

James G. Clynes  
Chairman

Latha Thompson  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com - Website  
info@cb8m.com - E-Mail

**The City of New York  
Manhattan Community Board 8  
Landmarks Committee  
Marymount Manhattan College  
221 East 71<sup>st</sup> Street  
Regina Peruggi Room  
March 14, 2016  
6:30PM**

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

Absent excused: Alida Camp, Christina Davis

1. **126 East 73<sup>rd</sup> Street (between Park and Lexington Avenues) Upper East Side Historic District** – *Nasir J. Khanzada, architect*. Application is legalize installation of an areaway gate, fence and window boxes.

**WHEREAS** 126 East 73<sup>rd</sup> Street is an Italianate-style building designed by Benjamin Wise and constructed in 1872.

**WHEREAS** the applicant did not appear.

**WHEREAS** the applicant will be invited to present to the Landmarks Committee at its April meeting.

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

**VOTE:** 9 in favor (Ashby, Birnbaum, Chu, Evans, Helpern, Liston, Parshall, Tamayo, Baron)

2. **127 East 92<sup>nd</sup> Street-(between Park and Lexington Avenues)-Carnegie Hill Historic District**- *Walter Radtke, architect*-Neo-Grec style rowhouse designed by C. Abbott French & Co. and constructed in 1886-87. Application for a row house renovation.

This application is divided in two parts.

**Part A: Front Façade and Rooftop Addition**

**WHEREAS** 127 East 92<sup>nd</sup> Street is a single family residence;

**WHEREAS** 127 East 92<sup>nd</sup> Street has a basement and three floors above grade;

**WHEREAS** a roof top addition will be set 10-0” back from the front facade of the house and 3’-0” back from the rear façade of the third floor;

**WHEREAS** the rooftop addition will be set behind the existing cornice and will not be visible from the street;

**WHEREAS** the front facade of the rooftop addition will be cement plaster to match the existing;

**WHEREAS** the front windows in the rooftop addition will be double hung wood windows with divided lights to match the character of the existing windows;

**WHEREAS** the rooftop addition is contextual and appropriate within the historic district;

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

**VOTE:** 8 in favor (Ashby, Baron, Birnbaum, Evans, Helpern, Liston, Parshall, Tamayo)

**Part B: Rear Addition**

**WHEREAS** the house is 15'-0" wide by 64'-4" long on the basement and first floor and 40'-9" long on the second and third floors;

**WHEREAS** the rear of the house has a courtyard to the west about half of the width of the house by a length of 10'-9";

**WHEREAS** the courtyard area of the basement is being filled in with an addition and the basement is being extended 7'-6" with an areaway into the rear yard;

**WHEREAS** the courtyard area of the first floor is being filled in with an addition;

**WHEREAS** the second floor is being extended from 40'-9" to 64'-4" to match the length of the lower two floors;

**WHEREAS** the new façade will be cement plaster with a cream color;

**WHEREAS** the new windows will be wood windows with divided lights;

**WHEREAS** the addition of the second floor appears to have too much bulk;

**WHEREAS** the composition of the rear façade is unresolved with the proposed windows on the second floor appearing to be unrelated to the other windows despite the divided lights;

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

**VOTE:** 8 in favor (Ashby, Baron, Birnbaum, Evans, Helpern, Liston, Parshall, Tamayo)

3. **15 East 75<sup>th</sup> Street (between 5<sup>th</sup> and Madison Avenues) [Formerly 11, 13, 15 East 75<sup>th</sup> Street] —Upper East Side Historic District** – *Steven Wang, architect [lead presenter], Herzog & de Meuron, architects, Ronda Wist, Wist Preservation Associates.* Application is to combine three buildings into one single family residence.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART 1—THE FRONT ELEVATION AT #11 EAST 75<sup>TH</sup> STREET AND THE ROOF; PART 2 – THE REAR ELEVATION PLUS TWO BRICK WALLS AT THE PROPERTY LINE. (The applicant is to be commended on the thoroughness of his presentation and for bringing a detailed model to illustrate especially the changes at the rear of the property.)**

**PART A**

**WHEREAS** 15 East 75<sup>th</sup> Street is a Queen Anne style residence designed by William E. Mowbray and constructed in 1887-89.

**WHEREAS** 11, 13 and 15 East 75<sup>th</sup> Street are now legally 15 East 75<sup>th</sup> Street and are part of a group of what were originally 5 Queen Anne style sister houses all designed by William Mowbray and constructed together.

**WHEREAS** at the front elevation, the applicant proposes to retain the existing Queen Anne facades on #13 and #15. **THE MAJOR CHANGE AT THE FRONT** is at #11.

