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Chair

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The City of New York
Manhattan Community Board 8
Landmarks Committee, Monday, Monday, December 15, 2014 – 6:30PM
Marymount Manhattan College, 221 East 71st Street, Regina Peruggi Room

Present: Elizabeth Ashby, Michele Birnbaum, David Helpern, Jane Parshall, Marco Tamayo, Jim Clynes, Christina Davis, Sarah Chu, Susan Evans

Absent: (Excused) Teri Slater, David Liston

1. **132 East 73rd Street (between Lexington and Park Avenues) – Upper East Side Historic District –** *J.C. Calderon, Architect* – Neo- Grec style single family house designed by William McNamara and completed in 1879-1880. Application is for fence at front areaway, work at first floor front elevation and sidewalk snow melt system.

   WHEREAS 132 East 73rd Street is a neo-Grec style single family home designed by William McNamara and constructed in 1879-1880;
   WHEREAS the applicant's initial proposal for work at 132 East 73rd Street was approved by the Landmarks Committee of Community Board #8 in September, 2014 and subsequently by the Full Board; the applicant, however, withdrew his application at the Landmarks Preservation Commission -- thus, a Certificate of Appropriateness was never granted for the work the Board approved in September;
   WHEREAS the applicant has now submitted a new application to the LPC, including a new design for an areaway fence;
   WHEREAS the proposed new wrought iron steel picket fence will extend out 5'8" from the property line and will be 4' high with the vertical posts extending up an additional 6" and will extend across the width of the house (the lot is approx. 15' wide) and turn the corner at the west side of the property so that the fence presents as an L-shape.
   WHEREAS the design for the fence will mimic the existing middle window grille at the ground elevation and will have alternating heights for the pickets;
   WHEREAS the fence will have a horizontal channel at the top;
   WHEREAS 7 planters will be placed within the front areaway;
   WHEREAS the applicant proposes to replace the existing light fixture with a new, larger-in-scale design;
   WHEREAS the applicant proposes to replace the limestone surround of the existing front door with a new, more substantial door trim and lintel;
   WHEREAS applicant proposes to add a limestone band/lintel at the point where the first and second floors meet;
   WHEREAS the applicant proposes to install an electrical snow melt system using NYC-DOT guidelines both under the areaway and under the sidewalk in front of the house;
   WHEREAS the proposed changes to the entrance door surround, the proposed new light fixture and the proposed addition of the limestone band at the top of the ground floor add elegance and definition to the front elevation and are contextual and appropriate within the historic district;
   THEREFORE BE IT RESOLVED that of this application is approved as presented.

   VOTE: 9 in favor (Ashby, Birnbaum, Davis, Evans, Helpern, Parshall, Tamayo, Chu, Clynes)

2. **1006 Madison Avenue (between 77th and 78th Streets)-Upper East Side Historic District**-*John Field, Architect*-French Second Empire style, five story residence designed by G.E. Knowlden and completed in 1870. Application is for a storefront replacement on the first floor.

   WHEREAS no portion of the current storefront is original to the building;
   WHEREAS the street level of the storefront dates from 1927 and the upper portion of the storefront dates from around 1900;

WHEREAS the design of the street level portion of the storefront has a unique character and great charm due to the proportions, the curved glass, and the recessed doors;
WHEREAS the proposed storefront retains all elements of the upper portion of the existing storefront including the fluted spandrel but introduces a new storefront at the street level that is in line with the storefront above;
WHEREAS the new entry level portion of the storefront replicates the symmetry above with glass doors on either side of a large central window;
WHEREAS the details of the pilasters at each edge of the existing upper storefront will be replicated in the new street level storefront and the mullions will also be similar to the mullions above;
WHEREAS the existing deeply recessed door to the apartment above will be visible through the new, northerly glass door;
WHEREAS the proposed overall storefront design may be closer in appearance to the storefront that was added to the building around 1900 but takes away the distinctiveness of the current street level design dating from 1927;
THEREFORE be it resolved that this application is disapproved.

Vote: 5 in favor (Birnbaum, Clynes, Davis, Parshall, Tamayo)
3 opposed (Ashby, Evans, Helpern)
1 abstention (Chu)

3. **New Business**

4. **Old Business**

David Helpern and Jane Parshall – Co-Chairs, Landmarks Committee