

Community Board 7 Resolution
26 West 76th Street
February 27, 2007

Full Board Vote: 41 In favor 0 Against 0 Abstention 0 Present

WHEREAS, this building was built as a one-of-a-kind row house, that is, not part of a contiguous group of houses built at the same time with harmonious components (a “terrace”); and

WHEREAS, this building was of a transitional design, sharing design elements of earlier houses to the west with high, asymmetrical stoops and of later Beaux Arts style houses to the east with low, centered entries; and

WHEREAS, the proposed iron work on the ground and first floors of the façade is rather fussy, but appears to be consistent with original ironwork on the higher floors, which the applicant proposes to restore; and

WHEREAS, the presenting architect, on behalf of the applicant owner, agreed to the request of the Parks and Preservation Committee of Community Board 7/ Manhattan, to alter the two flanking ground floor service doors as shown on plans L11 and L13 dated January 8, 2007 to increase the width of the rails and stiles, to elaborate transitional moldings between the rails and stiles and the center panels of those doors, and to paint those doors the same black that is proposed for all other exterior wood trim on the front façade; and

WHEREAS, the Committee believes that the other elements of the proposed façade changes and the proposed changes to the rear-yard elevation are reasonably appropriate to the building’s historic fabric and to the Historic District;

BE IT RESOLVED THAT Community Board 7/Manhattan approves the application to alter the façade and construct a new rear-yard addition at 26 West 76th Street, subject to the changes to the design for the front service doors described above.

Committee: 6-0-0-0. Public Member: 1-0-0-0.

Community Board 7 Resolution
101 West 77th Street
February 27, 2007

Full Board Vote: 41 In favor 0 Against 0 Abstention 0 Present

WHEREAS, the location for the proposed new door at Columbus Avenue is an indented blind arch, and the location for the new door at West 77th Street is also in an indented arch, containing a window of historical interest; and

WHEREAS, both proposed doors are flat, unornamented metal panels, with no moldings or other decorative features, and with vertical bar opening hardware rather than doorknobs; and

WHEREAS, it appears that the applicant has made no effort whatsoever to design and propose doors that recognize or harmonize with any of the design features of this building, or of the Historic District; and

WHEREAS, the proposed door at West 77th Street would involve the removal of the small window of historical interest in that arched opening; and

BE IT RESOLVED THAT Community Board 7/Manhattan disapproves the proposed doors at the Columbus Avenue and West 77th Street facades of 101 West 77th Street.

Committee: 6-0-0-0. Public Member: 1-0-0-0.

Community Board 7 Resolution
176-182 West 82nd Street
February 27, 2007

Full Board Vote: 41 In favor 0 Against 0 Abstention 0 Present

WHEREAS, the proposed project will involve the removal of unsightly fire escapes, which offers some tradeoff to the intrusiveness of the proposed rooftop addition; and

WHEREAS, the applicant agreed to the request of the Parks and Preservation Committee of Community Board 7/ Manhattan to install dark green or burgundy “eyelid” awnings in the archways of the two central doors on West 82nd Street that will remain as functioning doors, rather than the oversized rectangular “marquee” awning shown in its proposal; and

WHEREAS, the Committee believes that the proposed new rooftop addition is reasonably appropriate to the historic character of the building and of the Historic District,

BE IT RESOLVED THAT Community Board 7/Manhattan approves the proposed rooftop addition and changes to the façade at 176-182 West 82nd Street, subject to the change in the awning design described above; but

The Board urges the applicant to propose to the Landmarks Preservation Commission that the secondary facades of the rooftop addition be matching brown common brick rather than stucco; and the Committee urges that the railing to be installed on the new seventh floor bulkhead facing 82nd Street (not shown on the drawings) be painted dark brown to blend with the façade brick of the rooftop addition, and to match the metal cap on that façade, rather than black or some other color.

Committee: 4-1-1-0. Public Member: 0-1-0-0.

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