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

June 21, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 1022 Lexington Avenue (SW corner of Lexington Avenue and 73rd Street) — Upper East Side Historic District Extension. *Theodore Bodnar, Architect.* Application is for first floor facade redesign and for infill at the upper two floors.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 16, 2021, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

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

WHEREAS the Landmarks Preservation Commission previously approved a Certificate of Appropriateness for 1022 Lexington Avenue in October, 2020 for changes to the windows at the 1st and 2nd floors on both the Lexington Avenue elevation and the 73rd Street elevation;

WHEREAS the applicant now proposes to install full height glass doors in place of the approved first floor windows on both the Lexington Avenue elevation and the East 73rd Street elevation to gain access to the outdoor eating areas for the new restaurant that has taken the space;

WHEREAS the windows approved in the applicant's previous application would now be dropped to the floor with sliding or operable glass openings (the previously approved application indicated 16" of brick below the windows);

WHEREAS the openings include 5 sliding windows along Lexington Avenue and 4 bays, a glass door and an entry door to the residential component along 73rd Street;

WHEREAS the applicant also proposes moving/shifting the entry to the west from the previously approved entry point on the 73rd Street elevation;

WHEREAS to summarize — along 73rd Street as one moves west, first the glass entry door, then 4 bays, then the entrance to the residential part of the building (floors 3 and 4) which retains the original wrought iron door for residential component - the entry door was formerly on Lexington Avenue;

WHEREAS there will be approximately 70' of solid plate glass along East 73rd Street;

WHEREAS the applicant proposes to add to two floors of infill (10' x 17') at the most westerly part (western corner) of the building — to be differentiated [as requested by the Landmarks Preservation Commission] from the original historic brick building by having a stucco finish;

WHEREAS there is too much continuous plate glass along East 73rd Street which is primarily a residential block;

WHEREAS there is a disembodied quality to the proposed windows on the first floor as they relate to the proposed and previously approved divided lite windows at the 2nd floor;

WHEREAS divided lights would be more appropriate for all of the windows along both elevations and more contextual within the historic district;

WHEREAS the proposed infill removes the interest of the existing building; the existing fencing at the 2nd floor, which would be removed for the infill, adds to the charm of the historic building;

WHEREAS the proposed stucco cladding for the infill to distinguish it from the original historic brick building is inappropriate within in the historic district; extending the language of the existing building would be a more appropriate solution;

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

Sincerely,

Russell Squire

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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, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District