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**The City of New York
Community Board 8 Manhattan**

April 18, 2019

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

RE: 39 East 67th Street (between Park and Madison Avenues) – Upper East Side Historic District *Justin Paraiso, J.L. Ramirez Architect, P.C.* Application is to repair the front façade, replace and configure windows, and to replace dormers.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on April 17, 2019, the board voted to **approve** the application in accordance with the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS 39 East 67th Street, known as the Scribner house, was originally designed by D. & J. Jardine and constructed in 1876-1877. The style of the original design is not known;

WHEREAS the existing elevation was designed by Ernest Flagg in the Beaux-Arts style and constructed in 1903-1904;

WHEREAS the applicant proposes at the front elevation to replace all of the existing wood windows with in-kind wood windows;

WHEREAS at the front elevation the applicant proposes to change the existing dormers at the mansard roof;

WHEREAS there are now two existing dormers; the two existing dormers do not align with the windows below. [Note that on the front elevation there are two openings at each floor];

WHEREAS the applicant proposes to remove the two existing dormers and replace them with three new dormers. The 2 end dormer windows will align with the windows below with the 3rd window in the middle; the front elevation will now present as more symmetrical;

WHEREAS at the front elevation at the 1st, 2nd and 3rd floors at the window openings, the applicant proposes to restore the original decorative black wrought-iron guard rails/railings; the applicant also proposes to retrofit the rails — at the bottom of the rail on each floor — to meet the 42" guardrail height per the Building Code; the railings will present as 2" higher than the original guard rails;

WHEREAS the increase in height for the guard rails, while minimal, is more apparent at the 2nd and 3rd floors;

WHEREAS at the front the applicant proposes to restore limestone where it has been damaged; this will involve some minor patching;

WHEREAS at the roof, the applicant proposes a new stair bulkhead and a pergola;

WHEREAS the new stair bulkhead will be approximately 9' tall x 12' wide off the roof and will be set back from the parapet by approximately 29'; the pergola will be 8' high x 9' wide;

WHEREAS both the new bulkhead and the pergola will not be visible from the public way;

WHEREAS the applicant is adding new chimney flues at the east parapet party wall;

WHEREAS the rear elevation faces north;


WHEREAS at the rear there is an existing extension into the rear yard;
WHEREAS at the rear there is curved windowless volume that projects from the east side of the extension;
WHEREAS at the rear elevation at the cellar level, the applicant proposes a new limestone rear facade at the ground level; the existing opening will be enlarged for new doors with 4 lites;
WHEREAS the applicant proposes to lower the existing garden level by 3'; the existing opening to the garden will also be lowered by 3';
WHEREAS at the first floor the existing window opening will be enlarged; a set of French doors with a Juliette balcony will also be added at the first floor;
WHEREAS at the second floor, the existing opening will be enlarged for new doors with 4 lites;
WHEREAS there is an unusual curved windowless volume at the rear elevation [see above];
WHEREAS the applicant proposes to introduce a secondary stair within this volume;
WHEREAS the applicant proposes adding windows to this volume at the flat side of the rounded part of the volume/projection;
WHEREAS at the 1st and 2nd floors, the window will present as a fixed curtain with 14 lites with a fixed glass transom at the point where the first and second floors meet;
WHEREAS at the third floor at the rear elevation, the applicant proposes a metal paneled bay with a zinc coated copper roof;
WHEREAS at the third floor the applicant proposes a new window for the projecting volume on the flat side of the volume. [This new window will be centered above the new fixed curtain window below at the 1st and 2nd floors.];
WHEREAS the 4th floor, the applicant proposes to retain the existing greenhouse glass and aluminum enclosure that sits on top of the existing 4-story extension;
WHEREAS at the top floor (5th floor) at the rear elevation there are now three window openings with an unusual set of windows that present as a wall of small aluminum framed windows above the three existing window openings. This wall of windows curves back slightly/slopes back so that the interior space of the double height room within has two levels of windows: the three existing openings and then above them and separated by an interior wall [or horizontal mullion], the sloped-back set of windows along the width of the house. [From the exterior of the house, this space presents as 2 floors — on the interior, the space presents as a huge studio with two separate sets of windows with the top set of windows or clerestory windows, are slanted back so that there is an angle to the roofline at the top floor.];
WHEREAS the applicant proposes to replace the two sets of windows and add more glass so that the two sets of windows are converted into much larger window 18' wide x 11' tall; the slant back at the top will be maintained; the new single window will present as a new sloped curtain wall;
WHEREAS all the windows at the rear will be framed in steel and present as casement windows or Hope's windows/doors;
WHEREAS proposed changes at the front elevation, at the rear elevation and at the roof are contextual and appropriate within the historic district;
WHEREAS the proposed additions at the roof are not visible from the public way;

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

Please advise us of any action taken on this matter.

Sincerely,


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