

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

July 19, 2019

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

RE: 46 East 65th Street (between Park and Madison Avenues) – Upper East Side Historic District *Richard Wainer and Kurland Design, KurlandDesign*. Application is for window replacement at the front façade, front door replacement, stair and bulkhead enlargements, and other work throughout the building.

THIS APPLICATION IS DIVIDED INTO TWO PARTS.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on July 17, 2019, the board voted to **approve** Part A of the application in accordance with the following resolution by a vote of 40 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

PART A - FRONT ELEVATION AND ROOFTOP ENLARGEMENTS

WHEREAS 46 East 65th Street was a house designed in an unknown style by John G. Prague and constructed in 1876-77; the present facade in the neo-Federal style was designed by Ogden Colman and constructed in 1906-1907;

WHEREAS 46 East 65th Street, originally built as a single-family home, is now a multi-family dwelling;

WHEREAS at the front elevation, the applicant proposes to restore the existing wood front door;

WHEREAS at the front elevation, the applicant proposes new wood windows to match historic windows; there will be no change to the original front facade window openings;

WHEREAS the height of the existing house to the top of the 5th floor is now 60'2"; the existing 6th floor is 9' high;

WHEREAS the applicant proposes to add 1' to the top of the house by raising the roof so that the 6th floor will increase in height from 9' to 10' and the overall height of the house will be 70'2";

WHEREAS at the 6th floor, there is an 11'4" setback and at the existing bulkhead there is a 29'10" setback;

WHEREAS at the roof, the applicant is proposing to add a bathroom for the rooftop deck and raise the elevator shaft by 6' to accommodate the elevator to the rooftop terrace. [The proposed elevator shaft extension will be added to the existing elevator bulkhead. The total height of the elevator bulkhead as it rises from the roof will now be 19'6".];

WHEREAS the existing stair bulkhead will be removed;

WHEREAS at the roof, the applicant also proposes a transparent glass vestibule/ greenhouse adjacent to the bathroom to serve as egress from the elevator to rooftop terrace;

WHEREAS the vestibule plus the bathroom will measure 9' high x 17'3" wide and contain approximately 340 square feet;

WHEREAS the bulkhead is minimally visible from Park Avenue and 65th Street as well as from Madison Avenue and 65th Street;

WHEREAS the work at the front elevation and the work at the roof, including the addition of the bathroom and the transparent vestibule/greenhouse are appropriate within the historic district;

THEREFORE, BE IT RESOLVED THAT Part A of this Application, the front elevation and the rooftop enlargements, are **approved** as presented.

PART B: INFILL AT THE REAR

The board voted to **disapprove** Part B of the application in accordance with the following resolution by a vote of 39 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS 45 East 65th Street presents at the rear as L-shaped;

WHEREAS at the rear, the applicant proposes to add a series of balconies at the 2nd, 3rd, 4th and 5th floors; each balcony is to be 8' wide x approximately 27' deep;

WHEREAS at the ground level, the garden will remain;

WHEREAS the existing "L" is built out to the lot line; the balconies which present as infill and will extend to the lot line so that the lot coverage will now be 100%;

WHEREAS at the rear where the balconies are proposed, the pairs of windows on the south elevation will be replaced with a triple panel of French doors (two active and one passive) to provide access to the balconies at each floor. [N.B. the 6th floor will not have a balcony];

WHEREAS the windows on the west elevation will be replaced with wood double hung windows;

WHEREAS the applicant's proposed balconies will mean that the entire lot is built out;

WHEREAS the balconies are inappropriate and out of context within the historic district;

THEREFORE, BE IT RESOLVED THAT Part B of this Application, the infill at the rear, is **disapproved** as presented.

Please advise us of any action taken on this matter.

Sincerely,

 (WC)

Alida Camp
Chair

 (WP)

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