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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, June 17, 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, June 26, 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, Alida Camp, Sarah Chu, Anthony Cohn, David Helpen, John McClement, Jane Parshall, Abraham Salcedo, Judith Schneider, and Marco Tamayo.

Approximate Number of Public Attendees: 37

Resolutions for Approval:

- Item 1:** 210 East 62nd Street – Unanimous Disapproval
- Item 2:** 23 and 25 East 64th Street – Unanimous Approval
- Item 3:** 690 Park Avenue – Unanimous Approval
- Item 4:** 57 East 73rd Street – Unanimous Disapproval

Item 1: 210 East 62nd Street (Treadwell Farm Historic District) – Arctangent Architecture + Design PLLC – A Neo-Grec style building designed by F.S. Barnes and constructed in 1870. Application is for a street façade restoration, roof addition, and rear yard extension.

WHEREAS 210 East 62nd Street is a derelict building;

WHEREAS the owner seeks to restore and enlarge the building;

WHEREAS the prior approvals are not precedents for the current application;

WHEREAS the front façade will be restored from the basement level through the cornice;

WHEREAS the surface of the façade was a cementitious stucco to simulate brownstone, similar in color to other houses in the historic district;

WHEREAS the proposed change to the surface of the façade to a cementitious stucco to simulate limestone will be in the lighter color range of the houses on either side;

WHEREAS the historical details around the windows will be restored;

WHEREAS the windows will be wood, nine over nine;

WHEREAS the windows will align with the windows of the neighboring houses either side;

WHEREAS the cornice will be cleaned and painted;

WHEREAS the areaway will be similar to that of the neighbor to the west;

WHEREAS there will be a low skylight in the areaway to provide natural light for the cellar;

WHEREAS the proposed roof addition will be shaped so as not to be visible when viewing the front façade from across East 62nd Street;

WHEREAS the proposed rear addition extends 16'-11" into the rear yard;

WHEREAS the addition is sized to meet the line of the 30-foot-deep rear yard required by the Zoning Resolution;

WHEREAS the proposed rear yard extension is 36'- 7" high to the top of the parapet, thereby enlarging the basement, first, and second floors;

WHEREAS 314 square feet of area is to be added to each of the basement, first and second floors;

WHEREAS the proposed extension will have a modernist aluminum and glass façade;

WHEREAS the aluminum will have a bronze PDF coating;

WHEREAS the sides of the proposed extension will have zinc cladding;

WHEREAS the proposed façade is not harmonious with the minimal enlargement of the house to the east, which carries out the prevalent theme of the houses of windows set in masonry walls;

WHEREAS the third floor has three French doors that open onto the roof of the rear yard extension;

WHEREAS the tops of the French doors and the top of the rear wall of the third floor are "approximately" in line with the tops of the windows and the top of the rear wall of the building to the west;

WHEREAS the massing of the rear yard extension of 210 East 62nd Street places the house to the west in a deep slot of space between the extension and the apartment building to the west;

WHEREAS the proposed rear yard extension cuts off views of the donut from the house to the west;

WHEREAS the extensions of similar size that pre-date the historic district intrude on the donut, detracting from the continuity of the perimeter of the donut;

WHEREAS the proposed extension of 210 East 62nd Street would also intrude on the donut to the detriment of the visual compatibility of the neighboring houses and to the overall integrity of the rear yard configurations;

WHEREAS the proposed mass is disproportionate to the house and to the extensions of other houses approved within the historic district;

WHEREAS the peak of the proposed, sloped rooftop addition is 11'-1" above the front of the roof;

WHEREAS the rooftop addition will have an area of 425 square feet;

WHEREAS the roof top addition will be clad in zinc;

WHEREAS the roof top addition will be seen from Third Avenue;

WHEREAS the joists for the sloping roof will be replaced with joists to create a level floor for the rooftop addition;

WHEREAS the joists on the second floor will be raised to create a higher ceiling on the first floor;

WHEREAS the raised joists on the second floor align with the bottom of the window, thereby creating a different relationship from inside to outside;

WHEREAS the mass of the proposed rooftop addition has no architectural relationship to the house;

WHEREAS the rear yard extension and the roof top addition have too much mass;

WHEREAS the rear yard extension and the roof top addition are not compatible with the architecture and scale of the house;

WHEREAS the rear yard extension and roof top addition are not visible from the street, they are destructive of the architectural integrity of the house and the scale of the donut;

WHEREAS the proposed restoration and enlargement of 210 East 62nd Street is not contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED AS PRESENTED**.

Board Members in Favor: 12-0-0-0 (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpen, McClement, Parshall, Salcedo, Schneider, Tamayo)

Item 2: 23 and 25 East 64th Street (Upper East Side Historic District) – *VL Architects* – A Neo Grecian building and a Renaissance Revival style building designed by Peckering & Walker and John G. Prague and constructed in 1907-1908 and 1879-1880, with alterations in 1926 & 1980 and 1919 & 1980, respectively. Application is for restorative work to address the non-matching, as-built façade elements, installation of approved doors, adjustment of the exhaust vent height, and the removal of lettering on the bottom part of the garage door.

