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**The City of New York
Community Board 8 Manhattan
Landmarks Committee Meeting
Monday, April 19, 2021 – 6:30 PM
This meeting was conducted via Zoom**

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, April 21, 2021 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.

MINUTES:

CB8 Members Present: Elizabeth Ashby, P. Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpern, Jane Parshall, Barry Schneider, and Marco Tamayo. Public members Christina Davis and Kimberly Selway were also present.

Resolutions for Approval:

Item 1 – 201 East 65th Street Disapproval (Unanimous)

Item 2 – 975 Park Avenue Approval (Unanimous)

Item 3 – 130 East 70th Street Approval (Unanimous)

Item 4 – 163 East 69th Street Approval

1. **201 East 65th Street (Individual Landmark)** – *Adam Kushner, Architect* - A modern style mixed-use building designed by Mayer & Whittlesey and Skidmore, Owings, & Merrill and constructed in 1947-1951. Application is for installation of an exterior awning.

WHEREAS 201 East 65th Street is an international style building constructed in 1951;

WHEREAS this full block building is an individual landmark that set the aesthetic standards for apartment houses in the modernist style;

WHEREAS the building is set in a garden open to the sky;

WHEREAS there is an original stair in the easterly end of the south side of the garden;

WHEREAS the stair, which leads to a lower level of the building, was designed to be open to the sky;

WHEREAS the low granite walls on the perimeter of the site enable uninterrupted views into the garden;

WHEREAS the space on the lower level is occupied by medical offices;

WHEREAS accessibility for the disabled is accommodated through the main entrance on East 66th Street;

WHEREAS the applicant seeks to cover the stair with a canopy to provide protection from the weather and to provide lighting at night;

WHEREAS the color of the canopy material and the color of the aluminum supports is bright blue;

WHEREAS the color of the proposed canopy is meant to relate to a non-historic canopy, with a less intense blue color, on the north side of the building;

WHEREAS the canopy has an L shape in that the entrance portion of the canopy extends over the sidewalk 4'-2" and the stair portion of the canopy is parallel to the sidewalk;

WHEREAS the portion of the canopy over the stair slopes downward;

WHEREAS the shape of the canopy is awkward and ungainly;

WHEREAS the canopy visually blocks the view across the low stone wall and garden to the building;

WHEREAS the blue color is in such sharp contrast to the muted colors of the building and the garden walls that the canopy has a jarring appearance;

WHEREAS the canopy is an intrusion on the quiet presence of the building in the garden;

WHEREAS the proposed canopy is not in character with the minimalist architecture of the building and the site;

WHEREAS the canopy is not contextual with the modernist aesthetic of the building and grounds;

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

VOTE: 10 in favor: (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Pearson-Paynes, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberley Selway

2. **975 Park Avenue (Park Avenue Historic District)** – *Stephen Wang, Architect* - A medieval revival style penthouse designed by J.M. Felton and constructed in 1928-1929. Application is for Southeast terrace penthouse extension.

WHEREAS 975 Park Avenue is a medieval revival style apartment building designed by J. M. Felton and constructed in 1928-1929;

WHEREAS the existing penthouse — an apartment with a wraparound terrace — is not visible from the public way because of the building's high parapets;

WHEREAS the applicant proposes to extend out the penthouse at the south elevation onto the terrace by approximately 150 sq. ft.; the extension measures 11'2" in length at the south and be 14'8" in width;

WHEREAS the height of the extension will match the existing 12'2" height of the penthouse and aligns with the parapet so that the extension presents as homogenous with the existing penthouse;

WHEREAS the design of the extension will be in keeping with the aesthetic of the rest of the penthouse with mutton glass French doors and windows and red brick masonry; the doors and window frames will present as wood on the inside with a dark bronze finish in the outside;

WHEREAS the extension will be minimally visible since it will be set back by the depth of the terrace — from 82nd Street facing north, approximately 2 1/2' of the extension will be visible and from the corner of Lexington Avenue and 83rd Street, approximately 3' of the extension will be visible;