**WHEREAS** the existing neo-Federal-style house at #11, dating from 1940, was built on the skeleton of the pre-existing Queen Anne house and is the only house on the block that presents as neo-Federal.

**WHEREAS** in November, 2012, The Landmarks Preservation Commission approved a Certificate of Appropriateness for work at the front elevation including non-historic design

changes at the lower floors but essentially keeping the existing restrained neo-Federal composition. This work was never completed and the house is now an empty shell.

**WHEREAS** the applicant proposes to remove what is left of the neo-Federal house and rebuilt exactly the original Queen Anne house on the site using a 1905 historic photo.

**WHEREAS** the design proposal is to recreate/rebuild a new Queen Anne façade in complement to its original and existing adjacent Queen Anne neighbors at #13 and #15; originally -- the three houses will read at the same level as when they were originally built.

**WHEREAS** reconstruction work at #11 and restoration work at #13 and #15 will include new slate roofs, new cornice, new wood double hung windows, terra cotta bays at the 2<sup>nd</sup> floor, and at #11, a new terra cotta stoop with stair and rail and knee wall with an iron railing that will match the historic 1905 image.

**WHEREAS** the applicant, to restore the quality of the 2 existing Queen Anne houses (#13 and #15) and to insure the quality of the new Queen Anne elevation for #11, is using as a consultant, the Swiss architectural firm of Herzog & de Meuron, [consultants on all aspects of this application] responsible for revitalizing the Park Avenue Armory's historic Herter Brothers rooms among other major projects in New York City as well as the conversion of the Bankside Power Station in London to the new home of the Tate Modern.

**WHEREAS** the applicant proposes to maintain the integrity of the individual facades of the three houses.

**WHEREAS** at the front, the applicant also proposes to reinstate the front garden

**WHEREAS** at the roof, there will be a 13' high green trellis covering an unusual interior atrium and two lower elevator and stair bulkheads with a maximum height of 8'.

**WHEREAS** the reintroduction of the Queen Anne front elevation at #11 and the work at the roof are contextual and appropriate within the historic district.

**THEREFORE BE IT RESOLVED** that PART A of this application -- the front elevation at #11 and the work at the roof -- is approved as presented.

**VOTE:** 9 in favor (Ashby, Birnbaum, Chu, Evans, Helpert, Liston, Parshall, Tamayo, Baron)

#### **PART B – REAR ELEVATION PLUS TWO BRICK WALLS AT THE REAR PROPERTY LINE**

**WHEREAS** the applicant will remove all extensions and additions at the rear – **4,300 sq. ft. altogether**-- to recreate a 30' garden that will extend across the 3 lots and present as one unified garden/open space, where before no garden existed.

**WHEREAS** the applicant will replace the 2 existing non-historic rear elevations [#13 and #15] and the new #11 rear elevation with a new custom bronze window system extending across the entire height and width of the 3 houses with each floor expressed and with each parti wall expressed; the system will present as “modern” with a ratio of 60% glazing to 40% bronze. **[When one looks at the new rear elevation one will be able to define the 3 individual houses now combined into one house.]**

**WHEREAS** at the rear property line, there are two vertical brick walls that extend up to the height of the house that present as tall structures, almost sculpture-like, one narrow and one wider.

**WHEREAS** the vertical brick walls will be green and will present as a green screen at the end of the garden at the rear property line.

**WHEREAS** the rear elevation has too much glazing and does not relate to the Queen Anne style of the front elevations of the 3 houses.

**THEREFORE BE IT RESOLVED** that Part 2 of this application – the rear elevation and the brick walls at the rear property line – be disapproved as presented.

VOTE: 6 IN FAVOR (Ashby, Birnbaum, Chu, Evans, Tamayo, Baron), 3 opposed (Helpern, Liston, Parshall).

4. **169 East 71<sup>st</sup> Street-(between Lexington and Third Avenues)-Upper East Side Historic District-** *Walter Radtke, architect* -Italianate style designed by John Sexton and constructed in 1866. Application to enlarge the existing building and add a one story addition.

