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

March 10, 2022

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

RE: 38 East 75th Street (Upper East Side Historic District) – Robert *A.M Stern Architects* – A “no-style” row house designed by Thom & Wilson and constructed in 1881-82 and altered by John W. Ingle in 1926. Application is to demo the existing front and rear facades, as well as the upper floors, and construct a new five-story limestone façade with a sixth story mansard and setback bulkheads above.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on March 9, 2022, the board approved the following resolution by a vote of 36 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS, 38 East 75th Street, a non-contributing building in the Upper East Side Historic District, originally built in 1881, was stripped of its façade ornament in 1929; and
WHEREAS, applicant proposes to demolish the street façade (north-facing), garden façade, and some of the existing mass at the garden (south-facing); and
WHEREAS, by removing some existing floor structure and lowering floor to floor heights, a five-story townhouse become a six-story townhouse while only raising the parapet height by two feet; and
WHEREAS, a new rooftop bulkhead while ten feet higher than the existing parapet (and eight feet higher than the proposed parapet), is set back from the street line by about twenty-eight feet; and
WHEREAS, a new elevator bulkhead while twenty feet higher than the existing parapet (and eighteen feet higher than the proposed parapet), is set back from the property line by about forty-eight feet; and
WHEREAS, neither rooftop addition is visible from any vantage point along the public way; and
WHEREAS, the applicants have chosen a Neo-Classical vocabulary for the street façade (north-facing) and a similar, but more restrained vocabulary for the garden façade; and
WHEREAS, for the street façade the applicants have chosen to introduce a shallow faceted oriel extending three floors vertically, and nearly the entire width of the building, topped by a columnar balustrade with the fourth and fifth floors aligning with the building immediately to the west. The visible composition is completed by a sixth-floor mansard with projecting round headed windows; and
WHEREAS, the openings in the facade are similar in proportion and size to those found on other buildings nearby; and
WHEREAS, the materials proposed for the street facing façade are Indiana Limestone, semi-custom wood windows and doors, and copper roofing for the mansard; and
WHEREAS, the garden facade (south-facing) presents a largely brick and wood exterior, with a massing that steps back from the existing non-conforming rear yard, allowing more light into the center of the block; and
WHEREAS, although somewhat crowded largely on account of the additional floor, the design, materials, and proposed craftsmanship are both appropriate and a welcome addition to the Historic District; but

WHEREAS, the existing entry steps at the street facade, which descend to the garden level, project beyond the property line, as do existing garbage bins; and

WHEREAS, the applicant proposed to extend that intrusion into the Public Way by centering the steps and moving them to the north, creating planters to either side of the steps, and whose north face aligns with the building to the west; and

WHEREAS, the applicants propose a 4'-8" tall wrought-iron fence to enclose the planters with slender limestone pillars marking the entrance, with an out-swinging gate; and

WHEREAS, the Committee believes that this intrusion into the Public Way requires a Revocable Consent from the City, and an appearance before the Community Board Eight Transportation Committee; therefore, be it

THEREFORE, BE IT RESOLVED, that Community Board Eight **APPROVED** the proposed renovations and additions to 38 East 75th Street with the **CONDITION** that the applicant appear before the CB8M Transportation Committee and receive a ruling from the Full Board on the proposed Revocable Consent for the front yard extension prior to an appearance before the Landmarks Preservation Commission.

Please advise us of any action taken on this matter.

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