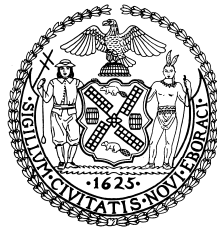


Nicholas Viest  
Chair

Latha Thompson  
District Manager



505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(212) 758-4340  
(212) 758-4616 (Fax)  
info@cb8m.com - E-Mail  
www.cb8m.com - Website

## The City of New York Manhattan Community Board 8

February 22, 2013

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

**Re: 20 East 64th Street (between Fifth Avenue and Madison Avenue) - Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, February 20, 2013, the board adopted the following resolution regarding **20 East 64th Street (between Fifth Avenue and Madison Avenue) - Upper East Side Historic District** - *David H. Abelow, Architect* - A Neo-French Renaissance residence designed by D. & J. Jardine and built in 1878-79 and altered by Harry Allan Jacobs in 1920-21. Application is to alter rear façade, create a new sub-cellar level, replace windows, and construct new bulkhead at roof.

**WHEREAS** the applicant proposes to alter the rear facade, create a new sub-cellar level in the rear of the building, replace windows in the rear of the building, and construct two new bulkheads on the roof;  
**WHEREAS** the Landmarks Committee wishes to vote separately as to the proposed fenestration for the first and second floor windows of the rear facade (Part 1) and to take together the remaining items (Part 2).

### **Part 1 (the proposed fenestration for the first and second floor windows of the rear facade).**

**WHEREAS**, while the proposed fenestration to the third, fourth, and fifth windows of the rear façade are better-ordered and more characteristic for the building than the proposed first and second floor windows of the rear facade, the committee appreciates that the proposed first and second floor windows of the rear facade are intended to be large enough to enable light to penetrate from, and into, a rearyard that is so small, it is almost non-existent;  
**WHEREAS** the proposed first and second floor windows are not contrary to the overall character of the building;  
**WHEREAS** the proposed first and second floor windows are made of steel, the same as the proposed windows on the third, fourth, and fifth floors;  
**THEREFORE BE IT RESOLVED THAT** the proposed fenestration for the first and second floor windows of the rear facade is **approved**.

*This recommendation was approved by a vote of 25 in favor 7 opposed, and 0 abstentions.*

### **Part 2 (the remaining items).**

**WHEREAS** the applicant proposes to remove from the roof existing HVAC equipment and to replace the existing elevator and staircase bulkhead with a new elevator and staircase bulkhead;  
**WHEREAS** with regard to the rear of the building at ground level, the applicant proposes to remove the existing foundation walls to accommodate a new cellar level extension and new sub-cellar level

construction below; remove the existing wood decking assembly at the exterior rear yard; and remove a portion of the existing ground level rear facade to accommodate a new steel and glass assembly with two doors, one opening into the rear yard and the other opening into the side yard;

**WHEREAS** the proposed elevator bulkhead and staircase bulkhead will be in the same approximate location on the roof as the existing elevator and staircase bulkhead and will be minimally visible from the public way;

**WHEREAS** the proposed alterations to the windows on the third, fourth, and fifth floors will replace, in a manner consistent with the overall character of the building, what is presently a hodge-podge of different window styles on the rear façade;

**WHEREAS** the above-mentioned proposed changes, individually and collectively, are not inconsistent with the character of the building;

**THEREFORE BE IT RESOLVED THAT** the above-mentioned proposed changes are approved.

*This recommendation was approved by a vote of 32 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