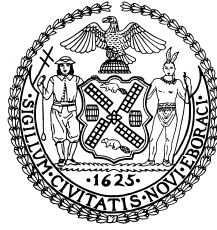


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The City of New York  
Manhattan Community Board 8

Landmarks Committee, May 20, 2013

Marymount Manhattan College, 221 East 71<sup>st</sup> Street, 2<sup>nd</sup> Floor, Regina Peruggi Room

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

**Absent Excused:** Susan Evans

1. **173 East 75th Street (between Lexington and Third Avenues) - Upper East Side Historic District Extension** – *Len Weisenthal, Architect* - A Renaissance Revival style school building designed by Robert J. Reiley and built in 1925-26. Application is install an awning.

**WHEREAS** 173 East 75th Street is a Renaissance Revival style school building designed by Robert J. Reiley and built in 1925-26 and presently occupied by the St. Jean Baptiste High School;

**WHEREAS** the application is to install an awning over one of two front doors, with the name of the school written on the front and sides of the awning;

**WHEREAS** the proposed color of the awning will be too stark in contrast against the limestone base of the building and the lettering on the awning is not appropriate to the architecture of the building or the character of the building;

**THEREFORE BE IT RESOLVED** that this application is disapproved.

**VOTE:** 5 in favor (Ashby, Birnbaum, Davis, Liston, Parshall) 3 in opposition (Helpern, Slater, and Tamayo)

2. **711 Madison Avenue (and 63<sup>rd</sup> Street) – Upper East Side Historic District** - *Jacobson Shinoda Architects, PC* – A neo-Grec style residence designed by Charles Baxter and built in 1877. Application is to replace windows.

**WHEREAS** the existing corner storefront provides a major presence for a retail tenant;

**WHEREAS** the existing windows on the second floor on 63<sup>rd</sup> Street, which are mostly six over six, are residential in scale and appropriate to the building;

**WHEREAS** the change to single pane windows would be particularly detrimental to the appearance of the triple bay window;

**WHEREAS** the continuity of the six over six windows throughout the façade would be compromised; and

**WHEREAS** the proposed fenestration would be in conflict with the existing fenestration above;

**THEREFORE BE IT RESOLVED** that this application is disapproved.

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

3. **702-08 Madison Avenue (between 62<sup>nd</sup> and 63<sup>rd</sup> Streets) - Upper East Side Historic District** – *Page Ayres Cowley Architects, LLC*. The properties which are the subject of this application are 1) a neo-Federal style building at 706-708 Madison Avenue, on the corner of Madison Avenue and 63rd Street, designed by Frank Easton Newman and built in 1921, previously occupied by the Bank of

New York (the “bank building”); 2) a 2-story building at 702-704 Madison Avenue; and 3) a vacant lot at 22 East 63rd Street. The application is to restore the bank building; alter the existing façade of the bank building; build a new contextual infill building on the vacant lot at 22 East 63<sup>rd</sup> Street; and alter the existing façade, and add 2 stories to, the 2 story building at 702-704 Madison Avenue.

**WHEREAS** with regard to the bank building, the applicant proposes to restore the existing facade through pointing, brick restoration, cleaning and polishing marble, and repairing the cornice, with the existing flagpole to remain; to replace the existing windows made of aluminum with windows made of wood, while keeping the original 6 over 6 configuration and painting the wood black to match the color of the aluminum on the existing windows; to install a skylight that will not be visible from the street; and to replace a ground floor window on the 63rd Street side with a door and lowering an existing door by 7” so that it will be flush with the sidewalk (collectively, the “proposed restoration and alterations to the bank building”);

**WHEREAS** with regard to the properties adjacent to the bank, which consist of a 2-story building at 702-704 Madison and a vacant lot on 63rd Street, the applicant proposes to add 2 stories to the building on Madison Avenue and to build a 5 story building on the vacant lot at 22 East 63rd Street;

**WHEREAS** with regard to the 2-story building at 702-704 Madison Avenue, the applicant proposes to 1) replace the current configuration of doors and windows on the ground floor with a new stone clad or bronze storefront assembly, a pair of center storefront doors, and a door at the southern bay of the property with retail signage at the spandrel above the storefront windows; 2) above the first floor, the applicant proposes that there be three stories with each floor having three windows in a row with each window to be 10’ high and 8’ wide, with the fourth floor to have five smaller windows in a row, topped by a limestone or cast stone cornice;

