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The City of New York
Manhattan Community Board 8

Landmarks Committee, January 16, 2013 – 6:30PM

Marymount Manhattan College, 221 East 71st Street, 2nd Floor, Regina Peruggi Room

Present: David Helpern, David Liston, Jane Parshall, Teri Slater, Marco Tamayo, Kenneth Austin, Elizabeth Ashby, Michelle Birnbaum

Excused Absence: Christina Davis, Susan Evans

1. **138 East 65th Street (between Lexington and Third Avenues) - Upper East Side Historic District Extension** – *Michael Muroff Architect, LLC* – A Colonial Revival style residence designed by Frederick S. Barus in 1870-71 and altered by Samuel Edson Gage in 1906. Application is to alter the rear façade.

WHEREAS the Committee wishes to consider this application in three parts: 1) The Rear Facade; 2) The Rooftop Mechanicals; and 3) The Front Facade

1) The Rear Facade.

WHEREAS with regard to the fifth floor, the applicant proposes to combine and enlarge the two existing openings, install a sliding glass door, and replace the existing railing,

WHEREAS with regard to the third floor, the applicant proposes to lower the existing window sill, replace the existing windows with glass doors, and install new decorative wrought iron Juliet balconies,

WHEREAS with regard to the second floor, the applicant proposes to enlarge the existing roundtop window openings and to replace the existing Juliet balcony with "cat and dog guard" industrial style iron railing,

WHEREAS with regard to the first floor, the applicant proposes to install a new glass door with an enlarged opening,

WHEREAS with regard to cellar level, the applicant proposes to create a new excavated 5' x 8' courtyard with stairs leading up to the ground level,

WHEREAS the proposed doors on the first, third, and fifth floors are uncharacteristic for a building of this size and inconsistent with other windows on the rear facade and include excessive glass, while the proposed mix of decorative and industrial wrought iron is also at odds with the character of the building,

THEREFORE BE IT RESOLVED THAT the proposed changes to the rear facade are disapproved.

VOTE: 7 in favor (Ashby, Birnbaum, Helpern, Liston, Parshall, Slater, Tamayo) 1 in opposition (Austin)

2) The Rooftop Mechanicals.

WHEREAS the applicant proposes to remove, replace, and consolidate the various existing rooftop

mechanicals,

WHEREAS the proposed changes to the rooftop mechanicals will mean that mechanicals once visible from the public way will no longer be visible from the public way,

THEREFORE BE IT RESOLVED THAT the proposed changes to the rooftop mechanicals are approved.

VOTE: 8 in favor (Ashby, Austin, Birnbaum, Helpern, Liston, Parshall, Slater, Tamayo)

3) The Front Facade.

WHEREAS the applicant proposes to remove an existing service entrance, which had been added to the building in the 1920s, with a new window and wrought iron grill to match the two existing windows on the bay,

WHEREAS the applicant proposes to remove two existing air condition vent grills and to fill the spaces with material matching the rest of the exterior,

WHEREAS the proposed changes to the front facade are in keeping with the design and character of the building,

THEREFORE BE IT RESOLVED THAT the proposed changes to the Front Facade are approved.

VOTE: 7 in favor (Ashby, Austin, Birnbaum, Helpern, Liston, Parshall, Tamayo) 1 abstention (Slater)

2. **1440 Lexington Avenue (between 93rd and 94th Streets) – Expanded Carnegie Hill Historic District** – *George Schwarz, Architect* – A building designed by Frederick T. Camp and built in 1882-83. Application for a horizontal rear extension of the cellar and 1st floor.

WHEREAS the extension is minimally visible,

WHEREAS the extension does not block any residential lot line windows,

THEREFORE BE IT RESOLVED THAT that the application is approved.

Yes: 8 in favor (Ashby, Austin, Birnbaum, Helpern, Liston, Parshall, Slater, Tamayo)

3. **650 Park Avenue, Apt. #21A and Penthouse “A” (@ 67th Street) - Upper East Side Historic District** - *Stephen Killcoyne, Architect* – An apartment building designed by John M. Kukkins and built in 1962-23. Application to replace and add windows and doors.

WHEREAS the applicant proposes to replace existing aluminum frame glass windows and sliding doors with new aluminum frame insulated windows, with new windows to be installed in existing or proposed masonry openings and in the same plane as existing windows,

WHEREAS the applicant proposes that any new windows or sliding doors will have a silver finish matching that of the existing frames and any new windows will match the head and sill heights of existing windows,

WHEREAS the windows that are the subject of the applicant's proposal are not visible or are minimally visible from the public way and this is not an architecturally distinguished building,

THEREFORE BE IT RESOLVED that the application is approved.

VOTE: 5 in favor (Helpern, Liston, Parshall, Slater, Tamayo) 2 in opposition (Ashby, Austin) 1 abstention (Birnbaum)

4. **740 Park Avenue, Apt. 4C (between 74th and 75th Streets) - Upper East Side Historic District** - *Timothy Haynes, RA* – A Classicizing Art Deco style apartment building designed by Rosario Candela and built in 1929-30. Application to install condensing units.

WHEREAS the proposed through-wall condensing units would require openings to be made in the façade,

WHEREAS the façade, which is made of limestone, has a cohesiveness and a distinctiveness that sets it apart from other apartment buildings,

WHEREAS half the through-wall units would interrupt a delicate banding,

WHEREAS additional through-wall units, whether in the limestone banding or in the limestone field, would detract from the architectural character of the building,

THEREFORE BE IT RESOLVED that the application is disapproved.

Yes: 8 in favor (Ashby, Austin, Birnbaum, Helpern, Liston, Parshall, Slater, Tamayo)

David Helpern and David Liston, Co-Chairs