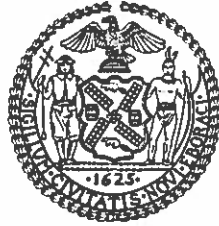


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Chair

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**The City of New York
Manhattan Community Board 8**

April 23, 2018

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

RE: 157 East 70th Street (between Lexington Avenue and Third Avenue) – Upper East Side Historic District. Todd Zwigard, architect. Application is for work at the front elevation.

Dear Chair Srinivasan:

At the Community Board 8 Manhattan Full Board meeting held on April 18, 2018, the Board approved the following resolution with a vote 35 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause. [Please note that some of the work at the front elevation has been approved at the staff level; there is also a previously approved Certificate of Appropriateness for some work at the front elevation. See below.]

WHEREAS the present modernist facade was originally designed by Herbert R. Mainer in 1919 and reconfigured approximately 20 years ago by the presenting architect, Todd Zwigard; and,
WHEREAS the modernist design replaced a pre-existing house that dated from 1879; and,
WHEREAS the front facade/elevation is a nonstructural facade attached to a steel frame with sun porches behind at the levels above the ground floor; the structural facade is set back 7' behind the sun porches; and,
WHEREAS the facade thus presents as a "unique" situation; since it is nonstructural, the material it is clad in must be lightweight and appropriate to a modern building, but sympathetic to the context of the historic district; and,
WHEREAS the applicant proposes to replace the existing deteriorating FRP panels ("fiberglass reinforced polyester") that were installed 20 years ago with a thin veneer brick, 5/8" thick, at the 2nd and 3rd floors that would be stacked vertically to increase the overall vertically of the front elevation; and,
WHEREAS the spandrel panel ("spandrel: the area between the sill of a window and the head of the window below"), composed of the same thin brick veneer, would be set back approx. 2"-2 1/2" thus allowing for the vertically laid brick on either side of the 5 French doors to present as pilasters — the pilasters would be on the same plane as the "fins" separating the windows on the top two stories (the "fins" or thin vertical panels separating the windows at the 4th and 5th floors are one of the unique and distinguishing elements of the modernist design of 157 East 70th Street.); and,
WHEREAS the applicant proposes to frame the French doors at the 2nd and 3 floors in new 3/8" anodized aluminum; and,
WHEREAS at the entrance area, the existing mahogany front door will remain; and,
WHEREAS the applicant, to visually enlarge and make the entrance more prominent, proposes to install a new 1/8" thick bronze entry door surround; and,
WHEREAS the entry surround opening will be enlarged vertically to the horizontal band which separates the first floor from the second floor; and,
WHEREAS the new dark enlarged bronze entry door surround replacing the existing smaller entry door surround will have 6" high raised polished bronze house numbers set at the top of the surround; and,

WHEREAS the applicant proposes to enlarge the existing 5' x 5' entry way to 5'x15'; the granite steps will be moved to the line of the sidewalk and the previously approved (LPC-19-12798) pink granite cobblestone pavers in the area way have been changed to a black and white checkered pattern as a safety measure for the visually impaired; and,

WHEREAS the applicant proposes to change the previously approved stainless steel spheres on the previously approved fence extension surrounding the area way to solid polished brass spheres; and,

WHEREAS 157 East 70th Street is a non-contributing building within the historic district and presents as a unique modern design; and,

WHEREAS the most prominent aspects of the work at the front elevation are the new materials at the 2nd and 3rd floors; the applicant has integrated these new materials— the glazed brick veneer set vertically and the new metal French door frames — and is to be commended; and,

WHEREAS the applicant has successfully reinterpreted a modern front facade to suit a non-contributing building within a historic district;

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

Please advise this office of any action taken regarding this matter.

Sincerely,

Alida Camp ©

Alida Camp
Chair

David Helpen © + *Jane Parshall* ©
David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District