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**The City of New York
Manhattan Community Board 8
Landmarks Committee
January 17, 2017, 6:30PM
Marymount Manhattan College
221 East 71st Street (Second-Third),
Regina Perruggi Room**

Present: Elizabeth Ashby, Jane Parshall, Michele Birnbaum, Marco Tamayo Susan Evans,
Barry Schneider, Public Member Christina Davis

Absent excused: David Helpern, Sarah Chu, Alida Camp, Gayle Barron, David Liston

- 1. 152 East 71st Street (between Lexington and Third Avenues– Upper East Side Historic District – Christopher Fritz, Architect.** Application is for a rear yard extension.

WHEREAS 152 East 71st Street is an Italianate style residence designed by W. O’Gorman and constructed in 1915.

WHEREAS 152 East 71st Street is 16.25 feet wide and sits on a 100 foot lot.

WHEREAS the applicant proposes to create a greenhouse at the basement level of the house that would extend 11’5” into the rear yard; the existing 38’ rear yard would be reduced to approximately 27’.

WHEREAS the applicant proposes to remove the existing badly deteriorated bay at the 1st floor and build out the 1st floor by an additional 6’.

WHEREAS at the basement level an additional 185 sq. ft. would be added; at the 1st floor level an additional 98 sq. ft. would be added.

WHEREAS the overall height of the of the basement level addition and the 1st floor addition would now be 21 ½’.

WHEREAS the applicant was not able to provide sufficient information about the materials to be used for the greenhouse; a materials board was not presented.

WHEREAS the projecting bay at the 1st floor is a significant feature and is part of the historic fabric of the house and should be retained.

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

VOTE: 6 in favor (Ashby, Birnbaum, Evans, Parshall, Tamayo, Schneider)
1 Public Member in favor (Davis)

2. **405-415 East 59th Street (between First and York Avenues) INDIVIDUAL LANDMARK – EDWARD I. KOCH QUEENSBORO BRIDGE.** *Robert J. Warshefski, Jr., Architect.* Application is for exterior and interior work to the Bridgemarket retail space underneath the bridge.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A: THE WORK AT THE INTERIOR RETAIL SPACE; PART B: THE SIGNAGE AND DESIGN AT THE EXTERIOR BOTH ON 59TH STREET AND 60TH STREET.

PART A: THE WORK AT THE INTERIOR RETAIL SPACE.

WHEREAS 405-415 East 59th Street is the street address for the Manhattan base of the landmarked Edward Koch Queensboro Bridge; the bridge was designed by Henry Hornbostel and opened in 1909.

WHEREAS the city-owned space, until recently, housed a Food Emporium grocery story.

WHEREAS the vaulted tile ceiling for the interior space was designed by Rafael Gaustavino whose work can be seen throughout New York City, from Grand Central Terminal to Ellis Island to the Bronx Zoo.

WHEREAS the applicant, a retail arts and crafts chain of stores, is the new lease-holder of the space, a city-owned property.

WHEREAS the applicant's extensive and detailed renovation of the interior space respects and enhances the historic and magnificent Gaustavino vaulted tile ceiling and is appropriate to a landmark of this scale and significance.

WHEREAS the proposed new lighting, the renovation of the mezzanine level, the minimal ductwork for the HVAC, the removal of the escalator, and the materials to be used for the floors and walls increases the experience of appreciating the grandeur of the space.

THEREFORE BE IT RESOLVED that PART A of this application is **APPROVED** as presented.

VOTE: 5 in favor (Birnbaum, Evans, Tamayo, Parshall, Schneider)

1 Public Member in favor (Davis); 1 abstention (Ashby)

PART B: THE SIGNAGE AND DESIGN AT THE EXTERIOR ON BOTH 59TH STREET AND 60TH STREET.

WHEREAS the applicant proposes to use red lettering for the signage at the entries for the store on both 59th and 60th Streets.

WHEREAS the applicant proposes to use a red film extending across the entire elevation on both 59th and 60th Streets for the bottom two panes of glass that are part of the infill system of glass and steel that was used to fill in the arches prior to Landmarks designation. [The space under the bridge was originally an open air market.]

WHEREAS the glass panes extend from the ground to the top of the arches; approximately 13 panes are in each vertical strip -- the red film would cover the bottom two panes of each strip that now present as opaque -- the rest of the panes present as translucent.

WHEREAS the red color is part of the Michael's (the name of the lease-holder) branding image and will further identify the store to its customers.

WHEREAS the color red is too glaring and contrasts significantly with the historic green of the rest of the painted metal on the facades

THEREFORE BE IT RESOLVED that PART B of this application is **DISAPPROVED** as presented.

VOTE: 4 in favor (Ashby, Birnbaum, Evans, Tamayo); 2 against (Parshall, Schneider)
1 Public Member against (Davis)

3. **17 East 71st Street (between Fifth and Madison Avenues) Upper East Side Historic District.** *Joseph S. Tarella., architect.* Application is for work at the front elevation, including the addition of an exterior metal sign, awnings, and recessed lighting.

WHEREAS 17 East 71st Street is a neo-Federal style residence designed by Thom and Wilson and constructed in 1889.

WHEREAS 17 East 71st Street was altered by Harry Allen in 1918.

WHEREAS the applicant proposes to replace the awning over the entry door and add awnings at the 2nd and 3rd floors. The color of the awnings would be beige.

WHEREAS the applicant proposes a very small sign plate to the left of the entry door identifying the tenant.

WHEREAS the applicant proposes subtle architectural lighting at the sills of the windows at the 2nd and 3rd floors; the lights will be turned off when the store closes.

WHEREAS the windows at the second floor are the most architectural significant detail of the property – there are three French windows with lunettes above that present as Palladian in style.

WHEREAS the proposed awnings for these three windows would be installed at the top of the French doors rather than arched above the lunettes.

WHEREAS the proposed awnings at the 2nd floor detract significantly from the architecture of the front elevation and are not appropriate within the historic district.

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

VOTE: 4 in favor (Ashby, Birnbaum, Parshall, Tamayo); 2 against (Evans, Schneider)
1 Public Member in against (Davis)