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The City of New York Manhattan Community Board 8

September 20, 2012

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

Re: 18 East 69th Street (between Fifth and Madison Avenues) - Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 18, 2012, the board adopted the following resolution regarding **18 East 69th Street (between Fifth and Madison Avenues) - Upper East Side Historic District - Javier Robles, Principal** – A neo-Grec style residence designed by Charles Buek & Co and built in 1881-82. Application for a rooftop addition and new street facade windows (2nd to 4th stories).

WHEREAS the applicant proposes to install three bay windows on the 2nd, 3rd, and 4th stories along a vertical line of the street façade;

WHEREAS the above-mentioned three windows would be installed into what are “blind bays” in that they are presently without windows;

WHEREAS the above-mentioned new windows would be double-hung with brownstone surround to match the existing windows on either side of the bay on the 2nd, 3rd, and 4th stories;

WHEREAS the applicant also proposes to install an additional bulkhead on the rooftop which will be set back 26’ from the street, thereby increasing the bulk in the rear of the rooftop in order to accommodate an internal staircase leading to the roof.

WHEREAS with regard to the rear façade, the applicant proposes to remove the existing second floor window and fill the opening with masonry to match the existing masonry and to add new steel fixed and casement windows in the existing masonry openings on the 3rd and 4th floors;

WHEREAS the Committee wishes to take this application in two parts: Part 1 (the Bay Windows) and Part 2 (the Bulkhead and Rear Façade).

Part 1 - the Bay Windows

WHEREAS the present absence of bay windows along a vertical line of the street façade contributes to the unique character of this building and adding said windows would be inconsistent with the existing design and character of the building;

THEREFORE BE IT RESOLVED that the Board approves Part 1 – the bay windows portion of the application.

This recommendation was approved by a vote of 35 in favor, 6 opposed, and 0 abstentions.

Part 2 - the Bulkhead and Rear Façade

WHEREAS the Committee finds that the proposed expansion to the bulkhead is not visible from the street and neither the proposed bulkhead nor the proposed windows for the rear façade are inconsistent with the design and character of the building;

THEREFORE BE IT RESOLVED that the Committee approves Part 2 – the Bulkhead and Rear Façade of the application.

This recommendation was approved by a vote of 41 in favor, 0 opposed, and 0 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