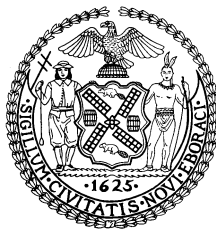


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The City of New York Manhattan Community Board 8

July 22, 2015

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

CORRECTED COPY

Re: 19 East 70th Street (between Fifth and Madison Avenues) -- Upper East Side Historic District-- INDIVIDUAL LANDMARK

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, July 15, 2015, the Full Board adopted the following resolution regarding **19 East 70th Street (between Fifth and Madison Avenues) -- Upper East Side Historic District--INDIVIDUAL LANDMARK**. *Paul S. Alter, architect; Valerie Campbell, Kramer Levin*) Application is for work at rear elevation, at rooftop and for general restoration work pursuant to an application for a 74-711 Special Permit to allow the building to be returned to single family residential use from commercial use. [formerly the Knoedler Gallery)

[Section 74-711 of the zoning resolution allows the City Planning Commission, by special permit, to modify use and bulk regulations in order to further the preservation of designated landmarked buildings or buildings located within historic districts. An application for a 74-711 special permit shall include a report from the Landmarks Preservation Commission stating that the project entails a major restoration component and that the owner agrees to a building maintenance component going forward.]

WHEREAS 19 East 70th Street is an extremely elegant and architecturally distinguished residence, designed by Thornton Chard in a simplified but sophisticated version of early Italian Renaissance style and constructed in 1909-10.

WHEREAS among its notable features at the front elevation are three deeply recessed openings at each of the upper stories and a graceful arcade at the street level.

WHEREAS the property, occupied by the Knoedler Gallery for approximately 50 years, now has a commercial Certificate of Occupancy.

WHEREAS the applicant wishes to return the property to a residential use; however, the 11' rear yard, an original condition of the property, does not allow for enough light and air for the rooms at the rear elevation and thus would prevent a residential Certificate of Occupancy under existing zoning regulations.

WHEREAS because of this existing rear yard condition, the applicant is seeking 74-711 Special Permit to recreate a residential use.

WHEREAS the applicant proposes to completely restore the front elevation; only minor changes are proposed at the ground level including restoring the original front door, replacing the existing glazed storm door with a black painted open metal-work gate and replacing the existing guardrails which would be raised up slightly for security reasons. All new iron work will mimic the original ironwork.

WHEREAS the only other notable change at the front elevation is at the 5th floor which is set back; the applicant proposes to now have 3 sets of French doors at the 5th floor instead of the existing one set of French doors flanked by windows. Also, at the roof, there will be a new metal guard rail set back from the facade.

WHEREAS at the rear, the existing elevation has deteriorated substantially.

WHEREAS at the rear, the applicant would keep the mass exactly as it is, completely renovate the rear elevation so that its quality matches that of the front elevation and create a secondary bay that would match the existing bay at the 4th and 5th floors. The metal bays would be painted a dark green.

WHEREAS also at the rear, at the top floors – formerly servants’ quarters -- with small windows, at the 6th floor, the applicant proposes better proportioned windows by leveling out the floors to create uniform floor plates. The small windows at the 7th floor will be removed; there will now be a 2-story high single room sheathed in painted green metal that will have a 19’ high paned window set into it. This part of the rear elevation is set back and presents as a penthouse.

WHEREAS at the two bottom floors, there will be an insulated paned glazing system framed by dark green painted metal panels system at both the top of the first floor and at the top of the second floor.

WHEREAS all new brickwork at the rear elevation will match the original building brick.

WHEREAS at the roof, the applicant proposes to simplify the roofline by enclosing the mechanical equipment within louvered panels – there would be no increase in height.

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

WHEREAS this committee supports the request for the 74-711 waiver from the City Planning Commission so that 19 East 70th Street may be returned to a residential use.

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

This recommendation was approved by a vote of 41 in favor, 0 opposed, 0 abstention, and 1 not voting for cause.

Sincerely,

James G. Clynes
Chairman

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 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