Landmarks Preservation Commission

June 17, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-05396

128 East 73rd Street (aka 128-130 East 73rd Street) – Upper East Side Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 839 3227
Passcode: 537844
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

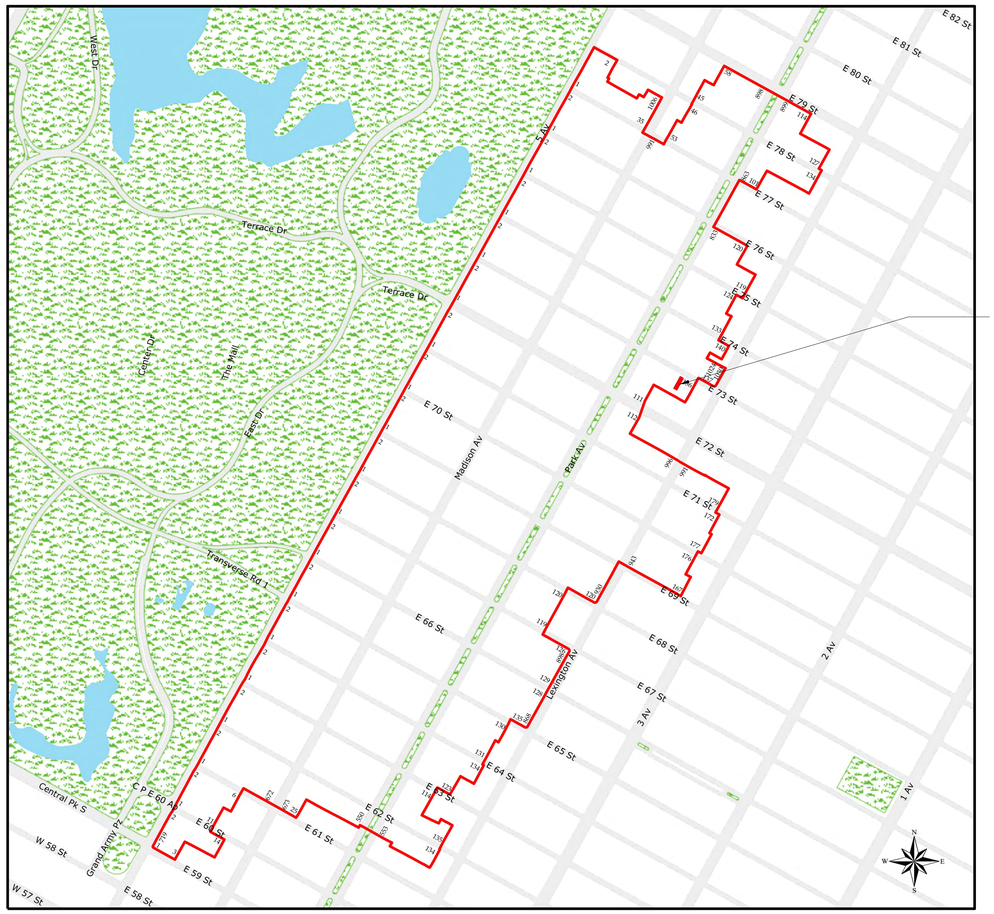
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

AS BUILT FRONT FACADE

128 EAST 73RD STREET
NEW YORK, NY 10021

AS BUILT REAR FACADE

Upper East Side

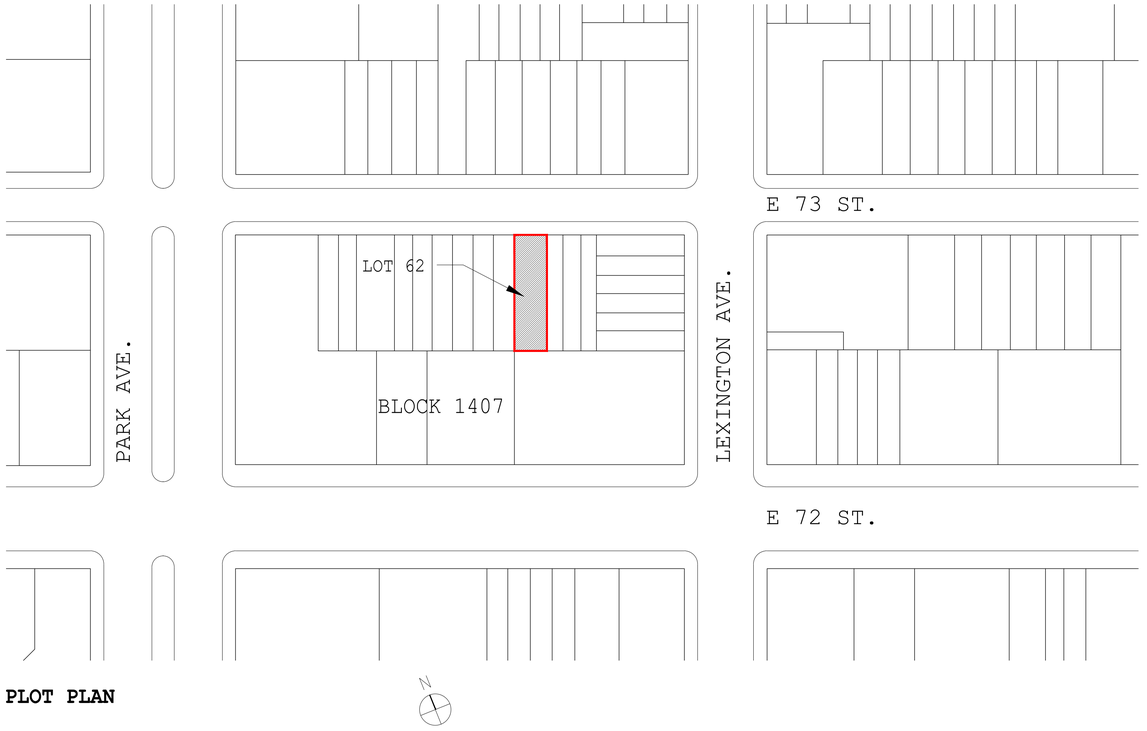


Upper East Side
Historic District
Manhattan

Designated May 19, 1981

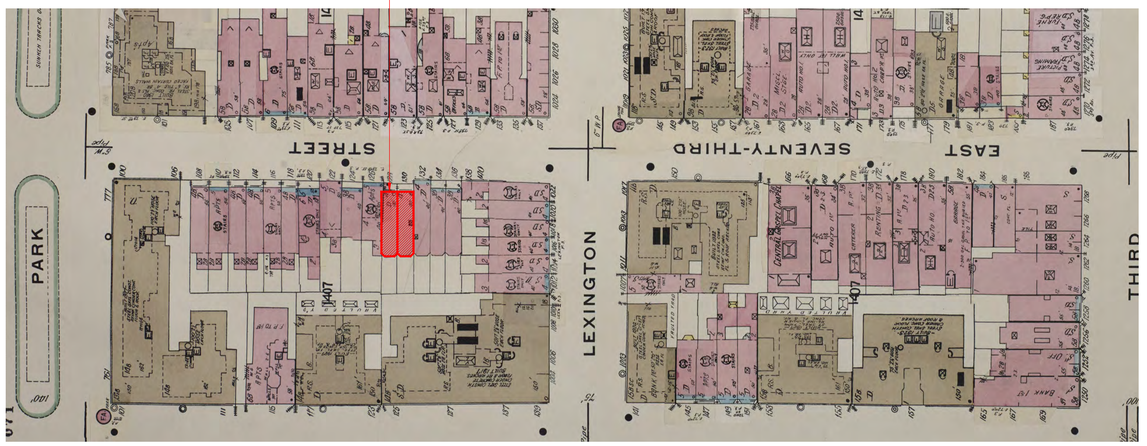
Historic District Boundaries

SITE PLAN - UPPER EAST SIDE HISTORIC DISTRICT



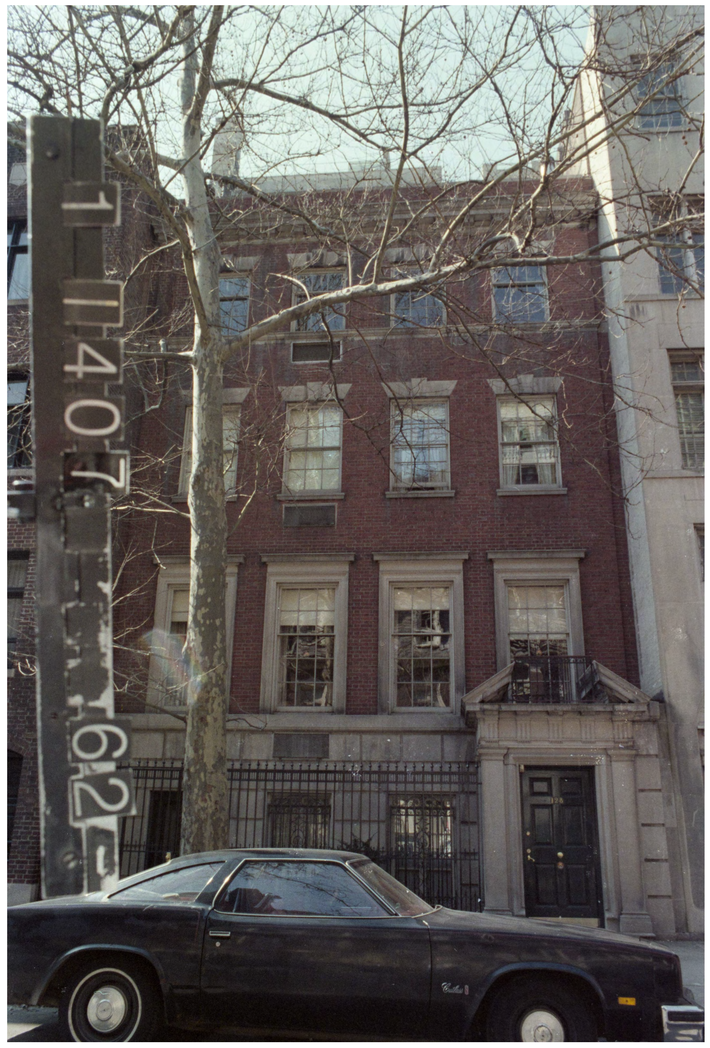
PLOT PLAN

128-130 E 73RD STREET



SANBORN MAP

TAX LOT PHOTO FROM 1940



TAX LOT PHOTO FROM 1980

-676-

EAST 73RD STREET South Side

No. 128-130 (1407/62)

	Date		Architect		Owner
Erected	1879-80	by	William McNamara	for	Daniel Hennessy
Present Facade	1928	by	A.Wallace Mc Crea	for	Lois C. Levison

