



Date:	4/21/2020
LPC Docket #:	LPC-20-06688
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 1295 Madison Avenue, aka 43 East 92nd Street

Borough: Manhattan

Block: 1504 **Lot:** 20

Historic District: Expanded Carnegie Hill Historic District

Description: A neo-Renaissance style hotel building designed by Louis Korn and built in 1899-1900. Application is to alter facades, fill in light courts and construct a rooftop addition.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Expanded Carnegie Hill Historic District. The Commission also NOTED that the cornice was removed from the building and the existing visible rooftop additions were constructed prior to the designation of the historic district.

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

- that the demolition of existing rooftop additions and accretions, some of which are located at the streetwall and are highly visible, will eliminate unsympathetic alterations that detract from the building;
- that the presence of a visible rooftop addition on top of a corner building will be in keeping with original and existing rooftop accretions found at other buildings of this type, style, and age;
- that the rooftop addition will be set back from the west and south facades, helping to restore a sense of the building's original massing when seen from prominent views from public thoroughfares;
- that the simple design and neutral color palette of the rooftop addition, including a brick and limestone clad penthouse with punched openings, will help the addition to have a discreet, secondary presence at the roof;
- that the glass railings will have a non-reflective coating, helping them to recede from view, and the metal railings will be simply designed and will be in keeping with typical utilitarian rooftop installations;
- that the proposed fiberglass cornice with a tan finish will recall certain aspects of the historic cornice and will return a significant architectural feature to the building;
- that the removal of the ladders at the fire escape at the Madison Avenue façade will maintain the historic decorative metal fire escape baskets, and the new metalwork at the baskets will match the historic metalwork;
- and that the two interior light courts and northernmost courtyard at the east (rear) façade to be filled in are not visible from public thoroughfares and therefore will not change the perceived scale and massing of the building.

However, in voting to grant this approval, the Commission REQUIRED:

- that the cornice be raised to improve its proportions and include additional historic details, in order to more closely replicate the historic cornice and to decrease the visibility of the rooftop addition;
- and that the rooftop HVAC units and railings be reconfigured to minimize their visibility and simplify the overall appearance of the addition, working in consultation with staff.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

Oppose =

Abstain =

Recuse =



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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