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**The City of New York
Manhattan Community Board 8
Landmarks Committee
January 11, 2016, 6:30PM
Lenox Hill Neighborhood House
331 East 70th Street
Auditorium**

Present: Elizabeth Ashby, David Helpern, Jane Parshall, Marco Tamayo, Sarah Chu, Michele Birnbaum, Susan Evans, Gayle Barron, Daniel Dornbaum

Absent excused: Alida Camp, David Liston, Gayle Barron

1. **781 Fifth Avenue (Sherry Netherland Hotel, NE corner 5th Avenue and 59th Street) – Upper East Side Historic District--David C. Acheson, Architect.** Application is for installation of planters.

WHEREAS 781 Fifth Avenue is a neo-Romanesque and neo-Gothic apartment hotel designed by Schultze & Weaver with Buchman & Kahn and constructed in 1926-27.

WHEREAS the sidewalk in front of the hotel is 22' wide and is a barren space except for clock; a vault under the sidewalk prevents any in ground plantings.

WHEREAS to add a modulation of greenway between 5th Avenue and the front elevation of the Sherry Netherland, the applicant proposes 7 removable concrete planters along the sidewalk along the face of the 5th Avenue façade and 4 smaller planters under the existing entrance awning.

WHEREAS the streetside planters will be set 1'6" from the curb {the width from the curb to the center of the planter will be approx. 2'} and will measure 30" high x 2'8" wide x 4' long and planted with boxwood [including plantings the overall height of the planters will be approx. 4'6"].

WHEREAS the 7 planters will be 3' apart along 5th Avenue to formulate a rhythm along the street.

WHEREAS the smaller planters acknowledging the existing entrance awning will be approximately 2 feet square with the other dimensions remaining the same.

WHEREAS the planters are contextual and appropriate within the historic district.

THEREFORE BE IT RESOLVED that this application is approved as presented.

VOTE: 8 in favor (Ashby, Birnbaum, Chu, Davis, Evans, Helpern, Tamayo, Dornbaum), 1 abstention (Parshall)

8-0-1-0

2. **125 East 78th Street-between Park and Lexington Avenues)-Upper East Side Historic District- Stephen Wang, Architect.** Application for a townhouse renovation.

This application was considered and voted on in two parts.

Part A- Front of the House

WHEREAS 125 East 78th Street is to be converted back to a single family residence from two apartments and a shop;

WHEREAS the original four stories of the brownstone are to be restored, exclusive of the original stoop but with the original cornice intact;

WHEREAS the main entrance on the ground floor is to be maintained and restored, the second door to the former shop is to be replaced with a wood window to match the original ground floor windows, and the existing window is to be replaced with a wood window to match the original ground floor windows;

WHEREAS the windows in the three bay arrangement of the second, third, and fourth floors are to be replaced with wood windows to match the original windows;

WHEREAS the wood windows are to be painted black;

WHEREAS the fifth floor, which was an addition and which is set back from the front façade, is to be extended towards the front façade;

WHEREAS the façade of the enlarged fifth floor is to be brick to match the existing brick of the fifth floor facades;

WHEREAS the windows on the front of the enlarged fifth floor are to match the new windows on the rear façade;

WHEREAS the mechanical equipment on the roof is to be reconfigured and replaced with new equipment that is slightly higher than the existing mechanical equipment;

WHEREAS the new elevator will stop on the fourth floor so that the elevator over-run and penthouse will not rise above the top of the stair enclosure to the roof;

WHEREAS the roof is 53'-5" high and the stair bulkhead is 9'-4" above the roof, making the overall height to the top of the bulkhead 62'-9";

WHEREAS the new façade of the fifth floor and the mechanical equipment are not visible from the street;

WHEREAS the front of the house is appropriate and contextual within the historic district;

THEREFORE be it resolved that the front of the house is approved as presented.