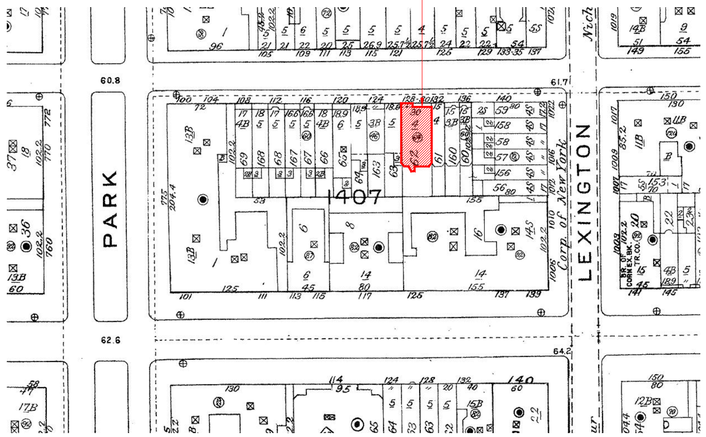
ARCHITECTURE

Original Style	neo-Grec
Present Style	neo-Georgian
Elements	Four-story residence built of brick laid in Flemish bond; rusticated limestone base; projecting entrance vestibule with Doric pilasters, Doric frieze, and deep broken pediment; iron railing in pediment; high areaway fence; limestone window enframements on second floor; splayed lintels on third and fourth floors; roof cornice.
Alterations	1928 - houses combined and new front erected.
HISTORY	Built as two of a row of five neo-Grec rowhouses (Nos. 128-136).
References:	New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

128 - 130 EAST 73RD LANDMARKS DESIGNATION REPORT

EXISTING - 2019
PRIOR TO RENOVATION

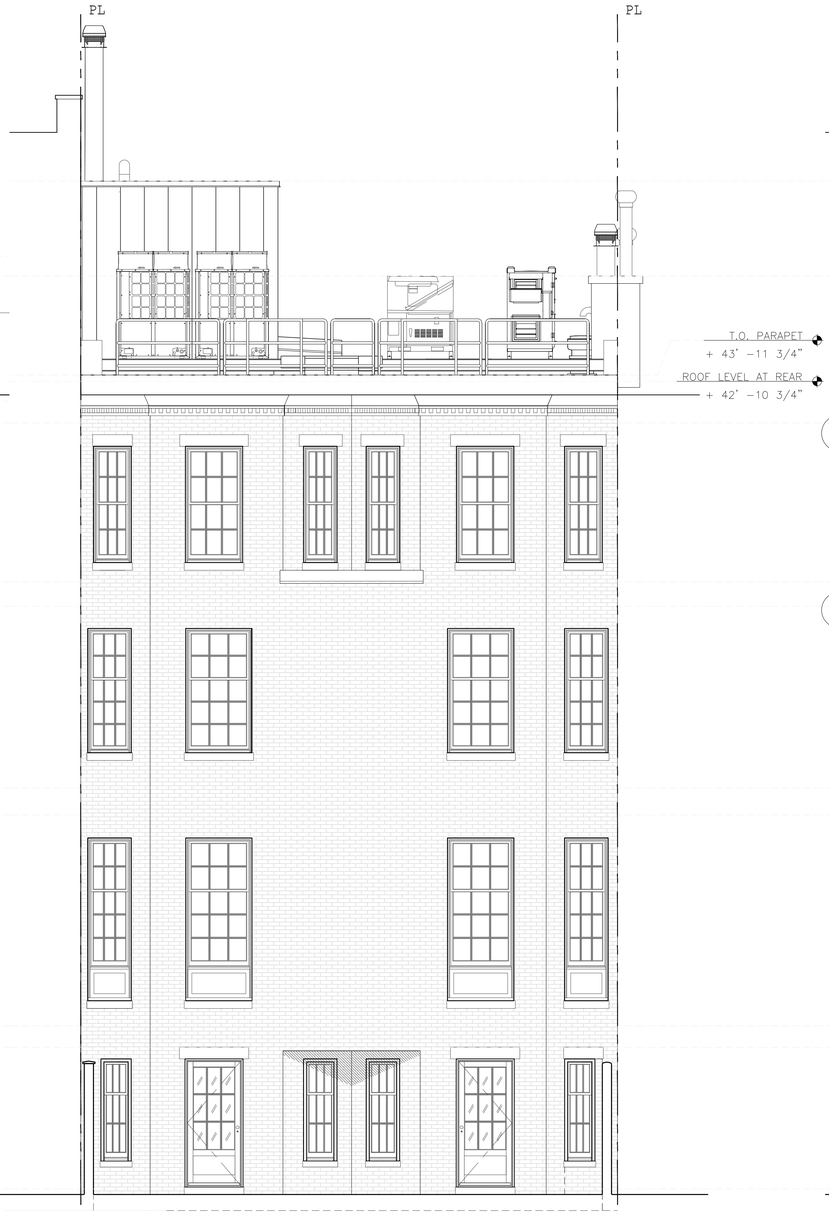
AS BUILT



1985 SANBORN MAP

EXISTING CONDITIONS
PRIOR TO RENOVATION

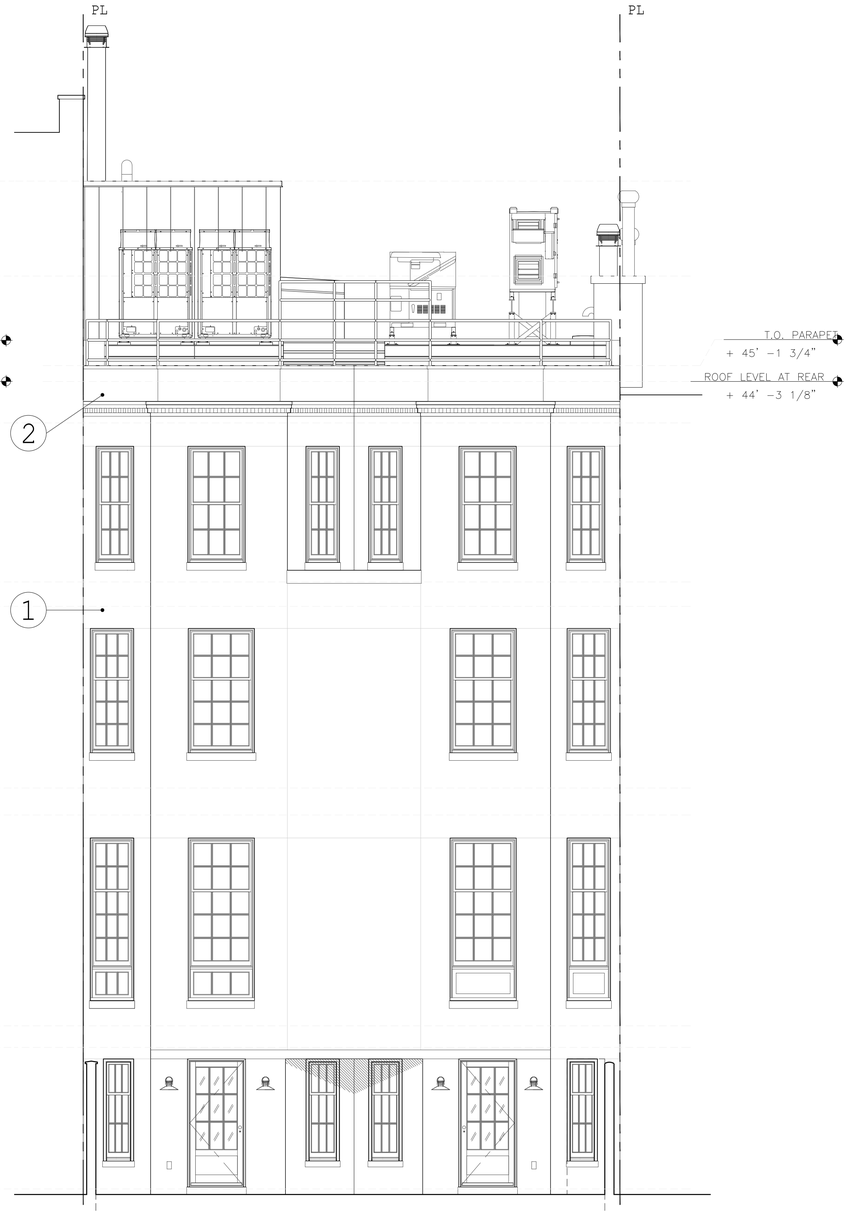
EXISTING ELEVATION
PRIOR TO RENOVATION



APPROVED ELEVATION

LPC Approvals:

CNE-22-02266 DATED 06/13/22
MISC-23-04202 DATED 11/25/22

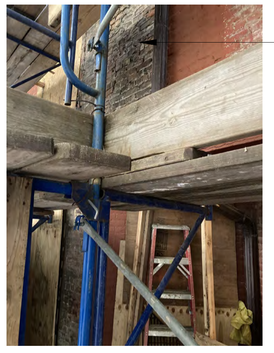


AS-BUILT ELEVATION

1. Traditional 3-coat stucco assembly w/ drainage plane over existing masonry
2. Parapet to capture required assembly to pitch storm water to controlled flow roof drains

