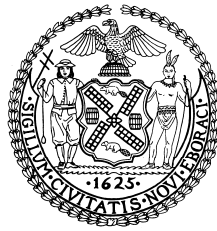


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

April 23, 2012

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 121 East 64th Street (between Park and Lexington Avenues) - Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 18, 2012, the board adopted the following resolution regarding **121 East 64th Street (between Park and Lexington Avenues) - Upper East Side Historic District – Higgins Quasebarth & Partners, LLC** - A residence originally designed by John McCool and built in 1876-77, altered by James E. Casale with a neo-Tudor style façade in 1919-22. Application is to restore the facade and replace ironwork.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART 1 – THE FRONT ELEVATION AND PART 2 – THE FENCE AT THE FRONT

PART 1 – THE FRONT ELEVATION

WHEREAS, 121 East 64th Street is a residence designed by John McCool and constructed in 1876-77 and later altered in the neo-Tudor style in 1919-22 by Frederick J. Sterner.

WHEREAS, the applicant proposes to restore the front elevation to the 1919-22 neo-Tudor redesign.

WHEREAS, the applicant would remove the non-original thick, heavy stucco coating that now exists and would reapply a smoother coating that would duplicate the original historic coating – at the upper floors the coating would present as a slightly rougher stucco finish and the oriel [the large bay window that projects out] at the 3rd floor as well as the base and the balustrade at the second floor would be clad in a less textured, smoother stucco finish.

WHEREAS, the applicant would repair and replace, if necessary, any limestone elements on the front elevation, including window surrounds and clean, paint and restore ground level door and window limestone surrounds.

WHEREAS, the applicant would recreate the arch-termination detail at the service entrance at the ground floor and the two existing carriage lights that now flank the entry door would be removed – one to be centered over the service door and one to be centered over the entry door.

WHEREAS, Sterner houses are special and rare. In addition to being involved with the design of many prominent buildings in the United States, he was known for remodeling brownstones into houses of artistic merit in New York City.

WHEREAS, the proposed restoration of the front elevation is lovely and will return 121 East 64th Street to its neo-Tudor glory and is a great improvement over the existing condition with its heavy stucco finish

WHEREAS, the proposed restoration of the front elevation is contextual within the historic district.

THEREFORE BE IT RESOLVED that Part 1 of this application – the restoration of the front elevation -- is **approved** as presented.

This recommendation was approved by a vote of 37 in favor, 0 opposed, and 0 abstentions.

PART 2 – THE PROPOSED FENCE

WHEREAS, the applicant proposes replacing the existing non-historic fence at the base of 121 East 64th Street with a more Gothic design based on a fence at a similar building in the neighborhood.

WHEREAS, the more Gothic design would include cage piers with an arch at the top of the gate at the main entrance and a flat gate with spikes at the service entrance.

WHEREAS, the current fence is 4'6" high; the new fence will be 5'4" high and 6' high to the crown of the piers that will flank the fence at the entry.

WHEREAS, the house at 18'7" isn't wide enough to take such a tall fence and obscures the neo-Gothic architectural detailing of the house.

WHEREAS, the height of the fence is not appropriate in the historic district.

THEREFORE BE IT RESOLVED that Part 2 of this application – the proposed fence -- is **disapproved** as presented.

This recommendation was approved by a vote of 32 in favor, 4 opposed, and 1 abstention.

Sincerely,

Nicholas Viest
Chair

David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member