

The current proposal is:

**Preservation Department – Item 1, LPC-20-11118**

**3 East 89<sup>th</sup> Street**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**

3 EAST 89TH STREET

**LPC PUBLIC MEETING**

TUESDAY JUNE 30, 2020

# PROJECT TEAM



SALON 94

OWNER

HIRSCHEN SINGER  
& EPSTEIN LLP

LAND USE COUNSEL

**Geto&deMilly** Inc.

COMMUNITY OUTREACH

RAFAEL VIÑOLY ARCHITECTS

ARCHITECT



**HIGGINS QUASEBARTH & PARTNERS, LLC**  
CONSULTANTS IN PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

HISTORIC PRESERVATION

WALTER B. MELVIN ARCHITECTS, LLC

RESTORATION CONSULTANT

# PREVIOUSLY APPROVED WITH MODIFICATIONS (WITHOUT PROPOSED 6TH FLOOR)

FEBRUARY 11, 2020 LPC PUBLIC HEARING



# GALLERY, ARTIST-IN-RESIDENCE AND RESEARCH LIBRARY



Existing Gallery Space at 3 E 89

"All the News That's Fit to Print" **The New York Times** Late Edition  
 Today, sunshine and patchy cloud milder afternoon, high 52. Tonight cloudy; cooler, breezy late, low 3. Tomorrow, brisk, a colder day, high 37. Weather map is on Page B1.

C16 N THE NEW YORK TIMES, FRIDAY, NOVEMBER 15, 2019

JOSEPH GIOVANNINI | PERFORMANCE ART REVIEW

## The Chair Will Now Take a Bow

The designer Gaetano Pesce's installation looks like a home furnishing store for Hobbits.

FROM IMMERSIVE ART in pop-up storefronts to operas at the Met, performances in New York come in many forms. Recently, Gaetano Pesce — the 79-year-old, Italian-born, perennial enfant terrible of iconoclastic design — performed a chair.

With kids and dogs in tow, visitors drifted into the big, shaggy, ground-floor space of a wing of the former National Academy Museum at 3 East 89th Street, where they found a Geppetto directing assistants in his workshop. The young craftsmen, wearing hoodies and working around Mr. Pesce at three wide tables in the center of the raw, lofty space, poured resin into molds that shaped strange, colorful, rubbery household objects.

The performance, "Working Gallery," was the first exhibition that Jeanne Greenberg Rohatyn, head of Salon 94 and Salon 94 Design, staged in her gallery's new space before its renovation. (The final session was cross-listed with Performa for the beginning of its November Biennial.)

If the setting looked authentic, that's because seven trucks loaded with the contents of Mr. Pesce's Brooklyn studio had transported his working archive here, along with the table saw, lathe and tool sets that he uses to create his bestiary of imaginary creatures. Many objects in this hallowed shop, whether a vase, chair, lamp or wall hanging, had lips, eyes or a face, apt intimations of a soul. Vases sprouted cephalopod legs and wafting tentacles.

Some pieces stood on pigeon-toed feet,

and others grew flippers, fins, fingers and toes. All were squishy to the touch, looking as if they would bounce if dropped. Visitors had basically walked into a home furniture store for a Hobbit world in Middle-earth — though nothing was for sale.

The main event of each session was the daily chair. With a barrel-shaped, oxblood red specimen hanging overhead, the seated Mr. Pesce, chatting amiably all the while, dripped white and black pigment of a stick into a pot of murky English-green that the assistants mixed with spatulas before streaming into narrow troughs lining two molds. Then they poured a layer of a deep-burgundy resin over the whole flat surface of the mold, turning it into a glassy, gelatinous pond. Earlier layers became suspended in the mix, as though spreading in amber. Letting the brew congeal for a day, the workers pried the stiffened resin off the mold and fit the two parts together into another iteration of the chair hanging over Mr. Pesce.

No two chairs, and none of his utilitarian creatures hanging out in the room, are alike. Mr. Pesce does not run a factory stamping out products. Each pour involves variations initiated by assistants working as artists.

Mr. Pesce has roots in the 1960s as a performance artist, when, in the spirit of the anti-establishment times, he once filled an entire auditorium with fake blood. Unlike most performances, which vanish, the objects he "performs" lock traces of the action in the translucent resins. Bubbles are captured. Drawings fuzz into the matrix. Every object is a unique time-lapse record of its becoming, a visual gerund.

In Italy, where he came of age studying architecture at the University of Venice, Mr. Pesce rebelled against the idealized, simplified furniture and industrial objects of Milan's BelDisegno. He didn't want to design the perfect spoon.

He soon abandoned the exalted objects of High Modernism. In Chelsea, in a complementary show, specimens from his early experiments from the '80s through the '90s are exhibited in "Gaetano Pesce: Age of Contaminations," a show at Friedman Benda (through Dec. 14). Unlike the objects

in "Working Gallery," expressions of a fully developed aesthetic, this collection of 20 or so rarely assembled furnishings, some commissioned for private homes, show the trials he maturated through to arrive at his performance on Fifth Avenue.

With a few strokes, he paints whimsical faces on tables, chairs and doors, breaking with Modernism's abstraction, blurring the boundary between art and design. He violates his own Italian DNA by escaping the pursuit of beauty: With sculpting knives, he cruelly paints the surfaces of cabinets, closets and bookcases with murky, impure colors. And he abandons the traditional use of wood and the Modernist use of plastics and fiberglass in favor of polyurethanes and resins that open up the notion of process as

part of the artistic message.

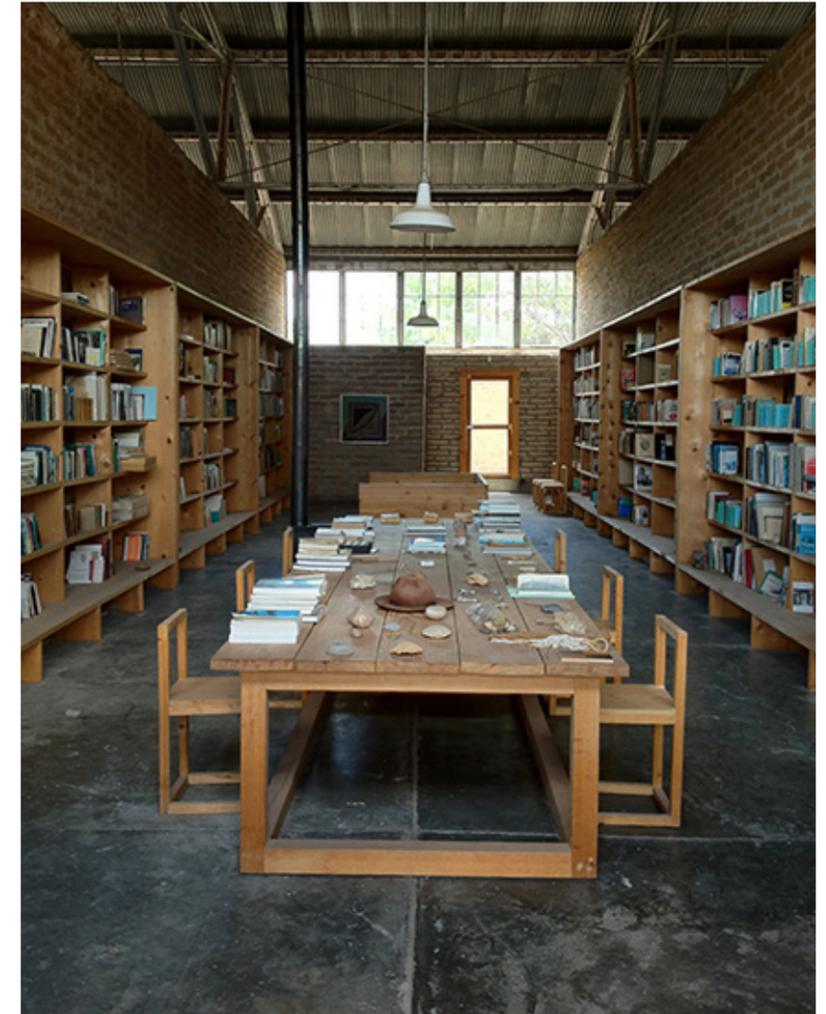
Most important, instead of the repetitive action of the machine, Mr. Pesce pursues the autonomous gesture of the individual. Workmen making side chairs sat in the forms they were making, impressing the chairs with their own forms.

Then there is the element of sheer invention. His Blue Seaweed Cube Reading Chair, which might also have been named after fettuccine, is alive with glee.

This '60s rebel went on to be the respected dean of the avant-garde, his career framed by inclusion in shows at MoMA, the Pompidou Center and Rome's MAXXI. Against the grain of his '60s self, he now belongs to the pantheon he challenged and changed.

Checkwise from above: Salon 94's Fifth Avenue Gallery became "Working Gallery," an outpost of Gaetano Pesce's Brooklyn design studio, with Mr. Pesce seated at far right; Mr. Pesce's roots are in the anti-establishment 1960s; Mr. Pesce's Golgotha Chair (1973) at Friedman Benda Gallery; the designer often paints whimsical faces on cabinets and doors.

Gaetano Pesce: Age of Contaminations Through Dec. 14 at Friedman Benda Gallery, 515 West 26th Street, Manhattan; 212-259-9700, friedmanbenda.com.



Judd Chinati Research Library

## Gaetano Pesce Working Gallery at 3 E 89

# PREVIOUS AND PROPOSED BUILDING AXON SOUTH-EAST VIEW



**LPC PUBLIC HEARING**

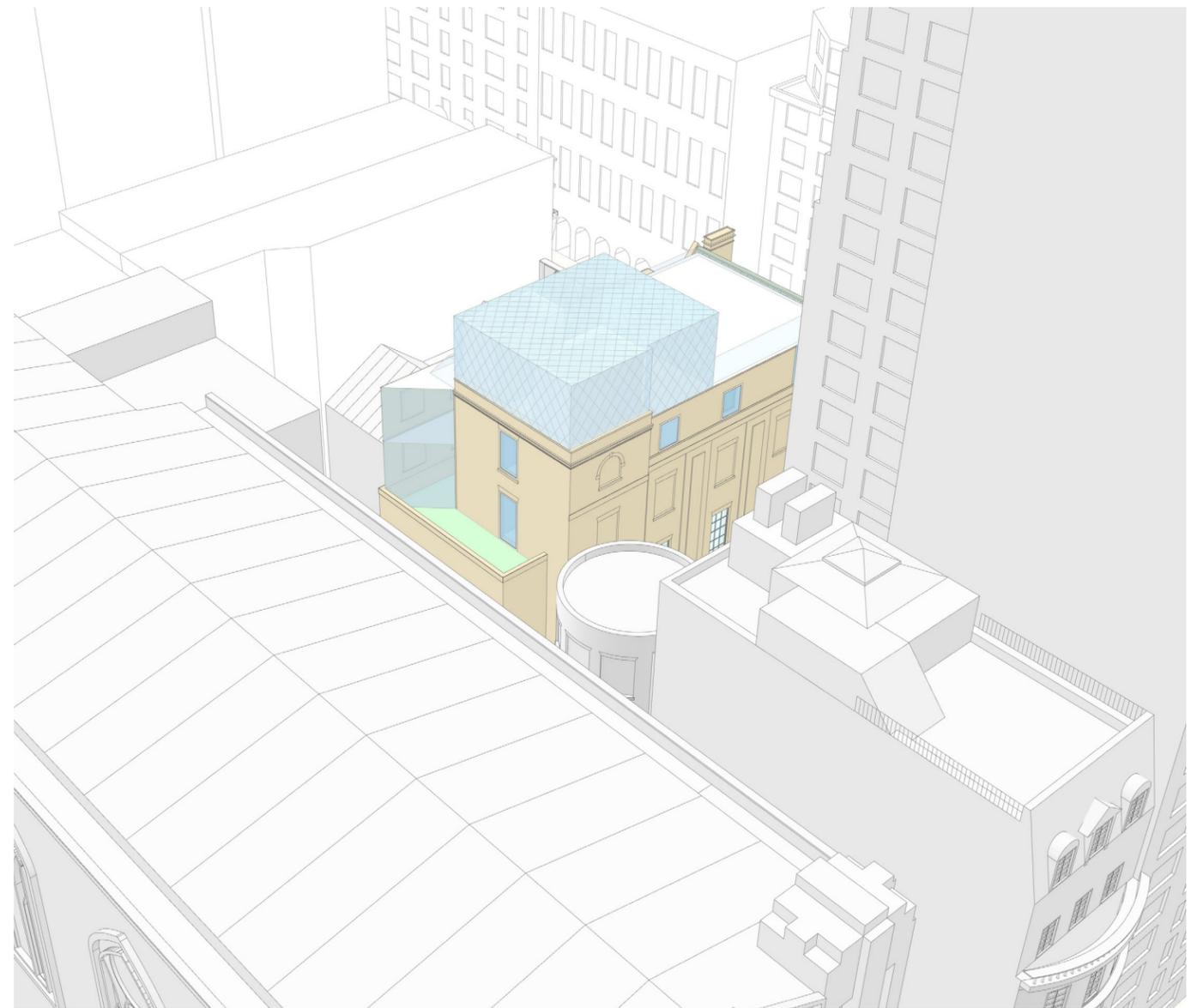


**UPDATED DESIGN**

# PREVIOUS AND PROPOSED BUILDING AXON NORTH-WEST VIEW



**LPC PUBLIC HEARING**



**UPDATED DESIGN**

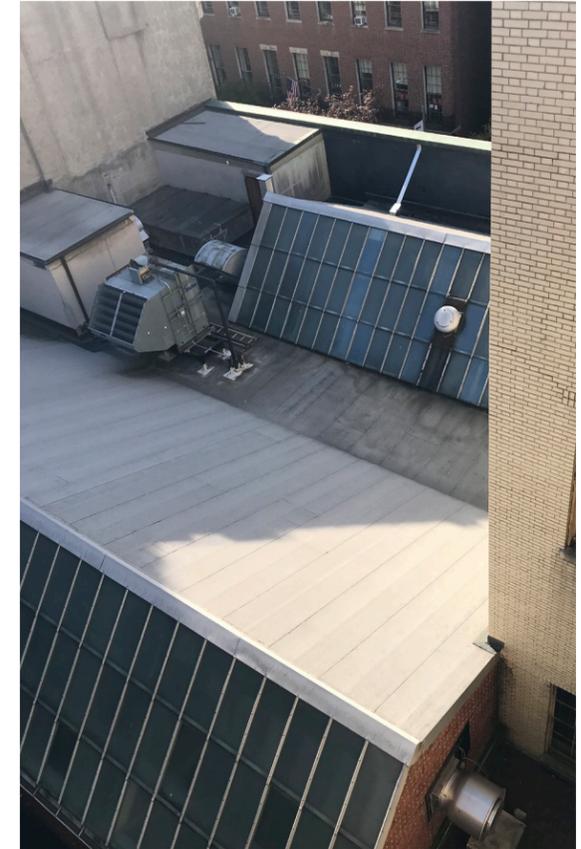
**PRECEDENTS FOR REVISED 6TH FLOOR:  
ART STUDIOS, GARDEN ROOMS, HISTORICAL REFERENCE**



**3 EAST 89TH STREET**  
BUILT 1914  
ARCHITECT OGDEN CODMAN



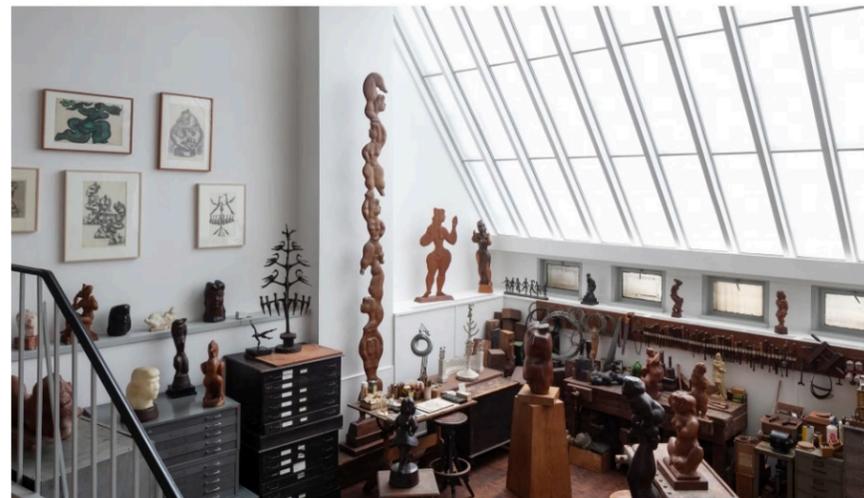
**5-7 EAST 89TH STREET**  
NATIONAL ACADEMY OF DESIGN ANNEX BUILDING  
BUILT 1958  
ARCHITECT WILLIAM PLATT  
DIAPERING BRICK PATTERN ABOVE BASE



