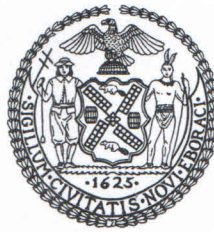


Nicholas Viest  
Chair

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

May 28, 2013

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

**Re: 702-08 Madison Avenue (between 62<sup>nd</sup> and 63<sup>rd</sup> Streets) - Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, May 22, 2013, the board adopted the following resolution regarding **702-08 Madison Avenue (between 62<sup>nd</sup> and 63<sup>rd</sup> Streets) - Upper East Side Historic District** – *Page Ayres Cowley Architects, LLC*. The properties which are the subject of this application are 1) a neo-Federal style building at 706-708 Madison Avenue, on the corner of Madison Avenue and 63rd Street, designed by Frank Easton Newman and built in 1921, previously occupied by the Bank of New York (the “bank building”); 2) a 2-story building at 702-704 Madison Avenue; and 3) a vacant lot at 22 East 63rd Street. The application is to restore the bank building; alter the existing façade of the bank building; build a new contextual infill building on the vacant lot at 22 East 63<sup>rd</sup> Street; and alter the existing façade, and add 2 stories to, the 2 story building at 702-704 Madison Avenue.

**WHEREAS** with regard to the bank building, the applicant proposes to restore the existing facade through pointing, brick restoration, cleaning and polishing marble, and repairing the cornice, with the existing flagpole to remain; to replace the existing windows made of aluminum with windows made of wood, while keeping the original 6 over 6 configuration and painting the wood black to match the color of the aluminum on the existing windows; to install a skylight that will not be visible from the street; and to replace a ground floor window on the 63rd Street side with a door and lowering an existing door by 7” so that it will be flush with the sidewalk (collectively, the “proposed restoration and alterations to the bank building”);

**WHEREAS** with regard to the properties adjacent to the bank, which consist of a 2-story building at 702-704 Madison and a vacant lot on 63rd Street, the applicant proposes to add 2 stories to the building on Madison Avenue and to build a 5 story building on the vacant lot at 22 East 63rd Street;

**WHEREAS** with regard to the 2-story building at 702-704 Madison Avenue, the applicant proposes to 1) replace the current configuration of doors and windows on the ground floor with a new stone clad or bronze storefront assembly, a pair of center storefront doors, and a door at the southern bay of the property with retail signage at the spandrel above the storefront windows; 2) above the first floor, the applicant proposes that there be three stories with each floor having three windows in a row with each window to be 10’ high and 8’ wide, with the fourth floor to have five smaller windows in a row, topped by a limestone or cast stone cornice;

**WHEREAS** with the regard to the 5-story building that the applicant proposes to build on the vacant lot at 22 East 63rd Street, the applicant proposes that said building include a retail service entrance on the first floor, with the first and second floors to have large retail windows as they will be for retail space, and the third, fourth, and fifth floors to have smaller windows for office space;

**WHEREAS** with regard to the adjoining sides of the building at 702-704 Madison Avenue and the proposed building to be built on the vacant lot at 22 East 63rd Street, facing each other over the bank

building, the applicant proposes to use a uniform color red brick and to include windows overlooking the roof of the bank building;

**WHEREAS** the committee wishes to consider this application in two parts: A) the proposed restoration and alterations to the bank building and B) the proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street.

**A) Proposed restoration and alterations to the bank building**

**WHEREAS** the proposed restoration and alterations to the bank building are consistent with the character and design of the building;

**THEREFORE BE IT RESOLVED** that the proposed restoration and alterations to the bank building are approved.

*This recommendation was approved by a vote of 33 in favor, 0 opposed, and 0 abstentions.*

**B) The proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street**

**WHEREAS** the proposed work related to the 2-story building at 702-704 Madison Avenue and the currently proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street will result in an L-shaped uniform structure that, through its size and design and choice of materials, including too much glazing at 702-704 Madison Avenue, will visually overwhelm the bank building to the detriment of the character and design of the bank building and to the detriment of the character of the Historic District;

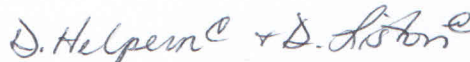
**THEREFORE BE IT RESOLVED** that the proposed work related to the 2-story building at 702-704 Madison Avenue and the proposed construction of a 5-story building on the vacant lot at 22 East 63rd Street is disapproved.

*This recommendation was approved by a vote of 33 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