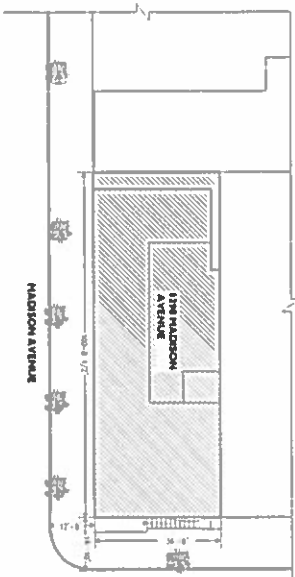


# 1290 MADISON AVENUE NEW YORK, NY 10128

## DRAWING LIST (19 SHEETS)

- G-1000.00 TITLE SHEET, DRAWING LIST, PLOT PLAN
- G-1000.00 SITE PLAN
- Z-1000.00 ZONING ANALYSIS
- Z-101.00 NEIGHBORHOOD CHARACTER DIAGRAM MADISON AVENUE
- Z-102.00 NEIGHBORHOOD CHARACTER DIAGRAM 52ND STREET
- Z-103.00 NEIGHBORHOOD CHARACTER DIAGRAM 10TH AVENUE
- A-101.00 EXISTING THIRD, FOURTH AND FIFTH FLOOR PLANS
- A-102.00 EXISTING SIXTH, SEVENTH AND ROOF FLOOR PLANS
- A-103.00 PROPOSED SECOND AND THIRD FLOOR PLANS
- A-104.00 PROPOSED FOURTH AND FIFTH FLOOR PLANS
- A-105.00 PROPOSED SIXTH AND SEVENTH FLOOR PLANS
- A-106.00 PROPOSED ROOF FLOOR PLAN
- A-107.00 WATER PLAN
- A-108.00 PROPOSED EAST ELEVATION
- A-200.00 PROPOSED NORTH SECTION
- A-201.00 PROPOSED BUILDING SECTION
- A-300.00 PROPOSED WEST SECTION
- A-301.00 PROPOSED TRANSVERSE BUILDING SECTION
- A-302.00



1 SITE PLAN  
1/8\"/>

**THE WELLINGTON**  
1290 MADISON AVE.  
NEW YORK, NY 10128  
KONRAD HANAUER  
ROCK 100  
LFL 34

PREPARED FOR  
Owner  
**CLAUDE HILL MOYETES**  
154 West 28th Street, Suite 200  
New York, NY 10013  
P 212.208.0030  
F 212.208.0130

DESIGNED BY  
**ARC ADRIANO CORTEZ ARCHITECTS, LLC**  
10 West 28th Street, Suite 200  
New York, NY 10013  
P 212.253.0868  
F 212.253.0868

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		

**TITLE SHEET & DRAWING LIST**

CHARACTER SCALE FIELD NUMBER AND DIMENSIONS

DATE	SCALE
NO.	NO.
DATE	SCALE
NO.	NO.

**G-000.00**  
SHEET 01 OF 19



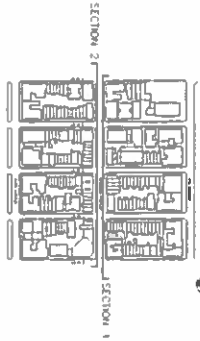
1. The purpose of this report is to provide a detailed analysis of the proposed zoning changes for the subject property. The analysis is based on the information provided in the application and the zoning ordinance.

Item	Description	Area (sq. ft.)	Volume (cu. ft.)
1	Basement	1,200	3,600
2	1st Floor	1,200	3,600
3	2nd Floor	1,200	3,600
4	3rd Floor	1,200	3,600
5	4th Floor	1,200	3,600
6	5th Floor	1,200	3,600
7	6th Floor	1,200	3,600
8	7th Floor	1,200	3,600
9	8th Floor	1,200	3,600
10	9th Floor	1,200	3,600
11	10th Floor	1,200	3,600
12	11th Floor	1,200	3,600
13	12th Floor	1,200	3,600
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20	19th Floor	1,200	3,600
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23	22nd Floor	1,200	3,600
24	23rd Floor	1,200	3,600
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28	27th Floor	1,200	3,600
29	28th Floor	1,200	3,600
30	29th Floor	1,200	3,600
31	30th Floor	1,200	3,600
32	31st Floor	1,200	3,600
33	32nd Floor	1,200	3,600
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35	34th Floor	1,200	3,600
36	35th Floor	1,200	3,600
37	36th Floor	1,200	3,600
38	37th Floor	1,200	3,600
39	38th Floor	1,200	3,600
40	39th Floor	1,200	3,600
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60	59th Floor	1,200	3,600
61	60th Floor	1,200	3,600
62	61st Floor	1,200	3,600
63	62nd Floor	1,200	3,600
64	63rd Floor	1,200	3,600
65	64th Floor	1,200	3,600
66	65th Floor	1,200	3,600
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69	68th Floor	1,200	3,600
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71	70th Floor	1,200	3,600
72	71st Floor	1,200	3,600
73	72nd Floor	1,200	3,600
74	73rd Floor	1,200	3,600
75	74th Floor	1,200	3,600
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183	182nd Floor	1,200	3,600
184	183rd Floor	1,200	3,600
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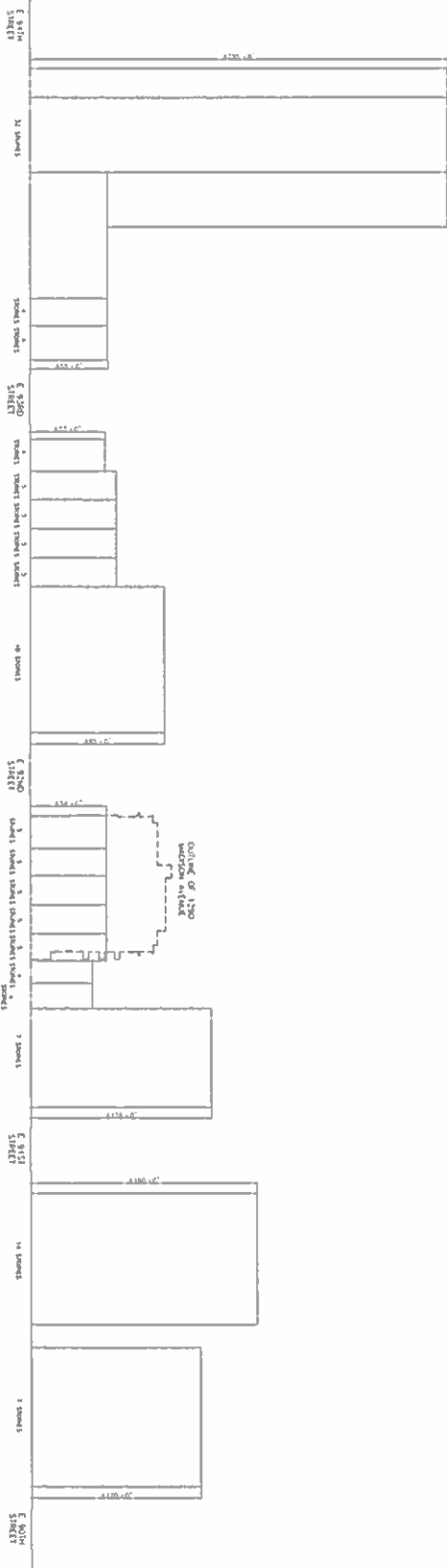
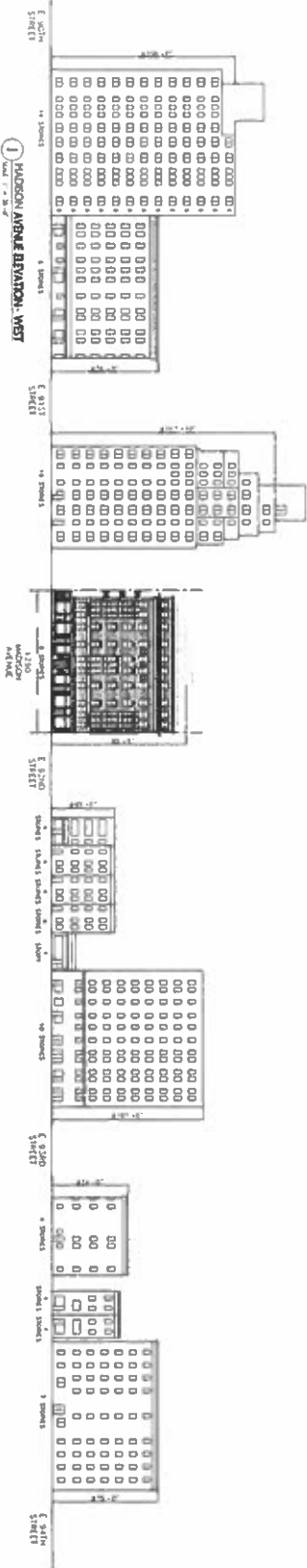
**LEGEND**

**TAP**

ZONING LOT BOUNDARY



**NOTE**  
 INFORMATION OUTSIDE OF THE BOUNDARIES OF THIS SHEET IS NOT THE RESPONSIBILITY OF THE ARCHITECT. ONLY AND MAY NOT BE EXACT OR BE RESPONSIBLE FOR THE ARCHITECT INFORMATION ON SURROUNDING PROPERTIES.



**2 MADISON AVENUE BEHAVIOR - EAST**  
 Scale: 1" = 30'-0"

**THE WELLINGTON**  
 1290 MADISON AVE.  
 NEW YORK, NY 10128  
 PROJECT: HWAMATH  
 DATE: 12

PREPARED FOR:  
**CANCELL HILL MORRIS**  
 154 West 70th Street, Suite 200  
 New York, NY 10023  
 P: 212 308 2158  
 F: 212 308 2158

DESIGNED BY:  
**MADAMER COMPTON ARCHITECTS, LLC**  
 40 East 59th Street, 2nd Floor  
 New York, NY 10022  
 P: 212 308 2158  
 F: 212 308 2158

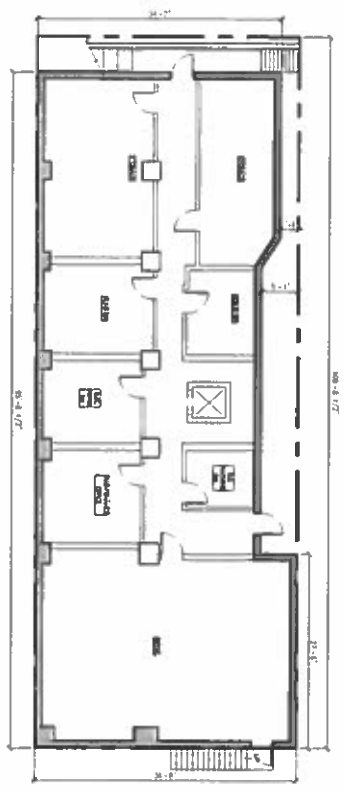
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2	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
3	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
4	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
5	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
6	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
7	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
8	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
9	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
10	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
11	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
12	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
13	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
14	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
15	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
16	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
17	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
18	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
19	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
20	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
21	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
22	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
23	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
24	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
25	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
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31	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
32	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
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40	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
41	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
42	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
43	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
44	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
45	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
46	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
47	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
48	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012
49	1290 MADISON AVENUE BEHAVIOR - WEST	12/12/2012
50	1290 MADISON AVENUE BEHAVIOR - EAST	12/12/2012

**NEIGHBORHOOD CHARACTER DIAGRAM**  
 MADISON AVENUE

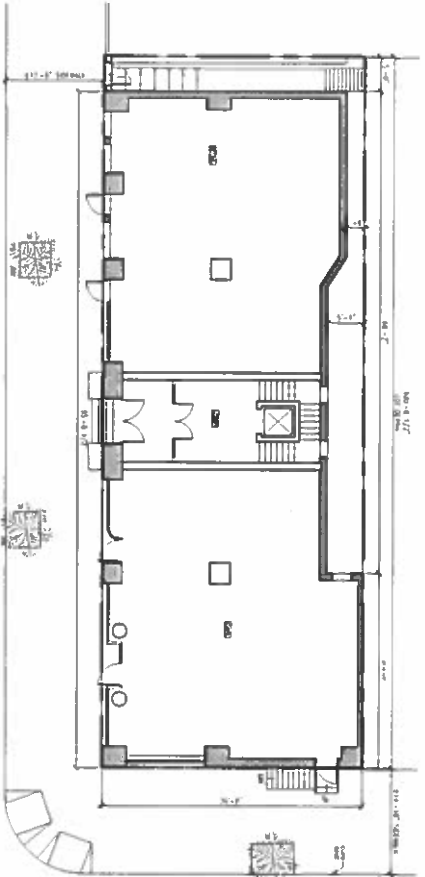
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 CHECKED BY: [Name]  
 SCALE: 1" = 30'-0"

**Z-101.00**  
 SHEET 04 OF 19





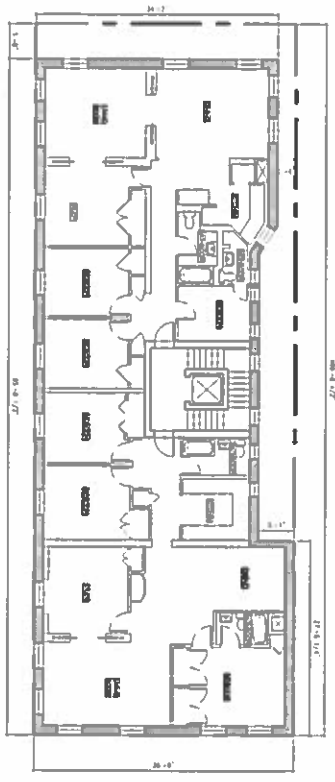
1 EXISTING CELLAR PLAN  
Scale 1/8" = 1'-0"



2 EXISTING GROUND FLOOR PLAN  
Scale 1/8" = 1'-0"

MADISON AVENUE

E 92 STREET



3 EXISTING SECOND FLOOR PLAN  
Scale 1/8" = 1'-0"

**LEGEND**  
--- ZONING LOT BOUNDARY

EXISTING FLOOR SLABS ARE FOR  
RESTRAINING PURPOSES ONLY

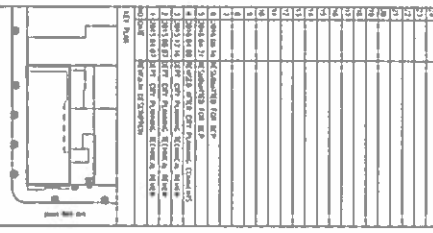


**THE WELLINGTON**  
1290 MADISON AVE.  
NEW YORK, NY 10128  
ROBERT WASSERMAN  
LDR 35

PREPARED FOR  
OWNER  
**CONCRETE HILL HOLDINGS**  
1290 Madison Avenue, 12th Floor  
New York, NY 10021  
T 212 368 0230  
F 212 368 2158

ARCHITECT  
**MAD AHEAD CONSULT ARCHITECTS, LLC**  
1290 Madison Avenue, 12th Floor  
New York, NY 10028  
T 212 223 5888  
F 212 223 5888

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**EXISTING CELLAR  
GROUND AND SECOND  
FLOOR PLANS**

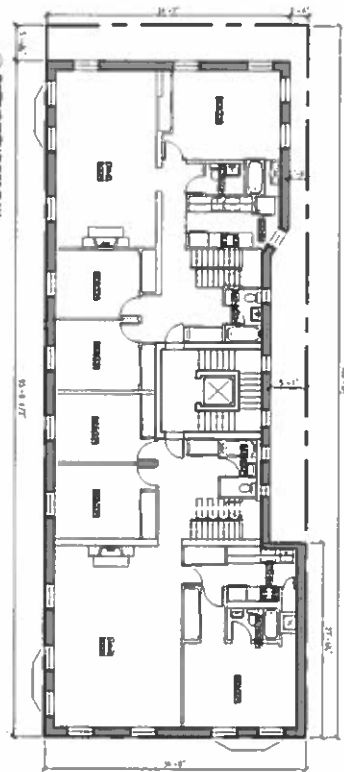
CONCRETE SHALL REMAIN WHERE SHOWN UNLESS INDICATED

DATE: 02/19/2019  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

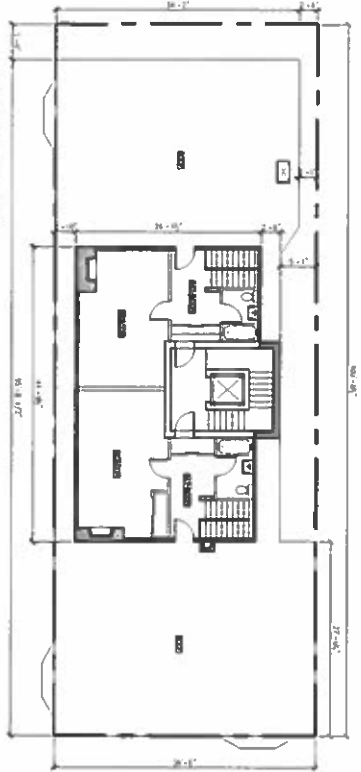
**A-100.00**  
SHEET 6 OF 19

ARCHITECT'S SEAL AND SIGNATURE

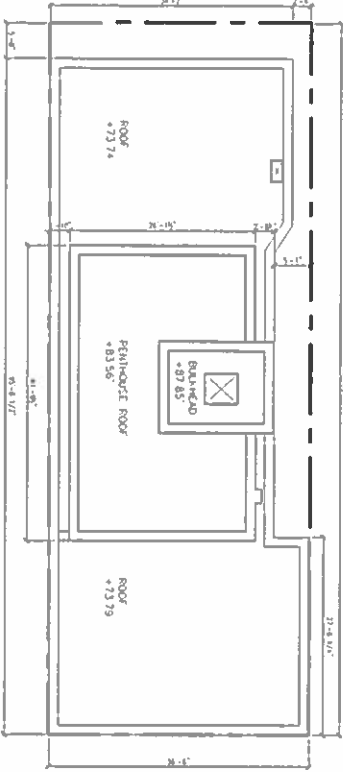




1 EXISTING SIXTH FLOOR PLAN



2 EXISTING SEVENTH FLOOR PLAN



3 EXISTING ROOF PLAN

**LEGEND**  
 --- ZONING LOT BOUNDARY

EXISTING FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



**THE WELLINGTON**  
 1290 MADISON AVE.  
 NEW YORK, NY 10128  
 BOARDMAN HWY  
 FLOOR 1808  
 LOT: 54

PREPARED FOR  
**OWNER**  
 CONVERSE HALL PROPERTIES  
 1290 MADISON AVE.  
 NEW YORK, NY 10023  
 T: 212 309 0000  
 F: 212 309 2158

ARCHITECT  
**WSP | PARTNERS**  
 400 WEST 53RD ST. 10TH FLOOR  
 NEW YORK, NY 10019  
 T: 212 213 2666  
 F: 212 213 2669

1	EXISTING SIXTH FLOOR PLAN
2	EXISTING SEVENTH FLOOR PLAN
3	EXISTING ROOF PLAN
4	EXISTING FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
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50	EXISTING FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

**EXISTING SIXTH SEVENTH AND ROOF FLOOR PLANS**

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.

