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The City of New York
Community Board 8 Manhattan

March 22, 2019

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

RE: 105 East 64th Street (between Lexington and Park Avenues) – Upper East Side Historic District *Lisa Chow, Workshop Design and Architecture*. Application is for a new rooftop addition.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on March 20, 2019, the board voted to **approve** 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 105 East 64th Street was originally designed by W.P. And A.M. Parsons and constructed in 1881-1882;

WHEREAS the existing front elevation at 103 East 64th Street was designed by Adams and Prentice and constructed in 1941;

WHEREAS the applicant proposes a one-story rooftop addition on top of the existing 5-story house, which has a depth of approximately 60’;

WHEREAS the proposed rooftop addition would have a depth of 27’10” and would be set back approximately 30’ from the front property line. [There is a 6’9” front yard; the addition would be set back 23’3” from the front elevation.];

WHEREAS the proposed addition would be 11’6” above the existing roof; thus, the overall height of the house would increase from 55’9” to 67’3” above grade;

WHEREAS the applicant proposes an aluminum framed roof skylight at the top of the addition;

WHEREAS mechanical equipment would be placed on top of the addition adding an additional 5’6” to the overall height;

WHEREAS the proposed addition would contain 570 sq. ft. of enclosed space and would have a 42” pipe railing as required by the Building Code, at the roof of the addition (all 4 sides);

WHEREAS the front elevation of the penthouse, 20’10” wide, will contain a 14’2” wide x 9’6” high steel framed window and door glazing system utilizing multiple glass panes each measuring approximately 3’2”;

WHEREAS the proposed pipe railing will be minimally visible from the public way on 65th Street when looking southwest and when looking at the house straight on;

WHEREAS at the front elevation, at the ground level, the applicant proposes to add additional details;

WHEREAS among other enhancements, the applicant proposes new ornamental window enframements for the painted wood entry door, the painted wood service door and the window in between that will match the enframements for the rest of the windows on the front elevation and removing the existing air conditioner above the service door and replacing with a transom window;

WHEREAS the applicant's proposed rooftop addition is set back from the property line by 30' and is not visible from the public way;

WHEREAS the proposed pipe trailing on top of the addition, required by the Building Code, while minimally visible from the public way, is the least obtrusive solution and is as simple as possible and will be painted black;

WHEREAS the proposed improvements at the front elevation at the ground floor 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,

 (WS)

Alida Camp
Chair



David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th 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