**ROOFTOP STUDIO WINDOWS  
AT 5-7 EAST 89TH STREET**



**WORKING / LIVING IN  
GREENHOUSE CONSERVATORY**



**THE RENEE & CHAIM GROSS FOUNDATION  
LAGUARDIA PLACE, NYC**



**VICTORIAN GARDEN ROOMS**  
COLONY CLUB, NYC (c. 1910)  
DIAGONAL LATTICES



# FACADE PRECEDENTS



GUGGENHEIM MUSEUM

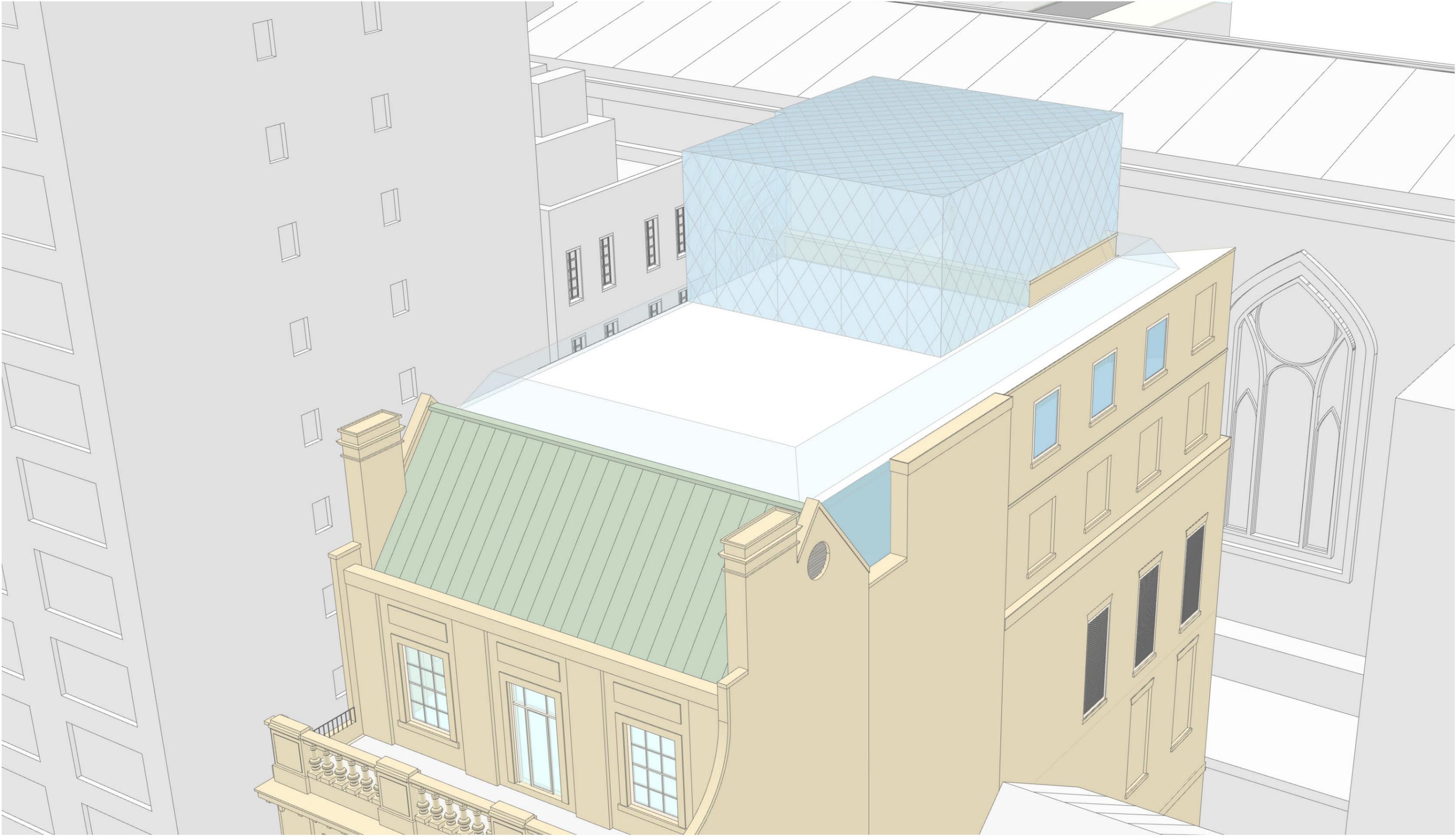


DIAGONAL LATTICE FACADE SYSTEMS



VICTORIAN WINDOW SASH & GLASS CONSERVATORY  
DIAGONAL LATTICES

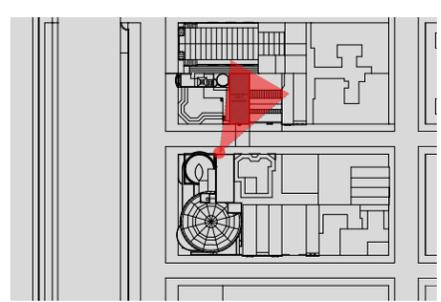
# VIEW OF ROOFTOP ADDITION



# SIDEWALK RENDERINGS - LOCATION 1

## FROM THE GUGGENHEIM SERVICE ENTRANCE

### EAST 89TH STREET SOUTH SIDE



**LPC PUBLIC HEARING**



**UPDATED DESIGN**

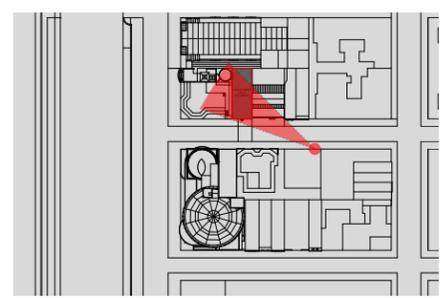


**RENDERED MOCK UP PHOTO**

# SIDEWALK RENDERINGS - LOCATION 2

## WEST OF ST. DAVIDS SCHOOL ENTRANCE

### EAST 89TH STREET SOUTH SIDE

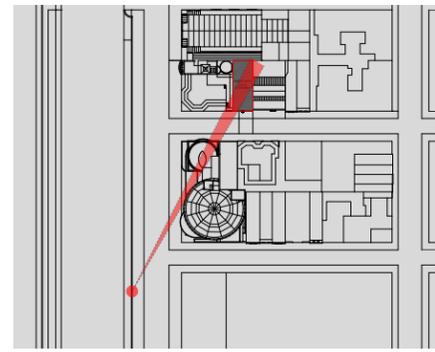


LPC PUBLIC HEARING

UPDATED DESIGN

RENDERED MOCK UP PHOTO

# SIDEWALK RENDERINGS - LOCATION 3 FROM SOUTH OF THE GUGGENHEIM FIFTH AVENUE AND 88TH STREET, WEST SIDE



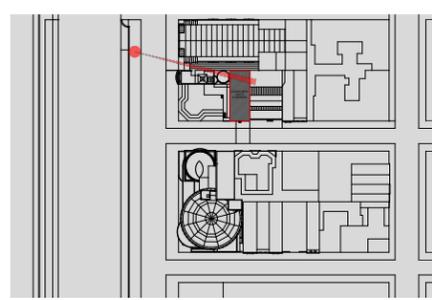
LPC PUBLIC HEARING

UPDATED DESIGN

RENDERED MOCK UP PHOTO

# SIDEWALK RENDERINGS - LOCATION 4

## FIFTH AVENUE, BETWEEN 89TH STREET AND 90TH STREET, WEST SIDE



LPC PUBLIC HEARING



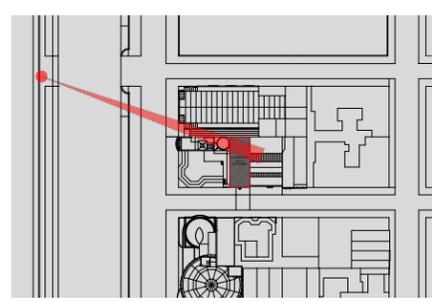
UPDATED DESIGN



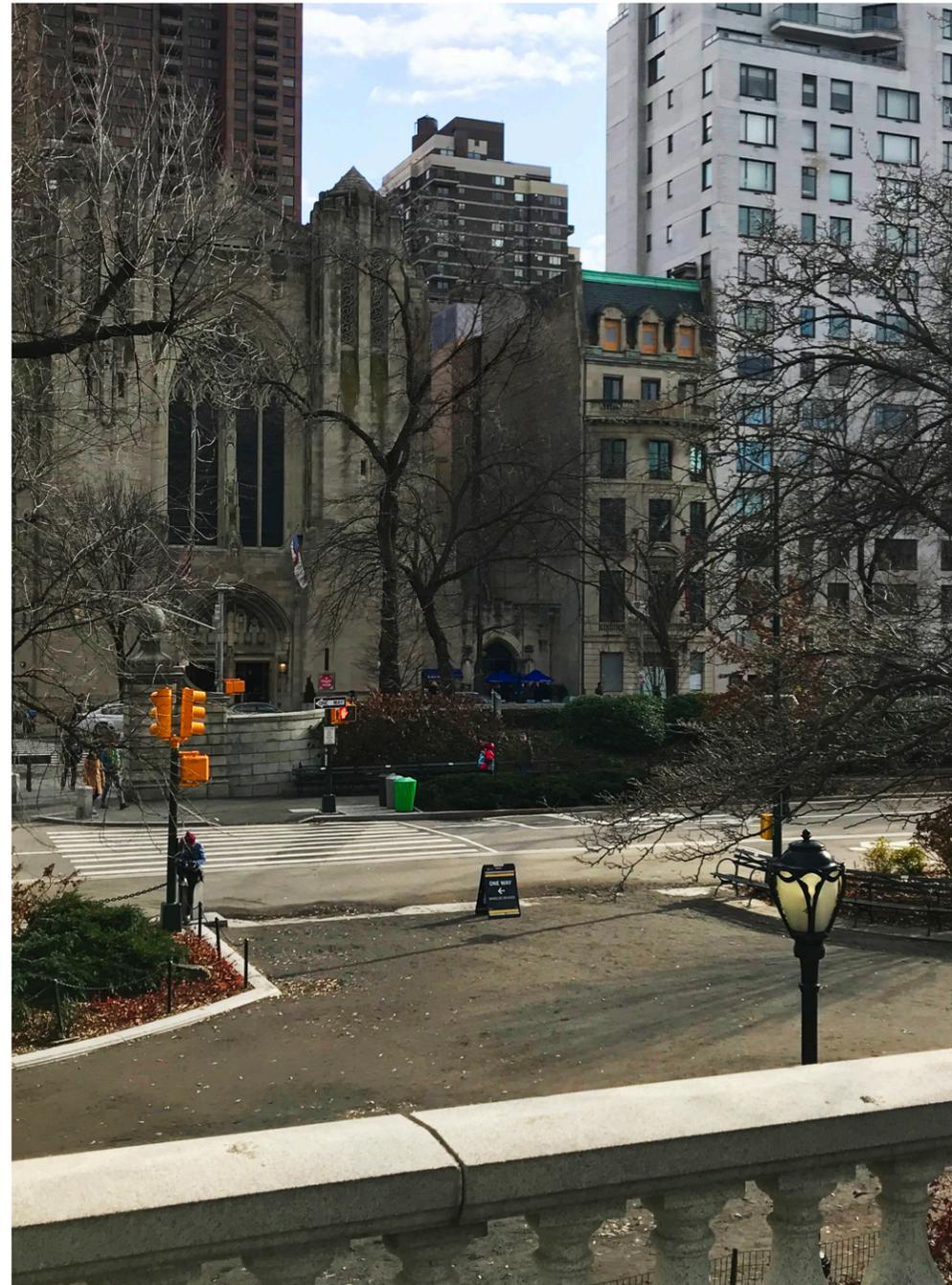
RENDERED MOCK UP PHOTO

# SIDEWALK RENDERINGS - LOCATION 5

## CENTRAL PARK RESERVOIR PROMENADE & BRIDAL PATH AT 90TH STREET



LPC PUBLIC HEARING



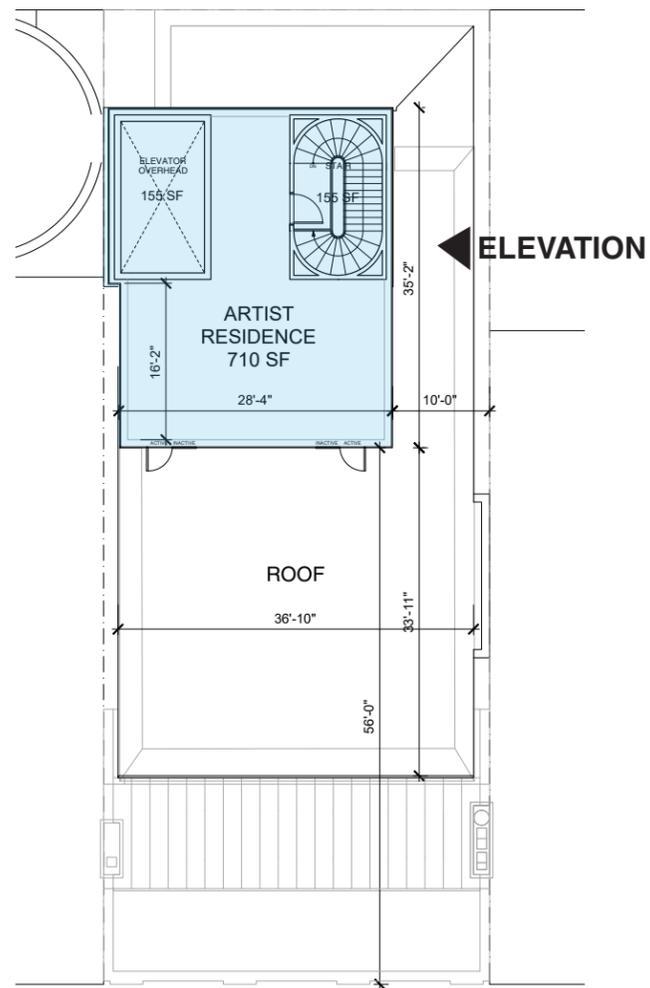
UPDATED DESIGN



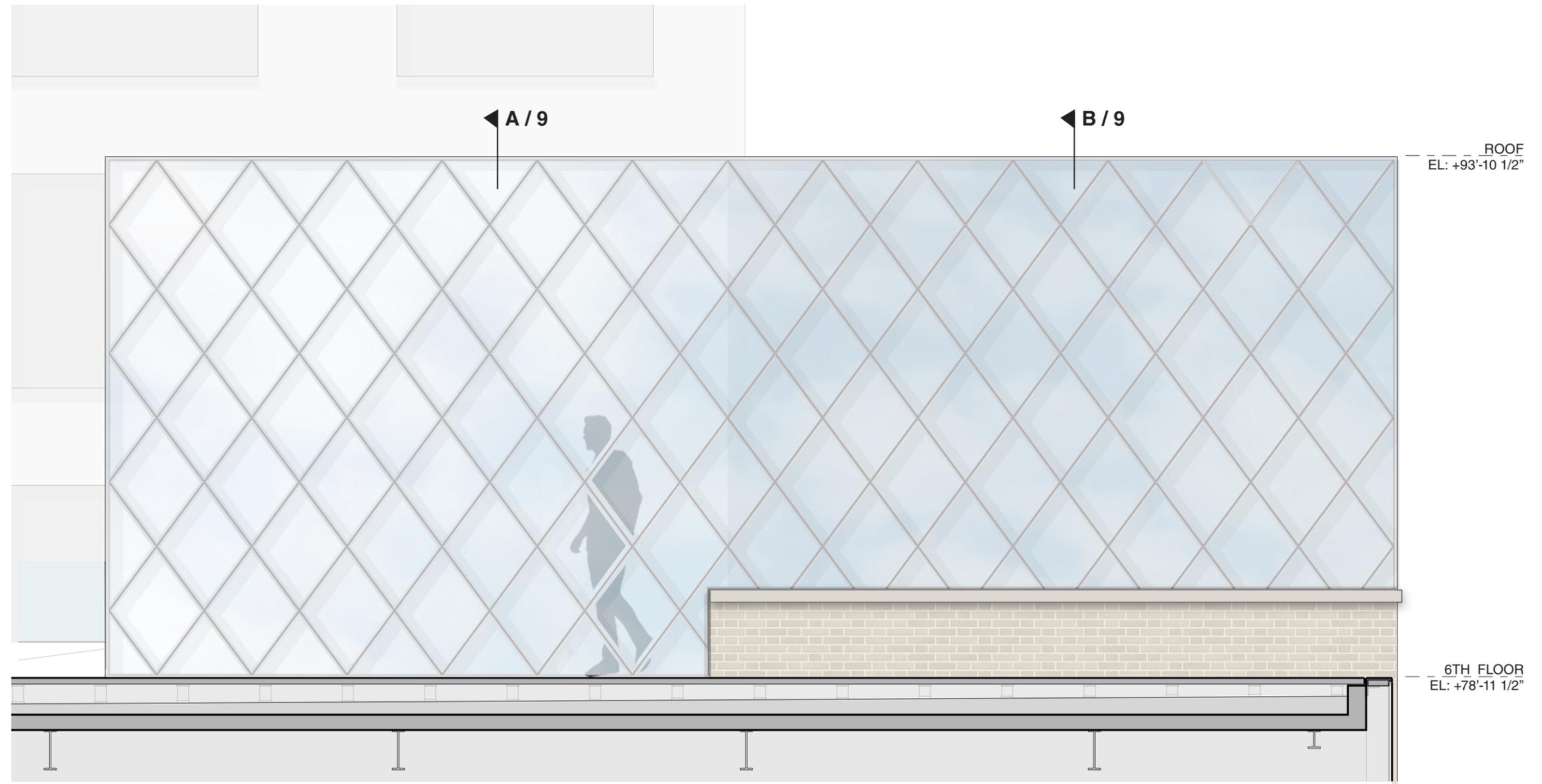
RENDERED MOCK UP PHOTO

# STREET VIEW ANIMATION

# 6TH FLOOR FACADE ELEVATION

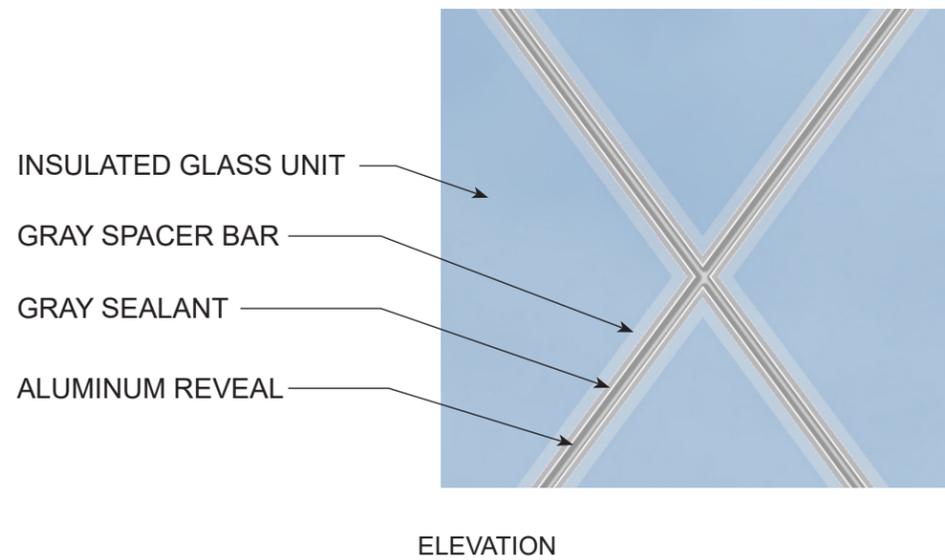
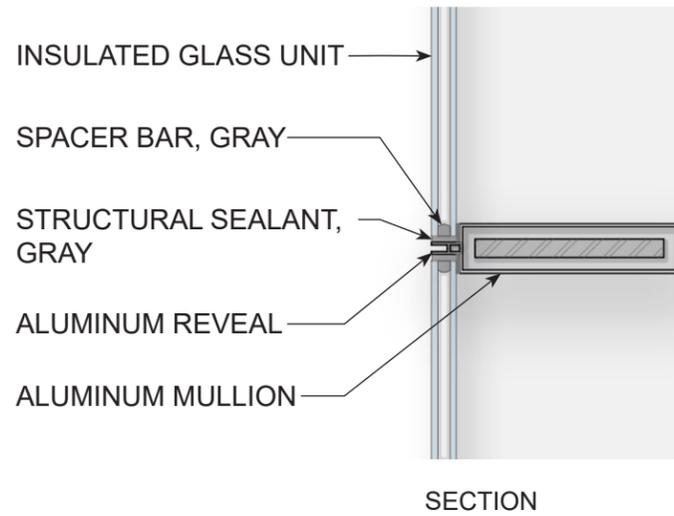


