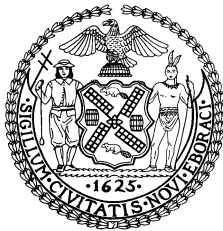


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**The City of New York  
Manhattan Community Board 8  
Landmarks Committee  
Lenox Hill Hospital  
130 East 77<sup>th</sup> Street  
Michael Bruno Presentation Room  
November 17, 2014**

Present: Elizabeth Ashby, Michele Birnbaum, David Helpern, Jane Parshall, Marco Tamayo, Jim Clynes, Christina Davis

Absent excused: Teri Slater, David Liston, Susan Evans

1. **132 East 73<sup>rd</sup> Street (between Lexington and Park Avenues) – Upper East Side Historic District** – *J.C. Calderon, Architect* – Neo- Grec style single family house designed by William McNamara and completed in 1879-1880. Application is for fence at front areaway, work at first floor front elevation and sidewalk snow melt system.

This application was not heard as applicant did not appear.

2. **129 East 94<sup>th</sup> Street (between Park and Lexington Avenues) -- Carnegie Hill Historic District** – *David Hottenroth, Architect*. Application is for restoration work at front elevation, enlargement of front areaway, and a rear yard addition.

**Part 1: The front elevation.**

**WHEREAS** 129 East 94<sup>th</sup> Street is a neo-Grec style rowhouse designed by F. S. Barus and constructed in 1878-1879.

**WHEREAS** 129 East 94<sup>th</sup> Street is in the middle row of 9 houses.

**WHEREAS** at the front elevation, the applicant proposes to recreate the original historic stoop (removed in the 1940s) and railing configuration, replace an existing window with a door based on the original design, and return the brownstone wherever it has been changed.

**WHEREAS** the proposed restoration work at the front elevation is appropriate and contextual within the historic district.

**THEREFORE BE IT RESOLVED** that Part 1 of this application is approved as presented.

**VOTE:** 7 in favor (Ashby, Birnbaum, Davis, Helpern, Parshall, Tamayo, Clynes)

**Part 2: Rear Yard Extension**

**WHEREAS** at the rear, the applicant proposes to extend out 12' at the garden level and 6' at the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**WHEREAS** the depth of the rear yard will be reduced from 48' to 35'6".

**WHEREAS** there will be new enlarged windows at the ground and first floors; the rear elevation will be brick painted white (the same as the existing elevation).

**WHEREAS** the rear gardens on this block (94<sup>th</sup> Street on one side and 95<sup>th</sup> Street on the other between Lexington and Park Avenues) create one of the most unique open spaces in Carnegie Hill.

**WHEREAS** further encroachment into the “donut” or open space should not be allowed.

**THEREFORE BE IT RESOLVED** that Part 2 of this application is disapproved as presented.

**VOTE:** 6 in favor (Ashby, Birnbaum, Helpern, Parshall, Tamayo, Clynes), 1 against (Davis)

3. **17 East 80<sup>th</sup> Street (between Madison and Fifth Avenues -- Metropolitan Museum Historic District – David Kent, Architect.** Application is for window replacement at front elevation.

**WHEREAS** the windows on either side of the center window on the fourth floor were originally double hung, one over one;

**WHEREAS** the original center window was a casement with a transom above;

**WHEREAS** the original windows were mahogany;

**WHEREAS** the double hung windows are being replaced in kind with mahogany frames and sash;

**WHEREAS** the central casement window will be replaced with a full height casement window without a transom to take full advantage of the masonry opening for light and view;

**WHEREAS** the new casement window will be installed with a mahogany frame and sash;

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

**VOTE:** 6 in favor (Birnbaum, Clynes, Davis, Helpern, Parshall, Tamayo), 1 abstention (Ashby)

4. **713 Madison Avenue (between 63<sup>rd</sup> and 64<sup>th</sup> Streets) [Longchamp] – Upper East Side Historic District – Eric Lagerberg, Architect.** Application is to install new signage.

**WHEREAS** 713 Madison Avenue is a neo-Grec style rowhouse designed by Charles Baxter and constructed in 1877.

**WHEREAS** the application is for an illuminated sign for a retail shop at the ground level of the front elevation.

**WHEREAS** the applicant proposes to remove the existing signage (a logo for the shop and the shop’s name) and replace with identical signage that will be backlit with a light halo glow.

