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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
September 19, 2022  
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, September 21, 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.

**Board Members Present:** Elizabeth Ashby, Gayle Baron, Michelle Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpen, Jane Parshall, and Marco Tamayo.

**Resolutions for Approval:**

**Item 1:** 630 Park Avenue Approval (Unanimous)

**Item 2:** 800 Park Avenue Approval (Unanimous)

**Item 3:** 1088 Park Avenue Approval

**Item 4:** 714 Madison Avenue - **Part 1** Approval; **Part 2:** Disapproval

**Item 5:** 140 East 74<sup>th</sup> Street Approval (Unanimous)

**AGENDA**

1. **630 Park Avenue (Upper East Side Historic District) - Yakov Weinstein** - A neo Renaissance style building designed by J.E.R. Carpenter and constructed in 1916. Application is for a one story extension at the building rear.

**WHEREAS** 630 Park Avenue is an apartment house at the southwest corner of Park Avenue and 66<sup>th</sup> Street and contributes to the character of the Upper East Side Historic District;

**WHEREAS** the applicant wishes to enlarge the first floor in the rear to accommodate a larger Resident Manager's apartment;

**WHEREAS** the proposed addition will extend the floor ten feet into the rear yard of the building;

**WHEREAS** the proposed addition will be twenty-five feet wide, matching the width of the projection above;

**WHEREAS** the height of the proposed addition will be approximately eighteen feet above the existing utility courtyard;

**WHEREAS** the materials of the proposed addition will be consistent with those of the existing surrounding construction;

**WHEREAS** the proposed addition will be almost completely invisible from the public way on 66<sup>th</sup> Street and not at all visible from Park Avenue;

**WHEREAS** the Committee felt strongly that the proposed extension served a worthwhile purpose at the same time as it was of minimal intrusion to the historic fabric;

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

**VOTE: 9 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpen, Parshall, Tamayo)

**0 Opposed**

**0 Abstentions**

2. **800 Park Avenue (Upper East Side Historic District) - *Panorama Windows, Ltd.*** - A neo Renaissance style building designed by Electus D. Litchfield & Pliny Rogers and constructed in 1925. Application is for window replacement.

**WHEREAS** 800 Park Avenue is neo Renaissance-style building designed by Electus D. Litchfield and Pliny Rogers and constructed in 1925;

**WHEREAS** the applicant proposes a window Master Plan for 800 Park Avenue;

**WHEREAS** the window master plan requires that all windows conform to the historic double hung windows — 8 over 8s and 6 over 6s — at the front elevation on Park Avenue as well as the side elevation on 74th Street — the applicant is to be commended for this;

**WHEREAS** there are 4 specific areas that present as deviating from the original historic windows:

1) at the second floor; 2) at the 3rd floor; 3) at the 15th floor; 4) at the rear courtyard;

**WHEREAS** at the 2nd floor, the historic windows presented as a pair casement with a fixed top transom with divided lights. — however, the proposed windows present as both 6 over 6 and 8 over 8 depending on width of each specific window;

**WHEREAS** at 3rd floor, the historic windows presented as double hung windows in both 4 over 4 and 8 over 8 configurations with a wider vertical central muntin — however, the proposed windows present as a combination of double hung windows in both 6 over 6 and 8 over 8 depending on the width of each windows;

**WHEREAS** at the 15th floor, the historic windows are presumed to have been double hung windows with a simulated round top to mirror the limestone facade and the uneven sash in a 6 over 4 configuration; the existing windows now present as casement windows with fixed top transoms; the proposed windows will present as double hung windows with a simulated round top;

*[Note that both the presumed historic windows and the existing windows present as having a fixed transom top; the proposed windows removed the fixed transom top.]*

**WHEREAS** at the rear courtyard the historic windows are presumed to have been tri-partite outswing casement windows in a 2-wide 4-high grid configuration; the historic windows still exist on the 2nd and 9th floors as well as on the ground floor; windows on the 5th, 6th and 10th floors are the historic windows now with different patterns of leaded glazing; the proposed windows are tri-partite French casement windows in a 2-wide 4-high grid configuration;

**WHEREAS** the applicant's intent — in having the windows at the 2nd, 3rd and 15th floors deviate from the historic windows — is to have the windows on all floors - with the exception of the windows at the rear courtyard — match the historic windows so that the building's overall aesthetic is maintained [the 6 over 6 or 8 over 8 configuration];

**WHEREAS** in the proposed window master plan, the windows at the 15th floor will match the historic windows (without out the fixed transom);

**WHEREAS** at the courtyard, the proposed casement windows are similar to the original historic windows;

**WHEREAS** the windows at the 2nd and 3rd floors should also present in design as the original historic windows;

**WHEREAS** there is a subtly to the original arrangement of the windows at the 2nd and third floors — and the way the windows differ there from the rest of the building's windows — that was intentional on the part of the architects and important to the texture and charm of the Park Avenue elevation and the 74th Street elevation within the historic district;

**WHEREAS** since the application is for a window master plan for the entire building, the windows at the 2nd and 3rd floors, could not be carved out and voted on in separate resolution;

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

**VOTE: 9 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpen, Parshall, Tamayo)

**0 Opposed**

**0 Abstentions**

3. **1088 Park Avenue (Park Avenue Historic District)** - *Mary Burnham, MBB Architects* - A Renaissance Revival style building designed by Mott B. Schmidt and constructed in 1924-195. Application is for replacement of swinging doors, transom window, existing cornice, and lobby and exterior vestibule modification for increased accessibility.