EXISTING REAR FACADE PRIOR TO RENOVATION

CLOSE UP OF REAR FACADE PRIOR TO RENOVATION



Horizontal cavity at steel lintel revealed after removal of chimney

Circular hole of salmon brick in existing brick facade revealed post-removal

Typical salmon brick revealed behind existing masonry chimney

Horizontal cavity at steel lintel revealed after removal of chimney

Circular hole of salmon brick in existing brick facade revealed post-removal

Typical salmon bricks continue to ground level

POST-DEMOLITION ELEVATION

Area of exposed cavities

Area of exposed masonry post chimney removal

Area of brick infill - not coursed with adjacent

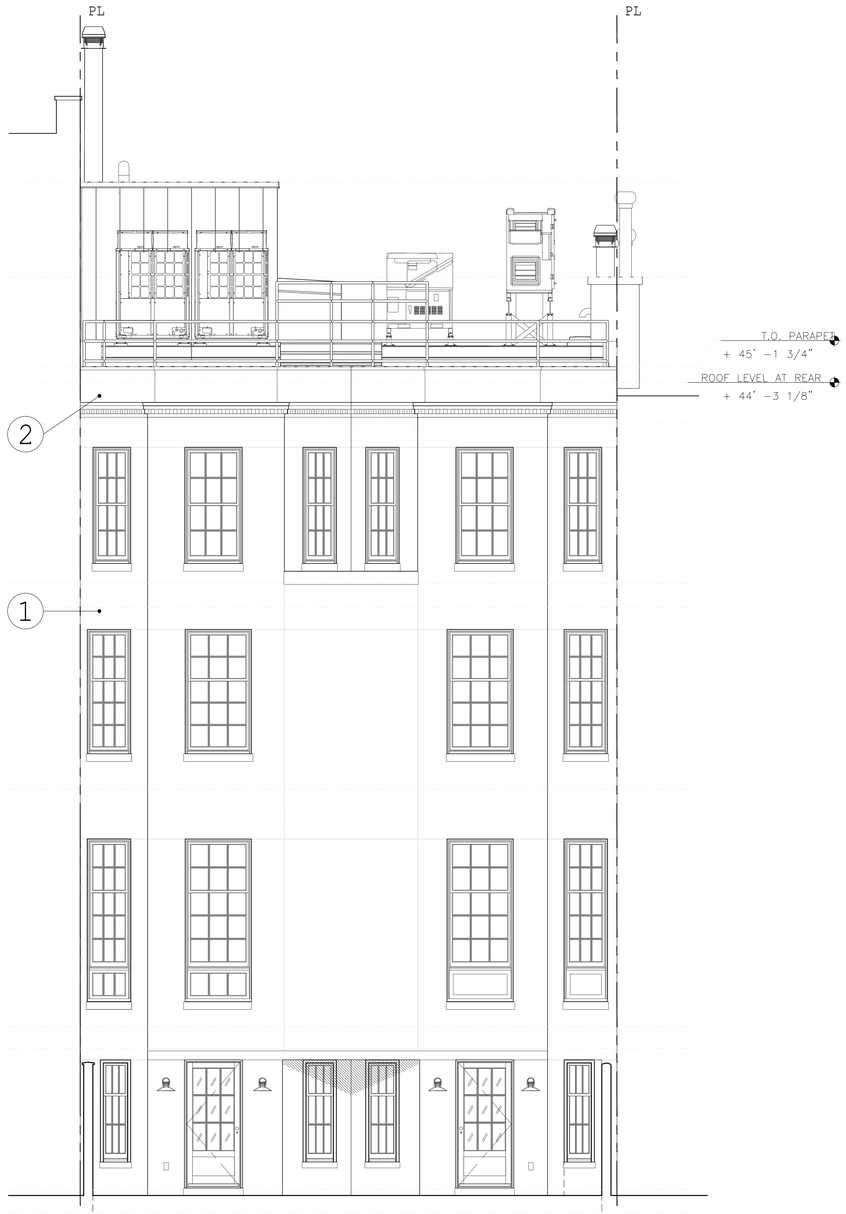
CLOSE UP OF REAR FACADE POST REMOVAL

AS BUILT REAR FACADE

Zinc coated copper

Traditional 3-coat stucco painted in KEIM 9312

COLOR AND MATERIAL CLARIFICATION



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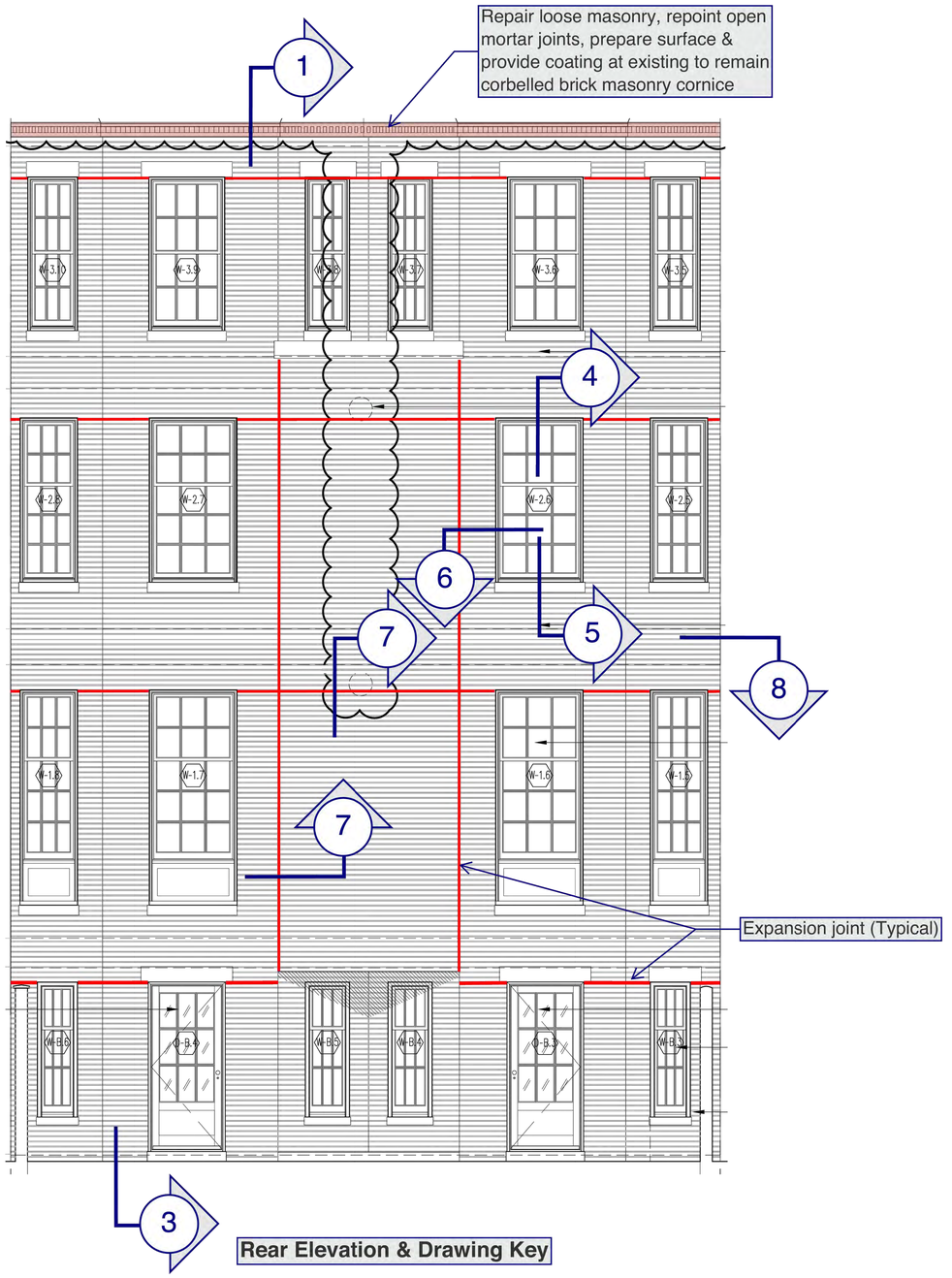
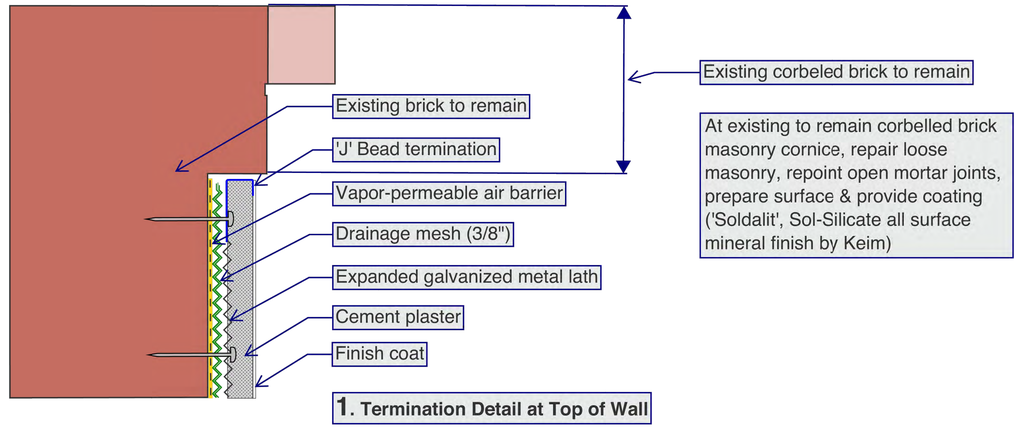
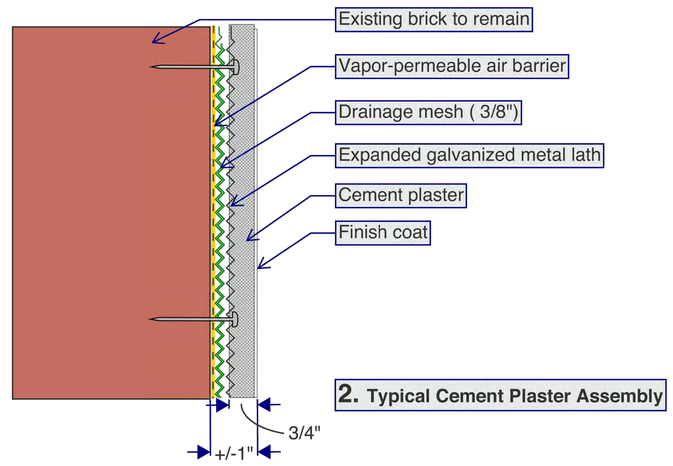
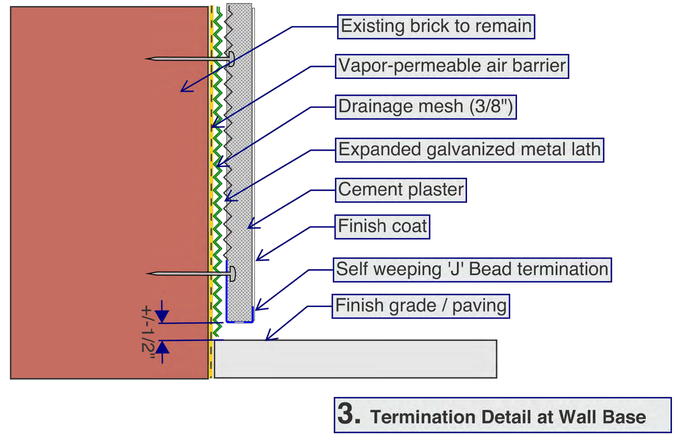
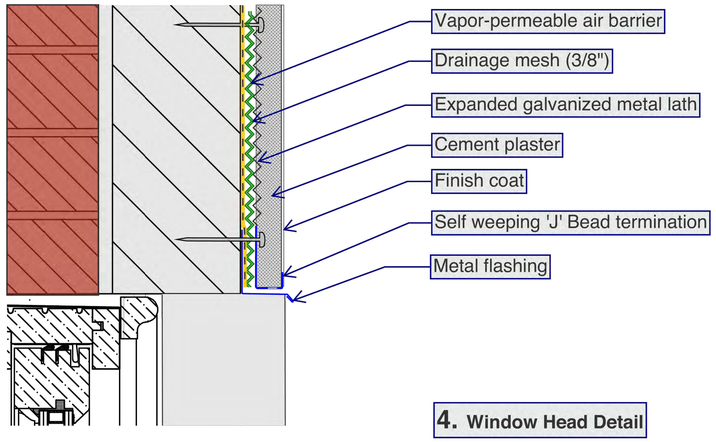




