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The City of New York Manhattan Community Board 8

October 22, 2015

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

Re: 31 East 72nd Street (NE corner Madison Avenue and 72nd Street) Upper East Side Historic District.

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 21, 2015, the board adopted the following resolution regarding **31 East 72nd Street (NE corner Madison Avenue and 72nd Street) Upper East Side Historic District**. Asdrubal Franco, architect. Application is for an alteration at the penthouse.

WHEREAS 31 East 72nd Street is a neo-Renaissance style apartment building designed by D & J Jardine and constructed in 1878-79.

WHEREAS the penthouse is set behind the parapet wall.

WHEREAS the proposed work at the penthouse is on the rear elevation facing north [northwest corner of penthouse].

WHEREAS at the roof of the penthouse at the NW corner, the applicant proposes to add a clerestory (with operable window openings). [A clerestory is a band of narrow windows at the top of a wall.] The clerestory, requiring that the roof be raised, is for two walls of a space that is part of the penthouse -- the space is approximately 390 sq. ft. The clerestory will be on two sides of the space -- at the north elevation and at the west elevation; the addition of the clerestory will increase the height of the space by 28" so that the overall height for this part of the penthouse will increase from 10'9" to 12'5".

WHEREAS the portion of the penthouse where the clerestory will be added is set back 58' from the front elevation.

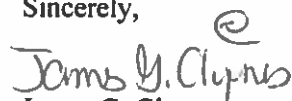
WHEREAS the increase in the height of the roof is minimally visible from the public way.


WHEREAS the applicant's proposed design presents as modern; however, the proposed work is only very minimally visible from the public way.

THEREFORE BE IT RESOLVES that this application is approved as presented.

This recommendation was approved by a vote of 44 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

Sincerely,


James G. Clynes
Chairman


David Helpem 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, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District
