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**RESOLUTION**

**Date: October 5, 2016**

**Committees of Origin: Preservation joint with Parks & Environment**

**Re: American Museum of Natural History's application to the NYC Landmarks Preservation Commission for the construction of the Richard Gilder Center for Science, Education, and Innovation.**

**Full Board Vote A: 37 In Favor 1 Against 3 Abstentions 0 Present**

*Committees: 10-0-0-0. Non-Committee Board Members: 8-0-0-0.*

**Full Board Vote B: 37 In Favor 1 Against 3 Abstentions 0 Present**

*Committees: 9-1-0-0. Non-Committee Board Members: 7-1-0-0.*

- A. Regarding the park design, the following facts and concerns were taken into account in arriving at our conclusion:
- While considered historically significant, the park is not a designated part of the individual landmark of the Museum buildings, but is a part of the surrounding Historic District.
  - There is no separate master plan for Theodore Roosevelt Park. As a result, the design of the park has evolved over time in response to the museum's physical expansion.
  - The new Gilder Center will be set back from the street, intended to be read as a building in the park, not as a structure defining the perimeter of the block.
  - The entrance to the park at 79<sup>th</sup> Street and Columbus will be expanded.
  - Construction of the new Gilder Center will result in a loss of one quarter acre of parkland, a notable reduction from the half-acre originally proposed.
  - 7 existing mature trees will be removed (preserving two mature trees from the original design), and one tree will be relocated.
  - 6 new canopy trees (12'-14" caliper) and 13 new understory trees (6" caliper) will be planted. These will take 20-30 years to mature.
  - The design for the paved and planted open spaces seeks to accommodate several distinct uses:
    - i. Fully accessible visitor circulation to and from the museum.
    - ii. Active play space
    - iii. Areas of quiet respite.
  - The curvilinear design elements are intended to reinforce and relate to the curvilinear elements of the other buildings.

The Preservation Committee and the Parks & Environment Committee of Community Board 7/ Manhattan believe that the proposed re-design of the area of Theodore Roosevelt Park adjacent to the new Gilder Center is reasonably appropriate to the historic character of the museum buildings and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new park design. The Board strongly urge the applicant to investigate additional ways to separate museum visitor circulation and congregation activities from areas used by park visitors.

B. Regarding the building design, the following facts and concerns were taken into account in arriving at our conclusion:

- The American Museum of Natural History is an individually designated landmark.
- The original 1870's master plan for the museum superblock has guided the development of the museum, evolving over time.
- The new Gilder Center will be located at 79<sup>th</sup> Street and Columbus Avenue, replacing the fourth visitor entrance to the museum and completing the east-west axis of the original master plan.
- Each new addition to the original museum building has always been respectful of its context time, adhering to the museum's high-quality design and material standards, but employing an architectural vocabulary and structural elements reflecting its own contemporary period.
- Three existing buildings will be demolished to make way for the new structure.
- 80% of the new Gilder Center will occupy space within the existing footprint of the museum.
- The new structure will be five stories tall, aligning with the roofline and floor levels of the adjacent museum buildings.
- The curvilinear shape of the building in plan and in the Columbus Avenue façade picks up on the secondary vocabulary of curvilinear architectural elements (turrets, rounded corners, arches, etc.) found throughout the rectilinear design of the buildings within the museum complex.
- Conceptually, the design was inspired by the effects of flow and time on geological structures, a metaphor for the museum itself, which explores the history of life on earth.
- In plan, the new structure steps back from the street wall of the adjoining building to the south, with a metal-clad rectilinear reveal at the joint between the two structures, then steps back again to meet its adjoining neighbor to the north.
- Internally, the new Gilder Center will clarify and substantially improve access to and circulation within the museum, connecting 10 separate museum buildings at 30 different points.
- It will provide at-grade, barrier-free ADA access to the museum.
- A five-story atrium space will be created at the new building entrance, with staircases, elevators and bridges at various levels to physically achieve these connections.
- It will also create visual clarification of the museum's collections and research components, revealing interrelationships previously obscured.
- The multi-story open space will incorporate skylights to provide natural lighting throughout.
- The Columbus Avenue façade will be clad in the same Milford Pink granite used at the Theodore Roosevelt Memorial entrance on Central Park West, sourced from the same quarry. Its finish will vary, ranging from smooth to rough-faced. The glazing will be fritted to discourage bird hits.
- The north and east facing secondary facades of the Gilder Center will be visible from the north, seen as a backdrop to the lower existing glass and copper-clad structure at the south side of the Ross Terrace, to the west of the Rose Center.
- The side and rear facades will be clad in the same traditional plaster employed on secondary facades around the museum campus, punctuated by a large oval window opening several stories up. The plaster will be striated in texture, colored to approximate the Milford Pink granite. Copper cladding, limestone and utility brick will also be incorporated, relating to the existing adjacent structures.
- The project is being designed towards LEED Gold certification.