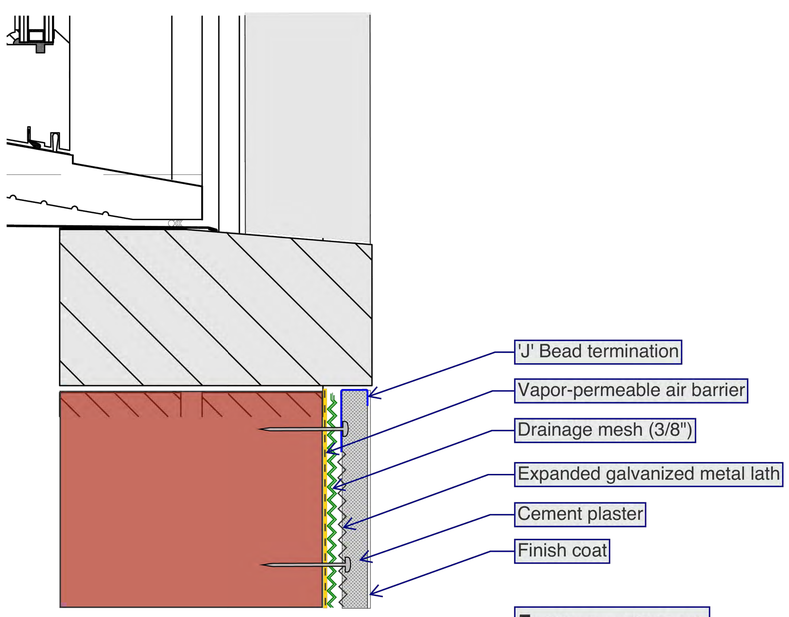




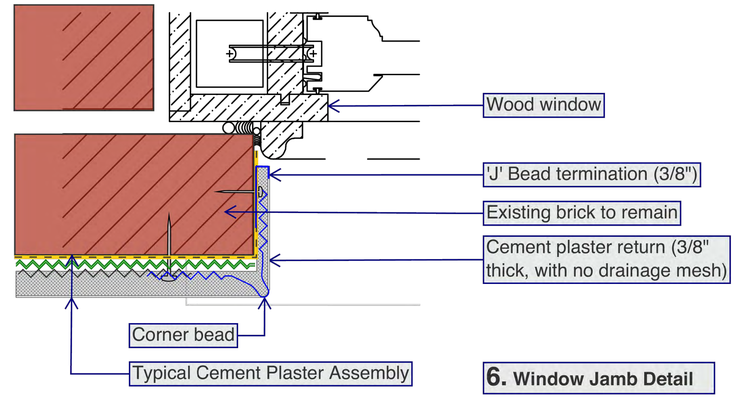
STUCCO FACADE DETAIL DRAWINGS PER ENVELOPE CONSULTANT



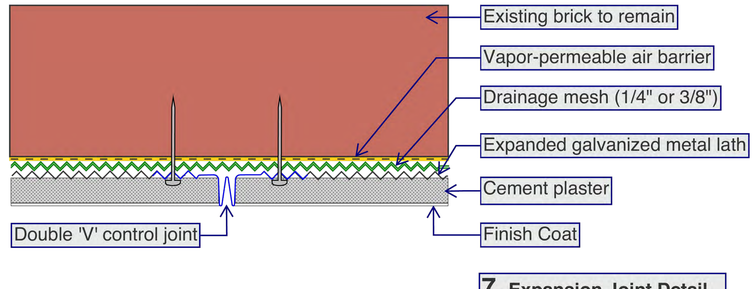
4. Window Head Detail



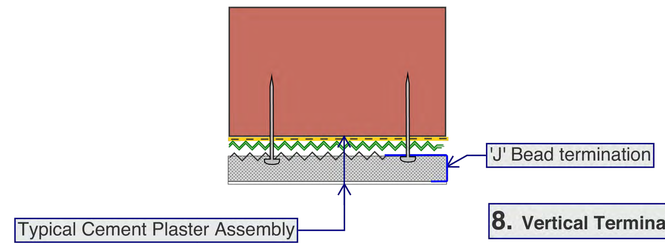
5. Window Sill Detail



6. Window Jamb Detail



7. Expansion Joint Detail



8. Vertical Termination Detail

STUCCO FACADE DETAIL DRAWINGS PER ENVELOPE CONSULTANT

126 East 73rd Street
128 East 73rd Street

132 East 73rd Street
134 - 136 East 73rd Street

REAR FACADES OF ADJACENT NEIGHBORS

120 E 73rd 122 E 73rd St 124 E 73rd 126 E 73rd 128 E 73rd 132 E 73rd 134 - 136 E 73rd

126 E 73rd 128 E 73rd 132 E 73rd 134 - 136 E 73rd

AERIAL PHOTOS OF NEIGHBORHOOD REAR YARD FROM OPPOSITE ROOFTOP

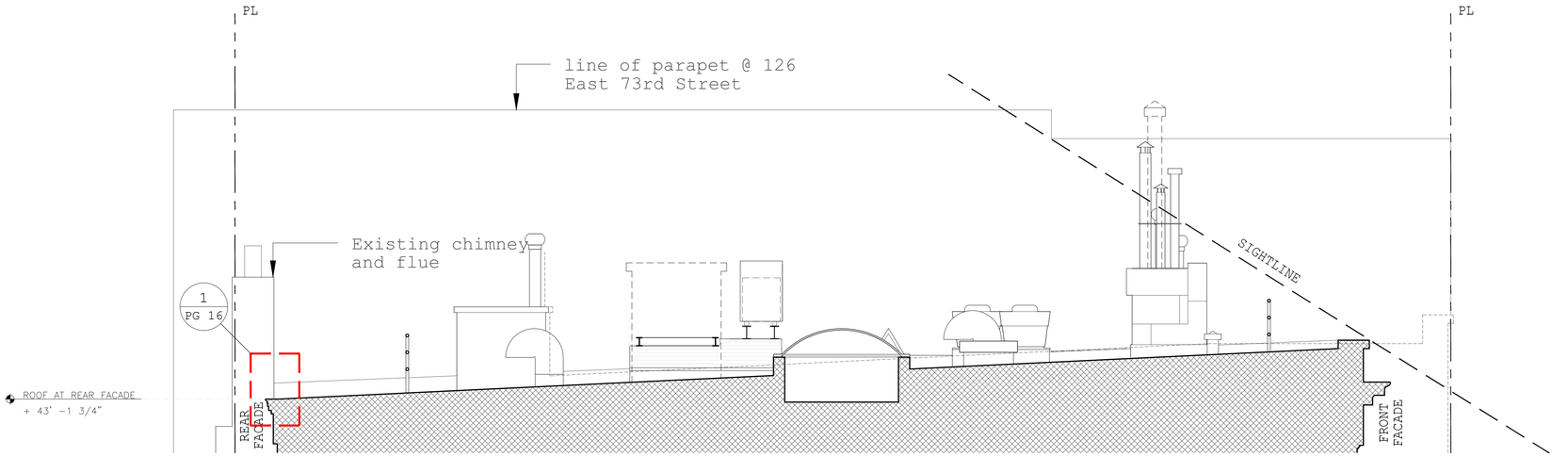

1004-1010 Lexington Ave


125 E 72nd

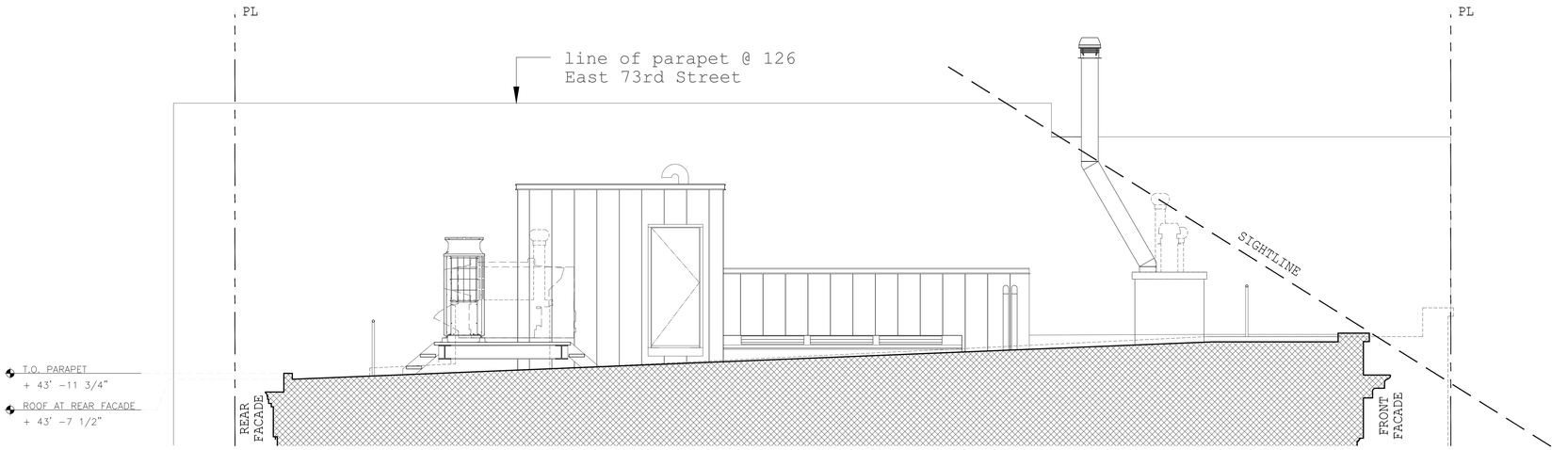

117-123 E 72nd


113 E 72nd

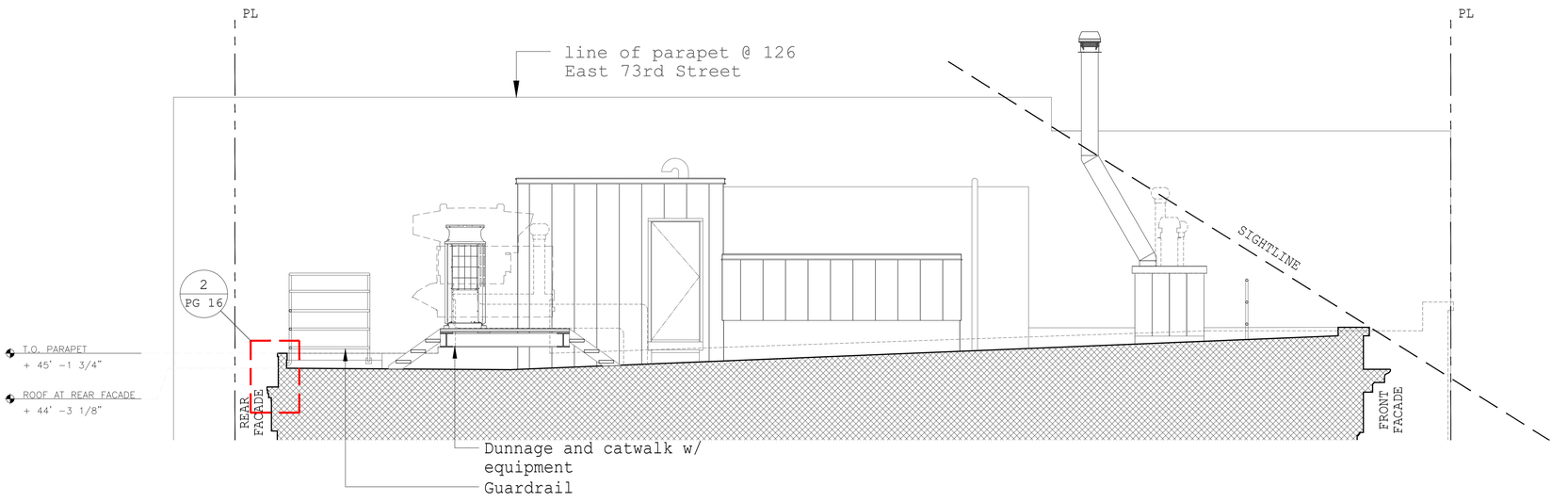
REAR GARDEN NEIGHBORHOOD CONTEXT



EXISTING ROOF SECTION PRIOR TO RENOVATION (looking west)

