



May 26, 2020

Ms Caroline Kane Levy, Deputy Director of Preservation
Mr. James Russiello, Preservationist
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Re: Fifth Avenue Synagogue
5 East 62nd Street
New York, NY 10065

Dear Ms Levy and Mr. Russiello;

Thank you for taking the time to speak with us both last week and again this past Wednesday. Regarding our application for the extension of the elevator bulkhead of the 5th Avenue Synagogue at 5 East 62nd Street, I would like to clarify some aspects of our application that I fear may have been overlooked during our most recent call.

As initially discussed with James, the elevator extension is required to provide access to the existing penthouse level Sabbath Apartment and the existing children's Rooftop Preschool Playground. The NYC Building Code requires that portions of a building undergoing alterations be rendered accessible. The LPC Permit Guidebook states that staff-level approval under certain conditions can be granted when an applicant is:

Extending an existing historic elevator shaft bulkhead to a visible (or more visible) condition to meet relevant codes, without adding an additional stop to a new floor or the roof.

In our condition the **upper floor is existing** (we are not adding a new floor) and is not currently accessible by elevator. Our elevator extension enables us to comply with the relevant NYC Building Codes concerning elevators and accessibility. Specifically, BC 1101.3.2 requires that accessibility be provided to:

...the portion of the building being altered, to the extent of the alteration, including minor alterations but excluding ordinary repairs, where the value of the alteration does not exceed 50 percent of the value of the existing building...

Undoubtedly, our preschool playground should be made accessible to all potential users, and the apartment undergoing alteration is **required to be accessible**. Note also, as I stated in my previous letter, that we have no choice as to the location of the shaft.

The Guidelines clearly state that a staff-level approval for a rooftop addition that is "more than minimally visible" under the above described conditions, is at your discretion. Given this fact, along with the relatively innocuous nature of the addition, as well as the great pressure we are under to have the Preschool functioning in the Fall, we respectfully ask that you consider granting us a Staff Level Approval with a Certificate of No Effect. If necessary, we are pleased to provide you additional documentation as well as photos of the mock-up we discussed. I fear if you require that we go through the Community Board process, though I am confident we will be approved, the timeline will jeopardize our schedule.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Arthur Chabon', written over a horizontal line.

Arthur Chabon, AIA

cc: Jacob Gold, President, Fifth Avenue Synagogue
William Friedland, Chair, FAS Building Committee
Jill Daniele, Milrose Consulting



June 5, 2020

Ms. Caroline Kane Levy, Deputy Director of Preservation
Mr. James Russiello, Preservationist
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Re: Fifth Avenue Synagogue
5 East 62nd Street
New York, NY 10065

Dear Ms. Levy and Mr. Russiello:

It was requested by Mr. Russiello on behalf of the LPC senior staff that ACA provide a letter explaining the height and location of the bulkhead extension proposed for the Fifth Avenue Synagogue.

The following are the guiding principles upon which the massing and location of the bulkhead extension are based:

1. compliance with the Building Code requirement that renovated spaces be made accessible to all users and adherence to the Zoning Resolution;
2. minimizing the impact of the extension on the historic resource and the context of the historic district;
3. minimizing the impact of the extension on neighboring buildings;
4. providing proper clearances for safe and easy service of elevator machinery, and providing adequate storage for roof-related and mechanical servicing materials.

Height:

The elevator replacement and bulkhead extension were designed by VDA, one of New York City's foremost elevator designers and consultants. Silman is our structural engineer. The structural and mechanical designs require a combination of vertical clearances that result in a total minimal height of 17'-1" above the existing roof plane. To facilitate safe and reasonable access to the elevator machinery and controls, these are combined in a room on the same level as the bulkhead extension. To the south of the shaft and below this machine/control room is a vestigial space that will be used for the storage of maintenance materials for the roof-top mechanical equipment, elevator maintenance materials and roof-top maintenance materials. The minimal practical clearance for this space is 7'-3". A lower ceiling height renders the space unusable and has minimal impact on the visibility of the bulkhead from the street. The combination of these minimal vertical requirements results in a total height of 19'-2" above the plane of the existing roof.

Location:

Of course, the elevator shaft and bulkhead locations are fixed by the existing conditions of the building. The location of the control room, however, was determined by balancing the impact of the extension on the neighboring building to the west, in relation to the visual impact of the extension on the historical resource and context. Placing the control room to the north of the elevator shaft would

June 5, 2020
Fifth Avenue Synagogue
Bulkhead Extension
Landmarks Preservation Commission
Page 2 of 2

substantially block a light well that provides north-eastern light and air for 1 East 62nd. Our proposed location, while visible from the street, is minimally obtrusive, as it is clearly subordinated from the Goodman façade composition by a strong horizontal “cornice” band that decisively terminates the facade. The bulkhead blends into the numerous roof-top features that characterize many of the buildings in the historic district. In consultation with neighbors across the street, and in our professional opinion, we concluded that the harm in blocking the light-well was more detrimental than the visibility of the bulkhead from the street.

Respectfully submitted,

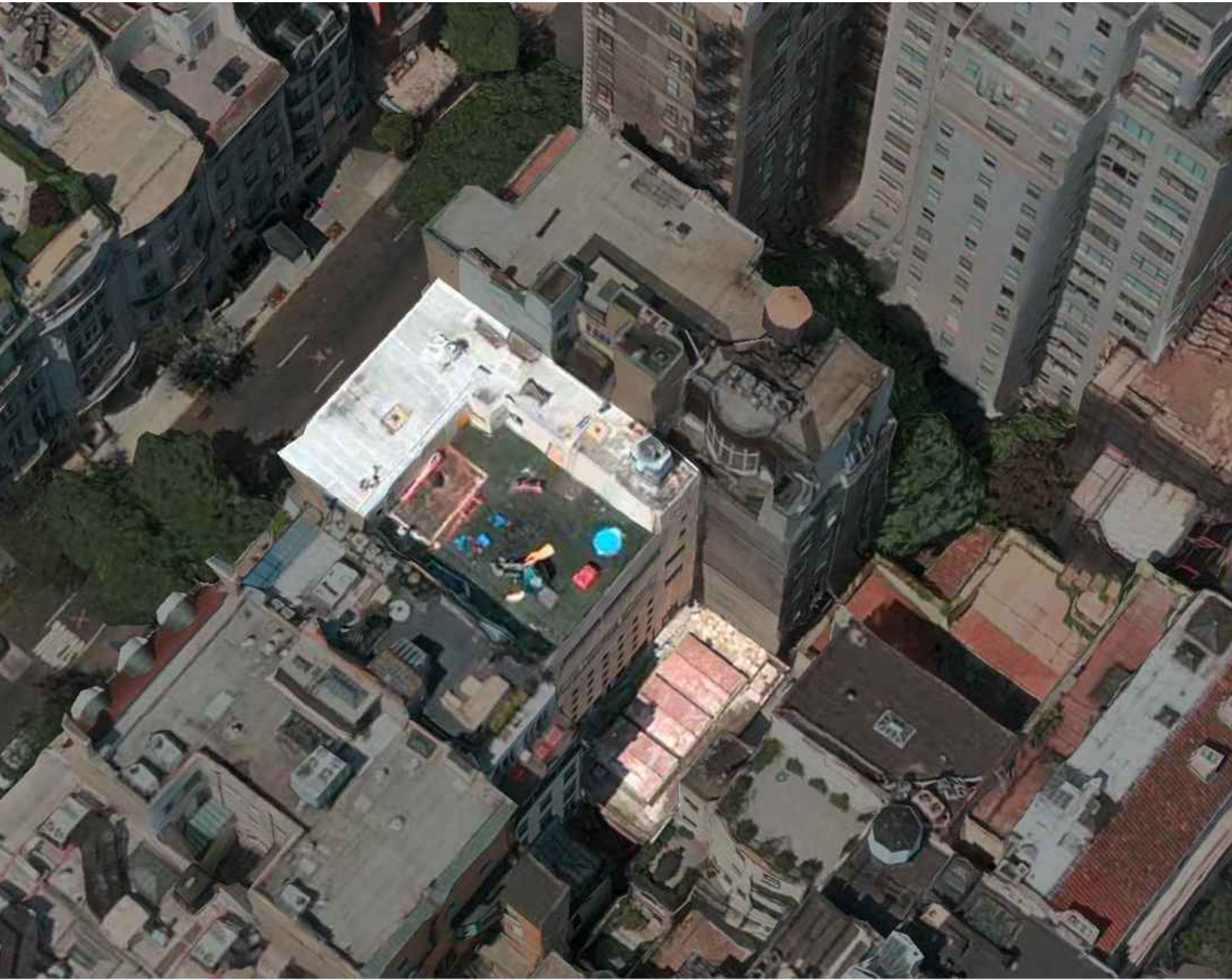
Arthur Chabon, AIA

cc: Jacob Gold, President, Fifth Avenue Synagogue
William Friedland, Chair, FAS Building Committee
Jill Daniele, Milrose Consulting

FIFTH AVE. SYNAGOGUE

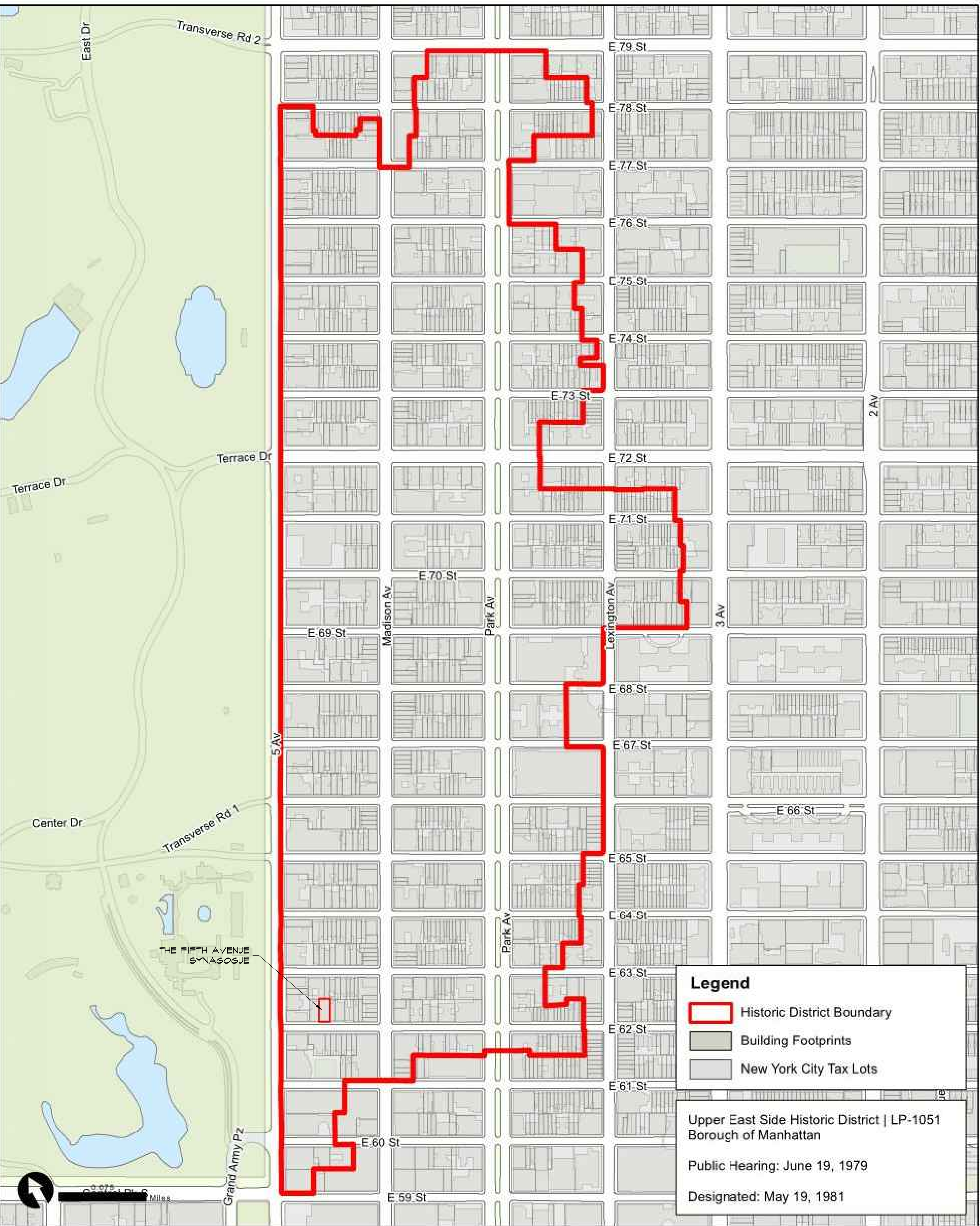
5 East 62nd Street,
New York, NY 10065

LPC
06/05/20



Upper East Side Historic District | LP-1051

NYC Landmarks Preservation Commission



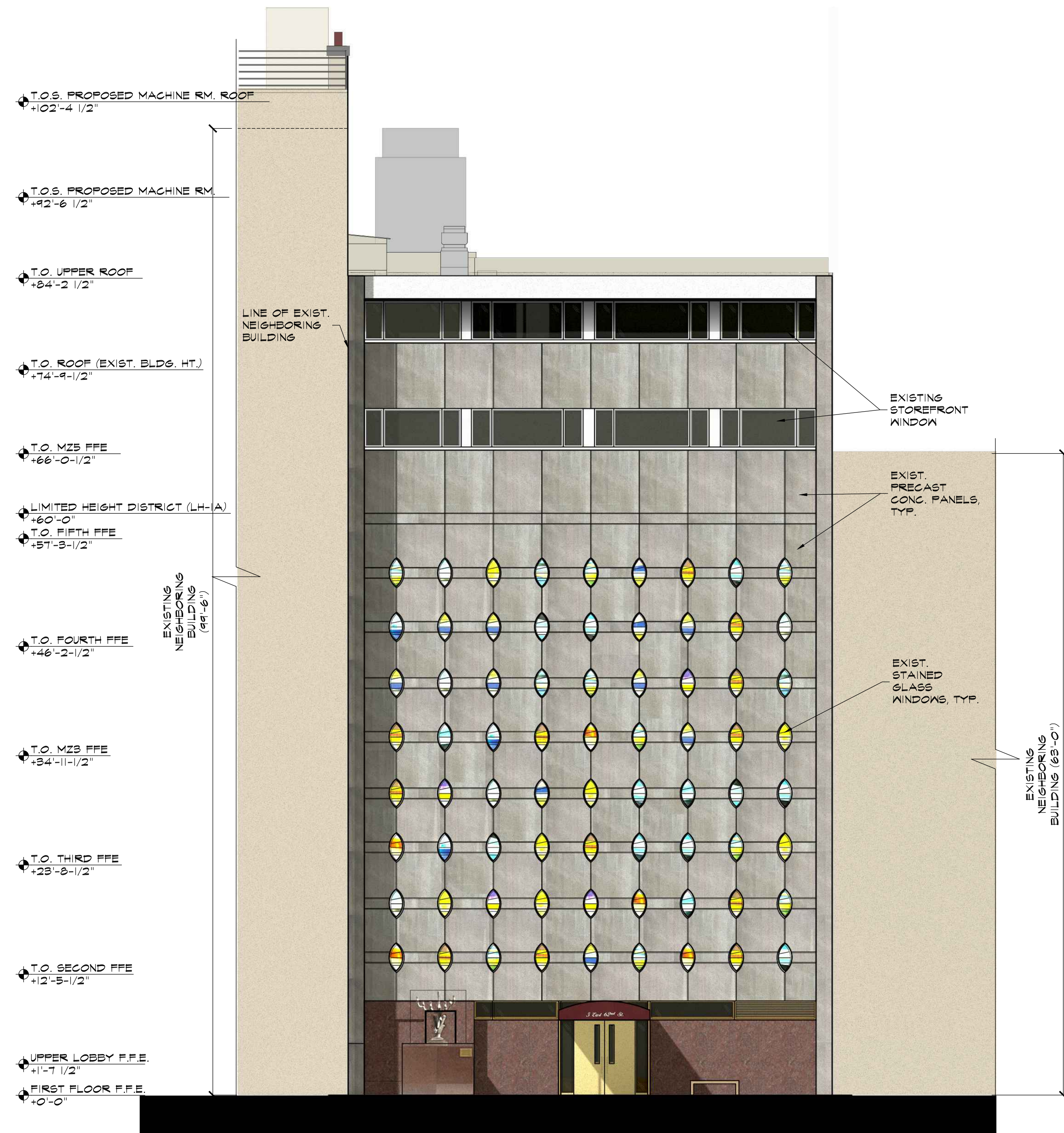
Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

