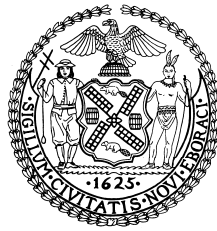


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

January 21, 2010

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

Re: 565 Park Avenue -Upper East Side Historic District

Dear Chair Tierney:

At the Landmarks Committee meeting on Monday, January 11, 2010, the committee adopted the following resolution regarding 565 Park Avenue (between 62nd and 63rd Streets) - Upper East Side Historic District - *Mr. Alexander Harrow, Architect*. Application is to construct a rooftop addition.

WHEREAS 565 Park Avenue is a neo-Renaissance style apartment building designed by Robert T. Lyons and built in 1912-1913.

WHEREAS the applicant is proposing to modify an existing penthouse.

WHEREAS the penthouse is located on the 13th floor and is the 2nd floor of a duplex apartment and is on the backside of the building (the rear top-floor apartment).

WHEREAS the applicant proposes extending both sides of the existing penthouse for a total of 440 sq. ft. so that the penthouse will now be 60' in length.

WHEREAS the applicant proposes to lower the existing penthouse by 3' and set it back from the parapet by 3'.

WHEREAS the penthouse now reads as giant glass skylight; after remodeling the new elevation of the 13th floor will be glass, either fixed panes or sliding glass doors and will present as a glass wall.

WHEREAS the parapet is 4' high; the section of the penthouse visible above the parapet will range from 8' to 6'; the overall height of the penthouse will range from 12'8" to 10'3".

WHEREAS the applicant also proposes to replace the existing windows on the 12th floor (the first floor of the duplex) with new tilt-and-turn windows.

WHEREAS tilt-and-turn windows are inappropriate and out of context with both the architecture of the building and within the historic district.

THEREFORE BE IT RESOLVED that this application be approved as presented provided that the proposed tilt-and-turn windows become double hung wooden or aluminum windows that replicate the profile of the typical wooden windows of the building..

This resolution was approved by a vote of 42 in favor, 0 opposed and 0 abstentions

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall 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. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Alexander Harrow, Architect