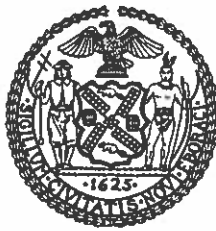


James G. Clynes  
Chairman

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

July 22, 2016

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

**Re: 860 Madison Avenue - Upper East Side Historic District**

Dear Chair Srinivasan:

At the Land Use/Full Board meeting on Wednesday, July 20, 2016, the board adopted the following resolution regarding **860 Madison Avenue at 70th Street – Upper East Side Historic District - Joseph Tarella, architect**. Application is for window replacement and to install roof top air conditioners.

**WHEREAS** 860 Madison Avenue is a no-style commercial building designed by Francis Y. Joannes and constructed in 1924.

**WHEREAS** the applicant proposes to remove all existing storefront glazing on 70th Street and on Madison Avenue on both the first and second floors -- approximately 29 windows altogether, including door sidelights and window sidelights; the glazing will be replaced in-kind.

**WHEREAS** the applicant proposes 12 retractable awnings for the retail windows at the first and second floors along Madison Avenue and for the 2 windows on 70th Street [one at the first floor and one above it at the 2nd floor]; the awnings will be approximately 10'7" wide across each bay with 6" skirts and will be dark gray.

**WHEREAS** the applicant proposes three new air conditioning units at the north end of the roof with a screen around them; the air conditioners are minimally visible from the public way and will extend 1' above the roof line [the units are each 5'8" high x 32" deep -- and will partially hidden by the restored parapet].


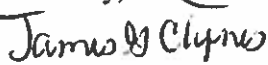
**WHEREAS** the applicant proposes to remove all signage on the spandrels; the only signage will be on the awning skirts. (The former tenant, Juicy Couture, placed signage on all the spandrels, so that the front elevation at the ground level presented as busy.)

**WHEREAS** the applicant did present a materials board.

**WHEREAS** the applicant's approach is sensitive within the historic district and is to be commended.

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

*This recommendation was unanimously approved by a vote of 42 in favor 0 opposed 0 abstentions.*

Sincerely,   
  
James G. Clynes  
Chairman

  
  
David Helpem and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President

Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District