



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/10/15	EXPIRATION DATE: 9/16/2020	DOCKET #: 168360	COFA #: COFA 16-8795
ADDRESS: 817-819 MADISON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1383 / 23

Display This Permit While Work Is In Progress

ISSUED TO:

William Friedland
L&M 825 LLC
c/o Friedland Properties
22 East 65th 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 September 16, 2014, following the Public Meeting and Public Hearing of January 21, 2014, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed September 10, 2014, and as you were notified in Status Update Letter 16-2632 (LPC 14-8858), issued on September 16, 2014. This approval will expire September 16, 2020.

The proposal, as approved, consists of exterior work at the non-visible rear yard, including the partial demolition of the rear facade and projecting bay, and the construction of single-story full-lot rear yard addition and two-story addition set back from the rear lot line, all with stucco finish and featuring paved roof decks, egress stair at the setback, and paired glass doors at the second and third floors of the rear facade to provide roof deck access. The proposal was shown on presentation boards labeled 1 through 21, that included existing condition and historic photographs, block plans, existing condition and proposed elevations, plans, sections, and details, all dated September 2, 2014, prepared by Morris Adjmi Architects, and presented at the Public Meeting. The proposal, as initially presented, called for a two-story full-lot rear yard addition, as shown on presentation boards labeled A-000.00 through A-006.00, dated October 23, 2013, prepared by Fred L. Sommer and Associates, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation report describes 817-819 Madison Avenue as a limestone Beaux-Arts style mansion designed by Carrere and

Hastings and built in 1892; and that the building's 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 Certificate of Appropriateness 00-4479 (LPC 00-4338) was issued on February 7, 2000 to remove the existing two-story storefront, install a new storefront, replace the fire escapes, construct a rear-yard addition and make alterations to the rear facade.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant architectural or historic features; that the proposed rear yard addition will not be visible from a public thoroughfare and therefore will not detract from the architectural character of the façade or the streetscape; that the existing rear yard incursions in the block have eliminated a cohesive central greenspace, and that this lot is cut off from the central greenspace by the adjacent full lot building to the east, therefore the proposed rear yard addition will not further diminish the special character of the center of the block; that the rear yard sits entirely within the lot of 817-819 Madison Avenue, and the building at 35 East 68th Street was constructed entirely within its own lot, thereby implying the original owners' intent to allow for the future separation and sale of either property; that the rear yard was part of the original design of 817-819 Madison Avenue, and was built 7 years before 35 East 68th Street was built in 1901, and while the building at 35 East 68th Street may have shared the rear yard of 817-819 Madison Avenue, by 1920, 817-819 Madison Avenue was sold and the ground floor was converted to commercial use, and therefore, there has been no shared use for the majority of the buildings' existence; that the separation of use and ownership at the ground floors of 817-819 Madison Avenue and 35 East 68th Street occurred during a time when the residential buildings were being converted for commercial use, and the storefront changes made to the buildings during this significant development phase define the Madison Avenue streetscape today; that the two-story, stepped addition will not overwhelm the building, and that the one-story portion of the addition that extends into the rear yard will match the height of the existing rear yard fence; and that other buildings in the block feature comparable and taller rear yard additions in terms of their height. Based on these findings, the Commission determined that the work is appropriate to the building and the Upper East Side Historic District. The work, therefore, is approved.

However, in voting to grant this approval, the Commission stipulated that two sets of final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 6, 2015, the Landmarks Preservation Commission received two sets of the required final drawings labeled A-001.00 through A-005.00, dated (revised) February 6, 2015, prepared by Theodore Bodnar, R.A.; and drawings labeled FO101.00, and S101.00 through S104.00, dated (revised) February 20, 2015, prepared by Andrew Bret Renfroe, P.E.. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 16-8975 (LPC 16-8360) is being issued.

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 Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ted Bodnar, Sommer & Bodnar Associates

cc: Jared Knowles, Director of Preservation/LPC