412 EAST 85 STREET

M B: 1564 L: 7503

ALAN GARAGE

Research File

MICAH Z. KELLNER
65TH Assembly District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RESPONSE REQUIRED

COMMITTEES
Banks
Cities
Consumer Affairs and Protection
Environmental Conservation
Steering

April 15, 2009

RECEIVED
APR 21

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

Dear Chair Tierney:

I am writing to you in regards to a building in my district that I hope the New York City Landmarks Preservation Commission will consider for individual landmark status.

Last fall, I began working with the East 79th Street Neighborhood Association surveying properties in the Yorkville neighborhood of my district to ensure that all important buildings are considered for individual landmark status.

In the course of this research, we discovered a wooden house at 412 East 85th Street. Public records indicate that it was calendared by the New York City Landmarks Preservation Commission for consideration as an individual landmark in 1966 although a hearing was never held. Wooden houses in New York City, most of which are found in Lower Manhattan, are an important but increasingly rare part of New York's urban landscape. Three other wooden houses in the Carnegie Hill neighborhood (120 East 92nd Street, 122 East 92nd Street, and 160 East 92nd Street) are designated as individual landmarks, but none in the Yorkville neighborhood further east.

I am particularly concerned that the wooden house at 412 East 85th Street was calendared over forty years ago and has never been given a public hearing; I hope that the New York City Landmarks Preservation Commission will calendar a hearing as soon as possible so that we may preserve this piece of Yorkville's history.

Thank you for your consideration of this matter. I look forward to hearing from you.

Very truly yours,

Micah Z. Kellner
Assembly Member

cc: East 79th Street Neighborhood Association
Manhattan Community Board Eight
Historic Districts Council
Friends of the Upper East Side Historic Districts
Council Member Jessica Lappin

ALBANY OFFICE: Room 834, Legislative Office Building, Albany, New York 12248 • 518-455-5676, FAX 518-455-5282
DISTRICT OFFICE: 315 East 65th Street, New York, New York 10065 • 212-860-4906, FAX 917-432-2983
E-mail: kellnerm@assembly.state.ny.us

Form 10-445
(5 62)

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

1. STATE
COUNTY
TOWN VICINITY
STREET NO. 412 E 85th St

ORIGINAL OWNER J.R. Reed
ORIGINAL USE Single family
PRESENT OWNER ~~Dr Theodore Thore~~ 412 E 85th St
PRESENT USE John Parkinson III
WALL CONSTRUCTION wood
NO. OF STORIES

HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY

2. NAME 412 E 85th St

DATE OR PERIOD 1861
STYLE vernacular
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION — OPEN TO PUBLIC

Block 1564 – 44

deeded at 1400

5. PHYSICAL CONDITION OF STRUCTURE Endangered Interior Exterior

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

tax assessments

9. NAME, ADDRESS AND TITLE OF RECORDER
LANDMARKS PRESERVATION COMMISSION
2 LAFAYETTE STREET, NEW YORK 7, N. Y.

DATE OF RECORD Lee Roberts Nov '66

6409

Mary Beth Betts (LPC)

From: Friends of the Upper East Side Historic Districts <info@friends-ues.org>
Sent: Monday, December 01, 2014 4:45 PM
To: Mary Beth Betts (LPC)
Subject: LPC Action Could Endanger Potential Landmarks

Having trouble reading this email? Click here.
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FRIENDS of the UPPER EAST SIDE HISTORIC DISTRICTS

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.

Administrative Action by the LPC May Jeopardize the Future of 96 Potential Landmarks!

