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## The City of New York Manhattan Community Board 8

November 15, 2012

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

**Re: 34 East 68<sup>th</sup> Street (between Madison and Park Avenues) – Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 14, 2012, the board adopted the following resolution regarding **34 East 68<sup>th</sup> Street (between Madison and Park Avenues) – Upper East Side Historic District – Michael Chen, Architect** – A neo- Grec style residence designed by R.W. Buckley and built in 1879. Application to alter the exterior facade and roof bulkhead.

**WHEREAS** the Committee wishes to consider this application in two parts: 1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead; and 2) The Rear Facade and the Fence.

1) The Front Facade, the Front Entry, and the Elevator and Stair Bulkhead.

**WHEREAS** with regard to the front facade, the applicant proposes to install new stone trim and cladding in limestone rather than the current brownstone which has fallen into a state of great disrepair, with all existing window openings and location of glazing to be maintained as is, and the existing cornice to be retained in its entirety.

**WHEREAS** with regard to the front entry, the applicant proposes to install a new entry stair from the sidewalk, replace existing railing, install a new rusticated stone base, install a new wood and glass door with decorative iron grille, install a new stone entry portico, and enclose the existing stair pit with a skylight to the basement area below.

**WHEREAS** with regard to the proposed elevator and stair bulkhead, the applicant proposes to install on the roof a new elevator bulkhead with patinated metal cladding, a roofed mechanical enclosure for sound reduction, and a new stair and elevator bulkhead.

**WHEREAS** while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the limestone to be used on the front facade will be light in color and warm in tone.

**WHEREAS** the proposed changes to the Front Facade and the Front Entry are in keeping with the design and character of the building, and the proposed Elevator and Stair Bulkhead will be barely visible, if at all, from the public way.

**THEREFORE BE IT RESOLVED THAT** the proposed changes to the Front Facade, Front Entry, and the proposed Elevator and Stair Bulkhead, are approved.

*This recommendation was approved by a vote of 25 in favor, 6 opposed, and 4 abstentions.*

2) The Rear Facade and the Fence.

**WHEREAS** the applicant proposes to install a new rear facade, removing existing tarred-over brick and an existing tarred-over and damaged sheet metal bay window and peeled-up metalwork; repurposing an existing leaded glass window; and installing a new custom glazed banded terra-cotta skin, new tilt-turn mahogany windows with painted steel trim, a new vertical garden, a new stone terrace and plantings, a new stoneclad garden wall, and, at the rear of the roof, a new perforated steel guardrail and planter (the "Fence").

**WHEREAS** the scale of the design of the proposed rear facade and the Fence is in context with the rear facades of other buildings in the area;

**WHEREAS** the proposed coloration of the rear facade is related to, and not inconsistent with, that of the front facade;

**WHEREAS** while the applicant did not present the Committee with sample materials which is always the strong preference of the Committee as to every applicant, the applicant represented to the Committee that the terra cotta to be used on the rear facade will provide a warm appearance of unusual beauty.

**THEREFORE BE IT RESOLVED THAT** the proposed changes to the Rear Facade and the Fence are approved.

*There was a substitute motion to disapprove this application. That motion passed by a vote of 33 in favor, 1 opposed, and 2 abstentions. Thus this portion of the application was disapproved.*

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