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## The City of New York Manhattan Community Board 8

November 22, 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: 48 East 73<sup>rd</sup> Street (between Madison and Park Avenues) – Upper East Side Historic**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 20, 2013, the board adopted the following resolution regarding **48 East 73<sup>rd</sup> Street (between Madison and Park Avenues) – Upper East Side Historic District – Ronnette Riley Architect** – A brick building designed, with a neo-Grec style, by Richard W. Buckley in 1885-86 and altered by S. Edson Gage, with a neo-Federal style, in 1916. Application is to restore the street façade and reconstruct the rear façade, roof, and interiors.

**WHEREAS** the applicant proposes to restore the front façade and reconstruct the rear façade and roof.

**WHEREAS** with regard to the front façade and the roof, the applicant proposes to remove two existing rooftop additions and replace them with a staircase bulkhead, an HVAC system camouflaged with a wood screen, a roof garden which will be recessed from the front of the building, and a reconstructed balustrade made of limestone; and to restore solid wood double hung windows on the first, second, and third floors of the front facade, to their original design.

**WHEREAS** with regard to the rear façade the applicant proposes to remove non-conforming additions and install a ground level garden and terrace and first and second floor extensions reaching to the current height of the building, using space created by the removal of the above mentioned additions, with the new rear façade to include steel frame tilt-and-turn windows, each window to be shaded by a perforated aluminum shade that will be electrically controlled and, when not in use, will roll up in an accordion manner above each window. Thus, at the rear façade, each window will have what presents as a horizontal bar above it that is the accordion pleated perforated aluminum shade.

**WHEREAS** the Committee wishes to separately consider the proposed changes to the front façade and roof and the proposed changes to the rear façade.

### **PART A – The front façade and roof**

**WHEREAS** the proposed changes to the front façade are contextual within the historic district and, in that regard, an improvement on the existing conditions.

**THEREFORE BE IT RESOLVED** the Committee approves the application as relates to the proposed changes to front façade and roof.

*This recommendation was approved by a vote of 42 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.*

### **PART B – The rear façade**

**WHEREAS** the materials and design for the proposed changes to the rear façade are out of context with the character of the building and the historic district.

**THEREFORE BE IT RESOLVED** the Committee disapproves the application as relates to the proposed changes to the rear façade.

*This recommendation was approved by a vote of 42 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.*

Sincerely,

*N. Viest* 

Nicholas Viest  
Chair

*D. Helpen & D. Liston* 

David Helpen 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