

Jacqueline Ludorf
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The City of New York Manhattan Community Board 8

March 18, 2010

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

Re: 12 East 76th Street (Fifth-Madison) –Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 17, 2010, the board adopted the following resolution regarding 12 East 76th Street (Fifth-Madison) – Upper East Side Historic District – *Umberto Squarcia, Architect* – Application to replace the front and rear facades and for a rear yard extension.

- (a) **WHEREAS** East 76th Street (Fifth-Madison) is a building constructed in 1881-82 and altered in 1946 by James Casale.
- (b) **WHEREAS** the applicant proposes to replace the existing front and rear facades and to erect a rear yard extension.
- (c) **WHEREAS** the proposed rear-yard extension would fill in an empty area, triangular in shape, at the rear of the house and would bring the rear of the house in line with the rear of an adjacent building.
- (d) **WHEREAS** the proposed rear-yard extension would be four stories in height and would include, as in the existing rear facade, a terrace at the fifth floor.
- (e) **WHEREAS** the proposed rear-yard extension would, like the existing rear facade, be clad in brick with minor stone trim, with corbeled brick below windows on the second and third floor.
- (f) **WHEREAS** the proposed front facade would be made of rusticated stone and red brick and would include wrought-iron grilles mounted on the outboard of glass front doors, with grilles identical in design over the two ground floor windows flanking the front doors and over the second floor windows.
- (g) **WHEREAS** the design for the front elevation follows the traditional organization of a townhouse and rowhouse facade, including a ground floor entry, a piano nobile with more detailing than the floors above, and a decreasing hierarchy of detail on the floors above.
- (h) **WHEREAS** the proposed alteration would result in single-pane windows on the front and rear facades of the house.
- (i) **WHEREAS** the proposed design evinces an admirable intent, there are the following shortcomings which require disapproval of the application: the modern classicism of the second through fifth floors is not compatible with the classical design of the rusticated base and sculpted stone balustrated at the edge of the roof; the design of the window opening of the piano nobile, although different from the typical windows of the floors above, lack the strong distinctive character normally associated with this level of a classically designed house; and the single lights of glass in the window need to be subdivided using a proportional system consistent with the design of the house, including consideration of casement or double hung windows.

THEREFORE BE IT RESOLVED that this application be disapproved as presented.

This resolution was approved by a vote of 37 in favor, 0 opposed and 0 abstentions

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall 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. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Umberto Squarcia, Architect