

Alida Camp
Chair



505 Park Avenue, Suite 620
New York, NY 10022
(212) 758-4340

Will Brightbill
District Manager

(212) 758-4616 (Fax)
info@cb8m.com – E-Mail
www.cb8m.com – Website

The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, September 14, 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, September 16, 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:

Approvals: Items 2, 5

Unanimous Disapprovals: 1,4

Minutes

1. **1022 Lexington Avenue – Upper East Side Extension Historic District – Theodore Bodnar, Architect** – A neo-Grec brownstone rowhouse constructed by Thom & Wilson between 1880-1881. Application is for the enlargement of the first and second floor window openings and the relocation of the residential building entry from Lexington Avenue to East 73rd Street.

WHEREAS 1022 Lexington Avenue is a neo-Grec brownstone rowhouse designed by Thomas & Wilson Between 1880-1881.

WHEREAS 1022 Lexington Avenue has two elevations: 80' along 73rd Street and 17' along Lexington Avenue

WHEREAS the first two floors of 1022 Lexington present as a restaurant; the upper two floors are residential.

WHEREAS the applicant proposes to increase the amount of light into commercial space by enlarging all the windows at the first and second floor both on the Lexington Avenue elevation and at the 73rd Street elevation.

WHEREAS by adding more glass at the first and second stories, the applicant will reduce the now- existing inconsistencies among the windows which are of different sizes and have differing characteristics.

WHEREAS at the 73rd Street elevation, the applicant proposes 5 large plate glass windows and at the ground floor, 3 new plate glass windows and two new doors (one for the commercial space and one for the residential space); the windows will range in area from 64 sq. ft. to 95 sq. ft.;

WHEREAS at the Lexington Avenue elevation, the applicant proposes one large glass window at the second floor with 143 sq. ft. of area and at the first floor one large glass window with 110 sq. ft. of area;

WHEREAS the applicant’s objective is to align the new windows with the vertical glazing in the residential portion of the building, to separate the commercial use from the residential use and to present consistency and visual uniformity on both elevations.

WHEREAS the applicant also proposes to change the existing entry to the residential portion of the building — now located on Lexington Avenue at the south portion of the building — to 73rd Street;

WHEREAS the applicant will retain the decorative wrought iron panel at the internal residential entry at the new entry on 73rd Street;

WHEREAS at the 73rd Street elevation, the applicant proposes to remove the existing one wood cladding and replace with brick so that the historic look and fabric of the 73rd Street elevation for the first two floors is restored;

WHEREAS although disorganized, the existing windows add great charm and character to 1022 Lexington Avenue, especially the non-historic multi-paned window at the 2nd floor at Lexington Avenue;

WHEREAS the proposed design presents as not integrated — the artistry needed to combine something historic with something contemporary is lacking; the quirkiness of the 1022 Lexington Avenue is lost.

WHEREAS the applicant’s proposal to replace the existing configuration of the windows with huge glass is out of context and inappropriate within the historic district.

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

VOTE: 12 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpert, Parshall, Tamayo, Malik, Mason, Schneider)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberly Selway

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 to the rear yard and new storefronts for the front and rear portions of the building.

WHEREAS the applicant has responded to the comments of the Committee made during his initial presentation;

WHEREAS the applicant has redesigned the façade along East 67th Street;

WHEREAS the door into the retail remains in the same location as the current door;

WHEREAS the masonry opening for the door is centered between the windows on the second floor;

WHEREAS the door is set within the original framed, sculpted masonry opening;

WHEREAS 8’-6” wide windows with bronze frames are placed symmetrically either side of the door;

WHEREAS elements of the original masonry wall are visible directly behind the windows;

WHEREAS the easterly extension for the one-story lobby is set back eighteen inches from the

property line;

WHEREAS the garden and the view through the site are replaced with the lobby structure and the elevator at the north end of the lobby;

WHEREAS the view through the adjoining site, through an alley approximately five feet wide, is maintained;

WHEREAS the lobby level is raised about 2'-0" above the former garden level to meet the sidewalk and ground floor level;

WHEREAS the lobby has a glass entry door and window set within a bronze frame;

WHEREAS the westerly side of the frame is a bronze panel the width of the fire escape stairs;

WHEREAS the fire escape terminates in a ladder that that will descend, if needed, in front of the bronze panel;

WHEREAS the bronze and glass storefront is recalled in the masonry openings and at the lobby;

WHEREAS the current design retains the masonry character of the building on 67th Street;

WHEREAS the single-story treatment of the 67th Street façade is more residential in character than the two-story storefront at the corner of Madison Avenue and East 67th Street;

WHEREAS the current design is contextual and appropriate within the historic district;

THEREFORE, be it resolved that this application is **APPROVED** as presented.

