

The current proposal is:

**Preservation Department – Item 6, LPC-20-08939**

**5-7 East 62<sup>nd</sup> Street,**

**Borough of Manhattan**

### **How to Testify**

**Via Zoom:** <https://us02web.zoom.us/j/87580483826?pwd=dmJyMHdNcDd5ZFpBMVExsaVhyNWxwUT09>

**Meeting ID:** 875 8048 3826

**Password:** 866423

**By Phone:** 1 646-558-8656

**US (New York)** 877-853-5257 (Toll free)

**US** 888 475 4499 (Toll free)

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# FIFTH AVE. SYNAGOGUE

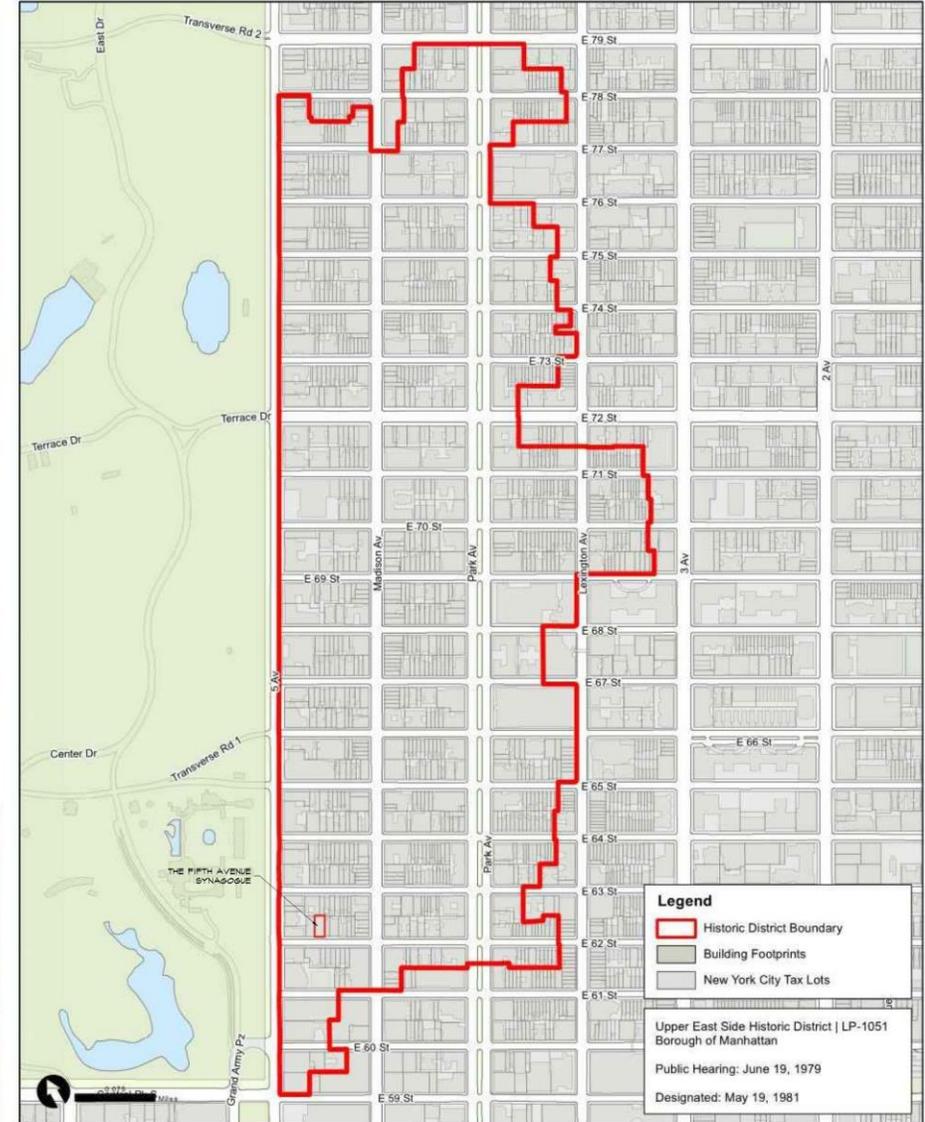
5 East 62nd Street,  
New York, NY 10065

LPC  
06/05/20

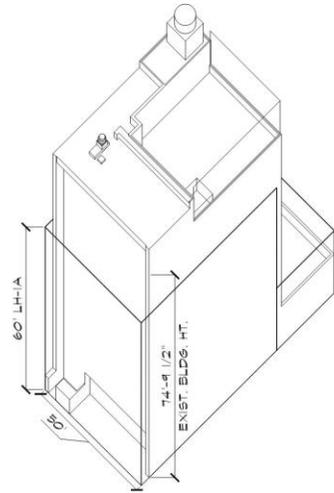


## Upper East Side Historic District | LP-1051

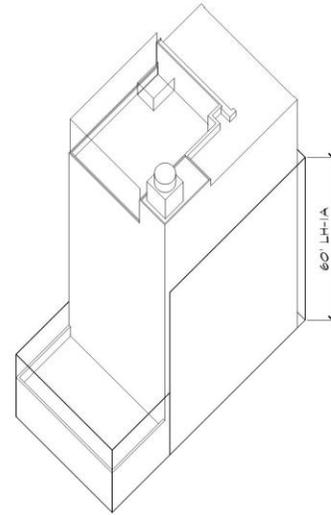
**NYC** Landmarks Preservation Commission



