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

June 23, 2023

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

**RE: 10 East 76th Street (Upper East Side Historic District)** - *Ellen Rulli, Higgins & Quasebarth, Preservation Consultant, John Woell, Steven Harris Architects.* Application is for replacement of existing areaway railings and balustrade, window replacement at the front elevation, reconfiguring existing rear-yard extension, reconfiguring rear fenestration and adding an elevator bulkhead and mechanicals.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 21, 2023, the board unanimously approved the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 10 East 76th Street is a Beaux Arts style building designed by Schwartz & Gross and constructed in 1907-1908;

**WHEREAS** 10 East 76th Street was formerly a doctor's office and an apartment building; 10 East 76th Street is now being returned to a single family home;

**WHEREAS** the applicant proposes to replace the existing metal non-historic balustrade and railing at the entrance to match the 1910 historic stone entry balustrade and railing in cast stone; the design of the balustrade and railing will replicate the historic design;

**WHEREAS** the proposed cast-stone balustrade was approved by the Landmarks Preservation Commission in the mid-nineties, but never realized;

**WHEREAS** the applicant proposes to change the existing non-historic casement windows at the 2nd, 3rd and 4th floors with one-over-one double hung windows that are typical of the Beaux Arts style; the proposed replacement windows will match the historic large one over one wood windows that remain at the ground floor;

**WHEREAS** at the rear, there is an east-facing elevation and a south-facing elevation;

**WHEREAS** at the rear the applicant proposes to redistribute the massing by removing the top or 5th floor of the extension to create a set back, removing part of the extension at the ground and

basement levels to create a larger rear yard and adding infill that presents as 5' deep at the south elevation;

**WHEREAS** the space at the removed 5th floor will now become an outdoor recreational space that mimics the removed massing; the recreational space will be mesh on a steel frame;

**WHEREAS** the applicant, at both the south and west facing elevations, proposes a refenestration pattern of mostly punched openings within the masonry that will result in a net increase in the amount of glazing;

**WHEREAS** at the ground floor the applicant proposes new steel and glass doors in new openings; at the 2nd, 3rd, 4th and 5th floors, the applicant proposes new steel windows in new openings;

**WHEREAS** at the now-set back 5th floor the applicant proposes new steel and glass doors in new openings at the south facing elevation and new steel windows in new openings on the east-facing elevation; the windows at both elevations present as a row of continuous windows not set into masonry;

**WHEREAS** at the penthouse/6th floor the applicant proposes new steel windows in new openings; the windows present as clerestory windows;

**WHEREAS** at the roof the applicant proposes a new stucco elevator and stair bulkhead and mechanicals; a new guardrail will also be installed;

**WHEREAS** from the street there will be limited visibility of the mechanical equipment;

**WHEREAS** the applicant proposes to reinstate the quiet elegance of the front elevation by returning it to the historic Beaux Arts configuration; the proposed glazing is absolutely correct;

**WHEREAS** a real stone balustrade as opposed to cast stone would have been preferable;

**WHEREAS** at the rear, the applicant's proposal to rationalize and bring back a greater sense of discipline to the fenestration is appropriate within the historic district, although wood windows rather than steel windows would have been preferred; the extension will still be clad in the brick that now exists:

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

Please advise us of any action taken on this matter.

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 Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District

Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District