

Nicholas Viest
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The City of New York Manhattan Community Board 8

March 20, 2014

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

Re: 740 Madison Avenue, 23 East 64th Street and 25 East 64th Street -Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 19, 2014, the board adopted the following resolution regarding **740 Madison Avenue, 23 East 64th Street and 25 East 64th Street -Upper East Side Historic District** – *Mr. Louis Lisboa* – 740 Madison Avenue is a neo-Georgian style two-story commercial building, 23 East 64th Street is a neo-Federal style five-story row house and 25 East 64th Street is an Italianate style four-story residence. The application is to renew the permit for a façade renovation.


Part A: To approve the façades with the exception of the plate glass window in the base of 25 East 64th Street
WHEREAS this application is to renew the permit;
WHEREAS this application is to renovate and restore the facades;
WHEREAS this application was previously approved by Community Board 8 provided a horizontal element was introduced to match the limestone base that differentiates floors 1 and 2 on the façade of 740 Madison Avenue;
WHEREAS the applicant provided the horizontal element in limestone as recommended;
WHEREAS the application will return 25 East 64th Street to its original brownstone façade on the upper floors;
WHEREAS the application will repair the brick on 23 East 64th Street and on the upper floors of 740 Madison Avenue;
WHEREAS this proposal is appropriate to the historic district;
THEREFORE be it resolved that Part A of this application is approved.


This recommendation was approved by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Part B: To disapprove the plate glass window on the ground floor of 25 East 64th Street
WHEREAS 25 East 64th Street was originally designed as a five story brownstone residence;
WHEREAS the application proposes to replace the garage door on the ground floor with a large, plate glass window because of the intended commercial use;
WHEREAS the plate glass window is not compatible with the residential character of the house;
WHEREAS the application does not propose to replace the garage door on the ground floor of 23 East 64th Street so that the residential character of this adjacent house is maintained;
WHEREAS the proposed plate glass window in 25 East 64th street would also not be compatible with the residential character of the adjacent 23 East 64th street house;
THEREFORE be it resolved that Part B of this application is **disapproved**.

This recommendation was approved by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


Nicholas Viest
Chair


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 Micah Kellner, NYS Assembly Member, 65th 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