



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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BRIAN BENJAMIN
Chairperson

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District Manager

January 3, 2017

Lauren George
Director of Intergovernmental and Community Affairs
NYC Landmarks Preservation Commission
1 Centre Street, 9th Floor
New York, New York 10007

Re: 137 West 122nd Street

Dear Ms. George:

This letter serves as an update to the letter to LPC dated November 1, 2016, regarding the property at 137 West 122nd Street. The aforementioned letter incorrectly referenced work relating to the legalization of an existing garage door, which is not included in the scope of work provided by the property owner. The proposed work on this property includes the following:

- Remove shed addition at rear basement
- Remove and replace all windows at front and rear facades
- Refurbish existing entrance door at parlor floor
- General repairs and painting of wood casings and paneling at the 2nd Floor balcony
- Add new stair bulkhead to roof (not visible from street)
- Raise rear of attic (4th floor) for full ceiling height

On Tuesday, October 25, 2016, the owner of the referenced property appeared and made a presentation through his architect, to the CB 10 Historic Preservation and Landmarks Committee regarding their application to the Landmarks Preservation Commission scheduled for your November 2016 meeting. During the presentation, the owner presented a set of drawings and pictures in an effort to describe the nature of his proposed project, and responded to questions asked by Committee members. The owner offered a Letter of Support from the 122nd Street Block Association in support of his application.

Following the presentation, the Committee members considered the presentation and considered the property owner's documentation of support for the application, and

has concluded that the property owner should be allowed to proceed with his proposed project.

Please feel free to contact me if you have any question or require any additional information.

Very truly yours,

Raquel Vazquez
Chair, Transportation, Historic
Preservation and Landmarks Committee