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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, June 17, 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, 3

**Minutes**

1. **5-7 East 62<sup>nd</sup> Street (between Fifth and Madison Avenues) — Upper East Side Historic District** — *Arthur Chabon, Architect* –A modern style synagogue designed by Percival Goodman originally constructed in 1956. Application is to extend an elevator bulkhead.

**WHEREAS** 5-7 East 62nd Street is a modern-style synagogue designed by Percival Goodman and constructed in 1956;

**WHEREAS** Percival Goodman, who also taught at the Columbia University School of Architecture, designed more than 50 synagogues and religious buildings around the United States that were assertive, modernist structures;

**WHEREAS** the applicant proposes to extend the elevator bulkhead;

**WHEREAS** the elevator now stops at the 5th floor; the applicant would like to extend the elevator to the 6th floor;

**WHEREAS** the applicant is also proposing a substantial alteration of the 6th floor Sabbath apartment

**WHEREAS** the proposed elevator extension would provide access to both the 6th floor Sabbath apartment and the outdoor play yard for the synagogue preschool;

**WHEREAS** because of the proposed renovation of the 6th floor Sabbath apartment, the Building Code requires the extension of the elevator bulkhead;

**WHEREAS** the proposed bulkhead would be setback 10’ from the front elevation behind the building’s strong cornice line and would rise 9’2” above the roof of the Sabbath apartment, with an overall height of 19’ from the roof;

**WHEREAS** the proposed new bulkhead would be 12’ 10” wide x 19’ 1” long

**WHEREAS** the proposed bulkhead, although visible from the public way, disappears or fades into into the rooflines of the adjoining buildings;

**WHEREAS** the applicant proposes to clad the bulkhead with a concrete based stucco that would match the cladding of the rest of the building;

**WHEREAS** the proposed position of the new bulkhead on the roof respects the adjacent building’s air shaft, is set back for the street wall, is sensitive within the neighborhood and presents as geometry consistent with the rest of the building and is minimally visible from the public way;

**WHEREAS** even though the height of the proposed bulkhead is problematic, the applicant’s proposal is a functional requirement and an acceptable solution within the constraints of the existing roof top;

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

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

**ONE PUBLIC MEMBER IN FAVOR:** Christina Davis

- 2. **793 Madison Avenue – Upper East Side Historic District – Joseph Tarella, Architect**  
 –A Neo-Grec building designed by Thom & Wilson, originally constructed in 1881.  
 Application is for elevator and lobby additions, facades, and replacement of HVAC equipment, internal stairs and upper story windows.

**WHEREAS** this five-story, red brick building fronts on Madison Avenue, with its retail storefronts, but also faces East 67<sup>th</sup> Street, with its residential character, this application will be divided into two parts.

**PART A**

**WHEREAS** the existing building is 22’-6” wide in the north-south direction and 84 feet long in the east-west direction;

**WHEREAS** the five floors are named, starting at grade, basement through four;

**WHEREAS** the existing two-story storefront faces Madison Avenue and wraps the corner to also face East 67<sup>th</sup> Street;

**WHEREAS** the predominant element in the two-story storefront is a white horizontal plastic fascia at the level of the first floor;

**WHEREAS** the existing two-story storefront will be demolished;

**WHEREAS** the two-story storefront will be replaced with a new storefront with a bronze fascia at the first and second floor levels;

**WHEREAS** the new storefront will have full height glazing on each of the two floors subdivided with vertical bronze mullions;

**WHEREAS** there is a wood bow window facing Madison Avenue on the second floor;

**WHEREAS** there is a stair along East 67<sup>th</sup> Street rising in the easterly direction and leading to a projected wood entrance vestibule with vertical glazing on the first floor;

**WHEREAS** there is a projected wood window area above the vestibule on the second floor;

**WHEREAS** the bow window and the projected window are subdivided into vertical panels of insulated glass with narrow transom windows above;

**WHEREAS** the windows within the bow window configuration, wood entrance, and projected window

area above the wood entrance will be replaced with new, painted wood, insulated windows;  
**WHEREAS** the one over one windows set in masonry openings on the Madison Avenue and the 67<sup>th</sup> Street facades will be replaced with new, painted wood, insulated windows;  
**WHEREAS** the new storefront and new windows are contextual within the historic district;

**THEREFORE**, Part A is **APPROVED** as presented.

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

**ONE PUBLIC MEMBER IN FAVOR:** Christina Davis

**PART B**

**WHEREAS** there is a 10’ wide yard at the easterly end of the building that enables a view through to the north;

**WHEREAS** the applicant proposes to place a new elevator shaft in the north east portion of the yard;

**WHEREAS** the elevator shaft would be made of brick to match the existing brick;

**WHEREAS** the applicant proposes to build a one-story entrance lobby about 10’ wide, by 16’ deep, by 9’ high to lead to the new elevator and an internal stairway on the north side of the building;

**WHEREAS** the existing fire escape on the east façade would terminate on the top of the new, one story lobby without a way to descend to grade;

**WHEREAS** the existing easterly portion of the south face of the basement has vertical masonry openings with an entrance into a store, show windows, and a projected, elongated show window;

**WHEREAS** the applicant proposed to replace the full length of the basement with a continuous glass storefront that starts at the easterly end of the proposed lobby, extends to the east face of the existing projected structure with the first floor entry vestibule, and extends to the south across the east face of the entry vestibule structure;

