

Jacqueline Ludorf
Chair

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The City of New York Manhattan Community Board 8

July 25, 2011

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

Re: 32 East 74th Street (between Park Avenue and Madison Avenue) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 20, 2011, the board adopted the following resolutions regarding **32 East 74th Street (between Park Avenue and Madison Avenue) – Upper East Side Historic District – Higgens Quasebarth & Partner**. Application is for façade restoration (including stucco repairs and steel window restoration on the front and rear elevations), a minimally visible rooftop addition and a rear yard extension.

WHEREAS 32 East 74th Street is an international style residence that William Lescaze designed and built in 1934-35.

WHEREAS THIS APPLICATION IS DIVIDED INTO THREE PARTS: Part 1: Rearyard Extension; Part 2: Rooftop Addition; and Part 3: Movement of the Front Door.

Part 1: Rearyard Extension

WHEREAS the rearyard presently includes a hardscape that covers nearly all of the ground in the rearyard other than plantings on the perimeters; the applicant proposes to remove 40% of the hardscape and create a lower level family room and gym room separated by a courtyard over which a small bridge will be set.

WHEREAS the applicant proposes to extend the height of the party wall on the West side of the rearyard by 3'6" while the height of the party wall on the East side of the rearyard will remain the same.

WHEREAS the proposed rearyard extension will result in a below grade interior space and is in keeping with the current design of the building.

THEREFORE BE IT RESOLVED that the proposed rearyard extension is approved as presented.

This recommendation was approved by a vote of 36 in favor, 3 opposed and 2 abstentions.

Part 2: Rooftop addition

WHEREAS the applicant proposes to construct a rooftop addition that will include two chimney extensions - one for the boiler flue and the other for an existing chimney in order to be Code compliant - and a penthouse with a 9' ceiling height, 12 feet overall height above the existing roof, set back 19 ½ feet from the front facade, and set back 6 feet from the back facade, and will include stucco in the front, brick in the back with a transom made of glass and metal.

WHEREAS the proposed rooftop addition is consistent with the architect's original design as per prior drawings and is consistent with the current character and configuration of the building.

THEREFORE BE IT RESOLVED that the proposed rooftop addition is approved as presented.

This recommendation was approved by a vote of 40 in favor, 1 opposed and 0 abstentions.

Part 3: Movement of the Front Door

WHEREAS the applicant proposes to move the front door from its existing location forward by five feet.

WHEREAS the proposed movement of the front door will result in the front door being relocated to a position consistent with the original design of the building and at a plane at which two different materials meet and is therefore appropriate for the character and configuration of the building.

THEREFORE BE IT RESOLVED that the proposed movement of the front door is approved as presented.

This recommendation was approved by a vote of 36 in favor, 6 opposed and 2 abstentions.

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
NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member