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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, October 16, 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, October 18, 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, Sarah Chu, Anthony Cohn, David Helpert, John McClement, Jane Parshall, Abraham Salcedo, Marco Tamayo, and Christina Davis (Public Member).

**Resolutions for Approval:**

**Item 1:** 163 East 70<sup>th</sup> Street - Unanimous Approval

**Item 2:** 854 Fifth Avenue - Unanimous Approval

1. **163 East 70th Street (Upper East Side Historic District) - Arpad Baksa, R.A.** - A Neo-Italian Renaissance style building designed by C. P.H. Gilbert and constructed in 1902. Application is for a rooftop addition, not visible from any public thoroughfare.

**WHEREAS** 163 East 70th Street is a neo-Italian Renaissance-style building designed by C.P.H. Gilbert and constructed in 1902;

**WHEREAS** the applicant proposes a rooftop addition to replace an existing glass and metal greenhouse that was erected in the 1970's as part of a rooftop addition;

**WHEREAS** the existing greenhouse presents as a wedge at the top of the building;

**WHEREAS** the existing greenhouse addition is set back 28'9" from the front of the building; the proposed addition will be brought forward by 3' resulting in a 25'6" setback from the front of the building;

**WHEREAS** at the rear, the new penthouse addition is set back 37'7" and is also obscured by an existing bulkhead;

**WHEREAS** the applicant proposes to increase the footprint of the addition slightly so that the new enclosure can be constructed around what is already there;

**WHEREAS** the height of the penthouse will increase by 3'; part of the increase in height is due to the change to the slope of the roof;

**WHEREAS** the roof now presents as sloping down to the east; the slope of the roof will be changed to so that the slope presents as sloping toward the front of the building to improve drainage from the roof;

**WHEREAS** the existing greenhouse at 486 sq. ft. is 20'2" wide x 24'1" deep and 12'11" tall at its highest point;

**WHEREAS** the proposed addition at 677 sq. ft. is 24'9" wide x 27'4" deep and is 3' taller at 15'11" at its highest point;

**WHEREAS** the penthouse addition will have glass panels with metal frames for the doors and windows; standing seam metal panels will replicate the standing seam panels on the existing extension of the greenhouse;

**WHEREAS** neither the existing rooftop addition/greenhouse or the proposed rooftop addition is appropriate within the historic district, but since it is completely invisible from the public way, the Landmarks Committee accepts it;

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

**VOTE: 10 In Favor:** (Ashby, Baron, Birnbaum, Camp, Cohn, Helpern, Parshall, Tamayo, McClement, Salcedo)

**1 Public Member In Favor** (Christina Davis)

2. **854 Fifth Avenue (Individual Landmark & Upper East Side Historic District)** - *Peter Pennoyer Architects* - A Beaux-Arts style residence designed by Warren & Wetmore and constructed in 1904-5. Application is for alterations including the replacement of the front door and modifications to the existing areaway, the construction of bulkheads, and infill of an existing interior court.

**WHEREAS** 854 Fifth Avenue is a 30-foot-wide individual landmark that the NYC Landmarks Preservation cited for its "palatial scale" and "elegant grandeur;"

**WHEREAS** the building has deteriorated through neglect and a fire in 2018;

**WHEREAS** the building was converted from a residence in 1946 to offices for the Yugoslavian government and will be converted in the current alteration to a members' club;

**WHEREAS** the building will be fully restored on the exterior and the interior;

**WHEREAS** the building will be altered in the Beaux Arts style of the original Warren & Wetmore design;

**WHEREAS** the alterations will complement the restoration of the building as they bring the building into compliance with the building code and accessibility requirements;

**WHEREAS** the existing limestone entry stair will be rebuilt;

**WHEREAS** the entry stair single step platform will be shifted eastward thereby increasing the width of the sidewalk by 2'-8" in front of the entry stair;

**WHEREAS** the stairs will be rebuilt to incorporate a "Sesame" lift that will provide access for the disabled;

**WHEREAS** the lift is not visible in that the lift and the stairs are part of an assembly;

**WHEREAS** the lift has three positions: the stair in place; the stair descended and replaced with a lift platform in its sidewalk level position; and the lift in its raised first floor position;

**WHEREAS** the lift will be signed and activated as if it were a conventional lift;

**WHEREAS** low limestone walls will be extended vertically with bronze railings with a guilloche design, typical of many of the railings for the building;

**WHEREAS** the non-original, solid entrance doors will be replaced with glass doors and a glass lunette transom with decorative ironwork, designed consistent with the motifs within the building and Warren & Wetmore precedents;

**WHEREAS** the reorganized areaway will incorporate a new painted metal gate, code compliant secondary stair, restored facades, and new planters;

**WHEREAS** the south façade is visible through an alleyway from East 66<sup>th</sup> Street;

**WHEREAS** demolition and repairs will be undertaken on the south and east facades as required to restore and replace façade elements;

**WHEREAS** bars on the windows on the south and east facades will be removed;

**WHEREAS** a new egress stair and service elevator will be concealed behind the south façade;

**WHEREAS** a vertical extension to include the egress stair and service elevator will match in height the setback eastern wall and 8<sup>th</sup> floor level roof;

**WHEREAS** the rear areaway will be covered with a new slab and pavers at cellar level;

**WHEREAS** new Heating, ventilating, air conditioning, air cleansing, and electrical equipment will be placed on dunnage on the 7<sup>th</sup> floor level roof;

**WHEREAS** mechanical/electrical equipment will be screened from neighbors with existing and proposed parapet walls;

**WHEREAS** a new passenger elevator and stair will require an extension of the sixth floor toward the west;

**WHEREAS** the skylight on the third floor within the lightwell will be raised to the fifth floor to create a new “winter garden” room on the third floor;

**WHEREAS** the new rooftop façade, which shields mechanical equipment, is not visible from across Fifth Avenue, but it is partially visible from within Central Park as shown with a section diagram with sight lines from across the Avenue and from 575 feet from within Central Park;

**WHEREAS** the restoration of 854 Fifth Avenue fully respects the original design, and the alterations faithfully interpret the intent of the original design, this project will renew this magnificent Warren and Wetmore residence for its new use as a members’ club;

**WHEREAS** this restoration and alterations are contextual and appropriate for this individual landmark;

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

**VOTE: 9 In Favor** (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo)  
**2 Non-Committee Board Members In Favor** (McClement, Salcedo)

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