

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

April 18, 2025

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

RE: 52 East 64th Street (Upper East Side Historic District) – *New York Design Architects, LLP* – A Classical style building designed by an unknown architect and constructed before 1879, with a reconstructed façade by Frederick Sterner in 1916-1917. Application is for alterations to the front and rear façades, restoration work at the front façade, and a single-story addition at the roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 16, 2025, the Board unanimously approved the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 52 East 64th Street was constructed as an individual building and not part of a row; and

WHEREAS 52 East 64th Street is built on a twenty-foot-wide parcel up to the property line in the front; and

WHEREAS the cracks and deterioration in the limestone façade will be repaired; and

WHEREAS the front entrance is on the basement level two feet down from the sidewalk; and

WHEREAS the entrance will be moved up to grade; and

WHEREAS moving the entrance up will be achieved by taking out one course of limestone between the parlor floor and the second floor, raising the basement level about two feet and raising the parlor floor about two feet; and

WHEREAS the changes to achieve the new entrance level are not based on a precedent to achieve the on-grade entrance, still, the applicant showed examples of buildings on which limestone courses have been changed and approved by the Landmarks Preservation Commission; and

WHEREAS the building currently has a front entrance and a service entrance aligning with the windows above; and

WHEREAS the new entrance will be placed in the center of the façade with windows either side whose outer edges align with the outer edges of the windows above; and

WHEREAS a new lantern light fixture will be placed either side of the new windows at the entrance; and

WHEREAS new planters will be placed in front of the building to either side of the new windows at the entrance but behind the initial steps of the stoops of the buildings on either side; and

WHEREAS the new piers and cornice at the entrance level will match the piers and cornice that currently exist; and

WHEREAS the new windows will be insulated glass, multi-pane, and double hung to match the existing window configurations; and

WHEREAS new planter boxes will be added at the windows at the parlor, second, third, and fourth floor levels; and

WHEREAS the existing roof slopes from front to back; and

WHEREAS the roof will be demolished to enable a penthouse to be erected as the fifth floor of the building; and

WHEREAS the floor of the new penthouse will be set at the lowest level of the existing roof; and

WHEREAS the new penthouse will be set back fifteen feet from the front façade; and

WHEREAS the roof will have a stair bulkhead and skylight on one side and mechanical equipment on the other; and

WHEREAS the rooftop addition is not visible from the street; and

WHEREAS the existing extension in the rear is about half the width of the lot and extends almost to the rear property line; and

WHEREAS the rear extension will be demolished; and

WHEREAS the location of the existing rear wall behind the extension will remain; and

WHEREAS the rear yard will be 28'-10 ½" deep; and

WHEREAS the rear façades of the basement and parlor floors will align; and

WHEREAS the rear façades of the second, third, and fourth floors will align and will be set back 5'-0" from the face of the rear basement and parlor floors; and

WHEREAS the façade of the new penthouse floor will be set back 5'-0" from the rear façades of the second, third, and fourth floors; and

WHEREAS the windows of the rear façades will be insulated glass and multi-pane; and

WHEREAS the windows in the basement, parlor, and second floor façades will be full height and full width; and

WHEREAS the basement level will have a pair of doors in the center opening to the rear yard, and the second-floor level will have a pair of doors opening to the terrace; and

WHEREAS the windows of the third and fourth floor façades will be double hung; and

WHEREAS the windows at the penthouse will be full height and full width with a pair of doors to the terrace; and

WHEREAS the rear façades will be clad in red brick; and

WHEREAS windowsills and lintels will be bluestone to match the existing; and

WHEREAS the rooftop penthouse will be clad in a sand color stucco to match limestone; and

WHEREAS all windows and doors are wood; and

WHEREAS the "storefront" windows on the basement, parlor, and second floor rear façade will be painted black; and

WHEREAS the front entrance door and railings will be painted black; and

WHEREAS windows and doors, except as previously noted, will be painted in a historic "midnight" color; and

WHEREAS lantern lights will be black/aged copper; and

WHEREAS planters at the front will have a natural sand color; and

WHEREAS the restoration and replication of the limestone will be done seamlessly; and

WHEREAS the restoration and renovation of the house will be accomplished in the spirit of the Frederick Sterner design; and

WHEREAS this project is contextual and appropriate within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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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, 8th Council District