

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

May 23, 2012

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

Re: 171 East 73rd Street (between Lexington and Third Avenues) – 171 East 73rd Street Building - Individual Landmark

Dear Chair Tierney:

At the Full Board meeting on Wednesday, April 18, 2012, the board adopted the following resolution regarding **171 East 73rd Street (between Lexington and Third Avenues) – 171 East 73rd Street Building - Individual Landmark - Michael Ingui, Architect** - An Italianate style rowhouse built in 1860 and altered in 1924 by Electus D. Litchfield. Application is to demolish a rear extension, construct additions, and alter the ground floor and areaway.

Whereas the out-of-scale front entrance that had been added to the building will be demolished; whereas a new stoop to replicate the original stoop will be built;

Whereas the new entrance door will be appropriate to the original architecture of the building; whereas the decorative iron railing at the areaway will be replicated and carried up the stoop and across the first floor terrace;

Whereas the new windows will be painted wood with divided lights;

Whereas the basement level front façade and stoop will be finished in cement plaster to simulate brownstone;

Whereas the gated entrance under the stoop will be similar to that of a building down the street; whereas the one story addition within the rear yard will be demolished;

Whereas the building is set back relative to its neighbors; whereas the rear of the building will be extended to 30' from the rear lot line;

Whereas the rear of the building will still be set back from the neighbors on either side; whereas the rear façade has a well proportioned contemporary façade;

Whereas the rear façade will be of brick with aluminum wrapped windows; whereas the roof top addition will match the bulk of the building next door;

Whereas the roof top addition will be set back 12'-0" from the front property line and 10'-9" from the rear façade;

Whereas the roof top addition will not be visible from across the street but will be minimally visible at an oblique angle;

Therefore be it resolved that is application is **approved** as presented.

This recommendation was approved by a vote of 39 in favor, 1 opposed, and 1 abstention.

Sincerely,

Nicholas Viest
Chair

David Helpern 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. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member