

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**

September 23, 2024

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

**RE: 12 East 69th Street (Upper East Side Historic District)** – *Ferguson & Shamamian* – A Neo-Classical building designed by William Schickel and constructed in 1883, with a complete façade replacement by William Welles Bosworth in 1913. Application is for restorative work at the primary façade and alterations within the sunken areaway, alterations to the rear façade fenestration and changes within the rear yard, alterations to the rooftop bulkhead, and construction of two new shade structures at the roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 18, 2024, the Board approved the following resolution by a vote of 34 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** the applicant seeks to restore the front façade; and

**WHEREAS** the major work is at the main entrance; and

**WHEREAS** added blocks at the bases and tops of the pilasters framing the main entrance will be removed; and

**WHEREAS** the limestone surround, including the entablature and pilasters, will be restored to match the original; and

**WHEREAS** new wood pilasters, a new six panel wood door, and new leaded glass transom to match the originals will be set within the limestone surround; and

**WHEREAS** new limestone steps, new metal railings, and new lanterns on metal posts will match the historic condition; and

**WHEREAS** the riser height on the new steps will be reduced and the landing will be set down from the inside landing to match the historic condition; and

**WHEREAS** the new entry door will be recessed to increase the depth of the outside landing; and

**WHEREAS** the floor grating at the basement level will therefore be lowered and a new door and security gate installed; and

**WHEREAS** the basement entry level will be reduced by one foot, but the cellar level will remain the same; and

**WHEREAS** new planter boxes will be hung from the wood window surrounds on the two first floor windows; and

**WHEREAS** the rear yard is 1'-8" below the basement level; and

**WHEREAS** a new terrace will be created at the basement level adjacent to the semi-circular projected area; and

**WHEREAS** a new masonry opening and a modified masonry opening for new windows will provide light to the cellar; and

**WHEREAS** masonry openings on the basement level are modified to provide new windows and a new door to the new terrace; and

**WHEREAS** masonry openings on the first floor will be modified to create two symmetrical openings with windows; and

**WHEREAS** new planter boxes will be hung from the second, third, and fourth floor window surrounds; and

**WHEREAS** the stair and elevator bulkhead will be reconfigured to accommodate a larger stair and new elevator; and

**WHEREAS** a new elongated skylight with semicircular ends will be added to the roof; and

**WHEREAS** two metal shade structures with roofs that have the shapes of tents will be added to the roof at the rear of the building; and

**WHEREAS** the proposed metal trellis structures along the sides of the roof and the metal shade structures will be painted French blue; and

**WHEREAS** the bulkhead will be made of zinc, which has a matt finish; and

**WHEREAS** none of the roof top elements are visible from across the street; and

**WHEREAS** the treillage and penthouse are minimally visible from long angled viewpoints but are visible from Fifth Avenue; and

**WHEREAS** a shade structure is visible through the slot between two buildings on East 68th Street; and

**WHEREAS** the restoration and modifications are consistent with or improve the original design of the building; and

**WHEREAS** the metal shade structures are “follies” that do not detract from the restoration; and

**WHEREAS** this restoration and modifications are appropriate and contextual within the historic district;

**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*

*Anthony Cohn and David Helpern*

Valerie S. Mason  
Chair

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