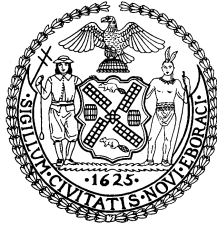


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**The City of New York**  
**Manhattan Community Board 8**  
**Landmarks Committee, Monday, April 13, 2015– 6:30PM**  
**Church of the Holy Trinity, 316 East 88<sup>th</sup> Street, Draesal Hall**

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

1. **10 East 78<sup>th</sup> Street (Fifth/Madison)-Metropolitan Museum Historic District**-Kevin Byrne, Architect-A townhouse designed by Charles Graham and completed in 1886-87. Application is for work at the front and rear elevations and for a rooftop addition

**WHEREAS** 10 East 78th Street is a townhouse designed by Charles Graham and constructed in 1886-87.

**WHEREAS** the existing front elevation is red brick with steel casement windows with the entry door on the right side at the ground floor (1st floor)

**WHEREAS** the applicant proposes to reclad the front elevation in limestone, add a cornice, change the windows (that present as stepped-in) to wood with plain glass operable panes with a fixed transom above, add decorative iron metal Juliet balconies to the windows at the 2nd and 3rd floors, add a decorative iron gate to the fence at the ground (1st floor), and change the entrance from the side to the center of the ground floor

**WHEREAS** the proposed limestone facade and the decorative iron work for the front fence, gate and Juliet balconies are in line with the front elevations of neighboring buildings, particularly the house directly east of 10 East 78th Street.

**WHEREAS** the total height of the building will be increased by 20"; this increase will be incorporated into the existing floors by slightly adding to the height of each floor.

**WHEREAS** the proposed bulkhead addition for mechanical equipment only is set back and not visible from the public way.

**WHEREAS** at the rear, there is an L-shaped extension that covers most of the rear yard; it was added after WWII; the shape of the extension allows for a third elevation facing east.

**WHEREAS** the extension also allows for a small yard at the east elevation in addition to the small yard at the south elevation.

**WHEREAS** from 77th Street, both the south elevation and east elevation are visible from an alley extending in from 77th St.

**WHEREAS** the top portion of the 9'4" extension will be reduced by approximately 27 sq. ft. to create a terrace at the third floor; the footprint/envelope of the building will not be changed.

**WHEREAS** the rear elevation (consisting of the south elevation plus the east elevation) will be clad in a stucco color that approximates the color of the limestone at the front elevation.

**WHEREAS** all the windows will be changed to wood and will be realigned to give unity and symmetry to the rear elevation; there will also be an external stair at the first floor to access the rear yard.

**WHEREAS** the original house at 10 East 78th Street was constructed in 1877 and clad in brownstone

**WHEREAS** the house in the Designation Report for the Metropolitan Museum Historic District is brick with casement windows, which were installed in 1945-46.

**WHEREAS** there are no historical references to the original 1877 elevation in the 1945-46 redesign.

**WHEREAS** the new design for 10 East 78th Street presents as French neoclassical especially in the design for the windows with the clear glazing and transoms above and decorative iron metal Juliet balconies.

**WHEREAS** the use of limestone for the front elevation and the overall French neo-classical "look" proposed by the applicant references many of the houses/institutions both on the block and within the historic district and is contextual and appropriate to the streetscape

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

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

2. **16 East 84<sup>th</sup> Street (Fifth/Madison)-Metropolitan Museum Historic District-** A Neo-Georgian brick town house designed by Clinton & Russell and built in 1899-1900. Application is to legalize third floor windows installed prior to 1992 without permits.

**WHEREAS** the window openings on the third floor (and the window openings above) which aligned with the second floor windows were changed in 1948 when the building was converted to apartments;

**WHEREAS** the building was designated as part of the Metropolitan Museum Historic District in 1979;

**WHEREAS** the windows were changed from the windows in place at the date of designation but prior to the purchase of the third floor apartment by the current owner;

**WHEREAS** the windows in the large opening on the third floor are currently two over two casement windows;

**WHEREAS** the window in the small opening on the third floor is currently a six over six double hung window;

**WHEREAS** there is no way to mandate that the façade be returned to the original design;

**WHEREAS** wood windows are appropriate for the period of the building;

**THEREFORE BE IT RESOLVED** that the third floor windows in the front façade be legalized.

**VOTE:** 6 in favor (Davis, Evans, Helpern, Liston, Parshall, Tamayo) 1 opposed (Ashby)  
2 abstentions (Birnbaum, Chu)

3. **27 East 62<sup>nd</sup> Street (Madison/Park)-Upper East Side Historic District-***David Katz, Architect*-A Neo-Renaissance style designed by Lawlor & Haase and completed in 1912-12. Application is for general restoration of the building, reconfiguration of the west elevation lightwell, expansion of 10th floor and addition of rooftop mechanical equipment.