The Preservation Committee and the Parks & Environment Committee of Community Board 7/ Manhattan believe that the design of the new Gilder Center building is reasonably appropriate to the historic character of this individual landmark and of the Historic District. The Committees commend the applicant on the inspired design, which we find visually and spatially exciting.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan enthusiastically **approves** the design of the new Gilder Center building. The Board urges the applicant to consider the following:

- i. Alternative cladding materials for the secondary facades that are more consistent with those found bordering the Ross Terrace, which are primarily brick.
- ii. Continuing the stone cladding from the entry façade into the atrium space in lieu of concrete.
- iii. The feasibility of creating a public rooftop space.

In addition, the Board strongly urges the applicant to maximize alternative fuels and work to achieve a zero carbon footprint.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Transportation**

**Re: 211 Central Park West, The Beresford (West 81<sup>st</sup> – 82<sup>nd</sup> Street.)**

**Full Board Vote: 35 In Favor 1 Against 0 Abstentions 0 Present**

*Committee: 7-1-0-0.*

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the application to the Department of Transportation by the Beresford Apartments, Inc. for a revocable consent to construct, maintain, use and install four (4) precast concrete planters with planting soil and evergreen shrubs on the Central Park West sidewalk in front of the building.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 120 West 74th Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for façade restoration, a front stoop and the rear yard addition.**

**Full Board Vote A: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

**Full Board Vote B: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

**Full Board Vote C: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

**Full Board Vote D: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

A. Regarding the front façade restoration work, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing rowhouse is part of a 10 unit grouping, 110-128 W. 74 St., designed in a complex rhythm (ABCDEEDCBA, per the designation report).
- The brownstone front façade will be restored
- Existing windows will be replaced with new wood one-over-one double hung windows, painted black.
- The existing areaway will be renovated, with new concrete paving and steps, new sealed wood trash enclosures

The Preservation Committee of Community Board 7/ Manhattan believes that the front facade restoration work 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 façade restoration work.

B. Regarding the reconstruction of the front stoop, the following facts and concerns were taken into account in arriving at our conclusion:

- The existing box-stoop will be recreated, with the main entry restored at the Parlor level.
- The proposed stoop design is modelled on a rowhouse across the street (137 W. 74 St., not part of the original grouping), chosen for having similar architectural elements to those of the façade at 120 W. 74 St.
- Historic photographic documentation exists depicting both original straight and box stoop designs in this ten-rowhouse grouping.

The Preservation Committee of Community Board 7/ Manhattan supports the reconstruction of the front stoop but believes that the specific prototype for the proposed stoop design, in not being a part of the ten-rowhouse grouping is inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan supports the reconstruction of a new stoop, but **disapproves** the proposed stoop design.

The Board urges the applicant to review the Historic Designation Report and the historic stoop photos in determining the accurate prototype for the reconstructed stoop design.

- C. Regarding the rooftop bulkhead addition, the following facts and concerns were taken into account in arriving at our conclusion:
- A new stucco clad stair and elevator bulkhead is proposed.
  - The bulkhead will not be visible from the public way.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the rooftop bulkhead addition, 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 design of the new bulkhead.

- D. Regarding the rear façade and new rear yard addition, the following facts and concerns were taken into account in arriving at our conclusion:
- The existing three story partial width “dog-leg” rear yard addition will be removed.
  - A new full-width four story rear yard addition will be constructed, set back 30 feet from the rear property line.
  - The existing cellar will be excavated 36” throughout, extending out into the rear yard to include the footprint of the new rear yard addition.
  - The rear yard will be paved with permeable pavers.
  - The renovated rear façade and new rear yard addition will be clad in stucco in a brownstone color to match the front façade.
  - The parapet wall at the rear facade will be extended several feet up.
  - All the new proposed fenestration will be wood frame insulated glazed units, painted brown. None of the glazing will contain muntins or other smaller scale design elements.
  - Fenestration at the three lowest levels of the rear yard addition will be sliding glass doors, with stainless steel framed glass flush railings at the second and third floors.
  - Fourth floor fenestration consists of a single and a triple wood casement unit.
  - The three punched opening at the original fifth floor facade will remain, with two of the sills lowered to accommodate new doors.

The presentation included very limited information about the existing context with respect to rear façade materials and design, or about existing neighboring rear yard additions within the donut. The Committee found it difficult to assess the proposal from the perspective of its appropriateness with its context.

The Committee had the following general design concerns:

- Stucco cladding is not typical at the rear facades, where brick is the pervasive cladding material.
- The fourth floor fenestration in the addition has no relationship to either the fenestration on the three floors below, nor to the existing punched openings at the top floor of the original rear facade.
- The extended parapet wall appears disproportionately tall.

