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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, May 18, 2020 – 6:30PM

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, May 20, 2020 via Zoom 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 Approvals: Items 1, 2
Unanimous Disapprovals: Item 3

Minutes

- 1. 63-69 East 83rd Street (NW corner of Park Avenue)-Park Avenue Historic District**
Schickel & Ditmars, Architects/Builders – A Renaissance Revival building originally constructed in 1899-1900, housing the Loyola School. Application is for a 6-story enlargement at the rear yard and for a handicapped accessible ramp at the entrance.

WHEREAS the proposed six story enlargement in the rear yard is within a courtyard surrounded by the existing complex of buildings of Loyola School and St. Ignatius Loyola Church;

WHEREAS the Church is an individual landmark on the northern side of the site, extending west from Park Avenue along East 84th Street;

WHEREAS the Parish House on Park Avenue and the School Building on the corner of East 83rd Street and Park Avenue are within the historic district;

WHEREAS the historic district is on the southern side of the site extending from Park Avenue 100 feet to the west, to the juncture of the School Building and the Residence;

WHEREAS the proposed enlargement is within the historic district, within the existing courtyard;
WHEREAS the proposed enlargement is six stories high matching the floor to floor heights of the existing school building;

WHEREAS the enlargement abuts the School Building to the south and the Parish House to the east;
WHEREAS the enlargement is 34'-1" in the north-south direction and 40'-2 1/4" in the east-west direction;

WHEREAS the north face of the proposed enlargement is 44'-0" from the south face of the Church;

WHEREAS there is one story below grade under the enlargement and the courtyard;

WHEREAS the courtyard has a skylight to bring natural light into the floor below;

WHEREAS the enlargement is conceived of as a background building;

WHEREAS the building will be about 77'-8" high from grade to top of roof;

WHEREAS the proposed enlargement will be red brick to match the red brick within the courtyard;

WHEREAS the north face of the enlargement and the east face of the gym, which is on the western edge of the courtyard, will have a stainless steel trellis system with climbing hydrangea;

WHEREAS the masonry window openings will be 13'-4" wide and range in height from 12'-0" at the second floor to 8'-0" at the sixth floor, following the floor to floor reductions in height from the lower to the upper floors;

WHEREAS windows will be combinations of fixed and operable sash;

WHEREAS the fifth and sixth floors will have a cantilever to the west to tie into an existing egress stair in the Residence Building;

WHEREAS the existing cooling tower on the roof of the Residence Building, which is to the west of the School Building, (and which is not in the landmark district) will be removed;

WHEREAS new mechanical equipment will be placed on the roof of the enlargement;

WHEREAS this mechanical equipment will not be visible;

WHEREAS the height of the new elevator penthouse will be slightly higher than the top of the Parish House but lower and smaller than the existing chimney for the boiler plant;

WHEREAS the new elevator and a proposed exterior ramp will provide access for the disabled through the existing school building and the enlargement;

WHEREAS the new ramp will be located at the easterly end of the School Building, along the south face of the building;

WHEREAS the new ramp will be in the areaway behind a decorative cast iron fence along East 83rd Street;

WHEREAS the ramp will be 12 feet long by three feet wide;

WHEREAS the ramp will descend to an entry area with an existing doorway into the School Building;

WHEREAS the ramp will have a 14-foot-long stainless-steel railing, also set behind the decorative fence;

WHEREAS the existing gate at the existing entry will remain and a new gate at the start of the ramp to match the existing gate will be installed;

WHEREAS the proposed enlargement is invisible except for two oblique views of the top of the new elevator shaft;

WHEREAS the proposed enlargement and proposed ramp are contextual within the historic district;

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

VOTE: 11 in favor (Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Alida Camp, Anthony Cohn, Brian Correia, David Helpern, Jane Parshall, Marco Tamayo, Hanson Pierson-Panes, Barry Schneider)

ONE PUBLIC MEMBER IN FAVOR: (Kimberly Selway)

2. **10 East 92nd Street (between Fifth and Madison Avenues) – Expanded Carnegie Hill Historic District—Pietro Cicognani, Architect—**A Renaissance Revival building originally constructed in 1890-1892 by Thomas Graham. Application is for rooftop addition.

