront to its historic and extremely attractive appearance. Accepting the award were Richard Southwick of Beyer Blinder Belle, Kathy Pengal of Prada, and Richard McKinley of Lehrer McGovern Bovis.

The recipients of the Residential Restoration Award were Hermes Mallea, AIA, Carey C. Maloney, Interior Designer, and M (Group) Incorporated for their work on 7 East 67th Street. This exquisite renovation included interior and exterior work such as cleaning and pointing of limestone, restoration of the leaded glass windows, and repairing and replicating historic ironwork. In a brief presentation on the scope of the project, Mr. Mallea dazzled the audience with before and after pictures.

The awards were presented by Brendan Sexton, President of the



Prada, 841 Madison, recipient of FRIENDS' Commercial Restoration Award.

Municipal Art Society, and the Honorable Jennifer J. Raab, Chair of the New York City Landmarks Preservation Commission, respectively. ■



Jennifer Raab presenting the Residential Restoration Award to Carey C. Maloney, Interior Designer and Hermes Mallea, AIA.

An exquisite renovation which entailed both interior and exterior work including cleaning and pointing of limestone, restoration of leaded glass windows, and repairing and replicating historic ironwork.

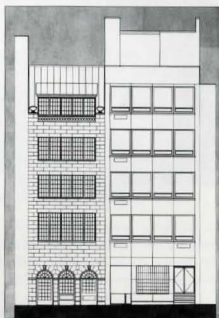


7 East 67th Street, received FRIENDS' Residential Restoration Award.
(Photo courtesy of M (Group) Inc.)

Preservation Committee News & Action

In order to keep abreast of the changes occurring to individual landmarks or buildings within our historic districts, the Preservation Committee reviews all Upper East Side Certificate of Appropriateness applications on a monthly basis. We work closely with applicants, offering guidance and support, and (where necessary) expressing concerns. FRIENDS testifies at both the Landmarks Committee of Community Board 8 and the Landmarks Preservation Commission's public hearings.

One of the most interesting projects to come before our committee was the proposed reconfiguration of the facade of 111 East 74th Street. The adjoining building, 113 East 74th Street, is the Buckley School. When 111 became available, Buckley purchased it, knowing it would be ideal for the school's expansion. As plans got underway, something unusual was discovered: the floors of the two buildings did not align. It was decid-



The Buckley School's planned renovation of 111 East 73rd (left).

ed to reconstruct the interior of 111 so that the floor levels would line up with the neighboring building. This action would create the need for facade work at 111 - if the floors were raised on the inside, the windows would not match up. Thus the clever solution as proposed by the architectural firm Butler Baskett Rogers.

By merely adding a few levels of stone courses between the first and second floors, the architects will be able to "lift" the facade so that everything will line up properly. In order to do this, the entire facade, stone by stone, will be removed, cleaned, and restored. Then the pieces will be reassembled. FRIENDS lent its support to this project, and the LPC approved it as well.

Following, in geographic order, is a listing of Certificate of Appropriateness items for January - October 1996 with the Landmarks Preservation Commission's decision.

East 60s

14 East 60th Street: A Beaux-Arts style hotel/office building built in 1902 designed by R.C. Gildersleeve. Application to install a banner and support poles: **APPROVED.**

52 East 62nd Street: A school with some Classical style elements built in 1922 designed by Crows, Lewis and Wick. Application to install replacement windows: **LAI D OVER.**

250 East 62nd Street: A Scandinavian style church built in 1930 designed by Martin Hedmark. Application to install two flagpoles and banners: **NO ACTION.**

26 East 63rd Street, aka 701-709 Madison Avenue: A neo-Italian Renaissance style hotel built in 1901 designed by Buchman and Fox. Application to install a marquee, doors, and signage on East 63rd Street: **WITHDRAWN.**

9 East 64th Street: A Modern style brick residence built in 1928-29 designed by Strass and Barnes. Application to demolish the building: **APPROVED.**

7 1/2 and 9 East 64th Street: A residence built in 1939 designed by Louis Kurtz; and a Modern style brick residence built in 1928-29 designed by Strass and Barnes. Application to construct a new 6-story building on lots 9 and 109: **APPROVED.**

27 East 65th Street: An apartment building built in 1959 designed by Anthony M. Pavia. Application to replace windows and create one new window opening in the penthouse: **APPROVED.**

30 East 65th Street: An apartment building built in 1959 designed by Kobkins and Lyras. Application to construct an addition on the penthouse: **APPROVED.**

