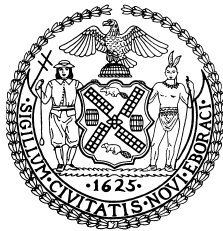


Nicholas Viest
Chair

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 71st Street, Regina Peruggi Room
April 7, 2014
6:30PM

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

1. **45 East 66th Street – NE corner Madison Avenue [INDIVIDUAL LANDMARK] – Upper East Side Historic District – Jeffrey Cole, Architect.** Application is for a penthouse rooftop addition.

WHEREAS 45 East 66th Street was designed by Harde & Short and completed in 1908.

WHEREAS 45 East 66th Street, which turns the corner onto Madison Avenue and was designated an Individual Landmark in 1977, is a 10-story unusual perpendicular red and white gothic building with a center court for light, a distinctive rounded corner tower and 12 over 12 double hung windows including on the tower.

WHEREAS 45 East 66th Street is also on the National Register of Historic Places.

WHEREAS the applicant proposes the construction of an extra story on top of an existing penthouse addition [existing secondary rooftop structure]; the existing penthouse addition is not visible because it is hidden behind an exquisite and distinctive parapet wall.

WHEREAS the proposed addition would rise 11' above the existing rooftop addition and 4' above the parapet.

WHEREAS the proposed addition will be set back 17' from the eastern edge of the existing building, 9' from the existing addition and 30' back from the property line.

WHEREAS because the proposed addition would rise above the free-standing parapet wall and be visible from the public way, it will alter the view of the building from the street, especially from East 66th Street..

WHEREAS the application was first presented to the Landmarks Committee in January, 2014 and was disapproved as presented; the new application, with a few minor alterations, is virtually identical to the January application.

WHEREAS while the applicant made a more complete presentation with the inclusion of many more detailed drawings than in January, the applicant did not include a montage of the streetscape which would have provided for a contextual view of the addition.

WHEREAS the applicant is proposing a new addition that mimics the existing inappropriate addition. While the proposed addition is minimally visible from the public way and the committee has approved rooftop additions that are minimally visible, 45 East 66th Street has one of the city's grandest facades with its distinctive windows along both 66th Street and Madison Avenue.

WHEREAS the proposed addition is out of context and inappropriate for both an INDIVIDUAL LANDMARK of this caliber and within the historic district.

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

Vote: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

2. **1016 Lexington Avenue (between 72nd and 73rd Streets)-Upper East Side Historic District-** *Jon David Libasci, Architect*-A Neo-Grec style building designed by Thom & Wilson and built in 1880-81. The application is for a new restaurant entry door, storefront and awning.

This Application is divided into two parts:

Part A: To approve as presented with the exception of the color of the awning

Whereas this storefront has been renovated many times and there are no remnants of the original storefront;

Whereas the current storefront added simulated Greek columns that are unrelated to the original design;

Whereas the new door and storefront are composed of four vertical panels with black metal frames and base panels;

Whereas one of the four panels is a door and the other three are folding panels that enable the restaurant to open up to the sidewalk;

Whereas the new door, storefront, and awning are similar to those of other restaurants in the neighborhood;

Whereas the new door, storefront, and awning are a major improvement to the building;

Whereas the proposed sign for the awning is about eight inches high;

Whereas the proposed color for the new awning is a pinkish red;

Therefore be it resolved that Part A of this application is approved

Vote: 6 in favor (Ashby, Davis, Evans, Helpern, Parshall, Tamayo)
1 Abstention (Birnbaum)

Part B: To disapprove the color of the awning

Whereas the proposed color of the awning is a pinkish red;

Whereas this color is brighter than that of any of the other awnings in the immediate neighborhood;

Whereas the color of the awning is not integral to the overall design;

Therefore be it resolved that part B of this application is disapproved.

Vote: 6 in favor (Ashby, Birnbaum, Davis, Evans, Parshall, Tamayo)
1 opposed (Helpern)

3. **105 East 73rd Street (between Lexington Avenue and Third Avenue – Upper East Side Historic District --** *Jose Ramirez, Architect*. Application is for restoration work, a change to 2nd floor window at the front elevation, and changes to the curtain wall at west elevation and rear elevation

WHEREAS 105 East 63rd Street and its twin, 107 East 73rd Street, were designed by Thom and Wilson in a neo-Georgian style and completed in 1881-82; the present façade was designed by Grovesnor Atterbury and completed in 1903.

WHEREAS at the front, the applicant proposes to repoint and repair the street/front brick façade, return the front 2nd level window to the original Atterbury window, replace all other front elevation windows with in-kind wooden windows and repair all ironwork.

WHEREAS at the side or west elevation, the applicant proposes to repoint and repair brick façade as required and replace existing wooden windows with in-kind wooden windows.

WHEREAS at the side or west elevation, there is a service way/alley for the adjacent apartment building on Park Avenue; thus, the side or west elevation is highly visible from the public way.