**WHEREAS** 169 East 71<sup>st</sup> Street is a two family house with one residential unit in the basement and the other residential unit in the first through third floors;  
**WHEREAS** the house is set back 9'-6" from the front property line;  
**WHEREAS** the house is 16'-8" wide by 62'-5 1/2" deep;  
**WHEREAS** the limestone and stucco of the front façade will be repaired;  
**WHEREAS** the building will be extended 17'-0" into the rear yard;  
**WHEREAS** the roof top addition will be set back 15'-0" in the front and will align with the rear wall of the enlarged building;  
**WHEREAS** the roof top addition will be 10'-0" above the existing roof;  
**WHEREAS** the roof top addition will have black metal parapet railings with vertical pickets in the front and the rear;  
**WHEREAS** the roof top addition will not be visible from across the street;  
**WHEREAS** the flues in the front will be raised above the new roof top addition and will be visible from across the street;  
**WHEREAS** the stair bulkhead, which will be located in front of the elevator shaft, will be 9'-0" above the roof top addition and 6'-0" above the elevator shaft, and will not be visible from the street;  
**WHEREAS** the sliding glass doors in the front face of the roof top addition will be changed to be similar in appearance to the wood divided light windows and will be set in an opening with a shallow arch to carry out the vocabulary of the existing window openings;  
**WHEREAS** the rear façade will be stucco on concrete and will match the color of the building next door;  
**WHEREAS** the new windows will be wood and will match the existing windows in the front of the building;  
**WHEREAS** there will be two Juliette balconies on the first floor and a 4'-0" by 8'-0" balcony on the second floor in the rear;  
**WHEREAS** this enlarged house is appropriate and contextual within the historic district;  
**THEREFORE BE IT RESOLVED** that this application be approved subject to the change set forth above and as presented.

**VOTE:** 7 in favor (Ashby, Baron, Evans, Helpern, Liston, Parshall, Tamayo)  
2 abstentions (Birnbaum, Chu)

5. **1511 Third Avenue (between 85<sup>th</sup> and 86<sup>th</sup> Streets)—Yorkville Bank Building, Individual Landmark** – *Joseph Levine, architect*. Application is to install a barrier-free access ramp.

**WHEREAS** 1511 Third Avenue is an Italian Renaissance Revival-style bank building designed by Robert Maynicke and constructed in 1905.  
**WHEREAS** the applicant proposes to install a barrier-free access ramp at the secondary entrance to the building on 85<sup>th</sup> Street.  
**WHEREAS** the intervention will be minimal – a granite clad concrete ramp in a granite that would match the base of the building with a black stainless steel railing.  
**WHEREAS** the existing ramp is ADA-non-compliant at 8' and is too steep; the new ramp would be 12' long.

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

**VOTE:** 9 in favor(Ashby, Birnbaum, Chu, Evans, Helpern, Liston, Parshall, Tamayo, Baron)

6. **27 East 92<sup>nd</sup> Street-(between Fifth and Madison Avenues)-Carnegie Hill Historic District-Ron Kopels, architect**-Romanesque Revival/Queen Anne style designed by A.B. Ogden & Son and constructed in 1889. Application for work at the front elevation at the ground level.

**WHEREAS** the storefront is in an addition at the rear of a building that fronts on Madison Avenue;

**WHEREAS** the store façade is made of brick with a glass entrance door and a large glass “storefront” window set in a masonry opening about 9’-0” long;

**WHEREAS** there is an outdoor eating area on the sidewalk defined by a picket type railing;

**WHEREAS** the main entrance door at the westerly end of the store will receive a large logo image of a waitress;

**WHEREAS** the storefront window will be removed, the masonry opening extended to grade, and the window replaced with four folding glass panel doors;

**WHEREAS** a new, retractable, red canopy with blue letters will be installed from the westerly end of the store to the easterly end of the outdoor eating area, a distance of about 31’-7”

**WHEREAS** there will be a lit menu board between the entrance door and the folding glass doors;

**WHEREAS** the proposed extraction grill will be painted to match the color of the brick;

**WHEREAS** the appearance of the store will become more commercial in contrast to the residential character of the street

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

**VOTE:** 9 in favor (Ashby, Baron, Birnbaum, Chu, Evans, Helpern, Liston, Parshall, Tamayo)

7. **210 East 62<sup>nd</sup> Street (between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues)– Treadwell Farm Historic District– Keitao Nei, architect.** Application is for restoration work at the front elevation, a one-story addition and for a new rear elevation.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY-ADDITION; PART B – THE NEW REAR EXTENSION/ELEVATION. (The applicant did not bring drawings for the committee members.)**

**PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY ADDITION**

**WHEREAS** 210 East 62<sup>nd</sup> Street is a French Second Empire-style brownstone designed by F. S. Barns and constructed in 1870.

**WHEREAS** the applicant proposes a full restoration of the street façade, including a restoration of the brownstone coating, the historic window surrounds the restoration of the cornice among other restoration work.

**WHEREAS** the applicant proposes to modify/lower the areaway by excavating below grade and adding a skylight to the level below and reinstalling the black wrought-iron fence.

