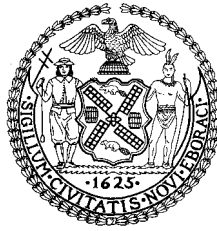


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**The City of New York  
Manhattan Community Board 8  
Landmarks Committee  
June 19, 2017  
Marymount Manhattan College  
221 East 71st Street (Second-Third),  
Regina Perruggi Room  
6:30PM**

**Minutes**

**Present:** Gail Baron, Michele Birnbaum, Alida Camp, Susan Evans, David Helpern, Jane Parshall, Marco Tamayo

1. **1107 Fifth Avenue (between 91<sup>st</sup> and 92<sup>nd</sup> Streets)-Carnegie Hill Historic District-Peter E. Varsalona, architect** – Neo-Renaissance style apartment building designed by Rouse & Goldstone and constructed in 1925. Application for elevator bulkhead alterations.

**WHEREAS** this apartment house is 13 stories high;

**WHEREAS** there is an existing elevator shaft with four elevators rising through the building to the highest floor;

**WHEREAS** the application is to extend the elevator shaft vertically to enable one of the elevators to go to the roof – to provide elevator access to the roof for the first time;

**WHEREAS** there are existing stair bulkheads to the east and west;

**WHEREAS** the application includes the addition of another bulkhead to contain a powder room;

**WHEREAS** all the bulkheads except the elevator bulkhead are relatively low;

**WHEREAS** the water tower for the building is on top of the elevator bulkhead;

**WHEREAS** the height above the roof to the top of the water tower enclosure is 31'-10";

**WHEREAS** the water tower enclosure will be raised '10'-0" to enable the elevator bulkhead to be extended 10'-0";

**WHEREAS** the overall height above the roof to the top of the water tower enclosure will be 41'-10";

**WHEREAS** the bulkhead and water tower enclosure will be clad in sheet metal, painted white, to match the existing;

**WHEREAS** the proposed elevator bulkhead and water tower are not visible from the sidewalks on the opposite sides of East 92nd Street and Fifth Avenue directly across from the building;

**WHEREAS** the existing elevator bulkhead and water tower are seen from oblique angles on Fifth Avenue and elsewhere;

**WHEREAS** the proposed elevator bulkhead and water tower will be very visible from oblique angles on Fifth Avenue and elsewhere;

**WHEREAS** the existing elevator bulkhead and water tower enclosure are visible from within Central Park and the proposed elevator bulkhead and water tower enclosure will be that much more visible when seen from Central Park;

**WHEREAS** the building already suffers from a bulkhead and water tower enclosure that is too high and too visible;

**WHEREAS** the proposed bulkhead and water tower with its height of over 41 feet above roof level, or three to four stories above roof level, is too tall and out of proportion for the building;  
**WHEREAS** the proposed bulkhead and water tower is not appropriate within the historic district;  
**THEREFORE** be it resolved that this application is disapproved.

**VOTE:** 7 in favor (Baron, Birnbaum, Camp, Evans, Helpern, Parshall, Tamayo)

2. **122 East 66th Street [Cosmopolitan Club] (between Lexington and Park Avenues) - Upper East Side Historic District** - *Martin L. Griggs, architect*. Application is for installation of HVAC equipment.

**WHEREAS** 122 East 66th Street is a Regency revival-style 10-story building with wrought iron balconies designed by Thomas Harlan Elliot as the new home for the Cosmopolitan Club) and constructed in 1931-32;

**WHEREAS** the applicant proposes to replace an existing make-up air unit for the kitchen exhaust system with a larger, more efficient make-up air unit. [A make-up air unit adds replacement air to what's being drawn out of the kitchen by the kitchen's exhaust hoods.];

**WHEREAS** the existing make-up air unit for the kitchen exhaust system is on the 3rd floor balcony on the front elevation;

**WHEREAS** the new unit would be installed in the exact same location; the new unit would be larger -- 36" wide x 9' long x 42" high -- and would be painted the same gray color as the gray paint on the front elevation to minimize its size;

**WHEREAS** the new unit would be located behind a white decorative metal railing and set in the center arch of three decorative vertical metal arches on the floor, with the white decorative metal being the predominant element that catches the eye and provides the unique character of the building;

**WHEREAS** the additional size of the unit will provide a needed heating and cooling function so that it can be used during the winter months. (The existing unit cannot be used during the winter.)

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

**VOTE:** 6 in favor (Birnbaum, Evans, Helpern, Parshall, Camp, Baron); 1 abstention (Tamayo)

3. **144 East End Avenue - (between 86th and 87th Streets) - Henderson Place Historic District**. *William Bialosky, architect*. Application for a one-story roof top addition.

**WHEREAS** 144 East End Avenue is an Elizabethan style townhouse designed by Lamb and Rich and constructed in 1882.

**WHEREAS** 144 East End Avenue is within the Henderson Place Historic District. Of the 32 houses built originally built by the developer John C. Richardson for persons of "moderate means", only 24 survive.

**WHEREAS** the historic district was designated in 1969; the designation report emphasizes that the homogenous group of small town houses that comprise the district retain much of their original picturesque charm and character.

**WHEREAS** the applicant proposes a one story 400 sq. ft. roof-top addition 18' wide x 17' long x 7'10" high and set back 14'10" from the front elevation.

**WHEREAS** the applicant also proposes, at the roof line, a 42" railing; the addition is set back behind the railing.

**WHEREAS** the applicant proposes to clad the addition in a turn-coated stainless steel that will be patinated to look like cooper; the color of the addition will be in keeping with the existing slate shingles on the 4th floor below it.

**WHEREAS** the Henderson Place Historic District is a tiny architectural gem within New York City; the

houses, although built for people of "moderate means", have elements such as projecting bays, wide arched entryways, and detailed windows that are usually more emblematic of houses built for Lamb and Rich's wealthier clientele

**WHEREAS** given the beauty and history of the district, the houses should kept as close to their original condition as possible.

**WHEREAS** the applicant's proposal is not appropriate within the district;

**WHEREAS** the historic important of the district and the builder's original intention to build modest, contiguous houses on the site is part of the social history of New York City cannot be overemphasized or compromised.

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

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

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