

**Alida Camp
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**The City of New York
Community Board 8 Manhattan**

September 22, 2020

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 1022 Lexington Avenue – Upper East Side Extension Historic District – Theodore Bodnar, Architect – A neo-Grec brownstone rowhouse constructed by Thom & Wilson between 1880-1881. Application is for the enlargement of the first and second floor window openings and the relocation of the residential building entry from Lexington Avenue to East 73rd Street.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2020, the board disapproved the following resolution by a vote of 46 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1022 Lexington Avenue is a neo-Grec brownstone rowhouse designed by Thomas & Wilson Between 1880-1881.

WHEREAS 1022 Lexington Avenue has two elevations: 80' along 73rd Street and 17' along Lexington Avenue

WHEREAS the first two floors of 1022 Lexington present as a restaurant; the upper two floors are residential.

WHEREAS the applicant proposes to increase the amount of light into commercial space by enlarging all the windows at the first and second floor both on the Lexington Avenue elevation and at the 73rd Street elevation.

WHEREAS by adding more glass at the first and second stories, the applicant will reduce the now- existing inconsistencies among the windows which are of different sizes and have differing characteristics.

WHEREAS at the 73rd Street elevation, the applicant proposes 5 large plate glass windows and at the ground floor, 3 new plate glass windows and two new doors (one for the commercial space and one for the residential space); the windows will range in area from 64 sq. ft. to 95 sq. ft.;

WHEREAS at the Lexington Avenue elevation, the applicant proposes one large glass window at the second floor with 143 sq. ft. of area and at the first floor one large glass window with 110 sq. ft. of area;

WHEREAS the applicant’s objective is to align the new windows with the vertical glazing in the residential portion of the building, to separate the commercial use from the residential use and to present consistency and visual uniformity on both elevations.

WHEREAS the applicant also proposes to change the existing entry to the residential portion of the building — now located on Lexington Avenue at the south portion of the building — to 73rd Street;

WHEREAS the applicant will retain the decorative wrought iron panel at the internal residential entry at the new entry on 73rd Street;

WHEREAS at the 73rd Street elevation, the applicant proposes to remove the existing one wood cladding and replace with brick so that the historic look and fabric of the 73rd Street elevation for the first two floors is restored;

WHEREAS although disorganized, the existing windows add great charm and character to 1022 Lexington Avenue, especially the non-historic multi-paned window at the 2nd floor at Lexington Avenue;

WHEREAS the proposed design presents as not integrated — the artistry needed to combine something historic with something contemporary is lacking; the quirkiness of the 1022 Lexington Avenue is lost.

WHEREAS the applicant’s proposal to replace the existing configuration of the windows with huge glass is out of context and inappropriate within the historic district.

THEREFORE BE IT RESOLVED that this application is disapproved as presented.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

David Helpern and Jane Parshall

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, 12th 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