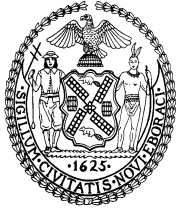


James G. Clynes
Chairman

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
July 18, 2016**

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

Absent excused: David Liston

1. 29 East 73rd Street (between Fifth and Madison Avenues) -- Upper East Side Historic District -Dejan Lu, architect. Application to legalize signage.

WHEREAS 29 East 73rd Street is an Italianate/neo-Grec style residence designed by J. W. Marshall and constructed in 1871.

WHEREAS at the 2nd floor, to the right of the entry door to the brownstone, is a window that was converted to a display box before historic district designation. The original graphic in the display box [signage for an art gallery] was grandfathered at the time of designation.

WHEREAS the applicant was issued a violation for the existing graphic since the original graphic was removed and replaced by a graphic for the jewelry store that now occupies the space.

WHEREAS the applicant, to correct this situation, would like to now install a glass display case that would open and close externally so that the applicant would have the ability to change the signage if a different tenant were to occupy the retail space.

WHEREAS the applicant's proposed solution to correct the violation is appropriate within the historic district.

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

VOTE: 5 in favor (Chu, Evans, Helpern, Parshall, Baron), 3 abstaining (Ashby, Birnbaum, Tamayo)

2. 19 East 72nd Street-(between Fifth and Madison Avenues)-Upper East Side Historic District- Judy Gallent, Bryan Cave- Modern/Neo Classical style apartment building designed by Rosano Candela and constructed in 1936-37. Application for 74-711 special permit for retail use on the ground floor.

WHEREAS the application for a 74-711 permit will provide funds for the restoration of the façade of the building and a fund for maintaining the façade;

WHEREAS the 74-711 permit is being requested in conjunction with a zoning change;

WHEREAS the zoning change is to enable retail to replace the former doctor's office and the existing superintendent's apartment in the southwestern portion of the building facing East 72nd Street;

WHEREAS a portion of the doctor's office is in a C5-1 zone and a portion of the doctor's office is in an R-10 zone;

WHEREAS the superintendent's apartment is to the west of the doctor's office and is fully in the R-10 zone;

WHEREAS the doctor's office and the Superintendent's apartment are to be made into one retail space;

WHEREAS the entrance to the retail will be the existing entrance to the doctor's office;

WHEREAS the proposed retail will occupy all of the space being vacated to the west of the main entrance to the building;

WHEREAS the retail space will be about 2,300 square feet of which 1,800 square feet will be in the R-10 zone;

WHEREAS the seven single pane, double hung windows at the proposed retail space, including the window air conditioning units in four of the windows, will be replaced with insulated glass, single panel fixed windows with decal signs in the lower portions of the window;

WHEREAS the proposed window frames will be narrower than the existing frames;

WHEREAS there will be awnings with signs at the top of the windows that will be set just below the horizontal banding that is continuous across the façade;

WHEREAS the awnings will cover the masonry lintels below the banding that exists on the four windows to the west of the entrance – there are no masonry vlintels on the windows to the east of the entrance;

WHEREAS the masonry surrounding the windows will be restored and cleaned, and not modified in any way;

WHEREAS the wood door to the retail will be restored and its single pane, glass panels replaced with insulated glass;

WHEREAS the door to the retail will have a metal sign above and a decal sign on the upper glass panel of the door;

WHEREAS restoration will include repairing and re-pointing brick and limestone;

WHEREAS the air conditioning master plan will be amended to eliminate 15 of 16 thru-wall units with all new grilles to be colored to match surrounding masonry;

WHEREAS poorly detailed blind windows on the 15th and 16th floors will be changed to follow approved window master plan;

WHEREAS stucco in rear of building will be repaired and/or replaced and color will be changed to match original;

WHEREAS soiling of parapets will be eliminated to the extent possible and parapets will be treated to preclude future soiling to the extent possible;

