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The City of New York Manhattan Community Board 8

July 23, 2013

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

Re: 136 East 65th Street (between Lexington and Third Avenues) – Upper East Side Historic District Extension

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 17 2013, the board adopted the following resolution regarding **136 East 65th Street (between Lexington and Third Avenues) – Upper East Side Historic District Extension** – *Michael Goldman, Architect* – A Colonial Revival style rowhouse designed by Frederick S. Barus in 1870-1 and altered in 1922 by James Gamble Rogers. Application to alter the rear/garden facades and add new windows, doors and rooftop A/C units.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A: The application as presented with the exception of the windows and French doors in the rear façade. Part B: The windows and French doors in the rear façade.

Part A: The application as presented with the exception of the windows and French doors in the rear façade.

WHEREAS the basement and the first floor are being extended 14'-0" into the rear yard;
WHEREAS the second floor is being extended 9'-6" into the rear yard;
WHEREAS terraces are being created on the top of the first and second floors;
WHEREAS about 50% of the houses on the block have rear extensions;
WHEREAS there is a wide variety of extensions into the rear yards on the block with no particular precedents to be emulated;
WHEREAS the extensions are modest in scale;
WHEREAS the brick and lintels are to match the existing;
WHEREAS the windows and French doors are symmetrical; and
WHEREAS the two new condensing units on the rear of the roof are relatively small;
THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was approved by a vote of 35 in favor, 0 opposed, and 0 abstentions.

Part B: The windows and French doors in the rear façade.

WHEREAS the windows and French doors will be steel sash with insulating glass instead of the existing mahogany windows with single pane glass;

WHEREAS the two asymmetrical arched openings on the second floor will not be replicated in the three new symmetrical openings on the second floor;

WHEREAS the arched transom windows above the French doors set within rectangular openings will not be replicated in the proposed new transom windows on the third floor; and

WHEREAS the proportioning of the muntins in the new windows is not as elegant as in the existing windows

THEREFORE BE IT RESOLVED that this application is disapproved as presented.

The motion to disapprove Part B of this application failed with a vote of 13 in favor, 16 opposed and 5 abstentions. A substitute motion to approve this application was approved by a vote of 19 in favor, 13 opposed and 5 abstentions.

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