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The City of New York
Manhattan Community Board 8

Landmarks Committee, April 15, 2013

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

Present: Jane Parshall, Teri Slater, Marco Tamayo, David Liston, Michele Birnbaum, Susan Evans, Elizabeth Ashby, Christina Davis

Absent Excused: David Helpern

1. **11-15 East 70th Street (between Fifth and Madison Avenues) – Upper East Side Historic District** – *Andre Tchelistcheff, Architect*. Application is to amend Certificate of Appropriateness for a Master Plan for the installation of new window openings.

WHEREAS 11-15 East 70th Street is a neo-French “classic” style residence, designed by John Duncan and built in 1909-1910 and a Beaux-Arts style residence, designed by Charles I. Berg and built in 1909-1910.

WHEREAS 11-15 East 70th Street is adjacent to the garden of the Frick Museum.

WHEREAS at the October meeting of the full board of Community Board 8, an application to add 4 windows on the lot line on the west elevation at the 3rd floor was disapproved by a nearly unanimous vote (38 in favor, 1 opposed, 0 abstentions); however, the Landmarks Preservation Commission subsequently approved the application.

WHEREAS the applicant proposes to amend the original Certificate of Appropriateness for the 3rd floor windows so that now there will be windows at the 4th, 5th and 6th floors. The 4 openings at the 4th floor will match the openings at the 3rd floor; the 4 openings at the 5th floor and the 2 openings at the 6th floor will be narrower and less tall because of existing chimney breasts between the windows on the upper floor.

WHEREAS all of the proposed new windows overlook the Frick Collection garden; however, whereas formerly 4 new openings were proposed, now 14 new windows are proposed.

WHEREAS the 14 proposed windows do not appear incidental within the wall and compete with the monumental arches in the Frick Garden wall below that are now well served by the blank wall above.

WHEREAS at the time of the original application last fall, there was concern that approval of the 4 proposed openings would lead to a proliferation of windows on the west elevation.

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

VOTE: 3 in favor (Birnbaum, Evans, Parshall), 3 against (Ashby, Davis, Tamayo)

The Committee failed to adopt a resolution.

2. **827 Madison Avenue aka 22 East 69th Street [Dolce & Gabbana] – Upper East Side Historic District** – *Alessandro Mascia and Jenny Gania, Space 4 Architecture*. Application is to alter the exterior façade with the installation of stone panels, black glass frame, and logos.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The door on East 69th Street and the signage. Part B – The alterations to the exterior façade.

PART A – The door on East 69th Street and the signage.

WHEREAS 827 Madison is a Queen Anne style building designed by Lamb & Wheeler in 1880-81 and altered by James Casale in 1923.

WHEREAS the applicant proposes to upgrade the existing door on East 69th Street with a new door, frame, and hardware that will be surrounded by a black glass portal. The door is 80 ft. from the corner of the building.

WHEREAS the proposed new signage includes a new stainless steel logo above the door on 69th Street, a new logo on the north elevation at the corner, a new logo at the front elevation to the side of the main retail entrance so that three new Dolce & Gabbana logos would be added to the store in addition to the existing larger logos at the front elevation above the entry door and at the East 69th Street elevation at the corner above the retail window that faces out to 69th Street.

WHEREAS the proposed increase in signage from 2 existing logos to 5 altogether -- by adding three new smaller logos -- is out of context with the residential character of the neighborhood along 69th St. and within the historic district.

WHEREAS the proposed upgrade of the secondary door to the retail space is not subtle and is not compatible with the residential character of East 69th Street within the historic district.

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

VOTE: 5 in favor (Birnbaum, Davis, Evans, Liston, Tamayo), 2 against (Ashby, Parshall)

Part B – Alterations to the exterior façade.

WHEREAS the applicant proposes to replace the existing stucco panels on the 69th St. elevation and the Madison Avenue elevation with stone panels (a stone known as “basaltina.”

WHEREAS the existing double height windows will remain.

WHEREAS the proposed upgrade of both facades from stucco to stone will improve the appearance of the store; the stucco has not held up well and is weather-damaged.

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

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

3. **1127 Third Avenue (between 65th and 66th Streets) [Manhattan House] – Individual Landmark**
Burnham New York, Inc. Application is to install through-the-wall HVAC louvers.

WHEREAS 1127 Third Avenue is a modern style mixed-use complex, consisting of a 21-story apartment house, and underground garage, and two groups of stores designed by Mayer & Whittlesey and Skidmore, Owings and Merrill and constructed between 1947 and 1951.

WHEREAS the applicant was not present and therefore the application was not heard.

THEREFORE BE IT RESOLVED that this application is disapproved and the applicant is invited to present again.

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

4. **28-30 East 92nd Street (between Fifth and Madison Avenues) - Carnegie Hill Historic District -**
Higgins Quasebarth & Partners, LLC and Butler Rogers Baskett Architects - Two Renaissance Revival style rowhouses designed by Henry J. Hardenbergh and built in 1892-95. Application is to combine the buildings, alter the areaways, and construct rooftop and rear yard additions.

WHEREAS the applicant, Nightingale-Bamford School, an independent K-12 girls' school, proposes to integrate the two four-story adjacent townhouses at 28 and 30 East 92nd Street into the school's current location which is a seven-story building at 20 East 92nd Street.

WHEREAS the townhouses at 28 and 30 East 92nd Street, which are not symmetrical in composition, read as a single building.

WHEREAS the application consists of four major areas of proposed work, details of which are further described in the whereas provisions below: 1) restorative work on the four floors of the front elevation; 2) entry level work at the ground of the front elevation; 3) a rooftop addition; and 4) work at the rear of the two townhouses, including an angled extension that angles out from an existing extension so that an existing 3-story bay -- part of the original material of the building -- is preserved.

