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The City of New York
Manhattan Community Board 8

July 23, 2018

Hon. Frederick Bland, Vice Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, NY, 10007

RE: 175 & 177-179 East 73rd Street (between 3rd and Lexington Avenues) – Individual Landmarks OMA, Architect – An 1860 Italianate-style rowhouse residence (175 E. 73rd St.), architect unknown, and a 1906 Beaux-Arts parking garage designed by Charles F. Hoppe (177-179 E. 73rd St.). Application is for alterations and restoration work on the front, rear, and side facades on both individual landmark buildings in connection to their conversion to a Jewish Center, including a synagogue.

This application is divided into two parts.

Dear Vice Chair Bland:

PART A: Front and Side Facades and Roofs of 175 & 177-179 East 73rd Street

At the Full Board meeting of Manhattan Community Board 8 held on July 18, 2018, the board approved the following resolution by a vote of 30 in favor, 7 opposed, 1 abstentions, and 0 not voting for cause:

WHEREAS the Italianate style townhouse at 125 East 73rd Street and the Beaux Arts Parking garage at 177-179 East 73rd Street will be combined on the interior to create the new Persian Jewish Center of New York City;
WHEREAS the intent of the design is to maintain the appearance of two separate buildings on the exterior;
WHEREAS the front façade of the townhouse will be restored to include a rusticated stone base, removal of air conditioning units, elongating the windows to their original size, and removal of railing;
WHEREAS, in accordance with letter from OMA dated July 18, 2018, the new windows will be wood to match the original windows to include the arched glazing on the third floor of the townhouse shown in the tax photo from 1940;
WHEREAS the new windows for the townhouse will have wood frames and wood mullions fully replicating the original windows in detail as inferable from the tax photo except for a slight dimensional differential for the insulated glass;
WHEREAS the partial width penthouse added to the top of the building will be extended to meet the garage, its large existing windows will be removed, and new windows that align with the windows below will be installed;
WHEREAS the masonry openings in the garage façade will remain the same;
WHEREAS, in accordance with letter from OMA dated July 18, 2018, the overhead garage door will be replaced with a centrally located pair of wood doors to recall that the original doors on the garage were of wood;
WHEREAS there will be glass panels with custom designed, wrought iron screens either side of the wood doors;
WHEREAS the proportioning of the new entrance design will relate to the 1940 tax photo;
WHEREAS there will be a 5'-0" deep, simple marquee, still to be designed, over the main entrance doors;
WHEREAS the intent is to meet the energy code by incorporating insulated glass windows within the façade to match the existing windows, which appear to match the windows in the tax photo of 1940;
WHEREAS the new windows will have wood frames and wood mullions fully replicating the existing windows in detail per except for a slight dimensional differential for the insulated glass;

WHEREAS scarred and damaged masonry on the sides will be repaired with brick to match;
WHEREAS vertical slots of glass block will be introduced into the side masonry walls to bring light into the interior of the building;
WHEREAS light control devices will provide the ability to preclude the glow of light from the glass block inserts during non-daylight hours;
WHEREAS there will be a glass enclosed stair bulkhead on the roof of the garage building;
WHEREAS there will be mechanical equipment on the roofs of the townhouse and the garage;
WHEREAS the mechanical equipment will be enclosed with a light gray metal;
WHEREAS the mock up shows that there is very little of the roof top equipment that can be seen from the Street;

THEREFORE, be it resolved that the front and side facades and roofs of both buildings, exclusive of the proposed entrance doors and marquee on the garage, are approved as presented and as clarified in the letter from OMA dated July 18, 2018, which is attached herewith.

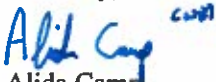
PART B: Rear Enlargements of 175 & 177-179 East 73rd Street

At the Full Board meeting of Manhattan Community Board 8 held on July 18, 2018, the board approved the following resolution by a vote of 27 in favor, 11 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS there will be a one-story enlargement of the townhouse that will extend into the rear yard to 3'0" from the property line and will be slightly higher than the 23'-0" allowed by zoning;
WHEREAS there will be a one-story rear enlargement in matching brick that will extend into the rear yard to 3'-0" from the property line and will be slightly higher than the 23'-0" allowed by zoning;
WHEREAS the existing elevator shaft in the rear is currently enclosed with corrugated metal;
WHEREAS the new elevator shaft will be enclosed in corrugated aluminum that appears pleated;
WHEREAS the existing open metal stair in the rear will be replaced with a new enclosed stair aligning with the rear of the elevator shaft, 3'-0" from the rear yard property line, and enclosed in corrugated aluminum that appears pleated;
WHEREAS the area between the elevator and stair shafts will be enclosed with perforated aluminum;
WHEREAS there was a concern about the industrial character of the proposed corrugated and perforated aluminum;
WHEREAS the enlargements in the rear are too massive;

THEREFORE, be it resolved that the enlargements in the rear of both buildings are disapproved.

Sincerely,


Alida Camp
Chair


David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District