

July 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-24-08608

**57 East 73rd Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

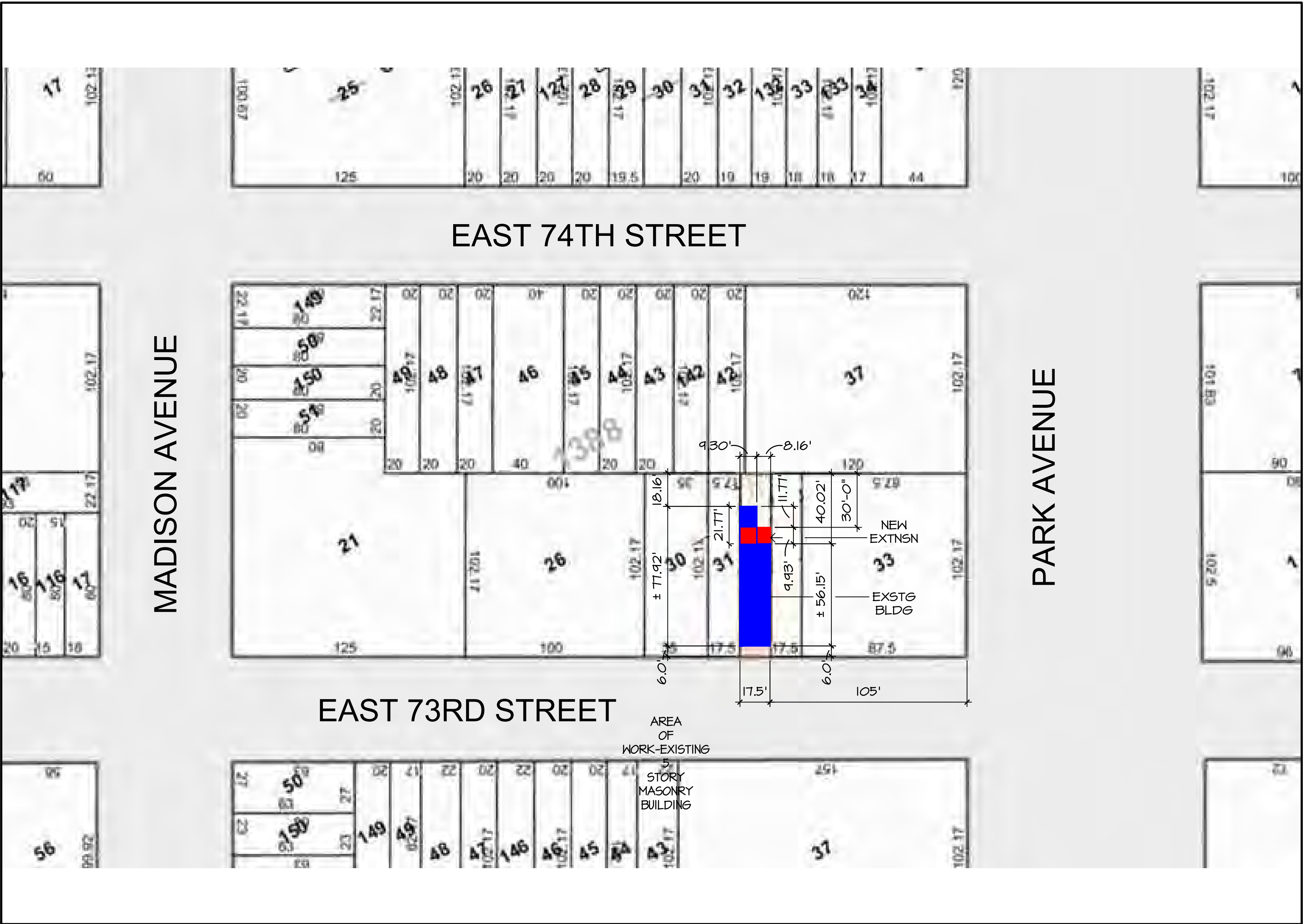
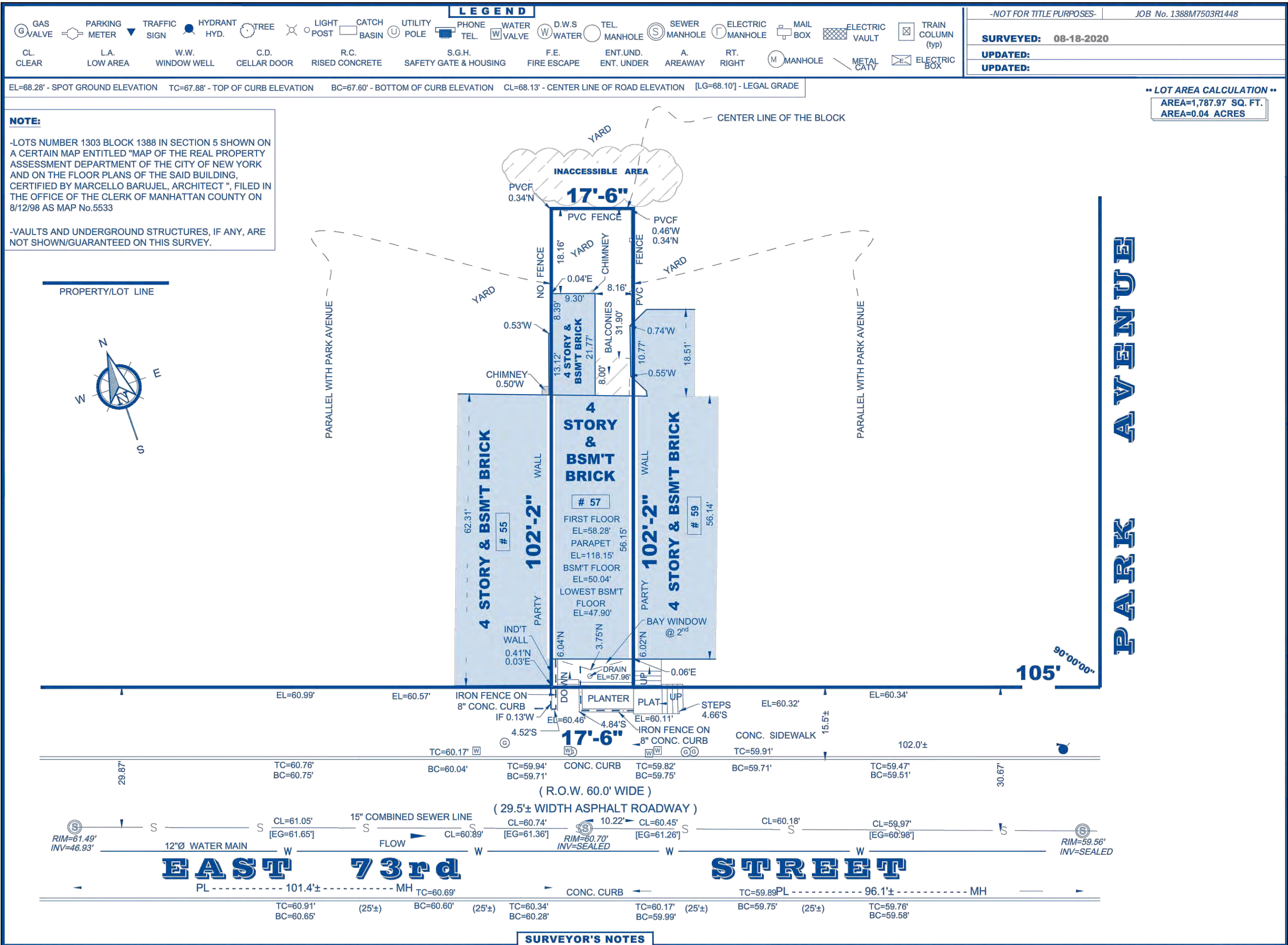
Webinar ID: 812 1839 4003

Passcode: 412825

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57 East 73rd Street Enlargement of 4th Floor and Penthouse



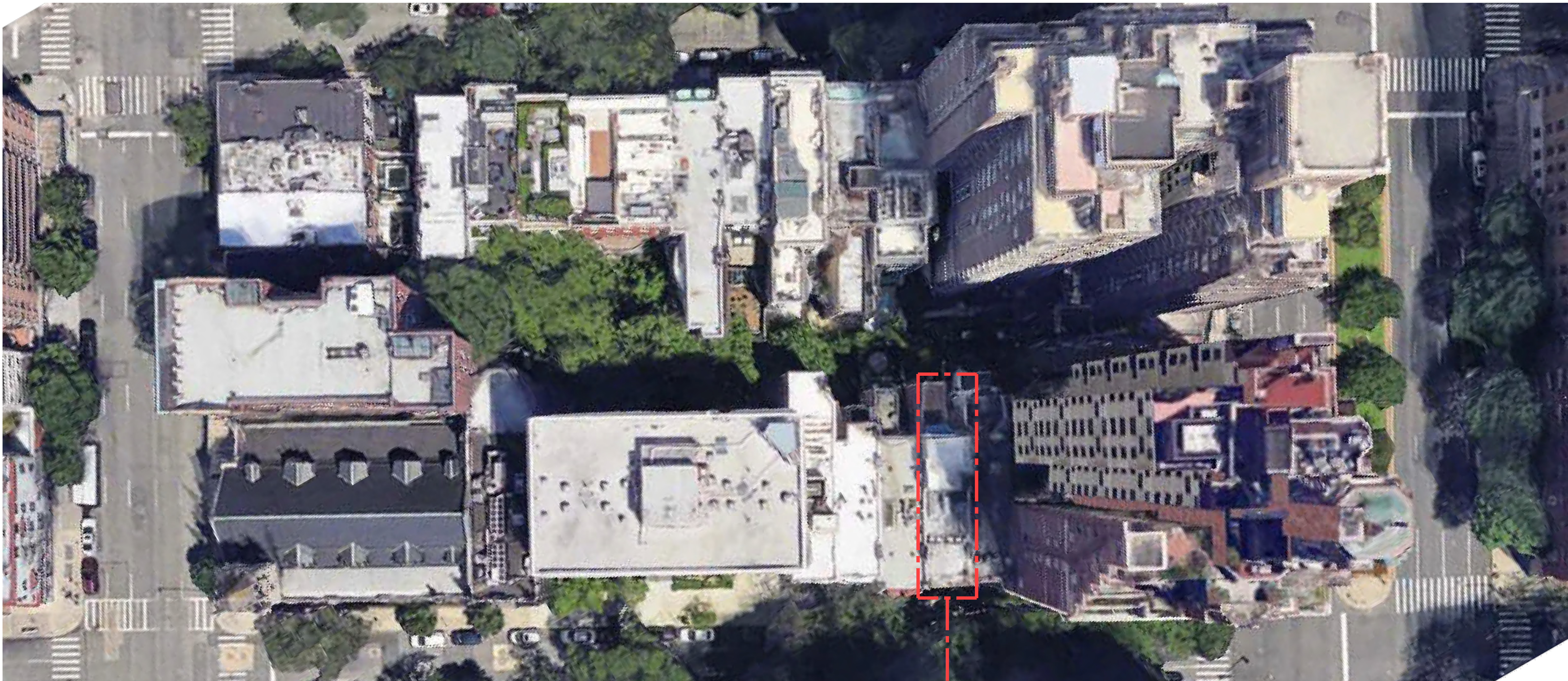
PROPERTY SURVEY
N.T.S.

