

Nicholas Viest
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The City of New York Manhattan Community Board 8

January 17, 2013

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 138 East 65th Street (between Lexington and Third Avenues) - Upper East Side Historic District Extension

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, January 17, 2013, the board adopted the following resolution regarding **138 East 65th Street (between Lexington and Third Avenues) - Upper East Side Historic District Extension** – *Michael Muroff Architect, LLC* – A Colonial Revival style residence designed by Frederick S. Barus in 1870-71 and altered by Samuel Edson Gage in 1906. Application is to alter the rear façade.

WHEREAS the Committee wishes to consider this application in three parts: 1) The Rear Facade; 2) The Rooftop Mechanicals; and 3) The Front Façade

1) The Rear Facade.

WHEREAS with regard to the fifth floor, the applicant proposes to combine and enlarge the two existing openings, install a sliding glass door, and replace the existing railing,

WHEREAS with regard to the third floor, the applicant proposes to lower the existing window sill, replace the existing windows with glass doors, and install new decorative wrought iron Juliet balconies,

WHEREAS with regard to the second floor, the applicant proposes to enlarge the existing roundtop window openings and to replace the existing Juliet balcony with "cat and dog guard" industrial style iron railing,

WHEREAS with regard to the first floor, the applicant proposes to install a new glass door with an enlarged opening,

WHEREAS with regard to cellar level, the applicant proposes to create a new excavated 5' x 8' courtyard with stairs leading up to the ground level,

WHEREAS the proposed doors on the first, third, and fifth floors are uncharacteristic for a building of this size and inconsistent with other windows on the rear facade and include excessive glass, while the proposed mix of decorative and industrial wrought iron is also at odds with the character of the building,

THEREFORE BE IT RESOLVED THAT the proposed changes to the rear facade are disapproved.

This recommendation was approved by a vote of 33 in favor, 0 opposed, and 0 abstentions.

2) The Rooftop Mechanicals.

WHEREAS the applicant proposes to remove, replace, and consolidate the various existing rooftop mechanicals,

WHEREAS the proposed changes to the rooftop mechanicals will mean that mechanicals once visible

from the public way will no longer be visible from the public way,
THEREFORE BE IT RESOLVED THAT the proposed changes to the rooftop mechanicals are approved.

This recommendation was approved by a vote of 33 in favor, 0 opposed, and 0 abstentions.

3) The Front Facade.

WHEREAS the applicant proposes to remove an existing service entrance, which had been added to the building in the 1920s, with a new window and wrought iron grill to match the two existing windows on the bay,

WHEREAS the applicant proposes to remove two existing air condition vent grills and to fill the spaces with material matching the rest of the exterior,

WHEREAS the proposed changes to the front facade are in keeping with the design and character of the building,

THEREFORE BE IT RESOLVED THAT the proposed changes to the Front Facade are approved.

This recommendation was approved by a vote of 30 in favor, 1 opposed, and 1 abstention.

Sincerely,

Nicholas Viest
Chair

David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member