

Nicholas Viest
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com - E-Mail

The City of New York
Manhattan Community Board 8

Landmarks Committee, November 5, 2012 – 6:30PM
Lenox Hill Hospital, 131 East 76th Street, Einhorn Auditorium

Present: Jane Parshall, Marco Tamayo, David Helpern, David Liston, Kenneth Austin, Susan Evans, Michele Birnbaum, Kenneth Austin

Excused: Elizabeth Ashby, Teri Slater, Christina Davis

1. **34 East 68th Street (between Madison and Park Avenues) – Upper East Side Historic District – Michael Chen, Architect** – A neo- Grec style residence designed by R.W. Buckley and built in 1879. Application to alter the exterior facade and roof bulkhead.

WHEREAS the Committee wishes to consider this application in two parts: 1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead; and 2) The Rear Facade and the Fence.

- 1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead.

WHEREAS with regard to the front facade, the applicant proposes to install new stone trim and cladding in limestone rather than the current brownstone which has fallen into a state of great disrepair, with all existing window openings and location of glazing to be maintained as is, and the existing cornice to be retained in its entirety.

WHEREAS with regard to the front entry, the applicant proposes to install a new entry stair from the sidewalk, replace existing railing, install a new rusticated stone base, install a new wood and glass door with decorative iron grille, install a new stone entry portico, and enclose the existing stair pit with a skylight to the basement area below.

WHEREAS with regard to the proposed elevator and stair bulkhead, the applicant proposes to install on the roof a new elevator bulkhead with patinated metal cladding, a roofed mechanical enclosure for sound reduction, and a new stair and elevator bulkhead.

WHEREAS while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the limestone to be used on the front facade will be light in color and warm in tone.

WHEREAS the proposed changes to the Front Facade and the Front Entry are in keeping with the design and character of the building, and the proposed Elevator and Stair Bulkhead will be barely visible, if at all, from the public way.

THEREFORE BE IT RESOLVED THAT the proposed changes to the Front Facade, Front Entry, and the proposed Elevator and Stair Bulkhead, are approved.

VOTE: 6 in favor (Austin, Birnbaum, Evans, Helpern, Liston, Tamayo) 1 in opposition (Parshall)

- 2) The Rear Facade and the Fence.

WHEREAS the applicant proposes to install a new rear facade, removing existing tarred-over brick and an existing tarred-over and damaged sheet metal bay window and peeled-up metalwork;

repurposing an existing leaded glass window; and installing a new custom glazed banded terra-cotta skin, new tilt-turn mahogany windows with painted steel trim, a new vertical garden, a new stone terrace and plantings, a new stoneclad garden wall, and, at the rear of the roof, a new perforated steel guardrail and planter (the "Fence").

WHEREAS the scale of the design of the proposed rear facade and the Fence is in context with the rear facades of other buildings in the area;

WHEREAS the proposed coloration of the rear facade is related to, and not inconsistent with, that of the front facade;

WHEREAS while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the terra cotta to be used on the rear facade will provide a warm appearance of unusual beauty.

THEREFORE BE IT RESOLVED THAT the proposed changes to the Rear Facade and the Fence are approved.

VOTE: 4 in favor (Austin, Helpen, Liston, Tamayo) 3 in opposition (Birnbaum, Evans, Parshall)

2. **30-38 East 65th Street aka 745-751 Madison Avenue – Upper East Side Historic District - Cosmo Veneziale, Architect** – An apartment building designed by Kokkins & Lyras and built 1959. Application to replace main entry canopy and paint the entry vestibule and fascia.

WHEREAS the building has a white brick façade with precast concrete panels at the base;

WHEREAS the existing canopy made of anodized aluminum replaced the original canvas canopy for the building;

WHEREAS the proposed canopy will be of canvas and is similar in design to the original canvas canopy;

WHEREAS the proposed canopy is a visual improvement over the existing canopy;

WHEREAS the width of the proposed canopy will be 9’-0” as opposed to the existing 8’-4”, making it more functional and welcoming;

WHEREAS the grey color of the proposed canopy will be similar to the grey color of the original canopy;

WHEREAS the proposed canopy will have recessed LED lights set into a ceiling grid of white canvas squares; and whereas the light anodized metal of the vestibule will be coated to match the color of the proposed stainless steel posts supporting the canopy;

THEREFORE BE IT RESOLVED THAT this application is approved.

