

February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-01649

**831-837 Madison Avenue – Upper East Side Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

831-837 Madison Avenue, NY
LPC Public Meeting
03 February 2026

1. Site
2. LPC Public Hearing Feedback and Updates
3. Massing Studies Process
4. New Building Proposal
5. Existing Buildings Proposal

1. Site



837

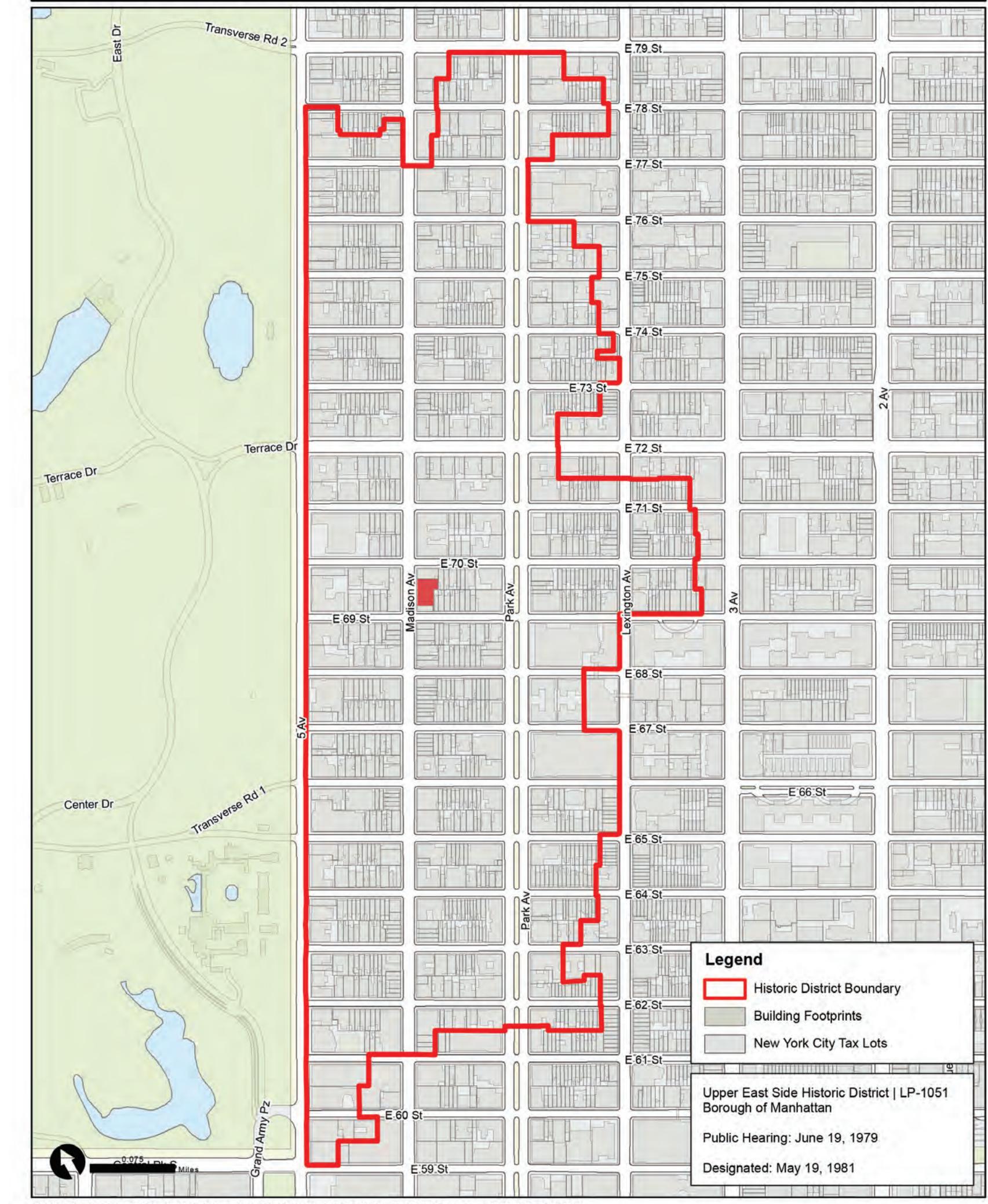
835

833

831

Upper East Side Historic District | LP-1051

NYC Landmarks Preservation Commission



Photograph showing the Front Facades of 831-837 Madison Avenue, New York, NY 10021 and Map situating the properties within the Upper East Side Historic District

2. LPC Public Hearing Feedback and Updates

Main Comments Summary

831 Madison Avenue New Building Design

- South Façade should have more of a primary reading and should serve as a backdrop for the corner building
- Integrate Design/Massing more with lower buildings

833 Madison Avenue Addition

- Reduce visibility

833-837 Madison Avenue Rehabilitation

- Develop more distinction between 833 and 835 Madison Avenue storefronts
- Preserve the top floors of the rear elevations

Digital Visualization displaying the New Building (September 2025)



2. LPC Public Hearing Feedback and Updates

Main Developments Summary

831 Madison Avenue New Building Design

- Side elevations have been refined to introduce more articulation within code allowances
- Additional information regarding the massing is presented

833 Madison Avenue Addition

- The top floor of the addition has been setback to eliminate visibility over the front Façade

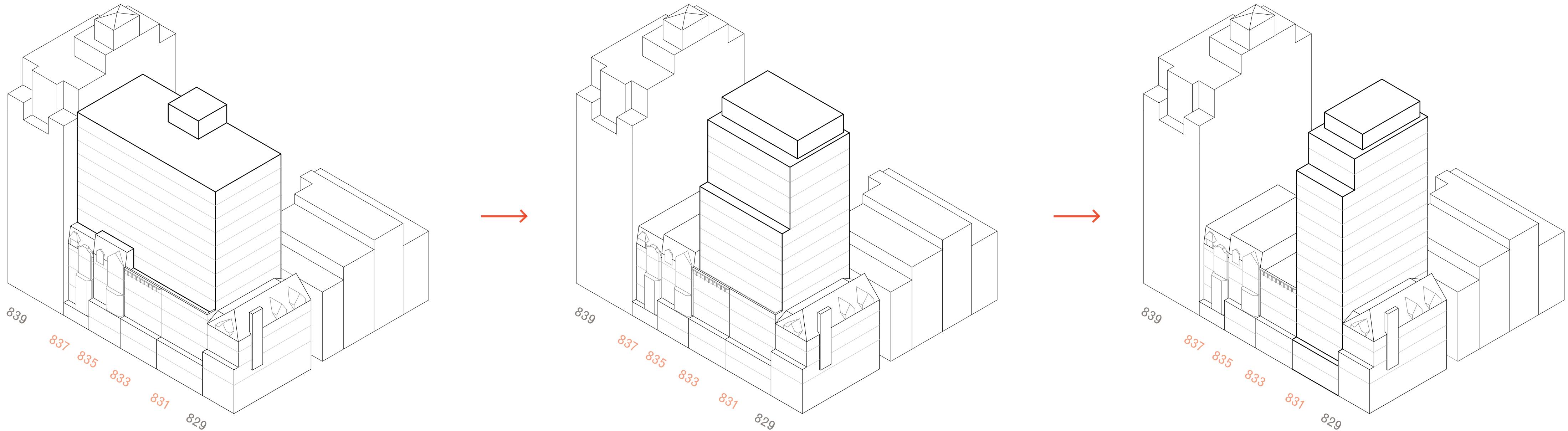
833-837 Madison Avenue Rehabilitation

- Distinction between 833 and 835 Madison Avenue storefronts has been developed
- The proposed full-lot extensions at 835-837 Madison Avenue have been reduced to two floors; the top three floors of 835-837 Madison Avenue will be reconstructed in-kind

Digital Visualization displaying the New Building (February 2026)

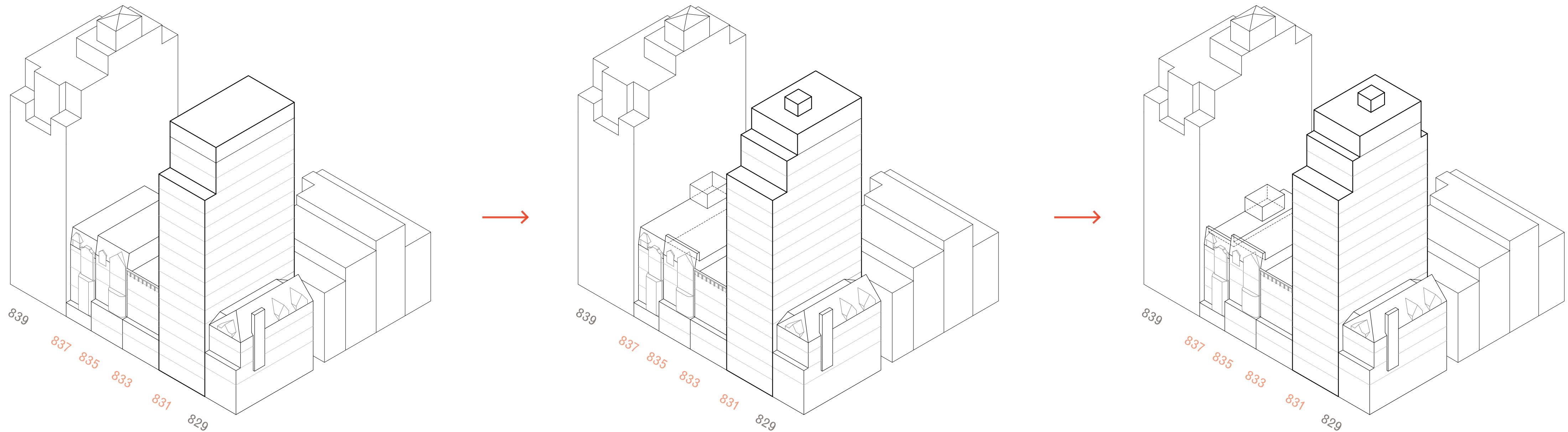


3. Massing Studies Process



Three-Dimensional Volumetric Representation showing the evolution of the Massing Idea

3. Massing Studies Process



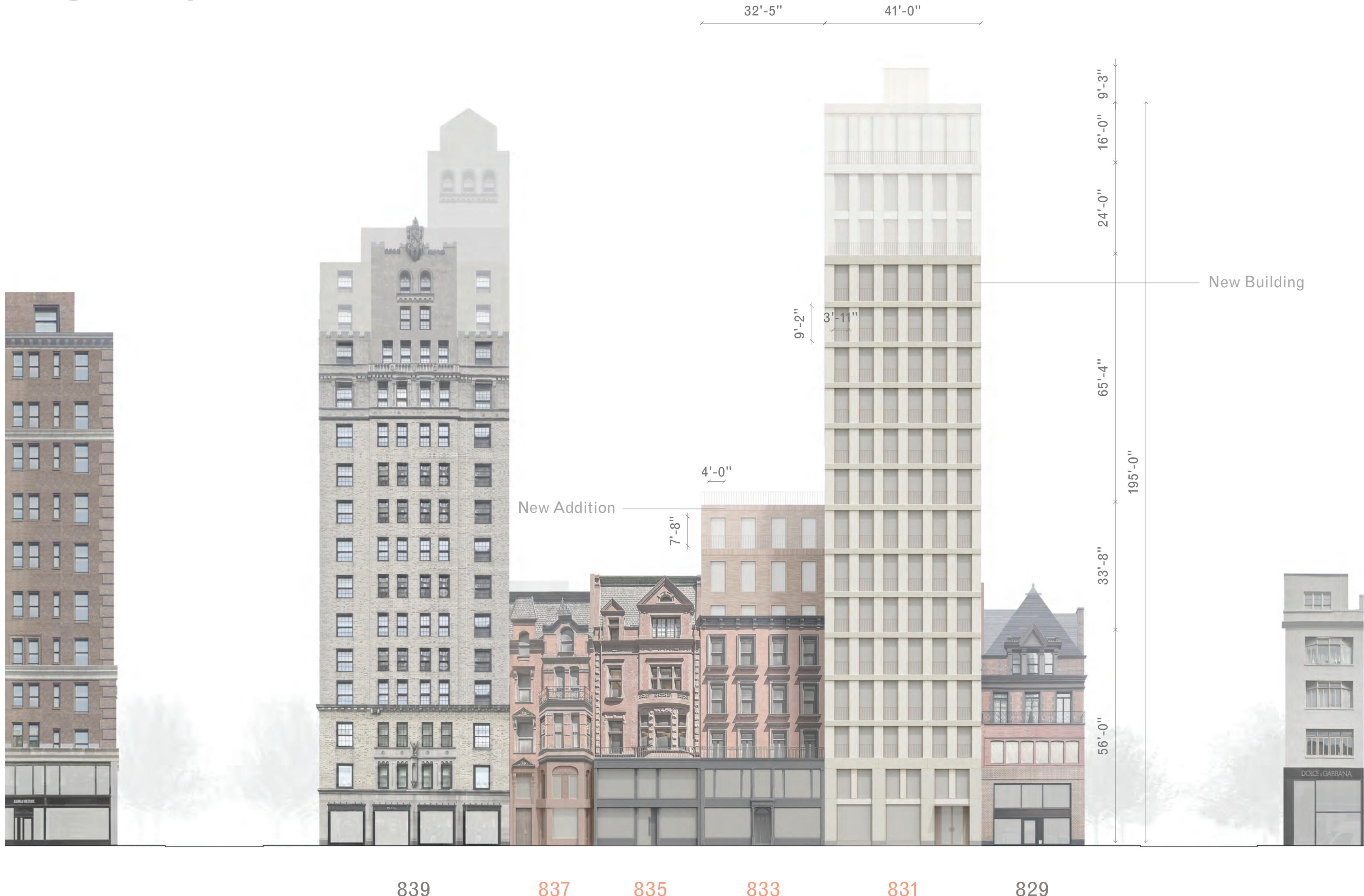
Three-Dimensional Volumetric Representation showing the evolution of the Massing Idea

4. New Building Proposal



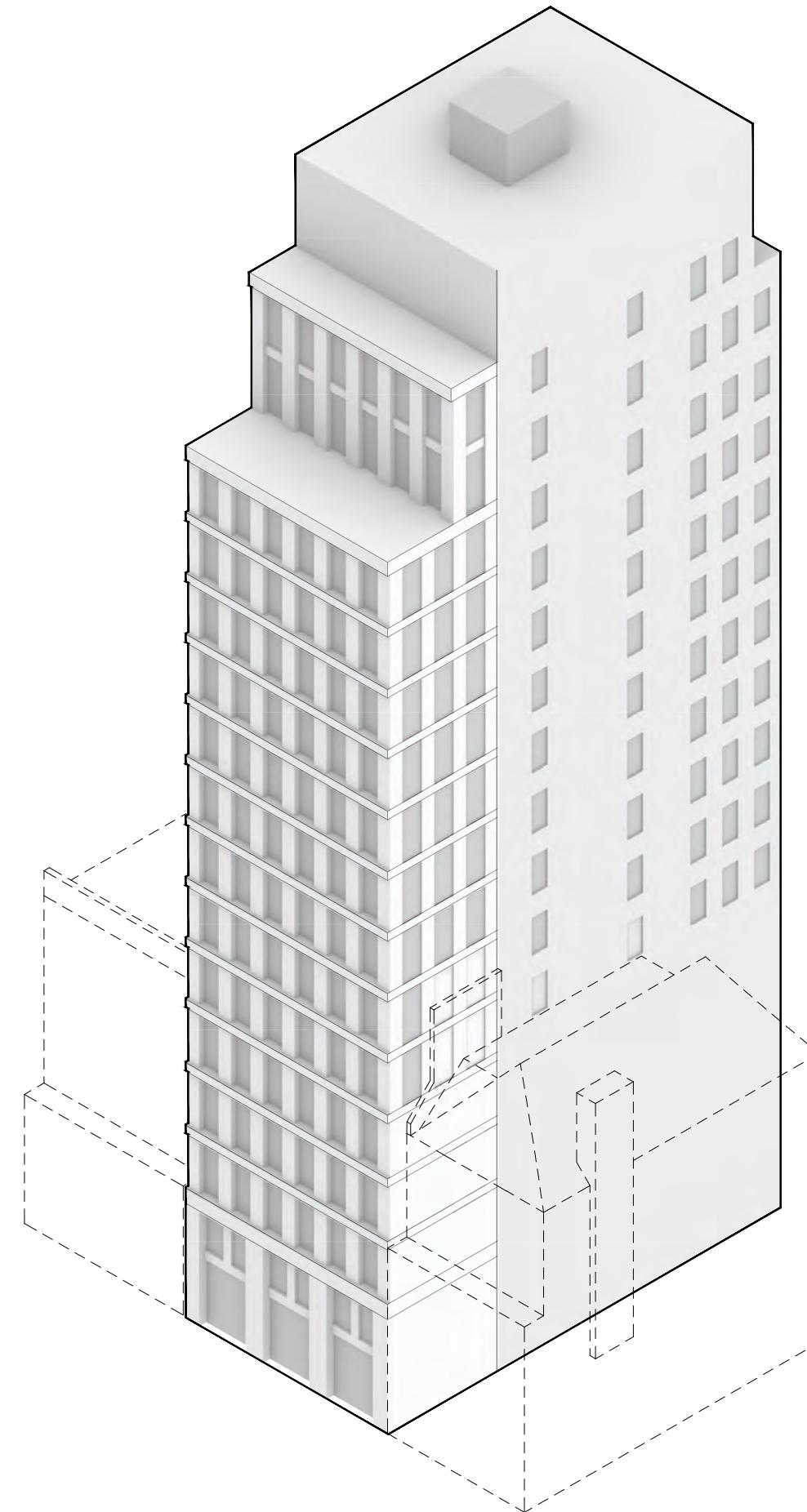
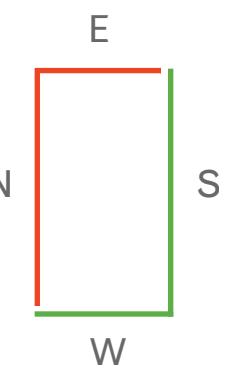
Two-Dimensional Flat Representation showing Dimensions and Colours of the Front Facades of the New Buildings (September 2025)

4. New Building Proposal



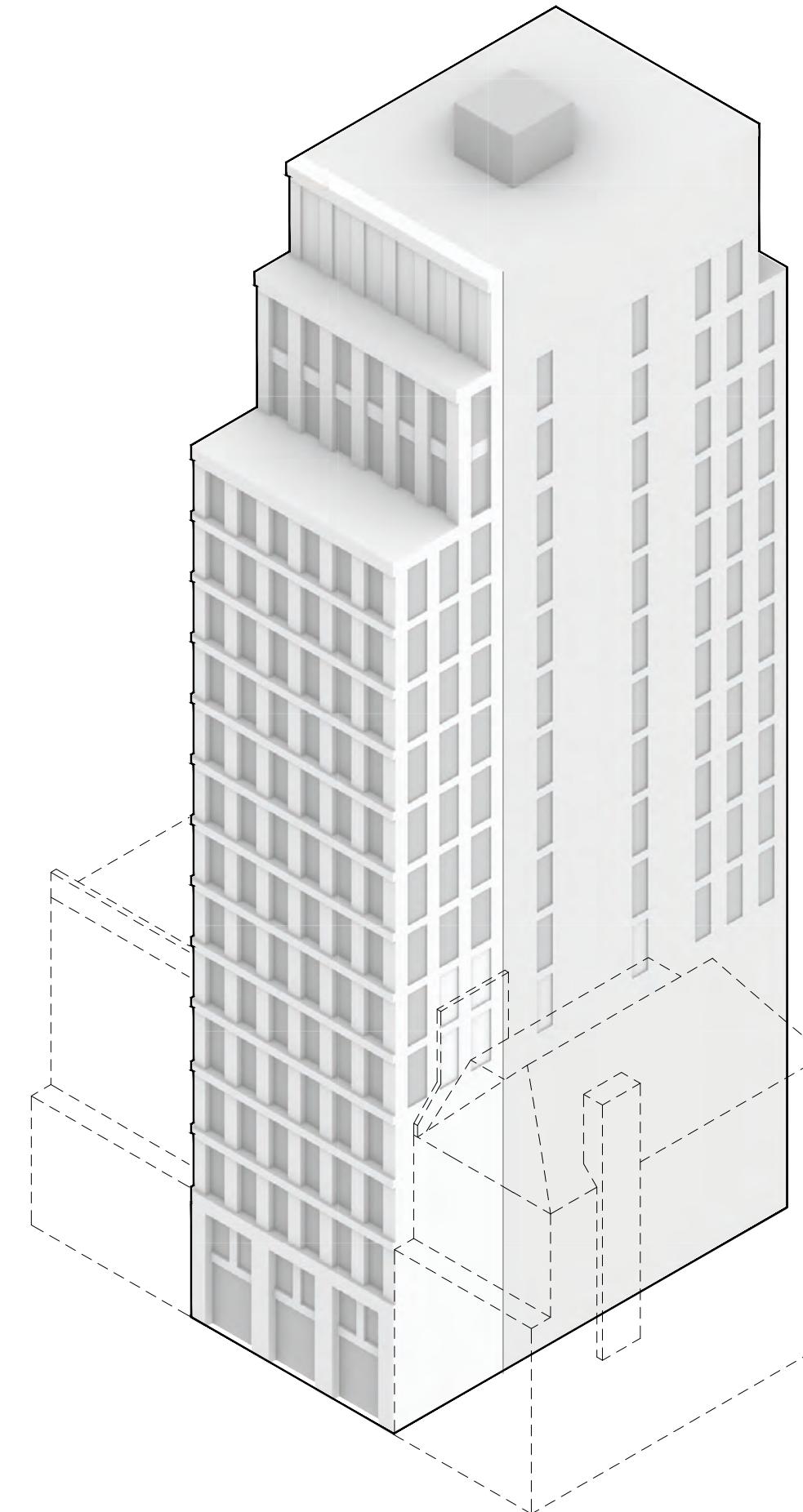
Two-Dimensional Flat Representation showing Dimensions and Colours of the Front Facades of the New Buildings (February 2026)

4. New Building Proposal



September 2025

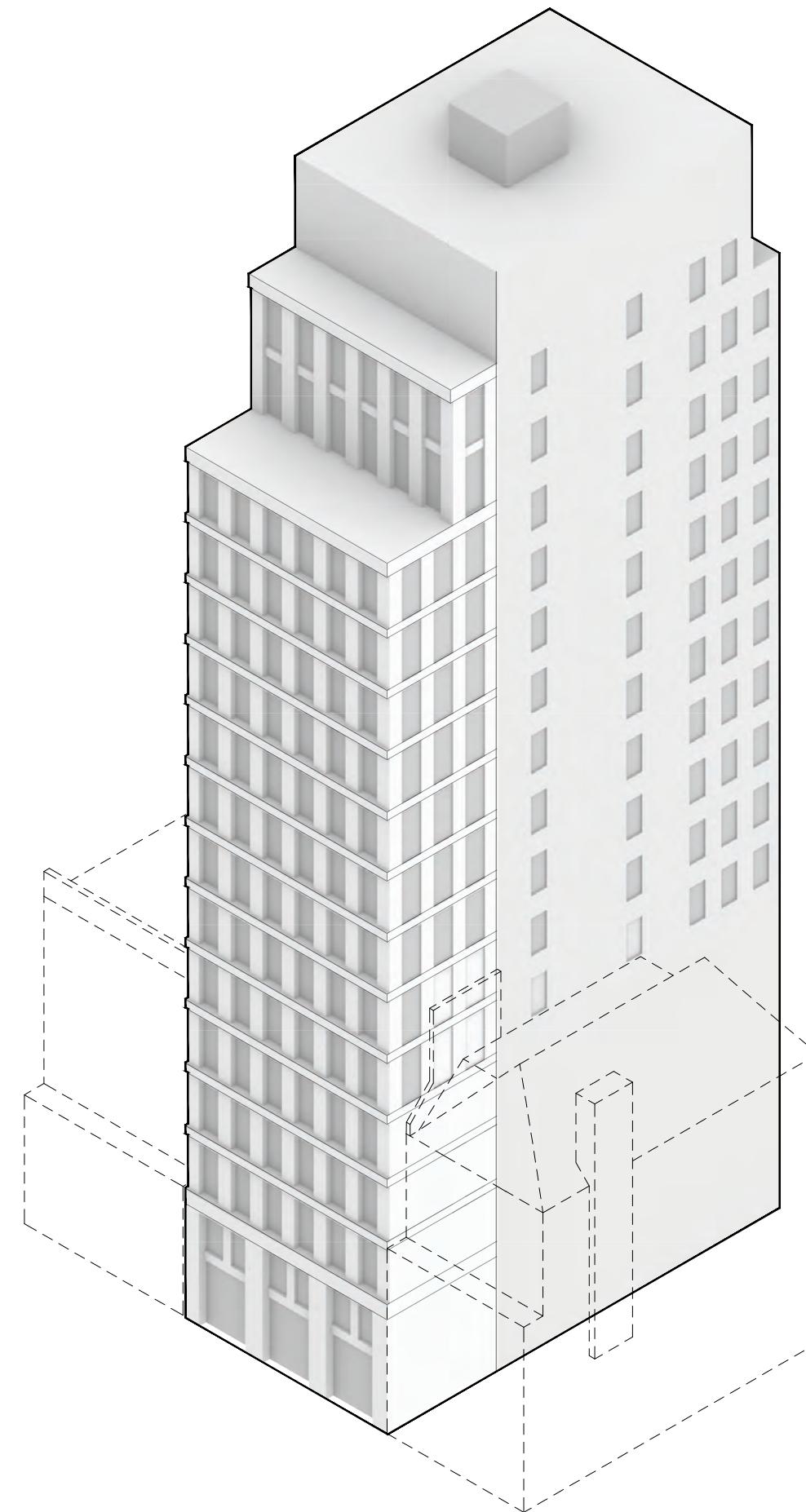
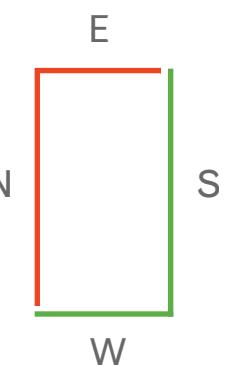
Regularize fenestration



February 2026

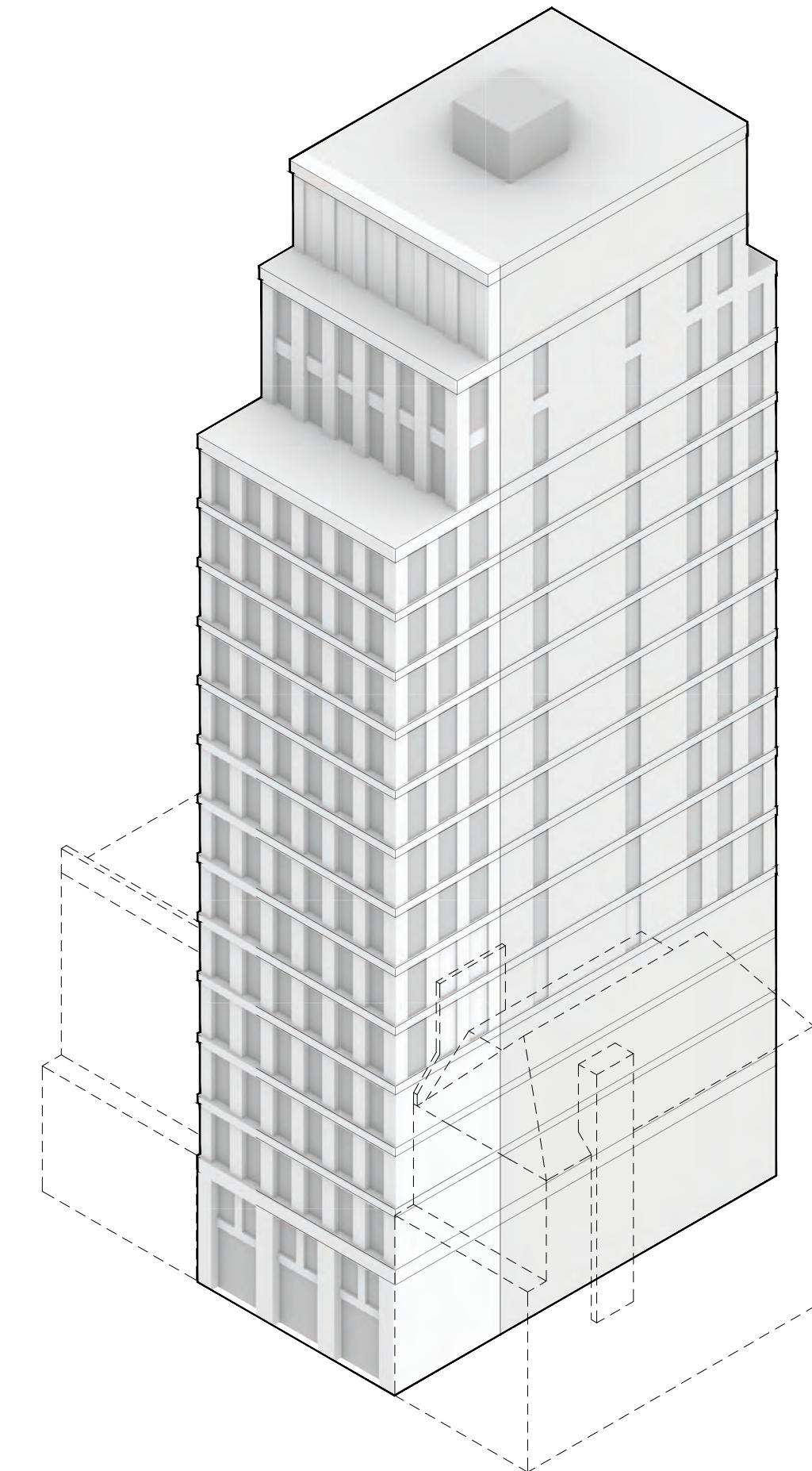
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

