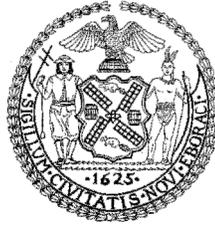


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The City of New York
Manhattan Community Board 8

Landmarks Committee, July 16, 2012 – 6:30PM

Marymount Manhattan College, 221 East 71st Street, Regina Peruggi Room, 2nd Fl

Present: Jane Parshall, Teri Slater, Elizabeth Ashby, Marco Tamayo, Susan Evans, Michele Birnbaum, David Helpern, David Liston, Kenneth Austin

Excused: Christina Davis

1. **2 East 91st Street (between Fifth and Madison Avenues) {Carnegie Mansion} – Carnegie Hill Historic District - Beyer Blinder Belle, Architect** - A neo-Georgian style mansion designed by Babb, Cook & Willard and built in 1899-1903. Application is to install a new Con Edison sidewalk vault in front of the museum at 2 East 91st Street.

WHEREAS the applicant proposes to remove a portion of the sidewalk in front of the gate at its location to create a vault which would be beneath the sidewalk to house a transformer which ConEd has advised the applicant is necessary to meet the applicant's electrical needs.

WHEREAS the applicant proposes replacing the removed portion of the sidewalk, which is made of granite, with concrete slabs as well as five metal grates, two of which would measure 2' x 3' and three of which would measure 4' x 6".

WHEREAS the Committee is sensitive to the need of the applicant to work with ConEd to meet the applicant's electrical needs, but the Committee is not persuaded that the applicant has considered other options that may well be less intrusive from a landmarks perspective and yet be equally effective in meeting the applicant's electrical needs, for example, the applicant has not explained to the Committee why it is that the same vaults cannot be constructed somewhere on the inside of the applicant's fence rather than on the sidewalk outside of the applicant's fence.

WHEREAS the proposed changes would be contrary to the original design and fabric of this landmark and the applicant has failed to demonstrate that there are not reasonable alternatives.

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

VOTE: 9 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Helpern, Parshall, Slater, Tamayo)

2. **11 East 75th Street (between Fifth and Madison Avenues) – Upper East Side Historic District Extension - Chris Fogarty, Architect** - Neo-federal former row house originally designed by William E. Mowbray, and built in 1987-89 and altered to a multiple dwelling in 1923 by Henry M. Polhemus. Application is to alter the facade and penthouse and to recreate an areaway.

WHEREAS this building will be converted from a multiple dwelling back to a single family house;
WHEREAS the facade will be restored and modified to have a limestone base and a central entrance to differentiate it from the apartment house next door,

WHEREAS the house will have decorative wrought iron railings around a new areaway and at the second floor windows; whereas the house will have a new stone cornice to carry out the theme of the stone headers over the windows,

WHEREAS the side wall of the rear extension facing the garden will be notched to accommodate new oriel windows,

WHEREAS the top floor of the rear extension will be reduced in height, with the top floor converted from a brick box with punched in windows to a wood and glass conservatory,

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

VOTE: 9 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Helpern, Parshall, Slater, Tamayo)

3. **150 East 72nd Street (corner of Lexington Avenue) - Upper East Side Historic District Extension - Dan Shannon, Architect** - A Renaissance Revival style apartment building designed by Schwartz & Gross and built in 1913-14. Application is to replace the existing lobby doors and side lights, realign stairs. and add an areaway gate and side door canopy.

WHEREAS the applicant proposes to replace the existing lobby doors and side lights, realign the front stairs, and add an areaway gate and a canopy over a side door.

WHEREAS the Committee wishes to consider this application in two parts: 1) the side door canopy and 2) the remaining elements of the application.

PART 1: The side door canopy

WHEREAS the elegance and simplicity of the Renaissance Revival style of the building and its importance as an anchor at the southeast corner of Lexington Avenue and 72nd Street within the Upper East Side Historic District Extension would be compromised by the insertion of a side door canopy at the ground level on the north elevation.

THEREFORE BE IT RESOLVED that the portion of the application related to the side door canopy is **disapproved** as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Evans, Liston, Parshall, Slater, Tamayo) 2 in opposition (Austin, Helpern)

PART 2: Remaining elements of the application

WHEREAS the proposed lobby doors and side lights, the realignment of the stairs, and the areaway gate are consistent with the character of the Historic District and the original design of the building.

THEREFORE BE IT RESOLVED that the proposal to replace the existing lobby doors and side lights, realign the front stairs, and add an areaway gate is **approved** as presented.

8 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Helpern, Parshall, Slater) 1 in opposition (Tamayo)

4. **132 East 78th Street (between Lexington and Park Avenues) [Allen Stevenson School] – Upper East Side Historic District- Francois de Menil, Architect** – A neo-Federal style, five-story school building designed by James W. O’Connor and built in 1923-24. Application to renovate the roof canopy.

WHEREAS the proposed roof structure for the school’s rooftop play area is 4’-6 ½” taller than the current roof structure making the top of the structure 21’-10 ½” instead of 17’-4” above the roof;

WHEREAS the proposed roof structure is covered about equally on top with photovoltaic solar panels and clear polycarbonate panels and the current roof structure is open on top except for a protective mesh;

WHEREAS the perimeter of the proposed structure is covered with a protective mesh and the perimeter of the current structure is covered with a protective mesh;

WHEREAS the proposed roof structure is extended to include a small play area on the roof at the rear of the building;

WHEREAS the proposed extension would be visible over a one story building on Lexington Avenue;

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

7 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Slater, Tamayo) 2 in opposition (Helpern, Parshall)

5. **834 Fifth Avenue (@ 64th Street) (Partial 13th and 14th Floors) – Upper East Side Historic District - *Peter Pennoyer, Architect* – A neo-Renaissance style apartment building designed by Rosario Candela and built in 1930. Application is to replace existing metal railings.**

WHEREAS the applicant proposes to replace existing metal railings, which are 30” in height, on the west and south facing terraces on the 13th and 14th floors in order to comply with the Building Code, with new railings which will be 42” in height.

WHEREAS the applicant proposes to incorporate the same decorative elements in the new railings as are present in the existing and original railings and the applicant proposed to use materials closely matching same.

WHEREAS the impact of the proposed changes would be minimal in terms of the appearance of the building and would, in any event, be consistent with the original design and character of the building.

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

9 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Helpern, Parshall, Slater, Tamayo)

David Helpern and David Liston, Co-Chairs