WHEREAS at the front of 30 East 92nd Street, the stoop, which was added to the building in the 1980s, will be removed, and a new egress door will be added that will be five steps down from the sidewalk level, although the main egress for the school will remain at 20 East 92nd Street.

WHEREAS a new areaway will be created across the front of the combined town houses with a new painted metal railing.

WHEREAS at the rooftop of the combined townhouses, the existing penthouse will be enlarged to create a new fifth floor with the floor angled and setback so that it is not visible from the street.

WHEREAS there will be an angled-back greenhouse at the new sixth floor of the combined townhouses.

WHEREAS at the new third level, which will be angled even further back, there will be mechanical equipment, including an acoustic baffle for HVAC abatement.

WHEREAS the asymmetry of the front elevation will be repeated at the rear by the angled extension (which will also help to protect the lovely metal clad bay window three stories high).

WHEREAS the proposed geometry of the rear extension is also driven by an effort to minimize the bulk of the extension.

WHEREAS the basement and cellar levels at the rear of the combined townhouses will be extended out to a retaining wall in the rear (7'9" high) with a planted garden above.

WHEREAS at the front of the combined townhouses, the first setback will be planted as a garden.

WHEREAS the fronts of facades of both townhouses will be repaired to address previous renovations that were unsympathetic to the overall character of the townhouses, replacing brick and brownstone with rusticated cast stone and the existing windows with painted double-hung wood-framed windows.

WHEREAS three lot line windows in the rear of 30 East 92nd Street will be bricked up although recessed to make clear that windows were once there

WHEREAS the proposed changes will increase the building height of both townhouses from 65'7" to 80'10", with the top of the existing acoustic screen and parapet increasing from 70'8" to 96'6", and will provide the school with approximately 27,000 square feet to relieve overcrowding in existing classrooms and to provide additional space for, among other things, music teach and practice rooms, a physical education and performing arts space, a greenhouse for art classes, and additional faculty workspaces.

WHEREAS the Committee decided to separately consider the above-mentioned proposed greenhouse apart from the remainder of the application.

The Greenhouse:

WHEREAS the proposed glazing for the greenhouse, which will be visible from Madison Avenue, is not appropriate to architecture of the two townhouse or to the character of the Carnegie Hill Historic District.

THEREFORE BE IT RESOLVED that the proposed greenhouse is disapproved.

VOTE: 5 in favor (Ashby, Birnbaum, Evans, Slater, Tamayo), 3 against (Davis, Liston, Parshall).

The Remainder of the Proposed Changes:

WHEREAS the remainder of the proposed changes are sensitive to, and in keeping with, the architecture of 28 and 30 East 92nd Street and the character of the Carnegie Hill Historic District.

THEREFORE BE IT RESOLVED that the remainder of the application is approved.

VOTE: 8 in favor (Ashby, Birnbaum, Davis, Evans, Liston, Parshall, Slater, Tamayo).

5. **737 Park Avenue (between 71st and 72nd Streets) – Upper East Side Historic District – *Malay Shah, Architect and Michael F. Doyle, Architect***. Application is to install mechanical equipment at the roof.

WHEREAS 737 Park Avenue is a “Classicizing” Art-Deco style apartment building designed by Sylvan Bien and constructed in 1940.

WHEREAS the applicant proposes to install central air conditioning for the entire apartment building.

WHEREAS the applicant, in a search for a solution that would not have an impact on or compromise the original fabric of the building, proposes to construct a small 2’ high platform on the backside of the building at the NE corner at the penthouse level.

WHEREAS the proposed platform would be 15’ long x 9’ wide and would support two vertical cooling towers.

WHEREAS the height of the cooling towers would be 14’6” and they would sit on the proposed platform so that the overall height would be 16’6”.

WHEREAS the proposed cooling towers would not obstruct the view from either Park Avenue or 71st Street – the two primary elevations of 737 Park Ave.

WHEREAS the proposed towers, however, are significantly visible from Lexington Avenue when looking back from 71st Street and are visible on 72nd Street at the midblock between Lexington and Park.

WHEREAS the proposed vertical towers are out of context and intrusive in the extreme within the historic district

WHEREAS the Committee appreciates the sensitivity of the applicant to both the stunning rotunda at the roof which hides the water tower and to the original fabric of the building in the applicant’s search for a solution to provide central air conditioning.

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

VOTE: 8 in favor (Ashby, Birnbaum, Davis, Evans, Liston, Parshall, Slater, Tamayo)

6. **2 East 61st Street, Apt. #2001 (between 60th and 61st Streets) [The Pierre Hotel] - Upper East Side Historic District - *Thomas McMahon of Shelton, Mindel & Associates*** - A Beaux-Arts Style Hotel designed by Schultze and Weaver, completed in 1930. Application is to replace a solarium added to the 21st floor terrace on western facade, installed circa 1977-78.

WHEREAS the applicant proposes to replace an existing solarium, made of aluminum and glass, located on the 21st floor terrace facing Northeast, with a new solarium to be made of bronze, glass, and quartz zinc.

WHEREAS the proposed new solarium will be smaller in size than the existing solarium with overall volume reduced by 9’1” in square footage.

WHEREAS the proposed new solarium will be barely visible from the public way and less so than the existing solarium.

WHEREAS the design and materials to be used for the proposed new solarium will be more consistent with the overall design of the building than the existing solarium.

THEREFORE BE IT RESOLVED that the proposed new solarium is approved.

VOTE: 8 in favor (Ashby, Birnbaum, Davis, Evans, Liston, Parshall, Slater, Tamayo).

David Helpern and David Liston, Co-Chairs