

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, June 12, 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, June 21, 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, Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpen, Jane Parshall, Marco Tamayo.

**Resolutions for Approval:**

**Item 1:** 51-53 East 73<sup>rd</sup> Street - Unanimous Disapproval

**Item 2:** 1209 Park Avenue - Unanimous Disapproval

**Item 3:** 10 East 76<sup>th</sup> Street - Approval

**Item 4:** 992 Madison Avenue - Approval

1. **51-53 East 73rd Street (Upper East Side Historic District)** *James Ramsey, RAAD Studio, Architect.* Application is for restoration of low portion of front facade to its historic 1885 condition, renovation of rear facade and penthouse addition.

**WHEREAS** 51-53 East 73rd Street is a Queen Anne-style building designed by John G. Prague as two individual houses and constructed in 1885-1886 as part of a row of houses;

**WHEREAS** 51-53 East 73rd Street is being transformed from a small apartment building into a single family home;

**WHEREAS** the applicant plans to remove the unsympathetic 2-story brick base and replace with painted brownstone; the parlor level and garden level openings will mimic those of the original historic design;

**WHEREAS** window restoration will include restoring the historic transoms and the historic one over one glazing beneath the restored transoms;

**WHEREAS** the applicant's intent is to restore the original detailing as much as possible, including doors and windows and the detailing and roughness of the different kinds of masonry;

**WHEREAS** the applicant proposes to restore a reconstructed front stoop and areaway;

**WHEREAS** the applicant proposes, with the reconstruction of the front stoop and areaway, to extend into the public way by approximately 5' 7"; a revocable consent from DOT will be required;

**WHEREAS** the applicant proposes to ask the New York City Parks Department for permission to remove two tree beds at the sidewalk in front of 51-53 East 73rd Street;

**WHEREAS** the applicant proposes that in order to maintain a minimum sidewalk distance from the restored stoop of approximately 8' requires the loss of two tree beds;

**WHEREAS** at the rear elevation, the applicant plans to remove the existing "L"-shaped extension that protrudes onto the rear yard; the new rear yard will be 30' deep x 35' wide;

**WHEREAS** at the rear elevation, the applicant proposes a mostly glass design of steel-framed windows; the glass will be reflective and present as pale gray/brown at the ground level and the basement level;

**WHEREAS** at the rear yard, the applicant proposes a pallet of native plants to reintroduce nature back into the built environment;

**WHEREAS** at the roof, the applicant proposes a rooftop addition that presents as a penthouse; the addition will be set back 22 1/2' from the front cornice; the penthouse will measure 23' x 17 1/2' with a stairwell bulkhead 21' x 12';

**WHEREAS** the height of the penthouse is approximately 64' off the sidewalk; the penthouse will have a height of 9 1/2';

**WHEREAS** the applicant is removing bulk from the back of the roof; the studio/penthouse will be pulled back 30' from the rear roofline;

**WHEREAS** the studio/penthouse is not visible from the public way;

**WHEREAS** by restoring the stoop with the resulting intrusion into the public way, as part of the restoration of the front elevation, two tree beds will be lost as a result of sidewalk minimum clearance requirements;

**WHEREAS** the Landmarks Committee of Community Board 8 cannot sanction the loss of two tree beds; the stoop does not have to be restored — a more appropriate entrance would be at the ground level resulting in a wider sidewalk that would allow for the two tree beds;

**WHEREAS** the applicant is proposing a painted white building; a painted white building is not historically correct — the two houses now being joined together were originally made of brownstone; the brownstone should be restored;

**WHEREAS** in addition, a more contextual approach would indicate that there were formerly two houses at 51-53 East 74th Street so that the historic streetscape is replicated; the applicant is creating a false front or Disneyfication of two town houses and ignoring the architectural character of the original two houses;

**WHEREAS** at the rear elevation, the reflective glazing at the ground and first floors, especially the 30' wide by 19' high glazing set into the masonry at the 1st floor, is jarring and presents as a light box; all the glazing at the rear should be clear glass;

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

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

2. **1209 Park Avenue (Expanded Carnegie Hill Historic District)** - *J.L. Ramirez Architect, P.C.* - A Modern styled building designed by Lucien David and constructed in 1960-62. Application is for front facade redesign, rooftop addition, rear facade alteration, and rear yard alterations.

