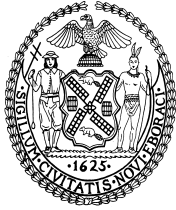


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The City of New York Manhattan Community Board 8

Landmarks Committee
April 18, 2016-6:30PM
Lenox Hill Neighborhood House
331 East 70th Street, Auditorium

Present: Elizabeth Ashby, David Helpern, Jane Parshall, Marco Tamayo, Sarah Chu, Alida Camp, Gayle Barron, Michele Birnbaum, Barry Schneider

Absent excused: David Liston, Susan Evans

1. **923 Fifth Avenue-(between 73rd and 74th Streets)-Upper East Side Historic District-**
Steven Harris, architect- Application to install new windows and make changes to existing windows.

WHEREAS 923 Fifth Avenue is a 92 unit, 21-story apartment building designed by S. L. Bien and constructed in 1951.

WHEREAS 923 Fifth Avenue is listed as a non-contributing building in the designation report for the historic district.

WHEREAS the 19th floor reads as a penthouse and is at the building's second setback [12' from the front elevation].

WHEREAS the applicant proposes, at the 19th floor, to enlarge the windows/masonry openings on all 4 elevations both in width and height so that all the elevations will read as mostly glass with single plates of insulated glazing; the existing windows are one-over-one double hung windows. [See below. Note that only one or two examples of changes to the window openings on each elevation are given simply to show the extent to which the glazing is being significantly increased.]

WHEREAS at the west elevation which faces Central Park, there are now 6 windows and one door; all 6 windows and the door will be enlarged significantly with the largest opening 15'9" wide. [the height of most windows on this elevation will change from approximately 4'10" tall to 6'7" tall]

WHEREAS at the south elevation there are now 6 windows; the largest opening will now be 15' wide –{previously 9'8" high and 4'10" wide}; the height of 3 windows will increase to 7'.

WHEREAS at the east elevation – the rear of the building -- there are now six windows; the largest opening will change from 11'8" high x 5" wide to 20' wide x 5'3" wide. Otherwise, on this elevation, there will be no changes to the existing windows.

WHEREAS at the north elevation there are now 9 windows and one door. 3 of the existing windows and the door will be enlarged; one window will be closed with new brick to match the existing brick; the largest opening will now be 12'8" wide x 5'2" high (originally 3'4" wide x 4'10" high).

WHEREAS the applicant also proposes to replace the existing metal handrails with glass frameless handrails and to add a painted metal, slatted visor/eyebrow above the windows along the entire west elevation that will wrap around to both the north and south elevations and extend about half way down both the north and south elevations.

WHEREAS the new visor/eyebrow will project out 4' from the west and south elevations and will be narrower [2'1"] on the north elevation.

WHEREAS the window intervention is within the context of a modern building.

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

VOTE: 6 in favor (Ashby, Helpern, Parshall, Tamayo, Baron, Camp); 1 against (Birnbaum)

2. **1009 Fifth Avenue-(between 81st and 82nd Streets)-Metropolitan Museum Historic District-Individual Landmark-Tiffani Simple, architect.** Application for the repair and upgrade to existing guardrail.

WHEREAS the retaining wall around the moat has started to shift inwards due to water infiltration;

WHEREAS the inner portion of the wall, composed of ashlar blocks and brick masonry, is failing;

WHEREAS the large, bluestone coping blocks have started to tilt inwards;

WHEREAS some of the cast iron columnar posts on the guard rail have started to crack due to the shifting of the retaining wall;

WHEREAS the cast iron railing and posts are rusted in multiple locations;

WHEREAS the bluestone copings and ashlar blocks are to be replaced with cast stone to match the color and texture of the bluestone;

WHEREAS brick from the inner (non-visible) wythe will be removed, salvaged and reused;

WHEREAS damaged and deteriorated brick from the exterior face of the wall will be replaced with new brick to match the existing – with salvaged brick to be in most visible locations and new brick to be in least visible locations;