LOCATION PLAN
N.T.S.

ZONING CLASSIFICATION: R8b
BLOCK: 1388 LOT: 7503

ZONING MAP NO:8c CONSTRUCTION CLASS: II-B

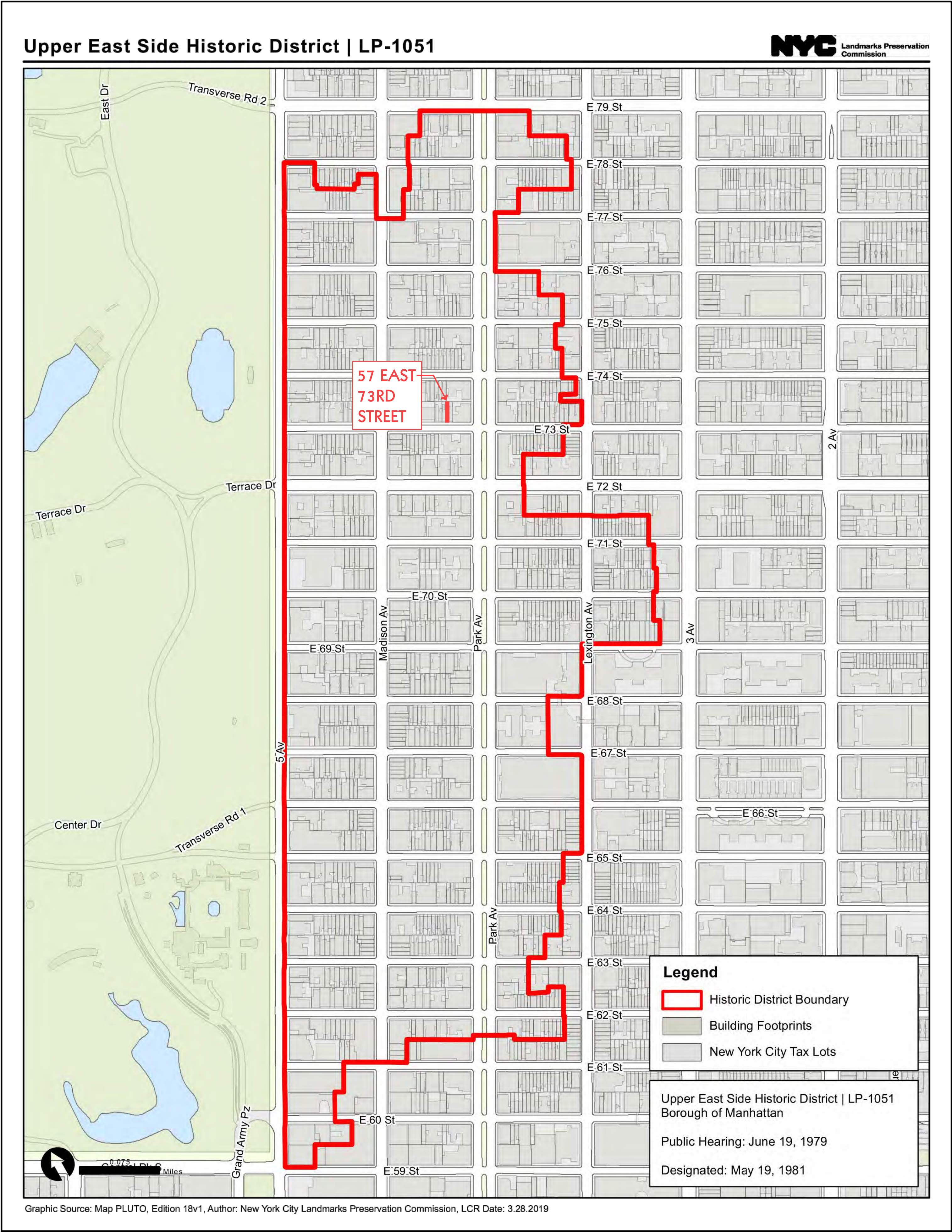
57 East 73rd Street Enlargement of 4th Floor and Penthouse



57 EAST
73RD STREET

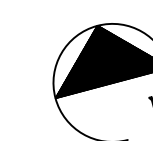


57 East 73rd Street Enlargement of 4th Floor and Penthouse



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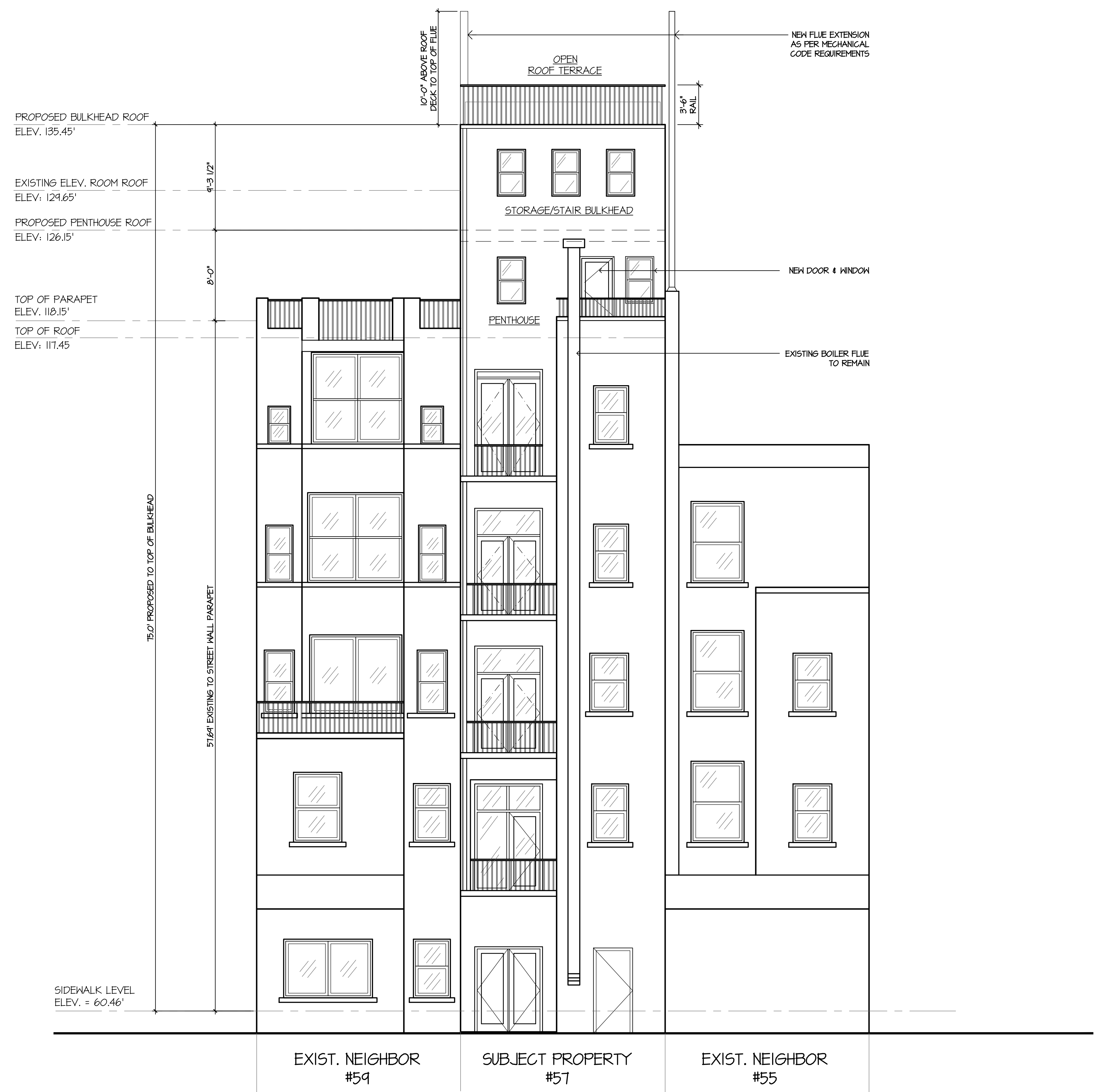
East 74th Street



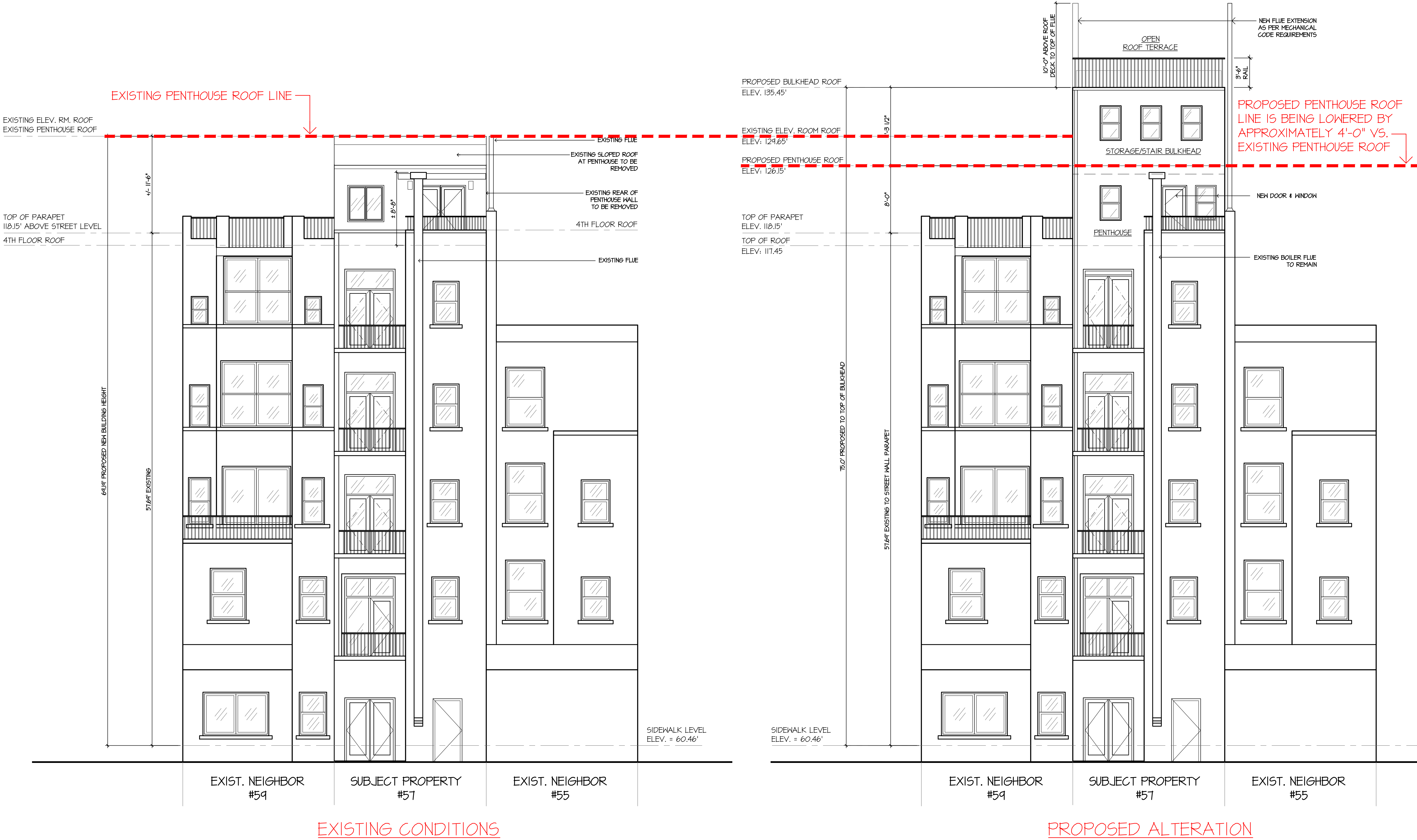
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57 East 73rd Street Enlargement of 4th Floor and Penthouse



