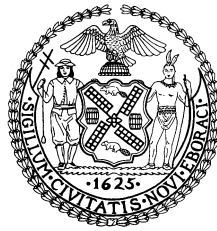


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

December 22, 2014

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

Re: 132 East 73rd Street (between Lexington and Park Avenues) – Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, December 17, 2014, the board adopted the following resolution regarding **132 East 73rd Street (between Lexington and Park Avenues) – Upper East Side Historic District** – *J.C. Calderon, Architect* – Neo- Grec style single family house designed by William McNamara and completed in 1879-1880. Application is for fence at front areaway, work at first floor front elevation and sidewalk snow melt system.

WHEREAS 132 East 73rd Street is a neo-Grec style single family home designed by William McNamara and constructed in 1879-1880;

WHEREAS the applicant's initial proposal for work at 132 East 73rd Street was approved by the Landmarks Committee of Community Board #8 in September, 2014 and subsequently by the Full Board; the applicant, however, withdrew his application at the Landmarks Preservation Commission -- thus, a Certificate of Appropriateness was never granted for the work the Board approved in September;

WHEREAS the applicant has now submitted a new application to the LPC, including a new design for an areaway fence;

WHEREAS the proposed new wrought iron steel picket fence will extend out 5'8" from the property line and will be 4' high with the vertical posts extending up an additional 6" and will extend across the width of the house (the lot is approx. 15' wide) and turn the corner at the west side of the property so that the fence presents as an L-shape.

WHEREAS the design for the fence will mimic the existing middle window grille at the ground elevation and will have alternating heights for the pickets;

WHEREAS the fence will have a horizontal channel at the top;

WHEREAS 7 planters will be placed within the front areaway;

WHEREAS the applicant proposes to replace the existing light fixture with a new, larger-in-scale design;

WHEREAS the applicant proposes to replace the limestone surround of the existing front door with a new, more substantial door trim and lintel;

WHEREAS applicant proposes to add a limestone band/lintel at the point where the first and second floors meet;

WHEREAS the applicant proposes to install an electrical snow melt system using NYC-DOT guidelines both under the areaway and under the sidewalk in front of the house;

WHEREAS the proposed changes to the entrance door surround, the proposed new light fixture and the proposed addition of the limestone band at the top of the ground floor add elegance and definition to the front elevation and are contextual and appropriate within the historic district;

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

This recommendation was approved by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,

Nicholas Viest
Chair

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 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