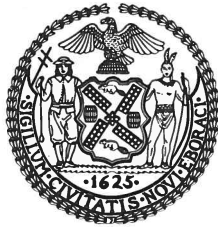


**Alida Camp**  
**Chair**

**Will Brightbill**  
**District Manager**



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

May 16, 2019

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, NY, 10007

**RE: 146 East 65<sup>th</sup> Street (between 3<sup>rd</sup> and Lexington Avenues) – Expanded Upper East Side Historic District**  
*John Woell, Steven Harris Architects LLP.* Application is for the addition of a rear-yard greenhouse at the rear lot line.

THIS APPLICATION IS DIVIDED INTO TWO PARTS.

Dear Chair Carroll:

**PART A - The Proposed Greenhouse**

At the Full Board meeting of Community Board 8 Manhattan held on May 15, 2019, the board voted to **approve** the following section of the application in accordance with the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** 146 East 65th Street is a Colonial revival-style single house designed by Treanor & Fatio and built in 1924;

**WHEREAS** the applicant proposes a greenhouse for the garden to be built 10'8" from the rear lot line;

**WHEREAS** the proposed greenhouse will measure 9' wide by 32' long x 12'6" high; the cladding will match the cladding of the house — red brick;

**WHEREAS** the wood cornice for the greenhouse will match exactly the cornice at the street elevation at the first floor and will be the same height as the top of the garden wall at 12'6";

**WHEREAS** the proposed greenhouse will have a set of steel and glass greenhouse doors that will face the five 5' wide set of steel and glass doors at the basement level of the rear elevation of the house. There are 5 doors in each set;

**WHEREAS** the 10'8" space between the rear lot line and the proposed greenhouse will allow for the construction of a planter along the length of the greenhouse;

**WHEREAS** the planter will not sit on the ground but will present as a planting well that will have the same exact height as the rear garden wall and will sit 9' above the ground and be approximately 3 feet deep;

**WHEREAS** the top of the planter will be the same height as the existing height of the garden wall at 12'6" high;

**WHEREAS** there is a void between the ground level of the rear yard and the planter 9' above the ground;

**WHEREAS** the design and the materials to be used for the greenhouse match and compliment the Treanor and Fatio design for the Colonial-revival style house;

**WHEREAS** the proposed greenhouse is contextual and appropriate within the historic district.

**THEREFORE BE IT RESOLVED THAT** Part A of this application, the proposed greenhouse, be approved as presented.

**PART B** - The Proposed Planter containing American holly trees

The board voted to disapprove the following section of the application in accordance with the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** the applicant proposes a planter to be placed in the space between the rear lot line and the greenhouse;

**WHEREAS** the top of the planter will be the same height as the greenhouse and garden wall at 12'6" high and will extend along the 27' length of the greenhouse;

**WHEREAS** the planter will be planted with 15' high American holly trees; the American holly trees will present as if planted at the rear wall of the greenhouse off the roof;

**WHEREAS** the overall height of the planter plus the planted American holly trees will be 27'9": 15' (trees) plus the approximately 3' in depth planter which will be constructed 9' from the ground level;

**WHEREAS** the proposed planted trees will present as a high 15' wall at the top of the 12'6" garden wall at the rear lot line;

**WHEREAS** to clarify, the garden wall is 12'6" high, the greenhouse is 12'6" high, the top of the horizontal planter is positioned so that the top line of the planter is at the exact same height of both the greenhouse and the garden wall; the depth of the planter which will be set along the rear roof of the greenhouse is approximately 3'. This is where the line of American holly trees will be planted — they will be planted in the 3' high planter. The planter itself sits 9' off the ground so that there is a 9' void between the bottom of the planter and the rear yard.

**WHEREAS** the height from the ground level to the top of the American holly trees is almost 30' — with the 15' densely planted American holly trees, the very high screen that is created at the rear lot line, while an imaginative solution to screen out the surrounding properties, is out-of-context and inappropriate within the historic district;

**THEREFORE BE IT RESOLVED** that Part B, the proposed planter containing American holly trees, be disapproved as presented.

Please advise us of any action taken on this matter.

Sincerely,

  
Alida Camp  
Chair

  
David Helpen and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District