WHEREAS the interior of the wall will be drained into the moat and new weep holes incorporated in the reconstruction of the interior wall;

WHEREAS the existing guard rail will be repaired and repainted black;

WHEREAS new ¾" square steel vertical rods with a new ¾" top rail will be set on the inside of the existing guard rail to bring the railing into compliance with the current Building Code, which now requires that the safety components be vertical and not horizontal;

WHEREAS the top of the existing guard rail ranges from 33" to 36" above the sidewalk and the posts are 46" high, the new rail composed of vertical rods will be 42" above the sidewalk to meet the current building code;

WHEREAS the retaining wall and existing guard rail will be fully restored, the new safety railing with vertical rods will be painted to match the original guard rail, and the new safety railing will be designed to be as unobtrusive as possible in the dimension of the rods and the placing of the rods to the inside of the original guard rail;

THEREFORE be it resolved that this application be approved as presented.

VOTE: 6 in favor (Ashby, Baron, Birnbaum, Camp, Helpern, Parshall)
1 opposed (Tamayo)

3. **744 Madison Avenue-(between 64th and 65th Streets)-Upper East Side Historic District-Michael Chirigos, architect-** Application for signage.

WHEREAS 744 Madison Avenue is a two-story commercial building designed by Rouse & Goldstone and constructed in 1917.

WHEREAS the proposed awning is to be located above the Madison Avenue entry door to the tenant spaces of the third and fourth floors.

WHEREAS the fixed awning will be made of galvanized steel to create a “half-dome” frame and will be covered in a silver fabric with dark gray or black lettering and will match the color and signage previously approved for 744 Madison Avenue.

WHEREAS the awning will extend 2’ out.

WHEREAS the awning is appropriate within the historic district.

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

VOTE: 7 in favor (Ashby, Birnbaum, Helpern, Parshall, Tamayo, Baron, Camp)

4. **212 East 62nd Street-(between Second and Third Avenues)-Treadwell Farms Historic District-David C. Acheson, architect.** Application for exterior renovation and rear yard extension.

WHEREAS the original, four story, brownstone front façade had been covered with a stucco coating;

WHEREAS the current color of the front façade is cream;

WHEREAS there is a great variation in color along the street front;

WHEREAS the front façade is to receive a new, cementitious coating;

WHEREAS the color of the cementitious coating is to be similar to limestone;

WHEREAS the existing wood windows on the basement are six over six and the existing wood windows on the first, second, and third floors are nine over nine;

WHEREAS the existing windows in the front façade are to be replicated with insulated glass;

WHEREAS the existing wood cornice is to be repainted;

WHEREAS the wood, raised panel front door is to be replaced with a new raised panel front door of similar design;

WHEREAS the existing perimeter metal fence in the front is to be repainted black;

WHEREAS the rear elevation is to be rebuilt from top to bottom in a red brick with a gray wash with a historic character that relates to red brick on the rear facades of some of the nearby houses;

WHEREAS the basement level will be extended 12 feet towards the rear and the first and second floors will be extended six feet towards the rear;

WHEREAS these extensions are modest in size;

WHEREAS the new stair from the first floor to the basement level of the rear yard will be painted metal to match the black painted metal in the front and the new, painted metal railings on the new first floor and third floor terraces created by the extensions will also be painted black;

WHEREAS the doors and windows on the rear will be divided lights with insulated glass to match in scale the windows in the front;

WHEREAS the basement level will have four panels, two of which are center opening sliding doors;

WHEREAS the first, second, and third floor will have triptych arrangements: the first floor will have three sets of French doors with transoms above; the second floor will have three sets of casement windows with transoms above; and the third floor will have three sets of French doors;

WHEREAS the renovation is contextual and appropriate within the historic district;

THEREFORE be it resolved that this application is approved as presented.

