

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Transportation

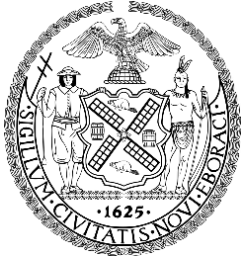
Re: 2642 Broadway 3rd Floor (West 100th – 101st Streets.) Renewal application #B01743 to NYC Taxi and Limousine Commission by Two-Way Black Cars & Radio Group Transportation, Inc. for a renewal of their For Hire Base Station License.

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

Committee: 10-0-0-0. Non-Committee Board Member: 6-0-0-0.

WHEREAS, Two-Way Black Cars & Radio Group Transportation, Inc. seeking a renewal for their company has had no violations, judgments, or complaints against them, and that there have been no material changes in the way that they operate.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan **approves** this application for a renewal license.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Transportation

Re: DOT to develop street safety for current outdoor dining.

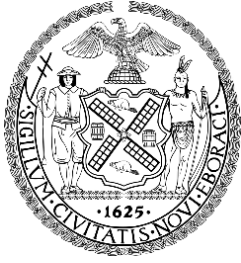
Full Board Vote: 30 In Favor 4 Against 1 Abstention 0 Present

Committee: 7-0-2-0. Non-committee Board Members: 4-0-0-0.

The following facts and concerns were taken into consideration:

There is a potential dangerous conflict between bikes in bike lanes and outdoor restaurant seating on the street side of the bike lane. this is an urgent safety concern, because outdoor dining on roadways requires restaurant patrons and staff to walk directly in the path of bike lanes. We are concerned that it is just a matter of time until there are fatalities.

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan calls on DOT to develop solutions to address the issue.



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Transportation

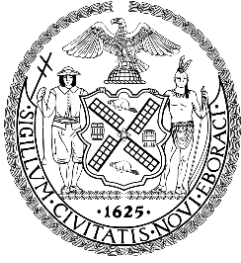
Re: Feasibility of restaurant street seating on the West Side of Columbus Avenue.

Full Board Vote: 32 In Favor 3 Against 2 Abstentions 0 Present

Committee: 7-0-2-0. Non-committee Board Member: 3-0-0-0.

WHEREAS, Restaurants in our District have received violations from the Department of Transportation arising from the creation of in-street outdoor dining structures on portions of Columbus and Amsterdam Avenues subject to rush-hour regulations, which is unfair to those just trying to do the same business as the other side of the Avenues,

THEREFORE, BE IT RESOLVED that Community Board 7/Manhattan calls on DOT and all enforcement agencies to suspend the rush hour regulations that would interfere with the use of in-street or curbside dining structures during the period in which such structures are permitted under the current temporary outdoor dining regulations.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Housing

Re: Resolution in Support of the Mitchell-Lama Omnibus Bill (A.7272/S.6412) enacted by the New York State Assembly and the New York State Senate.

Full Board Vote: 30 In Favor 0 Against 6 Abstentions 1 Present

Committee: 7-0-0-0; Non-committee Board Members: 2-0-0-0

The following facts and concerns were taken into consideration: A7272/S6412 includes the following provisions:

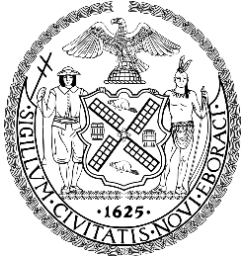
- Reforms voting procedures – ends proxy voting. Introduces secret in-person ballots, as well as absentee ballots
- Requires at least 6 open meetings per year, no minimum currently
- Increases threshold for dissolution from 66.6% to 80%
- No operating funds may be allocated for research or other documents that promote privatization
- Prevents a new dissolution vote for 5 years after a failed dissolution vote.

Mitchell-Lama co-ops are an essential part of affordable housing on the Upper West Side and throughout the City of New York.

Dissolution of Mitchell-Lama programs through shareholder voting has been plagued by practices that compromise the ability of shareholders to be heard, and amount to bullying and coercion of shareholders into approving dissolution.

