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

February 17, 2021

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

RE:112 East 75th Street (Upper East Side Historic District) – *Beyer Blinder Belle Architects & Planners LLP* – A modern style building designed by Schuman & Lichtenstein and erected 1964-1968. Application is for an addition to enclose an open-air space and for window replacement.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 16, 2022 the board unanimously approved the following resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 112 East 75th Street is a modernist building in the brutalist style;
WHEREAS 112 East 75th Street was built for and remains Temple Israel;
WHEREAS the major design element is an elliptical drum oriented on the diagonal on the site, and set back from the property line;
WHEREAS the drum rises through a three-story rectilinear mass that aligns with the property line;
WHEREAS the rectilinear floor above the drum, the building's second floor, is set back from the building line to create a playground terrace;
WHEREAS the drum rises above the second floor for another two floors;
WHEREAS the three-story rectilinear mass, with its limestone facing, hovers over the dark void in front of the drum;
WHEREAS the ground floor of the drum is the main sanctuary;
WHEREAS the Temple had a fence with three gates installed to provide security, but easy access and egress when needed;
WHEREAS the lobby was under-sized for the sanctuary;
WHEREAS the unenclosed space in front of the drum could only be used in warm weather;
WHEREAS the Temple needed a larger lobby and gathering space for events;
WHEREAS the Temple proposed to enclose the outdoor space under the rectilinear mass to provide the needed space;
WHEREAS the new interior space will be enclosed with a ballistic-rated glass wall set 1'-6" back from the property line to create the needed multipurpose lobby/event space;
WHEREAS the glass wall is separated from the limestone mass above with a continuous dark bronze louver;

WHEREAS the setback of the glass wall maintains the shadow line of the original design;

WHEREAS all of the glass is clear except for spandrel glass at the eastern end for the mechanical space and the western end for the security booth;

WHEREAS the glass panels are framed with dark bronze mullions aligning with the joints in the lowest course of limestone above;

WHEREAS there is a new main entrance to the West and a secondary entrance for service and egress to the east;

WHEREAS there is a vertical bulletin board enclosure between the main entrance and security booth;

WHEREAS the color of the spandrel panels is dark bronze with linear graphics that include the Star of David;

WHEREAS the bulletin board will have a surface for pinning and will not have an LED screen;

WHEREAS there will be a dark gray, flamed “Picasso” granite base under the glass wall;

WHEREAS the sidewalk in front of the glass wall will be lit from above with strip LED lighting;

WHEREAS the granite base and transitions within the vestibules navigate the changes in elevation from the sloping sidewalk to the ground floor level within the new enclosure;

WHEREAS the glass in the new wall will have a Low-E coating that will contribute to the feeling of the original void;

WHEREAS the glass will be transparent at night thereby making the interior and events within more visible than during the day;

WHEREAS night lighting when there is no major occupancy will be at a low level of illumination;

WHEREAS the original Temple Israel sign with pinned letters on the limestone face with a serif font will be replaced with a sign with pinned letters with a sans serif font;

WHEREAS there will be a small sign on the full glass panel to the east of the main entrance as the sign on the limestone is not easily seen from oblique angles;

WHEREAS the windows in the upper setback floor and the windows in the drum will be replaced with windows that will appear almost the same as the existing and will follow the pattern of the existing windows;

WHEREAS all new windows will be thermally broken and have insulated glass;

WHEREAS all the windows on the second floor are operable;

WHEREAS the windows on the setback floor are currently a combination of a fixed panel at the top, an awning in the middle, and a hopper at the bottom;

WHEREAS the new windows will have almost the same proportioning of the glass, but the awning and hopper will be combined into one awning window to enable an accessible reach;

WHEREAS the frames and horizontal mullions will be generally slightly larger than the existing, there will be a reduction in glass area of 9.5 % to 12% depending on the width of the window;

WHEREAS there are currently two glass doors to the terrace;

WHEREAS there will be three glass doors to provide access to the terrace from all three classrooms abutting the terrace;

WHEREAS the windows on the third and fourth floors alternate between fixed glazing and operable windows;

WHEREAS the existing and proposed operable windows are essentially the same as the windows on the second floor;

WHEREAS there will be a reduction of glass area of 6% in the new operable windows on the third and fourth floors;

WHEREAS the proposed enclosure of the space at grade meets the program needs of the synagogue while maintaining the spirit and intent of the original design;

WHEREAS the changes in the proportions of the proposed window replacements will be almost imperceptible;

WHEREAS the proposed changes to the building complement the original design;

WHEREAS the proposed improvements to the building are appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED** as presented.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District