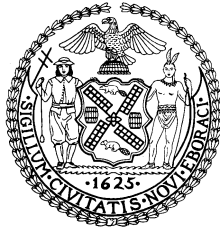


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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, November 5, 2018 – 6:30PM
New York Blood Center, Conference Rooms 1 & 2
310 East 67th Street (between 1st and 2nd Avenues)

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 Community Board 8 Manhattan.

PLEASE NOTE: When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8M ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within an Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, November 14, 2018, at the New York Blood Center Auditorium (310 East 67th Street, between 1st and 2nd Avenues) at 6:30PM.** They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

AGENDA

1. **10 East 63rd Street (between Madison and Fifth Avenues) – Upper East Side Historic District** *John Woell, Steven Harris Architects LLP* – A neo-Classical style building designed by James E. Ware and constructed in 1878-1879. Application is for the replacement of windows and restoration of limestone on the front façade, extending the front areaway, replacing the rear façade, a small rear yard addition, and replacing the existing penthouse on the 6th floor.

PART A, FRONT FAÇADE

WHEREAS 10 East 63rd Street is a 25-foot-wide townhouse;
WHEREAS the existing front elevation is brick with multi-pane double hung windows;
WHEREAS the brick will be repointed;
WHEREAS the windows are framed in limestone that has been painted;
WHEREAS the building has six stories, basement through fifth, the fifth floor of which is set back from the main façade;

WHEREAS the base of the building will be changed from brick to limestone;
WHEREAS paint will be removed from the limestone window surrounds and the limestone restored;
WHEREAS the limestone frames around the windows and door at the base of the building will be in relief, in that they will be project beyond the face of the limestone;
WHEREAS the windows will be changed from double hung 8 over 8 and 12 over 12 to casements with four or six subdivisions;
WHEREAS there are precedents in the neighborhood for the limestone base and the casement windows;
WHEREAS the fence at the top of the cornice will be removed;
WHEREAS the limestone portion of the limestone and brick cornice at the top of the fourth floor will be restored;
WHEREAS the penthouse will be set back from the face of the fifth floor further than the existing penthouse;
WHEREAS the brick parapet with a limestone coping at the top of the fifth floor, the penthouse level (or sixth floor), will receive a new, low, painted steel railing on top of the parapet;
WHEREAS the new penthouse will be lower than the existing penthouse;
WHEREAS the penthouse will have new steel and glass windows;
WHEREAS the front façade is contextual within the historic district;
THEREFORE, be it resolved that the Front Façade is **approved** as presented.

VOTE: 4 In Favor (Cohn, Helpen, Parshall, Tamayo)
1 Opposed (Ashby)

1 Public Member in Favor (Selway)

PART B, REAR FAÇADE

WHEREAS the three-story addition will be removed;
WHEREAS the existing fire escape will be removed from the fourth floor up;
WHEREAS the existing fire escape, which is shared with the adjoining building, will be retained and restored from the fourth floor down;
WHEREAS the brick façade will be painted;
WHEREAS the basement level will be extended six feet into the rear yard;
WHEREAS the window openings on the rear façade will be repropotioned;
WHEREAS all the new windows and doors will be painted steel;
WHEREAS the basement level will have new doors and windows in a full width opening in the new extension;
WHEREAS the first floor will have new doors and windows opening onto a terrace with a painted steel railing;
WHEREAS the second and third floors will have individual windows;
WHEREAS the fourth and fifth floors will have windows with a spandrel panel in a double high opening at the fourth and fifth floors;
WHEREAS the penthouse will be lower than the original penthouse;
WHEREAS the penthouse will be stucco;
WHEREAS the penthouse will have painted steel and glass doors;
THEREFORE, be it resolved that the Rear Façade is **approved** as presented.

VOTE: 5 In Favor (Ashby, Cohn, Helpen, Parshall, Tamayo)

1 Public Member in Favor (Selway)

PART C, FRONT AREAWAY

WHEREAS the areaway and the main entrance step are to be extended 5'-0" to align with the areaways on either side;

WHEREAS the areaway is to have a new planter the full width of the areaway abutting the sidewalk;

WHEREAS the steps and areaway pavers are to be of new bluestone;

WHEREAS a tree is located at the street edge of the sidewalk approximately centered on the house;

WHEREAS the distance from the new areaway and steps will be reduced from 11'-0" to 6'-0" from the edge of the grating covering the opening in the sidewalk for the tree;

THEREFORE, the new front areaway and entrance steps are **disapproved**.

