

**Alida Camp
Chair**

**Will Brightbill
District Manager**



**505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail**

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

October 23, 2020

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 135 East 71st Street – Upper East Side Historic District – *Noelle Fontaine, Cowley Engineering, P.C.* A multi-family building originally designed by Hyman Isaac Feldman and constructed in 1959. Application is to re-clad the first floor exterior and replace storefronts, amend the window master plan and propose a signage master plan.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 21, 2020, the board unanimously approved the following resolution by a vote of 47 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 135 East 71st Street was built as a co-op in 1959; the building (which presents as two separate residential buildings joined in the middle) extends along Lexington Avenue between 71st and 72nd Streets;

WHEREAS Hyman Isaac Feldman is listed as the architect of record. However, at the entrance, there is plaque which lists Sylvan and Robert Bien as the architects. The applicant could not explain the reason for this discrepancy;

WHEREAS 135 East 71st Street is considered a “no-style” building on the designation report;

WHEREAS only the southern half of the building is in the Upper East Side Historic District;

WHEREAS this application is for work to be done at the southern half of the building — the half of the building which is included in the historic district with its entrance on 71st Street. (The northern half of the co-op has a separate entrance on 72nd Street;

WHEREAS the applicant proposes 1) lower level recladding, 2) storefront replacement, 3) signage master plan, and 4) window master plan amendment;

WHEREAS at the ground level only the applicant proposes to reclad the deteriorating red granite with gray granite — the historic color of the granite — along 71st Street and along Lexington where there are 9 storefronts. The recladding also includes the above-grade planters at either side of the front entrance at 71st Street, where the granite has also deteriorated;

WHEREAS the planter on the east side of the entrance will be lowered by 12”; the planter on the west side of the entrance can’t be lowered because it sits atop a service stair;

WHEREAS the applicant proposes to add a small reveal to the columns that frame the front entry way and to the planters to provide texture and visual interest;

WHEREAS the applicant also proposes, at the ground level, to change the windows to black; the windows now present as a whitish yellow; the ground level windows at 71st Street and at the storefronts along Lexington Avenue would now be black [proposed amendment to the window master plan];

WHEREAS the applicant proposes, on Lexington, where the storefront windows as low to the sidewalk as a result of the slope/slant along this part of Lexington, to raise the sill to accommodate new slightly smaller energy efficient windows;

WHEREAS the applicant proposes to remove all existing fixed awnings; the applicant proposes that all signage for the 9 retail shops would now be black with stainless steel lettering to create uniformity along the ground elevation along Lexington — the signage would fit into the 12” area above the windows where there were formerly the cases for the retractable awnings that have not been in-use for some years and that were hidden by the now-to-be deleted fixed awnings [Signage Master Plan];

WHEREAS the applicant also proposes to upgrade the lighting at the front entrance to a more modern look and replace the existing doctor’s office door (at left of front entrance) with a new door;

WHEREAS the applicant’s proposes changes at 135 East 71st Street create a more uniform look for the 1950’s no-style building, especially for the retail storefronts along Lexington Avenue and also tidies up the discordant elements around the entrance on 71st Street;

WHEREAS the applicant’s proposed changes are appropriate within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

David Helpern and Jane Parshall

Alida Camp
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th 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