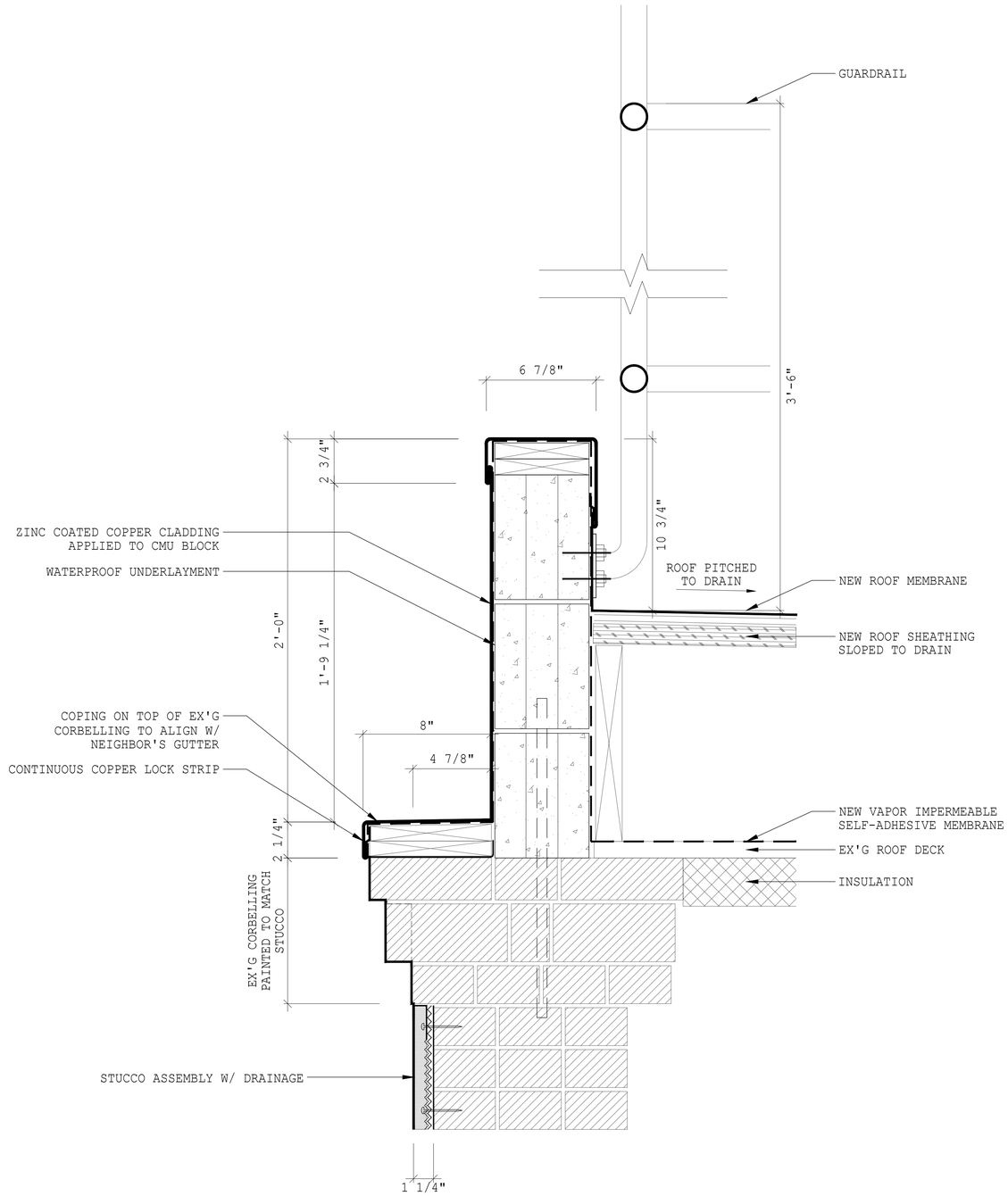


APPROVED ROOF SECTION (looking west)

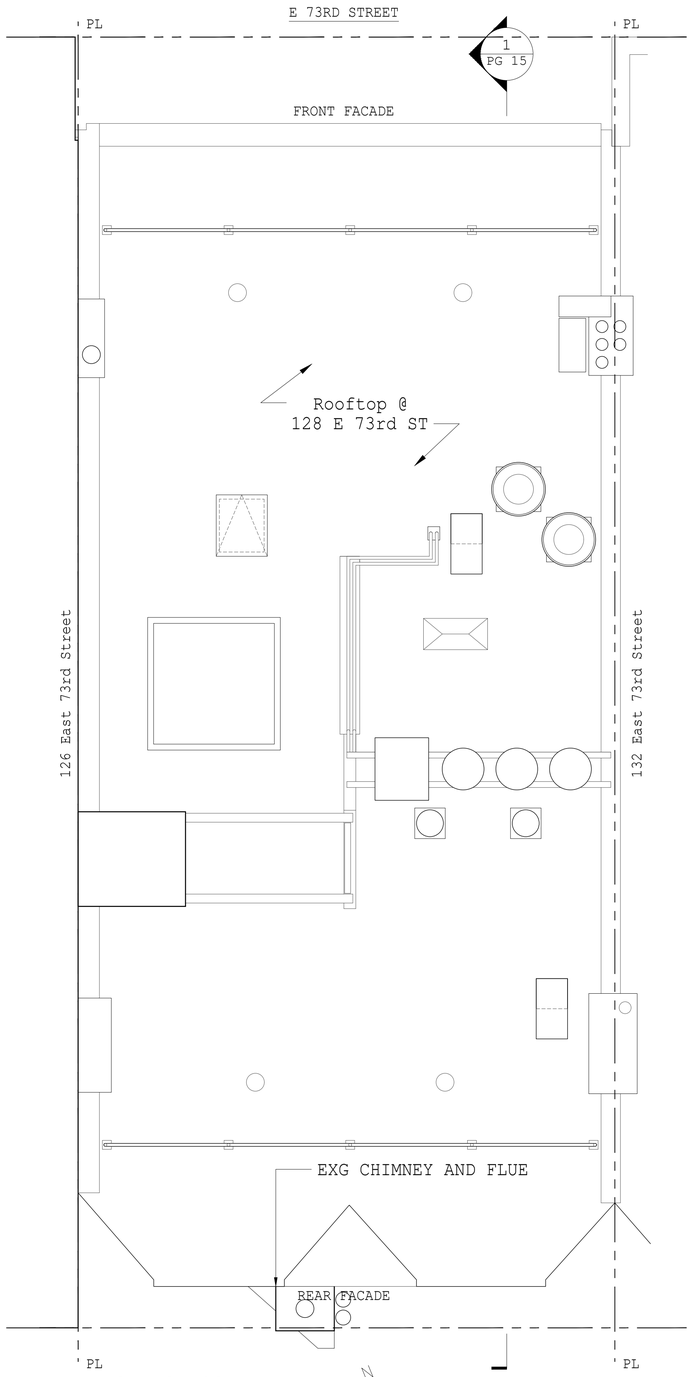


AS BUILT ROOF SECTION (looking west)

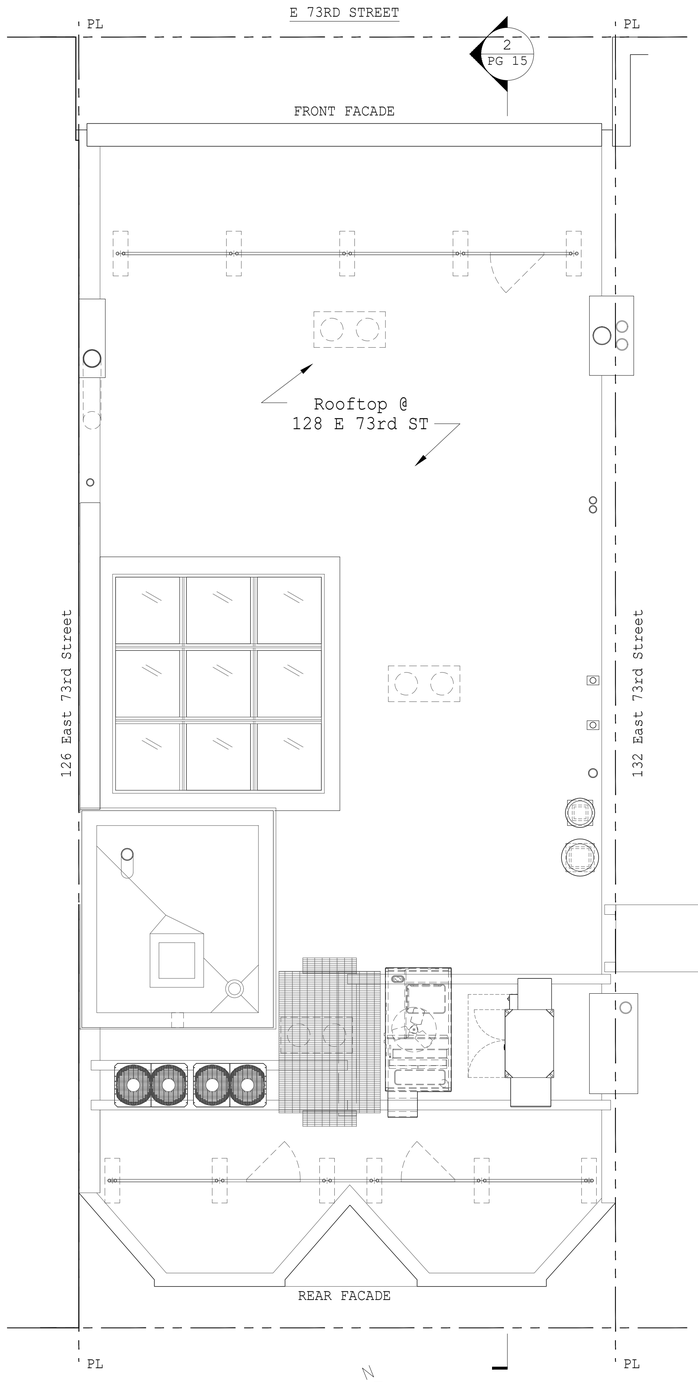
EXISTING PARAPET SECTION
PRIOR TO RENOVATION