6TH FLOOR KEY PLAN

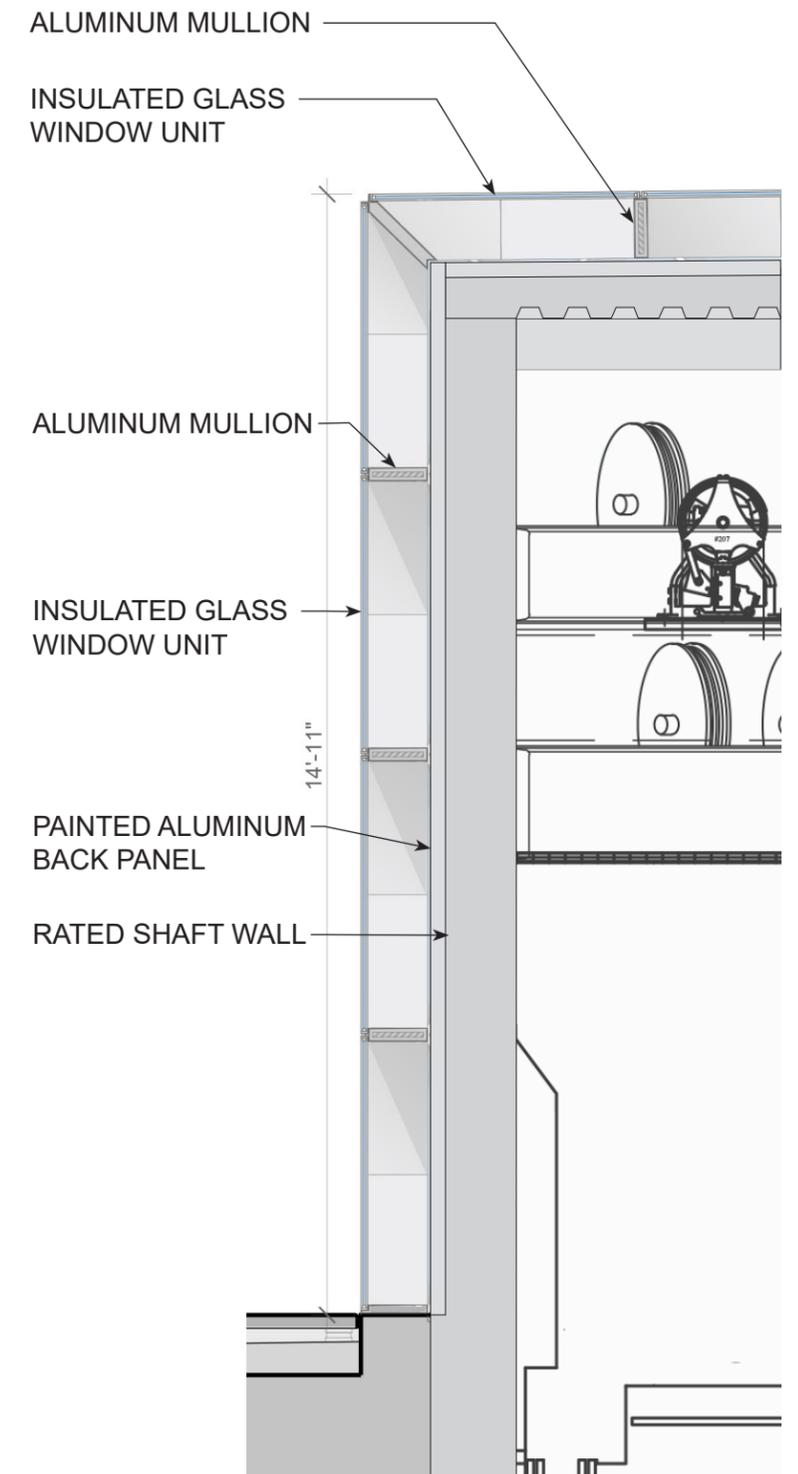
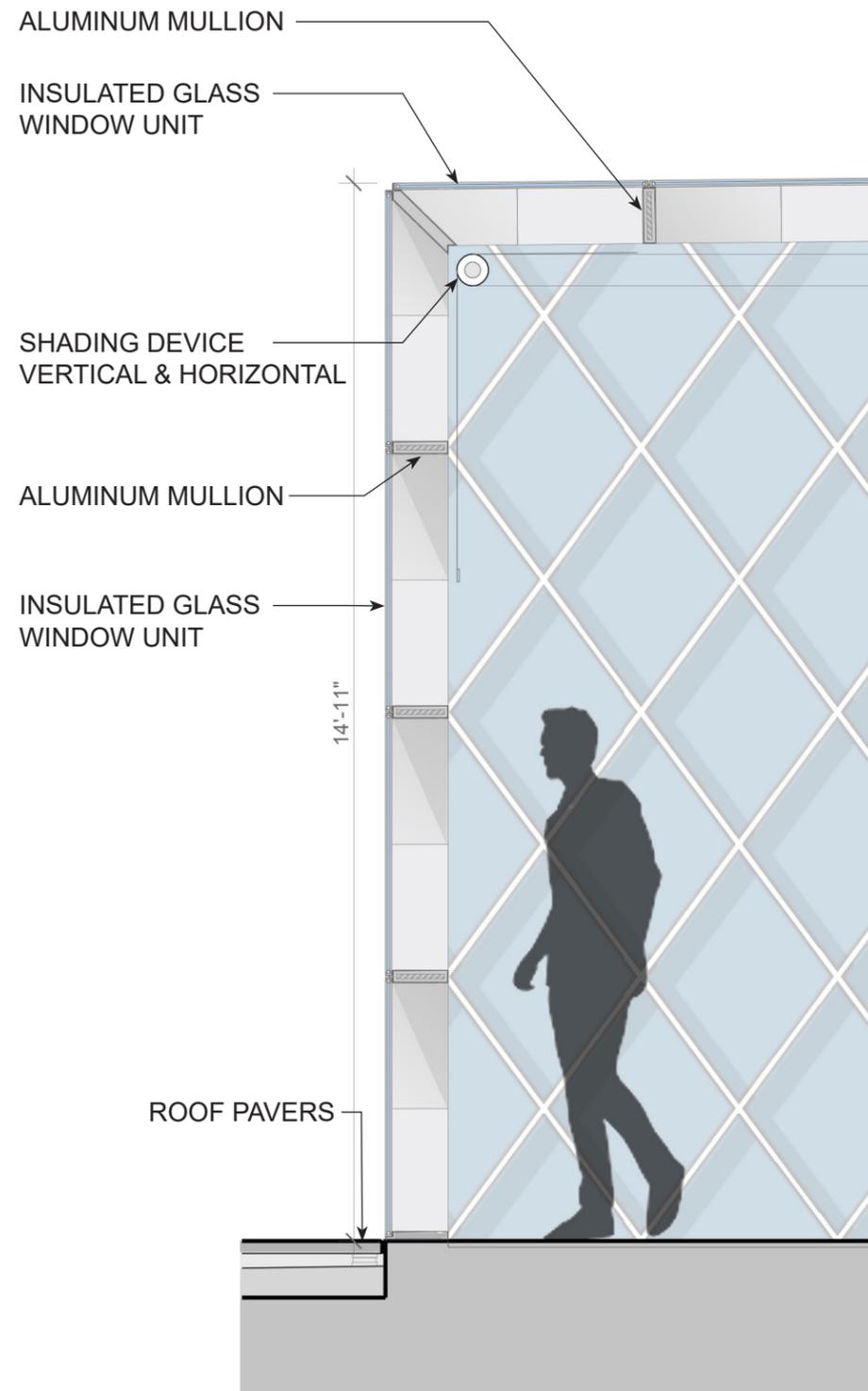


EAST ELEVATION

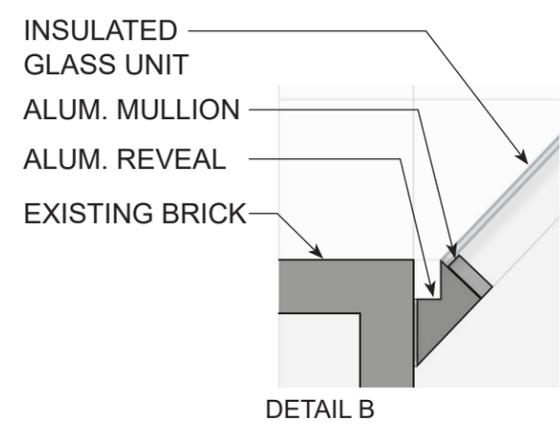
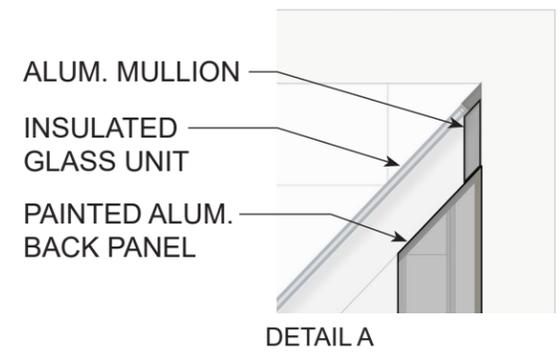
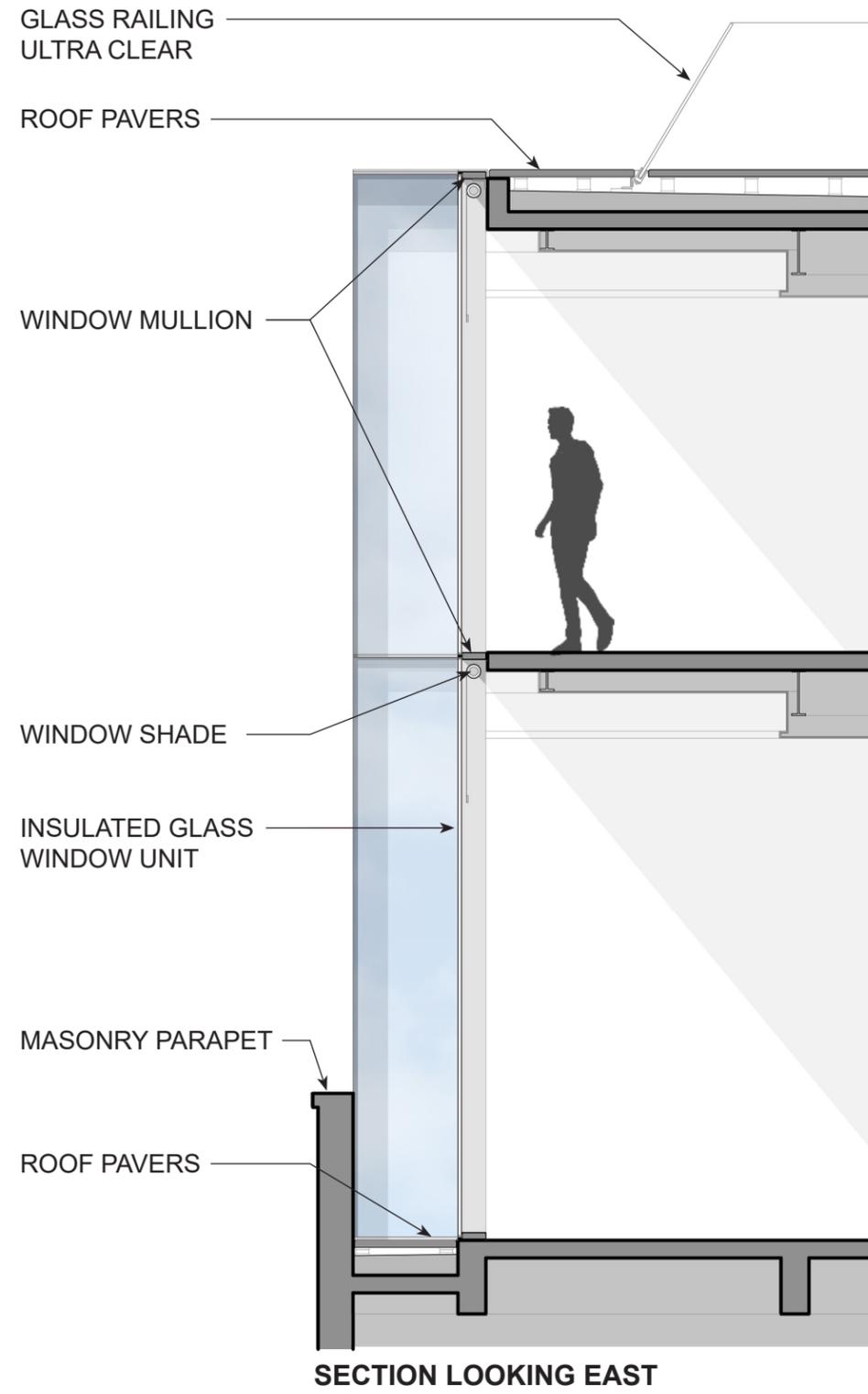
# 6TH FLOOR FACADE DETAILS



