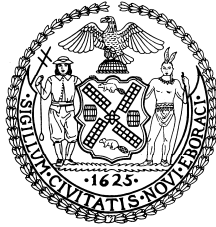


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The City of New York
Manhattan Community Board 8

Landmarks Committee, March 18, 2013 – 6:30PM

Marymount Manhattan College, 221 East 71st Street, 2nd Floor, Regina Peruggi Room

Present: Jane Parshall, Teri Slater, Marco Tamayo, Kenneth Austin, Elizabeth Ashby, Christina Davis

Absent Excused: David Helpern, David Liston, Michele Birnbaum, Susan Evans

1. **815 Fifth Avenue (between 62nd and 63rd Streets) – Upper East Side Historic District – T.P. Greer Architects.** Application is for a renovation and expansion that includes a reconstruction of the façade.

WHEREAS 815 Fifth Avenue was originally an Italianate style residence designed by Samuel A. Warner in 1870-71, altered by Murgatroyd & Ogden in 1923, with several later alterations over the past ninety years.

WHEREAS 815 Fifth Avenue is the oldest remaining building on Fifth Avenue between 59th Street and 110th Street.

WHEREAS 815 Fifth Avenue is the only remaining building designed by Samuel A. Warner in the Upper East Side Historic District

WHEREAS the applicant proposes to remove and reconstruct the front façade of the building and construct a 12-story apartment building (and rooftop structures).

WHEREAS 815 is on a highly visible block between two significant apartment houses and the scale of the proposed expansion does not maintain the character of the block.

WHEREAS the scale of the proposed building will out of context in the East Side Historic District.

THEREFORE BE IT RESOLVED that this application is **disapproved** as presented.

VOTE: 5 in favor (Ashby, Austin, Parshall, Slater, Tamayo) 1 in opposition (Davis)

2. **4 East 62nd Street (between Fifth and Madison Avenues) – Upper East Side Historic District – Peter Wilcox, Architect.** Application is to legalize an existing sidewalk entrance canopy.

WHEREAS 4 East 62nd Street is a brownstone designed by Breen & Nason in 1879-80 and altered by Clinton & Russell, to reflect a neo-Italian Renaissance style, in 1898.

WHEREAS 4 East 62nd Street consists of 2 townhouses and an adjacent infill building that were converted to apartments in the early 1980s.

WHEREAS during the conversion construction the existing “grandfathered” canopy was removed.

WHEREAS a replacement canopy installed after the completion of construction (around 1983) was hit by a truck and was replaced.

WHEREAS the building received a violation for the canopy in 2008; the photograph at the Landmarks Commission shows the building without the canopy. (The photograph for the historic designation report was taken in 1983 during the conversion construction.)

WHEREAS the building has now decided to officially correct the violation.

WHEREAS the canopy was grandfathered at the time of the historic district designation.
WHEREAS the block has a number of canopies on both sides of the street.

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

VOTE: 6 in favor (Ashby, Austin, Davis, Parshall, Slater, Tamayo)

3. **112-114 East 73rd Street (Park and Lexington Avenues) [Buckley School] – Upper East Side Historic District – Ms. Jennifer Sage, Architect.** Application is to renovate the two houses, alter the exterior front elevation at the ground level, locate mechanical equipment on the roof and add a rear yard extension.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The work on the front elevation and the roof and Part B – The rear yard extension.

PART A – The work on the front elevation and the roof

WHEREAS 112-114 East 73rd Street consists of two Queen Anne and neo-Renaissance style row houses designed by Thom & Wilson and constructed in 1884-85.

WHEREAS the houses were originally part of a row of six houses.

WHEREAS at the front elevation at the ground level, the applicant proposes to unite the two buildings by creating a unified front with new doors and a ADA ramp and a common fence.

WHEREAS the front of 114 East 73rd Street at the ground level will be built out so that it matches the front of 112 East 73rd St. (i.e., 114 East 73rd Street is set further in from the lot line than 112 East 73rd Street – the two buildings will now be aligned. This would be within the areaway.)

WHEREAS at the front the two houses will continue to read as two houses, except for the work at the ground level.

WHEREAS new mechanical equipment will be installed at the roof, including a stair bulkhead, an elevator bulkhead and a skylight. The new mechanical equipment will add approximately 8-10' to the height of the now combined houses.

WHEREAS work on the roof will be invisible from the public way except for required work to raise up the chimneys on the adjacent building.

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

VOTE: 6 in favor (Ashby, Austin, Davis, Parshall, Tamayo, Slater)

Part B – The rear yard extension

WHEREAS the applicant proposes an addition in the rear for classroom space.