VOTE: 6 In Favor (Ashby, Baron, Birnbaum, Cohn, Helpert, Parshall)

2 Abstentions (Camp, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: (Davis, Selway)

3. **163 East 67th Street (Park East Synagogue) – Individual Landmark** – A Moorish style building originally designed by Schneider and Herter and constructed between 1889-1890. Application is to replace two existing sign boards with LED sign boards.

This item was laid over to October with the agreement of the applicant and the committee.

4. **210 East 62nd Street –Treadwell Farm Historic District – Arctangent Architecture** –A neo-Grec style building designed by F.S. Barnes and constructed in 1870. Application is for roof addition, rear yard extension and interior renovation.

WHEREAS a roof top addition and rear yard extension was approved by CB8 in 2016 and received a Certificate of Appropriateness from the Landmarks Preservation Commission;

WHEREAS the rooftop structure that has been built is larger than the rooftop addition that was approved by the Landmarks Preservation Commission;

WHEREAS the applicant seeks a Certificate of Appropriateness for a larger rooftop addition that is similar to what has been built;

WHEREAS the rooftop addition angles up from the front and the rear to a peak that the applicant states has not been changed;

WHEREAS the setback in the rear is being reduced from 3'-0" to 2'-4";

WHEREAS the angle of the rear roof of the addition has been made shallower thereby increasing the height of the rear wall from 8'-0" to 9'-1";

WHEREAS the angled front of the roof of the addition met the building roof directly but the angle has been made shallower thereby terminating in a vertical return to the building roof;

WHEREAS the large single window on the rear of the rooftop addition has been changed to an asymmetrical condition with one large window and one small window;

WHEREAS these changes in the shape of the roof structure have added to the volume of the rooftop addition;

WHEREAS the increased volume makes the rooftop addition more visible;

WHEREAS the cornice at the top of the front façade has not been built in accordance with the approved plans;

WHEREAS the approved cornice had acted as the parapet;

WHEREAS the built cornice has reduced the height of the building by 1'-10";

WHEREAS the height from the bottom of the cornice to the top of the windows on the fourth floor has been reduced by 1'-10" thereby changing the proportional relationships of the original building design by F.S. Barnes and the previous façade design approved by the LPC;

WHEREAS a parapet has been constructed behind the cornice as built;

WHEREAS the originally approved cornice was proportioned appropriately to the design of the front façade in that the space between the bottom of the cornice and the tops of the windows did not feel compressed;

WHEREAS the proposed cornice is to be the incorrectly built cornice;

WHEREAS the proposed and as-built changes detract from the design that received the Certificate of Appropriateness;

WHEREAS the proposed and as-built changes are not contextual and appropriate within the historic district;

THEREFORE, be it resolved that this application is **DISAPPROVED**.

VOTE: 12 In Favor (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpert, Parshall, Tamayo, Malik, Mason, Schneider)

TWO PUBLIC MEMBERS IN FAVOR: (Davis, Selway)

5. **147 East 69th Street—Upper East Side Historic District**—*Cass Stachelberg, Higgins Quasebarth & Partners* – A neo-Georgian style building designed by John Correja, with present façade by Barney & Colt, originally constructed in 1880. Application is for a rooftop addition and replacement of a rear extension fence.

WHEREAS 147 East 69th Street is a neo-Georgian style carriage house designed by John Correa and constructed in 1880; the existing elevation later designed by Barney & Colt;

WHEREAS the applicant proposes, at the rear elevation, to replace a non-historic wood fence with a slightly lower glass brick wall;

WHEREAS the applicant proposes, at the roof, a one-story addition set down into the roofline or body of the existing building to minimize its visibility;

WHEREAS the front edge of the one-story addition will be set back 13 1/2' from the front elevation; the proposed new chimney will be set back 30' and the stair bulkhead will be set back 27';

WHEREAS at the one-story addition will be set back 13 1/2' from the rear elevation;

WHEREAS 147 East 69th Street is 25' wide; thus, the one-story addition will go across the width of the building, measure 56'11" in depth and vary in height from 9'10" at the front elevation to 11'10" at the rear elevation, adding 1386 sq. ft. to 147 East 69th Street;

WHEREAS the one-story roof-top addition is minimally visible from the public way — looking northwest at the side elevation, approximately 2' - 3' of the stair bulkhead is visible;

WHEREAS the bulk of the one-story roof-top addition is unusual for a carriage house, it is very minimally visible from the public way, especially because of the setback at the front elevation;

WHEREAS the addition doesn't disturb the streetscape of the existing carriage houses adjacent to it along East 69th Street;

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

VOTE: 10 in favor (Ashby, Baron, Camp, Chu, Cohn, Helpern, Parshall, Tamayo, Malik, Mason); 1 abstention (Birnbaum)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberley Selway

6. Old Business
7. New Business

David Helpern and Jane Parshall, Co-Chairs