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

June 17, 2022

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

**re: 105 East 64th Street (Upper East Side Historic District)** – *Jason Allen, Workshop DA, Cas Stachelberg, Higgins Quasebarth.* – A rowhouse designed by W. P. & A. M. Parsons built in 1881-1882, and later altered c. 1941. Application is to alter and enlarge the building, including replacing the facades.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 15, 2022, the board approved the following resolution by a vote of 40 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 105 East 64th Street is a no-style row house designed by W.P. & A.M. Parsons constructed in 1881-1882 and altered in 1941;

**WHEREAS** 105 East 64th Street was one of a row of houses at 101 to 113 East 64th Street;

**WHEREAS** 101 East 64th Street was subsequently demolished to make space for 603 Park Avenue — that Christopher Gray described in a March, 1989 column in the NYT, “....the grandest single family residence in New York....of variegated red brick and decorated with restrained marble detailing...”

**WHEREAS** 105 East 64th Street now presents as a brownstone coated rowhouse;

**WHEREAS** the Upper East Side Historic District Designation Report considers 105 East 64th Street a “no-style” building;

**WHEREAS** the applicant proposes to replace the front and rear elevations and to add a new 6th floor;

**WHEREAS** there will be a new limestone fronted facade with classically inspired details with a contemporary expression; the base in the tripartite scheme will be heavily rusticated and the entrance will be raised to grade and centered;

**WHEREAS** the applicant proposes a larger grouping of windows at the second or parlor floor with decorative iron work that presents as a narrow balcony;

**WHEREAS** the third through fifth floors will have punched windows with some decorative iron work;

**WHEREAS** the new cornice will be made of sheet metal, very simple in design;

**WHEREAS** above the cornice, the applicant is utilizing a mansard zinc roof with three dormers with rounded tops

**WHEREAS** the applicant proposes limestone caps at the party walls and brick on the sidewalls (lot line walls);

**WHEREAS** at the rear there is an existing 33'5 3/4" rear yard; the applicant proposes to reduce the rear yard to 30' and add a small extension at the 1st through 4th floors creating an additional 1200 sq. ft. of interior space;

**WHEREAS** at the rear elevation, the proposed mansard roof is set back 14'5"; the mansard will add an additional 10' to the height — the roofing system and parapet will increase the overall height by approximately 4'; 105 East 64th Street will now be 70'6" high from grade to the top of the mansard;

**WHEREAS** at the rear elevation, the predominant material is brick; a steel window system will be used; the windows will not have divided lights;

**WHEREAS** the windows will be enframed in limestone - a nice interruption on an otherwise brick facade;

**WHEREAS** glass balustrades that present as modern will be used at the 3rd, 4th and at the terrace at the 5th floor; there is a setback at the 5th floor that creates space for a terrace;

**WHEREAS** there is little correlation between the front and rear elevations; the applicant is attempting to combine classical elements with contemporary elements — all the windows are steel framed at both the front and rear elevations as part of this "modernism" vocabulary;

**WHEREAS** the mansard is an overly "ambitious" solution to a new 6th floor, is very visible from the public way, and is too tall and top heavy for the simpler elevation below it;

**WHEREAS** the insertion of the mansard with its fussy dormer windows into the roofscape along 64th Street detracts from the restrained elegance of the south facing elevation of 603 Park Avenue (formerly 101 East 64th Street);

**WHEREAS** the mansard presents as the most important component of the new front elevation; a less "ambitious" solution would be more appropriate within the historic district:

**WHEREAS** the applicant is to be commended on the beauty of the front elevation up to the new cornice;

**THEREFORE, BE IT RESOLVED**, that this application is **disapproved** as presented.

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Mark Levine, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District