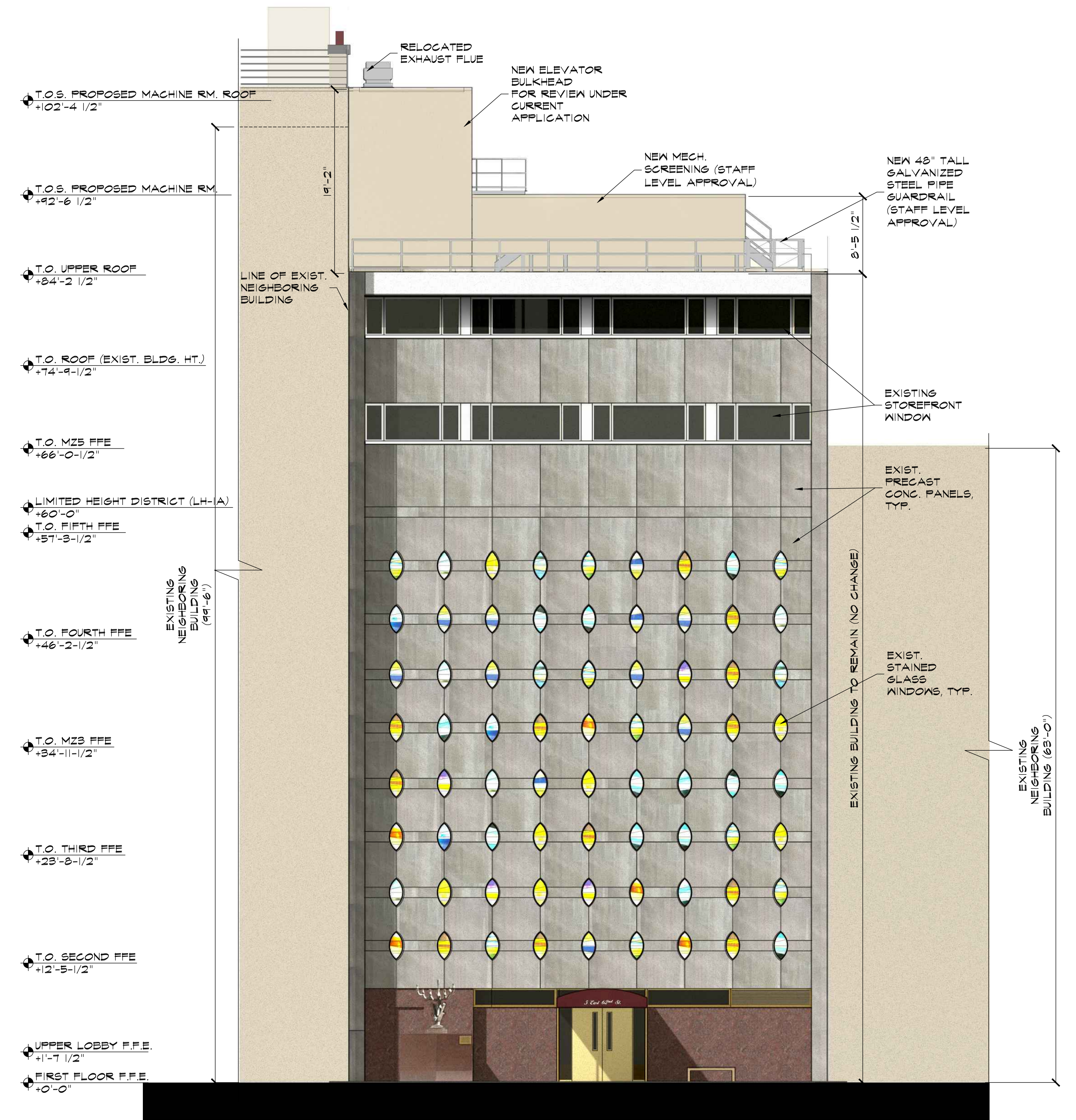
Upper East Side Historic District | LP-1051
Borough of Manhattan

Public Hearing: June 19, 1979

Designated: May 19, 1981



Existing South Exterior Elevation



Proposed South Exterior Elevation

T.O.S. PROPOSED MACHINE RM. ROOF
+102'-4 1/2"

T.O.S. PROPOSED MACHINE RM.
+92'-6 1/2"

T.O. UPPER ROOF
+84'-2 1/2"

T.O. ROOF (EXIST. BLDG. HT.)
+74'-9 1/2"

T.O. MZB FFE
+66'-0-1/2"

LIMITED HEIGHT DISTRICT (LH-1A)
+60'-0"

T.O. FIFTH FFE
+51'-8 1/2"

T.O. FOURTH FFE
+46'-2-1/2"

T.O. MZB FFE
+34'-11-1/2"

T.O. THIRD FFE
+28'-8-1/2"

T.O. SECOND FFE
+12'-5-1/2"

UPPER LOBBY F.F.E.
+1'-7 1/2"

FIRST FLOOR F.F.E.
+0'-0"

EXIST.
STOREFRONT
WINDOWS

EXIST.
STAINED
GLASS
WINDOWS, TYP.

EXIST. BRICK

Existing Exterior North Elevation

T.O.S. PROPOSED MACHINE RM. ROOF
+102'-4 1/2"

T.O.S. PROPOSED MACHINE RM.
+92'-6 1/2"

T.O. UPPER ROOF
+84'-2 1/2"

T.O. ROOF (EXIST. BLDG. HT.)
+74'-9 1/2"

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T.O. THIRD FFE
+28'-8-1/2"

T.O. SECOND FFE
+12'-5-1/2"

UPPER LOBBY F.F.E.
+1'-7 1/2"

FIRST FLOOR F.F.E.
+0'-0"

EXIST.
STOREFRONT
WINDOWS

EXIST.
STAINED
GLASS
WINDOWS, TYP.

EXIST. BRICK

NEW MECH.
SCREENING (STAFF
LEVEL APPROVAL)

RELOCATED
EXHAUST FLUE
NEW ELEVATOR
BULKHEAD
FOR REVIEW
UNDER CURRENT
APPLICATION

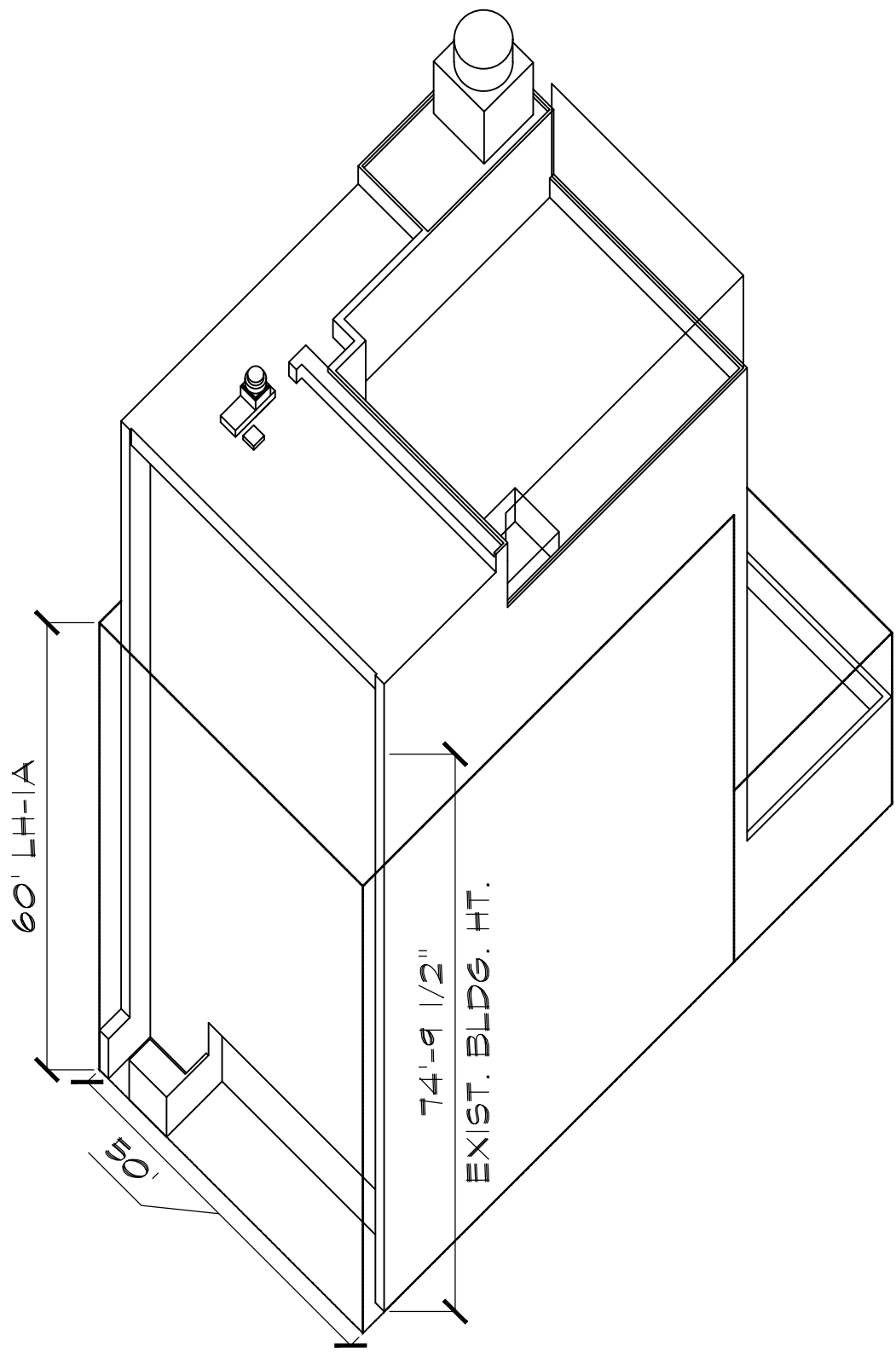
EXIST. MECH.
CHILLER

EXISTING BUILDING TO REMAIN (NO CHANGE)