AS BUILT PARAPET SECTION



EXISTING ROOF PLAN
PRIOR TO RENOVATION



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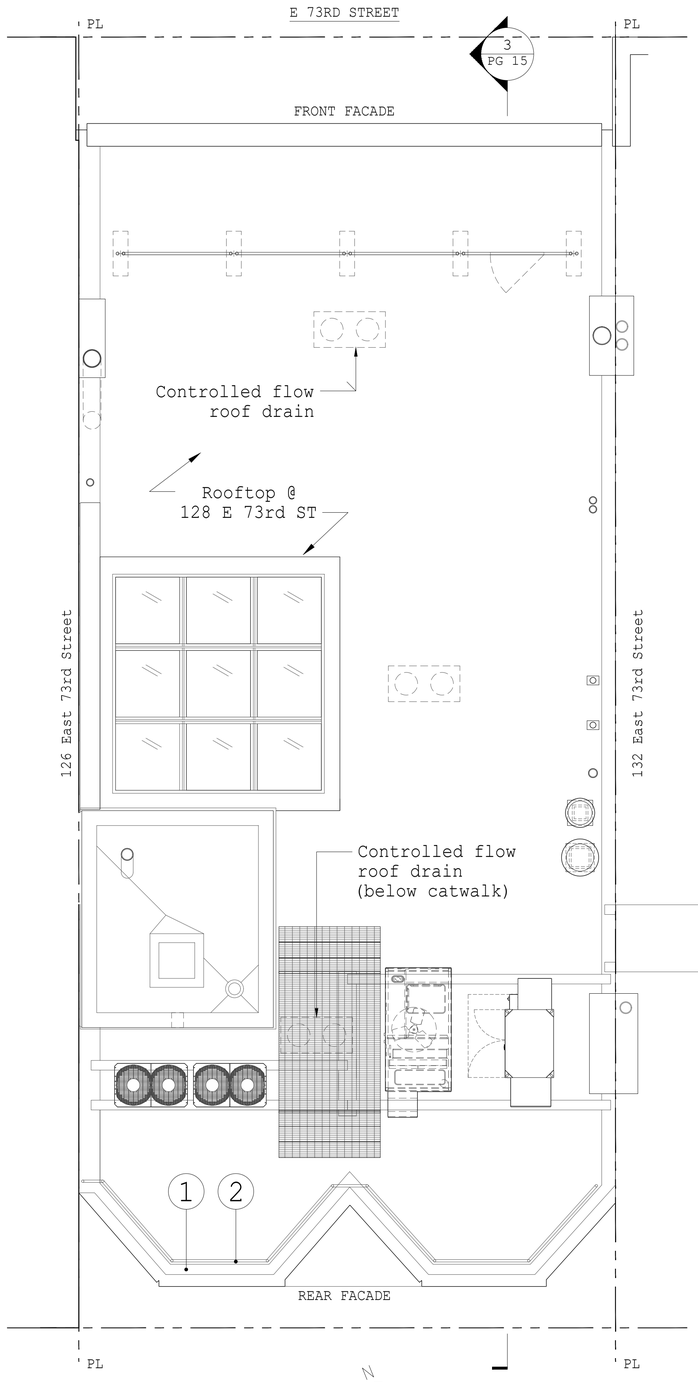
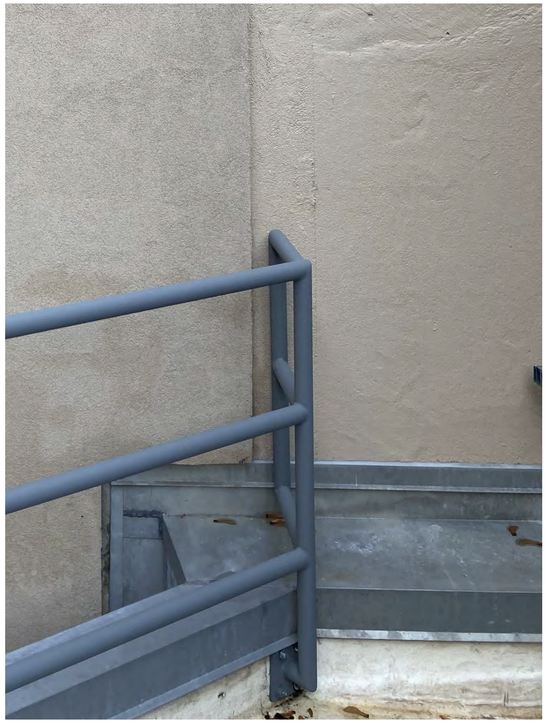


AS BUILT ROOF PLAN

1. Parapet to capture required assembly to pitch storm water to controlled flow roof drains
2. Guardrail to comply with FDNY requirement

PHOTOS OF EXISTING DAMAGED BRICK CORBEL AND GUTTER POST REMOVAL



PHOTOS OF AS BUILT RESTORED BRICK CORBEL AND PARAPET

AS BUILT PARAPET AND FDNY RAILINGS

EXISTING REAR FACADE
PRIOR TO RENOVATION

AS BUILT REAR FACADE

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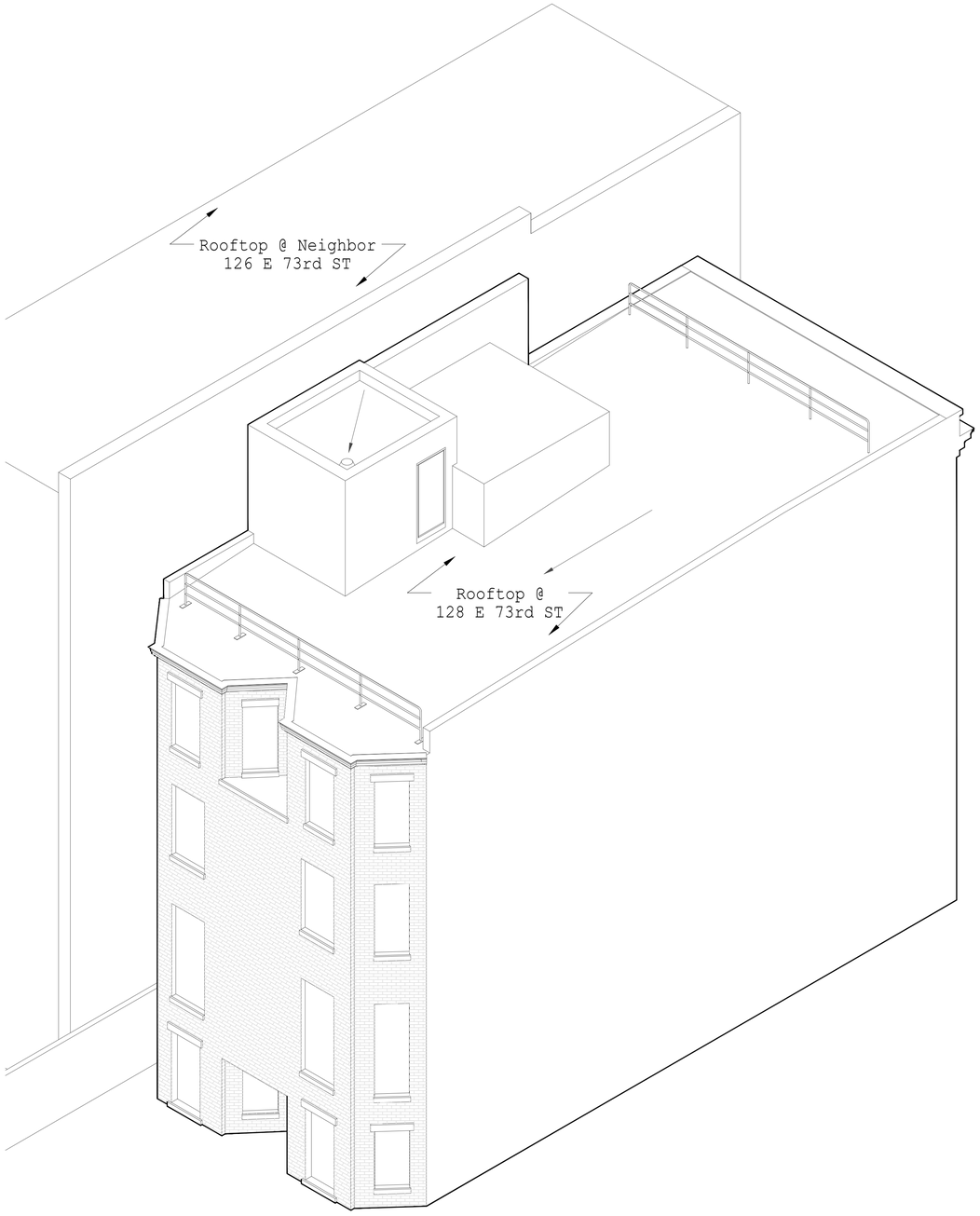
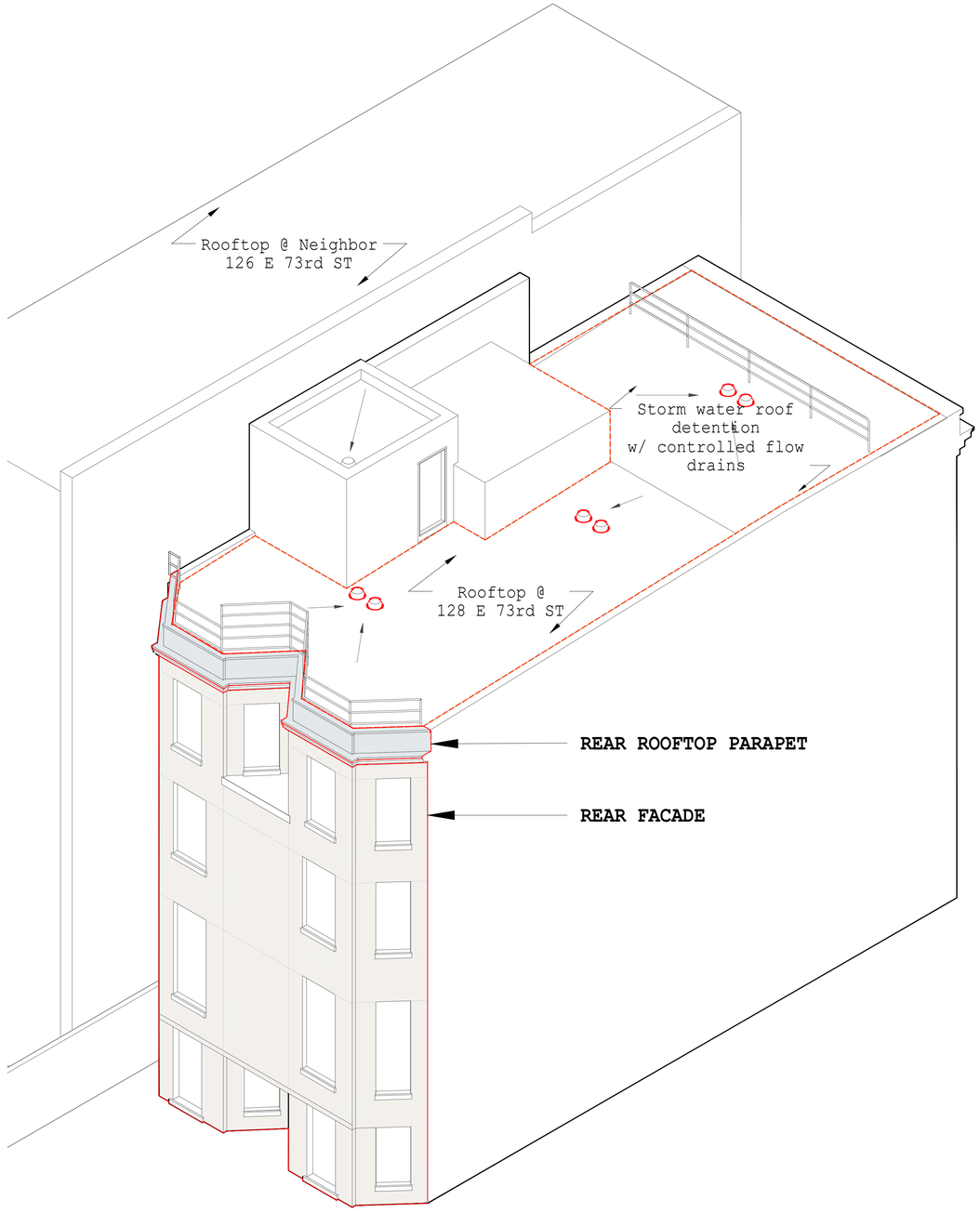
APPENDIX



AS APPROVED



AS BUILT

Outline Specifications:

1. Air Barrier: Establish a drainage plain on surface or existing to remain brick masonry; provide fluid-applied, vapor-permeable air barrier membrane: 'Barritech VP', by Carlisle Coating and Waterproofing (or approved equal); follow manufacturer's surface preparation and application requirements.

