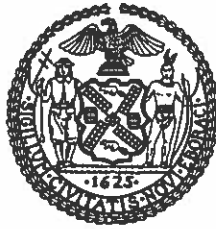


James G. Clynes
Chairman

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

November 20, 2015

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

Re: 926 Madison Avenue (SW corner 74th Street and Madison Avenue)

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, November 18, 2015, the board adopted the following resolution regarding **926 Madison Avenue (SW corner 74th Street and Madison Avenue) - Jane Sachs, Architect**. Application is for storefront renovation.

WHEREAS 926 Madison Avenue is a modern-style apartment building designed by Sylvan Bien and constructed in 1945-47.

WHEREAS a new tenant is moving into most of the space formerly occupied by Clyde's Chemists; Clyde's will retain a smaller space at the south end of its footage along Madison Avenue.

WHEREAS as Clyde's expanded its retail operation to the south of its original corner site, Clyde's installed/added "non-historic" piers to the front elevation -- each pier marked a former retail space that Clyde's expanded into. [The original storefronts along Madison Avenue did not have piers; as Clyde's took over each storefront Clyde's would install a pier -- the rhythm of the piers replicates the number of stores that had previously existed.]

WHEREAS the applicant has acquired approximately 60' of the former Clyde's space along Madison Avenue and wrapping around the corner at 74th Street for approximately 6'.

WHEREAS the applicant proposes to remove these existing piers which give a vertical definition to the front ground level elevation by installing a minimal frameless glass intervention that does not recall the piers.

WHEREAS the applicant also proposes to introduce a horizontal 12" black steel band at the top of the glass that would extend along the 60' on Madison Avenue and wrap around the corner; the band would drop vertically at the southern end of the new retail space as well as at the end of the 6' portion of the space that extends into 74th Street. Thus, the band would present as a "frame" for the new retail space.

WHEREAS the applicant proposes that -- in order not to lose the "vertical articulation" that the external piers provided -- the marble supporting columns within the retail space be retained -- 4 columns approximately 16" square. These columns are set approximately 6" behind the storefront.

WHEREAS retaining the interior columns, highly visible through the minimal modern frameless glass storefront, allows for an expression of verticality at the ground level that otherwise would be lost with the removal of the exterior piers.

WHEREAS the 4 interior columns will be clad in stainless steel with a matte gold finish.

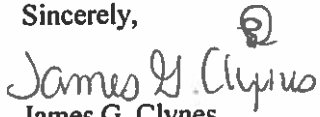
WHEREAS the site of the new retail space (formerly part of Clyde's) is within a "Green Zone" along Madison Avenue; the apartment building itself is considered to be a no-style building within the historic district.

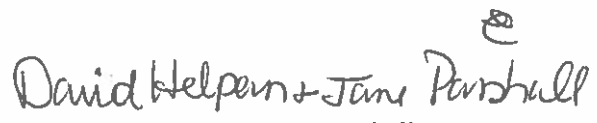
WHEREAS the proposed changes to the front elevation at the ground level are appropriate for a no-style building within a historic district.

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

This recommendation was approved by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


James G. Clynes
Chairman


David Helpen 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, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District