DATE: 08/17/24

PROJECT NO: 248

SCALE: AS SHOWN

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 08/17/24

**A-102.00**

SHEET 8 OF 19







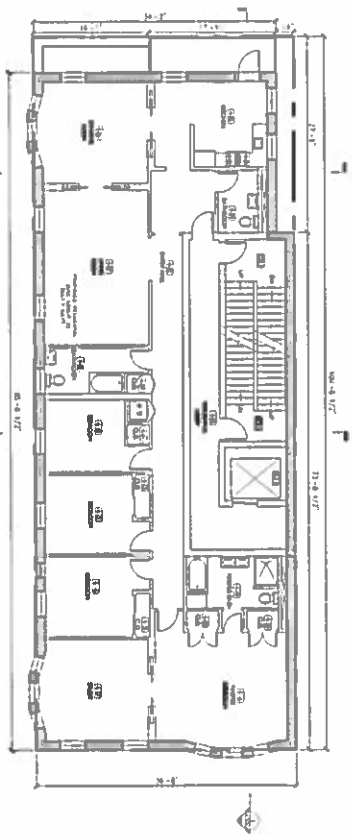
**LEGEND**

--- ZONING LOT BOUNDARY

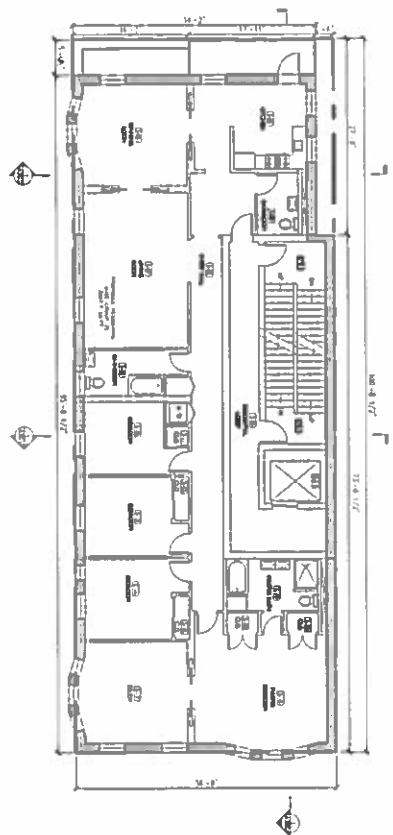
**THE WELLINGTON**  
**1290 MADISON AVE.**  
**NEW YORK, NY 10128**  
**ROUCH PARTMAN**  
**LOT 1A**

PREPARED FOR  
 OWNER  
 CARRIDGE HILL PROPERTIES  
 159 WEST 20th Street, Suite 200  
 New York, NY 10011  
 T 212 200 0320  
 F 212 200 2124

Architect  
 RAOJ ARBORE COUNTY ARCHITECTS LLC  
 100 West 20th Street, Suite 200  
 New York, NY 10011  
 T 212 200 0320  
 F 212 200 2124



① PROPOSED FOURTH FLOOR PLAN

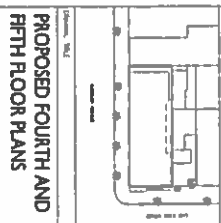


② PROPOSED FIFTH FLOOR PLAN



**PROPOSED FOURTH AND FIFTH FLOOR PLANS**

DATE: 04/20/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: 2018  
 SHEET 11 OF 19



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**LEGEND**

--- ZONING LOT BOUNDARY

**THE WELLINGTON**  
**1290 MADISON AVE.**  
**NEW YORK, NY 10128**  
**ROSLER WASHAW**  
**FLOOR PLAN**  
**LOT 55**

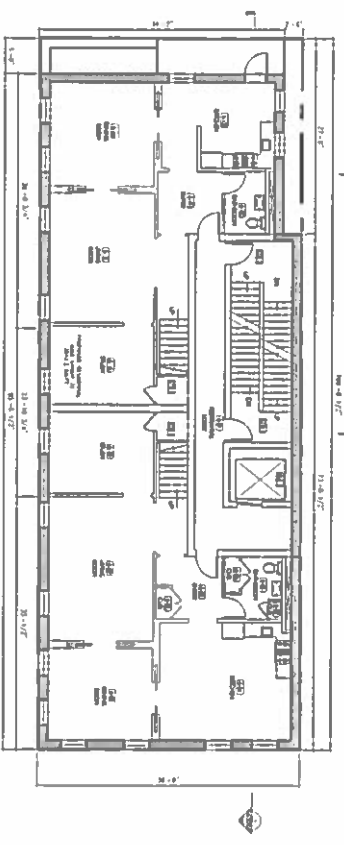
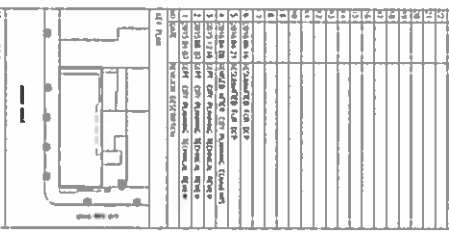
PREPARED FOR

**OWNER**  
**CHARGES HILL MOBILITIES**  
 1290 Madison Ave., 10th Fl.  
 New York, NY 10023  
 T 212 308 0330  
 F 212 308 2158

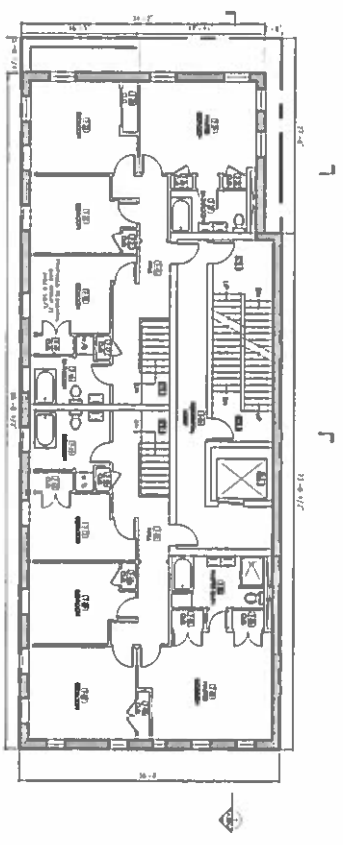
ARCHITECT  
**ROSLER WASHAW ARCHITECTS, LLC**  
 1290 Madison Ave., 10th Fl.  
 New York, NY 10023  
 T 212 308 0330  
 F 212 308 2158

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1. THESE PLANS WERE PREPARED FOR THE ARCHITECT'S USE ONLY.  
 2. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
 3. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED.  
 4. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
 5. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED.  
 6. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
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 8. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
 9. THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED.  
 10. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE.



1 PROPOSED SIXTH FLOOR PLAN



2 PROPOSED SEVENTH FLOOR PLAN

DATE: 11/11/11  
 SCALE: 1/8" = 1'-0"

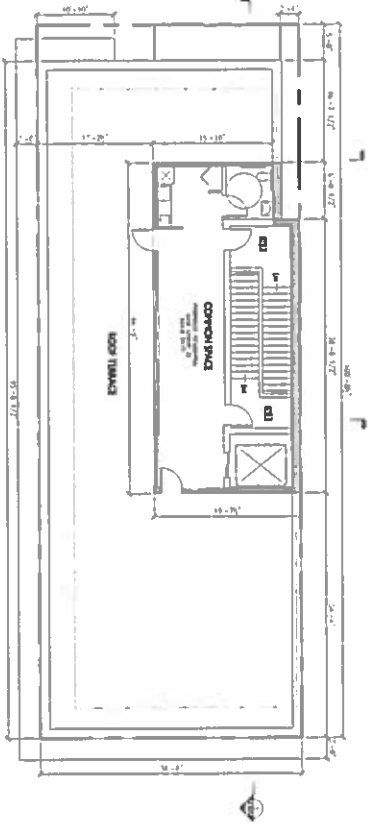
**PROPOSED SIXTH AND SEVENTH FLOOR PLANS**

PROJECT NO. 0438  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11/11/11

**A-106.00**  
**SHEET 12 OF 19**

**LEGEND**

--- Zoning LOT Boundary



1 PROPOSED PENTHOUSE FLOOR PLAN

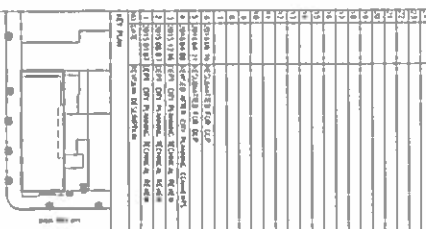
**THE WELLINGTON**  
**1290 MADISON AVE.**  
**NEW YORK, NY 10128**

**PROJECT 150**  
**ROOFTOP TERRACE**

Proposed EIR  
 Date: 01/15/19  
 154 West 72nd Street, Suite 100  
 New York, NY 10023  
 T 212.200.2120  
 F 212.200.2120

Architect  
**PLACATED CONCRETE ARCHITECTS LLC**  
 154 West 72nd Street, Suite 100  
 New York, NY 10023  
 T 212.200.2120  
 F 212.200.2120

1	ROOF TERRACE
2	COMMON SPACE
3	STAIRS
4	RESTROOMS
5	ROOF TERRACE
6	ROOF TERRACE
7	ROOF TERRACE
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50	ROOF TERRACE



**PROPOSED PENTHOUSE PLAN**

DATE: 01/15/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO. 150  
 SHEET 13 OF 19



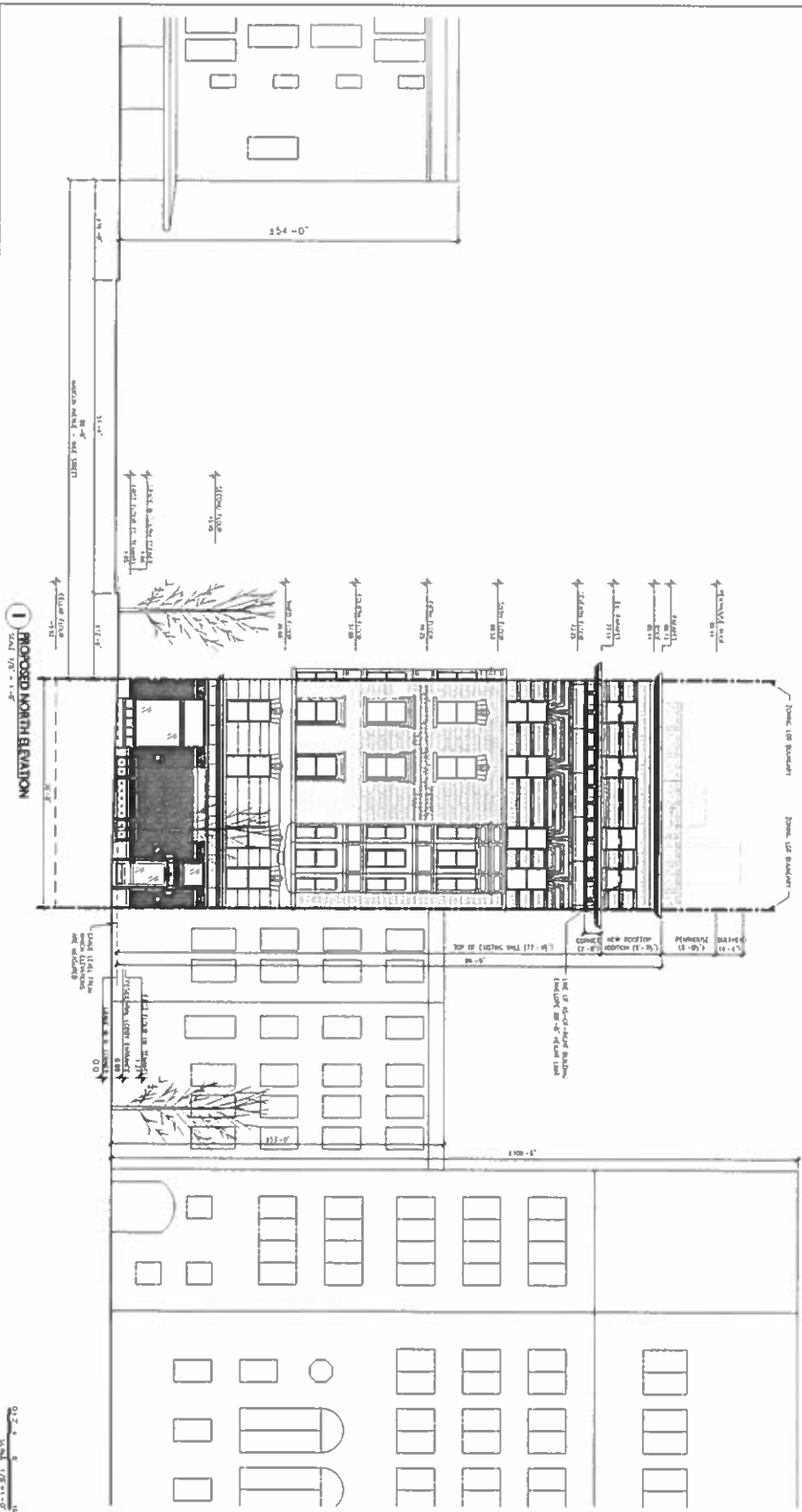




**LEGEND**

--- Zoning Lot Boundary

**NOTE**  
 APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS INFORMATION REGARDING THE SURROUNDING OPERATIONS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL STREET TREE LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



**1** PROPOSED NORTH ELEVATION  
 Scale: 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

**THE WELLINGTON**  
 1290 MADISON AVE  
 NEW YORK, NY 10128  
 ROLAND HAWARTH  
 LOT 1.4

PREPARED FOR  
 CUNEO HILL PROPERTIES  
 154 West 20th Street, Suite 200  
 New York, NY 10011  
 P: 212.308.0020  
 F: 212.308.2158

PREPARED BY  
 PINEAPPLE COUNTY ARCHITECTS, LLC  
 100 West 20th Street, Suite 200  
 New York, NY 10011  
 P: 212.308.0020  
 F: 212.308.2158

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/15/2018
2	REVISED PER CITY COMMENTS	09/10/2018
3	REVISED PER CITY COMMENTS	10/15/2018
4	REVISED PER CITY COMMENTS	11/15/2018
5	REVISED PER CITY COMMENTS	12/15/2018
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198	REVISED PER CITY COMMENTS	01/15/2035
199	REVISED PER CITY COMMENTS	02/15/2035
200	REVISED PER CITY COMMENTS	03/15/2035

**PROPOSED NORTH ELEVATION**

DATE: 08/15/2018

SCALE: 1/8" = 1'-0"

