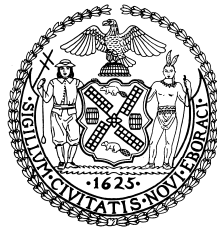


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

January 21, 2010

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

Re: 23 East 67th Street -Upper East Side Historic District

Dear Chair Tierney:

At the Landmarks Committee meeting on Monday, January 11, 2010, the committee adopted the following resolution regarding 23 East 67th Street (between Fifth and Madison Avenues) - Upper East Side Historic District - *Mr. Anthony Morali, Architect*-designed by Robert Robertson and built in 1882-1883. Application is to legalize façade alterations completed in non-compliance with COFA 07-7043 and to install a bracket sign.

[**Note:** There is an easement on the façade of 23 East 67th St. through the Washington D. C. based Trust for Architectural Easements. In return for a tax rebate, the owner places the “historic façade” of his/her property into “the Trust”. The Trust may then approve or disapprove of any alteration to the façade and thus controls (through an easement on the property) alterations to the façade. If the property is within a historic district in New York City, all façade alterations must also be approved by the Landmarks Preservation Commission, which may or may not approve of alterations approved of by the Trust]

THIS APPLICATION IS DIVIDED INTO 3 PARTS: 1) PARAPET, 2) GLASS FRONT DOOR AND 3) SIGN

1) Parapet

WHEREAS 23 East 67th Street is a rowhouse designed by Robert Robertson and built in 1882-1883 and redesigned in the neo-Federal style by Sterner and Wolfe in 1919.

WHEREAS the applicant removed the existing wood parapet consisting of a stockade fence with a railing on top, replacing it with a new 3’6” high brick parapet with precast coping that was approved by the Trust, but not by the LPC.

WHEREAS the applicant also designed a limestone detailed parapet with dentils which the applicant is now presenting as a preferable parapet to the LPC.

WHEREAS the replacement brick parapet does not in any way relate to the architectural details of the original building

WHEREAS the limestone detailed parapet relates to both the limestone at the cornice and to the limestone on the ground floor.

WHEREAS a limestone-detailed parapet is more appropriate to the architecture of the building within the historic district.

THEREFORE BE IT RESOLVED that this Part 1 of this application, the new limestone detailed design for the parapet, be approved as presented.

This resolution was approved by a vote of 42 in favor, 0 opposed and 0 abstentions

2) Glass Front Door

WHEREAS the applicant has replaced the existing wood door with a new ½” tempered glass door.

WHEREAS the existing wood door has been stored on location for future reuse.

WHEREAS the door measures 3’ x 7’; the glass panel in the door measures 2’ x 5’ and is framed in wood.

WHEREAS a large retail window is adjacent to the door.

WHEREAS the new glass door is consistent with the status of the building today with its commercial use.

THEREFORE BE IT RESOLVED that this Part 2 of this application, the new wood-framed glass door, be **approved** as presented.

This resolution was approved by a vote of 28 in favor, 14 opposed and 0 abstentions

3) Sign

WHEREAS the sign would be a small metal sign cantilevered off the building on a bracket.

WHEREAS the sign would measure 9” x 1’6” and be hung from a stainless steel frame painted black.

WHEREAS there are two existing art galleries on the upper floors that have signs set into the brick next to the entry door for the two galleries (separate from the door into the retail space).

WHEREAS a sign of the nature the applicant proposes is out of context with the residential character of the street.

WHEREAS a sign that is consistent with the signs for the two art galleries is more appropriate and would be preferable.

THEREFORE BE IT RESOLVED that this Part 3 of this application, the sign, be **approved** as presented.

This resolution was approved by a vote of 25 in favor, 17 opposed and 0 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
Anthony Morali, Architect