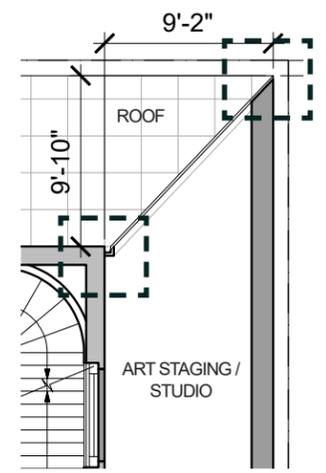
**GLAZING DETAILS**



# REAR YARD ANGLED GLASS FACADE DETAIL

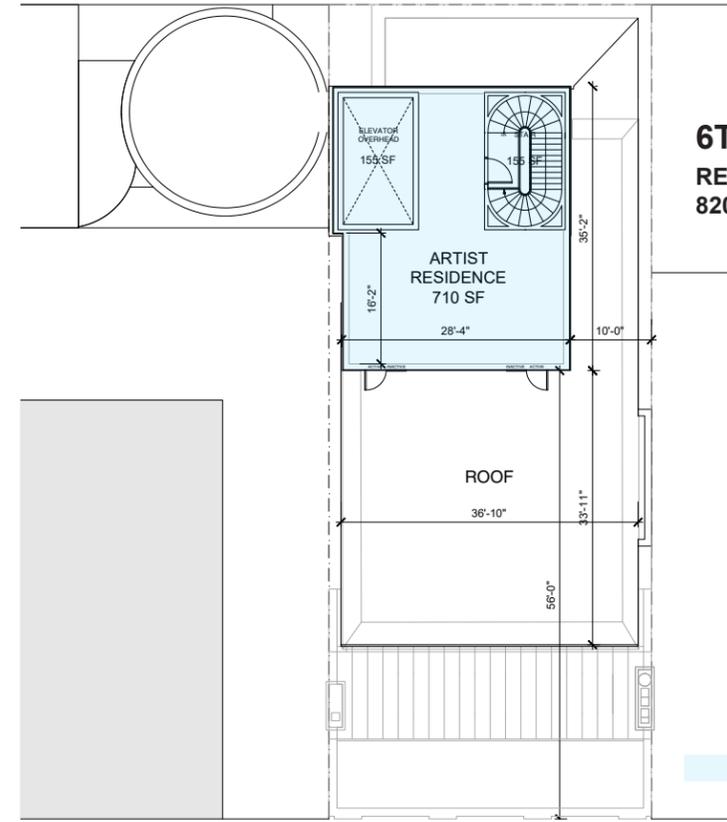
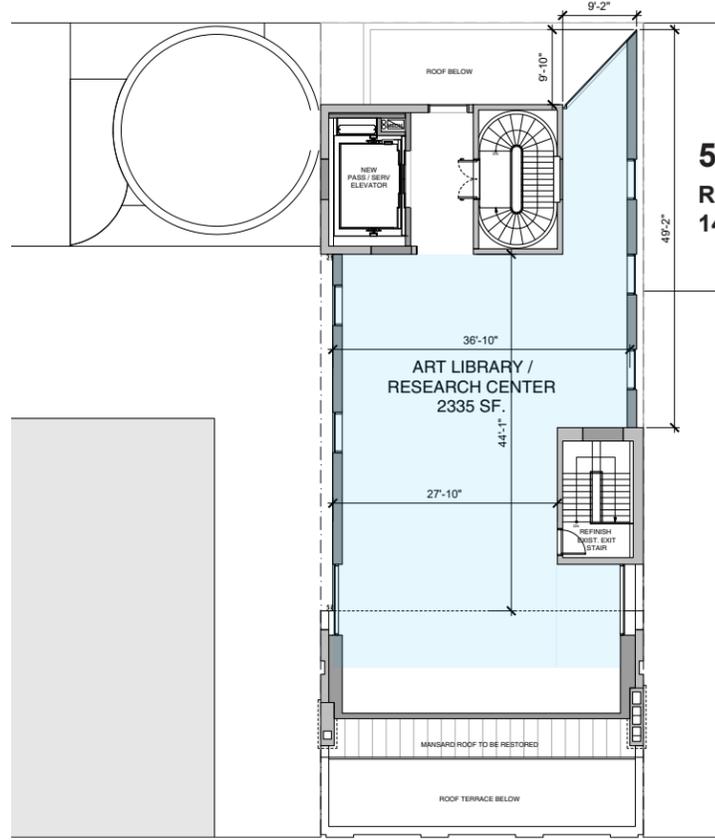
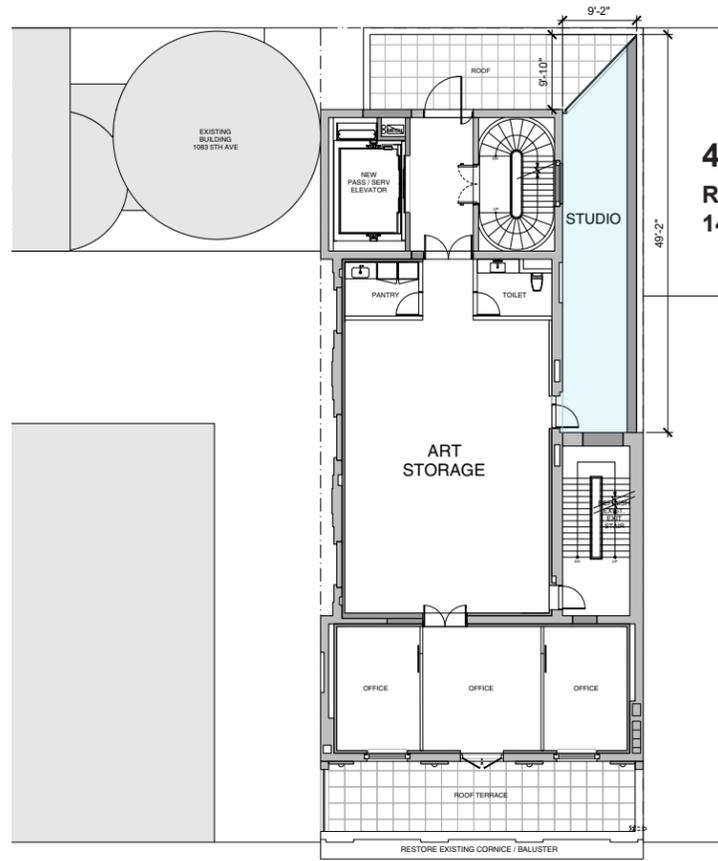


**PLAN DETAILS**



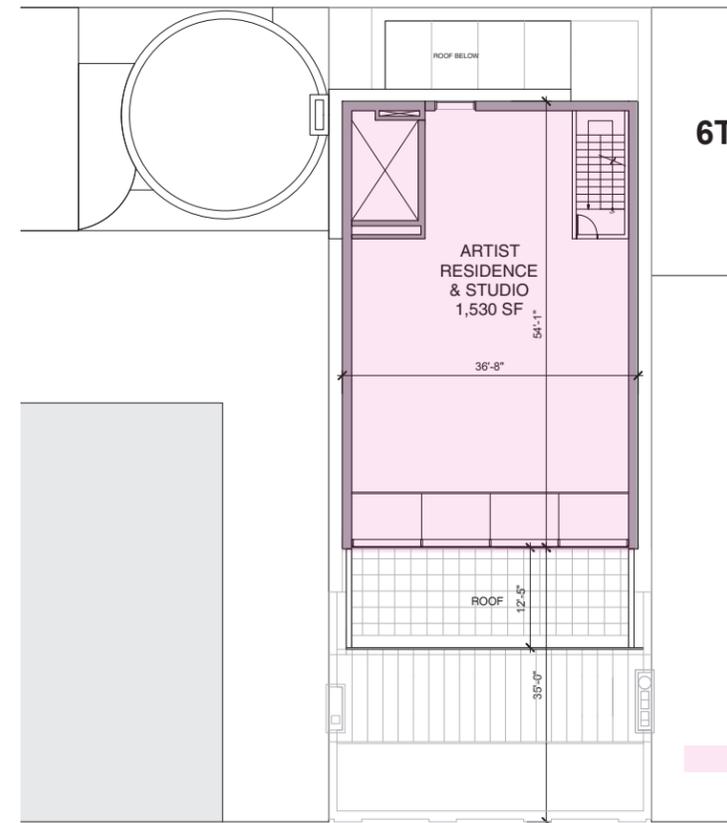
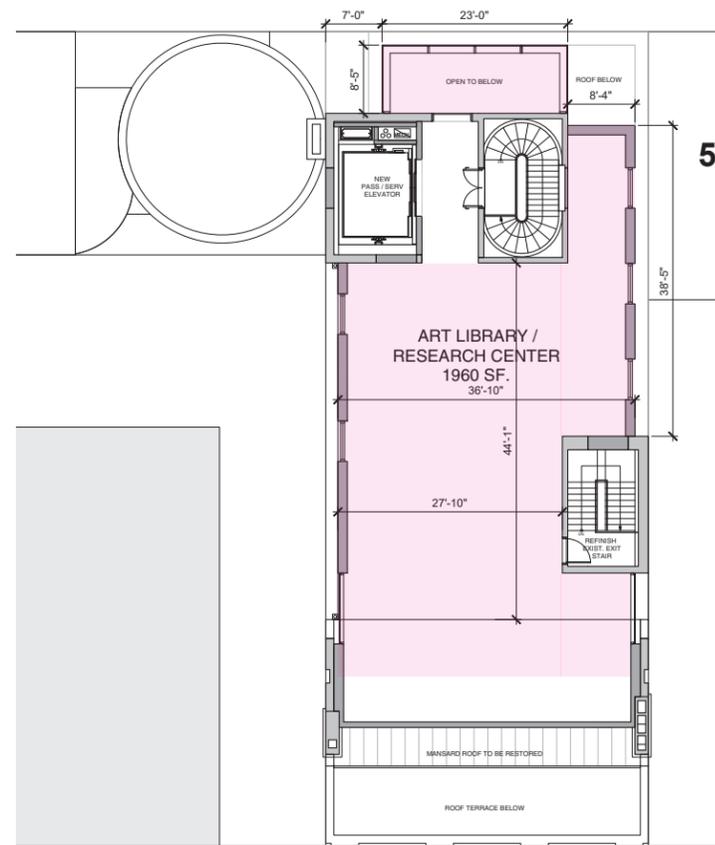
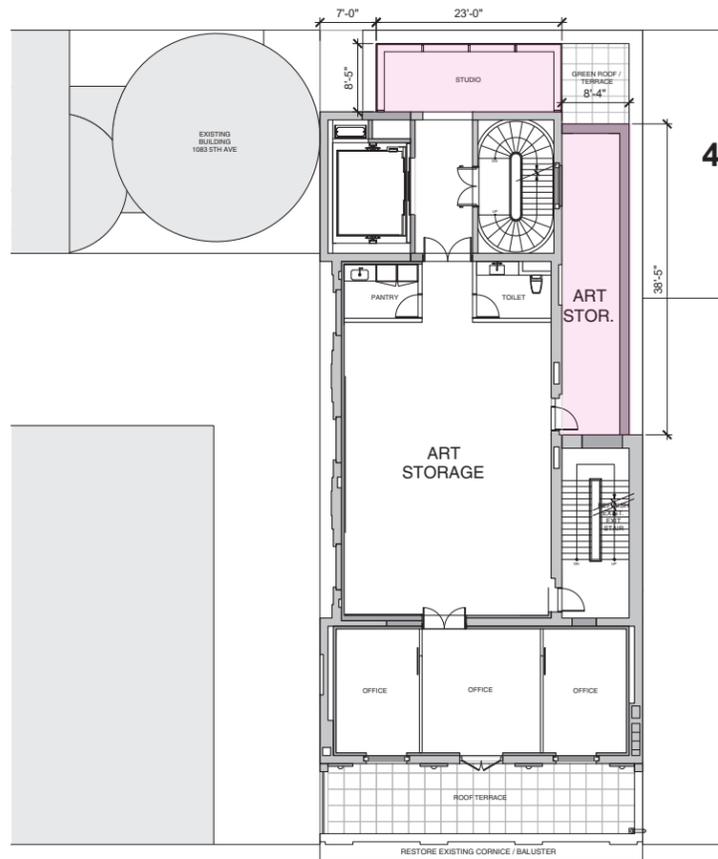
# PLANS

UPDATED DESIGN



NEW ADDITION

LPC PUBLIC HEARING



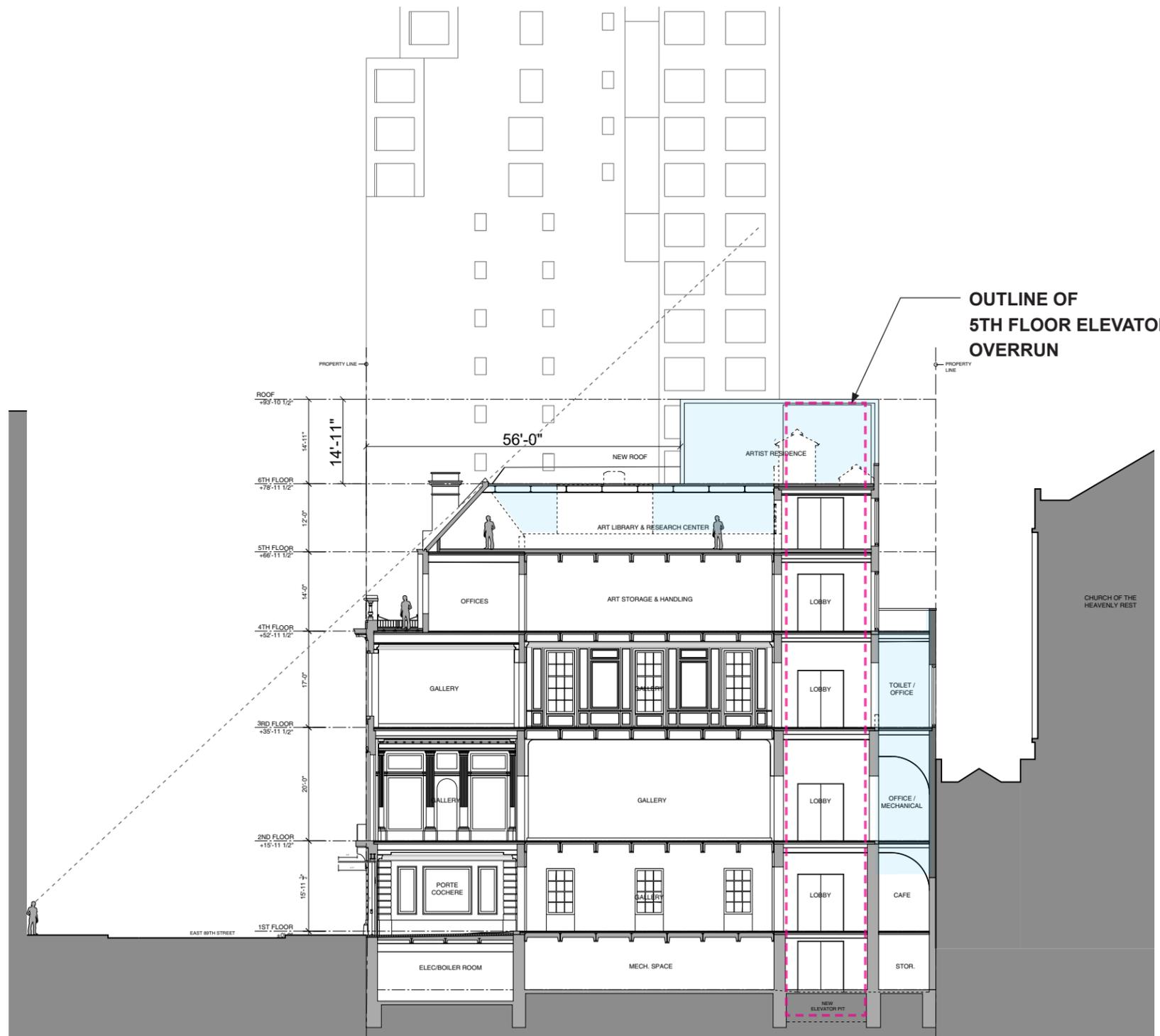
PREVIOUSLY PROPOSED  
NEW ADDITION

# SECTION DIAGRAM



NEW ADDITION

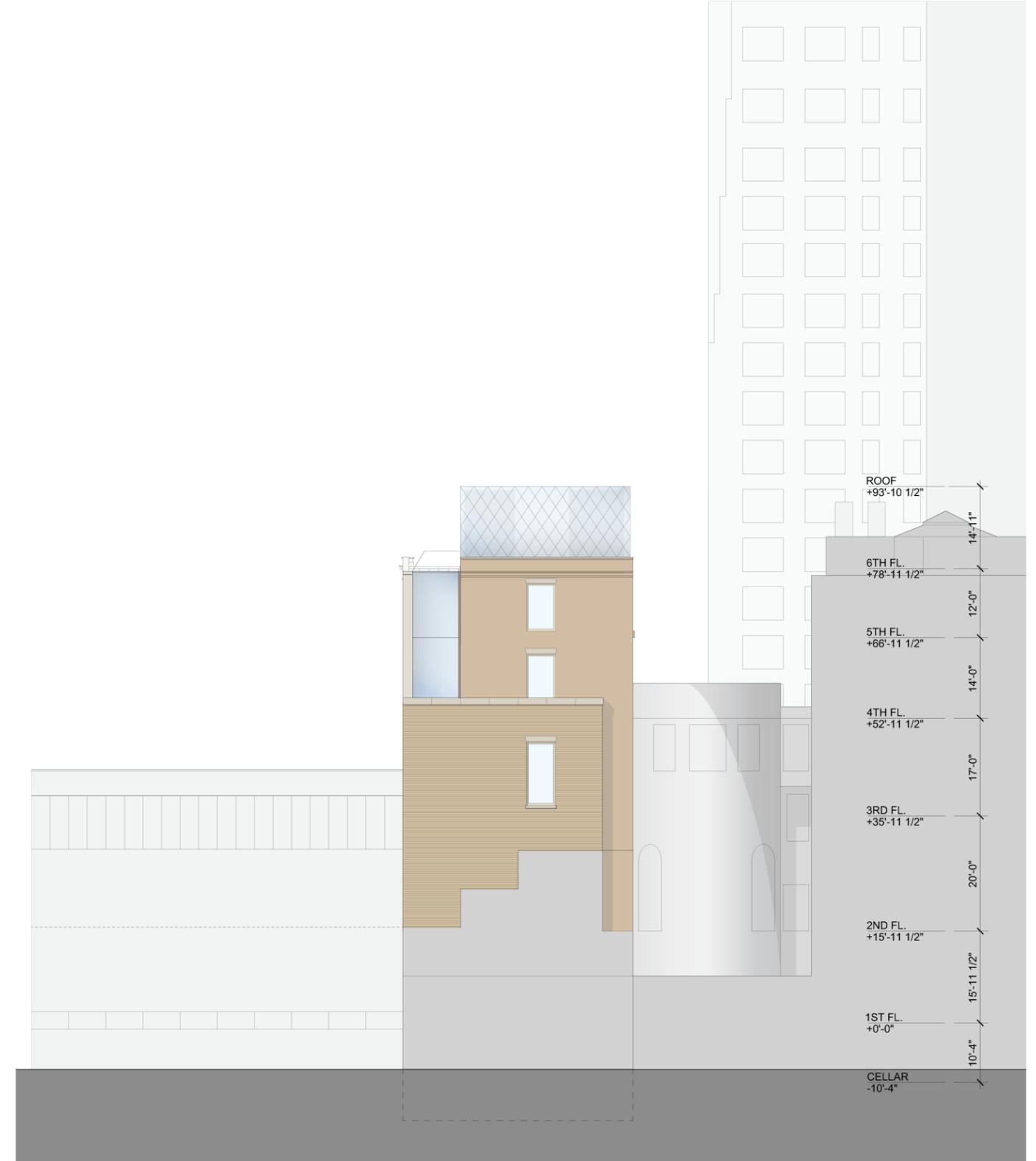
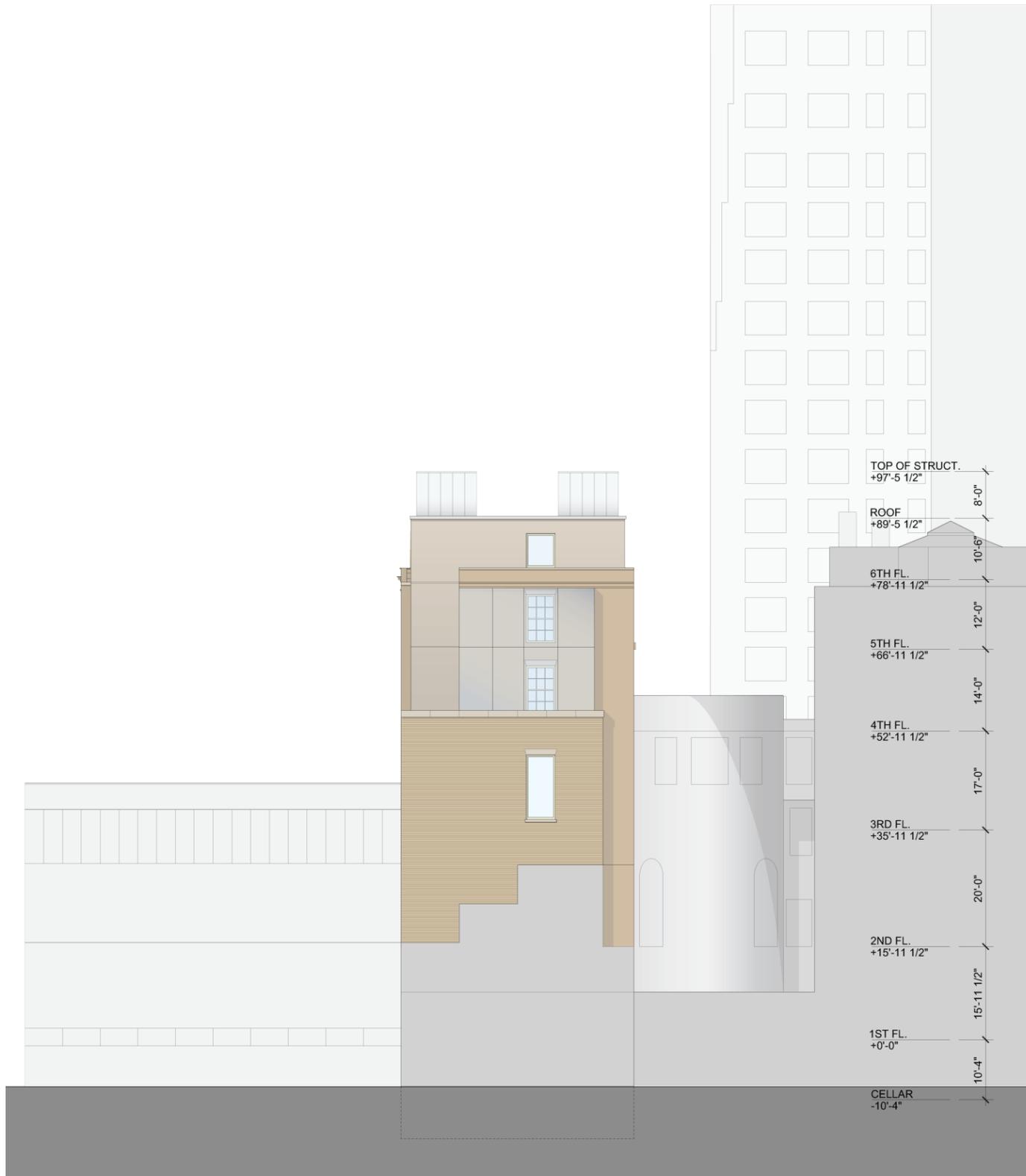
LPC PUBLIC HEARING