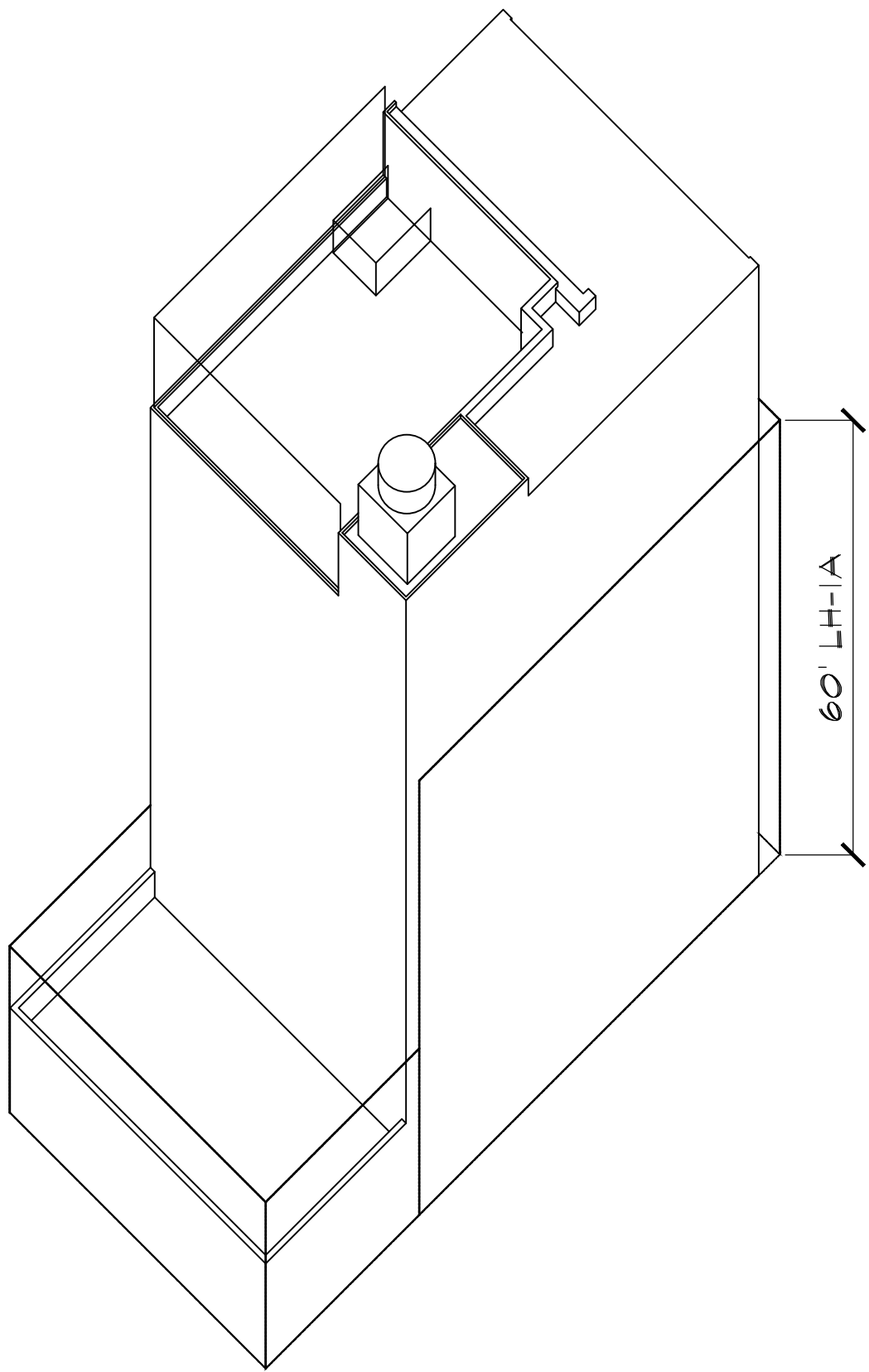
Proposed North Exterior Elevation



EXISTING

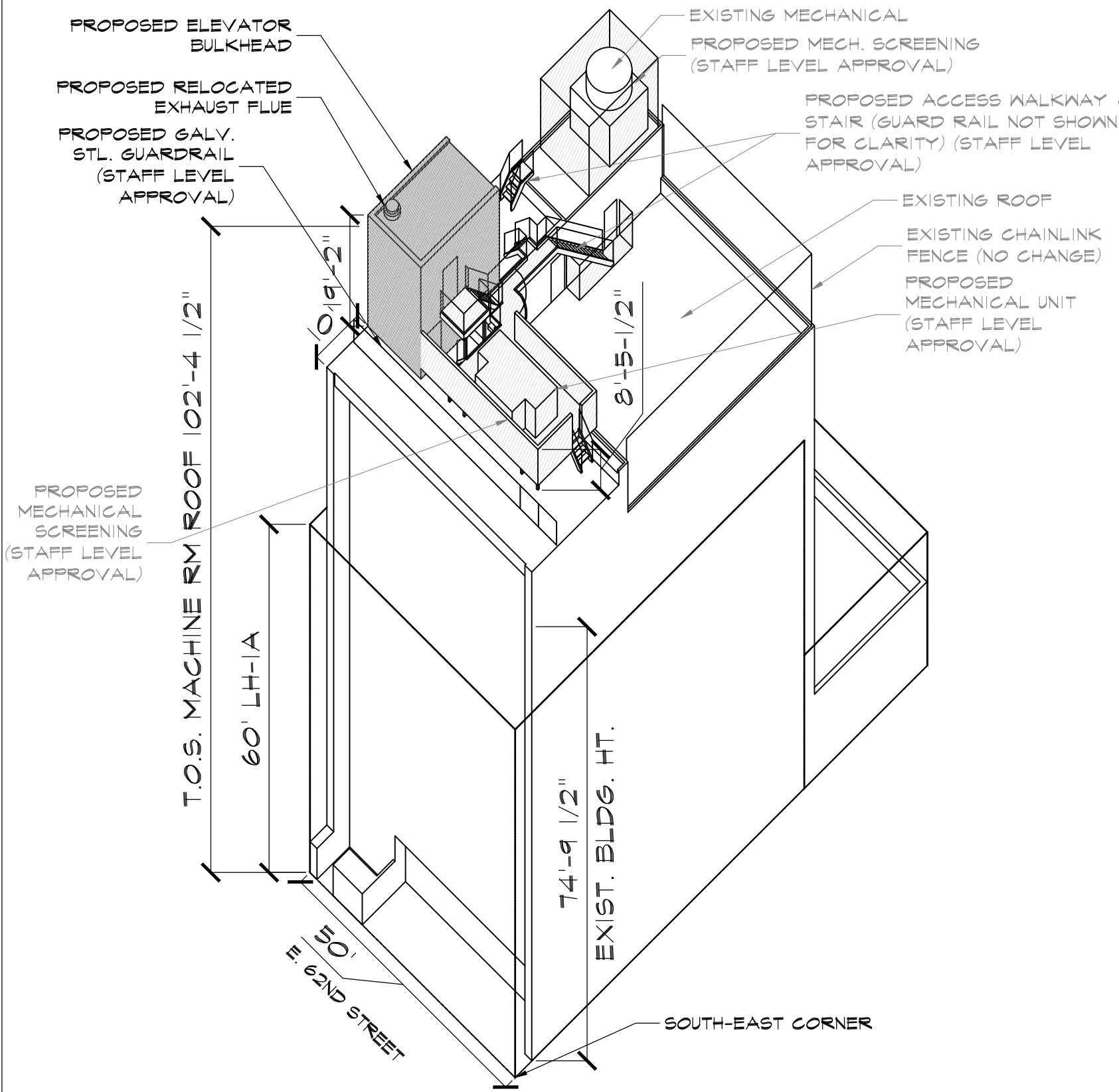


South-East Axonometric

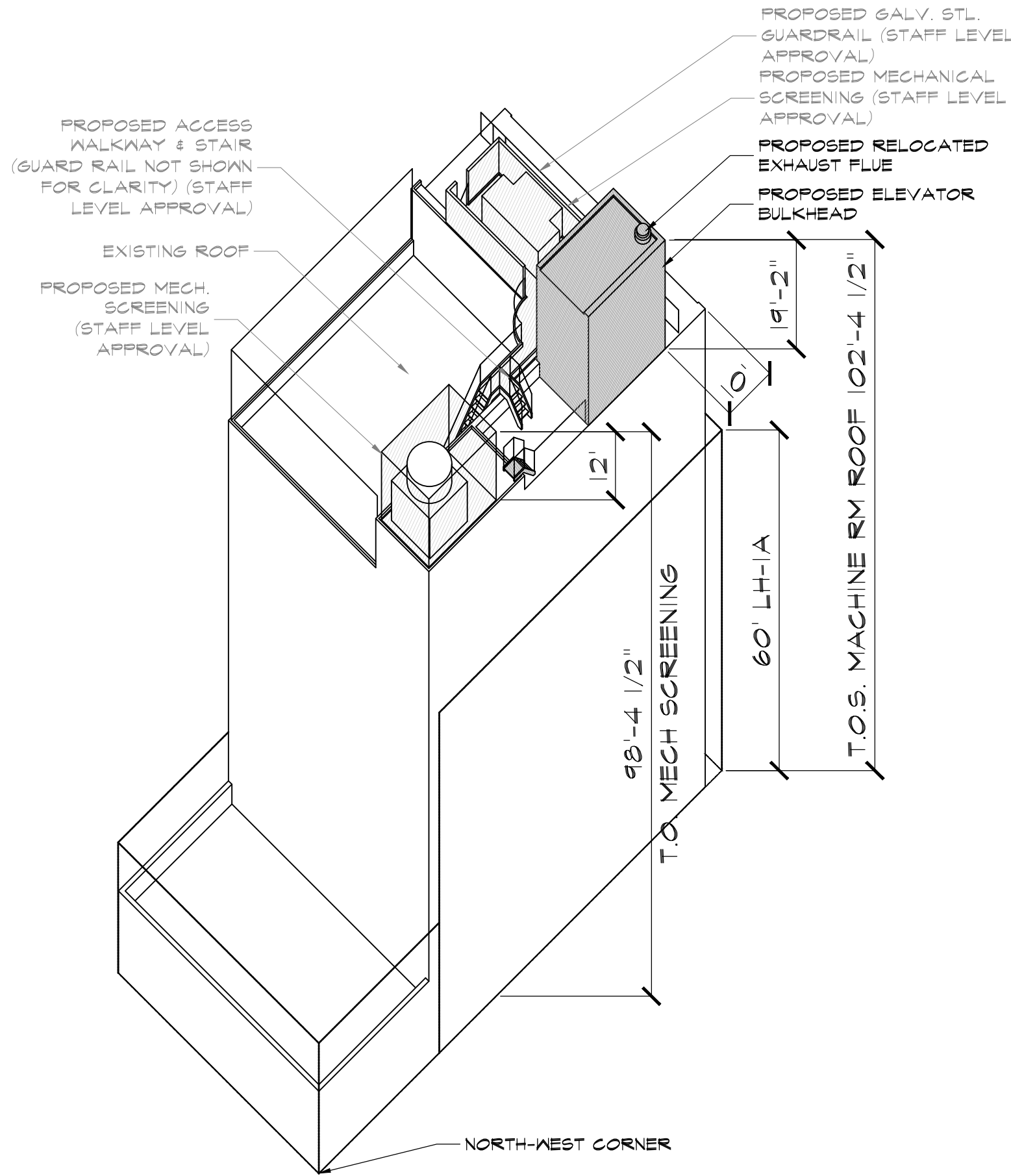


North-West Axonometric

PROPOSED



South-East Axonometric



North-West Axonometric

EXISTING BUILDING

ZONING LOT LINE

MAXIMUM BUILDING ENVELOPE

PROPOSED NEW CONSTRUCTION (PERMITTED OBSTRUCTION)

SITE DATA	
BLOCK	1377
LOT	7
STREET ADDRESS	5 EAST 62ND STREET
ZONING DISTRICT	R8B (Contextual)
USE GROUP	4 - COMMUNITY FACILITY (HOUSE OF WORSHIP)
COMMUNITY DISTRICT	MANHATTAN COMMUNITY DISTRICT 8
HISTORIC DISTRICT	UPPER EAST SIDE HISTORIC DISTRICT
LANDMARK STATUS	L - LANDMARK
SPECIAL DISTRICT	LH-1A - LIMITED HEIGHT
STREET WIDTH	NARROW (60')
ZONING MAP SECTION	8C
ZONING LOT AREA	5,021 SF

ZONING ANALYSIS							
ZR SECTION		TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE	EXISTING TO REMAIN	
22-14		USES	R8: USE GROUP 4	GROUP 4; NO CHANGE	YES, NO CHANGE IN USE	YES	
24-112		FAR (SPECIAL)	R8B DISTRICT IN COMMUNITY DISTRICT 8 MAX. FAR FOR COMMUNITY FACILITIES SHALL BE 5.10	23,296.03	YES; LOT AREA = 5,021 SF x 5.10 = 25,607.1 SF ALLOWED	NO (EXIST. = 23,021.98 SF.)	
24-11; 24-12		LOT COVERAGE	70% (INTERIOR LOT) PER 24-12: R8 DISTRICT - THE PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NOT EXCEEDING 23' ABOVE CURB LEVEL MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE	3,160 SF EXISTING NO CHANGE	YES; LOT AREA = 5,021 SF x 0.70 = 3,514.7 SF ALLOWED	YES; NO CHANGE	
23-45; 23-464 (b.); 24-33 (b.) (3)		YARD REGULATIONS	R8B FRONT: NONE REQ'D PER 24-34 SIDE: NONE REQ'D PER 24-35 (b.) REAR: 30' 24-33 (b.) (3) ANY BUILDING OR PORTION OF USED FOR COMMUNITY FACILITY USES, PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, NOR IN ANY EVENT 23' ABOVE CURB LEVEL	EXIST. TO REMAIN; NONE PROVIDED EXIST. TO REMAIN; NONE PROVIDED EXIST. TO REMAIN; NO CHANGE	YES; NO CHANGE YES; NO CHANGE YES; NO CHANGE TO EXISTING EXISTING PERMITTED OBSTRUCTION PER 24-33	YES YES YES	
HEIGHT & SET BACK		24-591	LIMITED HEIGHT DISTRICT	LH-1A: 60 FT	EXISTING EXCEEDS LIMIT EXIST. BLDG IS 74'-9 1/2"	NO; NO CHANGE TO EXIST. PROPOSED PROPOSED ELEVATOR BULKHEAD PERMITTED OBSTRUCTION PER 24-51f	YES YES
13-10		MAX. SPACES FOR PERMITTED COMMUNITY FACILITY	MAXIMUM OF ONE OFF-STREET SPACE PER 400 SF OF LOT AREA	NONE PROVIDED	NOT REQUIRED; NONE PROVIDED	YES	
24-05; 24-06		STREET TREE PLANTING/ PLANTING STRIPS	REQ'D IF INCREASE IN FLOOR AREA IS 20% OR MORE	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED	



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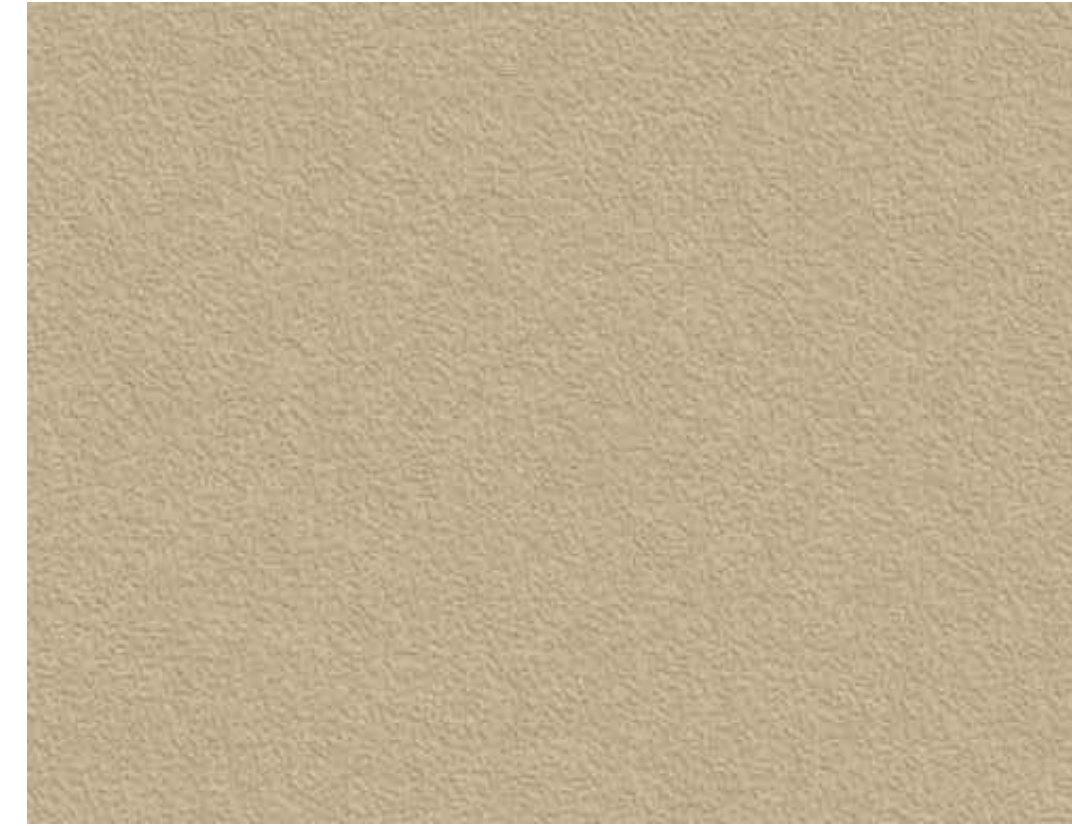
3 West Main Street
Irvington, NY 10533
T 914 478 9359

