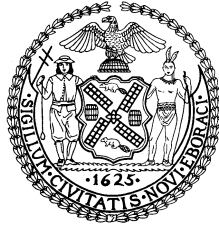


Nicholas Viest  
Chair

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

Landmarks Committee  
Hunter College, East 68th Street and Lexington Avenue entrance,  
SW corner 3rd Flr., Glass Cafe, West Building  
September 15, 2014

Present: Asby, Birnbaum, Clynes, Davis, Evans, Helper, Parshall, Slater, Tamayo

Absent Excused: Liston

1. **125 East 93 Street (Lexington/Park) –Expanded Carnegie Hill Historic District – *Panorama Windows LTD* - A neo-Medieval style apartment building designed by George F. Pelham and completed in 1924. Application is a for a window master plan.**

**WHEREAS** 125 East 93rd Street is a modestly adorned, 9 story mid-block apartment building designed by George F. Pelham, Jr. and completed in 1924.

**WHEREAS** all of the original windows had been previously replaced prior to the expansion of the Carnegie Hill Historic District, except for 4 pivot windows on the 6th and 7th floors, and are aluminum double hung windows without muntins.

**WHEREAS** the original window design included both six-over-six windows or six-over-one windows.

**WHEREAS** the proposed Master Plan will be for all future window replacement and will retain the look of the existing one-over-one aluminum double hung windows; the only modification will be to change the current square panning shape to a beaded style to match the original wood brick moulding

**WHEREAS** a return to the original historic window design (6 over 1 double hung windows) will provide much needed texture to the elevations of the building.

**WHEREAS** a return to the original historic window design is more appropriate and contextual within the historic district.

**THEREFORE** be it resolved that this application is DISAPPROVED as presented.

VOTE: 9 in favor (Ashby, Birnbaum, Davis, Evans, Helpert, Parshall, Slater, Tamayo, Clynes). 9-0-0

2. **132 East 73 Street (Lexington/Park) – Upper East Side Historic District – *Calderon Architecture & Design* – Neo-Grec style single family house designed by William McNamara and completed in 1879-1880. Application is to install new metal fence in front areaway, to make minor modifications to existing first floor stone façade work and for new sidewalk with snow melt system.**

**WHEREAS** Moleanos Limestone was added to the façade of the first floor in 1987;

**WHEREAS** the façade of the first floor will be enhanced by a new Moleanos ornamental surround and projecting lintel at the main entrance door;

**WHEREAS** the new surround will terminate on plinth blocks that are extensions of the existing stone base molding;

**WHEREAS** the façade of the first floor will be enhanced by a new Moleanos ornamental, projecting cornice molding;

**WHEREAS** the façade of the first floor will be enhanced by a new decorative lantern larger and more in scale with the classical detailing of the limestone enhancements than the current lightfixture;

**WHEREAS** the area in front of the building will be enclosed by a new wrought iron fence that will be approximately in line with the other fences on the block;

**WHEREAS** the fence will be made up of simple wrought iron shapes with the exception of the decorative terminations of the narrow, square, vertical rods;

**WHEREAS** the new concrete sidewalk (with snow melting loops) will meet the standards of the Department of Transportation and will be similar in color and texture to the existing sidewalk;

**WHEREAS** all of the elements taken together reflect a restrained approach to the design of the enhancements and are appropriate to the materials and scale of the building;

**WHEREAS** the overall design of the alterations is also contextual within the historic district;

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

Vote: 9 in favor (Ashby, Birnbaum, Clynes, Davis, Evans, Helpern, Parshall, Slater, Tamayo)

3. **785 Park Avenue (at 73<sup>rd</sup> Street) – Upper East Side Historic District** – *Walter B. Melvin Architects LLC* - Modern style apartment building designed by George Pelham, Jr. and completed in 1930. Application is to reconstruct base and entry of Park Avenue elevation and to reconstruct base of 73rd Street elevation.

**WHEREAS** 785 Park Avenue is a modern style apartment building designed by George Pelham, Jr. and completed in 1930.

**WHEREAS** 785 Park Avenue has a one-story base with plinth and band course [originally concrete] surmounted by 18 stories of red brick.

**WHEREAS** the existing red granite plinth and limestone base are not original and were installed around 1980; the anchorage of the limestone panels is now deteriorating necessitating a reconstruction of the building base.

**WHEREAS** the existing concrete entry surround is round-edged but otherwise non-descript; it rises in a setback to frame a pair of second floor windows in an attempt to capture the scale that the building deserves.

**WHEREAS** the applicant proposes to create a more gracious street presence appropriate both to the building and to the larger architectural character of Park Avenue by increasing the height of the building base to two -stories and by creating a new limestone entry surround.

**WHEREAS** the proposed new plinth will be in a pinkish Deer Isle granite; the first two floors will now be clad in a coursed buff Indiana Limestone which will extend to the window heads of the 2nd floor.

**WHEREAS** the original bronze entry doors will be retained; the proposed limestone entry surround with a granite plinth references the modern leanings of the rest of the building while incorporating the stepped forms of the upper building massing [i.e., the setbacks at the top of the building].

**WHEREAS** the scale and language of the proposed base and entry is well suited to the building's original design and the larger elegance of the Park Avenue streetscape.

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

VOTE: 7 for (Ashby, Davis, Evans, Helpern, Parshall, Slater, Clynes), 2 against (Birnbaum, Tamayo)

7-2-0

4. **127 East 71 Street (Lexington/Park) - Upper East Side Historic District** – *Neal James Stufano AIA, Architect* - A house originally built circa 1865 and modified in the Modern style by Joseph D. Weiss in 1955. Application is for enlargement of the rear of the building.

**WHEREAS** the two story rear portion of the building will be reduced in depth by 3'-2" to create a rear yard depth of 15'-6";

**WHEREAS** the floors of varying depths of the five story rear portion of the building will be extended and aligned to create a rear yard of 32'-2";

**WHEREAS** the area of the building will increase modestly based on the balancing of the reduction in depth of the two story portion of the building and the extension of the floors of the five story portion of the building;

**WHEREAS** the new fenestration will be wood windows and doors;

**WHEREAS** the windows on the fourth and fifth floors will be "four over one" double hung;

**WHEREAS** a new window will be added in the center of floors four and five;

**WHEREAS** the second and third floors will have in-swinging French doors with Juliette balconies;

**WHEREAS** the existing painted brick will be replaced with new, unpainted brick;

**WHEREAS** the overall composition is appropriate and contextual within the historic district;

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

Vote: 9 in favor (Ashby, Birnbaum, Clynes, Davis, Evans, Helpern, Parshall, Slater, Tamayo)

5. **Old Business**

6. **New Business**

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