

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

June 19, 2020

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 793 Madison Avenue – Upper East Side Historic District – *Joseph Tarella, Architect* – A Neo-Grec building designed by Thom & Wilson, originally constructed in 1881. Application is for elevator and lobby additions, facades, and replacement of HVAC equipment, internal stairs and upper story windows.

THIS APPLICATION IS DIVIDED INTO TWO PARTS. PART A, for work on the storefront, was approved. **PART B**, for consideration of residential character, was disapproved.

Dear Chair Carroll,

WHEREAS this five-story, red brick building fronts on Madison Avenue, with its retail storefronts, but also faces East 67th Street, with its residential character, this application will be divided into two parts.

At the Full Board meeting of Community Board 8 Manhattan held on June 17, 2020, the board **APPROVED** PART A of the following resolution by a vote of 45 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

PART A

WHEREAS the existing building is 22'-6" wide in the north-south direction and 84 feet long in the east-west direction;

WHEREAS the five floors are named, starting at grade, basement through four;

WHEREAS the existing two-story storefront faces Madison Avenue and wraps the corner to also face East 67th Street;

WHEREAS the predominant element in the two-story storefront is a white horizontal plastic fascia at the level of the first floor;

WHEREAS the existing two-story storefront will be demolished;

WHEREAS the two-story storefront will be replaced with a new storefront with a bronze fascia at the first and second floor levels;

WHEREAS the new storefront will have full height glazing on each of the two floors subdivided with vertical bronze mullions;

WHEREAS there is a wood bow window facing Madison Avenue on the second floor;

WHEREAS there is a stair along East 67th Street rising in the easterly direction and leading to a projected wood entrance vestibule with vertical glazing on the first floor;
WHEREAS there is a projected wood window area above the vestibule on the second floor;
WHEREAS the bow window and the projected window are subdivided into vertical panels of insulated glass with narrow transom windows above;
WHEREAS the windows within the bow window configuration, wood entrance, and projected window area above the wood entrance will be replaced with new, painted wood, insulated windows;
WHEREAS the one over one windows set in masonry openings on the Madison Avenue and the 67th Street facades will be replaced with new, painted wood, insulated windows;
WHEREAS the new storefront and new windows are contextual within the historic district;

THEREFORE BE IT RESOLVED that Part A of this application is **APPROVED** as presented.

At the Full Board meeting of Community Board 8 Manhattan held on June 17, 2020, the board **DISAPPROVED** PART B of the following resolution by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

PART B

WHEREAS there is a 10' wide yard at the easterly end of the building that enables a view through to the north;
WHEREAS the applicant proposes to place a new elevator shaft in the north east portion of the yard;
WHEREAS the elevator shaft would be made of brick to match the existing brick;
WHEREAS the applicant proposes to build a one-story entrance lobby about 10' wide, by 16' deep, by 9' high to lead to the new elevator and an internal stairway on the north side of the building;
WHEREAS the existing fire escape on the east façade would terminate on the top of the new, one story lobby without a way to descend to grade;
WHEREAS the existing easterly portion of the south face of the basement has vertical masonry openings with an entrance into a store, show windows, and a projected, elongated show window;
WHEREAS the applicant proposed to replace the full length of the basement with a continuous glass storefront that starts at the easterly end of the proposed lobby, extends to the east face of the existing projected structure with the first floor entry vestibule, and extends to the south across the east face of the entry vestibule structure;
WHEREAS the proposed storefront would have bronze mullions and a bronze fascia;
WHEREAS the proposed lobby structure and elevator shaft will fill the existing yard with a one-story addition in the front and a building high blank wall at the rear of the yard;
WHEREAS the design is unresolved due to the termination of the fire escape at the roof of the lobby with no provision for continuing to grade;
WHEREAS the yard creates the kind of serendipitous experience that happens in residential neighborhoods;
WHEREAS building in the yard will eliminate the opening between 793 and the building to the east, thereby eliminating the view;

WHEREAS the existing basement level façade on 67th Street makes a transition in scale from the Madison Avenue retail to the residential along the block;
WHEREAS the proposed continuous storefront has a slickness and an architectural language that does not acknowledge the residential character of the block;
WHEREAS the proposed lobby and elevator addition and new storefront system along 67th street are not contextual and not appropriate within the historic district;

THEREFORE BE IT RESOLVED that Part B of this application is **DISAPPROVED**.

Please advise us of any action taken on these matters.

Sincerely,

Alida Camp

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

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