

Valerie S. Mason
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, April 15, 2024 – 6:30 PM
*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 17, 2024**. They may testify for up to two 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, P. Gayle Baron, Michele Birnbaum, Lori Ann Bores, Alida Camp, Sarah Chu, Anthony Cohn, David Helpern, Jane Parshall, and Marco Tamayo.

Approximate Number of Public Attendees: 20

Resolutions for Approval:

- Item 1:** 61 East 77th Street - Approval
- Item 2:** 817 Fifth Avenue – Unanimous Disapproval
- Item 3:** 41 East 74th Street – Approval
- Item 4:** 650 Park Avenue – Unanimous Approval
- Item 5:** 1115 Fifth Avenue – Unanimous Approval

Item 1: 61 East 77th Street (Upper East Side Historic District) – Christopher J. Stone – A Neo-Federal style building with Beaux-Arts style features designed by Harde and Hasselman and constructed in 1916. Application is to replace the existing front stoop to remove a step at the entry door and add a step to the outer steps to the sidewalk, replace the existing entry doors with touch pad-activated doors complying with ADA requirements, provide a walkway over a former window areaway behind an existing fence, and provide an ADA handicap lift at the east end of this areaway.

WHEREAS 61 East 77th Street is a Neo-Federalist style building with Beaux-Arts style features;

WHEREAS 65 East 77th Street is a modern addition to the 77th Street building;

WHEREAS the purpose of the application is to make the stairs at the stoop code compliant, eliminate the unsafe step up at the entrance doors, and provide accessibility for people with disabilities;

WHEREAS the existing front stoop and railings are symmetrical in front of the original 61 East 77th Street building;

WHEREAS the stoop will be reconstructed by adding one step to the front and three steps to create a platform at the top that is at the same elevation as the interior lobby;

WHEREAS the four steps will move the stoop towards the curb by seven inches;

WHEREAS the four existing pillars are symmetrical about the front of the original East 77th Street building;

WHEREAS the pillars are connected by metal picket fences that terminate at piers in the building's façade;

WHEREAS the modern addition is tied to the original building at the ground level by continuing the plane and materiality of the front wall and the cornice at the top of the front wall;

WHEREAS the lift for people with disabilities will be in front of the modern addition;

WHEREAS the lift will be over an existing areaway;

WHEREAS the equipment for powering the lift will be concealed by a freestanding wall and column that is in line with the pillars;

WHEREAS the wall and column replicate the coursing of the wall of the modern addition;

WHEREAS the column is about the same height as the pillars and the wall is set down from the column;

WHEREAS the pillars have projecting caps, the new column has a flush cap, and the wall has no cap;

WHEREAS the lift is 4'-8" wide and the space in front of the lift is 5'-0" wide to enable a wheelchair to turn around;

WHEREAS six vertical posts are eliminated from the eastern fence of the stoop to enable a walkway from the lift to the platform at the top of the stoop;

WHEREAS the posts in the existing fences terminate in arrow heads;

WHEREAS the new column and wall are connected to the easternmost post by a concrete base with a recess for trash and a metal fence above;

WHEREAS the connecting metal fence is similar to the existing fences but without arrowheads;

WHEREAS new metal handrails are added at either side of the steps and a new metal handrail is added at the center of the steps;

WHEREAS the stoop and the walkway will be concrete in a grey color already approved by the Landmarks Preservation Commission;

WHEREAS the lift will be black to match the color of the fences and railings;

WHEREAS the changes to the stoop and the addition of the lift are discretely integrated into the composition of the building;

WHEREAS this project is appropriate and contextual within the historic district;

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

Committee Members in Favor: Baron, Birnbaum, Camp, Cohn, Helpern, McClement, Parshall, Tamayo
Board Member in Favor: Bores
Committee Member Abstaining: Ashby

Item 2: 817 Fifth Avenue (Upper East Side Historic District) – *Presentation Prepared by Christina Redmond, R.A. of Midtown Preservation Architecture & Engineering, P.C.* – A Neo-Renaissance style building designed by George B. Post & Sons and constructed in 1924. Application is for a Window Master Plan.