**WHEREAS** the applicant proposes an elegant and attractive solution for highlighting the signage for the shop.

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

**VOTE:** 6 in favor (Ashby, Davis, Helpern, Parshall, Tamayo, Clynes), 1 abstention (Birnbaum)

5. **575 Park Avenue (between 62<sup>nd</sup> and 63<sup>rd</sup> Streets) – Upper East Side Historic District. Adam Kushner, Architect.** Application is for work at first floor front elevation.

**WHEREAS** 575 Park Avenue is an apartment house with a restaurant on the ground floor with entrances on East 63<sup>rd</sup> Street;

**WHEREAS** there is a main entrance in the fifth bay of 11 bays and a secondary entrance in the 11<sup>th</sup> bay (counting from Park Avenue);

**WHEREAS** the entrances to the restaurant have divided lights;

**WHEREAS** the main entrance has a yellow canopy in the form of an arch and the secondary entrance has a canvas awning in the form of a semi-circle;

**WHEREAS** the central entrance is flanked by two large lantern fixtures and a menu box to one side;

**WHEREAS** the secondary door has a menu box to one side;

**WHEREAS** the existing doors, which are not original to the building, are to be replaced with doors with single lights of glass to match the character of the existing original doors in the building;

**WHEREAS** the canopy at the central door will be replaced with a smaller canopy of rectilinear design of black canvas with beige stripes and bronze posts – to match the bronze metal used elsewhere in the building -- and the awning at the secondary door will be replaced with an awning of rectilinear design of black canvas with beige stripes;

**WHEREAS** the large lanterns flanking the main entrance will be replaced with smaller lanterns set at a lower elevation and whereas the exposed conduit will be replaced with concealed conduit;

**WHEREAS** the menu boxes will be replaced in kind with bronze frames;

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

**VOTE:** 3 in favor (Clynes, Helpern, Tamayo), 3 opposed (Birnbaum, Davis, Parshall), 1 abstention (Ashby)

**Resolution failed.**

6. **820 Park Avenue (between 75<sup>th</sup> and 76<sup>th</sup> Streets) – Upper East Side Historic District.** *Kevin Blusewicz, Architect.* Application is for window replacement.

**WHEREAS** 820 Park Avenue is a neo-Medieval style apartment building designed by Harry Allan Jacobs and constructed in 1926-27.

**WHEREAS** at the 6<sup>th</sup> floor of the duplex apartment (on the 6<sup>th</sup> and 7<sup>th</sup> floors), there are two original stained glass windows visible from Park Avenue.

**WHEREAS** the windows are not in good condition; the applicant proposes to replace them with two casement windows with transoms above that will match the windows in the rest of the apartment and that match, as well, the original historic window for the building.

**WHEREAS** although the building does not have a window master plan, the building has chosen a casement window with a transom above that matches the original window design as the standard replacement window for all apartments in the building.

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

**VOTE:** 7 in favor (Ashby, Birnbaum, Davis, Helpern, Parshall, Tamayo, Clynes)

7. **130-134 East 78<sup>th</sup> Street, 126 East 78<sup>th</sup> Street, 128 East 78<sup>th</sup> Street, [Allen-Stevenson School] – Upper East Side Historic District.** *Klilment Halsband Architects.* Application is to add a rooftop gymnasium, add rear extensions and create a rooftop greenhouse.

**130-134 East 78<sup>th</sup> Street:**

**WHEREAS** 130-134 East 78<sup>th</sup> Street has an existing outdoor covered play roof;

**WHEREAS** a proposed roof top gymnasium that was 2'-8" lower than the newly proposed gymnasium was previously approved by the Landmarks Preservation Commission;

**WHEREAS** the new design for the proposed gymnasium includes a new outdoor covered play space above that is set back from the street wall about half the depth of the proposed gym;

**WHEREAS** the top of the gym will be terminated with a mansard roof which blocks the view of the mechanical equipment on the roof;

**WHEREAS** the overall height of the building to the top of the mansard will be 105'-8" and to the top of the covered outdoor play space will be 117'-8";

**WHEREAS** the overall height of the building will be less than the allowable height under the Zoning resolution of 170'-0";

**WHEREAS** the façade of the proposed gymnasium will be made of brick to match the brick below the cornice; will have three large windows with divided lights to express the large space within; and will be visually terminated with a new limestone cornice;

