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The City of New York Manhattan Community Board 8

March 25, 2013

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

Re: 134-136 East 74th Street (between Park and Lexington Avenues) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 20, 2013, the board adopted the following resolution regarding **134-136 East 74th Street (between Park and Lexington Avenues) – Upper East Side Historic District – Kramer Levin Naftalis & Frankel LLP** – A modern style residential building originally built in 187105 and redesigned by W. and W.F. Crockett, E.P. Mellon and W.L. Smith in 1928 and 1930. Application for ground floor and areaway alterations, a rooftop addition and alterations to the rear facade.

THIS APPLICATION IS DIVIDED INTO THREE PARTS: Part A – The alterations of the front and rear facades. Part B – the construction of a rooftop addition and mechanicals. Part C – the construction of a ground level 6' plus fence at the front elevation.

PART A - The removal of an existing storefront at the front elevation, the replacement of two existing entrance doors with a single entrance door to be located on the west side of the front elevation, restore the front façade above the first level, removal of the rear elevation extension at the first level and construct a chimney on the rear façade extending up to several feet above the roof, and replace the brick on the rear façade with new brick and new rear façade windows.

WHEREAS the application proposes to remove the storefront at the front facade and return the front elevation back to its original footprint, using the same limestone as that used above the ground floor.

WHEREAS the applicant proposes to install a new rear façade, removing existing tarred-over brick and existing damaged brick; and install new brickwork and new metal windows in historic style appropriate for the building, and install a new rear garden.

WHEREAS the design of the proposed rear façade is related to and no inconsistent with, that of the front façade.

THEREFORE BE IT RESOLVED that Part A of this application is **approved** as presented.

This recommendation was approved by a vote of 38 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

PART B - The construction of a rooftop addition and mechanicals approximately 16' in height at the highest point.

WHEREAS the proposed rooftop addition, including mechanicals, increases the height of the building from 52' to approximately 68'.

WHEREAS the rooftop addition and mechanicals create too much bulk on the existing combined building.

WHEREAS the proposed rooftop addition is very visible from the public way and detracts from the character of the block.

THEREFORE BE IT RESOLVED that Part B of this application is **disapproved** as presented.

This recommendation was approved by a vote of 37 in favor, 0 opposed, and 1 abstention.

PART C - The installation of a fence in excess of 6' in height at the front elevation.

WHEREAS the applicant proposes to create a new areaway at the front of 134-136 East 74th Street.

WHEREAS the proposed new areaway would be surrounded by a wrought iron Fence, with a gate, that would run across the width of the property.

WHEREAS the proposed fence is approximately 6'.

WHEREAS the proposed fence height is out of scale for the building.

WHEREAS the proposed fence height is too high and out of context for the street.

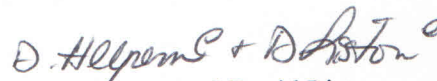
THEREFORE BE IT RESOLVED that Part C of this application is **disapproved** as presented.

This recommendation was approved by a vote of 37 in favor, 0 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