For these reasons, the Preservation Committee of Community Board 7/ Manhattan believes that the design of the renovated rear facade and new rear yard is inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the design of the renovated rear facade and new rear yard addition.

The Committee urges the applicant to conduct further historical research about this series of rowhouses, and to become more familiar with the existing conditions and context at both the street and the rear yard.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 50 West 77<sup>th</sup> Street, dba Scaletta (Columbus Avenue.) Application to the Landmarks Preservation Commission For a vertical lift; removal of the terra cotta colored tile and addition of cement plaster to match the rest of the building.**

**Full Board Vote: 34 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:

- Existing terracotta cladding on all surfaces along the pathway in to the cellar-level restaurant will be removed, replaced by cement plaster modelled on the existing limestone clad façade above.
- The existing security gates at the top of the existing stairs will be removed.
- The existing canopy and its supports will remain, as will the existing aluminum and glass side enclosure panels.
- A new incline lift will be installed along the eastern edge of the existing stairs. The lift runs along a tubular steel track, beige color, with a small controller box at the top of the stairs. The 2'-7" wide x 4'-0" long metal platform remains in the folded position except when in use.
- To create the required maneuverability clearances at the bottom of the stairs, the existing outer door pair at the restaurant entrance will be removed, with new entry doors installed at the existing inner foyer interior doors.

This design had been presented at the August Preservation Committee meeting. Because of the fact that, when in operation, the open lift platform will occupy the majority of the 4'-8" wide stair width, the Committee asked the applicant to explore other alternatives for providing ADA access to the cellar level, possible through a straight lift situated to the west of the stairs within the existing areaway. The applicant conducted this investigation but found that given the building code constraints as well as the specific dimensional requirements related to clearances and maneuverability, the inclined lift proposed last month was still the only viable option.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the vertical lift, and the replacement of terracotta cladding with new cement plaster at the restaurant entrance are both 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 vertical lift and the replacement of terracotta cladding with new cement plaster at the restaurant entrance.

The Committee commends the applicant on investigating alternative motorized chair lift solutions for accessing the Cellar, even though these proved unfeasible.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 420 Amsterdam Avenue, d/b/a OLMA Caviar Boutique & Lounge (West 80<sup>th</sup> Street.) Application to the Landmarks Preservation Commission for store front modification and new sign and exterior lighting.**

**Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

- The full size of the existing masonry openings will remain.
- New 4-panel bifold fenestration is proposed to replace the existing fixed glass anodized aluminum storefront glazing, to allow for natural ventilation. The new operable windows will be similar anodized aluminum.
- Along Amsterdam Avenue, the bifold windows will be full height.
- Along 80<sup>th</sup> Street, because of an internal shelf obstruction, the four operable panels will be shorter, with a single fixed glazed panel below.
- A new sign board will be installed on the flat face band of the façade above the canopy. The sign colors will be similar to existing canopy colors: dark blue background with gold-tone metal lettering.
- Four equally-spaced new LED floodlight fixtures, projecting 18" from the façade are proposed. Three would be installed on a flat portion of the façade, over the sign board, with the fourth installed on the corbelled brick detail (the base of the building façade's large scale pilaster element.)

The applicant agreed to the two following design modifications:

- At the 80<sup>th</sup> Street façade, the fixed glazed panel below the operable windows will be divided into four separate panes to align with the operable units above, providing greater visual continuity when the two street facades are seen together at the corner.
- At the Amsterdam Avenue façade, the number of lights will be reduced to three, equally spaced and installed only on the flat portion of the masonry band above the sign, in order to avoid placing anything on the existing brick corbelling detail. Fortunately, this now positions the center fixture directly over the front door.

The Preservation Committee of Community Board 7/ Manhattan believes that the design changes to the existing storefront, the new sign, and new exterior lighting as modified at the Committee meeting are 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 new sign and the proposed changes to the storefront design, and new exterior light, as modified.

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

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 127 West 88<sup>th</sup> Street (Amsterdam – Columbus Avenues.) Application #181047 to the Landmarks Preservation Commission for replacement of a metal fence.**

**Full Board Vote: 34 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:

- The existing metal fence is 6'-0" high.
- It is located at the front edge of the areaway, in the same plane as other areaway enclosure walls and metal fencing along the block.
- Unlike the adjacent fencing which typically sits on a masonry base (the areaway enclosure walls) and extends up to 4'-6", this metal fencing extends up to 6'-0", above eye level, and is continuous black metal bars, with some simple decorative scrollwork detailing.

