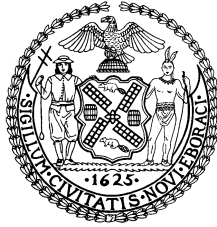


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The City of New York Manhattan Community Board 8

Landmarks Committee
New York Blood Center
310 East 67th Street, Auditorium
October 6, 2014 – 6:30PM

Present: Elizabeth Ashby, Michele Birnbaum, Susan Evans, David Helpern, Jane Parshall, Teri Slater, Marco Tamayo, Jim Clynes, Sarah Chu, Judy Schneider, Barry Schneider

Excused: David Liston, Christina Davis

1. **1010 Park Avenue (between 84th and 85th Streets) [Park Avenue Christian Church and Annex {aka Parish House}] – Park Avenue Historic District** - – *Jack Beyer, Michael Wetsone, Beyer Blinder Belle Architects, Paul Selver, Kramer Levin*. Application is to demolish the Annex and to construct a new building containing church facilities and residential apartments and to add a new handicapped accessible entrance to the Church on East 85th Street.

WHEREAS the church was designed in the Gothic revival style by Cram, Goodhue and Ferguson and completed in 1911; its design was inspired by features on La Sainte-Chapelle in Paris including its 70' spire or fleche.

WHEREAS the Annex (Parish House) was originally completed in 1911 and served as the church rectory; in 1963 it was altered by Merrill and Hultgren into a 5-story church facility that pushed back from the street wall and essentially replicated the historic façade.

WHEREAS as part of their 1963 alteration Merrill & Hultgren chose to incorporate part of the original 1911 elevation into the existing annex at the southern end of the façade with its distinctive two-story oriel window.

WHEREAS the recent designation of the Park Avenue Historic District includes the church but refers to the Annex as having "no style" even though the front elevation is designed in the Gothic revival style to match the adjacent church.

WHEREAS the applicant, Extell Development Company, proposes to demolish the 45' wide existing annex and construct a 150' high, 16-story building; the first three floors will be a community facility to be used by the church and the 13 stories above will be residential.

WHEREAS the applicant maintains that the design of the new building will mimic characteristics of other residential apartment buildings along Park Avenue within the new Park Avenue Historic District including maintaining a rigorous street wall and setbacks above the 13-story cornice line.

WHEREAS in addition to having setbacks at the top two floors, there will be a further setback for the rooftop mechanical equipment so that the top of the building presents the wedding cake design that crown other Park Avenue apartment buildings in the district.

WHEREAS the applicant maintains the proposed building is also influenced both by the Gothic revival design of the 1915 Emery Roth apartment building which abuts the site to the south and the verticality of the expression of the church to the north.

WHEREAS as a result of these additional influences, the proposed building includes design elements such as projecting vertical pilasters that run up the length of the building in order to create shadows and punched-in windows.

WHEREAS at the crown [the top two stories plus the mechanicals], the setbacks are sculpted to emulate the buttresses (projecting supports of stone) at the church and the projecting vertical pilasters are recessed.

WHEREAS the applicant proposes to clad the building in large Indiana limestone which will present as vertical in expression.

WHEREAS the base of the building will be articulated with limestone cornices at the 2nd and 3rd floors.

WHEREAS there will be a modest one-story entrance with a fabric awning in contrast to the two-story entrance to the church; there is a door on either side of the front entry door – one to the left to be the service entrance to the residential part of the building and one to the right to serve as the entrance to the 3-story community facility.

WHEREAS there will be a fully developed façade with legal lot line windows on the 2nd major elevation which looks north over the church.

WHEREAS the two finished facades form a uniform bulk for the building; the sculpted top reflects the Gothic design of the church; the west or rear elevation will be clad in a buff-colored brick.

WHEREAS the present Annex building covers the full depth of the site; the applicant proposes to create a 33' rear yard which will allow more light into the stained glass windows at the apse of the church.

WHEREAS as part of the 1963 enlargement of the Annex, a 12' side yard was created; this side yard will be reduced to 6' and covered with a skylight so that the church windows on the south facing elevation continue to receive some natural light.

WHEREAS at the north elevation along 85th Street, the applicant proposes to cut through the original historic masonry of the church to create a wheelchair lift entrance with a wood door and sidelight and a new limestone lintel.