57 East 73rd Street Enlargement of 4th Floor and Penthouse

Valerie S. Mason
Chair

Will Brightbill
District Manager



The City of New York
Community Board 8 Manhattan

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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
ONE TERRACE WILL NOW BE BELOW THE EXISTING LEVEL, AND THE OTHER WILL BE ABOVE

WHEREAS these additions will increase the overall height of the building from 69’-1” to 79’-1” with a habitable roof terrace above; and
PROPOSED OVERALL HEIGHT HAS BEEN REDUCED TO 75’-0"

WHEREAS the added height is created to provide a habitable space at the level of the existing elevator bulkhead; and
NO ENCLOSED HABITABLE SPACE AT THIS LEVEL. ONLY BULKHEAD/STORAGE. THE REST IS EXTERIOR OPEN SPACE

WHEREAS the building will be 79 feet high from the sidewalk, and only 17’-6” wide; and
OVERALL HT. WILL BE 75’-0" FROM SIDEWALK, NOT VISIBLE FROM PRIMARY FACADE ON E 73RD ST

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

IT WILL BE ONLY PARTIALLY VISIBLE FROM THE PUBLIC WAY ON PARK AVENUE, AND THEN ONLY FROM A LIMITED AND SPECIFIC PORTION OF THE SIDEWALK. THOUGH VISIBLE FROM THE DONUT, CONTEXT PHOTOS OF THE AREA SHOW THAT VERY LITTLE OF THE ORIGINAL FABRIC OF THE DONUT REMAINS, AND MANY ADDITIONS AND RENOVATIONS HAVE OCCURRED, IN MANY DIFFERENT STYLES.

Page 1 of 2

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

Valerie S. Mason
Chair

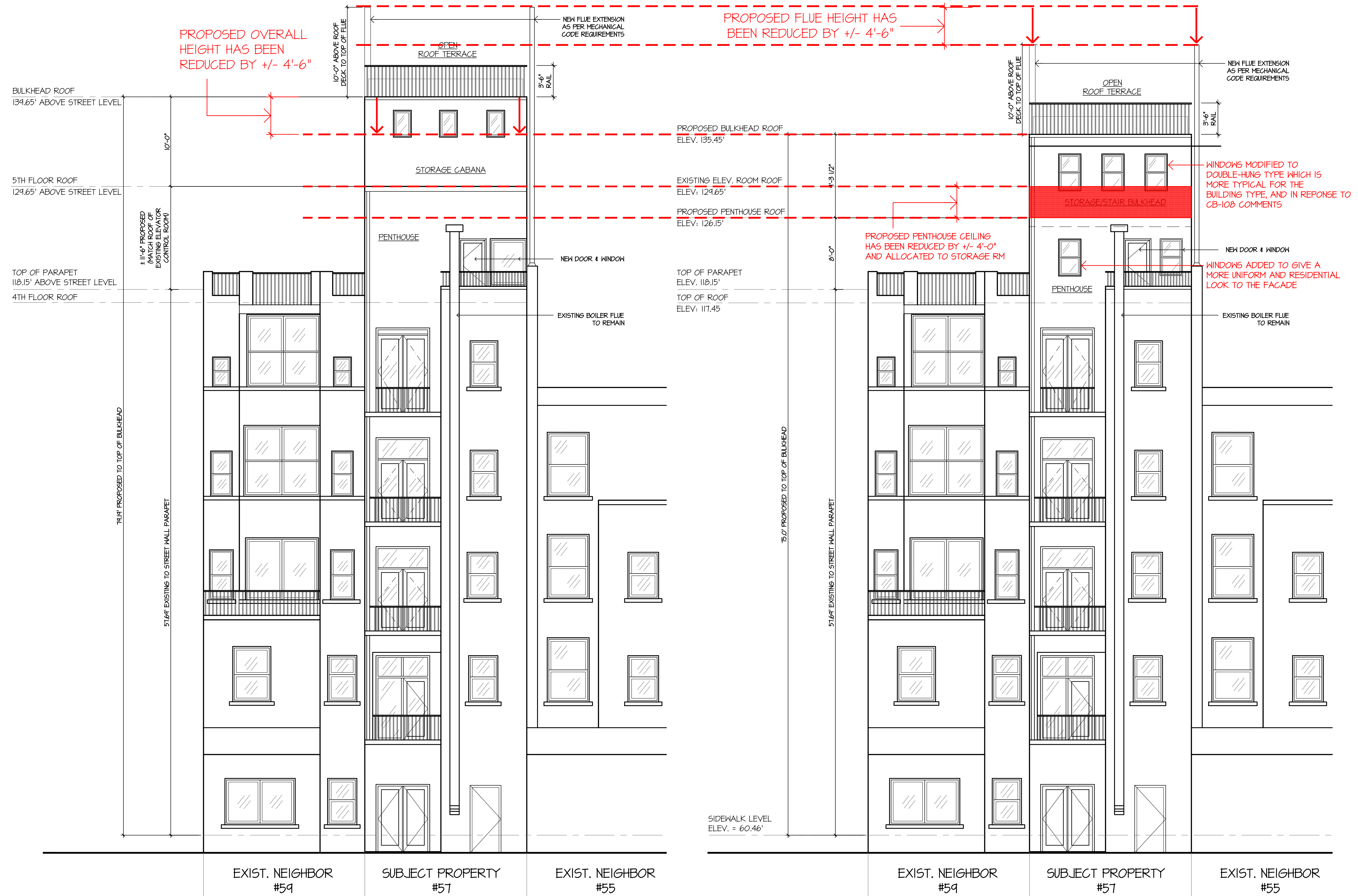
Anthony Cohn and David Helpern

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

Page 2 of 2

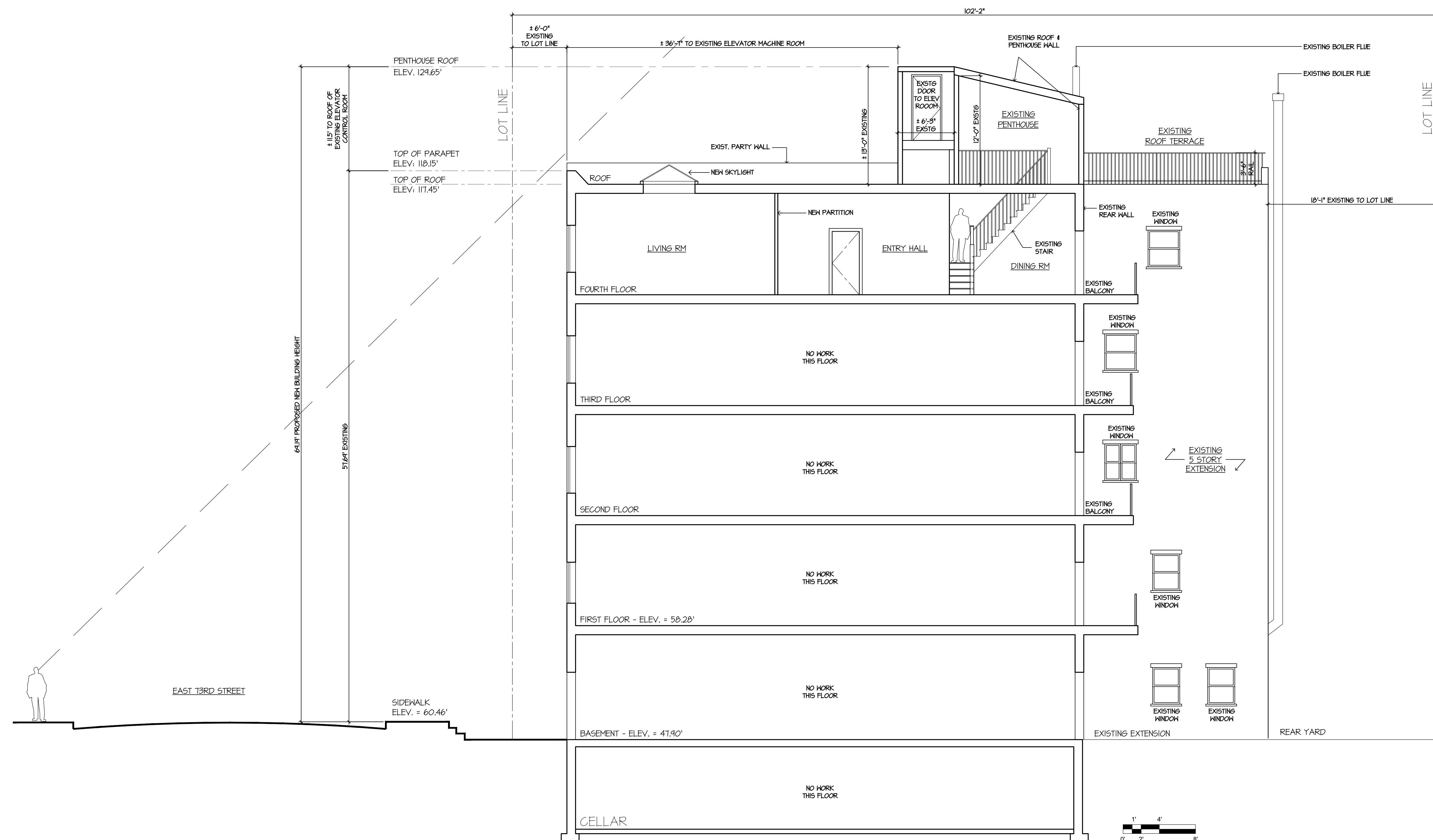
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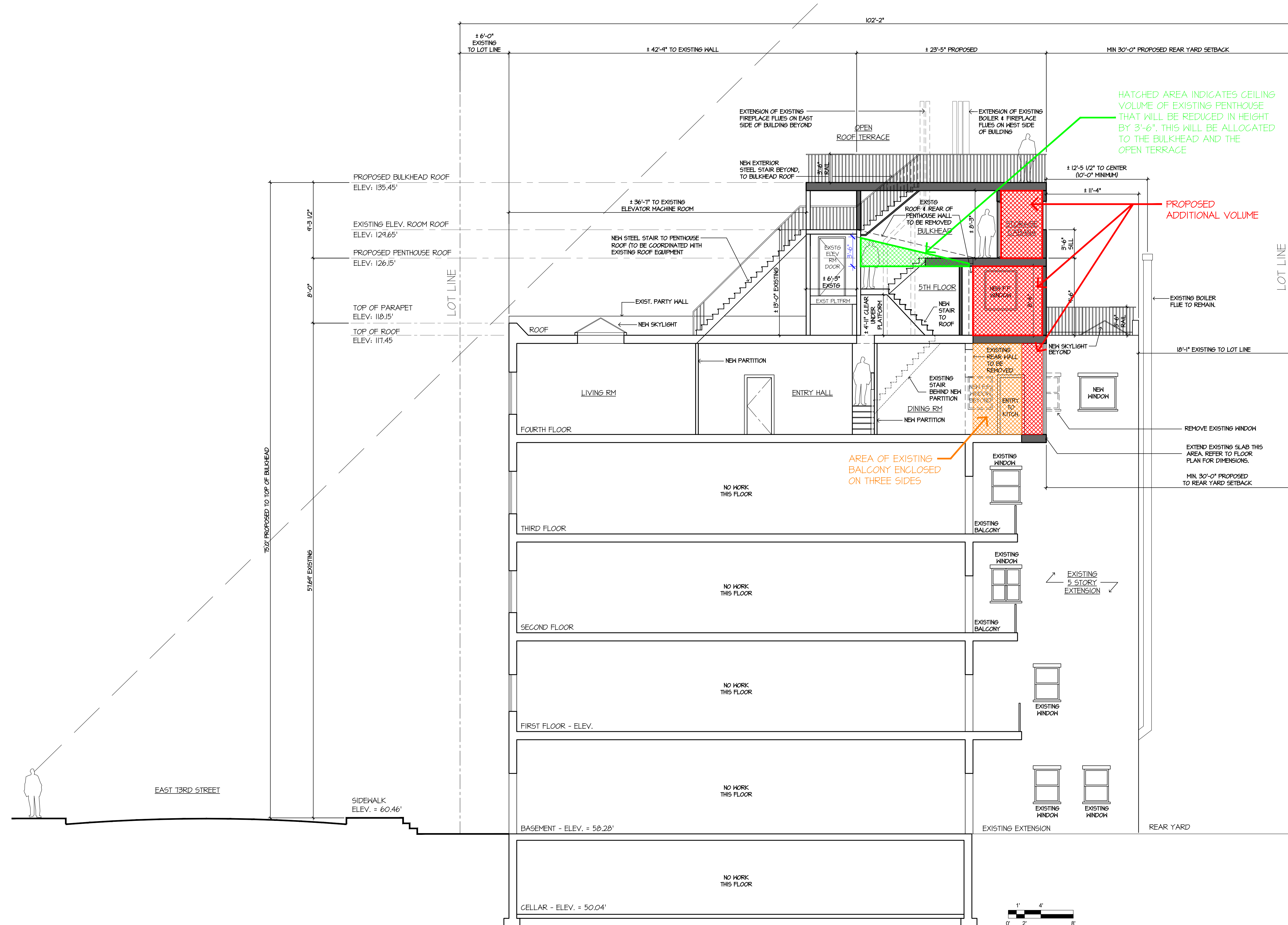
COMMUNITY BOARD PRESENTATION