WHEREAS the side or west elevation, the applicant proposes to extend or “bump out” two recesses between two existing additions to increase width of the building; to accommodate the “bump outs”, there will be a new curtain wall from the 2nd level to the bulkhead and a new curtain wall from the cellar level to the 1st level towards the rear of the building.

WHEREAS the proposed “bump outs” will accommodate a proposed interior stairway; two recessed walls will be pulled out so that the plane of the west elevation is the same. The proposed bump-outs will be visible from the public way because of the adjacent service way. The proposed windows on the side elevation will match in detail the windows on the front elevation

WHEREAS at the rear, the applicant proposes to re-point and repair the rear brick façade and construct a new curtain wall from the cellar level to the 1st level at the rear façade (as part of the accommodation for the new proposed interior stairway).

WHEREAS at the rear elevation, the proposed new curtain wall from the cellar level to the 1st level is needed to accommodate the stairwell (see above).

WHEREAS at the rear, there will be larger windows at the ground and cellar levels; the details of these windows will mimic the details on the front elevation windows.

WHEREAS the proposed changes, including the bump outs at the west elevation and the return of the 2nd floor window to the original Atterbury design, are contextual and appropriate within the historic district.

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

Vote: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

4. **910 Fifth Avenue-(East 72nd Street)-Upper East Side Historic District-***Stewart Ackerman, Project Manager* –A Neo- Italian Renaissance style building designed by Fred F. French and built in 1919. Application to amend existing master plan to allow the installation of casement pivot windows.

Resolution to Disapprove

Whereas no photos or elevations of the building were provided;

Whereas the applicant stated that the original facades and windows had been replaced with white brick and double hung windows;

Whereas there is a master plan for Skyline tilt and turn windows that was approved By the Landmarks Preservation Commission in 1996;

Whereas the use of Panorama pivot windows has been approved at staff level in lieu of the Skyline windows;

Whereas the Landmarks Preservation Commission will not approve the Panorama windows at staff level in the future;

Whereas the Panorama pivot windows are being proposed as an alternate to the Skyline tilt and turn windows so that apartment owners have a choice of window type from an operational perspective;

Whereas the Panorama windows have a narrower frame than the Skyline windows;

Whereas the Panorama windows are installed with aluminum trim to equalize the apparent thickness of the frames and to align the sightlines from Panorama windows with sightlines from Skyline windows;

Whereas master plans for windows should not have two options for window types;

Therefore be it resolved that this application is disapproved.

Vote: 4 in favor (Ashby, Birnbaum, Evans, Tamayo)
3 opposed (Davis, Helpern, Parshall)

5. **20-22 East 71st Street (between 5th and Madison Avenues) – Upper East Side Historic District** -- *Jose Ramirez, Architect*. Application is for restorative work and a report to the City Planning Commission for a 74-711 special permit to revert the building back to single family residential use.

WHEREAS 20-22 East 71st Street, the former Forstmann house, is a five-story neo-Italian Renaissance house deigned by C. P. H. Gilbert and completed in 1923.

WHEREAS 20-22 East 71st Street is a double-width limestone house with expansive proportions and a mansard roof pierced by dormers.

WHEREAS although built as a single family residence, in 1979, after several owners, 20-22 East 71st Street became offices; the Certificate of Occupancy was changed to reflect commercial use and no longer permits a residential use.

WHEREAS the applicant is seeking a special permit pursuant to Section 74-711 of the Zoning Resolution to allow the modification of the rear yard requirement and the inner court dimensions requirement so that a C of O changing the use to residential is obtained from the City Planning Commission.

WHEREAS the applicant, to change to the C of O, requires a report from the Landmarks Preservation Commission to the City Planning Commission stating that a continuing maintenance program has been established that will result in the preservation of 20-22 East 71st Street and that the proposed use modification contributes to a preservation purpose.

WHEREAS the special permit is required because the rear yard, at 11'5", does not meet the rear yard requirement (30') for a residential use; there is no inner courtyard (required for light and air to the sleeping rooms when the rear yard is so narrow).

WHEREAS all of the proposed restoration work has been approved at the staff level at the Landmarks Preservation Commission, including the removal of a non-historic greenhouse at the rear, adding a black painted iron fence at the roof at the rear that will match the iron painted fence on the floor below and adding new mechanical equipment at the roof that will be invisible from the public way.

WHEREAS the restoration work will include window replacement and restoration; all windows will match the 4 remaining original windows.

WHEREAS the applicant is requesting a report from the Landmarks Preservation Commission to the City Planning Commission resulting from a proposed preservation plan to be outlined in a restrictive declaration – this report will request the CPC to waive both the required inner court dimensions and the rear yard requirement as set forth in the zoning resolution for residential properties so that the required C of O will be approved at the CPC.

THEREFORE BE IT RESOLVED that this application is approved as presented

Vote: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

David Helpern and Jane Parshall – Co-Chairs, Landmarks Committee