

**THE NEW YORK
LANDMARKS
CONSERVANCY**

June 11, 2013

STATEMENT OF THE NEW YORK LANDMARKS CONSERVANCY BEFORE THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION REGARDING AN APPLICATION TO DEMOLISH 429 EAST 64TH STREET AKA 430 EAST 65TH STREET ON THE GROUNDS THAT THEY GENERATE AN INSUFFICIENT ECONOMIC RETURN

Good day, Chairman Tierney and Commissioners. I am Andrea Goldwyn, speaking on behalf of The New York Landmarks Conservancy.

In January 2012, the Conservancy testified that we did not feel that the applicants had met their burden of proof in claiming that these buildings generate an insufficient economic return. Despite reams of additional documents, and lengthy answers to the Commissioners questions, our opinion has not changed.

We asked the owners to conduct a site visit of each apartment in the complex and outline a scope of work for each unit, as this is the best way to determine restoration costs. They have not done so, and thus we cannot rely on their submission of potential expenses.

We reiterate concerns voiced last time that decisions in how to operate and manage these buildings have contributed to their current condition. A finding of hardship would only inspire other building owners to follow the same damaging path.

As we said previously, we have worked with these owners many times and found them to be good stewards of other landmarked properties. We hope that they will decide to apply the same standards to these historic buildings.

Thank you for the opportunity to present the Conservancy's views.