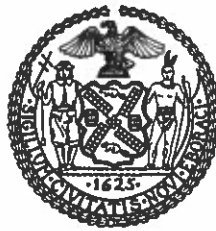


James G. Clynes  
Chairman

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

March 17, 2016

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


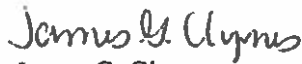
**Re: 169 East 71<sup>st</sup> Street-(between Lexington and Third Avenues)-Upper East Side Historic District**


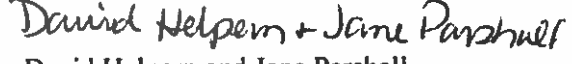
Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, March 16, 2016, the board adopted the following resolution regarding **169 East 71<sup>st</sup> Street-(between Lexington and Third Avenues)-Upper East Side Historic District- *Walter Radtke, architect*** -Italianate style designed by John Sexton and constructed in 1866. Application to enlarge the existing building and add a one story addition.

**WHEREAS** 169 East 71<sup>st</sup> Street is a two family house with one residential unit in the basement and the other residential unit in the first through third floors;  
**WHEREAS** the house is set back 9'-6" from the front property line;  
**WHEREAS** the house is 16'-8" wide by 62'-5 1/2" deep;  
**WHEREAS** the limestone and stucco of the front façade will be repaired;  
**WHEREAS** the building will be extended 17'-0" into the rear yard;  
**WHEREAS** the roof top addition will be set back 15'-0" in the front and will align with the rear wall of the enlarged building;  
**WHEREAS** the roof top addition will be 10'-0" above the existing roof;  
**WHEREAS** the roof top addition will have black metal parapet railings with vertical pickets in the front and the rear;  
**WHEREAS** the roof top addition will not be visible from across the street;  
**WHEREAS** the flues in the front will be raised above the new roof top addition and will be visible from across the street;  
**WHEREAS** the stair bulkhead, which will be located in front of the elevator shaft, will be 9'-0" above the roof top addition and 6'-0" above the elevator shaft, and will not be visible from the street;  
**WHEREAS** the sliding glass doors in the front face of the roof top addition will be changed to be similar in appearance to the wood divided light windows and will be set in an opening with a shallow arch to carry out the vocabulary of the existing window openings;  
**WHEREAS** the rear façade will be stucco on concrete and will match the color of the building next door;  
**WHEREAS** the new windows will be wood and will match the existing windows in the front of the building;  
**WHEREAS** there will be two Juliette balconies on the first floor and a 4'-0" by 8'-0" balcony on the second floor in the rear;  
**WHEREAS** this enlarged house is appropriate and contextual within the historic district;  
**THEREFORE BE IT RESOLVED** that this application be approved subject to the change set forth above and as presented.

*This recommendation was approved by a vote of 40 in favor, 0 opposed, 1 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, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District