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**The City of New York
Manhattan Community Board 8
Landmarks Committee
Monday, December 14, 2015, 6:30PM
Marymount Manhattan College
221 East 71st Street
Regina Peruggi Room**

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

Absent excused: Christina Davis, David Liston

1. **872 Lexington Avenue (between 65th and 66th Streets) – Upper East Side Historic District-** *Karen Conlon, architect.* Application is for a storefront renovation.

WHEREAS 872 Lexington Avenue is an Italianate style building designed by F.S. Barus and constructed in 1871-72.

WHEREAS the applicant did not appear.

WHEREAS the applicant is invited to appear again at a later date.

THEREFORE BE IT RESOLVED that this application is disapproved.

VOTE: 10 in favor (Ashby, Birnbaum, Chu, Evans, Helpern, Parshall, Tamayo, Barron, Camp, Dornbaum)

10-0-0-0

2. **829 Park Avenue Park Avenue (between 75th and 76th Streets)-Upper East Side Historic District-** *Heather Faulding-Architect.* Application for a conservatory on the roof.

WHEREAS the building on which the conservatory is to be located is on the southeast corner of Park Avenue and East 76th Street;

WHEREAS the proposed conservatory for Penthouse Apartment 12 D is on the roof of the inboard wing in the rear of the building;

WHEREAS the conservatory was approved by the Landmarks Preservation Commission in 2007 but was not built and therefore must receive a new Certificate of Appropriateness;

WHEREAS the conservatory is essentially unchanged from the conservatory that received the Certificate of Appropriateness;

WHEREAS the conservatory will be minimally visible and only through a slot from Lexington Avenue;

WHEREAS the conservatory will be made of white coated aluminum and glass;

WHEREAS the design of the conservatory is similar to the other three conservatories on other areas of the roof;

WHEREAS the conservatory will have a small adjacent outdoor patio on the roof;
WHEREAS the conservatory will be 14'-2" wide by 28'-7" long by 12'-3 1/4" high and will be 3'-0" from the 3'-6" high parapet to the north and 2'-10" from the 3'-6" high parapet to the east;
WHEREAS the primary access to the conservatory will be from a stair within the penthouse apartment from the floor below the roof;
WHEREAS the conservatory will be contextual and appropriate within the historic district;
THEREFORE BE IT RESOLVED that this application is approved as presented.

VOTE: 9 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Evans, Helpern, Parshall, Tamayo)

9-0-0-0

3. **26 East 80th Street (just west of Madison Avenue on 80th Street) – Metropolitan Museum Historic District**– *Joseph S. Tarella, Architect*. Application is to modify an existing stair bulkhead on the roof.

WHEREAS 26 East 80th Street is a neo-Renaissance brownstone designed by Charles Graham & Son and constructed in 1887-88.

WHEREAS the applicant proposes to renovate 26 East 80th Street, a brownstone house just one in from the corner of 80th Street and Madison Avenue; all work on the house has been approved at staff level at the Landmarks Preservation Commission except for work at the stair bulkhead.

WHEREAS at the roof the applicant proposes to square off the existing angled bulkhead because of a change in the orientation of the existing staircase.

WHEREAS the existing stair bulkhead will be removed; the proposed bulkhead will be 3 feet longer to accommodate the change in orientation of the stair; the new bulkhead will be 9' x 20' [the existing bulkhead is 9' x 17']. The height will remain exactly the same at 9'.

WHEREAS the existing bulkhead now presents as black tar paper; the new bulkhead will be covered in a stucco material and painted in a neutral gray color.

WHEREAS because the slope of the existing stair bulkhead is being removed and because 3' are being added to the length of the bulkhead, the proposed bulkhead will be visible from the public way as one moves east toward Park Avenue. [The applicant is creating a rectangle from an existing triangular shape.]

WHEREAS the proposed new bulkhead is minimally visible from the public way.

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

VOTE: 7 in favor (Chu, Evans, Helpern, Parshall, Tamayo, Barron, Dornbaum), 1 against (Camp), 2 abstentions (Ashby, Birnbaum)

7-1-2-0

