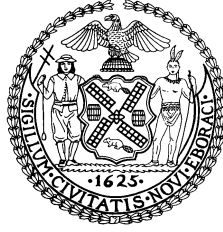


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**The City of New York
Manhattan Community Board 8
Landmarks Committee
Monday, October 19, 2015, 6:30PM
Marymount Manhattan College
221 East 71st Street
Regina Peruggi Room**

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

1. 40 East 66th Street (between Park and Madison Avenues) -- Upper East Side Historic District. Application is for window enlargement at the penthouse and new bulkhead.

WHEREAS 40 East 66th Street is a new-Renaissance style 12-story apartment building designed by Rosario Candela and constructed in 1928-29.

WHEREAS the penthouse is set back 13' from the parapet; the parapet is 16" high.

WHEREAS the penthouse is minimally visible from the public way.

WHEREAS at the penthouse, at the 66th Street elevation and at the Madison Avenue elevation, there are now 17 windows and doors; the applicant proposes to reduce the number of windows/doors from 17 to 10; the applicant also proposes to expand [widen] the new 10 windows/doors so that the overall effect will be more glazing than under the existing condition.

WHEREAS in the consolidation of the windows, the height of the windows will not change.

WHEREAS the width of the existing 17 windows/doors ranges from 3'1" to 6'7"; the width of the proposed 10 windows/doors will vary with a maximum width of 13'3" -- the proposed new bay on the Madison Avenue elevation will be 16' wide.

WHEREAS the existing windows/doors have multi-panes; the new windows will have single panes that present as plate glass because of their size.

WHEREAS the applicant also proposes to remove an existing skylight bulkhead to create a new stair bulkhead to provide egress to the roof; the new bulkhead will match exactly an existing bulkhead.

WHEREAS the new bulkhead will be 8 1/2' high with a footprint of 9' x 12'.

WHEREAS there is no relationship between the proposed new large single-pane windows and the windows in the rest of the Candela-designed building which are all now multi-paned.

WHEREAS the applicant's proposal is inappropriate and out of context within the historic district.

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

VOTE: 7 in favor (Ashby, Birnbaum, Chu, Evans, Tamayo, Camp), 4 against (Davis, Helpern, Parshall, Baron)

2. **755 Madison Avenue aka 27-31 East 65th Street-Upper East Side Historic District.** Christine Garofalo, architect. Application is for work at the retail space on the ground level.

WHEREAS the storefront for the retail has two large areas of glass set into a black stone building base;

WHEREAS the widths of the glazed openings of about 23 feet and 13 feet will remain the same;

WHEREAS the height of the openings will be changed from 7'-4" to 8' 7" to provide better visibility;

WHEREAS the appearance of the building will be minimally changed;

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

VOTE: 10 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Davis, Evans, Helpern, Parshall, Tamayo)

3. **31 East 72nd Street (NE corner Madison Avenue and 72nd Street) Upper East Side Historic District.** Asdrubal Franco, architect. Application is for an alteration at the penthouse.

WHEREAS 31 East 72nd Street is a neo-Renaissance style apartment building designed by D & J Jardine and constructed in 1878-79.

WHEREAS the penthouse is set behind the parapet wall.

WHEREAS the proposed work at the penthouse is on the rear elevation facing north [northwest corner of penthouse].

WHEREAS at the roof of the penthouse at the NW corner, the applicant proposes to add a clerestory (with operable window openings). [A clerestory is a band of narrow windows at the top of a wall.]

The clerestory, requiring that the roof be raised is for two walls of a space that is part of the penthouse -- the space is approximately 390 sq. ft. The clerestory will be on two sides of the space -- at the north elevation and at the west elevation; the addition of the clerestory will increase the height of the space by 28" so that the overall height for this part of the penthouse will increase from 10'9" to 12'5".

WHEREAS the portion of the penthouse where the clerestory will be added is set back 58' from the front elevation.

WHEREAS the increase in the height of the roof is minimally visible from the public way.

WHEREAS the applicant's proposed design presents as modern; however, the proposed work is only very minimally visible from the public way.

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

VOTE: 9 in favor (Ashby, Chu, Davis, Evans, Helpern, Parshall, Tamayo, Camp, Baron), 1 abstention (Birnbaum)

4. **53 East 67th Street (between Madison and Park Avenues)-Upper East Side Historic District.** Austin Regan, architect. Application is for work at front and rear elevations and for a rooftop addition.

