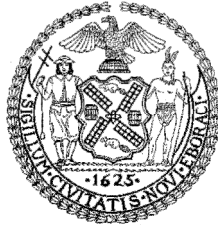


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The City of New York
Manhattan Community Board 8

Landmarks Committee, February 13, 2012 – 6:30PM
Lenox Hill Hospital, 130 East 77th Street, Theater

Present: Jane Parshall, Teri Slater, Elizabeth Ashby, Marco Tamayo, Susan Evans, Michele Birnbaum, Barry Schneider, Judy Schneider, David Liston, Kenneth Austin

Absent Excused: David Helpern, Christina Davis

Also present from the Parks Committee: Peggy Price, Rita Popper, Scott Falk, Molly Blayney

- 1. 1000 Fifth Avenue (82nd Street) – Metropolitan Museum of Art – INDIVIDUAL LANDMARK/CENTRAL PARK SCENIC LANDMARK** - *Emily Rafferty, President, Thomas Campbell, Director, for the Metropolitan Museum and Dennis McGlade, Olin Partnership [Landscape Architect]*. Application is to redesign the plaza, including replacing fountains, paving, plantings, lighting and adding seating and kiosk. [**JOINT ITEM WITH PARKS COMMITTEE**]

WHEREAS 1000 Fifth Avenue, is a Beaux-Arts and Roman style museum.

WHEREAS the central pavilion on Fifth Avenue was designed by Richard Morris Hunt and Richard Holland Hunt and was constructed between 1895-1902, in the Beaux-Arts style and displaced the original Calvert Vaux and Jacob Wrey Mould building constructed 1874-1880, part of which is still visible in the interior of the museum; side wings were added along 5th Avenue between 1904-1926 and were designed by McKim, Mead and White.

WHEREAS there have been additions, alterations and modifications to the museum over the years culminating in the Kevin Roche John Dinkeloo Associates Master Plan of 1967.

WHEREAS the applicant proposes a redesign of the four block long (80th Street to 84th Street) plaza in front of the incomparable front elevation of the Museum [the existing central pavilion with its grand staircase and the existing side wings].

WHEREAS the applicant proposes to redesign the plaza into a more efficient, pleasing and environmentally friendly space.

THIS APPLICATION IS DIVIDED INTO FIVE PARTS: 1. The proposed plantings 2. The proposed fountains 3. The proposed kiosks 4. The proposed furniture to be placed in the plaza 5. The proposed lighting.

PART 1. The proposed plantings

WHEREAS the applicant proposes two bosques (small groves of trees carefully clipped) of London plane trees on each side of the proposed new fountains that will flank either side of the grand staircase to the main entrance of the museum; there will be 4 separate bosques altogether, two near the 81st Street entrance and two near the 83rd Street entrance.

WHEREAS the applicant proposes two shaded allees (parallel line of trees) composed of little-leaf linden trees, clipped as topiaries, one each in front of the side wings.

WHEREAS the applicant proposes to place ornamental planters behind the two bosques and the fountain on each side of the grand entrance stair so that there will be matching sets of planters containing shrubs and herbaceous flowers on either side of the grand stair at the front elevation at the ground level.

WHEREAS sustainability goals will be incorporated into all of the new plantings, including larger tree pits than the existing tree pits.

WHEREAS the plaza was last redesigned in 1968.

WHEREAS the applicant feels the existing design of the plaza is unattractive, dated and not people-friendly.

WHEREAS there will now be more than twice the number of trees than under the existing condition.

WHEREAS the applicant proposes a new planting scheme for the south drive as well as at the north loading dock area.

WHEREAS all of the new plantings provide for additional shade to the plaza during the summer, enhance the pedestrian experience in front of the museum and provide a grace and formal symmetry to the front elevation of the museum [the Richard Morris Hunt central pavilion and the McKim, Mead and White side wings].

THEREFORE BE IT RESOLVED that Part 1 of this application is approved as presented.

VOTE: 9 in favor (Ashby, Parshall, Tamayo, Price, Popper, Falk, Blayney, Schneider, B., Schneider, J.), 5 against (Austin, Birnbaum, Evans, Liston, Slater)

PART 2: The proposed fountains

WHEREAS the applicant proposes to replace the existing two long fountains with a pair of smaller square fountains, made of granite, that will flank either side of the grand entrance stair; the fountains are approximately the same dimensions as the two adjacent bosques that will flank each fountain. [The grand entrance stair will be in the center, then the fountains on each side and then the two pairs of bosques.]

WHEREAS the fountains will bracket and reinforce the museum's identity, be a pedestrian entity, will entertain pedestrians and provide for additional seating along the rim of each fountain.

WHEREAS the name of the principal donor for the redesign of the plaza will be on a small plaque that will be set into the rim of the one of the fountains.

