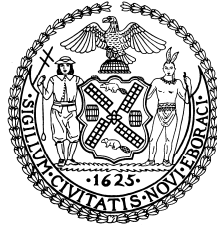


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The City of New York Manhattan Community Board 8

September 26, 2011

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

Re: 933-943 Madison Avenue (between 74th and 75th Streets) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, September 21, 2011, the board adopted the following resolution regarding **933-943 Madison Avenue (between 74th and 75th Streets) – Upper East Side Historic District – Beyer, Blinder, Belle, Architects**. Application is to demolish and construct a new building at 943 Madison (“a no-style” building in the district designation report), to construct rooftop additions on and restore the bases to 933-41 Madison and 31-33 East 74th Streets, to install new storefronts at 933-41 Madison and for new construction at the rear of 933 Madison.

WHEREAS, 943, 941, 939, 937, 935 and 933 Madison Avenue consist of 6 neo-Grec style row houses adjacent to the Whitney Museum.

WHEREAS, 5 of these houses are contributing buildings within the historic district; 943 Madison, which is adjacent to the Whitney, is considered a non-contributing or no-style building within the historic district; all 6 houses have infill in the rear yards.

WHEREAS, 933/935 Madison Avenue turns the corner and extends along E. 74th Street for 56’7 ½”; followed by an approx. 18’ wide infill two-story building along 74th Street and culminating in 31 E. 74th Street, a neo-Gre style brownstone and 33 E. 74th Street, a Beaux Arts mansion designed by Grovesnor Atterbury.

WHEREAS, 31 E. 74th Street has an existing bulkhead that presents as a huge mechanical box so that the overall height is approx. 82’; 33 East 74th St. has infill in the rear yard.

WHEREAS, the Whitney Museum opened in 1966; the roofline/outline of the Whitney plays an important part in the overall design presented by the applicant.

WHEREAS, the applicant is proposing to restore the front elevations only of the houses along Madison and E. 74th Streets; to redesign in a more modern vocabulary – the house adjacent to the Whitney and the infill building on 74th Street (933/935 Madison turns the corner, then the 2-story infill building and then 31 East 74th St.) and to construct a mid-rise building with set-backs behind all of the restored facades.

WHEREAS, the applicant, believes that the contributing row houses inform the site and that the design for 943 Madison and the design for the infill site on E. 74th Street, will anchor the proposed modern mid-rise building that will sit directly behind all of the restored facades.

WHEREAS, the proposed mid-rise building will contain 13-15 apartments and be from 7 to 10 stories high; the only places where the proposed mid-rise building will come down to the ground and not present any setbacks is at the proposed construction at 943 Madison and on E. 74th St. to replace the infill building, which will be setback 7 ft. from the street line. The 7 ft. setback allows the proposed

construction to align with 31 E. 74th Street, which is setback 7 ft. from the Street. The new construction on 74th Street will contain the entrance to the proposed mid-rise building and will have a glass canopy/marquee.

WHEREAS, all of the brownstones along Madison, including the no-style building at 943 Madison have 3 sets of paired windows at the 3rd, 4th, and 5th floors with enframements and projecting cornices.

WHEREAS, behind these brownstone elevations, the proposed mid-rise building will be stepped back: at the 1st floor enlargement/addition, [the new 7th floor], there will be a 17' set back, the floor above will have a 34' setback (the 2nd floor of the proposed enlargement/addition) [the new 8th floor] – the additional floors of the proposed mid-rise building will be set back 56' from Madison Avenue so that the building presents as “a step-up” building that mimics the roofline of the adjacent Whitney Museum (designed in the Brutalist manner by Marcel Breuer).

WHEREAS, the no-style non-contributing house at 943 Madison will present a more contemporary expression of a row-house and will ground the proposed contemporary mid-rise building back to Madison Avenue.

WHEREAS the new construction will have a terracotta finish – matching the color of the brownstones along Madison - both at 943 Madison and on the site of the infill building on 74th Street. The proposed mid-rise will be finished in a lighter color.

WHEREAS, the proposed mid-rise building will be set back 25' from the street wall on 74th St.

WHEREAS, at the Atterbury house at 33 East 74th St., there is an existing one-story addition with an infill structure at the rear; this infill structure will be removed and a garden will be returned to the rear yard.

WHEREAS, the proposed mid rise building mimics from all elevations the step-back roofline of the Whitney and is minimally visible from the street.