WHEREAS the restoration of the overall façade of the building will include attention to a variety of details to eliminate ad hoc appurtenances and make changes that will restore the façade as closely as possible to its original design;

WHEREAS the Frederic Malle store, which occupies the northerly end of the building along Madison Avenue, utilizes one door and two windows;

WHEREAS there is no retail on Madison Avenue other than the Frederic Malle store;

WHEREAS there is no retail to the east of the main entrance to the building along East 72nd Street;

WHEREAS a doctor's office can co-exist with residential uses without changing the character of the building;

WHEREAS the proposed retail to the west of the main entrance on East 72nd Street would change the residential character of the base of the building;

WHEREAS the proposed retail is not consistent with the residential character of this part of East 72nd Street;

WHEREAS the restoration of the façade of the building should be done, in large part, as normal maintenance and/or as required by Local Law 11;

WHEREAS the proposed retail is not appropriate within the historic districts;

WHEREAS 19 East 72nd Street is one of Rosario Candela's most celebrated buildings [with Mott Schmidt acting as a design consultant in an unusual collaboration] and should not be tampered with;

THEREFORE be it resolved that this application is disapproved.

VOTE: 8 in favor (Ashby, Baron, Birnbaum, Chu, Evans, Helpern, Parshall, Tamayo)

3. 133 East 65th Street - (between Park and Lexington Avenues) - Upper East Side Historic District - *William Fellows, architect*. Application to install retractable awning and signage.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A -Awning and PART B - Free standing sign

PART A - The Awning

WHEREAS 133 East 65th Street is an Italianate-style residence designed by F. S. Bar us and constructed in 1871-72.

WHEREAS 133 East 65th Street is set back 14' from the property line.

WHEREAS the applicant would like to reinstall the awning and the free-standing sign-post by the stoop that originally advertised the then occupant of the ground floor restaurant (Old Denmark).

WHEREAS the reintroduction of the stoop sign [visible in the 1980s tax photo] was approved by the Landmarks Preservation Commission in 1994.

WHEREAS the applicant proposes a custom 6' retractable navy awning with white lettering on the skirt and a new painted wrought iron sign that would be 11'3 1/2" tall, matching the original height and mounted on the lowest stair thread return on the stoop.

WHEREAS height of the pole without the sign is 8'1 1/2", the round sign at the top increases the height to 11'3 1/2"; the pole will be set in one foot from the property line.

WHEREAS the sign will be painted navy with white lettering the match the awning.

WHEREAS the retractable awning is appropriate within the historic district.

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

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

PART B: The free standing pole with signage at the top

WHEREAS the proposed new free-standing sign matches the historical stoop sign; a sign at the stoop was approved by the LPC in 1994 to replace the stoop sign that had been removed.

WHEREAS the stoop sign adds whimsy and interest to the streetscape.

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

VOTE: 6 in favor (Ashby, Chu, Helpern, Parshall, Tamayo, Camp), 3 against (Birnbaum, Evans, Baron)

4. 813 Madison Avenue-(between 68th and 69th Streets)-Upper East Side Historic District-Joseph S. Tarella, architect-Neo-Grec style residence designed by Charles Buek & Co. and constructed in 1881-82. Application for storefront, façade lighting, and terraces.

This application is considered in two parts:

Part A: Madison Avenue Storefront and Facade

WHEREAS 813 Madison Avenue is a building of five stories with a sixth floor penthouse above the cornice at the top of the fifth floor;

WHEREAS the two story high storefront has three bays on Madison Avenue and one bay at the corner on East 68th Street;

WHEREAS stone pilasters frame the bays with large openings for single panels of glass in the first and third bays --and the corner bay-- at the first floor level, and at all three bays--and the corner bay - on the second floor level;

