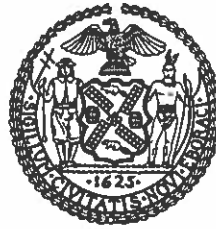


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

July 22, 2016

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

CORRECTED COPY

Re: 19 East 72nd Street-Upper East Side Historic District

Dear Chair Srinivasan:

1. At the Land Use/Full Board meeting on Wednesday, July 20, 2016, the board adopted the following resolution regarding **19 East 72nd Street-(between Fifth and Madison Avenues)-Upper East Side Historic District-Judy Gallent, Bryan Cave-** Modern/Neo Classical style apartment building designed by Rosano Candela and constructed in 1936-37. Application for 74-711 special permit for retail use on the ground floor.

WHEREAS the application for a 74-711 permit will provide funds for the restoration of the façade of the building and a fund for maintaining the façade;

WHEREAS the 74-711 permit is being requested in conjunction with a zoning change;

WHEREAS the zoning change is to enable retail to replace the former doctor's office and the existing superintendent's apartment in the southwestern portion of the building facing East 72nd Street;

WHEREAS a portion of the doctor's office is in a C5-1 zone and a portion of the doctor's office is in an R-10 zone;

WHEREAS the superintendent's apartment is to the west of the doctor's office and is fully in the R-10 zone;

WHEREAS the doctor's office and the Superintendent's apartment are to be made into one retail space;

WHEREAS the entrance to the retail will be the existing entrance to the doctor's office;

WHEREAS the proposed retail will occupy all of the space being vacated to the west of the main entrance to the building;

WHEREAS the retail space will be about 2,300 square feet of which 1,800 square feet will be in the R-10 zone;

WHEREAS the seven single pane, double hung windows at the proposed retail space, including the window air conditioning units in four of the windows, will be replaced with insulated glass, single panel fixed windows with decal signs in the lower portions of the window;

WHEREAS the proposed window frames will be narrower than the existing frames;

WHEREAS there will be awnings with signs at the top of the windows that will be set just below the horizontal banding that is continuous across the façade;

WHEREAS the awnings will cover the masonry lintels below the banding that exists on the four windows to the west of the entrance – there are no masonry vlintels on the windows to the east of the entrance;

WHEREAS the masonry surrounding the windows will be restored and cleaned, and not modified in any way;

WHEREAS the wood door to the retail will be restored and its single pane, glass panels replaced with insulated glass;

WHEREAS the door to the retail will have a metal sign above and a decal sign on the upper glass panel of the door;

WHEREAS restoration will include repairing and re-pointing brick and limestone;

WHEREAS the air conditioning master plan will be amended to eliminate 15 of 16 thru-wall units with all new grilles to be colored to match surrounding masonry;

WHEREAS poorly detailed blind windows on the 15th and 16th floors will be changed to follow approved window master plan;

WHEREAS stucco in rear of building will be repaired and/or replaced and color will be changed to match original;

WHEREAS soiling of parapets will be eliminated to the extent possible and parapets will be treated to preclude future soiling to the extent possible;

WHEREAS the restoration of the overall façade of the building will include attention to a variety of details to eliminate ad hoc appurtenances and make changes that will restore the façade as closely as possible to its original design;

WHEREAS the Frederic Malle store, which occupies the northerly end of the building along Madison Avenue, utilizes one door and two windows;

WHEREAS there is no retail on Madison Avenue other than the Frederic Malle store;

WHEREAS there is no retail to the east of the main entrance to the building along East 72nd Street;

WHEREAS a doctor's office can co-exist with residential uses without changing the character of the building;

WHEREAS the proposed retail to the west of the main entrance on East 72nd Street would change the residential character of the base of the building;

WHEREAS the proposed retail is not consistent with the residential character of this part of East 72nd Street;

WHEREAS the restoration of the façade of the building should be done, in large part, as normal maintenance and/or as required by Local Law 11;

WHEREAS the proposed retail is not appropriate within the historic districts;

THEREFORE be it resolved that this application is disapproved.

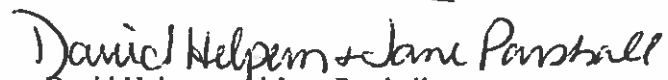
This recommendation was unanimously disapproved by a vote of 39 in favor 0 opposed 0 abstentions.

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