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**The City of New York
Community Board 8 Manhattan
Landmarks Committee Meeting
Monday, July 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, July 19, 2021**. 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, Taina Borrero, Alida Camp, Sarah Chu, David Helpern, May Malik, Jane Parshall, Barry Schneider and Marco Tamayo. Public member, Kimberly Selway, was also present.

Resolutions for Consideration:

Item 1 – 1022 Lexington Avenue Approval

Item 2 – 118 East 62nd Street Disapproval (Unanimous)

Item 3 – 945 Madison Avenue Approval

Item 4 – 19 East 74th Street Approval

- 1. 1022 Lexington Avenue (SW corner of Lexington Avenue and 73rd Street) — Upper East Side Historic District Extension.** *Theodore Bodnar, Architect.* Application is for first floor facade redesign and for infill at the upper two floors.

WHEREAS 1022 Lexington Avenue is a three-story neo-Grec style row house designed by Thom & Wilson and constructed in 1880-1881;

WHEREAS the applicant has submitted two prior applications for Certificates of Appropriateness — both were unanimously turned down by the Landmarks Committee — at the June 2021 meeting of the Landmarks Committee and before that, at the October 2020 meeting of the Landmarks Committee;

WHEREAS the Landmarks Committee objected to the applicant's initial proposal to replace the existing configuration of the windows at both the Lexington Avenue 1st floor elevation and the 73rd Street 1st floor elevation by enlarging the windows and replacing with large plate glass windows was inappropriate

within the historic district; the Landmarks Committee objected to the applicant's second proposal which also retained too much single pane glass plate; [*Please refer to the attached June 2021 Resolution and to the October 2020 resolution.*]

WHEREAS the Committee also felt that the proposed 3rd and 4th floor 2-story infill at the west side of the 73rd Street elevation (formerly the Farrow and Ball retail shop) with proposed stucco cladding to distinguish it from the original historic brick building was inappropriate within the historic district;

WHEREAS the applicant has now returned for a 3rd time with an application that 1) reduces the amount of single pane glass windows by breaking up the visual look of flat glass panes and 2) replaces the 2-story stucco-clad infill with painted brick slightly darker than the existing brick of the historic building so that that the infill is differentiated from the rest of the building;

WHEREAS the majority of the ground floor windows on both the Lexington Avenue elevation and the 73rd Street elevation will now match the divided-lite windows on the 2nd floor of both elevations; the applicant proposes using mutins on the previously proposed single pane glass doors to divide the glass;

WHEREAS the window at the far west side of the building (where the Farrow and Ball store used to be) will not have divided lights;

WHEREAS 1022 Lexington Avenue is not a distinguished building within the historic district;

WHEREAS the applicant is to be commended for embracing the comments of the Landmarks Committee with the thoughtful implementation of the Committee's feedback especially with regard to the windows on both the Lexington Avenue elevation and the 73rd Street elevation;

WHEREAS the proposed solution for the infill, while more contextual with a painted brick cladding, could have been more thoughtful, even for such a modest building;

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

VOTE: 10 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Helpern, Malik, Parshall, Borrero, Schneider); 1 against (Tamayo)

ONE PUBLIC MEMBER IN FAVOR: Kimberly Selway

2. **118 East 62nd Street – Upper East Side Historic District) –Kevin Dakan, Architect – An** Italianate style house designed by Robert Mook originally constructed in 1869-79 with a Beaux Arts style façade designed by Carrere and Hastings and reconstructed in 1919. Application is to replace the existing front house fence of 3ft 6in with a 5ft 2in fence and an additional 4in stone base fence.

WHEREAS the metal fence in the front of this limestone and brick Beaux Arts style façade has deteriorated;

WHEREAS the applicant has proposed a new metal fence;

WHEREAS the applicant has shown precedents of fences of varying heights on the block and about the neighborhood;

WHEREAS the existing fence has no curb and is 3'-6" high;

WHEREAS the proposed fence will have a four-inch-high bluestone curb with a 5'-2" high metal fence set into the curb for a total height of 5'-6' above the sidewalk;

WHEREAS the existing fence has decorative features integrated with the pickets such as curves, circles, and volutes;

WHEREAS the proposed fence has only vertical pickets and vertical projections;

WHEREAS the proposed fence is purposefully simple to contrast with the architectural features of the house;

WHEREAS the existing fence appears to be painted to match the limestone base of the building;

WHEREAS the proposed fence will be painted black and the applicant stated that all other metal on the house, such as the metal railings for the Juliette balconies, will be painted black;

WHEREAS the elevation drawing shows the curb continuing under the swinging gate forcing one to step over the curb into the entryway;

WHEREAS the fence has an industrial quality because of its overly simple design;

WHEREAS the height of the fence makes the entry to the house feel unwelcoming;

WHEREAS there are no details showing profiles or hierarchies of elements;
WHEREAS the proposed fence is unrelated to the ornamental metal on the house;
WHEREAS the proposed fence does not have a residential character;
WHEREAS the proposed fence is not appropriate or contextual within the historic district;

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

VOTE: 11 in Favor (Ashby, Baron, Birnbaum, Borrero, Camp, Chu, Helpern, Malik, Parshall, Schneider, Tamayo)

ONE PUBLIC MEMBER IN FAVOR: Kimberly Selway

3. **945 Madison Avenue – Upper East Side Historic District** –The Frick Madison, Formerly The Met Breur, Formerly The Whitney Museum. *Luciano Johnson, Associate Chief Librarian, Preservation and Imaging, The Frick Collection, presenting for The Frick Madison.* Application is to continue to display vinyl graphics on the facade of the building at 945 Madison Avenue.

