

RESOLUTION

Date: September 3, 2019

Committees of Origin: Transportation

Re: Request to Improve Safety at Riverside Drive and 79th Street and the surrounding area.

Full Board Vote: 42 In Favor 0 Against 1 Abstention 0 Present

Committee: 8-0-0-0. Non-committee Board Members: 3-0-0-0.

The following facts were taken into consideration:

- The Riverside Drive and West 79th Street intersection is one of the most dangerous on the Upper West Side. It is the exit and entrance onto the Westside Highway and entrance into Riverside Park. Cars are often backed up exiting the highway and speeding to get through the intersections at Riverside Drive, West End Avenue and Broadway. Other cars make illegal u-turns on Riverside Drive. There is extensive gridlock throughout the day on the traffic circle, Riverside Drive, West 79th Street.
- Honking horns are a constant problem, especially at rush hour.
- Cars approaching the Westside Highway from 79th Street speed to get through the intersections of Broadway, West End Avenue and Riverside Drive.
- The entrance into Riverside Park at 79th Street has a large volume of pedestrians, both tourists and local residents including children, people with disabilities and seniors. It is very difficult for pedestrians to safely cross Riverside Drive and 79th Street. There is also a large volume of bicyclists.
- Upcoming work on the Rotunda will exacerbate problems.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan urgently requests that DoT look at West 79th Street and Riverside Drive and adjacent intersections (78th & 80th at Riverside Drive, 79th at West End Avenue and Broadway) to make changes which will reduce speeding and other illegal activity with a focus on leading LPIs, School Crossings Signs, rumble strips, no left turns and other traffic calming measures.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Transportation

Re: West 61st Street (Broadway-Columbus Avenue.) Request for Loading Zone on West 61st Street.

Full Board Vote: 32 In Favor 9 Against 1 Abstention 1 Present

Committee: 5-1-0-1. Non-Committee Board Members: 4-0-0-0.

The following facts were taken into consideration:

- Avalon Bay has rented retail space to Target and requests a loading zone on the north side of 61st Street behind a taxi stand near the Broadway corner.
- The loading docks in the Avalon Bay building will not be sufficient for deliveries to the store.
- The Loading Zone will help avoid double parking by large trucks and improve traffic flow.
- West 61st Street is primarily a residential street.
- There is presently traffic congestion on this block and there are concerns that there may be more traffic when congestion pricing goes into effect.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan approves the location for the loading zone on the north side of 61st Street from 6:00am – 8:00pm and a No Standing Zone from 8:00pm – 6:00am; and No Standing (parking) on the north side of 61st Street between Columbus Avenue and the loading zone.

The Board requests that the Department of Transportation work with the Parks Department to find alternative parking for the Parks Department vehicles. Additionally the Board requests that DoT look at the surrounding area to find improvements to traffic flow without sacrificing safety.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Business & Consumer Issues

Re: 2012-2014 Broadway (West 69th Street.)

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

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the SLA for a two-year liquor license by SDS Dining Corp.,d/b/a To be Determined.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Business & Consumer Issues

Re: 425 Amsterdam Avenue (West 80th Street.)

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

Committee: 7-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** Frank Mac's Place LLC, d/b/a Frank Mac's. Method of Operation Change to Existing License to add Live Music, Acoustic Music – Guitar Etc.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Business & Consumer Issues

Re: 377 Amsterdam Avenue (West 78th Street.)

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

The committee will present the resolution.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application #6720-2019-ASWC to the Department of Consumer Affairs by Tacos “Los Vaqueros”, LLC, d/b/a Tacombi, for a four-year consent to operate an unenclosed sidewalk café with 14 tables and 32 seats.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 135 Central Park West (West 73rd -74th Streets) “The Langham.” Application to the Landmarks Preservation Commission for window replacements and new window openings on the south half of the mansard roof.

