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**The City of New York
Community Board 8 Manhattan
Landmarks Committee**

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, November 16, 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, Michele Birnbaum, Alida Camp, Anthony Cohn, David Helpern, Jane Parshall, Marco Tamayo. Public members Christina Davis and Kimberly Selway were also present.

Resolutions for Approval:

Item 1: 21 East 90th Street Disapproval

Item 2: 33 East 93rd Street Disapproval

Item 3: 20 East 76th Street Surrey Hotel Approval (Unanimous)

Item 4: 7 East 81st Street Approval

Item 5: 829 Madison Avenue, Part A Approval (Unanimous); Part B Disapproval (Unanimous)

- 1. 21 East 90th Street (Expanded Carnegie Hill Historic District) - Zaras & Neudorfer Architects, PC -**
An Art Deco style building with medieval elements designed by George F. Pelham and constructed in 1927. Application is to remove/relocate penthouse chimney, expand masonry opening, and install new window system.

WHEREAS 21 East 90th Street is an Art Deco style building with medieval polychrome decorative elements designed by George F. Pelham and constructed in 1927;

WHEREAS at the penthouse at the west elevation, the applicant proposes to remove existing painted wood terrace doors and remove the existing decorative masonry chimney;

WHEREAS a new decorative masonry chimney to match the existing bricks and the existing height and including decorative corbel brickwork will be placed as the NW corner at the penthouse;

WHEREAS a new bronze-toned steel door and window assembly will replace the removed terrace doors and chimney;

WHEREAS the existing copper flashing below the new window system will remain;

WHEREAS the new window system will be taller than the existing penthouse doors; 3 rows of brick will be removed so that the new system presents as 17 1/2 feet wide x 8' 3/4" wide; the new door system will have a fixed panel above;

WHEREAS the plane of wall the applicant is proposing to modify is minimally visible from Central Park looking East over the Carnegie Mansion;

WHEREAS the symmetry of the existing west-facing elevation of the penthouse is preferable to the proposed blank wall of glass; the proposed new glass window system is not correct for a George F. Pelham building and is not an improvement;

WHEREAS the existing integrity of 21 E. 90th Street should be maintained within the historic district; the proposed changes are not appropriate or contextual within the historic district.

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

VOTE: 6 In Favor (Ashby, Birnbaum, Camp, Helpen, Parshall, Tamayo);

1 Opposed (Cohn)

2 Public Members Opposed (Davis, Selway)

2. **33 East 93rd Street (Expanded Carnegie Hill Historic District) – *Hamptons Signs*** - A Renaissance Revival building designed by Gilbert A. Schellenger and constructed in 1889-90. Application is for approval of an existing sign.

WHEREAS 33 East 93rd Street is a corner building;

WHEREAS Knockout Beauty is a retail establishment that desires more visible signage;

WHEREAS the building is covered with ivy;

WHEREAS the corner of the site is a garden with hedges in front;

WHEREAS there is little visibility into the ground floor;

WHEREAS the entrance door on 93rd Street is not prominent as it is located at the edge of the building on 93rd Street;

WHEREAS the entrance door has a small sign that becomes visible only as the door becomes visible;

WHEREAS there is a window decal sign in the window on Madison Avenue that does provide visible identification;

WHEREAS the applicant proposes to place a free-standing sign set back from the corner in the hedges;

WHEREAS the proposed metal sign band is 13" high by 55" long;

WHEREAS the sign band is set on two aluminum posts;

WHEREAS the sign has a black background with white letters;

WHEREAS the applicant proposed a sign that is not attached to the building;

WHEREAS the sign is not related in its architectural character to the building;

WHEREAS the sign will be more obtrusive when the ivy is less fully leafed in winter;

WHEREAS the sign is not appropriate and contextual in the historic district;

THEREFORE, this application is **DISAPPROVED** as presented.

VOTE: 5 In Favor (Birnbaum, Camp, Helpen, Parshall, Tamayo)

2 Opposed (Ashby, Cohn)

1 Public Member in Favor (Davis)

1 Public Member Opposed (Selway)

3. **20 East 76th Street Surrey Hotel (Upper East Side Historic District) - *Todd Poisson, Architect*** - A Neo-Classical building designed by Schwartz & Gross and constructed in 1925 -1926. Application is for ground floor facade modifications, lot line window replacement and modifications, 14th and 16th-floor facade modifications, rooftop mechanical units and ground floor infill at rear air wells.

