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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, October 15, 2018 – 6:30PM
Marymount Manhattan College – Regina Peruggi Room
221 East 71st Street (between 2nd and 3rd 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, October 17, 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. **20 East 95th Street (between Madison and Fifth Avenues) – Expanded Carnegie Hill Historic District** *Joan Humphreys, ARCitecture* – Application is for new masonry openings at the rear façade, top floor.

WHEREAS the fifth floor in the rear of the building is set back from the lower four floors thereby creating a terrace;

WHEREAS the three proposed openings in the brick masonry vary from the pairs of openings for windows in the façade of the floors below;

WHEREAS the three proposed openings are symmetrical with windows either side of a pair of glass doors that open onto the terrace;

WHEREAS the masonry openings have brick arches to match the existing arches below;

WHEREAS the windows are made of wood with insulated glass with muntins simulating divided lites to match the windows below;

Where the pair of center opening aluminum and glass doors have muntins simulating divided lights;

WHEREAS the black color of the doors and windows match the color of the windows below;

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

VOTE: 8 in favor (Ashby, Birnbaum, Brown, Chu, Cohn, Harrington, Helpen, Tamayo)
2 Opposed (Camp, Parshall)

ONE PUBLIC MEMBER IN FAVOR: (Selway)

2. **781 Fifth Avenue (retail space at Sherry Netherlands Hotel northeast corner across from Central Park) – Upper East Side Historic District** *Jamie Pancino, Valerio Inc.* – Application is for the storefront awning and enclosed window displays.

WHEREAS 781 Fifth Avenue is a neo-Romanesque and neo-Gothic style hotel building designed by Schultz & Weaver and Buchman & Kahn and constructed in 1926-27.

WHEREAS the retail space formerly occupied by A La Vieille Russie and Ghurka will now be occupied by the luxury leather goods shop, Delvaux.

WHEREAS the retail space is along Fifth Avenue and wraps around the corner at 59th Street.

WHEREAS the retail space consists of large windows at the ground level and at the mezzanine level along 5th Avenue and along 59th Street; the applicant previously applied for a Certificate of Appropriateness for changes to the windows, including signage; the changes were approved by the Landmarks Commission last spring.

WHEREAS the applicant now proposes additional changes to the windows along the 59th Street elevation.

WHEREAS there are now 14 windows along the 59th elevation: 7 at the ground level and 7 at the mezzanine level.

WHEREAS of the 14 windows, 6 present as “Black Out” windows, 3 present as “Black Out with drapery show windows” (the view to the interior is partially blocked by curtains and certain items are on display) and 1 presents as “Black Out with drapery (no view into interior). [10 of the 14 windows]. The remaining 4 windows present as “Show Windows” for retail displays.

WHEREAS the applicant proposes to change 4 “Black Out” windows to “See Through” windows at both ground and mezzanine levels”, change 1 “Black Out without drapery” to a “See Through” window at the mezzanine level, 2 Black Out” windows to “show windows” at both mezzanine and ground levels, 1 “Black Out With drapery” show window to a “See Through” window at the mezzanine level, 2 “Show Windows” at the ground level to “See Through” windows, 2 “Black Out with drapery Show windows” to show windows at the mezzanine level.

WHEREAS from west to east the windows at the mezzanine level, will now read as (1) See-Through, (2) See-Through, (3) See-Through, (4) Show Window, (5) See Through, (6) Show Window, (7) Show Window.

WHEREAS from west to east the windows at the ground level will now read as (1) Show window (no change), (2) See Through window, (3) See Through window, (4) Show window, (5) See Through window, (6) See Through window (7) Show window (no change). **WHEREAS** the applicant, as part of this application, is also reducing the number of windows [at the mezzanine level] along the 59th Street elevation that will contain signage consisting of the Delvaux logo, a gold crown, with the word Delvaux directly beneath the crown, in gold lettering. The signage will be on the glass window itself. **WHEREAS** the signage will now only be on two windows (going east, the first window and the 6th window) whereas previously the signage had been in all 7 windows at the mezzanine level.

WHEREAS the applicant proposes to install awnings at the mezzanine level; the awnings will replicate the historic black and white striped awnings shown in an undated historic photograph.

