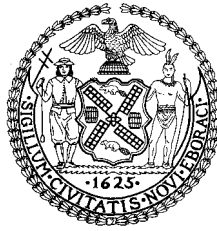


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**The City of New York  
Manhattan Community Board 8  
Landmarks Committee  
May 15, 2017  
Marymount Manhattan College  
221 East 71st Street (Second-Third),  
Regina Perruggi Room  
6:30PM**

**Minutes**

**Present:** Elizabeth Ashby, Susan Evans, David Helpern, Jane Parshall, Marco Tamayo, Gail Baron, Alida Camp, Michele Birnbaum, Sarah Chu, Christina Davis (Public Member)

1. **21 East 73rd Street (between 5th and Madison Avenues), Upper East Side Historic District, Caitlin Stewart, architect.** Application is to reclad front elevation, to replace windows and window surrounds on front elevation, to replace front fence and to replace areaway and steps into areaway.

**WHEREAS** 21 East 73rd Street is a 5 story residence designed in the neo-Grec style by J. W. Marshall and constructed in 1871.

**WHEREAS** the applicant proposes to replace the deteriorated stucco at the front elevation, including the now-stucco-clad columns and portico at the ground level entry, with limestone and to replace the existing one over one windows with in-kind wooden windows.

**WHEREAS** the applicant proposes to replace the existing fence with a new more decorative wrought iron fence and gate that would mimic the design of the existing decorative wrought iron railing at the second floor; the height of the fence would not change.

**WHEREAS** the applicant proposes to change the existing brick areaway and the brick steps down into the areaway from the sidewalk to bluestone.

**WHEREAS** the window surrounds at the 5th floor would be simplified; the window surrounds at the 4th floor would be modified, retaining some of the original detailing; **WHEREAS** the decorative work at the top of the existing window surrounds at the 3 floor would be replaced with new limestone decorative pediments that would refer back to the original neo-Grec pediment design. The existing ornamental railing at the 3rd floor would be removed.

**WHEREAS** the changes at the front elevation are contextual and appropriate within the historic district.

**WHEREAS** the replacement of the window surrounds, the introduction of the neo-Grec style pediments at the third floor and the removal of the wrought iron railing at the 3rd floor present a more unified composition to the front elevation.

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

**VOTE:** 8 in favor (Ashby, Evans, Helpern, Parshall, Tamayo, Baron, Camp, Davis [Public Member]); 1 against (Birnbaum)

2. **753 Madison Avenue (65<sup>th</sup>/66<sup>th</sup>), Upper East Side Historic District**, *David Silverman, architect* [Loffredo Brooks Architects], Application is for the renovation of the storefront façade.

**WHEREAS** 753 Madison Avenue is a red brick, modernist, post-World War II building, constructed in 1963;

**WHEREAS** the building's base has three retail spaces;

**WHEREAS** the south east corner store has a façade of black granite and glass;

**WHEREAS** this storefront is being demolished and replaced with a new storefront;

**WHEREAS** a new storefront was built on the northern store about a year and a half ago;

**WHEREAS** the new storefront for the south east corner store will have rusticated limestone piers with a rusticated limestone sign band and large display windows;

**WHEREAS** the underside of the new sign band will be raised to match the underside of the sign band on the northern store;

**WHEREAS** the overall height of the proposed sign band will match the height of the sign band on the northern store;

**WHEREAS** the piers are set back from the corner on Madison Avenue and on East 65<sup>th</sup> Street thereby framing the corner entrance;

**WHEREAS** the south eastern store has a glass corner entrance with a glass transom and two entrance doors, with each door abutting a pier;

**WHEREAS** the store in the middle is made of white panels and large glass areas but whose height and whose sign band are similar in proportion to the storefront being demolished;

**WHEREAS** the design intent is for the new storefront to relate to the northern storefront in anticipation of achieving a more ordered façade when the storefront for the middle store changes;

**WHEREAS** the limestone for the new storefront will be different from the limestone of the northern storefront;

**WHEREAS** the rusticated design of the new storefront will be different from the planar design of the northern storefront;

**WHEREAS** the vertical proportions of the new storefront will be the same as those of the northern storefront but the limestone will be similar but different;

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

**VOTE:**            3 in favor        (Ashby, Baron, Tamayo)  
                      6 opposed        (Birnbaum, Camp, Chu, Evans, Helpern, Parshall)

Public Member  
1 in favor        (Davis)

This resolution is **DISAPPROVED**.

3. **49 East 68th Street (between Park and Madison Avenues), Upper East Side Historic District**, *Jean-Gabriel Neokomm, architect*. Application is for a rooftop mechanical addition and for window replacement at the rear yard.

**WHEREAS** 49 East 68th Street -- referred to as "Automation House" in the designation report -- was designed by Trowbridge and Livingston in the new-Federal style and constructed in 1913-1914.

**WHEREAS** 49 East 68th Street is part of an outstanding group of neo-Federal townhouses which extends along the west side of Park Avenue, between 68th and 69th Streets.

**WHEREAS** the applicant proposes to remove the existing painted blue elevator tower (23'6" high off the roof) and service catwalk, the existing stair bulkhead, and the existing guardrail.

**WHEREAS** the applicant proposes a new bulkhead -- lower than the bulkhead at the adjacent building.

**WHEREAS** proposed new bulkhead will include an interior stair and an elevator extension.

**WHEREAS** the proposed new stair bulkhead is 10'9" high; the elevator extension on top of the new stair bulkhead will present as a cube 5' high x 7' so that the overall height of the bulkhead is 15'9" -- approximately 6' lower than the bulkhead that is being removed.

**WHEREAS** the proposed new bulkhead is set back 29' from the front elevation and is very minimally visible from the public way at Park Avenue and 68th Street.

**WHEREAS** the proposed new bulkhead will be clad in limestone.

**WHEREAS** at the rear, there is an extension, part of the original house, with 2 east-facing windows and 3 east facing windows that have been infilled with brick.

**WHEREAS** the applicant proposes to replace this "hodge podge" of openings on the east elevation on the extension with 3 more regularized wooden windows: at the third floor, new glass doors to match the historic window profile and a new Juliette balcony; at the second floor, new glass doors to match the historic profile and a new Juliette balcony; at the ground floor, new glass doors to match the historic profile.

**WHEREAS** the three new openings will be approximately 9' high by 9' wide with wooden mullions; the removed window openings will have brick infill.

**WHEREAS** both the very minimally visible proposed new bulkhead, at a lower height than the bulkhead to be removed and the proposed new windows/French doors at the east facing elevation on the extension are sensitive to the historic fabric of the house and contextual within the historic district.

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

VOTE: 9 in favor (Ashby, Evans, Chu, Helpern, Parshall, Tamayo, Baron, Camp, Davis [Public Member]; 1 abstention (Birnbaum)

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