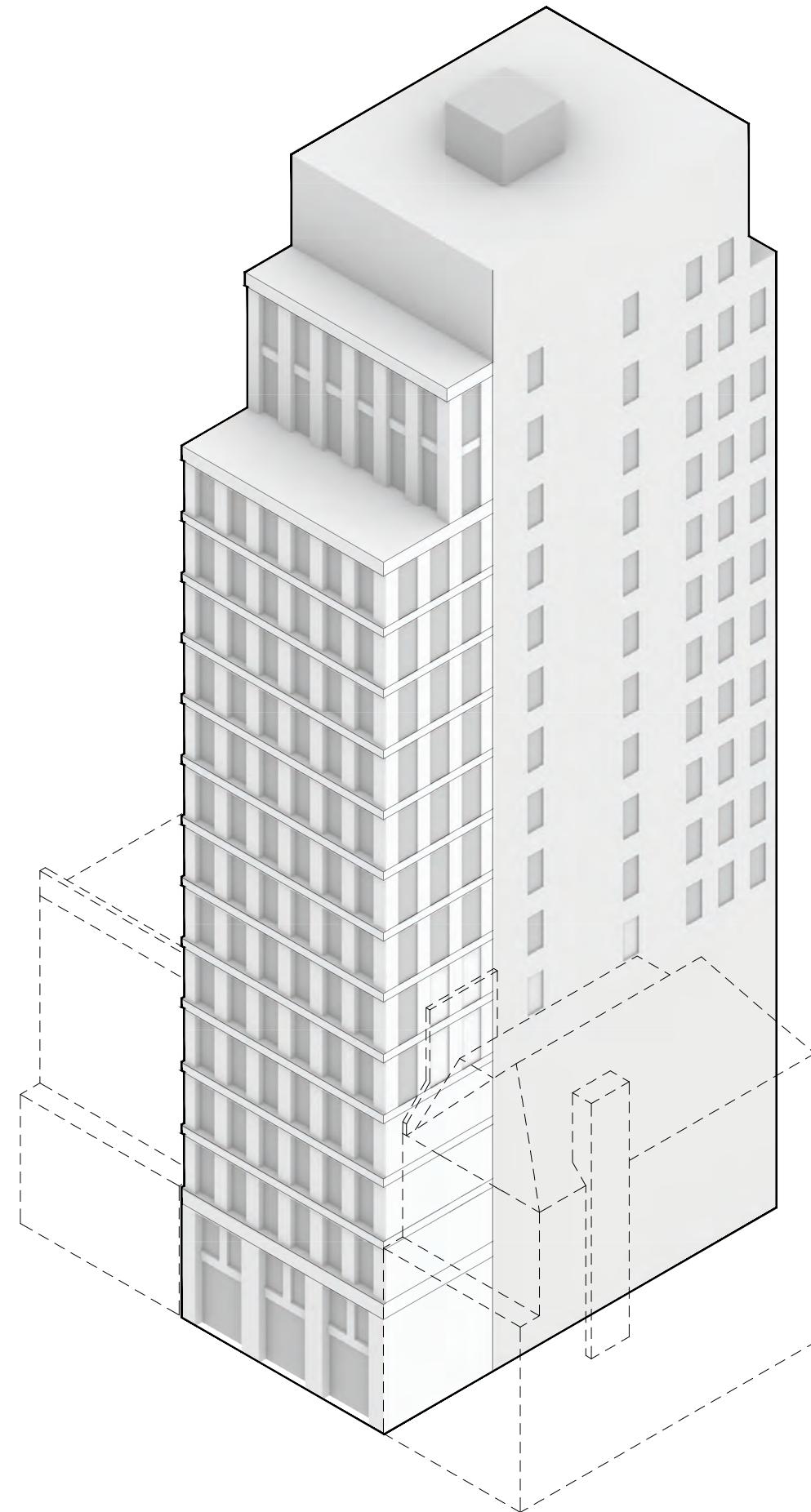
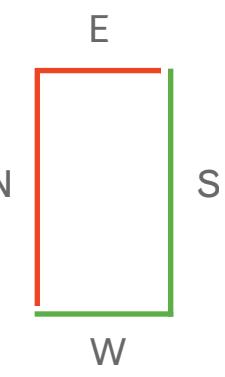
Extend Horizontality



February 2026

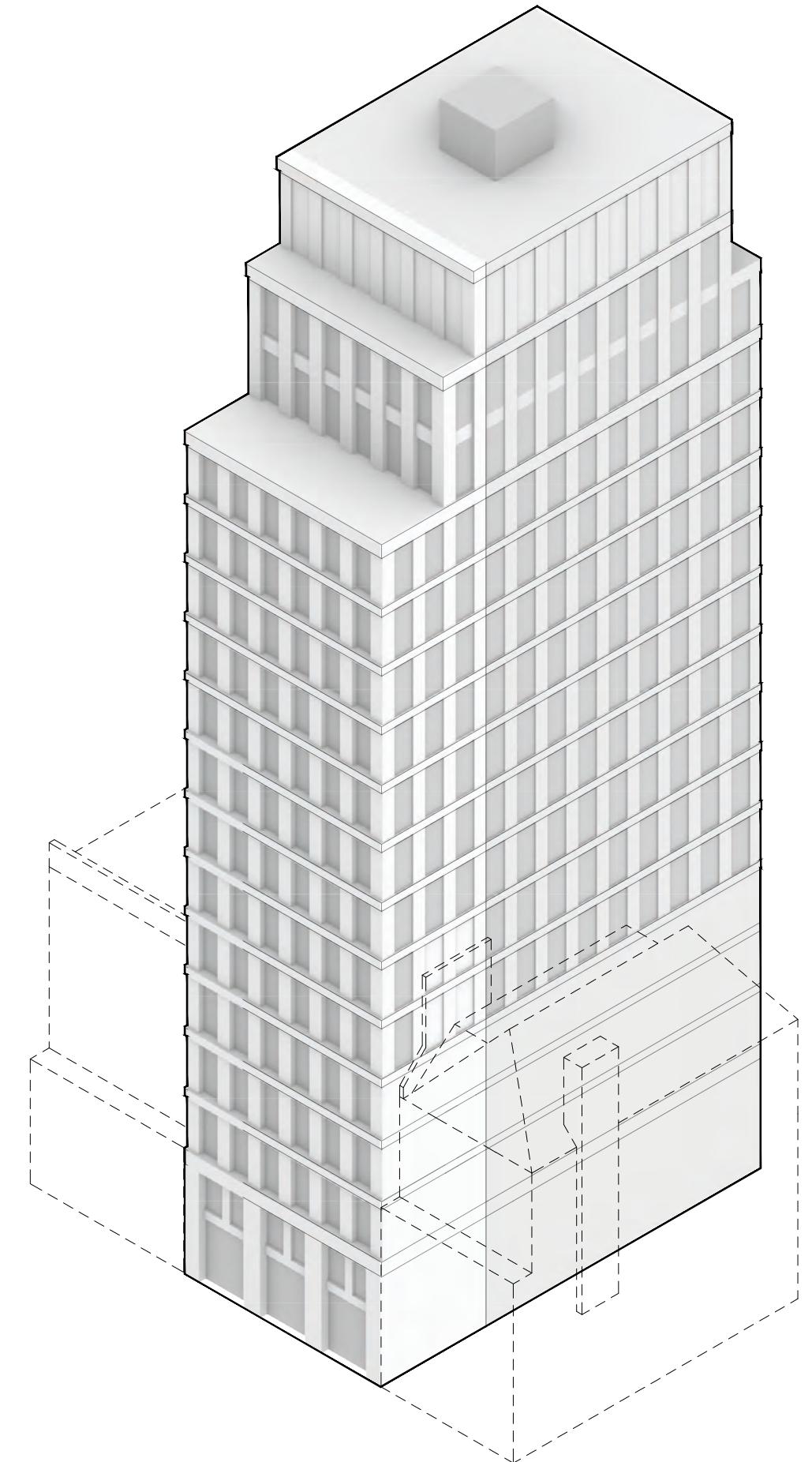
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

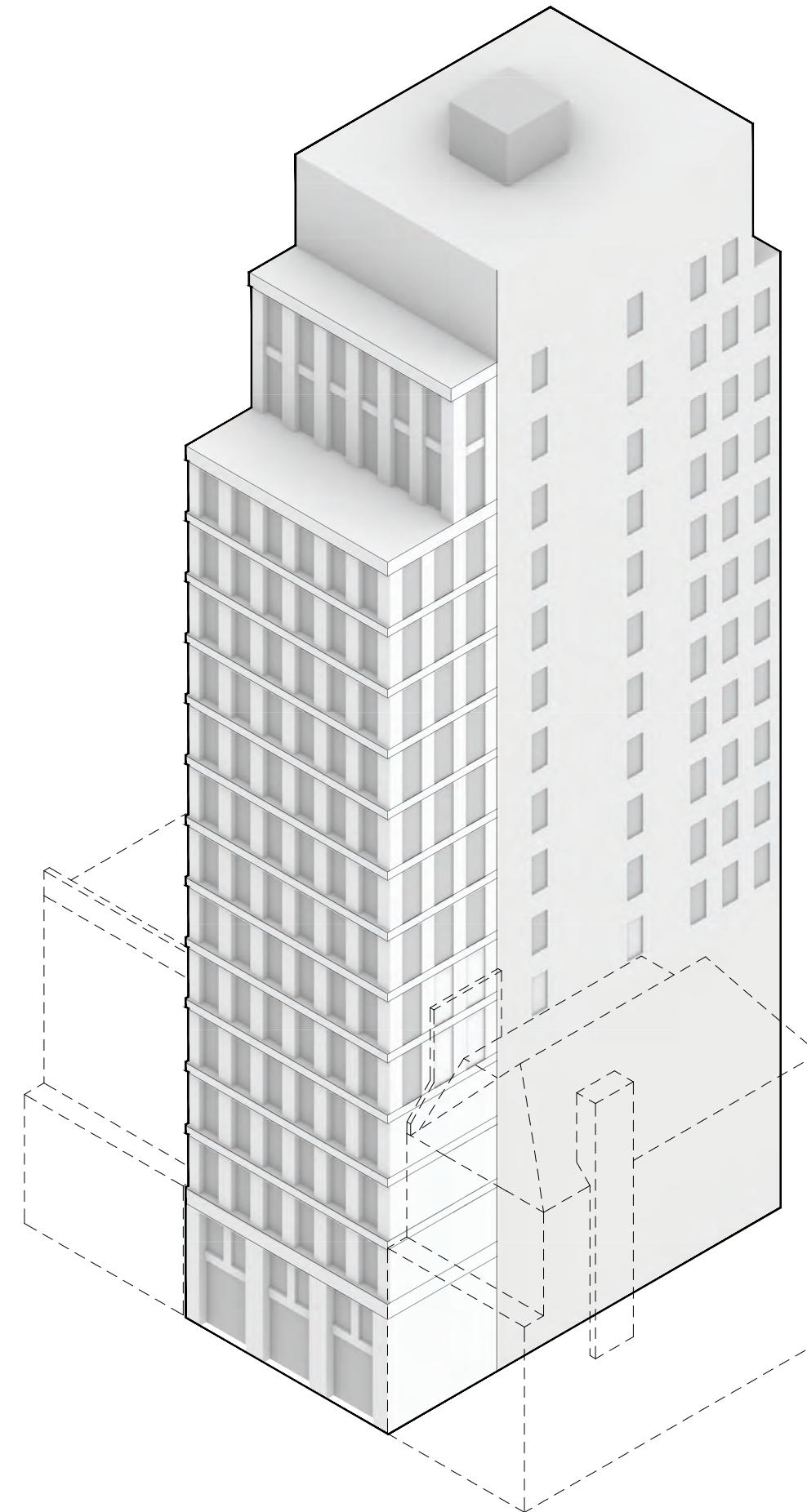
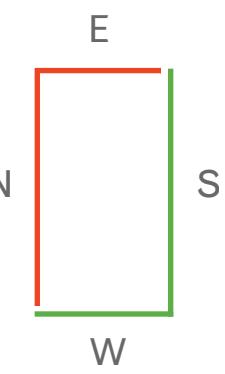
Reproduce Rhythm



February 2026

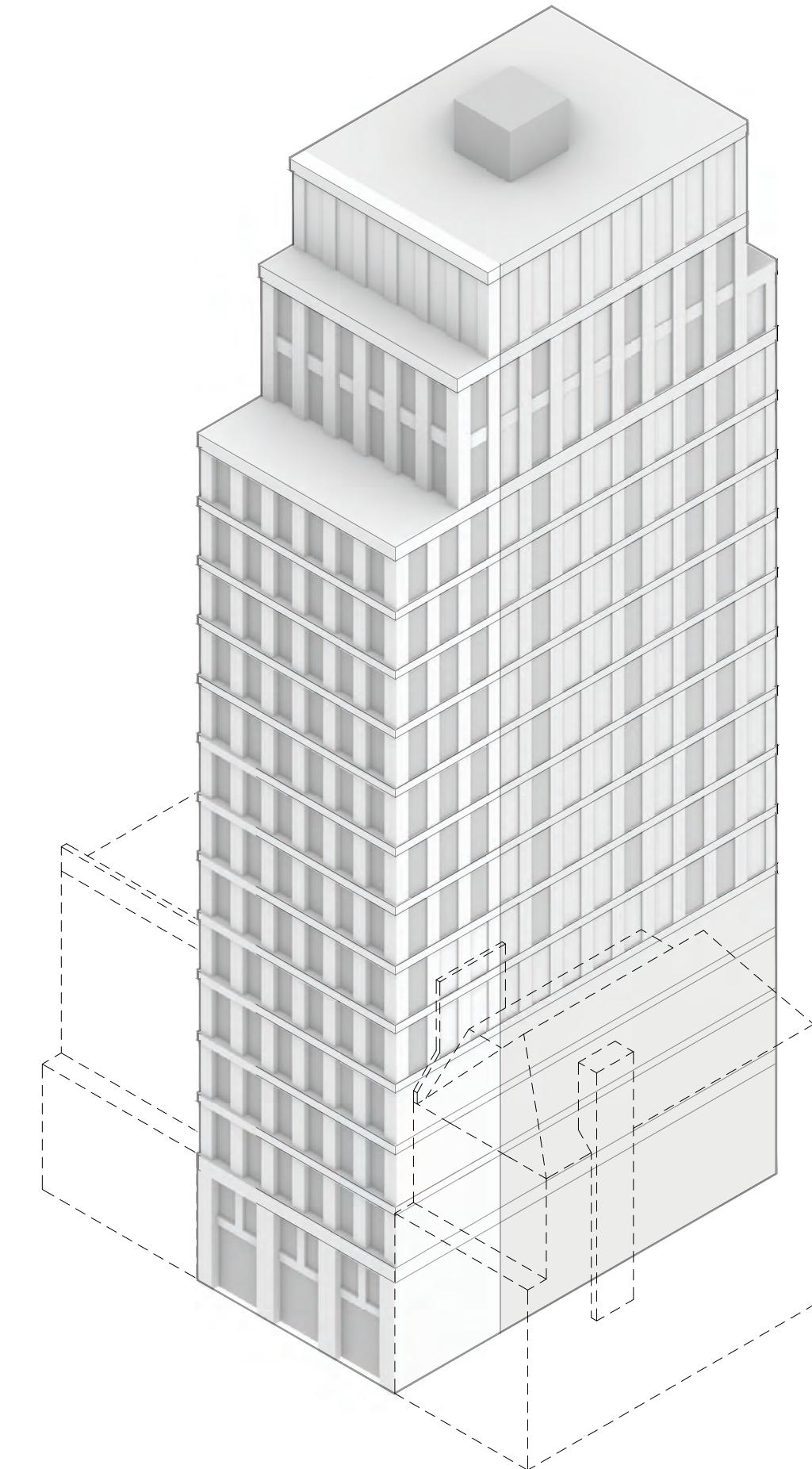
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

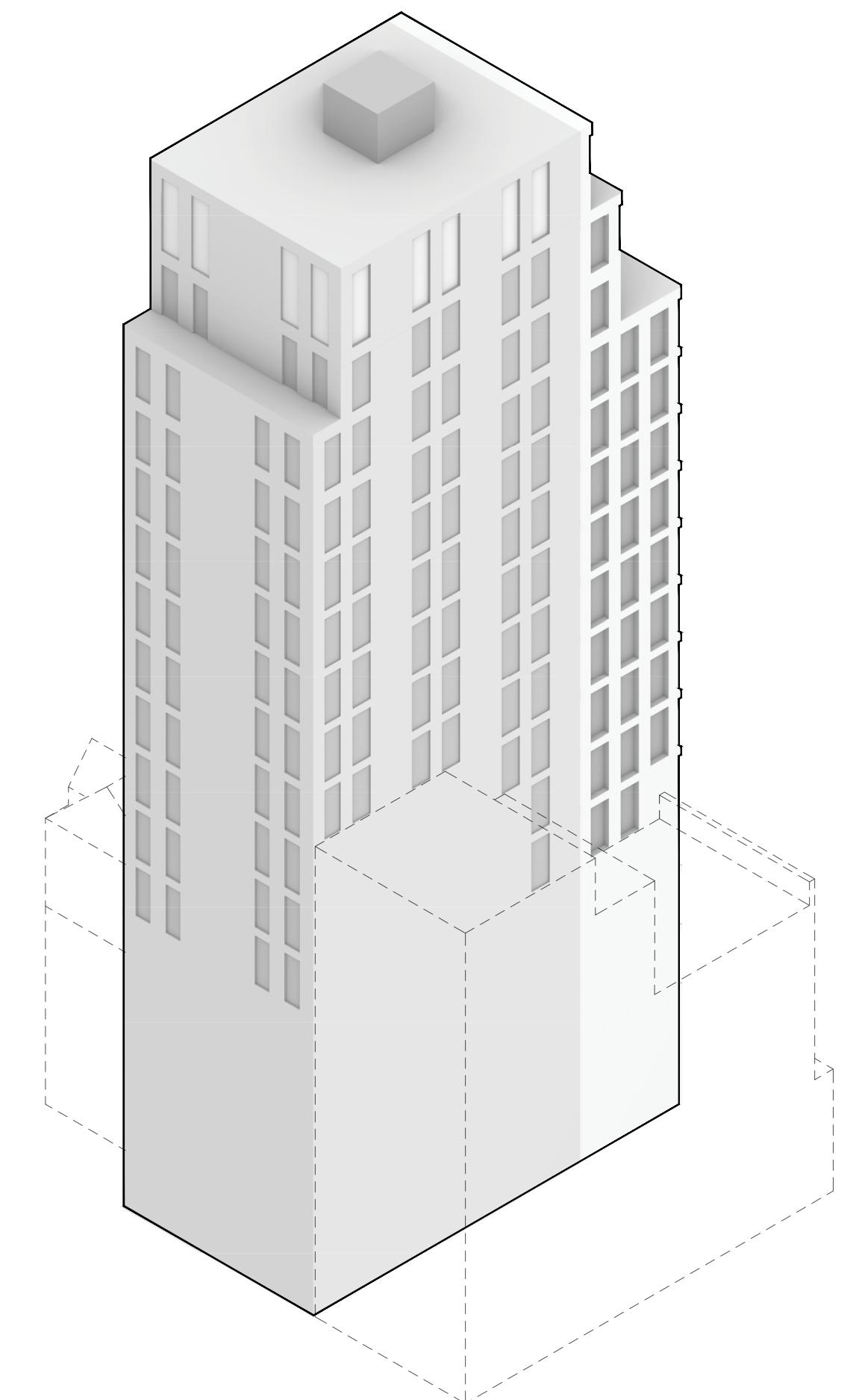
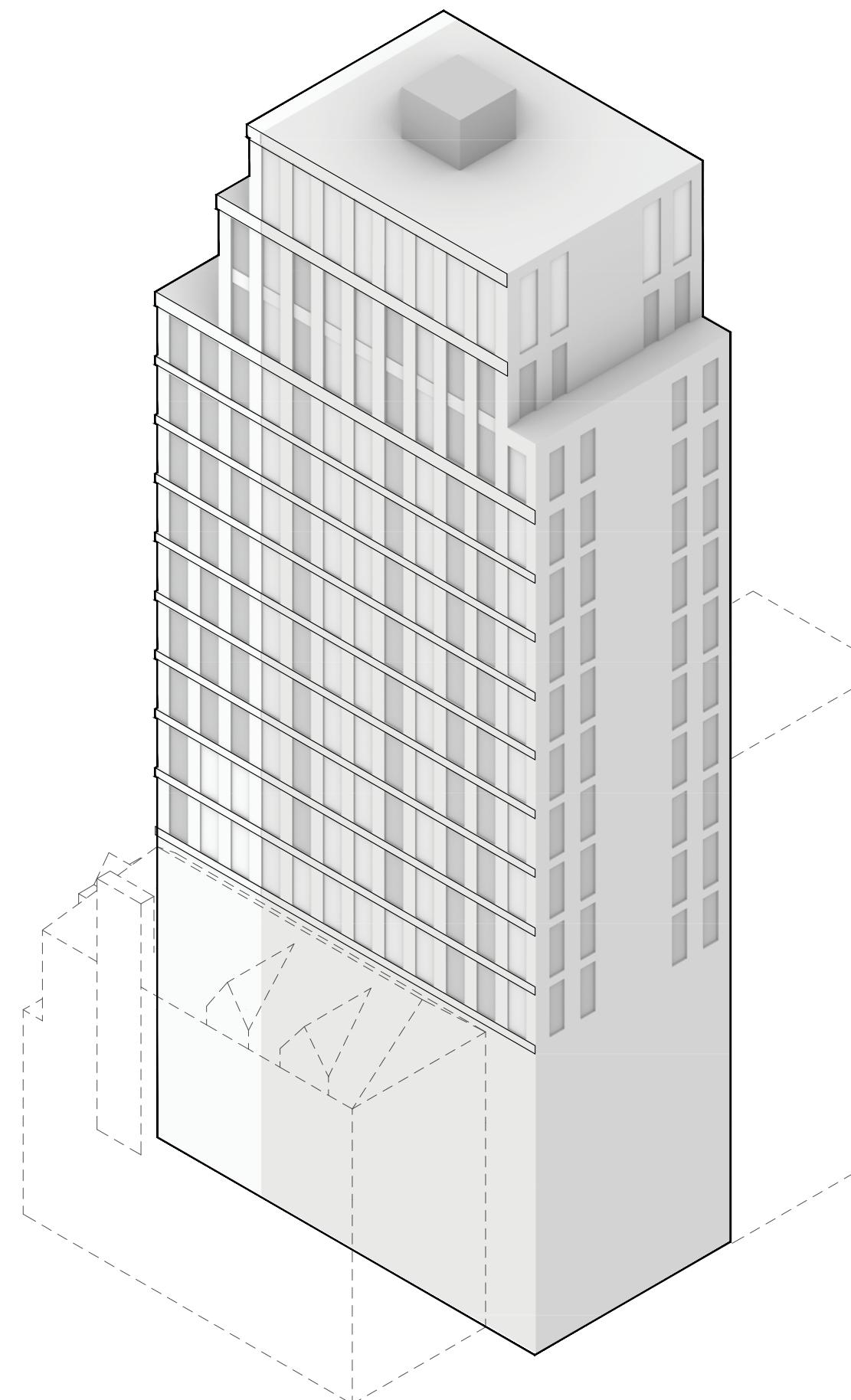
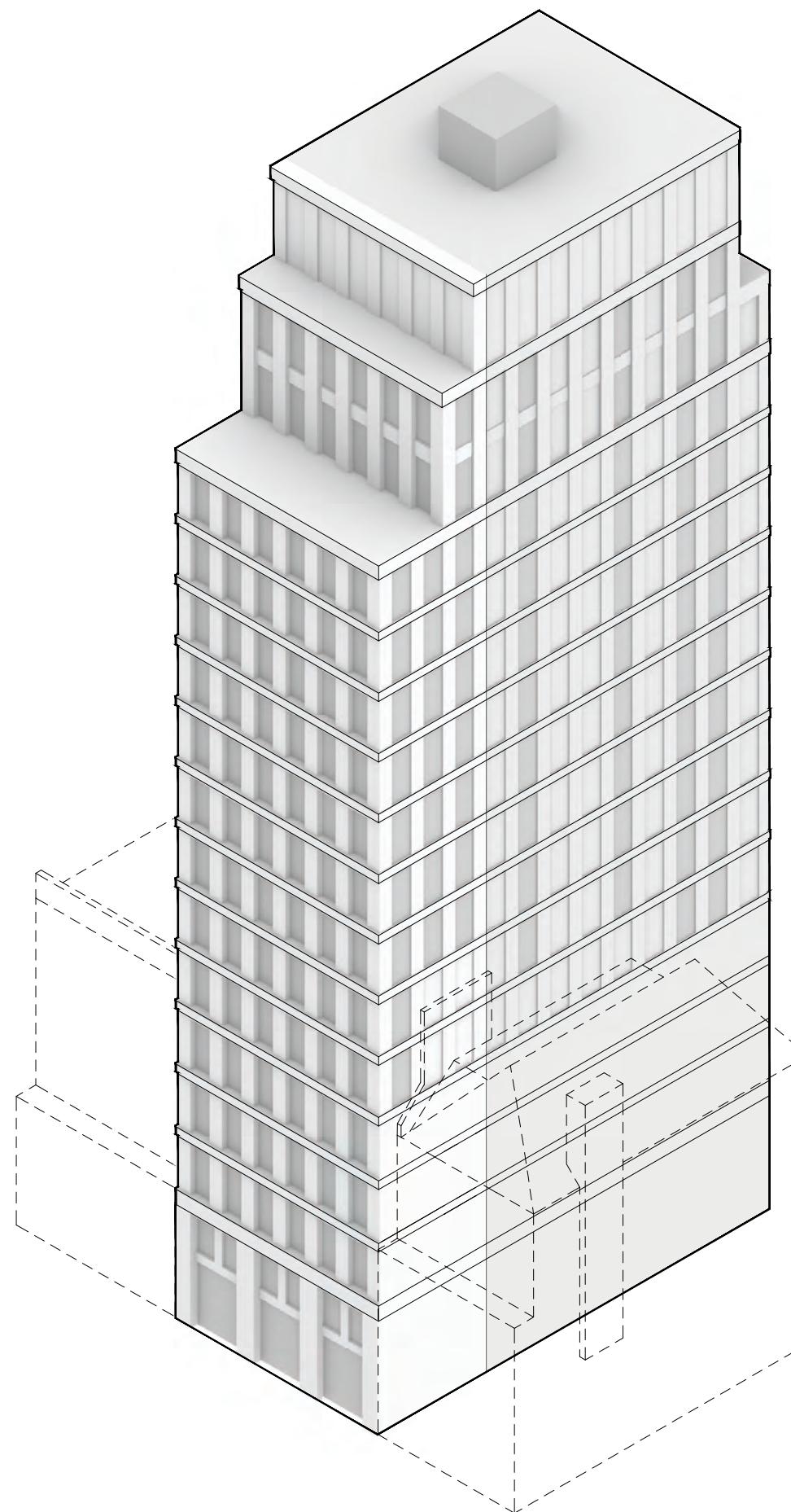
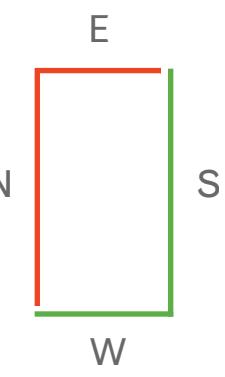
Introduce Opacity



February 2026

Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



February 2026

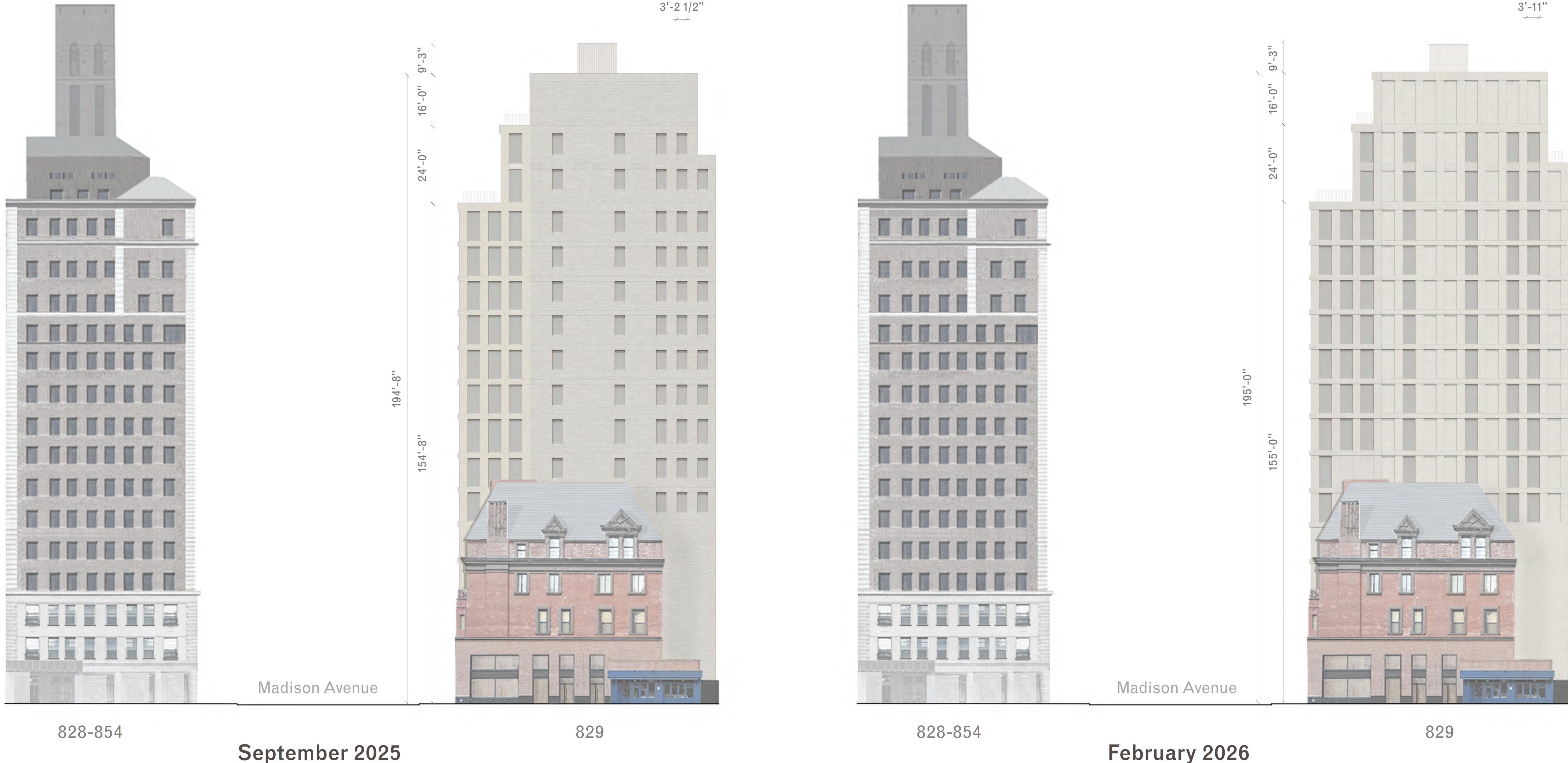
Three-Dimensional Volumetric Representation displaying the Current Approach for the West, South, East and North Façades of the New Building

4. New Building Proposal



Photographs of 921 Madison Avenue Building showing a Double Condition: West and South Façades as Primary Fronts, North and East Façades as Secondary Fronts

4. New Building Proposal



Comparative Two-Dimensional Flat Representation illustrating the Previous and Current Proposal of the South Façade of the New Building

4. New Building Proposal



Comparative Two-Dimensional Flat Representation illustrating the Previous and Current Proposal of the East Façade of the New Building

4. New Building Proposal



September 2025

831

828-854



February 2026

831

828-854

Comparative Two-Dimensional Flat Representation illustrating the Previous and Current Proposal of the North Façade of the New Building

4. New Building Proposal



Digital Visualization displaying the
Limestone Assembly of the West
Façade of the New Building

4. New Building Proposal

Digital Visualization
displaying the transition
between the Limestone Assembly
and the Brick Composition
of the South Façade
of the New Building



4. New Building Proposal

Digital Visualization displaying
the Brick Composition of the
East Façade of the New Building



4. New Building Proposal



Digital Visualization
displaying the transition
between the Limestone Assembly
and the Brick Composition
of the North Façade
of the New Building

4. New Building Proposal

Digital Visualization from the South
showing the New Building within
the Streetscape (September 2025)



4. New Building Proposal

Digital Visualization from the South
showing the New Building within
the Streetscape (February 2026)



4. New Building Proposal

Digital Visualization from the North
showing the New Building in relation
to the Historic Buildings (September 2025)



4. New Building Proposal

Digital Visualization from the North
showing the New Building in relation
to the Historic Buildings (February 2026)



4. New Building Proposal



September 2025



February 2026



Comparative Composite Image from the South-West showing the Previous and Current Proposal of the New Building