WHEREAS 53 East 67th Street will be changed from a multiple dwelling back to a single family residence;

WHEREAS this building has a cellar, basement, and four floors above the basement;

WHEREAS the building at 51 East 67th Street was a twin and will be used for reference;

WHEREAS the façade of 51 East 67th Street is of brownstone and the façade of 53 East 67th Street was changed from brownstone to white stucco prior to the designation of the landmark district;

WHEREAS there is no consistent style or color on the block;

WHEREAS the white stucco finish, which is preferred by the owner, will be retained;

WHEREAS the stoop of 53 East 67th will be restored to match the stoop of 51 East 67th including the rails;

WHEREAS the new front door and the door below the stoop will be glass with decorative iron;

WHEREAS the cast iron fence and gate to the areaway of 53 East 67th will be restored to match 51 East 67th and the area will be paved with bluestone;

WHEREAS the front façade will receive new, one over one wood windows to match 51 East 67th;

WHEREAS a partial fifth floor, 11 feet high, set back from the front, will be added above the existing roof, and a stair and elevator bulkhead, 12 feet high, will be added above the proposed new roof;

WHEREAS the stair bulkhead will be sloped toward the front to minimize the bulk;

WHEREAS the high point of the roof top addition will be the top of the elevator machine room of 23 feet above the original roof and 12 feet above the new roof;

WHEREAS the roof top addition and bulkhead are not visible from the street;

WHEREAS the lower floors extend into the rear yard and the upper floors are recessed in relation to the required 30 foot deep rear yard;

WHEREAS the lower floors will be demolished and the upper floors will be projected to create a flush façade with a 30 foot rear yard;

WHEREAS the façade will be of brick masonry with wood French doors on the cellar and basement levels and one over one wood windows on floor one through five;

WHEREAS the corbelled brick detail currently at the top of the existing rear façade will be replicated in the new rear façade;

WHEREAS the rear yard will be excavated to the cellar level;

WHEREAS the paving material for the rear yard will be bluestone;

WHEREAS the brick of the rear façade will also be the material for the parapets on the new fifth floor terrace and the roof top;

WHEREAS the bulkhead will be of corrugated metal;

WHEREAS the brick will be red; decorative iron metal work will be black; corrugated metal will be gray, and windows will be a putty color;

WHEREAS this project is appropriate and contextual in the historic district;

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

VOTE: 11 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Davis, Evans, Helpern, Liston, Parshall, Tamayo)

5. 1136 5th Avenue (between 94th and 95th Streets) -- Carnegie Hill Historic District -- Anik Pearson, Architect. Application is for window alteration at the penthouse.

WHEREAS 1136 Fifth Avenue is a neo-Renaissance style apartment building designed by George F. Pelham and constructed in 1924-25.

WHEREAS the penthouse, not part of the original building, was added in 1928.

WHEREAS the building adopted a window Master Plan in 1996; the Master Plan does not apply to the penthouse windows.

WHEREAS at the first four floors there are multi-pane windows, at floors 4-15 the windows are single-pane one over one windows.

WHEREAS the windows at the 15th floor are arched; the penthouse presents as the 16th floor.

WHEREAS at the penthouse on the west elevation facing the park there are now 6 large windows: 4 large arched windows/doors, a bay window, and a large picture window. All of these existing 6 windows/doors are multi paned. [As one moves from north to south on the existing west elevation the windows line up as follows: arched window, bay window, arched window, recessed picture window, arched window, arched window.]

WHEREAS the north set of arched window/bay window/arched window is set back 17' from the parapet, the south set of 2 arched windows is set back 11' from the parapet. The picture window between these two sets of windows is recessed and set back 21'

WHEREAS the applicant proposes to remove the 6 windows/doors, including the decorative arches and the decorative bay and replace with new windows. The new replacement windows will be wider at the north and south terraces -- the width of the middle section window will remain the same as the existing picture window and it will no longer be recessed.

WHEREAS the new west penthouse elevation will now have three very large windows: two 25'

wide x 9' high windows -- one that will replace the arched French window/bay window/arched French window at the northern end of the elevation-- and one that will replace the 2 arched French windows at the southern end of the elevation. The dimensions for the center picture window will not change.

WHEREAS all of the proposed new windows will now be on the same plane. The recess for the existing picture window will be removed and the bay eliminated.

WHEREAS there will now be three very large plate glass windows on the west facing elevation.