SHEET 16 OF 19

A-201.00

1290 MADISON AVE

NEW YORK, NY 10128

ROLAND HAWARTH

LOT 1.4

CUNEO HILL PROPERTIES

154 WEST 20TH STREET, SUITE 200

NEW YORK, NY 10011

P: 212.308.0020

F: 212.308.2158

PINEAPPLE COUNTY ARCHITECTS, LLC

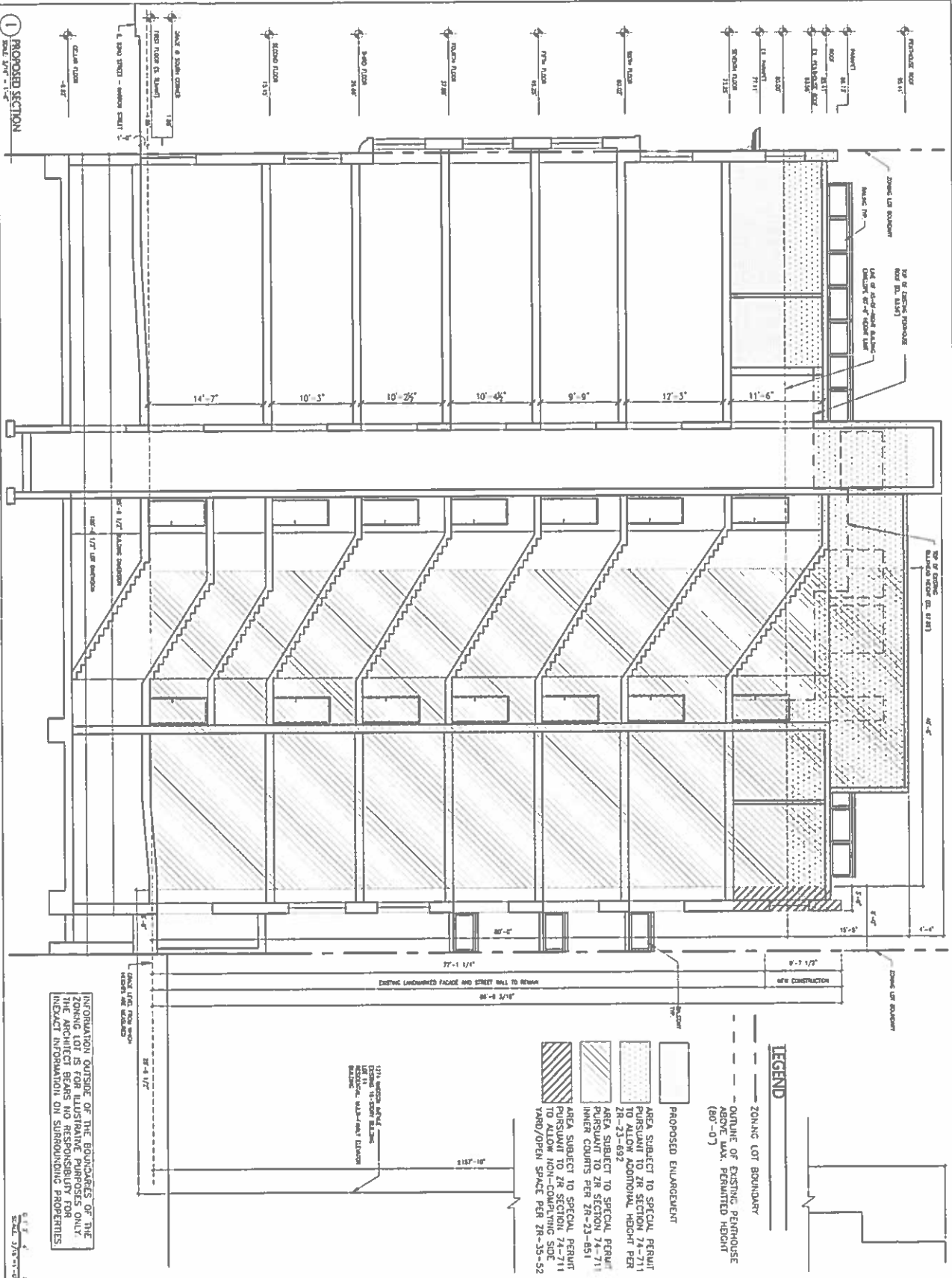
100 WEST 20TH STREET, SUITE 200

NEW YORK, NY 10011






P: 212.308.0020

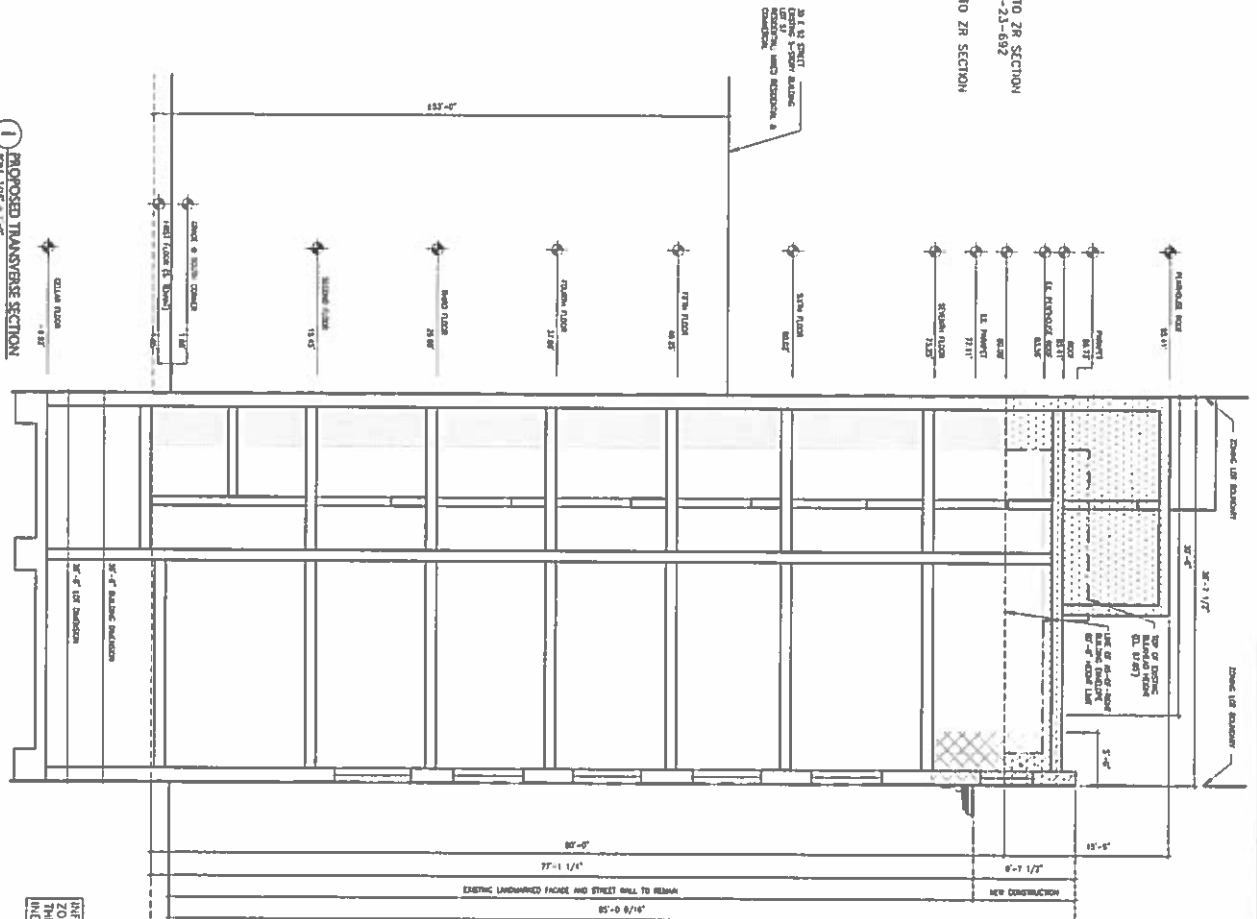
F: 212.308.2158



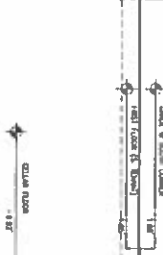


**LEGEND**

-  ZONING LOT BOUNDARY
-  OUTLINE OF EXISTING PENHOUSE ABOVE  
MAX. PERMITTED HEIGHT (90'-0")
-  PROPOSED ENLARGEMENT
-  AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 24-711 TO ALLOW ADDITIONAL HEIGHT PER ZR-23-692
-  AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 24-711 WALL RECESSES PER ZR-99-052(C)



**1 PROPOSED TRANSVERSE SECTION**  
SCALE: 3/16" = 1'-0"



INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INACCURATE INFORMATION ON SURROUNDING PROPERTIES.

SCALE: 3/16" = 1'-0"

**THE WELLINGTON**  
1290 MADISON AVE.  
NEW YORK, NY 10128

BLOCK 118  
LOT 15

PROPOSED FLOOR:  
OWNER: CORNERE REAL INDUSTRIES  
CORNERE REAL INDUSTRIES  
100 WEST 100TH STREET, SUITE 200  
NEW YORK, NY 10025  
P: 212.200.0040  
F: 212.200.2154

Architect: **CONYER CONSULTANTS LLC**  
180 WEST 100TH STREET, SUITE 200  
NEW YORK, NY 10025  
P: 212.200.0040  
F: 212.200.2154

PROJECT NO.: 1290 MADISON AVE. LOT 15  
SHEET NO.: A-301.00  
SHEET 18 OF 19

DATE: 08/20/2024  
SCALE: 3/16" = 1'-0"

CONYER CONSULTANTS LLC  
180 WEST 100TH STREET, SUITE 200  
NEW YORK, NY 10025  
P: 212.200.0040  
F: 212.200.2154

PROPOSED TRANSVERSE BUILDING SECTION

CHANGING SCALE FROM 3/16" = 1'-0" TO 3/16" = 1'-0"

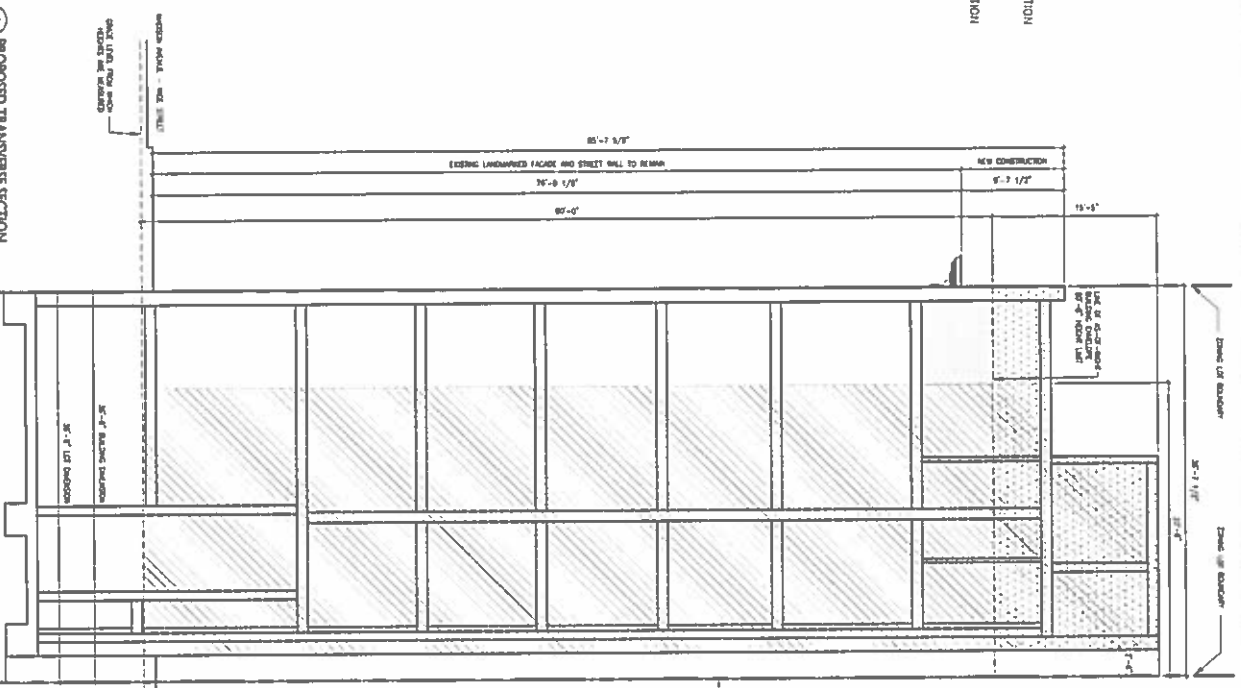
DATE: 08/20/2024

SCALE: 3/16" = 1'-0"

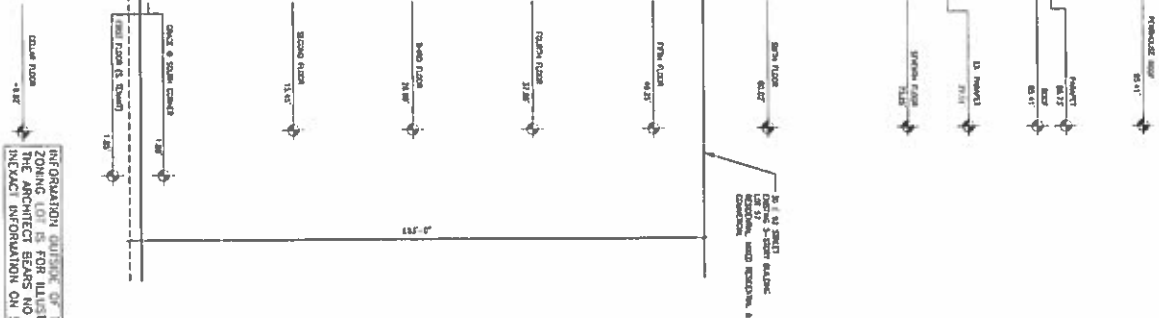
CONYER CONSULTANTS LLC  
180 WEST 100TH STREET, SUITE 200  
NEW YORK, NY 10025  
P: 212.200.0040  
F: 212.200.2154

**LEGEND**

- ZONING LOT BOUNDARY
- PROPOSED ENLARGEMENT
- AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 24-2711 TO ALLOW ADDITIONAL HEIGHT PER ZR-23-692
- AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 24-2711 INNER COURTS PER ZR 23-851



**1** PROPOSED TRANSVERSE SECTION  
SCALE: 1/8" = 1'-0"



INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

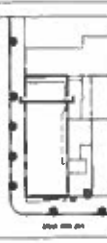
S. J. F. ARCHITECTS  
110 WEST 17th STREET  
NEW YORK, NY 10011

**THE WELLINGTON**  
1290 MADISON AVE.  
NEW YORK, NY 10128

**PREPARED FOR:**  
OWNER: CAUGHER HILL INVESTMENTS  
151 West 72nd Street, Suite 200  
New York, NY 10023  
P: 212.200.0330  
F: 212.200.2159

**Prepared by:**  
MADAVAD COMET ARCHITECTS LLC  
110 West 17th Street  
New York, NY 10011  
P: 212.200.0330  
F: 212.200.2159

NO.	DATE	DESCRIPTION
1	11/11/2023	PRELIMINARY
2	11/11/2023	REVISED PER COMMENTS
3	11/11/2023	REVISED PER COMMENTS
4	11/11/2023	REVISED PER COMMENTS
5	11/11/2023	REVISED PER COMMENTS
6	11/11/2023	REVISED PER COMMENTS
7	11/11/2023	REVISED PER COMMENTS
8	11/11/2023	REVISED PER COMMENTS
9	11/11/2023	REVISED PER COMMENTS
10	11/11/2023	REVISED PER COMMENTS
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47	11/11/2023	REVISED PER COMMENTS
48	11/11/2023	REVISED PER COMMENTS
49	11/11/2023	REVISED PER COMMENTS
50	11/11/2023	REVISED PER COMMENTS



**PROPOSED TRANSVERSE BUILDING SECTION**

CONTRACT NO. 24-001

PROJECT NO. 24-001

DATE: 11/11/2023

SCALE: 1/8" = 1'-0"

**A-302.00**

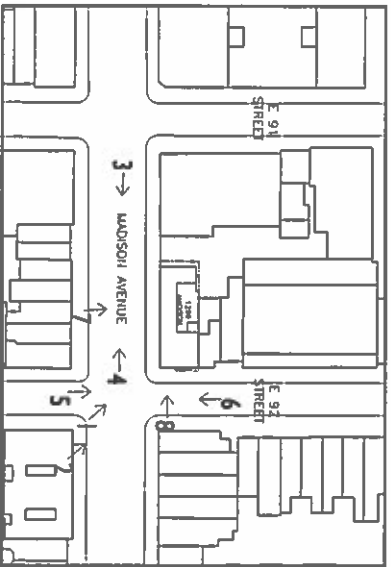
SHEET 19 OF 19



/



**PROJECT AREA PHOTO KEY PLAN**



**1** EAST AND NORTH BUILDING ELEVATIONS -VIEW LOOKING SOUTHWEST AT CORNER OF E 92ND STREET AND MADISON AVENUE  
APRIL 12, 2010

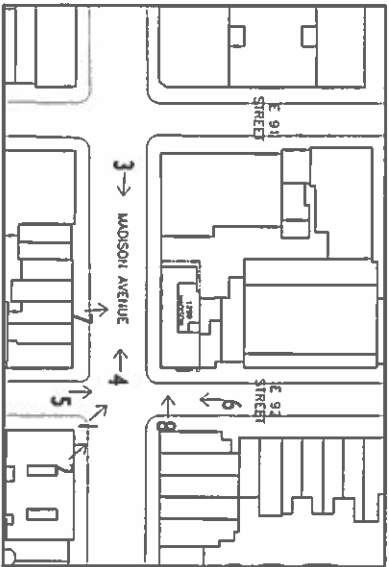


**2** BIRDS EYE VIEW LOOKING SOUTHWEST AT CORNER OF MADISON AVENUE AND E 92ND STREET - APRIL 12, 2010

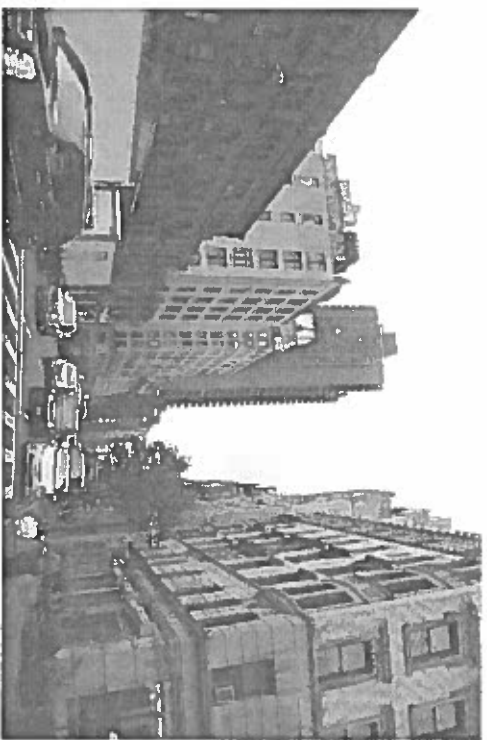


**3** VIEW LOOKING NORTH AT MADISON AVENUE FROM E 91ST STREET  
IMAGE COURTESY OF GOOGLE MAPS - STREET VIEW - IMAGE CAPTURE SEP 2015 (C) 2016 GOOGLE

