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

February 17, 2023

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

RE: 117 East 72nd Street (Upper East Side District Extension) - *John Berson, Sawyer Berson* - An apartment building designed by Kenneth Murchison constructed in 1927-1928. Application for alterations to an existing penthouse including the expansion of the existing penthouse for a new interior stair and enlarged bulkhead at upper terrace and the construction of an open exterior egress stair.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 15, 2023, the board approved the following resolution by a vote of 40 in favor, 0 opposed, 0 abstention, and 1 not voting for cause.

WHEREAS 117 East 72nd Street is a 15-story building plus a penthouse;

WHEREAS the 15th floor and the penthouse are connected to create a duplex;

WHEREAS the applicant seeks to make the penthouse terrace on the roof of the 15th floor more habitable;

WHEREAS the penthouse is located in the approximate center of the building but close to the interior court to the east;

WHEREAS an addition on the eastern side will accommodate a new interior stair connecting the 15th floor and the penthouse;

WHEREAS the southern end of the interior stair addition will be curved around a portion of a new interior circular hall;

WHEREAS the penthouse floor will be changed from storage to a hall providing access to the terrace;

WHEREAS a new unenclosed exterior egress stair will be added on the north connecting the penthouse and the 15th floor;

WHEREAS the existing parapet on the penthouse level terrace will be extended vertically 14 inches with a non-reflective glass rail to meet the 3' - 6" code requirement;

WHEREAS the flat portion of the interior stair addition will be brick to match the existing brick;

WHEREAS the curved portion of the interior stair addition will be lead coated copper;

WHEREAS the height from the 15th floor terrace to the top of the penthouse coping is 24'-2 ½";

WHEREAS the width of the penthouse level is 21' - 6";

WHEREAS new windows will be steel, similar to existing windows;

WHEREAS the existing steel casement windows on the north façade will be replaced with steel French doors;

WHEREAS the exterior egress stair is 14'-6" long by 6'-3" wide;

WHEREAS the exterior egress stair will be metal with metal railings;

WHEREAS the exterior egress stair railings will be painted black to match existing painted metal;

WHEREAS the mockup is not visible from East 72nd Street and is minimally visible from East 73rd Street;

WHEREAS the enlargement of the 15th floor and penthouse is modest;

WHEREAS the materials of the new construction will match the existing materials except for the lead coated copper at the new interior stair addition and the non-reflective glass on the parapet;

WHEREAS the overall character and appearance of the 15th floor and penthouse will be consistent with the existing architecture;

WHEREAS the enlargement of the 15th floor and penthouse is appropriate and contextual within the historic district;

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

Sincerely,

Russell Squire

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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 Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District