**WHEREAS** at the roof, the applicant proposes a one story addition approximately 13’ high, 28’ long and 18’ wide and set back 30’ from the front elevation and 6’ back from the new proposed rear extension [See below]

**WHEREAS** the one story addition at the roof will not be visible along 62<sup>nd</sup> Street but will be partially visible from 3<sup>rd</sup> Avenue at 62<sup>nd</sup> Street. [Approximately 6’ of the addition will be visible from this angle.]

WHEREAS the restoration work at the front and the minimally visible glass roof –top addition are appropriate within the historic district.

**THEREFORE BE IT RESOLVED** that Part A of this application –the restoration work at the front elevation and the roof-top addition – are approved as presented.

**VOTE: 8 in favor (Ashby, Chu, Evans, Helpern, Liston, Parshall, Tamayo, Baron), 1 no (Birnbaum)**

**PART B: The rear extension/elevation**

**WHEREAS** at the rear, there will also be a new extension that will extend 17' into the rear yard and will extend up 4 stories to the roof line. [the full envelope of the house will be increased by 17'.]

**WHEREAS** at the rear, a 30' rear yard will be maintained.

**WHEREAS** the applicant proposes a glass layer for the entire new 4-story rear elevation

**WHEREAS** the applicant proposes a powder-coated steel shutter system in front of the glass.

**WHEREAS** the individual shutters of the powder coated steel shutter system will have perforations that will be shaped like leaves – the density change in the perforations will echo the old windows; the perforations will have a filtered lantern effect as the light goes through them.

**WHEREAS** the shades will present as bifold shades/accordion doors when open with each panel 3' wide; when the shutters are folded out, they will each extend out 3'.

**WHEREAS** there are three balconies at the rear with glass railings; each balcony will be painted in a different pastel color.

**WHEREAS** the extension will have zinc panels on each side.

**WHEREAS** the proposed new rear elevation presents as a modern work of art or sculpture and is very unusual.

**THEREFORE BE IT RESOLVED** that Part B of this application – the rear extension/rear elevation – be approved as presented.

**VOTE: 5 in favor (Ashby, Helpern, Liston, Tamayo, Baron), 4 against (Birnbaum, Chu, Evans, Parshall)**

8. **14 East 60<sup>th</sup> Street-(between Fifth and Madison Avenues)-Upper East Side Historic District-Ricardo Zurita, architect-Beaux-Arts style hotel designed by R.C. Gildersleeve and constructed in 1902. Application for storefront renovation.**

**WHEREAS** 14 East 60<sup>th</sup> Street has a rusticated base with recessed openings with windows and doors set in bronze frames;

**WHEREAS** AVRA Restaurant will renovate the six eastern bays of the base of the building;

**WHEREAS** the western bay is the entrance for the handicapped; whereas the third bay from the west is the main entrance; and whereas the four other bays are fixed glass windows;

**WHEREAS** the handicapped entrance has a glass door with a fixed glass side panel with bronze frames;

**WHEREAS** the handicapped entrance will be refurbished;

**WHEREAS** the main entrance has four steps leading up to the main entrance platform which is 2'-0" above the sidewalk;

**WHEREAS** the main entrance has a pair of glass doors with bronze frames that will be refurbished;

**WHEREAS** new metal railings will be built on either side of the steps to the main entrance platform;

**WHEREAS** the fixed glass windows will be replaced with pairs of in-swinging glass doors with bronze frames to match the existing bronze;

**WHEREAS** the main entrance has a curved metal and glass marquis similar to the metal and glass marquis to the east;

**WHEREAS** the windows will receive fabric awnings with wide stripes and the marquis will receive a fabric skirt with wide stripes to match the awnings;

**WHEREAS** the stripes will be “sand” and white:

**WHEREAS** the awnings will have the name of the restaurant on the face of and in the center of each canopy in small red letters;

**WHEREAS** the AVRA sign, with bronze letters, will be placed to the right of the main entrance doors at the same height as the “Georgette” sign for the restaurant in the eastern portion of the building;

**WHEREAS** the back lit, bronze framed, menu board will be placed below the sign at the same height as the menu board for the Georgette restaurant;

**WHEREAS** AVRA is applying for a small sidewalk café for tables of two and/or four along the face of the AVRA portion of the storefront;

**WHEREAS** two down lights will be mounted within each canopy and two down lights will be mounted within the skirt;

**WHEREAS** two up-light fixtures, one on each side of the marquis, will be installed to light the flag on the existing flag pole above;

**WHEREAS** this balanced design is respectful of the existing architecture and storefront materials;

**WHEREAS** the new storefront elements are contextual and appropriate within the historic district;

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

**VOTE:**           5 in favor (Baron, Chu, Helpen Liston, Parshall)  
                  3 opposed (Ashby, Birnbaum, Tamayo)  
                  1 abstention (Evans)