4 East 66th Street: A neo-Italian Renaissance style apartment house built in 1919-20 designed by J.E.R. Carpenter and Cross and Cross. Application to create an opening in the parapet wall: **APPROVED WITH MODIFICATIONS.**

131-135 East 66th Street: An Italian Renaissance style apartment building built in 1907 designed by Charles A. Platt. Application to install an HVAC unit in a French door on the second floor: **WITHDRAWN.**

115 East 67th Street, aka 116 East 68th Street: A pair of neo-Romanesque style apartment buildings built in 1930-31 designed by Andrew J. Thomas. Application to alter windows on the courtyard facade: **WITHDRAWN.**

18 East 69th Street: A neo-Greco style row house built in 1881-82 designed by Charles Buck and Company. Application to legalize the installation of a flagpole without Landmarks Preservation Commission permits: **DENIED.**

21 East 69th Street: A town house built in 1885 and altered in the neo-Georgian style in 1926 by Sloan and Robertson. Application to alter the storefront window and install an awning: **WITHDRAWN.**

50 East 69th Street: A neo-French Classic style residence built in 1917-18 designed by Henry C. Pelton. Application to legalize the installation of a flagpole without Landmarks Preservation Commission permits: **DENIED.**

149 East 69th Street: A Romanesque Revival style stable built in 1895-96 designed by Frank Drischler. Application to renovate the facade: **WITHDRAWN.**

East 70s

19 East 72nd Street: A modern/neo-Classical style apartment building built in 1936-37 designed by Rosario Candela. Application to install four through-the-wall HVAC units on the 13th floor: **APPROVED.**

111 and 113 East 73rd Street: A limestone town house with Renaissance forms and details built in 1922 designed by Gordon S. Parker. Application to reconfigure the facade to align the window and interior floor heights of 111 East 73rd Street with those at 113 East 73rd Street and alter the ground floor at 113 East 73rd: **APPROVED.**

161 East 73rd Street: A late Romanesque Revival style carriage house built in 1896-97 designed by Thomas Roe. Application to replace entry doors and construct a one-story rooftop addition: **APPROVED.**

167 East 73rd Street: A Beaux-Arts style row house built in 1903-04 designed by George L. Amoroux. Application to alter the ground floor infill: **WITHDRAWN.**

171 East 73rd Street: An Italianate style row house built in 1860. Application to construct a rooftop addition: **APPROVED.**

31 East 74th Street: A residence designed by S.M. Styles and altered with a neo-Renaissance style facade in 1896 by Alexander M. Welch. Application to modify Certificate of Appropriateness 960074 to alter the design of new lot-line windows: **APPROVED.**

42 East 74th Street: A row house built in 1870-71 and altered in the neo-Federal style in 1920-21 by J.M. Felson. Application to construct a rear yard addition at the first floor, and a greenhouse addition at the second story rear: **APPROVED.**

120 East 74th Street: A neo-Renaissance style school building built in 1917 designed by John T. Simpson. Application to construct a rear yard addition: **APPROVED.**

14 East 75th Street: A neo-Medieval style apartment building built in 1928-29 designed by Schwartz and Gross. Application to establish a master plan governing the replacement of the multi-pane steel studio windows: **WITHDRAWN.**

14 East 75th Street: A neo-Medieval style apartment building built in 1928-29. Application to install HVAC units and a vent through the limestone facade: **APPROVED.**

16 East 76th Street: A residence altered in 1902 in the neo-Georgian style by Hoppin and Koen. Application to install new paving, planters and ironwork in the arway: **WITHDRAWN.**

30 East 76th Street: A neo-Venetian Renaissance style apartment building built in 1928-29 designed by Shreve, Lamb and Harmon. Application to remove the 15th floor greenhouse and construct a masonry parapet extension at the set-back: **APPROVED.**

35 East 76th Street: An Art-Deco style hotel built in 1929-30 designed by Sylvan Bien. Application to replace the greenhouse on the 19th floor terrace: **NO ACTION.**

35 East 76th Street: An Art-Deco style hotel built in 1929-30 designed by Sylvan Bien. Application to enlarge a window opening on the 28th floor of the west facade: **APPROVED.**

3 East 77th Street: A neo-Renaissance style apartment house built in 1927-28 designed by Rosario Candela. Application to install a through-the-wall air conditioning unit on the 10th floor: **WITHDRAWN.**

