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Postings: Remodeling a Town House; 2 Apartments On 6 Floors

It was once home to Grenville Temple Emmet, law partner of Franklin D. Roosevelt and later F.D.R.'s minister to the Netherlands and Austria. In more recent years, it housed Spence-Chapin Services to Families and Children. Now, the town house at 3 East 94th Street is to become an apartment building.

But not -- given its pedigree and location, a few feet east of Fifth Avenue -- just any apartment building.

There will be only two units over its six floors, each with at least four bedrooms and each for rent. The lower unit will have a greenhouse and an enclosed swimming pool in the yard. The upper unit has the top two floors, as well as a new penthouse.

The project is being developed by Ann Hutchinson of Manhattan, who bought the house in 1989 for \$3 million. This is the third such conversion she has undertaken, said her architect, Ervin Lemberger, of Lemberger Brody Associates of Manhattan.

The change most visible from the street will be the restoration of round arches to the top-floor windows. The work required approval from the Landmarks Preservation Commission because the 98-year-old house is in the Carnegie Hill Historic District.

Emmet, a descendant of the Irish patriot Robert Emmet, became a partner in his father's law firm in 1903. In 1920, Roosevelt joined the firm, which was renamed Emmet, Marvin & Roosevelt. It continues today as Emmet, Marvin & Martin.

The house was remodeled for Emmet in 1919 by the architect Mott Schmidt. Emmet did not see much of it in his final years. In 1933, President Roosevelt appointed him minister to the Hague. Four years later, he was transferred to Vienna but had only been there 10 days when he died of pneumonia.

Photo: 3 East 94th St. will have two three-floor apartments. (John Sotomayor/The New York Times)

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