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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*

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