LPC PRESENTATION

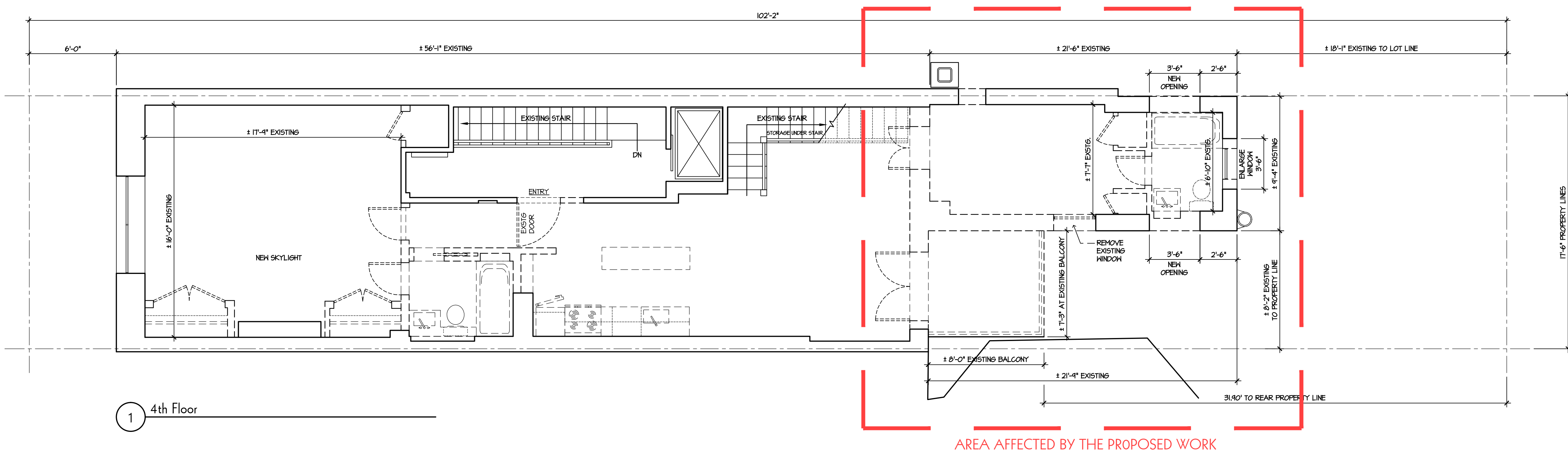
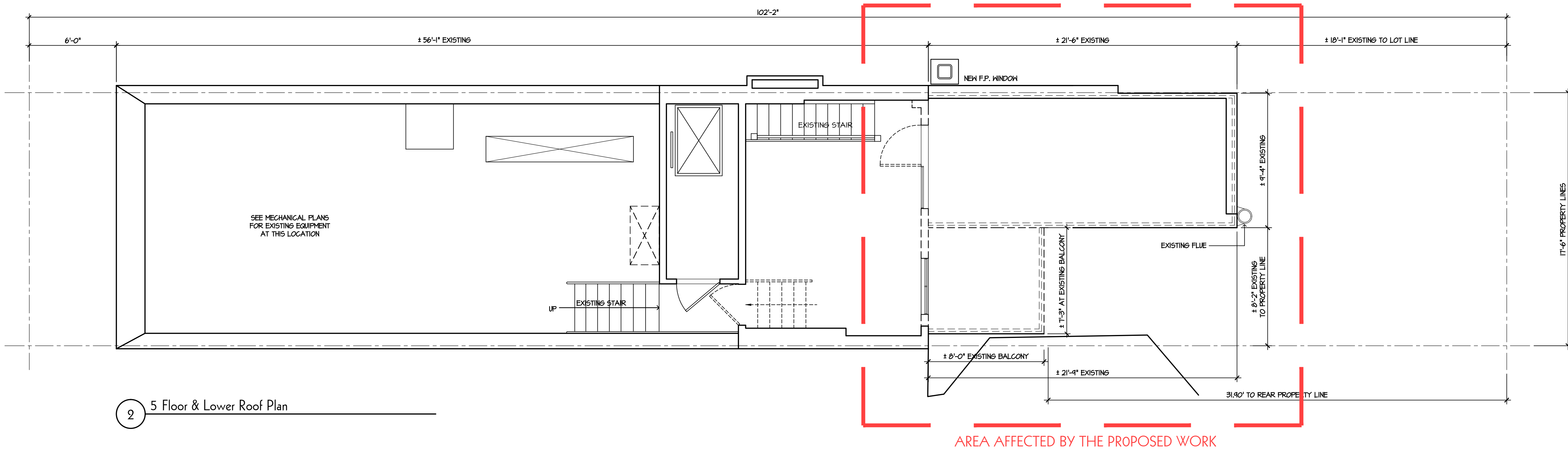
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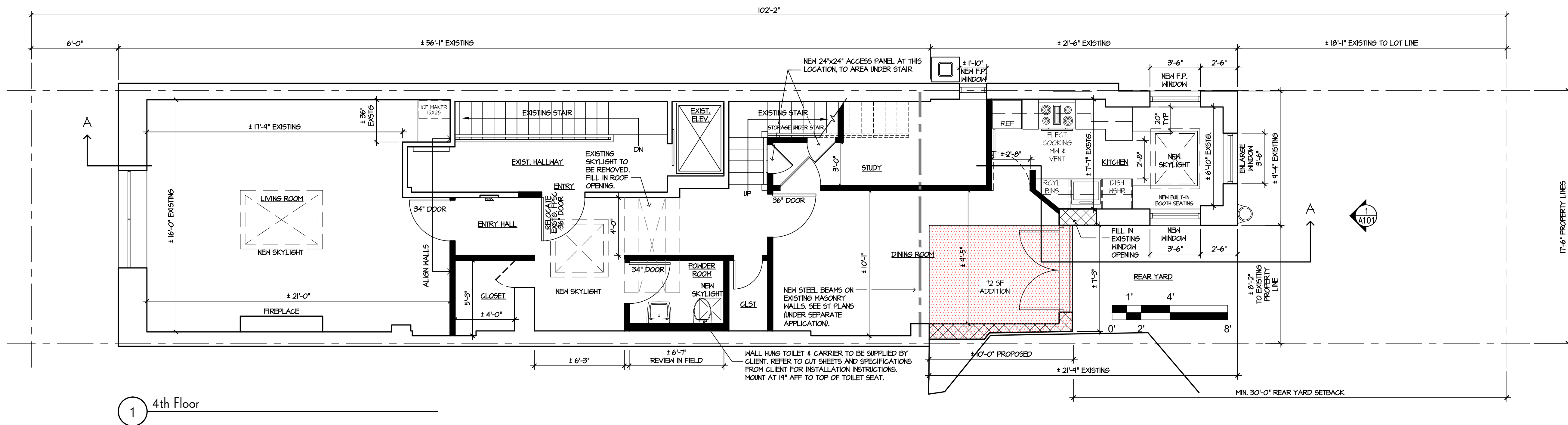
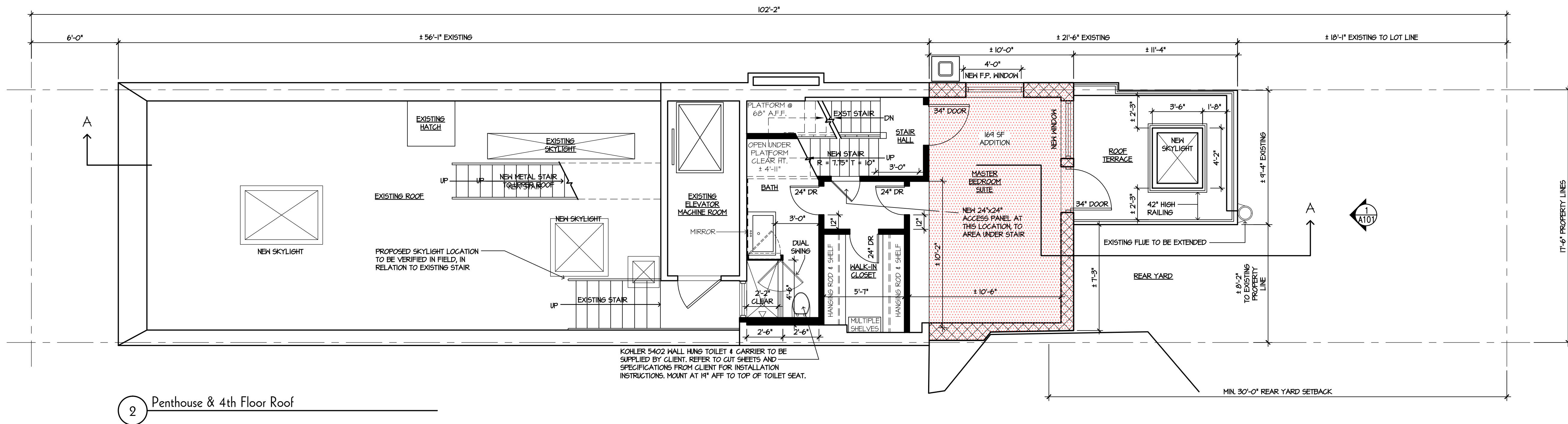
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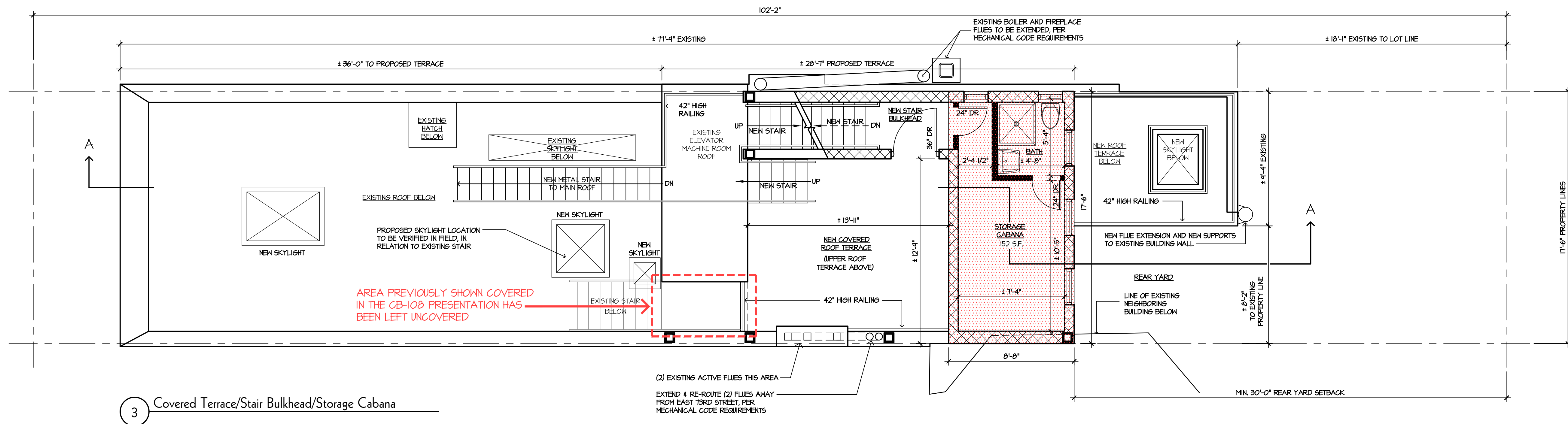
