

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

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

September 23, 2024

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

RE: 726 Madison Avenue (Upper East Side Historic District) – *Nelson* – A Neo-Georgian building designed by Morrell Smith and constructed in 1932. Application is for façade restoration, alterations to entrances, window and shutter replacement, and rooftop installations.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 18, 2024, the Board unanimously approved the following resolution by a vote of 34 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 726 Madison Avenue occupies the southwest corner of 64th Street and Madison Avenue; and

WHEREAS the two story plus attic building was built as a bank for JP Morgan Chase, who continues to own and operate the building; and

WHEREAS the applicant proposes to undertake a thorough restoration of the building as part of re-purposing it as a conference center; and

WHEREAS the program for restoration includes new windows to closely duplicate the original, marble and masonry cleaning, repair of the wood cornice and other painted elements, a new rooftop stair and elevator bulkhead, new mechanical equipment on the roof, a new egress door on the 64th Street side, and a replacement of the Madison Avenue entrance fabricated in marble to match the original design; and

WHEREAS the new marble of the entry will match the material of the existing stringcourses and window ornaments; and

WHEREAS the design of the new entry door will restore the entrance to its original appearance; and

WHEREAS the new egress door will require the removal of one window on the 64th Street side and will be the same width and height as the existing opening; and

WHEREAS the existing “Chinese Chippendale” railing at the roof will be repaired and repainted with a glass guardrail behind for code compliance, and

WHEREAS new rooftop structures (stair, elevator bulkhead, and mechanical equipment) will not interfere with the neighboring commercial buildings and will be painted to blend in with the adjacent structures; and

WHEREAS the applicant has made every effort to reduce the size and visibility of the additional rooftop structures and has overall produced a proposal of very high quality and attention to detail;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Anthony Cohn and David Helpern

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
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