



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: 01/25/16	EXPIRATION DATE: 10/27/2021	DOCKET #: 180374	COFA #: COFA 18-0834
ADDRESS: 755 MADISON AVENUE <u>27-31 East 65th Street</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1380 / 23

Display This Permit While Work Is In Progress

ISSUED TO:

Irving Sutton
41 East 57th Street
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 October 27, 2015 following the Public Hearing of the same date, voted to approve certain work at the subject premises, as put forward in your application completed on October 1, 2015. This approval will expire on November 13, 2019.

The proposed work, as approved, consists of alterations at the northernmost end of the building's commercial base, including removal of existing storefront cladding and aluminum infill, removing approximately 1'-3" of masonry from above the storefront, and the installation of a new storefront within the enlarged opening, featuring a flat metal framing system, all in a black painted finish; and interior alterations at the cellar, and first floor, including the demolition and construction of non load-bearing partitions and finishes; as shown in existing condition and historic photographs, and drawings labeled Landmark Sheet 1.00 through Landmark Sheet 8, dated October 27, 2015, prepared by Loffredo Brooks Architects P.C., 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 755 Madison Avenue (aka 27-31 East 65th Street) as an apartment building designed by Anthony M. Pavia and built in 1959.

With regard to this proposal, the Commission finds that the base of the building has been highly altered, therefore the removal of the existing aluminum and glass storefront infill, and the elimination of a portion of

the signband will not result in the loss of any significant historic fabric; that the proposed work to create a larger display window is in keeping with the evolving commercial character of Madison Avenue; and that the proposed storefront opening will maintain a rhythm which relates harmoniously to the adjacent storefronts on Madison Avenue. 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 be submitted to the staff of the Commission for review and approval.

Subsequently, on January 13, 2016, the Landmarks Preservation Commission received final drawings labeled Landmark Sheet 1 through Landmark Sheet 8, dated revised April 11, 2015, T, G-100.00 through G-500.00, DM-001.00, A-002.00 through A-004.00, prepared by Frank S. Loffredo, R.A., and DM-101.00, S-001.00 and S-101.00, dated December 29, 2015, prepared by John A. Baranello, Jr..

Accordingly, staff reviewed the drawings and found that the proposal 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 18-0834 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 Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
James Conklin/Adria Silva/Alex, Domani Consulting

cc: James Conklin/Adria Silva/Alex, Domani Consulting; Caroline Kane Levy, Deputy Director of Preservation/LPC