

NEW YORK, NY 10021

Zone: C1-8X

80.0'

4S

WORK:
ND FL
OORS
REAR

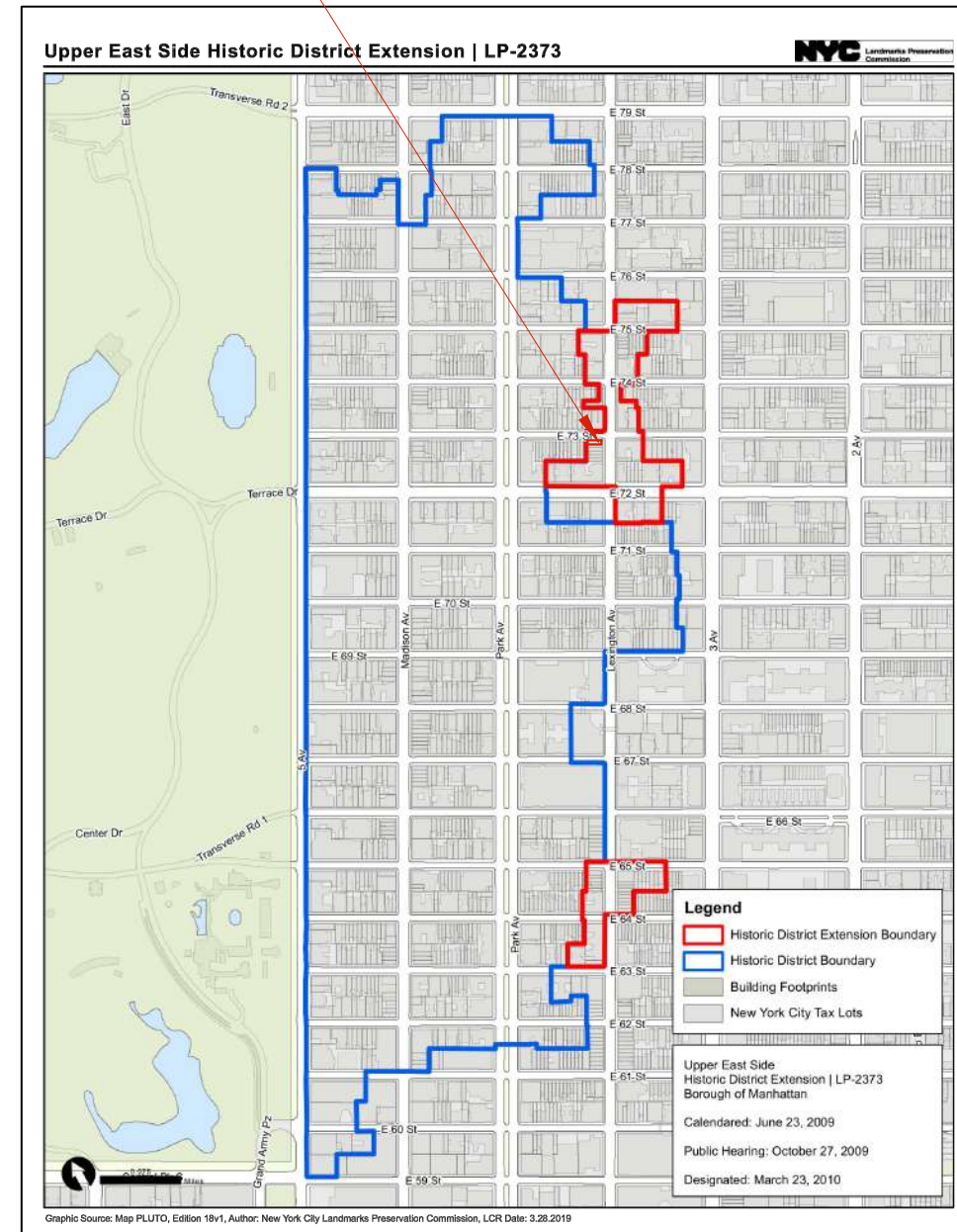
LEXINGTON AVENUE

AREA OF WORK:
EXTERIOR @ 1ST AND 2ND FL
+ INFILL 3RD & 4TH FLOORS
@ REAR

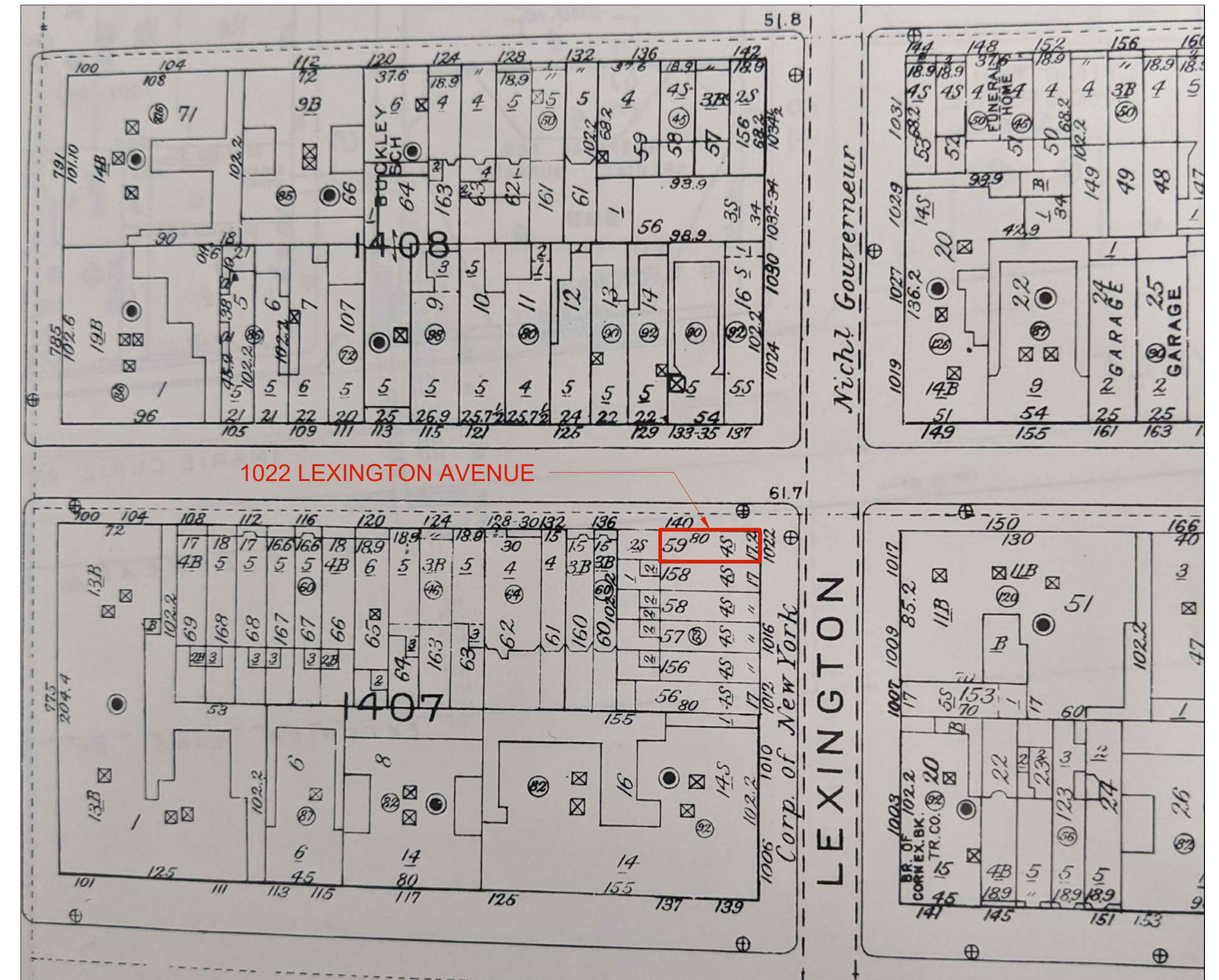
P PLOT PLAN



LEXINGTON AVENUE



Statement: To the best of my knowledge, belief and professional judgement this application is in compliance with the NYCECC.