WHEREAS the Annex, the church and 1000 Park Avenue – all designed in the Gothic revival style – present as a unified street wall on Park Avenue between 84th and 85th Streets.

WHEREAS even though the Landmarks Preservation Commission found the Annex to a noncontributing or “no style” building within the historic district, 1000 Park Avenue, the Annex and the church as all designed in the Gothic revival style and this is noticed in the designation report for the district.

WHEREAS part of the historic fabric of the original rectory (1911) is incorporated into the Annex; the southern bay with its distinctive oriel window; thus, historic fabric provides almost half of the front elevation.

WHEREAS the proposed height of the new building [at 204' including mechanicals -- 39' higher than 1000 Park Avenue to the south AND 114' higher than the church to the north (90 feet high {160' to the top of the slender spire})] does not respect the height of the residential buildings along Park Avenue.

WHEREAS although the applicant has stated that the punched-in widows are meant to relate to the windows at 1000 Park Avenue, the proposed 6' wide new windows [9'6" for floors 2- 3, 8'6" for floors 4-12, 12'6" for floor 13 and 13'9" for floors 14-15] are much too large; the fenestration of the northern and western facades is especially inappropriate for secondary elevations within the historic district. At the north elevation, the busy arrangement of windows overwhelms the church.

WHEREAS the top or crown of the proposed building is too aggressive within the historic district and does not reflect in any way the wedding cake design of traditional Park Avenue apartment buildings; the setbacks present as very narrow with the building appearing as if to rise straight up from the street wall.

WHEREAS the spire, the roofline, the south elevation of the church and the stained glass windows on the south elevation are all blocked from view by the applicant's proposal.

WHEREAS the side alley between the church and the existing Annex is being reduced from 12' to 6'; the amount of light entering the church through the south facing stained glass windows is compromised by the reduced width of the side alley as well as by the bulk and height of the proposed new building.

WHEREAS the applicant's proposal diminishes the church with the views of its spire and south facing elevation severely compromised by the bulk of the new building.

WHEREAS the Annex provides breathing room for the church and harmonizes completely with the church; the Annex and the church together form a monumental complex.

WHEREAS the proposed new building is too tall, too bulky, has none of the characteristic of a typical Park Avenue apartment building and is too contemporary in design with its vertical limestone panels and projecting pilasters and heavy crown; the design is out of context and inappropriate within the historic district.

WHEREAS the applicant has failed to incorporate the historically and architecturally significant Annex into their design.

WHEREAS the proposed handicapped door on East 85th Street is unnecessary since there is already a handicapped accessible door to the church; the historic fabric of the church should not be compromised by a new door that cuts through the original masonry on the north facing elevation.

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

VOTE: 7 in favor (Ashby, Birnbaum, Evans, Parshall, Slater, Tamayo, Chu), 3 against (Helpert, Schneider, B., Schneider, J. Schneider)

2. **39 East 72nd Street (Park Avenue and Madison Avenue)-Upper East Side Historic District**– *Rachel Frigens, Architect*- neo-Grec style, designed by Robert B. Lynd and built in 1881-82. Application is for façade work and a rooftop addition.

WHEREAS 39 East 72nd Street was stripped of its stoop and much of its detail;

WHEREAS 39 East 72nd Street and 41 East 72nd Street were built, essentially, as twin buildings;

WHEREAS 39 East 7th Street is being repurposed and altered with new floor to floor heights and a new façade;

WHEREAS 39 East 72nd Street is being faced with sandstone and not brownstone, which was the original façade material;

WHEREAS the sandstone material is the wrong color and is not a material that is an appropriate replacement for brownstone;

WHEREAS windows at 39 East 72nd Street will no longer align with windows at 41 East 72nd Street;

WHEREAS the new entrance is centered on the building and not located to the side as originally designed;

WHEREAS the new entrance, which will be at grade, changes the proportioning of the base of the building in a manner that is unrelated to its original and current entrance elevations and to its neighbor at 41 East 72nd Street, is unrelated in its architectural language to its original neo-Grec design and to the design of its neighbor at 41 East 72nd Street; and is too imposing;

WHEREAS the mansard and penthouse addition are too massive; overpower the building; are unrelated to 41 East 72nd Street, and are not related to the neo-Grec style;

WHEREAS the proposed overall design of the alterations is not contextual within the historic district;

THEREFORE be it resolved that this application is disapproved as presented.

