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## The City of New York Manhattan Community Board 8

June 19, 2014

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 & 17 East 77<sup>th</sup> Street (between Fifth and Madison)-Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, June 18, 2014, the board adopted the following resolution regarding **15 & 17 East 77<sup>th</sup> Street (between Fifth and Madison)-Upper East Side Historic District-Armand Dadoun**, Architect-Neo-Grec style buildings designed by John G. Prague and built in 1878. Application for rear yard extension and renovate façade.

This application is divided into four parts.

**Part 1: Front Façade**

**WHEREAS** the wood structure of the building is being rebuilt with non-combustible materials;  
**WHEREAS** the height of the building will be the same on the front façade and similar at the roof;  
**WHEREAS** the white paint on the #17 half of the façade is being removed;  
**WHEREAS** the façade is being restored to its original color in brownstone to match the original;  
**WHEREAS** the existing wood windows will be replaced with new, similar wood windows with insulated glass, and painted black;  
**WHEREAS** the cornice will be repaired and painted black;  
**WHEREAS** the fence in front of #17 will be reduced in height to match the fence at #15;

**THEREFORE BE IT RESOLVED** that Part 1 of this application is approved as presented.

**Part 2: Rear Façade Except for the Colors**

**WHEREAS** the extension into the rear yard will be removed;  
**WHEREAS** the rear façade will be rebuilt as if the two buildings were a single building;  
**WHEREAS** the rear façade will be rebuilt in brick with punched in wood windows;  
**WHEREAS** the existing dogtooth ornament in the brick will be replicated in the new brick and will align with the dogtooth ornament in the adjoining building;  
**WHEREAS** the proportioning of the windows is appropriate with respect to the amount of glazing;  
**WHEREAS** the new façade will step back above the fourth floor and at the roof;  
**WHEREAS** there is a new, one story "greenhouse" structure in steel and glass in front of the new façade at the ground level;  
**WHEREAS** there is a new stair bulkhead in steel and glass towards the rear of the roof;  
**WHEREAS** the stair bulkhead and the mechanical equipment are not visible from the street or the rear yard;

**THEREFORE BE IT RESOLVED** that Part 2 of this application is approved except for the colors.

**Part 3: Color of Brick**

**WHEREAS** the red brick of the existing façade has been painted white;  
**WHEREAS** the new brick was to be white brick;  
**WHEREAS** white brick is not an appropriate color for this building or for the historic district;  
**WHEREAS** the Architect has stated that the white brick will be changed to red brick;

**THEREFORE BE IT RESOLVED** that part 3 of this application is approved subject to the use of red brick on the rear façade.

**Part 4: Color of Greenhouse and Stair Bulkhead**

**WHEREAS** the greenhouse and stair bulkhead are made of steel and glass, with the steel painted green;  
**WHEREAS** the green color is meant to simulate weathered copper;  
**WHEREAS** painted steel looks like painted steel and not like copper;  
**WHEREAS** the color of new copper is appropriate to the building and to the historic district;  
**WHEREAS** new copper would match the copper of the oriel window in the neighboring building;  
**WHEREAS** the Architect has stated that the painted steel will be changed to copper:

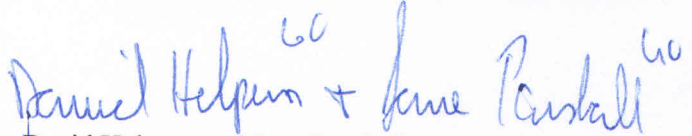
**THEREFORE BE IT RESOLVED** that Part 4 of this application is approved subject to the use of copper as the finish material for the greenhouse and stair bulkhead.

*This recommendation was approved by a vote of 39 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.*

Sincerely,



Nicholas Viest  
Chair



David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Micah Kellner, NYS Assembly Member, 76<sup>th</sup> Assembly District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District