



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

<b>ISSUE DATE:</b> 02/24/15	<b>EXPIRATION DATE:</b> 2/10/2021	<b>DOCKET #:</b> 167494	<b>COFA #:</b> COFA 16-8056
<b>ADDRESS:</b> 1006 MADISON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1392 / 58

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Melissa Gliatta**  
**Thor 1006 Madison LLC**  
**25 West 39th Street**  
**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 February 10, 2015, following the Public Hearing and Public Meeting of the January 6, 2015, voted to approve certain work at the subject premises, as put forward in your application completed on December 11, 2014. This approval will expire on February 10, 2021.

The proposed work, as approved, consists of alterations at the ground floor storefront, including removal of a portion of the historic curved storefront display window, black glass transoms, returns and non-historic entrance door, and the installation of a new storefront utilizing salvaged portions of the historic curved glass, featuring curved display windows, a recessed code compliant door and sidelight with clear anodized aluminum framing to match the profiles and details of the historic storefront, and signage consisting of pin mounted letters at the new black glass signband; as shown in existing condition and historic photographs, and drawings labeled 1 through 10, dated (revised) February 10, 2015, T-001.00, D-100.00, D-200.00, A-100.00, A-200.00, A-201.00, A-300.00, A-350.00, S-100.00 and S-101.00, dated (revised) February 10, 2015 prepared by Building Studio Architects, LLP, submitted 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 1006 Madison Avenue as a French Second-Empire style residence designed by G. E. Knowlden and built in 1870, altered with a two-story commercial extension in the early 20th century; and that the style, scale, materials and details of the building are among the features that contribute to the special

architectural and historic character of the Upper East Side Historic District. Staff further notes that the existing two-story storefront extension is identified in the Madison Avenue Storefront Master Plan as containing historic fabric at both the first and second floors; that originally the two-story storefront extension would have been designed of a piece, and that it was altered prior to 1939 when the ground floor storefront was replaced with Moderne style infill, resulting in a two-story commercial extension with storefronts of two distinct periods.

With regard to this proposal, the Commission found that there are code issues regarding barrier free accessibility at the ground floor, warranting alterations to entrances, including changing the depth of the entrance, and incorporating a sidelight; that the redesigned ground floor will incorporate elements of the Moderne style storefront which is a unique and special feature of the streetscape, including its curved glass bulkhead and windows; that the proposed door with sidelight is harmonious with the design, materials and details of the modified storefront; that while the second story floor slab will be eliminated to create a two-story space, the spandrel will be retained so as to express the original two-story configuration of the extension; and that the work will not diminish the special architectural or historic character of the building or the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the historic district, and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two final signed and sealed copies of the Department of Buildings filing drawings for the approved work.

Subsequently, on February 11, 2015, the Landmarks Preservation Commission received final drawings labeled T-001.00 through T-003.00, D-100.00, D-200.00, A-100.00, A-200.00, A-201.00, A-300.00, A-350.00, S-100.00 and S-101.00, dated (revised) February 10, 2015, prepared by John A. Field, R.A., and submitted as components of this application.

The Commission reviewed these drawings and finds that the proposal previously approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 16-8056 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 Mishael Shabrani.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Rafael Rolon, Outsource Consultants, Inc;

**cc:** Rafael Rolon, Outsource Consultants, Inc; Caroline Kane Levy, Deputy Director of Preservation/LPC