

Jacqueline Ludorf  
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## The City of New York Manhattan Community Board 8

February 18, 2011

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

**Re: 15 East 74<sup>th</sup> Street (between Fifth and Madison Avenues) – Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, February 16, 2011, the board adopted the following resolutions regarding 15 East 74<sup>th</sup> Street (between Fifth and Madison Avenues) – Upper East Side Historic District – *Mr. Bryan Natinsky, architect*. Application is to make alterations to the rear elevation.

**WHEREAS** 15 East 74<sup>th</sup> Street is an Italianate-style house constructed in 1869.

**WHEREAS** the name of the architect is unknown.

**WHEREAS** in the rear the house is built out to the property line; various additions have been added to the rear over the years.

**WHEREAS** the applicant proposes to pull back the ground floor addition and create a new rear yard 6'6" in depth (132 sq. ft.).

**WHEREAS** at the 1<sup>st</sup> and 2<sup>nd</sup> floors, the applicant proposes to reduce the additions.

**WHEREAS** at the 3<sup>rd</sup> and 4<sup>th</sup> floors the applicant proposes to extend out.

**WHEREAS** the applicant, by means of the balanced cutting away and adding on – or stepped massing of the ground floor as well as the 1<sup>st</sup> through 4<sup>th</sup> floors -- will create a 1<sup>st</sup> floor rear façade that is 21'10" from the property line and will create 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors that are 30' from the property line.

**WHEREAS** the material to be used in the rear is stucco and the windows will be steel and painted a dark gray.

**WHEREAS** the applicant's redistribution of the bulk provides a better relationship to light and air and contributes and provides a slight opening up of the rear space of both the yard and the block.

**WHEREAS** the design of the rear elevation is compatible with the architecture of the adjacent rear facades.

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

*This resolution was approved by a vote of 39 in favor, 0 opposed and 1 abstention*

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  
Mr. Bryan Natinsky, R.A., Senior Associate, Steven Harris Architects LLP