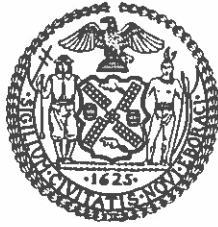


Alida Camp
Chair

Will Brightbill
District Manager



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Community Board 8 Manhattan

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November 15, 2018

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, NY, 10007

RE: 146 East 65th Street (between 3rd and Lexington Avenues) – Extended Upper East Side Historic District *John Woell, Steven Harris Architects LLP* – Application is for restoration of front elevation, adding a gate to the arcaway, extending the height of the rear elevation and excavating the rear yard.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on November 14, 2018, the board voted to **approve** the following section of the application in accordance with the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS 146 East 65th Street is a Colonial revival-style single family home designed by Treanor & Fatio and constructed in 1924;

WHEREAS 146 East 65th Street is the last house with the lower boundary of the Upper East Side Historic District Extension;

WHEREAS 146 East 65th Street was built on the foundations of two pre-existing houses.

WHEREAS the applicant proposes the complete restoration of the front and rear elevations, including the replacement of the aluminum windows on the mansard roof;

WHEREAS the applicant proposes a gate at the front entrance; the gate will replicate in detail the existing gate at the service door;

WHEREAS the applicant proposes to lower the existing rear yard by a depth of 6' and to create a new historically appropriate small deck at the parlor level, with a stair at the 1st or parlor floor (the ground floor above the basement level) to the new garden level; the new excavation will allow for access to the garden from the basement level. See below,

WHEREAS the railing at the small deck will relate to the existing iron work;

WHEREAS the below grade excavation will allow for access to the rear yard from the previous below grade basement level by creating a set of 5 new steel window systems that present as French doors;

WHEREAS the below grade excavation will also bring light and air into the below grade space at the basement level of the house. [The existing rear elevation now presents as 4 floors; the proposed

rear elevation will change to 5 floors by means of the excavation in the rear yard and the addition of the French door system at the basement level.];

WHEREAS the applicant proposes to extend the rear elevation/parapet by 4'7" and extend up the windows at the existing 4th floor; the overall height of the house will change from 53'1" to 57' 10 1/2";

WHEREAS the proposed extension of the rear elevation would be to a depth of 20' and would provide for an additional 920 sq. ft. of space;

WHEREAS the proposed new height of the extension is not visible from the public way; the height of the floor below will be reduced to allow for the creation of a new floor above;

WHEREAS the roof bulk head would be expanded slightly to accommodate a new stair and elevator; the bulkhead will be slightly visible from the public way;

WHEREAS some concerns were raised about the proposed height of the windows at the top floor;

WHEREAS the applicant's proposed changes at the rear elevation, the garden excavation and the addition of a gate at the front entrance are contextual and appropriate within the historic district;

THEREFORE BE IT RESOLVED that this application is **APPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp ^{WAI}
Alida Camp
Chair

David Helpern and Jane Parshall ^{WAI}
David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

- cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District