

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

December 19, 2025

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

RE: 168 East 75th Street (Upper East Side Historic District Extension) (Between Lexington and Third Avenues) – *Claude Hurt, Jr. RA* – An Arts and Crafts style building designed by B. Muldron in 1880 and substantially altered in 1902. Application is for a 2-story vertical addition, façade alterations and restorations and the conversion of an existing 2-family residence to single family occupancy.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 17, 2025, 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 168 East 75th street is the westernmost of a group of five residences built as speculative brownstones in 1880- 81 and converted to “automobile stables” in 1902; and

WHEREAS this group formed the first group of private automobile garages in New York City; and

WHEREAS sometime between the 1940 tax photos and the District designation in 2010 the street facades underwent a variety of alterations while maintaining the basic character of the group; and

WHEREAS the applicant proposes to alter the street façade of 168 East 75th Street to align more closely with the alterations made to its neighbor, which includes the addition of windows flanking the central arched opening at the second floor; and

WHEREAS the applicant further proposes to remove air conditioning sleeves from the façade and to patch the brick with matching masonry units and to replace the existing windows with metal-clad wood matching the original muntin pattern; and

WHEREAS the applicant proposes to add a two-story rooftop addition, set back from the original gable, but visible from the public way with an overall height of 21 feet above the top of the original gable end; and

WHEREAS the applicant proposes a rear façade with no particular architectural merit and failed to show even a photo of the existing rear facade; and

WHEREAS Committee members stated their preference for historical accuracy by restoring the original window type and configuration over consistency with the near neighbor; and

WHEREAS Committee members recognized the continued unity of the five-building ensemble and found the proposal disturbed that unity; and

WHEREAS Committee members uniformly and strenuously objected to the height, mass and fenestration of the proposed rooftop addition;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cahn, 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