

Community Board 7 Resolution
41 West 74th Street
January 23, 2007

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the proposed rear-yard and rooftop additions will not be seen from any public way; and

WHEREAS, the proposed rear-yard addition will be in red brick matching that of the existing rear facade; and

WHEREAS, the architect, on behalf of the owner, agreed to the request of the Parks and Preservation Committee of Community Board 7/Manhattan that the rear facade of the proposed penthouse (rooftop addition) would be painted red to blend in with the brick below, rather than gray as proposed; and

WHEREAS, the Committee believes that the proposed fenestration of the rear-yard addition, while unlike the fenestration original to the building, is reasonably appropriate to the historic building and the Historic District;

Be it Resolved THAT Community Board 7/ Manhattan approves the proposal for rear-yard and rooftop additions to 41 West 74th Street, based on the applicant's agreement to paint the rear stucco facade of the rooftop addition red rather than gray.

Committee: 8-0-0-0.

Community Board 7 Resolution
180 West 81st Street
January 23, 2007

Full Board Vote: 31 In favor 0 Against 0 Abstentions 1 Present

WHEREAS, the drawing dated January 10, 2007 presented to the Parks and Preservation Committee of Community Board 7/Manhattan provides for the 81st Street residential entrance to remain in its original location, but in certain respects the Committee believes that the proposed facade as shown in that drawing is overly fussy or otherwise inappropriate; and

WHEREAS, the architect presenting the proposal on behalf of the owner agreed to the Committee's requests to (1) eliminate all the proposed ironwork on the residential door; (2) make the bottom half of the door solid wood, rather than glass; and (3) place the building number on the transom above the door, rather than on the masonry above; and

WHEREAS, with the changes described above, agreed to by the architect on behalf of the owner, the Committee believes that the proposed 81st facade is appropriate to the historic character of the building and the Historic District;

Be it Resolved THAT Community Board 7/ Manhattan approves the proposed alteration of the 81st Street facade at 180 West 81st Street, and urges that the awnings on the windows of the facade shown on the drawing be retractable.

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

Masterplan for Amsterdam Avenue Facade

WHEREAS, the proposal for a masterplan for the Amsterdam Avenue facade was presented in two alternate versions, one with an enclosed sidewalk cafe in the corner location where there is currently a cafe structure but no occupant, and one without an enclosed cafe; and

WHEREAS, the cast iron members of the original Amsterdam Avenue facade are intact, including in the area where the facade was altered for the enclosed sidewalk cafe; and

WHEREAS, the Parks and Preservation Committee of Community Board 7/Manhattan believes that certain aspects of the proposed fenestration on the Amsterdam Avenue facade, as shown on the January 10, 2007 drawing presented to the Committee, are too irregular to be appropriate; and

WHEREAS, the architect presenting the proposal on behalf of the owner agreed to the Committee's requests that the transoms all be undivided and that the windows all be divided, operating on center pivots; and

WHEREAS, the Committee believes that a master plan for the site may not assume the existence of an enclosed cafe; and

WHEREAS, with the changes to the fenestration described above, agreed to by the architect on behalf of the owner, the Committee believes that the proposed 81st facade (without an enclosed cafe) is appropriate to the historic character of the building and the Historic District;

Be it Resolved THAT Community Board 7/ Manhattan approves the proposed master plan for the Amsterdam Avenue facade of 180 West 81st Street, aka 429 Amsterdam Avenue, in the version without an enclosed cafe; and disapproves the proposed version that includes an enclosed cafe.

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

Community Board 7 Resolutions
125 West 75th Street
January 23, 2007

Full Board Vote: 32 In favor 0 Against 0 Abstentions 0 Present

WHEREAS, the existing rear facade has windows enhanced by corbels of architectural significance; and

WHEREAS, the applicant proposes to retain the corbels, but to change the surrounding framing in a way that impinges on them somewhat; and

WHEREAS, the applicant also proposes to change the fenestration in the existing partial rear-yard extension, including changing window sizes and changing window types; and

WHEREAS, Community Board 7/ Manhattan believes that the proposed fenestration in the new rear-yard addition, in combination with the proposed changes in fenestration in the existing rear-yard addition, would result in hodgepodge of window sizes and types, all framed in white, that would create an unnecessary cacophony and be inappropriate to the historic building and the Historic District, and

WHEREAS, the applicant declined the request of the Committee that she postpone her LPC hearing in order to give her time to return to the Committee with a revised fenestration plan;

Be it Resolved THAT Community Board 7/ Manhattan, while believing that the proposed massing of the proposed new rear-yard addition, with its two receding porch levels above a single-story enclosed structure, would be an appropriate use of the available space, disapproves the proposed rear-yard design as a whole because of the cacophonous and jarring fenestration plan.

Committee: 5-0-3-0.

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