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The City of New York
Community Board 8 Manhattan
Landmarks Committee Meeting
Monday, November 16, 2020 – 6:30 PM
This meeting will be conducted via Zoom

PARTICIPATE IN THIS MEETING: Please visit www.cb8m.com to sign up or call our office at 212-758-4340 by 5:30 PM on **Wednesday, November 18th** for phone information.

PLEASE NOTE: When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, November 18, 2020 via Zoom**. They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

AGENDA:

1. **107 East 64th Street – Upper East Side Historic District** – *Pleskow Architects, Mary Dierickx, Preservation Consultant*. Application is to construct rooftop stair and elevator bulkheads.

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 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.

VOTE: 8 in favor (Ashby, Baron, Birnbaum, Cohn, Parshall, Squire, Weiner, Tamayo);
3 opposed (Camp, Helpern, Malik)

TWO PUBLIC MEMBERS IN FAVOR (Christina Davis, Kimberley Selway)

2. Old Business
3. New Business
 - a. Report by Elizabeth Ashby regarding status of Window Master Plan initiative
 - b. Report by Alida Camp, Elizabeth Ashby, Jane Parshall, and David Helpern on September ZOOM meeting with Sarah Carroll, Chair of Landmarks Preservation Commission

David Helpern and Jane Parshall, Co-Chairs