VOTE: 9 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpern, Parshall, Schneider; Tamayo)

5. **25 East 64th Street aka 740 Madison Avenue-(between 64th and 65th Streets)-Upper East Side Historic District-***Maori Hughes, architect.* Application for rooftop elevator bulkhead.

WHEREAS 24 East 64th Street is a neo-Grec style building designed by John G. Prague and constructed in 1879.

WHEREAS the proposed bulkhead will extend 13' above the roof and is setback 20' from the cornice and 26' from the property line.

WHEREAS the proposed bulkhead will be 8'4" wide and 20'9" deep and is visible along Madison Avenue at 63rd Street.

WHEREAS the bulkhead will have a stucco finish that reads as limestone.

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

VOTE: 8 in favor(Ashby, Birnbaum, Chu, Helpers, Parshall, Tamayo, Baron, Camp)

6. **16 East 94th Street-(between Fifth and Madison Avenues)-Expanded Carnegie Hill Historic District-***Alan Berman, architect.* Application for changes to front and rear façade.

This application is divided into three parts.

Part A: Front Facade

WHEREAS the existing brick façade is to remain a brick façade with the exception of the base which is to be changed to rusticated limestone to be similar to the limestone bases of the houses on either side;

WHEREAS the existing brick façade is to be cleaned and repointed;

WHEREAS the pair of main entrance doors are to be replaced with a painted, raised panel, wood door and the service door opening is to be modified to accommodate a multi-pane window with 12 lights of glass;

WHEREAS on the first floor, the existing wood French doors in the arched openings are to be replaced with new, white painted wood French doors that open onto small balconies;

WHEREAS on the first floor, the tops of the arches are to receive limestone keystones;

WHEREAS the three second floors windows, which open onto a Juliette balcony, are to receive a new decorative limestone lintel and limestone sill;

WHEREAS the railings on the two first floor balconies and second floor balcony are to be new and painted black;

WHEREAS the three window openings on the third floor and the three window openings on the fourth floor are to receive decorative limestone keystones;

WHEREAS all windows are to be painted white;

WHEREAS a new limestone cornice is to be added above the fourth floor windows;

WHEREAS the modifications to the front façade are contextual and appropriate within the historic district;

THEREFORE be it resolved that the modifications to the front façade are approved as presented.

VOTE: 9 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpers, Parshall, Schneider; Tamayo)

Part B: Front Yard

WHEREAS the existing front yard, which is four steps down from the sidewalk, extends six feet from the face of the house;

WHEREAS the front yard is to be extended six feet so that it will align with the front yard of 18 East 94th Street, the house to the east;

WHEREAS the existing black metal fence will be replaced with a new black metal fence with bronze caps;

WHEREAS the extended front yard would reduce the width of the sidewalk unnecessarily;
WHEREAS 16 East 94th Street is set back from 18 East 94th Street, which is grander in scale, and is in line with 12 East 94th Street to the west, which is similar in scale and whose front yard is set slightly behind the current front yard of 16 East 94th Street;

WHEREAS the extended front yard of 16 East 94th Street would be disproportionate in relation to the front yard of 18 East 94th Street because of the grander scale of 18 East 94th Street;

WHEREAS the extended front yard of 16 East 94th Street would be disproportionate in relation to the size of the front yard of 12 East 94th Street because of the similarity in scale of the houses;

THEREFORE be it resolved that the enlargement of the front yard is disapproved.