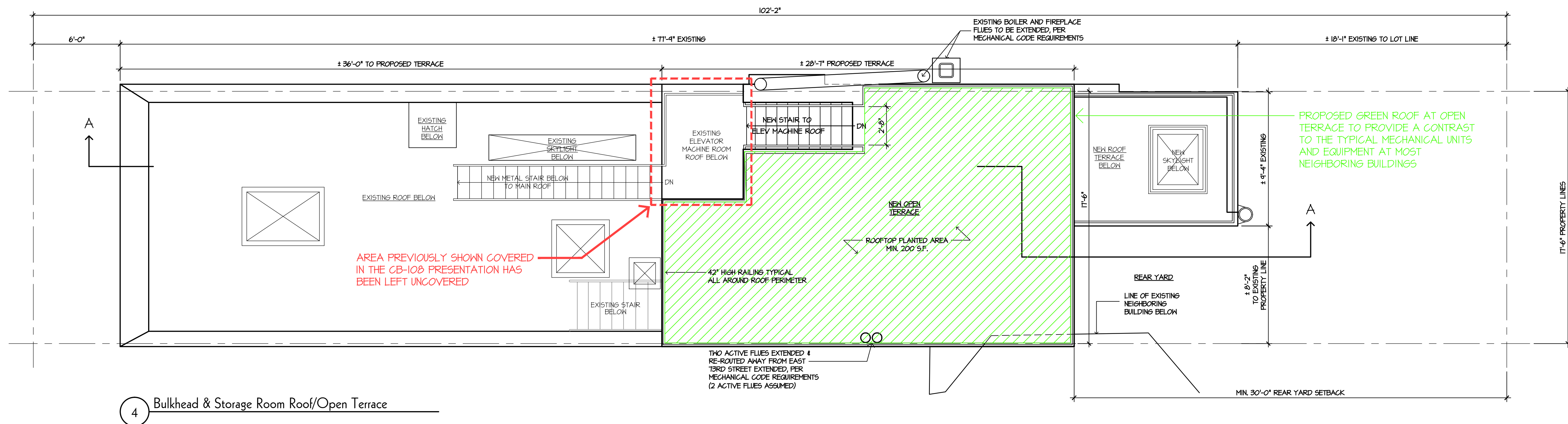
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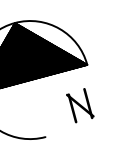
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57 East 73rd Street Enlargement of 4th Floor and Penthouse



