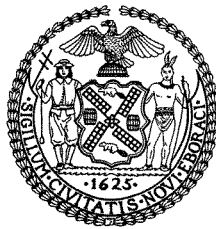


Nicholas Viest  
Chair

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

June 21, 2013

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

**Re: 18 East 73rd Street (between Fifth and Madison Avenues) -Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, May 22, 2013, the board adopted the following resolution regarding **18 East 73rd Street (between Fifth and Madison Avenues) -Upper East Side Historic District – Umberto Squarcia, Architect** - A townhouse built c. 1866, and altered in the neo-Georgian style by William Lawrence Bottomley in 1922-23. Application is to alter the mansard roof, construct a rear yard addition, alter masonry openings, and excavate the rear yard.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The front elevation and Part B – The rear elevation, the rear extension and excavation work.**

### **Part A – The front elevation**

**WHEREAS** 18 East 73<sup>rd</sup> Street is a townhouse built c. 1866 and altered in the neo-Georgian style by William Lawrence Bottomley in 1922-23;

**WHEREAS** the Georgian revival trim on the windows at the ground level and at the 2<sup>nd</sup> floor will remain; the Georgian revival trim around the front door will remain;

**WHEREAS** the non-original existing fence and lamppost at the ground level will be removed; the security grilles on the windows will be maintained;

**WHEREAS** the interior space at the entry will be raised from 7' to 8' and the height of each floor will be raised; to gain the extra height at each floor, the floor structure will be raised by approx. 12" at each floor. This increase in floor height will not be apparent from the front elevation;

**WHEREAS** the three windows at the 4<sup>th</sup> floor will be raised up by the height of 3 courses of brick so that the window height will increase from 5'2" to 7'6".

**WHEREAS** the mansard roof will be raised by 2'8" and the height of the dormer windows will be increased from 6' to 7'11";

**WHEREAS** the entry door, now at the east, will be moved to the center of the ground floor; the #18 incised on the keystone over the entry door, will be maintained;

**WHEREAS** the applicant's intent is to use the same language that the Georgian Revival architecture now presents; the proposed changes will be woven as seamlessly as possible into the existing fabric of the building;

**WHEREAS** increasing the height of the mansard roof and the dormer windows does not disturb the existing streetscape;

**WHEREAS** the applicant, in general, will keep the exquisite neo-Georgian symmetry which is a hallmark of W.L. Bottomley's domestic architecture;

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

*The motion to approve Part A of this application failed by a vote of 15 in favor, 9 opposed, and 9 abstentions. Thus, Community Board 8 takes no position on Part A of this application.*

**Part B – The rear elevation, the rear extension and excavation work**

**WHEREAS** the applicant proposes to reduce the existing footprint of the rear extension from 18' to 11';

**WHEREAS** the applicant proposes to increase the height of the extension from 43' to 44'4"; one story will be added to the extension;

**WHEREAS** the applicant proposes to add 3 new windows at the rear elevation of the extension – one at each floor;

**WHEREAS** at the rear elevation, (not the extension) the roof at the rear (the mansard roof is at the front elevation), will be raised from 52'8" to 59' to accommodate the increased height of the floor on the interior (see Part A);

**WHEREAS** at the rear elevation (not the extension), the applicant proposes to extend out each of the existing floors by 1'8";

**WHEREAS** the existing 6' windows at the top floor will be changed to 9'6" French doors;

**WHEREAS** at the ground level at the rear, the existing 8'6" windows will be changed to doors;

**WHEREAS** at the cellar, the applicant proposes to excavate an additional 2'10" to increase the height of the cellar from 9' to 11'10";

**WHEREAS** at the rear yard, below grade, the applicant proposes to excavate to a depth of 10'6" to create a room of approx. 15' x 15';

**WHEREAS** the applicant proposes to place the mechanicals (elevator bulkhead, stair bulkhead, condensing units) will into the center of the roof so that there is no visibility from the public way; the mechanicals will raise the height of the building from 62'8" to 66'6" at the top of the highest level of the mechanicals;

**WHEREAS** the applicant's proposed changes to the extension, the rear elevation, and the proposed excavation of the cellar and below grade at the rear yard will have a minimal impact within the historic district;

**THEREFORE BE IT RESOLVED** the Part B of this application is approved as presented.

*This recommendation was approved by a vote of 32 in favor, 0 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