The Committee found the existing fencing to be out of context with its neighbors – too tall, with a “ jail-like” appearance.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the replacement metal fence is inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the legalization of the existing replacement metal fence.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 840 West End Avenue (West 101<sup>st</sup> Street.) Application to the Landmarks Preservation Commission for a penthouse addition.**

**Full Board Vote: 26 In Favor 7 Against 2 Abstentions 0 Present**

*Committee: 4-3-0-0.*

The Preservation Committee of Community Board 7/ Manhattan expressed concern about the extent of the penthouse's visibility from the public way, but believes that reconstructing the original cornice is visually desirable, enhancing the appearance of the building as it helps frame the building against the sky. At the same time, the taller cornice reduces the visibility of the penthouse. The Committee believes that the design of the new penthouse addition is minimally appropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the new penthouse addition including the recreation of the original, taller balustraded original cornice. The Board strongly urges the applicant to explore ways to reduce the overall height of the penthouse in order to further diminish its visibility.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Preservation**

**Re: 307 West 103<sup>rd</sup> Street (Riverside Drive-West End Avenue.) Application to the Landmarks Preservation Commission for restoration of the front façade, rear yard addition, new windows and window replacement, and painted stucco surfacing on the rear façade.**

**Full Board Vote: 34 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:

- The renovation project is being guided by “passive house” design principles.
- The front façade will be restored, including:
  - i. removing the paint from the existing brownstone cladding
  - ii. repairing and restoring the existing wood cornice
  - iii. replacing the existing double-hung single-pane wood windows with new simulated double-hung one-over-one triple-glazed high performance aluminum clad windows
  - iv. new bluestone paving will be installed at the front areaway.
- New mechanical equipment will be installed on the roof, not visible from the public way.
- Rear façade work includes:
  - i. Construction of a new partial width rear-yard infill addition between the existing three story partial width three story rear yard addition and the adjacent property. The small new infill addition will be set back 30 feet from the rear property line.
  - ii. Removal of the existing greenhouse at the base of the existing rear yard addition.
  - iii. Adhering an 8” layer of insulation clad with painted stucco to all rear façade and rear yard addition surfaces, to create a tightly sealed insulated building envelope, eliminating or significantly reducing thermal bridging. Stucco color to be a warm gray, blending with the painted brick facades to either side.
  - iv. Replacing the existing double-hung windows within the rear facade with new simulated double-hung high performance windows as at the front facade, extending one of the punched openings at the fourth floor down to become a new door.
  - v. Enlarging the existing fenestration at the existing rear yard addition with new larger, unmodulated glazed panes to introduce more light into the building, using similar high performance windows.
  - vi. Constructing a new pergola across the base of the building at the garden level, and creating a new green roof surface above the new first story rear yard addition to introduce additional greenery to the rear façade.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed front façade restoration work, design of the rear facade and rear yard addition with adhered painted stucco insulation layer (i.e. painted stucco surfacing), and the proposed replacement windows are all reasonably appropriate to the historic character of the building and of the Historic District.

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THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the proposed front façade restoration work, the design of the rear facade and rear yard addition with painted stucco surfacing, and the proposed replacement windows

The Committee commends the applicant on revising the original design to incorporate the Committee's concerns about scale and window vocabulary with respect to the design of the rear facade and the rear yard addition.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 2170-2178 Broadway aka 212-222 West 77<sup>th</sup> Street**

**Full Board Vote: 33 In Favor 0 Against 1 Abstention 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for two-year liquor license by NY Broadway Hotel Owner & Highgate Hotels LP, d/b/a NYLO New York City / LOCL Bar.

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 435 Amsterdam Avenue (West 81<sup>st</sup> Street.)**

**Full Board Vote: 33 In Favor 0 Against 1 Abstention 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the application to the SLA for two-year liquor license by **357 Hospitality Inc., d/b/a Spice.**

**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 2418 Broadway (West 89<sup>th</sup> Street.)**

**Full Board Vote: 34 In Favor 0 Against 0 Abstentions 0 Present**

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

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** renewal application #2006949-DCA to the Department of Consumer Affairs by Bukefal, LLC, d/b/a Cibo E Vino, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats, with the conditions that owner speak with delivery staff regarding noise and accessing the building; and that it will be understood that no wrap-around sidewalk café will be approved at this location; and we request the applicant appear before the committee in one year for a status review (September 2017); and that the restaurant continues posting the notice of hearing until the next Full Board meeting on October 5<sup>th</sup>, 2016.



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**RESOLUTION**

**Date: October 5, 2016**

**Committee of Origin: Business & Consumer Issues**

**Re: 2737 Broadway (West 105<sup>th</sup> Street.)**

**Full Board Vote: 33 In Favor 0 Against 0 Abstentions 0 Present**

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

The applicant did not attend the committee meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **disapproves without prejudice** new application #9793-2016-ASWC to the Department of Consumer Affairs by The Westside of Broadway Restaurant Group, Inc., d/b/a Toast, for a four-year consent to operate an unenclosed sidewalk café with 15 tables and 30 seats.