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

October 23, 2020

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

**RE:1022 Lexington Avenue – Upper East Side Extension Historic District – Theodore Bodnar, Architect** –Application is for the enlargement of the first and second floor window bays, structural work, and the relocation of the residential building entry from Lexington Avenue to East 73rd Street. [This application was originally heard at the September Landmarks Committee meeting. The applicant has modified his original proposal.]

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 21, 2020, the board unanimously approved the following resolution by a vote of 47 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 1022 Lexington Avenue is a neo-Grec-style brownstone designed by Thom and Wilson and constructed between 1880-1881;

**WHEREAS** applicant has revised his original proposal [*Please see attached original September resolution*] and has now 1) reduced the size and amount of glass 2) reduced the massiveness of the glass 3) reintroduced wooden transoms on the 73rd Street elevation 4) broken up the glass in terms of visual appearance by thickening up the masonry pilasters at the 73rd Street elevation 5) retained the decorative wrought iron interior door now at the entrance to the residential section of the building by changing its location to the relocated entrance to residential part of building on 73rd Street where it will be more visible];

**WHEREAS** in general, the applicant has reduced the size of the windows on the Lexington Avenue elevation at the ground level and has retained the multipaned window above and has reduced the size of the windows along the 73rd Street elevation, retained the transoms and increased the width of the pilasters and kept the multipaned windows at the 2nd floor;

**WHEREAS** the applicant's revised proposal retains much of the original charm of the first two floors at 1022 Lexington Ave;

**WHEREAS** the applicant's revised proposal is appropriate within the historic district;

**WHEREAS** the applicant is to be commended for returning to the Landmarks Committee of Community Board 8 with a more contextual design;

**THEREFORE BE IT RESOLVED** that this application is **APPROVED** as presented.

***ORIGINAL SEPTEMBER RESOLUTION:***

**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*

Alida Camp  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District