WHEREAS the applicant's approach is sensitive in design, matches the existing masonry both in color and in use of materials, and meets the aesthetic of the historic district;

WHEREAS the applicant is to be commended for bringing a model of the application;

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

VOTE: 10 in favor (Ashby, Birnbaum, Camp, Chu, Cohn, Helpert, Parshall, Pierson-Pane, Tamayo)

TWO PUBLIC MEMBERS IN FAVOR: Christina Davis, Kimberley Selway

3. **130 East 70th Street (Upper East Side Historic District)** – *Oliver Cope, Architect* - An Italianate Second Empire building designed by John Sexton and constructed in 1869. Application is for façade replacement.

WHEREAS 130 East 70th Street is an Italianate Second Empire-style house designed by John Sexton and constructed in 1869;

WHEREAS 130 East 70th Street is one of a row of 5 identical row houses designed by John Sexton; each has been substantially altered over the years;

WHEREAS the applicant proposes to replace the material and detailing on the front elevation below the cornice line; no work is proposed for above the cornice line;

WHEREAS the applicant’s intent is to return a sense of refinement to the front elevation; the applicant does not plan to return to the original historic front elevation;

WHEREAS the proposed work at the front elevation will extend from the cornice line down to the ground, including the areaway; the existing cornice will remain;

WHEREAS the replacement material for the front elevation will be 2” thick sandstone blocks fastened to backup masonry; the thickness of the sandstone blocks will bring the facade forward by 3”;

WHEREAS at the ground level, the sandstone blocks will have a vertical stripe finish so that the blocks present as having a striped texture to give more definition to the ground level of the house;

WHEREAS the applicant proposes to retain the existing windows; however, the applicant proposes to replace all of the window surrounds with new stone including stone sills with small blocks and new sloped upper window heads; each window will have a 3” return;

WHEREAS the existing stoop will be replaced in-kind; the existing railing for the stoop and the existing areaway fence will be replaced with new wrought iron with a stainless steel cap; no changes are proposed for the overall area and stoop dimensions;

WHEREAS the existing wrought iron is not original and presents as vertical only; the applicant is now introducing a “half-circle” decorative element at the top of the vertical pieces;

WHEREAS at the ground level, the applicant proposes to replace the areaway and sidewalk with bluestone pavers;

WHEREAS the applicant proposes to introduce a natural gas lantern in front of the to-be-replaced half moon window above the to-be-replaced front door;

WHEREAS the proposed new half moon window above the front door will present as slightly less Victorian and will respect the original design; the front door will present as a paneled painted front door — simpler in design than the existing front door;

WHEREAS the applicant’s proposal presents as a good replacement for the existing front elevation and is respectful of the original design;

WHEREAS historically, the house had been stripped; the applicant’s proposal returns richness and shadow and importance — lost when the house lost much of the original historic elements;

WHEREAS the proposed restoration is beautifully done, thoughtful and successful.

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

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

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

4. **163 East 69th Street (Upper East Side Historic District)** – *L. Ramirez, Architect* - A neo-Georgian style four-story building designed by Albro & Lindeberg and constructed in 1909. Application is for window and door replacements, rooftop floor addition.

WHEREAS 169 East 69th Street was built in 1851 as a two-family dwelling with a garage, converted into a tenement building in 1873, and converted into apartments with storage for four cars in 1954;

WHEREAS the property is 25'-0" wide by 100 feet long;

WHEREAS the width of the building is about 25 feet, and the length of the building is 79'-10 7/8" with a 17'-6" wide extension on the first floor along the west property line to the rear property line;

WHEREAS the applicant seeks to repair and restore the front façade, whose major material is a "reddish brown" brick;

WHEREAS the ground floor currently has a door on the west, a narrow pair of doors within a masonry opening that was reduced in size, and a window to the east;

WHEREAS the buildings either side have a door either side of a wide masonry opening with a pair of garage doors;

