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The City of New York Manhattan Community Board 8

December 20, 2013

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

Re: 791 Madison Avenue (66th/67th Streets) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 20, 2013, the board adopted the following resolution regarding **791 Madison Avenue (66th/67th 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.

This recommendation was approved by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

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.

This recommendation was approved by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

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