1 Rear of Building from North-East



2 Rear of Building from North



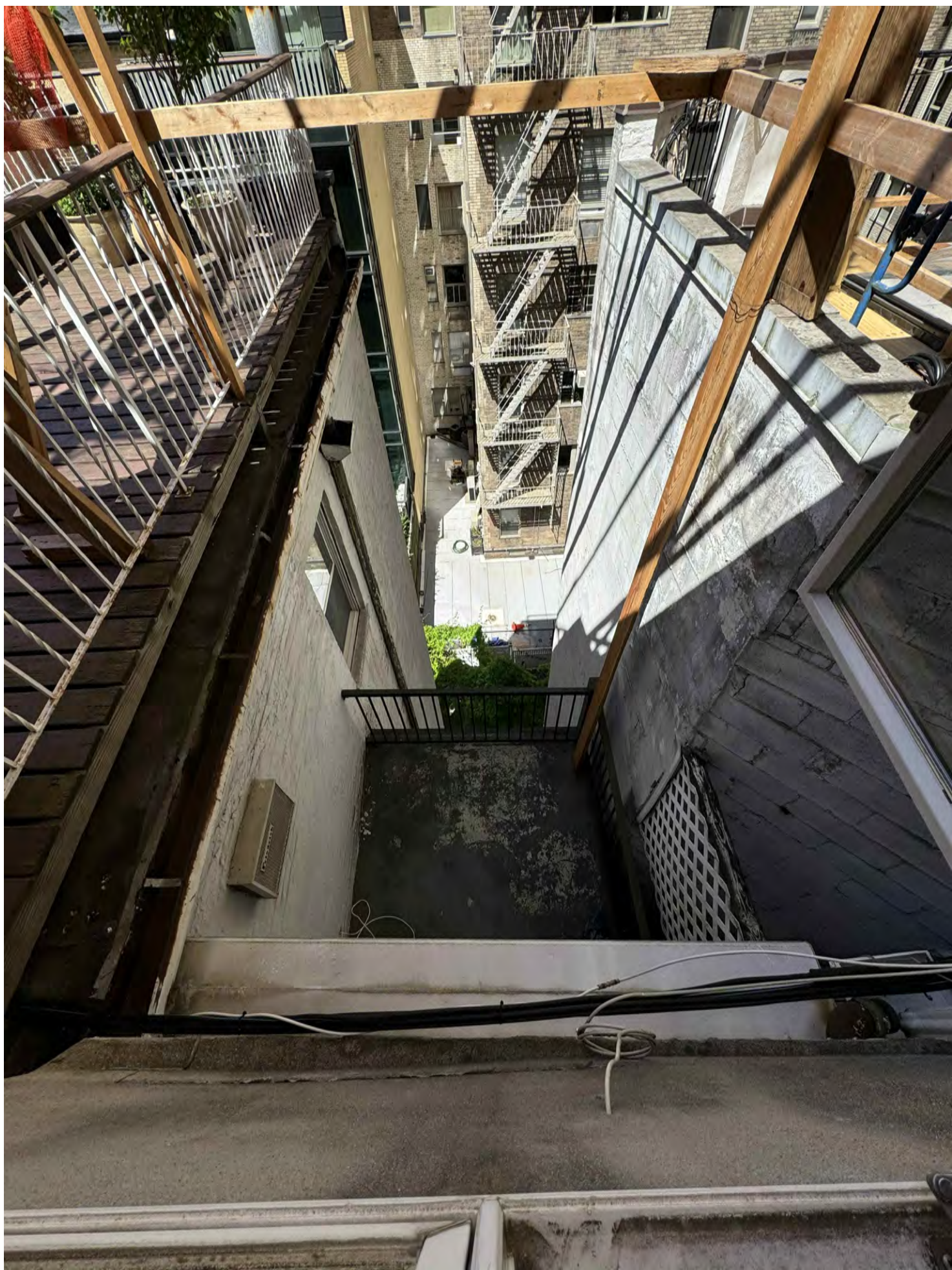
3 Rear of Building from West



4 Existing Penthouse from South-West



5 View of Existing Balconies from Rear Yard



6 View of Existing Balconies from Roof



7 View of Existing Balconies Bird's Eye View

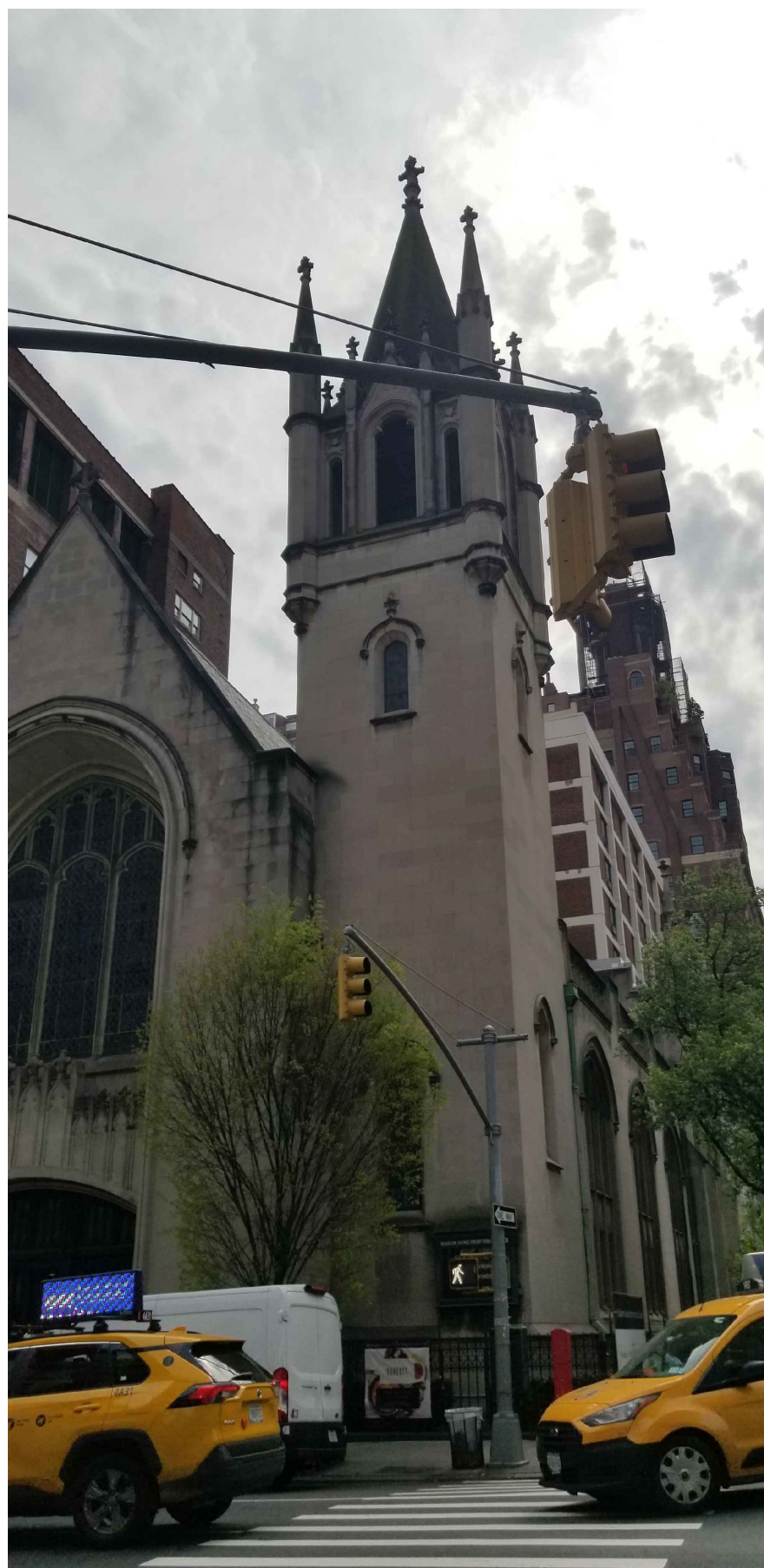


8 Existing Facade at Street (South Elevation)

57 East 73rd Street Enlargement of 4th Floor and Penthouse



57 East 73rd Street Enlargement of 4th Floor and Penthouse



NORTH-WEST CORNER OF EAST 73RD STREET AND MADISON AVENUE



SOUTH-WEST CORNER OF EAST 73RD STREET AND MADISON AVENUE



VIEW OPPOSITE 49 EAST 73RD STREET - JAMES LENOX HOUSE



VIEW TOWARDS 51 & 53 EAST 73RD STREET



FURTHER EASTWARD TOWARDS 51 & 53 EAST 73RD STREET



FURTHER EASTWARD TOWARDS 51 & 53 EAST 73RD STREET



VIEW TOWARDS 53 & 55 EAST 73RD STREET



VIEW TOWARDS 57 & 59 EAST 73RD STREET



SOUTH-WEST CORNER OF 73RD STREET AND PARK AVENUE



SOUTH-EAST CORNER OF 73RD STREET AND PARK AVENUE

57 East 73rd Street Enlargement of 4th Floor and Penthouse



PHOTO OF OLD MOCK-UP.
NEW BUILD-OUT WILL BE 4.5'
LOWER

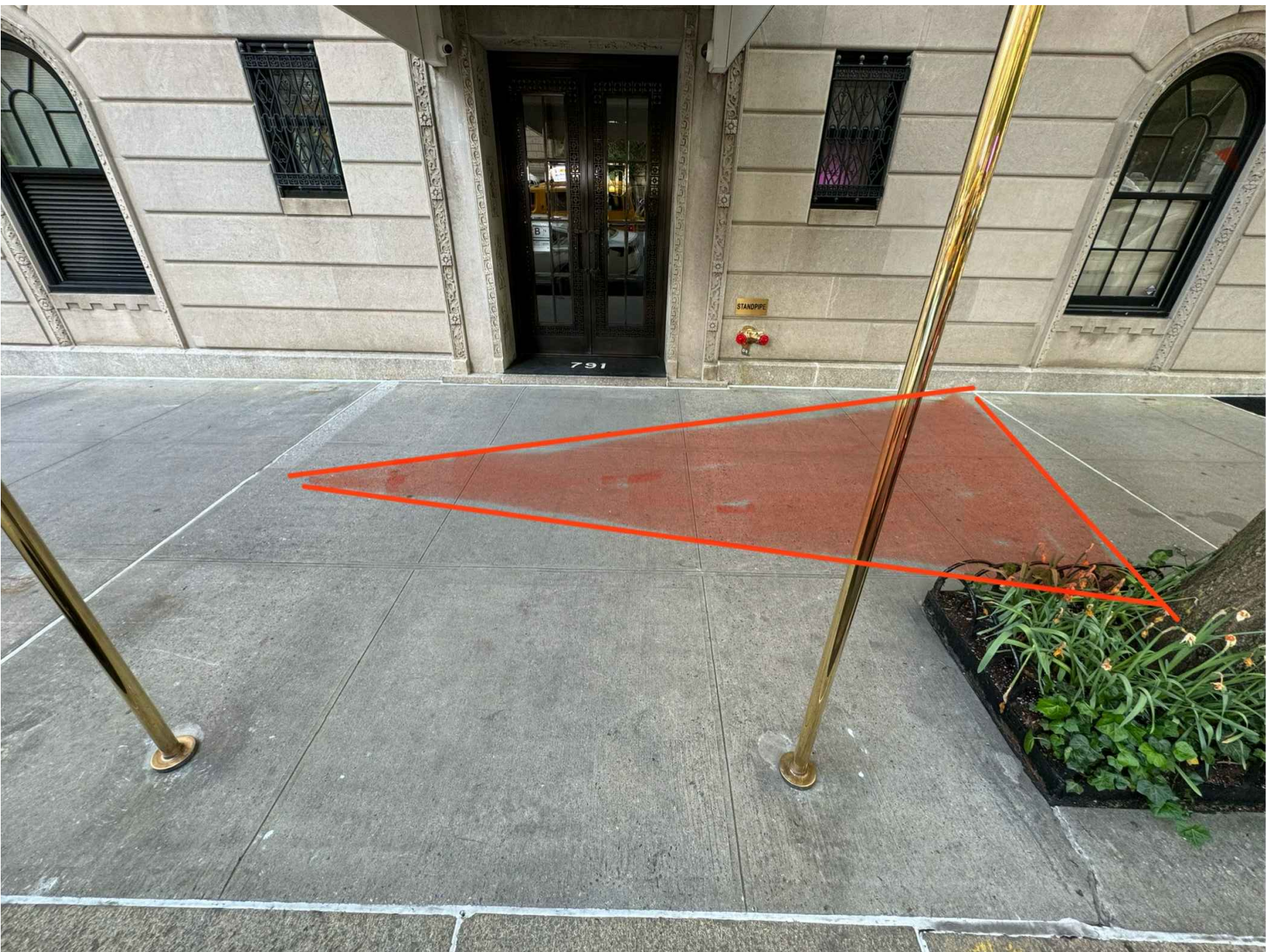
VIEW LOOKING WEST FROM PARK AVE -
EAST SIDE OF STREET



