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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee Meeting  
Monday, December 13, 2021 –6:30PM  
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, December 15, 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.

**AGENDA:**

**CB8 Members Present:** Elizabeth Ashby, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpern, May Malik, and Marco Tamayo. Public members, Christina Davis and Kimberly Selway were also present. Jane Parshall's absence was excused.

**Resolutions for Consideration:**

**Items 1A and 2: Approval**

**Item 1B: Disapproval**

1. **980 Park Avenue (Park Avenue Historic District)** – *Lou Martino, AIA, Acheson Doyle Partners Architects* - A Second Empire/Gothic Revival style church parish hall/rectory building designed by Patrick Charles Keely, built in 1881-1883, and altered in the late 1960s by removing the stoop, and relocating the entrance to the basement. Application is to replace entrance infill and construct an awning at the areaway.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS:**

**DESCRIPTION OF PROPERTY:**

**WHEREAS** the current entrance to the Parish Hall/Rectory Building at 980 Park Avenue is undistinguished;

**WHEREAS** the existing building is set back from the property line thereby creating a small forecourt that is reached via an accessible ramp from the south and two steps down from the east;

**WHEREAS** the current entrance has a pair of doors with one active leaf;  
**WHEREAS** the existing wood doors are black, matching the color of the windows;  
**WHEREAS** the lower portions of the existing doors are solid, and the upper portions are glazed;  
**WHEREAS** the observations on the proposed door and awning are not compatible, two resolutions are required;

**PART A: Proposed Door and Sidelights**

**WHEREAS** the applicant proposes a new, wood, single door, fully glazed, with sidelights that are set above panels that are about one third the overall height of the proposed door, making the sidelights about two thirds the height of the door;  
**WHEREAS** the proposed door will make accessibility for the disabled easier to negotiate;  
**WHEREAS** the glazing of the proposed door and the sidelights will have a decorative grillage inspired by grillage on the building;  
**WHEREAS** the color of the proposed door is the color of red wine;  
**WHEREAS** the door will have a brass kickplate;  
**WHEREAS** the proposed door and sidelights, with their generous amount of glazing, are transparent and welcoming;  
**WHEREAS** the proposed door and sidelights are contextual and appropriate within the historic district;

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

**8 IN FAVOR:** (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, Malik, Tamayo)

**TWO PUBLIC MEMBERS IN FAVOR:** (Davis, Selway)

**PART B: Proposed Awning**

**WHEREAS** the applicant proposes an awning over the open area in front of the proposed door;  
**WHEREAS** the awning is approximately eight feet by eight feet square;  
**WHEREAS** the awning will be supported on brass posts;  
**WHEREAS** the color of the awning is grey;  
**WHEREAS** the intent is to make the awning feel like typical canopies on Park Avenue;  
**WHEREAS** the proposed awning appears unrelated to the architecture of the building and out of place;  
**WHEREAS** the proposed awning is not contextual and appropriate within the historic district;

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

**7 IN FAVOR:** (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, Tamayo)

**1 OPPOSED:** (Malik)

**TWO PUBLIC MEMBERS IN FAVOR:** (Davis, Selway)

2. **Delacorte Theater, Central Park (Individual/Interior Landmark)** – *Ennead Architects LLP* - Originally constructed in 1961-62 and altered in 1976 (Giorgio Cavaglieri) and again in 1998-99 (Kapell & Kostow). Application is for the construction of ramps and the reconfiguration of aisles to improve access for the disabled, the replacement of theater seating, the re-cladding and reconfiguration of the theater's exterior wall and canopy, an enhanced signage program, the improvement of existing lighting towers, and the replacement of deteriorated fencing.

**WHEREAS** the exterior and interior of the Delacorte Theater have deteriorated, the functionality has suffered, access for the handicapped is inadequate, and wayfinding and miscellaneous signage is minimal;

**WHEREAS** there is a history of renovations that update the original design to improve the appearance and the functionality;

**WHEREAS** the proposed renovation is in the tradition of previous renovations in that the design improvements are thematic with respect to the original architecture;

**WHEREAS** the footprint of the theater will remain the same, the lower and upper levels of the façade are canted outwards to provide more interior space and a stronger presence to the structure;

**WHEREAS** the current façade is sheathed in cedar planks set vertically;

**WHEREAS** the proposed façade will be sheathed in cedar and redwood, vertically textured to create light and shadow, like the dappling created by trees;

**WHEREAS** the existing bluestone paving will be extended in the front of the theater to provide a wider pathway to and around the theater;

**WHEREAS** the existing canopy will be enlarged to provide greater protection;

**WHEREAS** the top of the canopy will be sheathed in zinc;

**WHEREAS** the interior seating area will be rebuilt with two new ramps, one either side, to provide for handicapped access to 32 seat locations at the front and at the cross aisle;

**WHEREAS** the new seats will be multi-colored, like the colors of nature;

**WHEREAS** permanent signage will be limited to the name of the theater and the gate numbers;

**WHEREAS** typical permanent signs will be individual letters about 3'-0" high;

**WHEREAS** signs for the gates will be super graphic numbers, 6'-3" high, recessed into the striated façade;

**WHEREAS** the temporary, removable signs associated with performances will be in color and have 18" high letters inserted into a painted continuous steel channel;

**WHEREAS** banners will be hung on the four individual light towers during the performance season;

**WHEREAS** there are four individual light towers and one double light tower;

**WHEREAS** the two lower individual light towers will be raised to match the height of the taller light towers;

**WHEREAS** the height of all the light towers will be 60'-2 1/2"

**WHEREAS** safe access will be provided for climbing the towers and the platforms at the tops of the individual towers will be enlarged for safe occupancy;

**WHEREAS** the lighting from the towers is focused on the performance space and not on the surroundings;

**WHEREAS** lighting fixtures for patrons outside the theater will be flush with the underside of the canopy;

**WHEREAS** lighting for the patrons will be for the area below the canopy and will not extend into the park;

**WHEREAS** up-lights will be incorporated at the top of the canopy to light the upper façade;  
**WHEREAS** ticket booths will be recessed with operable windows and roll down shutters.  
**WHEREAS** ticket booths will be fully closed during the off season with large wood panels that fill the openings flush with the façade and match the texture of the façade;  
**WHEREAS** the proposed 7'-6" high fencing to replace the deteriorated fencing will be made of closely spaced posts with a solid lower portion about two thirds of the height of the fence, and with a striated appearance;  
**WHEREAS** the park will be undisturbed, all trees will remain, and an arborist will see to the health of the trees;  
**WHEREAS** the proposed renovation is the kind of renovation that has happened in the past in that each intervention has improved the aesthetics and the functioning of the theater;  
**WHEREAS** the proposed renovation will maintain much of the original character of the theater yet add to the comfort and excitement of attending performances;  
**WHEREAS** the proposed renovation is respectful of the natural surroundings;  
**WHEREAS** the proposed renovation is contextual and appropriate;

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

**8 IN FAVOR:** (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, Malik, Tamayo)

**ONE PUBLIC MEMBER IN FAVOR:** (Selway)

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