4. New Building Proposal



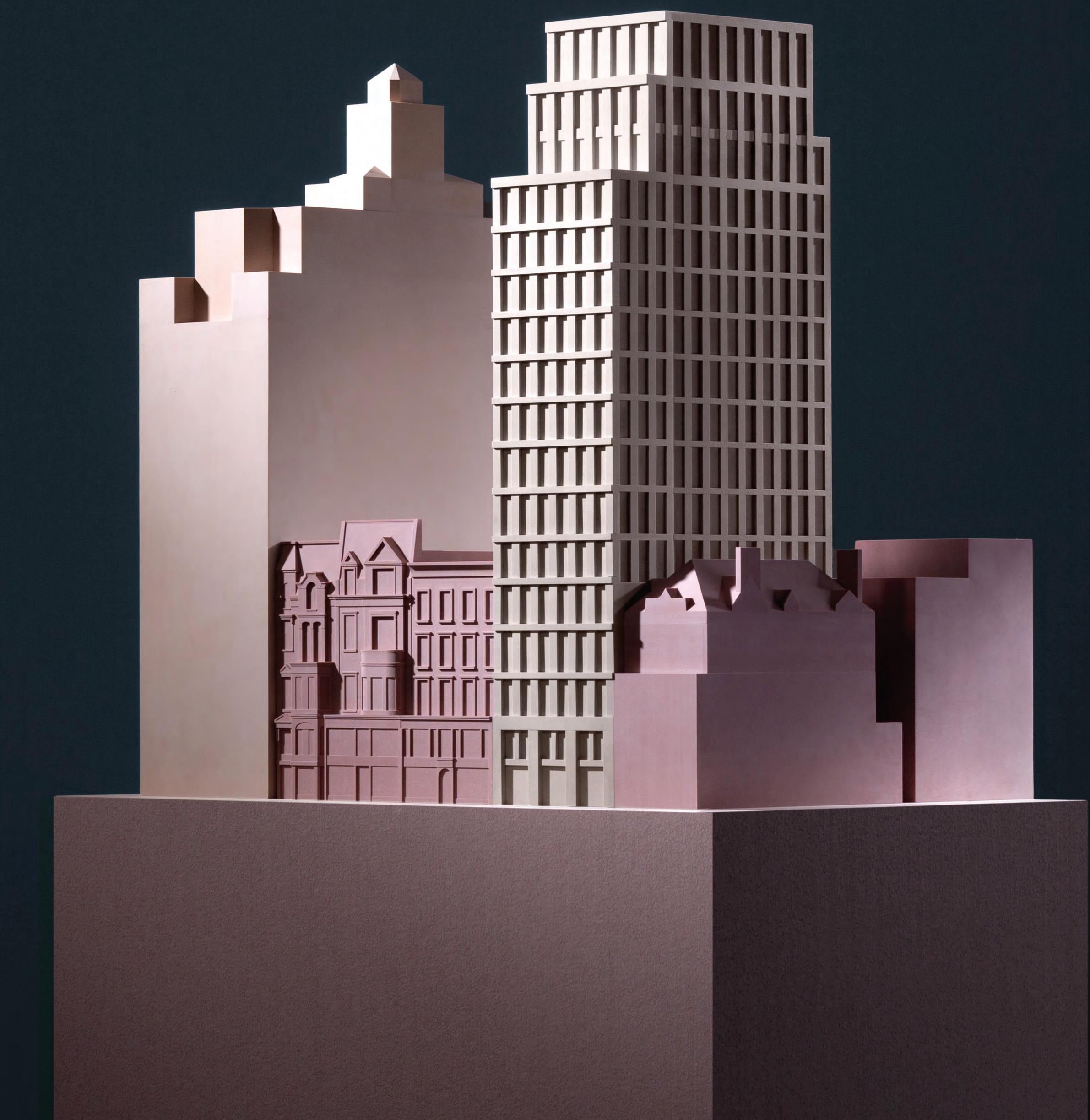
September 2025



February 2026



Comparative Composite Image from the South-East showing the Previous and Current Proposal of the New Building







4. New Building Proposal



September 2025



February 2026

Comparative Digital Visualization displaying the Previous and Current Proposal of the New Addition at 833 Madison Avenue

4. New Building Proposal



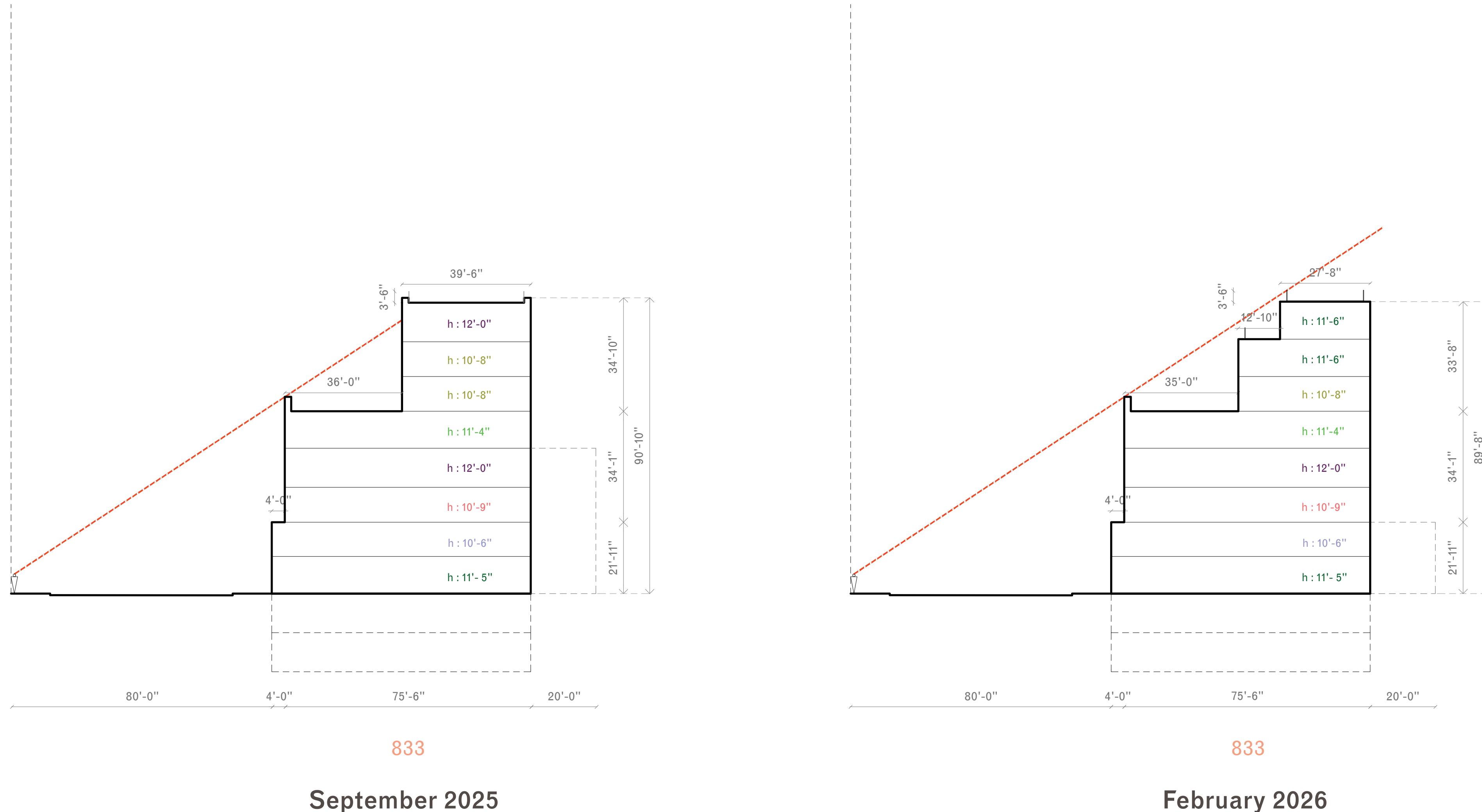
September 2025



February 2026

Comparative Digital Visualization displaying the Previous and Current Proposal of the New Addition at 833 Madison Avenue

4. New Building Proposal



Comparative Sections illustrating the Previous and Current Proposal of the New Addition at 833 Madison Avenue

4. New Building Proposal



Digital Visualization displaying the Rehabilitation of the Existing Buildings and the New Buildings (September 2025)

4. New Building Proposal



Digital Visualization displaying the Rehabilitation of the Existing Buildings and the New Buildings (February 2026)



5. Existing Buildings Proposal



- A. Clean and re-point brick, clean and repair stone trim.
- B. Replace existing windows with new wood windows to match existing.
- C. Remove window AC units, visible cables and pipes.
- D. Scrape and repaint existing sheet metal cornice to match existing.
- E. Scrape, repair and repaint existing metalwork.
- F. Inspect and repair existing pitched roofs; replace shingles in-kind where necessary.
- G. Rehabilitate Retail Levels (2 Floors)

837

835

833

831

Photograph illustrating the Front Facades of the Existing Buildings on Madison Avenue and indicating the scope of the Proposed Interventions

5. Existing Buildings Proposal



Digital Visualization displaying the Rehabilitation
of the Storefronts (September 2025)

5. Existing Buildings Proposal



Digital Visualization displaying the Rehabilitation
of the Storefronts (**February 2026**)

5. Existing Buildings Proposal



833-837 Madison Avenue
ca. 1940 Tax Photo



833-835 Madison Avenue
ca. 1940 Tax Photo

Photographs reporting the Front Facades of the Historic Buildings at 833-835-837 Madison Avenue in 1940

5. Existing Buildings Proposal



Photographs reporting the Current condition of the Historic Elements at 833 Madison Avenue

5. Existing Buildings Proposal



Photographs reporting the Current condition of the Historic Elements at 833 Madison Avenue

5. Existing Buildings Proposal

Digital Visualization illustrating the
Rehabilitation of the Storefront
at 835 Madison Avenue



5. Existing Buildings Proposal



Digital Visualization illustrating the
Rehabilitation of the Storefront
at 833 Madison Avenue

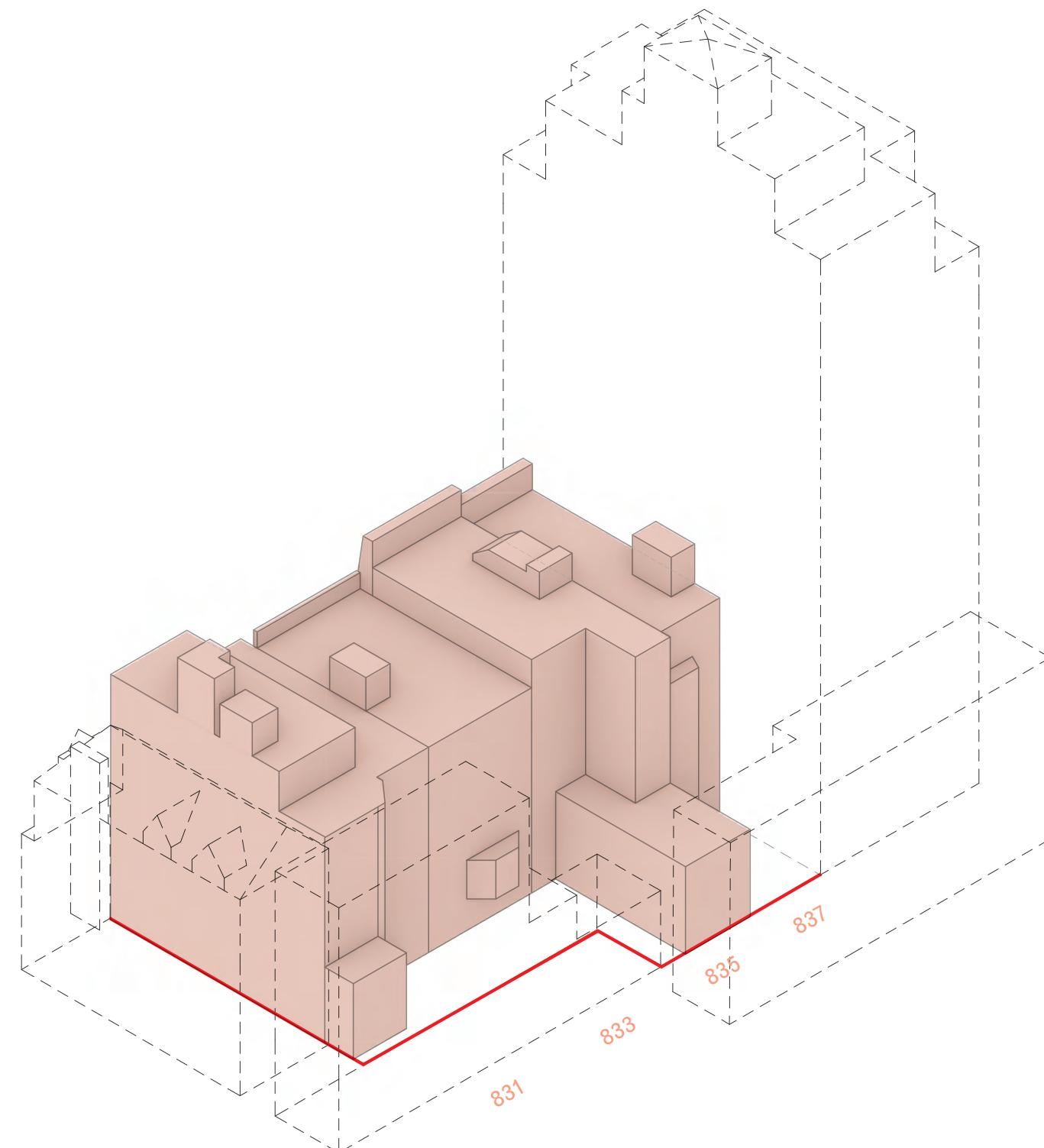
5. Existing Buildings Proposal

Digital Visualization illustrating the
Rehabilitation of the Existing Buildings
at 837,835 and 833 Madison Avenue

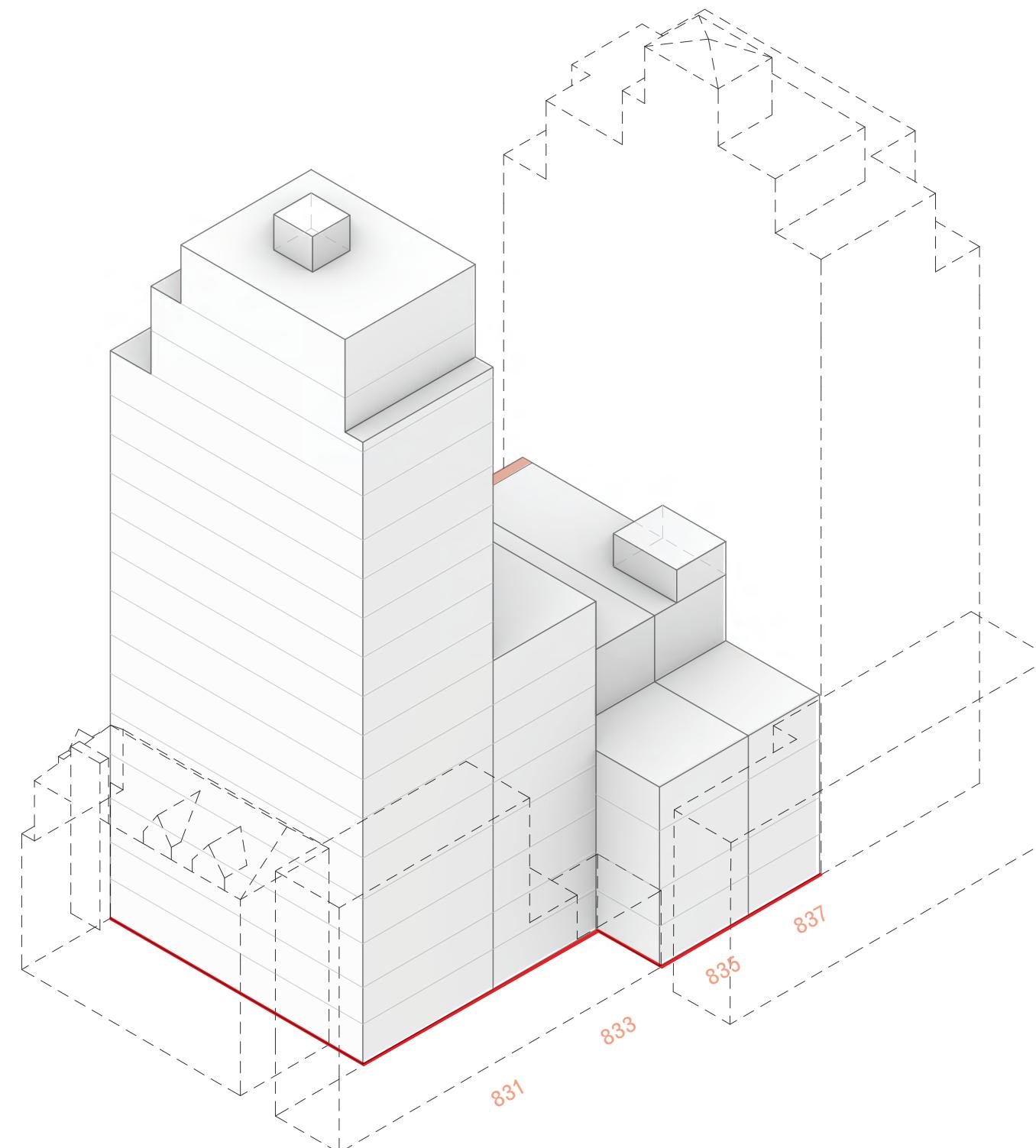


5. Existing Buildings Proposal

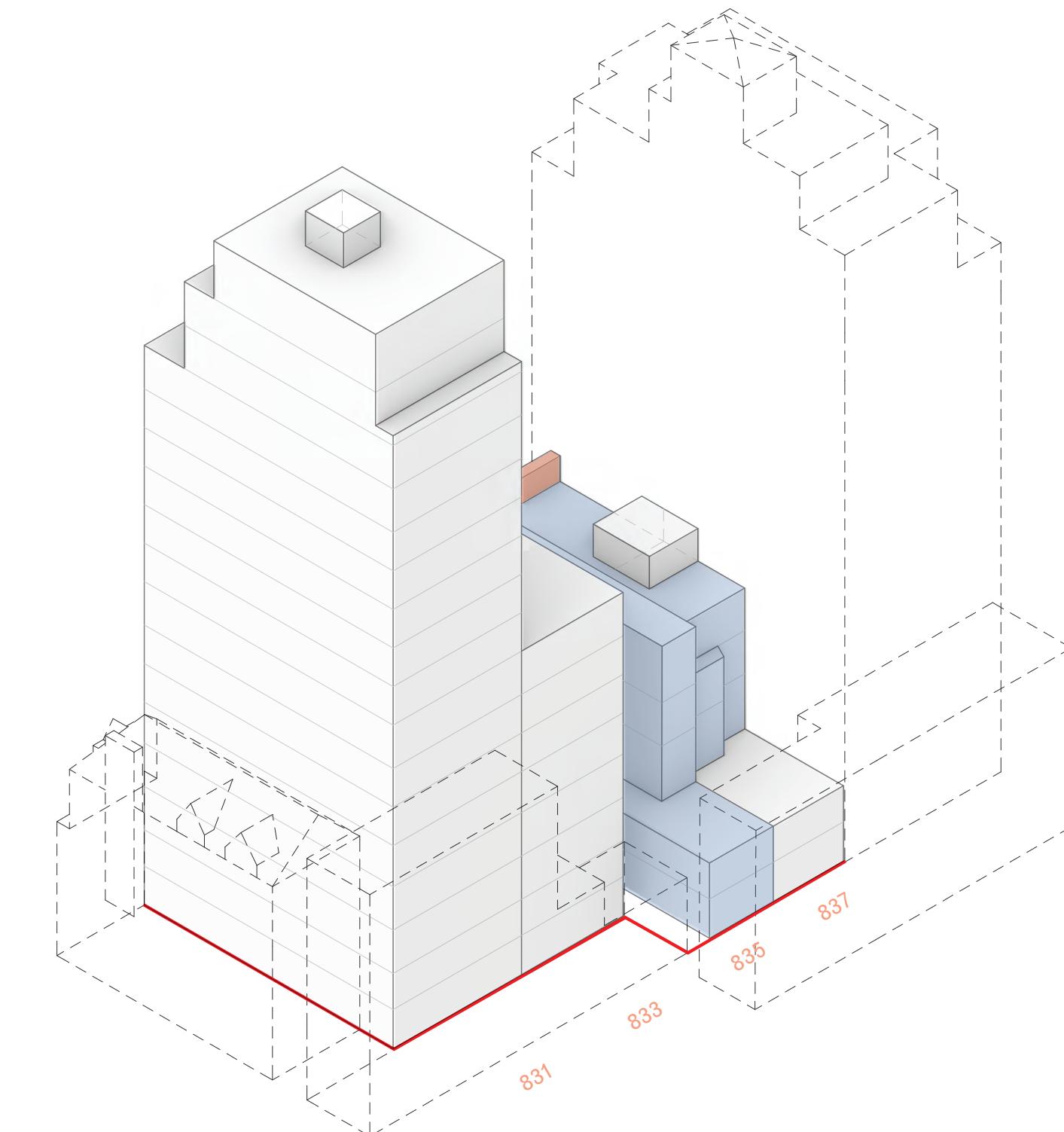
Existing
New Construction
Rebuilt in Kind



Existing



September 2025

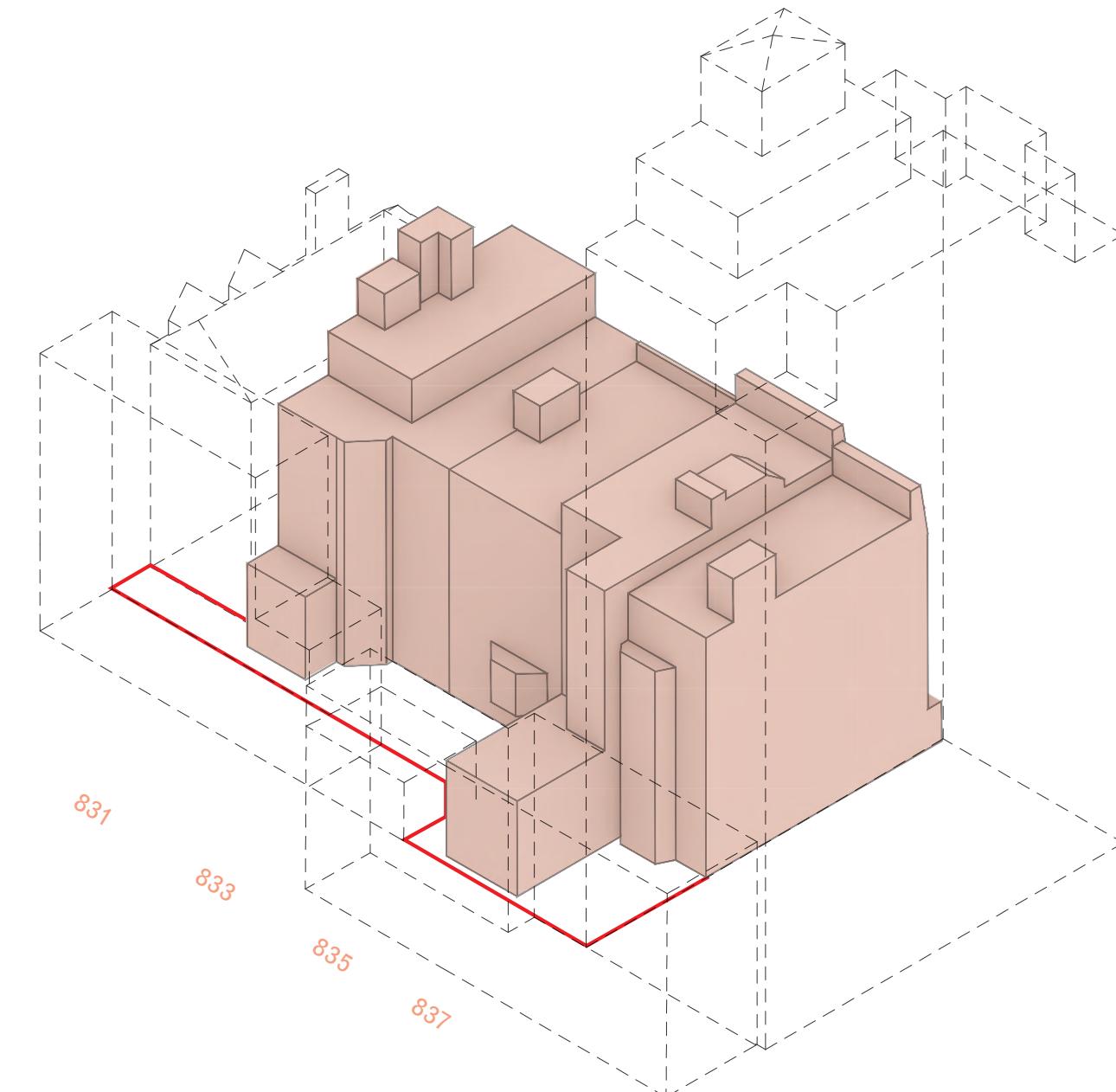


February 2026

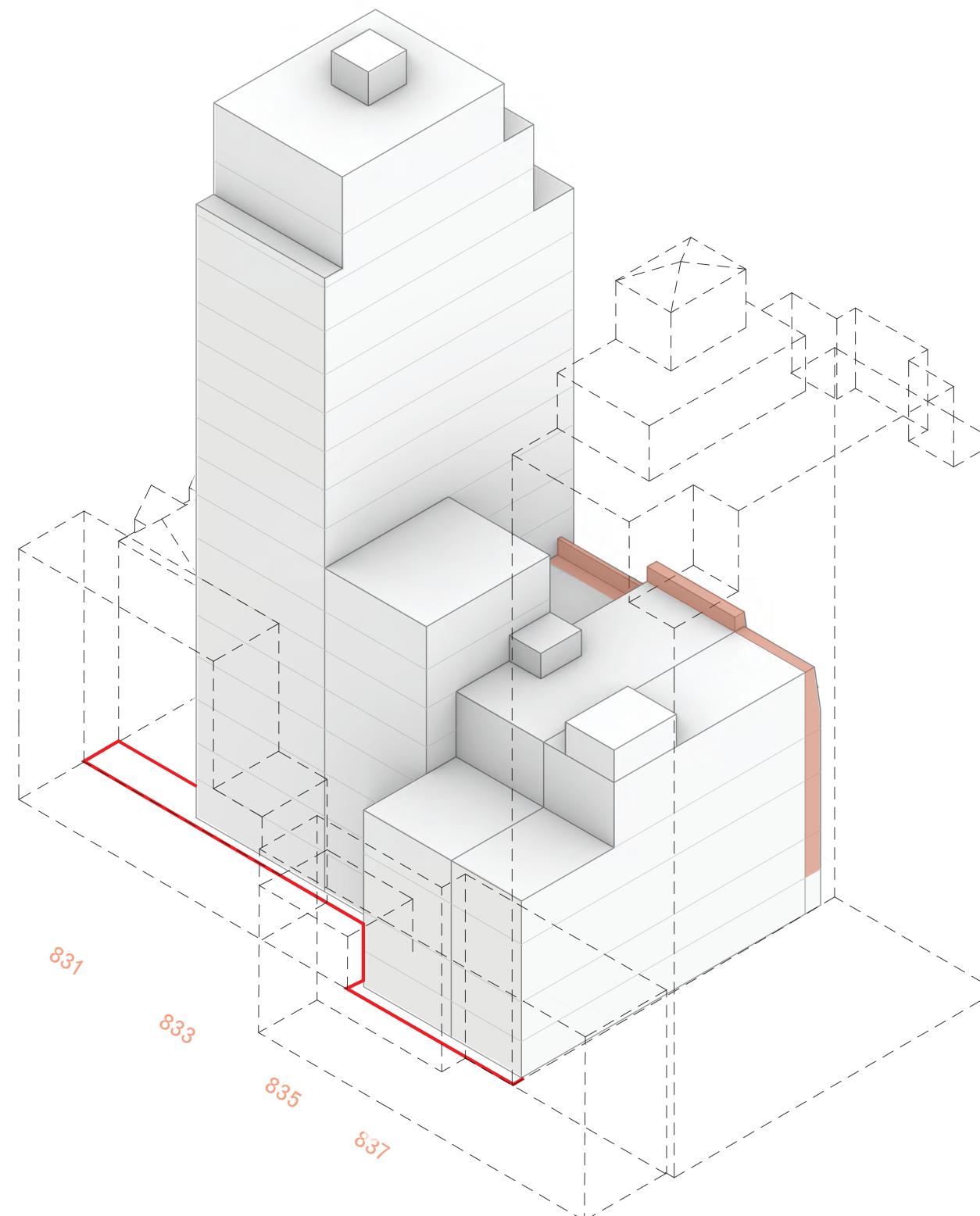
Comparative Three-Dimensional Volumetric Representation displaying the Existing Mass, the Previous Proposal and the Current Proposal of Recomposed Mass

5. Existing Buildings Proposal

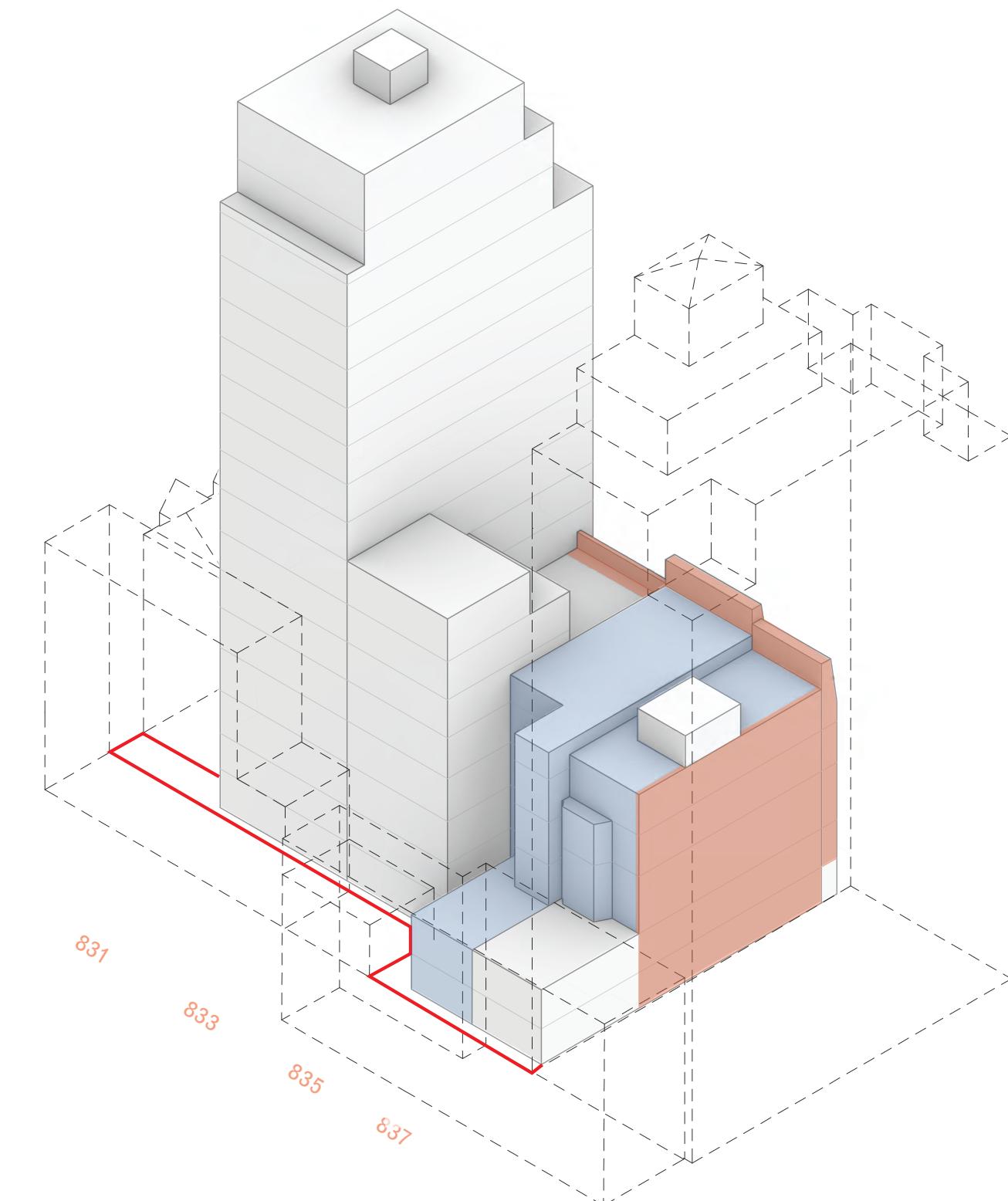
Existing
New Construction
Rebuilt in Kind