Full Board Vote: 37 In Favor 2 Against 0 Abstentions 0 Present

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The subject building was constructed ca. 1904-07 by architects Clinton & Russell.
- The building is in the Upper West Side/Central Park West Historic District.
- The subject building is a 12-story apartment building constructed of brick, limestone, cast iron and terra cotta, with elements of the Beaux-Arts and Renaissance Revival styles.
- The building includes a mansard roof that wraps around the West 73rd, Central Park West, and West 74th Street facades.
- The mansard roof rises above and slightly behind a cornice consisting of decorative stone elements that include a running balustrade. At the center of the CPW façade,
- There are tall pyramid-shaped turrets at the corners of the façade.
- On each of the north and south ends of the CPW façade, the mansard is punctuated by tall highly decorated stone dormers with a triangular pediment above, and an oculus window above the pediment. The stone dormers each include a 2:2 window, except the dormer in the center of the façade has a pair of such windows.
- There are 5 dormers on each of the north and south sides of the CPW façade, with the larger dormer in the center.
- On the north side of the CPW façade, new square window openings were inserted into the mansard roof between the oculus windows ca. 1915.
- Only three such windows were inserted into the south side of the CPW façade between the oculus windows.
- The application seeks to add 4 new window openings, and modify the sizes of 2 other existing openings, in the mansard so that they create a symmetrical band on either side of the CPW façade.
- The windows to be inserted in the new openings would be bronze anodized tilt-and-turn windows to match the others in the symmetrical series.
- Other window replacements, including the oculus windows and existing rectangular windows, are the subject of LPC Staff-level approvals.
- The mansard roof and proposed new windows will be only minimally visible from Central Park West, given the elevation of the mansard and the extreme angle of inclination from the street. The proposed windows would be more visible only from an extreme distance within Central Park.

The proposed windows are reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to create new window openings in the mansard roof as the appearance of the windows, including the resulting symmetry between the north and south portions of the mansard roof that will be created by the proposed new windows, is appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 21 West 75th Street Apt #3 (Central Park West – Columbus Avenue.) Application to the Landmarks Preservation Commission for replacement of four windows at the front of the building.

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

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The subject building was one of a group of six individual townhouses built ca. 1983 by architect George M. Walgrove.
- The second and third floors of the front façade are characterized by a three-flat-sided bay window with a fourth window to the west.
- The four windows on the second floor are 1:1 double-hung windows that are glazed with leaded glass. Each panel of the windows include some 48 leaded glass rectangles. Each panel includes a small stained glass medallion approximately in the center of the panel.
- While it is unlikely in the extreme that the leaded glass was original to the building, research has uncovered no precise record of the installation of the leaded glass.
- None of the other existing buildings in the grouping have leaded glass on their front facades.
- The application is to replace the leaded and stained glass with a 1:1 wood window manufactured by Marvin Windows for historic townhouses, with the installation including new brick molds to match the original configuration.
- The resulting replacement windows will match the existing condition on the other townhouses in this grouping and another unrelated grouping of townhouses on the block.

Considering that the leaded glass windows appear to be an anomaly, and are not part of the original fabric of this building or any of the others in the group, the replacement of these windows with wood 1:1 double-hung windows installed with replicated original brick molds is appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to install 1:1 Marvin wood double-hung windows with replicated-original brick molds as appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 44 West 77th Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for replacement of one window in the courtyard.

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

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The building was constructed ca. 1909 by architects Herbert S. Harde and R. Thomas Short.
- The building is in the Upper West Side/Central Park West Historic District.
- The subject premises is a 16-story apartment building built of brick with neo-Gothic terra cotta details. The façade was dramatically altered ca. 1944 due to the instability of the terra cotta decoration.
- The application is to remove a single window unit facing an interior (east) side court on the 14th floor of the building.
- The subject window unit consists of a pair of 2:2 double-hung windows whose glazing includes leaded glass in a 3:3 tall rectangular pattern within each panel of the 2:2 frame, and with small, thin rectangles of leaded glass surrounding the 3:3 pattern.
- The special window is not visible from any public way, and can only be seen within the courtyard by neighboring apartments and windows on the building next door.
- At least 14 other windows in the same courtyard, all below the applicant's window, have been modified or are otherwise non-historic.
- The proposed replacement window would be a single-panel tilt-and-turn window to match other such windows approved for installation in this apartment at LPC Staff level.