Assembly bill A-7272 and Senate bill S-6412 provide meaningful redress to the anti-democratic and intimidating practices that imperil the rights of shareholders and the availability of Mitchell-Lama co-ops as truly affordable housing.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan congratulates Assembly Member Linda B. Rosenthal and State Senator Brian Kavanagh on the passage of A-7272 / S-6412, and respectfully urges the Governor to sign the bill into law.



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

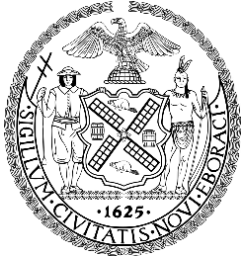
Committees of Origin: Business & Consumer Issues

Re: 2701 Broadway (West 103rd Street.)

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

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

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new applications to the SLA for two-year liquor licenses by Shree Sethiya, Inc. d/b/a Aangan Restaurant.



THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

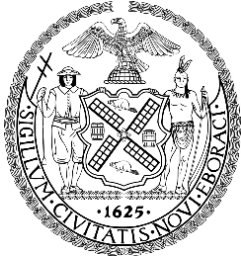
Committees of Origin: Business & Consumer Issues

Re: 300 Amsterdam Avenue (West 74th – 75th Streets.)

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

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

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** new applications to the SLA for two-year liquor licenses by HBM UWS, LLC d/b/a Miriam.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

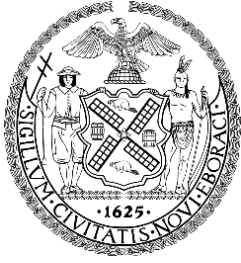
Re: 143 West 72nd Street (Amsterdam-Columbus Avenues). Application #LPC-20-00052 to the Landmarks Preservation Commission for a full-width rear yard addition on the third and fourth floors with the addition of a Juliette balcony on the new proposed rear facade, new fenestration, and the removal of common brick and recladding the rear facade in stucco; and the addition of a fifth floor with rooftop stair and elevator bulkheads.

Full Board Vote: 32 In Favor 0 Against 2 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board members: 1-0-0-0.

This resolution was based on the following facts:

- The subject building is a five-story commercial building with retail infill on the ground floor. The original structure was a brick townhouse by Thom and Wilson ca. 1883, which was drastically modified and expanded ca. 1922 by architect Samuel Hertz and was modified again in the 1940s and 1960s and again ca. 2006. It is included in the Upper West Side/Central Park West Historic District.
- The existing front façade is in a muted Art Deco style, with tall metal casement windows with a gently curved to lintel set in a limestone frame with a center medallion and etched lines accenting the upper floors. A fourth floor added ca. 1940s after the first conversion and set back approximately 6'9" from the plane of the front façade, presents a blank limestone wall above the decorated elevation.
- The application concerns renovations and modifications performed pursuant to a ca. 2006 permit based on a Certificate of Appropriateness from the LPC.
- The plans for the 2006 renovations and modifications included the addition of a fifth floor, the infill of setbacks on the rear façade at the third and fourth floors to create a full-width 4-story rear addition that extends to approximately 5'1" from the rear lot line, and certain other changes.
- For reasons not currently known, the permit granted ca. 2006 by the LPC did not include the fifth floor and rear addition infill, and the applicant now seeks approval for those changes.
- Prior to the 2006 modifications, the rear façade included a full-width extension on the first and second floors that extends to within 5'1" of the rear lot line. The rear façade then set back approximately 11'0" at the third floor, and another 6'9" at the fourth floor, with the setbacks creating terraces. The previous rear façade was clad in common red brick.
- The prior rear façade included casement windows and doors at the ground/first floor, no fenestration at the rear of the second floor, and casement windows and doors leading to the setback terraces at the third and fourth floors.