Fifth Avenue Synagogue
5 East 62nd Street
New York, NY 10065

Zoning Analysis
06/05/2020



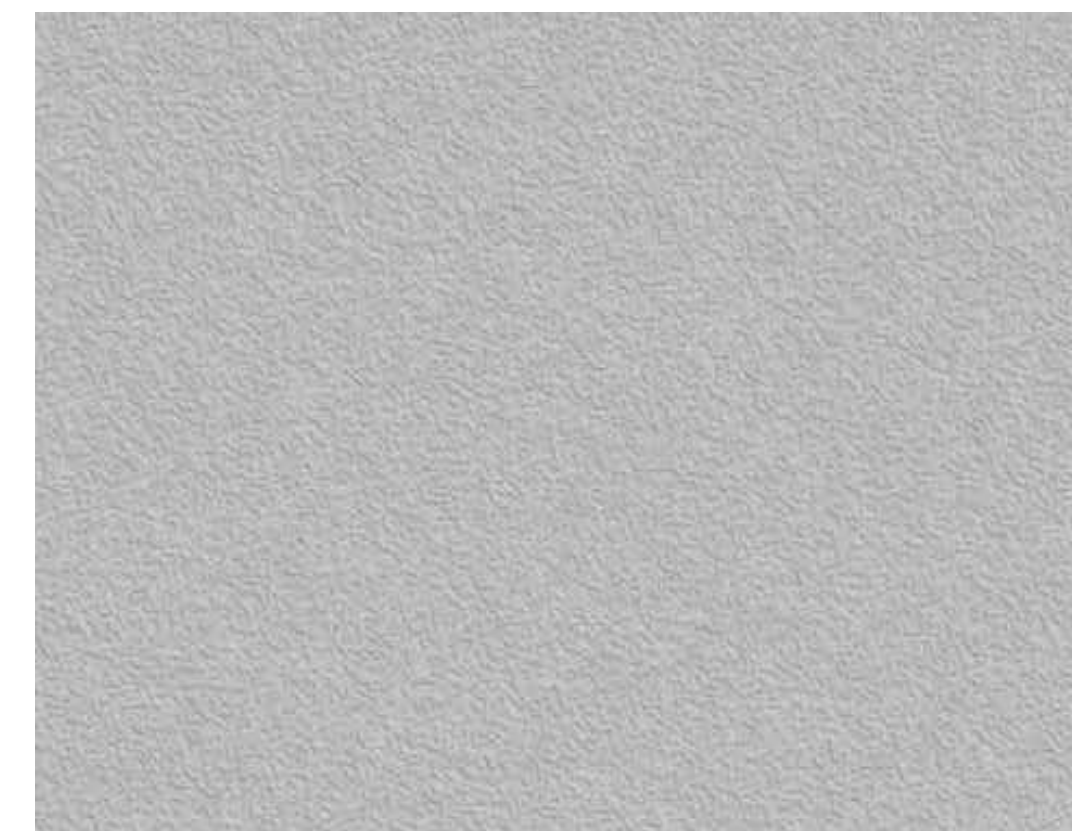
Existing South Elevation
(from East 62nd Street)



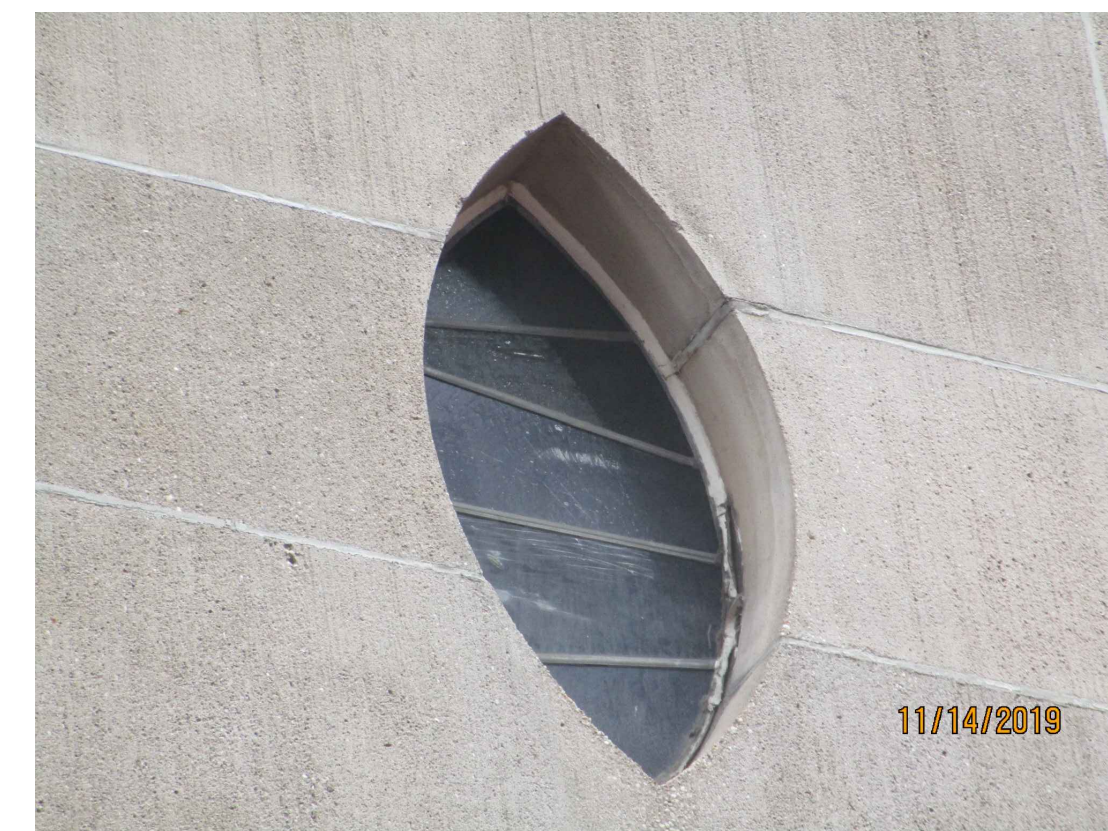
Proposed Integral Stucco Finish option#1
for Elevator Bulkhead and Mechanical
Screening to Match Neighboring Building



Existing neighboring building



Proposed Integral Stucco Finish option#2
for Elevator Bulkhead and Mechanical
Screening to Match Existing facade



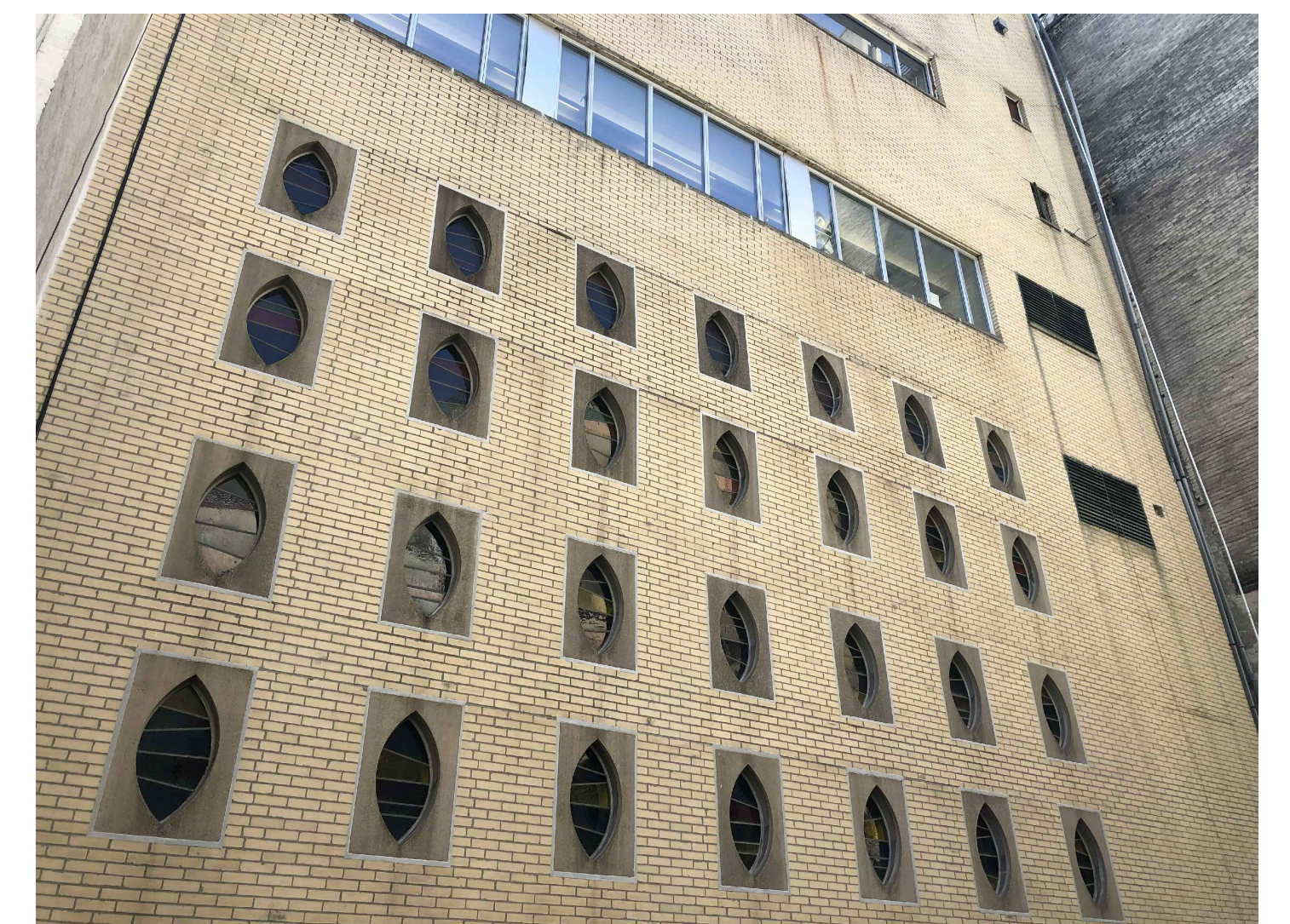
Existing Facade



view of existing exhaust flue on roof
with proposed footprint of elevator
bulkhead



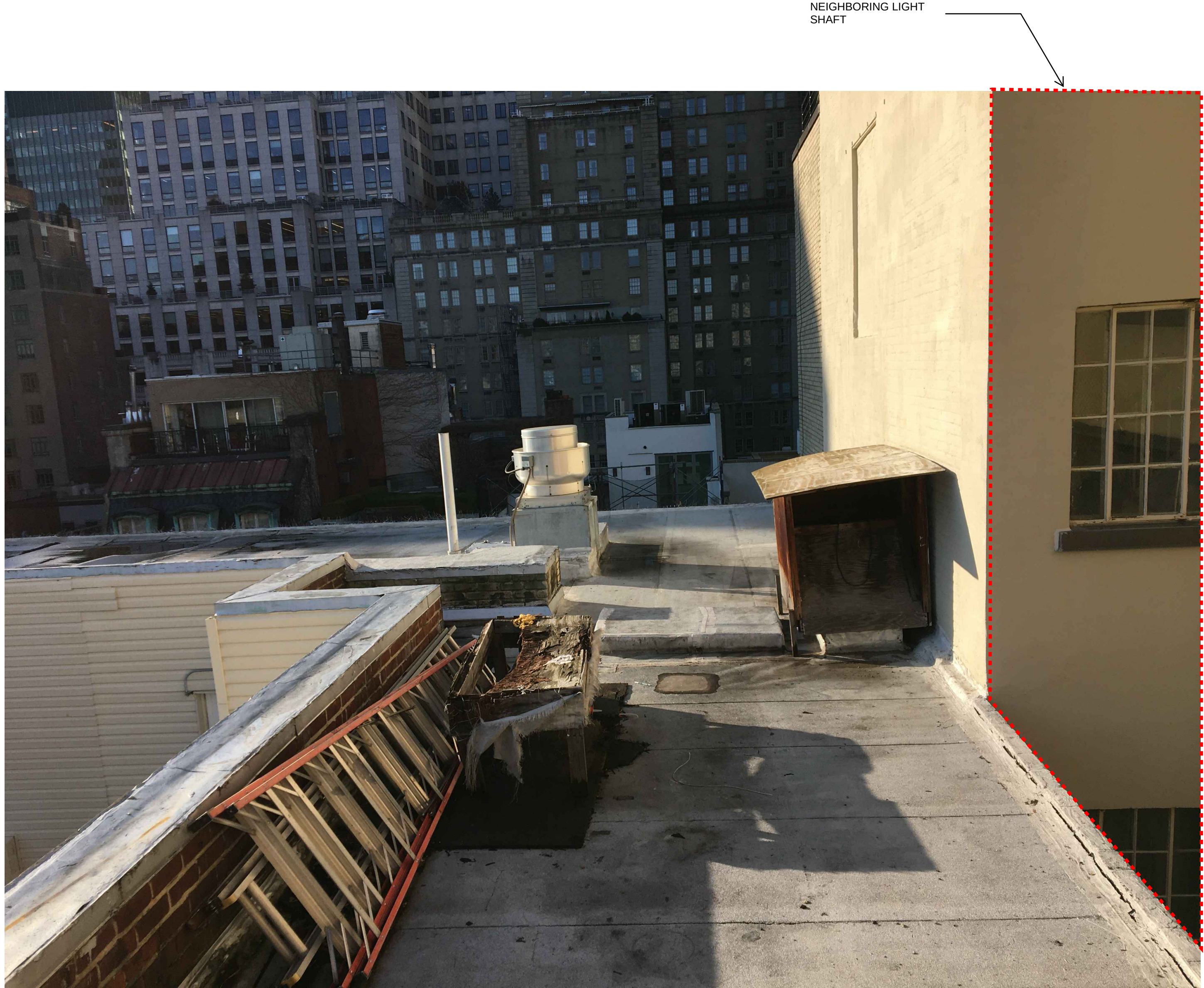
view of existing exhaust flue on roof
with proposed footprint of elevator
bulkhead



Existing North Elevation
(from lower roof of building)



