

Alida Camp
Chair

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District Manager



The City of New York
Community Board 8 Manhattan

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September 22, 2020

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

RE: 147 East 69th Street—Upper East Side Historic District –*Cass Stachelberg, Higgins Quasebarth & Partners* – A neo-Georgian style building designed by John Correja, with present façade by Barney & Colt, originally constructed in 1880. Application is for a rooftop addition and replacement of a rear extension fence.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2020, the board approved the following resolution by a vote of 46 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 147 East 69th Street is a neo-Georgian style carriage house designed by John Correa and constructed in 1880; the existing elevation later designed by Barney & Colt;

WHEREAS the applicant proposes, at the rear elevation, to replace a non-historic wood fence with a slightly lower glass brick wall;

WHEREAS the applicant proposes, at the roof, a one-story addition set down into the roofline or body of the existing building to minimize its visibility;

WHEREAS the front edge of the one-story addition will be set back 13 1/2' from the front elevation; the proposed new chimney will be set back 30' and the stair bulkhead will be set back 27';

WHEREAS at the one-story addition will be set back 13 1/2' from the rear elevation;

WHEREAS 147 East 69th Street is 25' wide; thus, the one-story addition will go across the width of the building, measure 56' 11" in depth and vary in height from 9' 10" at the front elevation to 11' 10" at the rear elevation, adding 1386 sq. ft. to 147 East 69th Street;

WHEREAS the one-story roof-top addition is minimally visible from the public way — looking northwest at the side elevation, approximately 2' - 3' of the stair bulkhead is visible;

WHEREAS the bulk of the one-story roof-top addition is unusual for a carriage house, it is very minimally visible from the public way, especially because of the setback at the front elevation;

WHEREAS the addition doesn't disturb the streetscape of the existing carriage houses adjacent to it along East 69th Street;

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

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

David Helpern and Jane Parshall

Alida Camp
Chair

David Helpern 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