THE CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 7

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 143 West 72nd Street

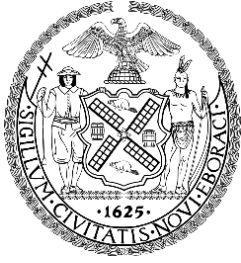
Page 2 of 2

Steven Brown, Board Chair

Michelle P. Booker, District Manager

- The applicant seeks retroactive approval for the construction of the fifth floor that aligns in the front with the fourth floor (i.e., set back from the decorated front façade by 6'9") and which extends 61'5", or approximately 29' from the modified fourth floor rear facade.
- The applicant also seeks retroactive approval for extending the prior rear facades at the third and fourth floors to align with the full-width extension at the first and second floors (i.e., 5'1" from the rear lot line), erasing the rear façade setbacks. The fenestration at the modified third and fourth floor façade consists of casement windows surrounded by masonry, as well as floor-to-ceiling casement windows and doors at the rear of the proposed fifth floor. No fenestration is planned for the existing second floor rear façade. There are fire escape landings at the third and fourth floor levels for fire egress.
- The modified rear extension is entirely clad in stucco in a neutral color.
- The work proposed to be done currently includes removing the fire ladder from the front façade, adding a green roof above the fifth floor, and removing certain wires currently dangling in front of the upper front façade. Current proposed new work also includes removing an existing front flagpole, adding a new rear ladder to the fire escape landings, and adding railings that will not be visible to the front and rear roof. Applicant also seeks to add new elevator and stair bulkheads to the roof of the modified fifth floor. The bulkheads will not be visible from the public way.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves** the application as inappropriate to the character of the Historic District based on the absence of fenestration on the front façade at the fourth and fifth floors and the rear façade at the second floor; the addition of massing and bulk through the addition of the fifth floor; the extension of the rear façade to within 5' of the rear lot line, and the cladding of the entire rear façade in stucco.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

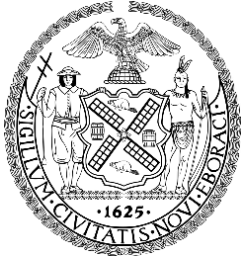
6-16 West 77th Street (Central Park West - Columbus Avenues). Application to the Landmarks Preservation Commission to enlarge and alter an existing penthouse on the eastern portion of the roof.

Full Board Vote: 25 In Favor 7 Against 2 Abstentions 0 Present

Committee: 5-0-3-0. Non-Committee Board Members: 1-0-0-0.

This resolution is based on the following facts:

- The subject building is a 15-story apartment building in the Neo-Renaissance style and is constructed out of brick with limestone and terra cotta trim. It was constructed in 1927-29 by architect Nathan Korn. It is included in and a contributing structure to the Upper West Side / Central Park West Historic District.
- The application concerns demolition and replacement of an existing penthouse structure on the eastern portion of the roof.
- The existing penthouse structure is set back 12' from the primary façade fronting West 77th Street, 24' from the secondary façade and airway facing east toward the New-York Historical Society buildings, and 12' from a secondary façade facing south.
- The existing structure is a one-story brick structure that has been subsequently covered in stucco. The original window groupings have been expanded and reconfigured over time, in each iteration separated by masonry surrounds in various tall thin groupings.
- The roof above the existing penthouse includes a pair of elevator bulkheads and assorted mechanical equipment.
- The existing penthouse structure is minimally / partially visible only over/ above secondary facades.
- The proposal is to replace the existing structure with a new two-level penthouse. The lower level of the new penthouse would have a smaller footprint than the existing one and would wrap around the existing elevator bulkheads. The proposed upper level of the new penthouse would occupy a small portion of the roof of the lower level, with its mass shifted to the west side of the structure.
- The height of the first level of the proposed penthouse would be approximately 15' from the roof, which is roughly equivalent with the separate and remaining original penthouse to the west. The proposed upper level would rise approximately an additional 12' above the lower level. Interior ceiling heights for both levels would be approximately 10'.



