

Valerie S. Mason  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, N.Y. 10022-1106  
(212) 758-4340  
(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

**The City of New York  
Community Board 8 Manhattan**

February 21, 2025

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 156 East 71st Street (Upper East Side Historic District)** – *Daniel Kaplan* – An Italianate style building designed by W. O’Gorman and constructed in 1871. Application is for interior renovation, rooftop addition, small rear addition with a terrace above, renovation of front areaway, and the addition of stairs to the sidewalk.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 19, 2025, the Board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 156 East 71st Street is a house located on the south side of East 71st Street on a block with tall buildings on Lexington and Third Avenues and four and five-story rowhouses between; and

**WHEREAS** the applicant proposes to largely restore the street façade, which is brownstone-colored stucco with brownstone window and door trim; and

**WHEREAS** the applicant further proposes to modify the existing areaway at the street side of the building to improve the entry sequence while remaining within the property line; and

**WHEREAS** the applicant further proposes to build a rooftop addition, replace all windows with aluminum-clad wood units, replace exterior light fixtures, and modify the rear façade; and

**WHEREAS** the applicant’s proposal for the rooftop addition will not be visible from any point in the public way and will feature a steel window and door system that will measure 14’-3” in width and will be 7’-2” tall; and

**WHEREAS** the rooftop addition will be 9’-9” tall with a stair bulkhead above for roof access, set back from the street wall 6’-11”, and set back 3’-0” from the existing rear facade; and

**WHEREAS** the applicant proposes to enlarge the ground (basement) floor by 7’-5”; and

**WHEREAS** the windows openings at the rear façade of the first floor of the building will be combined and the resulting opening will be glazed with a steel window/door combination measuring 14’-0” in width and approx. 9’-0” in height; and

**WHEREAS** some members of the Committee felt that the rooftop addition was too large and that the windows in the rear would contribute to light pollution in the “donut” of the block, these concerns were not felt to be a disqualifying;

**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*

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, 8<sup>th</sup> Council District