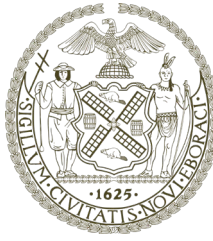


Valerie S. Mason
Chair

Ian McKnight
District Manager



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

June 18, 2026

Linda Kersavage, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 169 East 71st Street (Upper East Side Historic District) – Nasir Khanzada – An Italiante style building designed by John Sexton and constructed in 1866. Application is to legalize non-conforming as built condition at rear 3rd floor facade (extend 21" beyond original approval).

Dear Chair Kersavage,

At the Full Board meeting of Community Board 8 Manhattan held on June 17, 2026, the Board unanimously approved the following resolution by a vote of in 40 favor, 0 opposed, 0 abstention, and 0 not voting for cause.

WHEREAS 169 East 71st Street sits midblock on the north side of 71st Street between Lexington and Third Avenues; and

WHEREAS the townhouse, built in 1866, was used for exterior scenes in the 1961 film Breakfast at Tiffany's; and

WHEREAS the applicant appeared before this committee in 2016 and the application was approved with modifications (Board Resolution is attached); and

WHEREAS the applicant received a Certificate of Appropriateness in 2016 for an exterior restoration and substantial rear yard and rooftop addition (12/7/2016 COFA-19-6008) attached to this resolution; and

WHEREAS an as-built survey from 2026 revealed several deviations from the approved plans including extensions of the third and fourth floors 21" beyond the dimensions of the approved plans; and

WHEREAS the applicant never obtained a Certificate of Occupancy for the as-built structure, nor for that matter a temporary Certificate of Occupancy; and

WHEREAS the applicant never obtained a sign off from the Department of Buildings and has not, as of this date, closed out 25 of 27 documents required for sign off; and

WHEREAS the building is currently listed as under contract for sale; and

WHEREAS to that end, the applicant seeks approval for the "as built" condition; and

WHEREAS the applicant provides no explanation for the clear construction error and subsequent violation; and

WHEREAS the third-floor addition was originally intended to align with the rear face of the neighboring building to the west; and

WHEREAS the rooftop addition was originally intended to be located 3’0” behind the existing face of the building to the west; and

WHEREAS the neighbors to the west appeared before the committee to express their objection to the current application as intruding on the light and air of their residence, and spoke to their willingness to endure the nuisance of remedial demolition and reconstruction; and

WHEREAS members of the committee raised several objections to approval, among them the clear disregard for previously approved documents, incredulity that the errors were not discovered before the applicant attempted to belatedly apply for a Certificate of Occupancy, and disruption of a clearly defined rear building line across three residences; and

WHEREAS the committee strongly felt that approval of this “after the fact” legalization would set a dangerous precedent;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

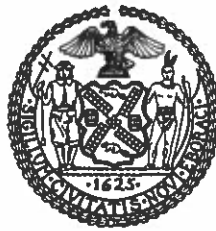
Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member, 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District

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, 9th Floor
New York, NY 10007


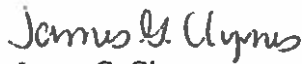
Re: 169 East 71st Street-(between Lexington and Third Avenues)-Upper East Side Historic District


Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, March 16, 2016, the board adopted the following resolution regarding **169 East 71st 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 71st 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, 26th Senatorial 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



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/07/16	EXPIRATION DATE: 12/7/2022	DOCKET #: LPC-19-3420	COFA COFA-19-6008
ADDRESS: 169 EAST 71ST STREET		BOROUGH: Manhattan	BLOCK/LOT: 1406 / 28
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Joe Harkins
169 East 71st Street
New York, NY 10021

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 19, 2016, following the Public Hearing of July 12, 2016, voted to approve a proposal to construct rooftop and rear yard additions, at the subject premises; as put forward in your application completed on June 15, 2016, and as you were notified in Status Update Letter 19-0747 issued on July 19, 2016.

The proposal, as approved, consists of the construction of a rooftop addition setback 3' from the top story of the historic rear façade, with a maximum height of 13' 8", clad in brick at the side elevations and stucco at the front and rear elevations, and featuring a standing seam metal gable roof, painted green, two (2) four-over-four double-hung wood windows and one sliding metal and glass door at the front elevation; and one (1) four-over-four fixed wood window and one (1) multi-pane wood and glass door at the rear elevation; construction of an elevator bulkhead clad in brick, set behind the stucco parapet of the rooftop addition, and measuring a maximum of 13' 8" in height; construction of a three-story, full-width rear yard addition, clad in brick, salvaged from the historic rear façade, with a 17' projection into the rear yard, featuring, at the basement level, four (4) wood and glass multi-paned doors, at the parlor and second floors, four (4) four-over-four double-hung wood windows, featuring the salvaged historic limestone lintels; installation of black painted metal railings, measuring 3' 6" in height, at the third story roof terrace and fourth story roof top addition; extending the brick chimney on the eastern side of the roof. The proposal was shown on eleven

(11) presentation slides dated July 19, 2016, prepared by Oswald Bertolini, R.A., submitted as components of the application, and presented at the Public Hearing and Public Meeting. As initially proposed the work included, a four-story full-height rear yard addition, featuring lot line windows on the eastern and western elevations of the addition.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation report describes 169 East 71st Street an Italianate style rowhouse designed by John Sexton and built in 1866; and that the scale, style, and details of the building are among the features which contribute to the special architectural and historic character of the Upper East Side Historic District.