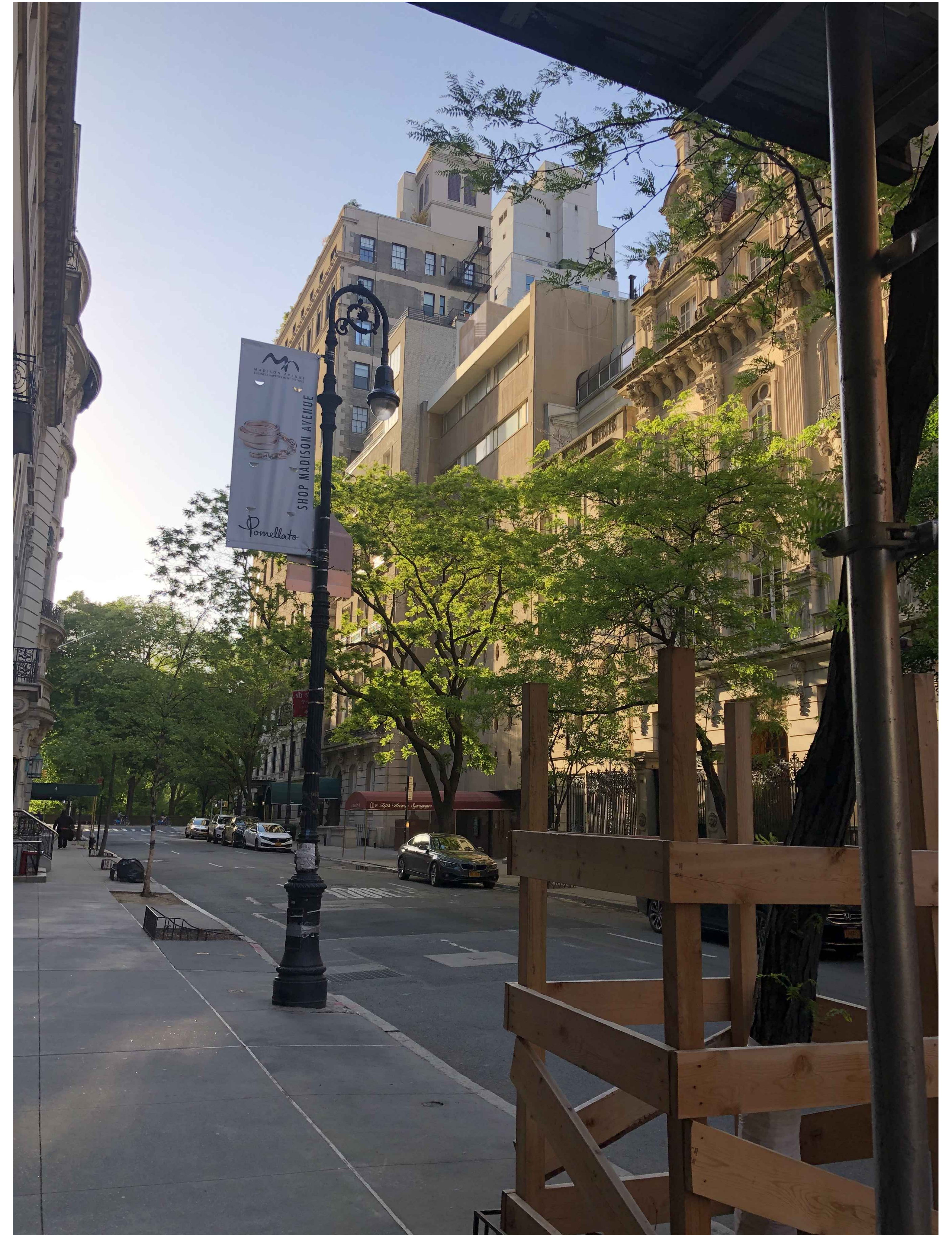
View at roof looking West



View at roof looking North



View 1 Existing - North-West



View 1 Photo Montage - North-West



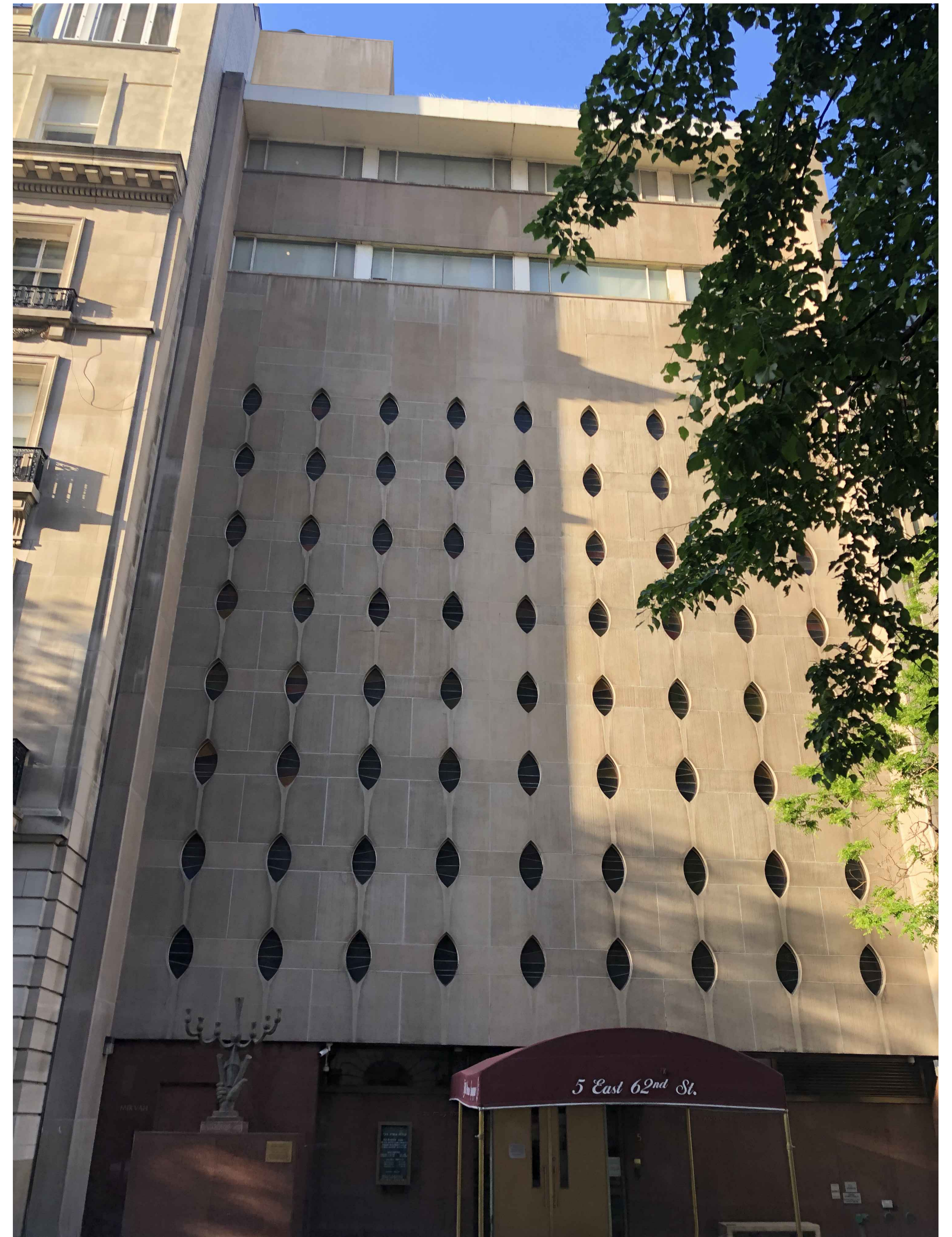
View 2 Existing - North-West



View 2 Photo Montage - North-West



View 3 Existing - North



View 3 Photo Montage - North



View 4 Existing - North-East



View 4 Photo Montage - North East



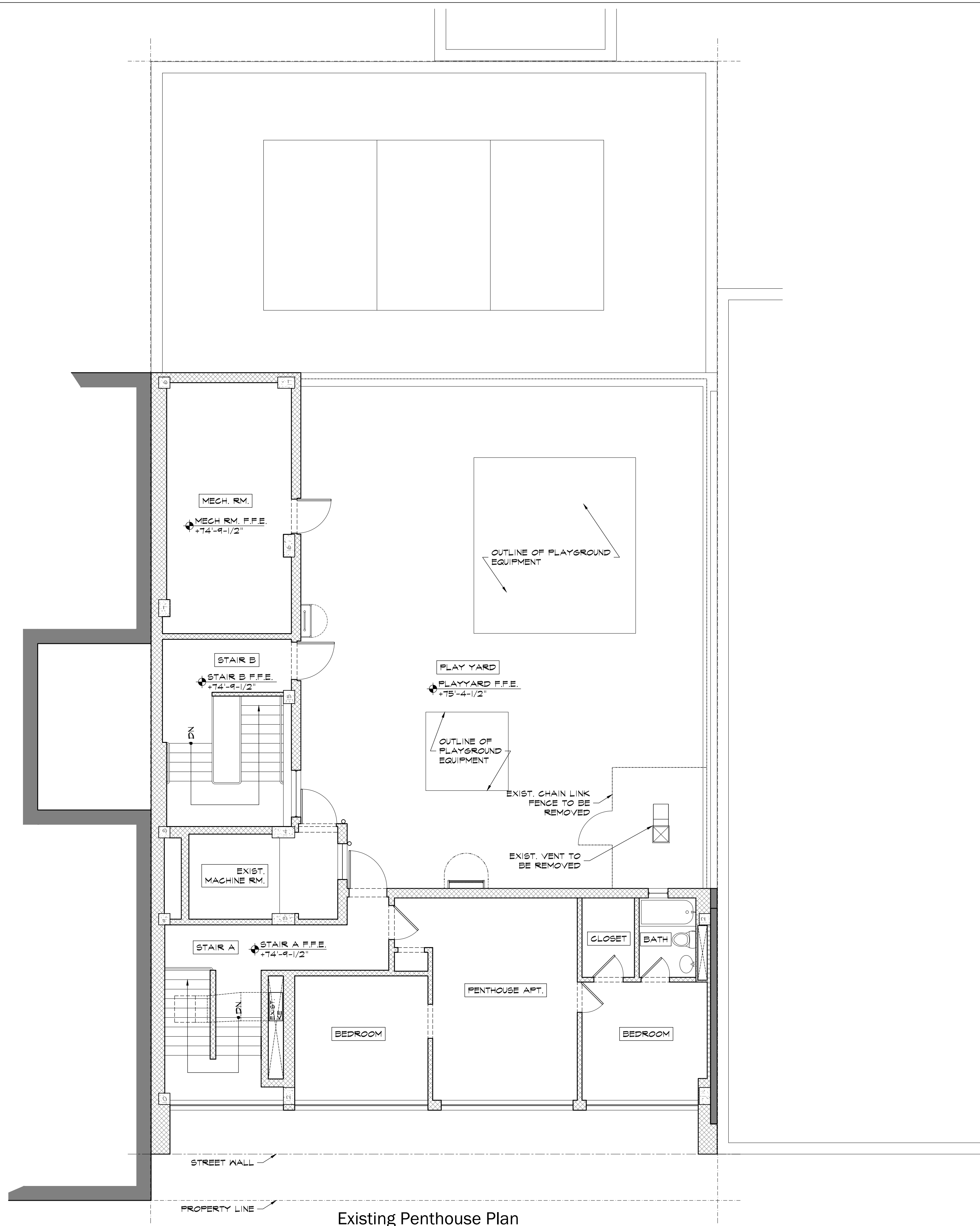
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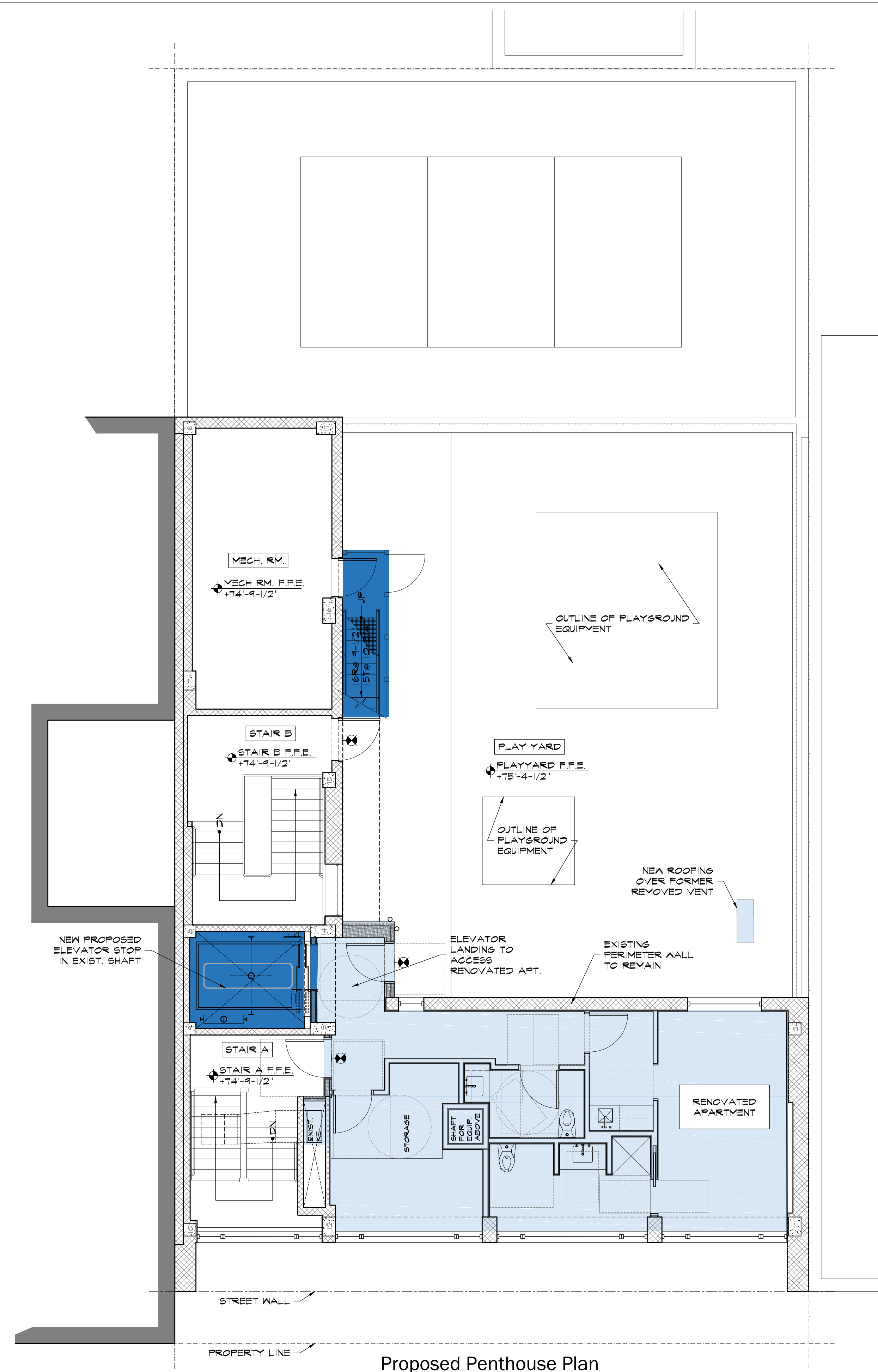
3 West Main Street
Irvington, NY 10533
T 914 478 9359

