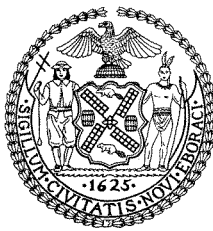


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

May 22, 2014

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

Re: 45 East 65th Street (between Park and Madison)-Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, May 21, 2014, the board adopted the following resolution regarding **45 East 65th Street (between Park and Madison)-Upper East Side Historic District-David Bae, Architect-A** Neo-Georgian style building designed by Hoppin & Koen, and built in 1909-10. Application for the renovation of a single family townhouse.

WHEREAS this building, which was designed as a residence and then converted to institutional use, will be returned to a residence;

WHEREAS all paint will be removed from the brick and limestone on the front façade;

WHEREAS all brick masonry and limestone will be repaired on the front façade;

WHEREAS all wood windows on the front façade will be replaced in kind;

WHEREAS the black iron window guards on the front façade, which are not original, will be removed;

WHEREAS the two story mansard with copper trim on the front façade will be restored and repaired;

WHEREAS the stair, elevator, and mechanical bulkheads on the roof will be repaired and there will be no increase in the height of the roof top elements;

WHEREAS the rear of the building, a portion of which extends to the rear property line, will be demolished to create a 30' rear yard;

WHEREAS the below grade areaway in the rear will be filled in to garden level;

WHEREAS the new rear façade will have tan colored brick with iron spots;

WHEREAS wood windows to reflect the front will be installed -- with French doors at the garden level, casements with transoms at the parlor level, double hung at floors three through five, and studio windows with operable awning windows at the sixth floor;

WHEREAS the new rear elevation is contextual and appropriate in the historic district;

THEREFORE be it resolved that this application is approved as presented.

This recommendation was approved by a vote of 45 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,

Handwritten signature of Nicholas Viest.

Nicholas Viest
Chair

Handwritten signature of David Helpern and Jane Parshall.

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 Micah Kellner, NYS Assembly Member, 76th Assembly 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