**PROJECT AREA PHOTO KEY PLAN**



**5** VIEW LOOKING WEST AT E 92ND STREET FROM MADISON AVENUE  
IMAGE COURTESY OF GOOGLE MAPS - STREET VIEW - IMAGE CAPTURE:  
SEP 2015 (C) 2016 GOOGLE

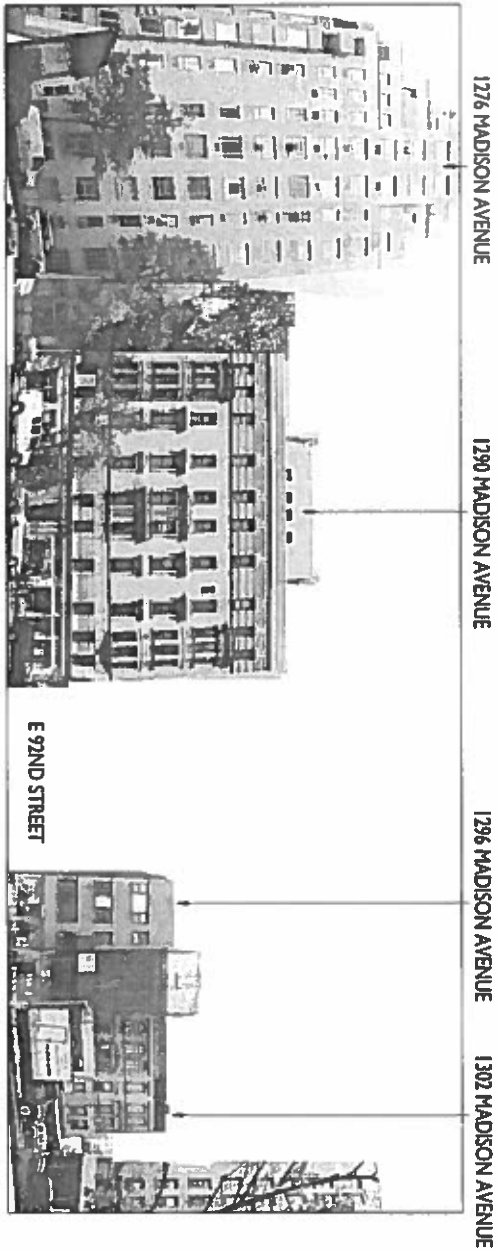
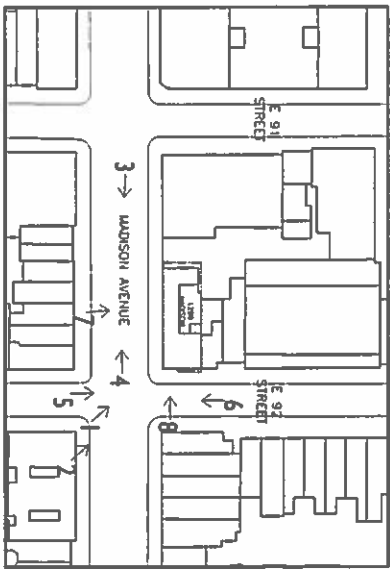


**4** VIEW LOOKING SOUTH AT MADISON AVENUE FROM E 92ND STREET  
NOVEMBER 15, 2011

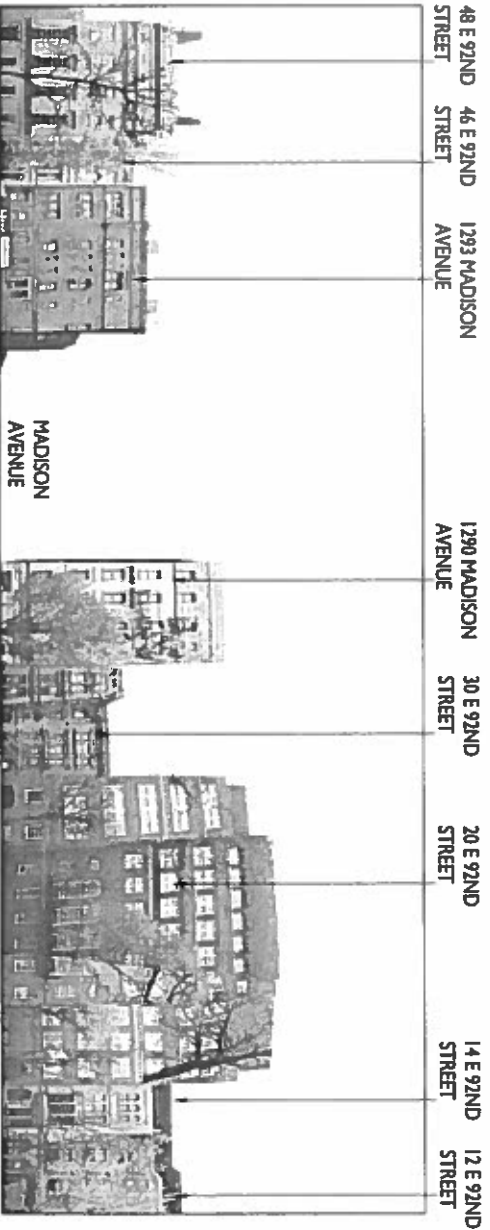


**6** VIEW LOOKING EAST AT E 91ST STREET FROM MADISON AVENUE  
IMAGE COURTESY OF GOOGLE MAPS - STREET VIEW - IMAGE CAPTURE: SEP 2015 (C) 2016 GOOGLE

**PROJECT AREA PHOTO KEY PLAN**



**7** VIEW LOOKING AT WEST SIDE OF MADISON AVENUE BETWEEN E 91ST STREET AND E 93RD STREET - JANUARY 2012



**8** VIEW LOOKING AT SOUTH SIDE OF E 92ND STREET BETWEEN FIFTH AVENUE AND PARK AVENUE - JANUARY 2012



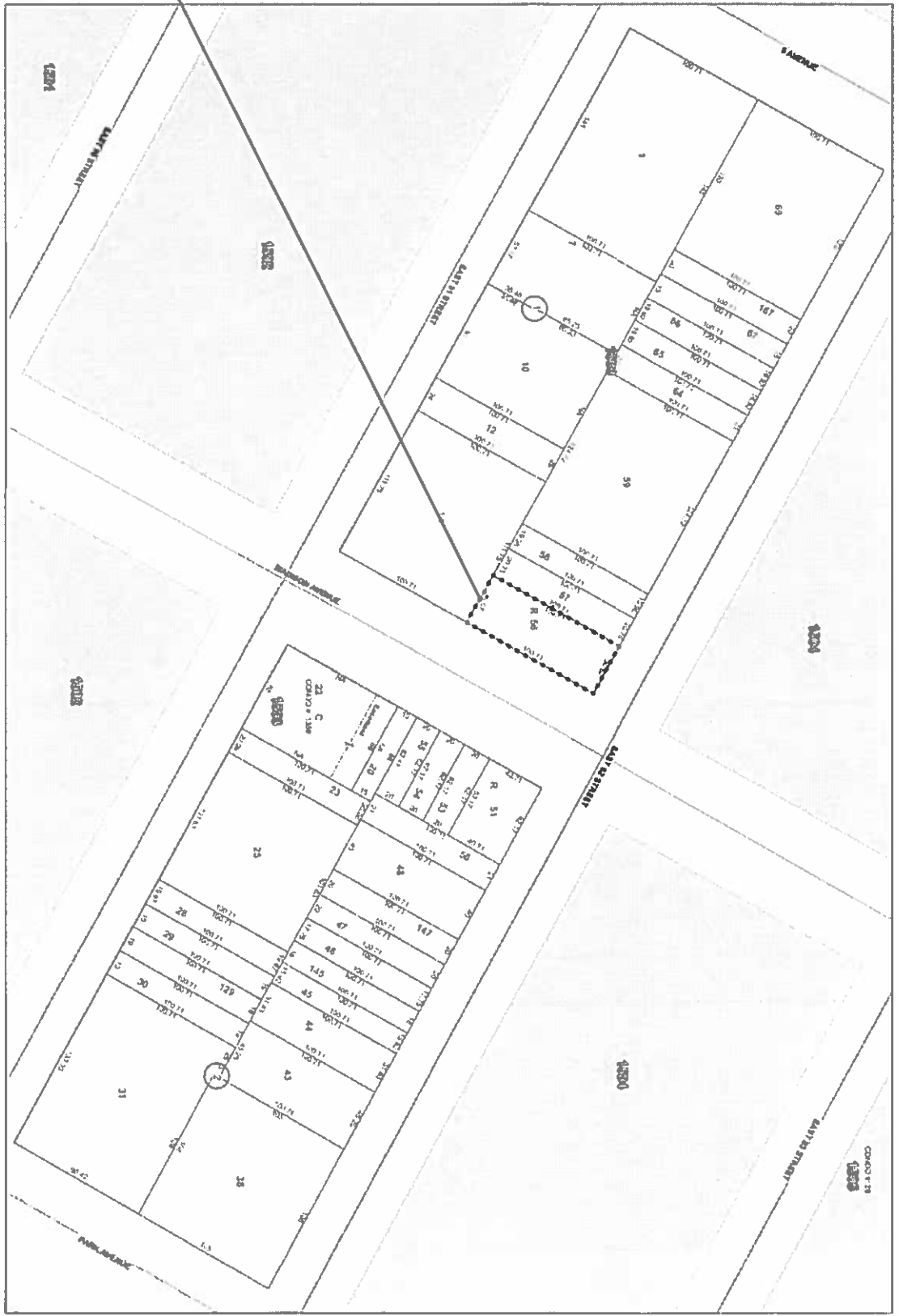


NYC Digital Tax Map  
 Status: As of 10/31/2014 14:11:15  
 End Date: Green  
 Manhattan Block: 1003

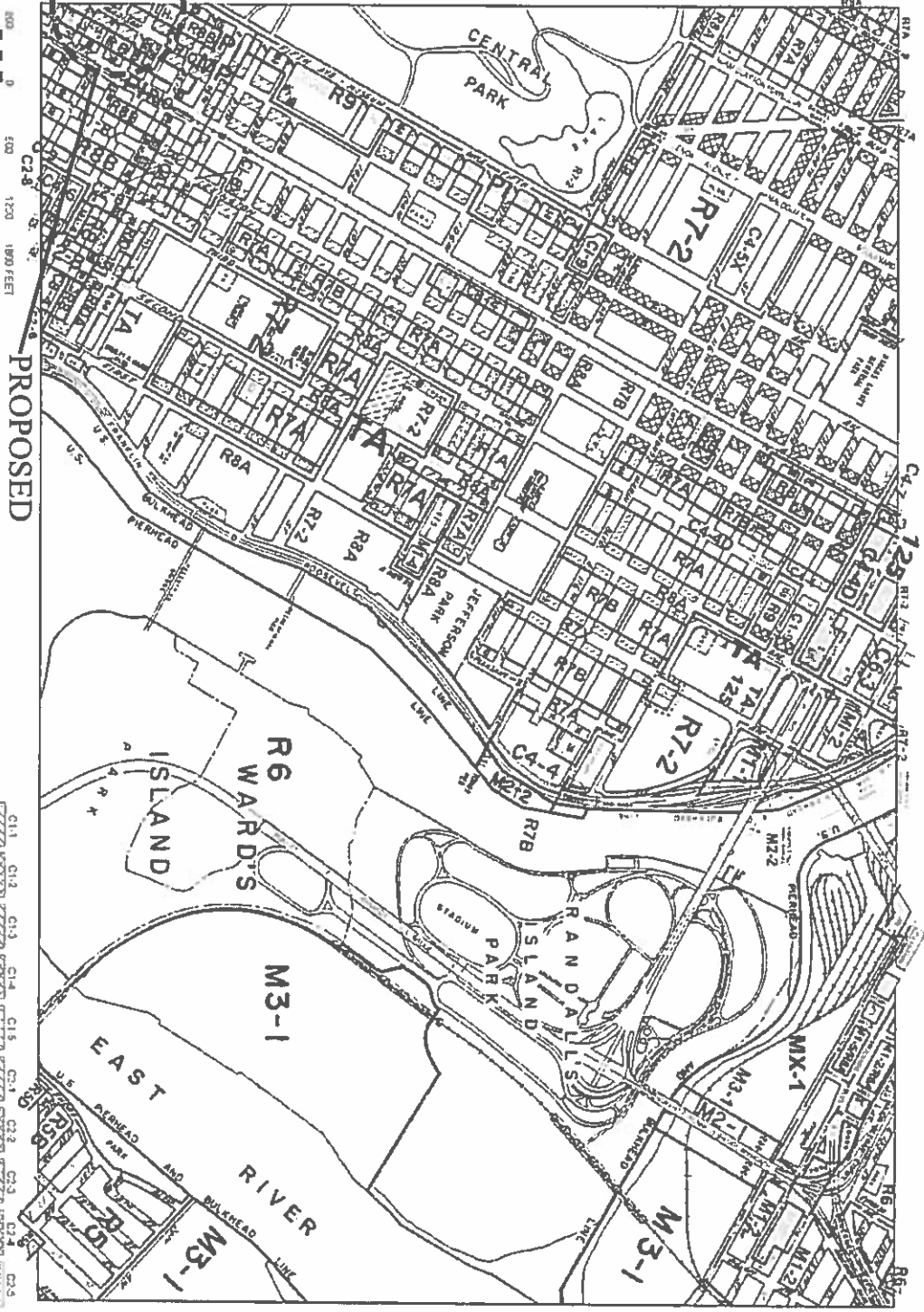


- Legend
- 1 Green
  - 2 Intersecting Tax
  - 3 Potential House
  - 4 Boundary Lines
  - 5 Lot Foot Print on House
  - 6 Regular
  - 7 Underwrite
  - 8 The Lot Program
  - 9 Color Number
  - 10 Tax Block Polygon

**PROJECT AREA BOUNDARY**



**PROPOSED  
PROJECT  
AREA**



C1.1	C1.2	C1.3	C1.4	C1.5	C2.1	C2.2	C2.3	C2.4	C2.5
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NOTE: Where the numbers 1-5 are used in the zoning code, they refer to the following: 1 - Single-Family Detached; 2 - Single-Family Attached; 3 - Medium-Density Residential; 4 - Medium-Density Residential with Office; 5 - Medium-Density Residential with Office and Retail.



**ZONING MAP**  
THE LEGISLATIVE CITY PLANNING COMMISSION

Major Zoning Classifications:  
R C M

Special Requirements:

Effective Date(s) of Rezoning:

ASPECT

5c	6a	6c
5d	<b>6b</b>	6d
8c	9a	9c

66 ZONING MAP

NOTE: Zoning boundaries are shown on this map as a result of the City Planning Commission's review of the Department of City Planning's proposed rezoning application. The City Planning Commission's decision is final and binding. For more information, please contact the City Planning Commission at (212) 312-3131.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 01/12/16	<b>EXPIRATION DATE:</b> 6/24/2020	<b>DOCKET #:</b> 180841	<b>COFA #:</b> COFA 18-1020
<b>ADDRESS:</b> 1290 MADISON AVENUE <u>HISTORIC DISTRICT</u> CARNEGIE HILL		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1503 / 56

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Kayvan Hakim**  
**Zimak Company**  
 c/o Carnegie Hill Properties  
 154 West 70th Street, Suite 200  
 New York, NY 10023

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 24, 2014, following the Public Meetings of June 10, 2014, and April 8, 2014, and the Public Hearing and Public Meeting of November 26, 2013, voted to approve a proposal to construct a rooftop addition, install storefront infill, create an entrance on East 92nd Street and install a canopy, as put forward in your application completed on October 31, 2013, and as you were notified in Status Update Letter 15-9346 issued on June 24, 2014.

The proposal as approved, consists of the demolition of the existing visible penthouse, bulkhead and mechanical equipment; the construction of a one-story roof addition measuring approximately 9'7" above the restored historic cornice, featuring punched window openings that align with the fenestration below, glazed brick cladding with decorative terra cotta banding, and simplified minor limestone cornice; at the center rear penthouse roof, the construction of a zinc clad elevator bulkhead, and stair bulkhead with common space, measuring 13' in height above the penthouse, and a decorative metal guardrail at the roof perimeter; the removal of the fire escapes from the East 92nd Street and visible south secondary elevation; at the south elevation, the installation of three (3) metal balconies with decorative guardrail; at the East 92nd Street elevation, the removal of steps at the entrance to create an at-grade door, featuring a wood and glass door, and metal and glass canopy ("1290 The Wellington"); the installation of three (3) sconce type light fixtures at the ground floor; the removal of the display window and roll-down security gate, and the installation of a single aluminum display window and transom with a paneled bulkhead, finished light green; at the Madison Avenue façade, the removal of the steps at the primary entrance, and the installation of paired wood and

glass at-grade doors, finished light green; the removal of the existing storefront infill and roll-down security gates; preserving the cast iron colonnettes at the northernmost storefront bay, and replicating the cast iron colonnettes in-kind at the southernmost storefront bay; and the installation of aluminum storefront infill, featuring single doors with side-ights, display windows with transoms, and paneled bulkheads, finished light green (equivalent to 5GY 4/4 Munsell). The proposal was shown on presentation boards labeled LPC-01 through LPC-08, LPC-09B, LPC-10, LPC-27 through LPC-30 dated June 24, 2014, prepared by Page Ayres Cowley, R.A., and submitted as components of the application, and presented at the Public Meeting. The proposal, as initially presented at the Public Hearing of November 26, 2013, included a mansard type rooftop addition measuring 11'7" in height, as contained on presentation documents dated November 2013, at the Public Meetings of April 8, 2014, and June 10, 2014, a one-story rooftop addition approximately 9'7" in height with different architectural detailing, as contained on presentation documents dated April and June 2014, and submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Carnegie Hill Historic District designation report describes 1290 Madison Avenue as a Renaissance Revival style flats building with stores designed by A.B. Ogden & Co., and built in 1898; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Carnegie Hill Historic District. The Commission further noted that this building is also seeking a request to issue a report to the City Planning Commission pursuant to section 74-711 of the Zoning Resolution for a Modification of Bulk, and this permit is being issued in conjunction with Certificate of No Effect 18-1006 issued on January 12, 2016, for the restorative work in support of the request.

