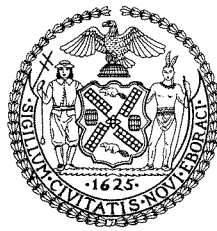


Nicholas Viest
Chair

Latha Thompson
District Manager



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

The City of New York Manhattan Community Board 8

April 17, 2014

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

Re: 105 East 73rd Street (between Lexington Avenue and Third Avenue – Upper East Side Historic District)

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 16, 2014, the board adopted the following resolution regarding **105 East 73rd Street (between Lexington Avenue and Third Avenue – Upper East Side Historic District – Jose Ramirez, Architect**. Application is for restoration work, a change to 2nd floor window at the front elevation, and changes to the curtain wall at west elevation and rear elevation

WHEREAS 105 East 63rd Street and its twin, 107 East 73rd Street, were designed by Thom and Wilson in a neo-Georgian style and completed in 1881-82; the present façade was designed by Grovesnor Atterbury and completed in 1903.

WHEREAS at the front, the applicant proposes to repoint and repair the street/front brick façade, return the front 2nd level window to the original Atterbury window, replace all other front elevation windows with in-kind wooden windows and repair all ironwork.

WHEREAS at the side or west elevation, the applicant proposes to repoint and repair brick façade as required and replace existing wooden windows with in-kind wooden windows.

WHEREAS at the side or west elevation, there is a service way/alley for the adjacent apartment building on Park Avenue; thus, the side or west elevation is highly visible from the public way.

WHEREAS the side or west elevation, the applicant proposes to extend or “bump out” two recesses between two existing additions to increase width of the building; to accommodate the “bump outs”, there will be a new curtain wall from the 2nd level to the bulkhead and a new curtain wall from the cellar level to the 1st level towards the rear of the building.

WHEREAS the proposed “bump outs” will accommodate a proposed interior stairway; two recessed walls will be pulled out so that the plane of the west elevation is the same. The proposed bump-outs will be visible from the public way because of the adjacent service way. The proposed windows on the side elevation will match in detail the windows on the front elevation

WHEREAS at the rear, the applicant proposes to re-point and repair the rear brick façade and construct a new curtain wall from the cellar level to the 1st level at the rear façade (as part of the accommodation for the new proposed interior stairway).

WHEREAS at the rear elevation, the proposed new curtain wall from the cellar level to the 1st level is needed to accommodate the stairwell (see above).

WHEREAS at the rear, there will be larger windows at the ground and cellar levels; the details of these windows will mimic the details on the front elevation windows.

WHEREAS the proposed changes, including the bump outs at the west elevation and the return of the 2nd floor window to the original Atterbury design, are contextual and appropriate within the historic district.

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

This recommendation was approved by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely, ^e

Nicholas Viest
Nicholas Viest
Chair

David Helpern Jane Parshall
David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Micah Kellner, NYS Assembly Member, 65th Assembly District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District