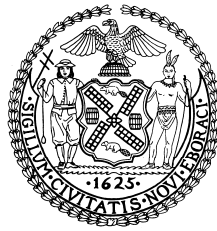


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

May 13, 2010

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

Re: 57 East 75th Street (Park-Madison)-Upper East Side Historic District

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, May 12, 2010, the board adopted the following resolution regarding 57 East 75th Street (Park-Madison) – Upper East Side Historic District – *Mr. Jim Hill, Architect* – Application is for a façade renovation

Part 1 – Changing windows on the center section of the front elevation.

WHEREAS 57 East 75th Street is a Brutalist-style apartment building constructed in 1973-79.

WHEREAS “Brutalism” refers to a pared down, strict, formal architectural style that refers back to Le Corbusier

WHEREAS the applicant proposes replacing the existing windows on the center section of 57 East 75th Street with larger windows to allow more light and air into the interior.

WHEREAS the existing four sets of windows on the center section would be replaced with larger sets of double hung windows that would match an existing window on the upper floor

WHEREAS the proposed change to the windows on the center section of the elevation would change the character of the original “Brutalist” façade

WHEREAS the architect did provide windows on the angled sides that flank the center section that are larger and that provide light and a view to the apartments behind.

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

This resolution was approved by a vote of 28 in favor, 11 opposed and 3 abstention

Part 2 – Changing the windows at the balconies on the center section to doors

WHEREAS the applicant proposes extending the windows on the existing balconies on the front elevation into doors so that access to the balconies would be provided.

WHEREAS the applicant also proposes to add railings to the balconies so that building code safety requirements would be met.

WHEREAS the bottoms of the windows are not visible behind the balconies; the bottoms of the proposed doors would also not be visible behind the balconies.

THEREFORE BE IT RESOLVED that Part 2 of this application be approved as presented **PROVIDED THAT** the color of the railings matches the color of the existing window frames and that the horizontal mullions of the windows be repeated in the doors.

This resolution was approved by a vote of 41 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
Jim Hill, Architect