NEW ADDITION

UPDATED DESIGN

# NORTH FACADE



LPC PUBLIC HEARING

UPDATED DESIGN

# WEST FACADE



LPC PUBLIC HEARING

UPDATED DESIGN

# SOUTH FACADE



LPC PUBLIC HEARING



UPDATED DESIGN

# EAST FACADE



LPC PUBLIC HEARING



UPDATED DESIGN

# MATERIALS

## GLASS



6TH FL GLASS

## ALUMINUM



6TH FLOOR MULLIONS

## CEMENT STUCCO



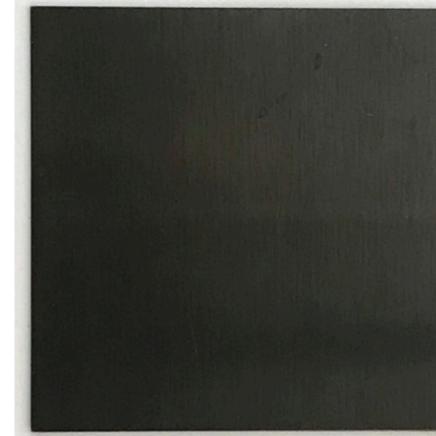
SIDE ELEVATIONS AT NEW ADDITION  
EAST / NORTH / WEST

## LIMESTONE



NEW ARTICULATION  
SILLS / LINTELS / BANDS  
EAST / NORTH / WEST

## STATUARY BRONZE



NEW AWNING

## COPPER



ROOF LEADERS  
MANSARD ROOF REPAIRS

## BRICK FLEMISH BOND



EAST ELEVATION LOWER LEVEL NEW ADDITION  
EXISTING / NEW ADDITION EAST

## BRICK



BASE OF EAST ELEVATION  
EXISTING / NEW ADDITION



The current proposal is:

**Preservation Department – Item 1, LPC-20-11118**

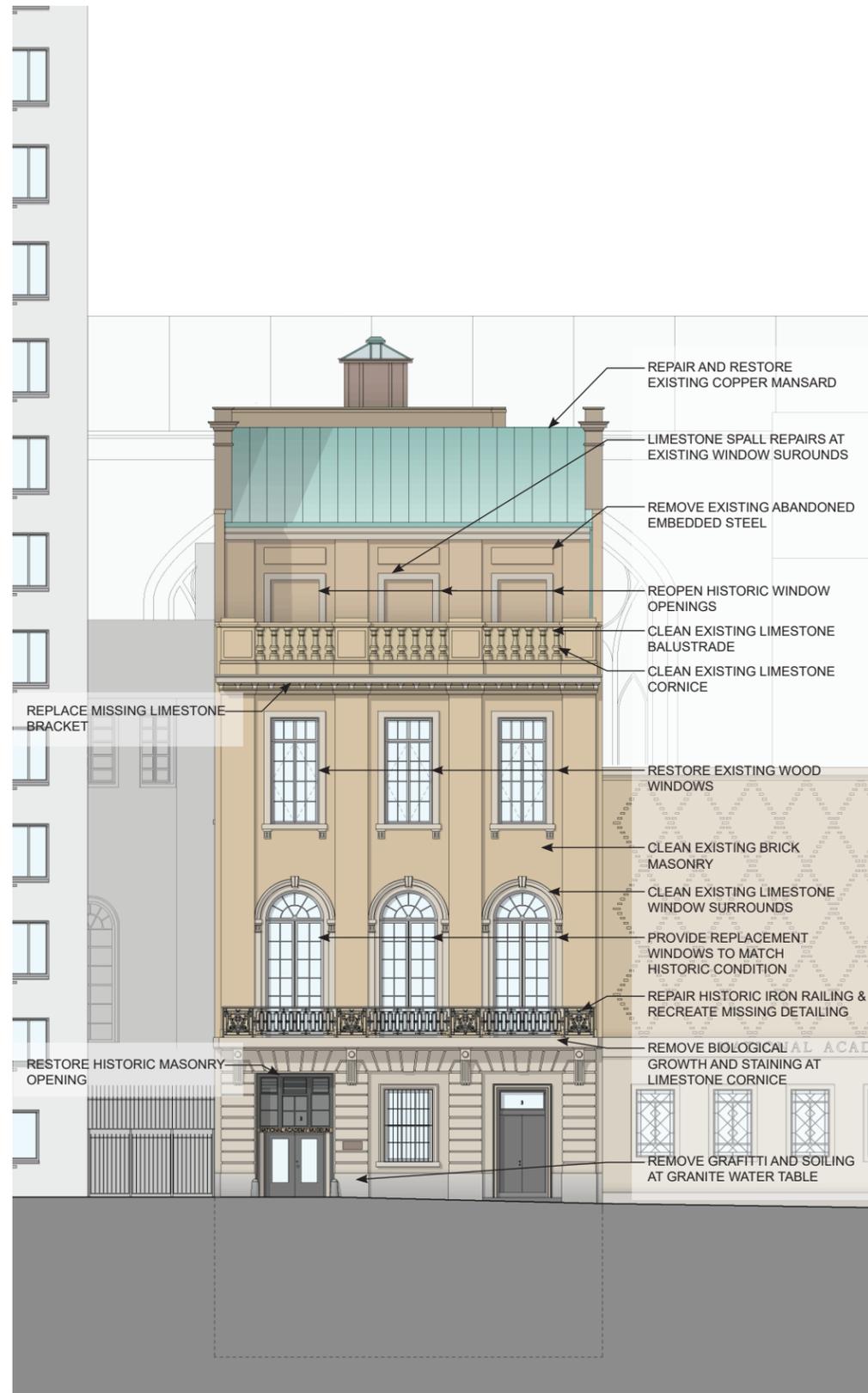
**3 East 89<sup>th</sup> Street**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**



# RESTORATION: SOUTH FACADE



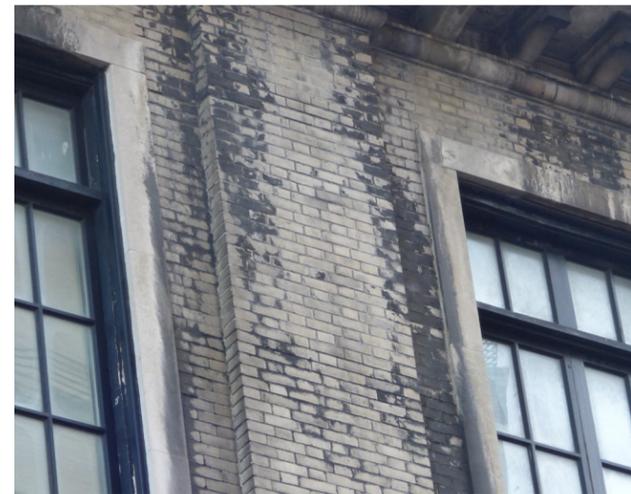
**EXISTING**



**MISSING LIMESTONE BRACKET AT CORNICE; CRACKED AND CHIPPED LIMESTONE BELOW.**



**SIGNIFICANT SOILING/BLACKENING AT BRICK AND LIMESTONE FACADE.**



**THERE IS SIGNIFICANT SOILING/BLACKENING ACROSS THE BRICK FACADE.**



**FOURTH FLOOR TERRACE. THERE ARE LARGE HOLES IN THE LIMESTONE WINDOW SURROUNDS; AND EMBEDDED STEEL I-BEAMS AT THE BRICK**



