



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: 08/08/17	EXPIRATION DATE: 6/27/2023	DOCKET #: LPC-19-15330	COFA COFA-19-15330
ADDRESS: 753 MADISON AVENUE Apt/Floor: 1st Floor		BOROUGH: Manhattan	BLOCK/LOT: 1380 / 23
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Elliott Sutton, President
Sutton Management, Inc.
41 East 57th Street, 28th Floor
New York, NY 10022

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 June 27, 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 May 31, 2017, and as you were notified in Status Update Letter 19-10920 (LPC 19-10920), issued on June 27, 2017.

The proposal, as approved, consists of removing the polished granite tile cladding and pin-mounted lettering ("citibank"); removing masonry throughout to enlarge the corner storefront by lowering the bulkheads and raising the height the windows by approximately 1' each, including enlarging one (1) display window from 8' to 10'4" in height and 20' from 13'8" in width at the Madison Avenue façade; enlarging the westernmost display window at the 65th Street façade; removing one (1) metal and glass door and masonry and installing two (2) display windows at the eastern end at the Madison Avenue façade; and installing entrance infill at the corner with two (2) doors, all with aluminum window and entrance infill (Kawneer), finished black; and installing buff-colored Indiana Limestone panels with a polished black granite water table, as shown in a digital presentation, titled "Storefront Installation 753 Madison Avenue," dated June 27, 2017 and prepared by Loffredo Brooks Architects P.C. and DeSarno Associates, Inc., including 10 slides, consisting of existing condition and historic photographs, drawings, photomontages, and material and finish samples), 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 Upper East Side Historic District Designation Report describes 753-759 Madison Avenue (aka 27-31 East 65th Street) as a apartment building designed by Anthony M. Pavia and built in 1959; and that Certificate of Appropriateness 09-8666 was issued on April 7, 2015 for legalizing the replacement of two storefronts installed in noncompliance with Certificate of No Effect 08-8604, Certificate of No Effect 12-3971 was issued on August 22, 2011 for cladding the 755 Madison Avenue storefront with aluminum; and Certificate of Appropriateness 18-0834 was issued on January 25, 2016 for enlarging the openings and installing new storefront infill at 755 Madison Avenue, amended by Miscellaneous/Amendment 18-3104 to re-clad the surround with limestone.

With regard to this proposal, the Commission found that the removal of the existing black granite cladding and glass storefront infill will not eliminate fabric that relates to the streetscape; that the proposed work to create larger display windows is in keeping with the evolving commercial character of Madison Avenue; that the proposed storefront openings will maintain a rhythm which harmonizes with the adjacent storefronts on Madison Avenue; and that the limestone material relates well to the main building entrance on East 65th street, and the previously approved cladding at storefronts on Madison Avenue. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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. Subsequently, on July 28, 2017, the Commission received filing drawings labeled 1 through 10, dated June 27, 2017 and prepared by Frank S. Loffredo, R.A. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-15330 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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ralph Torres and Alejandro Mandelburger, DeSarno Associates, Inc.

cc: Caroline Kane Levy, Deputy Director; Ralph Torres and Alejandro Mandelburger, DeSarno Associates, Inc.; Jared Knowles, Director of Preservation