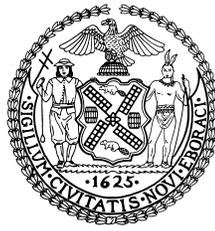


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

October 23, 2012

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

Re: 21 East 70th Street (between Fifth and Madison Avenues) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, October 17, 2012, the board adopted the following resolution regarding **21 East 70th Street (between Fifth and Madison Avenues) – Upper East Side Historic District – Adam Yarinsky, Architect and Robert Bates, Architect** – A Neo-French Classic style residence designed by William J. Rogers and built in 1918-19. Application is to replace windows, conduct restorations, and alter the rooftop and exterior façade.

WHEREAS the applicant proposes to replace windows on the east and north facades, construct various restorations and alterations to the south facade, and alter the rooftop.

WHEREAS the Committee wishes to consider this application in three parts: 1) the south facade, which faces the street, from the second floor up; 2) the rooftop; 3) the ground floor of the south façade, the east facade; and the north façade which faces the rear yard.

1) The South Facade from the Second Floor Up

WHEREAS the proposed restoration to the south facade from the second floor up would restore the south facade from the second floor up to its original colors and ornamental details, install new bronze rails on the existing second floor balconies, and repair the marble veneer to the bottom of the existing balconies, to match the existing marble veneer, recommend approval.

THEREFORE BE IT RESOVLED THAT the Committee **approves** the proposed changes to the south facade from the second floor up.

This recommendation was approved by a vote of 41 in favor, 0 opposed, and 0 abstentions.

2) The Rooftop

WHEREAS the proposed alteration to the roof would result in the movement of mechanical equipment from the south side of the roof to the north side of the roof where they would not be visible from the public way,

THEREFORE BE IT RESOVLED THAT the Committee **approves** the proposed changes to the rooftop

This recommendation was approved by a vote of 41 in favor, 0 opposed, and 0 abstentions.

3) The Ground Floor of the South Façade, the East Façade, and the North Façade

WHEREAS said changes to the south facade at the ground floor would involve materials too dark in color, too contemporary in style, and a design totally unrelated to, and at odds with, the character and design of the building;

WHEREAS the proposed window replacement on the east facade would involve replacing existing lot line windows with windows that would be tall and narrow and of a dark color, and which would be visible from the Avenue over an existing two story building;

WHEREAS the proposed changes to the north facade would involve replacing the existing windows with fixed and operable windows in a curtain wall arrangement with dark mullions and spandrel panel;

WHEREAS said changes would not be inconsistent with the character and design of the building;

THEREFORE BE IT RESOVLED THAT the Committee **disapproves** the proposed changes to the ground floor of the south, east and north façade.

The recommendation to disapprove this portion of the application was approved by a vote of 26 in favor, 14 opposed, and 1 abstention.

Sincerely,

Nicholas Viest
Chair

David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member