50 East 77th Street: An Art-Deco style apartment hotel built in 1929-30 designed by Sylvan Bien. Application to install a through-the-wall HVAC unit on the 15th floor: **DENIED.**

61 East 77th Street: A neo-Federal style school building built in 1916 designed by Harde and Hasseelman. Application to convert a window into a door and construct a barrier-free access ramp: **LAID OVER.**

113 East 78th Street: A row house built in 1871 with a new facade added in 1928 designed by Schwartz and Gross. Application to alter the first and second floors, and install an arway fence: **APPROVED.**

East 80s

130 East 80th Street: A neo-Classical style residence built in 1927-28 designed by Mott B. Schmidt. Application to remove the fire escape at the rear and to construct a one-story plus cellar addition in the rear yard and an elevator bulkhead at the roof: **WITHDRAWN.**

6 East 81st Street: A neo-Greek style row house built in 1884 designed by Thom and Wilson with a ground floor and basement facade added in 1911. Application to demolish and reconstruct the facade: **NO ACTION.**

9 East 86th Street: A neo-Georgian style town house built in 1948 designed by Delano and Aldrich. Application to construct a new elevator bulkhead: **APPROVED.**

2 East 88th Street: An Art Moderne style apartment building built in 1929-30 designed by Pennington and Lewis. Application to install through-the-wall air conditioning units and single pane tilt-and-turn windows: **WITHDRAWN.**

2 East 88th Street: An Art Moderne style apartment building built in 1929-30 designed by Pennington and Lewis. Application to install new single pane windows: **WITHDRAWN.**

East 90s

57 East 90th Street: A Romanesque Revival style row house built in 1886 by J.C. Gady and Company. Application to install a flue extension: **APPROVED.**

2 East 91st Street: The Cooper Hewitt Museum: A Georgian style mansion built in 1899-1902 designed by Babb, Cook and Willard. Application to install new paving at the sidewalk and carriage drive: **APPROVED.**

65 East 91st Street: A Renaissance Revival style row house built in 1888-89 designed by Samuel D. Bussel. Application to construct a balcony over the basement entrance: **NO ACTION.**

67 East 91st Street: A brownstone row house altered in 1915 by Delano and Aldrich. Application to install window guards at all of the windows, a metal fence and planters at the arway: **APPROVED.**

25 East 92nd Street: A Renaissance Revival style row house built in 1889-90 designed by A.B. Ogden and Son. Application to install a gate at the stoop: **APPROVED.**

30 East 92nd Street: A Renaissance Revival style row house built in 1892-95 designed by Henry J. Hardenbergh. Application to install a sign: **APPROVED.**

7 East 96th Street: An 18th century French style row house built in 1912-13 designed by Ogden Codman. Application to construct a one-story addition on the fourth floor terrace at the rear of the building: **LAID OVER.**

9 East 96th Street: An apartment building with neo-Medieval ornament built in 1926 designed by Gronenberg and Leuchtag. Application to create a master plan governing the future replacement of windows: **APPROVED.**

Fifth Avenue

781 Fifth Avenue: A neo-Romanesque and neo-Gothic style hotel built in 1926-27 designed by Schultze and Weaver/Buchman and Kahn Associates. Application to replace the railing at a 20th floor terrace: **WITHDRAWN.**

785 Fifth Avenue: An apartment building built in 1962-63 designed by Richard Roth of Emery Roth and Sons. Application to create two new window openings with single pane sash on the Fifth Avenue facade: **APPROVED.**

817 Fifth Avenue: A neo-Italian Renaissance style apartment building built in 1924-25 designed by George B. Post and Sons. Application to replace the bluestone sidewalk: **NO ACTION.**

860 Fifth Avenue: An apartment building built in 1949-50 designed by Sylvan Bien. Application to replace windows: **APPROVED.**

880 Fifth Avenue: A modern style apartment building built in 1946-48 designed by Emery Roth and Sons. Application to install a through-the-wall HVAC unit on the second floor: **APPROVED.**

910 Fifth Avenue: An apartment building altered in 1958-59 designed by Sylvan Bien. Application to establish a master plan governing the future replacement of windows: **APPROVED.**

930 Fifth Avenue: A Classicizing Modern style apartment building built in 1940 designed by Emery Roth and Sons. Application to install five through-the-wall air conditioner units in the limestone building base: **LAI D OVER.**

930 Fifth Avenue: A Classicizing Modern style apartment building built in 1940 designed by Emery Roth and sons. Application to amend the Master Plan for the installation of through-the-wall air conditioner units and to modify louvers which existed at the time of designation and louvers which were installed without Landmarks Preservation Commission permits: **APPROVED.**