WHEREAS the awnings will be moveable and will extend out 3'6".

WHEREAS the removal of ALL of the full or partial "Black Out" windows will improve the movement of the facade; the facade will now read as much lighter.

WHEREAS the applicant is to be applauded for recreating the historic awnings even though, in general, awnings should not interrupt arched openings;

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

VOTE: 11 in favor (Ashby, Birnbaum, Camp, Chu, Cohn, Harrington, Helpen, Parshall, Tamayo, Brown)

ONE PUBLIC MEMBER IN FAVOR: (Selway)

3. **110 East 71st Street (between Lexington and Park Avenues) – Upper East Side Historic District** (*Silvia Schlaen, Architect, SRS Architect, PC*) – Application is for the removal of existing 5th floor marble cornice and supporting brackets, and the installation of a marble cornice replica.

WHEREAS the marble cornice and brackets are deteriorated to the point that the cornice and brackets will be removed and replaced;

WHEREAS the ornamental cornice and brackets are carved with decorative motifs;

WHEREAS the cornice and brackets will be replaced with GFRC (glass fiber reinforced concrete)

WHEREAS the GFRC is lighter than marble and requires less structural support;

WHEREAS the design of the cornice and brackets can be replicated almost exactly in GFRC;

WHEREAS the color of the GFRC can be adjusted to match, approximately, the color of the marble today;

WHEREAS the cornice and brackets could be replaced with new marble that would be the same type of marble as the existing;

WHEREAS the existing marble could be cleaned so that the existing marble and the new marble would be similar in color;

WHEREAS the existing marble and a new marble cornice and brackets would age more closely in color than the existing marble and GFRC;

WHEREAS restoration with material to match the original is preferable to a substitute material;

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

VOTE: 10 in favor (Ashby, Birnbaum, Camp, Brown, Chu, Cohn, Harrington, Helpern, Parshall, Tamayo)

ONE PUBLIC MEMBER IN FAVOR: (Selway)

4. **44 East 67th Street (between Park and Madison Avenues) — Upper East Side Historic District** (*Sarah Ripple, Higgins Quasebarth; Amelie Rives, architect*). Application is for the installation of a canopy at the south elevation of the Penthouse C terrace.

WHEREAS 44 East 67th Street is an Art Deco style apartment building designed by Rosario Candela and constructed in 1940-41.

WHEREAS the applicant proposes to install a fixed, standing seam zinc canopy at southwest corner at backside of the apartment building; the awning will replace a retractable awning approved by the Landmarks Commission in 2016.

WHEREAS the applicant also proposes to extend/raise the chimney flue 3' above the penthouse roof as required by code as required by the Building Code; the replacement flue will be metal.

WHEREAS the existing steel railing will remain.

WHEREAS new zinc gutters and downspouts will be installed

WHEREAS the new zinc canopy would be minimally visible from the public way: from a service alley on Park Avenue between 66th and 67th Street and from Madison Avenue along 67th Street (starting at the mid-block between 5th and Madison as one looks toward Madison).

WHEREAS the soft gray color of the zinc minimizes visibility.

WHEREAS the new canopy would be 17'2" long, 8'9" deep and 12'8" tall and supported by structural steel columns and will extend out to the existing terrace railing and will span the south elevation of the terrace; the standing seam metal roof will have standing seam metal side panels that will provide addition protection for the interior tray ceiling and hide a motorized rubber rain screen. (The motorized rubber rain screen will be on the three sides of the terrace; the side panels at the west and east sides of the terrace hide the motorized rubber rain screen.)

WHEREAS the color of the zinc is problematic and is out of context with the Art Deco design of the apartment building.

WHEREAS the geometry of the canopy with its triangular-shaped side panels presents as too heavy for the Art Deco design of the building.

WHEREAS the proposed zinc canopy is at the rear elevation of the building and is minimally visible from the public way;

THEREFORE BE IT RESOLVED that no action was taken on this application.

VOTE: 5 in favor (Cohn, Helpern, Parshall, Tamayo, Brown)
4 against (Birnbaum, Camp, Chu, Harrington)
1 abstention (Ashby)

ONE PUBLIC MEMBER VOTING AGAINST: (Selway)

David Helpern and Jane Parshall, Co-Chairs