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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, August 17, 2020 – 6:30PM**

PLEASE NOTE: When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan **ONLY** considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a 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, September 16, 2020 via Zoom**. 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: Item 1, 2

Minutes

1. **220 East 61st Street (between Second and Third Avenues) – Treadwell Farm Historic District** – *Page Ayres Cowley, Architect* – late Anglo-Italianate style house designed by F.S. Barnes in 1871. Application is to keep the existing condition of the built parapet wall in place without modification.

WHEREAS 220 East 61st Street received four Certificates of No Effect from the Landmarks Preservation Commission for renovations that included interior work, structural work, roof top addition, and rear balcony;
WHEREAS the construction approved in the Certificates of No Effect is complete;
WHEREAS the rear façade, prior to the alteration, had corbeled brick under the exposed gutter;
WHEREAS the newly built condition extended the rear wall upwards just over three feet;
WHEREAS the newly built condition incorporates a balcony with a railing above the top of the wall;
WHEREAS the top of the rear wall of the newly built condition is about three feet higher than the tops of the rear walls of the buildings either side;
WHEREAS adding height to the rear wall interrupted the continuity of height among the adjoining buildings;
WHEREAS the variation in height is echoed in variations in the heights of rear facades throughout the block;
WHEREAS the newly built condition does not include corbelled brick under the gutter;
WHEREAS the newly built condition does have projected bricks under the gutter;
WHEREAS the Landmarks Preservation Commission (LPC) has requested that the upper portion of the rear wall be rebuilt to include the appearance of corbeled brick under the new gutter;
WHEREAS the applicant stated that the LPC suggested the use of a polymer panel to simulate corbeled brick;
WHEREAS the polymer panel is an applique that does not maintain the integrity of the original brick material;

WHEREAS the use of brick corbeling would require, if achievable due to structural considerations, a far more invasive reconstruction than the reconstruction required to accommodate the polymer panel;
WHEREAS a polymer panel is not an appropriate substitution for masonry;
WHEREAS a polymer panel will not age or weather the same as brick;
WHEREAS the design of the rear façade is unchanged on the third and fourth floors;
WHEREAS the punched openings with one over one windows are unchanged;
WHEREAS there was no ornamentation on the upper floors except for the corbelled brick;
WHEREAS the simplicity of the original design of the rear wall is maintained in the added height and the rooftop balcony;
WHEREAS the new balcony has a metal railing, an appropriate termination to the rear façade;
WHEREAS the design for what was built was approved by the LPC;
WHEREAS the overall composition of the rear façade, inclusive of the new, higher termination has a visual cohesiveness;

THEREFORE, BE IT RESOLVED that the upper portion of the rear façade remain as built without modification.

VOTE: 8 In Favor (Ashby, Baron, Birnbaum, Camp, Cohn, Helporn, Pierson-Panes, Squire)

2 Opposed (Parshall, Tamayo)

ONE PUBLIC MEMBER IN FAVOR: Christina Davis

2. **49 East 68th Street (between Park and Madison Avenues) – Upper East Side Historic District** – *Greg Hitler, JG Neukomm, Architect* – A neo-Federal building originally constructed between 1913-14 by Trowbridge & Livingston. Application is to replace the existing double entry doors.

WHEREAS 49 East 68th Street is a 25-foot wide, five-story red brick and limestone townhouse neo-Federal style house originally constructed in 1913-14 and designed by Trowbridge & Livingston;
WHEREAS Trowbridge and Livingston were also the architects responsible for the landmarked B. Altman and Co. building and the New York Stock Exchange;
WHEREAS 49 East 68th Street is part of an outstanding group of Federal Revival red-brick townhouses known as the Pyne-Davison Row which extends along Park Avenue and between 68th and 69th Streets;
WHEREAS 49 East 68th Street is distinguished by an unusual arcaded first story loggia;
WHEREAS the applicant is proposing to replace the existing double entry doors which now present as steel framed with a painted black finish and with brass knobs;
WHEREAS the proposed replacement entry doors would present as solid bronze with a almost black bronze finish and a bronze lever and escutcheon (flat piece of metal around a door handle);
WHEREAS the applicant also proposes replacing the transparent glass in the existing entry doors with semi-transparent glass to be located behind the decorative metal work; the decorative metal work will match in-kind the decorative metal work on the now existing entry doors;
WHEREAS the applicant proposes the semi-transparent glass in order to provide additional privacy since the ground floor slab/floor plate will be lowered as part design changes on the interior;
WHEREAS the existing front doors are not original;
WHEREAS the proposed new doors will match the existing doors with only slight modifications; a lever will replace the knobs, the glass will now be semi-transparent and the bronze will have a practically black finish;
WHEREAS the proposed changes to the existing double entry doors are contextual and appropriate within the historic district.

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

VOTE: 10 in favor (Ashby, Baron, Birnbaum, Camp, Cohn, Helpern, Parshall, Tamayo, Pierson-Panes, Squire)

ONE PUBLIC MEMBER IN FAVOR: Christina Davis

3. Old Business

4. New Business

David Helpern and Jane Parshall, Co-Chairs