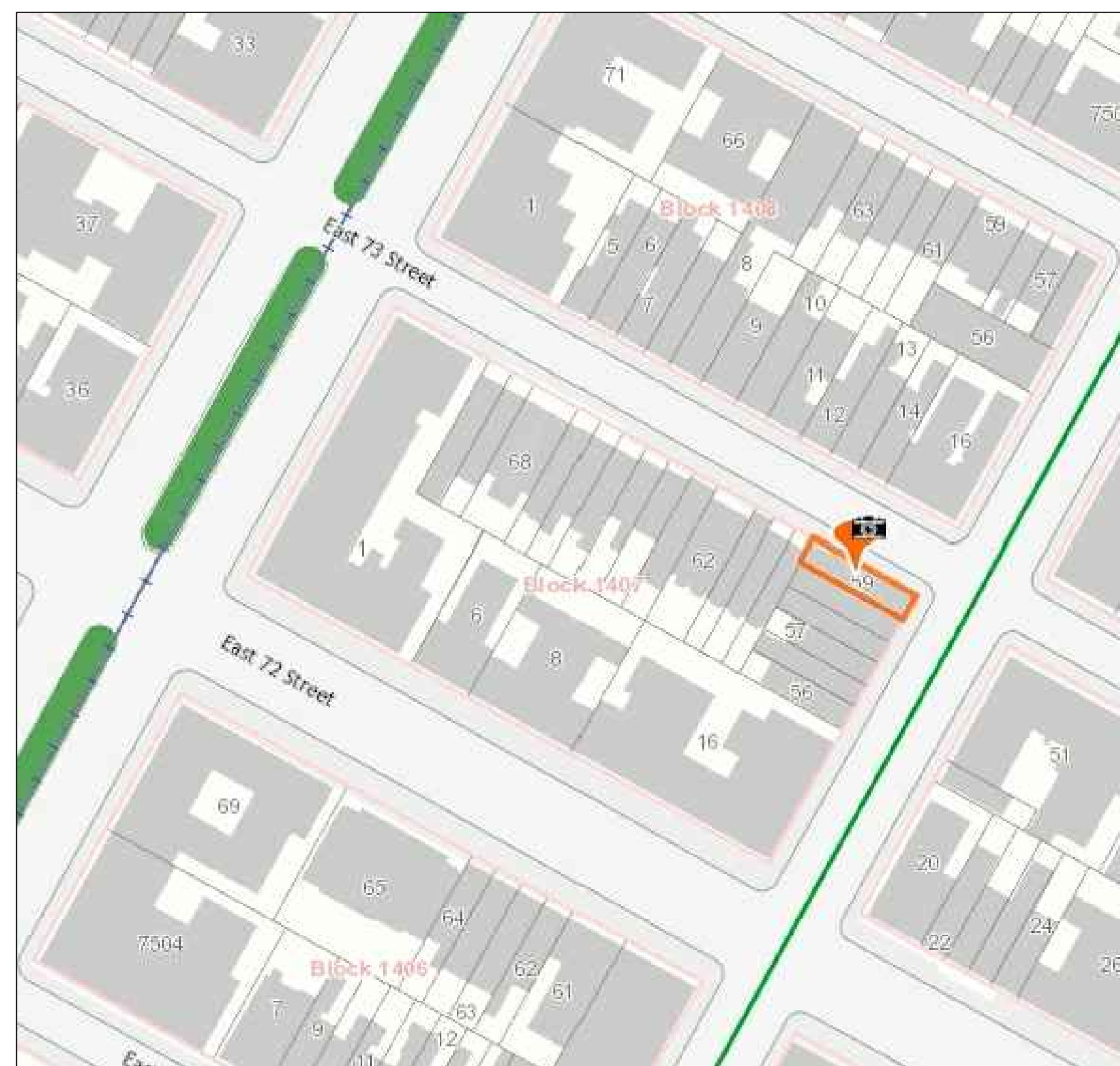


1 SANBORN MAP
SCALE: N/A



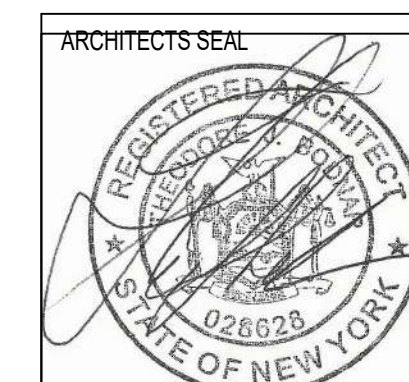
2 TAX MAP

SCALE: N/A



3 BLOCK MAP

LPC-001.00	1
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BA

1022 LEXINGTON AVENUE

NEW YORK, NY 10021



1 1940 TAX PHOTO
SCALE: 1/4"

LANDMARKS DESIGNATION REPORT

References:
Display Advertisement, *New York Times*, September 23, 1918, 15; “Julius Tishman Dies: A Leader in Realty,” *New York Times*, January 10, 1935, 19.

1012, 1014, 1016, 1018, 1020 Lexington Avenue, 1022 Lexington Avenue (aka 138-140 East 73rd Street)
Borough of Manhattan Tax Map Block 1407 Lots 56, 156 (Historic Lot 56 ½), 57, 58, 158 (Historic Lot 58 ½), 59

Date of Construction: 1880-81 (NB 326-80)
Architect: Thom & Wilson
Original Owner: James Judge
Type: Row houses; now mixed use
Style: Neo-Grec with alterations (nos. 1012, 1016, 1022); altered neo-Grec (no. 1018); stripped neo-Grec (nos. 1014 and 1020)
Stories: Three and basement
Material: Brownstone and brick



History: This row of six neo-Grec style brownstone and brick dwellings was built in 1880-81 for developer James Judge during the building boom that followed the city’s recovery from the Panic of 1873. It is likely that each of the houses was initially occupied by an individual family, often with a number of live-in servants and the occasional boarder—a fact borne out in census records from 20 years later in 1900. It also appears that the early ownership patterns varied from property to property; some were rented out from the beginning as a source of income, while others were owner-occupied for several decades by the same family.

Many of the houses in the row were altered during the 1920s and early 1930s as Lexington Avenue became increasingly commercialized following the opening of the subway in 1917. These alterations often involved the removal of the building’s tall stoop and the conversion of the basement and parlor floors for commercial use—which sometimes involved the erection of a two-story front extension to the property’s lot line. Frequently the upper floors of the dwellings were also partitioned into a number of apartments or non-housekeeping boarding rooms. Most of these early commercial alterations have undergone further changes and little historic fabric remains at the basement and parlor floors. The upper stories of several of the dwellings remain largely unchanged from the original 1880-81 construction, while others have either had much of the original detail stripped or an entirely new facade installed.

1022 Lexington Avenue (aka 138-140 East 73rd Street) Three-story and basement neo-Grec style brick row house with two visible primary facades and one partially-visible rear elevation. Lexington Avenue Facade: Two bays wide; commercial alterations to basement and parlor floor; historic alterations to parlor floor include the creation of a single large display window opening with a narrow molded blind transom panel above, topped with a projecting molded beltcourse; upper floors feature rectangular window openings with projecting enframements consisting of molded lintels with scrolled brackets, incised pilasters, and bracketed sills; projecting beltcourses run between the windows along the line of the window sills on the upper floors; galvanized iron cornice with a frieze of rosettes alternating with block modillions and incised pendants. East 73rd Street Facade: Facade consists of a wider section at left containing four bays of irregularly spaced and sized window openings, a narrower section at right containing three bays of regularly spaced and sized window openings, and a two-story extension at rear of building at far right; commercial alterations to basement floor and a portion of the parlor floor at left; the left-most bay of window openings in left section is separated from those to the right by a slightly projecting chimney; the parlor floor of left section features, from left to right, a single large rectangular display window, the projecting chimney, a smaller display window, a larger display window, and a rectangular window opening with projecting enframingent; the three large display window openings on the parlor floor have multi-pane windows with narrow molded transom panels, topped by a projecting molded beltcourse; the second and third stories of the left section contain, from left to right, a single bay of residential window openings with the projecting beltcourses on the main facade returning along the line of the window sills, the projecting chimney, a bay of small bathroom windows; another bay of residential window openings, and another bay of small bathroom window openings, where the residential window openings have projecting enframements similar to those on the upper floors of the Lexington Avenue facade and the bathroom window openings have simple projecting sills; the window openings in the right section are similar to those on the upper floors of Lexington Avenue facade, with the exception of the left opening on the parlor floor, which was previously an entrance and is slightly larger with a similar enframingent; the building’s cornice returns along the entire length of the East 73rd Street facade; the two-story extension has commercial alterations to ground floor, while the upper floor features two bays of window openings with enframements similar to those on the primary facade; extension has a corbelled brick cornice with a decorative wrought-iron railing installed above. West Facade: Rear facade partially visible from street level; two bays of rectangular window openings; ornamental wrought-iron balconies installed in front of both windows at third story; the building’s cornice returns along entire width of rear facade. Alterations: Basement along the Lexington Avenue facade features a sunken and recessed entrance vestibule at left with a stucco enframingent ornamented with raked detailing, with a storefront at right consisting of a single large opening fitted with a large plate glass window flanked by two smaller single-pane windows; basement is clad with horizontal wood strips; retractable cloth awning installed above basement storefront; parlor floor display window replaced with a multi-pane casement window; basement along East 73rd Street level features two separate storefronts, the left of which returns from the main facade; the left storefront contains four large storefront openings and a smaller service entrance at right, and is clad with horizontal wood strips; retractable cloth awnings are installed above the width of this storefront; the right storefront contains, from left to right, a large display window opening fitted with a single pane of glass, a recessed commercial entrance accessed by a single step and fitted with single-pane glass door, another large display window opening, and a recessed service entrance fitted with a metal door; storefront is clad with cementitious material; four holes for through-wall air-conditioning units have been punched through the facade; upper floor windows on both primary facades replaced; facade painted.

6-3-21	1	ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
TAX PHOTO & LANDMARKS DESIGNATION REPORT			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 – F. 212 730 1246			
Scale:	OK	Checked by: TB	Date: 5/6/2020
Drawing No.	Page No.		
LPC-002.00	2		



BA

1022 LEXINGTON AVENUE
NEW YORK, NY 10021

THE CITY OF NEW YORK COMMUNITY BOARD 8 MANHATTAN RESOLUTION

Alida Camp
Chair

Will Brightbill
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

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, 9th 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, 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

6-3-21	1	ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
CB8 RESOLUTION 10/23/20			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 – F. 212 730 1246			
Scale:	Drawn by:	Checked by:	Date:
	OK	TB	6/3/21
Drawing No.	Page No.		
LPC-003.00	3		



PHOTOS OF EXISTING FACADE FROM LEXINGTON AVE

AREA OF WORK

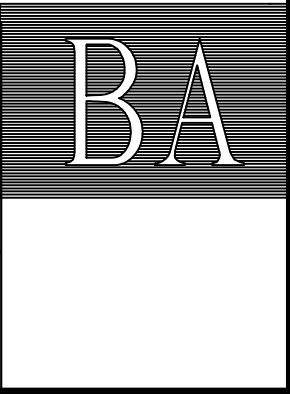


PIC.1. CORNER OF LEXINGTON AVENUE & EAST 73 STREET



PIC.2. LEXINGTON AVENUE

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PHOTOS OF EXISTING FACADE FROM LEXINGTON AVE			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
Scale:	Drawn by: OK	Checked by: TB	Date: 12/2/2020
Drawing No.	Page No.		
LPC-004.00	4		



PHOTOS OF EXISTING FACADE FROM EAST 73RD STREET

AREA OF WORK
(INFILL 3-4 FLOORS)



PIC.3. EAST 73RD STREET (GOOGLE STREET VIEW)

AREA OF WORK



PIC.4. EAST 73RD STREET (PARTIAL FACADE)

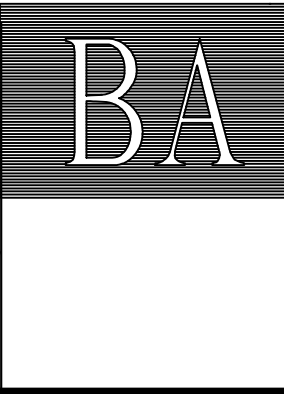


PIC.5. EAST 73RD STREET (PARTIAL FACADE)



PIC.6. EAST 73RD STREET (FULL FACADE)

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PHOTOS OF EXISTING FACADE @ EAST 73 STREET			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
Scale:	Drawn by: OK	Checked by: TB	Date: 12/2/2020
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LPC-005.00	5		



