

ELECTRONIC APPROVAL - 08/25/2023 - MG



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



August 25, 2023

ISSUED TO:

Debra Simon
132 East 71st Street, LLC
405 Lexington Avenue,
12th Floor
New York, NY 10174

Re: **MISCELLANEOUS/AMENDMENTS**
LPC-24-00116
MISC_NOC-24-00116
132 EAST 71ST STREET
Upper East Side Historic District
MANHATTAN
Block/Lot: 1405 / 60

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 19-37502 (LPC-19-37502) on June 14, 2019, approving a proposal for modifying masonry openings, replacing windows, replacing doors, reconstructing the south penthouse wall, installing awnings at the penthouse, and restorative work at the subject premises. Additionally, the Commission issued Miscellaneous/Amendment 21-05310 (LPC-21-05310) on March 18, 2021, to incorporate modifications to the proposal, including modifying and creating new masonry openings; changing the design of a bay window; and changing the design of the awnings; and Miscellaneous/Amendment 22-05389 (LPC-22-05389), on December 17, 2021, for removing a metal railing from the north, east, and west parapet walls at the front of the roof, in conjunction with lowering the floor of the roof terrace by 6 1/8"; installing an additional light fixture at the ground floor at the north facade; and modifying the awning at the north penthouse facade; and Miscellaneous/Amendment 23-05389 (LPC-23-05389), on January 30, 2023, for installing matte stainless steel finished metal railings to the inboard side of the north, east, and west parapet walls at the front of the roof; installing a planter at the sixth floor rear terrace; installing two (2) intercoms at the returns of the entrances at the ground floor at the north facade; and changing the design of the light fixtures at the north facade.

Subsequently, on July 6, 2023, the Commission received a request to review the completed work and to approve as-built drawings for the Department of Buildings, as shown on drawings G-000.00, G-002.00, Z-001.00, Z-002.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-200.00, DM-201.00, DM-202.00,

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DM-203.00, A-102.00, A-302.00, A-500.01, A-520.00, A-530.00, A-560.00, A-570.00, A-600.00, dated (revised) March 14, 2019; drawings G-001.00, A-101.00, A-104.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, dated (revised) June 17, 2019; drawing G-003.00, dated August 30, 2018; drawing A-101.01, dated (revised) April 10, 2020; and drawing A-103.04, dated (revised) December 16, 2022, and prepared by Annabelle M. Selldorf, R.A.; drawings M-200.00, M-201.00, M-202.00, M-203.00, M-300.00, M-301.00, M-302.00, M-303.00, M-400.00, M-401.00, M-402.00, M-403.00, M-500.00, M-501.00, P-001.00, P-002.00, P-003.00, P-200.00, P-201.00, P-202.00, P-203.00, P-204.00, P-300.00, P-301.00, SP-001.00, SP-100.00, SP-101.00, SP-102.00, SP-103.00, and SP-200.00, dated (revised) April 11, 2019, and prepared by Delbert B. Smith Jr., P.E.; drawings FO-100.00, S-100.00, S-101.00, S-102.00, S-103.00, S-200.00, S-201.00, S-301.00, S-302.00, and S-303.00, dated (revised) March 14, 2019; and drawing FO-200.00, dated (revised) February 28, 2019, and prepared by Mark Hage, P.E.; drawings SOE-100.00 through SOE-105.00, SOE-200.00, SOE-201.00, SOE-300.00, and SOE-301.00, dated March 1, 2019, and prepared by Douglas Steven Roy, P.E.

Accordingly, the Commission reviewed the submitted materials and finds that there is no change to the previously approved scope of work. Based on this finding, Certificate of Appropriateness 19-37502 is, hereby, amended.

Additionally, based on a review of the submitted materials and site visit, performed on August 22, 2023, staff found that that modifying masonry openings, replacing windows, replacing doors, reconstructing the south penthouse wall, installing awnings at the penthouse, and restorative work, has been completed in compliance with Certificate of Appropriateness 19-37502, Miscellaneous/Amendment 21-05310, Miscellaneous/Amendment 22-05389, Miscellaneous/Amendment 23-05389, and this Miscellaneous-Amendment. Therefore, the staff has no objection to the issuance of final Department of Buildings sign-off for this work at the subject premises.



Marie Guarino

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

cc: Edith Bellinghausen, Deputy Director; Annabelle Selldorf, Selldorf Architects