

Alida Camp
Chair

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

June 20, 2019

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

RE: 20 East 74th Street (SW corner of Madison Avenue and 74th Street) - Upper East Side Historic District. *Loren Canon, Architect.* Application is to replace existing black stone exterior cladding at entrance and to remove one window at entrance.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on June 19, 2019, the board voted to **disapprove** the application in accordance with the following resolution by a vote of 29 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS 20 East 74th Street is a modern-style apartment building designed by Sylvan Bien and constructed in 1945-47;

WHEREAS the residential entrance to the building is on East 74th Street;

WHEREAS on either side of the residential entrance at the ground level, the applicant proposes to replace the existing black stone, which is damaged, with new stone to match the stone to be removed;

WHEREAS there are two windows of the existing residential entrance set into the black stone;

WHEREAS one window is for an office; the other window that is to the east of the entrance is part of a retail space that faces Madison Avenue and is not used by the occupant of the retail space;

WHEREAS the applicant proposes to replace the unused window for the retail space with black stone that would match the rest of the residential entrance;

WHEREAS to maintain the existing symmetry of the residential entrance with the two flanking windows, the applicant proposes to create a recess in the black stone that would mimic in size and dimension the existing to-be-removed window. [The window to the west of the entrance would remain; the window to the east of the entrance would now present as black stone that is detailed with a recess to mimic the removed window, thus maintaining the symmetry of the entrance.];

WHEREAS the existing symmetry of the residential entrance is the most important aspect of an otherwise banal white brick building;

WHEREAS the existing window to the east of the residential entrance should not be removed; removing the window diminishes completely the existing symmetry;
WHEREAS the idea of a "blind" window in a modern building is architecturally inappropriate;

THEREFORE BE IT RESOLVED THAT this application is **disapproved** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp (ws)

Alida Camp
Chair

David Helpern and Jane Parshall (ws)

David Helpern 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