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## The City of New York Manhattan Community Board 8

January 19<sup>th</sup>, 2017

Hon. Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 405-415 East 59th Street – Individual Landmark – Edward I. Koch Queensboro Bridge**

Dear Chair Srinivasan:

At the Full Board meeting of Manhattan Community Board 8 on Wednesday, January 18<sup>th</sup>, 2017, the Board adopted the following resolution regarding **405-415 East 59th Street – 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 has been divided into two parts: Part A: The work at the interior space; Part B: The signage and design at the exterior both on 59<sup>th</sup> Street and 60<sup>th</sup> Street.*

### **PART A: THE WORK AT THE INTERIOR RETAIL SPACE.**

**WHEREAS** 405-415 East 59<sup>th</sup> 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 store.

**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.

*This recommendation was passed by a vote of 40 in favor, 1 opposed, 1 abstention, and 0 not voting for cause.*

### **PART B: THE SIGNAGE AND DESIGN AT THE EXTERIOR ON BOTH 59<sup>TH</sup> STREET AND 60<sup>TH</sup> 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.]

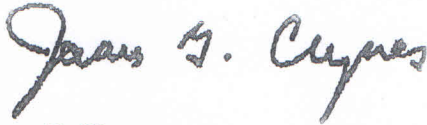
**WHEREAS** the glass panes extend from the ground to the top of the arches; approximately 13 panes are in each vertical strip -- the red film would cover the bottom two panes of each strip that now present as opaque -- the rest of the panes present as translucent.

**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.

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

*This recommendation was passed by a vote of 27 in favor, 15 opposed, 0 abstentions, and 0 not voting for cause.*

Sincerely,



James G. Clynes  
Chairman



David Helpen and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member, 76th District State  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District