**GRAFFITI AND SOILING AT GRANITE WATER TABLE AND BOLLARDS.**



**BIOLOGICAL GROWTH AT LIMESTONE BALCONETTE.**

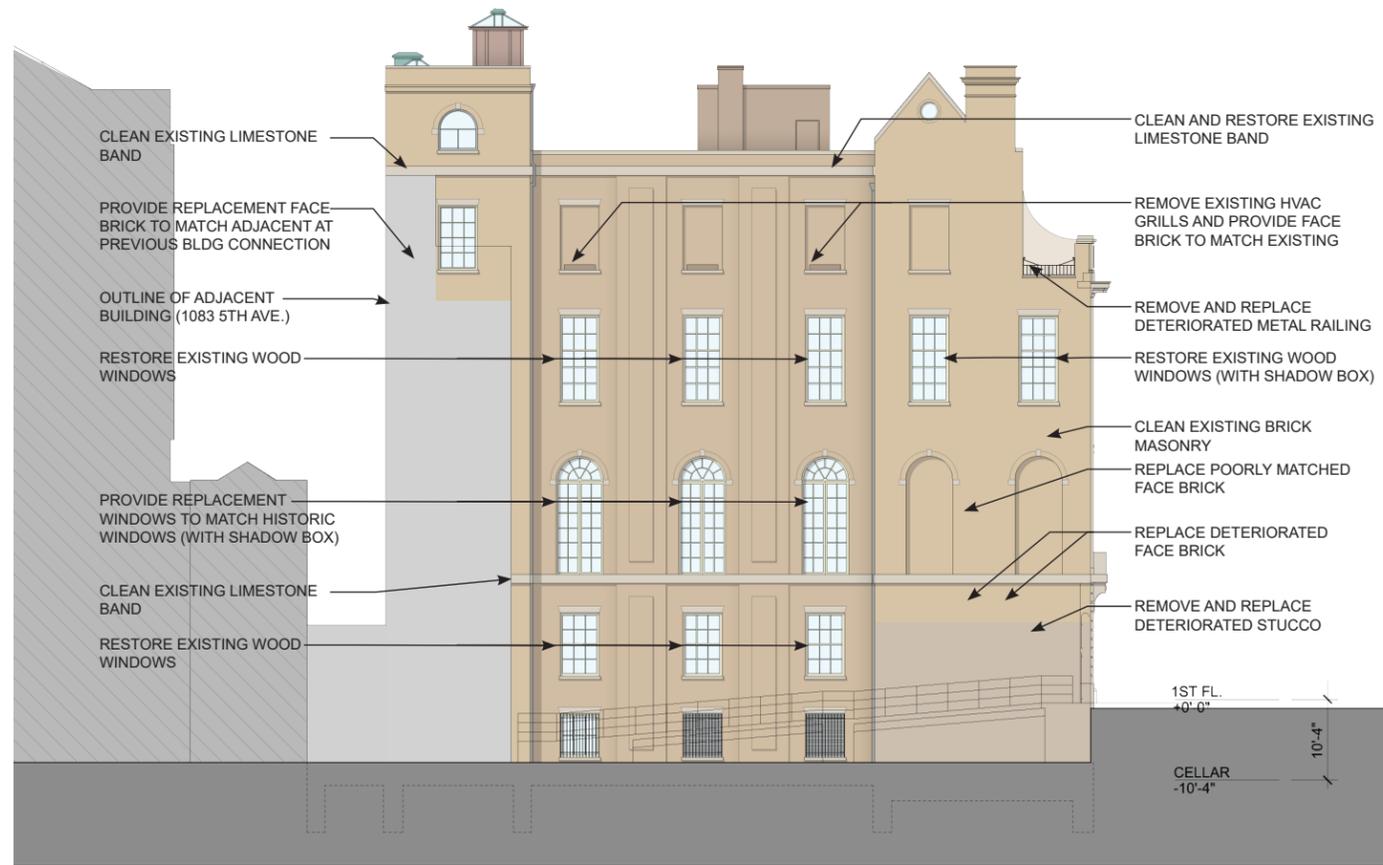
# RESTORATION: WEST FACADE



DETERIORATED MASONRY AT PRIOR CONNECTION



DETERIORATED WINDOW AND STAINED LIMESTONE



EXISTING



BRICK SOILING



EXISTING HVAC GRILLS AT BRICK INFILL



DETERIORATED STUCCO AT FIRST FLOOR

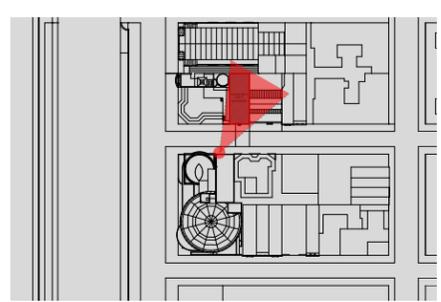


CRACKED AND SPALLED BRICKS AT 1ST FLOOR

# SIDEWALK RENDERINGS - LOCATION 1

## FROM THE GUGGENHEIM SERVICE ENTRANCE

### EAST 89TH STREET SOUTH SIDE



**MOCK UP PHOTO**

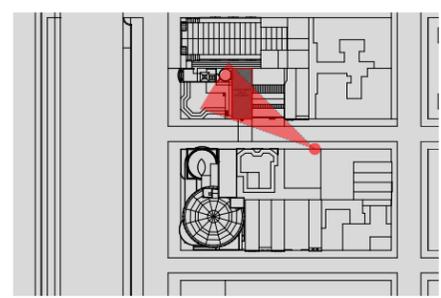


**RENDERING**

# SIDEWALK RENDERINGS - LOCATION 2

## WEST OF ST. DAVIDS SCHOOL ENTRANCE

### EAST 89TH STREET SOUTH SIDE

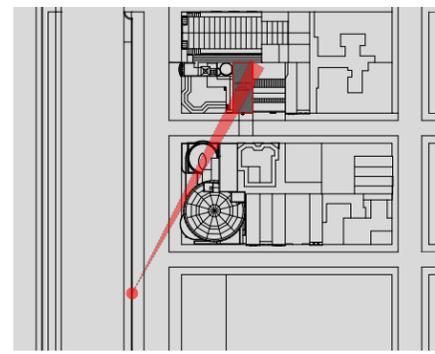


**MOCK UP PHOTO**



**RENDERING**

# SIDEWALK RENDERINGS - LOCATION 3 FROM SOUTH OF THE GUGGENHEIM FIFTH AVENUE AND 88TH STREET, WEST SIDE



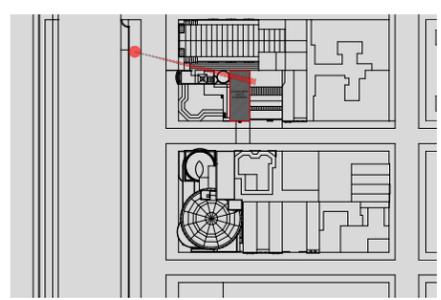
**MOCK UP PHOTO**



**RENDERING**

# SIDEWALK RENDERINGS - LOCATION 4

## FIFTH AVENUE, BETWEEN 89TH STREET AND 90TH STREET, WEST SIDE



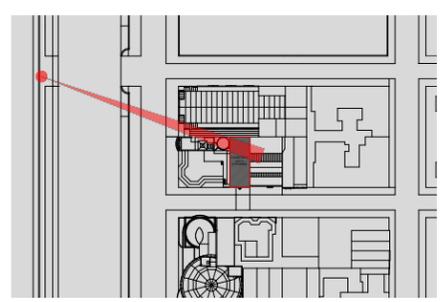
**MOCK UP PHOTO**



**RENDERING**

# SIDEWALK RENDERINGS - LOCATION 5

## CENTRAL PARK RESERVOIR PROMENADE & BRIDAL PATH AT 90TH STREET



**MOCK UP PHOTO**



**RENDERING**

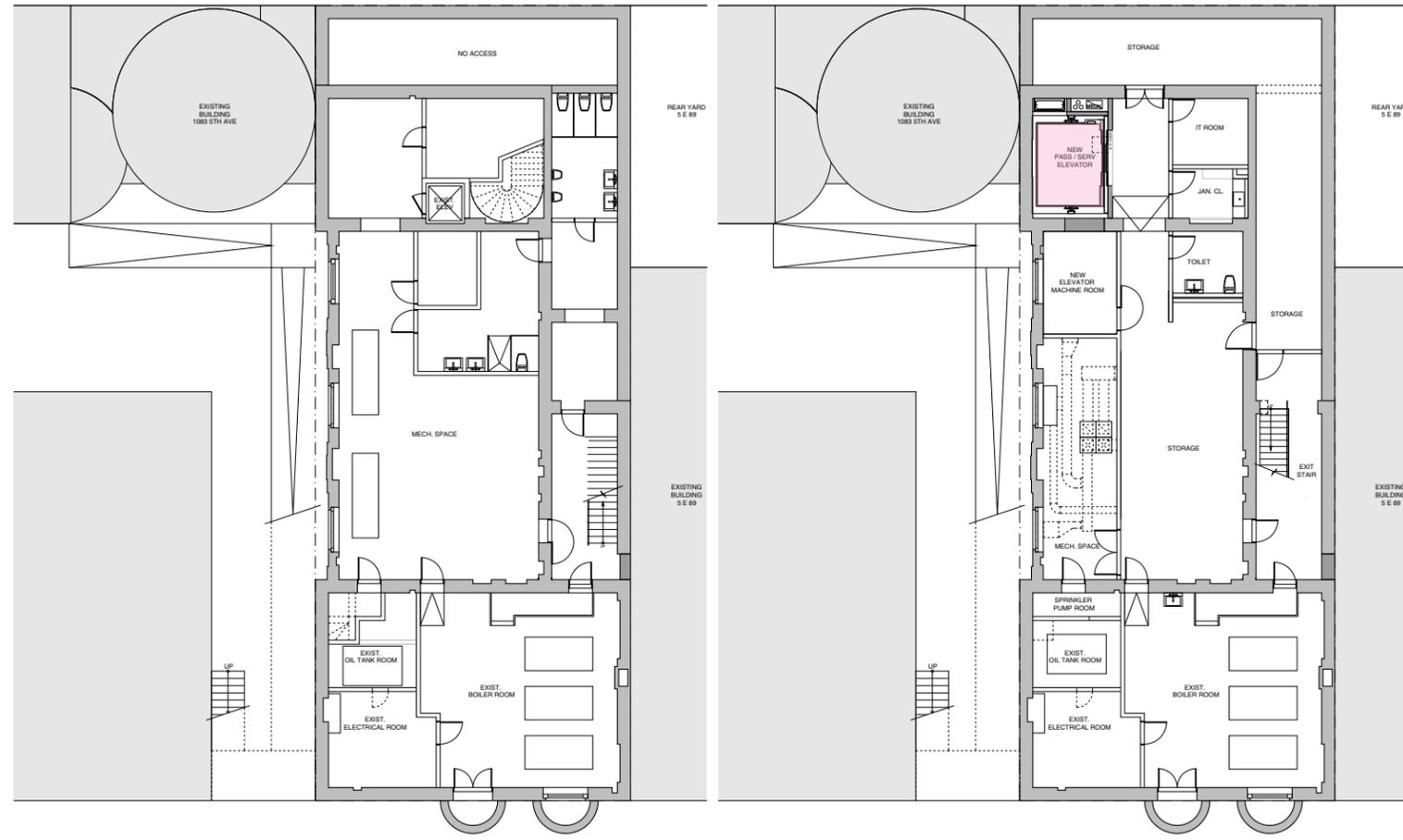
# EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA

3958 SF

ADDITIONAL FLOOR AREA

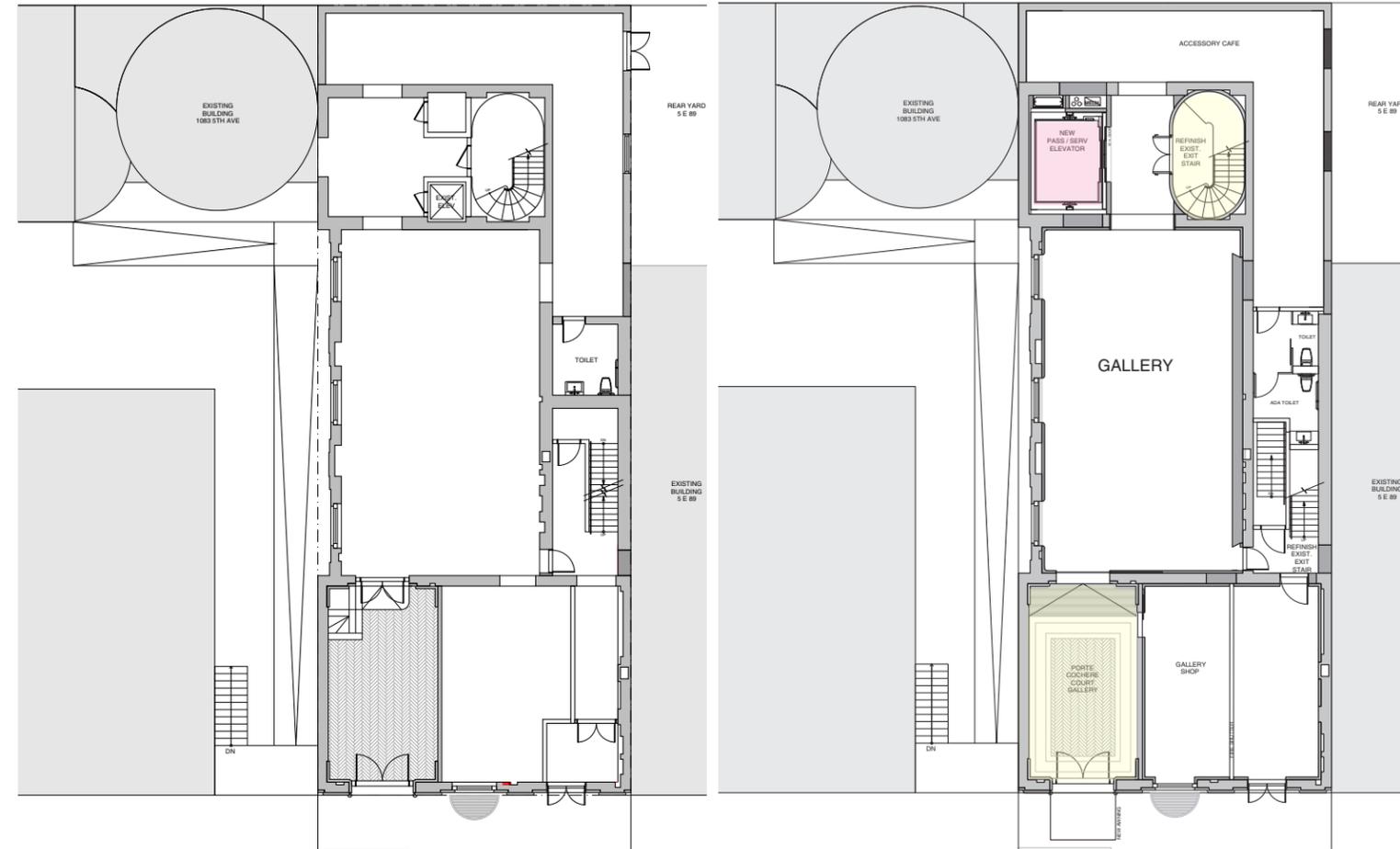
0 SF



EXISTING

PROPOSED

## CELLAR



EXISTING

PROPOSED

## 1ST FLOOR

- MECHANICAL
- ADMINISTRATIVE / SUPPORT
- RESEARCH LIBRARY
- ARTIST-IN-RESIDENCE
- BATHROOM
- RESTORATION

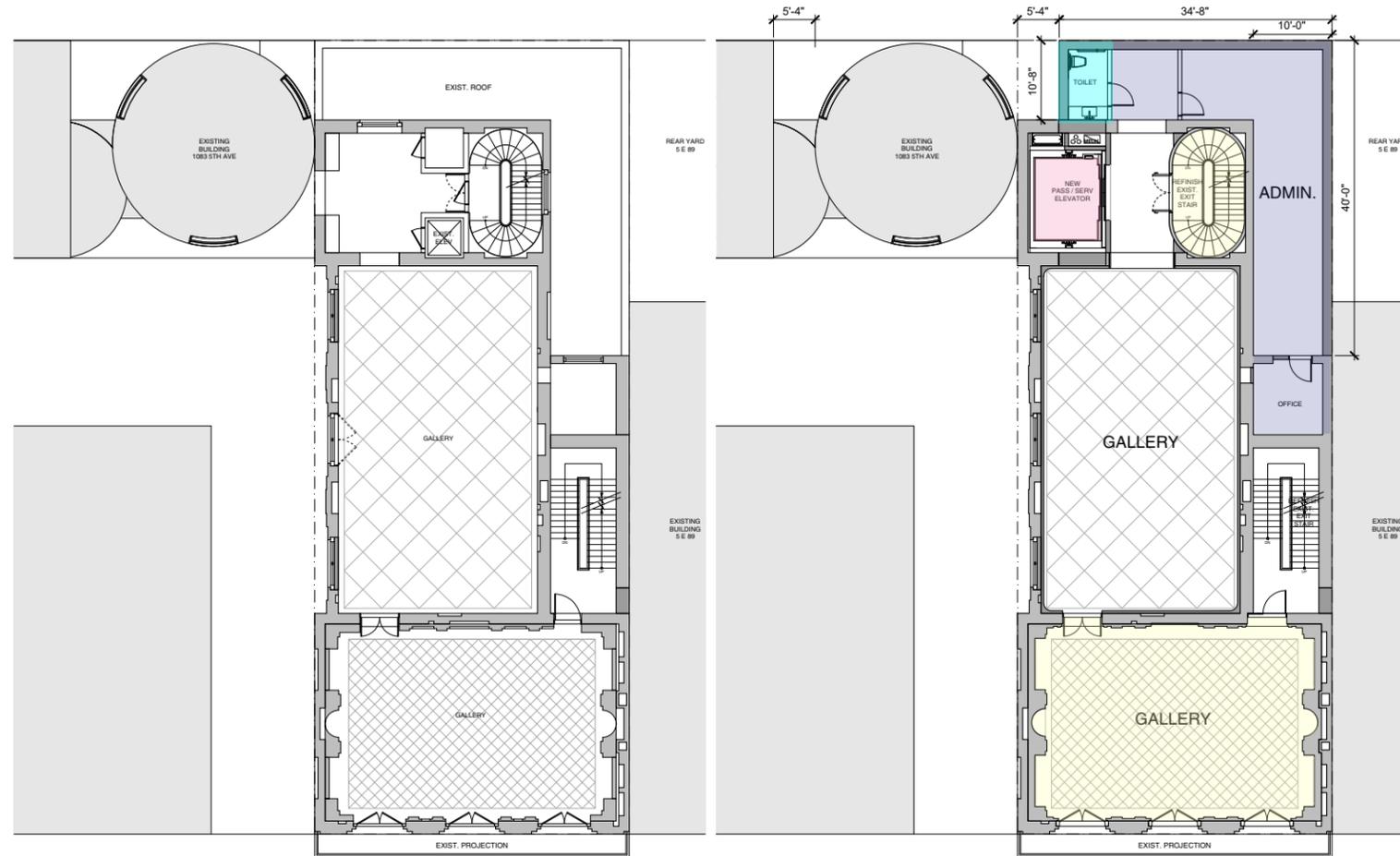
# EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA 3269 SF

