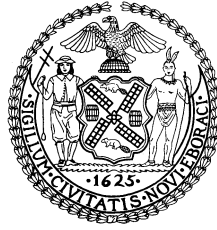


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The City of New York
Manhattan Community Board 8

Landmarks Committee – Monday, October 7, 2013 – 6:30PM
Marymount Manhattan College, 221 East 71st Street, 2nd Fl., Regina Peruggi Room

Present: Jane Parshall, Elizabeth Ashby, Marco Tamayo, Susan Evans, Michele Birnbaum, David Helpern
Absent Excused: David Liston, Teri Slater, Christina Davis

1. **110 East 70th Street (between Park and Lexington Avenues) - Upper East Side Historic District** – *Steven Harris Architects LLP*– Application is under Section 74-711 of the Zoning Resolution seeking a modification of the bulk regulations applicable to a single-family home in order to legalize the residential use of a portion of an existing rear yard extension.

[This is a Section 74-711 special permit application. Section 74-711 of the zoning resolution allows the City Planning Commission, by special permit, to modify use and bulk regulations in order to further the preservation of designated landmark buildings or buildings located within historic districts. The 74-711 special permit provision gives the Landmarks Preservation Commission allowance to grant certain zoning law waivers provided the project entails a major restoration component and the owner agrees to a building maintenance component going forward.]

WHEREAS 110 East 70th Street is a house originally constructed in 1869 and altered by Robertson and Potter in 1905 in the simplified Beaux Arts style.

WHEREAS 110 East 70th Street includes a 1923 rear extension; this extension was enlarged by 100 feet in 1995.

WHEREAS prior to 2008, there was a doctor's office at 100 East 70th Street; the extension was part of the doctor's office; the property was sold and an application heard and approved at the Landmarks Committee of Community Board for restoration work at the site which was to be converted to a single family house from a community facility.

WHEREAS in 2008 the Landmarks Preservation Commission granted a Certificate of Appropriateness for the work at 110 East 70th Street.

WHEREAS the Department of Buildings issued a permit for the demolition and reconstruction of the one-story 100 sq. ft. rear yard addition. The footprint of the house was not changed.

WHEREAS the demolition and construction work at the site triggered a reexamination by the Department of Buildings of the permits issued for the site – specifically for the demolition of the 100 sq. ft. 1995 enlargement; demolition was for more than 75% of the extension and because of an amendment to the Zoning Resolution (subsequent to the issuance of the C of A) that affects changes of use from community facility to residential, a violation was issued by DOB.

WHEREAS the applicant completely restored the 3 main elevations of the property in 2008 which provides the justification for asking for a waiver under Section 74-711.

WHEREAS in 2008 Community Board #8 found the application acceptable.

WHEREAS approval of this application and thus approving the waiver under Section 74-711 of the Zoning Resolution, accommodates the 2008 application to the Landmarks Preservation Commission.

WHEREAS the DOB reversal of its decision regarding the original permit prompted the applicant to seek remediation through the Section 74-711 permit process.

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

VOTE: 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

2. **11-15 East 70th Street, Apt. #11 (between Fifth and Madison Avenues) – Upper East Side Historic District - *Andre Tchelistcheff Architects*** – A neo-French Classic style residence, designed by John Duncan, and built in 1909-1910; and a Beaux-Arts style residence, designed by Charles I. Berg, and built in 1909-1910. Application is to increase the height of a balcony railing.

WHEREAS 11-15 East 70th Street is a neo-French Classic style residence with a balcony with a decorative, cast iron metal railing on the third floor of the front façade;

WHEREAS the railing height is only 32” high and, due to its low height, it is not safe to be on the balcony;

WHEREAS the proposal is to raise the existing railing 10” to 42”, to bring the railing into compliance with the Building Code;

WHEREAS the railing will be raised by setting it on a compatibly designed decorative cast iron band that creates an overall design for the decorative railing that is compatible with the design of the house;

WHEREAS this is an appropriate solution to remedy the unsafe condition and the non-compliance with the Building Code;

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

VOTE: 5 in favor (Ashby, Evans, Helpern, Parshall, Tamayo) 1 abstention (Birnbaum)

3. **14 East 60th Street, aka 10-14 East 60th Street (between Fifth and Madison Avenues) -Upper East Side Historic District – *Richard Lewis Architect*** - A Beaux-Arts style hotel building designed by R.C. Gildersleeve and built in 1902. Application is to replace a window, install signage, and alter steps at the ground story.