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

3. **990 Fifth Avenue (at East 80th Street)-Metropolitan Museum Historic District** – *Christopher Kitterman Architect* – An apartment building designed in the neo-classical style by Rosario Candela and constructed in 1926-1927. Proposed work is to alter window openings and replace windows at the 10th and 11th floors at the north secondary façade, which is visible over the roof of the adjacent five-story Beaux Arts style residence to the north at 991 Fifth Avenue, (now HQ of American Irish Historical Society).

WHEREAS the existing windows have a random pattern;

WHEREAS the existing masonry openings include windows with muntins; windows without muntins; and glass block;

WHEREAS the proposed new windows, which are also random, create a pleasing composition;

WHEREAS the proposed new windows are without muntins but are similar to the windows above, only one of which has muntins;

WHEREAS the proposed windows will be the same color as the other windows on the façade;

WHEREAS the brick required for closing up existing openings will be buff in color to match the existing brick;

WHEREAS this is a secondary façade with no organizing arrangement for the windows;

WHEREAS the proposed design of the new windows is contextual within the façade of the building;

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

VOTE: 6 in favor (Chu, Evans, Helpern, Parshall, Slater, Tamayo) 2 opposed (Ashby, Birnbaum)

4. **696 Madison Avenue (between East 62nd and East 63rd Streets) – Upper East Side Historic District** – *S. Steve Wyoda, Architect*. Application is to install heaters along sidewalk café on Madison Avenue.

WHEREAS 696 Madison Avenue is a 5-story building neo-Grec building designed by J. H. Valentine and constructed in 1878-79.

WHEREAS the applicant proposes to install 2-3 heaters above the doors of the storefront to provide heat to 3 tables on the sidewalk so that the tables can be used in the fall and early spring.

WHEREAS the heaters would be hidden behind the existing retractable canvas awnings.

WHEREAS the heaters would be partially visible from the side as one looks or up down the street.

WHEREAS the heaters would be “Infratech All Weather W-series quartz tube electric infrared radiant heaters.”

WHEREAS the applicant also proposes to replace the wood paneling and wood-framed doors on the exterior of the café with in-kind wood panels and wood-framed doors.

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

VOTE: 7 in favor (Ashby, Evans, Helpern, Parshall, Slater, Tamayo, Chu), 1 abstention (Birnbaum)

5. **111-113 East 73rd Street (between Park Avenue and Lexington Avenue)-Upper East Side Historic District-111**
East 73rd Street has some Renaissance form and detail, designed by Gordon S. Parker and built in 1922; 113 East 73rd Street has an unknown style, designed by George B. Post & Sons in 1906-08. Application is to replace the facade at 113 East 73 Street and install new windows/doors at street level of the 111 E 73 Street building.
- WHEREAS** 111 and 113 East 72d Street are interconnected buildings used as a school;
- WHEREAS** the goal of the proposed changes is to create a more quiet facade on 113 and to better relate the buildings in style and proportion to provide a more cohesive identity for the school;
- WHEREAS** the change of a window to a door on the ground floor of 111 completes the symmetry of that building while providing a door that will improve the security for the school;
- WHEREAS** the late international style facade of 113 will be replaced with a facade with a limestone base to match the limestone of 111 and a buff colored brick facade compatible with the limestone for the second, third and fourth floors;
- WHEREAS** the base of 113 will have a new stoop and door and decorative bronze grillage;
- WHEREAS** the brick facade will have one over one double hung windows;
- WHEREAS** the top of the fourth floor of 111 will be lowered to align with the top of the fourth floor of 113;
- WHEREAS** the top floor of 111 will be clad in copper to match the copper cladding of the top floor of 113;
- WHEREAS** the fifth floor will have a row of windows echoing the rows of windows at 111 but without muntins;
- WHEREAS** there will be a decorative copper strip below the fifth floor windows of 113 reflecting the decorative strip below the fifth floor windows on 111;
- WHEREAS** the overall composition of the two buildings will be more reserved due to the changes in materials on 113 and the alignments of the base, middle, and top of each building with the other;
- WHEREAS** the proposed overall composition of the two buildings is contextual within the historic district;
- VOTE:** 8 in favor (Ashby, Birnbaum, Chu, Evans, Helpern, Parshall, Slater, Tamayo)

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