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The City of New York
Manhattan Community Board 8

Landmarks Committee, Monday, June 17, 2013 – 6:30PM
Marymount Manhattan College, 221 East 71st Street, 2nd Fl, Regina Peruggi Room

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

Absent Excused: David Liston

1. **815 Park Avenue (between 74th and 75th 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.

WHEREAS 815 Park Avenue is a neo-Georgian style apartment building designed by W.L. Rouse and L.A. Goldstone and constructed in 1917;

WHEREAS the applicant proposes to establish a Master Plan for window replacement;

WHEREAS the existing windows are bronze aluminum windows with divided lights; the windows proposed in the Master Plan will be exactly the same;

WHEREAS the applicant proposes to keep the existing 6 over 6 and 8 over 8 windows on the Park Avenue façade, the north façade and at the west most drop on the south façade;

WHEREAS all rear elevations will be included in the Master Plan- the windows not visible from the public way, are one over one windows.

WHEREAS the applicant did not know what know of windows were original at the rear; all the windows were originally wooden windows;

WHEREAS the applicant proposes that the window color in the Master Plan be bronze; the Master Plan calls for like-kind windows. (The aluminum windows, replaced in the early 1980s, had been black but now any window replacement is required to be bronze in color and the Master Plan would formalize this requirement);

WHEREAS the applicant is to be applauded for implementing a Master Plan for window replacement;

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

VOTE: 6 in favor (Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

2. **18 East 73rd Street (between Fifth and Madison Avenues) -Upper East Side Historic District – *Umberto Squarcia, Architect*** - A townhouse built c. 1866, and altered in the neo-Georgian style by William Lawrence Bottomley in 1922-23. Application is to alter the mansard roof, construct a rear yard addition, alter masonry openings, and excavate the rear yard.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The front elevation and Part B – The rear elevation, the rear extension and excavation work.

Part A – The front elevation

WHEREAS 18 East 73rd Street is a townhouse built c. 1866 and altered in the neo-Georgian style by William Lawrence Bottomley in 1922-23;

WHEREAS the Georgian revival trim on the windows at the ground level and at the 2nd floor will remain; the Georgian revival trim around the front door will remain;

WHEREAS the non-original existing fence and lamppost at the ground level will be removed; the security grilles on the windows will be maintained;

WHEREAS the interior space at the entry will be raised from 7' to 8' and the height of each floor will be raised; to gain the extra height at each floor, the floor structure will be raised by approx. 12" at each floor. This increase in floor height will not be apparent from the front elevation;

WHEREAS the three windows at the 4th floor will be raised up by the height of 3 courses of brick so that the window height will increase from 5'2" to 7'6".

WHEREAS the mansard roof will be raised by 2'8" and the height of the dormer windows will be increased from 6' to 7'11";

WHEREAS the entry door, now at the east, will be moved to the center of the ground floor; the #18 incised on the keystone over the entry door, will be maintained;

WHEREAS the applicant's intent is to use the same language that the Georgian Revival architecture now presents; the proposed changes will be woven as seamlessly as possible into the existing fabric of the building;

WHEREAS increasing the height of the mansard roof and the dormer windows does not disturb the existing streetscape;

WHEREAS the applicant, in general, will keep the exquisite neo-Georgian symmetry which is a hallmark of W.L. Bottomley's domestic architecture;

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

VOTE: 6 in favor (Ashby, Birnbaum, Davis, Helpern, Parshall, Tamayo) 2 against (Evans, Slater)

Part B – The rear elevation, the rear extension and excavation work

WHEREAS the applicant proposes to reduce the existing footprint of the rear extension from 18' to 11';

WHEREAS the applicant proposes to increase the height of the extension from 43' to 44'4"; one story will be added to the extension;

WHEREAS the applicant proposes to add 3 new windows at the rear elevation of the extension – one at each floor;

WHEREAS at the rear elevation, (not the extension) the roof at the rear (the mansard roof is at the front elevation), will be raised from 52'8" to 59' to accommodate the increased height of the floor on the interior (see Part A);

WHEREAS at the rear elevation (not the extension), the applicant proposes to extend out each of the existing floors by 1'8";

WHEREAS the existing 6' windows at the top floor will be changed to 9'6" French doors;

WHEREAS at the ground level at the rear, the existing 8'6" windows will be changed to doors;

