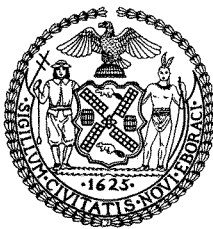


Nicholas Viest
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The City of New York Manhattan Community Board 8

October 18, 2013

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 1290 Madison Avenue (SW corner 92nd Street) – Expanded Carnegie Hill Historic District)

Dear Chair Tierney:

At the Full Board meeting on Wednesday, October 16, 2013, the board adopted the following resolution regarding **1290 Madison Avenue (SW corner 92nd Street) – Expanded Carnegie Hill Historic District) – Page Ayers Cowley Architects, LLC** – Application is to restore the façade, reinstate cornice, replace ground floor storefronts, replace existing penthouse addition with new one story rooftop addition and add new residential entrance on 92nd Street

[This is a Section 74-711 special permit application. Section 74-711 of the zoning resolution allows the City Planning Commission, by special permit, to modify use and bulk regulations in order to further the preservation of designated landmark buildings or buildings located within historic districts. The 74-711 special permit provision gives the Landmarks Preservation Commission allowance to grant certain zoning law waivers provided the project entails a major restoration component and the owner agrees to a building maintenance component going forward]

WHEREAS 1290 Madison Avenue (also known as “The Wellington”) is a Renaissance revival-style 6-story apartment building designed by A. B. Ogden and Co. and constructed in 1898.

WHEREAS at 1290 Madison Avenue, both the “Sliver Law” and the Special Madison Avenue Preservation District guidelines govern the zoning.

WHEREAS 1290 Madison, at 36’ x 100’ 8 ½”, is considered to be a sliver building under the Zoning Resolution with the narrow elevation facing 92nd Street; the “Sliver Law” places a height restriction on buildings this narrow.

WHEREAS at the roof, there is a non-conforming penthouse addition that violates the Special Madison Avenue Preservation District guidelines. In addition, the Special Madison Avenue Preservation District guidelines require setbacks at certain heights; the proposed one-story rooftop addition would not be set-back..

WHEREAS in order for the application to be in compliance, the applicant is seeking special permits under Section 74-711 of the Zoning Resolution.

WHEREAS at 1290 Madison Avenue, the waivers involve exemptions from the required recess/setbacks at the Madison Avenue elevation for the added floor and from the height limitation for 92nd Street.

WHEREAS the applicant proposes a complete restoration of the east, north and south elevations to the original historic design.

WHEREAS at the east elevation along Madison Avenue, the applicant proposes a comprehensive restoration including the terra cotta ornamentation at the 6th floor, the bay window and window

surrounds at the 3rd, 4th and 5th floors at the north and south ends of the Madison Avenue elevation, and the central ornamental window feature with limestone and terra cotta at the 3rd and 4th floors of the Madison Avenue elevation. The applicant proposes a comprehensive restoration of the retail storefronts including the column capitals at the storefronts, the replacement of the granite columns at the entrance on Madison with limestone, frieze repair above the retail storefronts and repair work to cast iron capitals and columns [NB: The current entrance to the residential apartments is on Madison Avenue. The applicant proposes to change the residential entrance to 92nd Street and the Madison Avenue entrance, which will be restored, will serve the retail space.]

WHEREAS at the southern end of the Madison Avenue elevation, in addition to restoration work, the applicant is reinstating the ornamental gate at the ground level; the entrance behind will become a service entrance for the retail space.

WHEREAS at the north elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, replace an existing retail window with a new retail window, change the existing service door (secondary entry) for the retail space into a new wood and glass residential entrance that is ADA compliant with a new steel and glass entrance canopy above and, at the street level to the basement entry, change the existing non-historic railing with the historic decorative metal railing.

WHEREAS at the south elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, add metal balconies at the 3rd, 4th and 5th floors, and roof over the alleyway.

WHEREAS at the roof, the applicant proposes to reinstate the original 3' high cornice which will increase the amount the building cantilevers over the street to as much as 2', remove the penthouse and add a one-story 11'7" mansard rooftop addition made of slate with copper dormers. The height of the new roof will be no higher than the height of the existing penthouse; the overall height of the building remains at approximately 89'.

WHEREAS at the roof, there will be a vertical elevator core that extends up 13'; the flat roof on top of the mansard and surrounding the elevator bulkhead will be used as an outdoor terrace, with the terrace protected by a picket fence; geothermal heating and cooling systems installed in the interior of the building eliminate the need for additional mechanical space on the roof.

WHEREAS applicant proposes to replace the existing elevator with a new code-compliant elevator and two interior stairwells (required since fire escapes will be removed). Thus, the existing 220 sq. ft. core will increase to 722 sq. ft. per floor; the roof top addition will replace the real estate that the applicant is taking from the core for the elevator and stairwells

WHEREAS the proposed application, including the restoration work on the 3 elevations, the removal of the fire escapes and the simplification of the north elevation is contextual and appropriate within the historic district and enhances the distinction of 1290 Madison Avenue within the historic district.

WHEREAS the applicant's choice of a mansard roof addition in the Second Empire style is modeled on the roof of "The Daytonian," a similar apartment building at 1261 Madison Avenue and is to be applauded.

WHEREAS the application satisfies the findings of Section 74-711 of the Zoning Resolution; the special permits to lift the height restriction and to rescind the setback requirement make the application work.

WHEREAS the applicant is to be commended for the detailed presentation of all aspects of the application.

THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was approved by a vote of 35 in favor, 0 opposed, and 0 abstentions.

Sincerely,



Nicholas Viest
Chair



David Helpern and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member