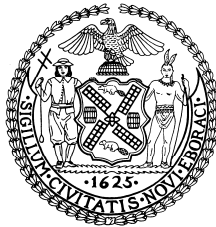


Jacqueline Ludorf  
Chair

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

May 20, 2011

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

**Re: 148 East End Avenue (86<sup>th</sup> and 87<sup>th</sup> Streets) – Henderson Place Historic District**

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, May 18, 2011, the board adopted the following resolutions regarding **148 East End Avenue (86<sup>th</sup> and 87<sup>th</sup> Streets) – Henderson Place Historic District – Mr. Andrew Franz, Architect** – Application is for a rooftop enlargement/addition and for restoration work.

**WHEREAS** 148 East End Avenue is a Queen Anne-style rowhouse designed by Lamb and Rich and constructed in 1882.

**WHEREAS** there is an existing 400 sq. ft. rooftop addition.

**WHEREAS** the applicant proposes to enlarge/increase the existing addition by 1' at the top, add 2' to the addition at the south and add 9' at the rear.

**WHEREAS** the approximately 2' expansion to the south will be hidden behind an existing decorative finial.

**WHEREAS** the 1' addition at the top will be clad in lead-coated cooper, and brick will be used for the walls along the lot lines.

**WHEREAS** the scale of the Henderson Place houses continue to be compromised by roof-top enlargements/additions.

**WHEREAS** in general the rooftop enlargement/addition is restrained.

**WHEREAS** the materials to be used for the enlargement/addition relate to the color of the slate below

**WHEREAS** the rooftop enlargement/addition does not significantly increase the bulk of the house when viewed from the street.

**THEREFORE BE IT RESOLVED** the application, with exception to the sliding glass doors, is approved as presented.

*This recommendation was approved by a vote of 25 in favor, 9 opposed and 3 abstentions.*

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### **Proposed glass sliding doors:**

**WHEREAS** the proposed glass sliding doors are anachronistic and out of character with the building and the Historic District

**THEREFORE BE IT RESOLVED** that CB8M recommends that the applicant work with the LPC and staff to design appropriate doors for the front of the addition.

*This recommendation was approved by a vote of 24 in favor, 10 opposed and 3 abstentions.*

Sincerely,

Jacqueline Ludorf  
Chair

Jane Parshall 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. Jonathan Bing, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member