

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

February 23, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 48 East 73rd Street (Upper East Side Historic District) – *Daniel Kaplan, RA* – A Neo-Georgian (Original style: Italianate) building designed by D. & J. Jardine and present façade design by S. Edson Gage, Paul Resnick & Harry Green and constructed in 1870-71, with the present façade constructed in 1911. Application is for the restoration of the facade and replacing windows, removal of the unoriginal sunroom on the roof, constructing a new setback facade for the rooftop addition, interior renovation, and replacement of windows in the rear.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on February 18, 2026, the Board unanimously approved the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 48 East 73rd Street sits midblock between Madison and Park Avenues on the south side of 73rd Street; and

WHEREAS the applicant proposes to restore the façade to as near to its 1911 condition as possible; and

WHEREAS to that end, the applicant proposes to replace the windows on the principal façade with new wood windows; and

WHEREAS the applicant proposes to restore the original metalwork on the facade; and

WHEREAS the applicant proposes to strip the painted finish at the entry floor, exposing and restoring the original limestone – if too badly damaged, coating with limestone stucco; and

WHEREAS the applicant proposes remove the plaster arched transoms above the new French doors and replace them with radiating-mullioned windows, restoring those second-floor openings to what the applicant surmises was their original condition; and

WHEREAS the applicant further proposes to recreate the original cornice and balustrade in cast stone replacing a cornice modified over time; and

WHEREAS the applicant proposes to remove a greenhouse structure added some time after 1940, creating a balcony space at the balustrade level, and replacing the rough plaster wall with brick

matching the color of the 1911 façade while introducing new wood windows to the existing rooftop space; and

WHEREAS the applicant proposes removing a dilapidated rear yard addition; and

WHEREAS further proposes new wood windows in existing openings on the garden side, with the exception of a new double-height window at the rear of the narrow rear yard extension; and

WHEREAS Committee members recognized the sincere efforts of the applicant and their architect to restore the building to its 1911 condition; and

WHEREAS to that end, the Committee applauds the decision to replace the windows with new wood windows, despite possible issues related to maintenance; and

WHEREAS Committee members noted that in contrast to many projects that come before this Committee, applicant proposes to reduce the overall area of the building;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District