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The City of New York  
Community Board 8 Manhattan

June 17, 2022

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

**re: 1002 Madison Avenue (Upper East Side Historic District)** – *Tom Hut presenting for HS2 Architecture* – A Neo-Federal style building designed by Cross & Cross and built in 1930-31. Application is for a new street entrance, new elevator bulkhead and repair and restoration of street façade.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 15, 2022, the board approved the following resolution by a vote of 30 in favor, 10 opposed, 2 abstentions, and 0 not voting for cause.

**WHEREAS** 1002 Madison Avenue is a neo-Federal style building designed by Cross & Cross and constructed in 1930-31;

**WHEREAS** Cross & Cross, prolific architects, shaped the street scape and skyline of New York City in the 1920s and 1930s;

**WHEREAS** among other notable designs, including the Tiffany’s building at 57th Street and Fifth Avenue and the Links Club on East 62nd Street, Cross & Cross designed the building at 1002 Madison Avenue for the Fulton Trust Company in 1930 — its first branch since the bank was established in 1890.

**WHEREAS** the subdued red brick design incorporates a bust of Robert Fulton at the top of the front elevation;

**WHEREAS** 1002 Madison Avenue has now been purchased by WHITE CUBE, an art gallery, to replace the HSBC bank branch that was formerly located on the site;

**WHEREAS** at the front elevation that wood entrance door and the existing fanlight are not original having replaced the historic window and door during an earlier renovation; the mullions on the replaced fanlight are not in the same position as the original mullions;

**WHEREAS** at the front elevation the applicant proposes to remove the existing fanlight, the wooden entry doors and columns on either side of the doors and replace with larger scaled, more simplified glass steel-framed doors to provide more flexible access into the interior space;

**WHEREAS** the existing fanlight will be replaced with a fanlight that presents as a single pane of glass;

**WHEREAS** there will be a white metal lining around the door and around the fanlight to present a “cleaner” look to the new entrance;

**WHEREAS** at the front elevation at the second floor, the applicant proposes replacing the existing HSBC signage, 10” high white letters will describe the new tenant, WHITE CUBE;

**WHEREAS** at the front elevation inset near the top of the first floor, there are two small symmetrical historic plaques that refer to Robert Fulton’s bank; HSPC covered them with sheet metal; the applicant proposes to remove the sheet metal and replace with a different historic material;

**WHEREAS** the applicant proposes to remove the two non-historic sconces from the front elevation;

**WHEREAS** the applicant proposes to clean and remediate, where needed, the front elevation;

**WHEREAS** at the rear, the applicant proposes to replace the existing stair bulkhead with a new elevator bulkhead; the new elevator bulkhead will be a little lower than the existing stair bulkhead;

**WHEREAS** the applicant’s new design for the entrance is a complete departure and changes dramatically Cross & Cross’s original and subsequently modified design for the entrance;

**WHEREAS** even though the existing doors and fanlight are not historic, their design is contextual and do not significantly differ from the original Cross & Cross design;

**WHEREAS** the juxtaposition of a modern entrance with the traditional design of the building looks out of place and is not in scale with the rest of the building;

**WHEREAS** the applicant is to be commended for keeping the image/medallion of Robert Fulton at the top of the building; the other two historic plaques should be left uncovered since they also represent a part of the social history of our city;

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

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Mark Levine, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District