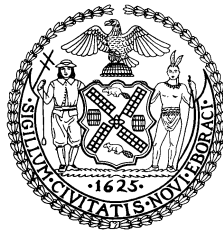


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The City of New York
Manhattan Community Board 8
Landmarks Committee
Marymount Manhattan College
221 East 71st Street
September 8, 2015

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

Absent excused: David Liston, Christina Davis

1. **706 Madison Avenue (between 62nd and 63rd Streets)-Upper East Side Historic District- Page Ayres Cowley, Architect-** Application is for sidewalk replacement.

WHEREAS the lateral expansion of 706 Madison Avenue received a Certificate of Appropriateness from the Landmarks Preservation Commission;

WHEREAS a new sidewalk was always contemplated as part of the overall project;

WHEREAS the length of the enlarged building will be about 95 feet on Madison Avenue and 100 feet on East 63rd Street;

WHEREAS the current sidewalk is of concrete, in poor condition, and in need of replacement;

WHEREAS the intent is to return the sidewalk to bluestone, the material from which the sidewalk was originally constructed;

WHEREAS the base of the building is approved as bluestone and the new sidewalk will be bluestone to match;

WHEREAS there are many distinctive sidewalks in the Upper East Side Historic District and many of those are of bluestone;

WHEREAS there is a sidewalk vault on East 63rd Street which requires a new sidewalk that spans the width of the vault;

WHEREAS the new sidewalk will be made of bluestone slabs and those on 63rd Street will be made of five inch thick bluestone slabs to span the width of the vault;

WHEREAS the sidewalk will be provided with a snow melting system;

WHEREAS new trees on Madison Avenue will be planted in tree pits and new trees on East 63rd Street will be planted in containers due to the vault below;

WHEREAS the extent of the bluestone sidewalk is appropriate to the building and appropriate within the District;

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

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

2. **39 East 67th Street (between Madison and Park Avenues)–Upper East Side Historic District–Matthew Baird, Architect**– Application is for work at the front elevation, work at the rear elevation and the addition of a mechanical bulkhead at the roof.

THIS APPLICATION IS DIVIDED INTO THREE PARTS: PART A: THE FRONT ELEVATION, PART B: THE REAR ELEVATION, and PART C: THE WORK AT THE ROOF.

PART A: THE FRONT ELEVATION

WHEREAS 39 East 67th Street was originally designed by D. & J. Jardine as a brownstone fronted row house and constructed in 1876-1877.

WHEREAS 39 East 67th Street was redesigned in 1903-04 by Ernst Flagg as a 4-story Beaux-Arts style townhouse topped by a copper-trimmed mansard for Arthur Scribner of the publishing dynasty [whose brother Charles was married to Ernest Flagg's sister].

WHEREAS 39 East 67th Street is 25' wide by 67' deep (90' with an extension) and is now broken into apartments; the applicant proposes to return it to single family use. The lot size is 25' wide x100' deep.

WHEREAS at the front, the applicant proposes a complete restoration of the existing 1904 historic elevation, including stone repair, facade cleaning, stone patching, iron repair, window and window frame repair.

WHEREAS at the front, the only proposed change is to the 5th floor out-of-alignment mansard windows which will be restored to their original smaller size so that they will now align with the bays directly below them on the 4th floor.

WHEREAS the proposed changes at the front elevation are contextual and appropriate within the historic district.

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

VOTE: 8 in favor (Ashby, Birnbaum, Chu, Evans, Helpert, Parshall, Tamayo, Baron), 1 abstaining (Camp)

8-0-1

PART B: THE REAR ELEVATION

WHEREAS at the rear there is a 4-story extension that measures approximately 9' wide x 20' deep with a glass-enclosed conservatory on top.

WHEREAS the extension was added to the house as part of the 1904 Ernest Flagg redesign.

WHEREAS the applicant proposes to remove the extension [also known as a "plumbing" extension since it was built to house bathrooms].

WHEREAS the existing 10' rear yard will increase to approximately 30' with the removal of the extension.

WHEREAS at the rear the applicant also proposes to remove the masonry that the extension attaches to in order to create a new flat full-width rear elevation.

WHEREAS the applicant proposes that the new flat, full-width elevation present as floor-to-ceiling glass with intermittent bronze mullions.

WHEREAS the applicant proposes approximately 30 glass panels at the rear; of the glass panels, approximately 14 will be 12' high with a maximum width of 10'. [No masonry is planned for the rear elevation.]

WHEREAS there is no relationship between the 1904 Ernest Flagg Beaux-Arts front elevation and the proposed dramatic level of glazing at the rear with its concurrent lack of any masonry to soften the impact of the proposed glazing.

WHEREAS the applicant's proposed modern treatment for the rear elevation changes the meaning of the historic property and is inappropriate and out of context within the historic district.

THEREFORE BE IT RESOLVED that PART 2 of this application be disapproved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Chu, Evans, Parshall, Tamayo, Baron), 1 against (Helpen), 1 abstention (Camp)

7-1-1

PART C: THE WORK AT THE ROOF

WHEREAS the applicant proposes a new mechanical penthouse at the roof as well as a new terrace and landscaping.

WHEREAS the new mechanical penthouse will be set back 25' from the front elevation and will be 10' wide x 40' long x 18' high; the applicant plans to "stack" all mechanical equipment in the bulkhead.

WHEREAS the unusual height of the bulkhead results from including a planned emergency generator 9' high x 15' long; the planned terrace reduces the space available for mechanical equipment -- because of the applicant's proposed planned terrace, there is not room to disperse the mechanical equipment.

WHEREAS the proposed 18' high bulkhead will be clad in copper that will oxidize to match the copper mansard.

WHEREAS the proposed bulkhead is visible from the public way -- a maximum of 24" from Park Avenue looking west -- as well as some visibility from the mid-block from Park Avenue between 67th and 68th Streets and from Madison Avenue between 67th and 68th Streets.

WHEREAS the applicant suggested that he is working to compress down the maximum visibility from 24" to 18" which meets the Landmarks Preservation Commission definition of minimally visible.

WHEREAS the proposed mechanical bulkhead is visible from the public way from both Park Avenue and Madison Avenue.

WHEREAS there is room on the roof to disperse the mechanical equipment; the emergency generator alone adds 9' to the height of the mechanical bulkhead.

WHEREAS the unusual height of the mechanical bulkhead which will be visible from the public way is out of context and inappropriate within the historic district.

THEREFORE BE IS RESOLVED that PART C of this application is disapproved as presented.

VOTE: 7 in favor (Ashby, Birnbaum, Evans, Helpen, Parshall, Tamayo, Baron), 2 abstentions (Chu, Camp)

7-0-2