WHEREAS 23 and 25 East 64th Street have been much altered over the years; and

WHEREAS both buildings originally date from 1879 to 1880, as two of a group of five; and

WHEREAS 23 and 25 East 64th Street are connected to each other, with the lower floor of 25 East 64th Street consisting of a display window and entry door, and the lower floor of 23 East 64th Street consisting of a garage elevator and entry door; and

WHEREAS the first floor of 25 East 64th Street aligns with the first floor of the principal portion of the retail store and shares its architectural vocabulary; and

WHEREAS the applicant proposes to restore the exterior of 23 East 64th Street to something closer to its pre-1980 appearance by reintroducing a stone panel between the first and second floor, changing the entry door from a flush-panel to a six-panel door, and removing signage from the garage door; and

WHEREAS the applicant proposed to further restore the exterior of 25 East 64th above the first floor to its original appearance by the restoration of original façade details and materials, while relocating an exhaust vent to a location not visible from the public way; and

WHEREAS the applicant proposes to match the head of the display window with a transom over the entry door; and

WHEREAS the applicant has maintained the individuality of the two buildings; and

WHEREAS the applicant has proposed great improvements to the lower section of the buildings, in particular the restoration of the stonework on 25 East 64th Street; and

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

THEREFORE be it resolved that this application is **APPROVED** as presented.

Board Members in Favor: 11-0-0-0 (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpert, McClement, Parshall, Salcedo, Tamayo)

Item 3: 690 Park Avenue (Upper East Side Historic District) – *Joshua Brandfonbrener Architect* – A Neo-Federal style building designed by Walker and Gillette and constructed in 1916. Application is to widen the existing door on 69th Street into the rear yard of the consulate to make it accessible, modification of the existing window facing the rear yard to make it a door to provide HC access from the rear yard to the first floor, and the removal of existing razor wire and installation of new decorative iron spikes on top of the existing wall to the rear yard.

WHEREAS the Italian Consulate has two departments that require accessibility – one for issuing visas and one for issuing passports;

WHEREAS the visa office is in the cellar, and the passport office is on the first floor;

WHEREAS neither of the two floors can be made accessible through the main entrance on Park Avenue;

WHEREAS accessibility to both floors can be provided by constructing an accessible lift in the existing yard at the cellar level at the rear of the building;

WHEREAS there is an entrance to the rear yard on East 69th Street;

WHEREAS the door and frame in the wall at the rear yard will be removed and replaced with a new, 36” wide door to match the original door in appearance;

WHEREAS the new door will open onto a new platform at sidewalk level;

WHEREAS a new accessible lift will be located opposite the new door to the rear yard;

WHEREAS the new lift will rise to a new platform at the first floor and/or descend to the cellar level;

WHEREAS a new stair up to the new landing at the first floor and a new stair down to the cellar level will be built either side of the new lift;

WHEREAS there are two windows on the west wall of the building that are partially visible over the wall;

WHEREAS the southern window will be replaced with a new metal and glass door with transom;

WHEREAS the transom of the new door will have a mullion in the center to match the vertically divided northern window;

WHEREAS the stone frame around the window will remain but with returns at the bottom that meet the new door frame;

WHEREAS the door at the cellar level will be under and in line with the door to the first floor;

WHEREAS the door at the cellar level will be metal and glass to match the door above;

WHEREAS the window and door on the first floor will be minimally visible from the street;

WHEREAS the new doors and frames will be painted black;

WHEREAS the razor wire on the top of the wall will be removed and replaced with steel spikes, painted black;

WHEREAS the new accessible lift will be invisible from the street;

WHEREAS the appearance of the wall will be the same except for the replacement of the razor wire with the spikes;

WHEREAS this solution for accessibility is contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Board Members in Favor: 11-0-0-0 (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpert, McClement, Parshall, Salcedo, Tamayo)

Item 4: 57 East 73rd Street (Upper East Side Historic District) – *Damiano Geraci, Architect* – A Queen Anne style building designed by John G. Prague and constructed in c. 1885-1886. Application is to expand an existing penthouse on the existing roof of the building, create an unenclosed, covered terrace above the expanded penthouse and existing roof, with an enclosed storage cabana, and use the roof of the covered terrace as an uncovered terrace above.

WHEREAS 57 East 73rd Street is a multiple dwelling formerly a single-family residence; and

WHEREAS the exterior above the first floor is substantially unchanged, the interior and rear façade bear little resemblance to the original construction; and

WHEREAS the applicant proposes no changes to the street facade; and

WHEREAS the applicant proposes to enlarge an existing rooftop extension whose roof is 13' above the main (fourth floor) roof; and

WHEREAS the applicant proposes to enclose the fourth-floor balcony and enlarge the fourth-floor apartment by 10'-0"; and

WHEREAS the applicant proposes to enlarge the penthouse by 10' across the entire width of the building and construct a series of terraces above this level; and

WHEREAS these additions will increase the overall height of the building from 69'-1" to 79'-1" with a habitable roof terrace above; and

WHEREAS the added height is created to provide a habitable space at the level of the existing elevator bulkhead; and

WHEREAS the building will be 79 feet high from the sidewalk, and only 17'-6" wide; and

WHEREAS the extensions will be partially visible from the public way, and very visible from the interior of the "doughnut"; and

WHEREAS the rooftop addition as presented is inappropriate to the existing building and its larger context; and

THEREFORE be it resolved that this application is **DISAPPROVED** as presented.

Board Members in Favor: 11-0-0-0 (Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Helpern, McClement, Parshall, Salcedo, Tamayo)

Items 5&6: Old Business/New Business

The meeting was capped off by a brief discussion of the implications of the merger between Marymount College and Northeastern University.

There being no further business the meeting was adjourned at 9:38 PM.

Anthony Cohn and David Helpern, Co-Chairs