Part B- Rear of the House

WHEREAS the first four floors of the house will be extended 13'-8" to the rear, leaving a 30 foot deep rear yard in compliance with the Zoning Resolution;

WHEREAS the bay window on the second floor, which is not original, will be demolished;

WHEREAS the top of the fourth floor will become a rear terrace;

WHEREAS the façade of the fifth floor will be restored with brick to match existing;

WHEREAS the rear yard will be lowered to match the level of the rear yard to the east;

WHEREAS the cellar will be extended beyond the rear face of the building to create a light well in which a spiral stair will provide a connection between the cellar and the rear yard;

WHEREAS the four enlarged floors in the rear will be framed with brick piers on either side, with brick spandrel panels on the second and third floors, and a brick fascia on the fourth floor;

WHEREAS the brick will match the original brick of the fifth floor addition;

WHEREAS the house is about 18'-9" wide and the width between the brick piers is about 13 feet;

WHEREAS the windows between the piers are subdivided into four panels of the lift and slide type, each about 39 inches wide;

WHEREAS the windows will have 2 1/8" steel frames with a patinated bronze finish;

WHEREAS the windows on the first and second floors are designed to read as a double height space, with a metal transom above the 7'-6" high windows on the first floor;

WHEREAS the windows on the second floor are 9'-6" high with a glass transom above;

WHEREAS the windows on the third and fourth floors are 9'-0" high;

WHEREAS the window openings are designed as “Juliette Balconies” with clear glass railings directly in front of the lift and slide windows;

WHEREAS the second floor has a cantilevered balcony and stair that leads down to the garden;

WHEREAS the middle window of the fifth floor, rear façade will be converted to a glass door;

WHEREAS the windows on either side of the door will be double hung;

WHEREAS the door and windows will have steel frames with a patinated bronze finish to match the windows below;

WHEREAS the terrace and the roof will have metal railings with vertical bars;

WHEREAS the large glass areas open up the house to the garden;

WHEREAS the rear façade is a modern design with elegant glazing details;

WHEREAS the front and rear facades are seen independently of one another;

THEREFORE be it resolved that the rear of the house is approved as presented.

VOTE:

Part A: 9 in favor (Ashby, Birnbaum, Chu, Davis, Dornbaum, Evans, Helpern, Parshall, Tamayo)

Part B: 5 in favor (Davis, Dornbaum, Evans, Helpern, Parshall)
1 opposed (Ashby)
3 abstentions (Birnbaum, Chu, Tamayo)

3. **46 East 66th Street (between Madison and Park Avenues) – Upper East Side Historic District** – *Charles Platt, architect; Rhonda Wist, Wist Preservation Associates, presenting.* Application is to install a metal fence.

WHEREAS 46 East 66th Street was originally designed in the neo-Grec manner by J. H. Valentine and constructed in 1877-78; in 1919, Mott Schmidt replaced the existing front elevation with a neo-Georgian façade.

WHEREAS the Republic of Senegal purchased the residence in 1983; in 2013 it was sold to a developer. It has now been converted back to a single family house.

WHEREAS all restoration work on the property has been approved at the staff level at the Landmarks Preservation Commission.

WHEREAS the application before us is for a fence to provide separation and a buffer from the street to the house.

WHEREAS the proposed fence would be 4’ high set onto a 2” limestone base and would extend out 3’ into the sidewalk. At the corners there would be decorative balls that raise the overall height to 4’2”.

WHEREAS the fence will be made of bronze; over time the bronze color will turn into a soft gray-green color.

WHEREAS the Charles Platt design for the fence, inspired by the Mott Schmidt designed fence at 15 East 90th Street, is very simple and doesn’t distract from the elegant architecture of the house with its spectacular Georgian entrance.

THEREFORE BE IT RESOLVED that this application is approved as presented.

VOTE: 5 in favor (Birnbaum, Chu, Davis, Evans, Helpern), 2 opposed (Ashby, Parshall), 2 abstentions (Tamayo, Dornbaum)
5-2-2-0