AREA OF WORK

CLOSE-UP PHOTOS OF EXISTING FACADE (LEXINGTON AVE)



PIC.2. LEXINGTON AVENUE - OVERALL



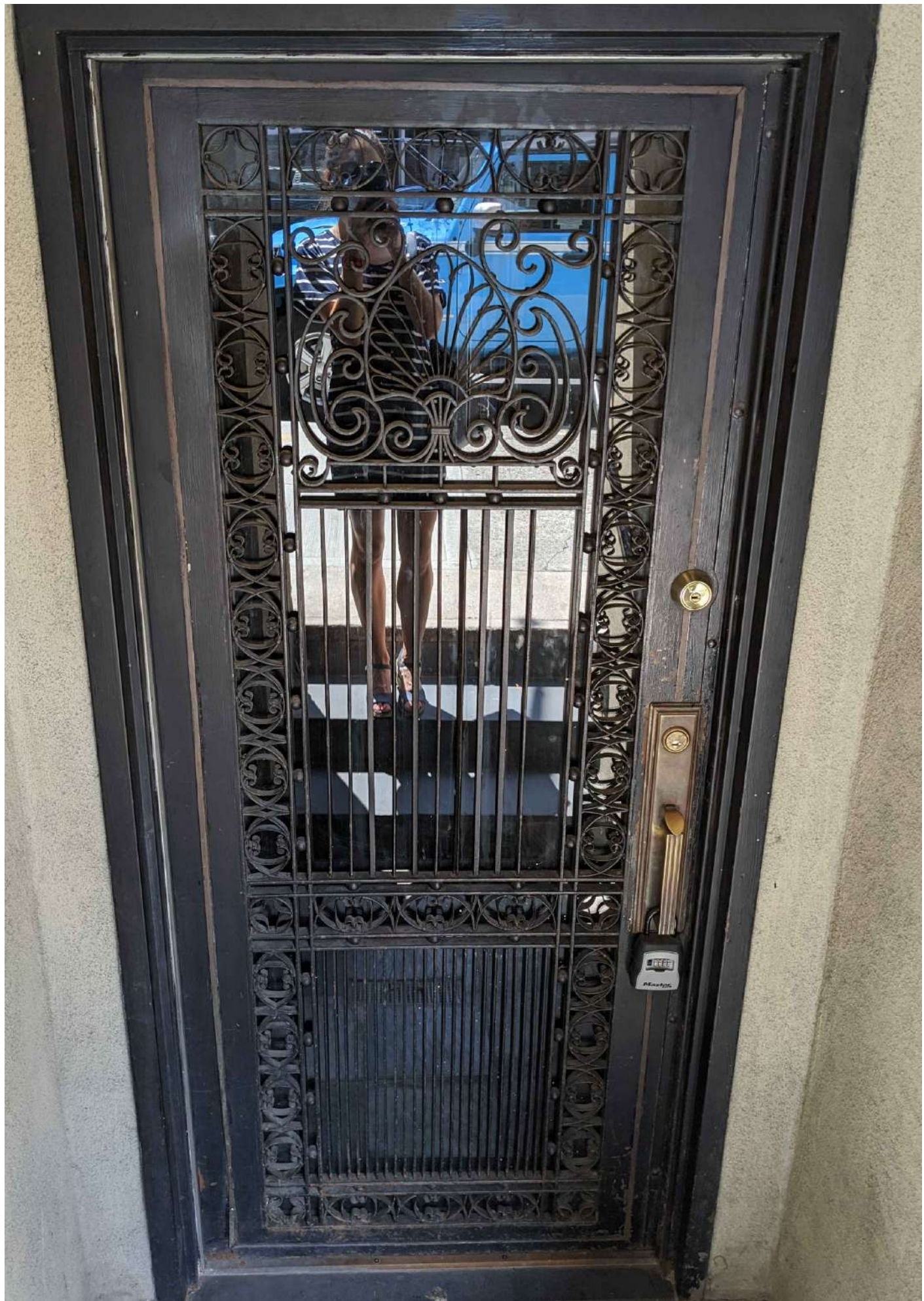
PIC.7. CLOSE-UP PICTURE OF EXIST. 2ND FLOOR WINDOWS (LEXINGTON AVENUE)



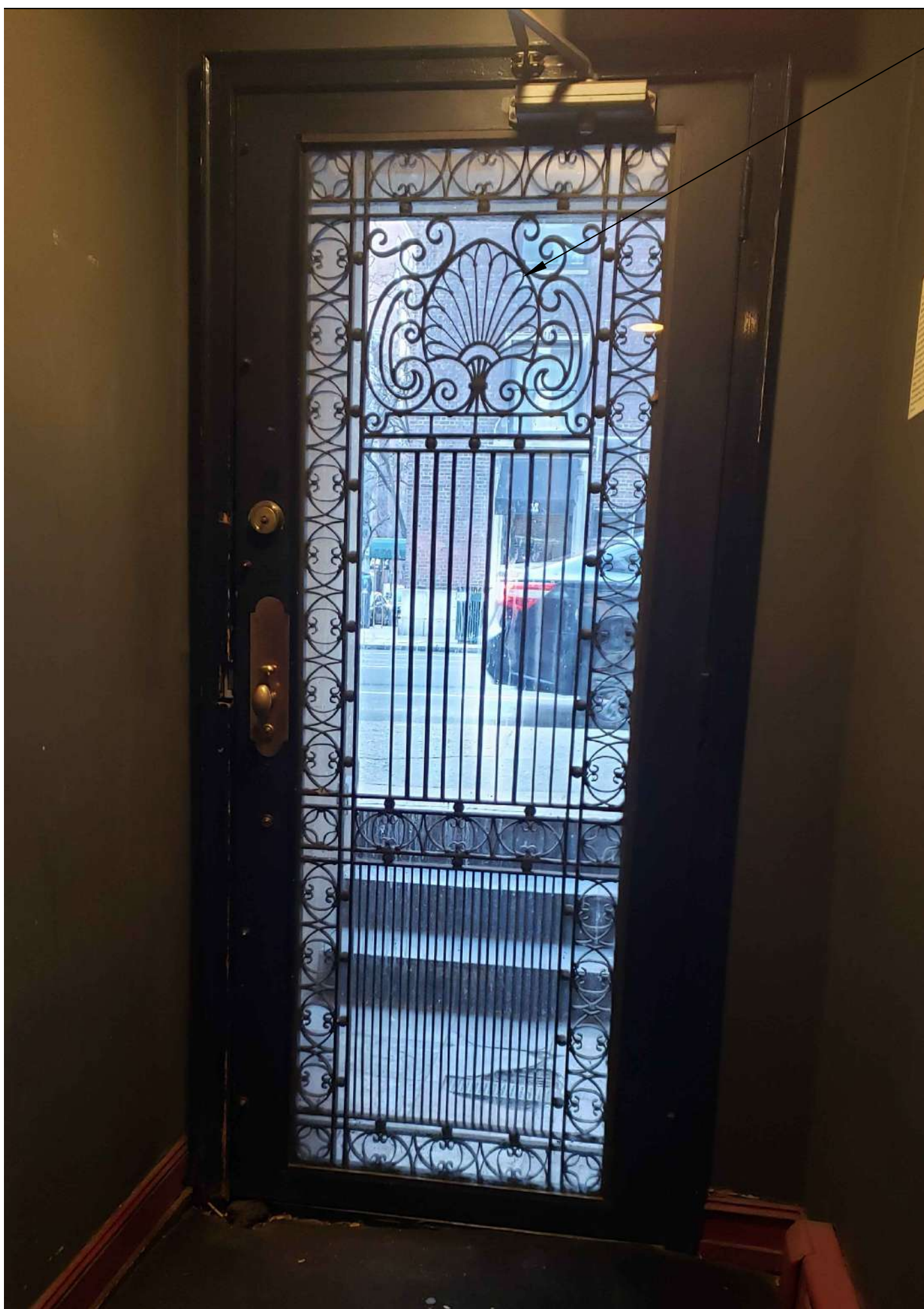
PIC.8. CLOSE-UP PICTURE OF EXIST. 1ST FLOOR WINDOWS (LEXINGTON AVENUE)



PIC.9. PICTURE OF EXIST. DOOR (LEXINGTON AVENUE)



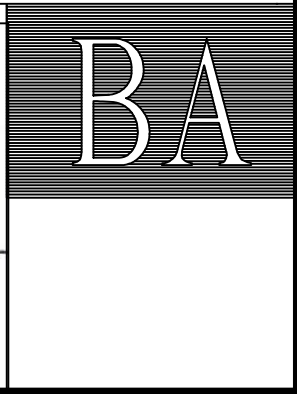
PIC.10. CLOSE-UP PICTURE OF EXIST. DOOR (LEXINGTON AVENUE) OUTSIDE



PIC.11. CLOSE-UP PICTURE OF EXIST. DOOR (LEXINGTON AVENUE) INSIDE

EXIST. DECORATIVE WROUGHT IRON PANEL FROM THE INTERNAL RESIDENTIAL ENTRY DOOR TO BE INSTALLED AT THE NEW ENTRY DOOR ON 73RD STREET

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PHOTOS OF EXISTING FACADE FROM LEXINGTON AVE			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
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Drawing No.	Page No.		
LPC-006.00	6		



CLOSE-UP PHOTOS
(EXISTING WINDOWS AND DOORS @ EAST 73RD STREET)