WHEREAS, the applicant is preserving the aggregate nature of the row-houses along Madison with the proposed mid-rise behind; along the east elevation of the proposed mid-rise building, the new building will present as mostly a concrete wall.

WHEREAS, the mechanical penthouse at the top of the proposed new mid-rise building will be covered in zinc.

WHEREAS, the applicant proposes the complete restoration of the 5 contributing (within the historic district) row houses along Madison including new wood windows that will match the profiles of the existing windows, the window enframements will be repaired, the bracketed cornice will be repaired, the pilasters will be restored or replaced.

WHEREAS at 31 East 74th Street, there will be a complete restoration of the façade as well at 33 East 74th St.

WHEREAS, the applicant presented a Master Plan for the storefronts along Madison Avenue that will give some flexibility to the individual retail uses (as yet undetermined).

WHEREAS, the houses on both Madison Avenue and East 74th St. plus including all existing infill, now consist of approx. 53,000 sq. ft.; there will be approx. 17,000 sq. ft. of new construction so that the proposed application will result in a property with approx. 70,000 sq. ft.

WHEREAS, at its highest point, the proposed mid-rise building will be 102' and if the height to the top of the mechanicals is included, the overall height will be 117'.

WHEREAS, the applicant will need height and setback waivers [Zoning Variance] from the Board of Standards and Appeals since the proposed mid-rise building with its series of setbacks is in conflict with the Madison Avenue Special District Guidelines which require a straight line up from the street line until a height of 110'.

THIS APPLICATION IS DIVIDED INTO 3 PARTS: 1. The proposed restoration of 941, 939, 937, 935, 933 Madison Avenue and 31 and 33 East 74th Street; 2. The proposed mid-rise building which includes the roof-top additions/enlargements to the contributing row houses along Madison Avenue and the two houses on E. 74th Street and 3. The proposed treatment for the no-style row house at 943 Madison Avenue and the infill building on E. 74th Street.

PART 1. The proposed restoration of 941, 939, 937, 935, 933 Madison Avenue and 31 and 33 East 74th Street

WHEREAS, the proposed work on the above houses will restore them to their original condition, including keeping the rhythm of the storefronts to the doors for the retail space along Madison Avenue.

WHEREAS, all original historic fabric will be restored to a significant intact row of houses along Madison Avenue.

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

This recommendation was approved by a vote of 32 in favor, 0 opposed and 0 abstentions.

PART 2. The proposed mid-rise building which includes the roof-top additions/enlargements to the contributing row houses along Madison Avenue and the two houses on E. 74th Street.

WHEREAS, the proposed mid-rise building artificially attempts to integrate contemporary architecture with the traditional existing streetscape within the historic district.

WHEREAS, the architecture within the existing streetscape consists of the Brutalist architecture of the Whitney Museum, the Beaux Arts masterpiece at 33 East 74th Street and the neo-Grec brownstones along Madison; the proposed new construction for the mid-rise building, even though to be clad in terra cotta, is not contextual within the historic district.

WHEREAS, the proposed design has too many parts to it; with the mechanicals, it will be at the approximate height of the Whitney Museum.

WHEREAS, while the applicant is restoring the brownstones along Madison and the brownstone and house along 74th Street, no historic material of any kind will be retained anywhere beyond the depth of the front elevations; the proposed project does not fit into the urban context within the historic district

THEREFORE BE IT RESOLVED, that Part 2 of this application is **disapproved** as presented.

This recommendation was approved by a vote of 22 in favor, 6 opposed and 3 abstentions.

PART 3. The proposed treatment for the no-style row house at 943 Madison Avenue and the infill building on E. 74th Street.

WHEREAS, the no-style, non-contributing building at 943 Madison presents as a contemporary row house design and will be clad in terra cotta with retail space at the first two floors and residential space above

WHEREAS, the intent of the modern design is to anchor the proposed mid-rise building back to Madison Avenue.

WHEREAS, the new construction proposed for the infill building on E. 74th St. (between the turn onto 74th St. of 933 Madison and 31 East 74th Street) will be set back 7 ' from the street line and will provide the entrance to the proposed mid-rise building.

WHEREAS, the modern design of both buildings is out of context and inappropriate within the historic district and artificially attempts to integrate contemporary architecture with the existing historic streetscape within the historic district.

THEREFORE BE IT RESOLVED, that Part 3 of this application is **disapproved** as presented.

A motion to approve Part 3 was made and failed by a vote of 10 in favor, 12 opposed and 9 abstentions. Thus, Community Board 8M has taken no position on this portion of the application.

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
Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member