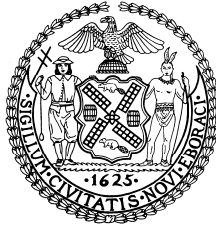


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com – Website

The City of New York Manhattan Community Board 8

June 20, 2011

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

Re: 680 Madison Avenue (block front between 61st and 62nd Streets) – Upper East Side Historic District

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, June 15, 2011, the board adopted the following resolutions regarding **680 Madison Avenue (block front between 61st and 62nd Streets) – Upper East Side Historic District** – *Mr. Jack Beyer, Beyer Blinder Belle Architects*. Application is for 1) Façade alterations and restoration including installation of new windows 2) new construction on East 61st Street and East 62nd Street 3) a two story rooftop addition 4) master plan governing installation of storefront infill, signage and awnings.

THIS APPLICATION IS DIVIDED INTO 5 PARTS.

PART 1 – TWO STORY ROOFTOP ADDITION

WHEREAS, 680 Madison Avenue is a neo-Georgian style apartment building designed by K. B. Norton and constructed in 1950-51.

WHEREAS, 680 Madison Avenue, after the 11th floor, has set backs in all directions and the façade along Madison Avenue goes in and out (undulates); there is a strong limestone base.

WHEREAS, 680 Madison Avenue is now about 150' tall; with the addition at the top, the new height will be 175' (the zoning under the Special Madison Avenue Preservation District allows a total of 210').

WHEREAS, two stories will be added to the building – with one story being taken away (the first 3 floors will become 2 floors) so that 680 Madison will now have a total of 17 floors.

WHEREAS, the applicant is adding a total of 24' and will create a continuation of the "wedding cake" style setbacks that are a prominent feature at the top floors of 680 Madison.

WHEREAS, the applicant is adding two floors and rebuilding a third floor so that the 17th and 16th floors will be new and the 15th floor will be reconstructed.

WHEREAS, the 24' vertical addition will be in character with the architecture of the rest of the building, with a continuation of the "wedding cake" profile of continued setbacks.

WHEREAS, because of the setbacks, the addition will not significantly impact light and air at the top of the building.

WHEREAS, on balance, the proportions of the addition are appropriate aesthetically to the rest of 680 Madison.

THEREFORE BE IT RESOLVED that Part 1 of this application is approved as presented.

This recommendation was approved by a vote of 41 in favor, 1 opposed, 0 abstentions, and 1 no vote for cause.

PART 2 – MASTER PLAN GOVERNING THE INSTALLATION OF STOREFRONT INFILL, SIGNAGE AND AWNINGS

WHEREAS, there will now be two floors of retail space where previously there was only one floor of retail space.

WHEREAS, the applicant will also increase the amount of retail space on each floor by enlarging the building at the back to the property line.

WHEREAS, the entrance to the residential building will be changed from the front of the building to the East 61st Street side of the building.

WHEREAS, the first three floors at 680 Madison will be slightly reconfigured in matching limestone so that there will be 2 usable, functional retail floors instead of the formerly one floor of retail space at the ground level with two floors of residential space above, i.e., 2 floors to be created from 3 floors.

WHEREAS, the applicant proposes to modify the masonry while keeping the vocabulary of the existing design by raising the bandcourse by 30” to the windowsill of the floor above which then allows for the creation of the two floors of retail space each with higher ceilings where there was formerly one floor of retail space and 2 floors of residential space.

WHEREAS, the existing storefronts do not relate to the architecture above; thus the architect proposes that the tripartite fenestration of the windows in the building above the retail space be extended down to the ground level so that the door and window openings of the reconfigured retail space mimic the fenestration above.

WHEREAS, 2’4” in height will be added to each of the retail floors and the window openings will be larger with an increase of 30” to the height of each window, but still small in comparison with neighboring shop windows – the design for the shops in general repeats the original design.

WHEREAS, there will be a master plan for the show windows, doors, awnings and signage; awnings will be retractable with signage on the valence and can be of different colors depending on who the tenant is.

WHEREAS, there will be no exterior signage except for a plaque mounted in limestone on the exterior of each retail store.

WHEREAS, the Master Plan for the retail space creates and presents an improved order to the retail space.

THEREFORE BE IT RESOLVED that Part 2 of this application is approved as presented.

This recommendation was approved by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 no vote for cause.

PART 3 – NEW CONSTRUCTION ON EAST 61ST STREET.

WHEREAS, the host building, 680 Madison, is constructed of brick and limestone; the applicant intends for the new or infill construction on East 61st Street to present as a townhouse at the 2nd floor.

WHEREAS, at the ground floor there will be the new entrance to the residential building with the entrance to the townhouse next to it.

WHEREAS, the width of the front elevation will be 65'9".

WHEREAS, the building will be constructed entirely in limestone.

THEREFORE BE IT RESOLVED that Part 3 of this application is approved as presented.

This recommendation was approved by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 no vote for cause.

PART 4 – NEW CONSTRUCTION ON EAST 62ST STREET.

WHEREAS, the new construction/infill on East 62nd Street will be 10' wide and is designed to be set back because the neighboring building is set back.

WHEREAS, the new construction will be in brick and will be compatible and defer to the adjacent building and will house at the ground level an exit stair and a service entrance and will have residential floors above.

WHEREAS, the new construction will have a painted metal cornice. The color of the painted cornice will be gray to match the gray of the gray painted metal cornice of the adjacent building.

WHEREAS, it is intended that the new construction on East 62nd Street read as an "incidental building"; the residential part above will be attached to the host building (680 Madison)

THEREFORE BE IT RESOLVED that Part 4 of this application is approved as presented.

This recommendation was approved by a vote of 42 in favor, 1 opposed, 0 abstentions, and 1 no vote for cause.

PART 5 – EXTERIOR BUILDING ENVELOPE INCLUDING FENESTRATION AND MASONRY RESORTATION.

WHEREAS, the applicant proposes a complete restoration program for 680 Madison including in-kind new construction at the retail base plus the penthouse.

WHEREAS, the applicant proposes removal of all A/C louvers and then filling in the spaces with matching brick.

WHEREAS, the applicant proposes new windows that will have a virtually identical profile to the existing steel-casement windows.

WHEREAS, the new windows will be made of aluminum and will be operable – although the windows will look like they each have two casements, they will in fact be one large window that opens out (i.e. they present as the original window but in fact each window is one window with decorative mullions so that they present as "faux" casement windows.)

THEREFORE BE IT RESOLVED that Part 5 of this application is approved as presented.

This recommendation was approved by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 no vote for cause.

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall 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. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member