**EXISTING**

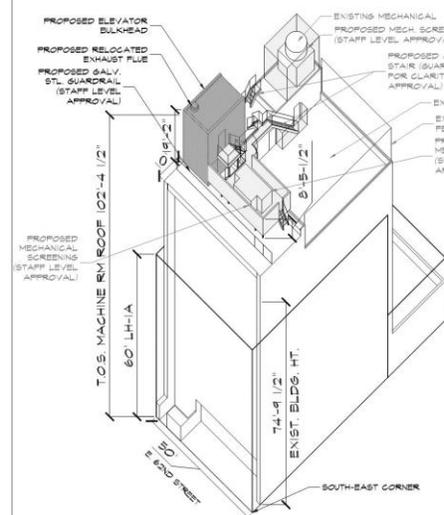


South-East Axonometric

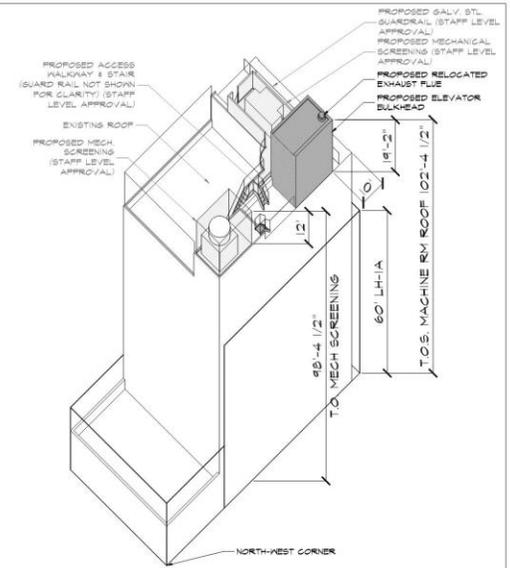


North-West Axonometric

**PROPOSED**

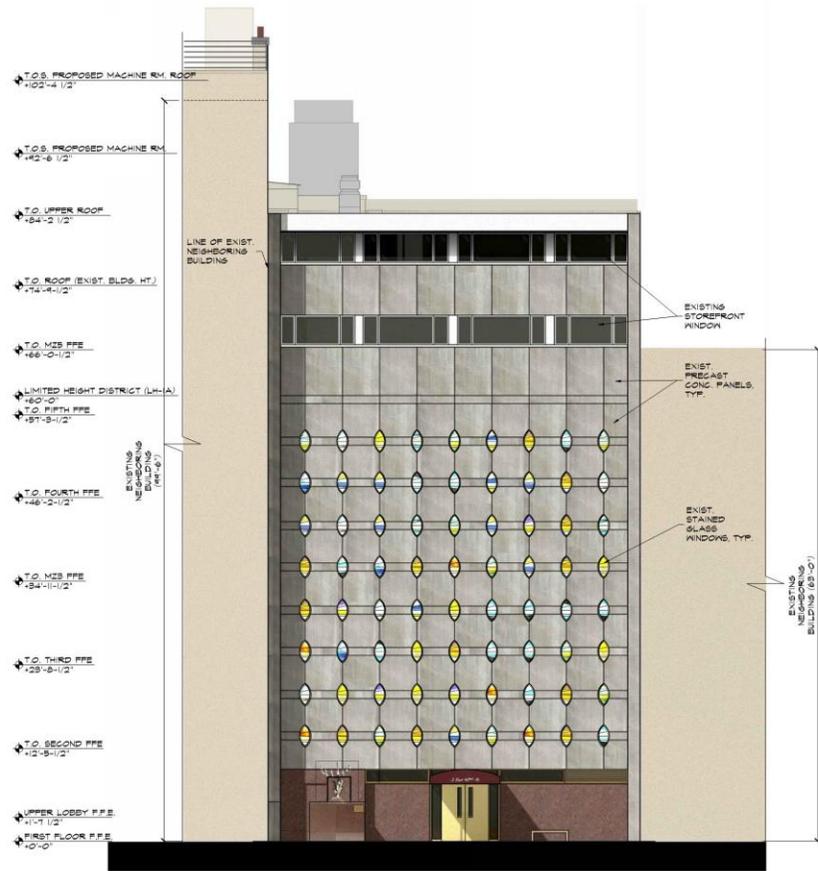


South-East Axonometric

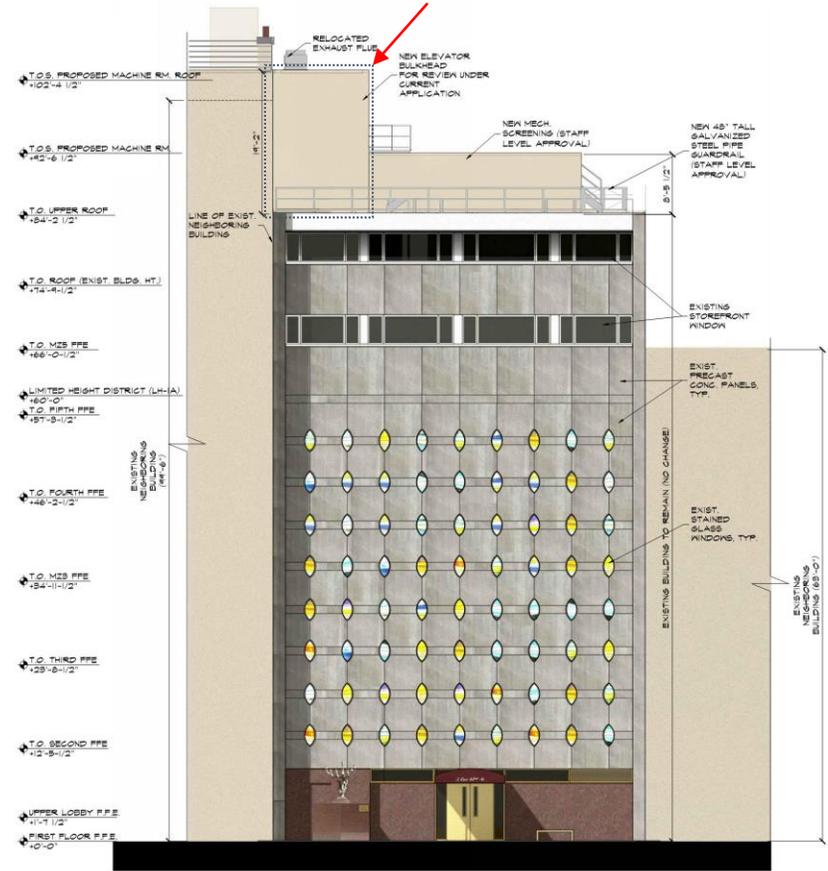


North-West Axonometric

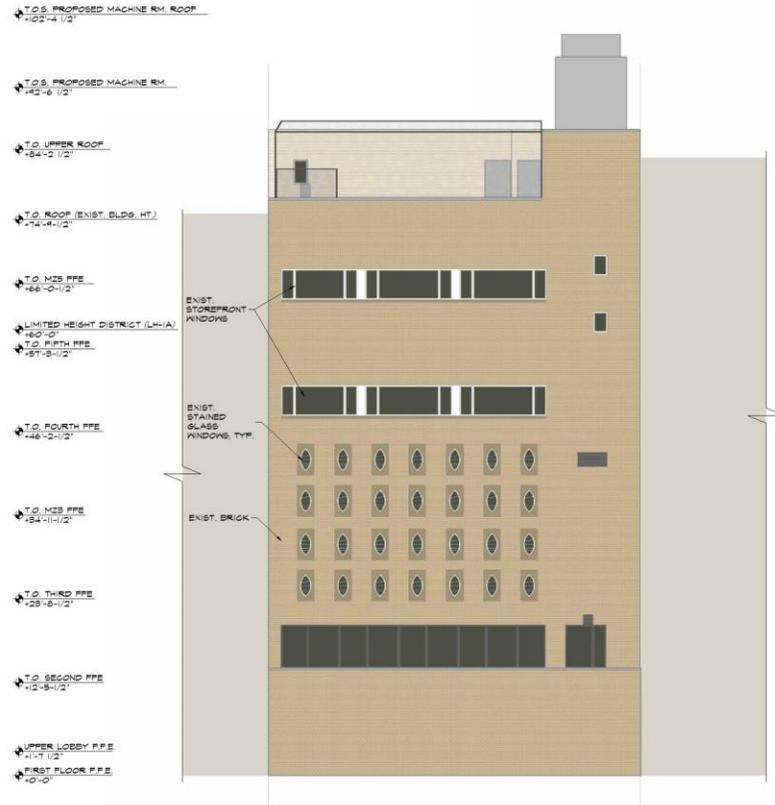
ZONING ANALYSIS		ZR SECTION	TITLE	PERMITTED/REQUIRED	PROPOSED	COMPLIANCE	EXISTING TO REMAIN	
		22-14	USES	R8: USE GROUP 4	GROUP 4; NO CHANGE	YES; NO CHANGE IN USE	YES	
		24-112	FAR (SPECIAL)	R8B DISTRICT IN COMMUNITY DISTRICT 8 MAX. FAR FOR COMMUNITY FACILITIES SHALL BE 5.10	23,296.03	YES; LOT AREA = 5,021 SF x 5.10 = 25,607.1 SF ALLOWED	NO (EXIST. = 23,021.98 SF.)	
		24-11; 24-12	LOT COVERAGE	70% (INTERIOR LOT) PER 24-12: R8 DISTRICT - THE PORTION OF A BUILDING CONTAINING A COMMUNITY FACILITY USE LOCATED AT ANY HEIGHT UP TO BUT NOT EXCEEDING 23' ABOVE CURB LEVEL MAY BE EXCLUDED IN DETERMINING THE PERCENTAGE OF LOT COVERAGE	3,160 SF EXISTING NO CHANGE	YES; LOT AREA = 5,021 SF x 0.70 = 3,514.7 SF ALLOWED	YES; NO CHANGE	
		23-45; 23-464 (b.); 24-33 (b.); (3)	YARD REGULATIONS	R8B FRONT: NONE REQ'D PER 24-34 SIDE: NONE REQ'D PER 24-35 (b.)  REAR: 30' 24-33 (b.) (3) ANY BUILDING OR PORTION OF USED FOR COMMUNITY FACILITY USES; PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, NOR IN ANY EVENT 23' ABOVE CURB LEVEL.	EXIST. TO REMAIN; NONE PROVIDED EXIST. TO REMAIN; NONE PROVIDED  EXIST. TO REMAIN; NO CHANGE	YES; NO CHANGE YES; NO CHANGE  YES; NO CHANGE TO EXISTING EXISTING PERMITTED OBSTRUCTION PER 24-33	YES YES  YES	
<b>SITE DATA</b>		BLOCK	1377					
		LOT	7					
		STREET ADDRESS	5 EAST 62ND STREET					
		ZONING DISTRICT	R8B (Contextual)					
		USE GROUP	4 - COMMUNITY FACILITY (HOUSE OF WORSHIP)					
		COMMUNITY DISTRICT	MANHATTAN COMMUNITY DISTRICT 8					
		HISTORIC DISTRICT	UPPER EAST SIDE HISTORIC DISTRICT					
		LANDMARK STATUS	L - LANDMARK					
		SPECIAL DISTRICT	LH-1A - LIMITED HEIGHT NARROW (60')					
		STREET WIDTH	NARROW (60')					
		ZONING MAP SECTION	8C					
		ZONING LOT AREA	5,021 SF					
		HEIGHT & SET BACK	24-591	LIMITED HEIGHT DISTRICT	LH-1A: 60 FT	EXISTING EXCEEDS LIMIT EXIST. BLDG IS 74'-9 1/2"	NO; NO CHANGE TO EXIST. PROPOSED PROPOSED ELEVATOR BULKHEAD PERMITTED OBSTRUCTION PER 24-511	YES YES
			13-10	MAX. SPACES FOR PERMITTED COMMUNITY FACILITY	MAXIMUM OF ONE OFF-STREET SPACE PER 400 SF OF LOT AREA	NONE PROVIDED	NOT REQUIRED; NONE PROVIDED	YES
			24-05; 24-06	STREET TREE PLANTING/ PLANTING STRIPS	REQ'D IF INCREASE IN FLOOR AREA IS 20% OR MORE	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED



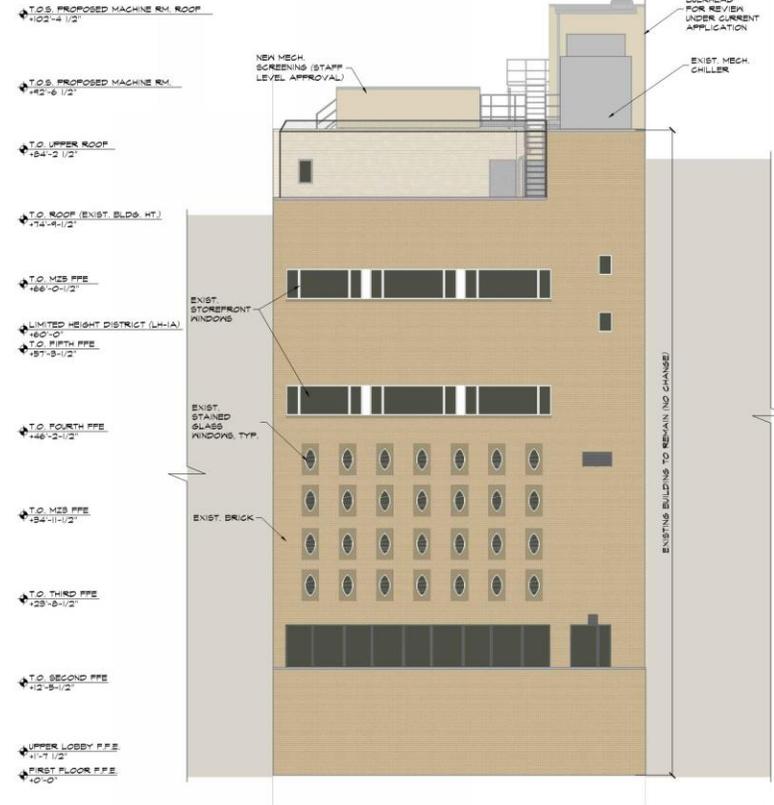
Existing South Exterior Elevation



Proposed South Exterior Elevation



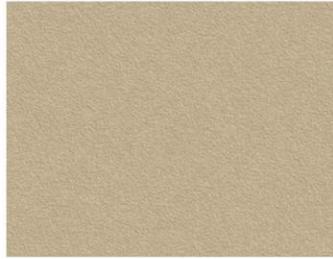
Existing Exterior North Elevation



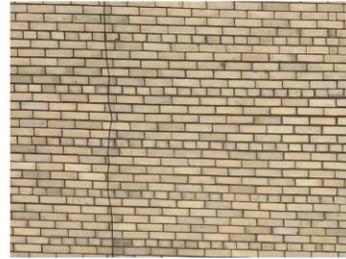
Proposed North Exterior Elevation



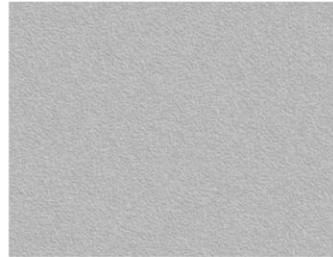
Existing South Elevation  
(from East 62nd Street)



Proposed Integral Stucco Finish option#1  
for Elevator Bulkhead and Mechanical  
Screening to Match Neighboring Building



Existing neighboring building



Proposed Integral Stucco Finish option#2  
for Elevator Bulkhead and Mechanical  
Screening to Match Existing facade



Existing Facade



view of existing exhaust flue on roof  
with proposed footprint of elevator  
bulkhead



view of existing exhaust flue on roof  
with proposed footprint of elevator  
bulkhead



