

Nicholas Viest
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com – Website

The City of New York Manhattan Community Board 8

April 23, 2012

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

Re: 170 East 75th Street (between Lexington and Third Avenues) – Upper East Historic District Extension

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 18, 2012, the board adopted the following resolution regarding **170 East 75th Street (between Lexington and Third Avenues) – Upper East Historic District Extension– Mr. Thomas M. Felton, Architect** – Application is for a rooftop addition and for a window enlargement at the ground floor of the front elevation.

WHEREAS, 170 East 75th Street is an Arts & Crafts style rowhouse designed by B. Muldron and constructed in 1880-81; altered by Hill & Stout in 1902.

WHEREAS, 170 East 75th Street is one of a row of 5 townhouses constructed at the same time.

WHEREAS, there is a commercial space at the ground level with apartments above; the applicant proposes to return 170 East 75th St. to a single family dwelling.

WHEREAS, the applicant proposes extending out the first floor at the rear by 7'; the integrity of a 30' rear yard will be maintained.

WHEREAS, the applicant proposes adding a new 5th floor plus a stair bulkhead; the new 5th floor will be set back 10' from the front elevation and at the rear will be flush with the rear elevation.

WHEREAS, 170 East 75th Street is now 43'11' high; the new 5th floor will be 14' high and the bulkhead will be 4' high so that the new overall height of 170 East 75th St. will be approximately 63' high.

WHEREAS, at the front elevation on the 4th floor, a dormer window was altered in the 1970s and now presents as a large plate glass window with two divided lights on either side; this window is not contextual within the historic district.

WHEREAS, the applicant proposes to bring back/replace the side windows with 6 over 6 wooden windows and replace the single plate glass window with a 5 over 5 wooden window; the panes of these new windows would be in proportion to the panes in the windows on the rest of the front elevation. [All the windows on the front elevation are wood windows.]

WHEREAS, at the rear, the new bulkhead would have a paned window to bring light into the stairwell.

WHEREAS, all the windows on the rear elevation would be steel casement windows; the windows at the first and second floors would have doors in the middle for access to both the garden and the terrace at the second floor.

WHEREAS, at the front, at the ground or 1st floor, the center tri-partite window, which now extends to the ground, would be shortened. There will be brick infill below the new window. [The part of the window that will be removed now presents as painted wood paneling.]

WHEREAS, the existing painted wood panel that is part of the window at the ground level adds charm and whimsy to 170 East 75th Street.

WHEREAS, a part of the new 5th floor and a part of the new bulkhead are partially visible only from Madison Avenue, but are otherwise not visible from the public way; the architect did not present sightlines from Madison Ave. but did present sightlines from the immediate neighborhood.

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

This recommendation was approved by a vote of 35 in favor, 2 opposed, and 0 abstentions.

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