WHEREAS 10-14 East 60th Street is a Beaux Arts-style building originally designed as a hotel by R. C. Gildersleeve and constructed in 1902,

WHEREAS the applicant proposes changes to the front elevation at the ground level of 14 East 60th Street,

WHEREAS the applicant proposes to alter the existing window by replacing the lower portion of the window with the original window type, a French style window similar to a French door,

WHEREAS the applicant proposes to replace the existing stair at the entrance to the proposed restaurant with a granite stair that will mimic the existing granite stair at the restaurant directly to the West of 14 East 60th Street,

WHEREAS the applicant proposes the installation of signage to the left of the entry that will match in proportion at the restaurant to the west of 14 East 60th Street. Below the signage will be a back-lit space to hold a menu,

WHEREAS the proposed changes are minimal within the historic district,

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

VOTE: 5 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall) 1 abstention (Tamayo)

4. **48 East 73rd Street (between Madison and Park Avenues) – Upper East Side Historic District – *Ronnette Riley Architect*** – A brick building designed, with a neo-Grec style, by Richard W. Buckley in 1885-86 and altered by S. Edson Gage, with a neo-Federal style, in 1916. Application is to restore the street façade and reconstruct the rear façade, roof, and interiors.

WHEREAS the drawings did not fully explain the design intent as the drawings were diagrammatic and without details;

WHEREAS the alterations to the front façade of this townhouse predating the proposed additional alterations had included a top floor with a modernist glass façade with modernist clerestory windows above;

WHEREAS the reconfiguration of the top floor, with a glass railing and sliding glass doors, was unresolved in its design and lacked details explaining the design;

WHEREAS the overbuilt portion of the house in the rear yard was to be removed;

WHEREAS the new rear façade was to have been rebuilt with an all glass façade subdivided in an asymmetrical pattern with accordion-type, roll-up mesh screens on the exterior of the glass;

WHEREAS the screens would have projected two feet from the glass in the open position;

WHEREAS the proposed new design elements were not appropriate to the house or the historic district;

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

VOTE: 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

5. **10 East 70th Street (between Fifth and Madison Avenues) – Upper East Side Historic District – Lawless & Mangione Architects & Engineers, LLP** – An apartment building designed by Richard Roth of Emery Roth & Sons and built in 1960. Application is for a rooftop water tank bulkhead repair and restoration.

WHEREAS 10 East 70th Street is an apartment building designed by Richard Roth of Emery Roth and Sons and constructed in 1960.

WHEREAS there are existing concrete block vents on the top of the north and south walls of the existing cooling tower bulkhead.

WHEREAS because of deterioration to these existing vents, the applicant proposes to replace them with more durable metal panel vents

WHEREAS the proposed replacement vent style is consistent with the modern style of the apartment building.

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

VOTE: 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

6. **955-967 Madison Avenue aka 27-37 East 75th Street – Upper East Side Historic District - 212box Architecture PC** – An apartment building designed by Paul Resnick and built in 1958. Application is to alter the existing storefront.

WHEREAS this white brick condominium apartment house designed in 1958 has an existing consistent store front design for all retail tenants with large glass panels set in black granite frames with white marble panels on the face of the floor slab and parapet above;

WHEREAS there is a simple pipe rail above the marble where the building sets back above the retail;

WHEREAS the proposed design for two new storefronts is treated as a single composition;

WHEREAS the materials for the proposed contiguous storefronts to replace the retail facades for two of the six stores include a dark gray steel enframing system, large areas of butt-jointed glazing, dark frames and mullions related primarily to entrances, polished brass fascia with white marble return at one store and gray stone fascia with polished fossil stone return at the other, red back-painted glass panels on the face of the parapet, off-white sliding decorative screens with a gradient set in front of the glass storefronts in selected locations, fixed decorative screens with a gradient that are set in front of the parapet so that the red glass is seen through the decorative screens and visibility for apartments is provided through the more transparent portion of the decorative screens; and polished brass signage;

WHEREAS the design looks to other buildings in the neighborhood for precedents such as the Whitney Museum across the Avenue or an Edward Durell Stone designed townhouse at 130 East 64th Street;

WHEREAS the storefronts for the rest of the retail are undergoing a master plan related to the proposed new storefronts;

WHEREAS the redesign is inappropriate for Madison Avenue;

WHEREAS the proposed storefronts interrupt the continuity of the existing storefronts;

WHEREAS the redesign would be a jarring disruption to the existing storefronts;

WHEREAS there are too many elements in the design of the proposed storefronts;

THEREFORE BE IT RESOLVED that this application be disapproved.

