



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: 07/26/17	EXPIRATION DATE: 8/9/2022	DOCKET #: LPC-19-5539	COFA COFA-19-05539
ADDRESS: 813 MADISON AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1383 / 12
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Christian Notari
Maxmara USA
530 7th Avenue, 21st Fl
New York, NY 10018

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 9, 2016, following the Public Hearing of the same date, voted to approve certain alterations, as put forward in your application completed on July 19, 2016 and as you were notified in Status Update Letter 19-1640 (LPC 18-0455), issued August 9, 2016. The approval will expire on August 9, 2022.

The proposal, as approved, consists of enlarging openings and replacing infill at the ground and second floor levels of the corner storefront, including the removal of modern and glass infill and portions of the surrounding stonework and the installation of frameless glazed show windows and frameless glass paired entry doors; the installation of LED uplighting at the street facades; modifying a basement level entrance at the East 68th Street facade by removing a door and a railing around a stair, infilling the portion of the opening and adjoining stairwell, installing a single light fixed window in the remainder of the door opening and concrete paving over the stairwell; installing a wrought iron railing to create a terrace on top of the rear extension; enlarging an opening by replacing one one-over-one, double-hung window at the third floor of the rear facade and the masonry beneath it and installing a door within the enlarged opening; and cladding the rooftop addition with standing seam metal. This work was shown in a digital slide presentation, titled "Max Mara" consisting of 27 slides, revision dated March 21, 2016 consisting of drawings, photographs and photomontages, all prepared by SawickiTarella Architecture + Design, PC, and presented at the Public

Hearing and Public Meeting. The presentation also showed the enlargement of a second masonry opening at the front facade, which was not approved by the Commission and more uplights than were approved.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 813 Madison Avenue as a neo-Grec style rowhouse designed by Charles Buck and built in 1881-1882; and that the building's style, scale, materials, and details are among the features which contribute to the special architectural and historical character of the Upper East Side Historic District. The Commission further noted that at the time of designation, the building's facades had been stripped of all its decorative features and painted; and that the building's exterior was restored in 1993. The Commission finally noted that Notice of Violation 16-0381 was issued on April 28, 2017 for "installation of vent and HVAC equipment at rear extension without permit(s)."

With regard to this proposal, the Commission found that no original or historic fabric remains at the base of the building at the corner storefront, and that the removal of masonry to create larger display windows will not eliminate any significant historic fabric; that the scale of the proposed display windows are in keeping with the large glazed openings of other storefronts within the district; that the proposed changes to the infill will maintain the horizontal division between the first and second floor which reflects the two-story scale and rhythm of the streetscape; that the proposed entrance and stairs on East 68th Street are not historic, and therefore their removal, and the installation of a single-lite window and masonry infill finished to match the surrounding brownstone will help to maintain the rhythm along the East 68th Street ground floor masonry openings; that dropping the sill of one window at the rear façade at the third floor to access a terrace will be only minimally perceptible from the street; and that the proposed standing seam metal cladding on the existing rooftop addition will blend with the materials palette of the building, and the new roof will ensure water tightness and prevent future deterioration to the rooftop structure. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district, and voted to approve this application with the stipulation that the proposed enlargement of window openings at the rear be limited to dropping one sill to create an entrance to the terrace; that the amount of proposed lighting be reduced in consultation with staff; and that two sets of the final signed and sealed drawings showing the approved proposal be submitted for review and approval.

Subsequently, on May 4, 2017, the Landmarks Preservation Commission received final drawings T-001.00, DM-101.00, DM-111.00, DM-121.00, DM-151.00, DM-161.00, A-101.00, A-111.00, A-121.00, A-151.00, A-161.00, DM-202.00, A-202.00, A-401.00, A-701.00, A702-00 and A-801.00, dated (revised) April 26, 2017, A-002.00, dated March 21, 2016, A-203.00 and A-402.00, dated (revised) June 22, 2017, prepared by Joseph S. Tarella, R.A., and EN-100.00, M-101.00, M-102.00, M-200.00, M-201.00, M-300.00, M-301.00, M-400.00, SP-100.00, Sp-101.00 and SP-200.00, dated November 10, 2016, prepared by David Rosini, P.E..

Staff reviewed the drawings and noted that the drawings include modifications to the proposed scope, including omitting the enlargement of the second masonry opening at the third floor of the rear facade and reducing the number of uplights along to four fixtures at the Madison Avenue terrace and seven fixtures at the Madison Avenue cornice. The drawings also reduced the scope of work, including eliminating the proposed changes to the storefront, including alterations to masonry openings and replacement of infill at the corner storefront or rear extension railings; and additional exterior work, including the removal and in-kind replacement of three one-over-one, double-hung windows at the east facade of the existing rear extension; the installation of two HVAC condenser units on the main roof of the building; and the removal and in-kind replacement of the concrete sidewalk and portions of the granite curb.

With regard to the modified and additional work, the Commission finds that the limited number of uplights will not overwhelm or clutter the facade; that only one masonry opening at the third floor of the rear facade

will be altered; that the windows to be removed are not special windows, as defined by Section 3 or Appendix C of the Rules, that, in accordance with Section 3-04, the replacement windows will be installed within an existing masonry openings at a secondary facade; and that the replacement windows will match the historic windows in terms of configuration and finish; that, in accordance with Section 2-19, the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; and that the equipment will not be visible from a public thoroughfare. With regard to the paving, the Commission finds that the concrete paving to be removed is not a significant feature of the streetscape or historic district; that the proposed paving, tinted to blend with the surrounding concrete paving and scored in a standard rectilinear pattern to align with adjacent paving, will be harmonious with the site and surrounding paving; that the replacement curbing will match the historic granite curbing in terms of placement, material, dimensions, profile and finish. Furthermore, staff finds the proposal approved by the Commission has been maintained and the required changes incorporated. Based on this and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 19-5539 is being issued.

Please be advised Notice of Violation 16-0381 remains in effect against the property. This permit has been issued in reliance upon the owner's demonstrated intention to perform work to correct the violation pursuant to Certificate of Appropriateness 19-05539 (LPC 19-5539) by November 11, 2017, as evidenced by the escrow agreement, dated May 24, 2016, between Max Mara Retail Ltd, as owner and Phillip Nizer LLP, as escrow agent. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

PLEASE ALSO NOTE: This permit does not approve the commencement of the previously proposed storefront alterations. If this property representatives wish to proceed with this work in the future, a request for a Miscellaneous/Amendment, along with all relevant supporting documentation, must be submitted to the Commission for review and approval in advance of the expiration of the permit in accordance with the Commission's Rules prior to the commencement of the work.

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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Joseph Tarella, SawickiTarella Architects

cc: Caroline Kane Levy, Deputy Director; Joseph Tarella, SawickiTarella Architects; Lily Fan, Director of Enforcement/LPC