2. Drainage Mesh: Establish continuous air space behind cement plaster as indicated on drawings; provide 'WallNet' by MortarNet Solutions, 0.40" thick; follow manufacturer's installation requirements.

3. Metal Lath: Provide Expanded-Metal Lath: ASTM C 847, cold-rolled carbon-steel sheet with ASTM A 653/A 653M, G60 (Z180), hot-dip galvanized-zinc coating; Diamond-Mesh Lath: Flat 3.4 lb/sq. yd. Install according to ASTM C 1063.

4. Accessories: Provide Metal Accessories; comply with ASTM C 1063, and coordinate depth of trim and accessories with thicknesses and number of plaster coats required.

- Cornerbeads: Fabricated from zinc-coated (galvanized) steel; Smallnose cornerbead with expanded flanges.
- Casing Beads: Fabricated from zinc-coated (galvanized) steel; square-edged style.
- Expansion Joints: Fabricated from zinc-coated (galvanized) steel; folded pair of unperforated screeds in M-shaped configuration; with expanded flanges.

Install according to ASTM C 1063 and at locations indicated on Drawings; install cornerbead at exterior locations; locate as approved by Architect and as shown on drawings for visual effect and as follows: Install corner beads, 'J'-bead termination and expansion joints as indicated on drawings

5. Plaster Mixes: Comply with ASTM C 926 for applications indicated.

- Fiber Content: Add fiber to base-coat mixes after ingredients have mixed at least two minutes. Comply with fiber manufacturer's written instructions for fiber quantities in mixes, but do not exceed 1 lb of fiber/cu. yd. (0.6 kg of fiber/cu. m) of cementitious materials.
- Base-Coat Mixes for Use over Metal Lath: Scratch and brown coats for three-coat plasterwork as follows: Portland Cement Mixes:

a. Scratch Coat: For cementitious material, mix 1 part portland cement and 3/4 part lime. Use 2-1/2 to 4 parts aggregate per part of cementitious material.
b. Brown Coat: For cementitious material, mix 1 part portland cement and 3/4 parts lime. Use 3 to 5 parts aggregate per part of cementitious material, but not less than volume of aggregate used in scratch coat.
c. Finish coat: to be determined.

Prepare smooth, solid substrates for plaster according to ASTM C 926; Base-Coat Mixes for Use over Metal Lath: For scratch and brown coats, for three-coat plasterwork with 3/4-inch (19-mm) total thickness.

6. Flashing: Provide Zinc-Tin Alloy Coated Copper: ASTM B 101, cold rolled copper sheet, not less than 16 oz./sq. ft., both sides coated with zinc-tin alloy; provide "Freedom Grey" sheet metal by Revere Copper Company.

7. Fasteners: for Attaching Metal Lath and Accessories to Substrates: Complying with ASTM C 1063.

8. Coating: At existing to remain corbelled brick masonry cornice, repair loose masonry, repoint open mortar joints, prepare surface & provide coating ('Soldalit', Sol-Silicate all surface mineral finish by Keim); follow manufacturer's surface preparation and application requirements.

WallNet

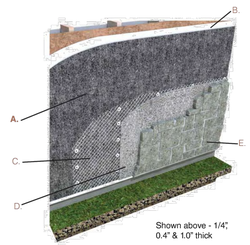
A POLYESTER MESH THAT PROVIDES A CONTINUOUS DRAINAGE PLANE

Helps keep brick, stucco, stone and siding-veneered buildings dry

Use
- For all veneer systems, including brick, lap siding, rainscreen systems, and stone and stucco veneers

Benefits
- Prevents mortar damming behind masonry veneers
- Provides multiple pathways for water to flow to weeps
- Can be applied to all substrates
- Allows air movement in the cavity to help promote drying

Product Characteristics
- Clean, non-toxic, and will not oxidize or react with common building materials
- Remains flexible and undamaged in a wide range of temperatures



Shown above - 1/4", 0.4" & 1.0" thick

Sizes and Packaging

COLOR	THICKNESS	HEIGHT	SF/ROLL
Gray	1/4"	30"	250 SF
Gray	0.4"	30"	125 SF
Gray	1.0"	30"	100 SF
Off-white	2.0"	30"	50 SF

Simple installation and outstanding customer support make it easy for masons to quickly install WallNet

A. WallNet

B. Weather resistive barrier

C. Metal lath

D. Scratch coat / mortar bed

E. Thin stone veneer

Please see other side for installation instructions

Moisture Management for Masonry

WallNet

INSTALLATION INSTRUCTIONS OVERVIEW

Installation Guide
1/4", 0.4", 1", & 2" Sizes

1. Weather Resistive Barrier
Install weather resistive barrier (WRB) over sheathing consulting applicable building codes. Provide minimum 6" vertical laps and 3" horizontal laps. Lap WRB over weep screed. Begin WRB install at base of wall and lap subsequent sheets over the sheet below.

2. WallNet™
Install WallNet after windows and doors are installed. Begin at the base of the wall and unroll and fasten using staples (min. 1/2") or using wrap cap screws or nails at a spacing of 1 anchor per 3 sq. ft. of wall area. Install WallNet in a shingle fashion, staggering vertical seams.

3. Metal Lath
Install galvanized metal lath according to applicable building code and stone veneer manufacturer's instructions. Fasteners are required to be located at stud locations and must penetrate studs a minimum of 1". Be sure to take into account the depth of the Wallnet when specifying fastener length.

4. Scratch Coat/Mortar Bed
Install scratch coat and mortar bed per manufacturer.

5. Thin Stone Veneer/Manufacturered Stone/Stucco

WallNet

For more information
call 800.664.6638

3535 Marlow Rd., Santa Rosa, CA 95404
P 800.664.6638 F 310.767.3369
www.mortarnet.com

CEMCO Expanding Your Solutions

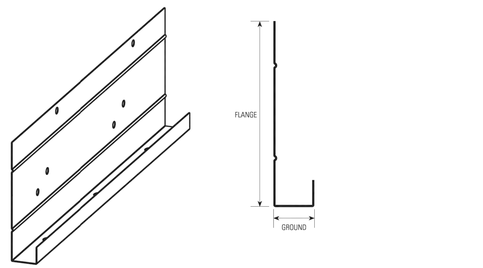
Corporate Headquarters
13191 Crossroads Pkwy N., Ste 325
City of Industry, CA 91746
Phone: 800.775.2362
Fax: 626.330.7598

Manufacturing Facilities
City of Industry, CA
Denver, CO
Ft. Worth, TX
Pittsburg, CA

Structural Engineering/Design
1001-A Pittsburgh Antioch Hwy
Pittsburg, CA 94565
Phone: 800.775.2362
Fax: 626.330.7598

Technical Services
13191 Crossroads Pkwy N., Ste 325
City of Industry, CA 91746
Phone: 800.416.2278
Fax: 626.249.5004

"J" METAL



Properties
CEMCO's "J" Metal products are manufactured in various grounds (depths) to be used with a variety of polystyrene or foam insulation boards for exterior purposes. "J" Metal also provides for a workable screed around doors and windows. CEMCO's "J" Metal can also be ordered with holes and be used in some applications as a weep screed. J-Metal is fabricated from 26 gauge galvanized steel in standard G60 coating. G90 coating is available upon request.

Packaging

Gauge	Ground	Flange Size	Wt. / Mlf.	Pieces / Bundle	Bundle / Pallet
26	1-3/8"	1-3/4" S.F.	220 lbs.	10	50
26	3/8"	3-1/2" L.F.	266 lbs.	10	50
26	1/2"	3-1/2" L.F.	275 lbs.	10	50
26	3/4"	3-1/2" L.F.	291 lbs.	10	50
26	7/8"	3-1/2" L.F.	299 lbs.	10	50
26	1-3/8"	3-1/2" L.F.	333 lbs.	10	50
26	1-1/2"	3-1/2" L.F.	339 lbs.	10	50

ASTM & Code Standards:
- ASTM A653/A653M
- ASTM A924/A924M
- ASTM C840
- ASTM C1047
- ASTM C1063
- IBC: 2012, 2015, 2018
- CBC: 2013, 2016
- AISI: S100-07, S100-12, S100-16, S220-11, S220-15

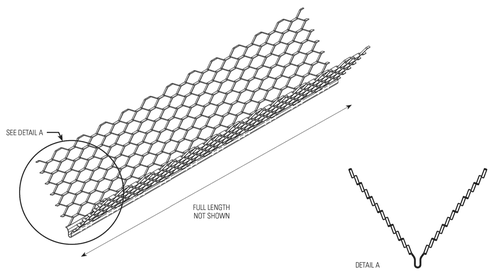
LEED v4 for Building and Design Construction
- MR Prerequisite: Construction and Demolition Waste Management Planning.
- MR Credit: Construction and Demolition Waste Management.
- MR Credit: Building Product Disclosure and Optimization – Sourcing of Raw Materials, Option 2.
- MR Credit: Building Product Disclosure and Optimization – Environmental Product Declarations, Options 1 & 2.
- MR Credit: Building Product Disclosure and Optimization – Material Ingredients, Option 1.
- MR Credit: Building Life-Cycle Impact Reduction, Option 4.

CEMCO cold-formed steel framing products contain 30% to 37% recycled steel.
- Total Recycled Content: 36.9%
- Post-Consumer: 19.8%
- Pre-Consumer: 14.4%

Technical Services
Technical Services: 800.416.2278
Structural Engineering/Design: 925.473.9340
www.cemcosteel.com

This technical information reflects the most current information available and supersedes any and all previous publications effective March 7, 2019.
03-07-19 AT

NO. 1-A CORNER BEAD



Properties
CEMCO's No. 1-A Expanded Corner Bead is manufactured with 2-5/8" expanded metal flanges and a solid metal nose to provide for clean and sharp corners even over slightly irregular surfaces. CEMCO's No. 1-A Expanded Metal Corner Bead is manufactured by Niles and distributed by CEMCO. No. 1A Corner Bead is fabricated from 26 Gauge galvanized steel with G90 coating. G90 coating is available upon request.

Packaging

Length	Pcs. / Ctn.	Ft. / Ctn.	Wt. / Ctn.	Ctn. / Pallet
8'	30	240	52 lbs.	40
10'	30	300	56 lbs.	40

ASTM & Code Standards:
- ASTM A653
- ASTM A924
- ASTM C840
- ASTM C1063
- ASTM C1047
- IBC: 2012, 2015, 2018
- CBC: 2013, 2016
- AISI: S100-07, S100-12, S100-16, S220-11, S220-15

LEED v4 for Building and Design Construction
- MR Prerequisite: Construction and Demolition Waste Management Planning.
- MR Credit: Construction and Demolition Waste Management.
- MR Credit: Building Product Disclosure and Optimization – Sourcing of Raw Materials, Option 2.
- MR Credit: Building Product Disclosure and Optimization – Environmental Product Declarations, Options 1 & 2.
- MR Credit: Building Product Disclosure and Optimization – Material Ingredients, Option 1.
- MR Credit: Building Life-Cycle Impact Reduction, Option 4.

