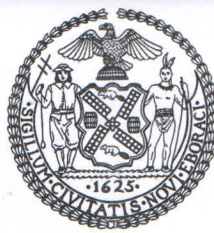


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

January 19th, 2017

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

Re: 152 East 71st Street – Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting of Manhattan Community Board 8 on Wednesday, January 18th, 2017, the Board adopted the following resolution regarding **152 East 71st Street (between Lexington and Third Avenues– Upper East Side Historic District – Christopher Fritz, Architect**. Application is for a rear yard extension.

WHEREAS 152 East 71st Street is an Italianate style residence designed by W. O’Gorman and constructed in 1915.

WHEREAS 152 East 71st Street is 16.25 feet wide and sits on a 100 foot lot.

WHEREAS the applicant proposes to create a greenhouse at the basement level of the house that would extend 11’5” into the rear yard; the existing 38’ rear yard would be reduced to approximately 27’.

WHEREAS the applicant proposes to remove the existing badly deteriorated bay at the 1st floor and build out the 1st floor by an additional 6’.

WHEREAS at the basement level an additional 185 sq. ft. would be added; at the 1st floor level an additional 98 sq. ft. would be added.

WHEREAS the overall height of the of the basement level addition and the 1st floor addition would now be 21 ½’.

WHEREAS the applicant was not able to provide sufficient information about the materials to be used for the greenhouse; a materials board was not presented.

WHEREAS the projecting bay at the 1st floor is a significant feature and is part of the historic fabric of the house and should be retained.

THEREFORE BE IT RESOLVED that this application is **DISAPPROVED** as presented.

This recommendation was passed by a vote of 41 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 Rebecca Seawright, NYS Assembly Member, 76th District State
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District