With regard to this proposal, the Commission found that the construction of the proposed rooftop addition will not eliminate any significant architectural features; that the building was altered prior to designation with the removal its cornice and the construction of a large, highly visible, rooftop addition; that the proposed work would recreate the original cornice, thereby restoring a significant feature to this building; that constructing an addition above the cornice with simplified architectural details and materials that are based on the building below was an historic way to enlarge buildings, and therefore, the proposed addition would relate better to historic the building than the existing modern addition; that the presence of the addition on this building will relate well to the varied streetscape which features many building types and styles; that the replication of the large missing historic cornice provides a clear transition point to the addition, and diminishes the presence of the addition; that the addition will be clad in terra cotta and will feature a cornice cap and decorative banding to correspond to the materials palette and design details of the historic building; that the detailing of the rooftop addition will be deferential to the historic building while providing a termination to the top of the building; that the elevator and stair bulkheads will be minimally visible from limited view corridors, allowing the addition to appear as a cleanly massed structure; that the windows at the proposed addition correspond to the window pattern below; that the storefront infill will be restored based on historic photographs and existing infill; that the removal of the non-historic steps at the historic Madison Avenue and East 92nd Street entrances will eliminate elements that detract from the facade, and the installation of at-grade doors will provide barrier-free access in the least obtrusive manner possible; that the installation of the proposed canopy will not cause damage to significant features; that the modestly scaled canopy will not overwhelm or detract from the architectural features of the building; and that the decorative ironwork at the roof does not detract from the architectural style, and is a typical roofscape element within the district. Based on these findings, the Commission determined the work to be appropriate to the building and to the Carnegie Hill Historic District and voted to approve it.

The Commission notes that the applicant is applying to the City Planning Commission for certain variances. Any changes to the design required by the City Planning Commission approval must be submitted to the

Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.



Meenakshi Srinivasan  
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Eric DiFronzo, Page Ayres Cowley Architects

cc: John Weiss, Deputy Counsel/LPC; Jared Knowles, Director of Preservation/LPC

DESIGN APPROVAL ONLY. No work may proceed until the final drawings are reviewed, approved and perforated by the Landmarks Preservation Commission staff.





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF NO EFFECT

<b>ISSUE DATE:</b> 01/12/16	<b>EXPIRATION DATE:</b> 1/12/2020	<b>DOCKET #:</b> 180790	<b>CNE #:</b> CNE 18-1006
<b>ADDRESS:</b> 1290 MADISON AVENUE <u>HISTORIC DISTRICT</u> CARNEGIE HILL		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1503 / 56

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Kayvan Hakim**  
**Zimak Company**  
 c/o Carnegie Hill Properties  
 154 West 70th Street, Suite 200  
 New York, NY 10023

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on January 12, 2016.

The approved work consists of building wide restoration work including at the Madison Avenue façade, the removal of biological overgrowth, graffiti removal and façade cleaning as required; repointing, limestone patching and crack repair, and in-kind terra cotta replacement as required; the removal of non-historic granite cladding at the piers, and the replacement with limestone or light granite to match the historic limestone; at the secondary south elevation, brick replacement and repointing as required; at the East 92nd Street façade, the removal of biological overgrowth and façade cleaning as required; brick replacement, repointing, and limestone crack repair as required; restoration of the sheet metal cornice to the historic depth and featuring bracket detailing with a gray finish (Benjamin Moore #2134-30 "Iron Mountain"); and building wide window replacement, including the removal of the non-historic aluminum windows and the installation of one-over-one wood double-hung windows, finished gray (Benjamin Moore #HC-168 "Chelsea Gray"); as shown in drawings A-109.00 through A-118.00, A-200.00, A-201.00, and A-800.00 through A-803.00 dated July 2015 and December 23, 2015, prepared by Page Ayres Cowley, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Carnegie Hill Historic District designation report describes 1290 Madison Avenue as a Renaissance Revival style flats building with stores designed by A.B.

Ogden & Co., and built in 1898; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Carnegie Hill Historic District. The Commission further notes that this permit is being issued in support of an application to issue a report to the City Planning Commission pursuant to section 74-711 of the Zoning Resolution for a Modification of Bulk initially approved under Status Update Letter 15-9345 issued on June 24, 2014 (LPC 15-0372).

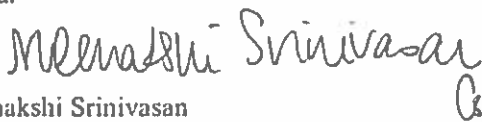
With regard to this proposal, the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 2-17, that the restoration of the cornice will not result in the removal of significant historic fabric, and the authenticity of the restoration is documented by photographic and physical evidence; and in accordance with Section 3-04, that the replacement windows match the historic windows in terms of configuration, operation, material, details, and finish. The Commission further finds that the proposed restoration work will return this building closer to its original appearance; that the façade cleaning will be undertaken using the gentlest methods possible, with water pressure not to exceed 500 psi; that the replacement units will match the historic in terms of material, color, dimension, and texture; and that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the pointing mortar, limestone patching, and replacement stone and terra cotta prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Carly Bond at the Landmarks Preservation Commission when samples are completed for a site inspection.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.



Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**



Eric DiFronzo, Page Ayres Cowley Architects, I.L.C

cc: John Weiss, Deputy Counsel/LPC; Jared Knowles, Director of Preservation/LPC





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



January 12, 2016

ISSUED TO:

**Carl Weisbrod, Chair  
City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271**

Re: LPC - 180840  
MOU 18-1028  
1290 MADISON AVENUE  
HISTORIC DISTRICT  
CARNEGIE HILL  
Borough of Manhattan  
Block/Lot: 1503 / 56

At the Public Meeting of June 24, 2014, following the Public Meetings of June 10, 2014, and April 8, 2014, and the Public Hearing and Public Meeting of November 26, 2013, the Landmarks Preservation Commission ("LPC") voted to issue a report to the City Planning Commission ("CPC") in support of an application for the issuance of a Special Permit pursuant to Section 74-711 of the Zoning Resolution to modify height limitations in Zoning Resolution Section 23-692 to allow the building, which has a street wall of less than 45 feet in width, to exceed the height of 100 feet or the width of the widest bounding street, whichever is less, the street wall recess regulations of Zoning Resolution Section 99-052, side yard requirements of Section 35-52, and inner court regulations of Section 23-85, at the building located at 1290 Madison Avenue, Manhattan, Block 1503, Lot 56 ("the Designated Building") as put forward in your application completed on October 31, 2013. The Designated Building is a Renaissance Revival style flats building with stores designed by A.B. Ogden & Co., and built in 1898; and the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Carnegie Hill Historic District.

In voting to issue the report, the LPC found that the applicant has agreed to undertake work on the Madison Avenue, East 92nd Street, and visible south secondary façade, to restore the Designated Building and bring it up to a sound, first class condition; that the applicant has agreed to establish and maintain a program for continuing maintenance to ensure that the Designated Building is maintained in a sound, first class condition; and that a Restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity.

Specifically, at the Public Hearing and Public Meetings, the Commission approved a proposal to demolish the

existing visible penthouse, bulkhead and mechanical equipment; the construction of a one-story roof addition measuring approximately 9'7" above the restored historic cornice, featuring punched window openings that align with the fenestration below, glazed brick cladding with decorative terra cotta banding, and simplified minor limestone cornice; at the center rear penthouse roof, the construction of a zinc clad elevator bulkhead, and stair bulkhead with common space, measuring 13' in height above the penthouse, and a decorative metal guardrail at the roof perimeter; the removal of the fire escapes from the East 92nd Street and visible south secondary elevation; at the south elevation, the installation of three (3) metal balconies with decorative guardrail; at the East 92nd Street elevation, the removal of steps at the entrance to create an at-grade door, featuring a wood and glass door, and metal and glass canopy ("1250 The Wellington"); the installation of three (3) sconce type light fixtures at the ground floor; the removal of the display window and roll-down security gate, and the installation of a single aluminum display window and transom with a paneled bulkhead, finished light green; at the Madison Avenue façade, the removal of the steps at the primary entrance, and the installation of paired wood and glass at-grade doors, finished light green; the removal of the existing storefront infill and roll-down security gates; preserving the cast iron colonnettes at the northernmost storefront bay, and replicating the cast iron colonnettes in-kind at the southernmost storefront bay; and the installation of aluminum storefront infill, featuring single doors with sidelights, display windows with transoms, and paneled bulkheads, finished light green (equivalent to 5GY 4/4 Munsell). The Commission further approved restorative work including at the Madison Avenue façade, the removal of biological overgrowth, graffiti removal and façade cleaning as required; repointing, limestone patching and crack repair, and in-kind terra cotta replacement as required; the removal of non-historic granite cladding at the piers, and the replacement with limestone or light granite to match the historic limestone; at the secondary south elevation, brick replacement and repointing as required; at the East 92nd Street façade, the removal of biological overgrowth and façade cleaning as required; brick replacement, repointing, and limestone crack repair as required; restoration of the sheet metal cornice to the historic depth and featuring bracket detailing with a gray finish (Benjamin Moore #2134-30 "Iron Mountain"); and building wide window replacement, including the removal of the non-historic aluminum windows and the installation of one-over-one wood double-hung windows, finished gray (Benjamin Moore #HC-168 "Chelsea Gray").

In reaching to grant a Certificate of Appropriateness, the Commission reviewed the proposed work and found that the construction of the proposed rooftop addition will not eliminate any significant architectural features; that the building was altered prior to designation with the removal its cornice and the construction of a large, highly visible, rooftop addition; that the proposed work would recreate the original cornice, thereby restoring a significant feature to this building; that constructing an addition above the cornice with simplified architectural details and materials that are based on the building below was an historic way to enlarge buildings, and therefore, the proposed addition would relate better to historic the building than the existing modern addition; that the presence of the addition on this building will relate well to the varied streetscape which features many building types and styles; that the replication of the large missing historic cornice provides a clear transition point to the addition, and diminishes the presence of the addition; that the addition will be clad in terra cotta and will feature a cornice cap and decorative banding to correspond to the materials palette and design details of the historic building; that the detailing of the rooftop addition will be deferential to the historic building while providing a termination to the top of the building; that the elevator and stair bulkheads will be minimally visible from limited view corridors, allowing the addition to appear as a cleanly massed structure; that the windows at the proposed addition correspond to the window pattern below; that the storefront infill will be restored based on historic photographs and existing infill; that the removal of the non-historic steps at the historic Madison Avenue and East 92nd Street entrances will eliminate elements that detract from the façade, and the installation of at-grade doors will provide barrier-free access in the least obtrusive manner possible; that the installation of the proposed canopy will not cause damage to significant features; that the modestly scaled canopy will not overwhelm or detract from the architectural features of the building; and that the decorative ironwork at the roof does not detract from the architectural style, and is a typical roofscape element within the district. With regard to the restorative work, the Commission found that the restoration of the cornice will not result in the removal of significant historic fabric, and the authenticity of the restoration is documented by photographic and physical

evidence; that the replacement windows match the historic windows in terms of configuration, operation, material, details, and finish; that the proposed restoration work will return this building closer to its original appearance; that the façade cleaning will be undertaken using the gentlest methods possible, with water pressure not to exceed 500 psi; that the replacement units will match the historic in terms of material, color, dimension, and texture; and that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling.

In reaching a decision to issue a favorable report to the CPC, the LPC found that the proposed restorative work pursuant to LPC 8-0790 will help return the building closer to its original appearance, and will reinforce the architectural and historic character of the building, streetscape, and Carnegie Hill Historic District; that the restorative work, including façade cleaning, the removal of non-historic façade cladding, the return of the cornice, and the installation of the historic storefront configurations, will bring the building up to a sound first-class condition and aid in its long term preservation; that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound, first class condition; and that the owners of the building have committed themselves to establishing a perpetual cyclical maintenance plan which will bind all heirs, successors and assigns and subsequent owners of the building and which will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, and will be recorded against the property.

The Declaration requires the Declarant to hire a qualified preservation professional, whose credentials are to be approved by LPC, to undertake comprehensive inspections every five years of the Designated Building's exterior and such portions of the interior which, if not properly maintained, would cause the Designated Building to deteriorate. The Declarant is required to perform all work identified in the resulting professional reports as being necessary to maintain the Designated Building in sound, first-class condition within stated time periods.

The staff of the Commission is available to assist you with these matters. Please direct inquiries to Carly Bond.



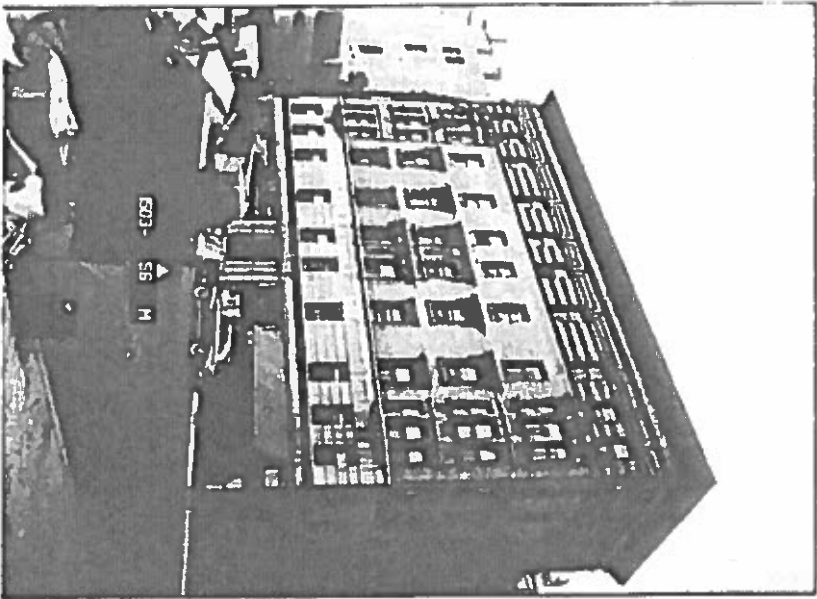
Meenakshi Srinivasan  
Chair

cc: Eric DiFronzo, Page Ayres Cowley Architects; John Weiss, Deputy Counsel/LPC; Jared Knowles,  
Director of Preservation/LPC

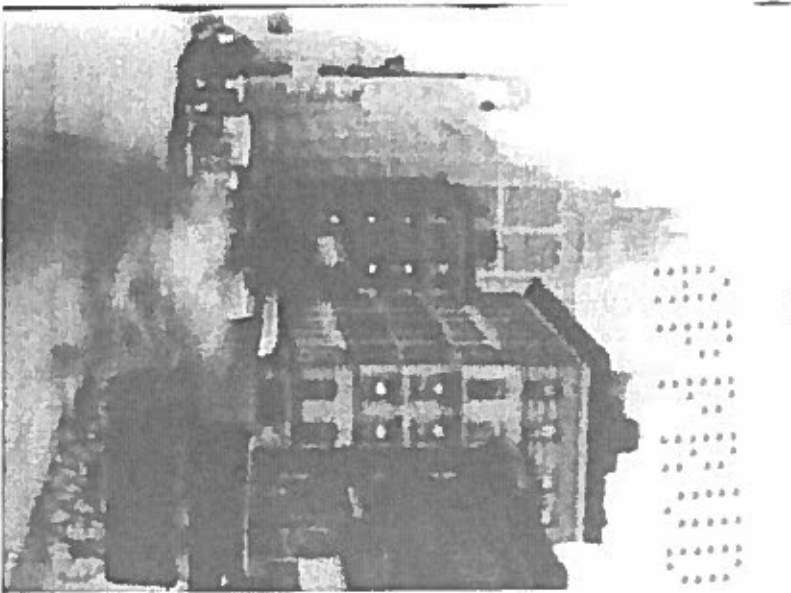


1290

1290



EAST AND NORTH FLADES, 1403 TAX MAP PHOTO  
COURTESY OF MANHATTAN ARCHIVES



WEST FLADE, 1403 TAX MAP PHOTO  
COURTESY OF MANHATTAN ARCHIVES

1290 MADISON AVENUE  
NEW YORK, NEW YORK 10124

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

DATE: 11/14/2011  
TIME: 10:00 AM  
PHOTOGRAPHER: [unreadable]

PROJECT: 1290 MADISON AVENUE  
ARCHITECT: [unreadable]