**WHEREAS** the proposed storefront would have bronze mullions and a bronze fascia;

**WHEREAS** the proposed lobby structure and elevator shaft will fill the existing yard with a one-story addition in the front and a building high blank wall at the rear of the yard;

**WHEREAS** the design is unresolved due to the termination of the fire escape at the roof of the lobby with no provision for continuing to grade;

**WHEREAS** the yard creates the kind of serendipitous experience that happens in residential neighborhoods;

**WHEREAS** building in the yard will eliminate the opening between 793 and the building to the east, thereby eliminating the view;

**WHEREAS** the existing basement level façade on 67<sup>th</sup> Street makes a transition in scale from the Madison Avenue retail to the residential along the block;

**WHEREAS** the proposed continuous storefront has a slickness and an architectural language that does not acknowledge the residential character of the block;

**WHEREAS** the proposed lobby and elevator addition and new storefront system along 67<sup>th</sup> street are not contextual and not appropriate within the historic district;

**THEREFORE**, Part B of this application is **DISAPPROVED**.

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

**ONE PUBLIC MEMBER IN FAVOR:** Christina Davis

3. **680 Park Avenue (NW corner of East 68<sup>th</sup> Street and Park Avenue) — Upper East Side Historic District** — *Ivan Brice, Ivan Brice Architecture* –A neo-Federal building designed by McKim Meade & White Architects originally constructed in 1909-1911. Application is for replacement of stonework.

**WHEREAS** 680 Park Avenue, also known as the Percy R. Pyne House, is a neo-Federal townhouse designed by McKim Mead and White and constructed 1909-1911;

**WHEREAS** the building was occupied by the Soviet Mission to the United Nations from 1948-1963;

**WHEREAS** today the Americas Society uses the building as its New York City headquarters;

**WHEREAS** together with the buildings at 684 Park Avenue and 690 Park Avenue, 680 Park Avenue forms one of the last intact architectural ensembles on Park Avenue;

**WHEREAS** the building was designated as a New York City landmark in 1970;

**WHEREAS** the applicant is proposing a comprehensive restoration of the building including slate roof replacement and facade repair;

**WHEREAS** all restoration work has been approved at the staff level of the Landmarks Preservation Commission except for stone work replacement;

**WHEREAS** over the years the stonework has badly deteriorated; facade elements have cracks and severe deterioration (including balusters, scroll brackets, lintels and at the building entrance portico, dentals, capitals on existing columns) — elements that are so badly eroded that decorative detailing has been erased;

**WHEREAS** most of the stonework work repair and replacement will take place at the top of 680 Park Avenue;

**WHEREAS** the most severe deterioration presents at the underside of the cornice at the modillion brackets [NB: A modillion bracket is an ornamental and functional bracket that is placed horizontally instead of vertically. Typically modillions are placed at the roofline and are regularly spaced and present as a support projecting from a wall — as to hold a shelf.];

**WHEREAS** while almost every one of the modillion brackets will need to be repaired, approximately 15% will need to be partially replaced;

**WHEREAS** the modillions cannot be removed since they are set under and 20” into the walls of 680 Park Avenue; removal would completely destabilize the building;

**WHEREAS** in most instances where the modillions have been damaged, they will be repaired;

**WHEREAS** where the original shape and form of the modillion has been so badly damaged that all detail on the projecting scroll of the modillion has been lost — in these instances part of the modillion will be replaced;

**WHEREAS** the applicant’s proposal for partial replacement of the modillions that cannot be repaired represents an effort to try to preserve to the greatest extent possible, the historic fabric of 680 Park Avenue;

**WHEREAS** since the modillions cannot be removed to their full depth, the applicant proposes to remove each badly damaged modillion to a depth of 6” into the outside wall, drill into the marble behind and set a cast stone replacement element in front of the remaining marble modillion;

**WHEREAS** the intent is to replace the cantilevered element in a structurally sound way without removing the parapet;

**WHEREAS** when the cast stone replacement element is fabricated, a rod would be threaded through the cast stone; the rod would extend out so that it could be fitted into a hole drilled into the marble section of the original modillion that remains as part of the original historic fabric (The full piece of each replacement element with the rod/anchor through it would be fabricated at the factory.);

**WHEREAS** cast stone must be used as the replacement material since if marble were used, it would splinter on drilling the holes and the color cannot be matched; the existing marble modillions will never be “white white” again; the cast stone replacement elements can be fabricated to match the color of the cleaned marble;

**WHEREAS** since the applicant cannot duplicate the original marble stone construction; the applicant has presented a unique and aesthetically pleasing solution for the restoration of the most badly damaged modillions;

**WHEREAS** a “cathedral stone” product will be used as the replacement cast stone and will present as having the same physical characteristics as marble;

**WHEREAS** this application is before the Landmarks Committee of Community Board 8M only for the use of cast stone as a replacement material; the restoration of the modillions is not an in-kind marble replacement;

**WHEREAS** the architect's intent in using the cast stone as the replacement material is to bring back, as authentically as possible, the original detail of 680 Park Avenue;

**WHEREAS** the applicant is to be commended for his lucid and compelling presentation of a very complicated and ultimately effective solution for the deteriorated modillions that cannot be repaired;

**WHEREAS** the applicant's proposal is contextual and appropriate for the **INDIVIDUAL LANDMARK**, 680 Park Avenue;

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

**VOTE:** 8 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpern, Parshall, Tamayo)

**ONE PUBLIC MEMBER IN FAVOR:** Christina Davis

4. Discussion of Bad Window Master Plans
5. Old Business
6. New Business

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