



Date:	8/9/2022
LPC Docket #:	LPC-22-07982
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 1002 Madison Avenue

**Borough:** Manhattan

**Block:** 1392      **Lot:** 57

**Historic District:** Upper East Side Historic District

**Description:** A neo-Federal style bank building built in 1930. Application is to replace entrance infill and screen the windows.

### COMMISSION FINDINGS

The Commission NOTED 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. The Commission further NOTED that the Upper East Side Historic District designation report identifies Madison Avenue as a unique commercial thoroughfare that has responded successfully to changing needs and uses over time, and a master plan for storefront changes was established to insure the continued presence of stylish storefronts, undergoing regular change to keep up with contemporary design trends; that the building was omitted from the master plan, due to its typology as a bank building; and that the entrance bay was altered prior to designation from a window to a door.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the existing entrance infill and surround are not original, and therefore their removal will not eliminate or damage any significant architectural features;
- that the new modern entrance infill, consisting of paired metal and glass doors and arched fan light, will reinforce the commercial character of Madison Avenue and be in keeping with contemporary storefront infill found throughout the district;
- that the proposed fan light will match the historic original fan light in terms of its size, proportions, and placement, and will be evocative of the original ornament;
- that the profiled transom bar will recall the size and placement of the historic original transom bar;
- that composition of the new entrance infill, featuring a transom bar and lower door rails that align with historic stone features, will support and harmonize with the proportions of significant architectural features at this building;
- that the proposed off-white finish will match the finish of the historic windows, and window and door assemblies;
- that the white fabric window treatments will be set back slightly from the windows and mimic the appearance of translucent window shades, thereby maintaining a level of depth and transparency into the building;
- that the white-painted signage letters will be simply designed;
- and that the proposed work will not detract from the historic and architectural character of the building or the Upper East Side Historic District.

However, in voting to grant this approval, the Commission REQUIRED:

- that the signage be relocated to the new transom bar, or to a plaque to the left of the door.

#### VOTE:

Present: Sarah Carroll, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Everardo Jefferson

7-0-0

In Favor = S.Carroll, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, J.Lutfy, E.Jefferson

Oppose =

Abstain =

Recuse =



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Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law