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

April 22, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 130 East 70th Street (Upper East Side Historic District) – *Oliver Cope, Architect* - An Italianate Second Empire building designed by John Sexton and constructed in 1869. Application is for façade replacement.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 21, 2021, the board unanimously approved the following resolution by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 130 East 70th Street is an Italianate Second Empire-style house designed by John Sexton and constructed in 1869;

WHEREAS 130 East 70th Street is one of a row of 5 identical row houses designed by John Sexton; each has been substantially altered over the years;

WHEREAS the applicant proposes to replace the material and detailing on the front elevation below the cornice line; no work is proposed for above the cornice line;

WHEREAS the applicant's intent is to return a sense of refinement to the front elevation; the applicant does not plan to return to the original historic front elevation;

WHEREAS the proposed work at the front elevation will extend from the cornice line down to the ground, including the areaway; the existing cornice will remain;

WHEREAS the replacement material for the front elevation will be 2" thick sandstone blocks fastened to backup masonry; the thickness of the sandstone blocks will bring the facade forward by 3";

WHEREAS at the ground level, the sandstone blocks will have a vertical strié finish so that the blocks present as having a striped texture to give more definition to the ground level of the house;

WHEREAS the applicant proposes to retain the existing windows; however, the applicant proposes to replace all of the window surrounds with new stone including stone sills with small blocks and new slopped upper window heads; each window will have a 3" return;

WHEREAS the existing stoop will be replaced in-kind; the existing railing for the stoop and the existing areaway fence will be replaced with new wrought iron with a stainless steel cap; no changes are proposed for the overall area and stoop dimensions;
WHEREAS the existing wrought iron is not original and presents as vertical only; the applicant is now introducing a “half-circle” decorative element at the top of the vertical pieces;
WHEREAS at the ground level, the applicant proposes to replace the areaway and sidewalk with bluestone pavers;
WHEREAS the applicant proposes to introduce a natural gas lantern in front of the to-be-replaced half moon window above the to-be-replaced front door;
WHEREAS the proposed new half moon window above the front door will present as slightly less Victorian and will respect the original design; the front door will present as a paneled painted front door — simpler in design than the existing front door;
WHEREAS the applicant’s proposal presents as a good replacement for the existing front elevation and is respectful of the original design;
WHEREAS historically, the house had been stripped; the applicant’s proposal returns richness and shadow and importance — lost when the house lost much of the original historic elements;
WHEREAS the proposed restoration is beautifully done, thoughtful and successful.

THEREFORE, BE IT RESOLVED that this application is **APPROVED** as presented.

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District