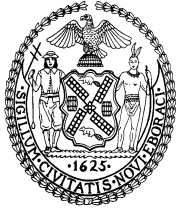


James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com - E-Mail

The City of New York
Manhattan Community Board 8
Landmarks Committee
Marymount Manhattan College
221 East 71st Street
Regina Peruggi Room
April 18, 2016

Present: Elizabeth Ashby, David Helpern, Jane Parshall, Marco Tamayo, Sarah Chu, Alida Camp, Gayle Barron, Michele Birnbaum, Susan Evans
Public Member: Christina Davis

Absent excused: David Liston

- 1. 3 East 84th Street – Metropolitan Museum Historic District – Mike Goldstein, owner, PH apartment.** Application is to legalize a mural at the penthouse that was installed without permission from the Landmarks Preservation Commission.

WHEREAS 3 East 84th Street is an Art Deco-style building designed by Raymond M. Hood & John M. Howells and constructed in 1928.

WHEREAS the applicant would like to legalize the installation of a rear terrace mural at the penthouse level.

WHEREAS the applicant did not have the exact dimensions of the mural which presents as approximately 10' high by 10' wide.

WHEREAS the mural depicts a boy the height of the mural [and thus larger than life-size] holding an oversized pair of binoculars depicting the New York skyline among other elements that present an overall theme of a young person emigrating to New York in the early part of the twentieth century.

WHEREAS the mural is painted on limestone.

WHEREAS the mural is visible from the north side of 85th Street because directly across from 3 East 84th Street on 85th Street there is a service alley 9'11" wide. [To clarify, the service alley creates a cone of visibility from 85th Street to the rear elevation of 3 East 84th Street. Thus, the mural is visible from 85th Street.]

WHEREAS the mural is visible from the upper floors of every apartment behind 3 East 84th Street.

WHEREAS the applicant indicated that he did not know that a mural of this size within the historic district would require a Certificate of Appropriateness from the Landmarks Commission.

WHEREAS the architect for 3 East 84th Street, Raymond Hood, also helped to design Rockefeller Center and The Daily News Building.

WHEREAS 3 East 84th Street, a small side-street building at 9 stories high with the penthouse above, is considered to be one of the Art Deco landmarks of the city.

WHEREAS the concept for the mural -- which presents as contemporary -- is totally out of context with the extraordinarily lovely Art Deco detailing of the building.

WHEREAS the size of the mural -- which extends from the floor of the penthouse terrace to the roof of the penthouse terrace -- is totally inappropriate within the historic district.

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

VOTE: 5 in favor (Birnbaum, Evans, Parshall, Camp, Baron); 2 against (Helpert Tamayo); 1 abstention (Ashby)

PUBLIC MEMBER IN FAVOR (Christina Davis)

2. **30 East 68th Street-(between Madison and Park Avenues)-Upper East Side Historic District-***Martin Hero, architect*-Neo-Renaissance style apartment building designed by F.B. & A. Ware and constructed in 1924-25. Application to install windows.

WHEREAS 30 East 68th Street has a two story limestone base with 10 stories above sheathed in brick;

WHEREAS the first floor is currently retail and the upper floors are residential;

WHEREAS there are two stores facing Madison Avenue, with Ralph Lauren occupying the corner store;

WHEREAS many second floors on Madison Avenue contain retail;

WHEREAS space on the second floor is to be added to the Ralph Lauren space;

WHEREAS the existing storefronts on Madison Avenue are to remain the same;

WHEREAS there are four windows in alignment from the second floor up facing Madison Avenue;

WHEREAS the northerly and southerly windows are multi-pane, six over six and the two center windows, which are at bathrooms, are two over two;

WHEREAS the two bathroom windows are to be replaced with windows of the same size as the northerly and southerly windows to create four windows of equal size in alignment with the windows above on the Madison Avenue façade;

WHEREAS the windows for the retail on the second floor are to be similar to the storefront windows in that they will be undivided, single sheets of glass;

WHEREAS the first floor of 30 East 68th Street has no openings at the westerly end of the north wall;

WHEREAS there are three lines of six over six windows starting at the second floor at the westerly end of the north wall;

WHEREAS two storefront openings are to be cut into the westerly corner of the ground floor of the north wall to match the height and look of the storefronts on Madison Avenue;

WHEREAS a new window will be inserted between the second and third windows from the corner on the second floor of the north facade to create three abutting windows within a single masonry opening;

WHEREAS the four windows on the second floor on 68th Street will match the four windows on the second floor on Madison Avenue in that they will be undivided, single sheets of glass;

WHEREAS the westerly show window on the corner of 68th Street will be 7'-0" wide and will align on the east side with the line of windows above and will be 2'-2" from the Madison Avenue wall thereby creating what appears to be a square limestone column at the corner;

WHEREAS the easterly show window on the north wall will be 10'-0" wide and will align with the east and west edges of the triple window above;

WHEREAS the proposed arrangement of windows on the 68th Street façade detracts from the residential character of the building;

WHEREAS the windows on the second floor without mullions are not compatible with the six over six windows in the building;

WHEREAS the westerly show window eliminates limestone that changes the architectural composition in that the visual expression of the limestone wall supporting the building is eroded;

WHEREAS the composition of display windows as presented is not contextual and appropriate within the historic district;

THEREFORE this application is disapproved.

VOTE: 8 in favor (Ashby, Baron, Birnbaum, Camp, Evans, Helpern, Parshall, Tamayo)
Public member in favor (Christina Davis)

3. 145 East 72nd Street (between Lexington Avenue and Third Avenue) – Upper East Side Historic District Extension – Boris Zivotov, attorney for the tenant.

Application is to legalize an awning at the 2nd floor that was installed without permission from the Landmarks Preservation Commission.

WHEREAS 145 East 72nd Street is a 5-story altered Neo-Grec style brownstone designed by Sillman & Farnsworth and constructed in 1881-82.

WHEREAS the applicant would like to legalize the installation a non-retractable, stationary awning at the second floor retail space.

WHEREAS the applicant did not know that 145 East 72nd Street was located within a historic district.

WHEREAS when the applicant leased the space there was an existing awning with signage for the prior tenant; the applicant replaced the prior existing awning.

WHEREAS the awning is 10' long x 2' wide by 3 ½' tall and contains 4 lines of lettering to advertise the tenant's business; the awing is medium blue with gold lettering.

WHEREAS the awning is too assertive in color and lettering and is out-of-context and inappropriate within the historic district.

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

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

PUBLIC MEMBER IN FAVOR (Christina Davis)