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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 67<sup>th</sup> 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, Helpert, 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 60<sup>th</sup> 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 60<sup>th</sup> 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**