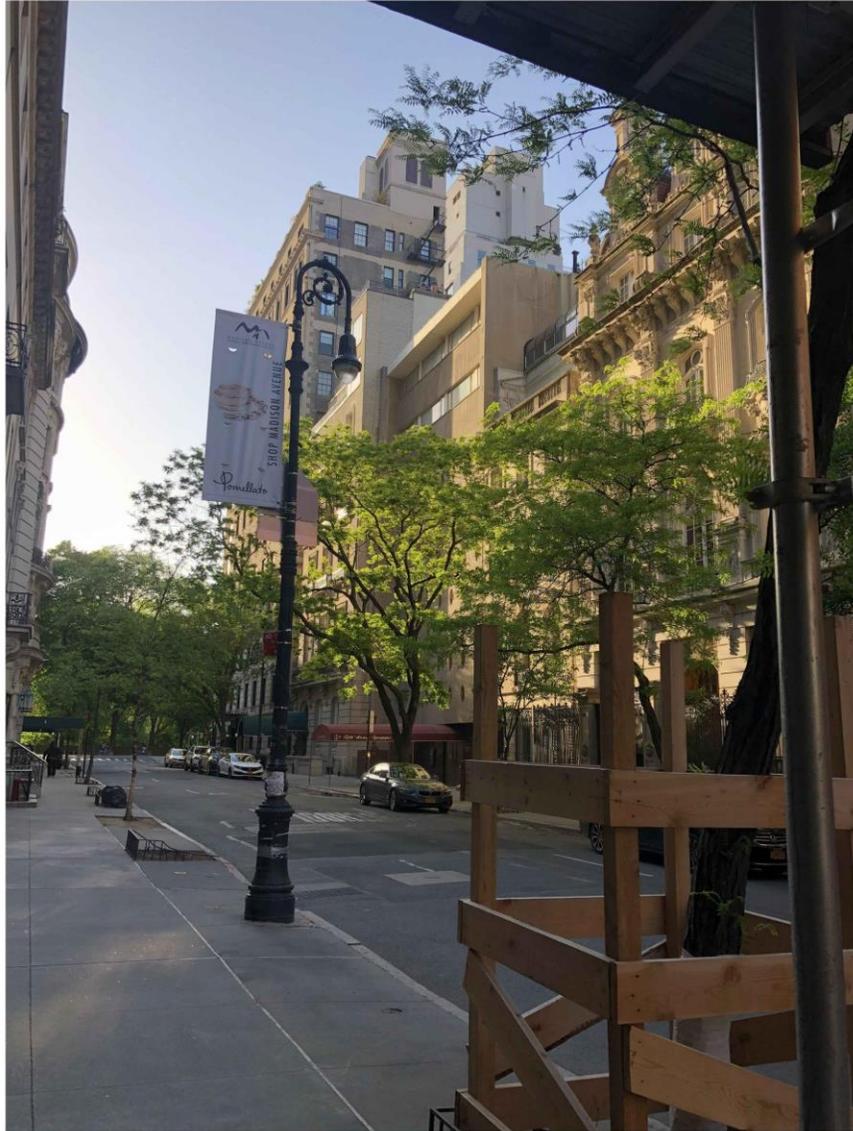
Existing North Elevation  
(from lower roof of building)