PIC.12



PIC.13



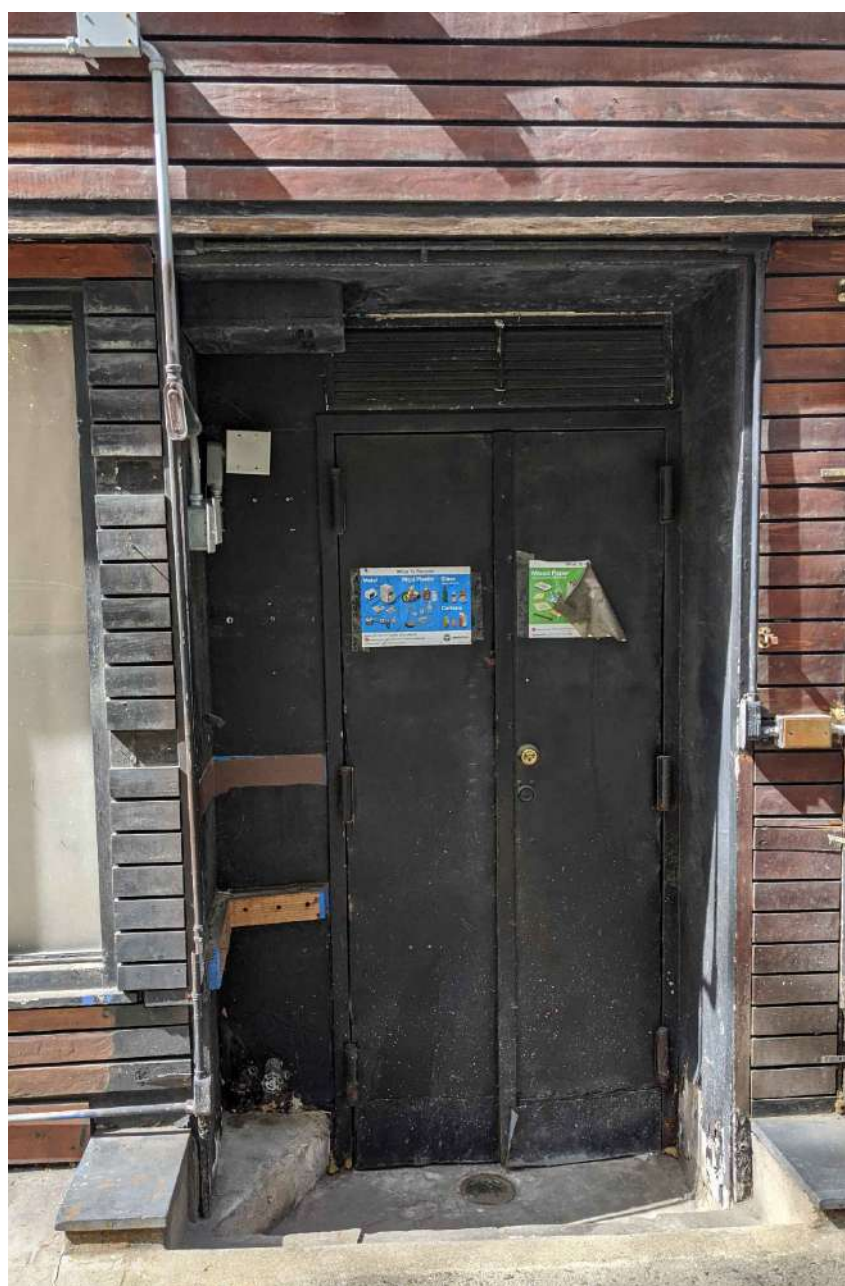
PIC.14



PIC.15



PIC.16



PIC.17



PIC.6. EAST 73 STREET - OVERALL



PIC.18 - EXISTING TERRACE



PIC.19 - EXIST. PAINT STORE

AREA OF WORK



BA

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PHOTOS OF EXISTING FACADE @ EAST 73 STREET			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
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LPC-007.00	7		

PHOTOS OF OTHER BUILDINGS @ LEXINGTON AVENUE



PIC.20. LEXINGTON AVENUE, SHOWING OTHER BUILDINGS ON A BLOCK (GOOGLE STREET VIEW)



PIC.21. LEXINGTON AVENUE, SHOWING OTHER BUILDINGS ON A BLOCK (PANORAMA VIEW)



PIC.22. 1012 LEXINGTON AVENUE



PIC.23. 1014 LEXINGTON AVENUE



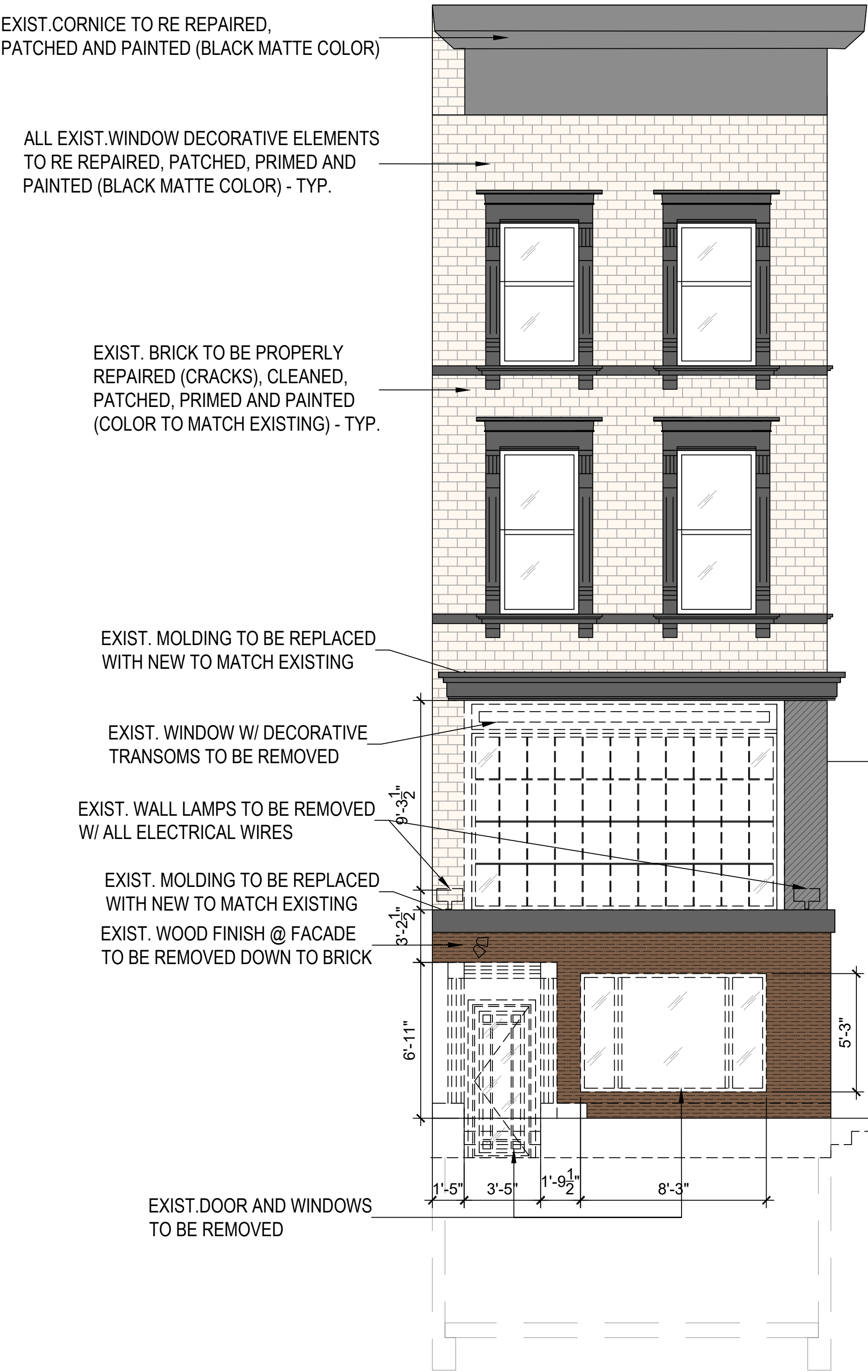
PIC.24. 1016 LEXINGTON AVENUE



PIC.25. 1016 LEX AVE
SHOWING FULLY OPENED STOREFRONT

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PHOTOS OF EXISTING BUILDINGS @ LEXINGTON AVE			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
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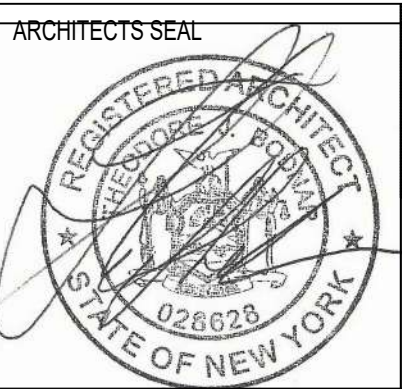


