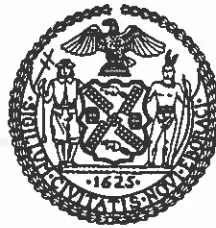


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

October 22, 2015

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

Re: 53 East 67th Street (between Madison and Park Avenues)-Upper East Side Historic District.

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 21, 2015, the board adopted the following resolution regarding **53 East 67th Street (between Madison and Park Avenues)-Upper East Side Historic District**. Austin Regan, architect. Application is for work at front and rear elevations and for a rooftop addition.

WHEREAS 53 East 67th Street will be changed from a multiple dwelling back to a single family residence;
WHEREAS this building has a cellar, basement, and four floors above the basement;
WHEREAS the building at 51 East 67th Street was a twin and will be used for reference;
WHEREAS the façade of 51 East 67th Street is of brownstone and the façade of 53 East 67th Street was changed from brownstone to white stucco prior to the designation of the landmark district;
WHEREAS there is no consistent style or color on the block;
WHEREAS the white stucco finish, which is preferred by the owner, will be retained;
WHEREAS the stoop of 53 East 67th will be restored to match the stoop of 51 East 67th including the rails;
WHEREAS the new front door and the door below the stoop will be glass with decorative iron;
WHEREAS the cast iron fence and gate to the areaway of 53 East 67th will be restored to match 51 East 67th and the area will be paved with bluestone;
WHEREAS the front façade will receive new, one over one wood windows to match 51 East 67th;
WHEREAS a partial fifth floor, 11 feet high, set back from the front, will be added above the existing roof, and a stair and elevator bulkhead, 12 feet high, will be added above the proposed new roof;
WHEREAS the stair bulkhead will be sloped toward the front to minimize the bulk;
WHEREAS the high point of the roof top addition will be the top of the elevator machine room of 23 feet above the original roof and 12 feet above the new roof;
WHEREAS the roof top addition and bulkhead are not visible from the street;
WHEREAS the lower floors extend into the rear yard and the upper floors are recessed in relation to the required 30 foot deep rear yard;
WHEREAS the lower floors will be demolished and the upper floors will be projected to create a flush façade with a 30 foot rear yard;
WHEREAS the façade will be of brick masonry with wood French doors on the cellar and basement levels and one over one wood windows on floor one through five;
WHEREAS the corbelled brick detail currently at the top of the existing rear façade will be replicated in the new rear façade;
WHEREAS the rear yard will be excavated to the cellar level;
WHEREAS the paving material for the rear yard will be bluestone;
WHEREAS the brick of the rear façade will also be the material for the parapets on the new fifth floor terrace and the roof top;

WHEREAS the bulkhead will be of corrugated metal;
WHEREAS the brick will be red; decorative iron metal work will be black; corrugated metal will be gray, and windows will be a putty color;
WHEREAS this project is appropriate and contextual in the historic district;
THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was approved by a vote of 44 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


James G. Clynes
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