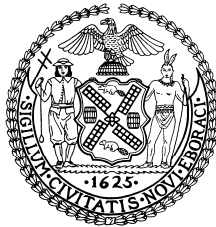


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

July 25, 2011

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

Re: 163 East 73rd Street (Lexington and Third Avenues) -- INDIVIDUAL LANDMARK – Upper East Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 20, 2011, the board adopted the following resolutions regarding **163 East 73rd Street (Lexington and Third Avenues)-- INDIVIDUAL LANDMARK – Upper East Historic District -- Mr. Charles Calcagni, Architect** – Application is to construct a rooftop addition and to reconstruct the rear façade.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part 1: Rooftop addition and Part 2: Reconstruction of rear elevation

Part 1: Rooftop addition

WHEREAS 163 East 73rd Street is a late Romanesque Revival carriage house designed by Thomas Rae and constructed in 1896-1897.

WHEREAS 163 East 73rd Street is one of two individually landmarked carriage houses on 73rd Street; 161 East 73rd Street is the other.

WHEREAS 161 East 73rd Street, the twin, has an existing rooftop addition.

WHEREAS the rooftop addition will be set back approx. 17' 8" at the front and set back approx. 18' 1/4th "at the rear.

WHEREAS the addition has sloping roofs which minimize the roof profile especially at the rear.

WHEREAS the overall height of the addition is 9' from the top of the cornice; the overall height of the carriage house will now be 40'7" – the existing overall height to the cornice is 31'.

WHEREAS all mechanicals are to be located at the basement level.

THEREFORE BE IT RESOLVED that Part 1 of this application – the rooftop addition -- is approved as presented.

This recommendation was approved by a vote of 38 in favor, 2 opposed, and 1 abstention.

Part 2 – Reconstruction of the rear elevation

WHEREAS at the rear there are window openings that were put in subsequent to the original construction of the carriage house.

WHEREAS these windows are non-historic aluminum windows and include a large window 10'8" high x 18' wide that was added sometime in the 1980s.

WHEREAS the applicant proposes two new aluminum windows set within the brick wall of the rear elevation at the first and second floor: at the first floor an opening 10'8" high and approx. 14 ½' wide and at the second floor an opening 7' high and approx. 14 ½' wide.

WHEREAS the division between the two floors would be in limestone; the limestone division would be 4' high.

WHEREAS there are no existing drawings or photographs of the original rear elevation.

WHEREAS East 73rd Street between Lexington and Third Avenues is a block of particularly fine carriage houses.

WHEREAS the proposed new rear elevation is heavily glazed; there is no reference to the front elevation.

WHEREAS the proposed new rear elevation presents as too institutional and too modern with too much glazing – and thus is out of character with the historic design of the carriage house.

THEREFORE BE IT RESOLVED that Part 2 of this application -- the reconstruction of the rear elevation -- is disapproved as presented.

This recommendation did not pass with a vote of 17 in favor, 23 opposed, and 1 abstention.

The substitute motion to approve the rear elevation was approved by a vote of 24 in favor, 16 opposed and 1 abstention.

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall 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. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member