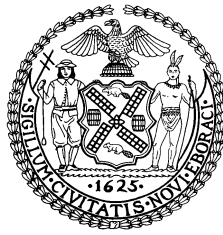


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The City of New York
Manhattan Community Board 8
Landmarks Committee,
Marymount Manhattan College
221 East 71st Street, Regina Peruggi Room
June 16, 2014

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

1. **15 East 90th Street (between Fifth and Madison Avenues) – Carnegie Hill Historic District** – *Kurt Hirschberg, Architect*. Application is to correct violation received from Landmarks Preservation Commission for work done at front elevation without the required permit.

WHEREAS 15 East 90th Street is a neo-Georgian style building designed by Mott B. Schmidt and constructed in 1927-28.

WHEREAS the application is to legalize painting done in the early 1980s without Landmarks Commission approval.

WHEREAS the masonry elements at 15 East 90th Street are of a porous, soft marble.

WHEREAS various masonry elements at 15 East 90th Street including the portico, cornice, window surrounds, balustrade, string course were painted to prevent further deterioration of the existing masonry over 30 years ago. [The deterioration of the masonry prompted the application of the paint as a protective measure.]

WHEREAS any type of removal of the existing paint would damage and/or increase damage to the masonry beneath

WHEREAS the applicant now proposes to clean and prepare existing portico and all other painted masonry elements for repainting with 2 coats of breathable masonry paint.

WHEREAS the proposed color of the new paint will more accurately replicate the original stone elements that were never painted.

WHEREAS the proposed repainting is a reasonable solution that will approximate the original color of the masonry elements; otherwise, the masonry elements would have to be replaced because of continued deterioration.

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

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

2. **700 Park Avenue (corner 69th Street and Park Avenue) – Upper East Side Historic District** – *Ted Eacher, Architect*. Application is for work at the street elevations on 69th Street and on Park Avenue.

WHEREAS 700 Park Avenue is a no-style building designed by Kahn & Jacobs, Paul Resnick and Harry F. Green and constructed in 1959.

WHEREAS an inspection done because of Local Law 11 determined that the terrace parapets and the shelf angles be reconstructed; the required construction work and subsequent

brick replacement would be so extensive that the applicant now proposes to reskin the entire facades on both 69th Street and on Park Avenue.

WHEREAS the required construction result from water damage to the parapets and shelf angles caused by the cavity wall construction of the building which creates a narrow cavity between the back of the face brick and the exterior wall. In addition, projected aluminum window surrounds [that extend out 2 ½ inches past the face of the brick and wrap around windows to create a frame] have contributed to severe moisture infiltration around the windows. [The top of the window surrounds are located immediately below the shelf angles.]

WHEREAS the water that now runs down the building and back into the building walls can only be addressed by running membrane waterproofing over the shelf angles which requires extensive brick replacement; the applicant decided it made sense to change all the brick rather than having elevations that present as “patchwork”.

WHEREAS the existing brick on the two street elevations is a heavily mottled glazed brick light gray in color.

WHEREAS the applicant proposes to change the existing brick to a similar specked “Elgin Butler” glazed brick which would not be as waterproof as a non-glazed brick OR an “Engobe” brick which is also a speckled beige brick, but is not glazed.

WHEREAS on the courtyard elevations, the existing tan brick that wraps around at the west end of the building at 69th Street, will be replaced in-kind.

WHEREAS the applicant proposes that the reskinning on both 69th Street and on Park Avenue uses similar brick either glazed or unglazed.

WHEREAS the committee endorses either brick subject to the applicant’s technical findings and Landmarks Preservation Commission approval.

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

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

3. **15 & 17 East 77th Street (between Fifth and Madison)-Upper East Side Historic District-**
Armand Dadoun, Architect- Application for rear yard extension and renovate façade.

This application is divided into four parts.

Part 1: Front Façade

WHEREAS the wood structure of the building is being rebuilt with non-combustible materials;

WHEREAS the height of the building will be the same on the front façade and similar at the roof;

WHEREAS the white paint on the #17 half of the façade is being removed;

WHEREAS the façade is being restored to its original color in brownstone to match the original;

WHEREAS the existing wood windows will be replaced with new, similar wood windows with insulated glass, and painted black;

WHEREAS the cornice will be repaired and painted black;

WHEREAS the fence in front of #17 will be reduced in height to match the fence at #15;

THEREFORE BE IT RESOLVED that Part 1 of this application is approved as presented.

Vote: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

Part 2: Rear Façade Except for the Colors

WHEREAS the extension into the rear yard will be removed;

WHEREAS the rear façade will be rebuilt as if the two buildings were a single building;

WHEREAS the rear façade will be rebuilt in brick with punched in wood windows;

WHEREAS the existing dogtooth ornament in the brick will be replicated in the new brick and will align with the dogtooth ornament in the adjoining building;

WHEREAS the proportioning of the windows is appropriate with respect to the amount of glazing;

WHEREAS the new façade will step back above the fourth floor and at the roof;

WHEREAS there is a new, one story “greenhouse” structure in steel and glass in front of the new façade at the ground level;

WHEREAS there is a new stair bulkhead in steel and glass towards the rear of the roof;

WHEREAS the stair bulkhead and the mechanical equipment are not visible from the street or the rear yard;

THEREFORE BE IT RESOLVED that Part 2 of this application is approved except for the colors.

Vote: 7 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo)

Part 3: Color of Brick

WHEREAS the red brick of the existing façade has been painted white;

WHEREAS the new brick is to be white brick;

WHEREAS the white brick is not an appropriate color for this building or for the historic district;

THEREFORE BE IT RESOLVED that part 3 of this application is disapproved as presented.

Vote: 4 in favor (Ashby, Birnbaum, Evans, Parshall)
3 opposed (Davis, Helpern, Tamayo)

Part 4: Color Greenhouse and Stair Bulkhead

WHEREAS the greenhouse and stair bulkhead are made of steel and glass, with the steel painted green;

WHEREAS the green color is meant to simulate weathered copper;

WHEREAS painted steel looks like painted steel and not like copper;

WHEREAS the color of new copper is appropriate to the building and to the historic district;

WHEREAS new copper would match the copper of the oriel window in the neighboring building;

THEREFORE BE IT RESOLVED that Part 4 of this application is disapproved as presented.

Vote: 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)
1 opposed (Davis)

4. **Old Business**

5. **New Business**

David Helpern and Jane Parshall – Co-Chairs, Landmarks Committee