**WHEREAS** the face of the mansard will have a standing seam metal roof;

**WHEREAS** the design of the top of the gymnasium, which sets the new cornice below the top of the gym and adds a mansard roof to complete the new enclosure, minimizes the height of the street wall with respect to the enlargement of the building;

**126 and 128 East 78<sup>th</sup> Street:**

**WHEREAS** 126 and 128 East 78<sup>th</sup> Street were built as two, three story townhouses;

**WHEREAS** 126 and 128 were expanded vertically to five stories;

**WHEREAS** the fifth stories will be removed to enable a new Art Room to be built in their place;

**WHEREAS** the new Art Room will have a new Green House above the rear portion of the Art Room;

**WHEREAS** the Art Room will have a low vertical wall faced with metal panels and a sloping north window wall;

**WHEREAS** the angle of the north window wall and the north face of the glass roof of the green house are in line with the view angle from the sidewalk to the top of the new metal panel wall and cannot be seen from the street;

**WHEREAS** the fourth floor windows will be replaced with fixed windows to match the profiles of the existing windows;

**WHEREAS** the existing colors of the townhouses will remain to reflect their history as two separate structures;

**WHEREAS** the townhouses are in a 60 foot limited height district and will be submitted to the Board of Standards & Appeals for a variance;

**WHEREAS** a multi-purpose dance studio will be built in the rear yard of 126 East 78<sup>th</sup> Street up to the allowable height of 23'-0";

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

**VOTE:** 3 in favor (Ashby, Birnbaum, Tamayo), 4 opposed (Clynes, Davis, Helpen, Parshall)

**Resolution failed.**

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

**VOTE:** 4 in favor (Clynes, Davis, Helpen, Parshall), 3 opposed (Ashby, Birnbaum, Tamayo)

**Resolution passed.**

8. **807 Park Avenue (between 75<sup>th</sup> and 76<sup>th</sup> Streets – Upper East Side Historic District.**  
*Charles Platt, Architect.* Application is for a new building on the site of the existing building.

**WHEREAS** 807 Park Avenue is a neo-Renaissance style building designed by Neville and Bagge and constructed in 1898.

**WHEREAS** 807 Park Avenue (formerly 813 Park Avenue) is at the midblock between two larger apartment buildings.

**WHEREAS** 807 Park Avenue was originally 5 stories tall; the designation report for the historic district indicates that the style for the original 5-story building is Romanesque Revival/neo-Renaissance.

**WHEREAS** a six-story addition was added in 1982 keeping much of the historic fabric on the lower floors and at the top floor mimicking the round arched windows with keystones that present at the 2<sup>nd</sup> and 3<sup>rd</sup> floor windows on the historic structure.

**WHEREAS** 807 Park Avenue is now 12 stories high, but appears from the street as 11 stories. (The interior configuration of the apartments allow for 12 stories, the lot is 25' wide and the rear elevation is minimally visible from the public way.) An easement from 815 Park Avenue allowed for the construction of an elevator shaft at the north elevation in a courtyard adjacent to 815 Park Avenue; the elevator shaft is set back 25' from the street wall.

**WHEREAS** the applicant suggests that because of the compromised status of 807 Park Avenue with the original 5-story building and the 6-story addition above, there is a basis for a development project for the site.

**WHEREAS** the applicant proposes to construct a new building 139'8" (including elevator bulkhead 156'6") high, 25' higher than the existing building at 114' high. The applicant will maintain the same number of floors (12), but the floor to floor height for each apartment will rise to 11'7" – this accounts for the increase in height for the building.

**WHEREAS** the applicant proposes to pull back the rear elevation 5'10".

**WHEREAS** in general, the metal windows on the front elevation will be 8' tall by 6' wide; the materials for the front elevation include limestone and granite; at the base the entry door will be bronze surrounded by limestone with some metal detailing.

**WHEREAS** at the top, above the cornice element, there is a large skylight which presents as a glass wall.

**WHEREAS** the new building will present as modern; there are minimal vague references to the original Romanesque revival/neo-Renaissance style of the original 5-story building included in the designation report for the district.

**WHEREAS** when the 6-story addition was constructed in 1982, it respected and retained much of the distinctive elements/historic fabric of the 1898-1899 Neville & Bragg building.

**WHEREAS** the proposed new building with its "modern" look and oversized fenestration is out of context and inappropriate within the historic district.

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

**VOTE:** 5 in favor (Clynes, Ashby, Birnbaum, Parshall, Tamayo), 2 opposed (Davis, Helpert)