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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, April 17, 2023 – 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, April 19, 2023**. 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, David Helpern, John McClement, Jane Parshall, Marco Tamayo. Public Member, Kimberly Selway, was also present. Sarah Chu and Anthony Cohn's absences were excused.

Resolutions for Approval:

Item 1: 130 East 67th Street - Unanimous Disapproval

Item 2: 785 Fifth Avenue - Approval

1. **130 East 67th Street (Individual Landmark)** - *David Bucovy Architect, PLLC* - An Italian Renaissance Palazzo-style apartment house designed by Charles A. Platt and constructed in 1907. Application is to amend the window master plan to allow aluminum-clad wood replacement windows in addition to wood replacement windows.

WHEREAS 130 East 67th Street, at the SE corner of 67th Street and Lexington Avenue, is an Italian Renaissance palazzo-style apartment building designed by the prominent American architect Charles A. Platt and constructed in 1907; 130 East 67th Street was designated an INDIVIDUAL LANDMARK in 2006;

WHEREAS 130 East 67th Street is also known as the "Studio Building"; Charles A. Platt resided there until his death in 1933;

WHEREAS the building is crowned by an elaborate projecting cornice, the limestone elevations are proportioned and feature a rhythmic grouping of windows;

WHEREAS 130 East 67th Street established a Master Plan for window replacement in 2004; tenants are required to replace existing wood windows with in-kind wood windows;

WHEREAS a corner apartment on the 3rd floor would like to replace the existing wood windows with aluminum clad wood windows;

WHEREAS the applicant, to make this proposed change to the windows, is requesting an amendment to the Master Plan that would allow aluminum clad wood windows; aluminum clad wood windows would provide a more long-lasting system of fenestration;

WHEREAS the proposed aluminum clad windows would match and respect the historic windows; the profile, the glazing and the muntins would remain the same; ongoing maintenance would be less since aluminum windows don't have to be painted as often;

WHEREAS the applicant was not able to state the exact number of windows at 130 East 67th Street but gave an estimate of 200 windows;

WHEREAS there are still original historic windows in the building; the proposed amendment to the Master Plan is motivated by a single unit in the building;

WHEREAS aluminum clad wood windows do not have the same heft as wood windows;

WHEREAS the fabric of the building should not be changed; it does not make any sense to have a window Master Plan where tenants have the option of either wood windows or aluminum-clad windows;

WHEREAS the 2004 window Master Plan did the right thing by mandating a wood window as the in-kind replacement window;

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

VOTE: 8 In Favor (Ashby, Baron, Birnbaum, Camp, Helporn, Parshall, Tamayo, McClement)

1 Public Member In Favor: (Selway)

2. **785 Fifth Avenue (Upper East Side Historic District)** - A no-style building designed by Emory Roth & Sons and constructed in 1962-1963. Application is for the alteration of the ground floor to enlarge existing storefronts and improve residential entry.

WHEREAS 785 Fifth Avenue is a modernist building on the southeast corner of East 60th Street and Fifth Avenue;

WHEREAS 785 Fifth Avenue has a retail base with residential above;

WHEREAS the application is to renovate the retail base including the entrance to the lobby of the residential floors above;

WHEREAS 785 Fifth Avenue is at the southern end of the historic district;

WHEREAS the building is at an inflection point between the Fifth Avenue retail to the south and the Fifth Avenue residential to the north;

WHEREAS the base of 785 Fifth is three stories high with a buff color Indiana limestone cladding and the residential floors above are white brick;

WHEREAS the current storefront on Fifth and on East 60th Street has slotted windows;

WHEREAS the narrow windows contributed to the image of solidity desired by banks in the early 1960's;

WHEREAS the proposed storefront is the equivalent of three slotted windows in width in that it eliminates the non-structural piers in the middle of each group of three slotted windows;

WHEREAS the large windows create the transparency desired today for most retail, including banks;

WHEREAS the proposed window glazing is 11'-0" high, the same as the slotted windows;

WHEREAS the proposed windows have bronze frames and mullions;

WHEREAS the mullions in the storefront windows align with the mullions in the aluminum windows above;

WHEREAS there is a two-foot-deep sign band above the glazing in each storefront;

WHEREAS there is a five-inch-wide limestone surround that frames the storefront and the sign band;

WHEREAS the sign bands will be honed (polished) to contrast with the existing rough honed limestone;

WHEREAS the maximum height of the signs will be 18 inches;

WHEREAS the signs will protrude two inches;

WHEREAS the signs will not be lit;

WHEREAS the existing sconces on the base façade will be removed and no new lighting fixtures will be applied to the base façade;

WHEREAS each retail entrance will have a fixed bronze canopy;

WHEREAS the application is for three possible retail entrances, to provide flexibility in renting;

WHEREAS there is a continuous granite base;

WHEREAS the residential entry on Fifth Avenue has been made higher to be more in scale with the storefronts;

WHEREAS the existing entry doors to the residential lobby, which have special security features, will remain;

WHEREAS the existing entry doors to the residential lobby are wider than the doors to the retail entrances, strengthening the scale of the residential entrance;

WHEREAS the canopy for the entrance to the lobby will have a bronze border and will be like residential canopies in the neighborhood in that the major material will be a fabric cover;

WHEREAS the face of the residential entrance bay will be bronze with vertical ribs;

WHEREAS ribs above the residential canopy will be eliminated to create a subtle super graphic of the address number of the building;

WHEREAS there will be backlit address signs either side of the canopy made of cut out letters in sandblasted glass;

WHEREAS the existing limestone will be re-used to match the limestone to remain in place, with all limestone the same age as that of the building;

WHEREAS the proportions of the transparent storefronts to the solid limestone are derived from the spacing of the original slotted windows;

WHEREAS the proposed design for the base of 785 Fifth Avenue balances the retail and the residential;

WHEREAS there are precedents for the size of the storefronts and the size and frequency of the signs;

WHEREAS the proposed alteration to enlarge the storefronts is contextual and appropriate within the historic district;

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

VOTE: 4 In Favor (Ashby, Baron, Helpern, Tamayo)

2 Opposed (Camp, Parshall)

1 Abstention (Birnbaum)

1 Public Member In Favor (Selway)

David Helpern and Jane Parshall, Co-Chairs