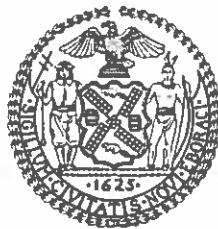


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The City of New York Manhattan Community Board 8

April 17, 2015

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

Re: 27 East 62nd Street (Madison/Park)-Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, April 15, 2015, the board adopted the following resolution regarding **27 East 62nd Street (Madison/Park)-Upper East Side Historic District-David Katz, Architect-A Neo-Renaissance style apartment building designed by Lawlor & Haase and constructed in 1912-13. Application is for restoration of the front elevation, work at west elevation light well, work at the 13th floor and addition of rooftop mechanical equipment.**

WHEREAS 27 East 62nd Street is a neo-Renaissance style 10 story apartment building designed by Lawlor & Haase and constructed in 1912-13.

WHEREAS the Certificate of Occupancy for 27 East 62nd Street is changing from a residential use to commercial use permitted by a zoning district boundary that runs through the building -- part commercial and part residential (R8B) -- with more than 50% of the building in the commercial district.

WHEREAS the applicant proposes a complete restoration of the building, including installing a metal cornice, replacing all windows with new 6 over 1 wood windows, removing all A/C units at the front elevation, removing the partial stucco covering of brick on the west elevation, and retaining historic configurations of all doors, windows, and ground level fixtures using replacements based on designs more in keeping with original light fixtures and doors.

WHEREAS since the C of O is changing to a commercial use, the owner is no longer required to have lightwells at the east and west elevations; the applicant proposes to "fill-in" these light wells to create more usable floor space

WHEREAS the applicant proposes to chop off the front part of the 10th floor [which presents as a "penthouse"] by setting it back by an additional 5' so that the 10th floor will be now set back by 15' and will be minimally visible from the public way; the new 10th floor will reconfigured and enlarged and will now be 46' wide x 62' deep and will be clad in lead coated cooper.

WHEREAS the roof is being raised by 6' to increase the height of the reconfigured 10th floor/"penthouse"; the height of the building will change from 100'4" to 106'7". [The mechanicals will extend to a maximum of 5' above the roof and will not be visible from the public way.]

WHEREAS the applicant proposes infill for the area ways on both sides of building [at east and west sides of building]; there will be approximately 600 sq. ft. of infill.

WHEREAS the applicant proposes to add 12 new windows at the infill at the west elevation; there will be 6 visible windows on each flank. [The west elevation looks out over the low in scale Hermes retail store at the NE corner of 62nd Street and Madison Avenue.]

WHEREAS at the west elevation, there will be a stucco finish from the 3rd floor to the 6th floor (the first three floors of the west elevation abut Hermes) to differentiate/ make reference to a pre-existing line on the west elevation that dates back to the original historical materials.

WHEREAS to clarify, there are 4 parts to this application that require Landmarks Commission approval before

a Certificate of Appropriateness can be issued: 1) the proposed new entry doors at the ground level that will be made of metal and glass and reference the original historic doors, 2) the replacement of the metal cornice, 3) the infill on the west elevation that rises above the Hermes retail establishment and 4) the reconfigured and increased-in-height 10th floor to be coated in lead coated copper presenting as a penthouse. [Only staff-level approval was required for all other proposed work at 27 East 62nd.]

WHEREAS the change of use from residential to commercial allows for the infilling of the area ways on the east and west sides of the building; the visible part of the west elevation that concerns this application (with the new window cuts) enhances the distinctiveness of the elevation as it rises above Hermes.

WHEREAS the proposed changes at the 10th floor are sensitive and in proportion to the rest of the building.

WHEREAS the application is contextual and appropriate within the historic district.

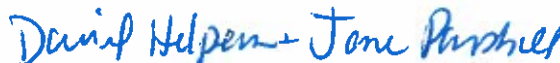
THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was approved by a vote of 32 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,



James G. Clynnes
Chairman



David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District