WHEREAS the ground floor of 169 East 69th Street also had a ground floor design similar to the buildings either side with a door on either side of a wide opening with a pair of large doors into the garage;

WHEREAS the applicant will restore the ground floor to be similar to the original design in the symmetrical relationships with an entry door on the west, a large pair of doors in the restored large central opening, and a false door on the east;

WHEREAS the brick masonry openings will have limestone keystones;

WHEREAS the ground floor doors will be of a raised panel design and will be painted black;

WHEREAS the existing windows will be replaced with six over six divided lite windows to match the original windows;

WHEREAS the façade will be fully repaired or replaced to include semi-circular wrought iron railings at the second-floor windows, the limestone sills, lintels, and keystones at the windows, the white painted metal cornice, modillions, and dentils, and repointing and power-washing of the brick masonry.

WHEREAS the roof of the recess on the east side of the building, which is about 5'-0" deep and 20'-0" long, will be replaced with a sloped skylight with translucent glass;

WHEREAS the rear extension will be cut back 13'-0" to create a rear garden;

WHEREAS the north face of the extension will have glass doors with single lites with narrow glass transoms and the east face will have two glass doors with narrow transoms;

WHEREAS the eastern portion of the rear façade of the main building and the second floor will have a multi-pane glazing system that will replace three punched in windows on the second floor;

WHEREAS there will be French doors within the multi-pane glazing system centered on the terrace being created on the ground floor extension;

WHEREAS the masonry openings for the three punched-in windows on the third and fourth floors will be changed to create three two story high masonry openings;

WHEREAS the sills for the third-floor windows will be replaced with new limestone sills to match the existing;

WHEREAS the existing six over six windows in the punched in openings on the third floor will be replaced with new six over six windows to match the existing windows and the six over six punched in windows on the fourth floor will be replaced with multi-pane full height windows;

WHEREAS the fourth-floor windows will have new guardrails and sills;

WHEREAS a rooftop enlargement will be added with a setback from the front façade of 26'-7" and a setback from the rear façade of 8'-4 1/4" with the shape of the enlargement the full width of the building at the rear portion and the width of the building at the setback area in the center of the building;

WHEREAS the rear portion of the enlargement will be about 12 feet in length and the portion in the center of the building will be about 21 feet in length.

WHEREAS the current height of the building to the top of the roof is 48'-4" plus a parapet height of 3'-2" for a total height of 51'-6";

WHEREAS the current roof is being rebuilt at a height of 47'-9 ½" and the new parapet at the front will be 3'-6" for an overall height of 51'- 3 ½";

WHEREAS the roof of the enlargement will be 10'-0" higher than the new main roof for a height of 57'-9 ½" and the parapet will be 1'-6 ½" for an overall height from grade of 59'-4";

WHEREAS there will be a door from the new fifth floor to a new terrace on the main front roof;

WHEREAS there will be mechanical equipment set back from the front along the east side of the main front roof;

WHEREAS the roof of the fourth floor in the rear will become a terrace;

WHEREAS the glazing for the fifth floor in the rear will be full height windows with a glass door to the terrace;

WHEREAS the glazing on the rear of the fifth floor will be similar in appearance to the glazing of the ground floor extension;

WHEREAS the vertical enlargement is not visible from 69th Street but is partially visible from Third Avenue;

WHEREAS this restoration, renovation, and enlargement restores the front façade in an authentic manner;

WHEREAS the enlargement and the changes to the glazing on the rear façade are in the spirit of the restoration of the front;

WHEREAS the glazing in the rear has been increased to reflect the program for the building while maintaining the brick masonry character of the building;

WHEREAS this restoration, renovation, and enlargement is contextual and appropriate within the historic district;

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

VOTE: 8 In favor: (Baron, Birnbaum, Chu, Cohn, Helpern, Parshall, Pearson-Panes, Tamayo)

2 Abstentions: (Ashby, Camp)

TWO PUBLIC MEMBERS IN FAVOR: (Davis, Selway)

David Helpern and Jane Parshall, Co-Chairs