WHEREAS The Frick Collection is applying for a Certificate of Appropriateness to extend the display of vinyl graphics identifying the museum’s temporary location, Frick Madison, on the windows of the main entrance of 945 Madison Avenue;

WHEREAS the Landmarks Preservation Commission granted The Frick Madison a temporary permit for the vinyl graphics, which ended on June 28, 2021;

WHEREAS the proposed Certificate of Appropriateness would allow the graphics to remain in place through the end of the museum’s tenure on Madison Avenue — August 11, 2023;

WHEREAS the vinyl graphics have two parts: visible from the street level and on the glass window to the right of the entrance is a vinyl graphic for the word “FRICK”; directly below it, at the sunken garden/plaza area, on the same glass window, but not visible from the public way, is the word “MADISON”;

WHEREAS the letters are 6’ high; the word “FRICK” is 26” across; the word “MADISON” is 45” across;

WHEREAS the vinyl for the letters is applied externally and presents as decals;

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

VOTE: 8 in favor (Baron, Camp, Chu, Malik, Parshall, Tamayo, Borrero, Schneider); 2 opposed (Ashby, Birnbaum); 1 not voting for cause (Helpern)

ONE PUBLIC MEMBER IN FAVOR: Kimberly Selway

4. **19 East 74th Street – Upper East Side Historic District** – *Steven Harris Architects* – A simplified neo-Federal five story residence, originally constructed ca. 1869 with a reconstructed façade designed by Schwartz & Gross in 1930. Application is for addition of second entry door to street façade, installation of new ironwork, steel and windows, and enlargement of stair bulkhead on roof.

WHEREAS the 1930, brick, front façade of this 20-foot wide, five-story building has a single entrance door and divided multi-pane steel windows;

WHEREAS the applicant seeks to convert this building into a two-family house;

WHEREAS the ground floor of the front facade has three bays with limestone arches;

WHEREAS each bay has recessed brick trim that frames either the entrance door in the westerly bay or double hung wood windows with metal security bars in the center and eastern bays;

WHEREAS a second entrance door will be placed symmetrically into the eastern bay by removing the window and the brick below the window but maintaining the recessed brick trim to create the masonry opening for the new door;

WHEREAS the new doors will be matching wood and glass doors with vertical, metal security bars in front;

WHEREAS the vertical bars on the new doors, which create five vertical areas of glass, are joined with triangular terminations top and bottom;

WHEREAS the metal detailing on the existing wood door will not be matched as it is not known if this detailing is original to the new façade from 1930 and the proposed vertical detailing is more consistent with the overall aesthetic of the building;

WHEREAS the new doors will have glass transoms with decorative metal detailing, different from but reinterpreting the metal detailing in the transom of the original door;

WHEREAS the new window in the center bay will be a double hung wood window to match the original with vertical, metal security bars in front creating a consistency in the metal detailing with the vertical bars on the doors;

WHEREAS the existing steel, single pane, multi-pane windows will be removed;

WHEREAS the proposed windows will be insulated glass, thermally broken, multi-pane steel windows with larger lights of glass than the originals due to the thicknesses of metal and glass required to achieve energy efficient windows;

WHEREAS the new windows will have transoms above, with a similar proportion to the transoms of the original transoms;

WHEREAS the original, typical window had eight lights of glass, the proposed typical window will have four lights of glass;

WHEREAS there were six original windows in the masonry opening on each floor there will be four windows in the masonry opening on each floor;

WHEREAS the rear façade is also of brick masonry;

WHEREAS the center metal and glass door and the metal windows either side will remain;

WHEREAS the existing wood and glass door from the cellar will be replaced with a metal and glass door;

WHEREAS the second through fourth floors are set back, and the second floor has a roof terrace;

WHEREAS a new metal railing with vertical bars will replace the existing railing on the terrace;

WHEREAS the two masonry openings on the second floor will be replaced with a single, full height, masonry opening similar in width to the masonry openings on the front façade;

WHEREAS the five new metal windows and doors, with a transom above, will be set into the new masonry opening;

WHEREAS the windows on the third through fifth floors are asymmetrical with the masonry opening to the east twice the width of the masonry opening to the west;

WHEREAS the steel windows in the double-width openings and the wood windows in the single-width openings will be replaced;

WHEREAS two steel and glass windows with a transom above and one steel and glass window with a transom above will be set into the double width and single width openings, respectively;

WHEREAS the new steel doors and windows on the rear façade will have divided lights similar in proportion to the divided lights on the front façade;

WHEREAS the existing stair bulkhead is 8'0" above the roof and the elevator bulkhead is 11'-5" above the roof;

WHEREAS the elevator and stair bulkheads will be rebuilt as a single bulkhead 11'-5" above the roof;

WHEREAS the existing and proposed bulkheads are not visible from the street;

WHEREAS the proposed design is consistent with the 1930 aesthetic;

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

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

VOTE: 5 in favor: (Chu, Helpen, Malik, Parshall, Schneider); 3 opposed (Baron, Birnbaum, Tamayo); 1 abstention (Ashby)

ONE PUBLIC MEMBER IN FAVOR: Kimberly Selway

David Helpen and Jane Parshall, Co-Chairs