412 East 85th Street, an 1861 wood-frame house, is slated to be "de-calendared" by the Landmarks Preservation Commission. (Graphic created by Kathryn Gardner for Columbia University Historic Preservation Studio I - Fall 2013)

On Tuesday, December 9th, the Landmarks Preservation Commission will vote on an administrative action to "de-calendar" nearly 100 buildings under consideration for landmark status. As an administrative action, there will be no opportunity for public comment and thus no public notification requirement. *This announcement was made only seven business days in advance of the scheduled meeting, during the Thanksgiving holiday weekend.*

Any action of this magnitude deserves public comment and adequate notification. Send a letter or email requesting a proper public hearing to:

Chair Meenakshi Srinivasan
New York City Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

For more information read:

- The LPC's announcement of this Proposed Administrative Action.
- Manhattan Borough President Gale Brewer's letter to the Chair.
- *Nearly 100 Sites Quietly Being Removed From Landmarks Consideration* by Jeff Mays. DNAinfo, December 1, 2014.

Support for FRIENDS is generously provided by:

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dedicated to preserving the architectural legacy, livability, and sense of place of the Upper East Side.

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Friends of the Upper East Side Historic Districts | 966 Lexington Avenue, #3E | New York | NY | 10021

The New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North NY NY 10007 Tel: 212-669-7700 Fax: 212-669-7960 TTY 212-669-7788
http://nyc.gov/landmarks

August 29, 2006

Ms. Diane Jackier

Re: 412 East 85th Street and Alan Garage, Manhattan

Dear Ms. Jackier

Thank you for submitting a request for evaluation. Staff will review the material and keep you informed of the process. We appreciate your interest in historic preservation and in the work of the Landmarks Preservation Commission.

Sincerely,

Mary Beth Betts
Director of Research

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET, 9TH FLOOR, NEW YORK, NEW YORK, 10007
TEL: (212) 669-7700 FAX: (212) 669-7960

REQUEST FOR EVALUATION

The Landmarks Preservation Commission is responsible for safeguarding the architectural, historical and cultural heritage of New York City.

The Commission's Research Department is pleased to accept requests from the public for the evaluation of the architectural, historical or cultural significance of properties throughout the five boroughs. If a property appears to meet the criteria for designation as a Landmark, the staff may recommend it for consideration by the Commission.

To request an evaluation, please fill out this form and return it to the address below. Please provide as much information about the property as you can and, if possible, include a photograph.

Thank you for your interest in the work of the Commission.

PLEASE TYPE OR PRINT

Your Name: RONDA WIST / DIANE JACKIER		Daytime Telephone No.: 669-7922
Mailing Address: 1 Centre Street		Apartment: 9N
City: NY	State: NY	Zipcode: 10007
Today's Date: 8/18/06		

PROPERTY TO BE EVALUATED

① 412 EAST 85th St. ② Alan garage

Address

Small wood East 87th St.

Name (if any)

house, resided. bet. Lex + Third Aves.

Building Type (Original Use)

Architect (if known)

ADDITIONAL INFORMATION PLEASE INDICATE BELOW ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY: HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, CURRENT STATUS, CURRENT USE, etc.

PLEASE RETURN THIS FORM TO: Mary Beth Betts, Director of Research
Landmarks Preservation Commission
1 Centre Street, 9th Floor, New York, N.Y. 10007

Rev. 9/99

The New York City Landmarks Preservation Commission

1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7801 Fax (212) 669-7818

http://nyc.gov/landmarks

Mary Beth Betts
Director of Research
mbetts@lpc.nyc.gov

May 19, 2009

Assemblymember Micah Z. Kellner
315 East 65th Street
New York, NY 10065

Re: 412 East 85th Street, Manhattan

Dear Assemblymember Kellner,

Thank you for submitting a request for evaluation. As Chair Tierney and I discussed with you at the East 93rd Street site visit, photographic research has demonstrated that the house has been too substantially altered, and therefore does not meet the criteria for designation.

We appreciate your interest in historic preservation and in the work of the Landmarks Preservation Commission.