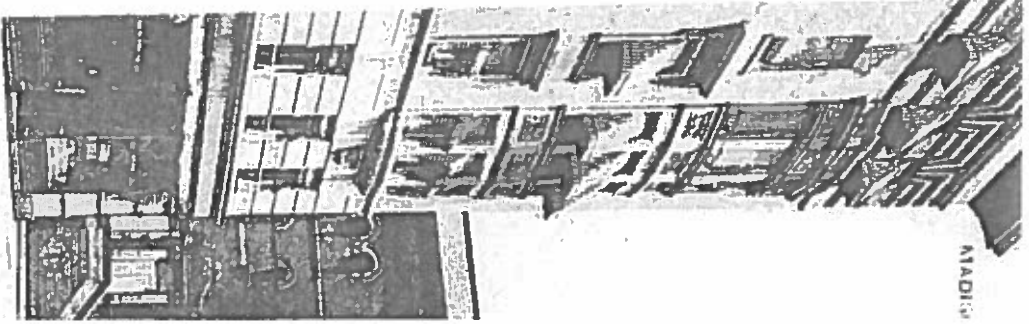
HISTORIC PHOTOGRAPHS

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LPC-01

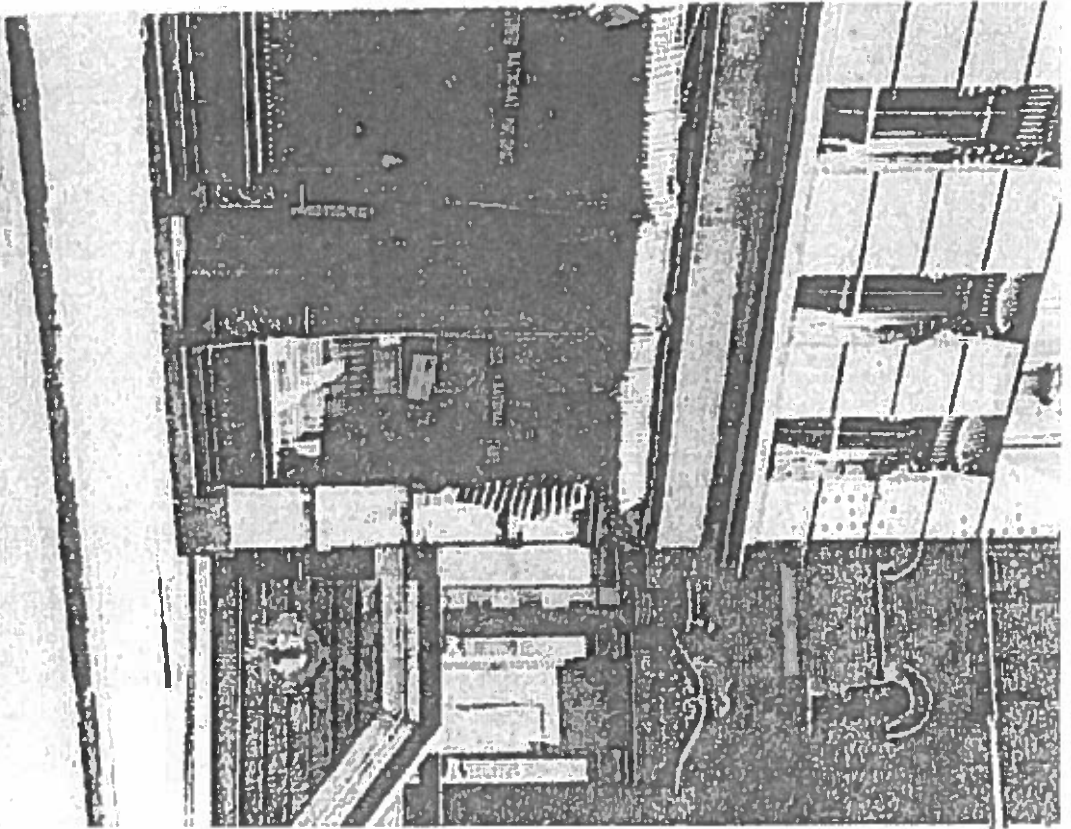
© 2011 New York State Office of General Services

0172114 Pursie Mehtil



MADISON

MANHATTAN DISTRICT - C 1220 COURTESY OF OFFICE FOR METROPOLITAN HISTORY



MANHATTAN DISTRICT - C 1220 COURTESY OF OFFICE FOR METROPOLITAN HISTORY

1290 MADISON AVENUE  
 NEW YORK, NEW YORK 10128

NEW YORK CITY LANDMARKS  
 PRESERVATION COMMISSION

OWNER  
 CATERED-ALL IN DOWNS  
 225 WEST 34th ST  
 NEW YORK, NY 10018

AGENT  
 PHOTONIC CONSULTANTS LLC  
 10 East 51 Street  
 New York, NY 10016  
 (212) 697-4910

HISTORIC PHOTOGRAPHS  
 COURTESY: SHL

Project No. 1290  
 Date of Photo 11/11/2011  
 Photographer MOYE WERTZ 12. 2011

LPC-02



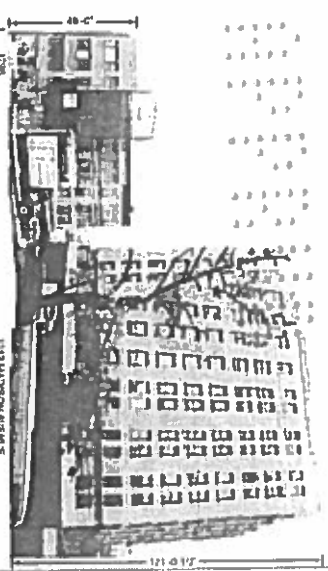




EXISTING MADISON AVENUE STREETScape FROM 80TH STREET TO 90TH STREET  
FACING WEST



EXISTING MADISON AVENUE STREETScape FROM 90TH STREET TO 91ST STREET  
FACING EAST



EXISTING MADISON AVENUE STREETScape FROM 91ST STREET TO 92ND STREET  
FACING WEST



EXISTING MADISON AVENUE STREETScape FROM 92ND STREET TO 93RD STREET  
FACING EAST



EXISTING MADISON AVENUE STREETScape FROM 93RD STREET TO 94TH STREET  
FACING WEST

NOTE: HEIGHTS INDICATED ARE TAKEN FROM DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY RECORDS

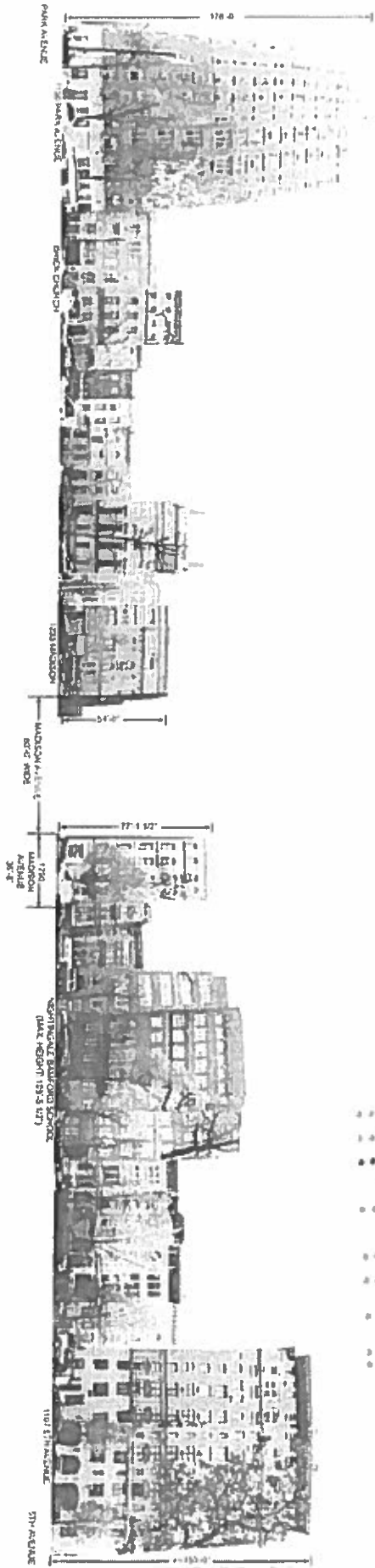
**1290 MADISON AVENUE**

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

CANADA MALMOWSKI  
PAGE AFTER COMPLET ARCHITECTS LLC

STREETSCAPE: MADISON AVENUE

LPC-04



EXISTING EAST 92ND STREET STREETScape  
FACING SOUTH

NOTE: HEIGHTS INDICATED ARE TAKEN FROM DEPARTMENT  
OF BUILDINGS CERTIFICATE OF OCCUPANCY RECORDS

1290 MADISON AVENUE  
NEW YORK, NEW YORK 10128

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

OWNER: **CHANG REALTY GROUP**  
 1290 MADISON AVE  
 NEW YORK, NY 10128  
 (212) 512-1234

ARCHITECT: **PARADIGM CONSULTANTS LLC**  
 1290 MADISON AVE  
 NEW YORK, NY 10128  
 (212) 512-1234

STREETScape: EAST 92ND STREET

PROJECT NO: **LPC-05**

1290  
MADISON

1290 MADISON AVENUE  
 NEW YORK, NEW YORK 10128

NEW YORK CITY LANDMARKS  
 PRESERVATION COMMISSION

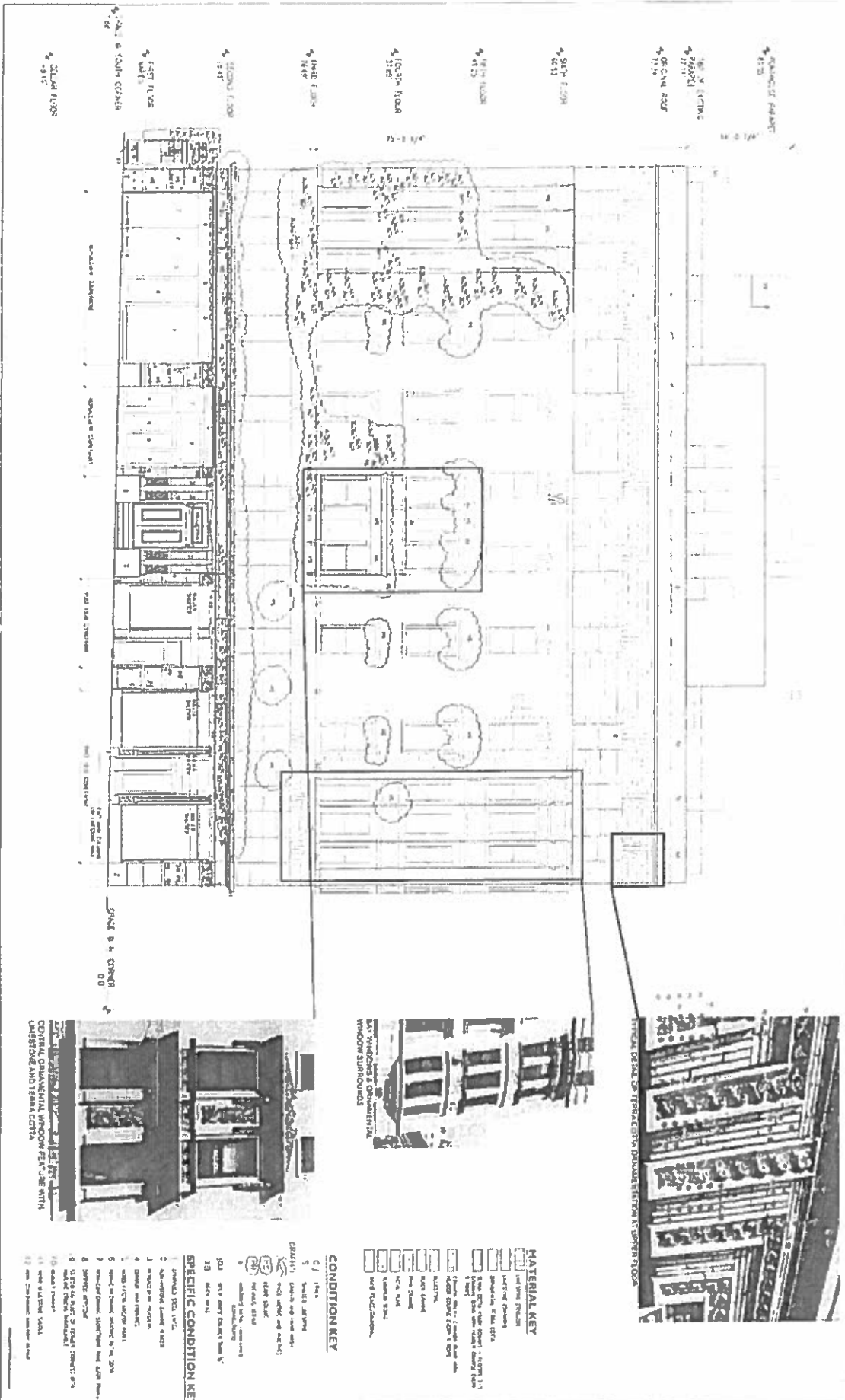
CENTRAL HISTORIC  
 DISTRICT  
 2010

402 AVIS COUNTY ARCHITECT, LLC  
 100 W. 11th St. #100  
 New York, NY 10014  
 (212) 671-1810

EXISTING CONDITION  
 EAST ELEVATION  
 SHEET 22

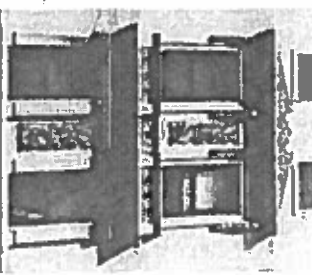
DATE: 03/15/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: MARCH 13, 2013

LPC-06



TYPICAL DETAIL OF 1920s CENTRAL HISTORIC DISTRICT WINDOW AT 5TH FLOOR

- MATERIAL KEY**
- 1. Existing Brick
  - 2. Existing Cast Iron
  - 3. Existing Steel
  - 4. Existing Wood
  - 5. Existing Glass
  - 6. Existing Metal
  - 7. Existing Paint
  - 8. Existing Stone
  - 9. Existing Concrete
  - 10. Existing Asphalt
  - 11. Existing Gravel
  - 12. Existing Sand
  - 13. Existing Earth
  - 14. Existing Vegetation
  - 15. Existing Foliage
  - 16. Existing Sky
  - 17. Existing Clouds
  - 18. Existing Sun
  - 19. Existing Moon
  - 20. Existing Stars
- CONDITION KEY**
- C1. Existing
  - C2. New
  - C3. Repaired
  - C4. Replaced
  - C5. Restored
  - C6. Removed
  - C7. Relocated
  - C8. Added
  - C9. Deleted
  - C10. Altered
  - C11. Repainted
  - C12. Repolished
  - C13. Repaired
  - C14. Replaced
  - C15. Restored
  - C16. Removed
  - C17. Relocated
  - C18. Added
  - C19. Deleted
  - C20. Altered
- SPECIFIC CONDITION KEY**
- 1. Existing Brick
  - 2. Existing Cast Iron
  - 3. Existing Steel
  - 4. Existing Wood
  - 5. Existing Glass
  - 6. Existing Metal
  - 7. Existing Paint
  - 8. Existing Stone
  - 9. Existing Concrete
  - 10. Existing Asphalt
  - 11. Existing Gravel
  - 12. Existing Sand
  - 13. Existing Earth
  - 14. Existing Vegetation
  - 15. Existing Foliage
  - 16. Existing Sky
  - 17. Existing Clouds
  - 18. Existing Sun
  - 19. Existing Moon
  - 20. Existing Stars



TYPICAL DETAIL OF 1920s CENTRAL HISTORIC DISTRICT WINDOW AT 5TH FLOOR





290 MADISON AVENUE  
 NEW YORK, NEW YORK 10017

NEW YORK CITY LANDMARKS  
 PRESERVATION COMMISSION

DATE: 11/11/14  
 DRAWN BY: J.M.E.  
 CHECKED BY: J.M.E.  
 APPROVED BY: J.M.E.

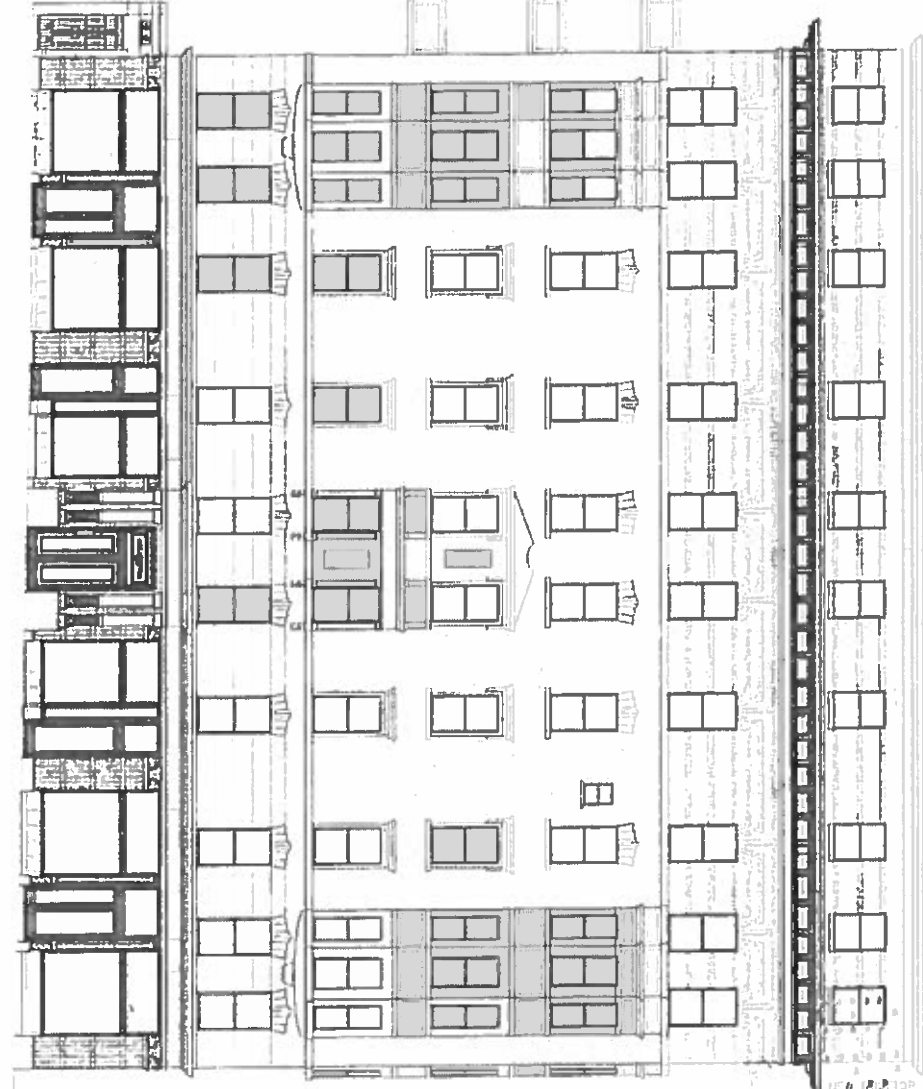
EAST ELEVATION

DATE: 11/11/14	TITLE: 290 MADISON AVENUE
DRAWN BY: J.M.E.	PROJECT NO: 10017
CHECKED BY: J.M.E.	DATE: 11/11/14
APPROVED BY: J.M.E.	DATE: 11/11/14

