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**Chair**



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**The City of New York**  
**Community Board 8 Manhattan**  
**Landmarks Committee**  
**Monday, July 15, 2019 – 6:30PM**  
**Marymount Manhattan College, Regina Peruggi Room**  
**221 East 71<sup>st</sup> Street (between 2<sup>nd</sup> and 3<sup>rd</sup> 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, July 17, 2019, at the New York Blood Center Auditorium (310 East 67<sup>th</sup> Street, between 1<sup>st</sup> and 2<sup>nd</sup> 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.

### **MINUTES**

**1. 20 East 68th Street (between Madison and 5th Avenues) – Upper East Side Historic**

**District** *Lawless+Mangione Architects and Engineers LLC*. A residential building designed by Boak & Raad and constructed in 1955. Application is to change the windows of the building from double-hung to casement.

**WHEREAS** 20 East 68<sup>TH</sup> Street is a modernist building designed in 1955;

**WHEREAS** the original windows were one over one double hung windows, sometimes in combination with fixed glass picture windows;

**WHEREAS** the current replacement windows are aluminum double hung windows in the same configuration as the original windows;

**WHEREAS** the proposed windows are casement windows in combination with fixed glass picture windows;

**WHEREAS** the proposed casement windows replace the double hung windows in the same locations as the current replacement windows;

**WHEREAS** the proposed fixed glass windows replace the fixed glass windows in the same locations as the current replacement windows;

**WHEREAS** this modernist building's architectural character is achieved in large part through the texture of the double hung windows;

**WHEREAS** double hung windows are representative of the architectural language of the period;

**WHEREAS** the proposed casement windows change the original design of the building by eliminating the texture created by the double hung windows;

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

**VOTE:** 7 in favor (Ashby, Baron, Birnbaum, Cohn, Helpern, Parshall, Tamayo)

2 Public Members in favor (Davis, Selway)

2. **46 East 65<sup>th</sup> Street (between Park and Madison Avenues) – Upper East Side Historic District** *Richard Wainer and Kurland Design, Kurland Design*. A Neo-Federal style building designed by John G. Prague and built in 1876-77 (present façade designed by Ogden Codman and built in 1906-07. Application is for window replacement at the front façade, front door replacement, stair and bulkhead enlargements, and other work throughout the building.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS:** Part A - Front elevation and rooftop enlargements and Part B - Infill at the rear.

### **PART A - FRONT ELEVATION AND ROOFTOP ENLARGEMENTS**

**WHEREAS** 46 East 65th Street was a house designed in an unknown style by John G. Prague and constructed in 1876-77; the present facade in the new-Federal style was designed by Ogden Colman and constructed in 1906-1907;

**WHEREAS** 46 East 65th Street, originally built as a single-family home, is now a multi-family dwelling;

**WHEREAS** at the front elevation, the applicant proposes to restore the existing wood front door;

**WHEREAS** at the front elevation, the applicant proposes new wood windows to match historic windows; there will be no change to the original front facade window openings;

**WHEREAS** the height of the existing house to the top of the 5th floor is now 60'2"; the existing 6th floor is 9' high;

**WHEREAS** the applicant proposes to add 1' to the top of the house by raising the roof so that the 6th floor will increase in height from 9' to 10' and the overall height of the house will be 70'2";

**WHEREAS** at the 6th floor, there is an 11'4" setback and at the existing bulkhead there is a 29'10" setback;

**WHEREAS** at the roof, the applicant is proposing to add a bathroom for the rooftop deck and raise the elevator shaft by 6' to accommodate the elevator to the rooftop terrace. [The proposed elevator shaft extension will be added to the existing elevator bulkhead. The total height of the elevator bulkhead as it rises from the roof will now be 19'6".];

**WHEREAS** the existing stair bulkhead will be removed;

**WHEREAS** at the roof, the applicant also proposes a transparent glass vestibule/greenhouse adjacent to the bathroom to serve as egress from the elevator to rooftop terrace;

**WHEREAS** the vestibule plus the bathroom will measure 9' high x 17'3" wide and contain approximately 340 square feet;

**WHEREAS** the bulkhead is minimally visible from Park Avenue and 65th Street as well as from Madison Avenue and 65th Street;

**WHEREAS** the work at the front elevation and the work at the roof, including the addition of the bathroom and the transparent vestibule/greenhouse are appropriate within the historic district;

**THEREFORE, BE IT RESOLVED THAT** Part A of this Application, the front elevation and the rooftop enlargements, are **approved** as presented.