The replacement of this non-visible window with a window type that matches other replacement windows approved by the LPC Staff for other openings in this interior courtyard is minimally appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to remove the non-visible, leaded glass window in the interior side courtyard and replace it with a window to match other replacement windows already approved for this apartment as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 241 Central Park West (West 84th Street.) Application to the Landmarks Preservation Commission for entry on the 84th Street side, providing “at grade” accessibility to the lobby level.

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

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The subject building was constructed ca. 1930-31 by architects Schwartz & Gross.
- The building is in the Upper West Side/Central Park West Historic District.
- The building is a 19-story brick and cast stone apartment building with a tower roof built in the Art Deco style.
- The ground floor of the building on the three primary facades is composed of cast stone with a curved, fluted vertical decoration, with metal casement windows along the side street façade.
- The windows along the side street consist of pairs of larger and smaller casements, each with divided light, with divided light panels above and below the operable portion of the casement windows.
- The application is to convert a single pair of ground floor divided light casement windows (one large and one small) into a single alternate entrance to the main lobby.
- The pair of windows is the second set in from the Central Park West façade.
- The project would require extending the larger casement window opening to the ground level, removing portions of the curved, fluted cast stone. That cast stone would be used to infill the smaller paired casement window to the east of the new doorway.
- The self-activation switch will be located on the recessed surface of the door jamb.
- The door in the new opening would be aluminum painted to match the existing windows on the façade. The doorway would include a transom with divided light to match the casement windows on the façade.
- The door and transom would have exterior-mounted faux divided light.
- The door will match the replacement windows in configuration, color and materials. The replacement windows have been installed in over 90% of the openings on the main façade.
- The elegant main entrance on Central Park West will remain the primary entrance for the building.

The appearance of the ADA-compliant alternative entrance on West 84th Street is reasonably appropriate in materials, configuration, and appearance, and in preserving and re-using historic fabric on the main façade.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to convert an existing pair of windows into an ADA-compliant entrance, including re-using a portion of the historic fabric displaced by the enlargement of one of the windows to infill a portion of an existing window, as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 141 West 85th Street (Amsterdam – Columbus Avenues.) Application to the Landmarks Preservation Commission to replace an existing staircase.

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

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The subject building was constructed ca. 1890-91 by architect John G. Prague.
- The building is in the Upper West Side/Central Park West Historic District.
- The subject building is a 3-story (plus basement) brick, brownstone and ironwork townhouse in the Queen Anne style with Romanesque elements.
- Prior to 1940, the stoop to the parlor floor entrance had been removed.
- Sometime prior to 1980 (pre-designation), a metal stairway to the parlor floor had been installed. The stairway is straight to the entrance – i.e. perpendicular to the façade of the building.
- The existing stairway includes a metal bannister and stiles with alternating floral decorations.
- The building immediately to the west has a similar metal stairway with metal handrails supported by thin metal stiles, but without the floral decoration.
- The main entrances to the pair of buildings with metal stairways have wrought-iron decoration on a metal door with a large glass panel behind.
- No other townhouse on the block has a metal stairway.
- Of the townhouses on the block, 17 have their original stone stoops; 11 have modified garden level entry-ways, and 3 have modified street-level entrances.
- The neighboring building replaced its metal railing recently.
- The application is to replace the metal stairway, bannister and stiles in kind, and to perform related installation work on the sidewalk to anchor the new stairway.

The replacement in kind of the existing non-original metal railing is reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to replace in kind the existing metal railing on the steps to the parlor floor as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 123 and 125 West 87th Street (Amsterdam – Columbus Avenues.) Application #LPC-19-26378 to the Landmarks Preservation Commission to install stoop balustrades and newel posts, and replace doors.