WHEREAS 20 East 76th Street is a neo-classical residential + apartment building designed by Schwartz & Gross and constructed in 1925-1926;

WHEREAS at the street facade the applicant is proposing window replacement and ground floor modifications;

WHEREAS at the street facade, from east to west along 76th Street, the existing service door will remain, two existing windows will be replaced by two new doors in extended masonry window openings, two new windows will replace existing masonry door openings on either side of main entrance (the existing oculus above each window will remain and become visible with removal of existing awnings), a double set of windows will remain, and finally new entrance doors at an extended masonry window opening;

WHEREAS at the main entrance, the existing marquee over the entrance will be reconfigured with sloping glass so that the existing stonework decoration above the entrance door is more visible; the profile of the existing marquee will remain;

WHEREAS at the main entrance, the applicant is proposing new stained bronze entry doors with an ornamental metal screen;

WHEREAS at the 14th and 16th floors, the applicant is proposing window and terrace modifications that will enhance the symmetry of the front elevation;

WHEREAS at the 16th floor, the applicant is proposing new windows with new brick infill to match adjacent window;

WHEREAS at the 14th floor, the applicant is proposing new doors at existing masonry openings;

WHEREAS at the rooftop, the applicant is proposing rooftop mechanical units and an elevator bulkhead extension;

WHEREAS an existing asymmetrical greenhouse will be removed and the mechanical area will be pushed back to regain the symmetry of the broad shoulders of the bulkhead; the parapet will be extended by 3' and will replace an existing pipe railing on the bulkhead; on the left side of the bulkhead;

WHEREAS the elevator bulkhead will be extended by 4 feet, there will be a new mechanical enclosure screen and a new exterior exhaust flue;

WHEREAS the modifications at the roof are minimally visible from the public way;

WHEREAS all windows on all 4 elevations will be 6 over 6 double hung wood windows;

WHEREAS at the east, west and south lot line walls, the applicant is proposing window relocation that presents as lot line wall modifications; in general, the modifications have been approved at the Landmarks Preservation Commission staff level;

WHEREAS the proposed revised configuration of the windows meets the proposed revised and updated interior layout of the rooms,

WHEREAS at the east elevation, the west elevation and the south elevation, windows to be removed will have recessed brick infill so that each elevation maintains the historic pattern of the windows;

WHEREAS at the ground floor, the applicant is proposing ground floor infill at rear east and west air wells;

WHEREAS at the rear east air well, the applicant proposes infill at the cellar and extending to the second floor so that there is a visual screening of the neighboring building's mechanical equipment; the existing exterior wall and windows will be removed at the air well with brick infill at existing windows' masonry openings at the 2nd floor to match adjacent brick and new infill at the cellar and first floor;

WHEREAS the proposed screen will be attached to the existing party wall; at the 2nd floor, there will be a new extended mechanical terrace;

WHEREAS at the rear west air well, the applicant proposes infill to the 2nd floor to accommodate a new service stair bulkhead; an existing masonry window opening will be converted to a door;

WHEREAS there will be limited, subtle LED lighting at the front elevation;

WHEREAS the proposed work at the roof is minimally visible from the public way;

WHEREAS the applicant is to be commended for choosing multi-paned windows (6 over 6 double hung and the original historic window);

WHEREAS the Landmarks Committee felt that the application was magnificent and that the presentation thorough and easy to follow;

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

VOTE: 7 In Favor (Ashby, Birnbaum, Camp, Cohn, Helpen, Parshall, Tamayo)

2 Public Members In Favor (Davis, Selway)

- 4. 7 East 81st Street (Metropolitan Museum Historic District) - Studio CAHS** - A four-story row house designed by Griffith Thomas and erected in 1878-79. Application is for the expansion of the cellar into the rear yard (underground) and a non-visible rooftop addition.

WHEREAS 7 East 81st Street is a four story row house designed by Griffith Thomas and constructed in 1878-1879;

WHEREAS the applicant is proposing to extend an approved bulkhead and extend excavation at the rear yard (under the rear yard);

WHEREAS at the rear, excavation would be extended an additional 21 1/2' with a 5' setback from the rear property line;

WHEREAS at the roof, the applicant proposes that the previously approved (at the LPC) L-shaped elevator bulkhead and stair landing now become occupiable space by infilling the footprint which adds 115 sq. ft. to the space;

WHEREAS even with the addition of a skylight, the elevator bulkhead, now enlarged, is not visible from the public way;

WHEREAS the proposed modifications to the bulkhead amend a previously approved Certificate of Appropriateness;

WHEREAS the rooftop addition is glazed on both sides; formerly the front elevation presented as an "orangerie" — however, the "orangerie" now presents as the rear elevation with glazing at the front elevation;

THEREFORE BE IT RESOLVED THAT THIS APPLICATION is **APPROVED** as presented.

