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

November 17, 2022

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

RE: 20 East 76th Street Surrey Hotel (Upper East Side Historic District)- *Todd Poisson, Architect* - A Neo-Classical building designed by Schwartz & Gross and constructed in 1925 -1926. Application is for ground floor facade modifications, lot line window replacement and modifications, 14th and 16th-floor facade modifications, rooftop mechanical units and ground floor infill at rear air wells.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2022, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 20 East 76th Street is a neo-classical residential + apartment building designed by Schwartz & Gross and constructed in 1925-1926;

WHEREAS at the street facade the applicant is proposing window replacement and ground floor modifications;

WHEREAS at the street facade, from east to west along 76th Street, the existing service door will remain, two existing windows will be replaced by two new doors in extended masonry window openings, two new windows will replace existing masonry door openings on either side of main entrance (the existing oculus above each window will remain and become visible with removal of existing awnings), a double set of windows will remain, and finally new entrance doors at an extended masonry window opening;

WHEREAS at the main entrance, the existing marquee over the entrance will be reconfigured with sloping glass so that the existing stonework decoration above the entrance door is more visible; the profile of the existing marquee will remain;

WHEREAS at the main entrance, the applicant is proposing new stained bronze entry doors with an ornamental metal screen;

WHEREAS at the 14th and 16th floors, the applicant is proposing window and terrace modifications that will enhance the symmetry of the front elevation;

WHEREAS at the 16th floor, the applicant is proposing new windows with new brick infill to match adjacent window;

WHEREAS at the 14th floor, the applicant is proposing new doors at existing masonry openings;

WHEREAS at the rooftop, the applicant is proposing rooftop mechanical units and an elevator bulkhead extension;

WHEREAS an existing asymmetrical greenhouse will be removed and the mechanical area will be pushed back to regain the symmetry of the broad shoulders of the bulkhead; the parapet will be extended by 3' and will replace an existing pipe railing on the bulkhead; on the left side of the bulkhead;

WHEREAS the elevator bulkhead will be extended by 4 feet, there will be a new mechanical enclosure screen and a new exterior exhaust flue;

WHEREAS the modifications at the roof are minimally visible from the public way;

WHEREAS all windows on all 4 elevations will be 6 over 6 double hung wood windows;

WHEREAS at the east, west and south lot line walls, the applicant is proposing window relocation that presents as lot line wall modifications; in general, the modifications have been approved at the Landmarks Preservation Commission staff level;

WHEREAS the proposed revised configuration of the windows meets the proposed revised and updated interior layout of the rooms,

WHEREAS at the east elevation, the west elevation and the south elevation, windows to be removed will have recessed brick infill so that each elevation maintains the historic pattern of the windows;

WHEREAS at the ground floor, the applicant is proposing ground floor infill at rear east and west air wells;

WHEREAS at the rear east air well, the applicant proposes infill at the cellar and extending to the second floor so that there is a visual screening of the neighboring building's mechanical equipment; the existing exterior wall and windows will be removed at the air well with brick infill at existing windows' masonry openings at the 2nd floor to match adjacent brick and new infill at the cellar and first floor;

WHEREAS the proposed screen will be attached to the existing party wall; at the 2nd floor, there will be a new extended mechanical terrace;

WHEREAS at the rear west air well, the applicant proposes infill to the 2nd floor to accommodate a new service stair bulkhead; an existing masonry window opening will be converted to a door;

WHEREAS there will be limited, subtle LED lighting at the front elevation;

WHEREAS the proposed work at the roof is minimally visible from the public way;

WHEREAS the applicant is to be commended for choosing multi-paned windows (6 over 6 double hung and the original historic window);

WHEREAS the Landmarks Committee felt that the application was magnificent and that the presentation thorough and easy to follow;

THEREFORE, BE IT RESOLVED, THAT this application is approved as presented.

Sincerely,

Russell Squire

Russell Squire
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