

Alida Camp
Chair

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**The City of New York
Community Board 8 Manhattan**

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December 20, 2018

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, NY, 10007

RE: 115 East 75th Street (between Lexington and Park Avenues) – Upper East Side Historic District
David Tepper, Ennead Architects. Parking garage located at the ground level. Application is to rehabilitate heavily modified ground floor to accommodate new entrances, restore historic window openings and brick detailing, and other installations and replacements.

This application is divided into two parts.

Dear Chair Carroll:

PART A, RESTORATION AND RECONSTRUCTION

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2018, the board voted to approve the following section of the application in accordance with the following resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS the building has been painted grey;
WHEREAS the paint will be removed, and the original brick and terracotta revealed and repaired;
WHEREAS the masonry openings in the base of the building have been substantially changed except for the central opening;
WHEREAS the central portal will be restored and will be the main entry to the building;
WHEREAS the original openings flanking the central entry portal will be reconstructed;
WHEREAS new aluminum windows with insulated glazing will simulate original wood windows;
WHEREAS the base of the building was originally designed with an areaway that no longer exists;
WHEREAS the watercourse at the base of the building will be reconstructed to meet the current condition;
WHEREAS the watercourse will be reconstructed with a brownstone coping, a portion of which will be a restoration of the original coping, and new gray granite below in lieu of brick;
WHEREAS four brick window arches on the second and third floors on the north façade will be reconstructed to match existing;
WHEREAS one new arched window opening will be created on the third floor on the north façade to achieve symmetry and alignment of openings;
WHEREAS existing window openings on the first floor and fourth floor of the north façade will be retained;
WHEREAS the westerly window on the second floor of the north façade will be replaced with an opening to a new bridge that will connect 115 East 75th Street to 122 East 76th Street;

WHEREAS the new connector bridge will be brown painted metal at the top and bottom with full height glazing on either side of the bridge;
WHEREAS one partially obstructed widow opening on the East façade will be removed and infilled with brick to match existing;
WHEREAS partially obstructed openings on the West façade will be removed and infilled with brick to match existing;
WHEREAS the connector bridge is not visible from Park Avenue or Lexington Avenue
WHEREAS the front portion of the building is four stories high plus the cellar and the larger, rear portion of the building is three stories high plus the cellar;
WHEREAS new mechanical equipment will be placed on the rooftop of the three-story portion of the building;
WHEREAS a new guardrail will be placed behind the parapet of the north façade;
WHEREAS the mechanical equipment is minimally visible from 76th Street and Lexington Avenue – and not visible from 75th Street and Park Avenue;

THEREFORE BE IT RESOLVED, the restoration and reconstruction described herein is contextual within the historic district and is approved as presented.

PART B, BANNERS AND SIGNAGE

The board voted to disapprove the following section of the application in accordance with the following resolution by a vote of 32 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS the entry at the restored portal has a pair of glass doors with glass panels on either side with a glass transom with signage above;
WHEREAS the new marquee will be set in front of the transom and extend over the sidewalk from within the restored portal;
WHEREAS the new marquee will be steel and glass with the steel painted brown;
WHEREAS two vertical white banner signs will be projected from the second floor on either side of the entrance;
WHEREAS the rear windows will be fire rated single lites of insulated glass;
WHEREAS these elements are not contextual within the historic district;

THEREFORE BE IT RESOLVED, the elements described herein are disapproved.

Please advise us of any action taken on this matter.

Sincerely,


Alida Camp
Chair


David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District