LPC-09B

REVERSED

- TOP OF EX. PINHOUSE 819.05
- ROOF 818.50
- TOP OF EX. PARADEY 817.11
- SIXTH FLOOR 816.25
- FIFTH FLOOR 815.35
- FOURTH FLOOR 814.45
- THIRD FLOOR 813.55
- SECOND FLOOR 812.65
- FIRST FLOOR (FINISH) 811.75
- EAST ELEVATION

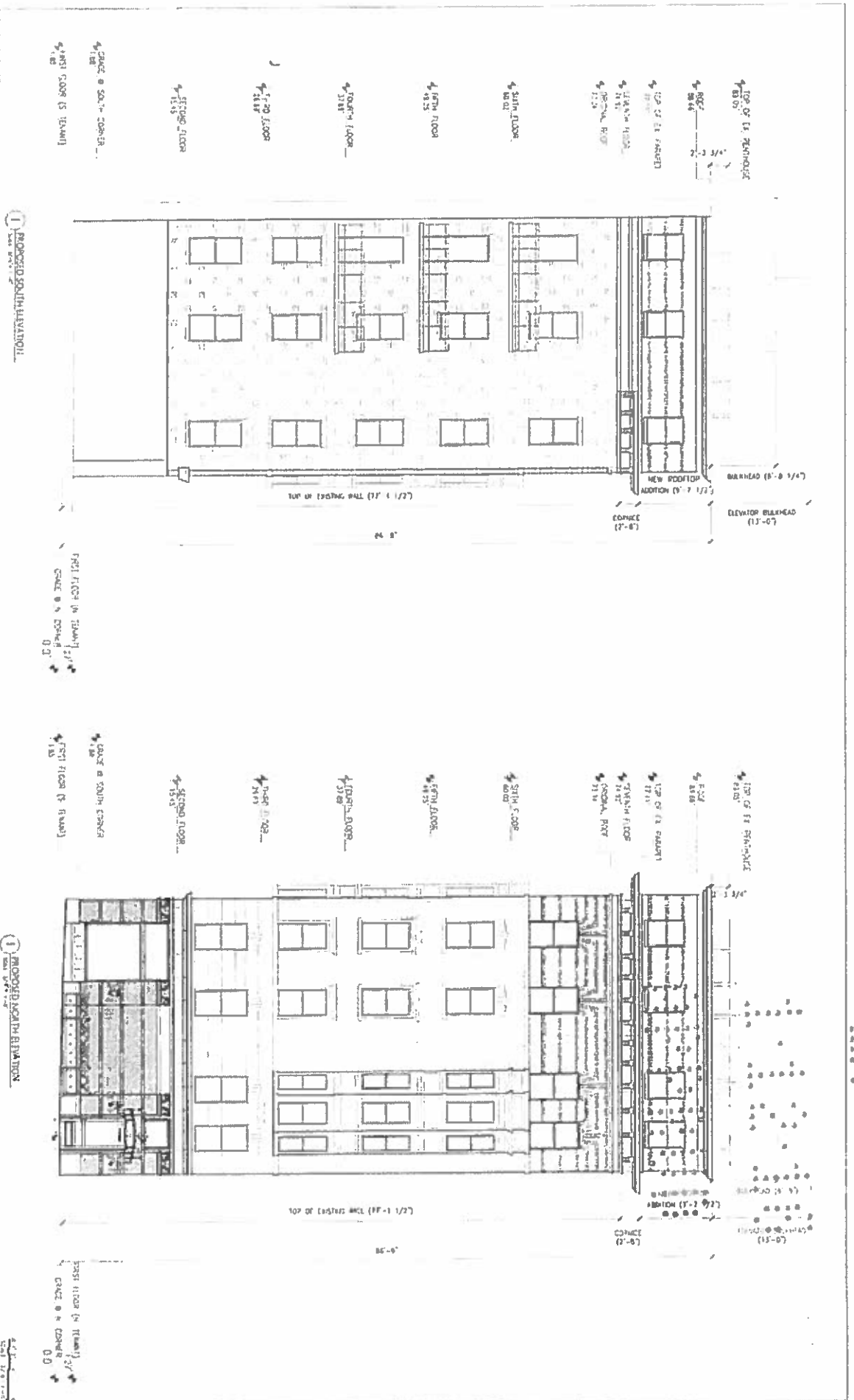


TOP OF EXISTING WALL (76' 7 3/4")

86-3

NOTE: SOURCE TO BE LOCATED AT STUSSFORD BRANSON WINDOWS

FIRST FLOOR (N. SIDE) GRADE: 811.75



1290 MADISON AVENUE  
 NEW YORK, NEW YORK, 10128

NEW YORK CITY LANDMARKS  
 PRESERVATION COMMISSION

OWNER  
 CALVERT 111 INVESTMENT  
 225 WEST 21ST STREET  
 NEW YORK, NY 10011

ARCHITECT  
 PAGE ARCH CONSULTANTS LLC  
 121 EAST 33 STREET  
 NEW YORK, NY 10018  
 (212) 603-8010

PROPOSED NORTH & SOUTH  
 ELEVATIONS

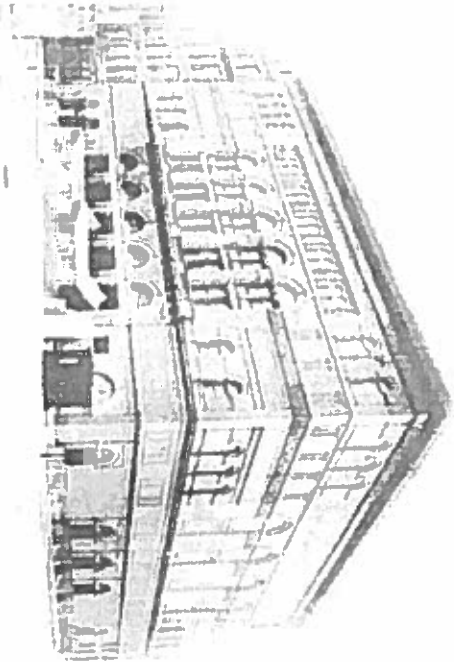
DATE  
 JUNE 2014

LPC-10

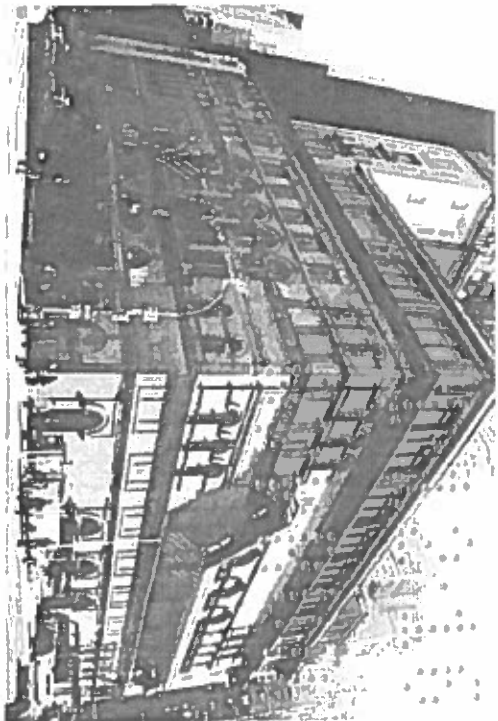
1 PROPOSED SOUTH ELEVATION

1 PROPOSED NORTH ELEVATION

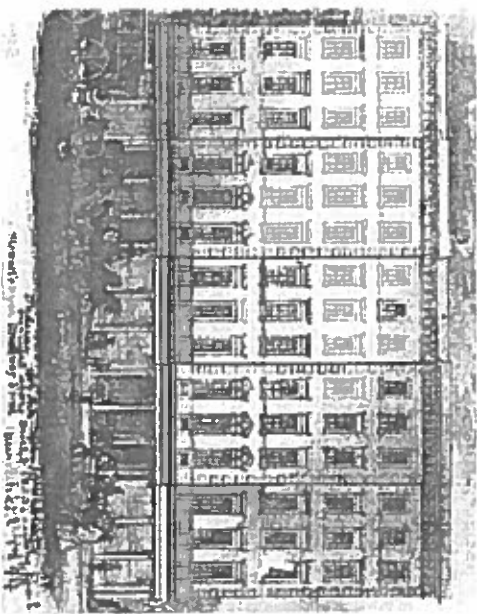




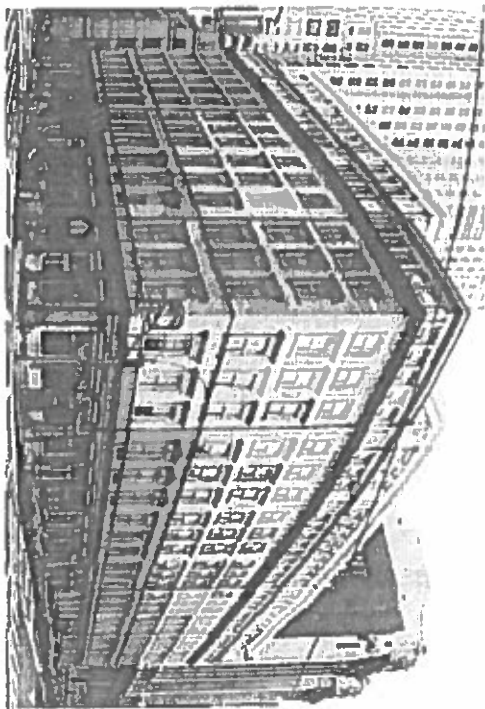
ORIGINAL CARNEGIE HALL, 156 WEST 5TH STREET ARCHITECT: WILLIAM B. TUTHILL, 1890 - 1891



CURRENT BUILDING CARNEGIE HALL, 156 WEST 5TH STREET VARIOUS ARCHITECTS, 1926 - 1931  
ROOF TOP ADDITIONS, VARIOUS ARCHITECTS, 1932-1937



ORIGINAL AT STEWART DRIVE GOODS STORE A.K.A. 320 BROADWAY ARCHITECT: JOHN B. SICORA, 1943-44



320 BROADWAY VARIOUS ARCHITECTS, CURRENT BUILD OUT WITH ROOF ADDITIONS ADDED BETWEEN 1930 & 1943

**1290 MADISON AVENUE**  
NEW YORK, NEW YORK 10128

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

OWNER  
CARNegie HALL INC  
220 BROADWAY, 2ND FL  
NEW YORK, NY 10003

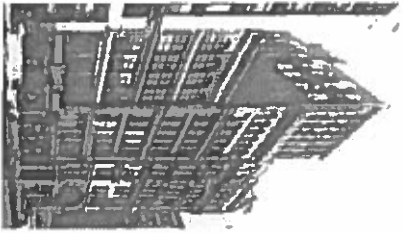
ARCHITECT  
PAGE ARCH CONLEY ARCHITECTS, LLC  
13 EAL ST STEET  
NEW YORK, NY 10015  
(212) 671-6010

**PRECEDENTS**

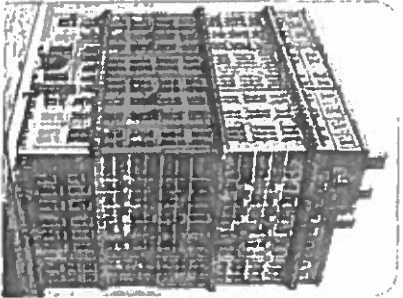
Drawing 7-12

DATE	BY	REV
NOVEMBER 16, 2011	KOENIGER	1B

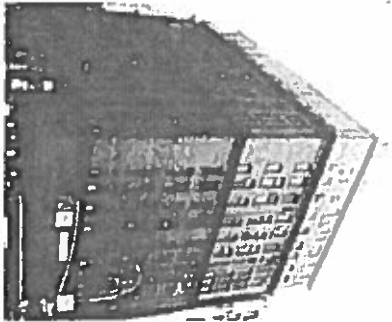
**LPC-27**



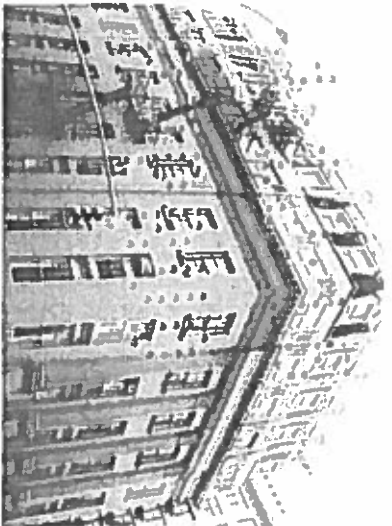
BAYLER BUILDING, 548 BROADWAY  
ARCHITECT: CLEVELAND & PUTZEL, 1932;  
ORIGINALLY 3 STORES, TWO FLOORS  
WERE ADDED IN 1939.  
ARCHITECT: ROBERT J. LYONS



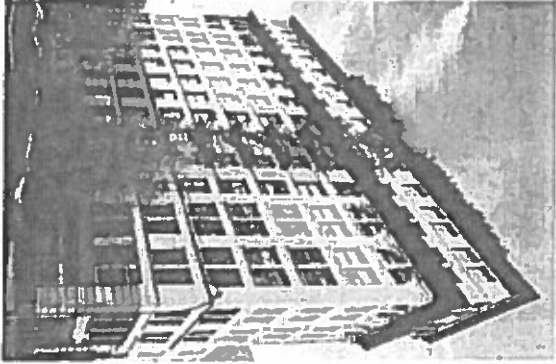
OSBORNE APARTMENTS, 102 WEST 37TH STREET,  
ARCHITECT: JAMES S. HUTTON, ENLARGEMENT 1987, EXTENSION 1984



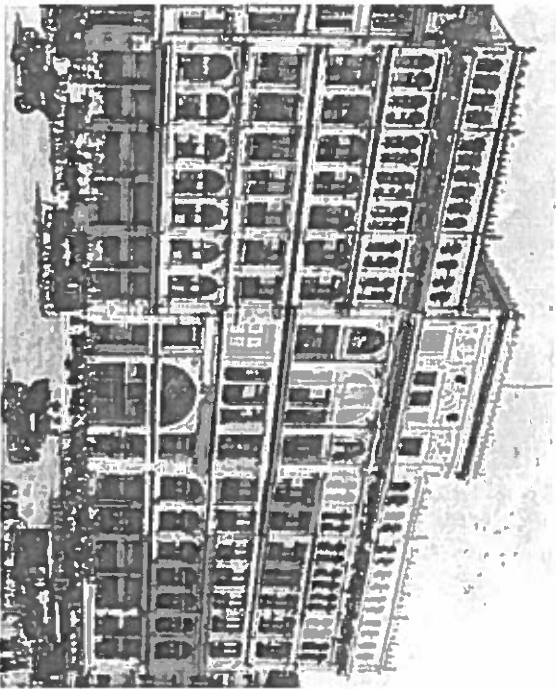
OSBORNE APARTMENTS, ARCHITECT: ALFRED S.D.  
HUTTON, ENLARGEMENT 1984.