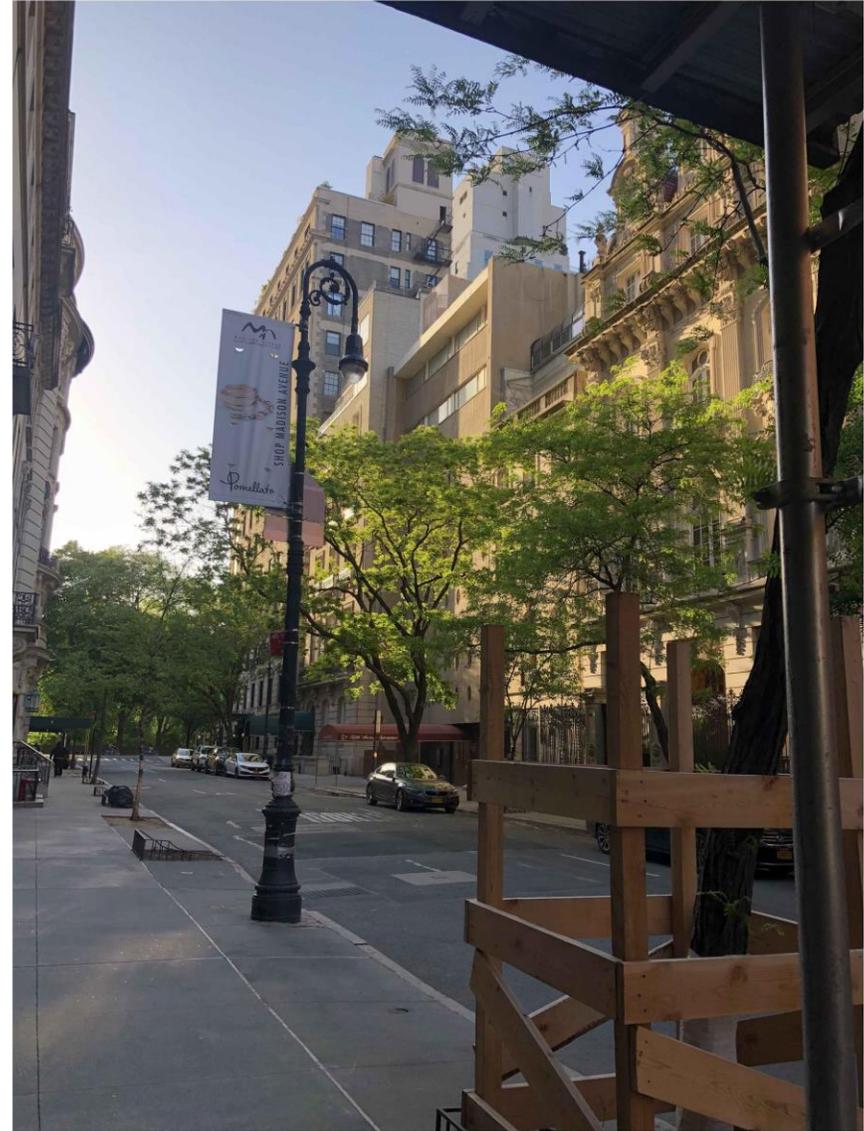
View at roof looking West



View at roof looking North



View 1 Existing - North-West



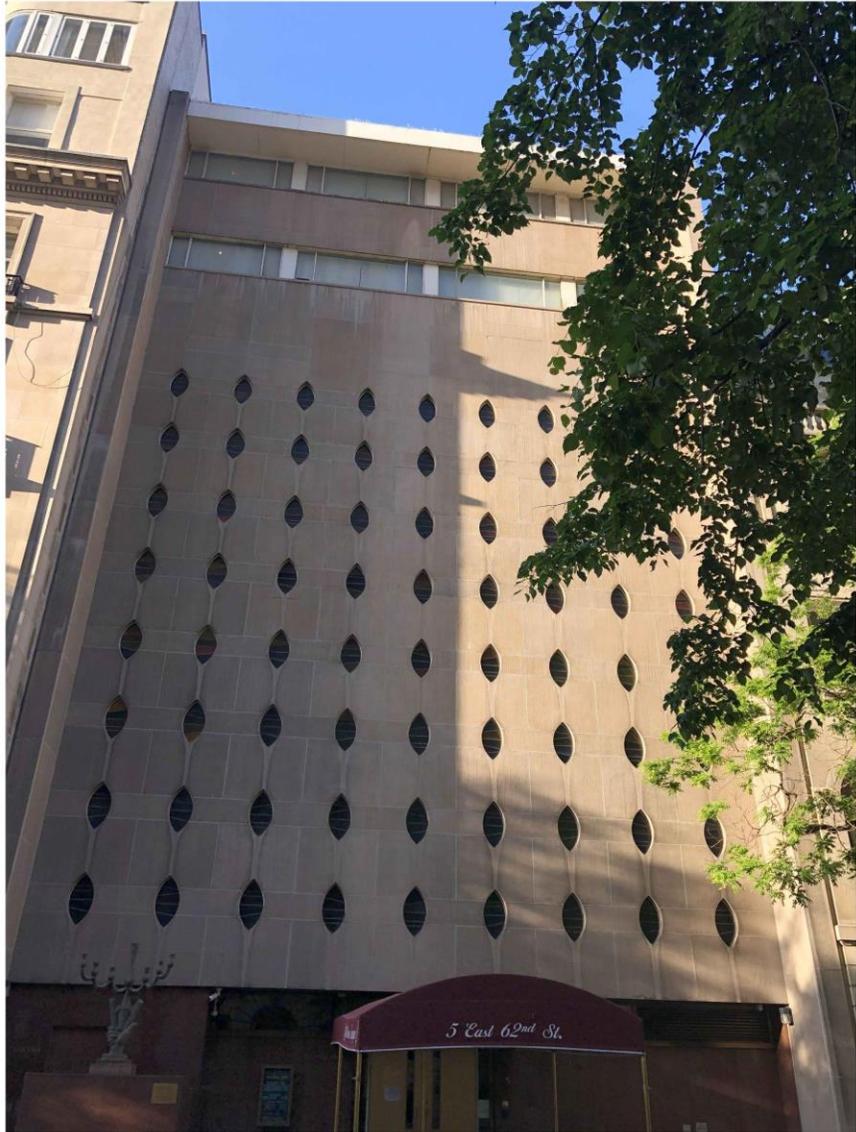
View 1 Photo Montage - North-West



View 2 Existing - North-West



View 2 Photo Montage - North-West



View 3 Existing - North



