



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/10/14	EXPIRATION DATE: 9/30/2020	DOCKET #: 162829	COFA #: COFA 16-4650
ADDRESS: 740 MADISON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1201 / 34

Display This Permit While Work Is In Progress

ISSUED TO:

Guy Wildenstein
740 Madison Avenue Owner LLC
19 East 64th Street
New York, NY 10065

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 17, 2014, following the Public Meeting and Public Hearing of the same date, voted to approve the proposed work at the subject premises, as put forward in your application completed May 4, 2014. This approval will expire August 30, 2020.

The proposed work, as approved, consists of the construction of a two-story rear-yard addition; the removal of ground floor infill, and installation of a garage door with metal bars above and a metal and glass door to match the 1926 alteration; removal of stucco from the primary façade and restoration of the underlying brick; restoration of cornice and stone balustrade at the fourth floor; removal of metal windows at the first through fourth floors, and replacements to match the 1926 alteration. The proposal, as originally presented, consisted of a stucco finish on the primary facade; as shown in existing conditions photographs; color rendering of proposed storefront; and drawings labeled A-0, EXT-1 through EXT-5, dated January 16, 2007, A-1 through A-7, dated March 7, 2007, all prepared by Samuel J. DeSanto, R.A., submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report states that 23 East 64th Street is a neo-Grec style rowhouse designed by John G. Prague and built in 1879-80 and altered at the upper two floors in the neo-Federal style by Pickering and Walker in 1907-08 and again in 1926 by J.R. Bonner and A. Weiser.

With regard to this proposal, the Commission finds that the rear yard extension will be only minimally visible through a doorway on Madison Avenue; that the two-story rear yard addition will not overwhelm the building or significantly diminish the central greenspace; that the proposed storefront on the three-story extension will recall the historic storefront photographs; that the design of the proposed garage door featuring a metal grille above will recall the placement and configuration of the historic storefront better than the existing garage door; and that the retention of a portion of the party walls between the buildings will eliminate the sense of materiality of these rowhouses as individual buildings; and that the proposed work will not detract from the architectural and historic character of the Upper East Side Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Mishael Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Louis Lisboa, VL Architects

cc: Louis Lisboa, VL Architects; Caroline Kane Levy, Deputy Director of Preservation/LPC