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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, February 10, 2020 – 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, February 19, 2020, at the New York Blood Center, Auditorium (310 East 67th Street) 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.

**Resolutions for approval:**

Unanimous Approval: Items 1 and 3

Unanimous Disapprovals: Items 2 and 4

**Minutes**

- 1. 26 East 78th Street (between Fifth and Madison Avenues) — Metropolitan Museum Historic District.** *Drew Lang, architect.* Application for facade renovation, rear yard and roof top additions.

**WHEREAS** 26 East 78th Street is a commercially zoned 5-story Italian and New-Grec style townhouse designed by Silas M. Styles and constructed in 1871;

**WHEREAS** the applicant proposes a complete restoration of the front elevation, including the removal of non-historic decorative wrought iron at the 2nd floor, repair work at the cornice and in-kind wooden windows;

**WHEREAS** the applicant proposes to raise the roof by 5' at the 5th floor; the raised part of the 5th floor will be set back by 6' 10" and is minimally visible from the public way;

**WHEREAS** the applicant proposes a series of 5 saw-toothed windows for the north-facing part of the proposed raised roof; the windows will extend across the width of the 15'9" house;  
**WHEREAS** each window will be 13'9" wide x 4' 4" tall with glass on the vertical plane and brick on the sides that will match the existing brick walls of the house;  
**WHEREAS** at the rear, the existing yard is closed in by 5-story walls [the walls are on the adjacent properties];  
**WHEREAS** the applicant proposes to infill the small approximately 10' x10' rear yard with a freight elevator that will service the new owner of the property — a private art gallery;  
**WHEREAS** the proposed work at the front elevation, the addition at the roof and the work at the rear is appropriate within the historic district;

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

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

**TWO PUBLIC MEMBERS IN FAVOR:** Christina Davis, Kimberly Selway

2. **1295 Madison Avenue (between 92nd and 93rd Streets & Madison Avenue and Park Avenues) - Expanded Carnegie Hill Historic District.** Julio Magarino, Architect, FORM4 Design Studio – A Neo-Renaissance style hotel building designed by Louis Korn and constructed in 1899-1900. Application to reconfigure and enlarge existing penthouse; reintroduce decorative cornice on primary facades; relocate and upgrade roof- top mechanicals; remove fire escape stair at 2nd and 3rd level; and fill rear exterior court along the east façade.

**WHEREAS** 1295 Madison Avenue is a nine-story building with a 10<sup>th</sup> floor penthouse;  
**WHEREAS** the original cornice was removed between 1940 and 1985;  
**WHEREAS** a new cornice to approximate the original cornice will be added;  
**WHEREAS** the cornices on the two hotel examples from the early 20<sup>th</sup> century shown as typical for buildings of that style had cornices with ample height for friezes;  
**WHEREAS** the design of the new cornice for 1295 Madison Avenue will approximate the design of the cornice at 91-31 Fifth Avenue, a building also designed by Louis Korn at about the same time as he designed 1295 Madison Avenue;  
**WHEREAS** the height of the space for the frieze on the cornice of 91-31 Fifth Avenue will be reduced for 1295 Madison Avenue, the overall height of the cornice for 1295 Madison Avenue will be reduced and the proportions changed from the cornice at 91-31 Fifth Avenue;  
**WHEREAS** the top of the cornice will be set at 3'-6" above the roof so that the cornice can also serve as the parapet;  
**WHEREAS** the new cornice will be made of fiberglass, a light durable material acceptable to the Landmarks Preservation Commission as a substitute for the original stone;  
**WHEREAS** the intent of the proposed cornice is to bring back the palazzo form of the building, perform the termination function of the original cornice, and to make the proposed addition on the roof invisible;  
**WHEREAS** there are two large light wells in the northern and southern halves of the building and two recesses in the rear in the northern and southern halves of the building;  
**WHEREAS** the current 10<sup>th</sup> floor approximates an "L" running east-west on the north end and north-south along the rear to the east;  
**WHEREAS** the tenth floor provides access to the roof;  
**WHEREAS** there is mechanical equipment, a water tank, and a water tower on the 10<sup>th</sup> floor.

**WHEREAS** the existing 10<sup>th</sup> floor, mechanical equipment, and water tower are minimally visible from various points of view;

**WHEREAS** the proposed addition fills in the two light wells and the northern recess in the rear;

**WHEREAS** the proposed 10<sup>th</sup> floor is set back 10 feet from the front of the building and 15 feet from the southern face of the building on East 92<sup>nd</sup> Street;

**WHEREAS** the proposed 11<sup>th</sup> floor is set into the north east quadrant of the building;

**WHEREAS** the proposed 10<sup>th</sup> floor provides access to a roof terrace and the proposed 11<sup>th</sup> floor provides access to a private roof terrace;

**WHEREAS** mechanical equipment is set on top of the proposed 11<sup>th</sup> floor;

**WHEREAS** the design of the water supply for the building eliminates the water tower;

**WHEREAS** the top of the water tower and the top of the new proposed mechanical equipment are both about 36 feet above the roof level;