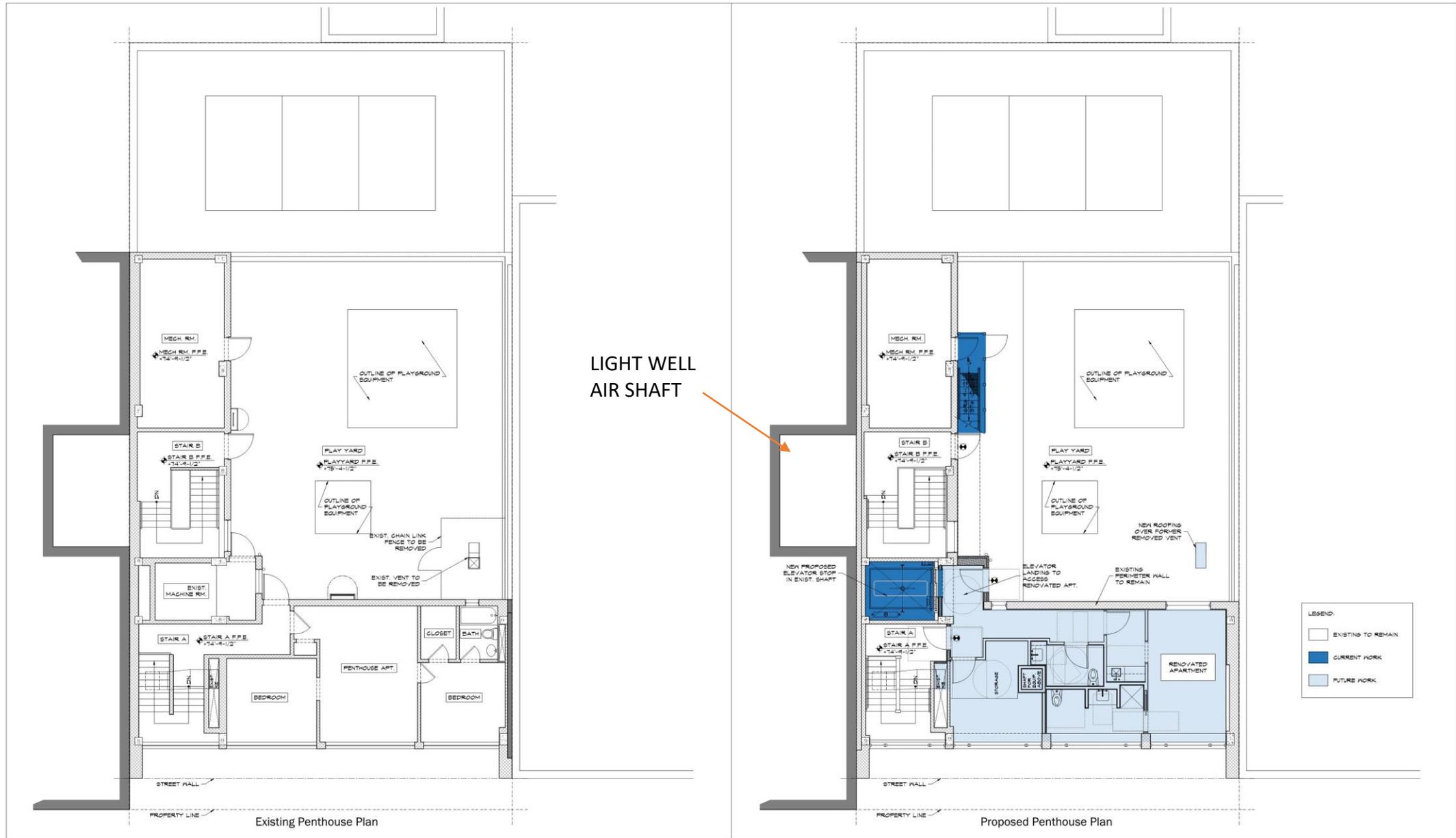
View 3 Photo Montage - North

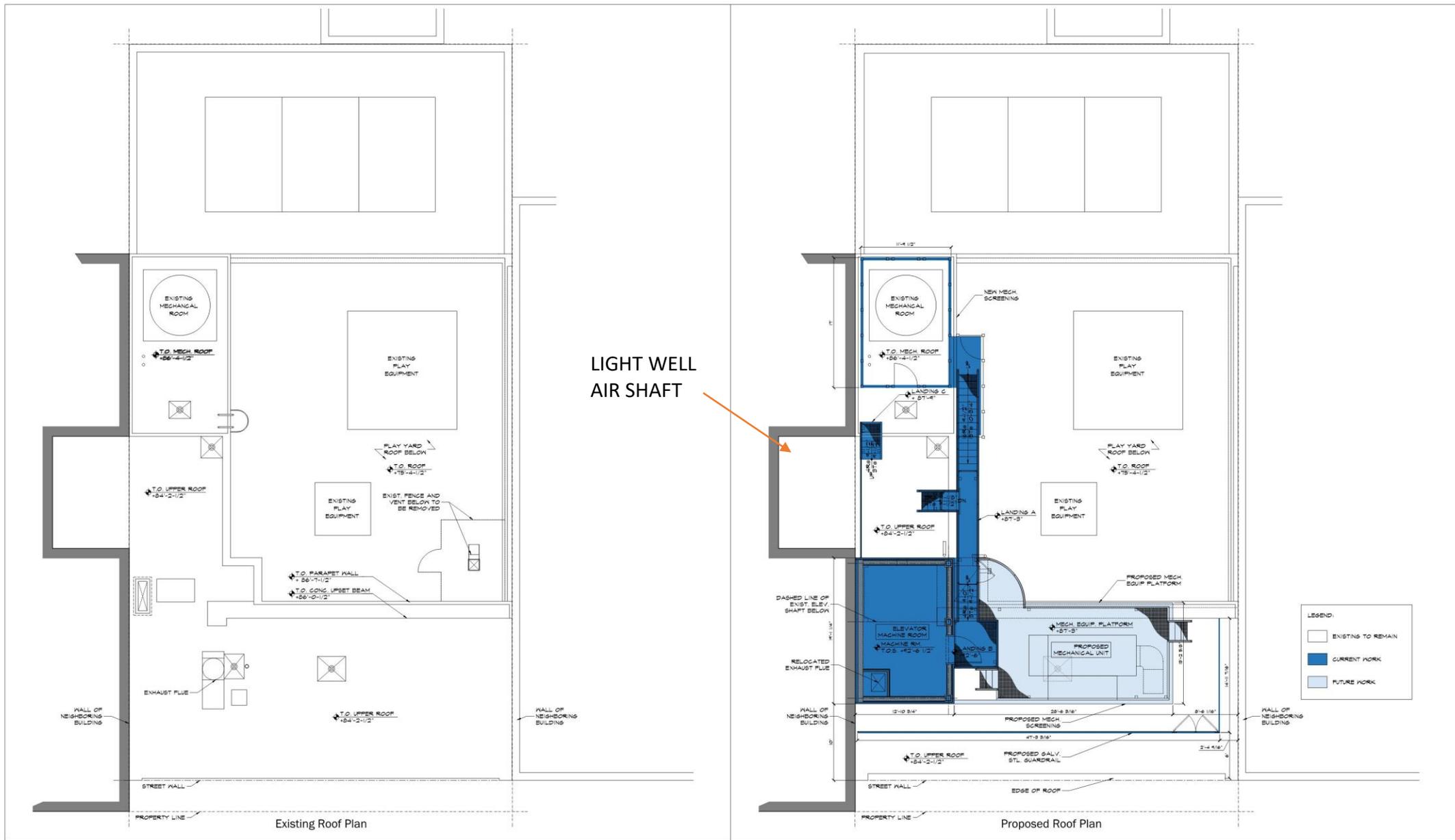


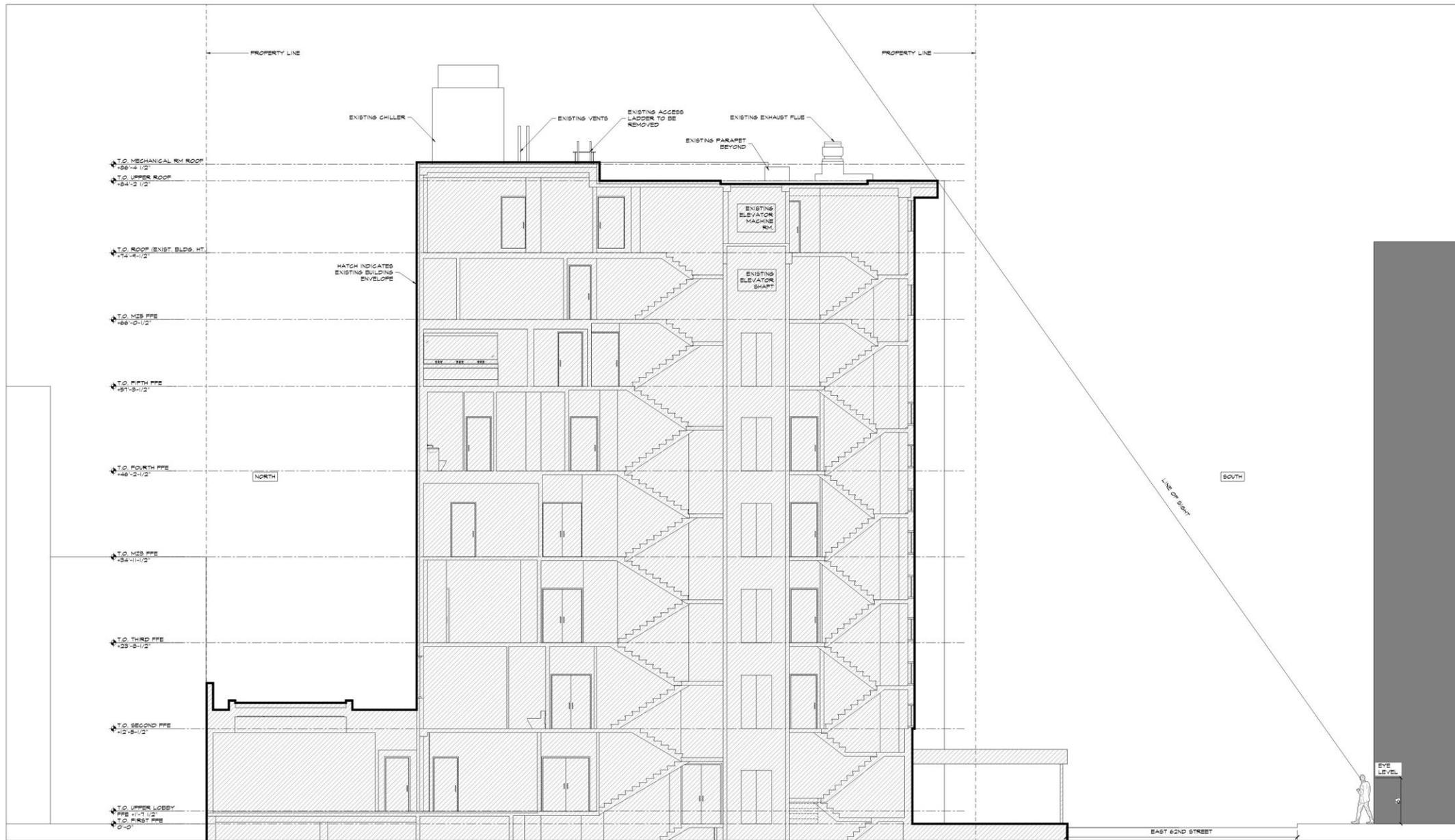
View 4 Existing - North-East

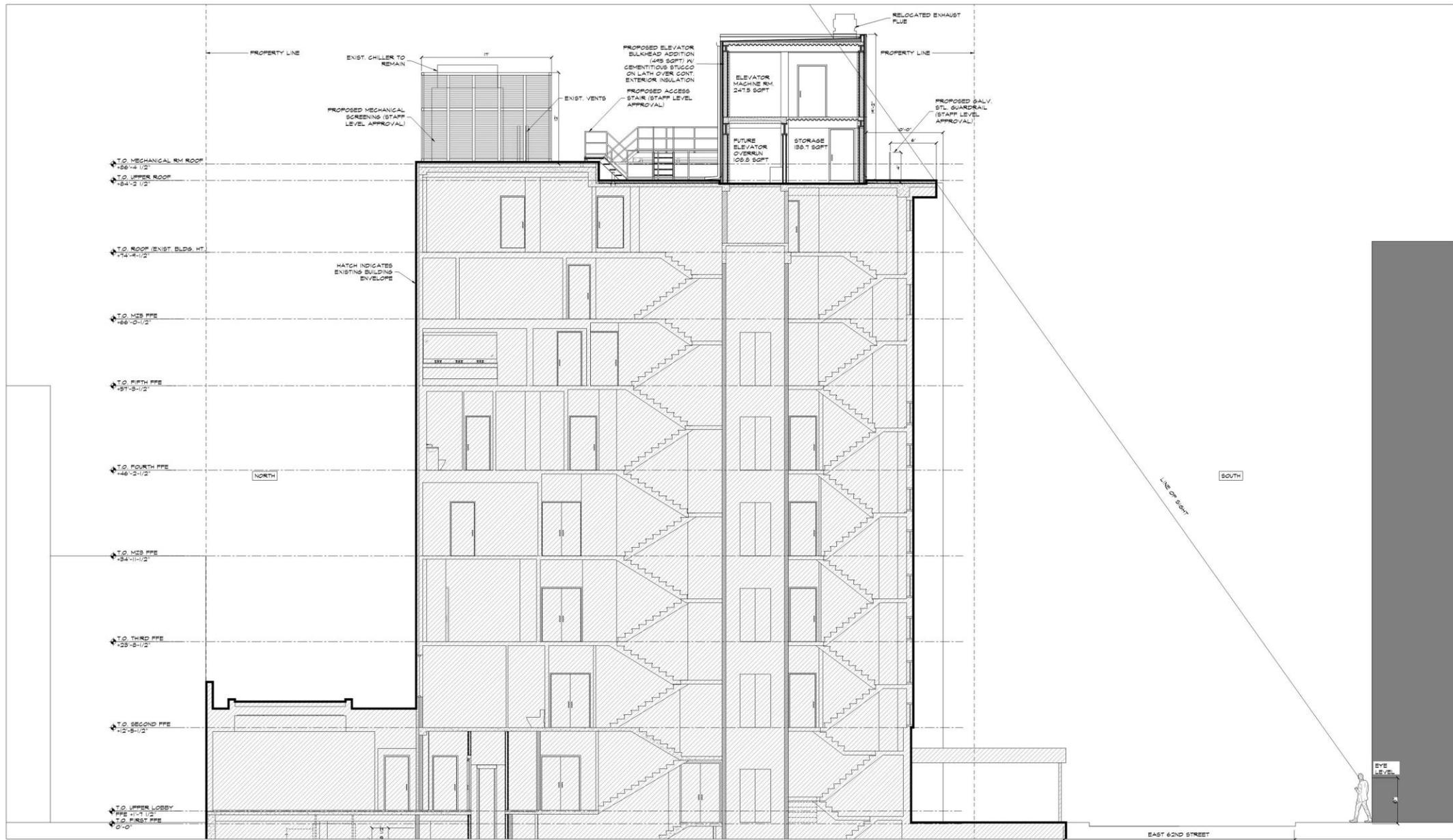


View 4 Photo Montage - North East

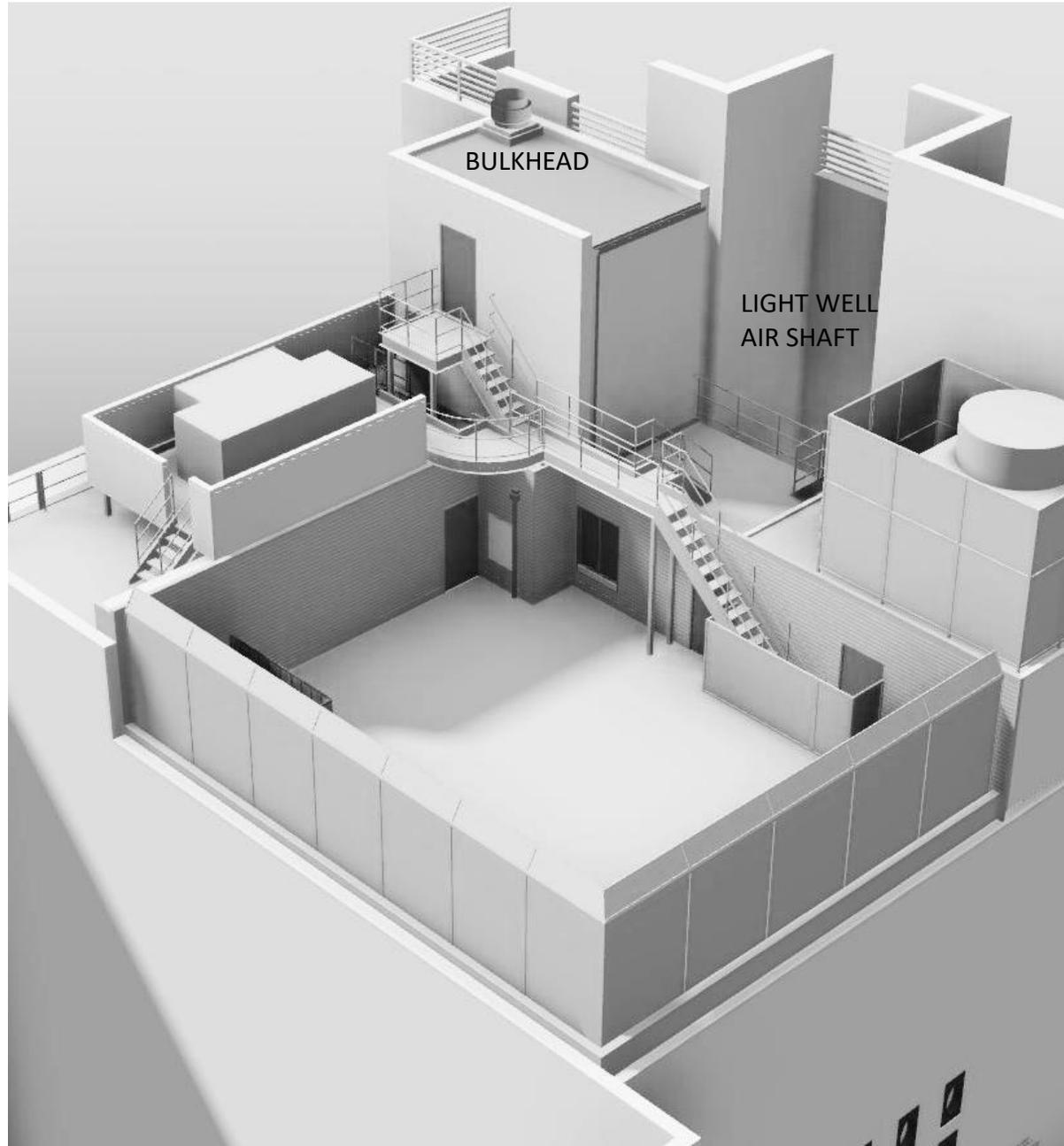
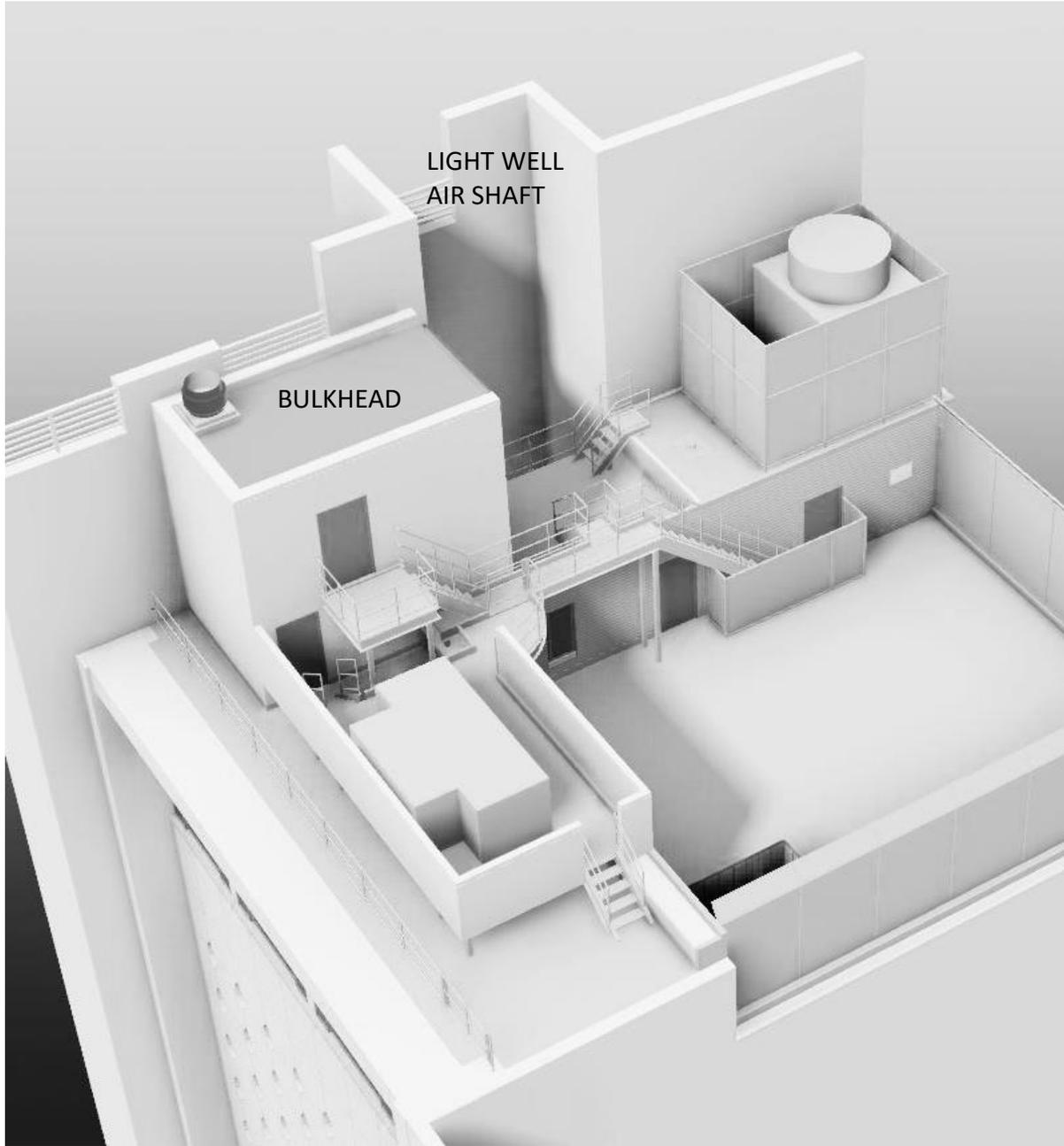


