



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 NO EFFECT

<b>ISSUE DATE:</b> 08/10/21	<b>EXPIRATION DATE:</b> 8/10/2025	<b>DOCKET #:</b> LPC-21-09772	<b>CNE</b> CNE-21-09772
<b>ADDRESS:</b> 677 MADISON AVENUE Apt/Floor: 1st-2nd		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1376 / 122
Upper East Side Historic District			

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

ISSUED TO:

**Carlos Lopez**  
**888 7th Avenue**  
**New York, NY 10019**

**NOT ORIGINAL  
 COMPUTER-GENERATED COPY**

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on July 15, 2021.

The approved work consists of exterior work at and surrounding the storefront at the ground and second floors of the Madison Avenue facade, including the removal of the modern masonry cladding; the installation of new undulating concrete cladding (engraved concrete panels) at the enframing; the installation of black painted metal cladding at the existing metal framing of the storefront infill; the installation of metal pin-mounted letters, painted black, at the signband between the first and second floors ("ISABEL MARANT"); and the installation of white painted metal signage mounted to the interior of the ground floor display windows ("ISABEL MARANT"); and work at the rear facade, including the removal of brick infill from two (2) masonry openings at the ground floor and the installation of windows within the openings, as described and shown in a page with existing condition photographs labeled A-001.02, and drawings labeled T-100.01, G-001.00, A-100.00, A-101.03, A-102.00, A-500.02, and A-900.02, dated (revised) July 15, 2021 and prepared by Stefano Morisi, R.A., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 677-679 Madison Avenue, as an Italianate style rowhouse, constructed in 1871 and

designed by John G. Prague; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District.

With regards to the proposed work, the Commission finds that the work is in accordance with Section 12-03 for the Implementation Rules for the District Master Plan for Storefronts on Madison Avenue in the Upper East Side Historic District; and Section 2-14 for Window and Doors, including Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades. Furthermore, with regard to these aspects, the Commission finds that the work complies with the District Master Plan, including Section 3(a) for storefronts, category green; Section 4(a) for awnings; and Section 4(b) for signage. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Misha'el Shabrami.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Stefano Morisi, R.A.

cc: Bernadette Artus, Deputy Director; Stefano Morisi, R.A.,