

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

February 26, 2018

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

RE: 971 Lexington Ave (between 70th and 71st Streets) -- Upper East Side Historic District. Charles J. Nadine, architect. Application is for a second floor window awning, a waterfall awning at the ground floor entrance to the 2nd floor retail space and signage. [The existing awning was installed without a permit from the Landmarks Preservation Commission.]

Dear Chair Srinivasan:

At the February 21, 2018 Community Board 8 Manhattan Full Board meeting, the board disapproved of the application by the above address by a vote of 31 in favor, 3 opposed, 1 abstention and 0 not voting for cause:

WHEREAS 971 Lexington Ave is a Queen Anne-style residence designed by Thom & Wilson and constructed in 1887-1888; and,

WHEREAS the applicant proposes to remove the existing 2nd floor awning (in violation) and replace it with a new awning; and,

WHEREAS the applicant also proposes a new canopy at the entrance to the 2nd floor retail space and the residential units above; and,

WHEREAS the applicant also proposes 2 hanging signs for the two retail tenants at the second floor, one above the other; and,

WHEREAS the applicant proposes 4 flush signs (two for each commercial tenant on the 2nd floor) to be placed the outside of the entrance door at the ground level (The retail space at the ground level is occupied by a delicatessen.); and,

WHEREAS the actual entrance to the retail space and the residential space above is recessed: 2 signs/plaques will be set into the wall at the ground level on the front elevation to the right of the entry way; two signs/places will be set into the recess on the wall next to the actual entry door; and,

WHEREAS the applicant did not have any examples of the materials to be used for any of the 6 signs; and,

WHEREAS the applicant did not present any information about the graphics for the 6 signs; and,

WHEREAS the canopy proposed for the entrance to the 2nd floor retail space and the residential units above the retail space has no relationship to the canopy for the adjacent ground floor delicatessen; and,

WHEREAS 6 separate signs are excessive for a small building on a busy block; and,

WHEREAS the applicant did not show other examples of second floor awnings in the neighborhood; and,

WHEREAS the application is out of context and inappropriate for the streetscape along the east side of Lexington Avenue between 70th and 71st Street,

THEREFORE BE IT RESOLVED that this application is disapproved as presented.

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

Sincerely,


Alida Camp
Chair

(WB)



David Helpem and Jane Parshall
Co-Chairs, Landmarks Committee

(WB)

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District