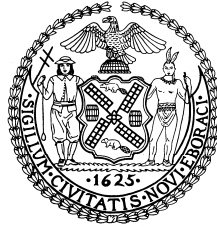


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The City of New York
Manhattan Community Board 8

Landmarks Committee, December 17, 2012, 2012 – 6:30PM
Lenox Hill Hospital, 130 East 77th Street (Park-Lexington Avenues), Room 201 AB

Present: Jane Parshall, Teri Slater, Marco Tamayo, Kenneth Austin, Elizabeth Ashby, Michelle Birnbaum, David Liston, Susan Evans, Christina Davis

Excused Absence: David Helpern

1. **6 Henderson Place aka 547 East 86th Street (between York and East End Avenues) - Henderson Place Historic District - John Chimera, Architect.** Application is to reconstruct part of the façade.

WHEREAS 6 Henderson Place is a Queen Anne style row house designed by Lamb and Rich and constructed in 1882 and is part of the Henderson Place Historic District.

WHEREAS the Henderson Place Historic District includes 24 Queen Anne style houses all designed by Lamb and Rich. The houses are on East End Avenue and on Henderson Place, a cul-de-sac that provides the name for the historic district.

WHEREAS 6 Henderson Place is a prominent corner building on the north side of 86th Street at Henderson Place approx. 15' wide x 40' deep.

WHEREAS the applicant proposes to remove or has removed all face bricks and stone string courses on most of the west elevation (that faces 86th Street) and replace the historic original bricks with new brick and the historic original stone string courses with new brownstone string courses.

WHEREAS other restoration work at 6 Henderson Place (including slate roof replacement and lead coated copper replacements for existing metal roofing) has already been approved at the staff level by the Landmarks Preservation Commission.

WHEREAS after removal of face bricks for a width of about 9 feet from the first string course to the second (the second story above the rusticated base), the applicant determined that the conditions of the brick wall and joist bearing are so erratic that all the face bricks on the west façade may have to be removed to examine and repair the backup and bad joists. The applicant has also determined that the condition of many of the bricks that have been removed have been damaged over time or irregularly cut during removal and thus, in general, are not reusable in any way; reinstallation would be tedious and extremely difficult and costly.

WHEREAS 6 Henderson Place is highly visible, on a corner, with two major elevations and is one of the two most significant properties comprising the Henderson Place Historic District, the other being the adjacent house, also on the corner at East End Avenue.

WHEREAS the color of the replacement brick would not have the patina, warmth or character of the original brick; the proposed intervention to the original materials used, i.e., the replacement of the face brick and stone string course with new materials, would allow for the substantial diminishment of the house within the historic district.

WHEREAS the reuse of the original material for both the brickwork and the stonework, while costly, is essential to maintain the character and charm of the building in the historic district.

WHEREAS the usability/functionality of the brick and stone which has been removed has not been thoroughly examined by the applicant.

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

VOTE: 9 in favor (Ashby, Austin, Birnbaum, Davis, Evans, Liston, Parshall, Slater, Tamayo)

2. **785 Fifth Avenue (between 59th and 60th Streets) – Upper East Side Historic District – *Claus F. Rademacher, Architect*** – An apartment building designed by Richard Roth of Emery Roth & Son and built in 1962-63. Application to install a new terrace enclosure.

WHEREAS the applicant proposes to install a new terrace enclosure made of aluminum-framed glass, measuring approximately 70 square feet, on the presently un-enclosed terrace of an apartment on the ninth floor of the building;

WHEREAS the building has at least one other terrace enclosure that appears significantly different in shape and design from the one currently proposed;

WHEREAS the Committee believes that the building should adopt a Master Plan governing the design and materials for any such enclosures so as to best protect the character and uniformity of design of the building;

WHEREAS the applicant failed to provide the Committee with sample materials to aid the Committee in assessing the likely visual impact of the proposal;

WHEREAS the proposed terrace enclosure would be easily visible from street level from both north and west of the building;

WHEREAS the building is an architecturally significant location in an historic district;

WHEREAS the proposed terrace enclosure will be at odds with the character and design of the building and the historic district in which it is located.

THEREFORE BE IT RESOLVED that the application is disapproved.

VOTE: 6 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Slater) 2 in opposition (Davis, Parshall) 1 abstention (Tamayo)

3. **119 East 78th Street (between Park and Lexington Avenues) – Upper East Side Historic District - *Anik Pearson, Architect*** – A Italianate style residence built in 1871 and altered by Harvey Stevenson & Eastman Studds, to reflect a neo-Classical (vernacular) style, in 1936. Application to modify the front fence, service entry and sidewalk.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The removal of an existing 6’ fence at the property line at the front elevation to the east of the front door, the replacement of the existing service door with a new double door, new grillwork to provide security for the windows on the new double service door and for an existing window and a new security gate to be installed across the service entrance only. Part B - The enlargement of the entry way and the creation of a garden that would encroach into the sidewalk (and require a revocable consent from the Department of Transportation)

PART A- Part A - The removal of an existing 6’ fence at the property line at the front elevation to the east of the front door, the replacement of the existing service door with a new double door, new grillwork to provide security for the windows on the new double service door and for an existing window and a new security gate to be installed across the service entrance only.

WHEREAS 119 East 78th Street is an Italianate style residence constructed in 1871 and altered by Harvey Stevenson & Eastman Studds, to reflect a neo-Classical (vernacular) style, in 1936.

WHEREAS the applicant proposes to eliminate the 6’ high vertical fence that now provides security and which sits 4” from the front elevation] with new operable bronze grills on the existing window at the ground elevation as well as at the windows on the proposed new double door (a total of three new window grills) and a metal gate at the service entrance.