VOTE: 5 In Favor (Ashby, Cohn, Helpen, Parshall, Tamayo)

2 Opposed (Birnbaum, Camp)

1 Public Member In Favor (Selway)

- 5. 829 Madison Avenue (Upper East Side Historic District) - Beyer Blinder Belle Architects & Planners LLP** - A contemporary style building designed by Charles Buek & Company and constructed in 1885. - Application is for modifications to the façade and storefront on the 1st and 2nd floors of a non-original façade as well as remedying LPC violations for work done under prior ownership of the building.

This application is divided into **Part A** and **Part B**

PART A: Full Application Exclusive of Awnings

WHEREAS 829 Madison Avenue has a two-story base with a non-original façade that will be replaced except for the restaurant on the eastern end of 69th Street;

WHEREAS the upper three floors retain much of the original architectural character and will be restored;

WHEREAS the existing first floor has a polished black marble façade and the existing second floor has a black fabric screen;

WHEREAS the existing materials on the first two floors will be removed and a new design to enhance the retail base will be implemented;

WHEREAS the new design reflects numerous precedents in the historic district for retail bases that are two stories in height;

WHEREAS three of the existing entrances will be changed to new entrances as part of the new design for the retail base: the entrance on Madison Avenue, and two entrances adjacent to the restaurant to the east on 69th Street;

WHEREAS the new two-story façade will be organized with brick piers, two stories high, with glass and aluminum storefronts;

WHEREAS the storefront on Madison Avenue will be framed with brick piers on either end;
WHEREAS the central aluminum and glass door will be framed by aluminum cladding over original columns;
WHEREAS the brick piers on 69th Street will create a regular cadence of storefront openings;
WHEREAS the two entrances on East 69th Street are in the two easternmost bays adjacent to the restaurant;
WHEREAS one of the two entrances on East 69th Street is for a ground floor store and the other entrance is for the commercial tenants above;
WHEREAS the storefronts will have textured spandrel panels at the second floor for signage and grilles at the tops;
WHEREAS the existing restaurant storefront on the eastern end will remain;
WHEREAS the base of the new masonry will be a dark, flame-finished granite
WHEREAS the brick will be smooth, in a “brownstone” blend in which there are subtle differences in color in the brick;
WHEREAS the color of the brick will be compatible with the coating on the brick on the upper three floors;
WHEREAS the storefronts will be dark bronze tone in color with clear glass;
WHEREAS the new brick masonry will be terminated above the second floor with a new glass reinforced fiber concrete cornice in a brownstone color;
WHEREAS the single pane windows in punched openings on the third floor on Madison Avenue will remain and act as a transition between the base and the upper three floors;
WHEREAS there is a mix of casement windows and double hung windows in punched openings;
WHEREAS the one over one double hung windows predate the casement windows;
WHEREAS the casement windows will be replaced with aluminum one over one double hung windows;
WHEREAS windows will be dark bronze tone in color with clear glass;
WHEREAS all glass will have bird-safe film;
WHEREAS the coating on the brick on the upper three stories will be removed and brick repaired;
WHEREAS a new coating will be applied if brick facade cannot be fully repaired;
WHEREAS the existing synthetic roof tiles will be replaced with a faux slate roof in a slate gray color;
WHEREAS pad style snowguards in copper will be placed on the roof and pipe style snow guards in black will be placed along the roof eave;
WHEREAS the new façade on the lower two stories and the restoration on the upper three stories will remove all violations;
WHEREAS the new façade and the restored upper three floors will be in the tradition of the smaller buildings on Madison Avenue with an altered, non-historic two-story retail base and non-altered or minimally altered upper floors;
WHEREAS Part A of this application is appropriate and contextual with the history district;

THEREFORE, Part A of this application is **APPROVED** as presented.

VOTE: 6 In Favor (Ashby, Birnbaum, Camp, Helpern, Parshall, Tamayo)

1 Public Member in Favor (Selway)

PART B: Awnings

WHEREAS the applicant proposes awnings at the tops of the two-story bays on 69th Street;
WHEREAS the intent is for a future tenant to install fabric awnings with signs;
WHEREAS the design of the awnings is not fully determined;
WHEREAS it is not possible to approve an element that has not been fully designed;
WHEREAS approving a future undesigned addition to the building is not appropriate;

THEREFORE, Part B of this application is **DISAPPROVED**.

VOTE: 6 In Favor (Ashby, Birnbaum, Camp, Helpern, Parshall, Tamayo)

1 Public Member In Favor (Selway)

David Helpern and Jane Helpern, Co-Chairs