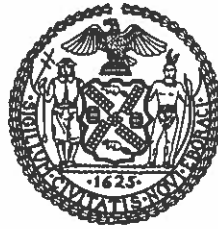


James G. Clynes
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Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

June 27, 2016

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

CORRECTED COPY

Re: 34 East 62nd Street - Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, June 15, 2016, the board adopted the following resolution regarding **34 East 62nd Street (between Madison and Park Avenues) - Upper East Side Historic District - Henry Jessup, architect**. Application is for a new building.

WHEREAS 34 East 62nd Street was originally a new-Grec style brownstone designed by L. D. Russell & J.B. Wray and constructed in 1881-1882.

WHEREAS the pre-existing structure at 34 East 62nd Street was leveled by a gas explosion in 2006.

WHEREAS in 2007, the Landmarks Preservation Commission approved a Certificate of Appropriateness for a modern 5-story limestone and glass townhouse that was never built.

WHEREAS the proposed new house reads as "Beaux Arts derivative" -- with a rusticated base, a bowed 2nd and 3rd floor and decreasing in scale up to the dormered mansard roof that is intended to mimic the mansard roof of the adjacent Links Club.

WHEREAS the front elevation will be made of limestone with the Beaux Arts style most apparent in the lovely arched and slightly over scaled detailing at the top of the second floor windows (piano nobile) and at the black slate mansard roof with its copper clad dormer windows

WHEREAS the entry will be simply cut into the stone base so that the emphasis is on the piano nobile above; there will be a service entrance that goes down to the cellar.

WHEREAS there will be a stone entablature/projecting cornice supported by limestone brackets at the top of the 4th floor and metal railings at the ground floor, the 2nd floor and the 4th floor.

WHEREAS the applicant's design is intended to be a link between the elegant and restrained 1916 neo-Georgian Cross & Cross designed Links Club to the east and the gray brick Cumberland House, a 1958 modern apartment building to the north.

WHEREAS the building extends 65' to the top of the mansard and 73' to the top of the elevator bulkhead and is 68'4" deep.

WHEREAS adjacent to 34 East 62nd Street is a 10' wide ramp to the below-grade parking garage for Cumberland House; the Links Club is set back from the property line.

WHEREAS both the 10' wide ramp and the Links Club setback allow for "quoins" or masonry blocks at the corners of the front elevation; thus there is an interlocking of the limestone on the front elevation and the brick on the east and west elevations to make a decorative feature at the corners.

WHEREAS the rear elevation will be brick; the windows at the 2nd floor will mimic exactly the 2nd floor windows on the front elevation, including the metal railing.

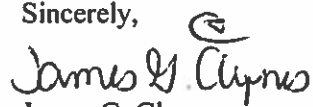
WHEREAS the applicant proposes steel casement windows on both the front and rear elevating and for the 5 windows on the west elevation [where the driveway for the Cumberland House is]; the windows will be painted black.

WHEREAS the applicant has presented an outstanding example of a new highly contextual building within the historic district by using a derivative vocabulary and is to be commended.

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

This recommendation was unanimously approved with 1 Not Voting for Cause.

Sincerely,


James G. Clynnes
Chairman


David Helpem 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