**WHEREAS** 27 East 62nd Street is a neo-Renaissance style 10 story apartment building designed by Lawlor & Haase and constructed in 1912-13.

**WHEREAS** the Certificate of Occupancy for 27 East 62nd Street is changing from a residential use to commercial use permitted by a zoning district boundary that runs through the building -- part commercial and part residential (R8B) -- with more than 50% of the building in the commercial district.

**WHEREAS** the applicant proposes a complete restoration of the building, including installing a metal cornice, replacing all windows with new 6 over 1 wood windows, removing all A/C units at the front elevation, removing the partial stucco covering of brick on the west elevation, and retaining historic configurations of all doors, windows, and ground level fixtures using replacements based on designs more in keeping with original light fixtures and doors.

**WHEREAS** since the C of O is changing to a commercial use, the owner is no longer required to have lightwells at the east and west elevations; the applicant proposes to "fill-in" these light wells to create more usable floor space

**WHEREAS** the applicant proposes to chop off the front part of the 10th floor [which presents as a "penthouse"] by setting it back by an additional 5' so that the 10th floor will be now set back by 15' and will be minimally visible from the public way; the new 10th floor will reconfigured and enlarged and will now be 46' wide x 62' deep and will be clad in lead coated cooper.

**WHEREAS** the roof is being raised by 6' to increase the height of the reconfigured 10th floor/"penthouse"; the height of the building will change from 100'4" to 106'7". [The mechanicals will extend to a maximum of 5' above the roof and will not be visible from the public way.]

**WHEREAS** the applicant proposes infill for the area ways on both sides of building [at east and west sides of building]; there will be approximately 600 sq. ft. of infill.

**WHEREAS** the applicant proposes to add 12 new windows at the infill at the west elevation; there will be six visible windows on each new flank. [The west elevation looks out over the low in scale Hermes retail store at the NE corner of 62nd Street and Madison Avenue.]

**WHEREAS** at the west elevation, there will be a stucco finish from the 3rd floor to, the 6th floor (the first three floors of the west elevation abut Hermes) to differentiate/ make reference to a pre-existing line on the west elevation that dates back to the original historical materials.

**WHEREAS** to clarify, there are 4 parts to this application that require Landmarks Commission approval before a Certificate of Appropriateness can be issued: 1) the proposed new entry doors at the ground level that will be made of metal and glass and reference the original historic doors, 2) the replacement of the metal cornice, 3) the infill on the west elevation that rises above the Hermes retail establishment and 4) the reconfigured and increased-in-height 10th floor to be coated in lead coated copper presenting as a penthouse. [Only staff-level approval was required for all other proposed work at 27 East 62nd.]

**WHEREAS** the change of use from residential to commercial allows for the infilling the of the area ways on the east and west sides of the building; the visible part of the west elevation that concerns this application (with the new window cuts) enhances the distinctiveness of the elevation as it rises above Hermes.

**WHEREAS** the proposed changes at the 10th floor are sensitive and in proportion to the rest of the building.

**WHEREAS** the application is contextual and appropriate within the historic district.

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

**VOTE:** 8 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Liston, Parshall, Chu), 1 opposed (Tamayo)

4. **New Business-A discussion of the Landmarks Preservation Commission application backlog**

**WHEREAS** the Landmarks Preservation Commission currently has a list of about 100 landmarks that have been “calendared” for designation but not yet voted on;

**WHEREAS** the Landmarks Preservation Commission has made an announcement calling for ideas on how to reduce their backlog to be submitted by May 1, 2015;

**WHEREAS** Borough President Gale A. Brewer has requested that all Community Boards respond to the Landmarks Preservation Commission announcement;

**THEREFORE BE IT RESOLVED** that Community Board 8 recommends to the Landmarks Preservation Commission that each Community Board be requested to prioritize applications calendared but not heard; that each community board establish a set of objective guidelines and criteria that govern keeping or removing applications that have been calendared but for which a public hearing date has not yet been set; and that the Landmarks Preservation Commission consider the use of volunteers to help the Landmarks Preservation Commission staff bring applications forward to be voted on for designation.

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

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