**WHEREAS** 1209 Park Avenue was built as a townhouse with a stone base and brick above;  
**WHEREAS** the building was converted to a school in 1960;  
**WHEREAS** the exterior of the building was reconstructed in a modern style from 1960-62;  
**WHEREAS** the building is being returned to a single-family house;  
**WHEREAS** the applicant showed precedents of limestone townhouses with basement level entrance doors in historic districts;  
**WHEREAS** the front façade will be made of limestone applied over the existing brick;  
**WHEREAS** the limestone panels on the ground floor will be rusticated;  
**WHEREAS** new wood casement windows will be set in the existing openings and framed with limestone casings;  
**WHEREAS** the new windows will be painted black;  
**WHEREAS** there will be an architrave over the ground floor;  
**WHEREAS** the entry door will be wood with a tempered glass panel and wrought iron protecting the glass;  
**WHEREAS** the windows on the ground floor will be protected with wrought iron;  
**WHEREAS** there will be wrought iron guard rails either side of the steps leading down to the entrance door;  
**WHEREAS** the rear of the building has a projection to the south;  
**WHEREAS** the recess to the north has been filled in with a stair to serve the school;  
**WHEREAS** the applicant intends to replace the stair with an enlargement of the building that will align with the eastern edge of the southern portion of the rear of the building;  
**WHEREAS** the rear façade will be brick with multi-pane steel windows painted black;  
**WHEREAS** the windows will have limestone lintels;  
**WHEREAS** the ground floor and the second floor will have steel French doors, the former opening to the rear yard and the latter to a balcony with a wrought iron railing;  
**WHEREAS** the French doors and glazing either side will be centered in the façade;  
**WHEREAS** the rear yard will be planted on the perimeter;  
**WHEREAS** the applicant intends to build a partial fifth floor at the rear of the building, 42 feet from the front façade, with the rear face of the enlargement in the same plane as the existing rear façade;  
**WHEREAS** the mock-up is not visible from across Park Avenue but becomes visible as one goes west on 95<sup>th</sup> Street;  
**WHEREAS** the fifth floor will be 9'-10" high with a 2'-6" parapet above for a total height of 12'-4";  
**WHEREAS** the current height of the building in the rear is about 43'-0" and the proposed height is 55'-4";  
**WHEREAS** 1209 Park extends about 10 feet further to the east beyond the townhouses to the north;  
**WHEREAS** the townhouse to the north has a fifth story which is about half a floor above the top of the current four floors of 1209 Park;  
**WHEREAS** the fifth floor of 1209 Park will extend about half a floor higher than the fifth floor of the townhouse to the north;  
**WHEREAS** 1209 Park abuts the apartment house to the south;  
**WHEREAS** the enlargement will closely match the brick of the apartment house;  
**WHEREAS** the proposed fifth floor will block lot line windows in the apartment house;  
**WHEREAS** the enlargement will block views currently enjoyed by the residents of the apartment house whose windows will be covered;  
**WHEREAS** the lot line windows are not required for light and air and the proposed enlargement of 1209 Park is in compliance with the New York City Zoning Resolution;  
**WHEREAS** the filling in of the area in the rear now occupied by the stair and adding the partial fifth floor increased the bulk of 1209;  
**WHEREAS** the scale of the rear of 1209 is increased to the point that it is not appropriate in relation to its neighbors to the north;

**WHEREAS** the design of the front façade is not sufficiently distinguished to merit landmark status and would be a non-contributing building in the historic district;

**WHEREAS** 1209 Park is not appropriate and contextual within the historic district;

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

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

3. **10 East 76th Street (Upper East Side Historic District)** - *Ellen Rulli, Higgins & Quasebarth, Preservation Consultant, John Woell, Steven Harris Architects*. Application is for replacement of existing areaway railings and balustrade, window replacement at the front elevation, reconfiguring existing rear-yard extension, reconfiguring rear fenestration and adding an elevator bulkhead and mechanicals.