Existing



September 2025



February 2026

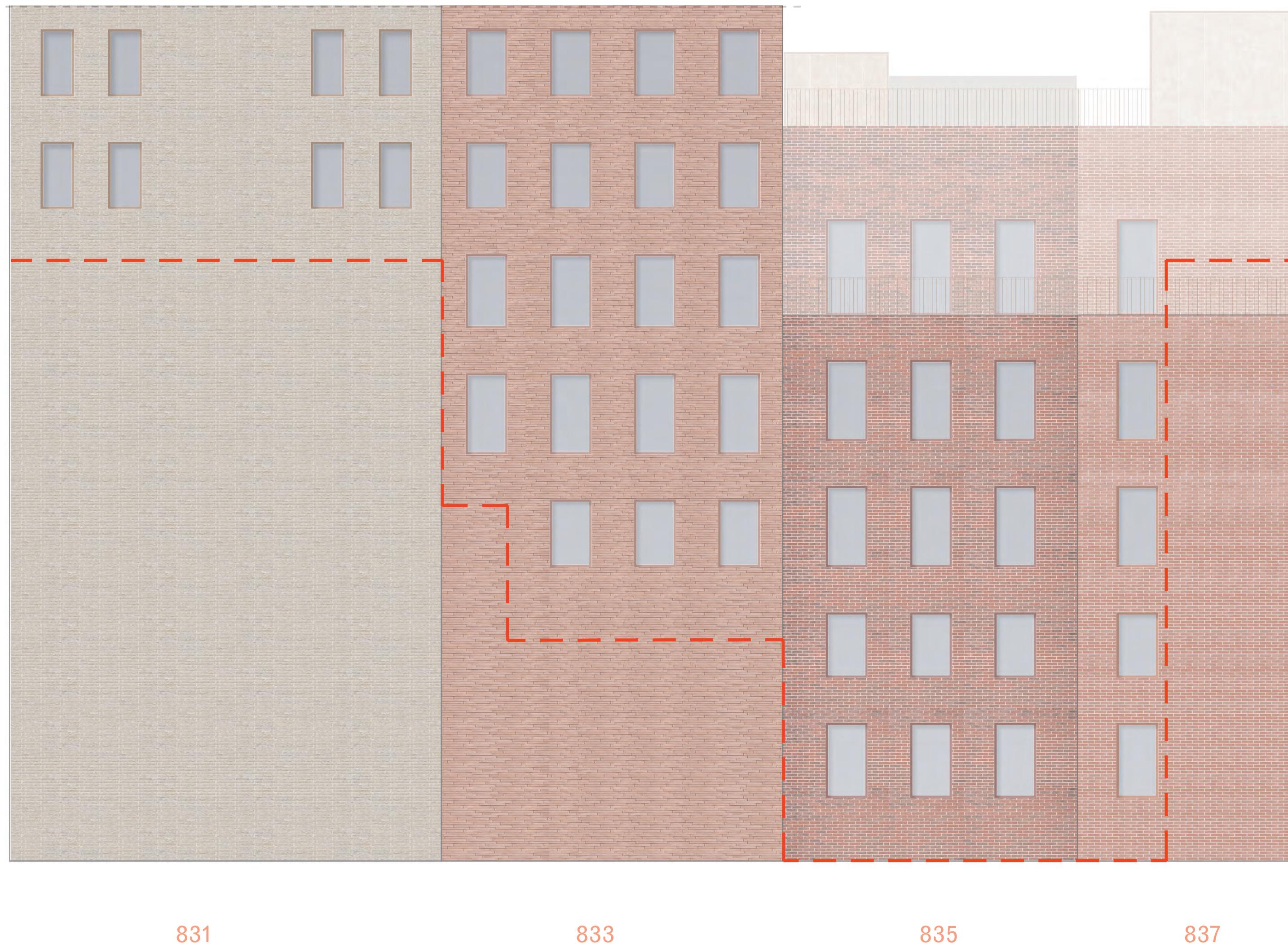
Comparative Three-Dimensional Volumetric Representation displaying the Existing Mass, the Previous Proposal and the Current Proposal of Recomposed Mass

5. Existing Buildings Proposal



Composite Photograph showing the Current Conditions of the East Façades of the Existing Buildings

5. Existing Buildings Proposal



Two-Dimensional Flat Representation showing the Materials and Colors of the Rear Façades of the Existing Buildings (September 2025)

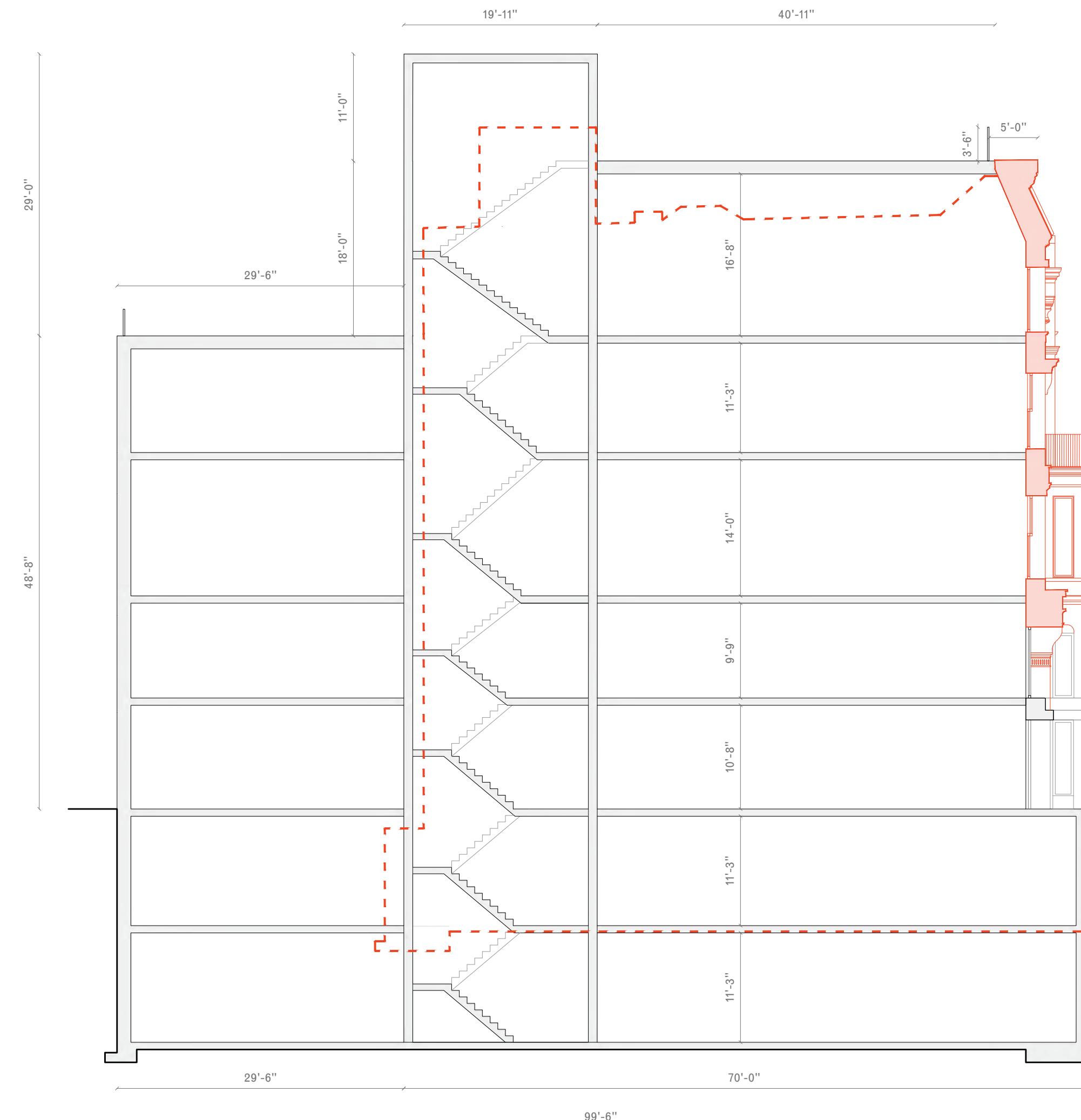
5. Existing Buildings Proposal



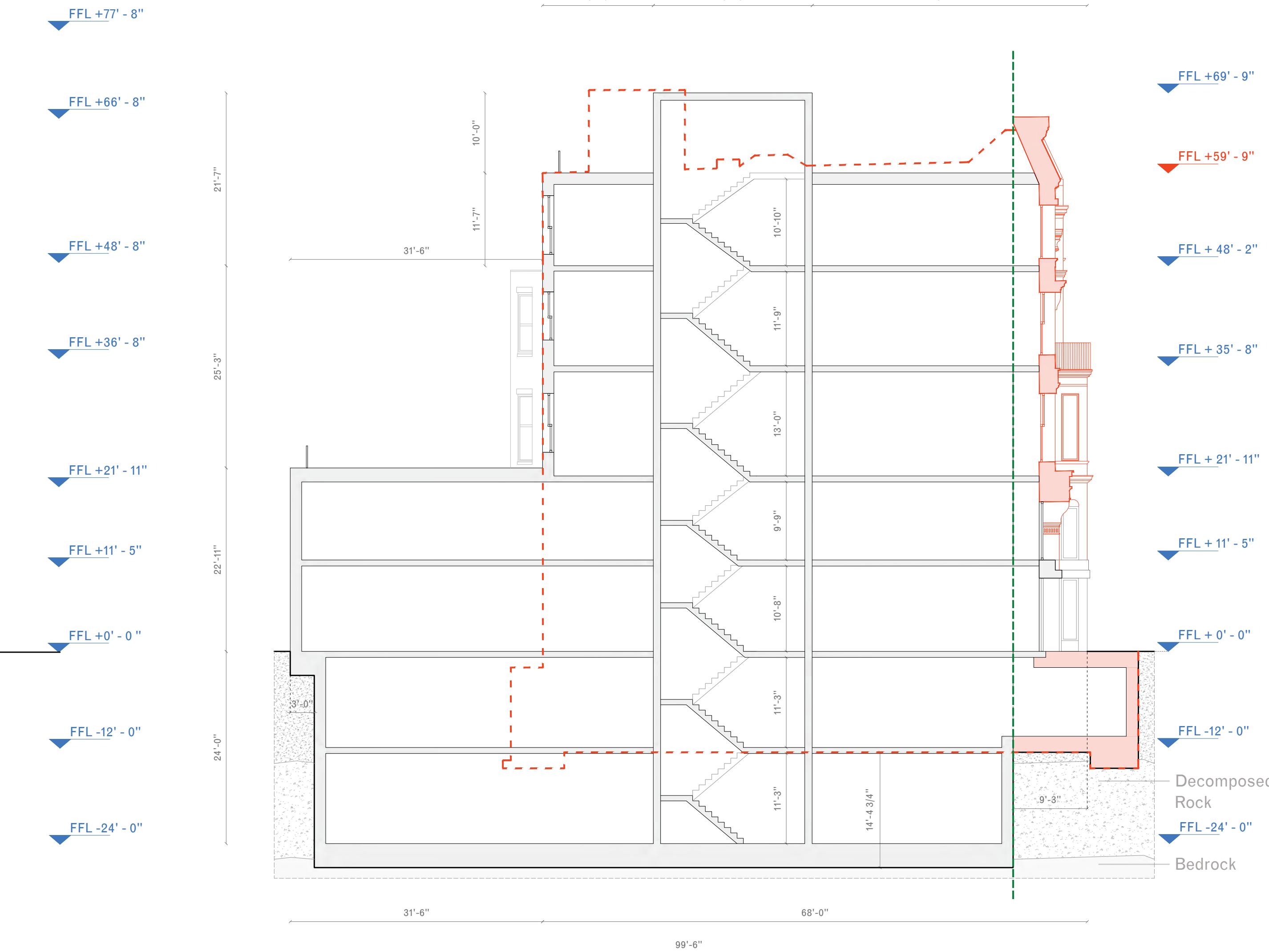
Two-Dimensional Flat Representation showing the Materials and Colors of the Rear Façades of the Existing Buildings (February 2026)

5. Existing Buildings Proposal

■ Existing
■ New Construction



September 2025

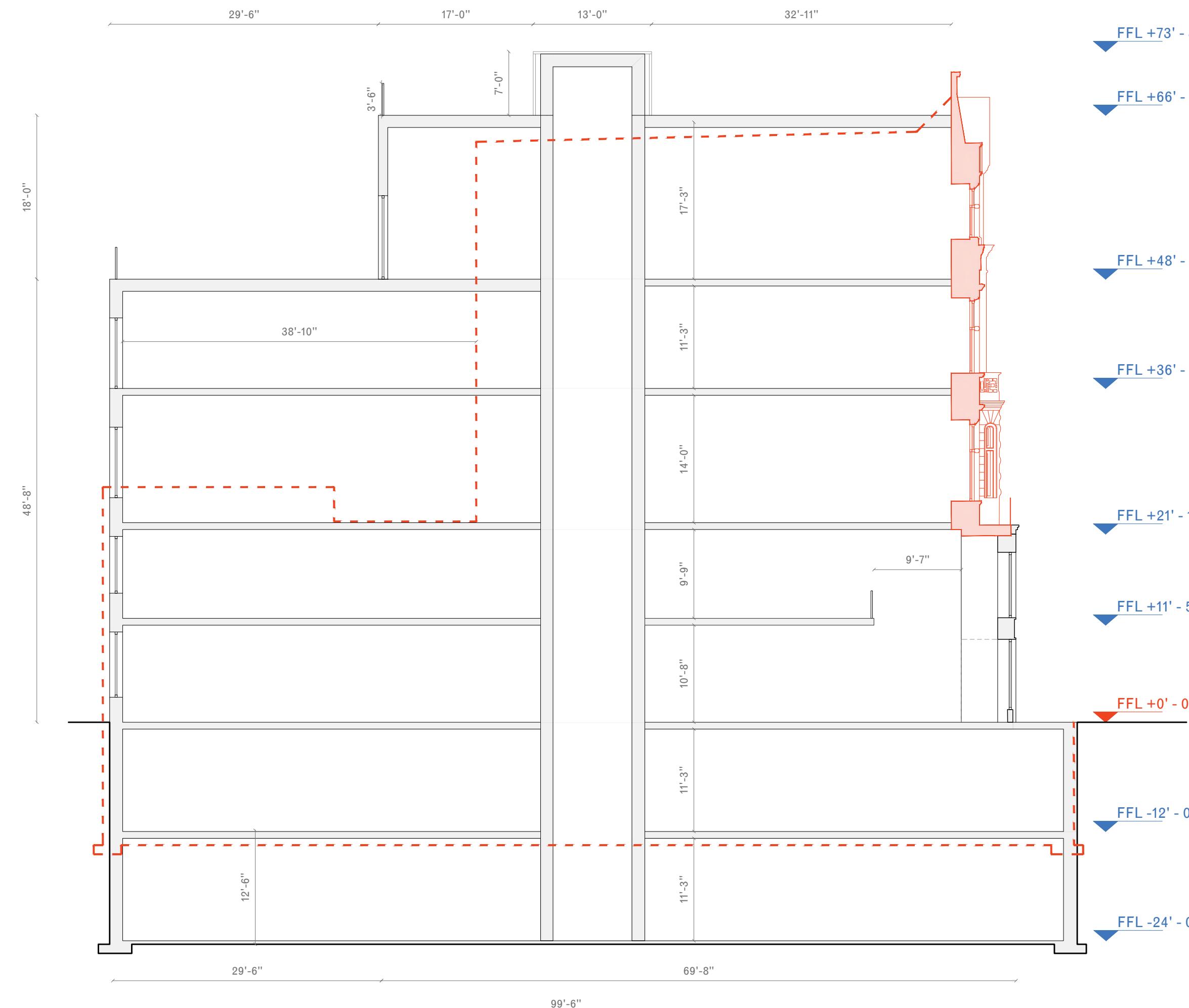


February 2026

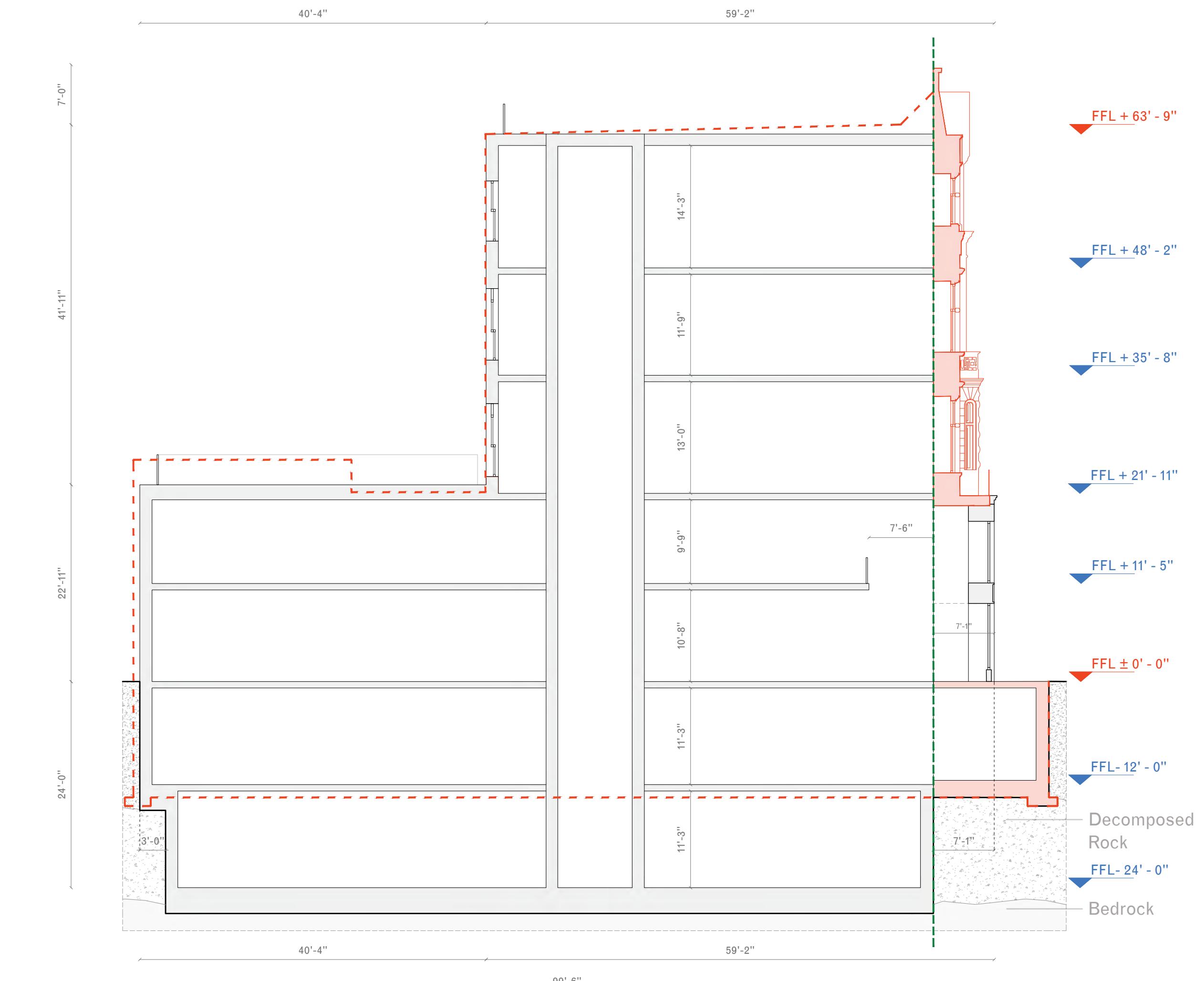
Comparative Section through Building 837 illustrating the Previous and Current Modifications

5. Existing Buildings Proposal

- Existing
- New Construction



September 2025

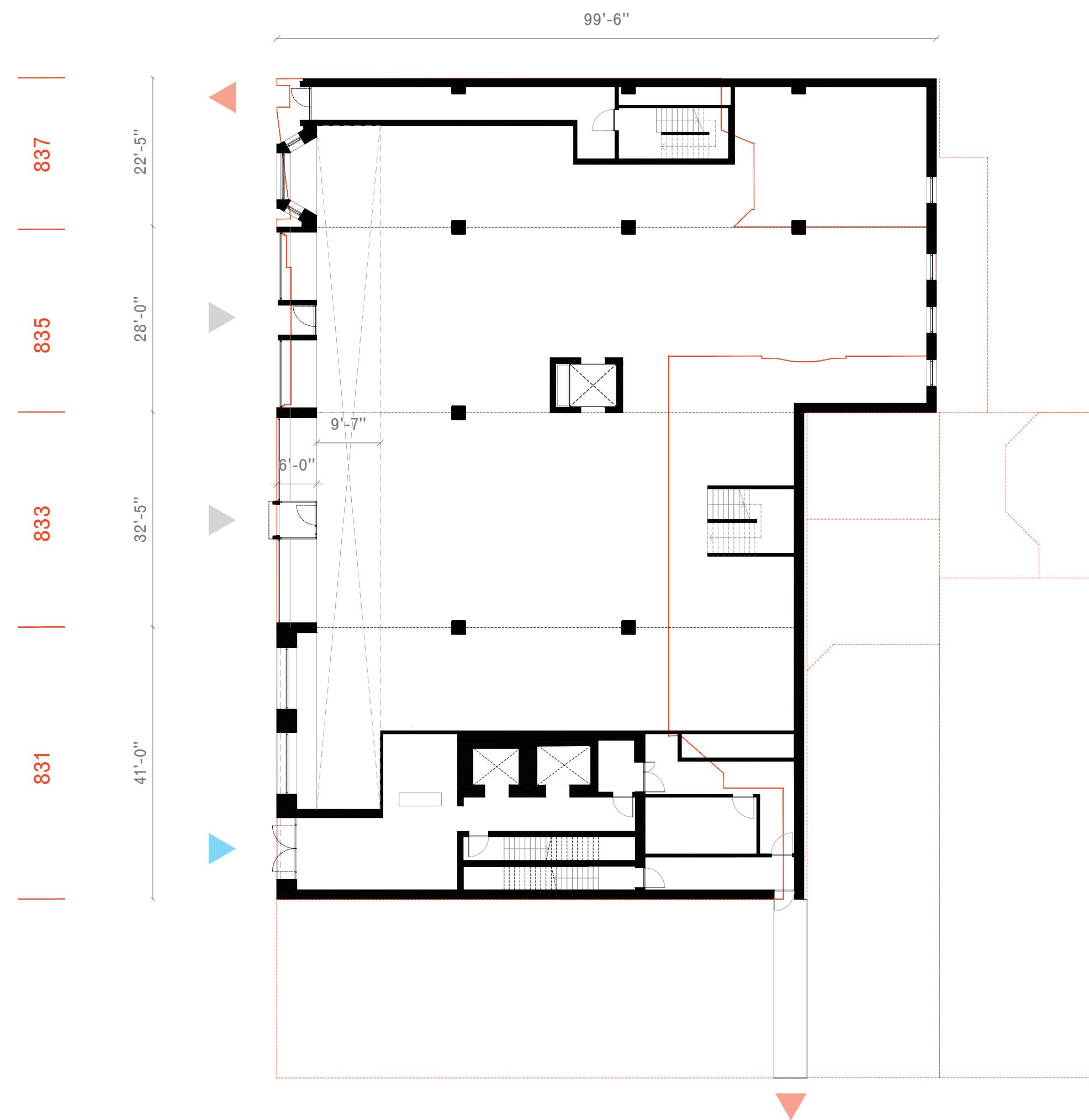


February 2026

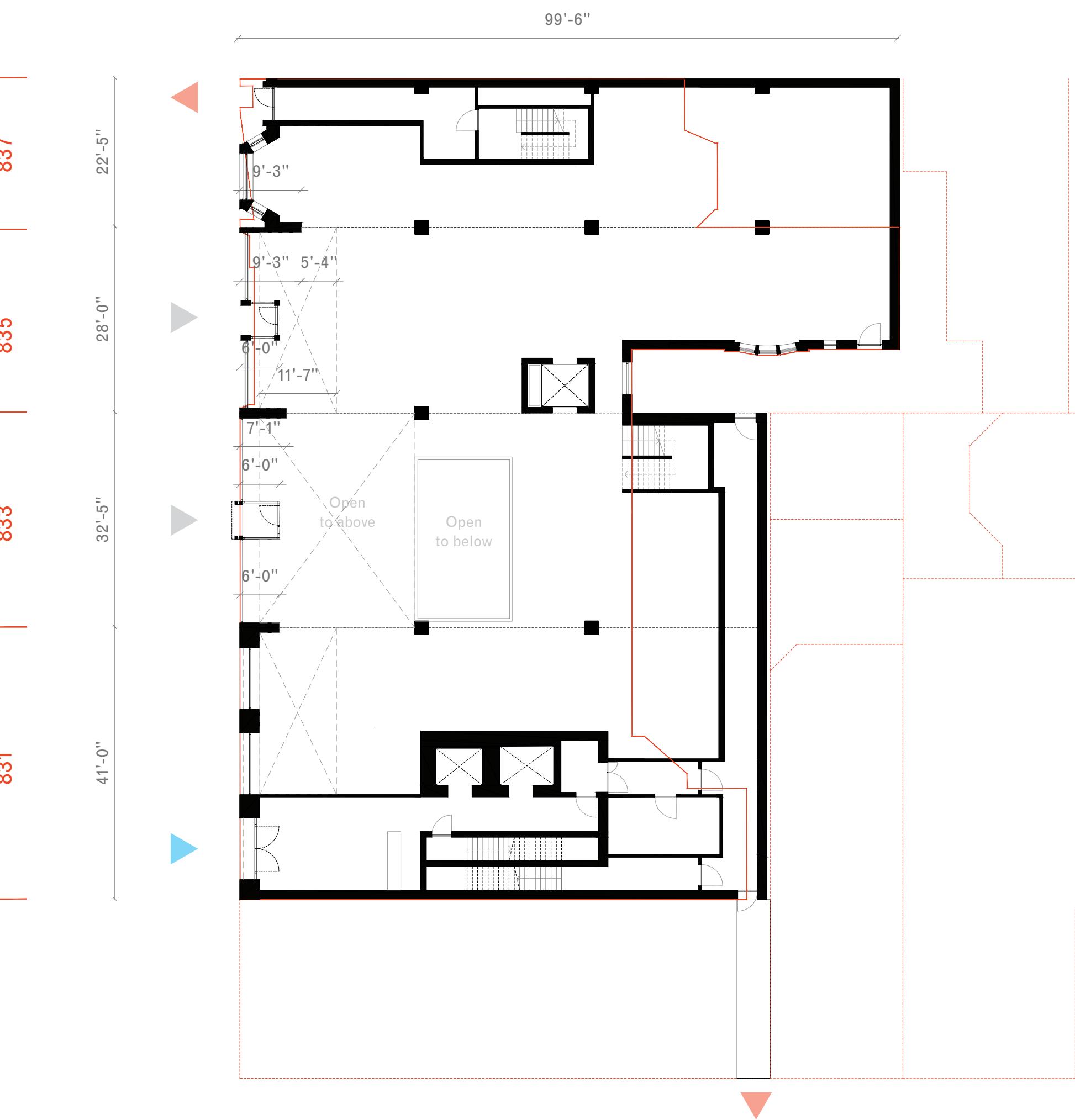
Comparative Section through Building 835 illustrating the Previous and Current Modifications

5. Existing Buildings Proposal

- Entrance to the Shops
- Entrance to Apartments
- Fire Exit



September 2025

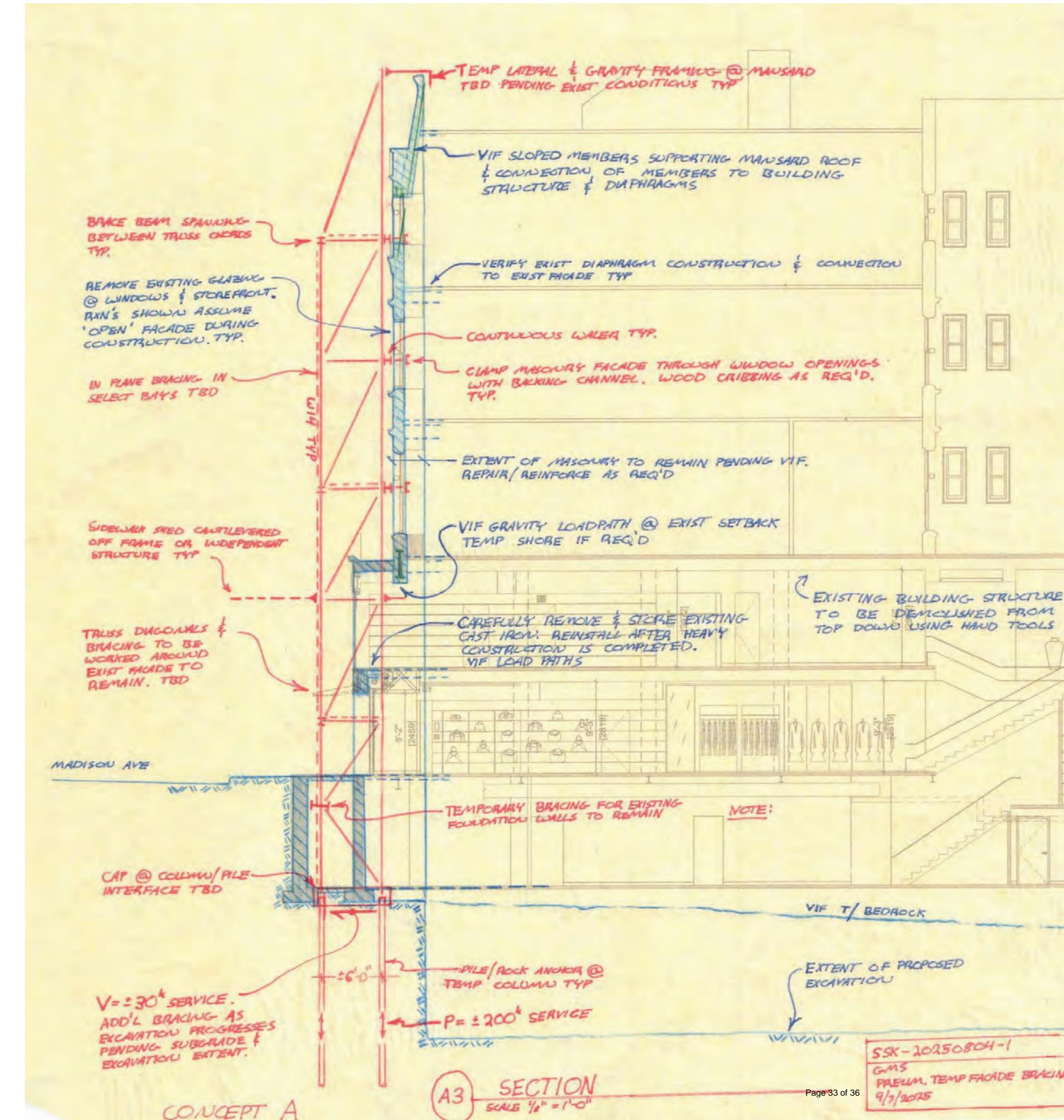


February 2026

Comparative Site Plan illustrating the Previous and Current Site Arrangements



5. Existing Buildings Proposal



Sketch on Section of Existing Building at 835 Madison Avenue illustrating the Façade Bracing Concept

