

Nicholas Viest
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The City of New York Manhattan Community Board 8

October 18, 2013

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

Re: 955-967 Madison Avenue aka 27-37 East 75th Street – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, October 16, 2013, the board adopted the following resolution regarding **955-967 Madison Avenue aka 27-37 East 75th Street – Upper East Side Historic District - 212box Architecture PC** – An apartment building designed by Paul Resnick and built in 1958. Application is to alter the existing storefront.

WHEREAS this white brick condominium apartment house designed in 1958 has an existing consistent store front design for all retail tenants with large glass panels set in black granite frames with white marble panels on the face of the floor slab and parapet above;
WHEREAS there is a simple pipe rail above the marble where the building sets back above the retail;
WHEREAS the proposed design for two new storefronts is treated as a single composition;
WHEREAS the materials for the proposed contiguous storefronts to replace the retail facades for two of the six stores include a dark gray steel enframing system, large areas of butt-jointed glazing, dark frames and mullions related primarily to entrances, polished brass fascia with white marble return at one store and gray stone fascia with polished fossil stone return at the other, red back-painted glass panels on the face of the parapet, off-white sliding decorative screens with a gradient set in front of the glass storefronts in selected locations, fixed decorative screens with a gradient that are set in front of the parapet so that the red glass is seen through the decorative screens and visibility for apartments is provided through the more transparent portion of the decorative screens; and polished brass signage;
WHEREAS the design looks to other buildings in the neighborhood for precedents such as the Whitney Museum across the Avenue or an Edward Durrell Stone designed townhouse at 130 East 64th Street;
WHEREAS the storefronts for the rest of the retail are undergoing a master plan related to the proposed new storefronts;
THEREFORE BE IT RESOLVED that this application be approved.

This recommendation was approved by a vote of 23 in favor, 6 opposed, 5 abstentions, and 1 not voting for cause.

Sincerely,

Handwritten signature of Nicholas Viest.

Nicholas Viest
Chair

Handwritten signatures of David Helpen and David Liston.

David Helpen 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