**VOTE:** 7 in favor (Ashby, Baron, Birnbaum, Cohn, Helpern, Parshall, Tamayo)

2 Public Members in favor: (Davis, Selway)

#### **PART B: INFILL AT THE REAR**

**WHEREAS** 45 East 65th Street presents at the rear as L-shaped;

**WHEREAS** at the rear, the applicant proposes to add a series of balconies at the 2nd, 3rd, 4th and 5th floors; each balcony is to be 8' wide x approximately 27' deep;

**WHEREAS** at the ground level, the garden will remain;

**WHEREAS** the existing "L" is built out to the lot line; the balconies which present as infill and will extend to the lot line so that the lot coverage will now be 100%;

**WHEREAS** at the rear where the balconies are proposed, the pairs of windows on the south elevation will be replaced with a triple panel of French doors (two active and one passive) to provide access to the balconies at each floor. [N.B. the 6th floor will not have a balcony];

**WHEREAS** the windows on the west elevation will be replaced with wood double hung windows;

**WHEREAS** the applicant's proposed balconies will mean that the entire lot is built out;

**WHEREAS** the balconies are inappropriate and out of context within the historic district;

**THEREFORE, BE IT RESOLVED THAT** Part B of this Application, the infill at the rear, is **disapproved** as presented.

**VOTE:** 7 in favor (Ashby, Baron, Birnbaum, Cohn, Helpern, Parshall, Tamayo)

2 Public Members in favor: (Davis, Selway)

- 740 Madison Avenue (between East 64<sup>th</sup> and East 65<sup>th</sup> Street) – Upper East Side Historic District** *VLA Architects*. A Neo-Grec now Neo-French Renaissance style building designed by John G. Prague and built in 1879 (present façade designed by Mantle Fielding and built in 1901). Application is for a rooftop HVAC unit at the rear side of the building.

**WHEREAS** 740 Madison Avenue is five-story high Neo-French Renaissance style building;  
**WHEREAS** the building has a gable roof that is the equivalent of a sixth story;  
**WHEREAS** an HVAC unit is to be located on the north end of the building behind the roof structure;  
**WHEREAS** the HVAC unit is 15 feet high, just slightly higher than the gable roof structure;  
**WHEREAS** the HVAC unit is not visible from Madison Avenue except obliquely through a gap above the second floor of 740 Madison Avenue between 740 Madison Avenue and the building to the north;

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

**VOTE:** 7 in favor (Ashby, Baron, Birnbaum, Cohn, Helpern, Parshall, Tamayo)

2 Public Members in favor (Davis, Selway)

4. **822 Madison Avenue (between East 68<sup>th</sup> and East 69<sup>th</sup> Streets) – Upper East Side Historic District** *Jacqueline Peu-Duvallon Historic Preservation Consulting, LLC*. A Neo-Grec style building designed by Charles Buek & Co. and built in 1881-82. Application is for the installation of new glass at the storefront display window.

**WHEREAS** 822 Madison Avenue is a new-Grec style building designed by Charles Buck & Co. and constructed in 1818-82;  
**WHEREAS** the applicant's proposed new window design does not meet the Madison Avenue Storefront Master Plan;  
**WHEREAS** the applicant's proposed new window would use the existing frame [11'4 1/4" wide x approximately 7' tall], but the glass within the frame would stand out from the front of the building;  
**WHEREAS** the proposed new window, perceived as a work of art, would present as concave from the outside of the retail space and convex from within the retail space, giving the appearance of a "fish eye";  
**WHEREAS** a "fish eye" type window is clear when one is close to it and from a distance, appears warped;  
**WHEREAS** the applicant's proposed new window, a sculptural piece of glass as opposed to a flat piece of glass, provides whimsy to the streetscape along Madison Avenue;

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

**VOTE:** 5 in favor (Ashby, Cohn, Helpern, Parshall, Tamayo)  
2 Opposed (Baron, Birnbaum)

1 Public Member in favor (Selway)  
1 Public Member Opposed (Davis)

5. **136 East 95th Street (Between Lexington and Park Avenues) – Expanded Carnegie Hill Historic District** *Christopher Teeter, metamechanics*. A Queen Anne style building designed by C. Abbott French & Co. and built in 1887-88. Application is for the renovation and redesign of the canopy, street frontage, and fence.

**WHEREAS** 136 East 95<sup>th</sup> Street is a Queen Anne style building set within a street within the historic district where the historic integrity of the street has been well maintained;

**WHEREAS** the applicant seeks to make the entrance steps less steep and to add three artifacts (found items) made of cast iron, all of which have a green patina;

**WHEREAS** the considerations with respect to the steps and the cast iron items are different, the review of this application has been divided into two parts:

**PART A: REBUILDING OF ENTRANCE STEPS**

**WHEREAS** the existing entrance steps descend to the main entrance door;

**WHEREAS** the existing entrance steps are steep;

**WHEREAS** the existing entrance steps are made of concrete;

**WHEREAS** the existing steps will be reconfigured to add one riser and to make the steps gentler;

**WHEREAS** the new steps will be made of brick to match the brick color of the brick on the house;

**THEREFORE, BE IT RESOLVED THAT** Part A of the Application is **approved** as presented.

**VOTE:** 6 in favor (Ashby, Baron, Cohn, Helpern, Parshall, Tamayo)

1 Opposed (Birnbaum)

2 Public Members in favor (Davis, Selway)

**PART B: INSTALLATION OF CAST IRON ARTIFACTS**

**WHEREAS** two cast iron hitching posts with horse heads are to be placed at the corners of the property defined by the front and side lot lines;

