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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 71<sup>st</sup> Street, Regina Peruggi Room, 2<sup>nd</sup> 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 77<sup>th</sup> 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 69<sup>th</sup> 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 71<sup>st</sup> 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 73<sup>rd</sup> Street (between Lexington and Third Avenues) – 171 East 73<sup>rd</sup> 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 64<sup>th</sup> 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**