

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

November 19, 2020

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

RE:107 East 64th Street – Upper East Side Historic District – *Pleskow Architects, Mary Dierickx, Preservation Consultant*. Application is to construct rooftop stair and elevator bulkheads.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 18, 2020, the board approved the following resolution by a vote of 41 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 107 East 64th Street is a no-style row house designed by W.P. & A.M. Parsons, altered in 1924 by Delano & Aldrich and again in 1939 by George B. Post & Sons;

WHEREAS 107 East 64th Street is considered a “no-style” building in the Landmarks Preservation Commission designation report;

WHEREAS the applicant proposes to bring access to the roof by constructing vertical extensions of both the existing stair bulkhead and the existing elevator bulkhead;

WHEREAS the applicant proposes to connect the two extensions with a 120 sq. ft. vestibule;

WHEREAS the proposed connecting vestibule will be set back 29’2” from the front elevation and 16’2” from the rear elevation;

WHEREAS the proposed vestibule will be 12” high and presents as a small enclosed space with approximately 9 to 10 feet of steel framed windows and a door glazing at both front and rear of the space to draw as much light as possible into the extended staircase bulkhead and to provide access to the roof;

WHEREAS the applicant is considering a low maintenance “green roof” for the flat roof of the vestibule to be composed of sedums and other succulents;

WHEREAS the applicant proposes a copper shingle cladding that will oxidize to a brown color and then later weather to green for the surfaces/primary volumes at the extensions as well as for the vestibule where there is not glazing; the existing chimney will also be extended [required by DOB since it must be raised above the proposed extensions].

WHEREAS the newly extended chimney will be brick;

WHEREAS the applicant proposes at the roof a perforated 42” high copper security fence for the east-facing and west-facing sides of the roof; the existing painted black wrought iron decorative security fence will remain at the front of the roof and will be repeated at the rear if the existing fence at the rear is found to be in poor condition;

WHEREAS the proposed extensions and the raised chimney are visible from points along East 64th Street and Park Avenue — approximately 3’ to 4’ of the extended brick chimney and the extended bulkheads with the brick chimney extension most visible from the street;

WHEREAS the proposed extensions to the elevator bulkhead and the stairwell with the connecting vestibule are setback at both front and rear elevations and are, thus, marginally visible from the public way.

WHEREAS the applicant is using contextual materials for the extension and the vestibules; the copper shingle cladding is particularly appropriate;

WHEREAS the applicant’s proposed work at 107 East 64th Street is contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

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Chair

David Helpern and Jane Parshall

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