1 LEXINGTON AVENUE EAST ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

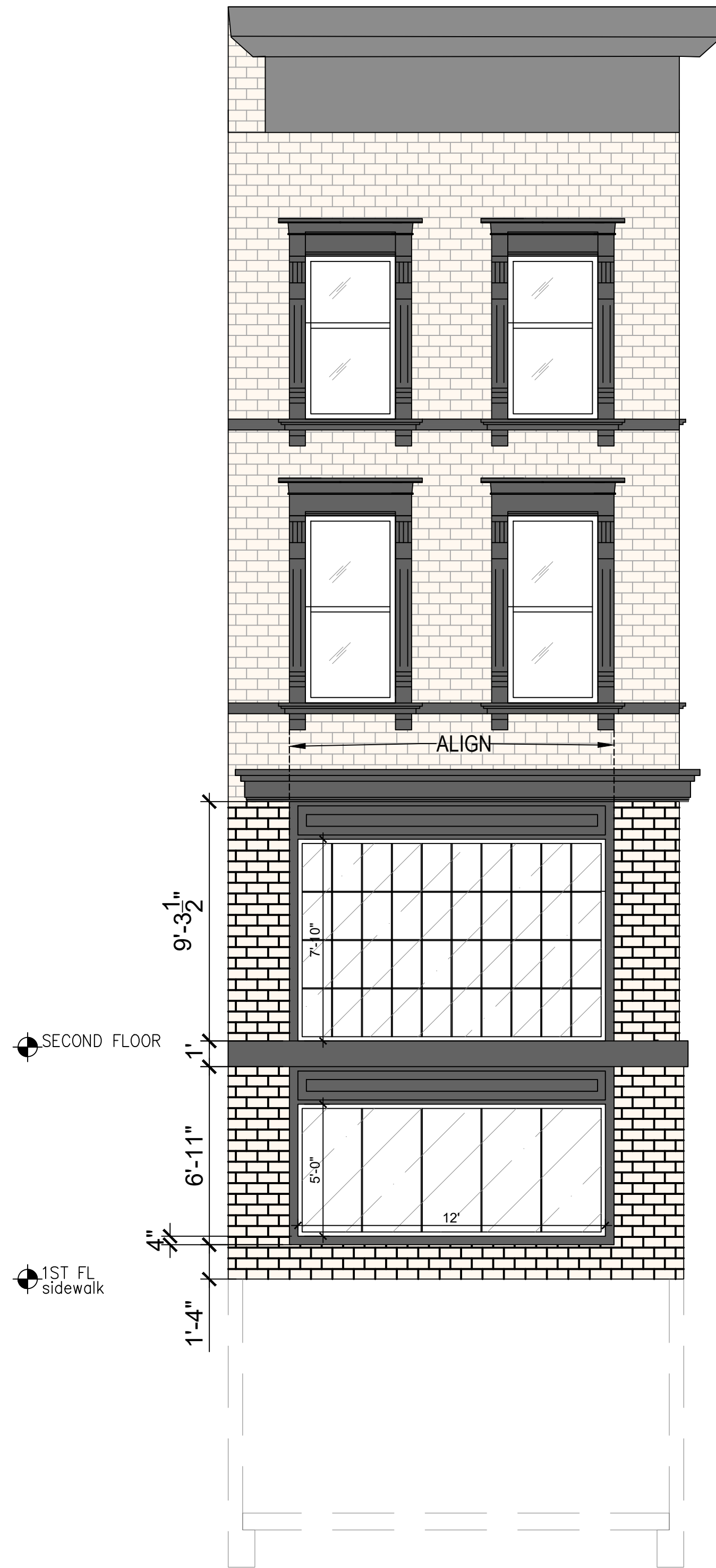


2 EAST 73rd STREET NORTH ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"

6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
EAST 73RD STREET NORTH ELEVATION DEMOLITION			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
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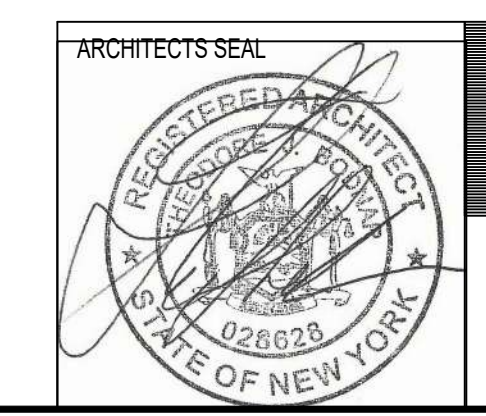


1 LEXINGTON AVENUE PREVIOUSLY APPROVED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST 73rd STREET PREVIOUSLY APPROVED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

PREVIOUSLY APPROVED PROPOSED ELEVATIONS (SEE CB8 RESOLUTION @ LPC-003.00 PAGE)