VOTE: 3 in favor (Ashby, Birnbaum, Evans) 3 opposed (Helpern, Parshall, Tamayo). **The Committee has no position on this Application.**

7. **1290 Madison Avenue (SW corner 92nd Street) – Expanded Carnegie Hill Historic District) - – Page Ayers Cowley Architects, LLC – Application is to restore the façade, reinstate cornice, replace ground floor storefronts, replace existing penthouse addition with new one story rooftop addition and add new residential entrance on 92nd Street**

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WHEREAS 1290 Madison Avenue (also known as “The Wellington”) is a Renaissance revival-style 6-story apartment building designed by A. B. Ogden and Co. and constructed in 1898.

WHEREAS at 1290 Madison Avenue, both the “Sliver Law” and the Special Madison Avenue Preservation District guidelines govern the zoning.

WHEREAS 1290 Madison, at 36’ x 100’ 8 ½”, is considered to be a sliver building under the Zoning Resolution with the narrow elevation facing 92nd Street; the “Sliver Law” places a height restriction on buildings this narrow.

WHEREAS at the roof, there is a non-conforming penthouse addition that violates the Special Madison Avenue Preservation District guidelines. In addition, the Special Madison Avenue Preservation District guidelines require setbacks at certain heights; the proposed one-story rooftop addition would not be set-back..

WHEREAS in order for the application to be in compliance, the applicant is seeking special permits under Section 74-711 of the Zoning Resolution.

WHEREAS at 1290 Madison Avenue, the waivers involve exemptions from the required recess/setbacks at the Madison Avenue elevation for the added floor and from the height limitation for 92nd Street.

WHEREAS the applicant proposes a complete restoration of the east, north and south elevations to the original historic design.

WHEREAS at the east elevation along Madison Avenue, the applicant proposes a comprehensive restoration including the terra cotta ornamentation at the 6th floor, the bay window and window surrounds at the 3rd, 4th and 5th floors at the north and south ends of the Madison Avenue elevation, and the central ornamental window feature with limestone and terra cotta at the 3rd and 4th floors of the Madison Avenue elevation. The applicant proposes a comprehensive restoration of the retail storefronts including the column capitals at the storefronts, the replacement of the granite columns at the entrance on Madison with limestone, frieze repair above the retail storefronts and repair work to cast iron capitals and columns [NB: The current entrance to the residential apartments is on Madison Avenue. The applicant proposes to change the residential entrance to 92nd Street and the Madison Avenue entrance, which will be restored, will serve the retail space.]

WHEREAS at the southern end of the Madison Avenue elevation, in addition to restoration work, the applicant is reinstating the ornamental gate at the ground level; the entrance behind will become a service entrance for the retail space.

WHEREAS at the north elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, replace an existing retail window with a new retail window, change the existing service door (secondary entry) for the retail space into a new wood and glass residential entrance that is ADA compliant with a new steel and glass entrance canopy above and, at the street level to the basement entry, change the existing non-historic railing with the historic decorative metal railing.

WHEREAS at the south elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, add metal balconies at the 3rd, 4th and 5th floors, and roof over the alleyway.

WHEREAS at the roof, the applicant proposes to reinstate the original 3' high cornice which will increase the amount the building cantilevers over the street to as much as 2', remove the penthouse and add a one-story 11'7" mansard rooftop addition made of slate with copper dormers. The height of the new roof will be no higher than the height of the existing penthouse; the overall height of the building remains at approximately 89'.

WHEREAS at the roof, there will be a vertical elevator core that extends up 13'; the flat roof on top of the mansard and surrounding the elevator bulkhead will be used as an outdoor terrace, with the terrace protected by a picket fence; geothermal heating and cooling systems installed in the interior of the building eliminate the need for additional mechanical space on the roof.

WHEREAS applicant proposes to replace the existing elevator with a new code-compliant elevator and two interior stairwells (required since fire escapes will be removed). Thus, the existing 220 sq. ft. core will increase to 722 sq. ft. per floor; the roof top addition will replace the real estate that the applicant is taking from the core for the elevator and stairwells

WHEREAS the proposed application, including the restoration work on the 3 elevations, the removal of the fire escapes and the simplification of the north elevation is contextual and appropriate within the historic district and enhances the distinction of 1290 Madison Avenue within the historic district.

WHEREAS the applicant's choice of a mansard roof addition in the Second Empire style is modeled on the roof of "The Daytonian", a similar apartment building at 1261 Madison Avenue and is to be applauded.

WHEREAS the application satisfies the findings of Section 74-711 of the Zoning Resolution; the special permits to lift the height restriction and to rescind the setback requirement make the application work.

WHEREAS the applicant is to be commended for the detailed presentation of all aspects of the application.

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

VOTE: 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

David Helpern and David Liston, Co-Chairs