Fifth Avenue Synagogue
5 East 62nd Street
New York, NY 10065

Proposed Photo Montages
06/05/2020



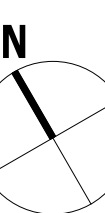
Existing Penthouse Plan

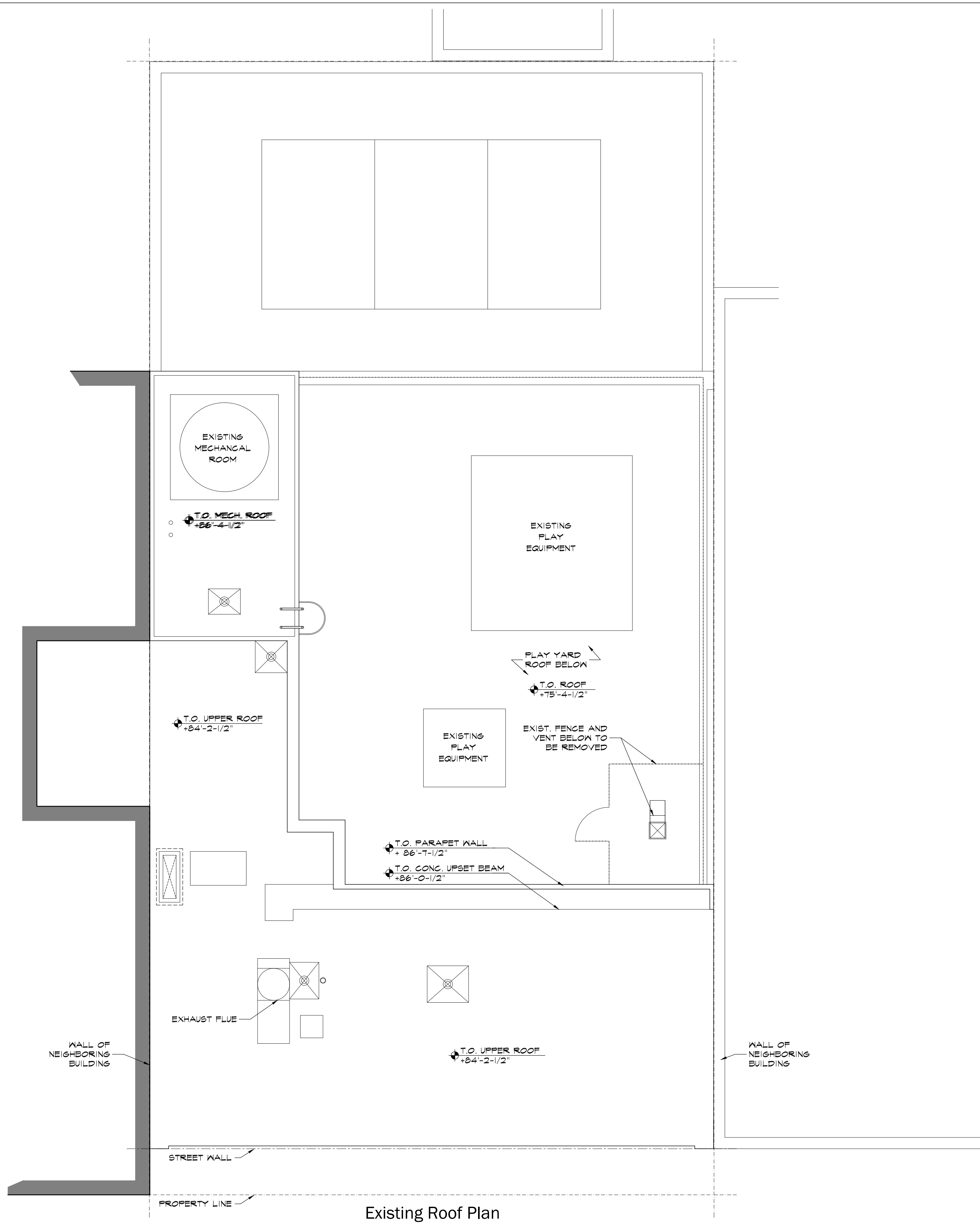


Proposed Penthouse Plan

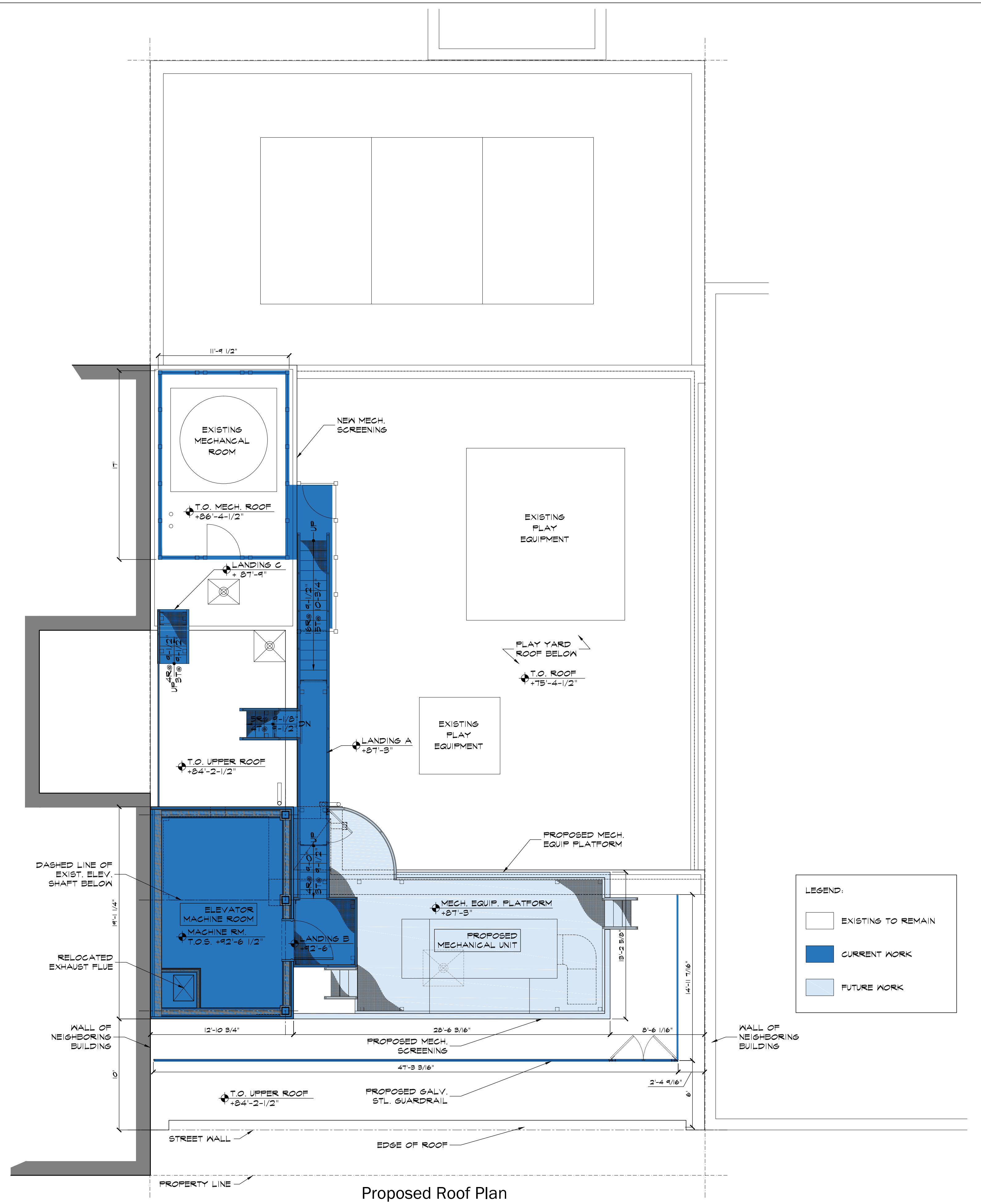
LEGEND:

- EXISTING TO REMAIN
- CURRENT WORK
- FUTURE WORK





Existing Roof Plan

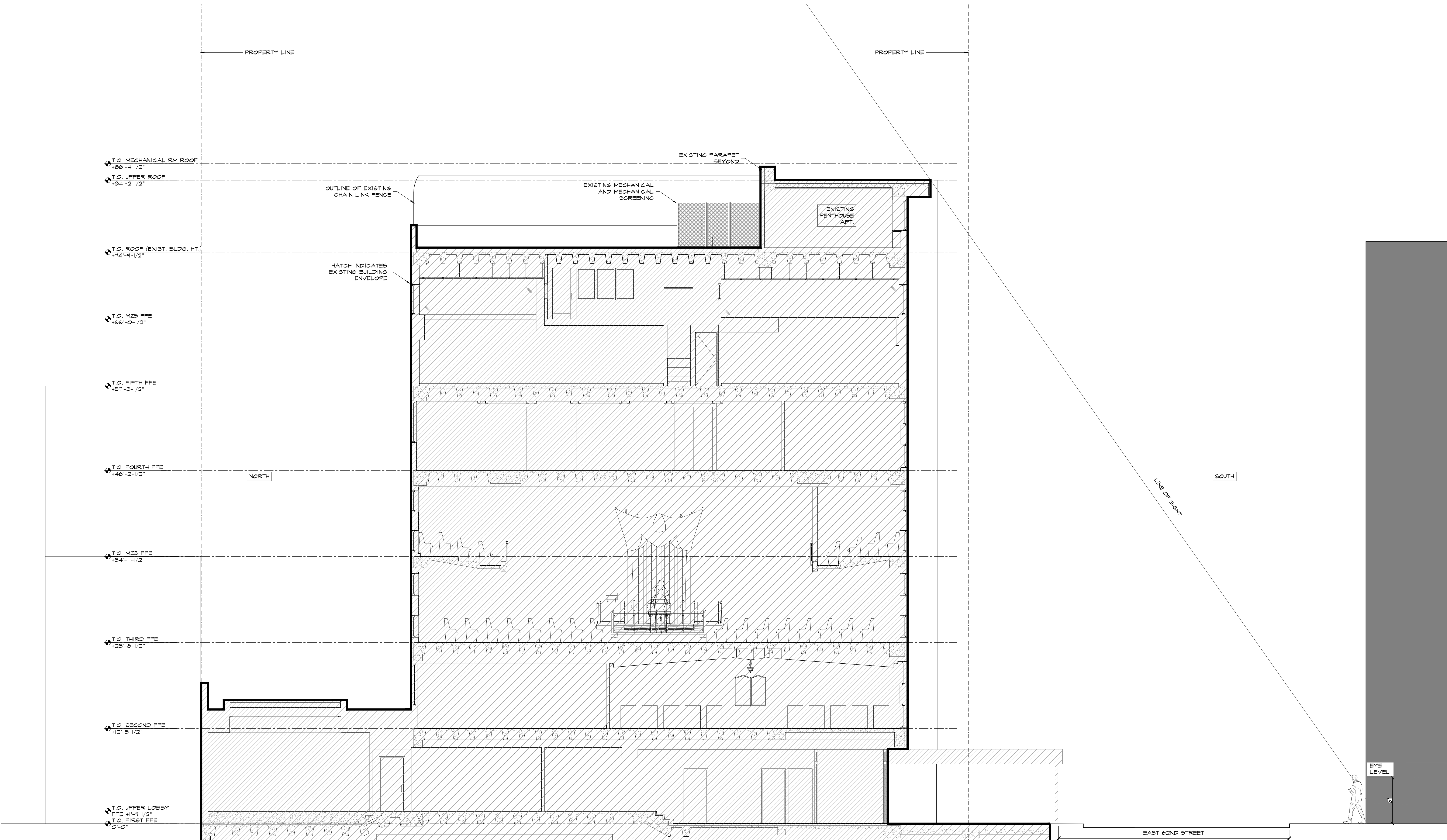


Proposed Roof Plan

LEGEND:

- EXISTING TO REMAIN
- CURRENT WORK
- FUTURE WORK





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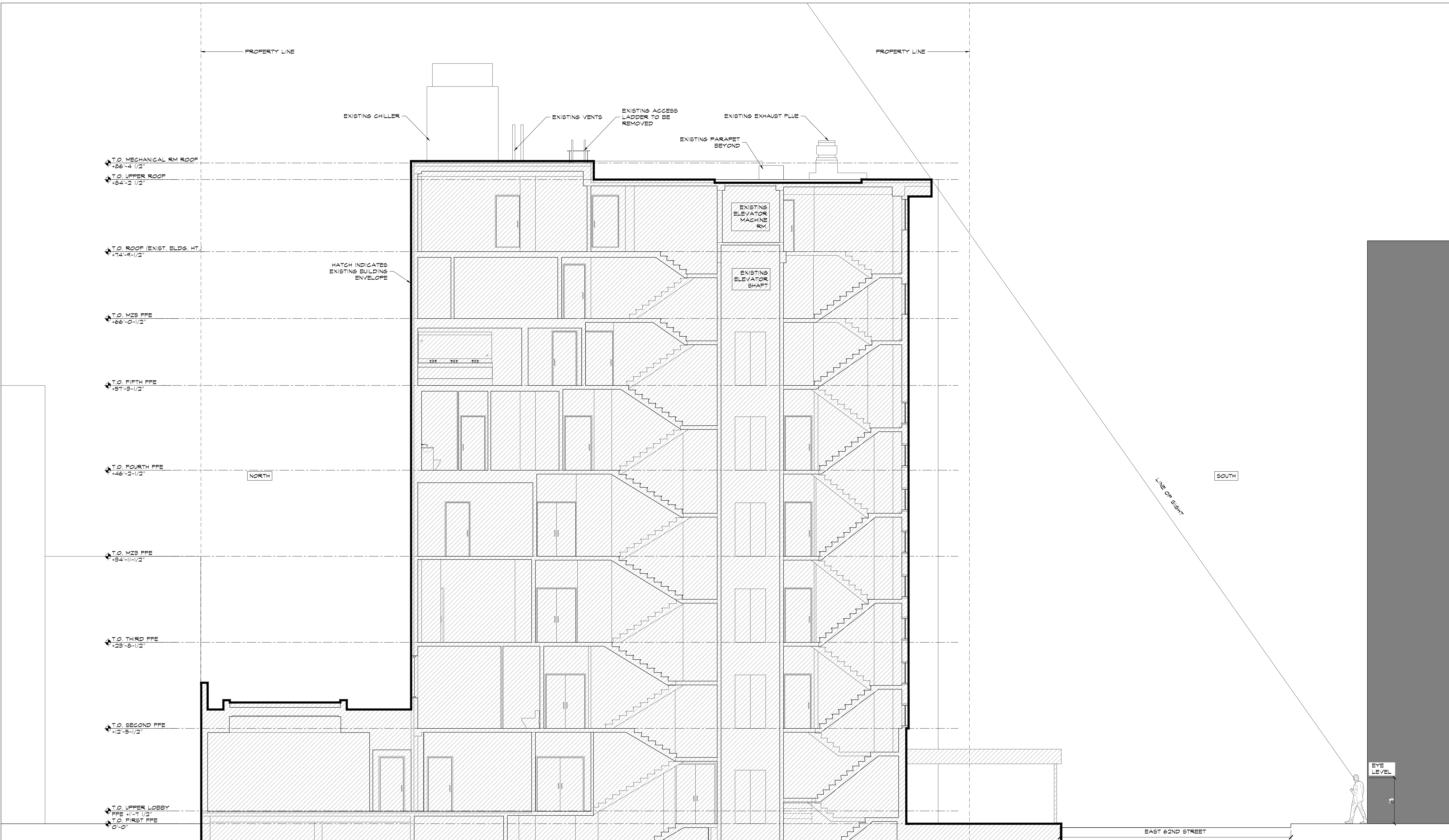
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Exist. Line of Sight - Mech. Screening
Scale: 3/16"=1'-0"
06/05/2020