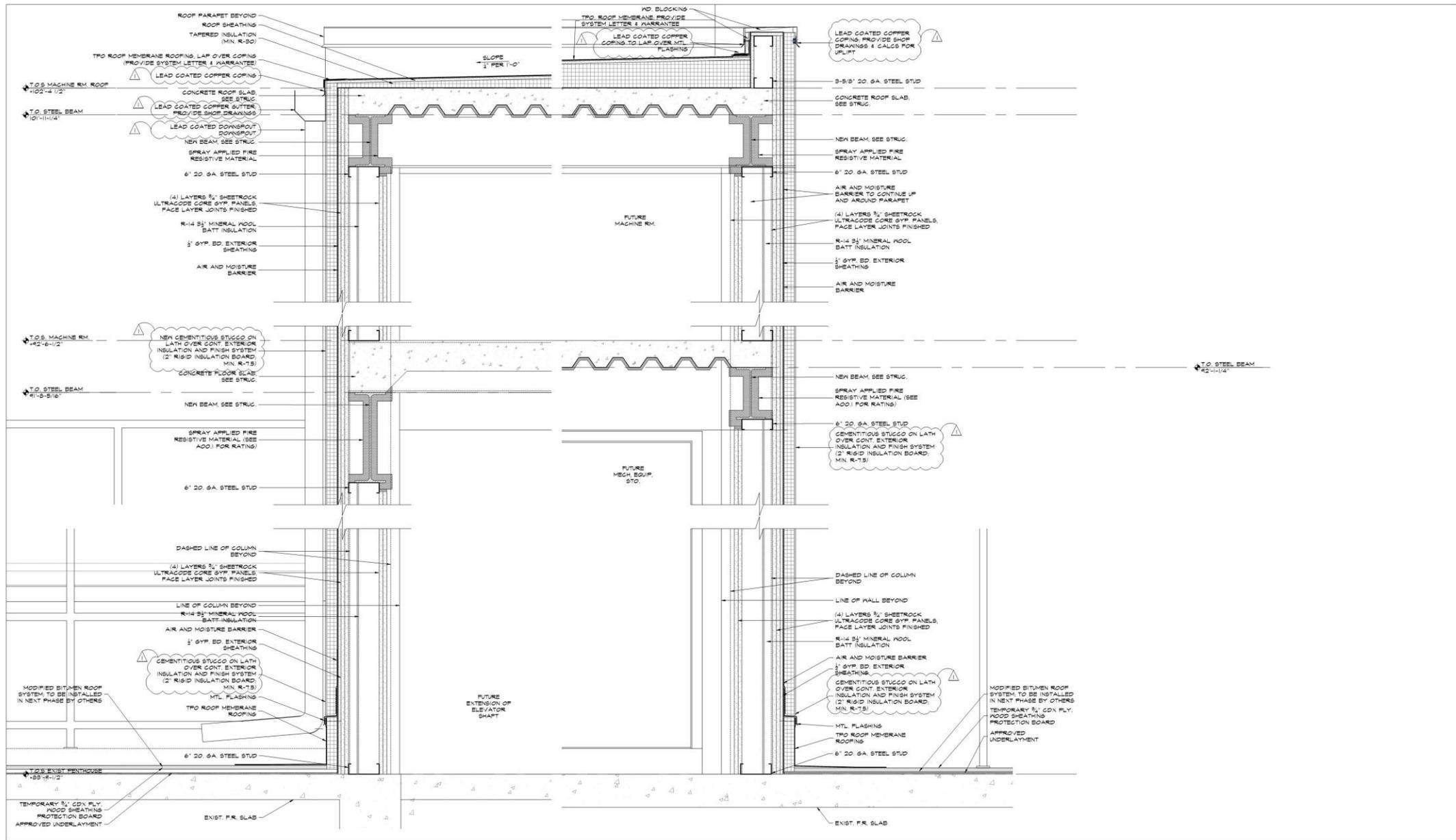




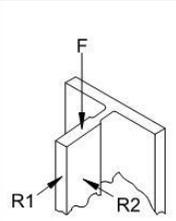








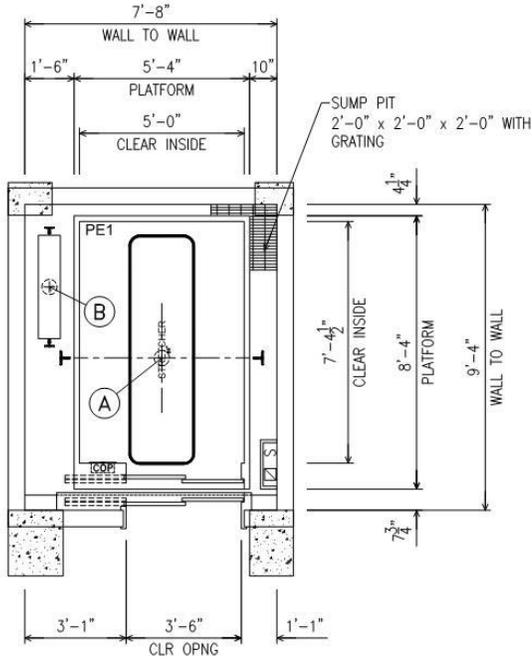
PIT AND RAIL LOADS		PE1
SEISMIC		S2
CLASS LOAD RATING		A
RAIL WEIGHT/SIZE		15
CAR BUFFER REACTION ***	A *	51.2 K
CWT BUFFER REACTION ***	B *	39.5 K
WEIGHT ONE STACK CAR RAIL		1700 #
WEIGHT ONE STACK CWT RAIL		900 #
UP PULL ON COMPENSATOR		C
RAIL LOADS PER RAIL	F <sub>CAR</sub>	* 25.4 K
	F <sub>CWT</sub>	* ---
	NORMAL FORCES R1	700 #
	NORMAL FORCES R2	300 #
SEISMIC FORCES	R1	** 1600 #
	R2	** 900 #
MAX VERT SPAN GUIDE RAIL SUPPORT		14'
Rail support points shall have a max deflection of 1/8" when acted upon by forces R1 and R2 1/4" when acted upon by seismic forces R1 and R2		
LOADS SHOWN ARE ESTIMATED. COORDINATE FINAL LOADS WITH ELEVATOR MANUFACTURER		



\* LOADS SHOWN DO NOT ACT SIMULTANEOUSLY

\*\* CAR AND CWT RAILS

\*\*\* BUFFER REACTIONS ARE DOUBLED FOR IMPACT

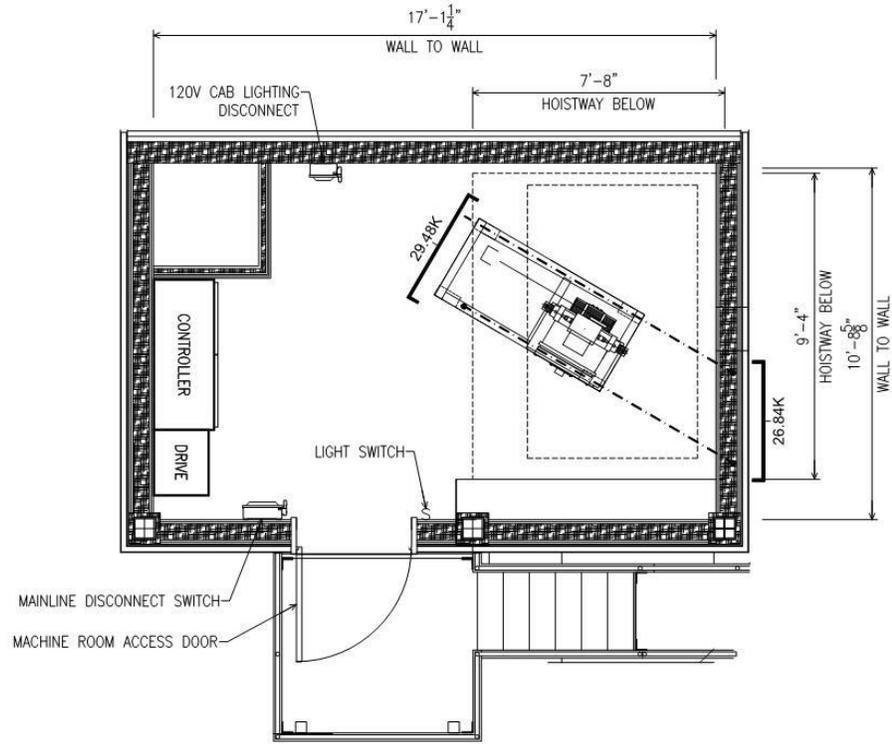


PASSENGER ELEVATOR  
PE1  
CLASS "A" LOADING  
3500# @ 200 FPM

PROJECT NUMBER/DRAWING NUMBER	58744.000/H1
SCALE	1/4"=1'-0"
DATE	1/10/2020
DRAWN BY:	ADARSH JAGANNATH/mh
PROJECT:	5 EAST 62ND STREET
TITLE:	HATCH PLAN
Delivering Vertical Transportation Solutions... Worldwide	Phone: 973-994-6220 Fax: 973-994-2539 e-mail: eng@vdaassoc.com 120 Eagle Rock Avenue, Suite 310 East Hanover, NJ 07936

REVISED 01/24/2020 AJ





**NOTE:**  
 AIR CONDITIONING EQUIPMENT SHALL NOT BE LOCATED DIRECTLY ABOVE ELEVATOR EQUIPMENT. COORDINATE FINAL LOCATION OF ELEVATOR EQUIPMENT WITH THE ELEVATOR SHOP DRAWINGS

**POWER AND VENTILATION / UNIT**  
 POWER BASED ON: 208V 3-PHASE-60 HERTZ

MOTOR HP	FULL LOAD RUNNING AMPS	FULL LOAD ACCEL. AMPS	HEAT RELEASE BTU/HR/UNIT
SE1 25	74	185	11000

LOADS SHOWN ARE ESTIMATED. COORDINATE FINAL LOADS WITH ELEVATOR MANUFACTURER

PASSENGER ELEVATOR  
 PE1  
 CLASS "A" LOADING  
 3500# @ 200 FPM

PROJECT NUMBER/DRAWING NUMBER  
 58744.000/M1  
 DRAWN BY:  
 ADARSH JAGANNATH/mh

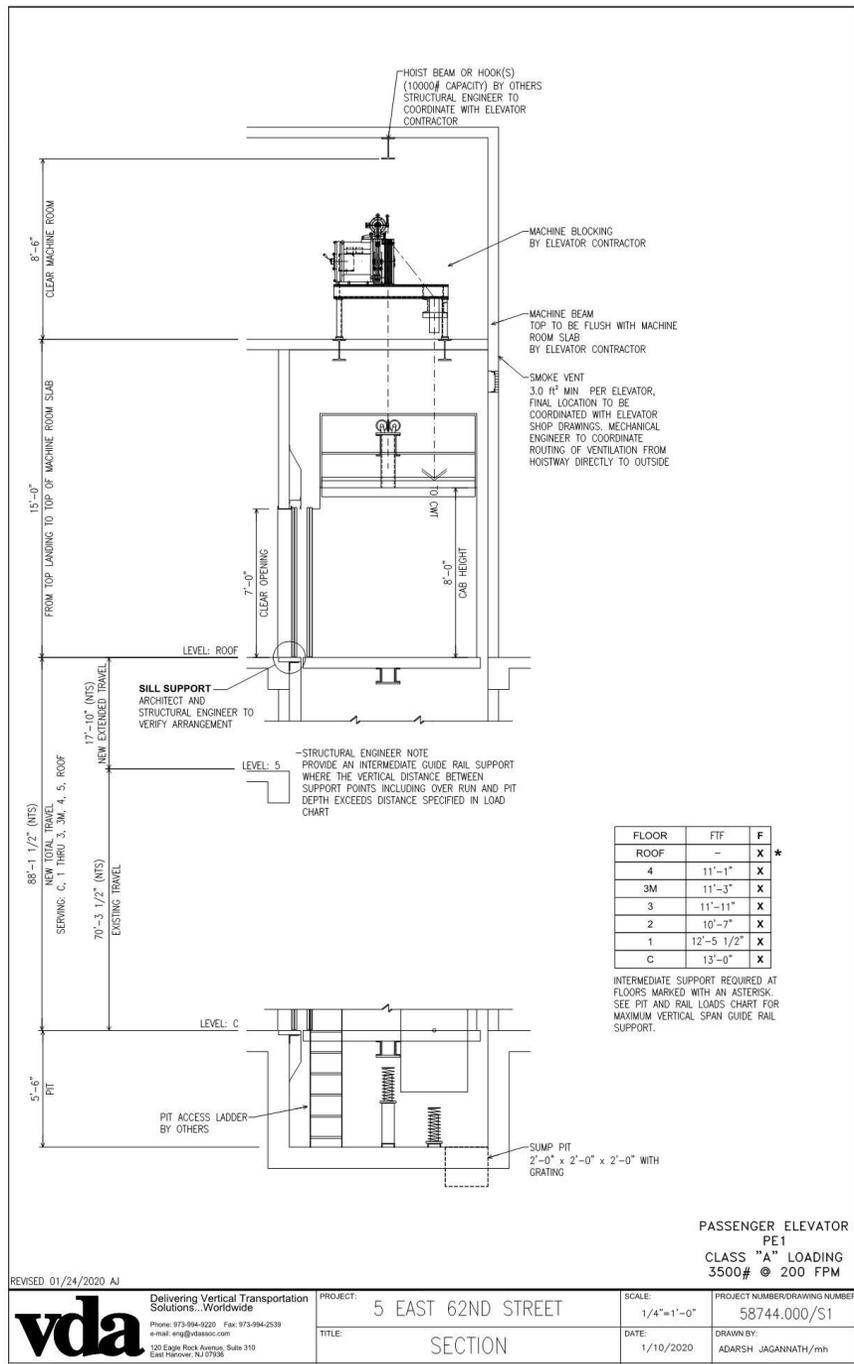
SCALE:  
 1/4"=1'-0"  
 DATE:  
 1/10/2020

PROJECT:  
 5 EAST 62ND STREET  
 TITLE:  
 MACHINE ROOM

Delivering Vertical Transportation  
 Solutions... Worldwide  
 Phone: 973-994-6220 Fax: 973-994-2539  
 e-mail: [eng@vdaassoc.com](mailto:eng@vdaassoc.com)  
 120 Eagle Rock Avenue, Suite 310  
 East Hanover, NJ 07936

REVISED 06/05/2020 AJ/wt  
 REVISED 01/24/2020 AJ





FLOOR	FTF	F
ROOF	-	X *
4	11'-1"	X *
3M	11'-3"	X
3	11'-11"	X
2	10'-7"	X
1	12'-5 1/2"	X
C	13'-0"	X

INTERMEDIATE SUPPORT REQUIRED AT  
FLOORS MARKED WITH AN ASTERISK.  
SEE PIT AND RAIL LOADS CHART FOR  
MAXIMUM VERTICAL SPAN GUIDE RAIL  
SUPPORT.