WHEREAS 10 East 92nd Street is a Renaissance revival house originally designed by Thomas Graham and constructed in 1890-1892;

WHEREAS the rooftop addition is not visible from the public way;

WHEREAS normally a rooftop addition not visible from the public way is approved at the staff level at the Landmarks Preservation Commission;

WHEREAS however, if there was a previous LPC-approved application for a rear yard addition and that addition was completed, LPC approval is required for any further enlargement;

WHEREAS at 10 East 92nd Street, there is a previously approved and constructed rear yard addition; thus triggering a requirement for a Certificate of Appropriateness for the enlargement at the roof;

WHEREAS at the roof, at the existing stair bulkhead, now 14' 7 1/2" wide, the applicant proposes removing a non-structural beam; the existing 142 sq. ft. bulkhead is being widened and converted to livable space;

WHEREAS at the roof, while applicant is maintaining the mass of the stair bulkhead, the applicant is increasing its width by 8' 11 1/4" so that 170 sq. ft. will be added to the footprint of the penthouse space that will replace the stair bulkhead;

WHEREAS the new space will now have a total of 312 sq.ft.;

WHEREAS the addition at the roof will be clad in white stucco to match the rest of the structure (formerly the stair bulkhead) with steel casement windows;

WHEREAS the applicant also proposes to increase the height of the former stair bulkhead, now widened, by 8 1/2" inches by increasing the height of the parapet; the overall height will now be 9' 9 3/4" above the roof level;

WHEREAS the applicant proposes to eliminate mechanical equipment now located on the south side of the roof and relocate to the top of the penthouse that will now replace the to-be-widened stair bulkhead structure [The overall height above the roof increases to 13' with the inclusion of the relocated bulkhead.];

WHEREAS the addition is discreet and not visible from the public way;

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

VOTE: 11 in favor (Ashby, Baron, Birnbaum, Camp, Cohn, Helpen, Parshall, Tamayo, Correia, Pierson Panes, Schneider)

TWO PUBLIC MEMBERS IN FAVOR: (Christina Davis, Kimberly Selway)

3. **1107 Fifth Avenue – Expanded Carnegie Hill Historic District—Pietro Cicognani, Architect**—A Neo Renaissance Style building originally constructed in 1925 by Rouse & Goldstone. Application is for window replacement and enlargement at the 14th floor.

WHEREAS 1107 Fifth Avenue is a neo-Renaissance style apartment building designed by Rouse & Goldstone and constructed in 1925;

WHEREAS 1107 Fifth Avenue is one of the grandest prewar apartment buildings on 5th Avenue;

WHEREAS Marjorie Merriweather Post owned a mansion on the building site, known as the Burden mansion;

WHEREAS Mrs. Post agreed to give up her home but only if the developer, George Fuller, agreed to recreate her 54 room mansion on the building's top three floors, creating New York City's first penthouse;

WHEREAS 1107 Fifth Avenue was converted to a co-op in the mid-fifties; the top three floors were converted into 6 apartments;

WHEREAS the application being presented to the committee is for the apartment on the south half of the 14th floor, Apt. 14S;

WHEREAS this apartment has 3 elevations: the west-facing elevation on 5th Avenue, the south-facing elevation and the east-facing elevation;

WHEREAS the applicant is proposing changes to the windows at the south and east elevations which are considered to be secondary elevations;

WHEREAS at both non-primary elevations there is a series of windows that do not align with the programming of the interior space and are inconsistent in organization;

WHEREAS at the south elevation, the applicant proposes to regularize the windows — there are now 8 windows, a void which presents as a window opening and a door on a recessed terrace so that the existing south elevation has 10 openings;

WHEREAS at the south elevation, the 10 openings will be retained but reconfigured: — a window will be added at the recessed terrace and two small openings east of the recessed terrace will be combined to create a new tripartite window;

WHEREAS at the east elevation, the applicant also proposes to regularize the windows — there are now 4 windows; of the 4, two have mullions and present as “hot cross buns”;

WHEREAS at the east elevation, the applicant proposes that three of the 4 window openings windows retain their original dimensions and that one window be enlarged;

WHEREAS the applicant proposes that all of the windows on both the south and east elevations present as whole glass lights framed in bronze with in-swing casements;

WHEREAS 1107 Fifth Avenue implemented a Master Plan in 2009 for the windows;

WHEREAS the applicant proposes departing from the building’s Master Plan with his application for the windows on the south-facing and east-facing elevations by proposing whole glass lights;

WHEREAS 1107 Fifth Avenue stands out visually and stands out historically;

WHEREAS 1107 Fifth Avenue is surrounded by low-in-scale buildings which enhance significantly the south-facing elevation; the south-facing elevation assumes an importance within the historic district that cannot be ignored;

WHEREAS the windows on south-facing elevation would be improved by the introduction of some kind of division of lights instead of using the whole glass lights proposed by the applicant;

WHEREAS the applicant was unable to reference the original historic windows; images from mid-century tax photos appear to show double hung windows;

WHEREAS the applicant’s presentation to the committee lacked clarity;

WHEREAS the applicant’s proposed changes to the windows at the south-facing elevation and the east-facing elevation for Apt. 14S are out of context and inappropriate within the Historic District;

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

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

ONE PUBLIC MEMBER IN FAVOR: (Selway)

ONE PUBLIC MEMBER OPPOSED: (Davis)

4. Old Business
5. New Business

David Helpern and Jane Parshall, Co-Chairs