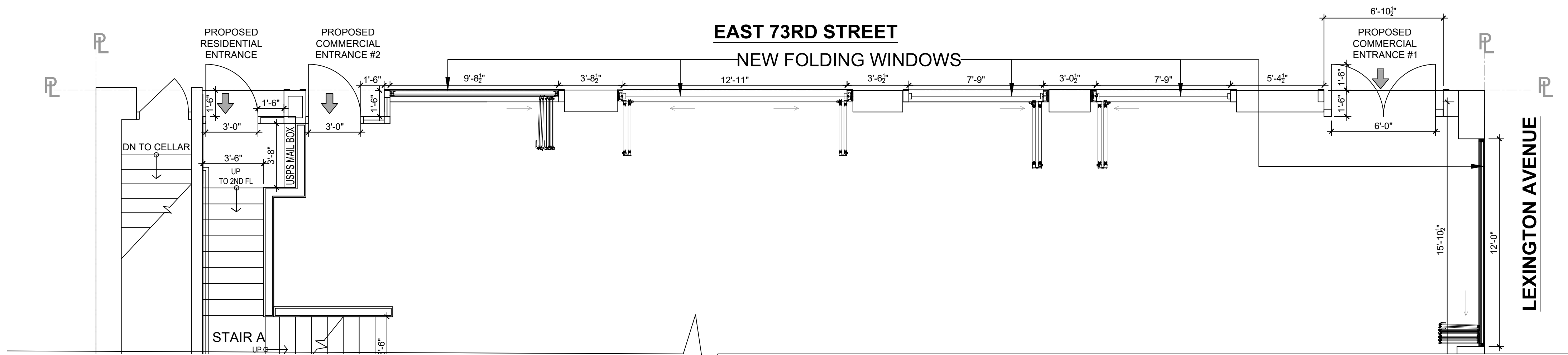


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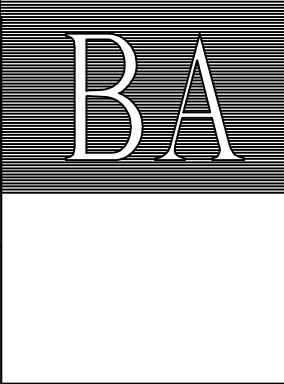
6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
PREVIOUSLY APPROVED PROPOSED ELEVATIONS			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
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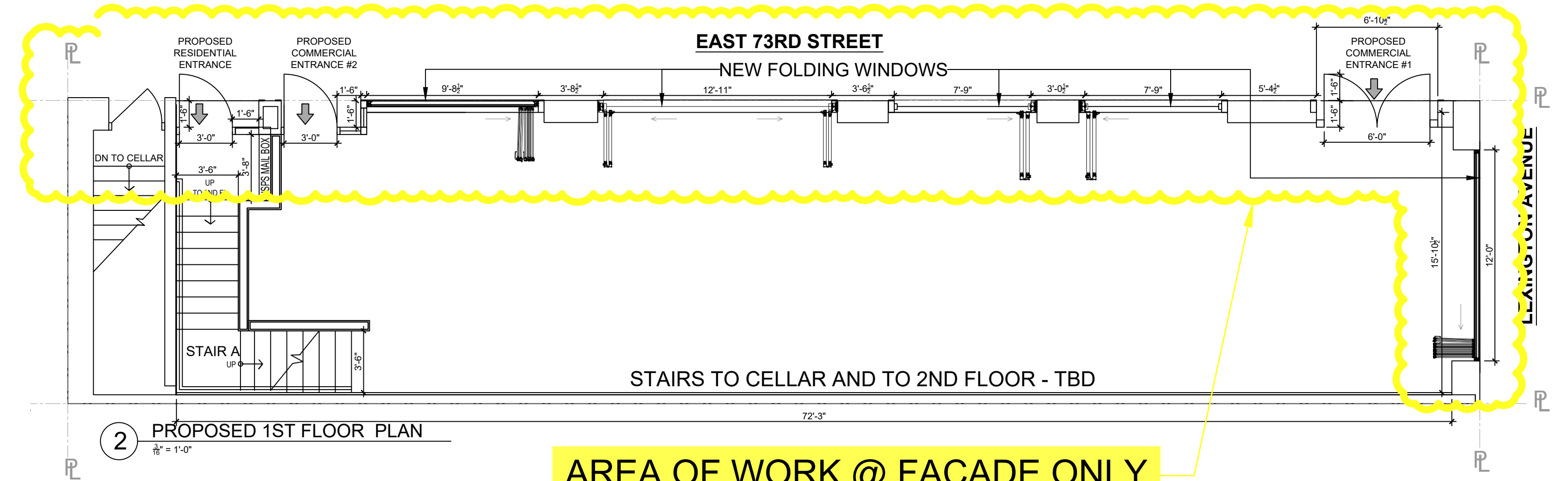
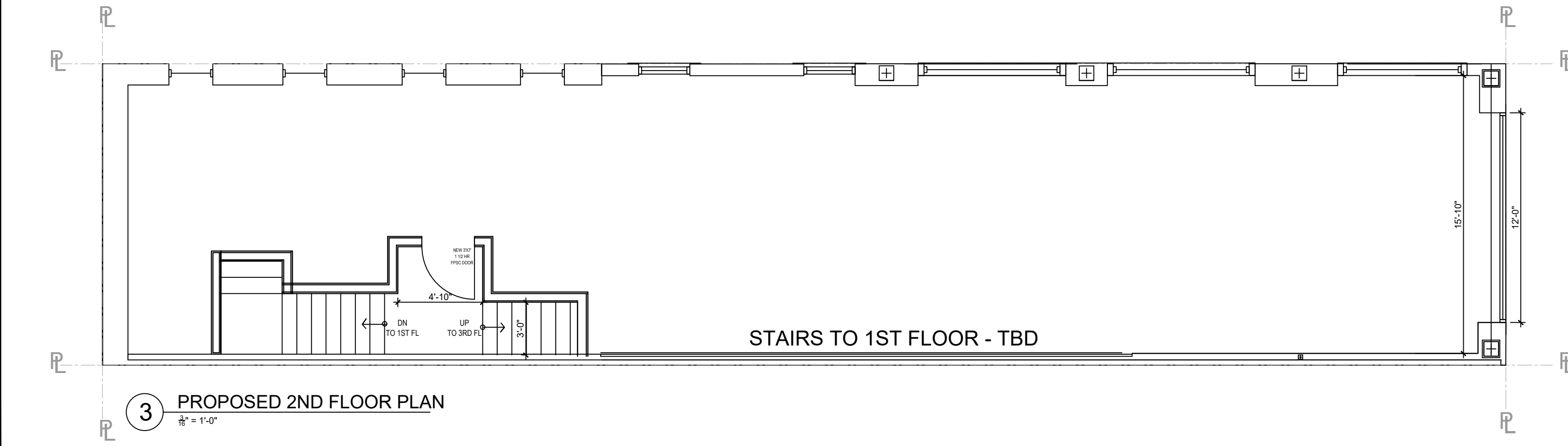
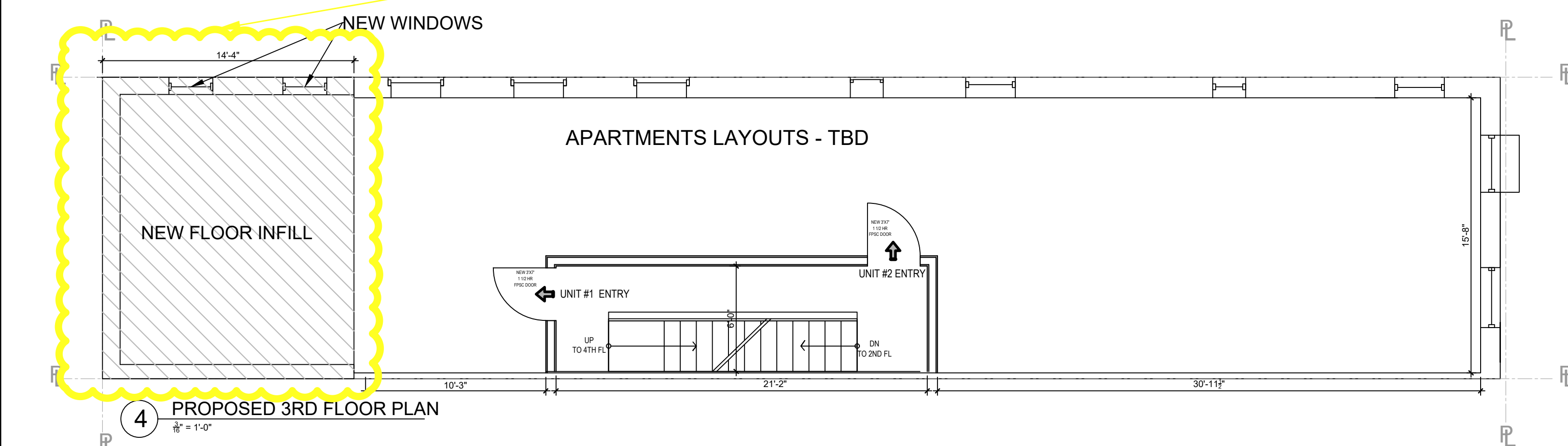
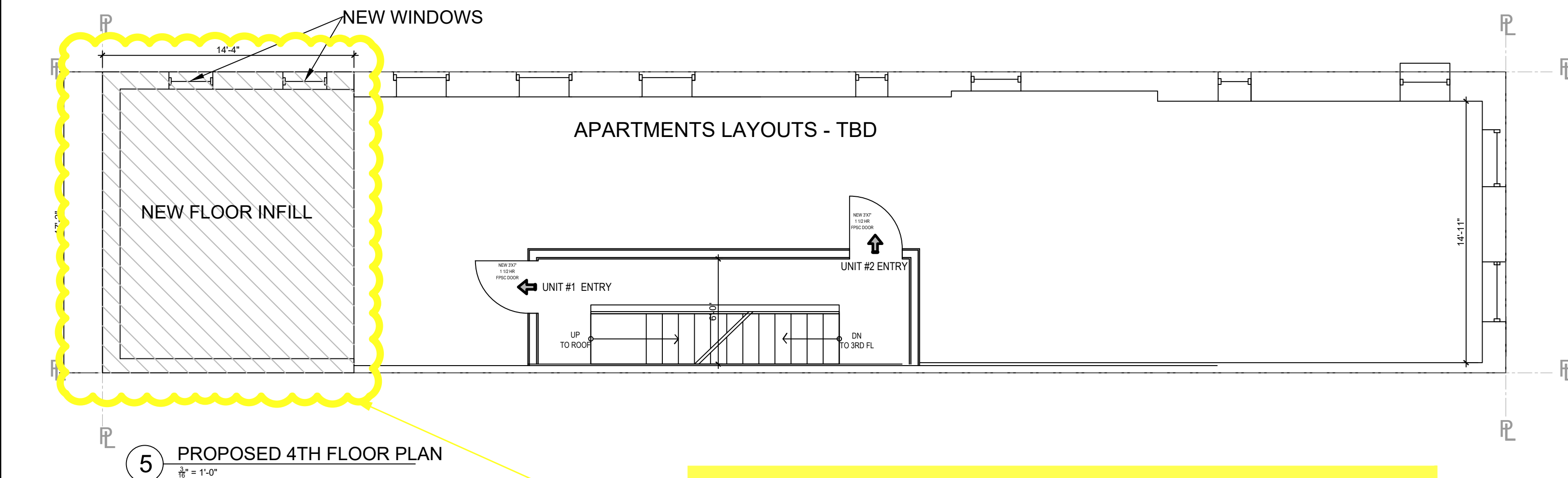
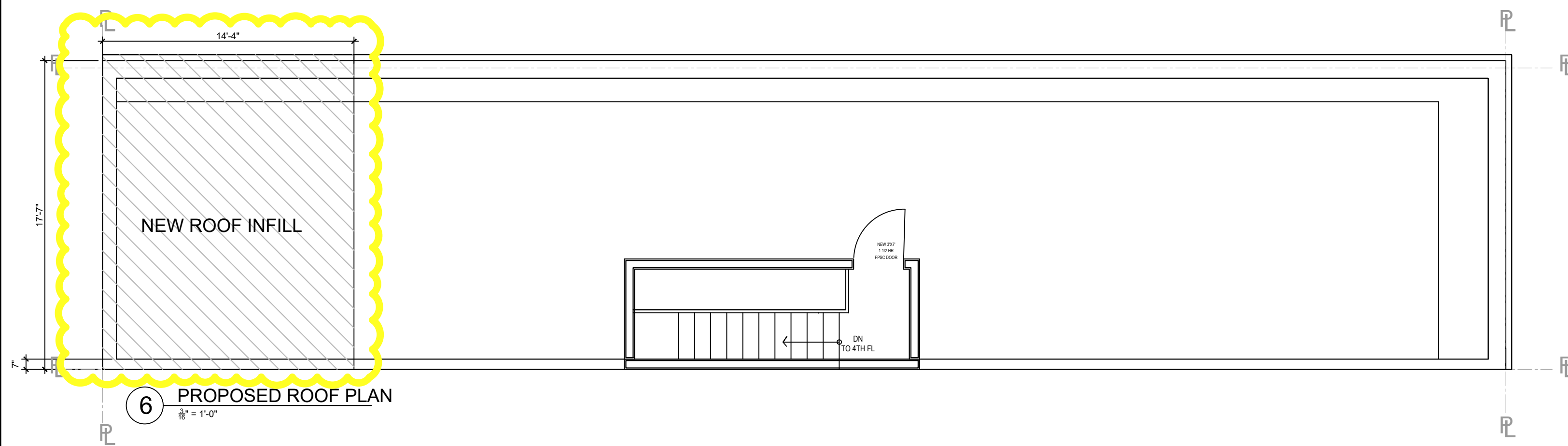
- LEGEND**
- EXIST. BRICK - REPAIR, CLEAN, PATCH, PRIME & PAINT (COLOR TO MATCH EXISTING)
 - NEW BRICK - TO MATCH EXISTING. PRIME & PAINT (COLOR TO MATCH EXISTING)
 - NEW STUCCO, COLOR TO MATCH EXIST. BRICK
 - NEW GLASS WINDOWS/DOORS (FRAME COLOR - BLACK TO MATCH EXISTING)
 - DECORATIVE MOLDINGS
 - DIRECTION OF FOLDING WINDOWS OPENING



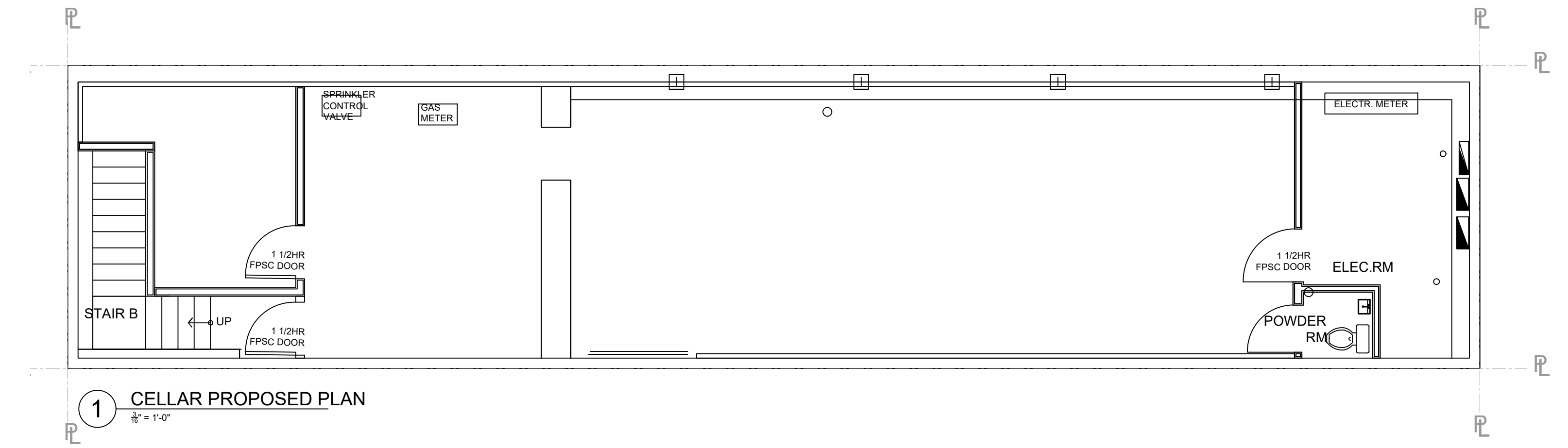
NEW PROPOSED ELEVATIONS (PREFERABLE BY TENANT @1-2 FLOORS - RESTAURANT)



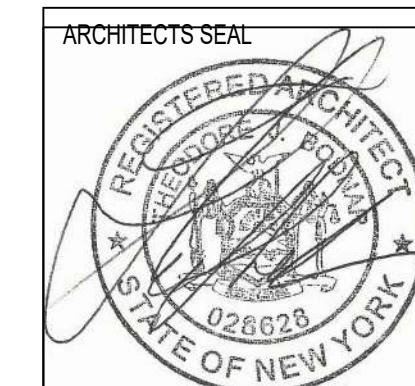
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PROPOSED ELEVATIONS		
LEX 73 HOLDINGS LLC		
1022 LEXINGTON AVENUE NEW YORK, NY 10021		
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AREA OF WORK @ FACADE ONLY

