

## RESOLUTION

**Date: March 7, 2017**

**Re: 91 Central Park West (West 69<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for the organization of some of the stained glass on the 16<sup>th</sup> floor and the 17<sup>th</sup> floor of Penthouse A.**

**Full Board Vote: 26 In Favor 12 Against 3 Abstentions 0 Present**

*Committee: 5-0-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- There are seven “special” windows and doors on the 16th floor and two “special” windows in the 17th floor tower.
- The intricate design details of these windows limit the views out. They are also single-paned glass, so are energy inefficient.
- On the sixteenth floor, the existing windows and doors contain extensive leaded glass detailing in varying patterns (diagonal grids, orthogonal grids with diamond corners), with small panes of clear or faintly colored mottled glass. A portion of these windows and doors also incorporate decorative stained glass figural medallions and square panels.
- The proposal for the 16th floor is to install new energy efficient replacement windows which generally approximate the sizes and methods of operation of the existing doors and windows, but which in most instances eliminate the leaded glass gridding to provide larger unbroken expanses of clear glass. The plan is to re-install the original stained glass medallions and panels at their original locations within these new insulated glass windows and doors, although the actual construction details had not yet been designed.
- On the seventeenth floor, in the large tower windows, the proposal is to retain the existing stained glass and leaded glass windows in the east-facing window, but to completely remove all the stained glass elements in the north-facing window, re-using them as decorative elements within the apartment interior. This north-facing window would be extended down to create a new door opening, and would incorporate the leaded gridding with clear glass throughout.
- While none of the proposed changes are visible from the public way, the Committee believes that the proposal to eliminate the gridded leaded glass component of these original “special” windows alters the relationship of the stained glass elements within the windows. The Committee also expressed concern about the lack of detail describing the actual method of reinstalling the original single pane stained glass units within the new thermally designed replacement windows.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan believes that only retaining the original stained glass elements of the “special windows”, while eliminating the original leaded glass component is inappropriate to the historic character of these special windows within the building and the Historic District.

BE IT FURTHER RESOLVED THAT Community Board 7/ Manhattan **disapproves** the elimination of the leaded glass and the reorganization of some of the stained glass in the proposed replacement windows and doors on the 16<sup>th</sup> floor and the 17<sup>th</sup> floor of Penthouse A.

## RESOLUTION

**Date: March 7, 2017**

**Re: 248 West 71<sup>st</sup> Street (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for façade restoration, window replacements, roof-top addition, and reconfiguration of the rear-yard extension.**

**Full Board Vote: 40 In Favor 2 Against 0 Abstentions 0 Present**

*Committee: 5-0-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

Front facade restoration work includes the following:

- Removal of the existing brick cladding surrounding the existing street level front door, recladding this area with new brownstone material to match existing, including adding a new decorative oval detail replicated from those at the cornice.
- Extending the decorative door framing details from the existing parlor floor opening down to the street level.
- Replacing the existing front door with a new painted paneled wood door.
- Extending the parlor floor windows down to recreate the original door opening, and addition of a new “Juliette” balcony at the parlor floor opening with new metal railing modeled on the existing decorative metal window guards.
- Replacement of existing one-over-one wood windows with new energy efficient one over one wood windows, painted dark grey or dark brown to match the new windows proposed for the new rear yard addition. At curving bay, replacement windows to be curved in plan, matching original curved windows.
- Retention of all the decorative metal window guards.

Rear yard addition work includes the following:

- Removal of the existing three story partial width addition.
- Construction of a new three-story full-width addition, extending eight feet beyond the rear façade to maintain the required 30-foot setback.
- Rear facade to be almost entirely glazed, set within narrow 12” wide masonry wing walls at the outer edges of the addition. Wing walls to extend 2-10” beyond plane of the rear addition. Masonry to be ochre brown or tan Roman brick. Addition side walls to be clad in same ochre brown or tan Roman brick.
- Fenestration to be tall glazed doors with shallow Juliet balconies at the center, flanked by large uninterrupted glass panels, all set within dark gray or dark brown metal framing. Horizontal metal C-channels horizontally articulate the three separate floor levels within.

- Existing rear façade at top floor to remain. Openings to be relocated to create even spacing between the two side windows and new terrace door.

Rooftop addition work includes the following:

- New rooftop addition to be located approx. 9 feet back from the front façade, approx. 10 feet back from the rear façade. It will not be visible from the public way.
- Addition to have glass and steel end facades, similar to the design of the rear yard addition, with similar Roman brick cladding at the east and west side walls.

