

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(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**

December 27, 2024

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

RE: 41-43 East 70th Street (Upper East Side Historic District) – *Peter Pennoyer Architects DPC* – A Regency Revival building designed by Mott B. Schmidt and constructed in 1928-1929. Application is for the restoration of and alterations to 43 East 70th Street front and rear facades, new windows & exterior doors, addition of a rooftop stair and elevator bulkheads, and connection to 41 East 70th Street through new openings in the party wall.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2024, the Board unanimously approved the following resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 41 East 70th Street and 43 East 70th Street are adjacent six-story residential buildings on the north side of 70th Street between Madison and Park Avenues, built in 1928 and designed by Eymar Embury and Mott Schmidt, respectively; and

WHEREAS the applicant proposes to combine the two buildings into a single-family residence and repair the exterior of 41 East 70th Street and to restore the exterior of 43 East 70th Street; and

WHEREAS the applicant proposes to recreate the original entry, replace limestone repairs with stone that matches better the original French limestone, replace the non-original windows with new wood windows to replicate the original construction, replace non-original railings with new railings that will replicate the original construction, repair the existing cornice, rebuild the failing roof dormers, and restore the Mansard roof to its original appearance; and

WHEREAS the applicant further proposes to remove the stucco covering the existing bluestone at the areaway, replacing the deteriorated bluestone; and

WHEREAS the applicant proposes to restore the face brick on the garden façade, replace the non-original fabric with materials conforming to the original design, add new wood windows, and convert three windows and one garden entrance to doors leading to a small rear terrace; and

WHEREAS the applicant proposes to reconfigure the sixth floor, add a roof terrace, and extend an egress stair and elevator to the roof; and

WHEREAS Mott Schmidt's biographer, Mark Alan Hewitt, described 43 East 70th Street as "probably the best of Mott Schmidt's later urban residences"; and

WHEREAS the Committee recognizes the outstanding effort and level of detail that the applicants have brought to this proposal;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, 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 Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District