THE CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 7

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 6-16 West 77th Street

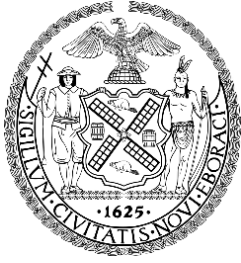
Page 2 of 2

Steven Brown, Board Chair

Michelle P. Booker, District Manager

- The proposed new penthouse would replace the stucco clad brick and window and door units with floor-to-ceiling windows on all sides, with thin metal poles framing the glass at wide intervals, and a plain metal band defining the roof line at each level. The metal would be black stainless steel. The north elevation of the proposed penthouse is set back 3' from the original, and the roof overhangs that dimension.
- The proposed structure would sit atop a platform to further delineate and separate the new from the old.
- The proposed structure would be composed of black stainless steel thin supports with a matte finish, and floor-to-ceiling glass. Interior materials would include travertine marble flooring.
- The new structure would be surrounded by rooftop gardens featuring native grasses and plants.
- The fenestration and framing of the proposed new penthouse are intended to call to mind the pavilion architecture found in the Glass House in New Canaan, Connecticut by noted architect Philip Johnson.
- Visibility: The existing and proposed structures are visible from within Central Park and from a distance away from the building on West 77th Street and at locations along Central Park West as well as through a vacant lot on West 76th Street. Most visibility is over secondary facades.
- Precedents include the Rose Center/Hayden Planetarium, which contrasts an all-glass cube with the historic stone fabric of the American Museum of Natural History.
- Foster & Partners has combined modern, large glass additions to traditional structures, including at the Sackler Galleries as well as the glass tower build within the Hearst building on Eighth Avenue at West 57th Street.
- The design will include modest pinpoint lights and internal blinds to reduce having the structure appear at night as an illuminated box.

NOW, THEREFORE, Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 500 West End Avenue (West 84-85th Street.) Application to the Landmarks Preservation Commission for a window master plan.

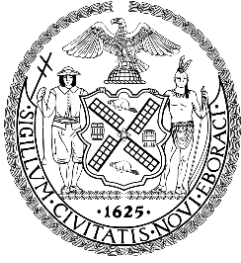
Full Board Vote: 23 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Members: 1-0-0-0.

This resolution is based on the following facts:

- The subject building is a 13-story plus basement apartment building in the Renaissance Revival style built by Schwartz & Gross, architects, ca. 1914-15. The façade is common brown brick with a stone base and mini cornices above the third, fourth, tenth and eleventh floors, and with decorative stone detail beneath each window opening on the building's two primary façades.
- The building is included in the West End – Collegiate Historic District Extension I.
- The decorated façade includes stone Juliet balconies across its two primary façades.
- The existing fenestration consists of aluminum replacement windows in configurations that include single, paired and tripartite windows, all in a 1:1 double-hung operation. No original divided-light windows remain on any façade.
- The original condition is believed to be divided-light double-hung windows in single, double and tripartite configurations, believed to be 12:1 and 9:1 divided light panes.
- The proposal includes replacing existing pairs of narrower double-hung windows with a single, wide double-hung window in conformity with the original design.
- The proposal also includes a close emulation of the original brick molds, and dimensions for the tripartite windows and mullions that more closely follow the original
- The master plan proposes a lighter brown color than the current dark bronze aluminum, which is believed to be closer to the original.
- The single stained-glass window in the lobby will remain in place and will have a single-pane protective window installed outside the window to preserve it in place.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 61 West 86th Street (Columbus Avenue). Application to the Landmarks Preservation Commission to replace the storefront infill.

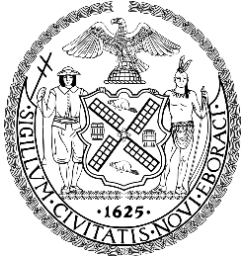
Full Board Vote: 23 In Favor 0 Against 0 Abstentions 1 Present

Committee: 8-0-0-0. Non-Committee Board Members: 0-0-0-1.

This resolution is based on the following facts:

- The subject building is a 5-story flats-style apartment building at the corner of West 86th Street and Columbus Avenue. It was built ca. 1888-89 by architect John G. Prague in the Romanesque Revival style with its two primary facades clad in red common brick with brownstone accents.
- The building is included in the Upper West Side / Central Park West Historic District.
- The existing ground floor storefronts include two cladding schemes. The corner store is clad in a thin faux stone of a deep red color with faux mortar that gives new meaning to the term “unfortunate.” The thin stone treatment is in a significantly deteriorated state, with the cladding peeling away from the main façade at several spots.
- The second storefront on the northern portion of the Columbus Avenue façade consists of glazed tile mounted with the long edge vertical to unsuccessfully resemble common red brick.
- Both storefronts include aluminum storefront windows above a base of approximately 4’ in height that would be typical of the 1970s.
- The proposal is to replace the existing storefront infill for both stores with a series of tall metal window units framed above and in between the units by new limestone detail. The window units would include tripartite clerestory windows, a main picture window, and metal recessed panels along the plinth. There will be 5 such units with associated doors on the Columbus elevation, and two units on the West 86th Street elevation.
- An existing but obscured limestone sign band will be repaired and used.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 1 West 88th Street, Trevor Day School (Central Park West). Application to the Landmarks Preservation Commission for modifications of the entryway to provide improved ADA access, including the creation of a sidewalk ramp and new landing, installation of an ADA lift over existing stairs, and modification to existing basement stair enclosures.

