

Russell Squire  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, May 16, 2022 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, May 18, 2022**. 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**

**Board Members Present:** Elizabeth Ashby, Lori Bores, Anthony Cohn, Christina Davis\*, David Helpert, Jane Parshall, Kimberly Selway\*, and Marco Tamayo and Shari Weiner. Michelle Birnbaum and Alida Camp's absences were excused.

\*Public Members

**Resolutions for Approval:**

**Item 1: 895 Park Avenue**

**Item 2: 18 East 74<sup>th</sup> Street**

1. **895 Park Avenue aka 893-899 Park Avenue and 100-114 East 79th Street (Upper East Side Historic District) - Haffey Architects & Engineers** - A Classicizing Art-Deco style apartment building designed by Sloan & Robertson and built in 1929. Application is for a master plan to govern the replacement of terra cotta pieces set within the cladding at 13th floor.

**WHEREAS** 895 Park Avenue is a 19-story building plus penthouse;

**WHEREAS** the major materials are brick masonry, limestone, and terracotta;

**WHEREAS** terracotta is the primary ornamental material;

**WHEREAS** there is a terracotta cornice on the 13<sup>th</sup> floor;

**WHEREAS** there are a variety of terracotta elements above the 13<sup>th</sup> floor including medallion stones, fluted stones, ashlar stones, and decorative special stones;

**WHEREAS** some of the terracotta pieces have cracks and are failing;

**WHEREAS** the building requires a master plan to replace the terracotta;

**WHEREAS** the terracotta has an unglazed finish;  
**WHEREAS** cast stone, which is stronger and more durable than terracotta, has been selected as the replacement material;  
**WHEREAS** some terracotta pieces have already been replaced successfully with cast stone;  
**WHEREAS** the terracotta is hollow, and the attachments rely on filling voids with mortar and or supporting with brick masonry, installation techniques that cannot be verified as the supporting materials cannot be inspected after installation;  
**WHEREAS** the cast stone cornice pieces can be attached with steel rods welded to steel within the building or cast stone ornamental elements can be cast with steel frames that can be welded to steel within the building;  
**WHEREAS** the steel connections are stronger than the mortar and/or masonry connections and the connections can be viewed, and the welds inspected;  
**WHEREAS** installing cast stone enables a simpler flashing detail than installing terracotta;  
**WHEREAS** the shapes and three-dimensional designs of the terracotta pieces can be replicated in cast stone;  
**WHEREAS** the architectural character and the weather tightness of the building will be better protected with cast stone than terracotta;  
**WHEREAS** the cast stone material as proposed for 895 Park Avenue is appropriate and contextual within the historic district;  
**THEREFORE**, this application is approved as presented.

**9 In Favor:** (Ashby, Bores, Chu, Cohn, Helpern, Parshall, Phillips, Tamayo, Weiner)

**2 Public Members in Favor:** (Davis, Selway)

2. **18 East 74th Street (Upper East Side Historic District)** - *Michael Zenreich, Architect* - An Italianate neo-Italian Renaissance four-story residence designed by an unknown architect and constructed in 1871 and altered in 1921. Application is for reconstruction of penthouse, construction of elevator bulkhead, reconstruction of rear elevation.

**WHEREAS** 18 East 74th Street is a neo-Italian Renaissance 4-story residence constructed in 1871 (architect unknown) and altered in 1921;  
**WHEREAS** the volume of the penthouse will not change at 540 sq. ft.;  
**WHEREAS** the penthouse will be relocated/pushed back 12'6" from front elevation;  
**WHEREAS** the 540 sq. ft. volume of the penthouse will not change;  
**WHEREAS** the stair bulkhead at the roof will be removed and replaced with a new elevator bulkhead;  
**WHEREAS** the new elevator bulkhead will be constructed in the former location of the penthouse (now pushed back);  
**WHEREAS** the new elevator bulkhead will rise 4' above the roof of the reconstructed penthouse;  
**WHEREAS** the height of the penthouse will remain unchanged at 9'; the height of the elevator bulkhead is 13' — the elevator bulkhead will extend 4' above the penthouse roof;  
**WHEREAS** the penthouse level roof will be finished with a deck;  
**WHEREAS** at the roof, there will be the added volume of the elevator extension — very minimally visible from the public way;  
**WHEREAS** at the rear, there is an existing extension into the rear yard that presents as a "dog leg"; this "dog leg" provides a west facing elevation for 18 East 74th Street;  
**WHEREAS** the applicant proposes to pull back the southern face of the "dog leg" to enlarge the area of the rear yard rear yard;  
**WHEREAS** the distance from the "dog leg" to the property line will increase from 20' to 22'10"; the remaining back yard is set back 30' from the property line;

**WHEREAS** the applicant plans a complete restoration of the front elevation including new, in-kind wooden windows; at the rear, the existing bay will be removed and steel casement windows will replace the existing windows;

**WHEREAS** all window replacement and restoration features have been approved at the staff level at the Landmarks Preservation Commission;

**WHEREAS** the application is contextual and appropriate within the historic district; the applicant is especially commended for bringing a sense of unity and character to the rear elevation by reducing the “dog leg” and a more symmetrical placement of the windows;

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

**VOTE: 7 In Favor** (Ashby, Chu, Cohn, Parshall, Bores, Phillips, Weiner)

**1 Not Voting for Cause** (Helpern)

**2 Public Members in Favor** (Davis, Selway)

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