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| Date:                              | 5/14/2019                      |
| LPC Docket #:                      | LPC-19-35833                   |
| LPC Action:                        | Approved                       |
| Action required by other agencies: | DOB                            |
| Permit Type:                       | CERTIFICATE OF APPROPRIATENESS |

**Address:** 760 Madison Avenue, aka 23-25 East 65th Street; 19 East 65th Street; 21 East 65th Street

**Borough:** Manhattan

**Block:** 1380      **Lot:** 17, 14, 15

**Historic District:** Upper East Side Historic District

**Description:** A commercial building designed by Peter Marino and built in c. 1996 pursuant to Certificate of Appropriateness 96-0030; a vernacular neo-Federal style apartment and commercial building designed by Scott and Prescott and built in 1928-1929; and a vernacular neo-Federal style apartment and commercial building originally built in 1881 and altered in 1929 by Scott and Prescott. Application is to demolish one building and portions of two other buildings; construct a new building; and modify masonry openings, replace infill, and install a canopy at existing buildings.

### COMMISSION FINDINGS

The Commission NOTED that the buildings' style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission further NOTED that 760 Madison Avenue was built in the late 20th century. Lastly, the Commission NOTED that the buildings adjacent to 760 Madison Avenue and 19 and 21 East 65th Street include five brick clad five story buildings along Madison Avenue, with commercial uses at the lower floors, and a mix of building types along East 65th Street, featuring a variety of masonry cladding types, including three buildings between three and six stories and a religious facility, with a tall tower.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that 760 Madison Avenue was approved by the Commission in 1995 and therefore is not one of the buildings for which the district was designated, and therefore its demolition will not detract from the special historic and architectural character of the historic district;
- that the proposed building will be in keeping with many of the large historic corner apartment buildings found throughout Madison Avenue in terms of its overall size, massing, and materials and finish palettes;
- that the building will be consistent with other large apartment buildings, adjacent to smaller scale buildings along Madison Avenue, within this historic district, in terms of how its solid to void ratio, alignment of floor levels, and proportions of façade components relate to such aspects of the immediate neighboring buildings;
- that the cascading setbacks, featuring prominent elements at the top of the building, will be consistent with the basic organization and hierarchy of elements of many of the historic corner apartment buildings along Madison Avenue;
- that the profiles and detailing of the stone panels, metal infill framing and railings will help these elements to recall the historic articulation, proportions and scale of cladding and infill at large apartment buildings within the historic district;
- that the subtle distinction of the corner assemblies, featuring a wide curved corner window and a narrower single window, separated by a masonry pier, will be evocative of prominent accent features sometimes found at large apartment buildings throughout the historic district;
- that the incorporation of the rooftop mechanical enclosure as an integral designed feature of the building will recall the historic treatment of water tower enclosures and other utilitarian rooftop elements historically found at some large apartment buildings within this historic district;
- that the pattern of the fluting and banding at the street façades and their absence at the rooftop enclosures and lot line facades will help to subtly differentiate the separate components of the building and reinforce a typical hierarchical organization;
- that the high solid to void ratio, uniform vertical rows of punched openings, and simplicity of detailing of the western and northern facades will be consistent with the character of secondary facades of larger apartment buildings found throughout the historic district and help these facades remain background elements in streetscape views;
- that the storefronts, signbands and awnings will be in keeping with the variety of installations found throughout Madison Avenue and East 65th Street within this historic district in terms of their design, materials and finishes;
- that the bronze for the infill at the building base will be in keeping with the high quality materials often found at the bases of buildings of this size within this historic district;
- that the additions on the roofs of 19 and 21 East 65th Street, will be set back from the front facades, helping to maintain



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a sense of the buildings' original volumes and identities as separately built structures;

- that the glazed one-story roof enclosures will be well integrated into the overall design and consistent in character with greenhouses found at many apartment buildings throughout this historic district;
- that the multi-story portions of the new building extending above 19 and 21 East 65th Street will be set back from the front facades, helping them recall the appearance of secondary facades of neighboring buildings;
- that the primary facades of 19 and 21 East 65th Street will be retained in place and restored;
- that interconnecting the new building with 19 and 21 East 65th Street will be consistent with the existing buildings' evolution, which includes 21 East 65th Street being redesigned and linked to 19 East 65th Street when the latter building was constructed in the early 20th century;
- that the portions of 19 and 21 East 65th Street to be removed will not include any significant architectural features and the interconnection of these buildings into the new building will not be visible from public thoroughfares;
- that the replacement of the simply designed bulkhead and modern display window at 21 East 65th Street with the new simply designed metal framed glass entrance infill will be compatible with the simple detailing of the infill at the building base and maintain a predominance of transparency, without altering or eliminating any significant architectural features;
- that the canopy will be well scaled to the opening and in keeping with canopies found at apartment buildings throughout the historic district in terms of its form, materials, design and details;
- that the canopy's width and placement will be well related to the size and organization of the assemblage and subtly reflect the interconnection of the buildings, without drawing undue attention to the installation;
- and that the work will support the historic and architectural character of the Upper East Side Historic District.

**VOTE:**

Present: Sarah Carroll, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

10-0-0

In Favor = S.Carroll, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law