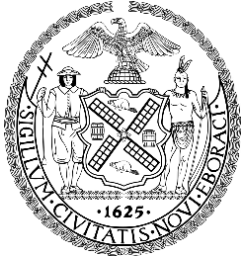
Full Board Vote: 25 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Members: 1-0-0-0.

This resolution is based on the following facts:

- The subject building is a four-story school building constructed ca. 1967 of brick and concrete by Edgar Taffel, architect.
- It is included in the Upper West Side / Central Park West Historic District.
- The project seeks to create barrier-free access to the Trevor Day School. The building was originally constructed as the home of the Walden School, and was minimally modified in 1987.
- The existing main entrance includes two sets of three steps up from the sidewalk between tall white walls, the western of which encloses a deteriorated stair to the cellar. The walls are taller than needed for safety concerns.
- The proposal includes lowering the wall enclosing the cellar stair to that required by Code; lowering the east wall to the level of the landing behind it and installing a modest railing with pickets, installing a ramp and landing on the sidewalk with a railing to meet the first landing level, and installing a retractable chair lift to ascend the second set of stairs to the level of the main entrance doors.
- The existing walls create a dark and obscured area adjacent to the entrance.
- The existing and proposed new landings will be covered in blue stone to match the original.
- The cellar steps would also be replaced in concrete instead of metal, which has deteriorated badly over the years.
- The proposed railing will blend in to match the façade.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 33 West 89th Street (Central Park West – Columbus Avenue). **Application to the Landmarks Preservation Commission for restoration of the front stoop and façade; a full-width rear yard addition; and rooftop additions to include an elevator and expanded stair bulkhead, a shade structure, and mechanical enclosures.**

Full Board Vote: 24 In Favor 0 Against 0 Abstentions 0 Present

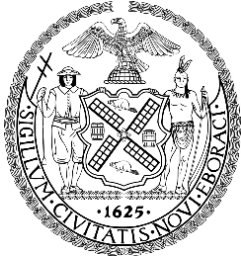
Committee: 8-0-0-0. Non-Committee Board Members: 1-0-0-0.

This resolution is based on the following facts:

- The subject building is a 4-story plus basement townhouse constructed ca. 1894-95 by Gilbert A. Schellenberger in the Renaissance Revival Style. It is composed of brick on the upper floors with a brownstone base at the basement and parlor floors.
- It is included in the Upper West Side / Central Park West Historic District.
- The project includes restoring an L-shaped front stoop, with new wood double doors to the parlor floor, and improvements to the areaway beneath including replicating original iron grate details.
- The existing stoop at the adjacent 35 West 89th Street will be the template for the restored stoop. New front façade windows will also be part of the project.
- The proposal also includes adding partial-width rooftop stair and elevator bulkheads.
- The existing rear façade includes a basement plus 3-story L extension that proceeds 13' from the main rear façade. The extension includes punched 1:1 aluminum replacement windows facing north from the extension.
- The existing extension is composed of common brick, which has been painted a medium grey color.
- The proposal is to construct a basement plus 3-story full-width extension that aligns with the full-width rear extension next door at 31 West 89th Street. The full-width extension would not extend as deeply into the rear yard as the existing condition.
- The new extension and remaining rear façade would be clad in common brick that is a sandy brown color.
- There are several other full-width rear additions in the donut.
- The fenestration of the proposed extension would include tall, thin columns of windows with divided light. On the basement and parlor floors, the proposal is four sets of such windows/doors side-by-side with red brick surrounding the entire grouping. On the second and third floors, the proposal is for three individual pairs of such windows surrounded and separated by brick masonry. All windows would have contrasting stone-colored lintels as accents.
- The proposal also calls for similar windows on the fourth floor in place of the smaller punched windows.
- The stair and elevator bulkheads proposed for the roof occupy approximately half the width of the roof.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.

