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

February 23, 2026

Angie Master, Acting 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) – *Claude Hurt, Jr.* – An Arts & Crafts style building designed by B. Mulron and constructed in 1880-1881 and remodeled by Hill & Stout in 1902. Application is for the restoration of the front facade and two-story addition on the back section of the roof.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on February 18, 2026, the Board approved the following resolution by a vote of 31 in favor, 4 opposed, 3 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; the five houses were constructed in the “Arts & Crafts” style; and

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

WHEREAS sometime between the 1940 tax photos and the historic district designation in 1910 the street facades underwent a variety of alterations while maintaining the basic character of the group; and

WHEREAS the applicant proposes that the precedent for the application is 170 East 75th Street where there is an addition completed in 2012 by the same architect; and

WHEREAS the applicant proposes to alter the street facade of 168 East 75th Street by removing the air conditioning sleeves, patching the brick with matching masonry units, replacing all existing windows with metal-clad wood matching the original muntin pattern, enlarging the garage from 8’ to 8’8”, and widening the entrance door from 28” to 32”; and

WHEREAS the applicant has now removed the two proposed windows (refer to attached December 2025 resolution) flanking the central arched opening at the second floor; and

WHEREAS the applicant proposes to add two floors at the roof; the two additional floors will present as sloping back 5’ from the parapet so that the addition is not too far forward at 25’8” from the parapet; and

WHEREAS the two-story addition will add 1300 sq. ft. – 850 sq. ft. at the new 5th floor and 450 sq. ft. at the new 6th floor; and

WHEREAS the full 5th floor measures 17' wide x 59' long; the 6th floor will be smaller with two terraces at the front and rear; and

WHEREAS the applicant proposes a slate roof and slate cladding on the slope of the 2-story addition to match existing roof material; and

WHEREAS at the rear elevation at the ground floor and at the second floor, the existing configuration of stucco and windows will be replaced with a glass curtain wall; a previous addition at the ground floor that extends to the lot line will have an alcove subtracted into it to create a door to the outside leading to a small courtyard; and

WHEREAS 168 East 75th Street is now 46'1" high; the addition increases the height to 63' at the top of the 6th floor; the height increases to 67' with the bulkhead at 4'; and

WHEREAS the addition is minimally visible from the public way; and

WHEREAS at the rear elevation the window sizes and location for the two-story rooftop addition will be taken from the lower floors; and

WHEREAS the applicant is to be commended for returning to the Landmarks Committee with a revised application that takes into account comments made at the previous presentation; and

WHEREAS Committee members continue to state their preference for historical accuracy by replacing the windows with wood rather than aluminum; and

WHEREAS Committee members recognize the continued unity of the five-building ensemble and find that the new application continues to disturb that unity and would continue to erode the historical integrity of the streetscape; and

WHEREAS Committee members continue to object to the height and mass of the proposed rooftop addition; the height and massing disrupt the visual integrity of the street wall and presents as a vertical intrusion and appears to be almost 1/2 the building;

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

Valerie S. Mason
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 State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District