WHEREAS the height of the proposed addition would be 13'9" and would extend to the lot line and be surrounded by/enclosed by a 36" parapet to be constructed of brick.

WHEREAS the proposed parapet would give the addition/extension a sense of enclosure.

WHEREAS the proposed extension into the rear yard diminishes the rear-yard space within the "donut" and presents too much bulk at a height of 13'9" plus the parapet.

WHEREAS the proposed rear yard extension is out of context and inappropriate within the historic district.

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

VOTE: 2 in favor (Ashby, Slater), 2 against (Davis, Parshall), 2 abstentions (Austin, Tamayo)

VOTE OF NO EFFECT

4. **747 Madison Avenue aka 30-38 East 65th Street – Upper East Side Historic District.** *Victor Zamparelli, Architect.* Application is to add new storefront infill.

WHEREAS 747 Madison Avenue is an apartment building designed by Kokkins and Lyras and constructed in 1959.

WHEREAS there is now one existing retail space at the ground level; the landlord is dividing the space in half and removing the apartment at the 2nd floor so that that each retail space will now be two stories high – one half to be occupied by Alexander McQueen and the other space not yet leased.

WHEREAS the applicant (Alexander McQueen) proposes facing the new double height space in white and gray carrara marble and use an aged brass outer frame with a polished brass inner frame for the new enlarged double height windows.

WHEREAS the applicant proposes to remove the band coursing now at the height of the existing 2nd floor and proposes to add a new vertical element made of aged brass across the new front elevation approximately 3 or 4' up from the ground level.

WHEREAS the loss of the existing band course at the top of the second floor removes a existing strong architectural element from the front elevation; the band course that is characteristic of the building will be abruptly ended.

WHEREAS use of the white marble, even with the elements of gray within it, is just too bright and creates a jarring juxtaposition between the existing storefronts and the proposed new storefront.

THEREFORE BE IT RESOLVED that this application is **disapproved** as presented.

VOTE: 5 in favor (Ashby, Austin, Davis, Slater, Parshall), 1 abstention (Tamayo))

5. **134-36 East 74th Street (between Park and Lexington Avenues) – Upper East Side Historic District – Kramer Levin Naftalis & Frankel LLP** – A modern style residential building originally built in 187105 and redesigned by W. and W.F. Crockett, E.P. Mellon and W.L. Smith in 1928 and 1930. Application for ground floor and areaway alterations, a rooftop addition and alterations to the rear facade.

THIS APPLICATION IS DIVIDED INTO THREE PARTS: Part A – The alterations of the front and rear facades. Part B – the construction of a rooftop addition and mechanicals. Part C – the construction of a ground level 6' plus fence at the front elevation.

PART A - The removal of an existing storefront at the front elevation, the replacement of two existing entrance doors with a single entrance door to be located on the west side of the front elevation, restore the front façade above the first level, removal of the rear elevation extension at the first level and construct a chimney on the rear façade extending up to several feet above the roof, and replace the brick on the rear façade with new brick and new rear façade windows.

WHEREAS the application proposes to remove the storefront at the front facade and return the front elevation back to its original footprint, using the same limestone as that used above the ground floor.

WHEREAS the applicant proposes to install a new rear façade, removing existing tarred-over brick and existing damaged brick; and install new brickwork and new metal windows in historic style appropriate for the building, and install a new rear garden.

WHEREAS the design of the proposed rear façade is related to and no inconsistent with, that of the front façade.

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

VOTE: 6 in favor (Ashby, Austin, Davis, Parshall, Slater, and Tamayo)

PART B - The construction of a rooftop addition and mechanicals approximately 16' in height at the highest point.

WHEREAS the proposed rooftop addition, including mechanicals, increases the height of the building from 52' to approximately 68'.

WHEREAS the rooftop addition and mechanicals create too much bulk on the existing combined building.

WHEREAS the proposed rooftop addition is very visible from the public way and detracts from the character of the block.

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

VOTE: 6 in favor (Ashby, Austin, Davis, Parshall, Slater, Tamayo)

PART C - The installation of a fence in excess of 6' in height at the front elevation.

WHEREAS the applicant proposes to create a new areaway at the front of 1134-136 East 74th Street.

WHEREAS the proposed new areaway would be surrounded by a wrought iron Fence, with a gate, that would run across the width of the property.

WHEREAS the proposed fence is approximately 6'.

WHEREAS the proposed fence height is out of scale for the building.

WHEREAS the proposed fence height is too high and out of context for the street.

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

VOTE: 6 in favor (Ashby, Austin, Davis, Parshall, Slater, Tamayo)

David Helpern and David Liston, Co-Chairs