FACADE OF BUILDING THAT THE
57 E 73RD ADDITION WILL COVER



VIEW LOOKING WEST FROM PARK AVE -
EAST SIDE OF STREET



VIEWING AREA FROM EAST SIDE OF PARK AVE
FROM WHICH MOCK UP CAN BE SEEN



CLOSE-UP PHOTO OF MOCK-UP FOR
51-53 73RD STREET



CLOSE-UP PHOTO OF MOCK-UP FOR
51-53 73RD STREET



57 E 73rd St

4th FLOOR

3rd FLOOR

2nd FLOOR

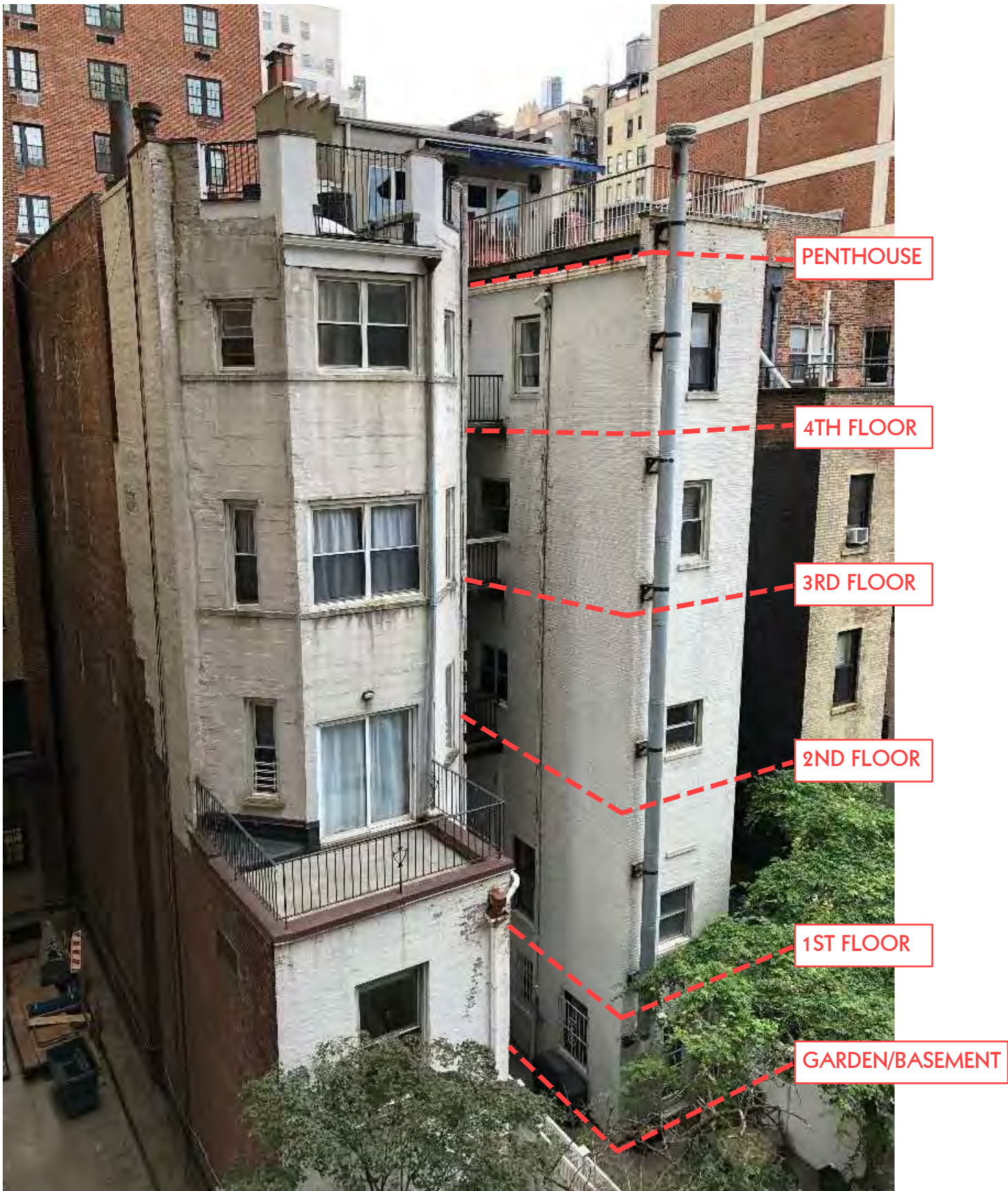
1st FLOOR

BASEMENT

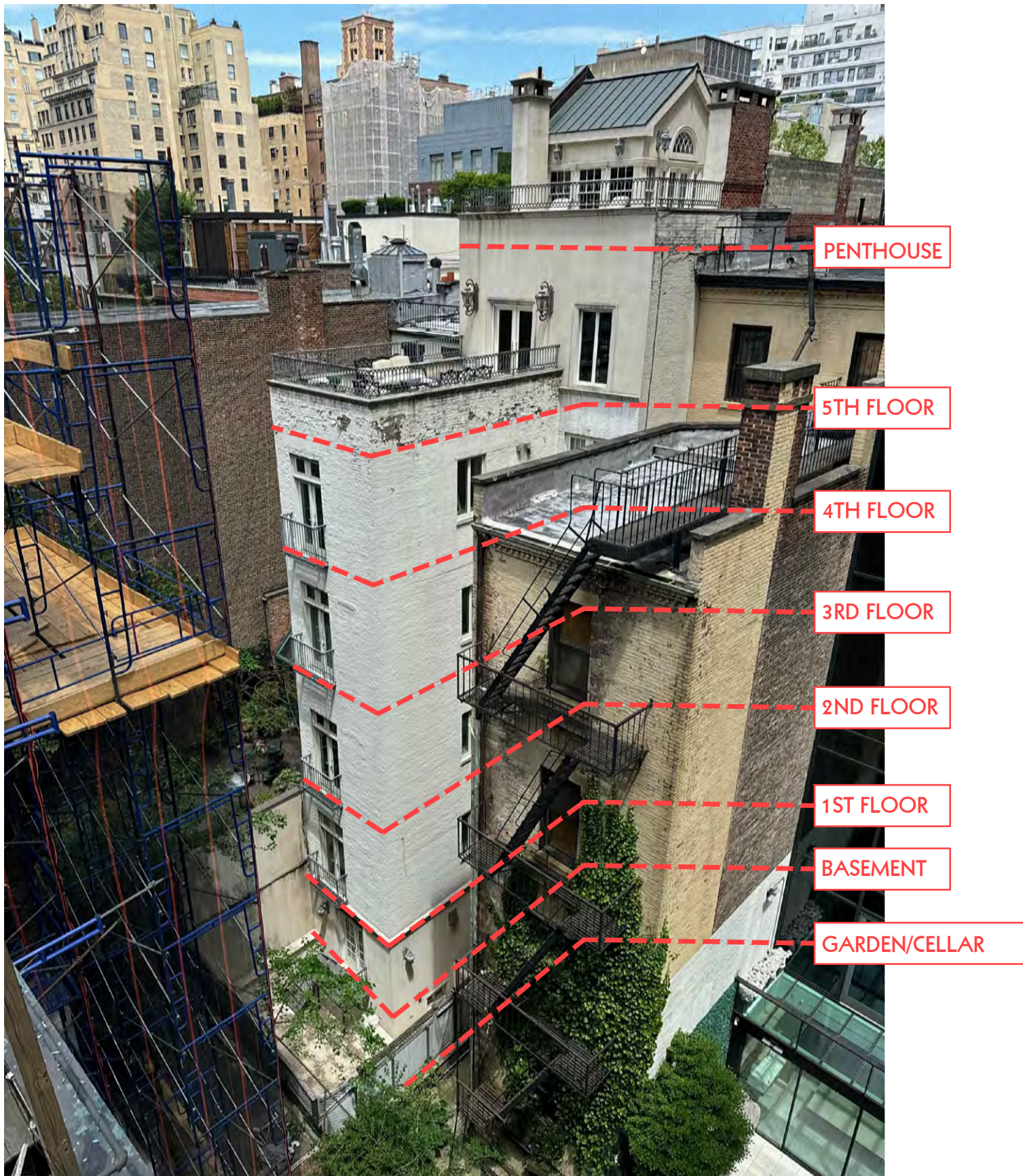


44 E 74th St

57 East 73rd Street Enlargement of 4th Floor and Penthouse



57 EAST 73RD STREET REAR



44 EAST 74TH STREET REAR



57 EAST 73RD STREET FRONT



44 EAST 74TH STREET FRONT



bulkhead equivalent to cabana

5th Floor

4th Floor

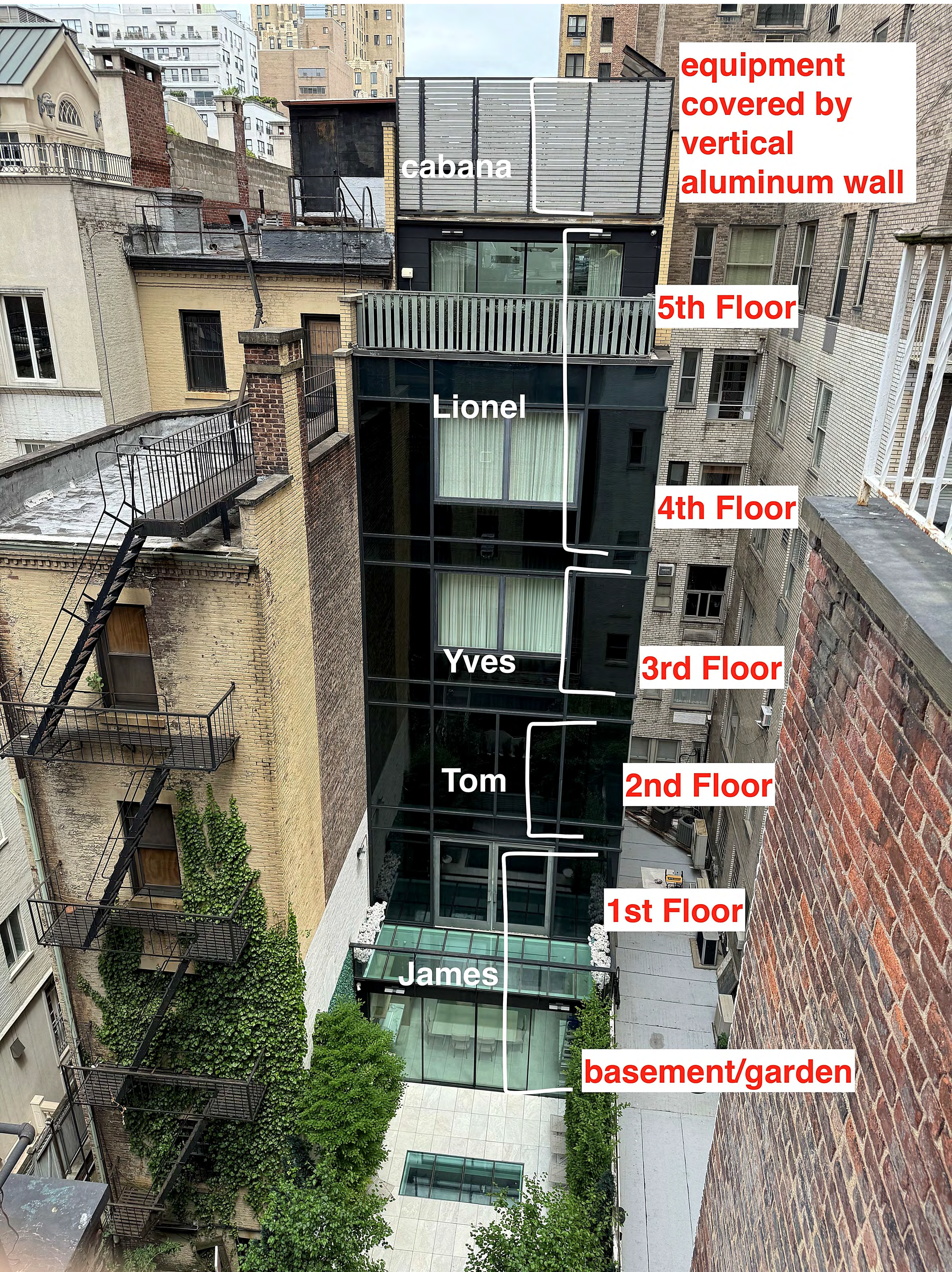
