

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

October 27, 2025

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

RE: 75 East 77th Street (Upper East Side Historic District) – *A.O.R. HS2 Architecture* – A Renaissance revival/Neo-Renaissance style building designed by Alexander M. Welch and constructed in 1898. Application is for enlarging exiting windows in non-historic third floor front facade on 77th Street.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 22, 2025, the Board approved the following resolution by a vote of 35 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 75 East 77th Street is a former carriage house converted to a residence on the north side of 77th Street between Madison and Park Avenues; and

WHEREAS the original structure is largely intact with the exception of a one-story rooftop addition built in 1971 and consisting of a stucco surface with two pairs of aluminum windows directly above the windows below; and

WHEREAS the applicant proposes to enlarge the existing openings at this 1971 rooftop addition by raising the head of the windows by 16 inches and to replace the existing windows with a continuous band of new aluminum casement and fixed windows painted to match the existing stucco wall; and

WHEREAS two of the fixed windows will be shadowboxed so as to mask the wall behind them enhancing the impression of continuous studio windows; and

WHEREAS the applicant proposes no changes to the existing historic structure; and

WHEREAS the alteration will be somewhat masked by the original deeply projecting cornice and not completely visible from the street; and

WHEREAS the Committee noted that the addition from 1971 was particularly unsympathetic to the historic fabric in both material and form; and

WHEREAS the Committee noted that the alterations proposed improve somewhat the current “penthouse”; and

WHEREAS some Committee members expressed the wish that the applicant had made a more significant change to the 1971 addition to enhance rather than contrast with the historic fabric;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District