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## The City of New York Manhattan Community Board 8

September 20, 2012

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 11 East 68<sup>th</sup> Street (at Madison Avenue) - Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 18, 2012, the board adopted the following resolution regarding **11 East 68<sup>th</sup> Street (at Madison Avenue) - Upper East Side Historic District** - *Richard Metsky, Architect* - A neo-Renaissance style apartment building designed by Herbert Lucas and built in 1912-13. Application to alter windows, entry and entry courtyard, and sidewalk, and to construct rear yard and penthouse additions.

**WHEREAS** 11 East 68<sup>th</sup> Street is a contributing building within the Upper East Side Historic District;  
**WHEREAS** 11 East 68<sup>th</sup> Street, also known as "The Marquand", occupies the site of 3 brownstones designed by Richard Morris Hunt for Henry G. Marquand.

**WHEREAS** 11 East 68<sup>th</sup> Street is a particularly fine example of the neo-Renaissance style and presents the austerity and restraint of an Italian palazzo as translated into an apartment building;

**WHEREAS** the brick and bow-window upper floors rest atop a handsome pillow-rusticated limestone base;

**WHEREAS** the Board wishes to take this application into four parts: Part 1 (the Changes to the East 68<sup>th</sup> Street Elevation), Part 2 (the Changes to the Entrance and Entry Courtyard and Sidewalk on East 68<sup>th</sup> Street), Part 3 (the Enlargement of the Cellar Space and 1<sup>st</sup> floor), and Part 4 (the Changes to the Existing Copper-clad Penthouse, including Changes to the Height, Floor area and Fenestration).

### **Part 1 (the Changes to the East 68<sup>th</sup> Street Elevation)**

**WHEREAS** the applicant proposes to enlarge the retail window at the corner, cutting the window down through the limestone base (water coursing element) while retaining the pillow keystone feature of the existing window.

**WHEREAS** the applicant proposes to create a new storefront entry door to the east of the existing entry courtyard, also cutting through the limestone base (water coursing element).

**WHEREAS** the proposed changes to the East 68<sup>th</sup> Street elevation will compromise the symmetry, restraint, and elegance of the original neo-renaissance design.

**WHEREAS** the proposed changes to the East 68<sup>th</sup> Street elevation will cut through and destroy original material that is integral to a contributing building in the historic district.

**WHEREAS** the proposed changes will alter forever, and bring disharmony to, the dominant elevation of one of the great neo-Renaissance style apartment buildings in the city

**THEREFORE BE IT RESOLVED** that this application is disapproved as relates to the above-described Part 1.

*This recommendation was approved by a vote of 39 in favor, 1 opposed, 0 abstentions, and 1 not voting for cause.*

## **Part 2 (The Changes to the Entry and Entrance Courtyard and Sidewalk on East 68<sup>th</sup> Street)**

**WHEREAS** the applicant proposes to create a handicapped accessible ramp along the west side of the entry courtyard.

**WHEREAS** the applicant proposes a new entry marquee to cover the door only to take the place of the existing awning which now goes from the sidewalk through the entry courtyard to the front door.

**WHEREAS** the applicant proposes to add planters to both the east and west sides of the entry courtyard.

**WHEREAS** the applicant proposes adding steps at the front of the entry courtyard just in from the sidewalk to correct the change in grade from the sidewalk to the entry door – a change of 2 ½’.

**WHEREAS** the applicant proposes to replace the existing material of the entry court with granite pavers.

**WHEREAS** handicapped-accessible entrance ramps on both the east and west sides of the entry courtyard to create handicapped accessibility would enhance the symmetry that is the great hallmark of the East 68<sup>th</sup> Street elevation while installing said ramp on only one side the entry courtyard sharply diminishes said symmetry.

**WHEREAS** the proposed granite pavers and the proposed planters are inappropriate and out-of-context and too contemporary for a neo-Renaissance-style apartment building of this stature within the historic district.

**WHEREAS** the proposed granite pavers and the proposed planters diminish the austerity of the East 68<sup>th</sup> Street elevation.

**THEREFORE BE IT RESOLVED** that this application is approved as relates to the above-described Part 2.

*This recommendation was approved by a vote of 27 in favor, 13 opposed, 0 abstentions, and 1 not voting for cause.*

## **Part 3 (the Enlargement of the Cellar Space and 1<sup>st</sup> floor)**

**WHEREAS** with regard to the rearyard, the applicant proposes to extend the rear of cellar to create an additional space of 11’ by 66’ and the rear of the ground floor by 752 square feet.

**WHEREAS** the proposed extension of the rear of the cellar will not be visible and the proposed extension of the rear of the ground floor is not visible from the public way and is not an excess intrusion into the rearyard space.

**THEREFORE BET IT RESOLVED** that this application is approved as relates to the above-described Part 3.

*This recommendation was approved by a vote of 41 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.*

## **Part 4 (the Changes to the Existing Copper-clad Penthouse, including Changes to the Height, Floor Area and Fenestration)**

**WHEREAS** the applicant proposes to transform an existing structure on the rooftop, enlarging the first floor of same by 455 square feet an additional 640 square feet to be added the second floor of same, replacing existing copper with a green-colored corrugated metal.

**WHEREAS** said changes are inconsistent with the character and design of the building and would upset the balance and scale of same.

**THEREFORE BET IT RESOLVED** that this application is approved as relates to the above-described Part 4.

*This recommendation was approved by a vote of 26 in favor, 12 opposed, 1 abstention, and 1 not voting for cause.*

Sincerely,

Nicholas Viest  
Chair

David Helpern and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member