969 Fifth Avenue: A neo-Renaissance style apartment building built in 1925 designed by Joseph L. Raimist. Application to install single pane windows in the penthouse: **APPROVED.**

1014 Fifth Avenue: A Beaux-Arts style town house built in 1906-07 designed by Welch, Smith and Provost. Application to legalize the installation of a sign box in the sidewalk without Landmarks Preservation Commission permits: **NO ACTION.**

1060 Fifth Avenue: A neo-Renaissance style apartment building built in 1927-28 designed by J.E.R. Carpenter. Application to install trellis work on the roof terrace: **APPROVED.**

1115 Fifth Avenue: A neo-Renaissance style apartment building built in 1926 designed by J.E.R. Carpenter. Application to legalize the replacement of windows without Landmarks Preservation Commission permits: **APPROVED.**

1120 Fifth Avenue: A neo-Renaissance style corner apartment building built in 1925 designed by J.E.R. Carpenter. Application to install window guards and a through-the-wall air conditioner: **NO ACTION.**

1158 Fifth Avenue: A neo-Renaissance style apartment building built in 1924 designed by C. Howard Crane. Application to install a through-the-wall HVAC unit in the limestone building base: **APPROVED.**

1160 Fifth Avenue: A neo-Georgian style apartment building built in 1922-23 by the Fred F. French Company. Application to construct an eight and a three-story roof-top addition and an elevator tower: **WITHDRAWN.**

Madison Avenue

720 Madison Avenue: A commercial building built in 1995-96 designed by Carraro Wickenburg Architects. Application to install a flagpole and banner: **DENIED.** Application to install lights: **APPROVED.**

803 Madison Avenue: A neo-Grec style residence built c. 1876 designed by Richard W. Buckley. Application to paint the facade and cornice: **PENDING.** Application to install awnings at the upper floors: **APPROVED.**

849 Madison Avenue, aka 30 East 71st Street and 33 East 70th Street: A neo-Federal style apartment house built in 1928-29 designed by Schwartz and Gross. Application to alter a storefront: **APPROVED.**

865 Madison Avenue: A neo-Gothic style church built in 1864 and altered in 1923-24 to designs by Ralph Adams Cram. Application to replace leaded glass wood windows at the basement: **NO ACTION.**

940 Madison Avenue: A neo-Classical style bank building built in 1921-22 designed by Henry Otis Chapman. Application to install flagpoles and banners: **DENIED.**

Park Avenue

605 Park Avenue: An apartment building built in 1953-54 designed by Sylvan Bien. Application to construct a pergola at the roof: **APPROVED.**

710 Park Avenue: An apartment building built in 1947-48 designed by Sylvan Bien. Application to replace the windows at the elevator machine room: **APPROVED.**

812 Park Avenue: A neo-Renaissance style apartment building built in 1927 designed by J.E.R. Carpenter. Application to replace two windows on the side elevation: **WITHDRAWN.**

823 Park Avenue: A neo-Classical style apartment building built in 1910-11 designed by Phibing and Walker. Application to install an elevator, stair, lighting, and fence in the north awarcy: **APPROVED.**

850 Park Avenue: A neo-Renaissance style apartment house built in 1913-14 designed by Rouse and Goldstone. Application to install five through-the-wall air conditioning units on the sixth floor: **LAI D OVER.**

860 Park Avenue: A neo-Romanesque style apartment building built in 1924-25 designed by York and Scayer. Application to alter the windows: **NO ACTION.**

1160 Park Avenue: A neo-Renaissance style apartment house built in 1926 designed by George F. Pelham. Application to install four through-the-wall air conditioner units through the limestone base of the facade: **APPROVED.**

1160 Park Avenue: A neo-Renaissance style apartment house built in 1926 designed by George F. Pelham. Application to replace eleven multi-pane windows with one-over-one windows: **APPROVED.**

Lexington Avenue

963 Lexington Avenue: A Queen Anne style residence built in 1887-88 designed by Thom and Wilson. Application to legalize the installation of ductwork at the rear facade without Landmarks Preservation Commission permits: **APPROVED WITH MODIFICATIONS.**

967 Lexington Avenue: An Art Deco style commercial building built in 1933 designed by Sacchetti and Siegel. Application to legalize an awning installation and alterations to the shopfront without Landmarks Preservation Commission Permits: **APPROVED.**

