

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

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

February 23, 2024

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

RE: 128 East 64th Street (Upper East Side Historic District) – *Julie Shih/Paula Damasceno* – A Neo-Grec style building designed by James E. Ware and constructed in 1899. Application is to replace a window at the basement level with a door, with the door installation imitating the appearance of the existing window and with the goal of significantly improving the functionality of the space.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 21, 2024, the Board unanimously approved the following resolution by a vote of 35 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 128 East 64th Street is a neo-Grec style house designed by James Ware and constructed in 1899;

WHEREAS the current access to the basement is below the stoop and requires a sharp turn from the entrance gate;

WHEREAS by changing the existing window to the right of the stoop to a door, the applicant will now have direct access from the street into the basement;

WHEREAS the existing window has a vent directly beneath it;

WHEREAS the proposed door installation will imitate the appearance of the existing window; because of the to-be-removed vent, the difference between the visual look of the door vs. the window is minimal;

WHEREAS the applicant does not plan to alter the existing masonry opening;

WHEREAS the applicant will replicate the existing historic iron grillwork on the glass of the proposed new door;

WHEREAS the basement level is 18” below grade so that the proposed change from window to door is not visible unless one is standing at the gate to the areaway;

WHEREAS the application presents as a very sensible solution for providing direct access to the basement level;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District