**WHEREAS** with the regard to the 5-story building that the applicant proposes to build on the vacant lot at 22 East 63rd Street, the applicant proposes that said building include a retail service entrance on the first floor, with the first and second floors to have large retail windows as they will be for retail space, and the third, fourth, and fifth floors to have smaller windows for office space;

**WHEREAS** with regard to the adjoining sides of the building at 702-704 Madison Avenue and the proposed building to be built on the vacant lot at 22 East 63rd Street, facing each other over the bank building, the applicant proposes to use a uniform color red brick and to include windows overlooking the roof of the bank building;

**WHEREAS** the committee wishes to consider this application in two parts: A) the proposed restoration and alterations to the bank building and B) the proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street.

#### **A) Proposed restoration and alterations to the bank building**

**WHEREAS** the proposed restoration and alternations to the bank building are consistent with the character and design of the building;

**THEREFORE BE IT RESOLVED** that the proposed restoration and alterations to the bank building are approved.

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

#### **B) The proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street**

**WHEREAS** the proposed work related to the 2-story building at 702-704 Madison Avenue and the currently proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street will result in an L-shaped uniform structure that, through its size and design and choice of materials, including too much glazing at 702-704 Madison Avenue, will visually overwhelm the bank building to the detriment of the character and design of the bank building and to the detriment of the character of the Historic District;

**THEREFORE BE IT RESOLVED** that the proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street is disapproved.

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

4. **823-25 Madison Avenue (between 68<sup>th</sup> and 69<sup>th</sup> Streets) – Upper East Side Historic District –** *Page Ayres Cowley Architects, LLC* – A residence designed by Lamb & Wheeler in 1880 and altered, with a neo-Federal style, in 1926 by S. Edson Gage. Application is to alter the storefront to accommodate two separate retail units.

**WHEREAS** limestone is maintained for the retail base;

**WHEREAS** the limestone pier dividing the stores is centered between the windows above;

**WHEREAS** each of the new storefronts is proportioned into thirds so that each pair of entrance doors is centered in each of the storefronts;

**WHEREAS** the signs will be mounted on limestone spandrel panels; and

**WHEREAS** new limestone lintels will match the existing lintels;

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

**VOTE:** 6 in favor (Ashby, Davis, Helpern, Liston, Parshall, Slater) 1 in opposition (Birnbaum) 1 abstention (Tamayo)

5. **737 Park Avenue (between 71st and 72nd Streets) - Upper East Side Historic District –** *Dan Shannon, Architect and Michael F. Doyle, Architect* - A Classicizing Art-Deco style apartment building built in 1940 and designed by Sylvan Bien. Application is to install new doors, lamps and decorative window guards at ground floor.

**WHEREAS** the Greek key motif will be integrated into the new limestone surround at the main entrance; whereas the new main entrance doors will be similar to the original doors and will include the crossed arrows motif in a nickel silver finish;

**WHEREAS** all other new doors will be similar to the new main entrance doors;

**WHEREAS** window grilles and new lanterns will be in the nickel silver finish;

**WHEREAS** the crossed arrow motif will be incorporated in all doors and grilles;

**WHEREAS** flaps at the building end of the new canopy will be eliminated;

**WHEREAS** the support posts for the canopy will have a nickel silver finish;

**WHEREAS** the entire refurbishing of the base of the building is consistent with the intent of the original architect;

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

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

6. **815 Park Avenue (between 74<sup>th</sup> and 75<sup>th</sup> Streets) – Upper East Side Historic District -** *Panorama Windows, Ltd.* – A neo-Georgian style apartment building designed by W.L. Rouse and L.A. Goldstone and built in 1917. Application is to replace windows with a bronze color.

**The architect did not attend the meeting. He intends to make changes to the submitted plans and will present at a later date.**

7. **1236 Madison Avenue aka 12-22 East 89<sup>th</sup> Street [Saint David’s School] – Expanded Carnegie Hill Historic District –** *Platt Byard Dovell White Architects, LLP* – 12-16 East 89<sup>th</sup> Street are Neo-Federal style townhouses designed by Delano & Aldrich and built in 1920-22. 18-22 East 89<sup>th</sup> Street aka 1239 Madison Avenue (Graham House) is a Romanesque Revival style apartment hotel building designed by Thomas Graham and built in 1891-93. Application of Saint David’s School to restore

and adaptively re-use Graham House by adding one floor along E. 89<sup>th</sup> Street, infilling an interior court and replacing the current rear portion of the building with a new rear portion that will increase its height and footprint in order to make room for various expanded school facilities.