WHEREAS at the cellar, the applicant proposes to excavate an additional 2'10" to increase the height of the cellar from 9' to 11'10";

WHEREAS at the rear yard, below grade, the applicant proposes to excavate to a depth of 10'6" to create a room of approx. 15' x 15';

WHEREAS the applicant proposes to place the mechanicals (elevator bulkhead, stair bulkhead, condensing units) will into the center of the roof so that there is no visibility from the public way; the mechanicals will raise the height of the building from 62'8" to 66'6" at the top of the highest level of the mechanicals;

WHEREAS the applicant's proposed changes to the extension, the rear elevation, and the proposed excavation of the cellar and below grade at the rear yard will have a minimal impact within the historic district;

THEREFORE BE IT RESOLVED the Part B of this application is approved as presented.

VOTE: 7 in favor 6 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo) 1 against (Slater)

3. **17 East 89th Street aka 1238-44 Madison Avenue – Expanded Carnegie Hill Historic District -** *Joshua V. Davis, Architect* – A Neo-Renaissance style apartment building designed by Gaetan Ajello and built in 1924-25. Application is to replace the existing retail storefront.

WHEREAS there is no record of the original storefronts;
WHEREAS some of the current storefronts are deteriorated;
WHEREAS the existing storefronts are unrelated to one another in materials and proportions;
WHEREAS the stone piers have been defaced by drilling for roll down shutters; and
WHEREAS the proposed design is of bronze and clear glass;
WHEREAS the storefronts will be set within the existing stone openings;
WHEREAS the storefronts will have new flamed granite bases;
WHEREAS the design incorporates transoms to accommodate louvers for air conditioning and locations for signs;
WHEREAS the entrance doors will be the same for all storefronts and will always be located next to a stone pier;
WHEREAS the storefronts will have a consistent appearance;
WHEREAS the stone piers will be repaired; and
WHEREAS new lanterns similar to but smaller than the existing lantern fixture on 89th Street at the corner of Madison will be placed on each pier;
THEREFORE BE IT RESOLVED THAT this application is approved as presented.

VOTE: 5 in favor (Ashby, Evans, Helpern, Slater, Tamayo) 2 against (Birnbaum, Davis)

4. **1055 Lexington Avenue aka 164-66 East 75th Street – Upper East Side Historic District Extension-** *Nasir J. Khanzada LLC* – A Neo-Grec with alterations style building designed by William Picken and built in 1877-78. Application is to legalize facade of the enclosed outdoor cafe.

WHEREAS changes to the exterior were made without the approval of the Landmarks Preservation Commission;
WHEREAS the new color of the marquee, which was changed from gray to cream, and the new signage on the marquee detract from its original elegance;
WHEREAS the solid elements of the sidewalk café, which is part of the landmark, were covered with aluminum cladding;
WHEREAS the windows in the sidewalk café were changed from the original design;
THEREFORE BE IT RESOLVED THAT this application is disapproved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Slater, Tamayo)

5. **1185 Park Avenue (between 93rd and 94th Streets) – Expanded Carnegie Hill Historic District -** *Ethelind Coblin, Architect* – A Neo-Gothic style apartment building designed by Schwartz & Gross and built in 1928-29. Application is to replace the security guard booths.

WHEREAS the two existing security booths date from the 1950's;
WHEREAS the booths were built as temporary structures and have deteriorated;
WHEREAS the existing rectangular security booths detract from the architecture of the building, block the views of building columns, and are of different heights;
WHEREAS the proposed security booths are treated as independent structures that do not replicate but are sensitive to the architecture of the building;

WHEREAS the proposed security booths are symmetrical about the entrance;
WHEREAS the proposed security booths are oval in shape, which reveals the columns;
WHEREAS the heights of the proposed security booths are the same, slightly higher than the taller of the two existing booths;
WHEREAS the materials include a brushed absolute, black granite base, antique bronze mullions, white glass up to counter height, and clear glass above;
WHEREAS these materials complement the stone and metal gate materials at the entrance to the building;
WHEREAS the lighting within each booth will be a ribbon of LED fixtures recessed into coves at the perimeters so that the fixtures will not be visible;
WHEREAS the lighting will be a soft glow;
THEREFORE BE IT RESOLVED THAT this application is approved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Slater, Tamayo)

David Helpern and David Liston, Co-Chairs