5. Existing Buildings Proposal



Location of View 1



Location of View 2



Location of View 3



Photographs showing the Current Conditions of the Rear Façades of the Existing Buildings at 835 and 837 Madison Avenue

5. Existing Buildings Proposal



835 Madison Avenue



837 Madison Avenue



837 Madison Avenue

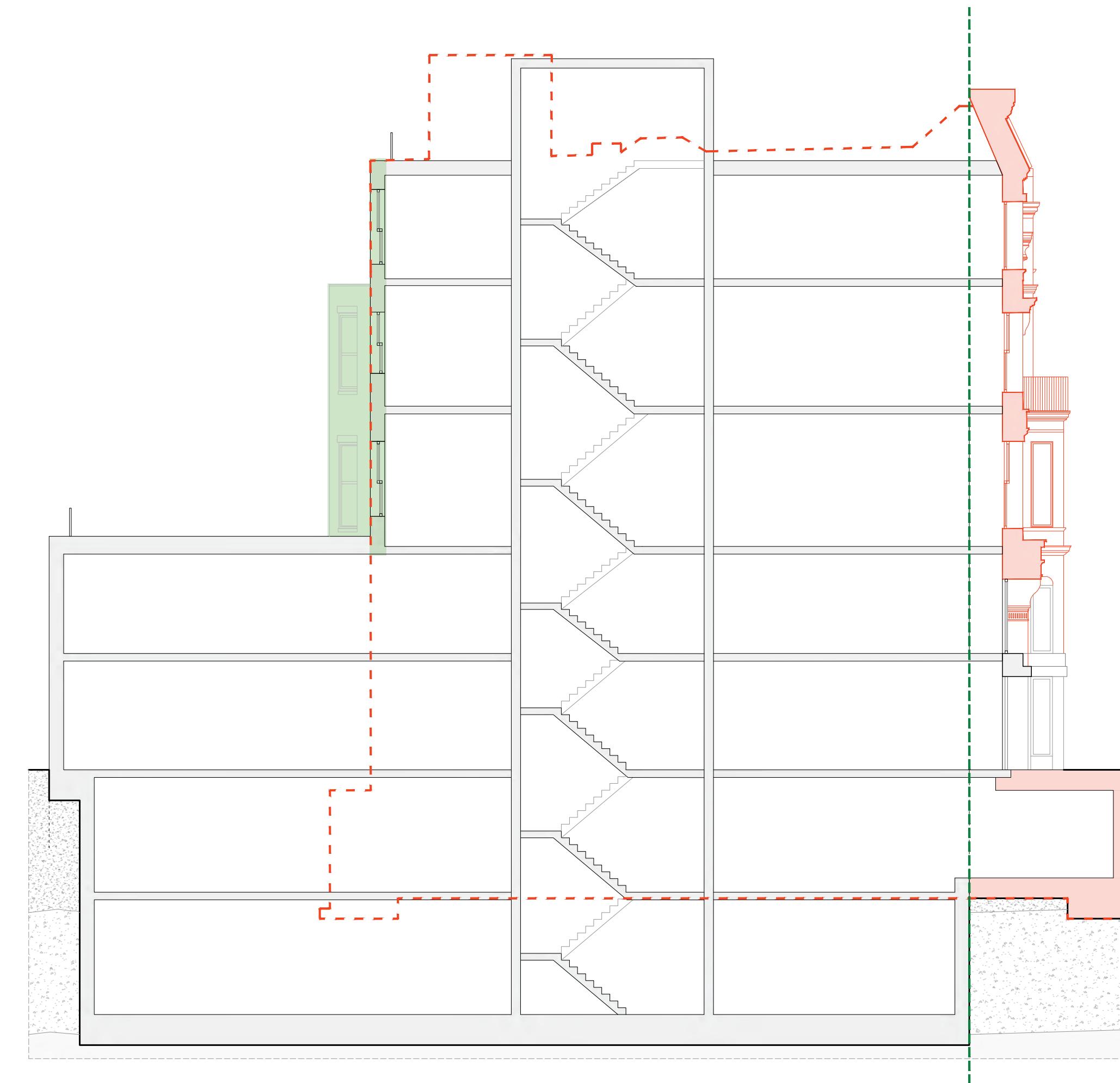
Photographs showing the Current Conditions of the Rear Façades of the Existing Buildings at 835 and 837 Madison Avenue

5. Existing Buildings Proposal

■ Existing to be Removed
■ Existing to Remain
■ New Construction



Two-Dimensional Flat Representation showing the Current Conditions of the Rear Façades of the Existing Buildings at 835 and 837 Madison Avenue



Section of Existing Building at 835 Madison Avenue illustrating the Construction Sequence on Rear Walls in case of Restoring





Thank you

February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-01649

**831-837 Madison Avenue – Upper East Side Historic District
Borough of Manhattan**

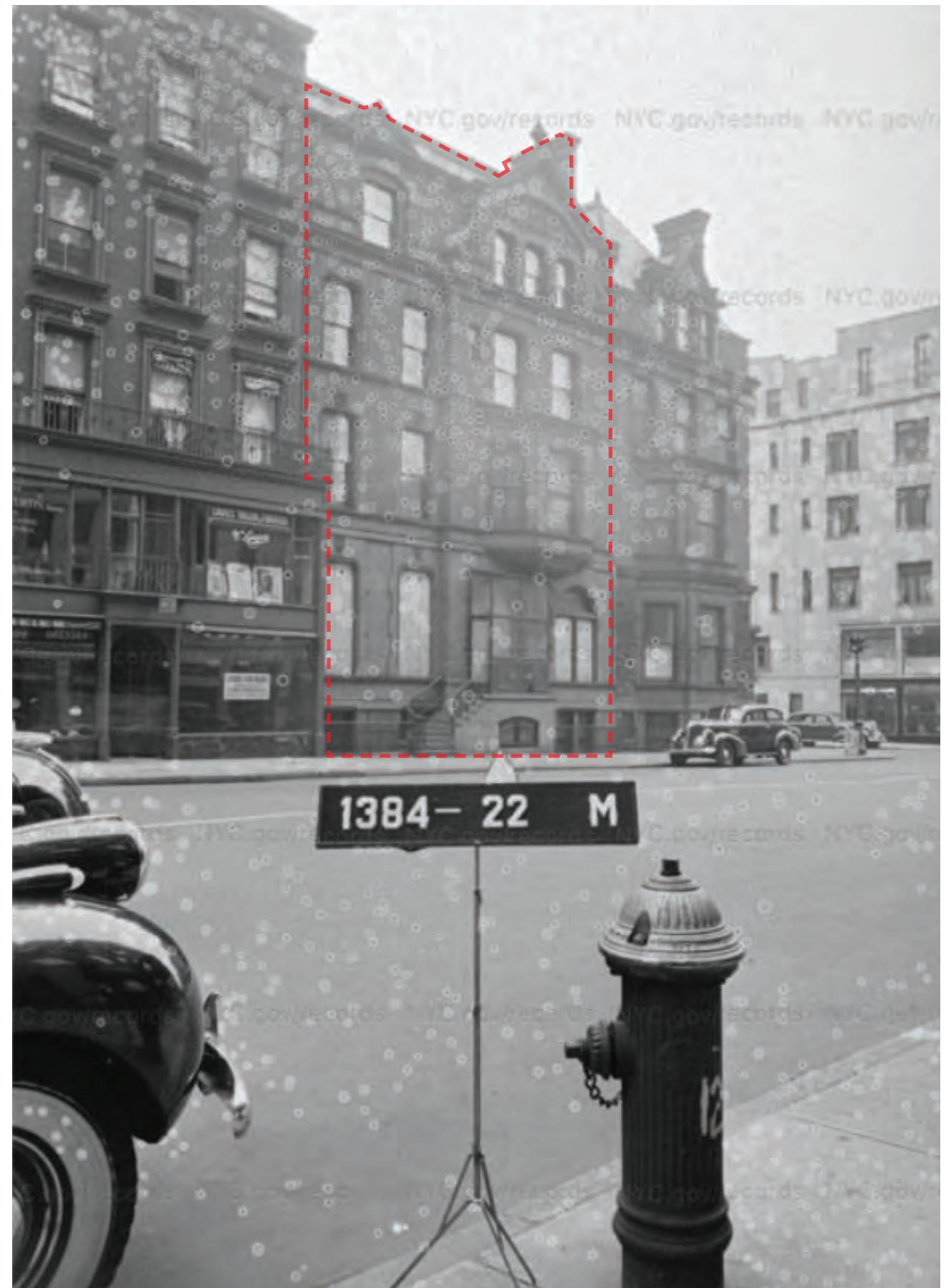
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Appendix

1. Site and Context Analysis
2. Site Elevations Analysis
3. Massing Studies
4. New Building Proposal
5. Existing Buildings Proposal

1. Site and Context Analysis

831 Madison Avenue Historic Photos



831 Madison
ca. 1940 Tax Photo, NYC Municipal Archives



831 Madison
ca. 1980s, Friends of the UESHD



831 Madison
2024

1. Site and Context Analysis

Site Historic and Current Photo



Madison Avenue between East 69th and East 70th Streets
1893, King's Views



Madison Avenue between East 69th and East 70th Streets
2023

1. Site and Context Analysis

Madison Avenue Context



East 61st Street and Madison Avenue,
looking North



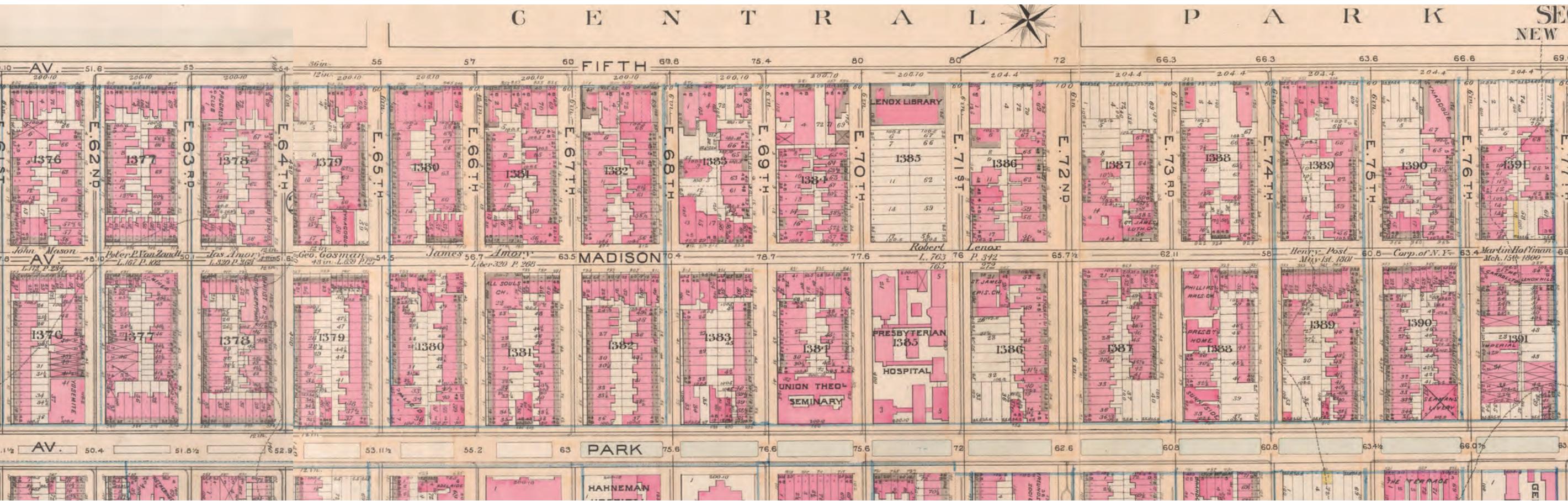
East 74th Street and Madison Avenue,
looking Southeast



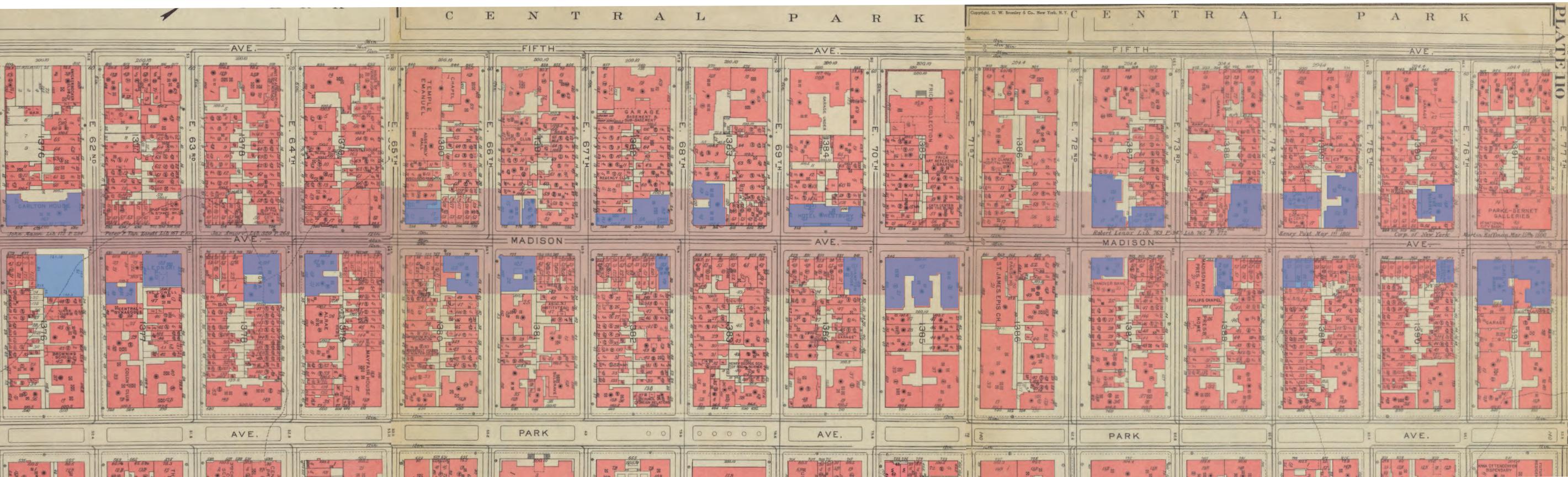
East 75th Street and Madison Avenue,
looking Northwest

