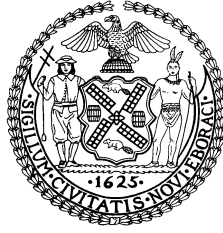


Nicholas D. Viest  
Chair

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

Manhattan Community Board 8  
Landmarks Committee  
Marymount Manhattan College  
221 East 71 Street  
Regina Peruggi Room, 2<sup>nd</sup> Floor  
July 14, 2014

### Minutes

**Present:** Jane Parshall, Elizabeth Ashby, Marco Tamayo, Susan Evans, Michele Birnbaum, Jim Clynes, Greg Zaffiro

**ABSENT EXCUSED:** David Helpern, David Liston, Teri Slater, Christina Davis

- 1. 976 Madison Avenue (also listed as 980 Madison Avenue/formerly Sotheby-Parke-Bernet Galleries)** - – *Kate Christensen, Architect* – Application is for signage on top of existing depository box and on top of existing recessed panel on door surround

**WHEREAS** 980 Madison Avenue is a modern style building designed by Walker & Poor and constructed in 1948-50.

**WHEREAS** 980 Madison is a 6-story commercial building that extends along the entire block front and is faced in limestone; there is a distinctive sculpture over the main entrance executed by Wheeler Williams.

**WHEREAS** 976 Madison, formerly occupied by a Citibank branch, is part of the retail space at the ground level and is to the left of the main entrance (980 Madison); there will now be an entrance to a restaurant at 976 Madison. [976 Madison also houses a portion of the Larry Gagosian Gallery]

**WHEREAS** the applicant, to bring attention to the restaurant, wishes to install a sign advertising the restaurant into the existing frame of the external stainless steel depository box; the door of the depository box will be removed to accommodate the sign. [The depository box is set into the limestone façade to the right of the entry door.]

**WHEREAS** the new sign will be set behind safety glass and will be back lit and will contain the name of the restaurant in script – the name of the restaurant and the name of the chef are the same – the chef’s handwriting will be used to create the script signage with lettering in two lines. The script signage will be approx. 7” tall; the circular depository box is approx.. 18 “ in diameter, the glass with signage underneath is 14 ½” in diameter, the existing depository box frame and hinge will remain.

**WHEREAS** on the curved marble door surround to the left of the depository box is an existing recessed stainless steel panel with a stainless steel frame approximately 10” high x 8” wide.

**WHEREAS** the applicant proposes to superimpose a new stainless steel panel on top of the existing recessed stainless steel panel that would contain a facsimile of the chef’s signature and the hours of operation for the restaurant.

**WHEREAS** the proposed changes at the front elevation at 976 Madison Avenue are sensitive to the “Modern” style architecture of the building and retain the distinctive stainless steel surrounds of both the deposit box and the adjacent panel on the door surround.

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

**VOTE:** 7 in favor (Ashby, Birnbaum, Evans, Parshall, Tamayo, Zaffiro, Clynes) 7-0-0.

2. **14 East 75<sup>th</sup> Street (SW corner of Madison Avenue and 75<sup>th</sup> Street) – Upper East Side Historic District** – *Valerie Campbell, Kramer Levin & Eric Sheffield, Architect.* Application is for an enlargement of an existing penthouse and for new windows and doors.

**WHEREAS** 14 East 75<sup>th</sup> Street is an 11 story apartment building with 3 rooftop penthouses designed in the neo-Medieval style by Schwartz & Gross and constructed in 1929.

**WHEREAS** the penthouses at the top are setback approximately 10’ from the front elevation; the penthouses, hidden behind the parapet with a metal fence on top of it, are invisible from the public way.

**WHEREAS** the application is for the center penthouse of the three rooftop penthouses; the owner of the middle penthouse also owns the apartment below creating a duplex.

**WHEREAS** the applicant is also changing windows on the 11<sup>th</sup> floor apartment, including returning the center distinctive window at the 11<sup>th</sup> floor to its original casement design as well as another window to its original wooden 6 over 6 design; these windows to be replaced are not part of this application and fall under the building’s LPC approved “Window Master Plan”.

**WHEREAS** at the Penthouse, the applicant is proposing 1) to remove a north facing curved greenhouse structure framed in aluminum and replace with a squared off elevation, adding approximately 26 sq. ft. to the penthouse 2) to remove a chimney for a fireplace that is to be removed on the floor below and 3) to remove windows and install in their place a series of steel framed French doors, 3’6” wide, each with 3 glass panel. There will now be 7 new French doors along the front elevation of the penthouse, partially hidden behind the existing parapet topped by the existing metal fence.

**WHEREAS** the construction of the new French doors will result in the removal of original bricks, quoins (masonry blocks at the corner of a wall), and terra cotta capstones; these materials will be saved and reinstalled at the exterior of new addition so that the addition to the building [to replace the greenhouse] will appear seamless at the front elevation.

WHEREAS the new addition will add approximately 4'7" to the front elevation, will be minimally visible from the public way and simply squares off the space formerly occupied by the curved greenhouse.

WHEREAS the stair hall at the penthouse level will be enlarged. This will result in the squaring off of a small corner of the north rear elevation that is completely invisible from the public way.

WHEREAS all of window and French door frames at both the 10<sup>th</sup> and 11<sup>th</sup> floor will be painted black to match the windows on the rest of the building.

WHEREAS the removal of the greenhouse and the reinstallation of the original materials [removed to make room for the new French windows] at the addition add to the elegance of the main penthouse elevation.

WHEREAS the application is contextual and appropriate within the historic district.

THEREFORE be it resolved that this application is approved as presented.

VOTE: 7 in favor (Zaffiro, Evans, Parshall, Clynes, Tamayo, Ashby, Birnbaum) 7-0-0.