WHEREAS 817 Fifth Avenue is an apartment house at the southeast corner of Fifth Avenue and East 63rd Street and contributes to the character of the Upper East Side Historic District; and

WHEREAS the applicant wishes to implement a Window Master Plan to assure uniformity of window replacement in the future; and

WHEREAS the applicant is to be commended for attempting to implement a Window Master Plan; and

WHEREAS the proposed Master Plan will mandate single-lite tilt-and-turn aluminum windows on the Fifth Avenue side and one-over-one double-hung aluminum windows on the East 63rd Street side; and

WHEREAS the proposed windows will have a clear anodized aluminum finish; and

WHEREAS the existing windows are uniformly tilt-and-turn on the Fifth Avenue façade and predominately one-over-one double-hung on the 63rd Street side; and

WHEREAS the original windows in the building were six-over-six wood windows; and

WHEREAS the proposed Window Master Plan will preserve and enshrine an awkward juxtaposition between the street-facing facades; and

WHEREAS the existing tilt-and-turn windows are, despite their long-standing presence on the building, inappropriate to the style and period of the original construction; and

WHEREAS the proposed finish is inappropriate to the style and period of the original construction;

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

Committee Members in Favor: Ashby, Baron, Birnbaum, Camp, Chu, Cohn, McClement, Helpern, Parshall, Tamayo
Board Member in Favor: Bores

Item 3: 41 East 74th Street (Upper East Side Historic District) – *Sherida E. Paulsen, FAIA* – A Queen Anne style building designed by James E. Ware and constructed in 1879, with a façade alteration by Gurdon S. Parker in 1941. Application is for an alteration of the street façade, including realigning the lowest two stories, a new face brick and stone base, new stone cornice, window replacements, and a new stoop, as well as for a full height extension, a two-story addition, and an adjusted grade in the rear yard.

WHEREAS 41 East 74th Street is a building with no significant architectural detail;

WHEREAS the building had lost its ornamentation over time;

WHEREAS this lack of detail creates an opportunity to introduce a style for the building that fits with the range of styles on the Street;

WHEREAS the renovation starts with the realignment of the floors;

WHEREAS the basement level will be raised to be flush with the sidewalk and increase the ceiling height in the cellar;

WHEREAS the second floor will be raised to make up for the height lost on the first floor by raising the cellar level;

WHEREAS the cellar will be extended by excavating under the rear yard;

WHEREAS an “L” shaped stoop will be added to the front of the building echoing the stoop that was originally built;

WHEREAS the stoop will not extend out further than the original stoop;

WHEREAS the outer edge of the stoop will align with the edge of the areaway of the building next door to the east;

WHEREAS the edge of the stoop will be ten feet from the curb;

WHEREAS the sills of the second-floor windows will be raised six inches;

WHEREAS the stucco and one layer of face brick will be removed from the existing façade;

WHEREAS a new layer of brick will be applied to the façade;

WHEREAS a new limestone cornice will be installed;

WHEREAS the new cornice will project and mask the view of the new bulkhead;

WHEREAS the windows will be double hung, one over one, to match the original windows;

WHEREAS the major materials include medium-colored red and brown brick, limestone stoop and base, red oak wood doors, cast stone sills and lintels, white windows, and black iron railings;

WHEREAS the rear of the building will be reconfigured to eliminate the narrow extension;

WHEREAS the top three floors will be set back to align with the façade of the building to the east;

WHEREAS the bottom two floors will be set forward of the upper floors to create a 30-foot rear yard;

WHEREAS the rear yard, which was at the original basement level, will be raised to be at the new first floor level;

WHEREAS the ground floor will have full height windows;

WHEREAS the windows above will be double hung, one over one, wood windows;

WHEREAS the major materials include medium-colored red and brown brick, cast stone sills and lintels, black windows, and a stucco bulkhead;

WHEREAS this redesign looks to the history of the building, the neighboring buildings; and the street;

WHEREAS this project is appropriate and contextual within the historic district;

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

Committee Members in Favor: Ashby, Baron, Birnbaum, Chu, Helpern

Board Member in Favor: Bores

Committee Members Opposed: Camp, Cohn, Parshall, Tamayo

Item 4: 650 Park Avenue (Upper East Side Historic District) – CTA Architects – A no style building designed by John M. Kokkins and constructed in 1962-1963. Application is a proposal to redesign the bottom two floors of street facades.