**WHEREAS** 1088 Park Avenue is an apartment house at the southwest corner of Park Avenue and 89<sup>th</sup> Street and contributes to the character of the Park Avenue Historic District;

**WHEREAS** the applicant wishes to alter the Park Avenue entrance for purposes of Accessibility and transparency to the street;

**WHEREAS** the proposed alteration will replace an original revolving door and two swing side doors with a pair of central swing doors and fixed panels to either side;

**WHEREAS** the existing swing doors, at 2'-10" wide, do not accommodate a standard stretcher;

**WHEREAS** the existing revolving door set admits neither wheelchairs nor stretchers;

**WHEREAS** the proposed alteration solution is the substitution of a pair of 3'-0" doors at the center of the existing opening;

**WHEREAS** the proposed alteration will match in color and material the existing construction;

**WHEREAS** the existing floor where the revolving door is to be removed will be patched retaining the circular stone pattern;

**WHEREAS** the proposed swing doors and fixed sidelights will closely approximate the muntin pattern of the existing swing doors and existing fanlight to remain unchanged above;

**WHEREAS** the new doors will be built with applied muntins and a simulated spacer bar grid for the insulated glass units;

**WHEREAS** the proposed alteration will regrettably remove the revolving door, the resulting accessibility, both for wheelchairs and emergency personnel, justifies the nature of the alteration;

**WHEREAS** the project has been well thought-out and thoroughly documented;

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

**VOTE: 8 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpen, Tamayo)

**1 Opposed** (Parshall)

**0 Abstentions**

4. **714 Madison Avenue (Upper East Side Historic District)** - *RAND Engineering and Architecture* - An Italianate/ neo Grec style building designed by Gage Inslee and constructed in 1871. Application is for limited facade renovation.

**WHEREAS** 714 Madison Avenue is an Italianate/neo Grec-style building designed by Gage Inslee and constructed in 1871;

**WHEREAS** is a 5-story commercial building that is currently the home of Buccellati, a high-end Italian jewelry establishment;

**WHEREAS** the applicant proposes the installation of exterior lighting, replacing the brass pin-mounted lettering on the front and sides of the entrance marquee and installing of fixed blue canvas awnings at the 2nd, 3rd, 4th and 5th floors -in addition to a general restoration of the front elevation.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part 1 includes all proposed work with the exception of the proposed signage on the awnings at the 2nd and 3rd floors; PART 2 includes only the proposed signage on the awnings.**

#### **Part 1**

**WHEREAS** the applicant proposes to install new exterior lighting at all the windows and new up-lighting at the cornice; the exterior fixtures will not be visible from the street;

**WHEREAS** the applicant also proposes to replace the brass lettering on the front and sides of the marquee; the lettering changes from 8” high at the front to 8 5/8” high and at the sides, the lettering will be slightly enlarged to 5 1/4 inches high; the signage will have halo-lit back lighting;

**WHEREAS** the applicant proposes to remove damaged glass panels and bottom trims at the existing storefront and replace with new glass and trim in kind;

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

**VOTE: 8 In Favor** (Ashby, Baron, Camp, Chu, Cohn, Helpern, Parshall, Tamayo)

**1 Opposed** (Birnbaum)

**0 Abstentions**

## **PART 2**

**WHEREAS** the applicant proposes to install new navy-blue fixed awnings at the 2nd, 3rd, 4th and 5th floors;

**WHEREAS** the awnings at the 2nd and 3rd floors will have the name “Buccellati” on the skirt;

**WHEREAS** the branding on the awnings at the 2nd and 3rd floors is not necessary and is inappropriate within the historic district and on Madison Avenue and detracts from the elegance of the ground floor elevation;

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

**VOTE: 6 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Tamayo);

**3 Opposed** (Cohn, Helpern, Parshall)

**0 Abstentions**

5. **140 East 74<sup>th</sup> Street (Mary MBD) - *O’Neil Langan Architects*** - An Italianate style rowhouse designed by John G. Prague and constructed in 1871-75 with a front extension added after 1940. Application if for limited façade renovation.

**WHEREAS** 140 East 74<sup>th</sup> Street is a mixed-use building near the southwest corner of Lexington Avenue and 74<sup>th</sup> Street and contributes to the character of the Upper East Side Historic District;

**WHEREAS** the applicant wishes to alter the existing ground floor restaurant sidewalk extension and commercial canopy;

**WHEREAS** the existing extension is in poor repair;

**WHEREAS** the proposed alteration will not enlarge the existing building footprint;

**WHEREAS** the proposed alteration will include new windows and a new entry door, slightly taller than those existing;

**WHEREAS** the altered extension will be painted a uniform color in keeping with the balance of the building;

**WHEREAS** the altered extension will not have exterior lighting, nor will it retain the existing, somewhat dilapidated planters;

**WHEREAS** the windows of the altered extension will have an applied film on the interior to reduce glare to the street;

**WHEREAS** the new entrance canopy will be shallower in height and dark blue, with the restaurant name on the sides;

**WHEREAS** the proposed alteration creates a stylish box on 74<sup>th</sup> Street;

**WHEREAS** the new doors will be built with applied muntins and a simulated spacer bar grid for the insulated glass units;

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

**VOTE: 9 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo)

**0 Opposed**

**0 Abstentions**

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