Sincerely,

Mary Beth Betts

 412 East 85th Street

Urban Renewers

Catherine and Alfredo De Vido restored a rare 1830 farmhouse in the middle of New York City

BY JAMES H. SCHWARTZ • PHOTOGRAPHY BY MICHEL LEROY

Imagine restoring an 1830 farn
that's been moved, "improve
vated, enveloped, amende
enlarged. Now imagine doing it
Upper East Side of Manhattan.
challenging? Some homeowners
describe the task as overwhelmin

But not Alfredo De Vido. "W
what we were getting into," sa
Brooklyn-born architect, who i
initiated a dramatic residential rest
with his wife, Catherine. "I calle
tors and deliberately asked them
me a wreck," he says. "A wreck
for, and a wreck I got."

The three-story clapboard ho
De Vidos purchased was a ra
vivor—a frame structure built n
East River when the area was
fields and farmland, then moved s
85th Street just before the Civil V
the time the De Vidos discovered
house had undergone a series of
sale changes. Previous owners had
additions onto the back, lopped of
of the original front porch, a
courses of wood shingles over the
(including over the window frame
turned the front yard into a shov
for cemetery markers.

"One of the neighbors said it l
like a house you might want to tak
kids to see on Halloween," Cat
remembers. But even with blac
around the windows and a larg
where the porch once stood, bo
Vidos were enthusiastic about res
the place. "I knew there were son
ments that we wouldn't be able to r
Alfredo says, "but I was determi
preserve the best parts of the hou
replace the lost details."

He started in the basement,
to become his office. Originally a
(he found a horseshoe while digg
the garden), the room boasted
hewn beams from the 1830s supp
a large living room above. "I wan
preserve the beams, of course, b
ceiling sagged terribly. One of th
things we did was jack it slowly ba

place and install steel tube supports that I concealed in my new office walls." With the ceiling stabilized for the first time in years—perhaps decades—crews of workers moved upstairs.

In the stair hall and throughout the first floor, decorative elements had been pierced by pipes or destroyed entirely. "It didn't matter if there was molding in the way," De Vido says. "The old plumbers seemed to have said, 'I'll bloody well go where it's cheapest.'" To bring back the molding, a painter applied a paste stripping solution and cleaned multiple layers of paint from the plaster, revealing what De Vido calls "its multicolored, faded glory." Then he filled gaps with plaster of Paris, rendering a continuous line of molding that looks the way it did in the mid-19th century.

In the adjacent parlor, the painter also stripped matching fireplaces at either end of the room. Both had been painted numerous times and were covered with a topcoat of glossy white enamel. (The owner from whom the De Vidos bought the house told them, "You'll probably want to strip the paint off and try to find something nice under there—but believe me, you won't." He was right, Catherine says.)

Turning to a collection of architecture books, Alfredo found a reprint of a builder's handbook from the mid-1800s.

Restoration of the house was informed by historical photos. The De Vidos rebuilt a front porch that survived into the 1920s (above, right), but was largely gone by the early 1940s (bottom).

"That author recommended faux ing poor-quality stone, some builders did in parlors all around York," he says. Hewing to this trad approach, the De Vidos asked a artist to faux the mantelpieces an central volutes, creating an elegant that looks like limestone.

Outside, contemporary clapb on the house were in poor conditic Alfredo couldn't confirm what hac there originally. Then crews inst insulation behind a second-floo stumbled across [Continued on p

Preserved details include elaborate ceiling molding, a parlor fireplace, and an 1880 window and wall on the third floor.

Tools of the Trade

During restoration the De Vidos discovered sever ucts they recommend without reservation:

Baldwin Hardware: "Their egg-shaped door- knobs are traditional, top quality, and extremely well made." Egg Knob #5425 is available in 16 finishes. **baldwinhardware.com**

Peel Away 1: "Our painter spread this paste over r like a poultice, then covered it with paper, and a f hours later we heard a 'thud' when multiple layer paint fell off." Works best when oil-based paint is coating. **peelaway.com**

