

Valerie S. Mason  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

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

May 23, 2025

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

**RE: 128 East 73rd Street (Upper East Side Historic District)** – *Trimble Architecture* – A Neo-Georgian style building designed by Wallace McCrea and altered in 1928, built originally as a Neo-Grec style building designed by William McNamara and constructed in 1879-1880. Application is to resurface the rear brick façade with stucco and to construct a rear parapet extension to provide proper roof pitch to a series of controlled flow roof drains (stormwater detention).

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 21, 2025, the Board approved the following resolution by a vote of 37 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** 128 East 73rd Street is a neo-Georgian style building designed by Wallace McCrea and altered in 1928; and

**WHEREAS** 128 East 73rd Street was originally designed by William McNamara and constructed in 1879-1880; and

**WHEREAS** Landmarks Preservation Commission approval was received in 2022 for the work at the rear elevation to deal with existing drainage issues uncovered by the removal of an existing chimney mass that ran the length of the building; metal flues were penetrating the masonry wall; and

**WHEREAS** the Landmarks Commission asked the applicant to return to us for a review of the as-built condition of the rear elevation, which deviates from the recommended red brick that the Commission approved in 2022; the rear elevation is now clad in stucco; and

**WHEREAS** at the rear elevation, post demolition of an existing chimney, cavities or holes in the brick were exposed. requiring reconstruction at the rear elevation; and

**WHEREAS** thus the now as-built elevation includes 1) traditional 3-coat stucco assembly with drainage plane over existing masonry 2) parapet to capture required assembly to pitch storm water to controlled flow roof drains 3) one fixed lite window below a 6 over-9 double hung window at the 2nd floor on the left side of the façade, which does not match the window on the right side of the facade; and

**WHEREAS** the applicant would like to validate the use of stucco on top of the existing masonry; even though the stucco represents a material change from the brick, it was perceived as a more economical solution to prevent water penetration into the interior; and

**WHEREAS** Landmarks Commission Certificate of Appropriateness in 2022 required brick at the rear elevation; this committee cannot validate the change from brick to stucco; and

**WHEREAS** the stucco cladding over the masonry is inappropriate and non-contextual within the Carnegie Hill Historic District; and

**WHEREAS** the fixed light window at the second floor below the 6-over-9 window violates the symmetry of the 2nd floor rear elevation;

**THEREFORE, BE IT RESOLVED THAT** this application be **DISAPPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

Anthony Cohn and David Helpern  
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, 8<sup>th</sup> Council District