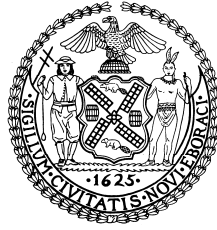


**Nicholas Viest**  
Chairman

**Latha Thompson**  
District Manager



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**The City of New York**  
**Manhattan Community Board 8**

**Landmarks Committee – Monday, December 16, 2013 – 6:30PM**  
**Marymount Manhattan College, 221 East 71<sup>st</sup> Street, 2<sup>nd</sup> Fl., Regina Peruggi Room**

**Present:** Elizabeth Ashby, Michele Birnbaum, Susan Evans, David Helpern, Jane Parshall, Marco Tamayo

**Absent Excused:** David Liston, Teri Slater, Christina Davis

1. **791 Madison Avenue (66<sup>th</sup>/67<sup>th</sup> Streets) – Upper East Side Historic District – *Page Ayres Cowley Architects, LLC* - A Italianate/neo-Grec style building designed by F.S. Barus and built in 1871, with alterations made in 1896, 1907 and 1925. Application is to alter the façade and storefront windows.**

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – Façade and storefront windows except for conversion of door to window on south façade and; PART B – Window replacing door on south façade**

**Part A: Façade and storefront windows except for conversion of door to window on south façade**

**Whereas** 791 Madison Avenue was built in 1871, has had three major alterations, and has had multiple lesser alterations, the last of which was in 2011;

**Whereas** the retail space on the first and second floors is being renovated and extended to the east to maximize the use of the first floor for retail;

**Whereas** the heavily textured stucco on the first and second floors will be replaced with limestone as the major material since the original brownstone, long lost, cannot be replicated;

**Whereas** the limestone will match the limestone of the adjoining storefront to the south;

**Whereas** the limestone will define structural openings on the first and second floors;

**Whereas** the windows on the first floor will be raised to the underside of the new string course at the second floor;

**Whereas** the height of the show windows and entrance doors on Madison Avenue will align with those of the adjacent storefront;

**Whereas** the window on the south elevation below the bay window on the third floor will be widened to eliminate the brick that had been added and/or patched either side of the existing window so that the window will have a better proportion in relation to the window below;

**Whereas** the brick on the south and west facades will be painted a dark gray to complement the limestone color;

**Whereas** the lintels and trim on the upper floors will be painted a color similar to the limestone;

**Whereas** a cornice to match the original cornice will be replaced on the Madison Avenue façade;

**Therefore be it resolved that** Part A of this application be approved.

**VOTE:** 5 in favor (Birnbaum, Evans, Helpern, Parshall, Tamayo) 1 abstention (Ashby)

**Part B: Window replacing door on south façade**

**Whereas** the building was enlarged with a rear extension;

**Whereas** the rear extension appears to be added on to the original building;  
**Whereas** the southern end of the original building has a strong vertical termination in the alignment of the windows on the upper floors with the existing door on the ground floor;  
**Whereas** the large window that would replace the door does not recall the door, does not relate to the texture of the window panes above, and detracts from the expression of verticality of the current composition;  
**Therefore be it resolved that** Part B of the application be disapproved.

**VOTE:** 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

2. **817-819 Madison Avenue (68<sup>th</sup>/69<sup>th</sup> Streets) – Upper East Side Historic District – Ted Bodnar, Architect** - A Beaux-Arts style residence designed by Carrere & Hastings in 1892, with alterations made in 1922 by Carrere & Hastings. Application is to add a two story rear yard extension.

**Whereas** the rear yard extension is for one story that is two stories in height at 19'-0";  
**Whereas** the rear yard extension fills in a courtyard between 817-819 Madison Avenue and 35 East 68th Street;  
**Whereas** 817-819 Madison Avenue and 35 East 68<sup>th</sup> Street were both designed by Carrere & Hastings;  
**Whereas** the courtyard is part of the overall composition of the two buildings;  
**Whereas** the proposed rear yard extension covers portions of the facades of both buildings;  
**Whereas** the proposed rear yard extension does not preserve the courtyard;  
**Whereas** the proposed rear extension is not in the spirit of the Special Madison Avenue District;  
**Therefore be it resolved that** this application be disapproved as presented.

**VOTE:** 6 in favor (Ashby, Birnbaum, Evans, Helpern, Parshall, Tamayo)

**David Helpern and David Liston, Co-Chairs**