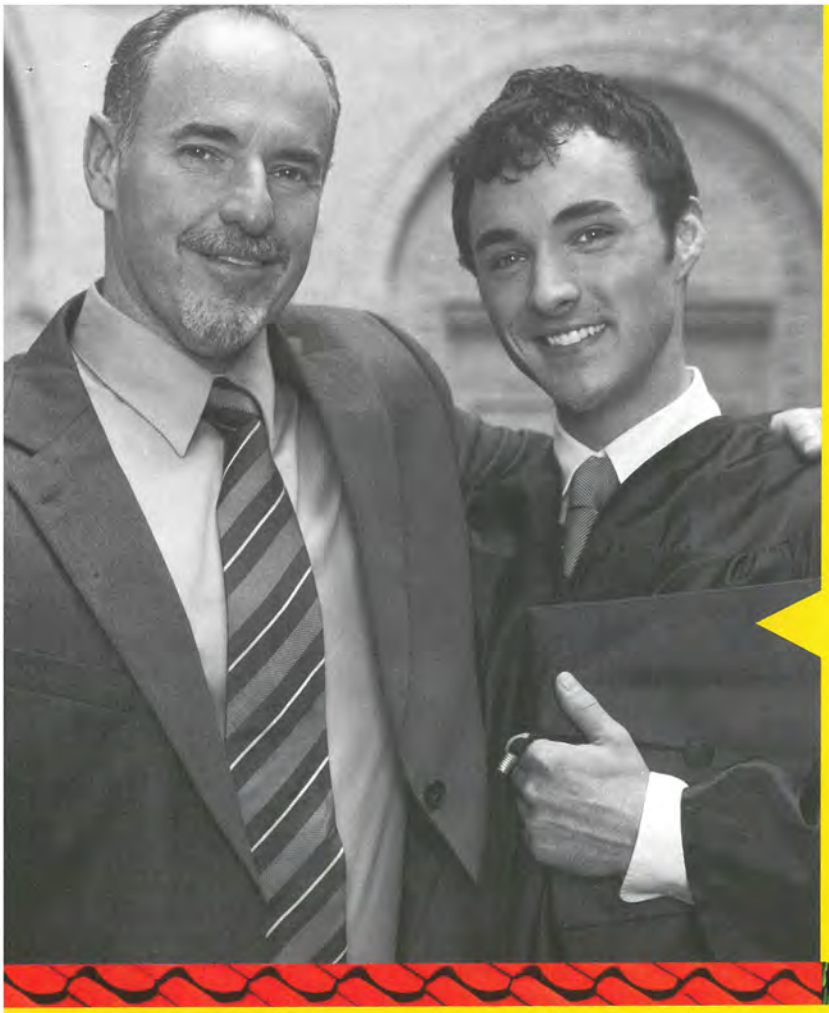
Martin-Senour Paints: "They have a specific line c toric colors [called Williamsburg paints] with old c hues that are really beautiful." **martinsenour.com**

American Standard: "We used their pedestal sinks bathroom because they have the classic look for century houses." **americanstandard-us.com**

[*Continued from page 44*] original beveled boards miraculously preserved when the apartment house next door went up. Honoring the robust form of the revealed clapboards, De Vido reclad the house with 1-by-10-inch beveled pine boards. And when traces of original hardware confirmed that shutters had flanked the front windows, he rehung pairs of working pine shutters that can cover and protect the glazing.

The most obvious element still requiring attention was the porch. Photographs from the New York City Municipal Archives showed that it had initially stretched across the first story, but previous owners had removed two-thirds of the structure along with a quartet of original brackets, a slender corner column, and most of the roof. "Sadly, the remaining scrollwork brackets above the front door were pretty much rotted through," De Vido remembers. Using the originals as templates, he fabricated new brackets and a new column for the restored porch. He also had a lumberyard on Long Island replicate the original balusters nex front door and rebuild the newel p the bottom of the stoop. "They pr date to the late 19th century," he s

Having lived in their house fo than a decade, the De Vidos knov of its quirks and appreciate muc history. But Catherine admits that ing a historic house is an or process, and Alfredo agrees: ' restoration is a kind of detective You simply don't know what going to find next."



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