

Alida Camp  
Chair



505 Park Avenue, Suite 620  
New York, NY 10022  
(212) 758-4340

Will Brightbill  
District Manager

(212) 758-4616 (Fax)  
info@cb8m.com – E-Mail  
www.cb8m.com – Website

**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, February 4, 2019 – 6:30PM  
92<sup>nd</sup> Street Y – Warburg Room  
1395 Lexington Avenue (between 91<sup>st</sup> and 92<sup>nd</sup> Streets)**

*Please note: The resolutions contained in the committee minutes are recommendations submitted by the committee chair to the Community Board. At the monthly full board meeting, the resolutions are discussed and voted upon by all members of Community Board 8 Manhattan.*

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8M ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within an Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, February 20, 2019, at the Ramaz School, Auditorium (125 East 85<sup>th</sup> Street, between Lexington and Park Avenues) at 6:30PM.** They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

### Agenda

**1. 760 Madison Avenue (between East 65<sup>th</sup> and East 66<sup>th</sup> Streets) – Upper East Side Historic District** Rick Cook and Brandon Specketer, CookFox. Application is to demolish a non-historic four-story building at 760 Madison Avenue and construct a new building on the site. The application also includes work on existing buildings at 19 and 21 East 65<sup>th</sup> Street: rooftop additions, alterations and new construction at light well and rear, and storefront infill.

**WHEREAS** there are currently four buildings in the assemblage, 760 Madison Avenue, 21 East 65<sup>th</sup> Street, 19 East 65<sup>th</sup> Street, and 762 Madison Avenue;

**WHEREAS** the four-story Armani retail building at 760 Madison and the rear of 21 East 65<sup>th</sup> Street will be demolished;

**WHEREAS** a new, fourteen story condominium building with a two-story retail base is proposed;

**WHEREAS** the new retail base will become the new Armani store;

**WHEREAS** the new building will be smaller than the maximum size building allowed under the Zoning Resolution;

**WHEREAS** the zoning floor area permitted on the 760 Madison lot is 105,370 square feet and the zoning floor area proposed is about 82,723 square feet;

**WHEREAS** the building will be 118 feet high to the top of the street wall with an overall height to the top of the bulkhead of 189 feet;

**WHEREAS** the first floor of the store will have retractable awnings;

**WHEREAS** the building will have a 6'-0" deep central recess window wall within the street wall facing Madison Avenue from the second through the ninth floor;

**WHEREAS** the building will have rounded limestone and glass corners on the front walls at its north and south ends;

**WHEREAS** the building will cascade back, with rounded corners, from the top of the ninth floor to the mechanical penthouse;

**WHEREAS** the cascading will create terraces for the apartments at the setbacks;

**WHEREAS** the exterior materials will be limestone with a scalloped finish that is also known as a fluted finish on the avenue and street facades; limestone with a bush hammered finish at the lot line and the rear façades; bronze color coated aluminum and glass storefront and windows; bronze color painted railings at terraces; bronze and glass entry doors; teak handles on the entry doors; bronze color coated aluminum and glass window wall; bronze color coated mechanical penthouse; dark gray granite base; black fabric awnings; and planting on the terrace over the entry to the store in the recess of the street wall;

**WHEREAS** the window wall in the street wall cascading back from the street wall will include a large amount of glazed area to contrast with the limestone;

**WHEREAS** the composition on Madison Avenue will be symmetrical from bottom to top;

**WHEREAS** 762 Madison, a five-story building with a penthouse, will remain unchanged;

**WHEREAS** 19 East 65<sup>th</sup> Street is a nine-story building with a penthouse;

**WHEREAS** 21 East 65<sup>th</sup> Street is a five-story building with a penthouse;

**WHEREAS** 19 East 65<sup>th</sup> Street and 21 East 65<sup>th</sup> street will be combined with the new building;

**WHEREAS** the brick facades of 19 and 21 East 65<sup>th</sup> Street will be preserved and restored;

**WHEREAS** the floor levels of the new building will match the floor levels of 19 and 21 East 65<sup>th</sup> Street;

**WHEREAS** the first floors of 19 and 21 East 65<sup>th</sup> Street have three brick arches each with the central arch on each building wider than the arches either side;

**WHEREAS** the retail entry will be on Madison Avenue; the retail service entry will be through the eastern arch of 21 East 65<sup>th</sup> Street; the residential entry will be through the central arch of 21 east 65<sup>th</sup> Street; and service entry for the residential will be through the western arch of 19 East 65<sup>th</sup> Street;

**WHEREAS** there are precedents in the historic district for the use of scalloped limestone, rounded corners, and cascading tops;

**WHEREAS** the scale of the building and the proportioning of the materials is contextual within the Upper East Side Historic district;

**THEREFORE, BE IT RESOLVED** that this project is **approved** as presented.

**VOTE:**           6 In Favor (Ashby, Baron, Cohn, Helpern, Tamayo, Schneider)  
                  4 Opposed (Birnbaum, Camp, Chu, Harrington)  
                  1 Public Member opposed (Selway)

**David Helpern and Jane Parshall, Co-Chairs**