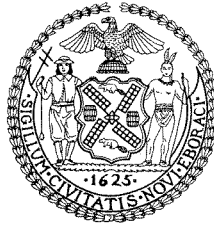


Nicholas Viest
Chair

Latha Thompson
District Manager



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

The City of New York Manhattan Community Board 8

March 20, 2014

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 19 East 70th Street (between Fifth and Madison)-(Individual Landmark)

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 19, 2014, the board adopted the following resolution regarding **19 East 70th Street (between Fifth and Madison)-(Individual Landmark)-Paul Alter, Architect**-A Neo-Italianate Renaissance style building designed by Thornton Chard and built in 1909-10. Application is to restore front façade and rebuild rear façade.

WHEREAS 19 East 70th Street (formerly the Knoedler Gallery), is a neo-Italianate Renaissance style building designed by Thornton Chard and constructed in 1909-10 for David Morris and his wife, Alice Vanderbilt Morris on land formerly owned by James Lenox.

WHEREAS 19 East 70th Street was designated an individual landmark in 1974; the Landmarks Preservation Commission cited its architectural distinction, noting its simplified but sophisticated version of the early Italian Renaissance style.

WHEREAS at the front elevation the existing limestone façade will be completely restored.

WHEREAS at the front elevation at the ground level, there is a loggia entryway with 3 arches, 6' deep (recessed) with gates on the two left arches and the entry door at the 3rd arch. The applicant proposes to replace and raise the existing guard rails with new ones (including a new one at the 3rd bay) that will be 5' high instead of the existing 3'. [NB: The rail to the left has a gate that swings in and the rail to the right at the entrance is actually a pair of gates that swing out.] The new black painted metal guardrail and gates will be designed to match the existing window guards which will be restored.

WHEREAS the applicant proposes octagonal-shaped decorative lanterns for each of the 3 bays to replace the existing hanging small white globes.

WHEREAS the applicant proposes new dark-stained oak double entry doors with in-kind panel details to replace the existing non-original arched-topped entry doors with a fan-window/transom above. There will be an iron grille in front of the fan window that will include the house number; the fan window will have a dark stained wood frame that will match the doors.

WHEREAS applicant proposes to replace the existing non-historic storm doors in front of the entrance doors with new open metal-work doors.

WHEREAS at the front elevation at the 5th story there is a set-back balcony with 3 openings (two double hung wooden windows and one French door); the applicant proposes to replace the two existing windows with French doors so that there will be now three French doors instead of one French door with windows on either side.

WHEREAS at the roof, the applicant proposes to replace/modernize the existing elevator/stair bulkhead to minimize its massing and to replace the mechanicals which are not visible from the public way. The mechanicals will be enclosed by a painted metal screen.

WHEREAS at the rear elevation, there is a series of stepped conditions, a bay windows and brick wall at the first floor that was formerly a large window with a curved skylight. {NB: The bay windows are on the 3rd and 4th floors.}

WHEREAS the applicant proposes to reconstruct the entire back wall of the property to create a series of skylights; to create the skylights (some of which will be ventable), the stepped or setback condition of the rear elevation will be maintained – the existing bay will not be retained. The depth of each stepback/setback will range from 24” to 36”. [NB: The setbacks provide legal light and air to interior dwelling rooms.]

WHEREAS at the rear elevation, the applicant proposes an insulated glazing system and a dark painted insulated metal panel system at the ground floor and the first floor.

WHEREAS the applicant proposes stucco rendered façade panels on either side of the insulated glazing system with a cast stone coping above to match façade panels.

WHEREAS at the rear elevation, the applicant proposes a new brick façade to match the original building brick at the third, fourth and fifth floors.

WHEREAS at the rear elevation, the applicant proposes dark painted metal penthouse façade panels.

WHEREAS the proposed changes to both the front and rear elevations are contextual and appropriate both within the historic district and for an individual landmark of this stature.

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

This recommendation was approved by a vote of 45 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,



Nicholas Viest
Chair



David Helpern 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 Micah Kellner, NYS Assembly Member, 65th Assembly 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