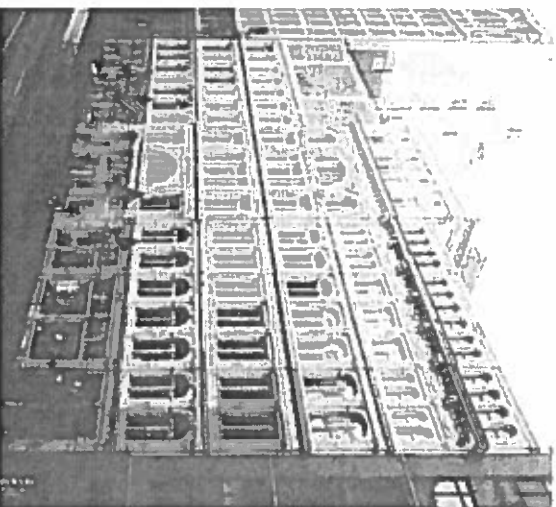
OOD FELLOWS HALL, 145 GRAND STREET, ARCHITECT: FRENCH & SNOOK, 1944-1947



542 ERSKINE, ARCHITECT: J.W. STEWART, 1902



FORMER STERLING PARK CO-OPS, 40 WEST 23RD STREET, ARCHITECT: HEINRICH FERLAGH, 1878; ROOF TOP ADDITION,  
1931 (IMAGE FROM 1931)



CURRENT CONFIGURATION AS 40 WEST 23RD STREET, HOME DEPOT, ALTERED IN 1989

# 1290 MADISON AVENUE

## NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

3-107  
CANDIDATE NUMBER  
202 SNOOK, 2011  
48106 01 0027

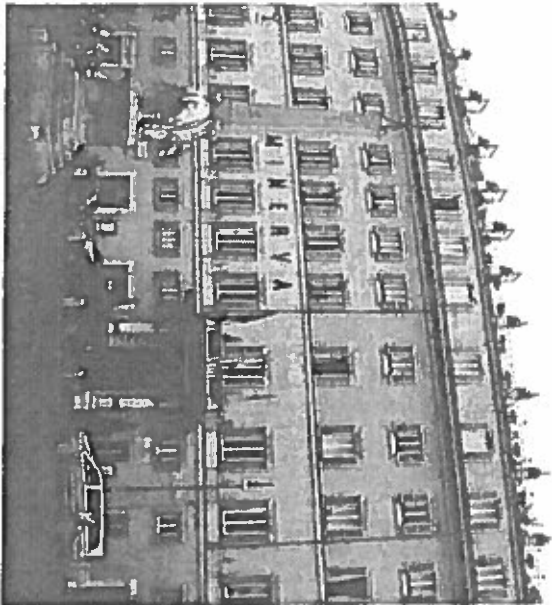
ADDRESS  
PAGE AREAS CONVEY ARCHITECT, LLC  
13 East 43 Street  
New York, NY 10017  
(212) 611-6612

### PRECEDENTS

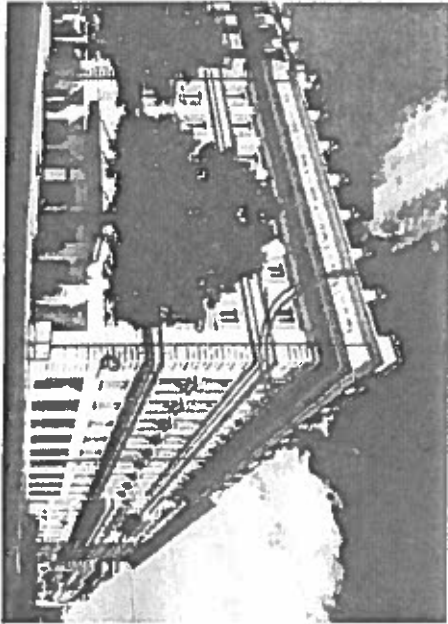
Drawing: F24

Scale of	1" = 1'
PROJECT NO.	48106 01 0027
NO.	10
DATE	NOVEMBER 12, 2011

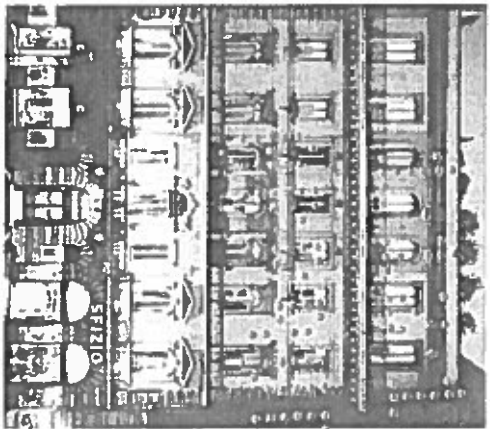
LPC-28



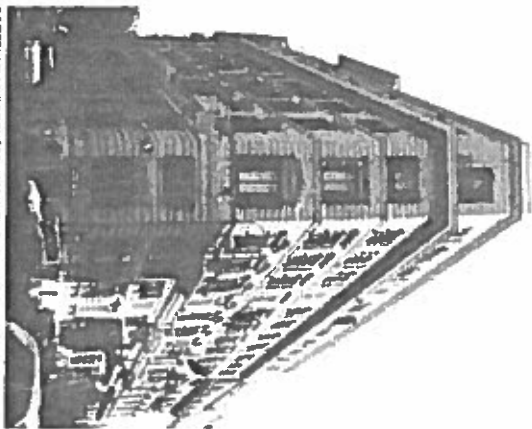
HOTEL GRAND MINERVA, PIAZZA DELLA MINERVA, ROME, 1838 FOR THE FORSECCA FAMILY. IT HAS BEEN A HOTEL SINCE THE 1700'S & ENLARGED OVER THE CENTURIES AT THE ROOF TOP AND IN 1901 THE INTERIOR COURTYARD WAS MADE A WINTER GARDEN



JANSSMAN GROUND HOTEL, VIA VENETO, ROME. FORMER 19TH CENTURY VILLA WITH ROOF TOP ADDITION AND TERRACES



HOTEL ANTENNE QUIRINALE, 22 VIA NAZIONALE, ROME, LATE 19TH CENTURY



SOTTILE VILLA BORGHESE, 8880 WITH ROOF TOP ADDITION

**1290 MADISON AVENUE**  
NEW YORK, NEW YORK, 10128

**NEW YORK CITY LANDMARKS**  
PRESERVATION COMMISSION

CHANCELLER HILL, PRESIDENTIAL  
CITY NEW YORK, (L28 200)  
475 750 87 8203

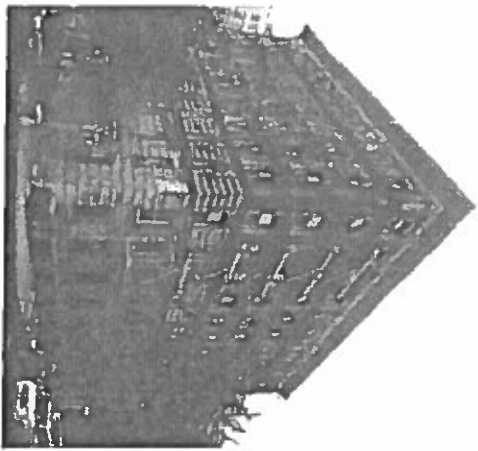
ARCHITECTS: COMLEY ARCHITECTS, LLC  
10 EAST 23 STREET  
NEW YORK, NY 10011  
(212) 673-6310

**ITALIAN RENAISSANCE PRECEDENTS**

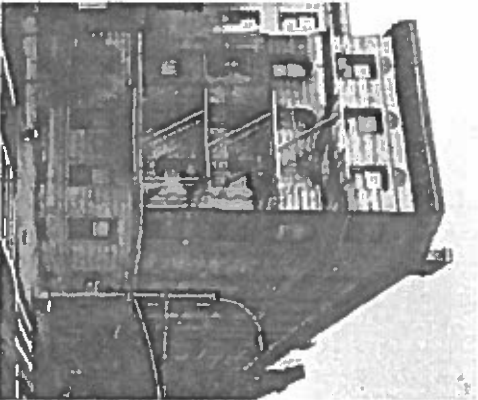
DATE: 11/15/11  
NOVEMBER 15, 2011

**LPC-29**

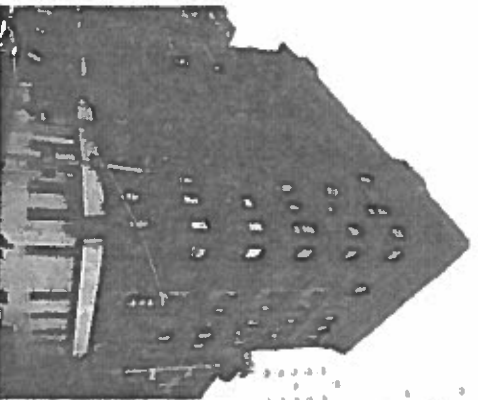
© 2011 Comley Architects



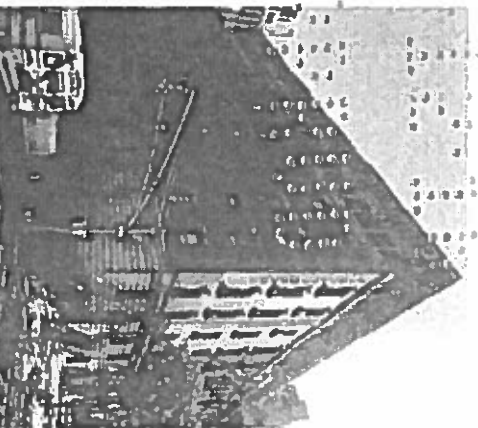
128 MADISON AVENUE A.K.A. 28 E 84th STREET



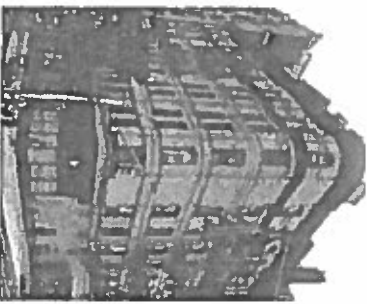
130 MADISON AVENUE A.K.A. 27-29 E 84th STREET



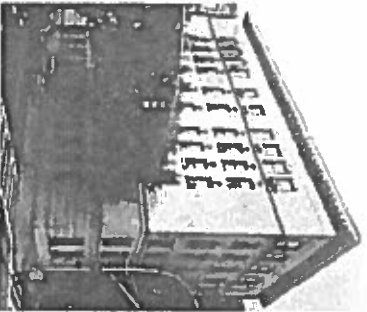
130 MADISON AVENUE A.K.A. 30 E 85th STREET



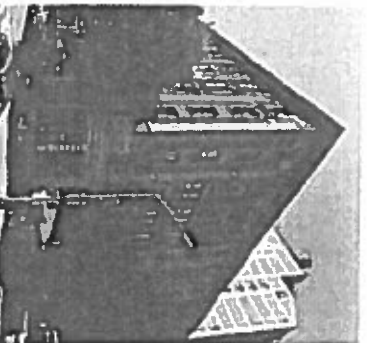
1301 MADISON AVENUE



26 E 91st STREET



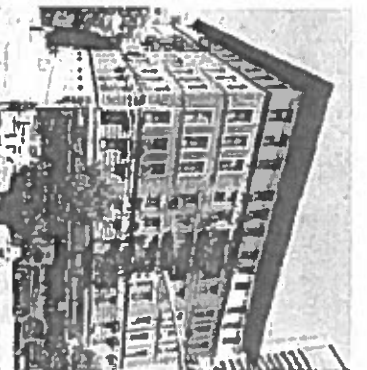
27 E 83rd STREET



19 E 86th STREET



32 E 91st STREET



17 E 91st STREET

# 1290 MADISON AVENUE

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

OWNER  
CORNICE TREATMENTS 92ND  
100 Broadway - 21st Fl.  
New York, NY 10038

DESIGNER  
PAGE AUSTIN COWLEY ARCHITECTS LLC  
10 East 13 Street  
New York, NY 10016  
212 672-4750

## CORNICE TREATMENTS 92ND - 97TH STREET

DATE: 11/13

SCALE: 1/8" = 1'-0"  
DATE: NOVEMBER 18, 2011

### LPC-30

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



June 24, 2014

ISSUED TO:

**Kayvan Hakim**  
**Zimak Company**  
**c/o Carnegie Hill Properties**  
**154 West 70th Street, Suite 200**  
**New York, NY 10023**

Re: **STATUS UPDATE LETTER**  
LPC - 150372  
SUL 15-9345  
1290 MADISON AVENUE  
HISTORIC DISTRICT  
CARNEGIE HILL  
Borough of Manhattan  
Block/Lot: 1503 / 56

This letter is to inform you that at the Public Meeting of June 24, 2014, following the Public Meetings of June 10, 2014, and April 8, 2014, and the Public Hearing and Public Meeting of November 26, 2013, the Landmarks Preservation Commission voted to approve a request to issue a report to the City Planning Commission pursuant to section 74-711 of the Zoning Resolution for a Modification of Bulk at the subject premises. This approval will expire on June 24, 2020. However, before the Commission can issue a report to the City Planning Commission, the following items must be submitted to the Commission:

1. A final restrictive declaration and cyclical maintenance plan.
2. Final drawings and specifications for the restorative work.

Upon receipt, review and approval of these materials, the report will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

  
Carly Bond

**Please Note: THIS IS NOT A PERMIT**



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



June 24, 2014

RECEIVED

BY: 

ISSUED TO:

**Kayvan Hakim**  
**Zimak Company**  
c/o Carnegie Hill Properties  
154 West 70th Street, Suite 200  
New York, NY 10023

**Re: STATUS UPDATE LETTER**  
LPC - 128640  
SUL 15-9346  
1290 MADISON AVENUE  
HISTORIC DISTRICT  
CARNEGIE HILL  
Borough of Manhattan  
Block/Lot: 1503 / 56

This letter is to inform you that at the Public Meeting of June 24, 2014, following the Public Meetings of June 10, 2014, and April 8, 2014, and the Public Hearing and Public Meeting of November 26, 2013, the Landmarks Preservation Commission voted to approve a proposal to construct a rooftop addition, install storefront infill, create an entrance on East 92nd Street and install a canopy at the subject premises, as put forward in your application completed on October 31, 2013. The approval will expire on June 24, 2020.

However, no work can begin until a Certificate of Appropriateness is issued. Upon receipt, review, and approval of two sets of final signed and sealed Department of Buildings filing drawings, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.



Carly Bond

**Please Note: THIS IS NOT A PERMIT**

cc: Jared Knowles, Deputy Director of Preservation/LPC

Nicholas Viest  
Chair

Latha Thompson  
District Manager



505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(212) 758-4340  
(212) 758-4616 (Fax)  
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www.cb8m.com - Website

## 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, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 1290 Madison Avenue (SW corner 92<sup>nd</sup> Street) – Expanded Carnegie Hill Historic District)**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, October 16, 2013, the board adopted the following resolution regarding **1290 Madison Avenue (SW corner 92<sup>nd</sup> Street) – Expanded Carnegie Hill Historic District) – Page Ayers Cowley Architects, LLC** – Application is to restore the façade, reinstate cornice, replace ground floor storefronts, replace existing penthouse addition with new one story rooftop addition and add new residential entrance on 92<sup>nd</sup> Street

*[This is a Section 74-711 special permit application. Section 74-711 of the zoning resolution allows the City Planning Commission, by special permit, to modify use and bulk regulations in order to further the preservation of designated landmark buildings or buildings located within historic districts. The 74-711 special permit provision gives the Landmarks Preservation Commission allowance to grant certain zoning law waivers provided the project entails a major restoration component and the owner agrees to a building maintenance component going forward]*

**WHEREAS** 1290 Madison Avenue (also known as “The Wellington”) is a Renaissance revival-style 6-story apartment building designed by A. B. Ogden and Co. and constructed in 1898.

**WHEREAS** at 1290 Madison Avenue, both the “Sliver Law” and the Special Madison Avenue Preservation District guidelines govern the zoning.

**WHEREAS** 1290 Madison, at 36' x 100' 8 ½", is considered to be a sliver building under the Zoning Resolution with the narrow elevation facing 92<sup>nd</sup> Street; the “Sliver Law” places a height restriction on buildings this narrow.

**WHEREAS** at the roof, there is a non-conforming penthouse addition that violates the Special Madison Avenue Preservation District guidelines. In addition, the Special Madison Avenue Preservation District guidelines require setbacks at certain heights; the proposed one-story rooftop addition would not be set-back..

**WHEREAS** in order for the application to be in compliance, the applicant is seeking special permits under Section 74-711 of the Zoning Resolution.

**WHEREAS** at 1290 Madison Avenue, the waivers involve exemptions from the required recess/setbacks at the Madison Avenue elevation for the added floor and from the height limitation for 92<sup>nd</sup> Street.

**WHEREAS** the applicant proposes a complete restoration of the east, north and south elevations to the original historic design.

**WHEREAS** at the east elevation along Madison Avenue, the applicant proposes a comprehensive restoration including the terra cotta ornamentation at the 6<sup>th</sup> floor, the bay window and window

surrounds at the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors at the north and south ends of the Madison Avenue elevation, and the central ornamental window feature with limestone and terra cotta at the 3<sup>rd</sup> and 4<sup>th</sup> floors of the Madison Avenue elevation. The applicant proposes a comprehensive restoration of the retail storefronts including the column capitals at the storefronts, the replacement of the granite columns at the entrance on Madison with limestone, frieze repair above the retail storefronts and repair work to cast iron capitals and columns [NB: The current entrance to the residential apartments is on Madison Avenue. The applicant proposes to change the residential entrance to 92<sup>nd</sup> Street and the Madison Avenue entrance, which will be restored, will serve the retail space.]

**WHEREAS** at the southern end of the Madison Avenue elevation, in addition to restoration work, the applicant is reinstating the ornamental gate at the ground level; the entrance behind will become a service entrance for the retail space.

**WHEREAS** at the north elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, replace an existing retail window with a new retail window, change the existing service door (secondary entry) for the retail space into a new wood and glass residential entrance that is ADA compliant with a new steel and glass entrance canopy above and, at the street level to the basement entry, change the existing non-historic railing with the historic decorative metal railing.

**WHEREAS** at the south elevation, in addition to restoration work, the applicant proposes to remove the existing fire escape, add metal balconies at the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors, and roof over the alleyway.

**WHEREAS** at the roof, the applicant proposes to reinstate the original 3' high cornice which will increase the amount the building cantilevers over the street to as much as 2', remove the penthouse and add a one-story 11'7" mansard rooftop addition made of slate with copper dormers. The height of the new roof will be no higher than the height of the existing penthouse; the overall height of the building remains at approximately 89'.

**WHEREAS** at the roof, there will be a vertical elevator core that extends up 13'; the flat roof on top of the mansard and surrounding the elevator bulkhead will be used as an outdoor terrace, with the terrace protected by a picket fence; geothermal heating and cooling systems installed in the interior of the building eliminate the need for additional mechanical space on the roof.

**WHEREAS** applicant proposes to replace the existing elevator with a new code-compliant elevator and two interior stairwells (required since fire escapes will be removed). Thus, the existing 220 sq. ft. core will increase to 722 sq. ft. per floor; the roof top addition will replace the real estate that the applicant is taking from the core for the elevator and stairwells

**WHEREAS** the proposed application, including the restoration work on the 3 elevations, the removal of the fire escapes and the simplification of the north elevation is contextual and appropriate within the historic district and enhances the distinction of 1290 Madison Avenue within the historic district.

**WHEREAS** the applicant's choice of a mansard roof addition in the Second Empire style is modeled on the roof of "The Daytonian," a similar apartment building at 1261 Madison Avenue and is to be applauded.

**WHEREAS** the application satisfies the findings of Section 74-711 of the Zoning Resolution; the special permits to lift the height restriction and to rescind the setback requirement make the application work.

**WHEREAS** the applicant is to be commended for the detailed presentation of all aspects of the application.

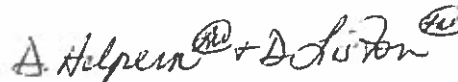
**THEREFORE BE IT RESOLVED** that this application is approved as presented.

*This recommendation was approved by a vote of 35 in favor, 0 opposed, and 0 abstentions.*

Sincerely,



Nicholas Viest  
Chair



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