

Nicholas D. Viest
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The City of New York
Manhattan Community Board 8

September 23, 2014

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

RE: 127 East 71 Street (Lexington/Park) - Upper East Side Historic District – N.V. Caine, Architect - A house originally built circa 1865 and modified in the Modern style by Joseph D. Weiss in 1955. Application is for enlargement of the rear of the building.

Dear Chair Tierney:

At the September 17, 2014 Full Board meeting of Manhattan Community Board 8, the following committee recommendation was adopted by a vote of 44 in favor, 0 opposed, and 0 abstentions.

WHEREAS the two story rear portion of the building will be reduced in depth by 3'-2" to create a rear yard depth of 15'-6";

WHEREAS the floors of varying depths of the five story rear portion of the building will be extended and aligned to create a rear yard of 32'-2";

WHEREAS the area of the building will increase modestly based on the balancing of the reduction in depth of the two story portion of the building and the extension of the floors of the five story portion of the building;

WHEREAS the new fenestration will be wood windows and doors;

WHEREAS the windows on the fourth and fifth floors will be "four over one" double hung;

WHEREAS a new window will be added in the center of floors four and five;

WHEREAS the second and third floors will have in-swinging French doors with Juliette balconies;

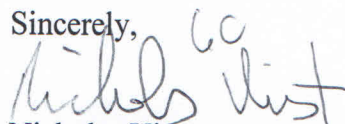
WHEREAS the existing painted brick will be replaced with new, unpainted brick;

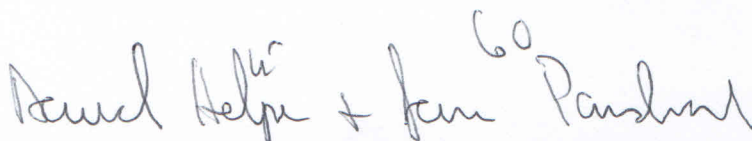
WHEREAS the overall composition is appropriate and contextual within the historic district;

THEREFORE be it resolved that this application is approved as presented.

Please advise this office of any action taken regarding this matter.

Sincerely,


Nicholas Viest
Chair


David Helpert & 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 Micah Kellner, NYS Assembly Member, 65th Assembly 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