With respect to the design of the rear yard addition, the Committee expressed concern that the two masonry wing walls appeared to be too narrow. The applicant agreed to widen the masonry wing walls at the sides of the proposed rear yard addition to be 14" wide.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed front façade restoration work, including window replacement, the design of the rear yard addition as modified to have 14" wide wing walls, and the rooftop addition, in not being visible from the public way are all reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the façade restoration work, window replacements, roof-top addition, and reconfiguration of the rear-yard extension.

With respect to the proposed double-hung windows at the front façade, the Committee strongly urges the applicant to further investigate the configuration of the original double-hung windows, since several other rowhouses in this original ten-unit grouping contained multi-paned upper sashes above a single-pane lower sash. The Committee also recommends the applicant paint the new windows the original paint color.

With respect to the design of the fenestration of the rear yard addition, the Committee strongly urges the applicant to consider adding an additional set of horizontal lines at the top of each of the three floors' floor-to-ceiling glazing in a "transom" position, adding a layer of detail to help modulate the large, mostly unbroken glazing panels.

**RESOLUTION**

**Date: March 7, 2017**

**Re: 151 Central Park West, #1W (West 75<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for window replacement.**

**Full Board Vote: 41 In Favor 0 Against 1 Abstentions 0 Present**

*Committee: 4-0-1-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- The existing courtyard-facing windows within the first floor apartment will all be replaced by new tilt and turn windows, black finish.
- Proposal is to replace the single “special” leaded glass window with similar black tilt and turn unit.
- Existing leaded glass window is set deep within the building’s courtyard, not visible from the public way. It is in poor condition.
- While originally, this leaded glass window was part of a vertical column of similar windows, most in the line have been replaced over the years.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the proposed replacement window, in not being visible from the public way, is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the replacement window.

**RESOLUTION**

**Date: March 7, 2017**

**Re: 235 West 75th Street (Broadway-West End Avenue.) Application to the Landmarks Preservation Commission for installation of a wheelchair ramp.**

**Full Board Vote: 38 In Favor 1 Against 1 Abstentions 0 Present**

*Committee: 4-1-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- An ADA accessible ramp is proposed to access the westernmost commercial unit on 75th Street, which is located three steps up from the street.
- Proposal is to remove the curved section of the existing stone curb wall surrounding the existing metal-grated areaway, as well as the stub wall and decorative metal railing at the western side of the entrance landing in order to install a sloping ramp within the existing areaway. The decorative metal newel post at street edge of stub wall will remain.
- New simple black metal railing to be installed on top of existing stone curb, with sloping metal handrails. The design of the metal enclosure railing will be modelled on the metal grid pattern at entry doors.
- Ramp and landing to be paved in bluestone.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the wheelchair ramp is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design of the wheelchair ramp.

## RESOLUTION

**Date: March 7, 2017**

**Re: 80 Riverside Drive (West 80th-81st Streets.) Application to the Landmarks Preservation Commission for installation of a new energy efficient environmental compliant ductless heat pump system, new front doors, and reinstallation of recreated decorative urns at the building's cornice.**

**Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 5-0-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

Mechanical rooftop work includes:

- In lieu of numerous existing, seasonally-installed window air conditioners, a new energy efficient environmentally compliant ductless heat pump will be installed throughout the building.
- As part of the heat pump system, six condensers will be installed on top of the existing bulkhead above the 18th floor penthouse. The penthouse is set back from the main brick facades of the building, and the bulkhead is located at the northeast corner of the penthouse roof.
- The new condensers will be fully concealed behind a 7 foot high, sound-attenuating screen of black horizontal louvers, blending in with the black paint finish of the 18th floor penthouse cladding.
- As a vertical extension of the existing penthouse bulkhead, the screen enclosure will be partially visible from the public way.

Other proposed work includes:

- New decorative urns, based on the design of an original architectural element will be replicated in fiberglass and installed at the top of the existing 17th floor penthouse parapet at the building perimeter.
- The building's existing front doors will be replaced with new glass doors with decorative metal grilles, based on the original door design.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop condenser enclosure, although partially visible from areas of the public way, will blend in with the 18th floor penthouse enclosure, and be seen within the context of taller existing rooftop elements, including the building's adjacent, taller water tower. Therefore, the Committee believes that the proposed rooftop condenser enclosure, as well as the new front doors, and the recreated decorative urns reinstalled at the building's cornice are all reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the rooftop condenser enclosure, new front doors and recreated urns.

**RESOLUTION**

**Date: March 7, 2017**

**Re: 137 Riverside Drive (West 85<sup>th</sup>-86<sup>th</sup> Streets.) Application to the Landmarks Preservation Commission for a wheelchair stair lift in the moat along West 86th Street.**

**Full Board Vote: 40 In Favor 0 Against 0 Abstentions 0 Present**

*Committee: 5-0-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- In order to provide ADA access to the building, the existing metal staircase located in the areaway to the east of the front doors on 86th Street will be replaced with a new code-compliant, metal staircase, designed to support a battery operated platform lift.
- When not in use, the new lift will store at the bottom of the areaway.
- The new railing will be simple in design. It will be visible from the street, consistent with the existing areaway metal enclosure.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the wheelchair stair lift is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the wheelchair stair lift.