VOTE: 7 in favor (Austin, Birnbaum, Evans, Helpen, Liston, Parshall, and Tamayo)

3. **131-33 East 70th Street (between Park and Lexington Avenues) – Upper East Side Historic District – PKSB Architects, PC** – An Anglo-Italianate with later additions style building designed by Robert Mook and built in 1871 and altered in 1909-11 by Grosvenor Atterbury. Application to renovate greenhouse at 4th floor setback roof.

WHEREAS the applicant proposes to renovate a two story greenhouse on a fourth floor setback roof.

WHEREAS, as part of said renovation, the applicant proposes to strip the existing white paint of the original bay window and restore the bay window to its original color and detail; expose the original support brackets for the original bay window and restore them to match their original finish and detail; and install an exterior glass railing and exterior sliding screen assembly.

WHEREAS the proposed colors and materials are related to the existing colors and materials of the building and the proposed renovation would be a thoughtful modification to the existing greenhouse and an improvement to the current greenhouse which has fallen into a state of disrepair.

THEREFORE BE IT RESOLVED THAT the application is approved.

VOTE: 7 in favor (Austin, Birnbaum, Evans, Helpern, Liston, Tamayo, Parshall)

4. **1080 Fifth Avenue aka 1 East 89th Street – Expanded Carnegie Hill District – Rick Kramer, Architect** – A Modern style apartment building designed by Wechsler & Schimenti and built in 1960-61. Application to modify the entrance and alter the exterior façade.

WHEREAS the original building design included a stainless steel entrance vestibule with stainless steel and glass doors;

WHEREAS the current bronze doors will be replaced with stainless steel and glass doors with horizontal grilles;

WHEREAS the doors to the doctor’s office and the service corridor will be replaced with stainless steel doors with glass vision panels with horizontal stainless steel grilles;

WHEREAS the windows at the base of the building will be replaced with windows with stainless steel grilles;

WHEREAS all the stainless steel will have a brushed, satin finish;

WHEREAS the green marble around the vestibule and at the planters at the base of the building will be replaced with a honed, gray granite, which is more compatible with the building and more durable than the marble;

WHEREAS the overall design with the stainless steel provides a modern flair that, together with the gray granite, enhances the overall design of the base of the building; and whereas the stainless steel grillage is appropriate given the context of other grillage on nearby Fifth Avenue buildings;

THEREFORE BE IT RESOLVED THAT this application is approved.

VOTE: 6 in favor (Austin, Evans, Helpern, Liston, Parshall, and Tamayo) 1 in opposition (Birnbaum)

5. **555 East 91st Street (between York Avenue and FDR Drive) – [Asphalt Green] – Individual Landmark** – *Swanke Hayden Connell Architects* – An asphalt plant designed by Kahn & Jacobs and built in 1941-44. Application to make restorations to the exterior façade.

WHEREAS the applicant proposes to make restorations to the exterior facade of a former asphalt plant designed and built in a parabolic shape made of concrete and unique for its time.

WHEREAS said restorations would be in two phases: Phase 1 for the South and North Elevations and Phase 2 for the West and East Elevations.

WHEREAS Phase 1 would involve selective concrete patching, replacement of deteriorated sealant, removal of loose and deteriorated paint, and the application of a new breathable coating.

WHEREAS Phase 2 would involve selective concrete crack repair, replacement of deteriorated sealant, removal of loose and deteriorated roof coating, and the application of a new roof coating.

WHEREAS the color and texture of the new materials used as part of Phase 1 and 2 will, to the extent possible, relate to the original color and texture of the building and there will be no change to the exterior shape of the building.

THEREFORE BE IT RESOLVED THAT this application is approved.

VOTE: 6 in favor (Austin, Birnbaum, Evans, Helpern, Liston, Parshall) 1 in opposition (Tamayo)

David Helpern and David Liston, Co-Chairs