

**THE NEW YORK
LANDMARKS
CONSERVANCY**

February 22, 2018

Honorable Meenakshi Srinivasan
Landmarks Preservation Commission
One Centre Street, Ninth Floor North
New York, NY 10007

Re: J.P. Morgan Chase Building (former Union Carbide Building)
270 Park Avenue, New York


Dear Chair Srinivasan,

I am writing to add the Landmarks Conservancy's voice to those that support landmark designation of the former Union Carbide Building, which, recent news reports have indicated, will soon be demolished.

This Modern tower is one of a list of 16 buildings that the Conservancy, Historic Districts Council, and Municipal Art Society submitted jointly in November 2013, requesting designation. We were pleased that eight of the buildings were designated through the Commission's Greater East Midtown Initiative, but noted through the public review process for the East Midtown rezoning that the remainder of the buildings on the list would face severe development pressure, and now, 270 Park Avenue will be the first loss.

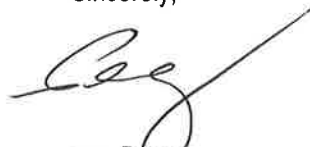
This building well represents Skidmore, Owings, and Merrill's mid-century portfolio, and is recognized to be the work of Natalie de Blois, one of the few women architects of this era. It was called out in the 2013 East Midtown rezoning Draft Environmental Impact Statement as "(o)ne of the City's great modern buildings," and "a natural evolution in the new corporate architecture that started with Lever House and the Seagram Building ... it marked the end of that short-lived but graceful clean-cut era as it was followed by many vastly inferior imitators."

We appreciate that J.P. Morgan wants to stay in the City, but we have to believe that there are alternatives that would allow them to do so, without demolishing this building.

Despite alterations to the plaza, 270 Park Avenue retains its form and proportions, hallmarks of its style. Losing this tower would diminish our understanding of the evolution of Modern corporate architecture along Park Avenue, and in New York as a whole.

Thank you for considering the Landmarks Conservancy's views.

Sincerely,



Peg Breen
President