ADDITIONAL FLOOR AREA 641 SF

EXISTING FLOOR AREA 3168 SF

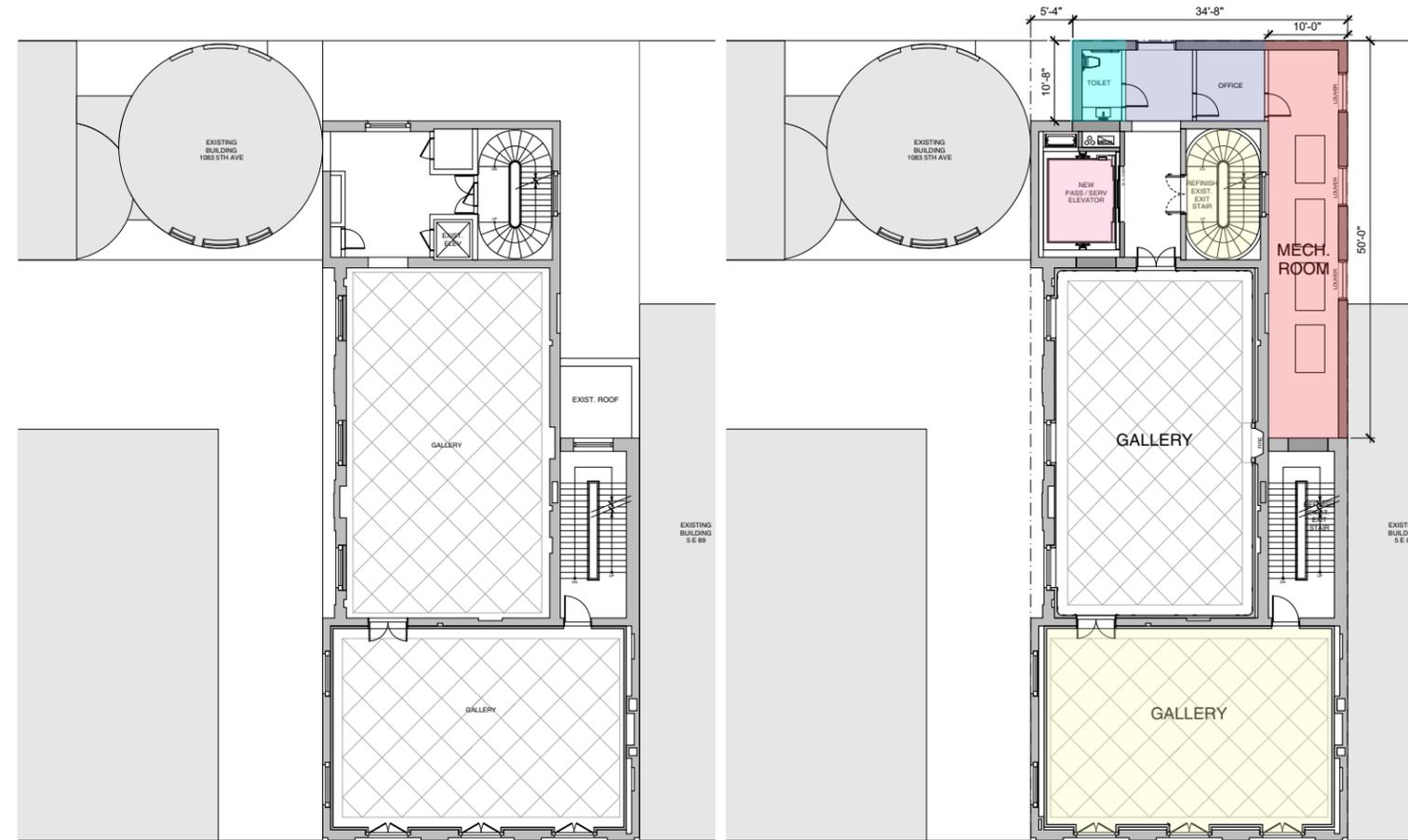
ADDITIONAL FLOOR AREA 743 SF



EXISTING

PROPOSED

2ND FLOOR



EXISTING

PROPOSED

3RD FLOOR

- MECHANICAL
- ADMINISTRATIVE / SUPPORT
- RESEARCH LIBRARY
- ARTIST-IN-RESIDENCE
- BATHROOM
- RESTORATION

# EXISTING AND PROPOSED BUILDING PLANS

EXISTING FLOOR AREA

2782 SF

ADDITIONAL FLOOR AREA

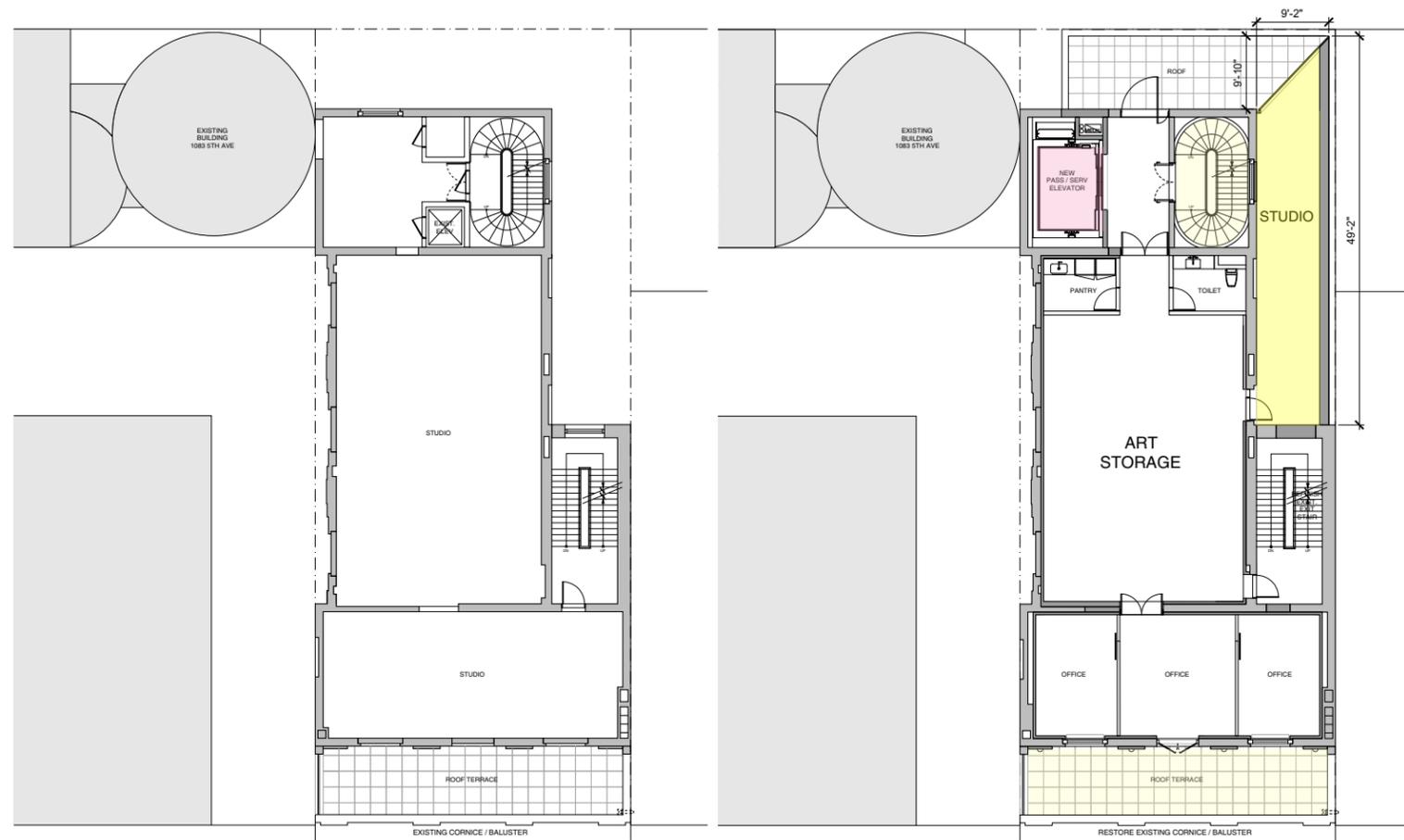
402 SF

EXISTING FLOOR AREA

740 SF

ADDITIONAL FLOOR AREA

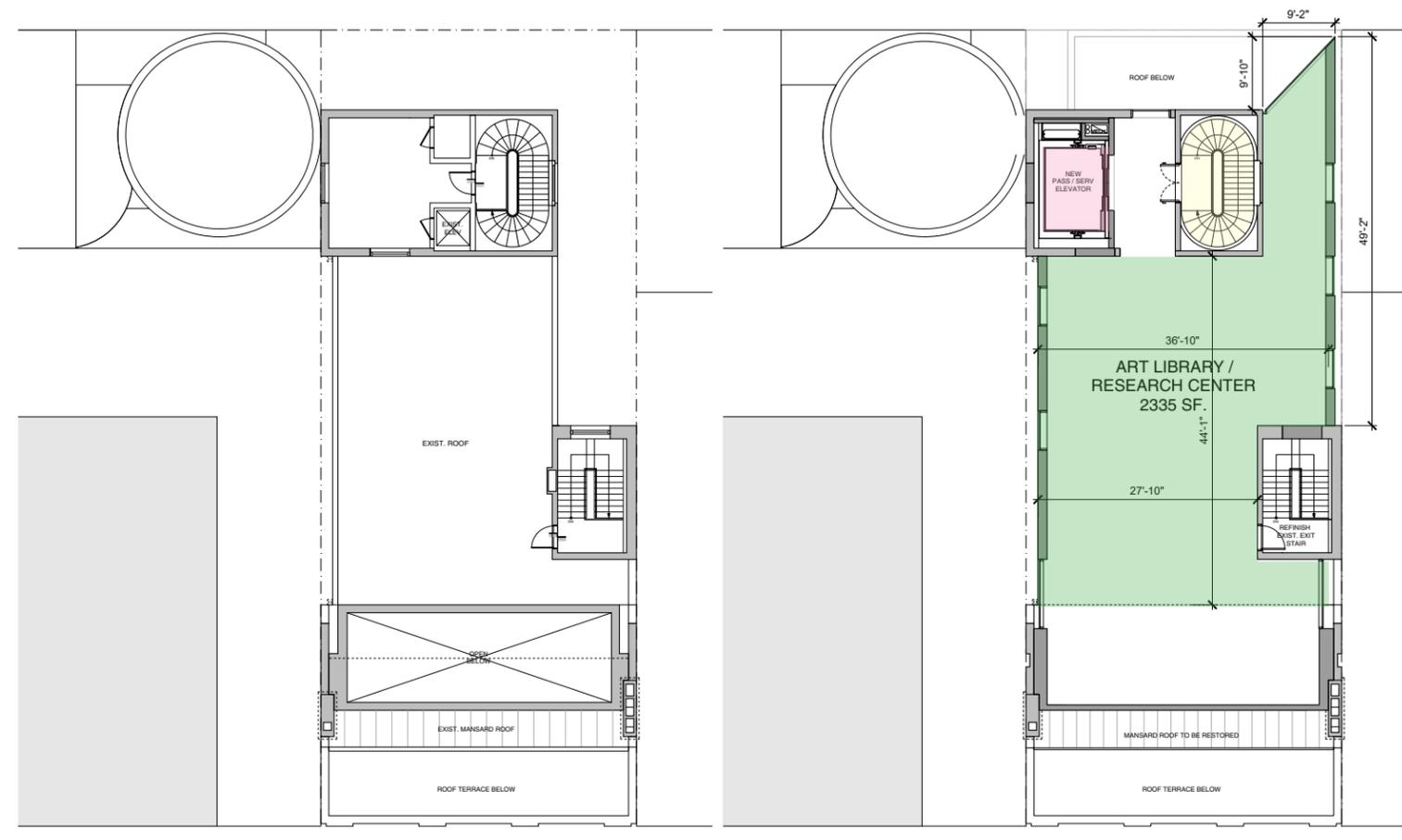
2335 SF



EXISTING

PROPOSED

**4TH FLOOR**



EXISTING

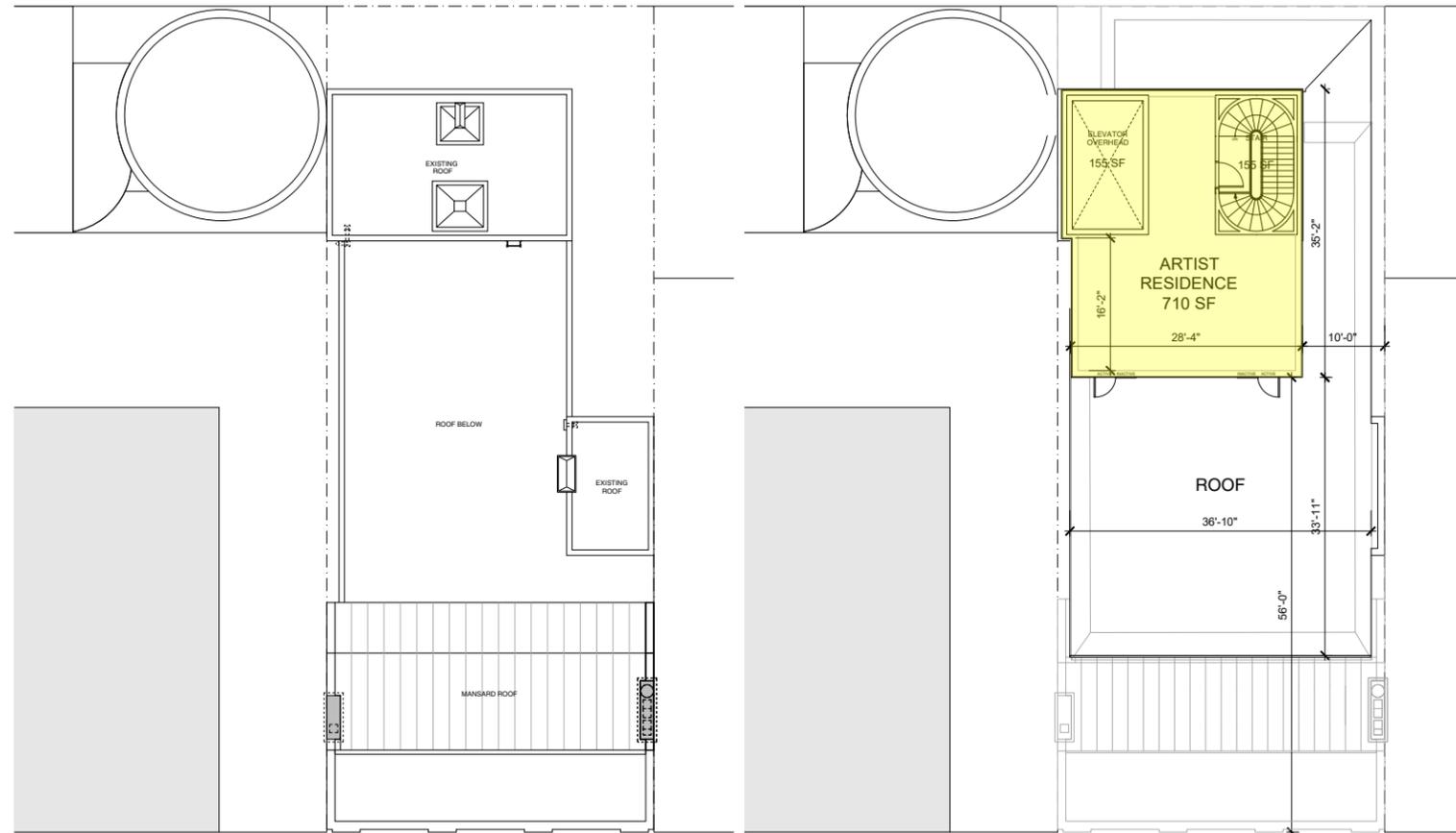
PROPOSED

**5TH FLOOR**

- MECHANICAL
- ADMISTRATIVE / SUPPORT
- RESEARCH LIBRARY
- ARTIST-IN-RESIDENCE
- BATHROOM
- RESTORATION

# EXISTING AND PROPOSED BUILDING PLANS

ADDITIONAL FLOOR AREA 1021 SF



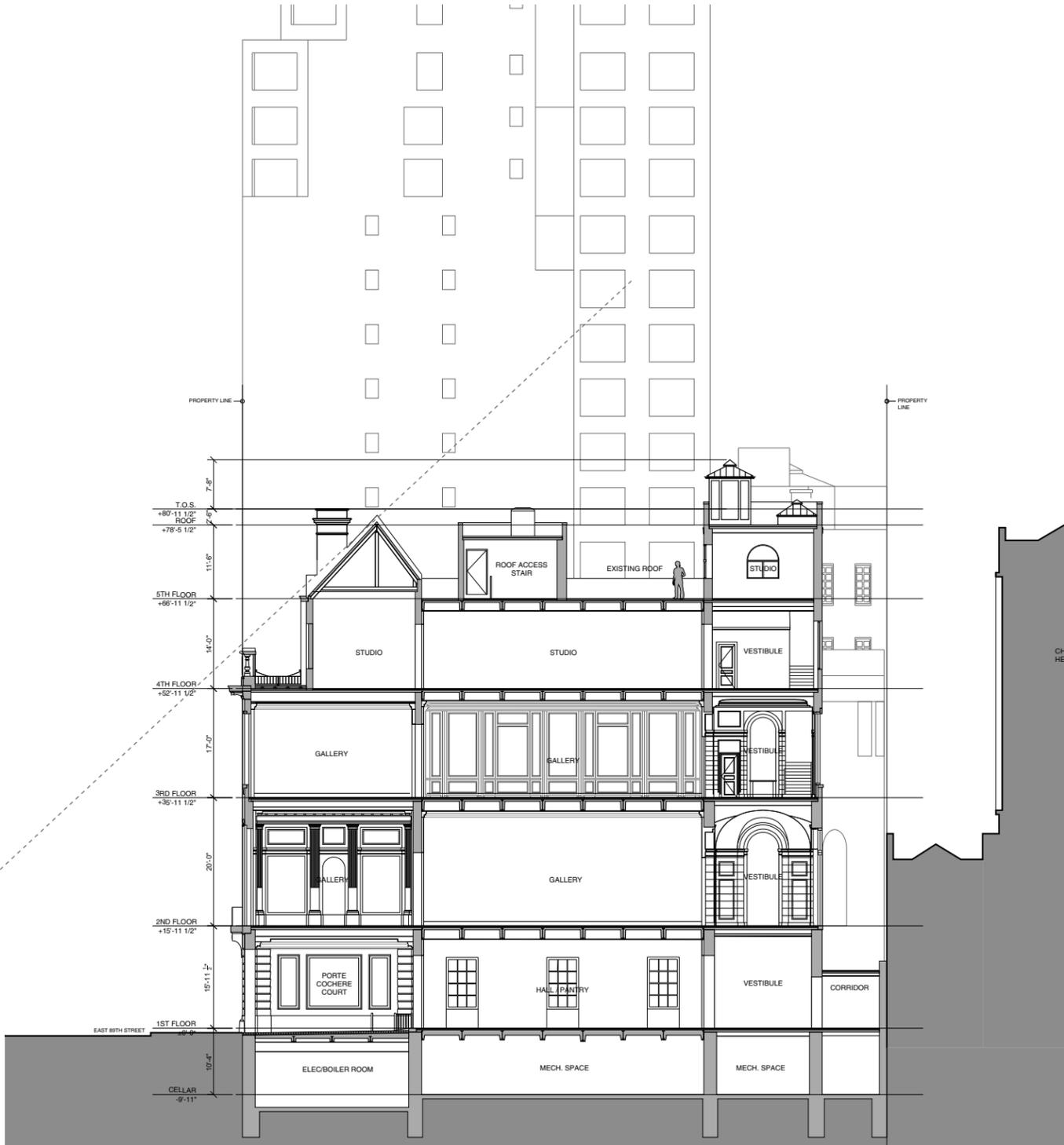
EXISTING

PROPOSED

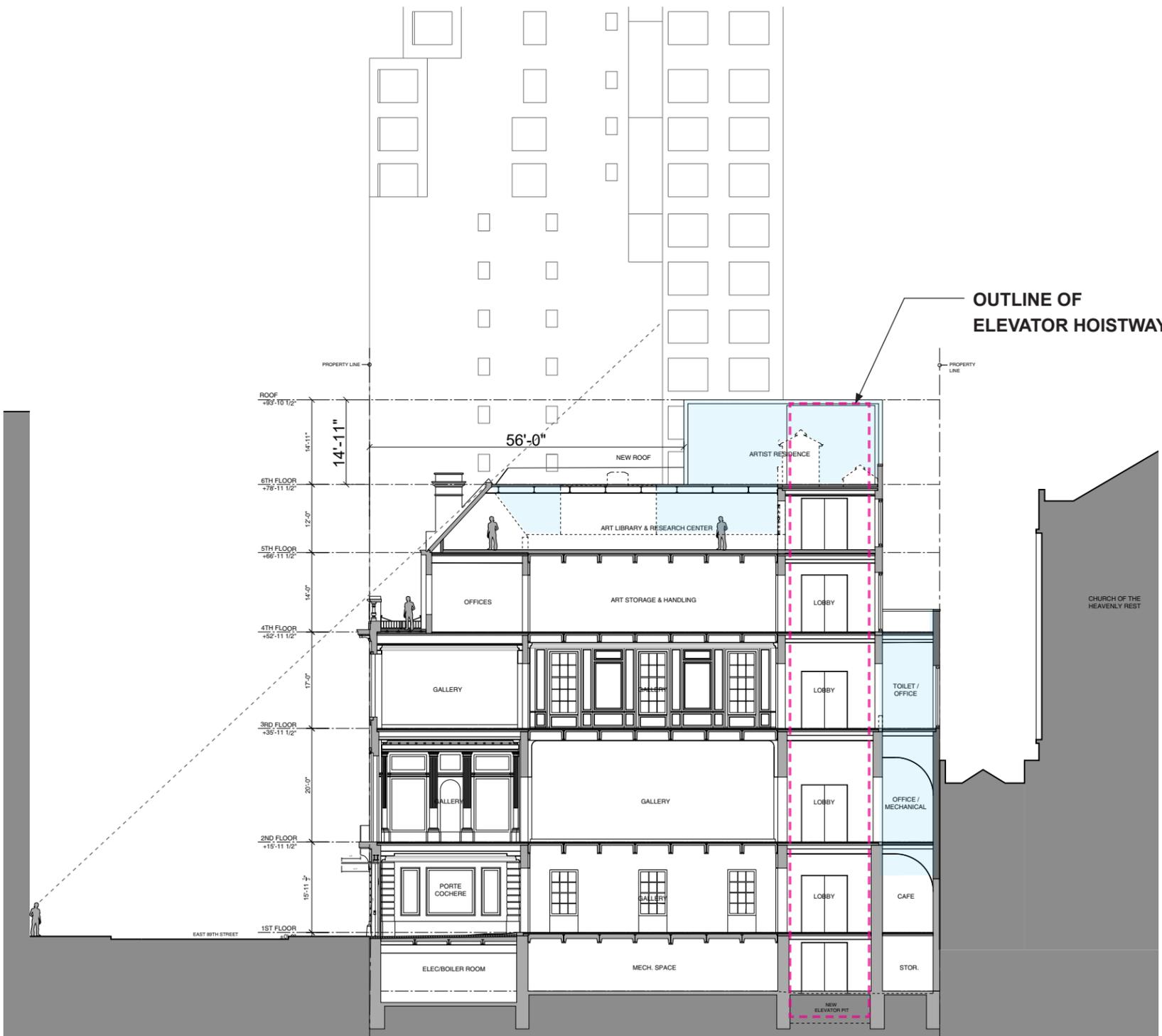
6TH FLOOR

- MECHANICAL
- ADMISTRATIVE / SUPPORT
- RESEARCH LIBRARY
- ARTIST-IN-RESIDENCE
