



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 09/11/15	<b>EXPIRATION DATE:</b> 9/8/2021	<b>DOCKET #:</b> 172847	<b>COFA #:</b> COFA 17-6483
<b>ADDRESS:</b> 19 EAST 70TH STREET <u>19 East 70th Street House</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1385 / 15

**Display This Permit While Work Is In Progress**

ISSUED TO:

**John J. Hannan, Manager**  
**NY 70th Street LLC**  
**c/o Elysium Management**  
**445 Park Avenue, Suite 1401**  
**New York, NY 10022**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 8, 2015, following the Public Hearing and Public Meeting of July 21, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on June 25, 2015.

The proposed work, as approved, consists of exterior work throughout the northern (rear) facade, the roof, the southern (East 70th Street) facade, and the portico at the southern facade, including reconstructing the entire rear facade, including removing a projecting copper sheet metal clad bay and brickwork and reconstructing the rear of the building in similar stepped planes of the existing rear facade, featuring beige brickwork; cast stone copings at the first, second, and fifth floor set backs; punched openings at the second through sixth floor levels, featuring dark green painted double-hung windows and multi-light doors; and installing two (2) metal balconies at the second floor level and copper spandrel panels and bays at the basement, first, third, and fourth floor levels, all at the new rear facade; reconstructing and reconfiguring portions of the penthouse, including removing the rear section, constructing a new rear facade, clad in copper and set in the same plane as the existing historic facade and featuring enlarged punched openings with multi-light windows; modifying the existing elevator bulkhead by increasing the footprint and reducing the height; constructing a new exterior stair with a sloping sidewall; installing mechanical equipment, metal screens, and metal railings at the main roof and the roof of the penthouse; modifying two (2) masonry openings at the fifth floor level of the southern facade by removing two (2) wood, three-over-three, double-hung windows, lowering the sills and installing two (2) pairs of dark green painted metal multi-light doors;

replacing the existing modern bronze and glass storm door with a metal gate at the ground floor entrance at the southern facade; replacing three existing light fixtures at the ceiling of the portico with new light fixtures; and replacing the modern metal fencing between the columns at the portico with new taller metal fencing. The proposal, as initially presented, included larger rooftop bulkheads; a different design for the areaway fence, which included finials; and a different fenestration pattern at the rear facade, with a tripartite assembly of casement windows instead at the third through fifth floor levels; dark painted metal cladding at the bays; and a taller opening and associated windows, spanning the sixth floor and penthouse.

The approved work was shown on a digital presentation of 32 slides, labeled "19 East 70th Street" and dated September 8, 2015, and the initial proposal was shown in a computer slide presentation of 30 slides, labeled "19 East 70th Street" and dated July 7, 2015, both consisting of drawings, photographs, and computer renderings, all prepared by Lee H. Skolnick Architecture + Design Partnership and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the 19 East 70th Street House Designation Report describes 19 East 70th Street as an Italian Renaissance style residence, designed by Thornton Chard and built in 1909-1910; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that Certificate of Appropriateness (CofA) 16-0813 was issued on July 30, 2014, approving a proposal to reconstruct the rear facade; install balconies, railings, stairs, mechanical equipment and metal screens; reconstruct and reconfigure portions of the penthouse and existing elevator bulkhead; replace rooftop cladding; modify masonry openings; replace the front storm doors and historic wood doors with a gate and new doors and a transom; and replace light fixtures and areaway fencing, and Miscellaneous/Amendment 16-8887 was issued on March 12, 2015, approving a proposal to excavate at the cellar and sub cellar level at the rear of the building. The Commission finally noted that a special application for a modification of use, pursuant to Section 74-711 of the Zoning Resolution, is currently being pursued at the City Planning Commission; and that this Certificate of Appropriateness supersedes CofA 16-0813.

With regard to this proposal, the Commission found that the proposed modifications to the massing and profiles of the rear and side facades and the rear portion of the roof will maintain the character of the simply designed stacked massing of these secondary portions of the building, without altering or eliminating any significant architectural features; that the reconfiguration of the existing modern penthouse, bulkheads and other rooftop accretions and cladding changes will cluster the rooftop constructions, utilizing simple forms, typical of rooftop accretions, and will unify the appearance of these elements, helping them to remain subordinate background elements when seen from public thoroughfares; that the redesign of the rear façade will be unified in composition and feature materials, proportions, level of articulation, and fenestration pattern consistent with such aspects of the historic rear façades of high style residences of this style and age; that the replacement of the simply designed sheet metal bay, which is not a significant architectural feature in itself, with the proposed copper bays will be compatible with the stepped massing at the rear of the building; that the large windows at the lower floors and the bay windows at the upper floors at the rear of the building will recall historic aspects of the building design, which included a shallow rear extension for the dining room, with a band of large multi-light windows and a curved skylight at the lower floors and a historic bay window at the upper floors; that the replacement of the existing modern fencing, storm doors, transoms, and light fixtures will not eliminate any historic fabric or significant architectural features; that the proposed fence, matching the historic fence, except in terms of its height and related adjustment to its proportions and ornamentation, will comply with safety regulations and be well-scaled to the portico and building; and that the dimensions, materials, designs, finishes and details of the proposed entrance gate and light fixtures will be in keeping with such aspects of installations of these types at residences of this age and style. Based on these findings, the Commission determined the work to be appropriate to the building and

the historic district and voted to approve the application. Therefore, Certificate of Appropriateness 17-6483 is being issued.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-711; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. **NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION.** Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Valerie Campbell, Esq., Kramer Levin

cc: Bernadette Artus, Deputy Director, Preservation/LPC