VOTE: 9 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpern, Parshall, Schneider; Tamayo)

Part C: Rear Enlargement

WHEREAS the existing partial width extensions on the rear of the house are to be demolished to create a 55'-3" long shell to be extended to the rear for the full width of the site;

WHEREAS the 55'-3" long shell is to be extended 9'-6" to the rear for all five floors above grade;

WHEREAS the new façade is to have a painted stucco finish;

WHEREAS the basement level is to have a new, full height, steel framed multi-pane center window with multi-pane steel and glass doors that open out on either side of the center window and have multi-pane steel and glass transoms above;

WHEREAS the windows on the first floor are to be eight over eight aluminum windows with a black finish;

WHEREAS the three windows on each of the second, third, and fourth floors are to be six over six aluminum windows with a black finish;

WHEREAS a black metal railing is set on top of a short parapet;

WHEREAS there is a variety of enlargements within the donut;

WHEREAS the enlargement of the rear of the house is deemed to be appropriate in its design and in the context of the existing conditions within the donut;

THEREFORE be it resolved that the enlargement of the rear of the house is disapproved.

VOTE: 5 in favor (Baron, Birnbaum, Camp, Chu, Tamayo)
3 opposed (Helpern, Parshall, Schneider)
1 abstention (Ashby)

7. **715 Park Avenue-(between 69th and 70th Streets)-Upper East Side Historic District-**
David Estreich, architect-No style apartment building designed by Emery Roth & Sons and constructed in 1948-49. Application for façade work.

WHEREAS 715 Park Avenue is a no-style apartment building designed by Emery Roth & Sons and constructed in 1948-49.

WHEREAS the applicant proposes to replace the existing black granite entry portal (the surround for the front door and the set of windows to the left of the front door at the ground level) with a new limestone portal and a new flat canopy that will integrate more successfully with the proposed limestone over the portal.

WHEREAS the existing pre-cast concrete that covers the rest of the ground floor will remain; the limestone will match in color the pre-cast concrete.

WHEREAS the existing gray curved canopy will be replaced with a new gray flat canopy with a narrower profile.

WHEREAS the existing front door with its two glass side transoms will be replaced with a new larger door – the opening for the door will remain the same but because the side transoms are being deleted, the glass doors will be minimally widened and framed in limestone.

WHEREAS the base of the building will present as more monochromatic.

WHEREAS the existing black granite portal as well as the curved canopy and the existing front doors are more evocative of the period when the building was constructed.

WHEREAS the original design for the black granite portal has become part of the streetscape along Park Avenue; the appropriate nature of the original Emery Roth design for the portal should not be tampered with.

THEREFORE BE IT RESOLVED this application is disapproved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Chu, Helpern, Parshall, Baron, Camp); 1 against (Schneider); 1 abstention (Tamayo)

8. **401-409 East 64th Street/402-408 East 65th Street/1194-1192 First Avenue- (between First and York Avenues) - City and Suburban Homes Company, First Avenue Estate, Lot 1- Individual Landmark-George Boyle, architect.** Application for Window Master Plan.

WHEREAS the wood windows on the exterior walls are deteriorated and need to be replaced;

WHEREAS there are approximately 1,500 windows to be replaced;

WHEREAS the existing wood windows are of two types -- either two over two or one over one double hung;

WHEREAS the replacement windows are to be double hung, aluminum windows with clear, insulated glass;

WHEREAS the double hung aluminum windows will be of two types: two over two or one over one and will replace the two wood window types in kind;

WHEREAS the wood frames and trim will be covered with aluminum panning to match the existing profiles;

WHEREAS the Architect for the Windows Master Plan stated that he was using as a precedent the aluminum windows and aluminum panning that were used for the replacement windows and trim at City and Suburban on East 79th Street;

WHEREAS the color of the new windows will be the same as the original color, which is a mustard/gold;

WHEREAS the original color was determined by removing layers of paint in selected locations and testing samples;

WHEREAS the color that is specified is the closest commercial color to the original -- “Bleached Maple,” manufactured by Pittsburgh Paint;

WHEREAS the existing windows and trim are being replaced with aluminum windows and aluminum panning instead of wood windows and wood trim;

THEREFORE be it resolved that this application is disapproved.

VOTE: 5 in favor (Baron, Birnbaum, Chu, Parshall, Tamayo)
4 opposed (Ashby, Camp, Helpern, Schneider)

9. **New Business**

10. **Old Business**

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