WHEREAS 650 Park Avenue is an apartment house at the southwest corner of Park Avenue and East 67th Street and is a “no style” building within the Upper East Side Historic District; and

WHEREAS the applicant wishes to redesign the elements of the lower two floors to more closely resemble the original, unexecuted design; and

WHEREAS the Office of Emery Roth and Sons originally designed the building and produced the perspective views upon which this application is based; and

WHEREAS the Architect of Record, John M. Kokkins, was also the owner of the construction company that built 650 Park Avenue, and made changes to the original design, presumably for cost reasons; and

WHEREAS the existing Park Avenue façade is white brick with dark granite at the first floor and portions of the second floor at the entrance, with some white marble accents at the center three bays; and

WHEREAS the existing East 67th Street façade is entirely of white brick, with almost none of the originally designed “ornament”; and

WHEREAS the canopy at the main entrance on Park Avenue is not the original design and the canopy at the service entrance and garage entrance on 67th Street appears to be the original design; and

WHEREAS the applicant proposes to recreate the original design with a thick black marble band at the first floor window heads and to replace the dark granite pilasters at the entrance with black marble; and

WHEREAS the balance of the first floor on the Park Avenue and 67th Street façades will be white marble with a black marble base, as in the original design; and

WHEREAS the thick black marble band will continue along the 67th Street façade to the garage entrance; and

WHEREAS the canopies will be replaced with more “period appropriate” designs; and

WHEREAS the existing planter will be pulled away from the corner, reduced in height, and faced with white marble; and

WHEREAS sconces will be placed at the corner and at the entrances; and

WHEREAS the applicant has proposed great improvements to the lower section of the building; and

WHEREAS the applicant proposes changes much in keeping with the period and character of the existing building;

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

Committee Members in Favor: Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpert, Parshall, Tamayo
Board Member in Favor: Bores

Item 5: 1115 Fifth Avenue (Carnegie Hill Historic District Expanded) – Henry S. Jessup – A Neo-Renaissance style building designed by J.E.R. Carpenter and constructed in 1925-26. Application is for the reconstruction of the ca. 1929 glass penthouse enclosure as well as alterations to the south and east penthouse elevations.

WHEREAS the building was constructed in 1925-26;

WHEREAS the glass penthouse was installed in 1929;

WHEREAS the glass penthouse was supported directly on the Fifth Avenue parapet;

WHEREAS the original penthouse had a high portion to the south and a lower portion to the north;

WHEREAS the fenestration and roofing went through a series of alterations that included the addition of two shorter bays to the north;

WHEREAS the existing structure will be replaced with a steel structure with short cantilevers to support the new windows;

WHEREAS supporting the windows independent of the parapet will enable the parapet to be repaired;

WHEREAS the new fenestration will have a series of heavy vertical mullions expressing the new columns that sit on the existing beams and thinner mullions that subdivide the glazing;

WHEREAS the glazing will be a combination of fixed glass and inward opening casements;

WHEREAS the taller windows will have a transom;

WHEREAS the taller fenestration will turn the corner to create a glass corner at the southwest corner of the building, similar to the original condition;

WHEREAS the heights above the parapet of the south and north sections of the new glass facade will be 14'-8" and 10'-4 3/4" respectively, closely matching the original heights;

WHEREAS the heights of the existing closure walls will be slightly higher than the glass facades;

WHEREAS a new window will be placed in the south facade to align with the window below;

WHEREAS the existing window to the east of the new window will be re-sized so that the two windows in the Penthouse and the two windows below will be the same;

WHEREAS there are terraces to the north and east;

WHEREAS the massing and the visibility of the penthouse are unchanged;

WHEREAS multi-pane windows and door on the secondary east elevation will be changed from multi-pane windows to single pane windows, to be more consistent with the Fifth Avenue windows;

WHEREAS the window wall along Fifth Avenue will closely match the original height;

WHEREAS the cornice will be narrow, and the cornice and mullions will be dark in color;

WHEREAS this reconstruction of the glass penthouse enclosure is similar to the original;

WHEREAS the existing tall and short portions have different window types and cornices;

WHEREAS the reconstruction of the glass penthouse creates an ordered façade;

WHEREAS this project is appropriate and contextual within the historic district;

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

Committee Members in Favor: Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, Parshall, Tamayo

Board Member in Favor: Bores

There being no further business the meeting was adjourned at 9:23 PM.

Anthony Cohn and David Helpern, Co-Chairs