

Valerie S. Mason
Chair

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

June 28, 2024

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

RE: 57 East 73rd Street (Upper East Side Historic District) – *Damiano Geraci, Architect* – A Queen Anne style building designed by John G. Prague and constructed in c. 1885-1886. Application is to expand an existing penthouse on the existing roof of the building, create an unenclosed, covered terrace above the expanded penthouse and existing roof, with an enclosed storage cabana, and use the roof of the covered terrace as an uncovered terrace above.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 26, 2024, the Board approved the following resolution by a vote of 34 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 57 East 73rd Street is a multiple dwelling formerly a single-family residence; and

WHEREAS the exterior above the first floor is substantially unchanged, the interior and rear façade bear little resemblance to the original construction; and

WHEREAS the applicant proposes no changes to the street facade; and

WHEREAS the applicant proposes to enlarge an existing rooftop extension whose roof is 13' above the main (fourth floor) roof; and

WHEREAS the applicant proposes to enclose the fourth-floor balcony and enlarge the fourth-floor apartment by 10'-0"; and

WHEREAS the applicant proposes to enlarge the penthouse by 10' across the entire width of the building and construct a series of terraces above this level; and

WHEREAS these additions will increase the overall height of the building from 69'-1" to 79'-1" with a habitable roof terrace above; and

WHEREAS the added height is created to provide a habitable space at the level of the existing elevator bulkhead; and

WHEREAS the building will be 79 feet high from the sidewalk, and only 17'-6" wide; and

WHEREAS the extensions will be partially visible from the public way, and very visible from the interior of the "doughnut"; and

WHEREAS the rooftop addition as presented is inappropriate to the existing building and its larger context; and

THEREFORE be it resolved that this application is **DISAPPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Anthony Cohn and David Helpern

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District