1. Site and Context Analysis

Madison Avenue Development



1891 BROMLEY MAP



1950 BROMLEY MAP

1. Site and Context Analysis

Apartments Building in Madison Avenue



26 East 63rd Street (1901)

Architect: Buchman & Fox



780 Madison Avenue (1907)

Architect: Gordon, Tracy & Swartout



31 East 72nd Street (1916)

Architect: Rouse & Goldstone

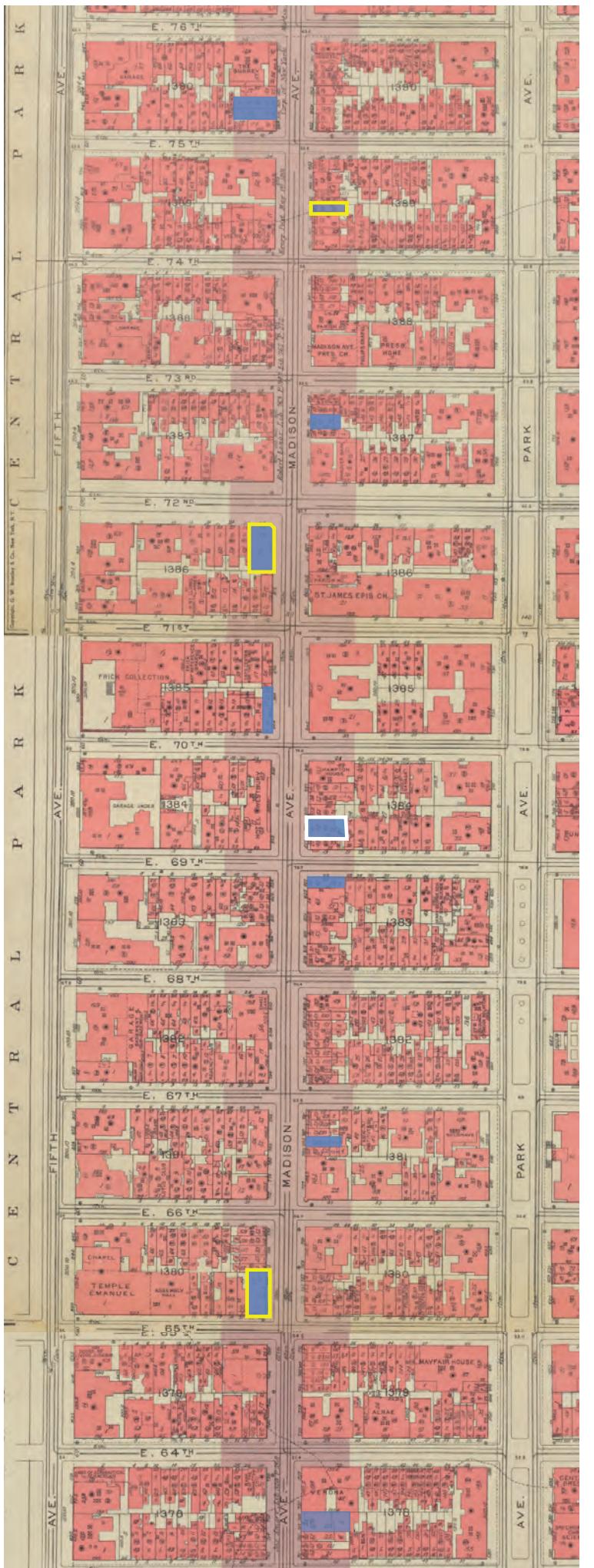


35 East 76th Street (1929-1930)

Architect: Sylvan Bien

1. Site and Context Analysis

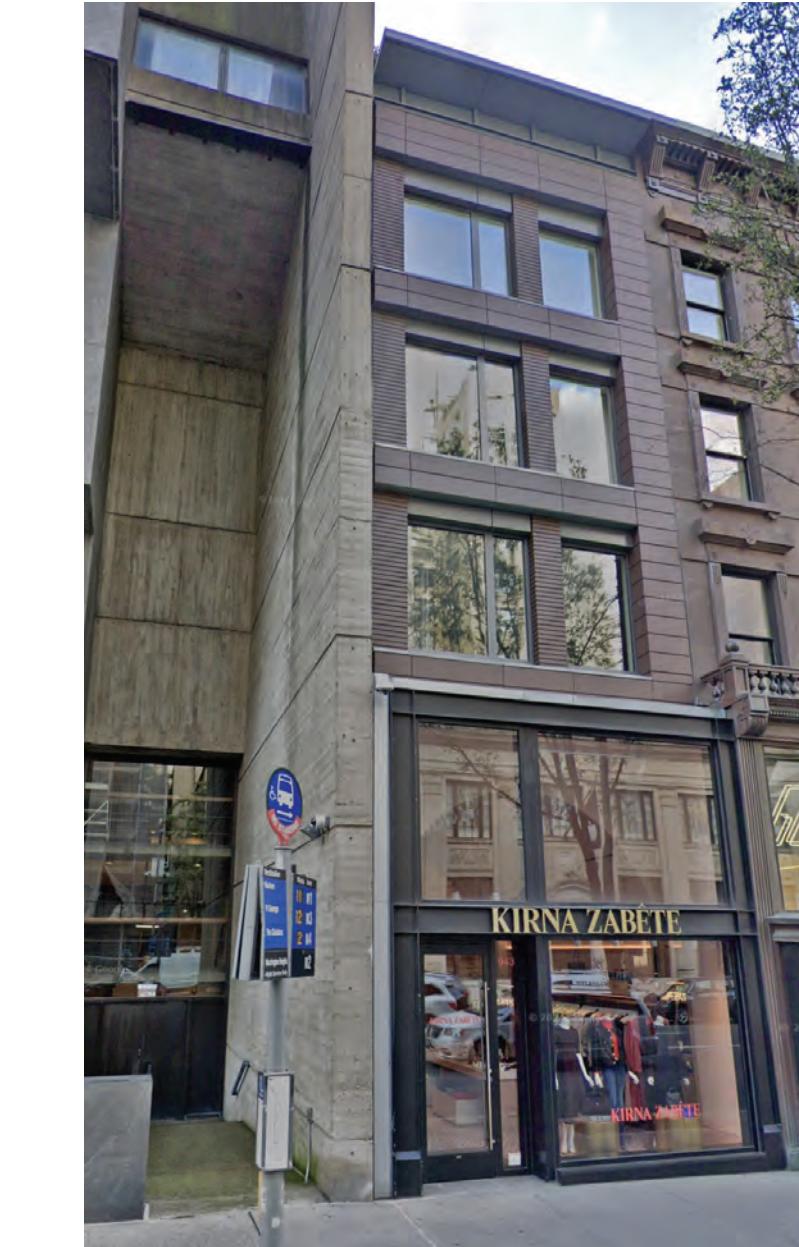
Madison Avenue 'No Style' Buildings



Redeveloped Sites



760 Madison Avenue



943 Madison Avenue



888 Madison Avenue

1955 BROMLEY MAP

Map and Photos

1. Site and Context Analysis

Rooftop Addition within the Upper East Side



700 Madison Avenue
1878-79, architect J.H. Valentine
1900 addition, architect G.A. Schellenger

ca. 1940 Tax Photo, NYC Municipal Archives



Whitney Townhouses
2012 LPC Approval
Google Street view



813 Madison Avenue
1881-82, architect Charles Buek & Co.
1917 addition

ca. 1940 Tax Photo, NYC Municipal Archives



42 East 76th Street
2013 LPC Approval
Google Earth view

2. Street Elevations Analysis



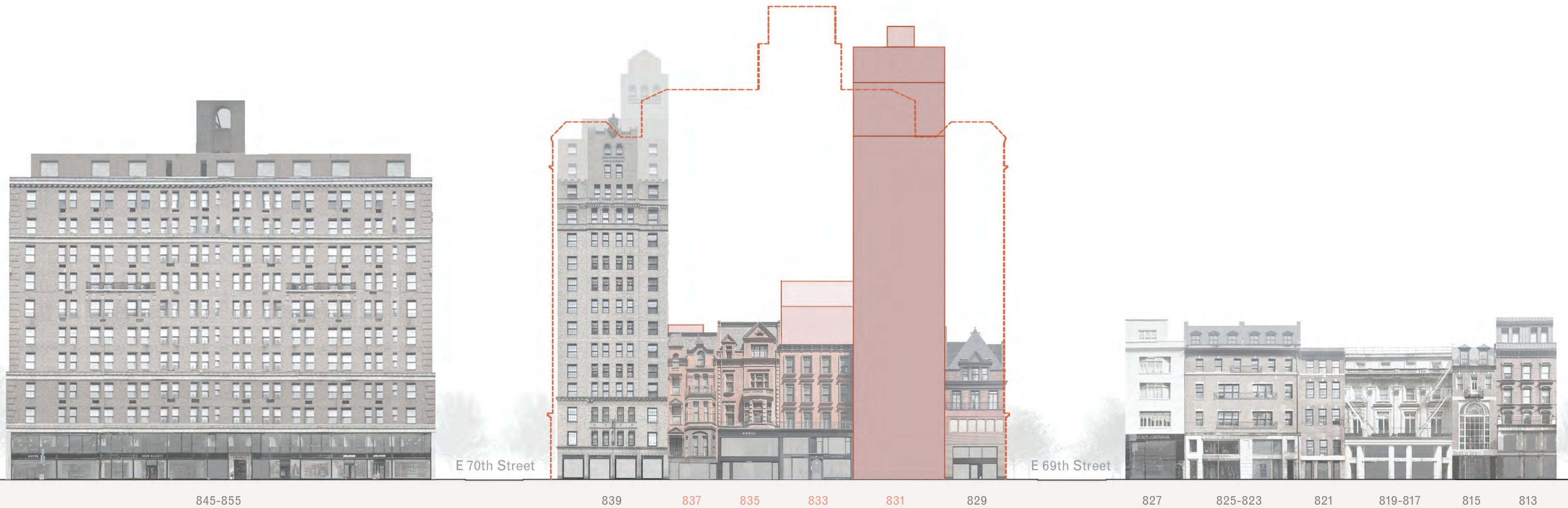
2. Street Elevations Analysis



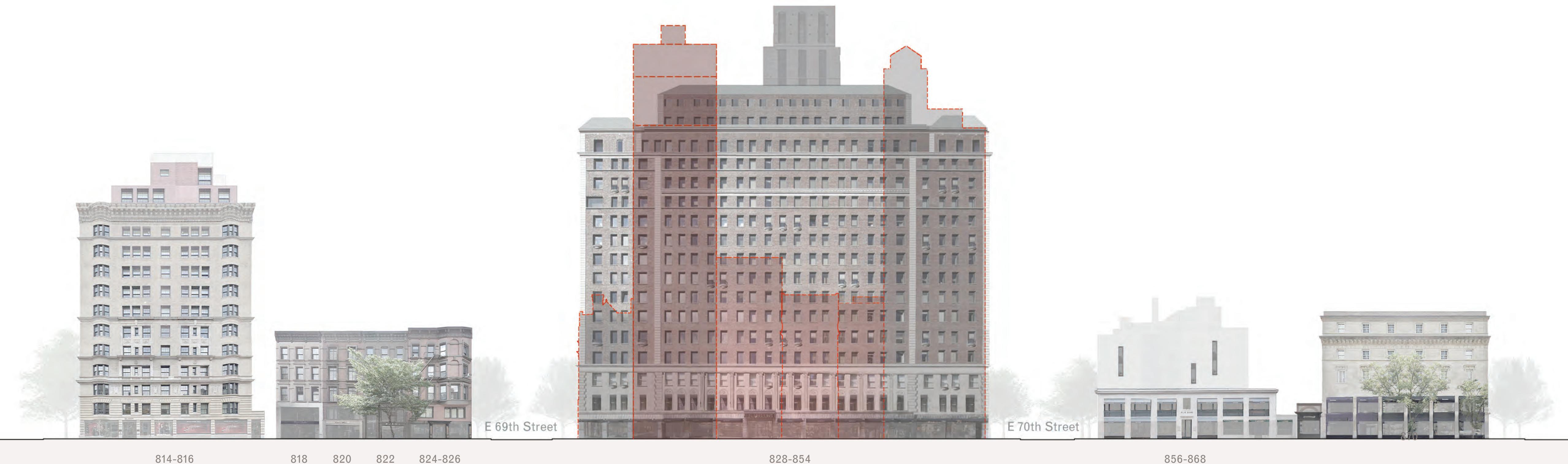
2. Street Elevations Analysis



3. Massing Studies



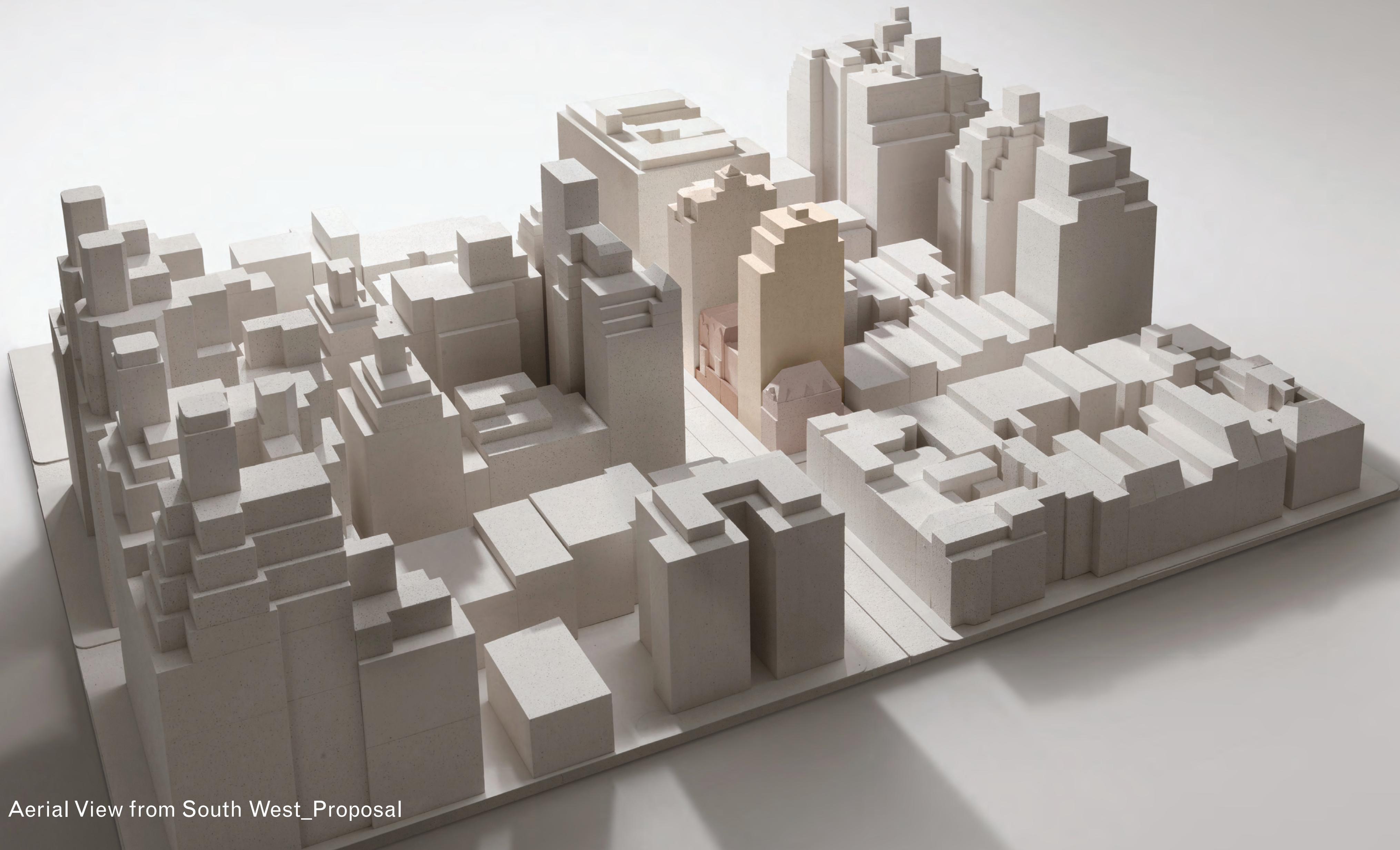
3. Massing Studies



3. Massing Studies

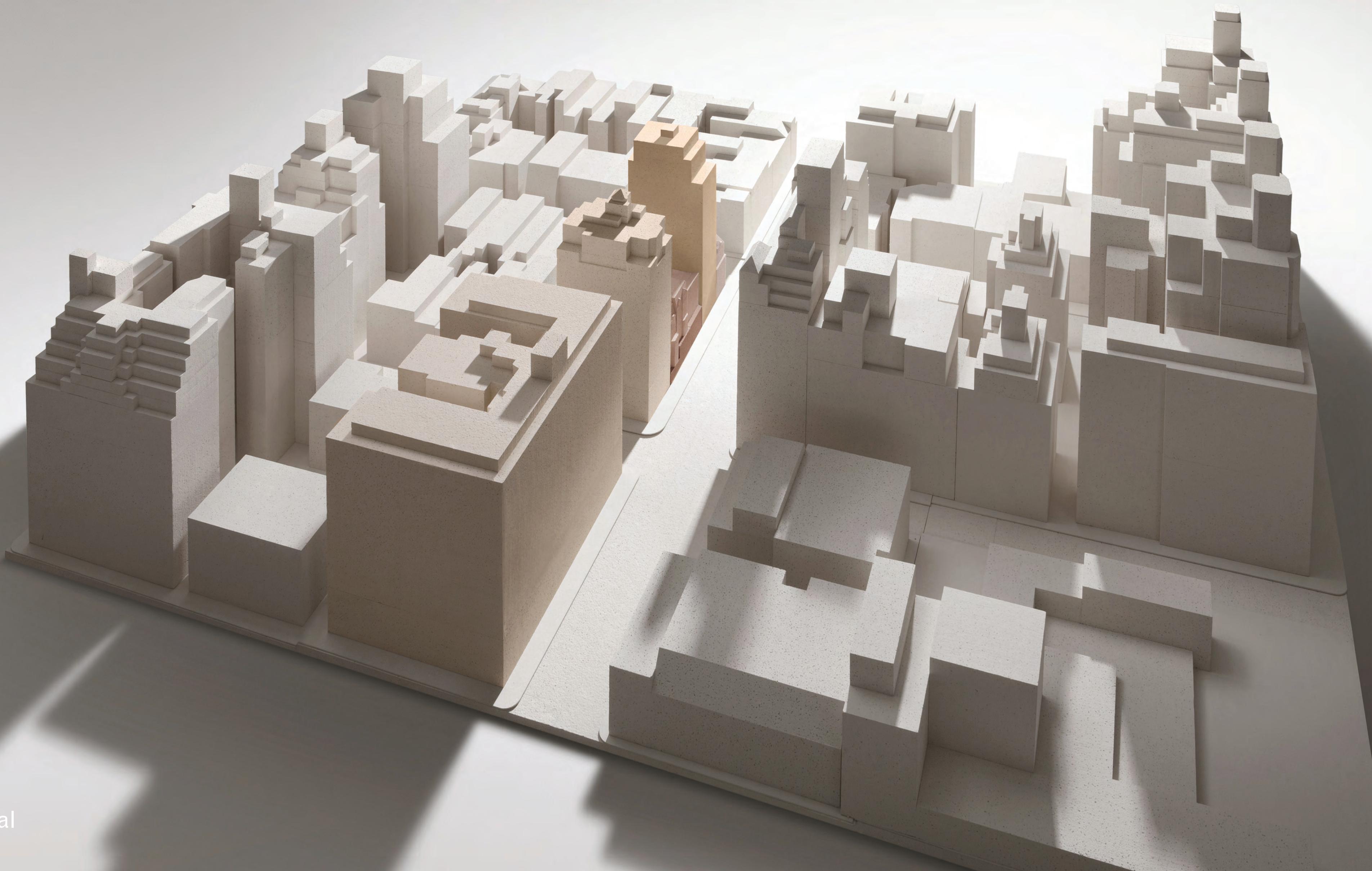


3. Massing Studies



Aerial View from South West_Proposal

3. Massing Studies



Aerial View from North West_Proposal

4. New Building Proposal

831-833 Madison Avenue

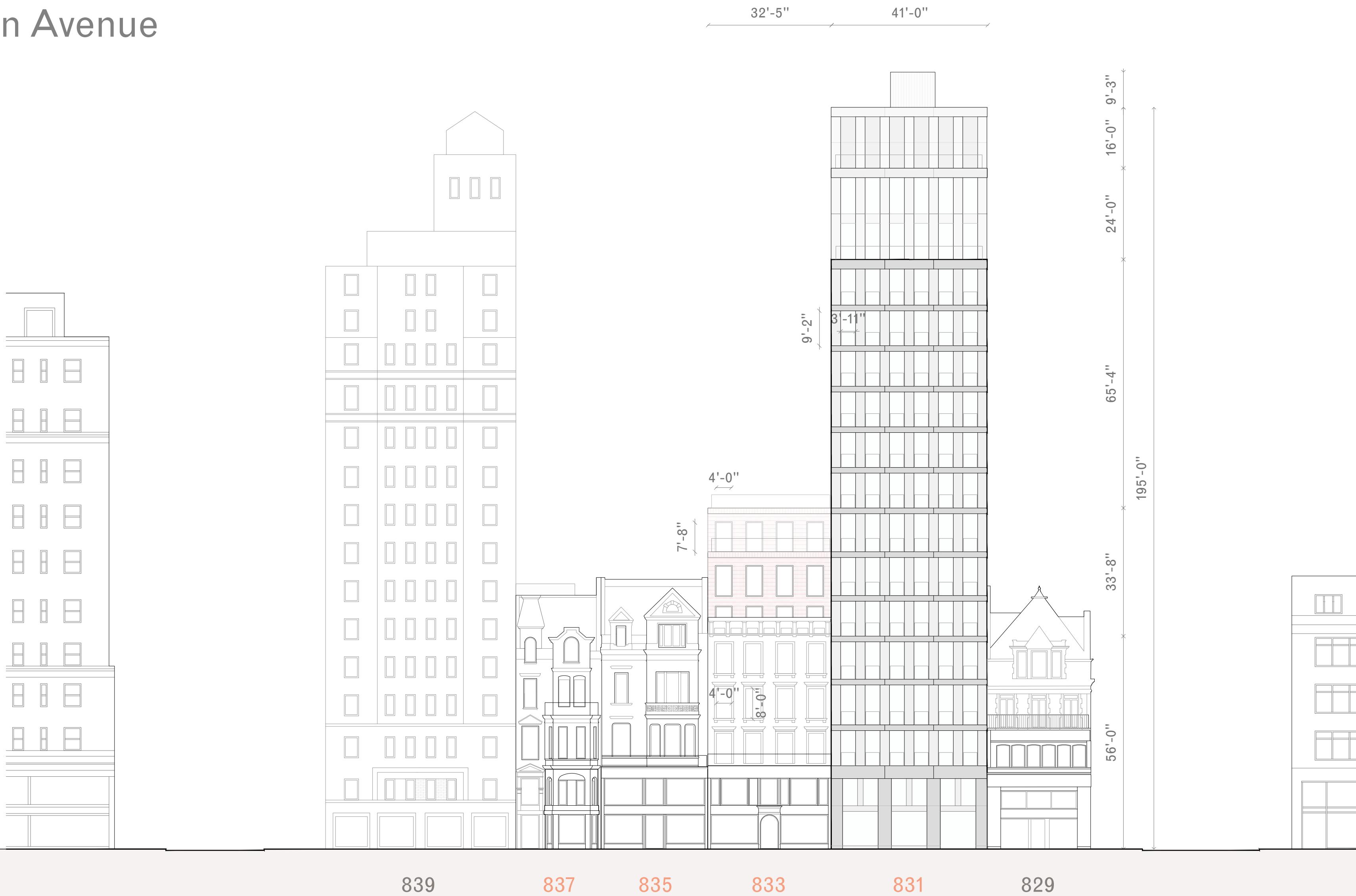
Previous Proposal (30 September 2025)



4. New Building Proposal

831-833 Madison Avenue

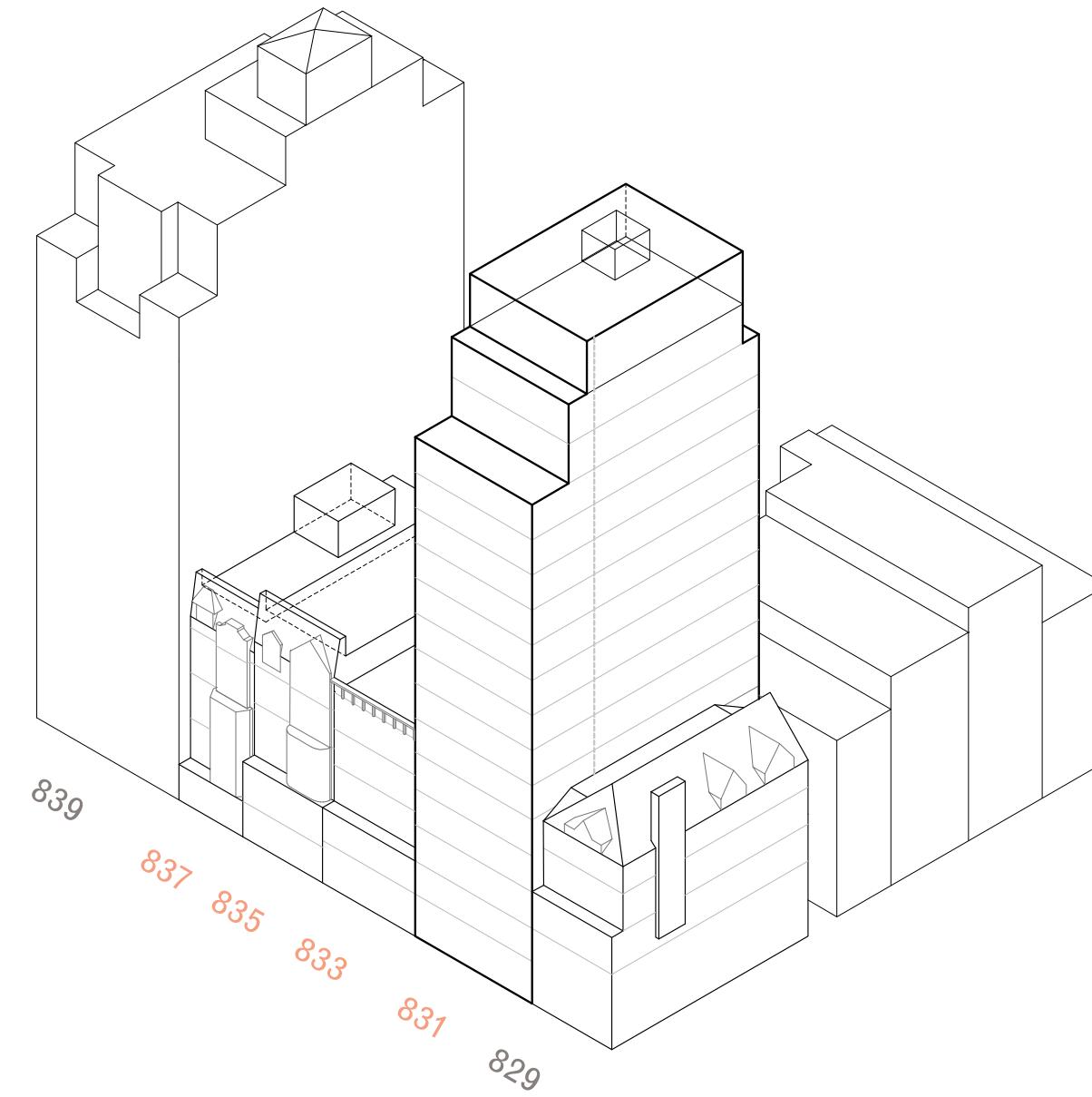
Current Proposal



West Elevation

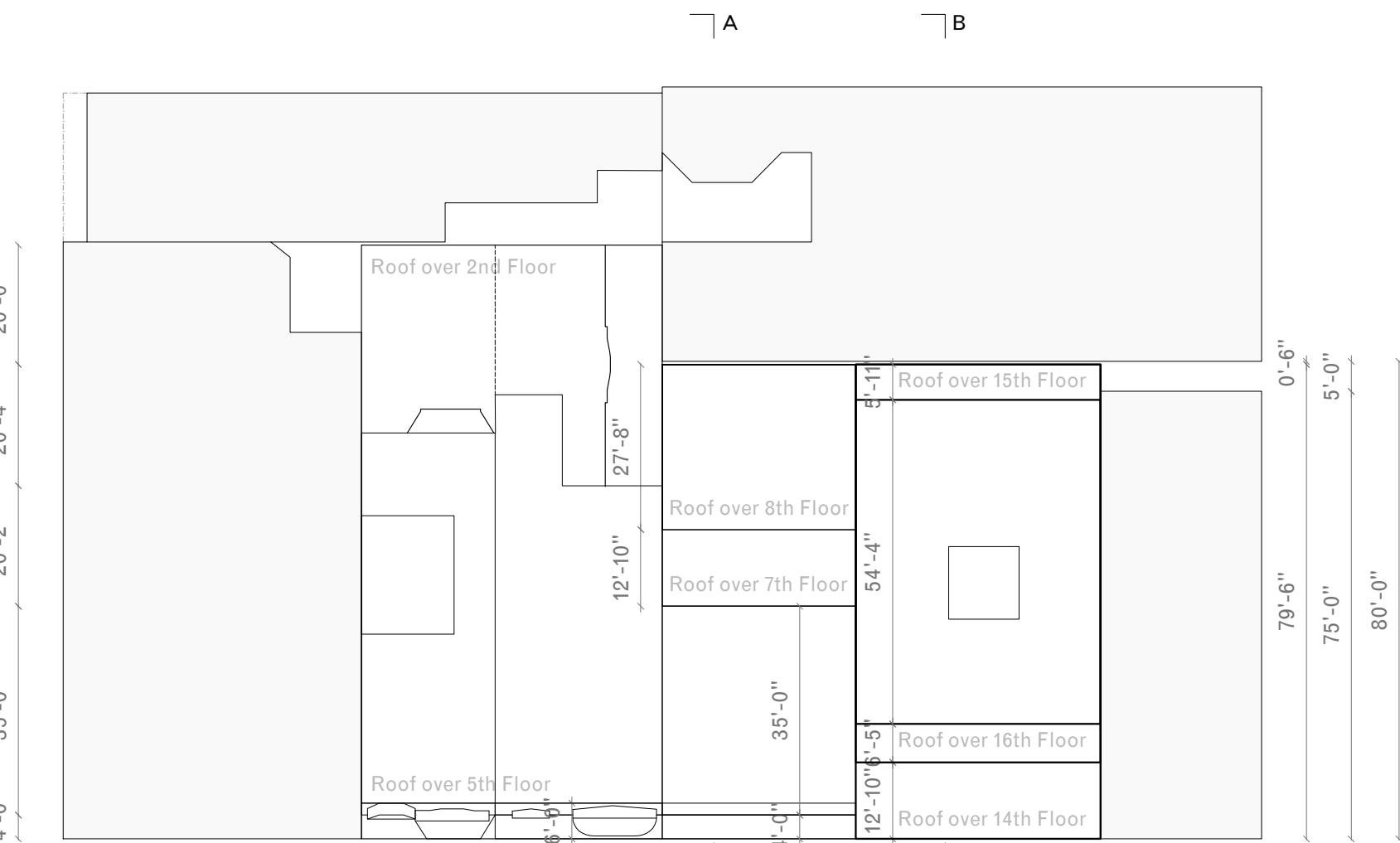
4. New Building Proposal

831-833 Madison Avenue



99'-6"

34'-4" 19'-10" 13'-10" 4'-0" 27'-6"
68'-0" 6'-5" 25'-1"
4'-0" 35'-0" 20'-2" 20'-4" 20'-0"

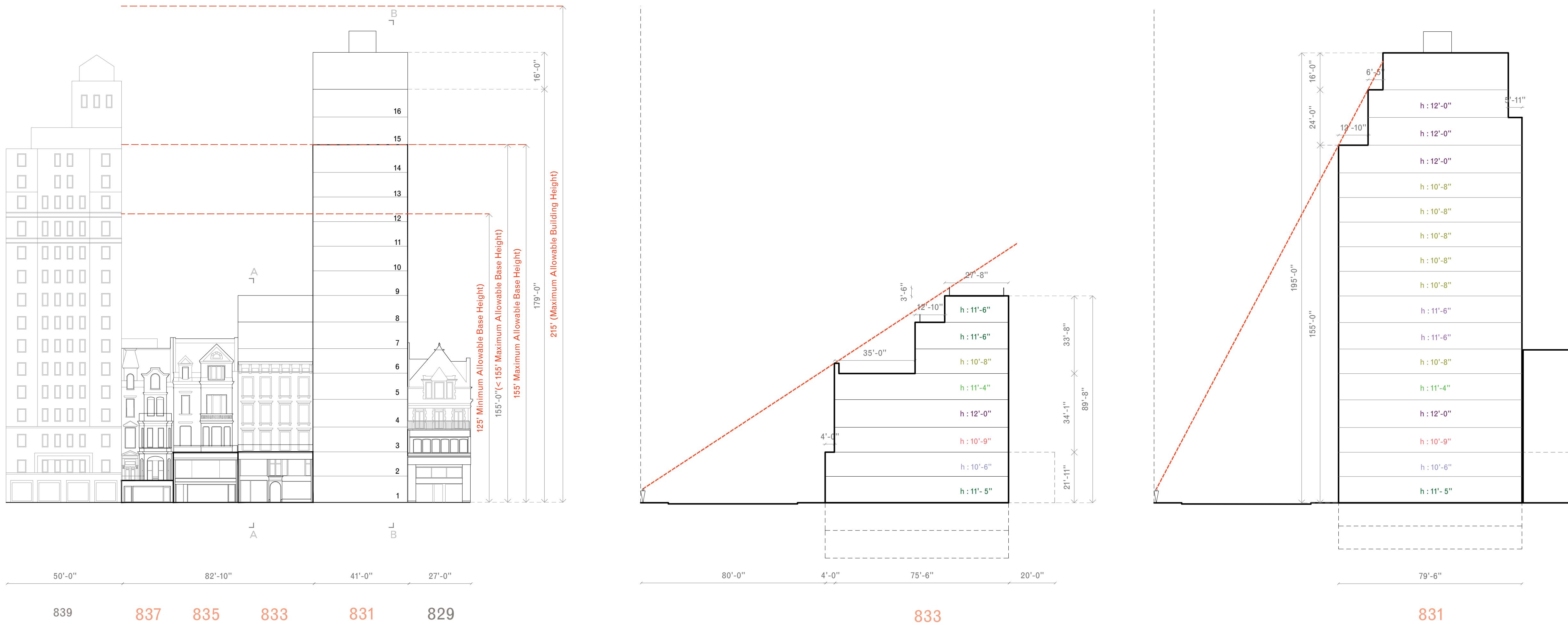


MADISON AVENUE

50'-5" 32'-5" 41'-0"
22'-5" 28'-0" 32'-5" 41'-0"
123'-10"

4. New Building Proposal

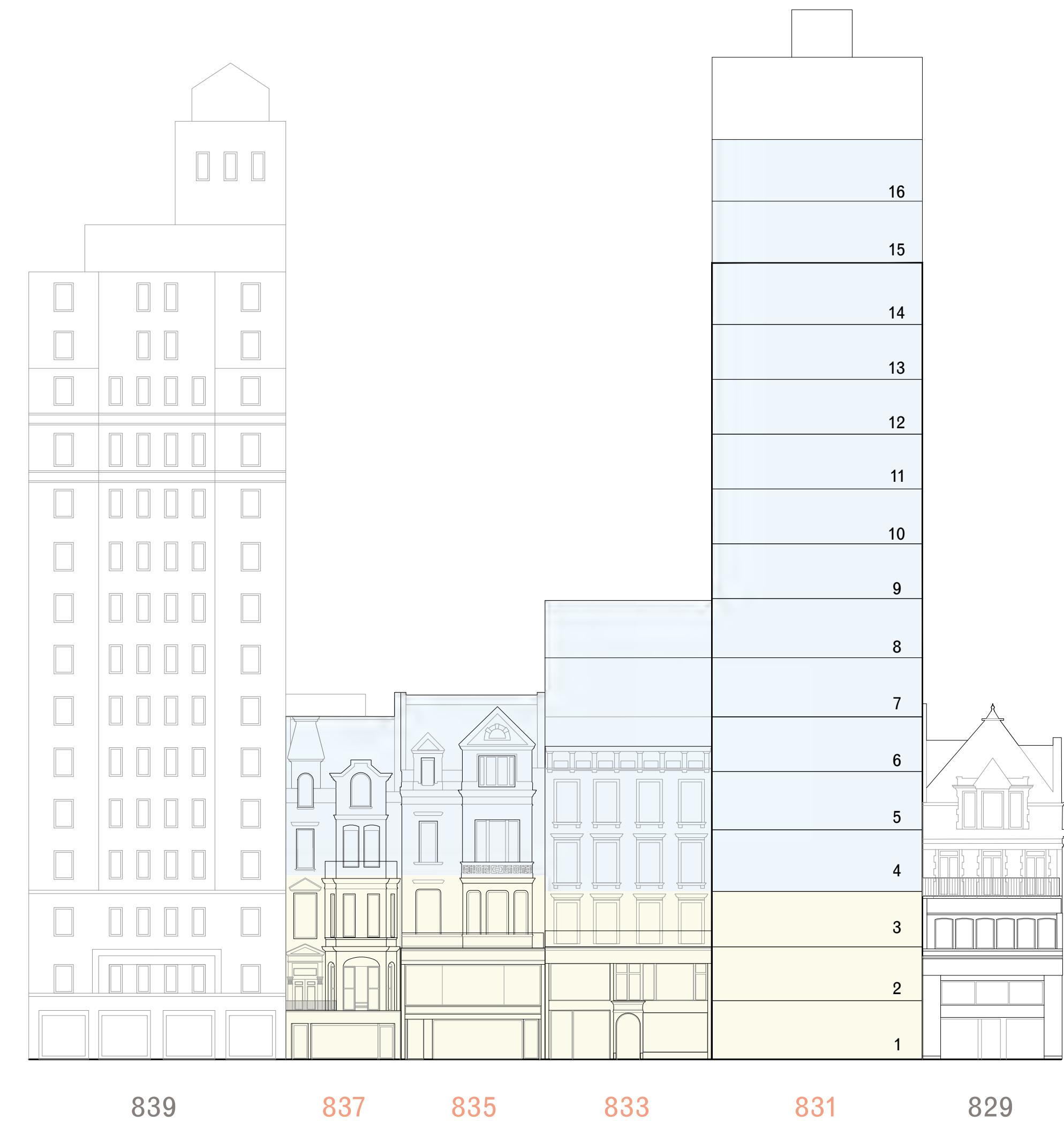
831-833 Madison Avenue



4. New Building Proposal

831-833 Madison Avenue

Residential
Commercial



4. New Building Proposal

831-833 Madison Avenue



Indiana Limestone
Standard Buff in
Honed Finish

- 831 New Building
Façade



Calcium Silicate Roman
Bricks (Arriscraft)

- 831 New Building
North, East and South
Façades



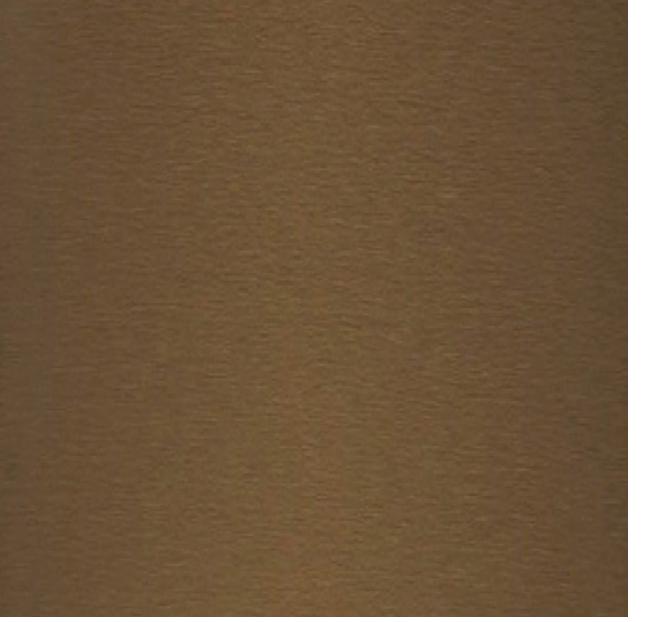
Clay Bricks

- 833 Addition
West, North and East
Façades



Terracotta Panel

- 833 Addition
West Façade
Window Frames



Galvanized Steel in
Bronze Finish

- Window frames and
Guard Rail

4. New Building Proposal

831 Madison Avenue

Image from the North_New Building



4. New Building Proposal

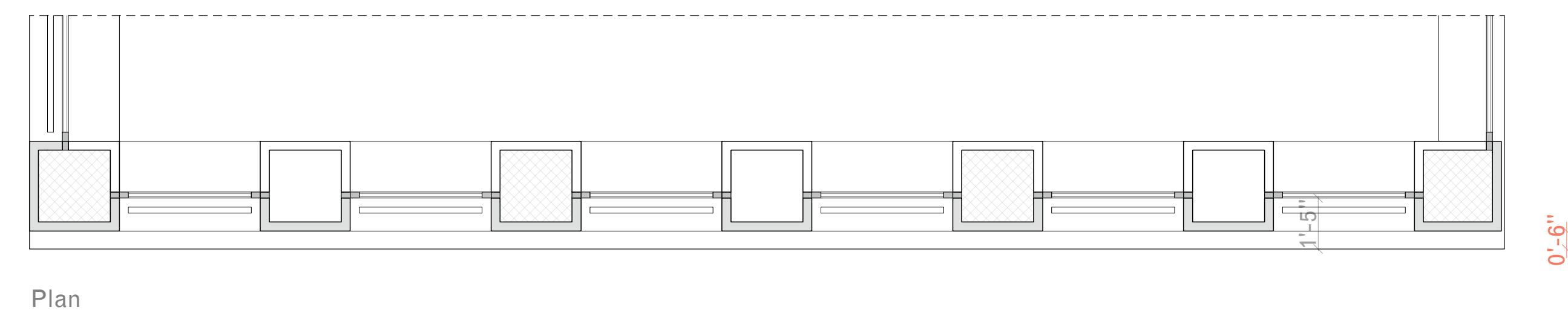
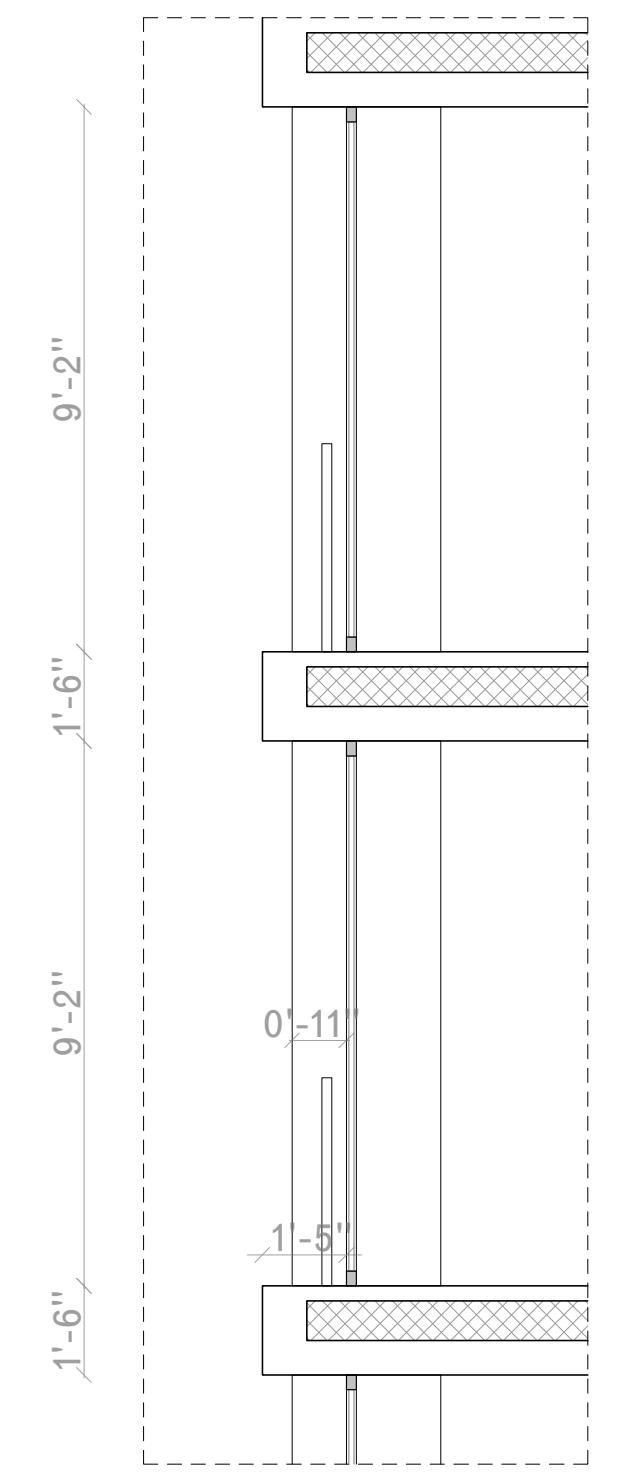
831 Madison Avenue

