

**Alida Camp  
Chair**

**Will Brightbill  
District Manager**



**The City of New York  
Community Board 8 Manhattan**

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February 21, 2019

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, NY, 10007

**RE: 760 Madison Avenue (between East 65<sup>th</sup> and East 66<sup>th</sup> Streets) – Upper East Side Historic District** *Rick Cook and Brandon Specketer, CookFox*. Application is to demolish a non-historic four-story building at 760 Madison Avenue and construct a new building on the site. The application also includes work on existing buildings at 19 and 21 East 65<sup>th</sup> Street: rooftop additions, alterations and new construction at light well and rear, and storefront infill.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on February 20, 2019, the board voted to **approve** the application in accordance with the following resolution by a vote of 33 in favor, 3 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** there are currently four buildings in the assemblage, 760 Madison Avenue, 21 East 65<sup>th</sup> Street, 19 East 65<sup>th</sup> Street, and 762 Madison Avenue;

**WHEREAS** the four-story Armani retail building at 760 Madison and the rear of 21 East 65<sup>th</sup> Street will be demolished;

**WHEREAS** a new, fourteen story condominium building with a two-story retail base is proposed;

**WHEREAS** the new retail base will become the new Armani store;

**WHEREAS** the new building will be smaller than the maximum size building allowed under the Zoning Resolution;

**WHEREAS** the zoning floor area permitted on the 760 Madison lot is 105,370 square feet and the zoning floor area proposed is about 82,723 square feet;

**WHEREAS** the building will be 118 feet high to the top of the street wall with an overall height to the top of the bulkhead of 189 feet;

**WHEREAS** the first floor of the store will have retractable awnings;

**WHEREAS** the building will have a 6'-0" deep central recess window wall within the street wall facing Madison Avenue from the second through the ninth floor;

**WHEREAS** the building will have rounded limestone and glass corners on the front walls at its north and south ends;

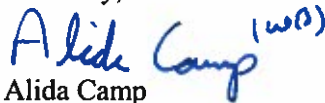
**WHEREAS** the building will cascade back, with rounded corners, from the top of the ninth floor to the mechanical penthouse;

**WHEREAS** the cascading will create terraces for the apartments at the setbacks;  
**WHEREAS** the exterior materials will be limestone with a scalloped finish that is also known as a fluted finish on the avenue and street facades; limestone with a bush hammered finish at the lot line and the rear façades; bronze color coated aluminum and glass storefront and windows; bronze color painted railings at terraces; bronze and glass entry doors; teak handles on the entry doors; bronze color coated aluminum and glass window wall; bronze color coated mechanical penthouse; dark gray granite base; black fabric awnings; and planting on the terrace over the entry to the store in the recess of the street wall;  
**WHEREAS** the window wall in the street wall cascading back from the street wall will include a large amount of glazed area to contrast with the limestone;  
**WHEREAS** the composition on Madison Avenue will be symmetrical from bottom to top;  
**WHEREAS** 762 Madison, a five-story building with a penthouse, will remain unchanged;  
**WHEREAS** 19 East 65<sup>th</sup> Street is a nine-story building with a penthouse;  
**WHEREAS** 21 East 65<sup>th</sup> Street is a five-story building with a penthouse;  
**WHEREAS** 19 East 65<sup>th</sup> Street and 21 East 65<sup>th</sup> street will be combined with the new building;  
**WHEREAS** the brick facades of 19 and 21 East 65<sup>th</sup> Street will be preserved and restored;  
**WHEREAS** the floor levels of the new building will match the floor levels of 19 and 21 East 65<sup>th</sup> Street;  
**WHEREAS** the first floors of 19 and 21 East 65<sup>th</sup> Street have three brick arches each with the central arch on each building wider than the arches either side;  
**WHEREAS** the retail entry will be on Madison Avenue; the retail service entry will be through the eastern arch of 21 East 65<sup>th</sup> Street; the residential entry will be through the central arch of 21 east 65<sup>th</sup> Street; and service entry for the residential will be through the western arch of 19 East 65<sup>th</sup> Street;  
**WHEREAS** there are precedents in the historic district for the use of scalloped limestone, rounded corners, and cascading tops;  
**WHEREAS** the scale of the building and the proportioning of the materials is contextual within the Upper East Side Historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

  
Alida Camp  
Chair

  
David Helpen and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District