



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: 05/09/16	EXPIRATION DATE: 9/22/2021	DOCKET #: 185490	COFA #: COFA 18-5619
ADDRESS: 706 MADISON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1377 / 58

Display This Permit While Work Is In Progress

ISSUED TO:

William Friedland
706 Madison, LLC
22 East 65th Street
New York, NY 10065



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 22, 2015, following the Public Hearing of the same date, voted to approve sidewalk replacement at the subject premises, as put forward in your application completed August 27, 2015, and as you were notified in Status Update Letter 17-6924 (LPC 17-5110) issued on September 22, 2015.

The proposal, as approved, consists of the removal of the existing concrete sidewalk; installation of new bluestone pavers and tree pit curbs; construction of pedestrian ramps at the corner; and installation of raised planter boxes. The proposal was shown in presentation slides labeled LPC-01 through LPC-07 dated September 22, 2015, prepared by Page Ayres Cowley Architects, 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 706 Madison Avenue as a neo-Federal style building designed by Merwin Shradly and built in 1940, a neo-Federal style bank building designed by Frank Easton Newman and built in 1921, and an empty lot with a brick wall; 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.

With regard to the proposal, the Commission found that the concrete sidewalk to be removed is not a

significant feature of the building or district; that although concrete sidewalks are the predominant paving material in front of buildings constructed or largely reconstructed in the 20th century in this historic district, there is some remaining bluestone at the earlier rowhouses and some distinctive paving throughout the district, including bluestone at some 20th century apartment buildings and that the presence of bluestone at this sidewalk will relate to these discrete installations found elsewhere in this district; and that therefore the proposed work will be harmonious with the building and streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper East Side Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission 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 April 22, 2016, the Landmarks Preservation Commission received final drawings BPP-001.00 and BPP-002.00 dated April 21, 2016, prepared by Page Ayres Cowley, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal 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 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 Ayres Cowley Architects, LLC

cc: Carly Bond, Deputy Director of Preservation, LPC