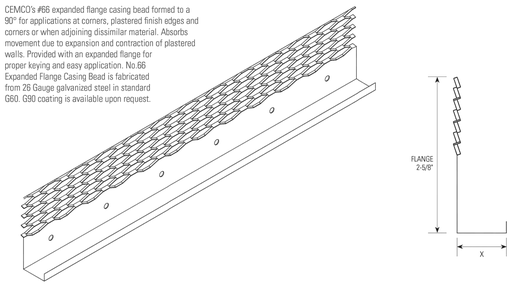
CEMCO cold-formed steel framing products contain 30% to 37% recycled steel.
- Total Recycled Content: 36.9%
- Post-Consumer: 19.8%
- Pre-Consumer: 14.4%

Technical Services
Technical Services: 800.416.2278
Structural Engineering/Design: 925.473.9340
www.cemcosteel.com

This technical information reflects the most current information available and supersedes any and all previous publications effective June 3, 2020.
06-03-20 AT

#66 EXPANDED-FLANGE CASING BEAD

Properties
CEMCO's #66 expanded flange casing bead formed to a 90° for applications at corners, plastered finish edges and corners or when adjoining dissimilar material. Absorbs movement due to expansion and contraction of plastered walls. Provided with an expanded flange for proper keying and easy application. No.66 Expanded Flange Casing Bead is fabricated from 26 Gauge galvanized steel in standard G60. G90 coating is available upon request.



Packaging

Size (X)	Pcs. / Ctn.	Length	Ft. / Ctn.	Wt. / Ctn.	Ctn. / Pallet
1/4"	30	10'	300	42 lbs.	42
3/8"	30	10'	300	48 lbs.	42
1/2"	30	10'	300	55 lbs.	42
3/4"	30	10'	300	58 lbs.	42
7/8"	30	10'	300	62 lbs.	42
1"	30	10'	300	64 lbs.	42
1-1/4"	30	10'	300	68 lbs.	42

ASTM & Code Standards:
- ASTM A653
- ASTM A924
- ASTM C840
- ASTM C1047
- ASTM C1063
- IBC: 2012, 2015, 2018
- CBC: 2013, 2016
- AISI: S100-07, S100-12, S100-16, S220-11, S220-15

LEED v4 for Building and Design Construction
- MR Prerequisite: Construction and Demolition Waste Management Planning.
- MR Credit: Construction and Demolition Waste Management.
- MR Credit: Building Product Disclosure and Optimization – Sourcing of Raw Materials, Option 2.
- MR Credit: Building Product Disclosure and Optimization – Environmental Product Declarations, Options 1 & 2.
- MR Credit: Building Product Disclosure and Optimization – Material Ingredients, Option 1.
- MR Credit: Building Life-Cycle Impact Reduction, Option 4.

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- Total Recycled Content: 36.9%
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- Pre-Consumer: 14.4%

Technical Services
Technical Services: 800.416.2278
Structural Engineering/Design: 925.473.9340
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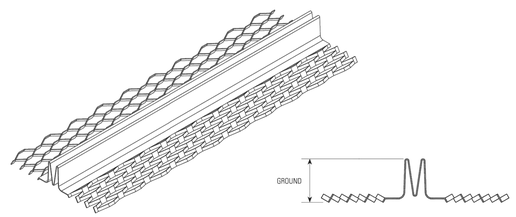
This technical information reflects the most current information available and supersedes any and all previous publications effective December 21, 2018.
12-21-18 AT

DOUBLE "V" CONTROL JOINT (#15)



Properties
CEMCO's Double "V" (#15) Control joint relieves stresses and strains in large plaster walls and ceilings. This inconspicuous product provides a clean and neat joint in exterior applications. This product has expanded flanges for proper keying and easy application. Double "V" Control Joint is fabricated from 26 gauge galvanized steel standard G60. G90 coating is available upon request. Double J-Control Joint is manufactured by Niles Corporation and distributed by CEMCO.

Packaging

Ground	Pieces / Carton	Length	Foot / Carton	Weight / Carton	Carton / Pallet
1/4"	24	10'	240	45 lbs.	42
3/8"	24	10'	240	48 lbs.	42
1/2"	24	10'	240	74 lbs.	40
3/4"	24	10'	240	80 lbs.	40
7/8"	24	10'	240	84 lbs.	40

ASTM & Code Standards:
- ASTM A653
- ASTM A924
- ASTM C840
- ASTM C1063
- IBC: 2012, 2015, 2018
- CBC: 2013, 2016
- AISI: S100-07, S100-12, S100-16, S220-11, S220-15

LEED v4 for Building and Design Construction
- MR Prerequisite: Construction and Demolition Waste Management Planning.
- MR Credit: Construction and Demolition Waste Management.
- MR Credit: Building Product Disclosure and Optimization – Sourcing of Raw Materials, Option 2.
- MR Credit: Building Product Disclosure and Optimization – Environmental Product Declarations, Options 1 & 2.
- MR Credit: Building Product Disclosure and Optimization – Material Ingredients, Option 1.
- MR Credit: Building Life-Cycle Impact Reduction, Option 4.

CEMCO cold-formed steel framing products contain 30% to 37% recycled steel.
- Total Recycled Content: 36.9%
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Technical Services
Technical Services: 800.416.2278
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This technical information reflects the most current information available and supersedes any and all previous publications effective December 21, 2018.
12-21-18 AT

3-COAT STUCCO ASSEMBLY DETAILED SPECIFICATIONS

of the period.

Trow's, 1881

A. WALLACE MC CREA (1873-1954)

10 East 63rd Street	1922	new facade
35 East 63rd Street	1922	new facade
34 East 68th Street	1920	facade alterations
16 East 69th Street	1929-30	new facade
34 East 69th Street	1928-30	new facade
160 East 70th Street	1925	interior alterations
174 East 70th Street	1925	new facade
40 East 73rd Street	1939	interior alterations
128-130 East 73rd Street	1928	new facade
10 East 74th Street	1920	facade alterations
18 East 74th Street	1921	new facade
133 East 74th Street	1921	new facade

MC CREA & SHARPE, INC.

A. Wallace McCrea (1873-1954)
_____ Sharpe (dates undetermined)

119 East 65th Street	1926	new facade
133 East 74th Street	1921-23	new facade

Little is known of McCrea, nothing of Sharpe. McCrea was a specialist in residential architecture, and helped to design the approaches to the Brooklyn Bridge after its completion.

McCrea, and McCrea & Sharpe, seem to have handled only alterations and new facades in the district, never new buildings. At 35 East 63rd Street, 119 East 65th Street, 34 East 68th Street, 174 East 70th Street, and 10 East 74th Street, McCrea (and McCrea & Sharpe) merely removed the stoops and stripped the facades of their ornament. At 10 East 63rd Street, 16 East 69th Street, 34 East 69th Street, 128-130 East 73rd Street, 18 East 74th Street, and 133 East 74th Street, however, McCrea (and McCrea & Sharpe) designed new, conservatively-styled facades for older brownstone rowhouses; the new facades are respectively neo-Classical, neo-Georgian, neo-French Classic, neo-Georgian, neo-Italian Renaissance, and neo-Federal in style.

New York Times, April 27, 1954

WILLIAM MC NAMARA (dates undetermined)

115-119 East 65th Street	1869	new buildings (3)*
158-160 East 70th Street	1872	new buildings (2)*
162-164 East 70th Street	1872	new buildings (2)
128-132 East 73rd Street	1879	new buildings (3)*
134-136 East 73rd Street	1879	new buildings (2)
629 Park Avenue	1869	new building
631 Park Avenue	1869	new building*

* facades now altered

William McNamara practiced in New York between 1856 and 1879. He was active in the district just as it was beginning to be developed, designing rows of houses in the Italianate and neo-Grec styles. Most of these were given new facades in later years but examples of his Italianate designs survive at 162-164 East 70th Street and 629 Park Avenue, and neo-Grec examples may be seen at 134-136 East 73rd Street.

Francis

NATHAN CLARK MELLEN (dates undetermined)

2 East 64th Street	1893-96	new building

Nathan Clark Mellen entered architectural practice in New York City in 1889 with Hubert Westell and Henry P. Kirby under the firm name of Mellen, Westell & Kirby, but Westell died in that same year. In 1891 Mellen formed a practice with William A. Boring (see) and Edward Tilton, then established his own office in 1893. That year he designed for coal magnate Edward J. Berwind the handsome residence at 2 East 64th Street; this must have been one of his first independent commissions, and it is his most frequently cited work. The residence, at the corner of Fifth Avenue, is a neo-Venetian Renaissance design, reflecting the aesthetic sensibilities of the period.

Francis

E.P. MELLON & W.L. SMITH

Edward P. Mellon (1875-1953)
W.L. Smith (dates undetermined)

134 East 74th Street	1930	new facade

Little is known about the education and training of Edward P. Mellon. However, it is known that he designed the tomb of President Warren G. Harding in Marion, Ohio, a Presbyterian Church in East Orange, New Jersey, and a hospital in Pittsburgh, Pennsylvania. He was also a trustee of the American Academy in Rome. Nothing is known about his

EAST 73RD STREET South Side

No. 132 (1407/61)

	Date		Architect		Owner
Erected	1879-80	by	William McNamara	for	Daniel Hennessy
Present Facade	1913	by	John J. Foley	for	Blanche P. Taylor

ARCHITECTURE

Original Style	neo-Grec
Present Style	"medieval revival" - no significant architectural features except compatible height
Elements	Four-story residence with Flemish-bond brick facade; segmental-arched entrance; horizontal bandsof windows; roof parapet; stone shield in parapet.
Alterations	1913 - new facade
HISTORY	Built as one of a row of five neo-Grec brownstone residences (Nos. 128-136). Blanche Payne Taylor (Mrs. C. Barron Taylor), who commissioned the present facade, and her family,owned the house between 1910 and 1945.
References:	New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

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EAST 73RD STREET South Side

Nos. 134-136 (1407/60-160)

	Date		Architect		Owner
Erected	1879-80	by	William McNamara	for	Daniel Hennessy

ARCHITECTURE

Style	neo-Grec
Elements	Three-story and basement dwellings; rusticated basements; stylized pilasters on first floor, three-sided oriels on second floor; stylized bracketed cornices. No. 134 retains stoop.
Alterations	1936 - stoop removed from No. 136
HISTORY	Built as two of a row of five houses (Nos. 128-136). Between 1921 and 1969 No. 134 was owned by Marietta Koop, wife of Eugene Jackson Koop.
References:	New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

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LPC DESIGNATION REPORT RELEVANT TO 128 E 73RD

Landmarks Preservation Commission

June 17, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 12, LPC-25-05396

128 East 73rd Street (aka 128-130 East 73rd Street) – Upper East Side Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 839 3227
Passcode: 537844
By Phone: 646-828-7666 (NY)
833-435-1820 (Toll-free)
833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.