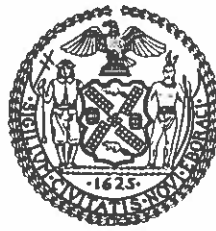


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

February 23, 2015

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

Re: 151 East 71st Street (Lexington and Third)-Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, February 18, 2015, the board adopted the following resolution regarding **151 East 71st Street (Lexington and Third)-Upper East Side Historic District-Manuel Castedeo, Architect**-Italianate style residence designed by unknown and completed in 1870. Application to legalize second floor window (front façade) and retail store awning.

This application is divided into two parts:

Part 1: Second Floor Windows

WHEREAS the windows are located in the central masonry opening on the second floor of the white brick frontal addition to the original brownstone building;
WHEREAS the designation for 15 East 71st Street included steel windows with fixed glass in the center and casement windows with transoms above on each side of the fixed central window;
WHEREAS the steel windows were replaced with a pair of one-over-one, double hung, aluminum windows with an aluminum post in the center;
WHEREAS the aluminum windows were installed without Landmarks Preservation Commission approval;
WHEREAS the steel windows were visually light and elegant in contrast to the aluminum windows which are visually dark and heavy due to the thickness and color of the aluminum post, frames, and sashes;
WHEREAS the steel windows were related to the steel railing with vertical balusters directly above on the third floor balcony;
WHEREAS the aluminum windows and the steel railing are different in material and style;
WHEREAS the aluminum windows replaced steel windows that were more appropriate to the overall composition of the addition;
THEREFORE BE IT RESOLVED that this application is disapproved.

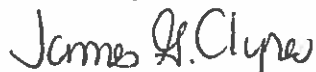
This recommendation was approved by a vote of 36 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

Part 2: Awning

WHEREAS the building has a storefront that is framed with brick masonry piers;
WHEREAS the existing awning spans across the storefront and the piers;
WHEREAS the awning proposed to replace the existing awning will be set between the piers and will be framed by the piers;
THEREFORE BE IT RESOLVED that the proposed awning is approved as presented.

This recommendation was approved by a vote of 37 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


James G. Clynes
Chairman


David Helpem and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District