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The City of New York
Manhattan Community Board 8

July 21, 2014

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

RE: 14 East 75th Street (SW corner of Madison Avenue and 75th Street) – Upper East Side Historic District – Valerie Campbell, Kramer Levin & Eric Sheffield, Architect. Application is for an enlargement of an existing penthouse and for new windows and doors.

Dear Chair Tierney:

At the July 16, 2014 Full Board meeting of Manhattan Community Board 8, the following committee recommendation was adopted by a vote of 36 in favor, 0 opposed, 0 abstentions and 1 not voting for cause.

WHEREAS 14 East 75th Street is an 11 story apartment building with 3 rooftop penthouses designed in the neo-Medieval style by Schwartz & Gross and constructed in 1929.

WHEREAS the penthouses at the top are setback approximately 10' from the front elevation; the penthouses, hidden behind the parapet with a metal fence on top of it, are invisible from the public way.

WHEREAS the application is for the center penthouse of the three rooftop penthouses; the owner of the middle penthouse also owns the apartment below creating a duplex.

WHEREAS the applicant is also changing windows on the 11th floor apartment, including returning the center distinctive window at the 11th floor to its original casement design as well as another window to its original wooden 6 over 6 design; these windows to be replaced are not part of this application and fall under the building's LPC approved "Window Master Plan".

WHEREAS at the Penthouse, the applicant is proposing 1) to remove a north facing curved greenhouse structure framed in aluminum and replace with a squared off elevation, adding approximately 26 sq. ft. to the penthouse 2) to remove a chimney for a fireplace that is to be removed on the floor below and 3) to remove windows and install in their place a series of steel framed French doors, 3'6" wide, each with 3 glass panel. There will now be 7 new French doors along the front elevation of the penthouse, partially hidden behind the existing parapet topped by the existing metal fence.

WHEREAS the construction of the new French doors will result in the removal of original bricks, quoins (masonry blocks at the corner of a wall), and terra cotta capstones; these materials will be saved and reinstalled at the exterior of new addition so that the addition to the building [to replace the greenhouse] will appear seamless at the front elevation.

WHEREAS the new addition will add approximately 4'7" to the front elevation, will be minimally visible from the public way and simply squares off the space formerly occupied by the curved greenhouse.

WHEREAS the stair hall at the penthouse level will be enlarged. This will result in the squaring off of a small corner of the north rear elevation that is completely invisible from the public way.

WHEREAS all of window and French door frames at both the 10th and 11th floor will be painted black to match the windows on the rest of the building.


WHEREAS the removal of the greenhouse and the reinstallation of the original materials [removed to make room for the new French windows] at the addition add to the elegance of the main penthouse elevation.

WHEREAS the application is contextual and appropriate within the historic district.

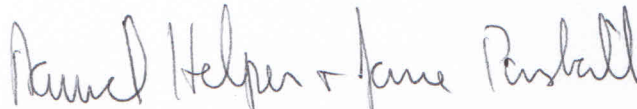
THEREFORE be it resolved that this application is approved as presented.

Please advise this office of any action taken regarding this matter.

Sincerely,



Nicholas Viest
Chair



David Helpen & 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 Micah Kellner, NYS Assembly Member, 65th Assembly 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