Image from the South_New Building



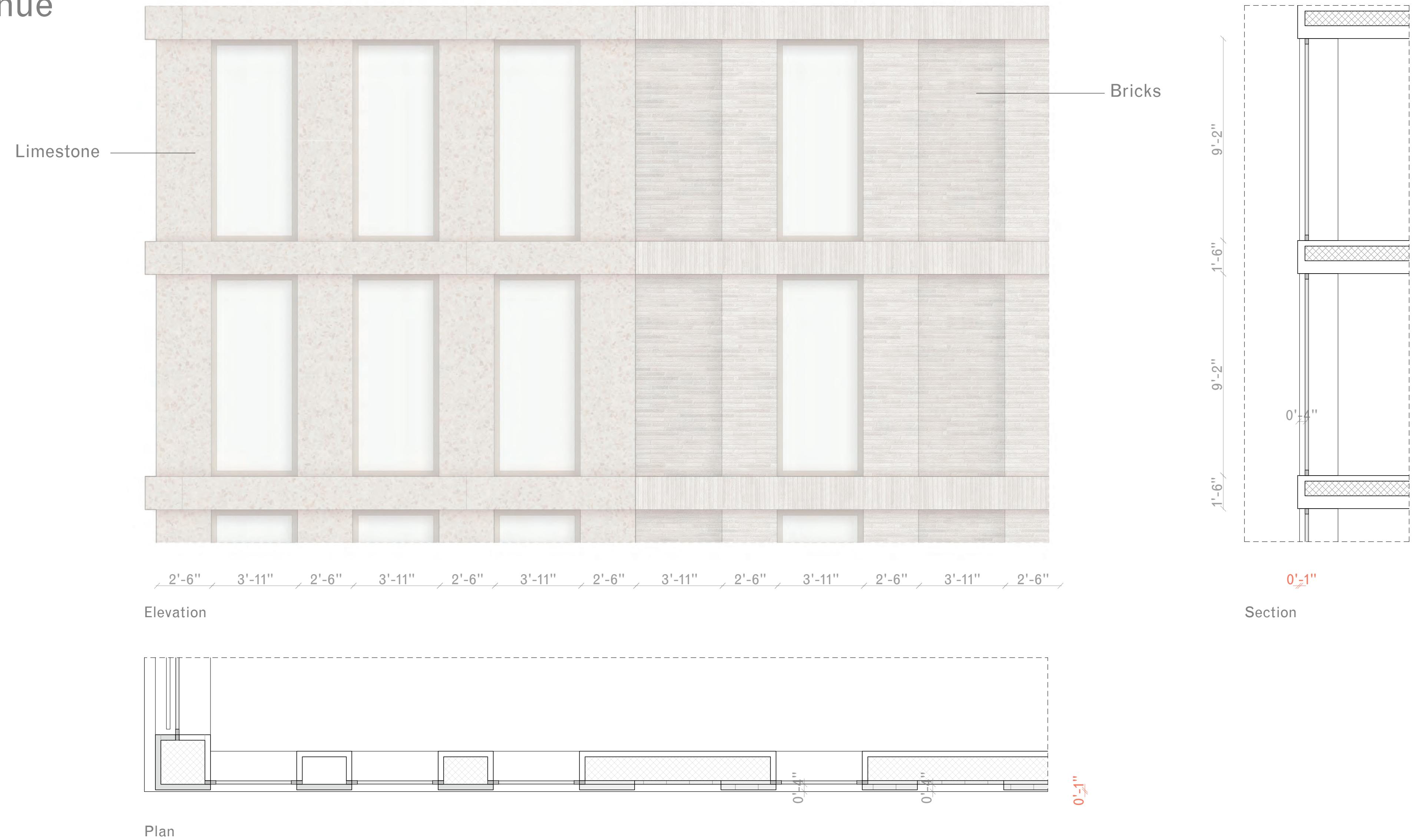
4. New Building Proposal

831 Madison Avenue



4. New Building Proposal

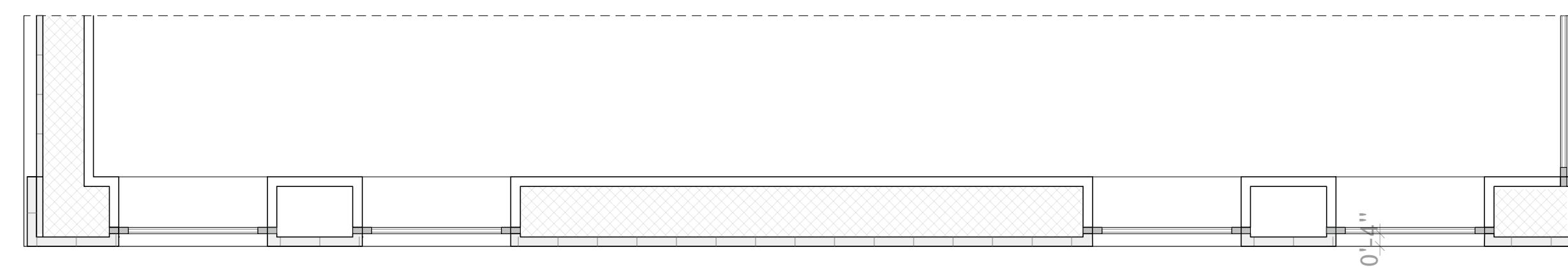
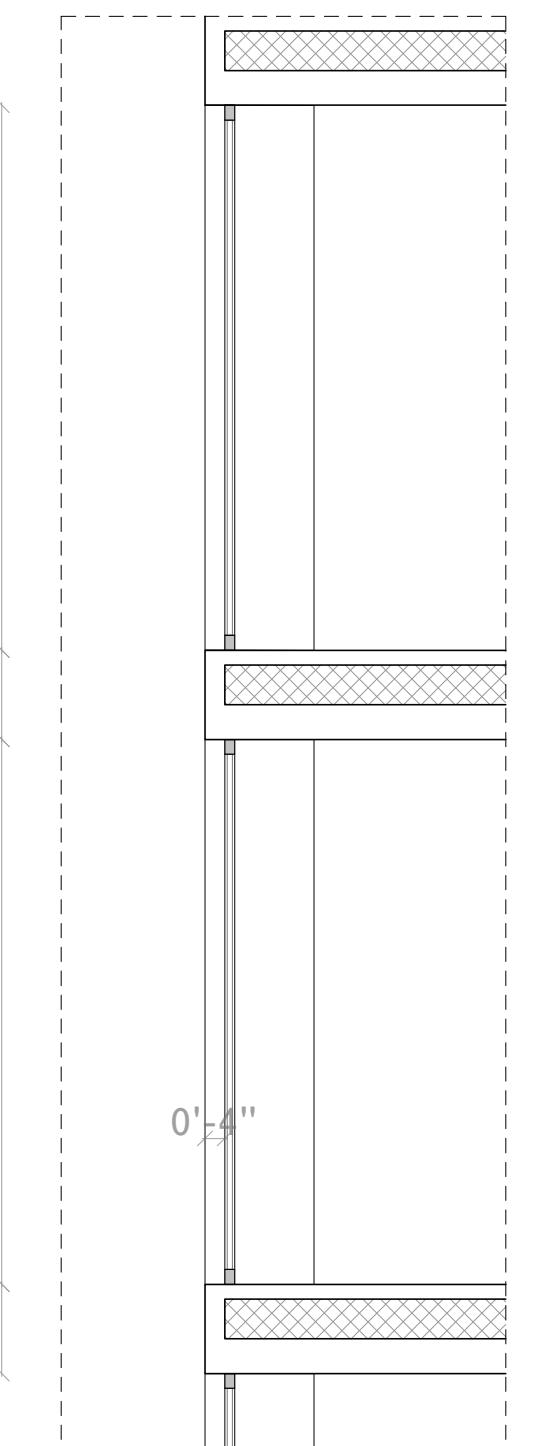
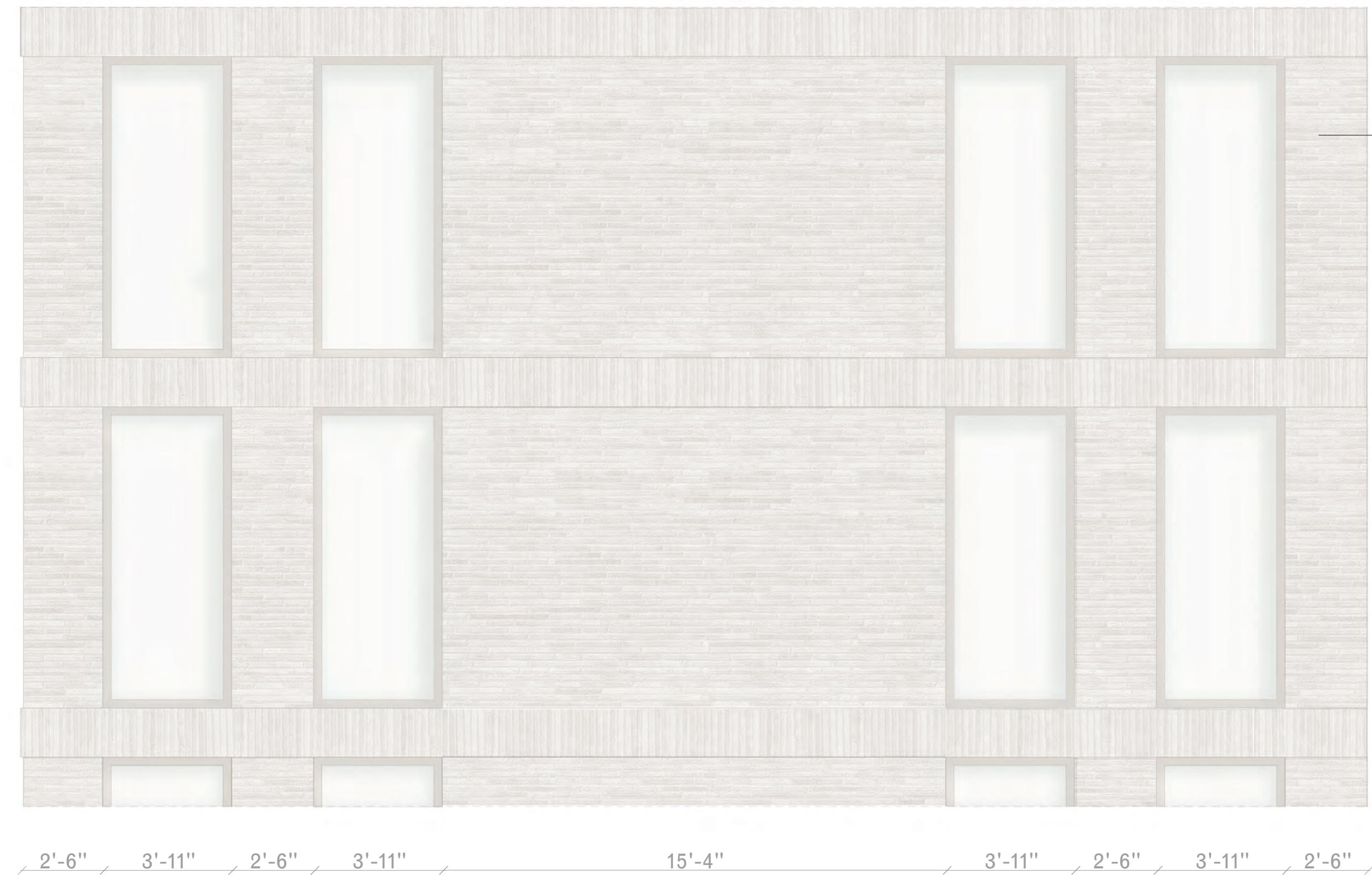
831 Madison Avenue



South Elevation Diagram

4. New Building Proposal

831 Madison Avenue



4. New Building Proposal

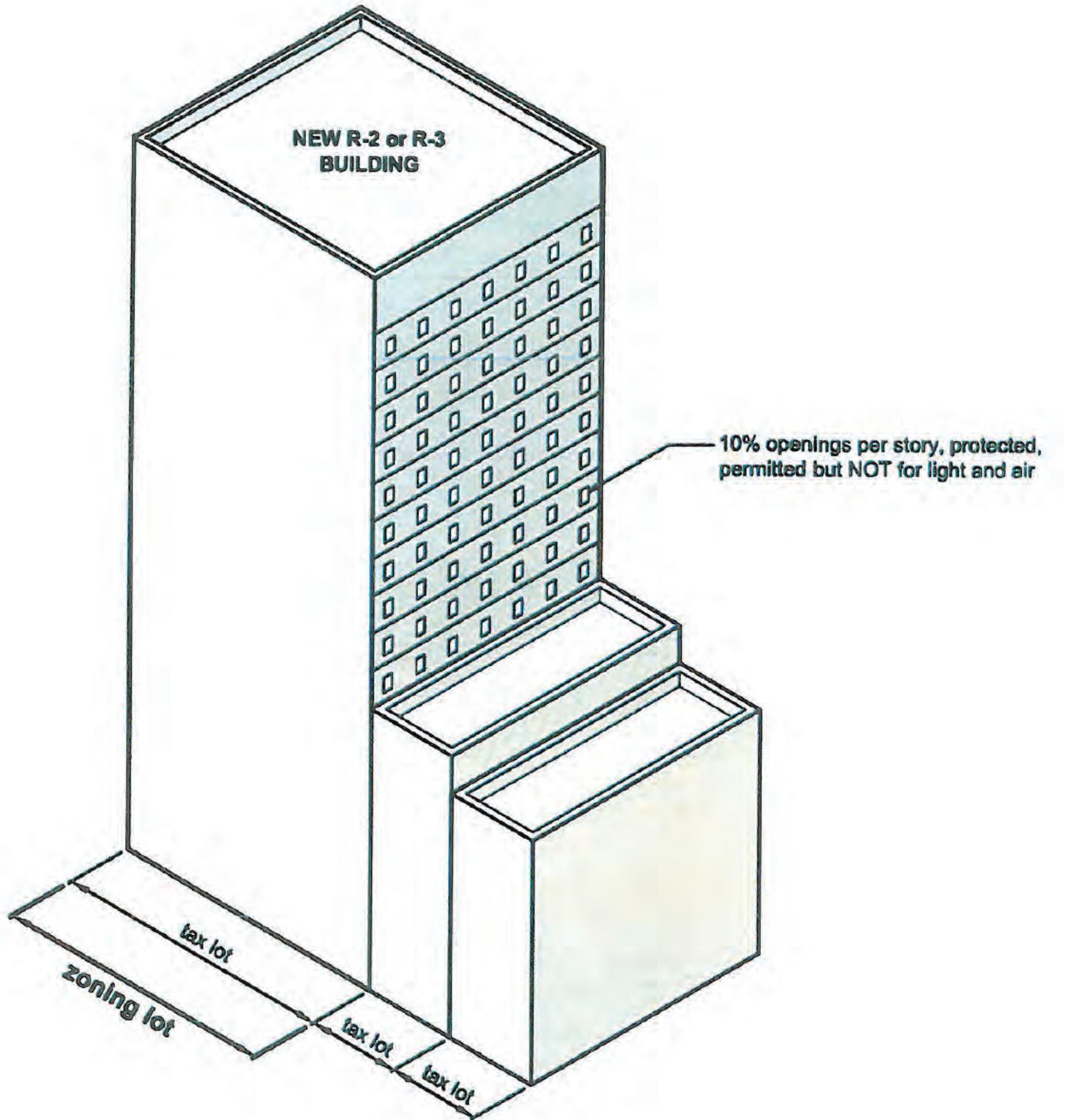
831 Madison Avenue

E
N
S
W



4. New Building Proposal

831 Madison Avenue



1. Windows:

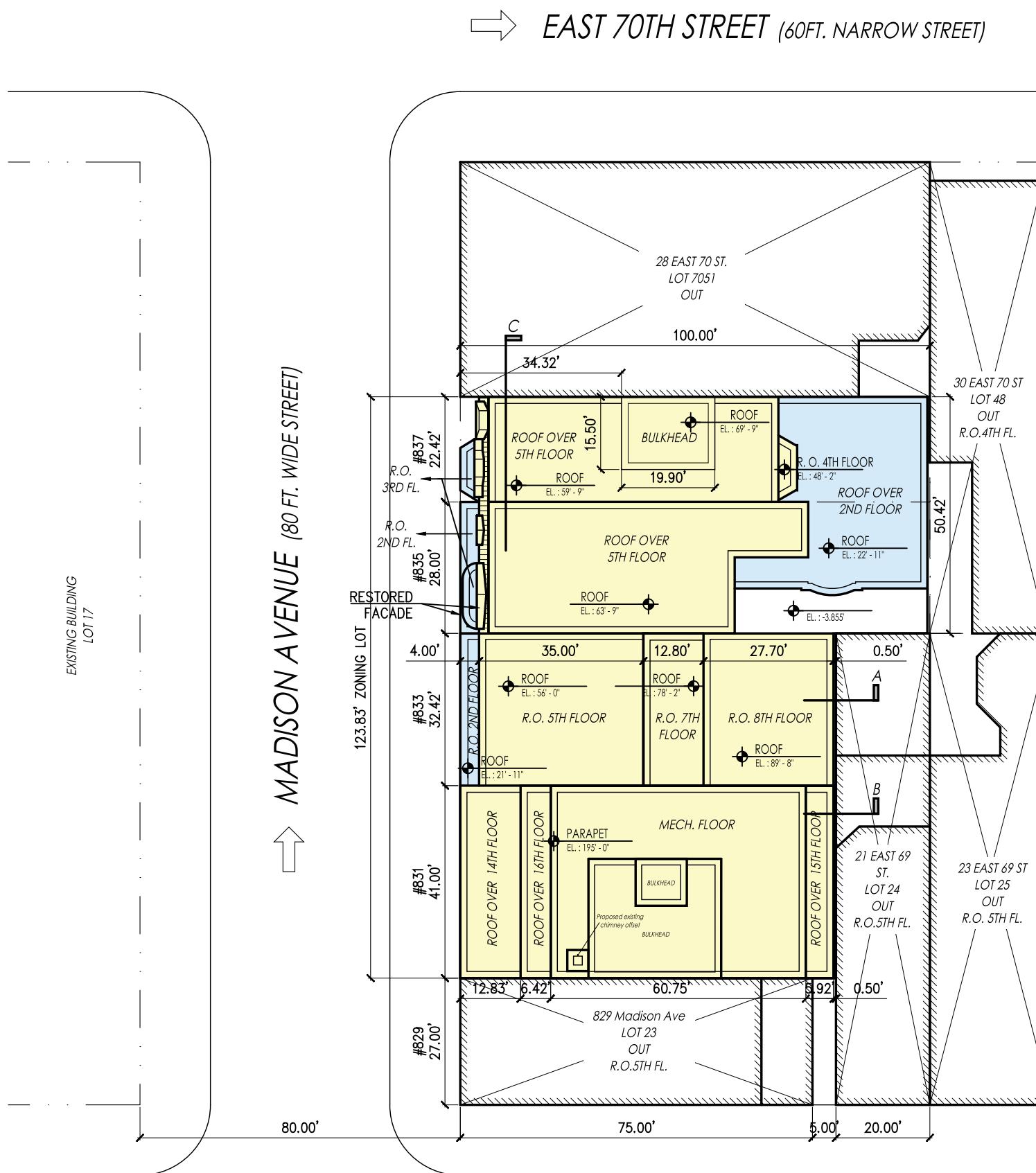
- On the South and East Elevations (Lot line Façades) of the New Building openings can not exceed 10% of the area of the Façade of the story in which they are located. Such openings can not be used for light and air and must be protected.
- Additional openings are permitted if fire glass systems are employed.

2. Setbacks:

- Side lot lines setbacks are required for seismic separation of 6" only. All other side lot line setbacks are required to be a minimum of at least 5' based on the City of Yes zoning text revisions.
- While these setback constraints are rigid in their brevity, allowances have been allowed within walls for recessed window openings due to the realities of construction methods and tolerances.

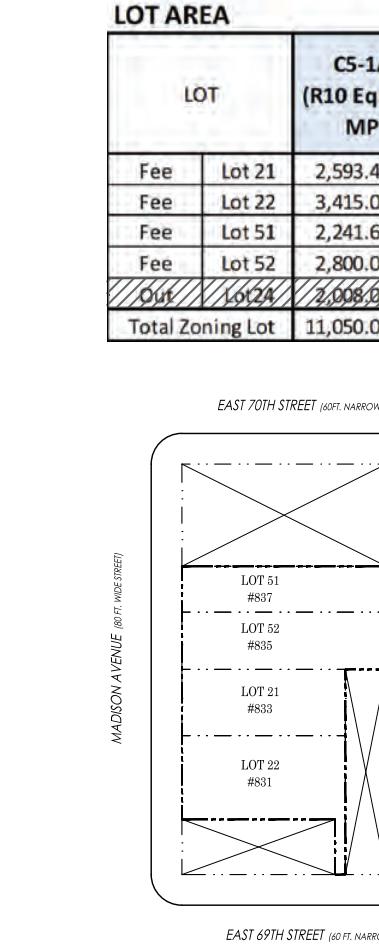
4. New Building Proposal

831-837 Madison Avenue



SLCEArchitects 831-833 MADISON AVENUE

NEW YORK, NY 10065



LOT DIAGRAM

ZONING CONSIDERATIONS

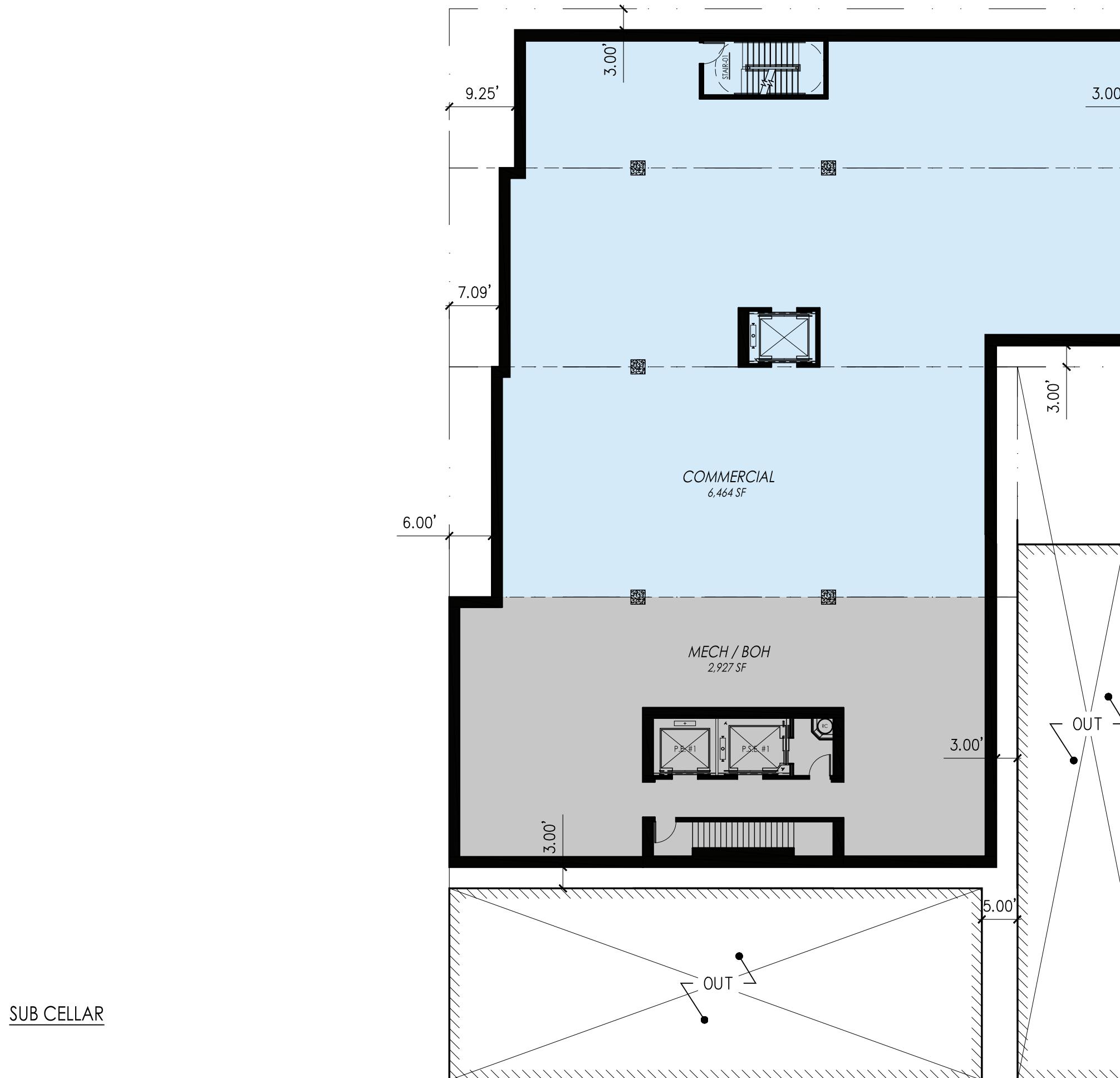
ZONE	C5-1A (R10 Equiv.) MP	Block 1384 Lot 21,22,51 & 52	map 8c Special Madison Ave Preservation District Historic District CD 8
Site Area	11,050.00 SF	To be verified with Survey	
Max FAR-Commercial	4.00		COY-HO 33-122
Max FAR-C.F.	10.00		COY-HO 33-123
Max FAR-Residential	10.00		COY-HO 23-221
Max. Allow. ZSF	110,500.00 SF		
Max. Allow. New Development	110,500.00 SF		
Approx. Allow.ZSF (x1.08 +/-)	119,340.00 GSF		
Height and Setback		The underlying height and setback regulations applicable to a C5-1A District shall apply.	COY-HO 99-22
Base Height	Min. 125', Max 155'		COY-HO 23-432
Bldg. Height	Max. 215'		COY-HO 23-432
Street Wall Setback	Min.10'	Above maximum base shall have a minimum depth of 10 feet from a wide street line	COY-HO 99-22

NOTES:

1. EXISTING CONDITIONS TO BE VERIFIED BY SURVEY.
2. CONFORMS WITH ZONING AND ANTICIPATED LPC SITE LINE REQUEST.
3. LPC APPROVAL REQUIRED FOR DESIGN AND MASSING

4. New Building Proposal

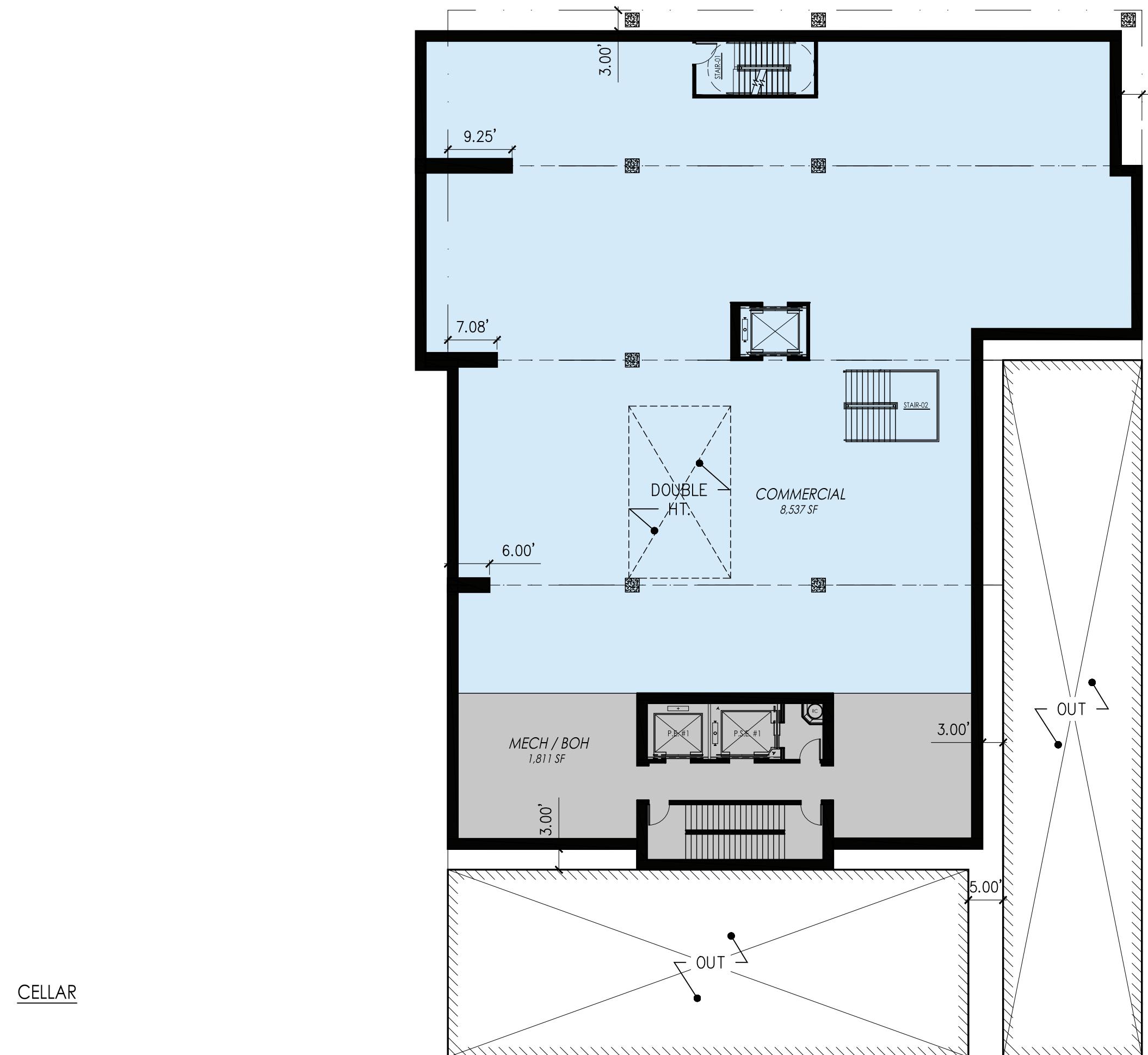
831-837 Madison Avenue



NOTES:
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2. CONFORMS WITH ZONING AND ANTIPLICATED LPC SITE LINE REQUEST.
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4. New Building Proposal