Full Board Vote: 36 In Favor 4 Against 0 Abstentions 0 Present

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The buildings were constructed ca. 1883-84 by architect Increase M. Grenell.
- The buildings are in the Upper West Side/Central Park West Historic District.
- The subject buildings are a pair of 3-story (plus basement) smooth brownstone townhouses, each with a metal 3-sided bay window unit with pilaster details and a sloped roof at the story above the parlor floor.
- Each building has a masonry staircase leading to the parlor floor entrance.
- The masonry side rails of the stairway have been removed and replaced with metal handrails sitting atop thin metal stiles. The original masonry side rails were removed sometime prior to the 1940s.
- The townhouse to the east has a similar stone stair and metal handrail arrangement.
- The next townhouse to the east, at 119 West 87th Street, has a stone stairway with a handrail and balusters cast stone, leading to a pair of newel posts with modest to complete decoration in a floral pattern.
- The application is to install new cast concrete side rails on the stone stairways to match the balusters and newel posts of 119 West 87th Street.
- The use of the new cast concrete side rails in lieu of the existing metal is susceptible of an LPC Staff-level approval with the exception that the application is to raise the height of the new rail and balusters by 4" above that used on the steps to 119 West 87th Street, so that the handrail will be at an appropriate level.
- The application also seeks to install new parlor floor doors on each building. The proposed new doors would be in pairs, would be constructed of wood with four square-ish panels on each paired door, with the second panel from the top being infilled with glass.
- The doors would be similar in style and arrangement to the current wood doors on 123 West 87th Street, but for the glass panels. The proposal would remove the existing doors on 125 West 87th Street, which consists of a pair of tall, thin wood frames and a large glass fixed panel in each.
- The change in doors is sought for security reasons, as the original glass panel outer doors on 125 West 87th Street no longer have a corresponding pair of inner security doors, and the application seeks to unify the appearance of related townhouses.

The use of replacement cast concrete side rails to match the existing model on the same block, designed and arranged to match the appearance of the original condition on the block, and installed at a height of 4" above the corresponding model for safety reasons so that the proportions of the new side rails are consistent with the model on the block, is appropriate to the character of the Historic District.

The installation of replacement doors similar in style and arrangement to other existing doors on main facades on the same block, including examples in the same grouping of buildings, is reasonably appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application (a) to use replacement cast concrete sides rails to match an existing model on the block and replicate the original appearance of the newel posts on the block, installed at a height of 4" above that of the model, as appropriate to the character of the Historic District; and (b) to replace the doors with wood doors similar in style and arrangement to other existing doors on the block for security reasons as reasonably appropriate to the character of the Historic District.

RESOLUTION

Date: September 3, 2019

Committees of Origin: Preservation

Re: 570 Columbus Avenue (West 87th – 88th Streets.) Application to the Landmarks Preservation Commission for an ADA Accessible Ramp.

Full Board Vote: 37 In Favor 0 Against 1 Abstention 1 Present

Committee: 7-0-0-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration:

- The building was constructed ca. 1893-94 by architect Jacob H. Valentine.
- The building is in the Upper West Side/Central Park West Historic District.
- The building is a 5-story brick and stone apartment/flats building in the Renaissance Revival style.
- The storefront infill is not original, and was the subject of post-designation approvals by CB7 and the LPC.
- The subject storefront consists of a pair of large fixed glass panels with metal plinths below flanking a main entrance that is recessed from the plane of the main façade.
- There is a 4" step up into the store from the street level.
- Lowering the floor of the store within is not feasible as it would interfere with the store's operations.
- The proposal is to add a ramp consisting of a platform at the level of the main entrance that descends and curves 90 degrees to meet the sidewalk. There is insufficient space to build an ADA-compliant ramp across the small storefront.
- The portion of the ramp curving to perpendicular to the façade would meet the sidewalk at approximately the same distance from the façade as the unenclosed sidewalk café operated by the restaurant in the storefront immediately to the north of the applicant's premises.
- The ramp would be composed of concrete with open metal railings painted black.

The creation of an ADA-compliant ramp that occupies the entirety of the area immediately in front of the storefront, and projects into the portion of a narrow sidewalk needed for pedestrians, is not appropriate to the character of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application to install an ADA-compliant ramp that occupies the entirety of the space in front of the storefront, and projects perpendicularly into the pedestrian travel portion of the sidewalk, as not appropriate to the character of the Historic District.