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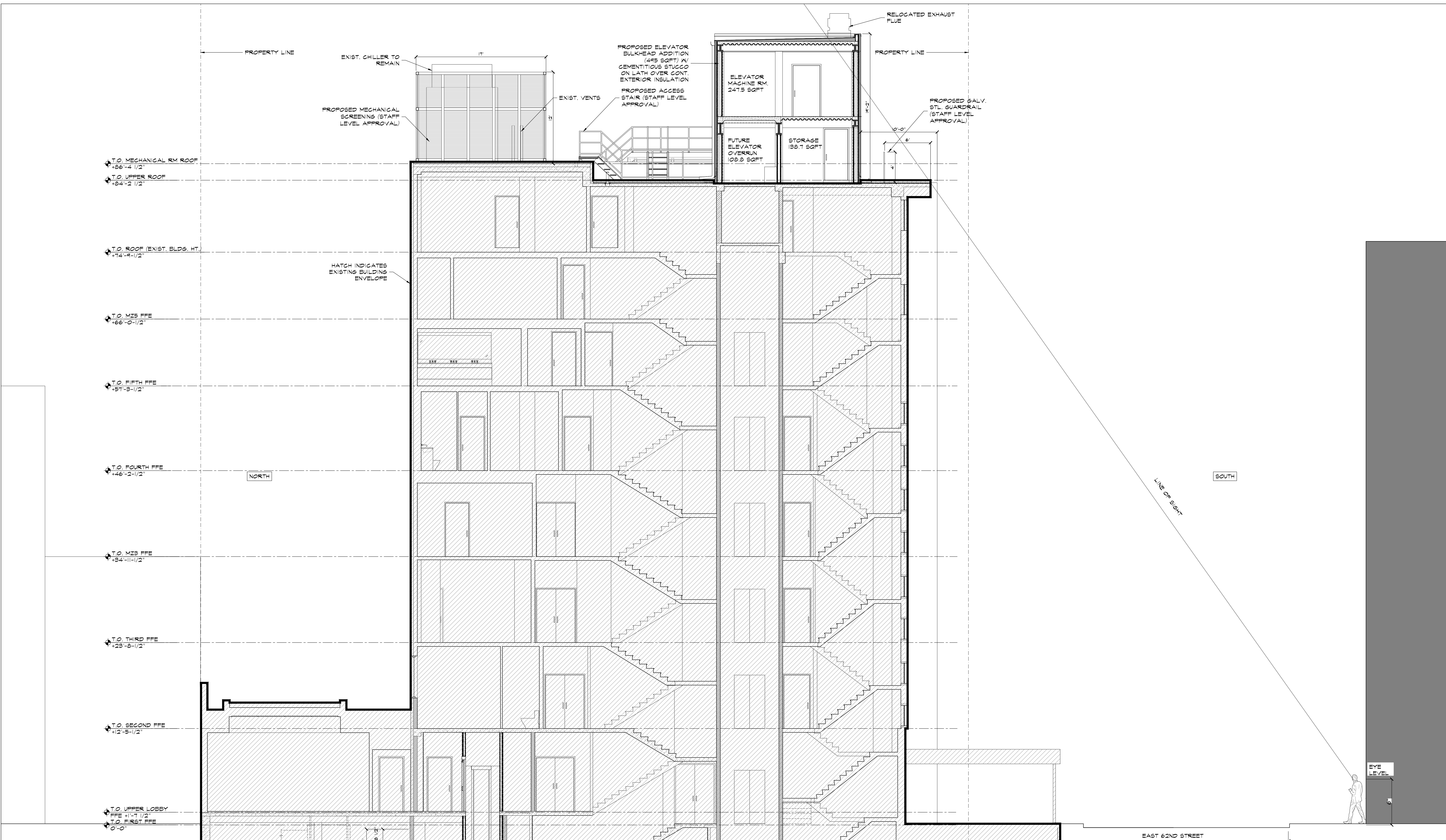
315 West 53rd Street
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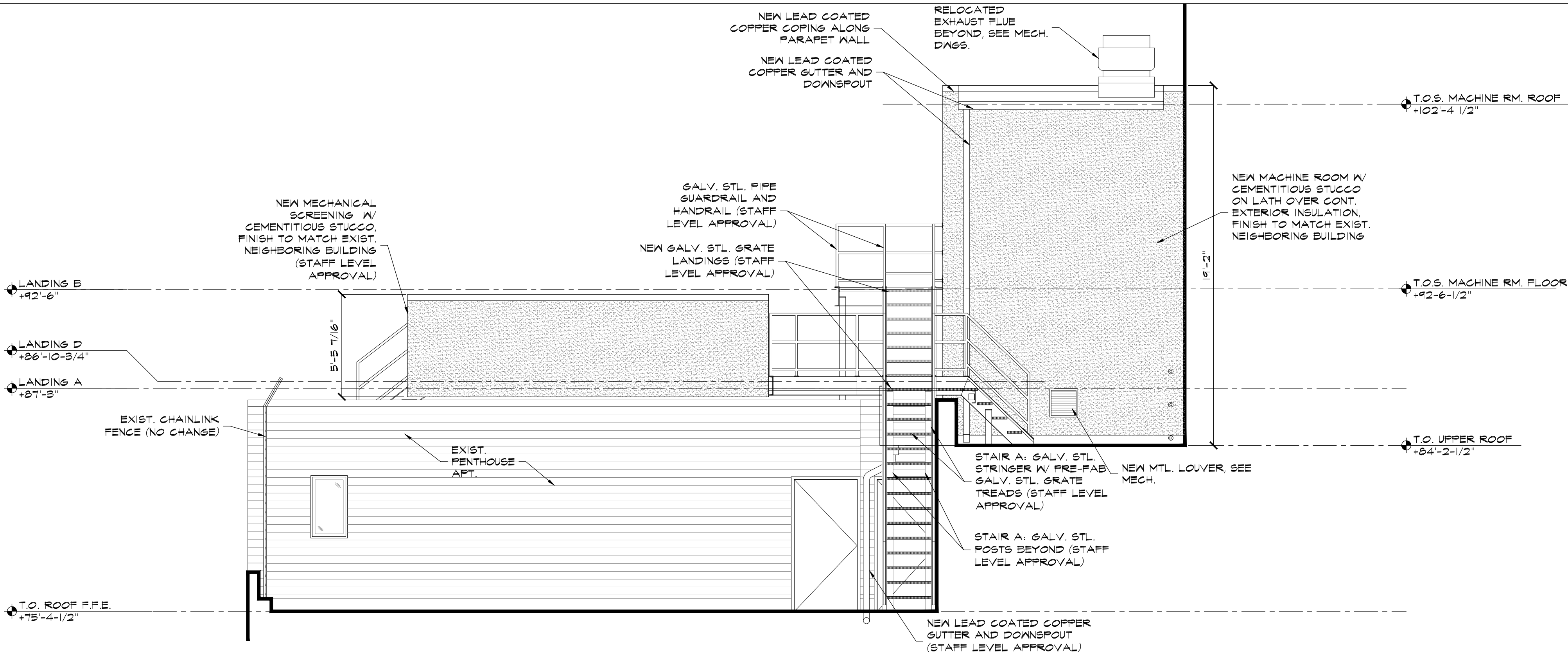
3 West Main Street
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5 East 62nd Street
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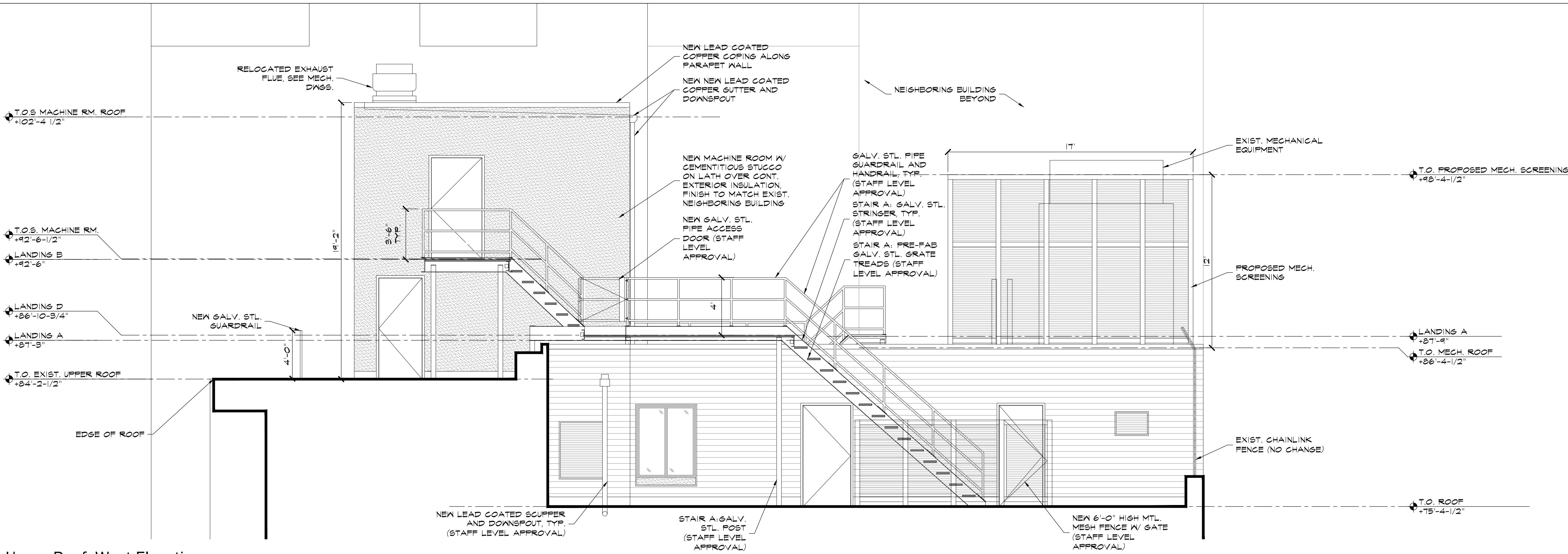
Exist. Line of Sight Diagram - Elevator
Scale: 3/16"=1'-0"
06/05/2020

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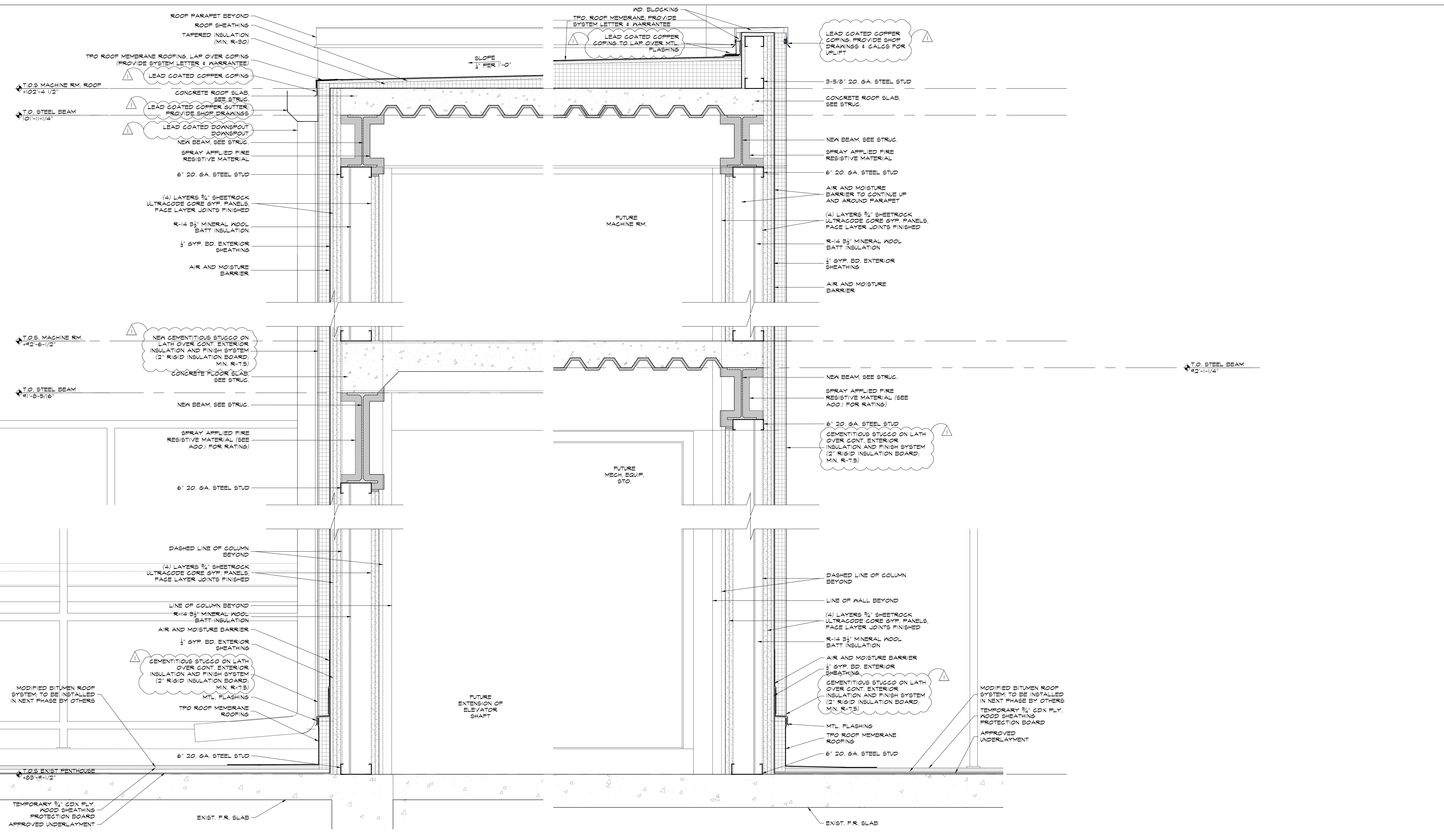