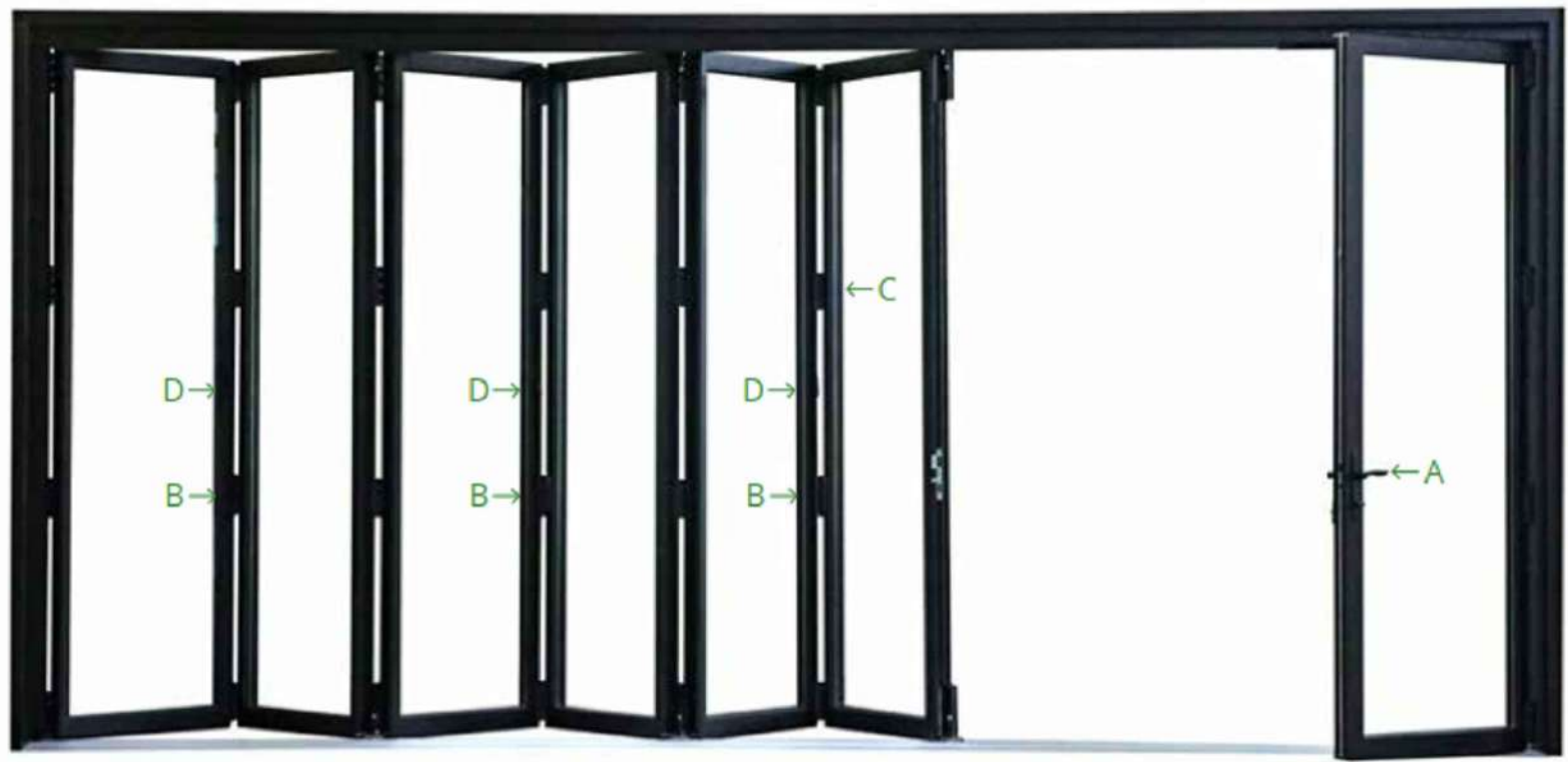


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PROPOSED PLANS		
LEX 73 HOLDINGS LLC		
1022 LEXINGTON AVENUE NEW YORK, NY 10021		
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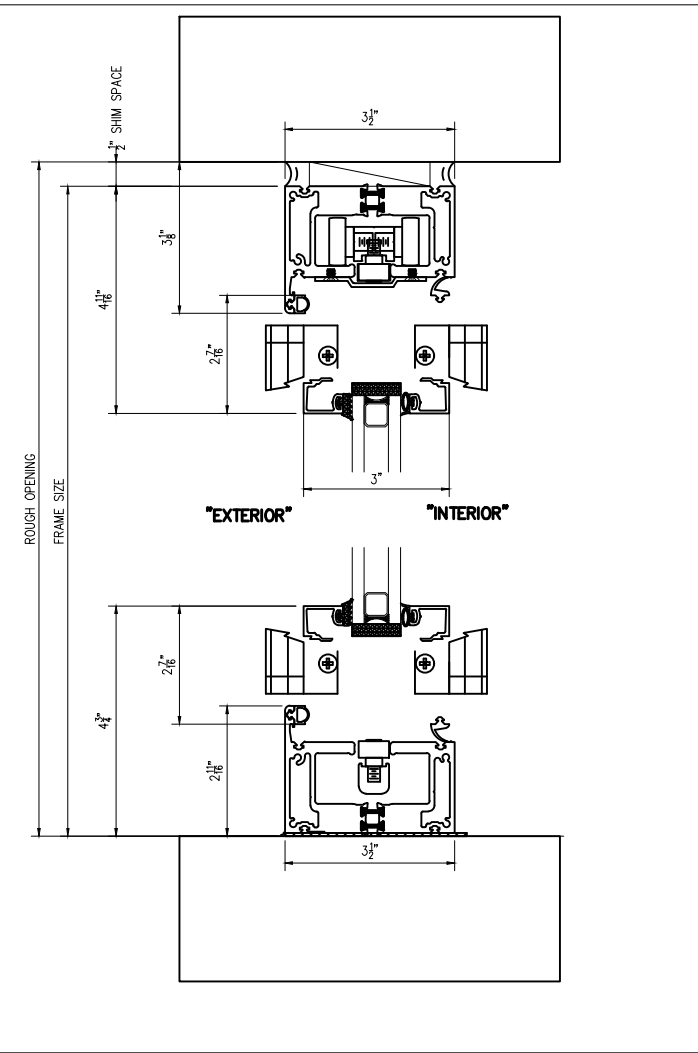
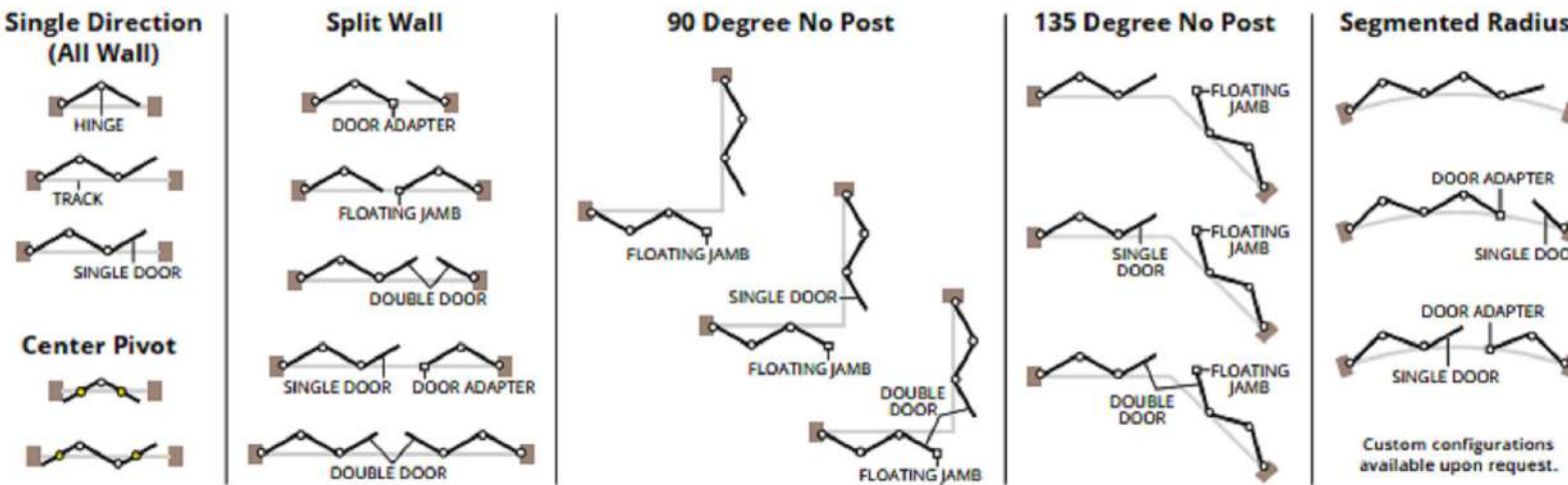


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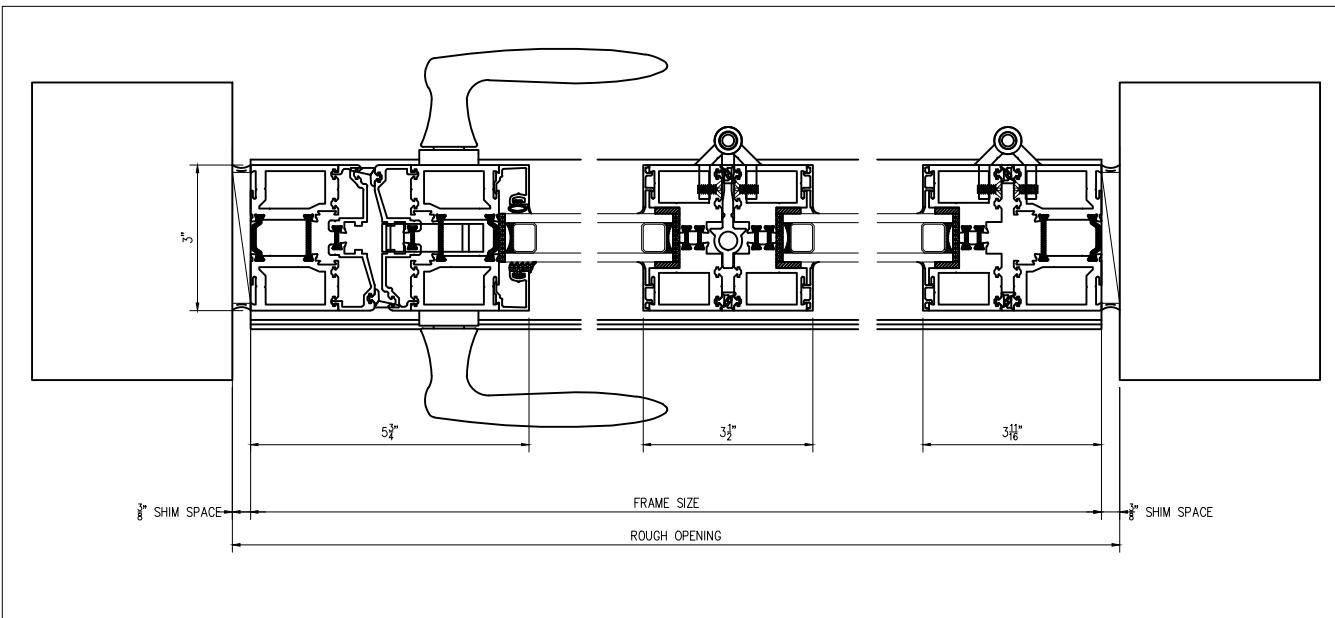
MARINE GLAZED (EXTRA NARROW) FOLDING GLASS WALL SYSTEMS