- BATHROOM
- RESTORATION

# EXISTING AND PROPOSED SECTION



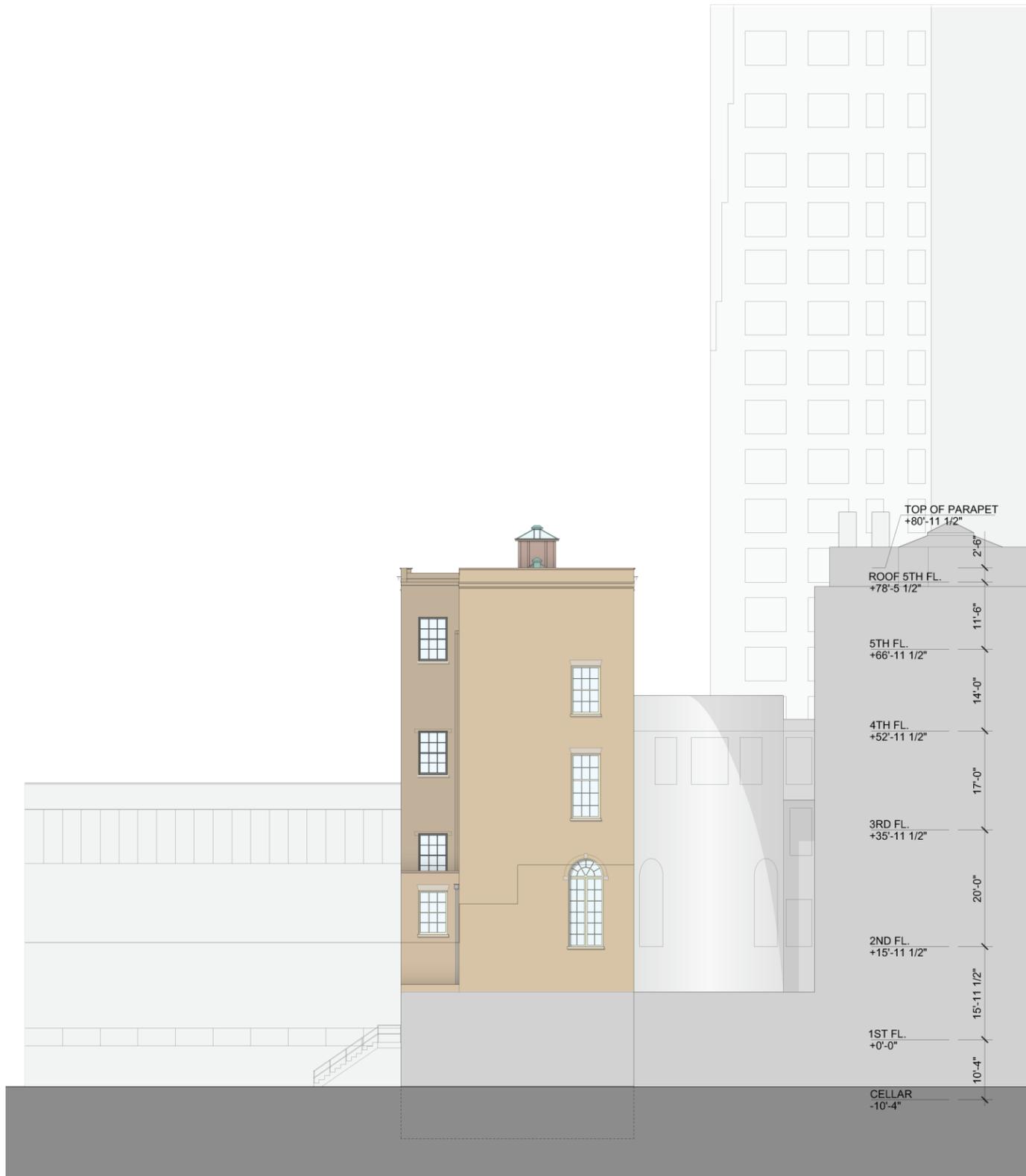
**EXISTING**



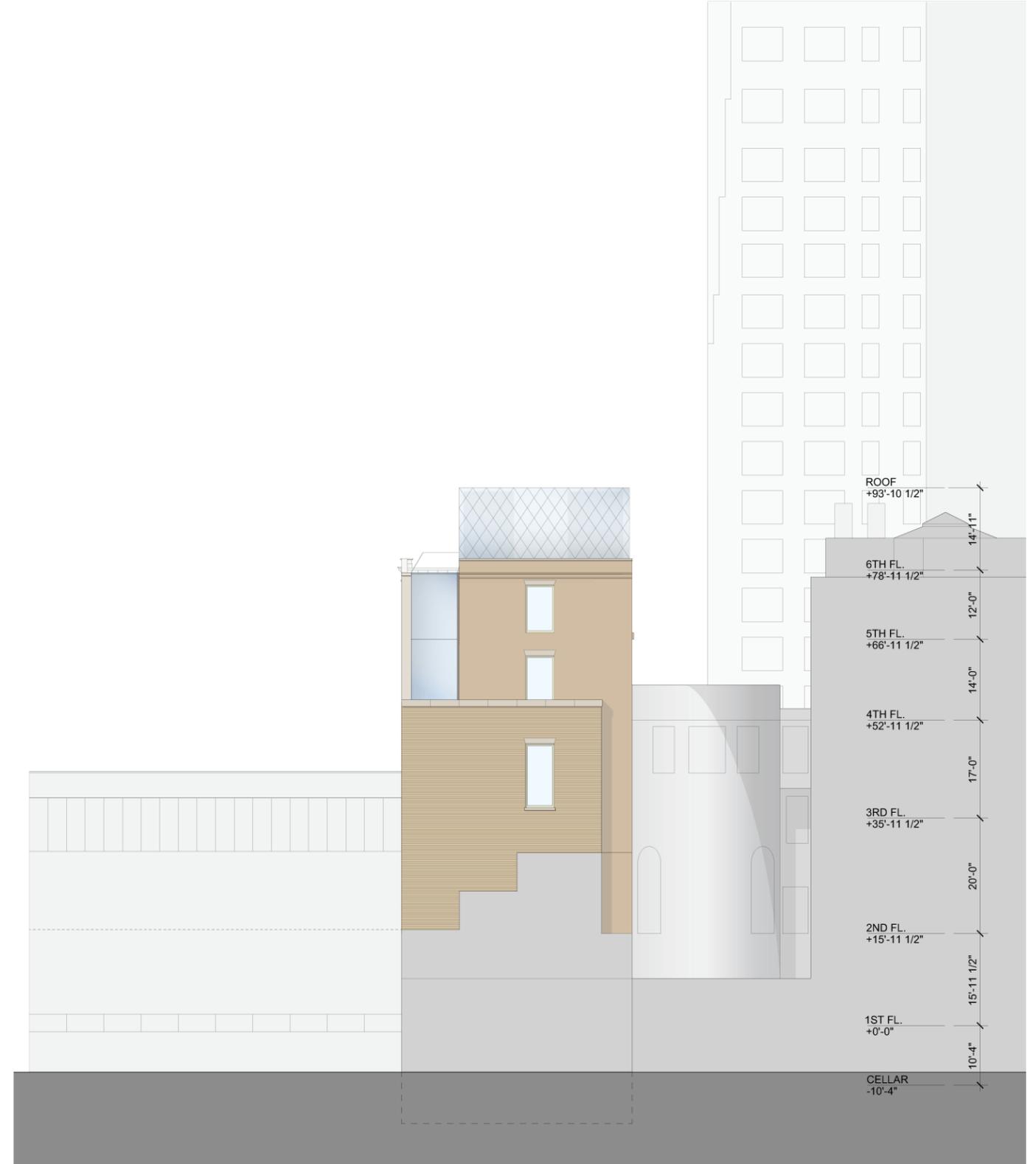
**UPDATED DESIGN**

NEW ADDITION

# NORTH FACADE



**EXISTING ELEVATION**



**UPDATED DESIGN**

# WEST FACADE



**EXISTING ELEVATION**



**UPDATED DESIGN**

# SOUTH FACADE



**EXISTING ELEVATION**

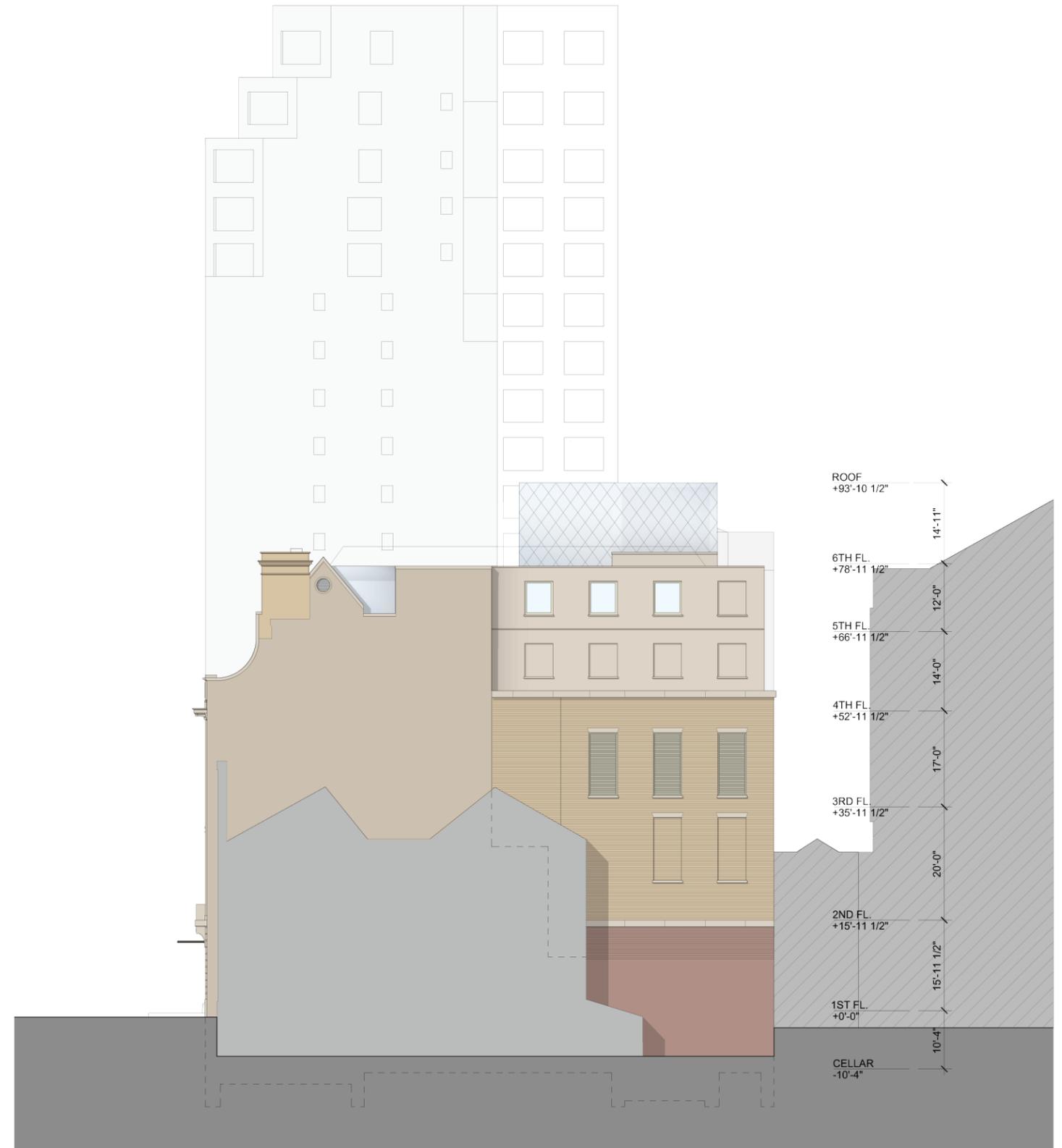


**UPDATED DESIGN**

# EAST FACADE



**EXISTING ELEVATION**



**UPDATED DESIGN**

# EXISTING AND PROPOSED BUILDING AXON SOUTH-EAST VIEW



**EXISTING**

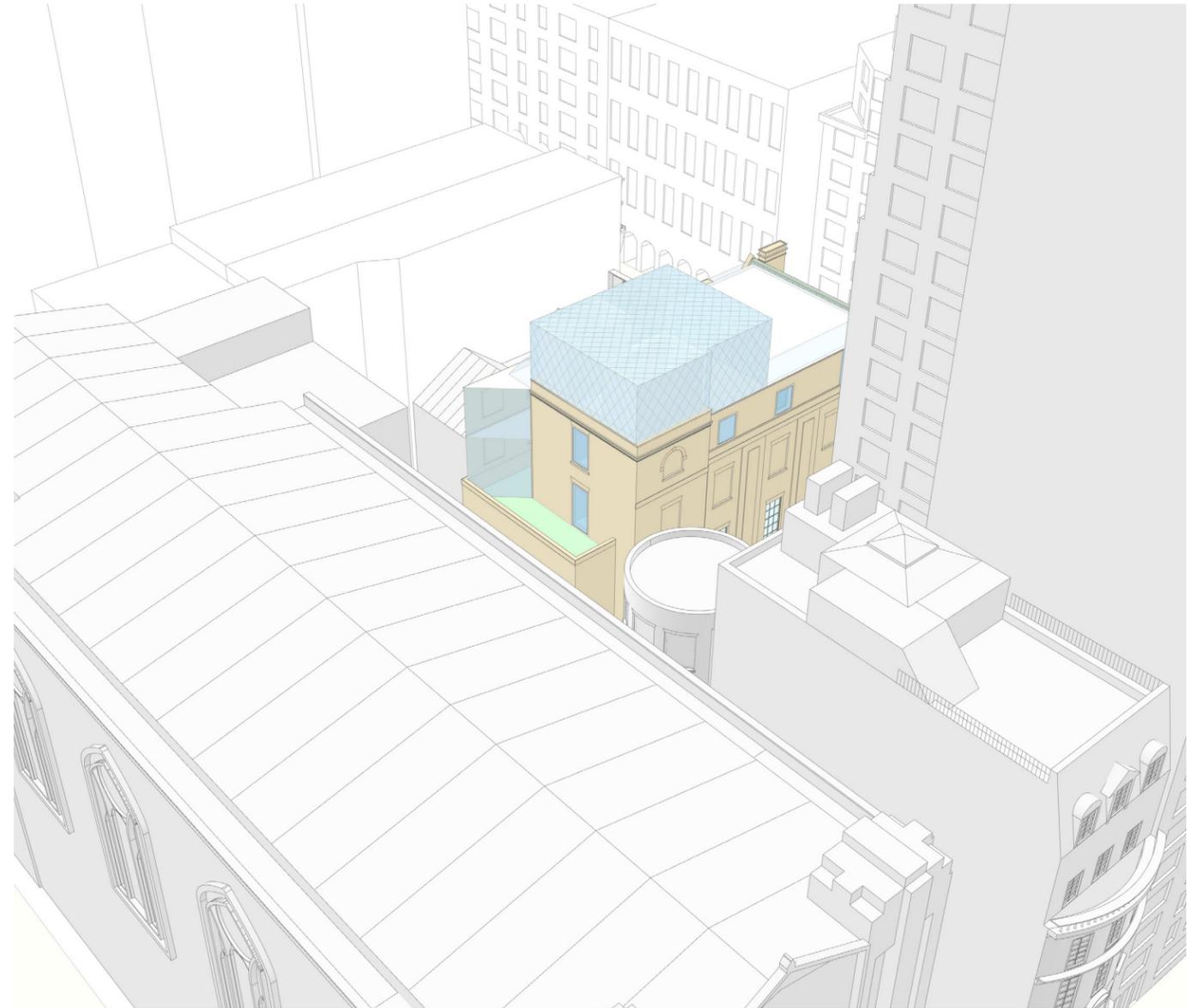


**UPDATED DESIGN**

# EXISTING AND PROPOSED BUILDING AXON NORTH-WEST VIEW



**EXISTING**



**UPDATED DESIGN**

# ZR 74-711 SPECIAL PERMIT PRECEDENTS CARNEGIE HILL HISTORIC DISTRICT



**1290 MADISON AVENUE**



**4-8 E 94TH STREET**



**3 EAST 89TH STREET**

The current proposal is:

**Preservation Department – Item 1, LPC-20-11118**

**3 East 89<sup>th</sup> Street**

**Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**