**WHEREAS** a decorative cast iron bench is to be set against the front wall in the entrance areaway;

**WHEREAS** a cast iron frame made of cast iron bars is to be made into a canopy;

**WHEREAS** a cast iron eagle is attached to the top of the front bar of the cast iron frame;

**WHEREAS** these cast-iron elements are not contextual and appropriate within the historic district;

**THEREFORE, BE IT RESOLVED THAT** Part B of the Application is **disapproved** as presented.

**VOTE:** 7 in favor (Ashby, Baron, Birnbaum, Cohn, Helpern, Parshall, Tamayo)

2 Public Members in favor (Davis, Selway)

6. **157 East 72<sup>nd</sup> Street (between 3<sup>rd</sup> and Lexington Avenues) – Upper East Side Historic District** *Michael Notaro, MVN Architect LLC*. A Renaissance Revival style building designed by Rouse & Goldstone and built in 1923-24. Application is for a window replacement master plan.

**WHEREAS** 157 East 72<sup>nd</sup> Street is a Renaissance Revival style building designed by Rouse & Goldstone and constructed in 1923-24;

**WHEREAS** the Landmarks Preservation Commission staff has approved the window replacement master plan which retains the uniform character of the replacement windows going forward — with the exception of the bathroom windows on the front elevation;

**WHEREAS** the original bathroom windows had frosted glazing; the applicant would like to keep the “frosted glazing/ texture obscured glazing” for the bathroom windows in the Master Plan;

**WHEREAS** there was concern at the Commission that the “frosted glazing/texture obscured glazing” would change the reflective character of the windows from the exterior;

**WHEREAS** the Commission would have preferred that the applicant use a kind of “stick on glazing” element (similar to contact paper) for the bathroom windows;

**WHEREAS** the applicant would like to use glazing with a “dew drop” texture as the official bathroom window replacement requirement instead of a “stick on” glazing element (applied on the inside of the window);

**WHEREAS** of the 123 bathroom windows in the building, 70 are on the front elevation;

**WHEREAS** retaining the frosted glazing for the bathroom windows that was part of the historic design of the building in the window master plan is to be commended and is appropriate within the historic district;

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

**VOTE:** 8 in favor (Ashby, Baron, Birnbaum, Camp, Cohn, Helpert, Parshall, Tamayo)

2 Public Members in favor (Davis, Selway)

7. **160 East 70<sup>th</sup> Street (Between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues) - Upper East Side Historic District** *Alan Berman, Architect PLLC* – An Italianate style residence with some neo-classical elements, designed by William McNamara and constructed in 1872-1874, present façade designed by Thomas Lehreche and constructed in 1961. Application is for a full redesign of the buildings’ façade.

**WHEREAS** this building was one of four brownstone houses built in the Italianate style;

**WHEREAS** the two townhouses to the west remain in the Italianate style;

**WHEREAS** the house to the east has a white color, modern façade;

**WHEREAS** 160 East 70<sup>th</sup> Street was changed from an Italianate style to a Neo-Classical style with a modern top with one large opening with four windows;

**WHEREAS** the areaway in front of the main entrance is to be extended 6’-2” beyond the property line onto the sidewalk to match the areaway of the house to the west, thereby narrowing the sidewalk;

**WHEREAS** the areaway is to continue the use of the bluestone sidewalk slabs with bluestone pavers;

**WHEREAS** the house to the west has its original stoop and areaway and, therefore a justification for the original narrowing the sidewalk;

**WHEREAS** the applicant proposes to replace the brownstone façade with a limestone façade;

**WHEREAS** the limestone façade has a Neo-Classical character in the stone but a contemporary character in the windows;

**WHEREAS** on the ground floor, the limestone is designed as a rusticated base;

**WHEREAS** the rusticated limestone base of the building has a has a first course of granite;

**WHEREAS** on the ground floor, the entrance door has been centered with a window either side;

**WHEREAS** on the second and third floors, the three window openings have been replaced with two large openings with four wood and glass doors opening onto a balcony with a decorative wrought iron railing and on the third floor with four wood and glass casement windows opening behind a decorative wrought iron railing;

**WHEREAS** on the second and third floors the windows are organized with a pair of windows in the center and windows on either side;

**WHEREAS** on the fourth and fifth floors, the original openings have been elongated with a pair of casement windows in each opening;

**WHEREAS** all the windows have narrow limestone surrounds;

**WHEREAS** the top of the sheet metal cornice matches the height of the building to the west;

**WHEREAS** the areaway narrows the sidewalk on a busy pedestrian street;

**WHEREAS** the building appears to be a composite of two styles with a Neo-Classical character in the limestone and a Modernist character in the windows;

**WHEREAS** the change from brownstone to limestone changes the character of the street in that one third of the brownstone massing has been lost when 160 is converted to limestone;

**WHEREAS** each element of the building is carefully conceived but, as a composition, not contextual and appropriate within the historic district;

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

VOTE: 9 In favor (Ashby, Baron, Birnbaum, Camp, Cohn, Helpern, Mason, Parshall, Tamayo)

2 Public Members in favor (Davis, Selway)

8. Old Business

9. New Business

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