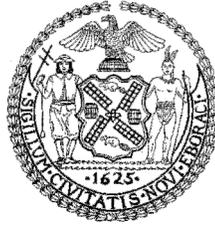


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The City of New York
Manhattan Community Board 8

Landmarks Committee, May 14, 2012 – 6:30PM
Marymount Manhattan College, 221 East 71st Street, Regina Peruggi Room, 2nd Fl

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

Absent Excused: Kenneth Austin

1. **11 East 77th Street (between Fifth and Madison Avenues) – Upper East Side Historic District – Ms. Ann Krsul, Architect** – A rowhouse with neo-Grec style elements, designed by Robert Hanby and built in 1879, and altered in 1936 by Morris B. Sanders. Application is to demolish a rear yard extension and construct a rear yard addition.

Whereas the this building will be restored to a single family residence;

Whereas the existing extension in the rear yard will be removed;

Whereas an existing projection up to the third floor protrudes only 1.03 feet into the rear yard;

Whereas a new, 2-story vertical enlargement will be placed on top of the existing projection at the rear of the building up to the roof to enable an elevator to be added to the building;

Whereas the vertical enlargement will not project into the year yard;

Whereas the architectural character of the building will be extended onto the enlargement;

Therefore be it resolved that is application is **approved** as presented.

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

2. **825 Fifth Avenue (between 63rd and 64th Streets) - Upper East Side Historic District - Ms. Erica Steinmann, Architect** - A neo-Classical style apartment building designed by J.E.R. Carpenter and built in 1926. Application is to reconstruct parapets.

Whereas the applicant proposes to rebuild several parapets on the east and west elevations that have fallen into disrepair;

Whereas the applicant proposes to rebuild the rooftop parapet on the east and west elevations to the same height as the existing parapet and the remaining parapets on various floors on the east and west elevations to a new height of 42" as per Building Code;

Whereas the applicant proposes to rebuild the rooftop parapets using precast concrete to be matched as closely as possible to the existing parapets which are made of terra cotta;

Whereas the proposed dimensions and style of the replacement parapets would be within the scale and character of the building, but the proposed use of precast concrete rather than terra cotta is not within the design vocabulary of the building, particularly a building as architecturally significant as this one.

Therefore be it resolved that this application is **disapproved** as presented.

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

3. **127 East 69th Street (between Park and Lexington Avenues) – Upper East Side Historic District** – *March Chadwick, Architect* – A townhouse originally built in 1872-1873 and altered in the Adamesque style by S. Edson Gage in 1919. Application is to construct a rear addition.

Whereas the building currently has a seven foot rear yard; whereas the proposed enlargement will be built to the rear lot line on the basement level and will be set back from the rear lot line 3’-6” on the first floor;

Whereas the added bulk creates a visual intrusion in the rear yard; whereas there are no windows facing to the rear;

Whereas the white washed brick is not consistent with the red brick of the building; and

Whereas the proposed rear façade requires more articulation respectful of the architectural language of the building;

Therefore be it resolved that this application is **disapproved** as presented.

VOTE: 6 in favor (Ashby, Birnbaum, Davis, Evans, Liston, Parshall) 2 opposed (Helpern, Tamayo) 1 abstention (Slater)

4. **19 East 71st Street (@ Madison Avenue) – Upper East Side Historic District** – *Bradley L. Zizmor, Architect* – A Queen Anne style residence built in 1889-90 by Thom & Wilson and altered in 1937 by Joseph Furman. Application is to install lighting, a signage plaque, and an awning.

Whereas the applicant proposes to replace a light fixture and a signage plaque, said replacements to be in substantially the same design and size as the existing light fixture and signage plaque;

Whereas the applicant further proposes to install a single awning across the top of the ground floor entrance to the building, said awning to extend across the top of a nearby ground floor window;

Whereas the applicant further proposes to install single awnings over each of three windows on the next level above the ground floor;

Whereas the proposed awnings on both floors will be identical in design and materials with the awning on the ground floor to be wider than the other awnings above so as to go across both the ground floor door and the ground floor window;

Whereas the proposed design, materials, and configuration of the awnings are in keeping with the character of the building and nearby buildings.

Therefore be it resolved that is application is **approved** as presented.

VOTE: 5 in favor (Davis, Helpern, Liston, Parshall, Tamayo) 4 opposed (Ashby, Birnbaum, Evans, Slater)

5. **171 East 73rd Street (between Lexington and Third Avenues) – 171 East 73rd Street Building - Individual Landmark** - *Michael Ingui, Architect* - An Italianate style rowhouse built in 1860 and altered in 1924 by Electus D. Litchfield. Application is to demolish a rear extension, construct additions, and alter the ground floor and areaway.

Whereas the out-of-scale front entrance that had been added to the building will be demolished; whereas a new stoop to replicate the original stoop will be built;

Whereas the new entrance door will be appropriate to the original architecture of the building; whereas the decorative iron railing at the areaway will be replicated and carried up the stoop and across the first floor terrace;

Whereas the new windows will be painted wood with divided lights;

Whereas the basement level front façade and stoop will be finished in cement plaster to simulate brownstone;

Whereas the gated entrance under the stoop will be similar to that of a building down the street; whereas the one story addition within the rear yard will be demolished;

Whereas the building is set back relative to its neighbors; whereas the rear of the building will be extended to 30' from the rear lot line;

Whereas the rear of the building will still be set back from the neighbors on either side; whereas the rear façade has a well proportioned contemporary façade;

Whereas the rear façade will be of brick with aluminum wrapped windows; whereas the roof top addition will match the bulk of the building next door;

Whereas the roof top addition will be set back 12'-0" from the front property line and 10'-9" from the rear façade;

Whereas the roof top addition will not be visible from across the street but will be minimally visible at an oblique angle;

Therefore be it resolved that is application is **approved** as presented.

VOTE: 7 in favor (Birnbaum, Davis Evans, Helpern, Liston, Parshall, Tamayo) 1 opposed (Ashby) 1 abstention (Slater)

6. **120 East 64th Street (between Park and Lexington Avenues) - Upper East Side Historic District - Cas Stachelberg, Architect** - A rowhouse originally designed by D. & J. Jardine, built in 1870-77, and altered by Simeon B. Eisendrath in 1931. Application is to construct a rear yard addition.

Whereas the application proposes to erect a one story rearyard extension which will go no further than the adjacent extensions on either side of the building;

Whereas the proposed rearyard extension will come forward 32' from the current rear of the building, leaving an open space in the rearyard which will be 17'2" deep and 19' wide;

Whereas the majority of the nearby buildings already project substantially into the rearyard;

Whereas the material proposed for the exterior of the rearyard extension is in keeping with the existing character of the building;

Whereas the proposed fenestration for the rearyard extension is not inconsistent with the existing fenestration.

Therefore be it resolved that is application is **approved** as presented.

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

David Helpern and David Liston, Co-Chairs