

Alida Camp
Chair

Will Brightbill
District Manager



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

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September 20, 2019

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

RE: 45 East 65th Street – Upper East Side Historic District *Scott Kurland, architect (Kurland Design).*
Application is for adjustments to the size of balconies at rear elevation.

N.B. THIS APPLICATION, DIVIDED INTO TWO PARTS, WAS ORIGINALLY HEARD AT THE JULY 17TH MEETING OF THE LANDMARKS COMMITTEE. PART A, for work at the front elevation and for bulkhead enlargements, was unanimously approved. **PART B**, for infill at the rear — the balconies — was unanimously disapproved.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 18, 2019, the board **approved** 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 was originally designed by John G. Prague, in an unknown style, as a single family house and constructed in 1876-77.

WHEREAS the existing facade, designed in the new-Federal style by Ogden Codman, was constructed in 1906-1907.

WHEREAS 45 East 65th is now divided into full-floor apartments, except at the ground level where there are two apartments.

WHEREAS the work proposed for the front elevation and the roof was approved at the July, 2019 meeting of the Landmarks Committee. **SEE ABOVE, PART A.**

WHEREAS at the rear, 45 East 65th Street presents as L- shaped with the "L" built out to the lot line.

WHEREAS the applicant proposed balconies at the rear elevation for each of the full-floor apartments at the 2nd, 3rd, 4th and 5th floors; each balcony was to be 8' wide by approximately 27' deep. **WHEREAS** since the size of the applicant's proposed balconies would have meant that the entire lot would be built out, this part of the application was disapproved at the July, 2019 meeting of the Landmarks Committee. **SEE ABOVE, PART B.**

WHEREAS the applicant has now presented a modification to the proposed balconies at the rear.

WHEREAS the proposed balconies will be reduced in size and will now be 10' wide x 7' or 8' deep.

WHEREAS the applicant is to be commended for reducing the size of the balconies.

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