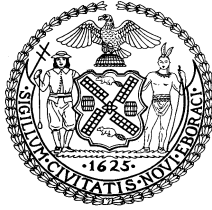


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**The City of New York  
Manhattan Community Board 8  
Landmarks Committee  
Monday, November 16, 2015, 6:30PM  
Marymount Manhattan College  
221 East 71<sup>st</sup> Street  
Regina Peruggi Room**

**Present:** Elizabeth Ashby, David Helpern, Jane Parshall, Marco Tamayo, Sarah Chu, Michele Birnbaum, Susan Evans, Gayle Barron, Daniel Dornbaum, David Liston

Absent excused: Sarah Chu

1. **4 East 88<sup>th</sup> Street (between 5<sup>th</sup> and Madison Avenues) – Carnegie Hill Historic District–**  
*Christina Redman, Architect.* Application is for canopy installation.

**WHEREAS** 4 East 88<sup>th</sup> Street is a neo-Georgian style apartment building designed by Electus Litchfield & Rogers and constructed in 1921-22.

**WHEREAS** the applicant proposes to replace the existing canopy with a new canopy of the same length, but with a slightly shallower width and with a shallow arched top with a ceiling on the underside.

**WHEREAS** the canopy will be installed right above the keystone; the shallower width will create more visibility for the pilasters [a rectangular column that projects from a wall] that frame the entrance.

**WHEREAS** the canopy will be compliant with the 8' height requirement and will extend out 1'6" from curb.

**WHEREAS** the canvas color of the canopy will remain essentially the same as the color of the existing canopy – a slate gray.

**WHEREAS** Landmarks Preservation Commission approval is required for the proposed new awning because at the time of the historic district designation, there was an existing awning. That existing awning was later replaced without a permit; thus, the building lost the grandfathered status of being allowed an awning without a Certificate of Appropriateness.

**WHEREAS** the proposed new awning is contextual and appropriate within the historic district.

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

**VOTE:** 7 in favor (Ashby, Birnbaum, Davis, Helpern, Parshall, Tamayo), 1 not voting for cause (Barron)

7-0-0-1

2. **134 East 62<sup>nd</sup> Street (between Lexington and Park Avenues)-Anna Jachnik, Architect.**  
Application for exterior alterations.

**WHEREAS** the front areaway is to be upgraded, to become more functional, and to be protected from loiterers;  
**WHEREAS** the 42 inch high wall within the areaway separating the main entrance portion of the area from the service entrance portion of the areaway is to be removed;  
**WHEREAS** the existing 34 inch high wrought iron fence is to be removed and replaced with a 69 inch high simple picket, wrought iron fence with one entrance gate at the western end of the areaway, away from the secondary door in the eastern bay of the house;  
**WHEREAS** the new fence is to be the same height as the fence at 124 East 62<sup>nd</sup> Street;  
**WHEREAS** the steps down to the service portion of the areaway are to be removed;  
**WHEREAS** the existing service door in the eastern bay of the house is to be removed and replaced with a new raised panel wood door to match the main entrance door in the central bay of the house;  
**WHEREAS** the existing decorative security grille at the window in the western bay is to be removed and replaced with a simpler security grille related to the design of the fence;  
**WHEREAS** the surface of the areaway is to be a bluestone colored concrete;  
**WHEREAS** the existing light bulb fixtures over the main entrance door and the secondary door are to be removed and a decorative fixture installed over the main entrance door;  
**WHEREAS** the remainder of the house is to remain as is;  
**WHEREAS** this project is appropriate and contextual within the historic district;  
**THEREFORE BE IT RESOLVED** that this application is approved as presented.

**VOTE:** 8 in favor (Ashby, Baron, Birnbaum, Davis, Evans, Helporn, Parshall, Tamayo)

8-0-0-0

3. **926 Madison Avenue (SW corner 74<sup>th</sup> Street and Madison Avenue) - Jane Sachs, Architect.**  
Application is for storefront renovation.

**WHEREAS** 926 Madison Avenue is a modern-style apartment building designed by Sylvan Bien and constructed in 1945-47.

**WHEREAS** a new tenant is moving into most of the space formerly occupied by Clyde's Chemists; Clyde's will retain a smaller space at the south end of its footage along Madison Avenue.

**WHEREAS** as Clyde's expanded its retail operation to the south of its original corner site, Clyde's installed/added "non-historic" piers to the front elevation -- each pier marked a former retail space that Clyde's that Clyde's expanded into. [The original storefronts along Madison Avenue did not have piers; as Clyde's took over each storefront Clyde's would install a pier -- the rhythm of the piers replicates the number of stores that had previously existed.]

**WHEREAS** the applicant has acquired approximately 60' of the former Clyde's space along Madison Avenue and wrapping around the corner at 74<sup>th</sup> Street for approximately 6'.

**WHEREAS** the applicant proposes to remove these existing piers which give a vertical definition to the front ground level elevation by installing a minimal frameless glass intervention that does not recall the piers.

**WHEREAS** the applicant also proposes to introduce a horizontal 12" black steel band at the top of the glass that would extend along the 60' on Madison Avenue and wrap around the

corner; the band would drop vertically at the southern end of the new retail space as well as at the end of the 6' portion of the space that extends into 74<sup>th</sup> Street. Thus, the band would present as a "frame" for the new retail space.

**WHEREAS** the applicant proposes that -- in order not to lose the "vertical articulation" that the external piers provided -- the marble supporting columns within the retail space be retained -- 4 columns approximately 16" square. These columns are set approximately 6" behind the storefront.

**WHEREAS** retaining the interior columns, highly visible through the minimal modern frameless glass storefront, allows for an expression of verticality at the ground level that otherwise would be lost with the removal of the exterior piers.

**WHEREAS** the 4 interior columns will be clad in stainless steel with a matte gold finish.

**WHEREAS** the site of the new retail space (formerly part of Clyde's) is within a "Green Zone" along Madison Avenue; the apartment building itself is considered to be a no-style building within the historic district.

**WHEREAS** the proposed changes to the front elevation at the ground level are appropriate for a no-style building within a historic district.

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

**VOTE:** 9 in favor (Ashby, Birnbaum, Davis, Evans, Helpert, Liston, Parshall, Tamayo, Barron)

9-0-0

