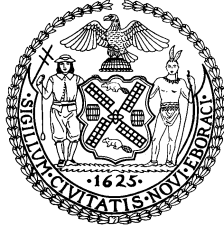


Jacqueline Ludorf
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The City of New York Manhattan Community Board 8

Landmarks Committee, August 8, 2011 – 6:30PM
New York Blood Center, 310 East 67th Street, Auditorium

Present: Jane Parshall, Teri Slater, Marco Tamayo, David Helpern, Kenneth Austin, Elizabeth Ashby, Michelle Birnbaum, Joie Anderson, David Liston, Susan Evans, Molly Blayney, Christina Davis

1. **12 East 93rd Street – (Fifth and Madison Avenues) Carnegie Hill Historic District.**
Hottenroth+Joseph, Architects. Application is to alter the front façade, construct a rear yard addition and excavate the rear yard.

This application is divided into two parts: Part 1. Alterations to the front façade excluding the front entry door, the rear yard addition, excavation at the rear yard and Part 2. The front entry door.

WHEREAS 12 East 93rd Street is one of three brownstones that remain of an original row of 12 that were designed in the Romanesque Revival character and later remodeled.

WHEREAS 12 East 93rd Street was altered in 1937 with a Federal-style entry and other Federal-style detailing.

WHEREAS at the front, excluding the entry-way, the applicant proposes to remove the curved solid masonry wall that separates the ground level from the street with an open iron work fence planters behind.

WHEREAS the applicant proposes to re-brownstone stucco the entire front elevation.

WHEREAS the applicant proposes at the ground level to reverse the service door with an existing window so that the window is at the middle of the ground level with the service door on one side and the entry door on the other side of the window.

WHEREAS the applicant proposes to install a new higher limestone band at the first floor that will allow for a taller entry door.

WHEREAS the applicant proposes to replace the existing materials at the roof with cooper.

WHEREAS at the rear, the applicant proposes to removed an existing 10' x 12' extension that is now 3 stories high with an extension that goes across the width of the house and is 14'8 1/2" deep at the ground level and 8'8" deep at the 1st, 2nd, and 3rd floors. The applicant proposes to maintain the current top floor with its existing cornice.

WHEREAS the new addition at the rear will respect the 30' deep rear yard requirement.

WHEREAS at the rear, the windows at the ground level will be wood bi-folding doors; at the 2nd and 3 floors the windows will be steel casement windows; at the upper floors the windows will be wood windows.

WHEREAS there is a lot line window on the adjacent house that is not part of this application – however, there is room for this window to be either narrowed or moved since the adjacent extension is 12' deeper than the extension in this application.

WHEREAS the applicant proposes to lower the level of the rear yard by 1' so that the basement/garden/ground level is at the same grade as the rear yard.

THEREFORE BE IT RESOLVED that Part 1 of this application, the work at the front elevation with the exclusion of the entry door, the rear yard extension and the rear yard excavation, be approved as presented.

VOTE: 12 in favor (Anderson, Ashby, Austin, Blayney, Birnbaum, Davis, Evans, Helpern, Liston, Parshall, Slater, Tamayo)

PART 2: The entry door

WHEREAS the applicant proposes to remove the existing front entry door and replace it with a glass door with a metal grill work in front of the glass.

WHEREAS a glass door with a metal grill is not appropriate to a neo-Georgian style building.

WHEREAS Georgian front doors are of paneled wood.

WHEREAS the new entry door proposed by the applicant is out of context given the architecture of the house and out of context within the historic district.

THEREFORE BE IT RESOLVED that Part 2 of this application, the proposed new entry door, is disapproved as presented.

VOTE: 12 in favor (Anderson, Ashby, Austin, Birnbaum, Davis, Evans, Helpern, Liston, Parshall, Slater, Tamayo, Blayney)

2. **875 Park Avenue (78th and 79th Streets) – Upper East Side Historic District – FSI Architecture P.C.** - A neo-Classical style apartment house designed by George and Edward Blum and built in 1911-12. Application is to construct a rooftop enclosure with netting.

WHEREAS, the proposed rooftop enclosure will by its visibility, its design, and its materials, disturb the roof line and otherwise detract from the design of the building.

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

VOTE: 12 in favor (Anderson, Ashby, Austin, Birnbaum, Davis, Evans, Helpern, Liston, Parshall, Slater, Tamayo, Blayney)