3rd Floor

2nd Floor

1st Floor

garden / basement

46 E 74th St



equipment
covered by
vertical
aluminum wall

cabana

5th Floor

Lionel

4th Floor

Yves

3rd Floor

Tom

2nd Floor

James

1st Floor

basement/garden

48 E 74th St

8-STORY BUILDING

6th FLOOR

5th FLOOR

4th FLOOR

3rd FLOOR

2nd FLOOR

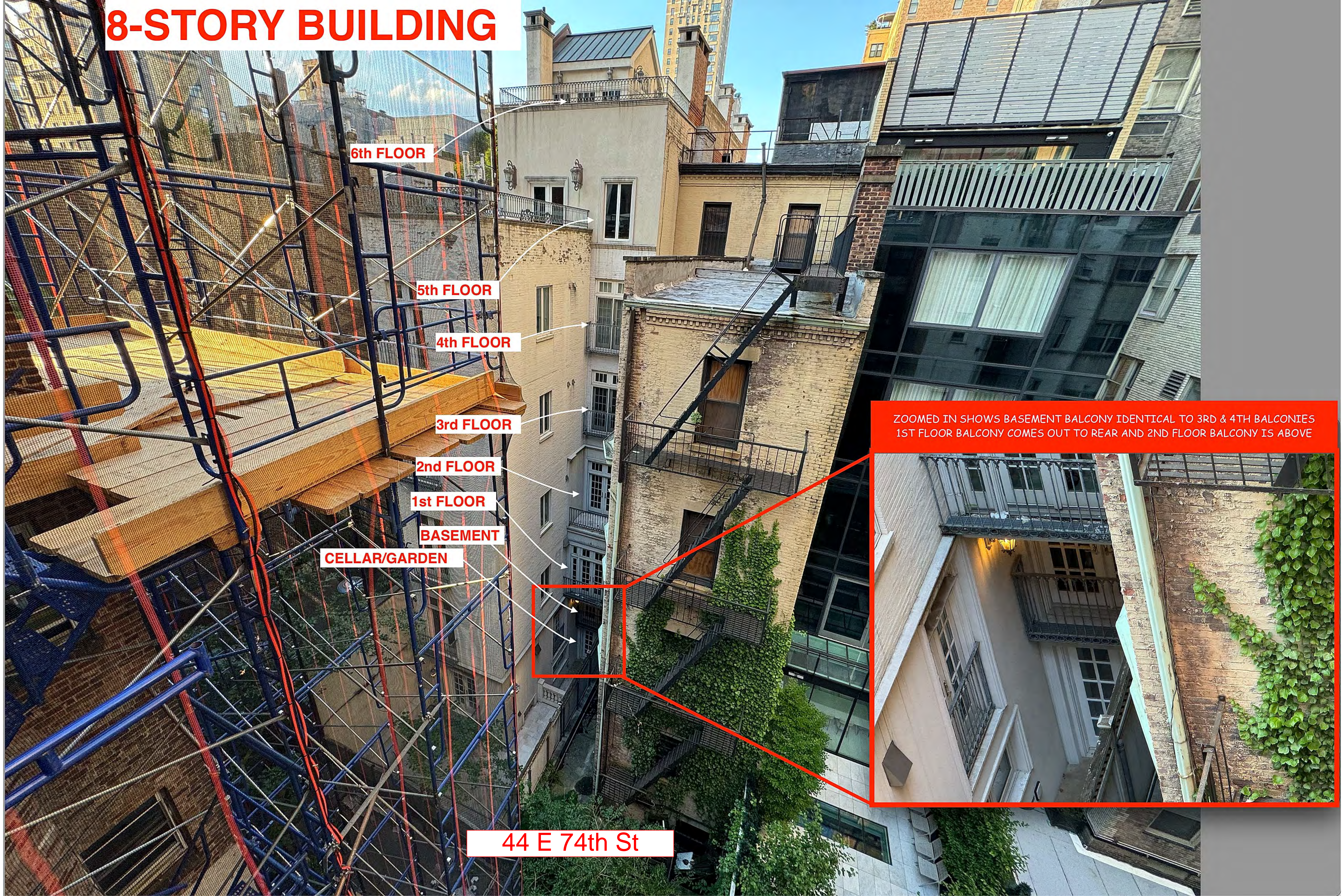
1st FLOOR

BASEMENT

CELLAR/GARDEN

ZOOMED IN SHOWS BASEMENT BALCONY IDENTICAL TO 3RD & 4TH BALCONIES
1ST FLOOR BALCONY COMES OUT TO REAR AND 2ND FLOOR BALCONY IS ABOVE

44 E 74th St



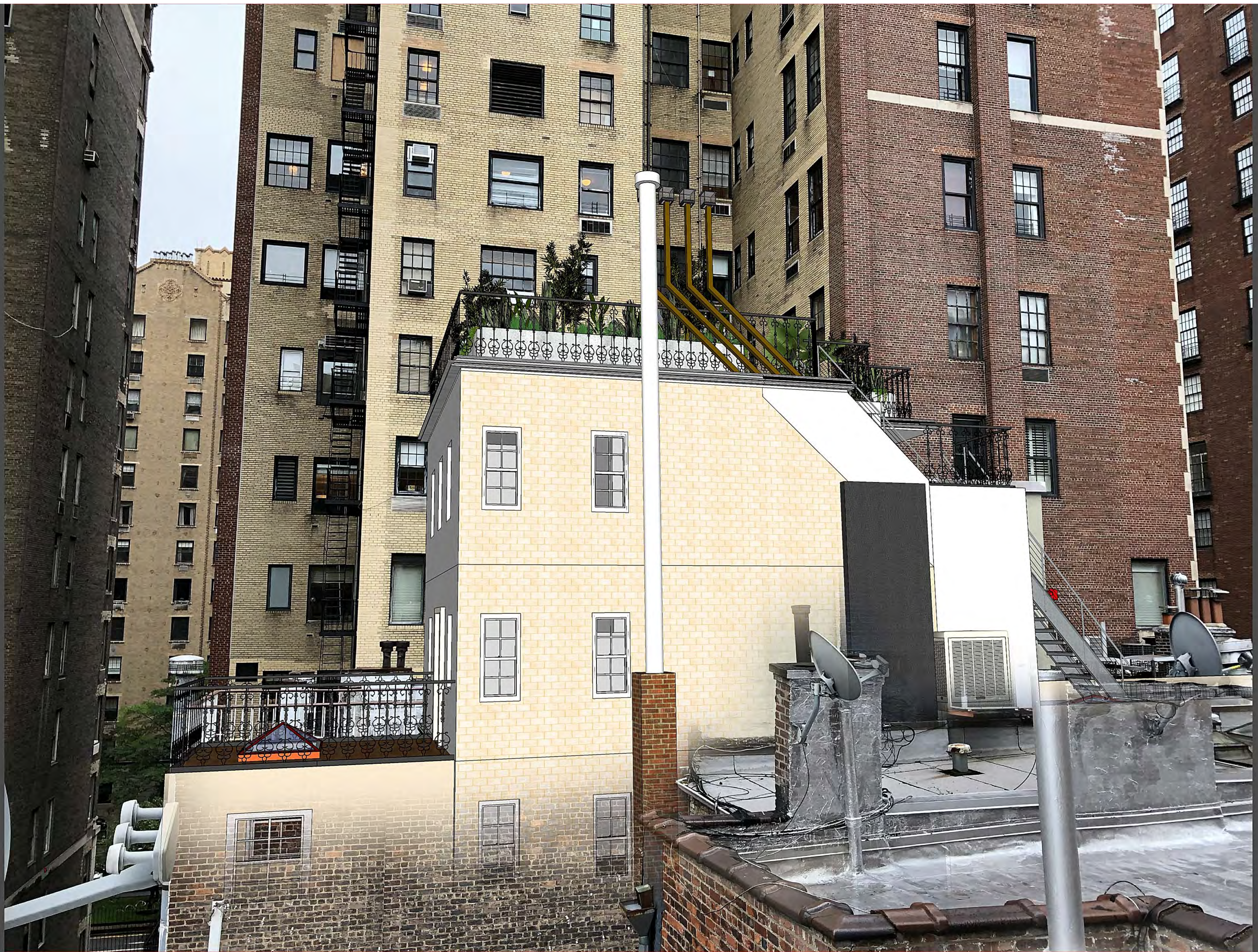


44 E 74th St
Balcony Overhang









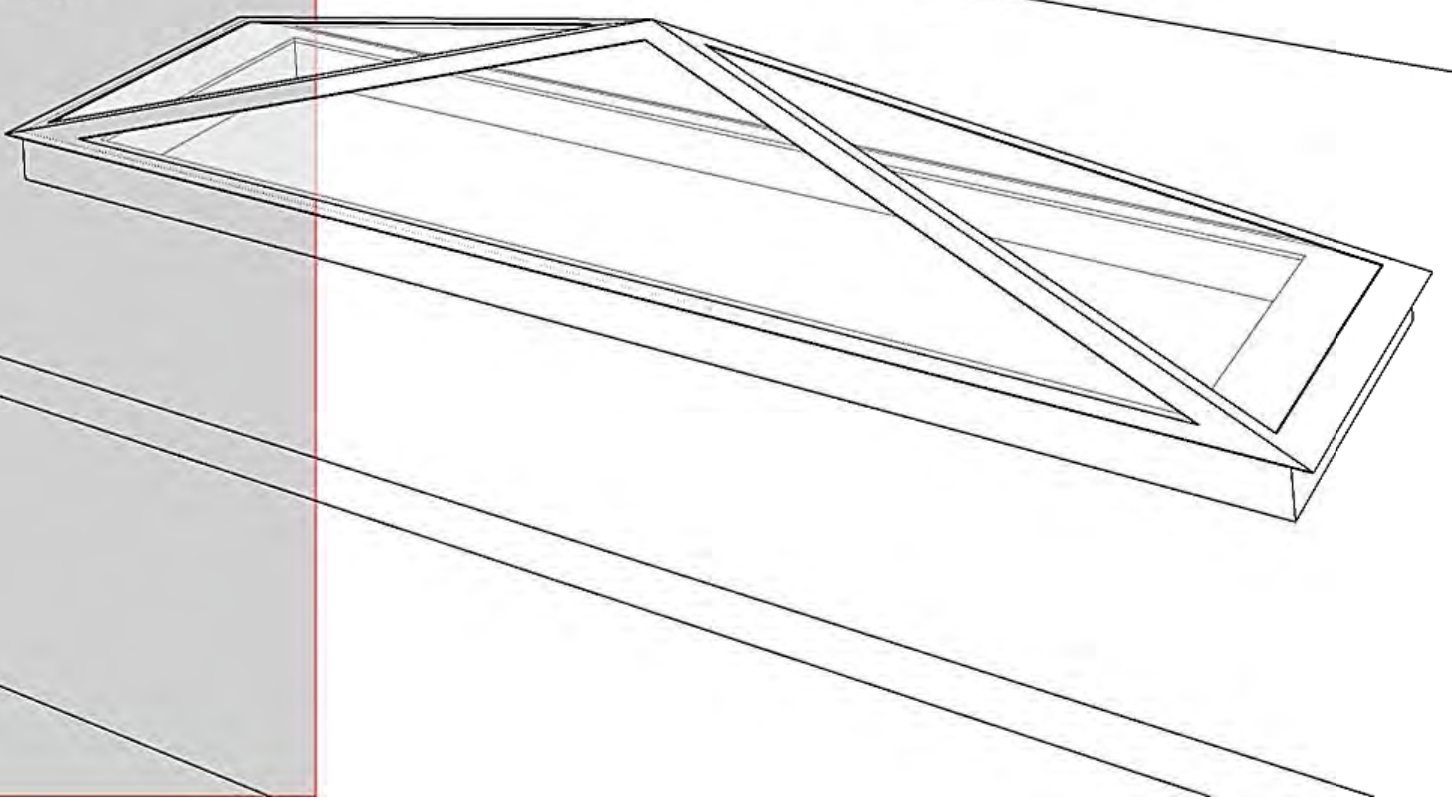












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