**WHEREAS** the design of the habitable portions of the 10<sup>th</sup> and 11<sup>th</sup> floors will use brick and Indiana limestone to match the existing masonry materials;

**WHEREAS** the proposed windows at the penthouse levels will be separated by narrow brick piers;

**WHEREAS** the typical window at the penthouse levels will have a vertical orientation and be divided in the center into narrow vertical halves for operation;

**WHEREAS** the proposed windows at the penthouse levels will have a rust color, different from the color of the windows in the nine floors below;

**WHEREAS** the intent of the design of the proposed penthouse levels is to be compatible with the original design without replicating the original design;

**WHEREAS** the proposed penthouse levels and mechanical equipment are almost fully visible from various points of view;

**WHEREAS** this highly visible addition, which is meant to be compatible with the original building, is not appropriate with respect to its excessive bulk and out of character with respect to its architectural language;

**THEREFORE**, this application is **DISAPPROVED** as presented.

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

**ONE PUBLIC MEMBER IN FAVOR:** Selway

**ONE PUBLIC MEMBER OPPOSED:** Davis

3. **405 East 59<sup>th</sup> Street (Queensboro Bridge Bridgemarket Space) — INDIVIDUAL LANDMARK.** *Michael Leocata, Greenberg Farrow, architect.* Application is for interior and facade renovation including sidewalk alteration, freight and ADA elevator installation, HVAC systems, interior lighting.

**WHEREAS** the Queensboro Bridge is a Beaux Arts-style bridge designed by preeminent bridge engineer Gustav Lindenthal who commissioned architect Henry Hornbostel to add artistic details to the bridge;

**WHEREAS** the space under the bridge, enclosed in 1915, is not an interior landmark;

**WHEREAS** however, the vault area of the space is the most important aspect of the interior which is topped by a magnificent Guastavino tile ceiling which presents in the unique basket-weave style the firm was famous for;

**WHEREAS** since the space is not an interior landmark, the way The Landmarks Preservation Commission deals with it is a little different from the way the commission deals with other interior spaces—the role of the commission is to maintain a sense of the “cathedral-like” feel of the space;

**WHEREAS** the space has been divided into two parts — one part is now used as an event space and the applicant is proposing a Trader Joe’s for the second part. [The space was formerly occupied by Food Emporium and has now been vacant for 5 years.];

**WHEREAS** the applicant proposes a minimal amount of intervention on the 59th Street side of the space;

**WHEREAS** at the 60th Street side of the space the intervention will be greater: the applicant plans to change the signage and to create new by-fold doors, leading to new freight elevators;

**WHEREAS** at the 60th Street side of the space, to access the freight elevators from the street and to introduce a viable loading situation, the applicant proposes a drop curb at the street; the sidewalk will be manipulated so that the drop curb can be constructed;

**WHEREAS** the applicant proposes that the by-fold doors leading to the new freight elevators be moved 2 bays to the west; the vertical and horizontal muttons will match exactly the rest of the glazing;

**WHEREAS** the applicant also proposes to remove the existing interior mezzanine and replace with a back-of-the-house unit so that the verticality of the interior with its vaults is maintained. [The concept is to reorient the interior space and re-introduce large low-lying vistas that will emphasize the verticality of the space.];

**WHEREAS** the applicant proposes to introduce high-efficiency lighting that is minimally invasive and that will provide direct and indirect lighting for the ceiling tiles in a way that exposes the Guastavino arches/vaults;

**WHEREAS** the applicant proposes that all of the mechanicals will be integrated into the fixture plan and will be minimally visible and won’t require spandrel ducts;

**WHEREAS** every condition the applicant proposes will be entirely reversible;

**WHEREAS** the applicant’s proposals for the interior space are deferential and respectful of the space; the design highlights the beauty of the interior space, respects the Guastavino tiles, provides for thoughtful signage on the exterior and provides for thoughtful mechanical distribution;

**WHEREAS** the work the applicant is proposing is contextual and appropriate for the celebrated interior space of the INDIVIDUAL LANDMARK, the Queensboro Bridge;

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

**VOTE:** 9 in favor (Ashby, Baron, Camp, Chu, Cohn, Helpern, Parshall, Tamayo, Schneider)

**TWO PUBLIC MEMBERS IN FAVOR:** Davis, Selway

4. **38 East 73<sup>rd</sup> Street (between Madison Avenue) –Upper East Side Historic District** - *David Turner, Architect, David Turner Architect, P.C.*– Italian Neo-Grec /Queen Anne style row house brownstone built by Charles Rusk & Co. in 1886-1887. Application for legalization of a rear extension built without permits and not visible from any public street or space.

**WHEREAS** the applicant did not appear at the Landmarks Committee Meeting;

**WHEREAS** the application was not presented for review;

**THEREFORE**, this application is **DISAPPROVED**.

**VOTE:** 9 In Favor (Ashby, Baron, Camp, Chu, Cohn, Helpern, Parshall, Schneider, Tamayo)

**TWO PUBLIC MEMBERS IN FAVOR :** Davis, Selway

5. Old Business

6. New Business

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