## RESOLUTION

**Date: March 7, 2017**

**Re: 150 Riverside Drive (West 87<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for an entrance canopy; two signage panels at the 87<sup>th</sup> Street corner, and replacement of wall sconces at the entrance.**

**Full Board Vote: In Favor Against Abstentions Present**

*Committee: 5-0-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- A new metal and glass entrance marquee is proposed over the entry doors, the center of three arched openings.
- The new marquee will be 14 feet wide x 13 feet deep, ending short of the sidewalk street curb. It will be supported by two metal tension rods, anchored to the building's steel frame through the center of the two existing diamond-shaped panels at the center of two existing blind windows at the second floor.
- The marquee to be white glass and dark bronze finish metal framework and lettering.
- Recessed LED lights will be incorporated into the canopy at its perimeter.
- Two existing lighting fixtures flanking the front door to be refinished to match the dark bronze of marquee.
- To increase visibility of the building from Riverside Drive, two LED-backlit signage panels are proposed at the corner of 87th Street and Riverside Drive. Signs to be 7'-0" high x 2'-2" wide, projecting 4-1/2" off the building's limestone-clad street level facades.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the entrance marquee, and the repainting of the existing lighting sconces are reasonably appropriate to the historic character of the building and of the Historic District. However, although the Committee believes that some smaller scale, unilluminated signage might be appropriate at the building corner, they find that two aspects of the proposed design - its large size and its being illuminated - are inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT the Preservation Committee of Community Board 7/ Manhattan **approves** the marquee and the lighting sconces, but **disapproves** the proposed design of the corner signage.

**RESOLUTION**

**Date: March 7, 2017**

**Re: 275 Central Park West (West 87<sup>th</sup>-88<sup>th</sup> Streets.) Application to the Landmarks Preservation Commission to raise a portion of an existing elevator bulkhead on the roof, install a new copper-clad elevator vestibule, and the addition of metal railings on top of the building parapet.**

**Full Board Vote: 39 In Favor 1 Against 0 Abstentions 0 Present**

*Committee: 4-0-1-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- In order to extend the existing elevator up one story to provide roof access, the elevator bulkhead needs to be extended 10'-10" up. In addition, a new elevator vestibule will be required.
- The elevator bulkhead extension will be clad in the same buff brick as the bulkhead below.
- The new elevator vestibule will be a horizontal rooftop addition to the existing stair bulkhead, approx. 11 feet tall (shorter than the stair bulkhead.)
- The elevator lobby will be clad in natural (unpatinated) copper, with fixed glazing at one end and metal and glass doors on the side, green color to match the copper.
- The bulkhead extension will be partially visible from the public way.
- At the building perimeter, new metal railing will be installed above the top of the existing masonry parapet wall to bring railing height up to code.
- The new railing will be attached to the inside face of the brick parapet.
- The horizontal bar railing design and black color are modeled on existing railings at lower building terraces.

The Preservation Committee of Community Board 7/ Manhattan believes that the while the proposed bulkhead extension will be partially visible from the public way, since it will be seen against the larger mass of a similarly buff-brick clad double elevator bulkhead and the taller mas of the buff-brick clad water tower, the new bulkhead will blend in with the context of the other rooftop projections. Therefore, the Committee believes that the design of the elevator bulkhead extension, the new copper-clad elevator vestibule, and the new metal railings installed on top of the existing building parapet are all reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the elevator bulkhead extension, new elevator vestibule and new metal railings.

**RESOLUTION**

**Date: March 7, 2017**

**Re: 36 West 94<sup>th</sup> Street (Central Park West-Columbus Avenue.) Application to the Landmarks Preservation Commission for a glass canopy over an entrance door.**

**Full Board Vote: 38 In Favor 1 Against 0 Abstentions 1 Present**

*Committee: 4-1-0-0.*

The following facts and concerns were taken into account in arriving at our conclusion:

- Several years ago, a semicircular metal and glass canopy with radiating ribs was installed at the building's main entrance at 26 West 94th Street.
- A new metal and tinted glass awning is proposed for this secondary administrative entrance.
- New canopy design to be a scaled-down version of the semi-circular metal and glass canopy at the main entrance, with similar radiating ribs. The new canopy will be black to match adjacent black grillework. Glass in the canopy will be translucent rather than tinted.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new glass and metal canopy is reasonably appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design of the new canopy.