**WHEREAS** 10 East 76th Street is a Beaux Arts style building designed by Schwartz & Gross and constructed in 1907-1908;

**WHEREAS** 10 East 76th Street was formerly a doctor's office and an apartment building; 10 East 76th Street is now being returned to a single family home;

**WHEREAS** the applicant proposes to replace the existing metal non-historic balustrade and railing at the entrance to match the 1910 historic stone entry balustrade and railing in cast stone; the design of the balustrade and railing will replicate the historic design;

**WHEREAS** the proposed cast-stone balustrade was approved by the Landmarks Preservation Commission in the mid-nineties, but never realized;

**WHEREAS** the applicant proposes to change the existing non-historic casement windows at the 2nd, 3rd and 4th floors with one-over-one double hung windows that are typical of the Beaux Arts style; the proposed replacement windows will match the historic large one over one wood windows that remain at the ground floor;

**WHEREAS** at the rear, there is an east-facing elevation and a south-facing elevation;

**WHEREAS** at the rear the applicant proposes to redistribute the massing by removing the top or 5th floor of the extension to create a set back, removing part of the extension at the ground and basement levels to create a larger rear yard and adding infill that presents as 5' deep at the south elevation;

**WHEREAS** the space at the removed 5th floor will now become an outdoor recreational space that mimics the removed massing; the recreational space will be mesh on a steel frame;

**WHEREAS** the applicant, at both the south and west facing elevations, proposes a refenestration pattern of mostly punched openings within the masonry that will result in a net increase in the amount of glazing;

**WHEREAS** at the ground floor the applicant proposes new steel and glass doors in new openings; at the 2nd, 3rd, 4th and 5th floors, the applicant proposes new steel windows in new openings;

**WHEREAS** at the now-set back 5th floor the applicant proposes new steel and glass doors in new openings at the south facing elevation and new steel windows in new openings on the east-facing elevation; the windows at on both elevations present as a row of continuous windows not set into masonry;

**WHEREAS** at the penthouse/6th floor the applicant proposes new steel windows in new openings; the windows present as clerestory windows;

**WHEREAS** at the roof the applicant proposes a new stucco elevator and stair bulkhead and mechanicals; a new guardrail will also be installed;

**WHEREAS** from the street there will be limited visibility of the mechanical equipment;

**WHEREAS** the applicant proposes to reinstate the quiet elegance of the front elevation by returning to it to the historic Beaux Arts configuration; the proposed glazing is absolutely correct;

**WHEREAS** a real stone balustrade as opposed to cast stone would have been preferable;  
**WHEREAS** at the rear, the applicant's proposal to rationalize and bring back a great sense of discipline to the fenestration is appropriate within the historic district, although wood windows rather than steel windows would have been preferred; the extension will still be clad in the brick that now exists:

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

**VOTE: 6 In Favor:** (Birnbaum, Camp, Cohn, Helpern, Parshall, Tamayo); **1 Opposed** (Ashby)

4. **992 Madison Avenue (Upper East Side Historic District) - Spivak Architects** - A Neo Italian Renaissance style apartment hotel designed by Schwartz & Gross and constructed in 1927. Application is for an extension to existing LPC temporary art installation permit.

**WHEREAS** the Mark Hotel commissioned the Artist, Warren Neidich, to create a sculpture in tribute to New York City after Covid;

**WHEREAS** the "No Vacancy" sign is a sculpture and a celebration of the City being back in action after the Pandemic;

**WHEREAS** this neon sign has been on the Madison Avenue face of the building at the corner of Madison Avenue and East 77<sup>th</sup> Street;

**WHEREAS** the sign is vertical, is 14'-0" high, and extends from the top of the third floor onto the second floor;

**WHEREAS** the sign is attached to the building through four small holes on each side of the sculpture into mortar joints;

**WHEREAS** the sign can be removed, and the mortar joints filled with no damage to the stone;

**WHEREAS** the Mark Hotel associates its location with what it considers to be the artistic center of the City;

**WHEREAS** the Mark sees more art galleries opening in the neighborhood;

**WHEREAS** the Mark sees a connection between the sign sculpture and the art galleries;

**WHEREAS** the Mark seeks an extension of two years to the existing Landmarks Preservation Commission temporary art installation permit;

**WHEREAS** the sign sculpture is appropriate and contextual within the historic district;

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

**VOTE: 6 In Favor:** (Ashby, Camp, Cohn, Helpern, Parshall, Tamayo) **1 Opposed:** (Birnbaum)

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