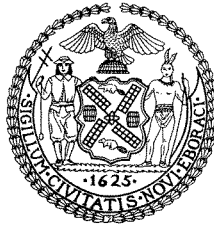


Nicholas Viest
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com – Website

The City of New York Manhattan Community Board 8

August 6, 2013

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 127 East 71st Street (between Park and Lexington Avenues) - Upper East Side Historic District

Dear Chair Tierney:

At the Landmarks Committee meeting on Monday, August 5, 2013, the committee adopted the following recommendation regarding **127 East 71st Street (between Park and Lexington Avenues) - Upper East Side Historic District** - *Neal Stufano, Architect* - A house originally built circa 1865 and modified in the Modern style by Joseph D. Weiss in 1955. Application is to alter to the front facade and areaway.

Motion to Approve:

WHEREAS, the building at 127 East 71st Street is a house located in the Upper East Side Historic District, originally built circa 1865 in the Italianate style, and substantially modified in the Modern style by Joseph D. Weiss in 1955.

WHEREAS, the applicant proposes to alter the front facade and front areaway by installing a frieze balustrade above the top floor; installing a new limestone façade; replacing a group of three contiguous windows on the second and third floors with three individual casement windows on each floor, with each window to open inwards, said windows to be 7' in height as compared to the existing windows which are 6' in height; installing an iron grille in front of the French patio doors to be installed on the first and third floors; replacing the existing first floor center window with French doors to open inwards; installing planted Juliette balconies on the first and fourth floors; installing a garden at the front of the building to be fenced in by a three foot high cast iron railing painted black with said garden to extend 5' from the front of the building; replacing the two existing ground floor doors on either side of the front of the building with one window each and installing a double door in the center of the ground floor.

WHEREAS, the overall effect of the proposed changes will result in a façade more in keeping with the original design of the building than the current front façade and not inconsistent with the character of other buildings on the opposite side of the street from the building.

THEREFORE BE IT RESOLVED THAT, the application is approved.

This recommendation failed by a vote of 3 in favor (Ashby, Birnbaum, Evans), 5 opposed (Davis, Helpern, Liston, Parshall, Tamayo), and 0 abstentions.

Motion to Disapprove:

WHEREAS, the proposed changes to the front façade are inconsistent with the overall context of the block or with the original design of the building in that the new design is too monumental; the proposed changes to the top of the building will be too bulky compared to the original design and compared to the existing buildings on either side of the property; the color of the new limestone façade will be too bright given the architectural context of the property and the brick facades of the adjacent buildings.

THEREFORE BE IT RESOLVED THAT, the application is disapproved.

This recommendation was approved by a vote of 5 in favor (Davis, Helpern, Liston, Parshall, Tamayo), 3 opposed (Ashby, Birnbaum, Evans), and 0 abstentions.

Sincerely,



Nicholas Viest
Chair



David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member