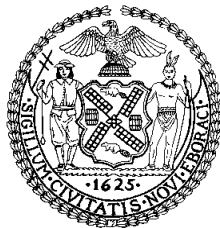


James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com - Website
info@cb8m.com E-Mail

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

Minutes

Present: Elizabeth Ashby, Michele Birnbaum, Sarah Chu, Susan Evans, Jane Parshall, Marco Tamayo, Alina Camp, Gayle Barron

1. 55 East 92nd Street (formerly 53 and 55 East 92nd Street) (between Madison and Park Avenues)- Carnegie Hill Historic District, John Woell, architect. Application for rear yard infill/addition and for a new penthouse.

WHEREAS 55 East 92nd Street consists of two Romanesque revival style row houses [now combined into one tax lot] designed by Benjamin Wise and constructed in 1872.

WHEREAS 55 East 92nd Street, at the rear, faces and is directly behind the Spence Lower School which faces 93rd Street.

WHEREAS the proposed work at 55 East 92nd Street [formerly 53 and 55 East 92nd Street] includes the combination of two buildings that will be converted to a single family house, the restoration of the front elevation, the construction of a rear yard addition, the construction of a rooftop addition and excavation work.

WHEREAS the restoration of the front elevation has been approved at the staff level of the Landmarks Preservation Commission.

WHEREAS at the rear, there are two existing extensions [one at 53 East 92nd Street and one at 55 East 92nd Street].

WHEREAS the applicant is proposing a new rear elevation. The existing extension at 55 East 92nd Street will remain and the existing extension at 55 East 92nd Street will be reduced/cut back by 7' so that now both extensions will have the exact same depth. The area between the extensions will be infilled so that the rear elevation will present as uniform and flat.

WHEREAS the new rear elevation will provide for a 30' rear yard.

WHEREAS the applicant is adding 216 sq. ft. to the now combined two houses as a result of both the infill and the increase in height -- the infill will fill out the rear elevation as well as increase the mass.

WHEREAS the now single family house will now extend 9'5" beyond the original depth of the house. (In other words, at the rear there are now two extensions that form a lopsided "U" shape with one extension longer than the other extension; the longer extension will be pulled back so that its depth matches that of the other extension and the area between the extensions -- now having same depth -- will have infill up to the height of the existing 4th floor.)

WHEREAS the applicant proposes to excavate below grade; the excavation will include the area beneath the garden; however, there will be 36" of root depth above the excavated area in the rear so that the 30' garden remains.

WHEREAS to access the garden level and to provide light for the below-grade excavated area, there will be a 6' wide skylight at the ground plane.

WHEREAS the applicant is proposing 4 metal windows at each floor at the rear elevation; the window openings vary from floor to floor averaging 6'6" wide x 9' 6" tall.

WHEREAS at the parlor floor at the rear elevation the windows will have a mesh-screen (insect mesh) covering and will be recessed from the building wall by 7' to accommodate a screened-in porch.

WHEREAS at the fifth floor, at the rear elevation, there is a 7' setback; the new penthouse above is set back 10' at the rear elevation and set back 17' from the front elevation.

WHEREAS the applicant proposes to remove the 3 existing penthouses (one at 55 East 92nd Street and 2 at 53 East 92nd Street and create one new penthouse that will rise 4'6" above the existing cornice and 7' above the existing roofline.

WHEREAS the proposed penthouse will have a ceiling height of 8' 7"; to make the penthouse less visible the applicant proposes to drop down the new penthouse floor by approximately 3'.

WHEREAS the proposed new 700 sq. ft. penthouse is 34' wide x 20' deep; the existing 3 penthouses (that are being removed) had an area of approximately 600 sq. ft. -- so that overall only 100 sq. ft. are being added to the roof.

WHEREAS there will be a aluminum sky frame window system for the penthouse that will present as mostly glass.

WHEREAS the penthouse is totally invisible from the public way.

WHEREAS there are 4 discreet mechanical units above the penthouse approximately 30" x 48" to 56" tall; the discreet units are quieter than one unified system.

WHEREAS the overall height of the combined houses to the top of the mechanicals is 68'

WHEREAS while there is no connection between the front elevation and the rear elevation, the masonry wall at the rear with the large windows will provide interior light for the otherwise dark north-facing elevation; there will be approximately 15" of masonry between each window.

WHEREAS there is a depth and balance to the new rear elevation that is close to the "modern" style of architecture.

WHEREAS the new rear elevation presents as attractive and acceptable within the historic district; the rooftop addition is discreet.

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

VOTE: 8 in favor (Ashby, Birnbaum, Chu, Evans, Parshall, Tamayo, Camp, Baron)

2. 126 East 73rd Street (between Park and Lexington Avenues). Upper East Side Historic District.

Douglas Woodward, architect. Application for the legalization of the areaway railing.

WHEREAS 126 East 73rd Street is an Italianate-style row house designed by Benjamin Wise and constructed in 1872; in 1912 the facade was redesigned by Benjamin Wise in a neo-Elizabethan style

WHEREAS sometime in 2004/2005, the 3' 8" railing was installed using a traditional "ring & picket" fence design (also known as a "ring-and-mid-rail" fence design).

WHEREAS the fence is at the property line; the area enclosed by the fence is 18'9" wide x 5' deep.

WHEREAS the historic district was created in 1981; the homeowner was surely aware that a Certificate of Appropriateness" was required for the installation of the fence.

WHEREAS the fence is contextual within the district, within the property line, and the design for the fence is appropriate within the district.

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

VOTE: 6 in favor (Birnbaum, Chu, Evans, Parshall, Tamayo, Baron); 2 against (Ashby, Camp)

3. **103 East 91st Street (between Park and Lexington Avenues) - Carnegie Hill Historic District.** *Tom Papp, architect.* Application for a rooftop addition.

WHEREAS 103 East 91st Street is a 4-story, neo-Georgian rowhouse designed by C. Dale Badgeley and constructed in 1950-51.

WHEREAS in 1950-51, the front elevation was pulled out to the property line and the house was painted white.

WHEREAS the applicant proposes to add an additional 7'5" floor to the house that will increase the overall height of the house from 44' 6" to 51'11".

WHEREAS The new floor is set back 20'3" from the front elevation; the mechanicals above will be set back 15'7 1/2" from the front of the new floor and approximately 35'10" from the front elevation of the existing house.

WHEREAS the new floor is not visible from the street; however between 103 East 91st Street and the adjacent house at 101 East 91 Street, there is an alley 15' deep x 3 1/2' wide -- the new floor is minimally visible from this alleyway.

WHEREAS the new floor will have windows/sliding doors approximately 8' tall x 10' wide and will present as mostly glazing; the windows at the rear of the new floor are not symmetrical because of the interior use.

WHEREAS the external cladding for the new floor will be composed of 12" x 24" zinc rectangles and the windows will be bronze.

WHEREAS the additional floor is only very minimally visible from the public way (the adjacent alley) and is appropriate within the historic district.

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

VOTE: 8 in favor (Ashby, Birnbaum, Chu, Evans, Parshall, Tamayo, Camp, Baron)

David Helpern and Jane Parshall – Co-Chairs, Landmarks Committee