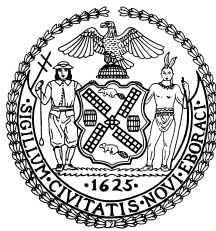


Nicholas Viest
Chair

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 22, 2013

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

Re: 737 Park Avenue (between 71st and 72nd Streets) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 17, 2013, the board adopted the following resolution regarding **737 Park Avenue (between 71st and 72nd Streets) – Upper East Side Historic District – Malay Shah, Architect and Michael F. Doyle, Architect**. Application is to install mechanical equipment at the roof.

WHEREAS 737 Park Avenue is a “Classicizing” Art-Deco style apartment building designed by Sylvan Bien and constructed in 1940.

WHEREAS the applicant proposes to install central air conditioning for the entire apartment building.

WHEREAS the applicant, in a search for a solution that would not have an impact on or compromise the original fabric of the building, proposes to construct a small 2’ high platform on the backside of the building at the NE corner at the penthouse level.

WHEREAS the proposed platform would be 15’ long x 9’ wide and would support two vertical cooling towers.

WHEREAS the height of the cooling towers would be 14’6” and they would sit on the proposed platform so that the overall height would be 16’6”.

WHEREAS the proposed cooling towers would not obstruct the view from either Park Avenue or 71st Street – the two primary elevations of 737 Park Ave.

WHEREAS the proposed towers, however, are significantly visible from Lexington Avenue when looking back from 71st Street and are visible on 72nd Street at the midblock between Lexington and Park.

WHEREAS the proposed vertical towers are out of context and intrusive in the extreme within the historic district

WHEREAS the Committee appreciates the sensitivity of the applicant to both the stunning rotunda at the roof which hides the water tower and to the original fabric of the building in the applicant’s search for a solution to provide central air conditioning.

THEREFORE BE IT RESOLVED that this application is disapproved as presented.

This recommendation was approved by a vote of 25 in favor, 3 opposed, and 2 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