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

May 18, 2023

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

RE: 177-179 East 73rd Street (Individual Landmark) - *JFG Architects* - A Beaux Arts Style garage building designed by Charles F. Hoppe and constructed in 1906. Application is to reconstruct a visible secondary facade in conjunction with work approved under the Certificate of Appropriateness.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 18, 2023, the board unanimously approved the following resolution by a vote of 40 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS this individual landmark is to be converted from a garage to a Jewish Center;

WHEREAS the proposed conversion received a Certificate of Appropriateness in 2018;

WHEREAS subsequent investigation of the existing conditions concluded due to the deterioration, the existing concrete floor slabs and existing masonry west wall had to be replaced with new concrete slabs and a new masonry wall;

WHEREAS the face of the existing west wall is of a lesser quality brick than the brick on the main façade;

WHEREAS the west wall of the garage, when built, would have been a lot line wall;

WHEREAS the west wall appears to have been designed in anticipation of being covered by another building and, therefore, not seen;

WHEREAS 175 East 73rd Street, which is part of the Jewish Center Complex, is set against the west wall of the former garage;

WHEREAS the uncovered portion of the west wall of 177-179 East 73rd Street will be visible;

WHEREAS the new west wall will be finished with a face brick that matches the existing brick of the main façade in color, size, and texture;

WHEREAS the mortar joints in the new west wall will match the mortar joints in the main façade in color, thickness, and texture;

WHEREAS a perfect match between the brick in the new west wall and the brick in the main façade may not be possible;

WHEREAS the new west wall is set back from the westerly return of the main façade thereby minimizing possible differences in the color of the brick on the west and the brick on the south, or main façade;

WHEREAS the flues original to the garage building are no longer necessary;

WHEREAS the flue protrusions will be eliminated on the new west wall;

WHEREAS the new west wall will have some variation within the plane of the wall in that soldier courses with vertical brick will be integrated into the predominantly horizontal courses of brick;

WHEREAS the design of the new west wall is appropriate and contextual for the individual landmark;

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

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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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