With regard to this proposal, the Commission found that the rear yard and rooftop additions will not be visible in conjunction with the primary façade on East 71st Street; that while the rooftop addition, railings, and chimney will be visible from the northwest corner of East 72nd Street and 3rd Avenue, this view is in the context of rear and side facades of the buildings that face East 71st Street and adjacent larger scale buildings to the south, and therefore will not call undue attention; that the proposed rooftop addition clad in beige stucco will have a neutral presence, and is in keeping with the character of other rooftop accretions found within this block; that the rear yard addition will not project into the rear yard further than the existing rear yard extensions within this block, and therefore, will not further diminish the central greenspace; that the design and materials of the rear addition, featuring punched openings, multi-light windows, and salvaged historic brick, will maintain the building's residential character, and is in keeping with the character of rear facades on the block; and that the proposed work will not detract from the special architectural or historic character of the building or the Upper East Side Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Upper East Side Historic District, and voted to approve it.

However, in voting to approve this proposal, the Commission required that the rear yard addition be reduced in height in order to maintain the top floor of the historic rear façade at its original plane; that the lot line windows be eliminated from the proposal; and that the penthouse be setback 3 feet from the historic rear façade; and that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on November 14, 2016, staff received written specifications, renderings, and drawings labeled LM-001 through LM-015, dated November 7, 2016, and SOE-001 and SOE-002, dated September 11, 2015, and all prepared by Nasir J, Khanzada, P.E. The staff of the Commission reviewed these drawings, and found that the rear yard addition was reduced to three-stories in height, and maintains the top floor of the historic rear façade at its original plane; that the lot line windows were eliminated from the proposal; and that the penthouse has been setback 3 feet from the historic rear façade. Staff further notes the inclusion of the following additional work on the drawings: restorative work at the primary façade, including: brownstone patching and repair at the parlor floor entrance door surround, as required; façade cleaning, with a water pressure less than 500 psi; repainting select areas of the existing beige paint at the primary façade to match the existing finish; installation of a new chimney riser at the southern portion of the roof; removal and in-kind replacement of seven (7) four-over-four double-hung segmental arch-headed wood windows; removal and in-kind replacement of two (2) six-over-six double-hung segmental arch-headed wood windows at the parlor floor, all finished in dark green (Benjamin Moore HC 133 "York Towne Green"); installation of three (3) condensing units at the roof of the new penthouse addition; removal of the brick clad masonry wall and two (2) windows at fourth floor of the historic rear façade, and rebuilding the upper portion of the façade at its original plane with the salvaged historic brick, pointed with Type N mortar, reinstallation of the salvaged limestone coping stones and soldier course brick cornice, and featuring two (2) multi-paned wood and glass doors; excavating the cellar to a depth of 7' 1" below the existing floor level to accommodate the elevator pit;

and interior alterations at the basement through fourth floors, including the demolition and construction of non-bearing partition walls and finishes, and mechanical, plumbing and electrical work.

With regard to this proposal the Commission finds that in accordance with the provisions of Title 63, of the Rules of the City of New York, Section 2-14, that the documentation reveals that the existing brownstone to be resurfaced is deteriorated; that the original texture, color, profiles and details will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been provided in the form of specifications. The Commission further finds that the façade cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed typically 500 psi, will be used; and that only masonry which was painted prior to the designation of the historic district will be repainted. The Commission further finds, in accordance with the provisions set forth in RCNY, Title 63, Section 2-19(e)(1), that the chimney riser will consist solely of mechanical equipment; that its installation will not result in damage to or demolition of a significant architectural feature of the roof; that it will not be visible from any public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. The Commission further finds, in accordance with, Section 3-04 (c), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish. The Commission further finds, in accordance with, Section 2-19(e)(1), that the rooftop addition will consist solely of mechanical equipment; that its installation will not result in damage to or demolition of a significant architectural feature of the roof; that it will not be visible from any public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. The Commission finally finds that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that rebuilt portion of the rear façade will match the brick count of the existing façade and masonry openings, featuring the soldier course brick cornice; that the proposed excavation work including underpinning will be limited to the building footprint; and that the excavation work will be conducted under the supervision of a licensed engineer or registered architect to protect the stability of the façades. Furthermore, the staff finds that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone resurfacing mortar, repointing mortar and replacement bricks prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to Karina Bishop (kbishop@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the

event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Karina Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Eric Vonderhyde, Bertolini Architectural Works, D.P.C.

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC