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

June 28, 2024

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

**RE: 23 and 25 East 64th Street (Upper East Side Historic District)** – *VL Architects* – A Neo Grecian building and a Renaissance Revival style building designed by Peckering & Walker and John G. Prague and constructed in 1907-1908 and 1879-1880, with alterations in 1926 & 1980 and 1919 & 1980, respectively. Application is for restorative work to address the non-matching, as-built façade elements, installation of approved doors, adjustment of the exhaust vent height, and the removal of lettering on the bottom part of the garage door.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 26, 2024, the Board unanimously approved the following resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 23 and 25 East 64th Street have been much altered over the years; and

**WHEREAS** both buildings originally date from 1879 to 1880, as two of a group of five; and

**WHEREAS** 23 and 25 East 64th Street are connected to each other, with the lower floor of 25 East 64th Street consisting of a display window and entry door, and the lower floor of 23 East 64th Street consisting of a garage elevator and entry door; and

**WHEREAS** the first floor of 25 East 64th Street aligns with the first floor of the principal portion of the retail store and shares its architectural vocabulary; and

**WHEREAS** the applicant proposes to restore the exterior of 23 East 64th Street to something closer to its pre-1980 appearance by reintroducing a stone panel between the first and second floor, changing the entry door from a flush-panel to a six-panel door, and removing signage from the garage door; and

**WHEREAS** the applicant proposed to further restore the exterior of 25 East 64th above the first floor to its original appearance by the restoration of original façade details and materials, while relocating an exhaust vent to a location not visible from the public way; and

**WHEREAS** the applicant proposes to match the head of the display window with a transom over the entry door; and

**WHEREAS** the applicant has maintained the individuality of the two buildings; and

**WHEREAS** the applicant has proposed great improvements to the lower section of the buildings, in particular the restoration of the stonework on 25 East 64th Street; and

**WHEREAS** the applicant proposes changes much in keeping with the period and character of the existing building; and

**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*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

Anthony Cohn and David Helpern  
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, 8<sup>th</sup> Council District