**WHEREAS** 12-16 East 89<sup>th</sup> Street are adjacent Neo-Federal style townhouses designed by Delano & Aldrich, built in 1920-22, and presently occupied by the applicant, St. David's School;

**WHEREAS** 18-22 East 89<sup>th</sup> Street aka 1239 Madison Avenue (Graham House) is a Romanesque Revival style apartment hotel building designed by Thomas Graham, built in 1891-93, and adjacent to St. David's School;

**WHEREAS** the applicant proposes to restore the front of Graham House by rebuilding the existing chimneys as originally designed; patching a break in the cornice; removing existing fire escapes and patching the façade to the extent needed as a result of said removal; removing one of the front doors and patching as needed to match the existing façade; replacing three first floor front windows with three front doors; replacing the existing pair of main front doors with new wood doors to be painted black like the existing doors with "Saint David's School" to be carved in wood gold lettering above the doors; and replacing the concrete stairs leading to said doors with stone stairs, cheek walls, and posts, with the new set of stairs to be one step higher than the current set of stairs;

**WHEREAS** the applicant proposes to adaptively re-use Graham House by adding one floor along East 89<sup>th</sup> Street; extending an existing building by one story; infilling an interior rear court; and replacing the current rear portion of the building with a new 7 story rear portion which will end at the rear property line, 4' further than the current rear portion of the building.

**First Motion:**

**WHEREAS** the proposed infilling of the interior court, the proposed replacement of the current rear portion of building, the proposed addition of one floor along East 89th Street, and the proposed extension of the existing bullhead will result in a combined structure that will be within the scale of the current buildings at the subject addresses;

**WHEREAS** the proposed addition of one floor along East 8th Street will echo the metal tops on traditional buildings and will balance out the bulk of the ground floor;

**WHEREAS** the proposed restoration and alteration of the front of Graham House is in keeping with the original architecture of the building;

**THEREFORE BE IT RESOLVED** that the application is approved.

**VOTE:** 4 in favor (Davis, Helpem, Liston, and Parshall) 4 in opposition (Ashby, Birnbaum, Slater, Tamayo) - There being no majority, this was a vote of no effect.

**Second Motion (broken into A and B):**

**WHEREAS** the Committee now wishes to consider this application in two parts: A) the proposed restoration to the front of Graham House up to, but not including, the roof and B) the remainder of the application (adding one floor along East 89th Street to include a skylight made of translucent glass and translucent fencing material behind which will be rooftop equipment as well as an outdoor roof garden; extending an existing bulkhead by one story; the proposed infilling of the interior rear court; and replacing the current rear portion of the building with a new 7 story structure which will end at the rear property line, 4' further than the current rear portion of the building);

**A) The proposed restoration to the front of Graham House up to, but not including, the roof:**

**WHEREAS** the proposed restoration to the front of Graham House up to, but not including, the roof and rear extension, is in keeping with the original architecture of the building;

**THEREFORE BE IT RESOLVED** that the proposed restoration to the front of Graham House up to, but not including, the roof, is in keeping with the original architecture of the building is therefore approved.

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

**B) The remainder of the application (the proposed infilling of the interior rear court; replacing the current rear portion of the building with a new 7 story structure that will end at the rear property line, 4' further than the current rear portion of the building; adding one floor along East 89th Street to include a skylight made of translucent glass and translucent fencing material behind which will be rooftop equipment as well as an outdoor roof garden; and extending an existing bulkhead by one story which will be visible from the street).**

**WHEREAS** the proposed infilling of the interior court, the proposed replacement of the current rear portion of building, the proposed addition of one floor along East 89th Street, and the proposed extension of the existing bullhead will result in a combined structure that will be too large, have too much glazing, and will employ materials that are incompatible with the original architecture of the buildings, and will therefore be contrary to the original design of the buildings and the character of the Historic District;

**THEREFORE BE IT RESOLVED** that the remainder of the application as described above is disapproved.

**VOTE:** 4 in favor (Ashby, Birnbaum, Davis, Slater, Tamayo) 4 in opposition (Davis, Helpern, Liston, Parshall) - There being no majority, this was a vote of no effect.

**David Helpern and David Liston, Co-Chairs**