Committee: 8-0-0-0. Non-Committee Board Members: 1-0-0-0.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 311 West 102nd Street (Riverside Drive – West End Avenue). **Application # LPC 22-01899 to the Landmarks Preservation Commission to enlarge an existing beveled-edge rear façade with a two-story full-width rear addition.**

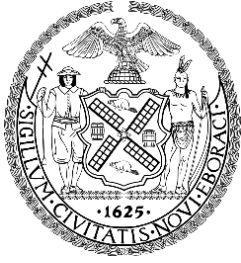
Full Board Vote: 14 In Favor 7 Against 3 Abstentions 0 Present

Committee: 5-3-0-0. Non-Committee Board Members: 0-0-1-0.

This resolution is based on the following facts:

- The subject building is a basement plus 3-stsory townhouse constructed ca. 1892 by Clarence True, architect, in the French Renaissance Revival style. The front façade is clad in limestone. The house is one of four remaining of an original group of five townhouses.
- It is included in the Riverside Drive – West End Historic District Extension II.
- The existing rear façade features a beveled extension that angles back to the main rear façade on either side.
- The current condition includes a square metal patio surrounding the beveled rear façade with metal stairs curving to the garden below and the patio creating an overhang to the ground floor.
- The companion building to the east, which includes a similar beveled rear façade, has a two-story squared rear yard extension, with the ground floor extension proceeding deep into the rear yard, and the parlor floor extension proceeding about half that depth.
- The proposal is to construct a ground and parlor floor extension of equal depth that aligns with the deepest part of the neighboring extension.
- The new extension would be clad in common brick.
- The fenestration would consist of steel frame windows in dark bronze in three tall, thin columns with modest divided light surrounded and separated by brick masonry. The columns would be divided into pairs of panes in a 2x4 arrangement, with one window forming a door for access to the garden.
- The existing punched windows on the second and third floors above would remain, except that one original window would become a door for access to the terrace to be created by the proposed extension.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District.



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008

Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

Steven Brown, Board Chair

Michelle P. Booker, District Manager

RESOLUTION

Date: November 3, 2021

Committees of Origin: Preservation Committee

Re: 360 Riverside Drive (West 108th Street). Application to the Landmarks Preservation Commission for permission to use GFRC in lieu of original terra cotta in connection with restoration/replacement of certain façade details and ornamentation.

Full Board Vote: 24 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Member: 1-0-0-0.

This resolution is based on the following facts:

- The subject building is a 13-story apartment house with two primary facades constructed ca. 1915 by architect Gaetano Ajello in the Renaissance Revival Style.
- It is included in the Riverside Drive – West End Historic District Extension II.
- The primary facades consist of light-colored common brick with significant ornamental detail at several floors, including the 6th and 13th floors.
- In the course of Local Law 11 work, the highly deteriorated condition of the steel beams cantilevering out of the façade to support the stone mini-Juliet balconies and window decorations was fully revealed.
- Replacement of the outrigger steel beams will be included in the revised project.
- The proposal is to replace the decorations at the 6th and 13th floors with designs modeled after and as close as possible to the original.
- The proposal is to fabricate the replacement details out of GFRC (glass fiber-reinforced concrete) rather than the original terra cotta.
- LPC rules do not permit the use of GFRC or similar “replacement” materials at or below the 6th floor.
- The applicant has identified a skilled fabricator who can create impressive replicas of the original decorations. Surviving brackets and other decoration elements will be used to create the molds for the replacement elements.
- While the GFRC decorations will have soft joints, with settling and exposure to the City air, the joints will cease to be visible.
- All existing joints will remain, and the existing brackets underneath the decorative elements will be reused, so no gaps are expected to be visible from below.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application as presented as appropriate to the character of the Historic District based on the ability to fabricate and install replacement elements that emulate the original.