

Valerie S. Mason  
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**The City of New York  
Community Board 8 Manhattan**

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December 2, 2024

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 132 & 134 East 64th Street (Upper East Side Historic District)** – *Andreas Tomarides* – A no-style building designed by James Ware and constructed in 1878, with an alteration in 1930. Application is to combine two houses at the interior, install a stoop and restore the parlor-floor entrance at 134 East 64th Street, install a new basement-level entrance at 132 East 64th Street, reface both houses in stucco to replicate original decorative details, but in a limestone color, construct a rooftop addition that is occupiable space and a bulkhead, alter the rear façade at the basement and parlor floors, and excavate the cellar.

Dear Chair Carroll,

**WHEREAS** 132 and 134 East 64th Street are adjoining townhouses within the Historic District on the south side of East 64th Street near Lexington Avenue; and

**WHEREAS** these buildings were originally built as two of four identical townhouses, only one of which (128 East 64th Street) remains more or less as built; and

**WHEREAS** the applicant proposes to combine the two buildings, currently divided into eight apartments, into a single-family residence; and

**WHEREAS** the applicant proposes to reconstruct the street façade in a manner sympathetic to the original design as represented by 128 East 64th Street; and

**WHEREAS** the applicant proposes to encase the original brownstone with stucco resembling limestone; and

**WHEREAS** the applicant proposes recreating the original stoop, which would project approximately five feet into the public way; and

**WHEREAS** the applicant proposes to build a fence across the entire façade of the combined buildings at the extreme face of the recreated stoop, an encroachment of about five feet in depth and approximately thirty feet in width along East 64th Street; and

**WHEREAS** the applicant proposes to recreate the original ornament of the street façade and replace all the windows with aluminum, rather than wood; and

**WHEREAS** the applicant further proposes to alter the rear façade by filling in a small portion of the lower two floors, replace all the windows with aluminum sash, and greatly enlarge the window openings on the lower two floors; and

**WHEREAS** the applicant proposes adding a habitable rooftop addition and stair bulkhead that will extend the structure about twenty-three feet but will not be visible from the public way; and

**WHEREAS** several Committee members voiced objections to the size of the windows in the rear as a potential nuisance for neighbors on account of light pollution; and

**WHEREAS** several Committee members voiced objection to the size of the rooftop addition notwithstanding its relative invisibility; and

**WHEREAS** several Committee members voiced objections to the stoop and fence projecting five feet into the public way; and

**WHEREAS** several committee members voiced concern that the applicant proposed installing aluminum windows on the street façade;

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A — The façade restoration, reconstruction of the stoop, the rooftop addition, and the alterations to the rear façade, Part B — The installation of the windows and the construction of the fence.**

**Part A – The Façade Restoration, Reconstruction of the Stoop, the Rooftop Addition, and the Alterations to the Rear Façade**

At the Full Board meeting of Community Board 8 Manhattan held on November 20, 2024, the Board approved **Part A** of the following resolution by a vote of 35 in favor, 5 opposed, 2 abstentions, and 0 not voting for cause.

**THEREFORE, BE IT RESOLVED** that Part A of this application is **APPROVED AS PRESENTED**.

**Part B – The Installation of the Windows and the Construction of the Fence**

At the Full Board meeting of Community Board 8 Manhattan held on November 20, 2024, the Board approved **Part B** of the following resolution by a vote of 31 in favor, 8 opposed, 3 abstentions, and 0 not voting for cause.

**THEREFORE, BE IT RESOLVED** that Part B of this application is **DISAPPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

Anthony Cohn and David Helpern  
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York  
Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District