WHEREAS all the windows will be lowered by 1'4" so that the height of the windows will be reduced from 10'11" to 9'7".

WHEREAS new proposed windows will present as large single pane rectangular openings.

WHEREAS the west elevation of the setback penthouse is partially visible behind the parapet from Central Park, across the street.

WHEREAS the applicant is proposing to remove interesting and charming architectural elements [the 4 arched windows, the bay window and the recessed picture window].

WHEREAS modern plate glass windows don't belong in a 1920s apartment building; the arches on the windows at the penthouse resonate with the windows on the 15th floor below which also have arches; the proposed modern windows are inconsistent with the Master Plan for the rest of the building.

WHEREAS the applicant's proposal for the windows is out-of-context and inappropriate within the historic district.

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

VOTE: 11 in favor (Ashby, Birnbaum, Chu, Davis, Evans, Helpert, Liston, Parshall, Tamayo, Camp, Baron)

6. **1143 Fifth Avenue (between 95th and 96th Streets)-Carnegie Hill Historic District-Judith Saltzman, architect. Application for a rooftop addition.**

WHEREAS 1143 Fifth Avenue is a seven story mid-block building that was designed when the zoning resolution limited the height to 75 feet;

WHEREAS the 75 foot height restriction was eliminated in favor of the prior 150 foot height;

WHEREAS the building does not appear to have been designed for a vertical addition;

WHEREAS the proposed addition was designed to make a clear distinction between the existing structure and the vertical expansion on the front façade but be complementary at the same time;

WHEREAS the existing building has a two story limestone base with a brick façade above;

WHEREAS the existing windows on the front façade are six over six double hung;

WHEREAS the existing cornice would be retained;

WHEREAS the proposed six story vertical expansion has a brick façade with casement windows with transoms above;

WHEREAS the current canvas canopy that hides the entablature above the entrance would be replaced with a metal and glass canopy that reveals the architectural detail;

WHEREAS the garden, formerly at the base of the building, would be recreated to match the depth of the gardens at 1148 and 1140;

WHEREAS the top of the cornice at 1143 would have been 140'-3", lower in height than the top of the cornice of 1148 of 155'-4' and the top of the cornice of 1140 of 158'-7";

WHEREAS the top floor of 1143 would be clad in zinc and sloped away from the façade so that the return of the cornice on 1148 continues to be visible;

WHEREAS the fire escape in the rear of the building would be eliminated and replaced with a fire stair within the building;

WHEREAS the cladding material at the rear of the building would be a rain screen of terracotta or porcelain panels;

WHEREAS balconies would be provided on the rear of the building;

WHEREAS windows would be punched in openings with either double hung or casements;

WHEREAS the color of the rain screen would have matched the existing brick, the windows would have been charcoal, the zinc of a dark hue, and all other metal burnished bronze;

WHEREAS this vertical addition is not appropriate and contextual in the historic district;
THEREFORE BE IT RESOLVED that this application is disapproved as presented.

VOTE: 10 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Evans, Helpern, Liston, Parshall, Tamayo) 1 abstention (Davis)

7. New Business - 412 East 85th Street.

A discussion about this 1861 wooden house -- known as the De Vito House -- which is being considered for individual Landmarks Designation. The Landmarks Preservation Commission will hold a public hearing on the backlog of buildings in the Borough of Manhattan on November 12, 2015; this rare wooden house is the only property in the backlog that is within Community Board #8. The Landmarks Committee passed the following resolution in support of landmarking.

WHEREAS 412 East 85th Street is one of a handful of wooden pre-Civil War era structures to survive not just in Yorkville, but in New York City.

WHEREAS 412 East 85th Street is the only vernacular frame house in Yorkville and the 2nd oldest on the Upper East Side.

WHEREAS 412 East 85th Street serves as a reminder of Yorkville's agrarian past, it's shift to a neighborhood of manufacturing and laborers after the Civil War to a community for a diverse range of immigrants in the late 19th century.

WHEREAS 412 East 85th Street has served as a farmhouse, a Civil War hospital, a tombstone manufacturer, a rooming house and a private home.

THEREFORE BE IT RESOLVED that the Landmarks Committee of Community Board #8 supports the designation of 412 East 85th Street as an INDIVIDUAL LANDMARK.

VOTE: 9 in favor (Ashby, Birnbaum, Chu, Evans, Liston, Parshall, Tamayo, Camp, Baron), 2 against (Davis, Helpern)