



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> 02/26/16	<b>EXPIRATION DATE:</b> 1/8/2021	<b>DOCKET #:</b> 180518	<b>COFA #:</b> COFA 18-2652
<b>ADDRESS:</b> 801 MADISON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1382 / 21

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

ISSUED TO:

**Mathew Harrison**  
 c/o Acadia Realty Trust/801 Madison Ave Owner LLC  
 1311 Mamaroneck Avenue, Suite 260  
 White Plains, NY 10605



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 8, 2015, following the Public Hearing of the same date, voted to approve a proposal to reconstruct the façade at the subject premises, as put forward in your application completed on August 13, 2015, and as you were notified in Status Update Letter 17-6375, issued on September 9, 2015.

The proposal, as approved consists of demolition of the primary façade, including the removal of the granite and stucco cladding and windows; and construction of a new façade, featuring limestone cladding at the first and second floors; and red-brown sandstone at the third through fifth floors; as shown on fourteen (14) presentation slides labeled LPC-01 through LPC-14 dated September 1, 2015, prepared by Page Ayres Cowley Architecture, LLC, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper East Side Historic District designation report describes 801 Madison Avenue as a neo-Grec style rowhouse designed by Thom & Wilson, built in 1881 and altered in a modern style by Carl Schwartz in 1970; and that the scale of the building contributes to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that 801 Madison Avenue was constructed as one of a row of five rowhouses, all of which had two-story commercial extensions added over time, and that the upper floors of the primary façade of 801 Madison Avenue are not in the same plane as the other rowhouses on the block and features a modern

cladding installed in 1970.

With regard to this proposal, the Commission found that the building has been highly altered, and the proposed primary façade reconstruction will not eliminate significant architectural features or material from the building; and that the proposed work is supportive of the special architectural and historic character of the building and the Upper East Side Historic District.

However, in voting to grant this approval, the Commission required that the cladding material be granite, in a similar color, style, and pattern as the original from 1970; that the proposed design maintains the 1970 appearance in terms of window placement, proportion, style and depth, and cornice design; and that the approval includes the staff-approved alterations, specifically that the first and second floor masonry surrounds will be limestone. The Commission also stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on February 18, 2016, the staff received drawings labeled T-001.00, G-001.00, DM-100.00 through DM-102.00, A-100.00 through A-102.00, A-200.00, A-400.00, A-401.00, A-600.00, A-601.00 dated February 17, 2016, prepared by Page Ayres Cowley, R.A.; S-100.00, S-101.00, S-200.00, S-201.00 dated February 12, 2016, prepared by Rodney D. Gible, P.E. Accordingly, the staff of the Commission reviewed the drawings and finds that the recladding material is a similar color, style, and pattern as the original stone from 1970; that the revised design maintains three bays of punched openings, simple window surrounds, single-light fixed windows, and streamlined cornice; and that the first and second floors have limestone cladding. Staff also noted the inclusion of the following additional work: the installation of storefront infill, featuring bronze framing with a central window flanked by glazed doors, a bronze spandrel panel at the first floor and a window at the second floor measuring 15'2" x 8'10"; and interior alterations, including demolition and construction of non-bearing partitions and finishes. With regard to these changes, the Commission finds that the proposed storefront infill is in accordance with the provisions of the Madison Avenue Master Plan approved under Certificate of Appropriateness #01-4195, issued on January 29, 2001; and that the interior alterations will have no effect on significant protected features of the building, and that, otherwise, the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and this Certificate of Appropriateness 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 Sarah Ripple.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Eric DiFronzo, Page Ayre Cowley Architect

cc: Carly Bond, Deputy Director of Preservation, LPC