VOTE: 4 In Favor (Ashby, Cohn, Parshall, Tamayo)

1 Opposed (Helpert)

1 Public Member in Favor (Selway)

2. **146 East 65th Street (between 3rd and Lexington Avenues) – Extended Upper East Side Historic District** *John Woell, Steven Harris Architects LLP* – A Colonial Revival style single family home designed by Treanor & Fatio and constructed in 1924. Application is for restoration of front elevation, adding a gate to the areaway, extending the height of the rear elevation and excavating the rear yard.

WHEREAS 146 East 65th Street is a Colonial revival-style single family home designed by Treanor & Fatio and constructed in 1924.

WHEREAS 146 East 65th Street is the last house with the lower boundary of the Upper East Side Historic District Extension.

WHEREAS 146 East 65th Street was built on the foundations of two pre-existing houses.

WHEREAS the applicant proposes the complete restoration of the front and rear elevations, including the replacement of the aluminum windows on the mansard roof.

WHEREAS the applicant proposes a gate at the front entrance; the gate will replicate in detail the existing gate at the service door.

WHEREAS the applicant proposes to lower the existing rear yard by a depth of 6' and to create a new historically appropriate small deck at the parlor level, with a stair at the 1st or parlor floor (the ground floor above the basement level) to the new garden level; the new excavation will allow for access to the garden from the basement level. See below.

WHEREAS the railing at the small deck will relate to the existing iron work.

WHEREAS the below grade excavation will allow for access to the rear yard from the previous below grade basement level by creating a set of 5 new steel window systems that present as French doors.

WHEREAS the below grade excavation will also bring light and air into the below grade space at the basement level of the house. [The existing rear elevation now presents as 4 floors; the proposed rear elevation will change to 5 floors by means of the excavation in the rear yard and the addition of the French door system at the basement level.]

WHEREAS the applicant proposes to extend the rear elevation/parapet by 4'7" and extend up the windows at the existing 4th floor; the overall height of the house will change from 53'1" to 57' 10 1/2".

WHEREAS the proposed extension of the rear elevation would be to a depth of 20' and would provide for an additional 920 sq. ft. of space.

WHEREAS the proposed new height of the extension is not visible from the public way; the height of the floor below will be reduced to allow for the creation of a new floor above.

WHEREAS the roof bulk head would be expanded slightly to accommodate a new stair and elevator; the bulkhead will be slightly visible from the public way.

WHEREAS some concerns were raised about the proposed height of the windows at the top floor.

WHEREAS the applicant's proposed changes at the rear elevation, the garden excavation and the addition of a gate at the front entrance are contextual and appropriate within the historic district.

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

VOTE: 5 in favor (Ashby, Cohn, Helpern, Parshall, Tamayo)

1 Public Member in Favor (Selway)

3. **730 Park Avenue (between East 70th and East 71st Streets) – Upper East Side Historic District**
Oliver Cope, Oliver Cope Architect – A neo-Renaissance/neo-Jacobean style building designed by Lafayette A. Goldstone and constructed in 1928-1929. Application is for a rooftop addition.

WHEREAS 730 Park Avenue is a neo-Renaissance/neo-Jacobean style building designed by Lafayette A. Goldstone and constructed in 1928-1929.

WHEREAS in 2006, the Landmarks Preservation Commission approved a 180 sq. ft. to an existing penthouse that was never built.

WHEREAS the applicant is now proposing an addition of 54 sq. ft. on the southeast corner of 730 Park Avenue; the addition meets the level of the existing roof of the penthouse and measures 5 1/2' E/W dimension)x 9 1/2' (N/S dimension) and is 12' high.

WHEREAS the small addition has a 42" railing on top of it; the railing is set back by 6' to align with the existing railing.

WHEREAS a small part of the railing will be visible from the public way along 71st St.

WHEREAS the addition will contain a north-facing small window 2 1/2' x 4 1/2'.

WHEREAS the addition will be clad in brick to matching the existing brick.

WHEREAS the proposed small addition is appropriate within the historic district.

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

VOTE: 5 in favor (Ashby, Cohn, Helpern, Parshall, Tamayo)

1 Public Member in Favor (Selway)

4. **Old Business**
5. **New Business**

David Helpern and Jane Parshall, Co-Chairs