PASSENGER ELEVATOR  
PE1  
CLASS "A" LOADING  
3500# @ 200 FPM

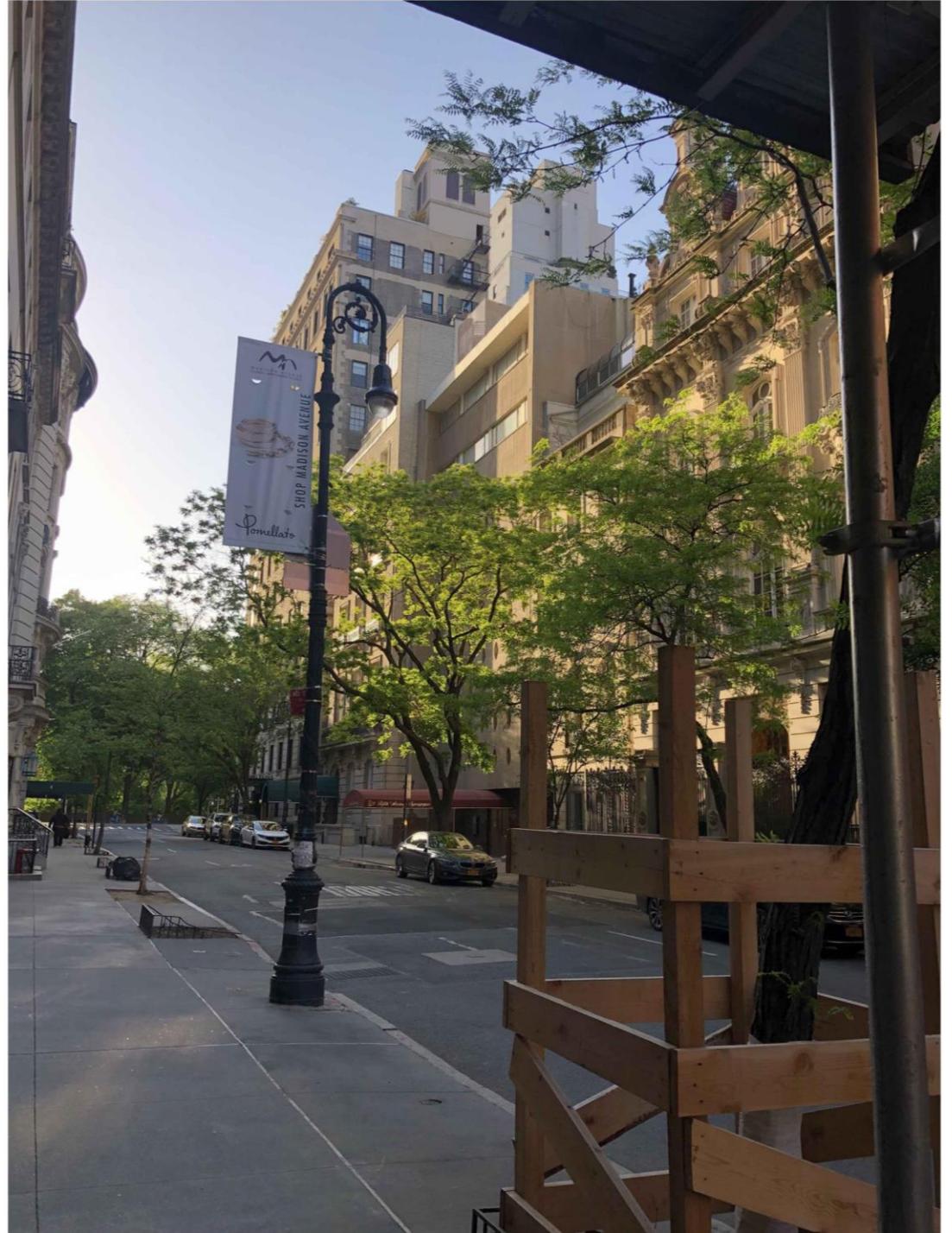
REVISED 01/24/2020 AJ



PROJECT: 5 EAST 62ND STREET  
TITLE: SECTION

SCALE: 1/4"=1'-0"  
DATE: 1/10/2020

PROJECT NUMBER/DRAWING NUMBER  
58744.000/S1  
DRAWN BY:  
ADARSH JAGANNATH/mh



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# SUPPLEMENTAL IMAGES

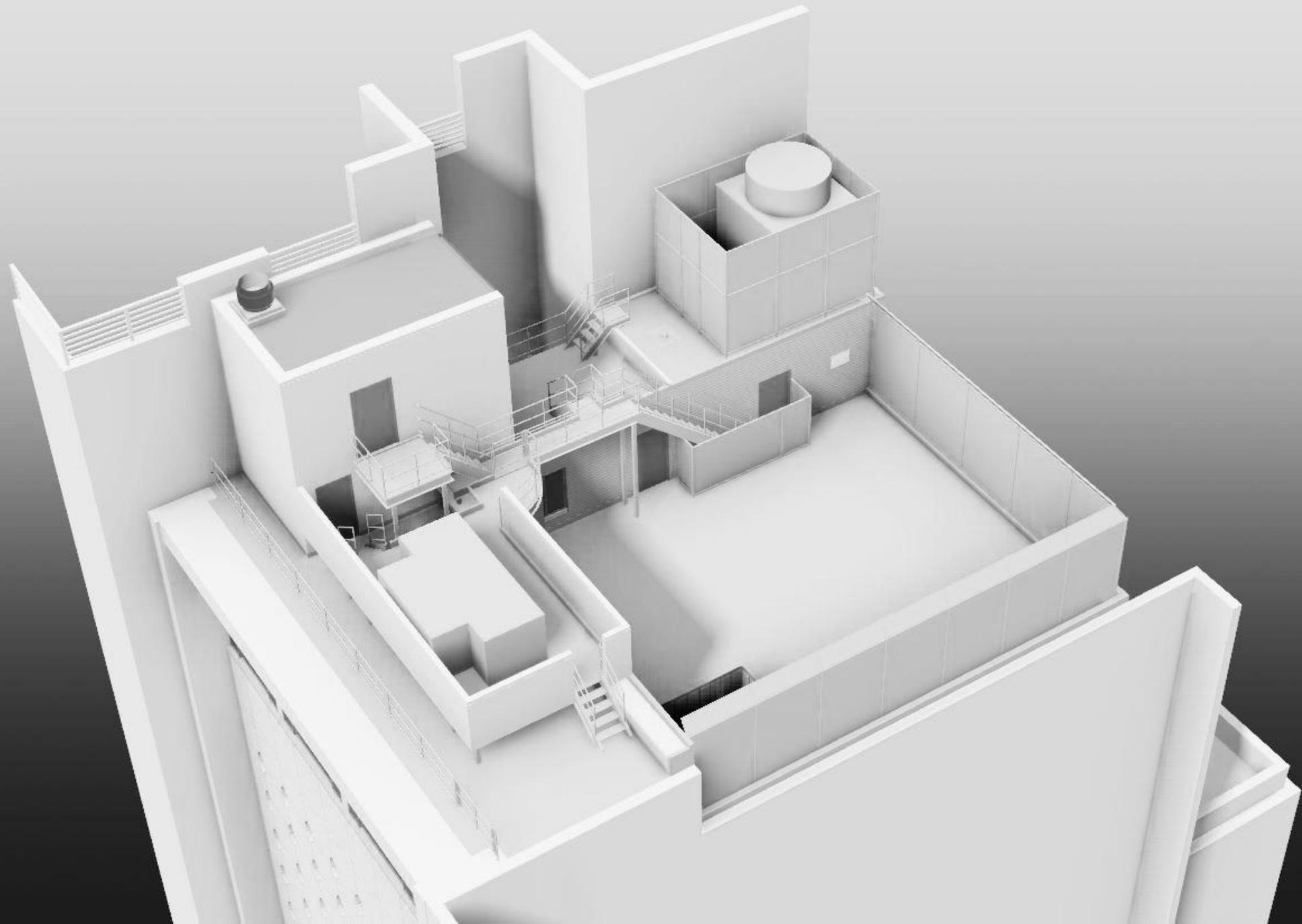


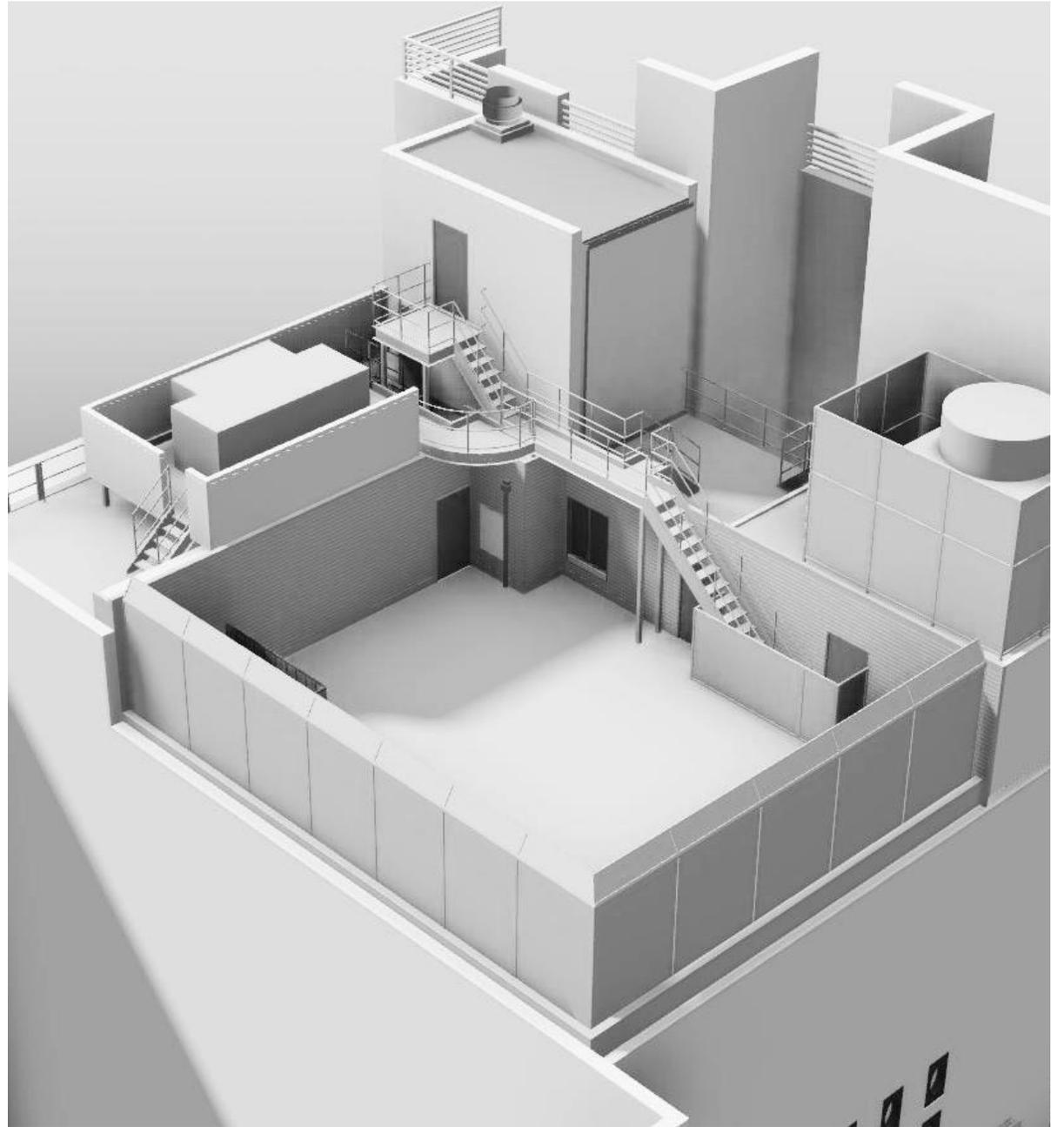
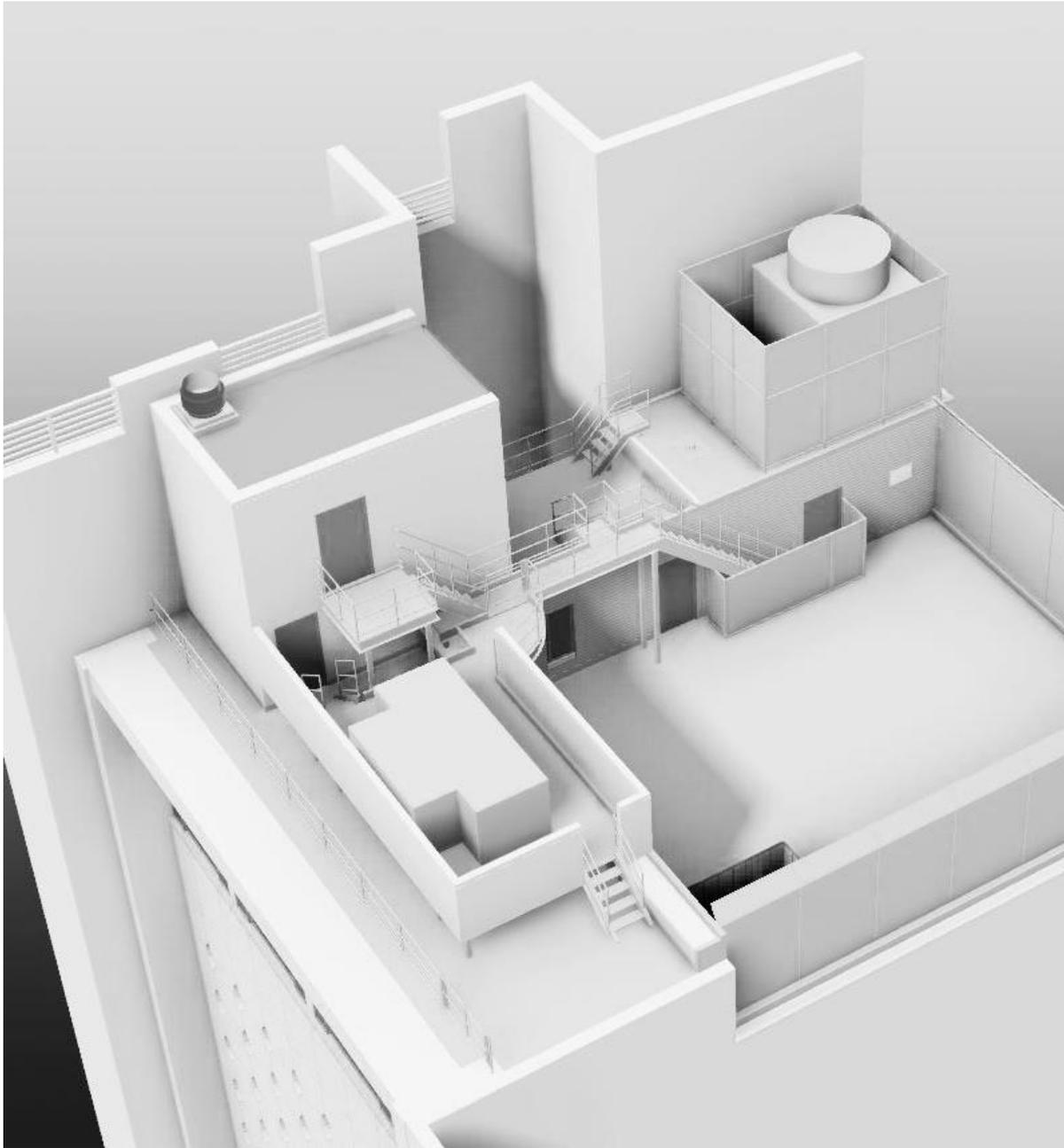












June 5, 2020

Ms. Caroline Kane Levy, Deputy Director of Preservation  
Mr. James Russiello, Preservationist  
New York City Landmarks Preservation Commission  
David N. Dinkins Municipal Building  
1 Centre Street, 9th Floor North  
New York, NY 10007

Re: Fifth Avenue Synagogue  
5 East 62<sup>nd</sup> Street  
New York, NY 10065

Dear Ms. Levy and Mr. Russiello:

It was requested by Mr. Russiello on behalf of the LPC senior staff that ACA provide a letter explaining the height and location of the bulkhead extension proposed for the Fifth Avenue Synagogue.

The following are the guiding principles upon which the massing and location of the bulkhead extension are based:

1. compliance with the Building Code requirement that renovated spaces be made accessible to all users and adherence to the Zoning Resolution;
2. minimizing the impact of the extension on the historic resource and the context of the historic district;
3. minimizing the impact of the extension on neighboring buildings;
4. providing proper clearances for safe and easy service of elevator machinery, and providing adequate storage for roof-related and mechanical servicing materials.

**Height:**

The elevator replacement and bulkhead extension were designed by VDA, one of New York City's foremost elevator designers and consultants. Silman is our structural engineer. The structural and mechanical designs require a combination of vertical clearances that result in a total minimal height of 17'-1" above the existing roof plane. To facilitate safe and reasonable access to the elevator machinery and controls, these are combined in a room on the same level as the bulkhead extension. To the south of the shaft and below this machine/control room is a vestigial space that will be used for the storage of maintenance materials for the roof-top mechanical equipment, elevator maintenance materials and roof-top maintenance materials. The minimal practical clearance for this space is 7'-3". A lower ceiling height renders the space unusable and has minimal impact on the visibility of the bulkhead from the street. The combination of these minimal vertical requirements results in a total height of 19'-2" above the plane of the existing roof.

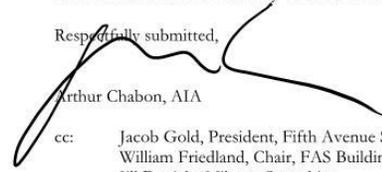
**Location:**

Of course, the elevator shaft and bulkhead locations are fixed by the existing conditions of the building. The location of the control room, however, was determined by balancing the impact of the extension on the neighboring building to the west, in relation to the visual impact of the extension on the historical resource and context. Placing the control room to the north of the elevator shaft would

June 5, 2020  
Fifth Avenue Synagogue  
Bulkhead Extension  
Landmarks Preservation Commission  
Page 2 of 2

substantially block a light well that provides north-eastern light and air for 1 East 62nd. Our proposed location, while visible from the street, is minimally obtrusive, as it is clearly subordinated from the Goodman façade composition by a strong horizontal "cornice" band that decisively terminates the facade. The bulkhead blends into the numerous roof-top features that characterize many of the buildings in the historic district. In consultation with neighbors across the street, and in our professional opinion, we concluded that the harm in blocking the light-well was more detrimental than the visibility of the bulkhead from the street.