WHEREAS the proposed removal of the 6' security fence, the changes to the service door, and the new grillwork and the new gate are appropriate within the historic district.

WHEREAS the proposed changes at the ground level of the front elevation present as a less forbidding solution for security and are more contextual within the historic district.

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

VOTE: 7 in favor (Ashby, Austin, Davis, Evans, Liston, Parshall, Tamayo), 1 against (Birnbaum), 1 Not Voting for Cause (Slater)

Part B - The enlargement of the entry way and the creation of a garden that would encroach into the sidewalk (and require a revocable consent from the Department of Transportation)

WHEREAS the applicant proposes to create a garden in front of 119 East St. that would extend onto the existing sidewalk and across the 15' width of the property.

WHEREAS the proposed new garden/entry way would be surrounded by a 48" high wrought iron fence with a gate; the garden area would have a surface of bluestone pavers and would incorporate narrow planting beds within the fenced-in area including in-ground planters with concrete curbs and a tree.

WHEREAS the proposed extension into the sidewalk would require a "revocable consent" from the Department of Transportation.

WHEREAS the house sits at the property line; the entire new garden would be outside the property line.

WHEREAS 4'7" is the current standard for clearance for pedestrian traffic on sidewalks; the proposed new garden would encroach on the public way at a buildout of 6'4".

WHEREAS there is also an existing street tree that the proposed new garden would encroach upon since the proposed new garden would extend to the first joint line of the sidewalk.

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

VOTE: 7 in favor Austin, Birnbaum, Davis, Evans, Liston, Parshall, Tamayo), 1 abstention (Ashby), 1 Not Voting for Cause (Slater)

4. **888 Madison Avenue aka 22 East 72nd Street [Ralph Lauren Store] – Upper East Side Historic District - *Thomas Hut, Partner*** – A new commercial building designed by Weddle Gilmore and HS2 Architecture and completed in 2010. Application to legalize an existing roof-top mechanical unit.

WHEREAS the Landmarks Preservation Commission reviewed and approved the detailed drawings for the building when the applicant presented its application for the 4 story limestone beaux arts-style which has since replaced the then existing no-style two story building.

WHEREAS the mechanical unit, which is the subject of this current application, was part of the original application which contained sight lines showing visibility to the street.

WHEREAS the Commission has now recognized that, as indicated in the original, approved application, part of the mechanical unit is visible from the street, the Commission has requested that the applicant seek "legalization" of same although the Commission has not issued a formal violation to the applicant.

WHEREAS the mechanical unit is only minimally visible from the public way and does not significantly take away from the character and design of the building.

THEREFORE BE IT RESOLVED that this application is approved.

VOTE: 9 in favor (Ashby, Austin, Birnbaum, Evans, Liston, Slater, Davis, Parshall, Tamayo)

5. **909 Madison Avenue (between 72nd and 73rd Streets) – Upper East Side Historic District - *David McAlpine, Architect*** – A non-Federal style bank building designed by Schultze & Weaver and built in 1931. Application to alter the rooftop and exterior façade.

WHEREAS 909 Madison Avenue is a neo-Federal style bank building designed by Schultze & Weaver and constructed in 1931.

WHEREAS the applicant proposes to (1) replace the existing cooling tower/air conditioning unit with a new lower unit on the roof (approx. 4" lower) (2) apply a translucent/frosted film to the existing Federal-style windows with concealed light boxes behind so that the windows will "glow" even though on the interior there will be panels in front of the windows for the display of artwork (i.e., the windows will not provide natural light), (3) on Madison Avenue, the applicant proposes to replace the existing contextual front door with a full height door and to mount two bronze plates with the names of the private art galleries occupying the space on either side of the front door, (4) on 73rd Street, the 5th and most eastern Window of the existing 5 windows will be changed into a door by cutting into the original material of the building -there will also be a new ADA ramp to provide handicapped access into the building.

WHEREAS 909 Madison is a particularly lovely example of the neo-Federal style of architecture with its balustrade at the cornice hiding the mansard roof. The masterful symmetry and powerful simplicity of the design are hallmarks of the new-Federal style.

WHEREAS the proposed changes to both the 73rd elevation and the Madison Ave. elevation are disturbing.

WHEREAS the new door proposed for 73rd Street with the proposed handicapped accessible ramp will detract from the symmetry of the north-facing elevation as well as cut into the original fabric of the building.

WHEREAS the new front door on Madison Avenue presents as a more modern alternative to the existing door and detracts from the neo-Federal style of the architecture.

WHEREAS the windows at the ground level on both Madison Avenue and 73rd Street are 15 over 15 divided light windows; the windows at the 2nd floor at either 9 over 9 divided light windows or 6 over 6 divided light windows; there is a grand Palladian window at the 2nd floor of the front elevation on Madison Avenue and the 3 windows that are 9 over 9 divided light windows at the 2nd floor on 73rd Street have Juliet balconies. All of the windows are magnificent with limestone surrounds.

WHEREAS the proposed translucent film that will change the look of the windows so that they present as "frosted windows" and that Will be added to most of the windows at both elevations so that the interior new Walls behind all of the windows can serve as space to hang art seem particularly out of context for a building of this stature and within the historic district.

WHEREAS the proposed changes will forever change the presentation of this highly visible and important corner building within the historic district.

WHEREAS the applicant has, in addition to the above major changes, proposed exterior restoration work that has been approved at the staff level of the Landmarks Preservation Commission.

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

VOTE: 8 in favor (Ashby, Austin, Birnbaum, Davis, Evans, Liston, Parshall, Tamayo), 1 abstention (Slater)

David Helpern and David Liston, Co-Chairs