

Valerie S. Mason
Chair

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

February 23, 2024

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

RE: 1295 Madison Avenue East (Expanded Carnegie Hill Historic District) – *TPG Architecture* – A Neo-Renaissance style building designed by Louis Korn and constructed in 1899, opening to the public in 1902. Application is to install non-illuminated building signs.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 21, 2024, the Board unanimously approved the following resolution by a vote of 35 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the applicant seeks approval for two non-illuminated signs for Chase Manhattan Bank that were installed without a Certificate of Appropriateness;

WHEREAS the one sign is on a Madison Avenue storefront, and the other sign is on an East 92nd Street storefront;

WHEREAS the applicant showed Landmarks Preservation Commission (LPC)-approved Chase Manhattan Bank signs for 120 Broadway and Columbus Avenue and West 86th Street that were similar to the proposed signs for Madison Avenue and East 92nd Street;

WHEREAS the applicant showed similar sized signs for banks in the Upper East Side that were not in the landmark district;

WHEREAS the LPC-approved signs were set within the masonry openings;

WHEREAS the signs for 1295 Madison Avenue spanned the storefront windows and were attached to the masonry piers;

WHEREAS the signs are made of twelve-inch-high aluminum plate letters with a white coating;

WHEREAS the letters are set on thirty-eight-inch-tall aluminum plate panels;

WHEREAS the sign on Madison Avenue is 105.5 inches long and the sign on East 92nd Street is 132 inches long;

WHEREAS the storefront window conditions are different on Madison Avenue and East 92nd Street;

WHEREAS the windows on Madison Avenue are set within masonry frames and the top of a window meets the underside of a beam or lintel below the cornice;

WHEREAS the top of the sign on Madison Avenue meets the underside of the cornice and is not in line with the top of the storefront window;

WHEREAS the repeat of the frames of the windows on Madison Avenue is interrupted by the sign;

WHEREAS the windows on 92nd Street are narrow;

WHEREAS the tops of the windows meet the underside of the cornice;

WHEREAS the sign on East 92nd Street is in line with the tops of the windows and the underside of the cornice;

WHEREAS the sign on East 92nd Street spans across two windows;

WHEREAS the window heights are different on Madison Avenue and East 92nd Street;

WHEREAS the sign locations are not consistent with the window heights in that the top of the Madison Avenue sign extends above the top of the window and the top of the East 92nd Street sign is in line with the tops of the windows;

WHEREAS there are two former menu boards on each face of the corner pier;

WHEREAS there are Chase logo signs within the frames of the former menu boards;

WHEREAS the Chase logo signs are incidental and do not impose on the architecture of the building;

WHEREAS the sign locations for the two large signs are not consistent with the tops of the storefront windows and are not respectful of the architectural design of the different widths and heights of the windows on Madison Avenue and East 92nd Street;

WHEREAS the two large signs, as already installed, are not appropriate and contextual within the historic district;

THEREFORE BE IT RESOLVED THAT this application is **DISAPPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District