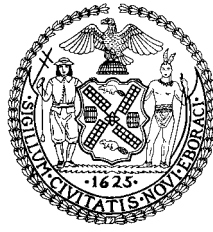


Alida Camp  
Chair

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**The City of New York  
Manhattan Community Board 8  
Landmarks Committee**  
Monday July 16, 2018, 6:30 PM  
Manhattan Marymount College

*Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Manhattan Community Board 8.*

Minutes

*Present:* Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Alida Camp, Anthony Cohn, Sarah Chu, David Helpern, Jane Parshall, Barry Schneider, Marco Tamayo, Christina Davis (public member), Kim Selway (public member)

*Absent (Excused):* None

*Absent (Unexcused):* None

**Resolutions for Approval:**

**Item 1:** 36 East 62nd Street\*

**Item 2:** 753 Madison Avenue (5 in favor, 4 opposed, 1 PM in favor, 1 PM opposed)

**Item 3:** 240 East 61st Street \*

**Item 4:** 175 & 177-179 East 73rd Street (9 in favor, 1 opposed, 1 PM in favor, 1 PM opposed)

\**unanimous*

The meeting was called to order at 6:30 PM.

**Item 1:** 36 East 62nd Street [The Links Club] (between Madison Avenue and Park Avenue) — Upper East Side Historic District. Mark P. Finley, architect. Application is for installation of a rooftop terrace.

**WHEREAS** 36 East 62nd Street is a neo-Georgian style brick building originally designed by Trowbridge and Livingston and constructed in 1902; the existing front elevation designed by Cross & Cross in 1916.

**WHEREAS** approximately 4 years ago some abandoned mechanical equipment was removed from the secondary lower rear roof;

**WHEREAS** the applicant would like to remove the rest of the unused mechanical equipment and an existing steel stair to create a 640 sq. ft. outdoor green space/terrace to be used for small gatherings of club members.

**WHEREAS** an existing door at the roof would open to a transition space covered by a pergola sitting on brick piers and capped with limestone (north elevation) before entering the actual terrace which would be paved in bluestone.

**WHEREAS** all four sides of the terrace would have a 42” high brick wall; the brick wall would be capped by limestone and the inward facing walls (the west elevation and the east elevation) would have planter boxes next to them — 4 along each of these walls.

**WHEREAS** the south elevation would be distinguished by a wall divided into 5 parts so that the right and left initial sections would be 42” in height to match the walls along the west and east elevations, the next two sections would rise up to a height of approximately 13’ and the section in the absolute middle would rise to a height of approximately 14’; every wall would be capped in limestone.

**WHEREAS** the dominant center section would have a lead fountain set into it and would have two carved limestone 2’4” high eagles set onto the limestone capping; the details on the lead fountain would mimic the details at the front elevation — a decorative lead spout above the basin of the fountain and the Club logo lead bas relief directly above the actual elements of the fountain.

**WHEREAS** all brickwork would match in color the brick at the front elevation.

**WHEREAS** the number of people allowed onto the terrace would be limited to 18 because of its small size.

**WHEREAS** the Committee was impressed by the overall beauty of the design and the attention to detail that rises to the rest of the elegant and justly praised Cross and Cross front elevation.

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

**VOTE:** In favor: (Ashby, Baron, Birnbaum, Camp, Helpern, Parshall, Tamayo, Cohn, Schneider)  
Public Members in favor: (Christina Davis, Kimberly Selway)

**Item 2:** 753 Madison Avenue (between Madison and Park Avenues) – Upper East Side Historic District *Frank Loffredo, Architect* – Seventeen-story apartment building with blue brick facing and commercial ground floor on Madison Avenue. Application is for the installation of an HVAC unit.

**WHEREAS** this application is to amend the application previously approved for this storefront;  
**WHEREAS** these changes are made to accommodate a larger population due to an increase in the retail area;

**WHEREAS** the pair of entrance doors facing Madison Avenue that were flush with the storefront and swung in must now be recessed 18” by Code and swing out to provide legal egress for the larger population;

**WHEREAS** the entrance doors, which are framed in black aluminum, are set against a limestone and glass corner to the north in which the limestone pier transitions into an “L” shaped base with a glass corner above;

**WHEREAS** the Siamese connection is set in the limestone below the Madison Avenue face of the glazed corner;

**WHEREAS** the black aluminum frame on the south edge of the entrance doors turns the corner onto East 65<sup>th</sup> Street as part of the storefront system;

**WHEREAS** a flush limestone pier on east 65<sup>th</sup> street is also transformed into an “L” shape with a similar placing of the Siamese connection set below the glass;

**WHEREAS** a louver was added into the top of the northern pier will be colored to match the limestone;

**WHEREAS** a large louver that was added at the eastern end of the storefront will be set above the easternmost glass panel and will be black to match the aluminum of the storefront system;

**WHEREAS** these changes are within the vocabulary of the originally approved application;

**THEREFORE,** be it resolved that this application is approved as presented.

**VOTE:** In favor: (Helpern, Parshall, Marco, Cohn, Schneider)  
Opposed: (Ashby, Baron, Birnbaum, Camp)

Public member in favor: (Davis)

Public member opposed: (Selway)

**Item 3:** 240 East 61st Street (between 2nd Avenue and 3rd Avenue) — Treadwell Farms Historic District. Toby Cohn, attorney for the owner presenting. Application is for legalization of paint work done at front elevation without a Landmarks Preservation Commission permit.

