



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: 11/20/17	EXPIRATION DATE: 10/24/2023	DOCKET #: LPC-19-12248	COFA COFA-19-12248
ADDRESS: 1318 MADISON AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1505 / 19
Expanded Carnegie Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jack Cattan
1318 Madison LLC
37 West 37th Street
New York, NY 10018

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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 October 24, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 28, 2017, and as you were notified in Status Update Letter 19-09158 (LPC 19-09158), issued on October 26, 2017.

The proposal, as approved, consists of exterior alterations at the rear facade including the construction of a one-story rear yard addition, set back 3'-11" from the lot line, featuring beige stucco cladding, two (2) paired French doors, and a glass and metal railing at the roof of the new addition. The proposal, as initially presented, included two (2) mechanical units and a brick parapet wall on the roof of the rear yard addition. The proposal, was shown in a digital presentation, titled "1318 Madison Avenue," dated October 24, 2017 and prepared by Jock Deboer, RA, including twenty-four (24) slides, consisting of photographs, drawings, photomontages, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Carnegie Hill Historic District designation report describes 1318 Madison Avenue as a Renaissance-Revival style rowhouse designed by Gilbert A. Schellenger and built in 1889-90; 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 Carnegie Hill Historic District.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant architectural features or historic fabric; that the proposed one-story rear yard addition will not be visible from any public thoroughfare; that a variety of rear extensions exist within the block, including many that project further into the rear yards than the proposed addition and that the rear yard is cut-off from the central greenspace by another rowhouse facing the sidestreet, therefore the proposed addition will not further diminish the central greenspace; that the proposed rear yard addition will not rise to the full height of the building, preserving a sense of the building's original volume; that the design and materiality of the rear addition, featuring stucco cladding and metal and glass doors, will be in keeping with the materials palette and residential scale of the building; and that the work will not detract from the special architectural and historic character of the building or the Expanded Carnegie Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the mechanical equipment be relocated from the roof of the extension to the roof of the main building, in a location not visible from the street; and that the parapet wall be replaced with a railing.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design, and incorporating the required changes. Subsequently, on November 8, 2017, the Commission received visibility studies and drawings labeled A-001 through A-004, A-004, A, A-005 through A-010 dated as received November 8, 2017, prepared by Jock Deboer, RA; and M-001 through M-003, and S-001 dated as received November 8, 2017, prepared by Guy Lagomarsino, PE. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, and that the required changes have been incorporated, including the revision of the parapet wall on the rear yard addition to a glass and metal railing, and the relocation of the mechanical units from the roof of the addition to the roof of the main building, at a location not visible from the street. Staff further noted that these materials include additional work, consisting of the removal of the existing non-historic metal canopy above the primary entrance door on Madison Avenue; and interior alterations at the first through third floors, including the demolition and construction of non-bearing partition walls and finishes, and mechanical, plumbing and electrical work. With regard to this additional work, staff found that the removal of the existing metal canopy at the primary facade was not present in the 1940s tax photo, and therefore will not cause the elimination of any significant architectural features of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-12248 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 Karina

Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Chris Mulinelli, Conversano Associates

cc: Caroline Kane Levy, Deputy Director; Chris Mulinelli, Conversano Associates