WHEREAS the height from the base of each fountain to the top of the water spray will be approximately 10-12'.

WHEREAS the placement of the fountains will allow for clearer paths to the 81st Street and 83rd Street entrances to the museum.

WHEREAS each fountain will provide a variety of water patterns by means of computer programming.

WHEREAS two sides of each fountain will serve as benches.

WHEREAS the design of the proposed fountains meets the high aesthetic standard of the existing front elevation of the museum [the central pavilion and the flanking wings].

THEREFORE BE IT RESOLVED that Part 2 of this application is approved as presented.

VOTE: 7 in favor (Parshall, Tamayo, Price, Falk, Blayney, Schneider, B., Schneider, J.) 7 against (Ashby, Austin, Birnbaum, Evans, Liston, Slater, Popper)

NO POSITION TAKEN ON PART 2 OF THIS APPLICATION.

PART 3: The proposed kiosks

WHEREAS the plaza will be paved in two patterns of granite, in shades of grey; the applicant proposes two kiosks, within the plaza, one near to the 81st Street entrance for visitor services and one near to the 83rd Street entrance for light refreshments.

WHEREAS each kiosk will measure 11 ½' x 11 ½' x 8' tall and will be constructed of a brown finished metal.

WHEREAS kiosks of this nature lend a “public plaza” air to what should be a dignified space in front of a spectacular museum.

WHEREAS there is a profusion of vendors already selling food in the plaza.

THEREFORE BE IT RESOLVED that Part 3 of this application be disapproved as presented.

VOTE: 9 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Slater, Popper, Blayney, Price), 5 against (Parshall, Tamayo, Falk, Schneider, B., Schneider, J.)

PART 4: The proposed furniture to be placed in the plaza

WHEREAS in addition to the fountain seating, the applicant proposes 400 chairs and 100 tables as well as permanent benches and red retractable parasols, to provide seating and shade.

WHEREAS the tables and chairs are a standard design that the Parks Department uses in other locations in Central Park and in other public parks and opens spaces throughout New York City.

WHEREAS the benches and parasols will be placed on the north and south sides of the plaza.

WHEREAS the new moveable tables and chairs will be scattered beneath the four bosques and the benches with parasols will be behind each of the two allees that are part of the plaza redesign and located to the south of the 81st Street entrance to the museum and to the north of the 83rd Street entrance to the museum.

WHEREAS the new tables and chairs may further increase pedestrian usage of the plaza and may not alleviate the use of the steps of the grand entrance staircase by museum goers and pedestrians as a place to sit.

WHEREAS the red color of the parasols seems out of context against the incomparable front elevation; the parasols seem unnecessary since so much additional shade will be provided by the new plantings [the 4 bosques and the 2 allees].

THEREFORE BE IT RESOLVED that Part 4 of this application is disapproved as presented.

VOTE: 8 in favor (Austin, Birnbaum, Evans, Liston, Slater, Price, Popper, Blayney), 5 against (Parshall, Tamayo, Falk, Schneider, B., Schneider, J.), 1 abstention (Ashby)

PART 5: The proposed lighting scheme

WHEREAS the applicant proposes a new LED lighting plan to light both the incomparable front elevation and the fountains in the plaza and the bosques and allees in the plaza.

WHEREAS the new energy-efficient lights will be mounted on the museum facade; there will also be angled uplights on the sidewalk.

WHEREAS the proposed new lighting plan will enhance the architectural magnificence of the front elevation.

WHEREAS the lighting plan is both truly elegant and totally functional and will provide the night-time passer-by or visitor will a lovely view of both the front elevation and the redesigned plaza.

THEREFORE BE IT RESOLVED THAT Part 5 of this application is approved as presented.

VOTE: 14 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Parshall, Slater, Tamayo, Price, Popper, Falk, Blayney, Schneider, B., Schneider, J.)

2. **40-52 East 62nd Street (between Madison and Park Avenues) [The Browning School – Upper East Side Historic District - Peter Gisolfi, Architect.** Application is to construct an addition in the rear and west yards.

WHEREAS 40 East 62nd Street is a neo-Medieval style apartment building, designed by Albert Joseph Bodker and constructed 1910-1911.

WHEREAS the applicant, a K-12 independent school, proposes to in-fill two portions of the rearyard to permit the construction of a new internal staircase and the reconstruction of another internal staircase.

WHEREAS the proposed in-fill will not be visible from East 62nd Street and both additions will merely fill in two spaces in-between the building itself.

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

VOTE: 10 in favor (Ashby, Birnbaum, Evans, Liston, Slater, Price, Parshall, Schneider, B, Schneider J., Tamayo).

3. **860 Fifth Avenue (between 67th and 68th Streets) – Upper East Side Historic District – Glenn Leitch, Architect.** Application is to alter and enlarge rooftop additions.

