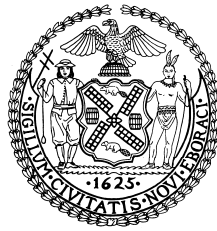


Nicholas Viest  
Chair

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

October 23, 2012

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 38-40 East 75<sup>th</sup> Street (Madison/Park Avenues) – Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, October 17, 2012, the board adopted the following resolution regarding **38-40 East 75<sup>th</sup> Street (Madison/Park Avenues) – Upper East Side Historic District - Mr. Walter Marin, Architect** – 38 East 75<sup>th</sup> Street is a neo-Grec style residence built in 1881-82 by Thom & Wilson and altered by John W. Ingle in 1926. 40 East 75<sup>th</sup> Street is a neo-Grec with Beaux-Arts addition style residence designed by Thom & Wilson and built in 1881-82. Application to combine the two buildings into one residence, alter the façade and rooftop, and install windows.

**WHEREAS** the applicant proposes to combine two townhouse buildings, 38 East 75th Street and 40 East 75th Street, into one residence, altering the facade and rooftop, and installing uniform windows and railings.

**WHEREAS** the applicant proposes, as part of the above-mentioned combination, to 1) install a new matching bay window on the 38 East 75th townhouse with the same style and details as are present on the 40 East 75th Street townhouse; 2) install the same townhouse facade and architectural details on the 38 East 75th townhouse as are present on the 40 East 75th Street townhouse, but replace the existing brownstone facade and install a new metal dormer roof on the top of the 38 East 75th Street townhouse with the same finish and details as the dormer roof on the 40 East 75th Street townhouse; 3) build an open garden porch on top of the existing roof of the 38 East 75th Street townhouse; 4) install brownstone wall panels and cornices on the front facade of both townhouses; and 5) install a wrought iron railing and fence on the 38 East 75th Street townhouse to match the existing railing style at the 40 East 75th Street townhouse.

**WHEREAS** the above changes would be inconsistent with the architecturally significant scale of the individual rowhouses and would eliminate the individual character of the two buildings which are each distinctly separate, individually identifiable, and historically significant rowhouses.

**THEREFORE BE IT RESOLVED THAT** this application is **disapproved**.

*This recommendation was approved by a vote of 34 in favor, 2 opposed, and 4 abstentions.*

Sincerely,

Nicholas Viest  
Chair

David Helpern and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York

Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member