Respectfully submitted,



Arthur Chabon, AIA

cc: Jacob Gold, President, Fifth Avenue Synagogue  
William Friedland, Chair, FAS Building Committee  
Jill Daniele, Milrose Consulting



May 26, 2020

Ms Caroline Kane Levy, Deputy Director of Preservation  
Mr. James Russiello, Preservationist  
New York City Landmarks Preservation Commission  
David N. Dinkins Municipal Building  
1 Centre Street, 9th Floor North  
New York, NY 10007

Re: Fifth Avenue Synagogue  
5 East 62<sup>nd</sup> Street  
New York, NY 10065

Dear Ms Levy and Mr. Russiello;

Thank you for taking the time to speak with us both last week and again this past Wednesday. Regarding our application for the extension of the elevator bulkhead of the 5<sup>th</sup> Avenue Synagogue at 5 East 62<sup>nd</sup> Street, I would like to clarify some aspects of our application that I fear may have been overlooked during our most recent call.

As initially discussed with James, the elevator extension is required to provide access to the existing penthouse level Sabbath Apartment and the existing children's Rooftop Preschool Playground. The NYC Building Code requires that portions of a building undergoing alterations be rendered accessible. The LPC Permit Guidebook states that staff-level approval under certain conditions can be granted when an applicant is:

*Extending an existing historic elevator shaft bulkhead to a visible (or more visible) condition to meet relevant codes, without adding an additional stop to a new floor or the roof.*

In our condition the **upper floor is existing** (we are not adding a new floor) and is not currently accessible by elevator. Our elevator extension enables us to comply with the relevant NYC Building Codes concerning elevators and accessibility. Specifically, BC 1101.3.2 requires that accessibility be provided to:

*...the portion of the building being altered, to the extent of the alteration, including minor alterations but excluding ordinary repairs, where the value of the alteration does not exceed 50 percent of the value of the existing building...*

Undoubtedly, our preschool playground should be made accessible to all potential users, and the apartment undergoing alteration is **required to be accessible**. Note also, as I stated in my previous letter, that we have no choice as to the location of the shaft.

The Guidelines clearly state that a staff-level approval for a rooftop addition that is "more than minimally visible" under the above described conditions, is at your discretion. Given this fact, along with the relatively innocuous nature of the addition, as well as the great pressure we are under to have the Preschool functioning in the Fall, we respectfully ask that you consider granting us a Staff Level Approval with a Certificate of No Effect. If necessary, we are pleased to provide you additional documentation as well as photos of the mock-up we discussed. I fear if you require that we go through the Community Board process, though I am confident we will be approved, the timeline will jeopardize our schedule.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Arthur Chabon', written over a horizontal line.

Arthur Chabon, AIA

cc: Jacob Gold, President, Fifth Avenue Synagogue  
William Friedland, Chair, FAS Building Committee  
Jill Daniele, Milrose Consulting

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