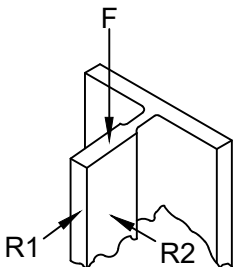
Upper Roof- North Elevation

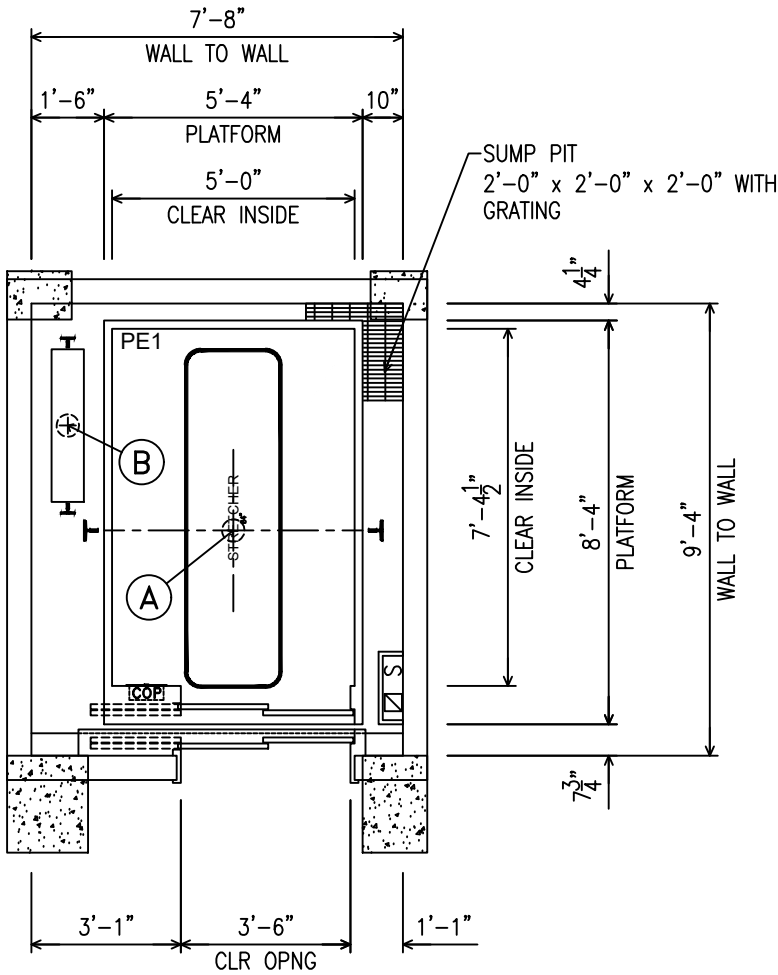


Upper Roof- West Elevation

ALL METAL TO BE GALVANIZED UNLESS OTHERWISE NOTED



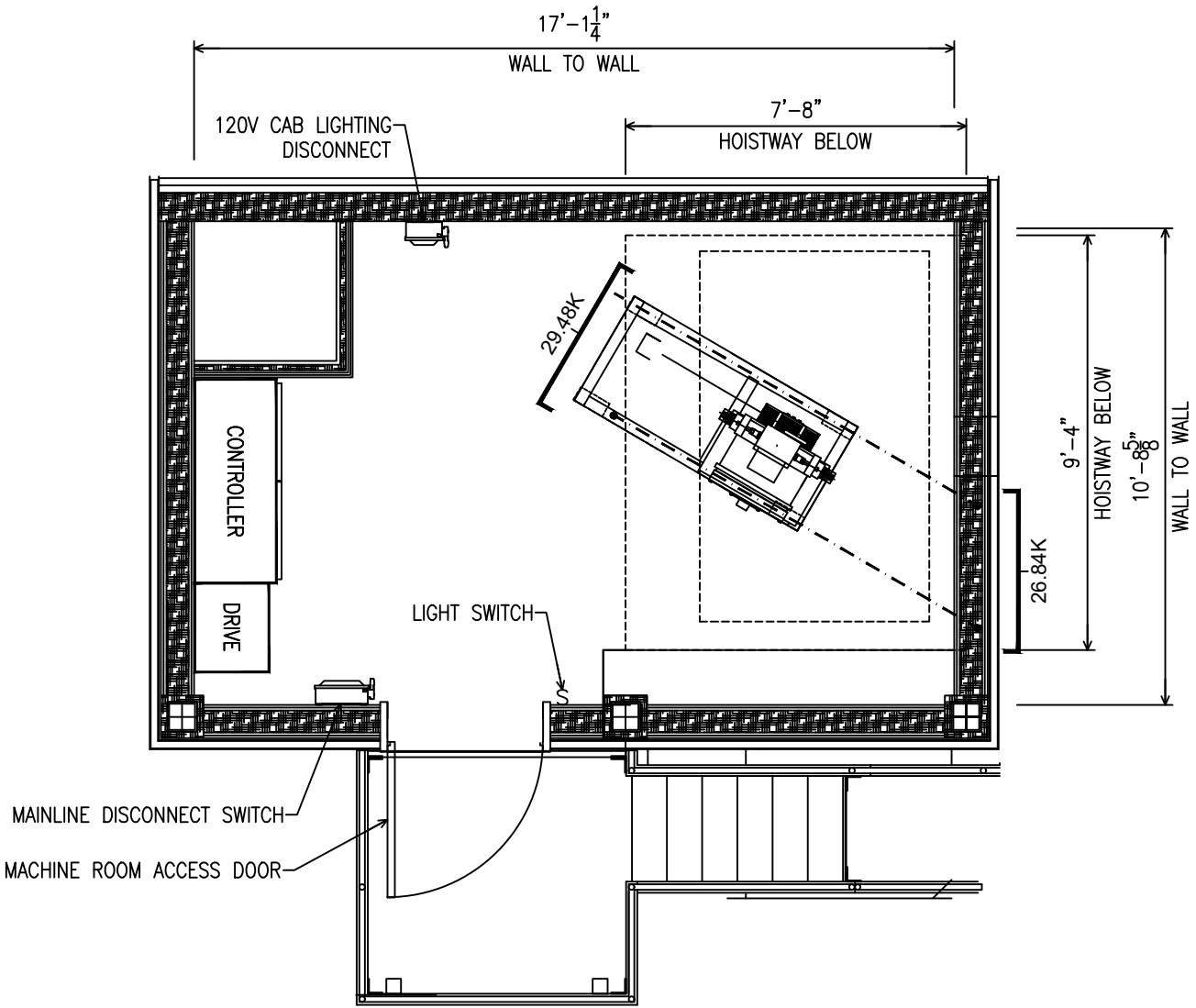
	SEISMIC			S2
	CLASS LOAD RATING			A
	RAIL WEIGHT/SIZE			15
	CAR BUFFER REACTION ***	A	*	51.2 K
	CWT BUFFER REACTION ***	B	*	39.5 K
	WEIGHT ONE STACK CAR RAIL			1700 #
	WEIGHT ONE STACK CWT RAIL			900 #
	UP PULL ON COMPENSATOR		C	---
	RAIL LOADS PER RAIL	F _{CAR}		* 25.4 K
		F _{CWT}		* ---
NORMAL FORCES		R1	700 #	
		R2	300 #	
* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY	SEISMIC FORCES	R1	** 1600 #	
		R2	** 900 #	
** CAR AND CWT RAILS	MAX VERT SPAN GUIDE RAIL SUPPORT			14'
*** BUFFER REACTIONS ARE DOUBLED FOR IMPACT	Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2 1/4" when acted upon by seismic forces R1 and R2			
LOADS SHOWN ARE ESTIMATED. COORDINATE FINAL LOADS WITH ELEVATOR MANUFACTURER				



PASSENGER ELEVATOR
PE1
CLASS "A" LOADING
3500# @ 200 FPM

REVISED 01/24/2020 AJ

	PROJECT: 5 EAST 62ND STREET	SCALE: 1/4"=1'-0"	PROJECT NUMBER/DRAWING NUMBER: 58744.000/H1
	TITLE: HATCH PLAN	DATE: 1/10/2020	DRAWN BY: ADARSH JAGANNATH/mh
	Delivering Vertical Transportation Solutions...Worldwide Phone: 973-994-9220 Fax: 973-994-2539 e-mail: eng@vdaassoc.com 120 Eagle Rock Avenue, Suite 310 East Hanover, NJ 07936		



NOTE:
AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

POWER AND VENTILATION / UNIT

POWER BASED ON: 208V 3-PHASE-60 HERTZ

	MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
SE1	25	74	185	11000

LOADS SHOWN ARE ESTIMATED. COORDINATE FINAL LOADS WITH ELEVATOR MANUFACTURER

REVISED 06/05/2020 AJ/wt
REVISED 01/24/2020 AJ

PASSENGER ELEVATOR
PE1
CLASS "A" LOADING
3500# @ 200 FPM

Delivering Vertical Transportation
Solutions...Worldwide

Phone: 973-994-9220 Fax: 973-994-2539
e-mail: eng@vdaassoc.com
120 Eagle Rock Avenue, Suite 310
East Hanover, NJ 07936



PROJECT: 5 EAST 62ND STREET

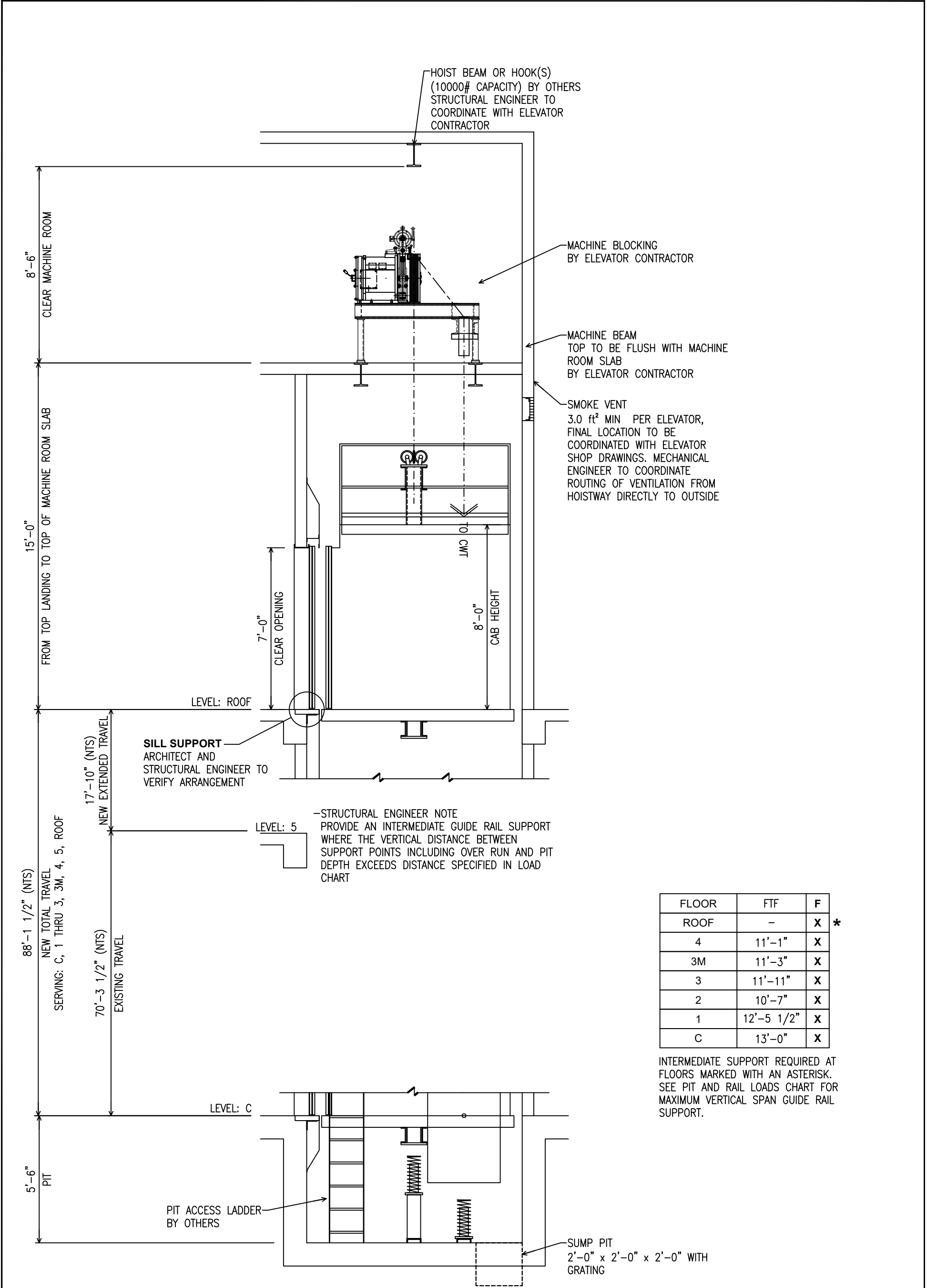
TITLE: MACHINE ROOM

SCALE: 1/4"=1'-0"

DATE: 1/10/2020

PROJECT NUMBER/DRAWING NUMBER
58744.000/M1

DRAWN BY:
ADARSH JAGANNATH/mh



FLOOR	FTF	F
ROOF	-	X *
4	11'-1"	X
3M	11'-3"	X
3	11'-11"	X
2	10'-7"	X
1	12'-5 1/2"	X
C	13'-0"	X

INTERMEDIATE SUPPORT REQUIRED AT FLOORS MARKED WITH AN ASTERISK. SEE PIT AND RAIL LOADS CHART FOR MAXIMUM VERTICAL SPAN GUIDE RAIL SUPPORT.

REVISED 01/24/2020 AJ

vda

Delivering Vertical Transportation Solutions...Worldwide

Phone: 973-994-9220 Fax: 973-994-2539
e-mail: eng@vdassoc.com

120 Eagle Rock Avenue, Suite 310
East Hanover, NJ 07936

PROJECT:

5 EAST 62ND STREET

TITLE:

SECTION

SCALE:

1/4"=1'-0"

DATE:

1/10/2020

PROJECT NUMBER/DRAWING NUMBER

58744.000/S1

DRAWN BY:

ADARSH JAGANNATH/mh

PASSENGER ELEVATOR
PE1
CLASS "A" LOADING
3500# © 200 FPM