



Date:	10/27/2020
LPC Docket #:	LPC-20-08145
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 34 East 70th Street

Borough: Manhattan

Block: 1384 **Lot:** 46

Historic District: Upper East Side Historic District

Description: A neo-Medieval style residence, originally built as two rowhouses in 1884-85, altered and combined by William Lawrence Bottomley in 1924-29. Application is to alter the façade, construct rooftop and rear yard additions, excavate the areaway and modify masonry openings.

COMMISSION FINDINGS

The Commission NOTED 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 the building was originally constructed as two of a row of five neo-Grec style brownstone rowhouses in 1884-85; that they were altered extensively in phases with the removal of their stoops and all architectural details at 34 East 70th Street in 1924 and at 36 East 70th Street in 1929; and that the current designed façade dates to the 1924-29 alterations.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work, consisting of further alterations to the primary façade consistent with its historic alterations, is in keeping with significant façade redesigns in this historic district;
- that the existing brownstone façade has been stuccoed and painted with elastomeric coatings, and is in a highly deteriorated condition warranting its recladding;
- that the retention of the existing back-up masonry and window openings will ensure the preservation of the façade's overall scale and design during its recladding;
- that the proposed beige sandstone and dark buff limestone cladding will be consistent with the existing historic cladding in terms of texture, quality, and contrast;
- that the lengthening of the ground floor and openings will improve the scale of the entrances, enhancing their functionality without diminishing the fenestration pattern;
- that the excavation and lowering of the areaway will be modest and in keeping with the variety of areaway sizes and grading found within the streetscape;
- that the expansion/extension of the areaway will match that of the adjacent property (at 32 East 70th Street) in terms of depth;
- that the existing historic ironwork at the 2nd floor balcony will be replaced in-kind to match its historic design, but will be extended in height to meet code requirements;
- that the recreation of missing decorative pickets and the removal of non-historic ironwork dividers will aid in returning the 2nd floor balcony ironwork to its historic configuration;
- that the new ironwork at the front areaway will be compatible in terms of design and placement;
- that the proposed rooftop addition will not be visible from any public thoroughfares, except for the chimney, which will be minimally visible from an oblique angle to the north on Madison Avenue;
- that the proposed alterations at the rear of the building will not be visible from any public thoroughfare;
- that the center of the block is highly built-up, with limited greenspace and much larger buildings throughout, and the proposed full-height rear yard addition will be of a modest depth, and along with the one-story extension, will have a limited impact on the central greenspace;
- and that the addition will maintain the scale and character of the rear façade as two individual rowhouses that were combined into a single mansion, with a design that harmonizes with the historic character and materials of other buildings on the block.

VOTE:



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Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law