WHEREAS the stone pilasters will be cut back to create larger bays framed by half round columns;
WHEREAS the existing openings range in width from 4'-0" to 6'-9 1/2";
WHEREAS the proposed openings range in width from 7'-0" to 8'-1";
WHEREAS the height of the openings on the first floor are and will be 8'-8 1/2" and the height of the openings on the second floor are and will be 7'-8 1/2";
WHEREAS the existing banding at the face of the tops of the first and second floors will remain;
WHEREAS the penthouse will be re-clad in metal or re-faced in stucco;
WHEREAS the front façade will be cleaned and repaired as necessary;
WHEREAS the storefront windows and entrance will be up-lit with exterior LED fixtures;
WHEREAS the windows of the façade on the third through fifth floors will be up-lit from the exterior with LED fixtures;
THEREFORE be it resolved that this portion of the application be approved as presented.

VOTE: 4 in favor (Baron, Helpen, Parshall, Tamayo)
3 opposed (Birnbaum, Camp, Evans)
1 abstention (Ashby)

The Committee has no position.

Part B: East 68th Street and Rear Facades

WHEREAS the existing door set down from the sidewalk on the 68th Street façade will be replaced with a window with an aluminum frame to match the adjacent window to the east;
WHEREAS air conditioning equipment is to be removed from the roofs of the first and second floor rear extensions;
WHEREAS the flat roofs on the first and second floor extensions are to be made into terraces with entrances directly from the second and third floors;
WHEREAS doors to the terraces will be aluminum and glass;
WHEREAS the railings on the terraces are to be simple, cast iron bars with metal newel posts and caps;
WHEREAS selected double hung, wood windows will receive new insulated glass to match existing;
WHEREAS the penthouse will be re-clad in metal or re-faced in stucco;
WHEREAS the East 68th Street and rear facades will be cleaned and repaired as necessary;
WHEREAS the windows of the East 86th Street façade on the second through fifth floors will be up-lit from the exterior with LED fixtures;

THEREFORE be it resolved that this portion of the application be approved as presented.

VOTE: 8 in favor (Ashby, Baron, Birnbaum, Camp, Evans, Helpen, Parshall, Tamayo)

5. 860 Madison Avenue at 70th Street -- Upper East Side Historic District - Joseph Tarella, architect. Application is for window replacement and to install roof top air conditioners.

WHEREAS 860 Madison Avenue is a no-style commercial building designed by Francis Y. Joannes and constructed in 1924.

WHEREAS the applicant proposes to remove all existing storefront glazing on 70th Street and on Madison Avenue on both the first and second floors -- approximately 29 windows altogether, including door sidelights and window sidelights; the glazing will be replaced in-kind.

WHEREAS the applicant proposes 12 retractable awnings for the retail windows at the first and second floors along Madison Avenue and for the 2 windows on 70th Street [one at the first floor and one above it at the 2nd floor]; the awnings will be approximately 10'7" wide across each bay with 6" skirts and will be dark gray.

WHEREAS the applicant proposes three new air conditioning units at the north end of the roof with a screen around them; the air conditioners are minimally visible from the public way and will extend 1' above the roof line [the units are each 5'8" high x 32" deep -- and will partially hidden by the

restored parapet].

WHEREAS the applicant proposes to remove all signage on the spandrels; the only signage will be on the awning skirts. (The former tenant, Juicy Couture, placed signage on all the spandrels, so that the front elevation at the ground level presented as busy.)

WHEREAS the applicant did present a materials board.

WHEREAS the applicant's approach is sensitive within the historic district and is to be commended.

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

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

6. 20 East 64th Street-(between Fifth and Madison Avenues)-Upper East Side Historic District- *David H. Abelow, architect*-Neo-French Renaissance residence designed by D & J Jardine and constructed in 1878-79. Application to replace two windows.