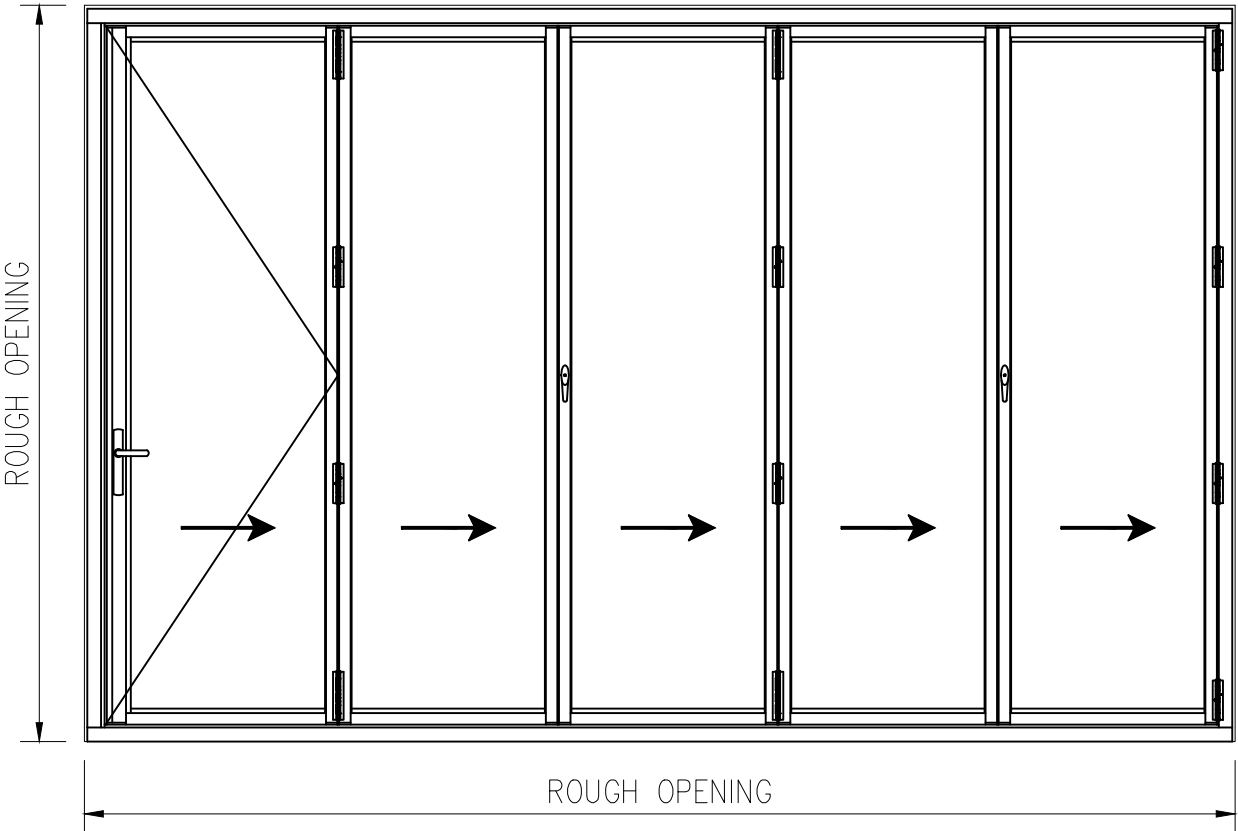
CONFIGURATIONS/OPERATION



SILL/ HEAD DETAIL

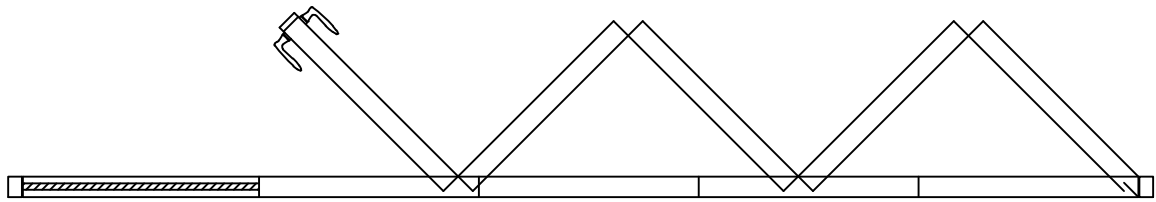


JAMB DETAILS



EXTERIOR ELEVATION

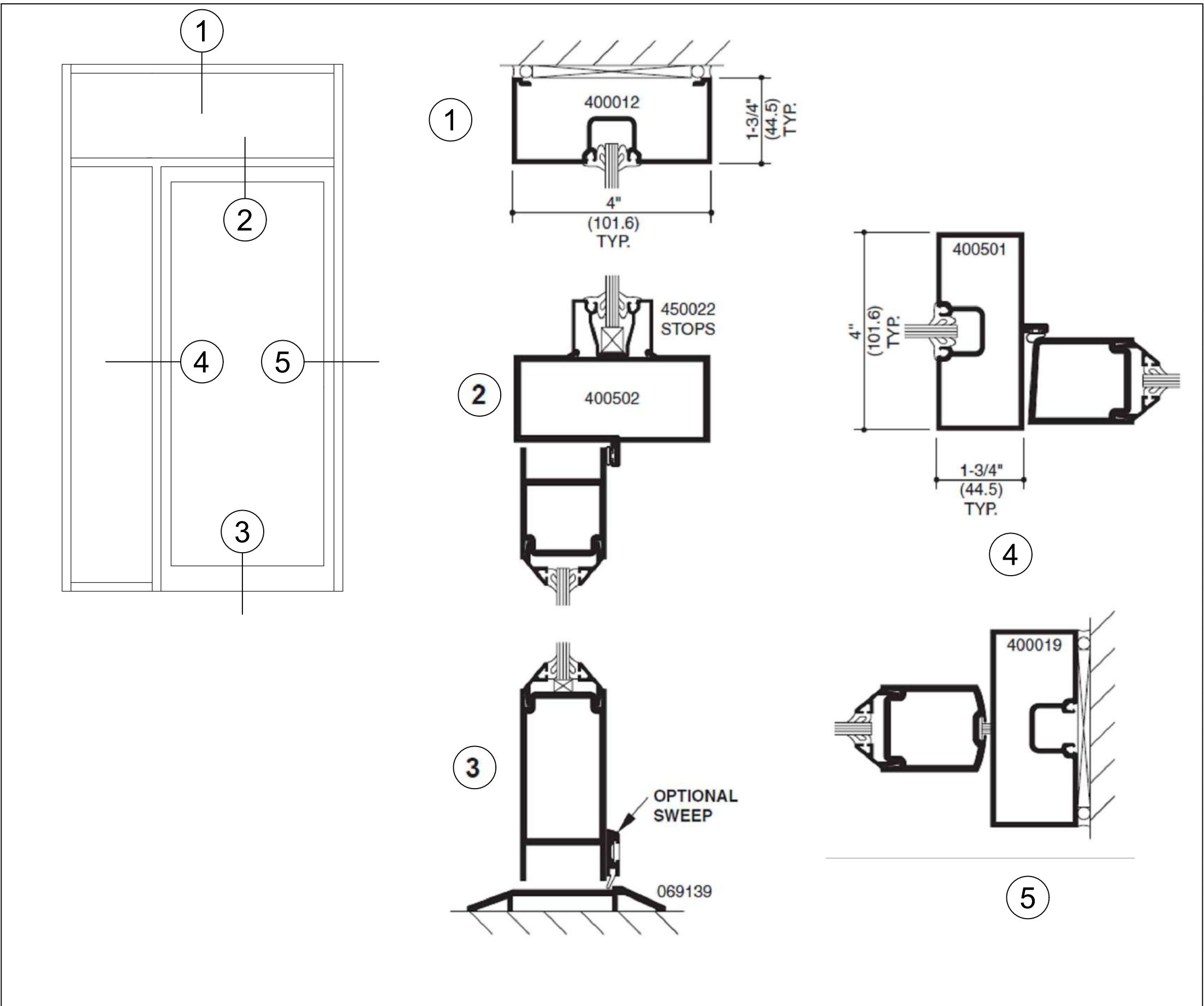
~ SOLAR INNOVATIONS' MARINE GLAZED FOLDING GLASS WALL ~



PLAN VIEW

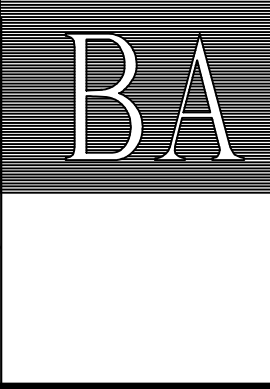
NOT TO SCALE

UNIT INFORMATION
FRAMING TYPE: Marine Glazed Framing with Insular Thermal Break
GLAZING SET UP: Opening for 1" Glazing, Polycarbonate, or Solid Panel Infill
Decorative interior and exterior low profile grid option.
Top or Bottom Weight Bearing
Zero Maintenance Extruded Aluminum Hinges with Stainless Steel Pin
Minimum Horizontal Panel Dimension 18". Smaller Panels may be available upon Engineering Approval
Designed and Manufactured in the U.S.A.



2 TYP.DOOR SILL/HEAD/JAMB DETAILS
SCALE: NTS

1 FOLDING WINDOWS DETAILS
SCALE: NTS



6-3-21		ISSUED TO CB8	OK
Date:	Rev. No.	Remarks:	By:
WINDOWS/DOORS DETAILS			
LEX 73 HOLDINGS LLC			
1022 LEXINGTON AVENUE NEW YORK, NY 10021			
BODNAR ARCHITECTURE P.C. 675 Madison Avenue Suite 3R, New York NY 10065 P. 212 921 4466 — F. 212 730 1246			
Scale:	Drawn by: OK	Checked by: TB	Date: 6/3/21
Drawing No.	Page No.		
LPC-013.00	13		