**WHEREAS** when the current owner took title to the property in 2007, the house had already been painted white; the applicant did not know when the house was painted white.

**WHEREAS** in 2012, parts of the front elevation were painted white again after repairs were done to correct areas at the front elevation where water damage had occurred.

**WHEREAS** the applicant would like a retroactive legalization for the white paint color.

**WHEREAS** the original character of the houses within the Treadwell Farms Historic District presents as brownstone.

**WHEREAS** the white paint color is out of context and inappropriate within the historic district.

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

**VOTE:** In favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpern, Parshall, Tamayo, Cohn, Schneider)

Public Members in favor: (Christina Davis, Kimberly Selway)

**Item 4:** 175 & 177-179 East 73rd Street (between 3rd and Lexington Avenues) – Individual Landmarks *OMA, Architect* – An 1860 Italianate-style rowhouse residence (175 E. 73rd St.), architect unknown, and a 1906 Beaux-Arts parking garage designed by Charles F. Hoppe (177-179 E. 73rd St.). Application is for alterations and restoration work on the front, rear, and side facades on both individual landmark buildings in connection to their conversion to a Jewish Center, including a synagogue.

**WHEREAS** the Persian Jewish Center of New York City currently rents space from Park East Synagogue but needs a home of its own with much larger space;

**WHEREAS** the Italianate style townhouse at 125 East 73<sup>rd</sup> Street and the Beaux Arts Parking garage at 177-179 East 73<sup>rd</sup> Street will be combined on the interior to create the new Persian Jewish Center of New York City;

**WHEREAS** the intent of the design is to maintain the appearance of two separate buildings on the exterior;

**WHEREAS** the front façade of the townhouse will be restored to include a rusticated stone base, removal of air conditioning units, elongating the windows to their original size, and removal of railing;

**WHEREAS** the new windows will be multi-pane only on the main entrance level and will not match the multi-pane windows on the two floors above;

**WHEREAS** the tops of the upper sashes of the windows on the third floor will not match the original shallow arched tops of the windows in the tax photo;

**WHEREAS** the partial width penthouse added to the top of the building will be extended to meet the garage, its large existing windows removed, and new windows that align with the windows below installed;

**WHEREAS** there will be a one-story enlargement that will extend into the rear yard to 3’0” from the property line and will be slightly higher than the 23’-0” allowed by zoning;

**WHEREAS** the masonry openings in the garage façade will remain the same;

**WHEREAS** the overhead garage door will be replaced with a pair of glass doors with glass side panels framed with aluminum vertical mullions in line with the major wood vertical mullions above;

**WHEREAS** there will be a 5’-0” glass marquee at the main entrance doors;

**WHEREAS** the glass doors, glass panels, and glass transom will be covered with screens to be designed by an artist to be selected;  
**WHEREAS** the screen in front of the glass doors will operate independently of the doors;  
**WHEREAS** the intent is to meet the energy code, probably by incorporating insulated glass windows as necessary within the façade;  
**WHEREAS** the wood mullions will probably be replaced with aluminum to match the wood mullions;  
**WHEREAS** scarred and damaged masonry on the sides will be repaired with brick to match;  
**WHEREAS** vertical slots of glass block will be introduced into the side masonry walls to bring light into the interior of the building;  
**WHEREAS** there will be a one-story rear enlargement in matching brick that will extend into the rear yard to 3'-0" from the property line and will be slightly higher than the 23'-0" allowed by zoning;  
**WHEREAS** the existing elevator shaft in the rear will be enclosed in corrugated aluminum that appears pleated;  
**WHEREAS** the existing open stair in the rear will be replaced with a new enclosed stair aligning with the rear of the elevator shaft, 3'-0" from the rear yard property line, and enclosed in corrugated aluminum that appears pleated;  
**WHEREAS** the area between the elevator and stair shafts will be enclosed with perforated aluminum;  
**WHEREAS** there will be a glass enclosed stair bulkhead on the roof of the garage building;  
**WHEREAS** there will be mechanical equipment on the roofs of the townhouse and the garage;  
**WHEREAS** the mechanical equipment will be enclosed with a light gray metal;  
**WHEREAS** the mock up shows that there is very little of the roof top equipment that can be seen from the Street;  
**WHEREAS** the windows on the townhouse will not match the historic windows;  
**WHEREAS** the new windows on the garage will be framed in aluminum and not in wood;  
**WHEREAS** the design or general character of the artist's screens needs to be determined;  
**WHEREAS** the enlargements in the rear are too massive;  
**THEREFORE**, this application is disapproved.

**VOTE:** In favor: (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo)  
Opposed: (Schneider)

Public member in favor: (Selway)  
Public member opposed: (Davis)

**Item 5: Old and New Business.**

There was no old or new business.

There being no further business, the meeting was adjourned.

Respectfully submitted,

**Jane Parshall and David Helpern, Co-Chairs**