WHEREAS 20 East 64th Street is a five story townhouse;

WHEREAS the windows on the front façade, except for the second floor, are being replaced at staff level with a Certificate of No Effect;

WHEREAS the two arched windows are single pane, steel sash, casement windows with fan lights;

WHEREAS the two arched windows are to be replaced with insulated glass, thermally broken, steel sash, casement windows with fan lights;

WHEREAS the steel sash will be 4% larger than the existing steel sash, well within the 10% maximum enlargement of window sash -- or a reduction in glazing from 5,276 square inches to 5,058 square inches;

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

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

7. 156 East 89th Street (between Lexington and Third Avenues) -- INDIVIDUAL LANDMARK - *Guillermo M. Gomez, architect*. Application is to add a bulkhead at the roof and alter the rear elevation.

WHEREAS 156 East 89th Street is a Queen Anne style residence designed by Hubert, Pirsson & Co. and constructed in 1886-87.

WHEREAS 156 East 89th Street is one of a group of six houses designed in a wondrously picturesque Queen Anne style; the group was designated an individual landmark in 1979.

WHEREAS 156 East 89th Street was originally built for William Rhineland and is only 12'6" wide.

WHEREAS the applicant proposes a stair bulkhead that will rise 5' above the original roof and 3' above the original parapet; the bulkhead will be set back approximately 25' from the front elevation and is visible only at the rear of the property.

WHEREAS the applicant proposes to raise the roof of the existing 5th floor penthouse by 2' and the parapet by 3' at the rear elevation; the height of the house at the rear will increase by 5'.

WHEREAS there is an existing addition at the rear that is two stories high.

WHEREAS at the rear of this addition the applicant proposes to install one large steel casement window 25' high x 6' wide; to show the demarcation of the two floors, the applicant will preserve the lintel height at the top of the first floor.

WHEREAS the bottom portion of the 25' high window -- at the ground floor -- will be a French door opening to the garden.

WHEREAS at the 3rd and 4th floors of the house, the applicant proposes to narrow the existing window on each of these two floors and to add another window to match so that both floors will now have two symmetrical windows where before there was only one window.

WHEREAS at the 5th floor, the applicant proposes to widen the single existing window.

WHEREAS note that the 25' high window is only at the rear of the addition - [the house is only 12 1/2 feet wide.] at the 1st and 2nd floors that face the rear, the applicant proposes steel casement

windows that match the steel casement windows at the 3rd and 4th floors [see above, the lintel height will be preserved across the top of the windows, especially including the demarcation across the large casement window at the rear of the addition.

WHEREAS all the windows will be steel casement windows; the material at the rear is red brick and the original windows were wood double hung windows.

WHEREAS the treatment at the rear is very sensitive and more organized considering the narrowness of the lot and are an improvement over the asymmetrical original windows.

WHEREAS steel casement windows are appropriate within the historic district.

WHEREAS the new stair bulkhead is not visible from the public way.

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

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

8. 32 East 68th Street-(between Madison and Park Avenues)-Upper East Side Historic District- *Benjamin Aryen, architect*-Neo-Grec style residence designed by R.W. Buckley and constructed in 1897. Application to legalize an awning.

WHEREAS the existing awning extends beyond the window opening and has unattractive bars at the sides;

WHEREAS the proposed awning extends the length of the masonry opening for the window;

WHEREAS the top of the proposed awning is set 17 inches above the top of the window opening;

WHEREAS the proposed awning has a 1" x 1" aluminum frame;

WHEREAS the awning slopes down seven inches from back to front;

WHEREAS the removable valence at the front is 10" high, so that the bottom of the valence aligns with the top of the window opening;

WHEREAS the awning will be made of a black, flexible fabric to match the material of the awning next door;

WHEREAS the awning will have a sign on the valence in white letters;

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

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

9. 117 East 64th Street (between Park and Lexington Avenues) -- Upper East Side Historic District - Rick Azar, architect. Application for roof top bulkhead.

WHEREAS 117 East 64th Street is a neo-Grec residence designed by John McCool and constructed in 1876-77.

WHEREAS the applicant failed to appear.

WHEREAS the applicant is invited to return at a later date.

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

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