971A Lexington Avenue: An altered residence built in 1887-88 designed by Thom and Wilson. Application to install a fixed awning at the second floor: **WITHDRAWN.**

1390 Lexington Avenue: A brick row house built c. 1855 with storefronts added in 1931. Application to install fixed awnings: **APPROVED CONDITIONALLY.**

1402 Lexington Avenue, aka 137 E. 92nd Street: A neo-Grec/Romanesque Revival style flats building built in 1886-87 designed by C. Abbott French and Co. Application to legalize the installation of storefront without LPC Permits: **LEGALIZATION DENIED, MODIFIED STOREFRONT APPROVED.**

1428 Lexington Avenue: A Queen Anne style flats building with stores built in 1889-90 designed by Edward Wenz. Application to legalize the installation of a storefront and awning without Landmarks Preservation Commission permits: **LAI D OVER.**

Central Park Items

Central Park: A picturesque style park designed in 1856 by Olmsted and Vaux. Application for a master plan for a sign system for the park: **PENDING.**

Central Park Children's Zoo: A naturalistic park designed in 1858 by Frederick Law Olmsted and Calvert Vaux; children's zoo designed by Edward Coe Embury and built in 1961. Application to demolish the existing structures and exhibits and construct a new children's zoo on the site: **APPROVED.**

East 100th Street Playground - Central Park Scenic Landmark: A Naturalistic Park designed in 1858 by Olmsted and Vaux. Application to reconstruct the playground and install a new fence and ornamental gates: **APPROVED.**

Individual Landmarks

Queensborough Bridge: A through-type cantilever bridge of steel and Beaux-Arts style granite components built in 1901-08 designed by Henry Hornbostel and Gustav Lindenthal. Application for a second amendment to Certificate of Appropriateness to modify the design for the vaulted space beneath the bridge, for the southern plaza, and for a new building on the plaza: **APPROVED.**

1198 First Avenue: City and Suburban Homes Company First Avenue Estates: A model tenement complex built in 1898-1915 designed by James E. Ware and Philip Ohm. Application to legalize the installation of a fixed awning without Landmarks Preservation Commission permits: **DENIED.**

Mies van der Rohe said, "God is in the details." This is particularly true when it comes to maintaining the architectural integrity of our historic districts.

Block Monitors Workshop

Mies van der Rohe said, "God is in the details." This is particularly true when it comes to maintaining the architectural integrity of our historic districts. A window replacement here, an unsuitable door there, inappropriate awnings here and before you know it, the character of the district begins to erode slowly.

One of the thorniest problems facing historic districts is dealing with violations of the Landmarks Law. From the time a violation is identified to the time the Landmarks Preservation Commission (LPC) issues a violation, to the time a hearing is scheduled to try to rectify the work, to the time the offender actually gets around to carrying out LPC orders (or ignoring them, as is often the case), many months – even years – can elapse.

To help bring attention to violations and encourage community members to report them, FRIENDS sponsored a Block Monitors' Workshop in February at

the Church of the Resurrection, 115 East 74th Street. The workshop – hosted by Mark Silberman, Director of Enforcement for the LPC – included slides of common types of violations.

Stressing that all work requires a permit, Mr. Silberman noted that some violations of Landmarks Law might have been legal if the proper LPC permits had been obtained in advance. The vast majority of reported violations are completely inappropriate and deleterious to the building and historic district.

If you missed the workshop, but would still like to be a block monitor, keep your eyes peeled and call us if you notice a feature of a building that has changed or disappeared. We'll check it out. If the reported work is a violation, we bring it to the LPC's attention. And no need to worry about aggravating your neighbors – all reports that we receive are kept *strictly confidential*. ■



Examples of common violations discussed at the Block Monitors' Workshop: (l to r) Installation of sidewalk canopy, through-the-wall air conditioners installed in decorative panels, flagpole installation, installation of window grilles and facade work.

Mark Your Calendar! Upcoming FRIENDS Events

Walking Tours

September 13, 1997

Go back to school with architectural historian John Kriskiewicz for a tour of the Upper East Side's finest school buildings.

October 26, 1997

Get in the Halloween spirit as architectural historian Justin Ferate leads participants on a tour of the most fa"boo"lous gothic architecture on the East Side.

Call FRIENDS' office at 535-2526 for reservations and details.

Gala Benefit

October 9, 1997 – The Colony Club

Join us for a swinging 1940's style cabaret evening with singer/pianist Eric Comstock, comedienne Jane Condon, and a special surprise. Watch your mail for your invitation.

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