WHEREAS 860 Fifth Avenue is an apartment building designed by Sylvan Bien and constructed in 1949-50.

WHEREAS there is a grandfathered rooftop addition; in 2002 the Landmarks Preservation Commission approved a Certificate of Appropriateness for an expansion of the existing grandfathered rooftop addition with an extension to the C of A granted in 2008.

WHEREAS this proposed addition was never built.

WHEREAS at the roof of 860 Fifth Avenue, there are the grandfathered existing greenhouses; the applicant proposes to make what exists now, at the penthouse level, into a more comprehensive unified, less busy structure.

WHEREAS to make a more comprehensive structure, some of the existing greenhouses would be removed and approximately 1,000 sq. ft. of new space would be added, including an additional floor.

WHEREAS the height will increase from 22'1" to 33'11" but this change in height will only present at the rear of the penthouse; the overall height of 860 Fifth Avenue will not change.

WHEREAS the reconfigured penthouse/greenhouses will have glass curtain walls to give a sense of transparency and a contemporary minimalism to the design.

WHEREAS the penthouse is visible from Central Park across the street and the proposed glass curtain will be obtrusive on the Central Park skyline.

WHEREAS greenhouses are considered to be temporary structures and these structures, through the redesign will be turned into permanent spaces, including the part of the water tower that will added to the penthouse/greenhouses.

WHEREAS the applicant's proposal is an improvement over the existing condition on the roof.

WHEREAS 860 Fifth Avenue is not a distinguished apartment building within the historic district.

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

VOTE: 8 in favor (Austin, Birnbaum, Evans, Liston, Parshall, Tamayo, Schneider, B., Schneider, J.) 1 against (Ashby), 1 abstention (Slater)

4. **222 East 62nd Street (between Third and Second Avenues) – Treadwell Farm District – Glenn Leitch, Highland Associates Architecture & Engineering.**

WHEREAS 222 East 62nd Street is a brownstone house designed by James W. Pirrson and constructed in 1868.

WHEREAS the applicant proposes to construct a rearyard addition and a rooftop addition.

WHEREAS the committee decided to break this application into two parts: 1) the Rooftop Addition and 2) the Rearyard Addition.

Part 1: The Rooftop Addition

WHEREAS the applicant proposes to construct a rooftop addition that would be set back 15' from the front of the building, 10'6" above the current top of the building, not visible from East 62nd Street, although visible from the rearyard, with each floor having glass floor-to-ceiling windows.

WHEREAS the proposed design for the rooftop addition would be contrary to the character of the building and the surrounding area as it has inappropriate fenestration and too much glazing.

THEREFORE BE IT RESOLVED that Part 1 of this application is disapproved as presented.

VOTE: 8 in favor (Ashby, Birnbaum, Evans, Liston, Slater, Price, Parshall, Tamayo), 2 against (Schneider, B, Schneider J.).

Part 2: The Rearyard Addition

WHEREAS the applicant proposes to construct a rearyard addition by adding a floor to the existing first floor rear extension, for a total increase in height of 13'6", with the rooftop to be a terrace.

WHEREAS the proposed design for the rearyard addition would be contrary to the character of the building and the surrounding area as it has inappropriate fenestration and too much glazing and will impose too much bulk into the rearyard area.

THEREFORE BE IT RESOLVED that Part 1 of this application is disapproved as presented.

VOTE: 8 in favor (Ashby, Birnbaum, Evans, Liston, Slater, Price, Parshall, Tamayo), 2 against (Schneider, B, Schneider J.).

5. **1026 Lexington Avenue, 2nd floor (between 72nd and 73rd Streets) – Upper East Side Historic District Extension** – *Kate Pickett, tenant, 2nd floor space.* Application is to legalize an awning.

WHEREAS 1016 Lexington Avenue is a neo-Grec style brownstone, with alterations, designed by Thom & Wilson and constructed in 1880-1881.

WHEREAS the space at the second floor was formerly occupied by two retail businesses; each business had its own awning adjacent to each other; the awnings present as one awning.

WHEREAS the applicant took over the second half of the space when the adjacent retail business left;

WHEREAS the applicant had an awning installed with her logo to match the other existing awning for her business.

WHEREAS the applicant received a violation from the Landmarks Preservation Commission because the replacement awning should have been one single awning across the top of 2nd floor window rather than the two side-by-side awnings that are the now-existing condition and in violation

WHEREAS the two side-by-side awnings are discreet and tasteful; the small business at the 2nd floor, that the awnings advertise, represents the type of attractive small business that will enhance and promote this section of Lexington Avenue within the historic district.

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

VOTE: 7 in favor (Ashby, Birnbaum, Evans, Liston, Parshall, Slater, Tamayo)

Jane Parshall and David Liston, Co-Chairs