831-837 Madison Avenue

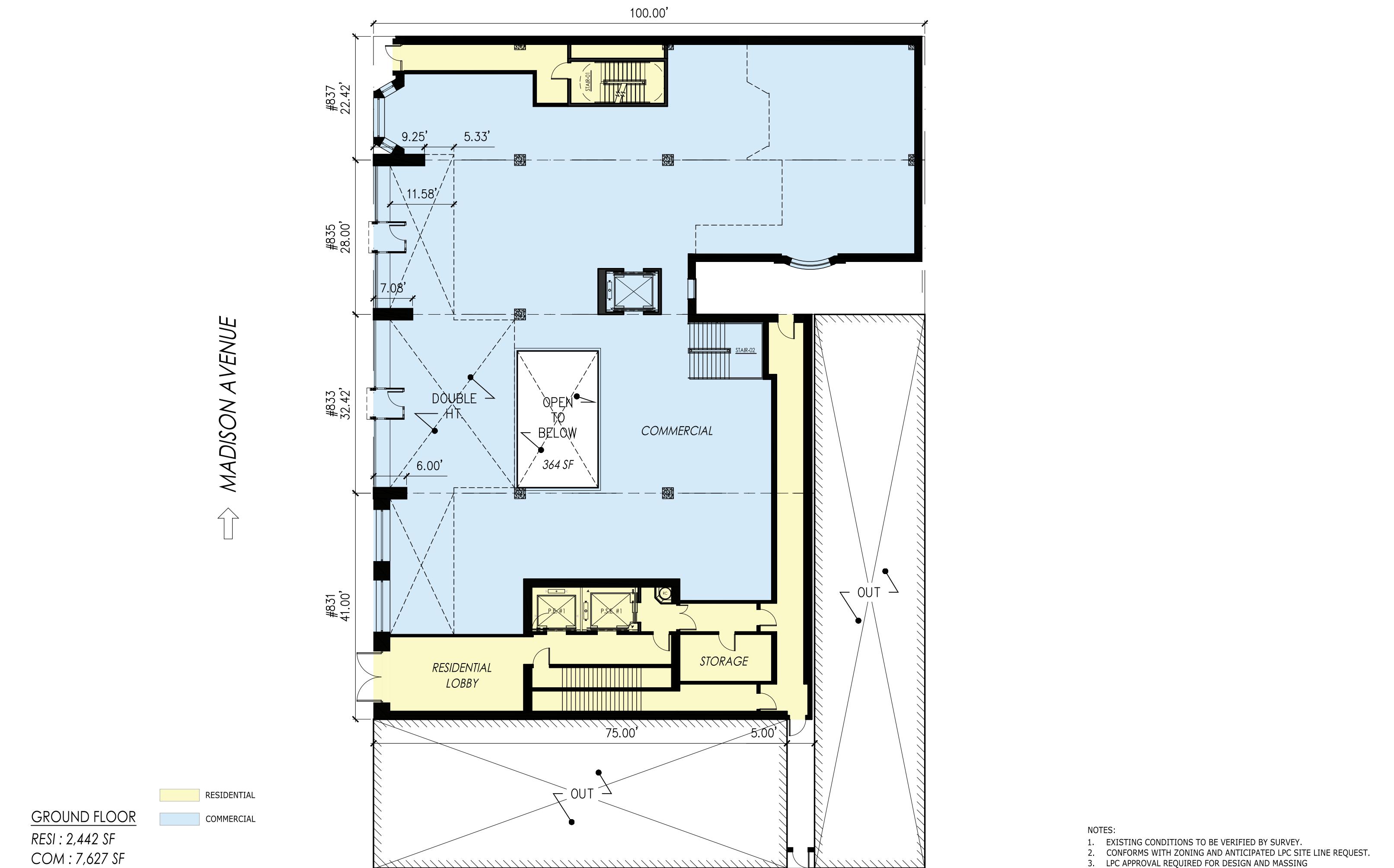


SLCEArchitects 831-833 MADISON AVENUE

NEW YORK, NY 10065

4. New Building Proposal

831-837 Madison Avenue

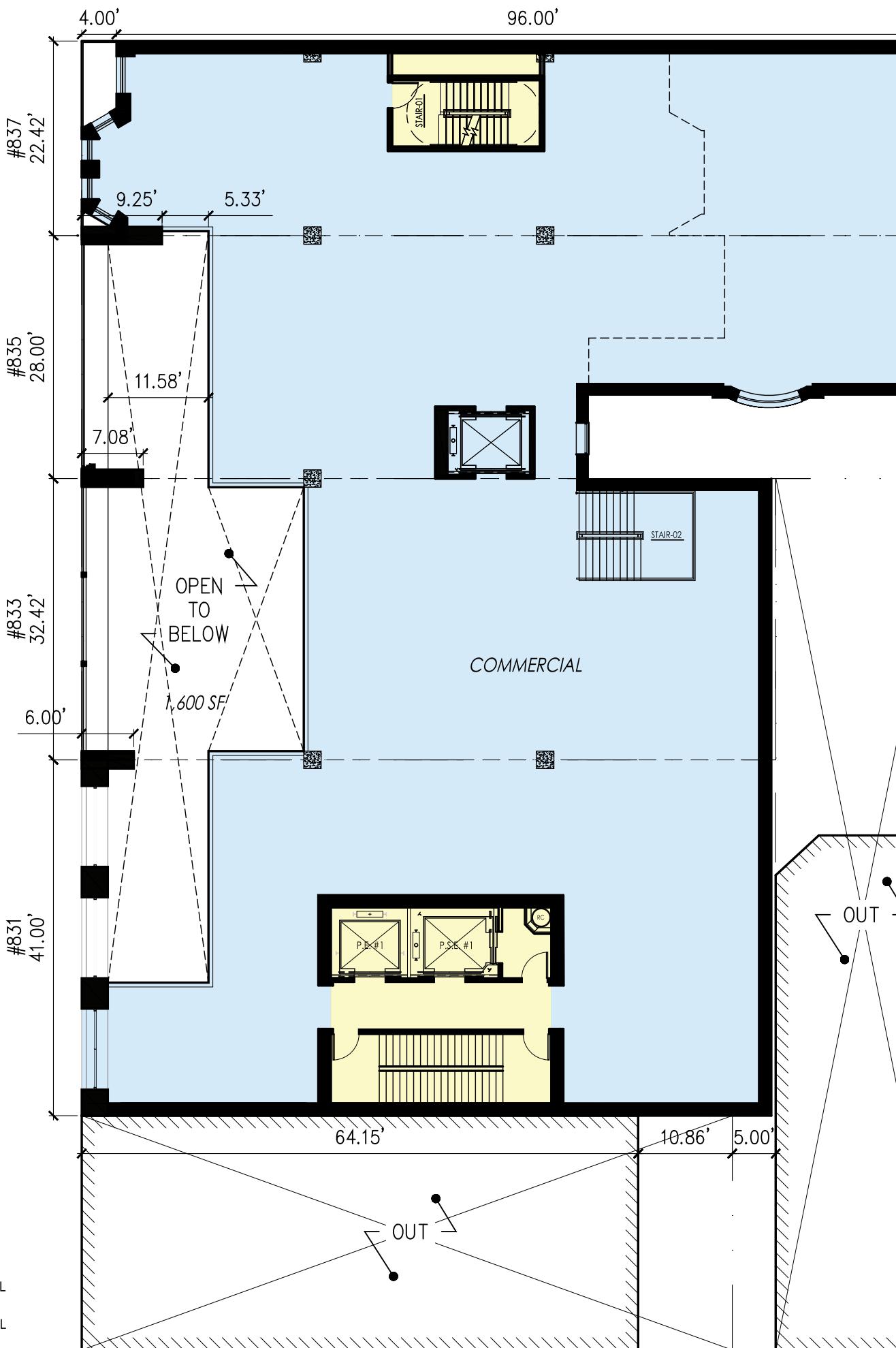


SLCEArchitects 831-833 MADISON AVENUE

NEW YORK, NY 10065

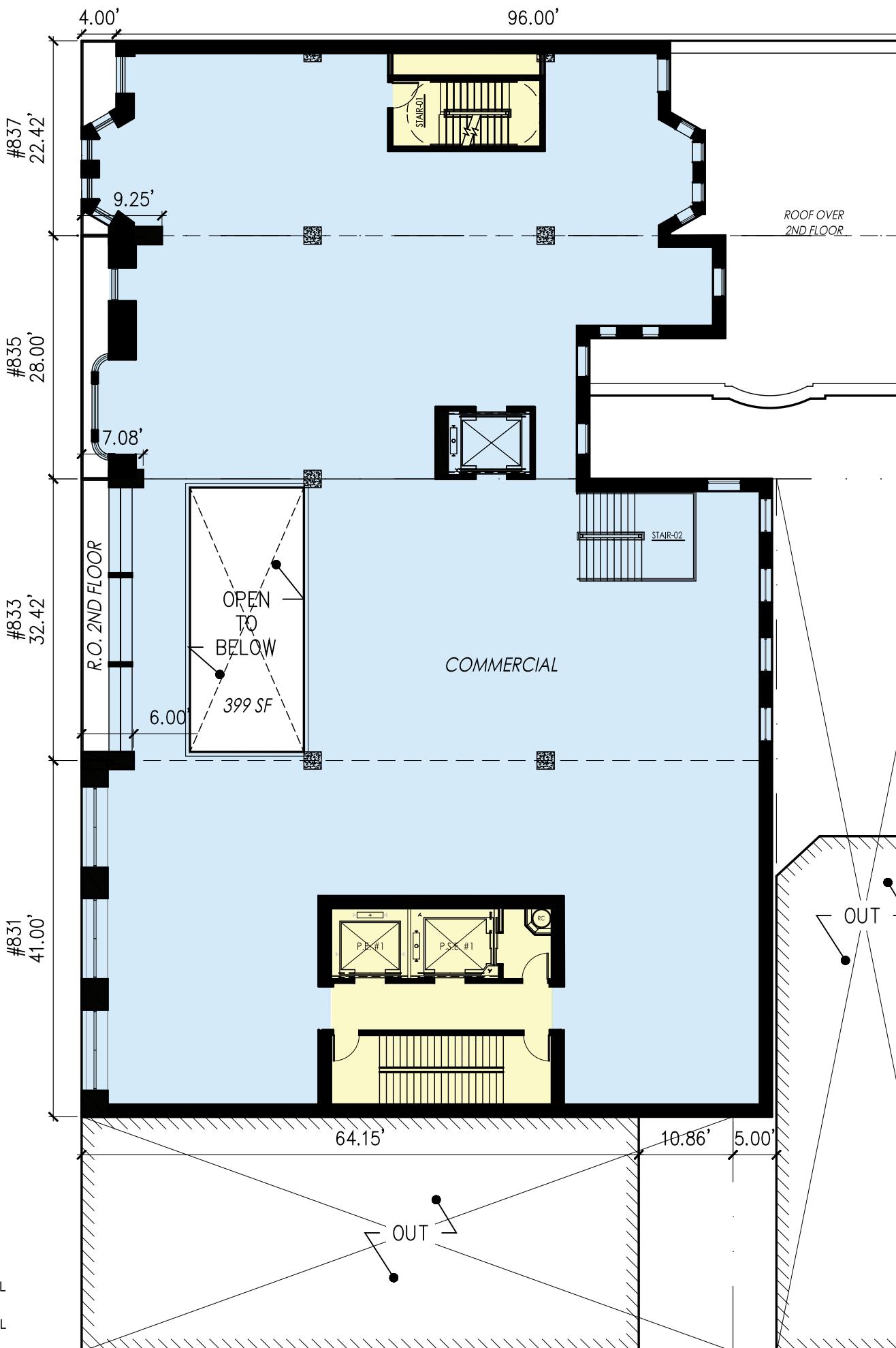
4. New Building Proposal

831-837 Madison Avenue



4. New Building Proposal

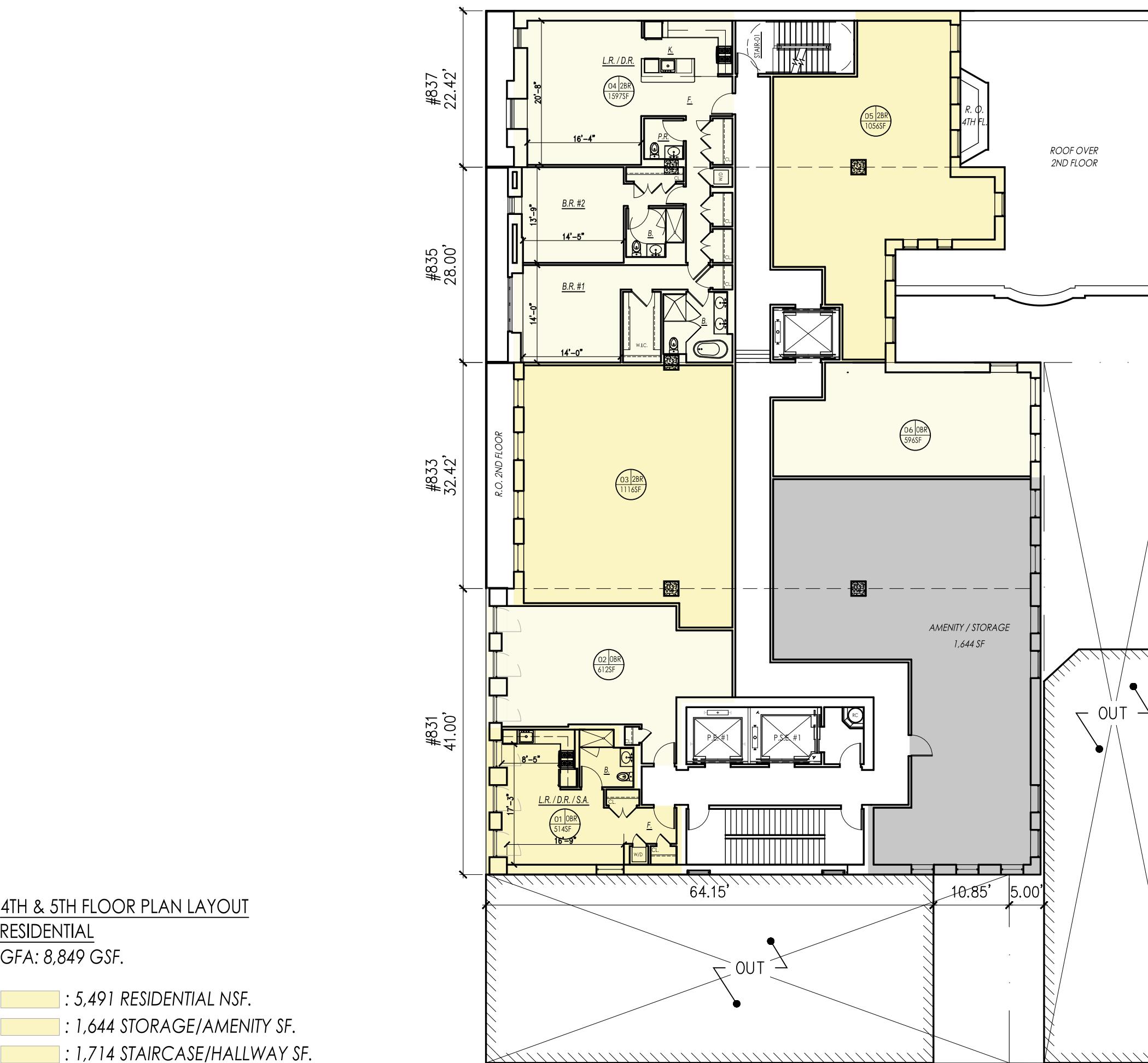
831-837 Madison Avenue



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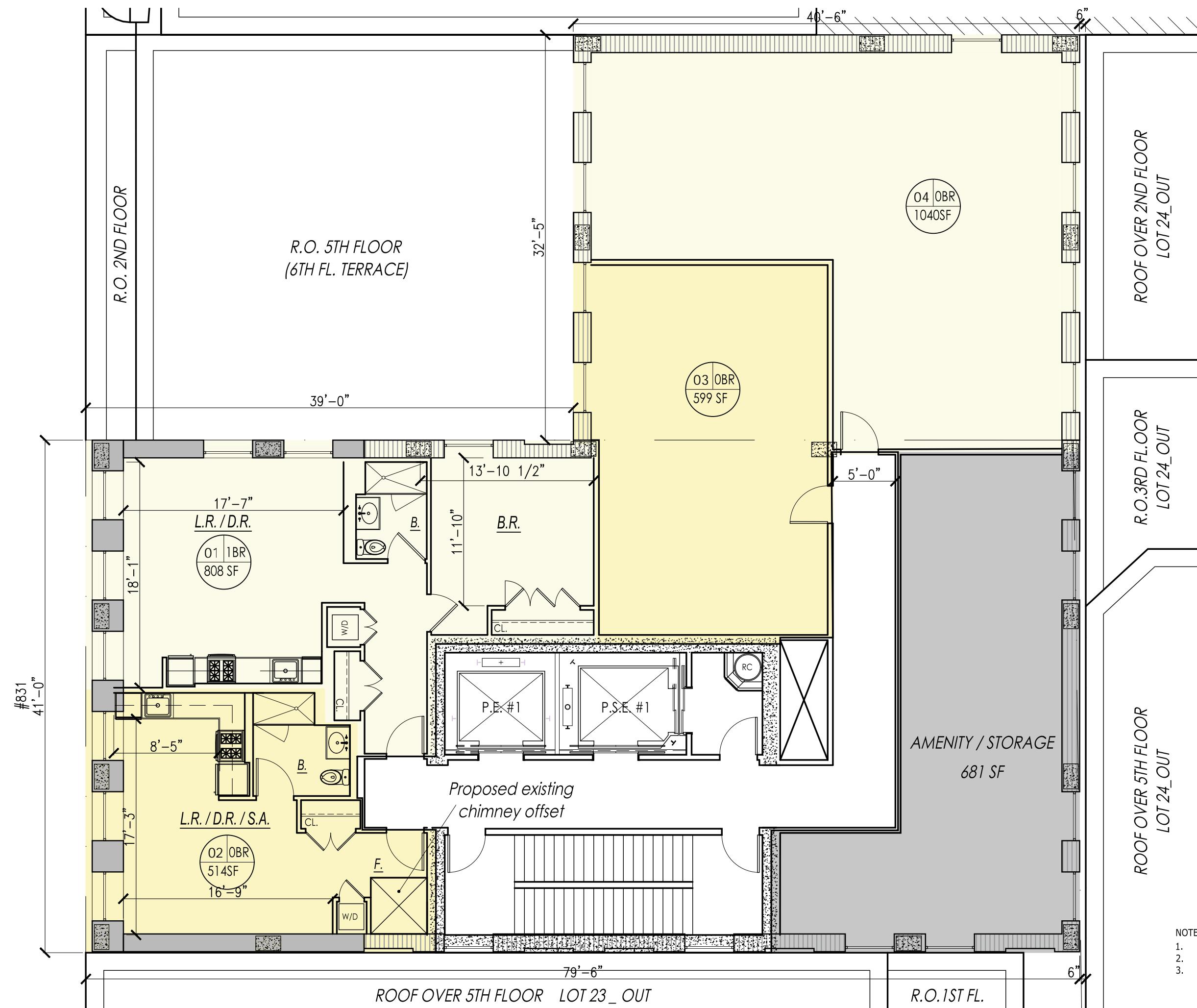
4. New Building Proposal

831-837 Madison Avenue



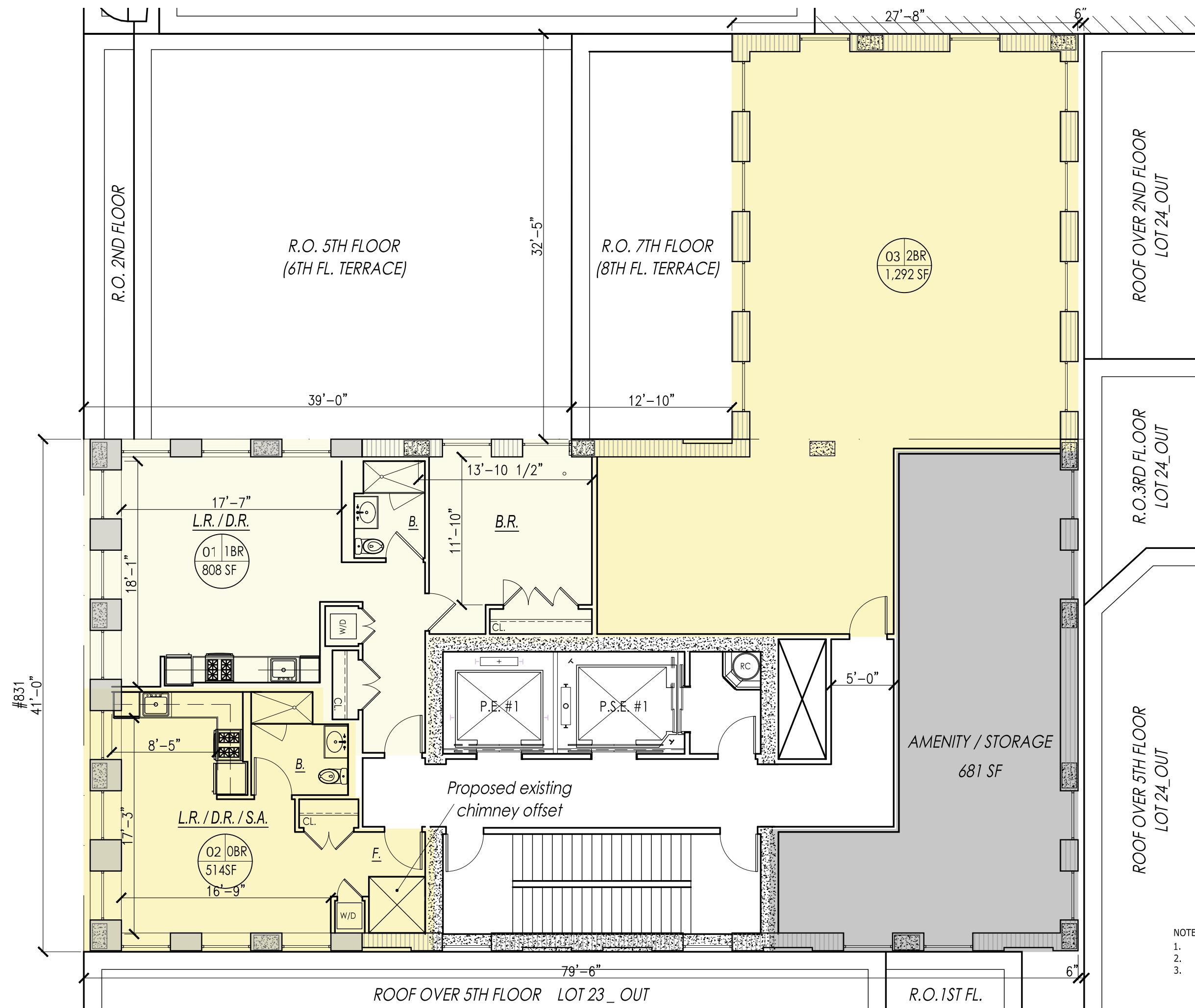
4. New Building Proposal

831-833 Madison Avenue



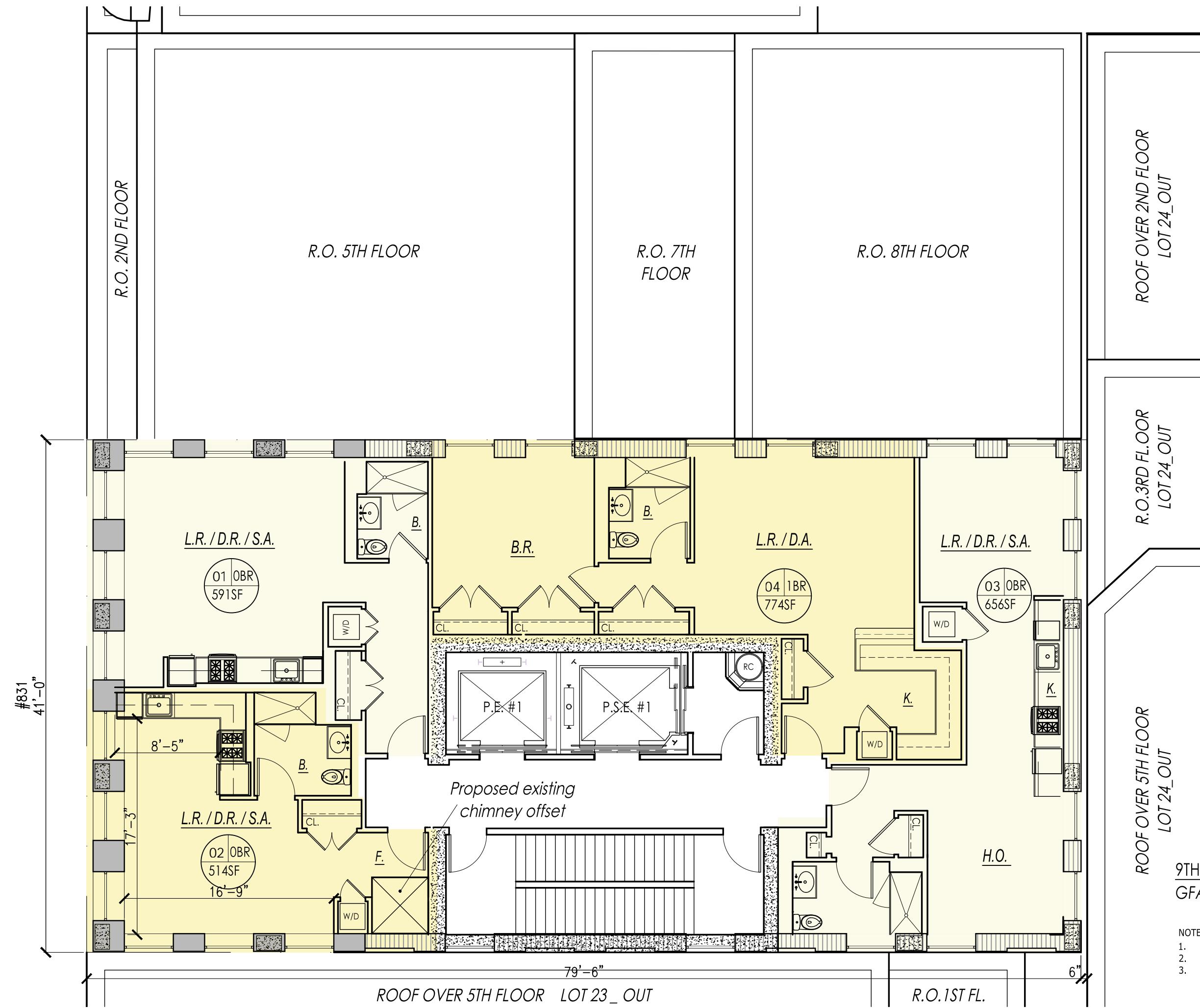
4. New Building Proposal

831-833 Madison Avenue



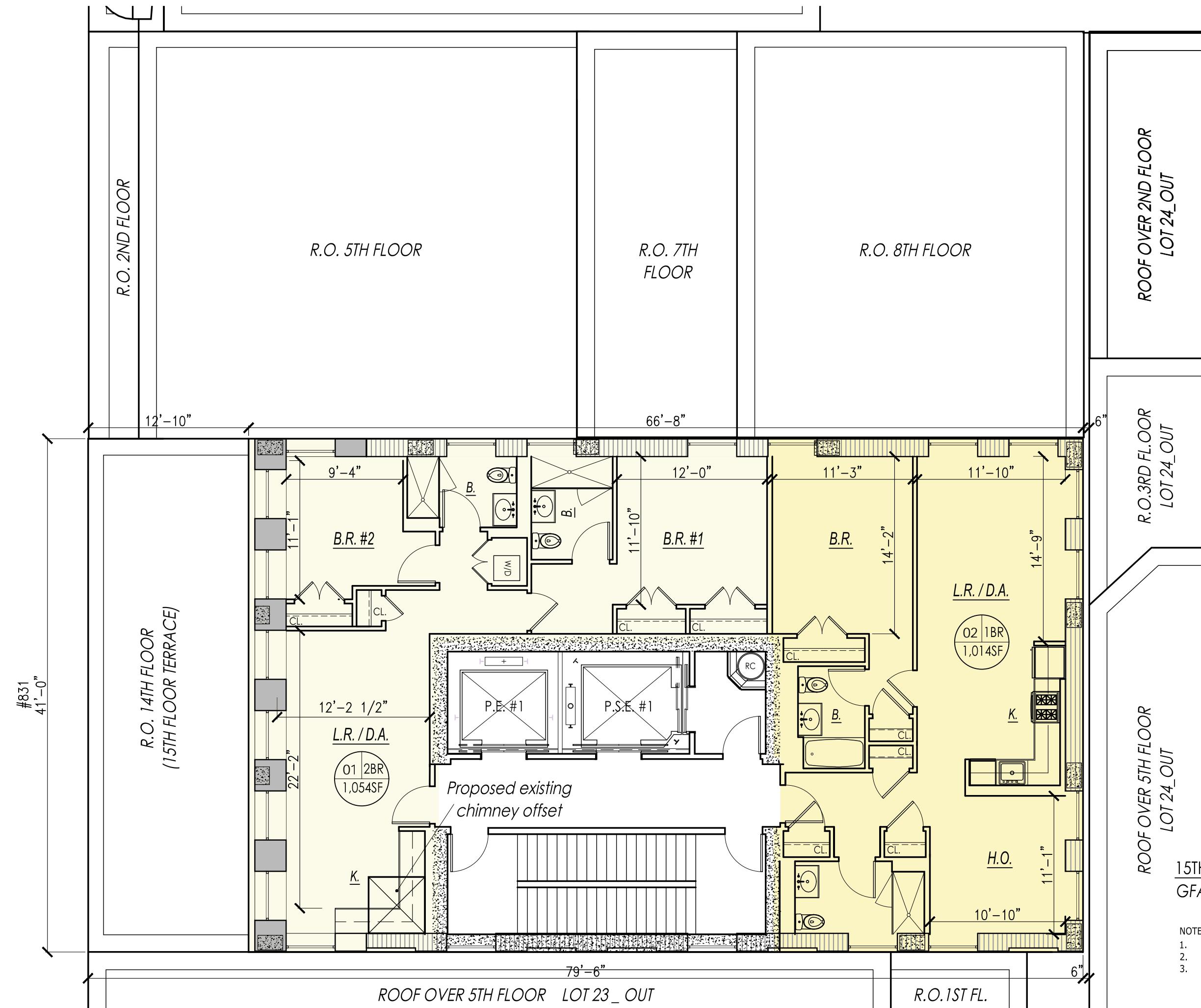
4. New Building Proposal

831 Madison Avenue



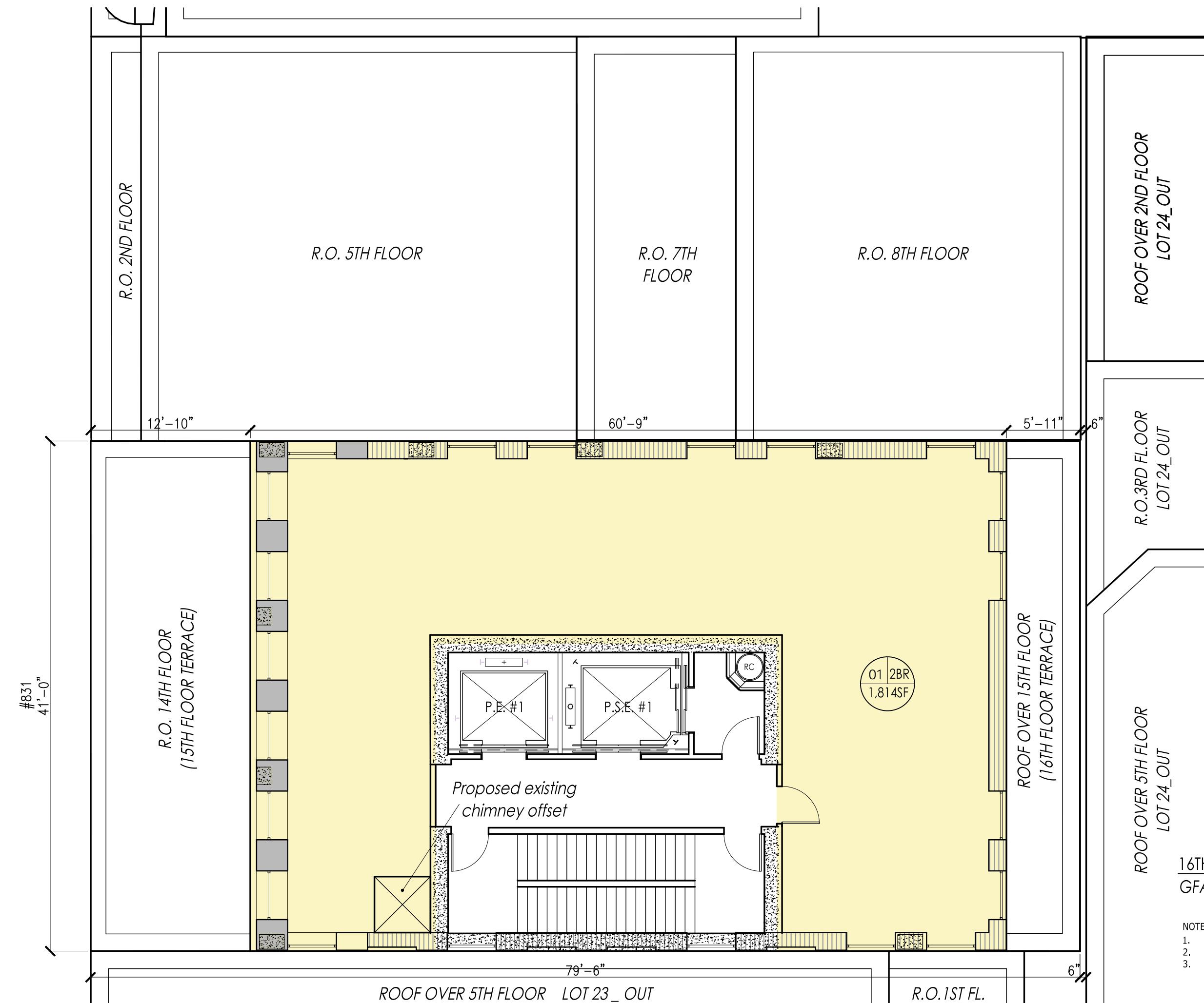
4. New Building Proposal

831 Madison Avenue



4. New Building Proposal

831 Madison Avenue



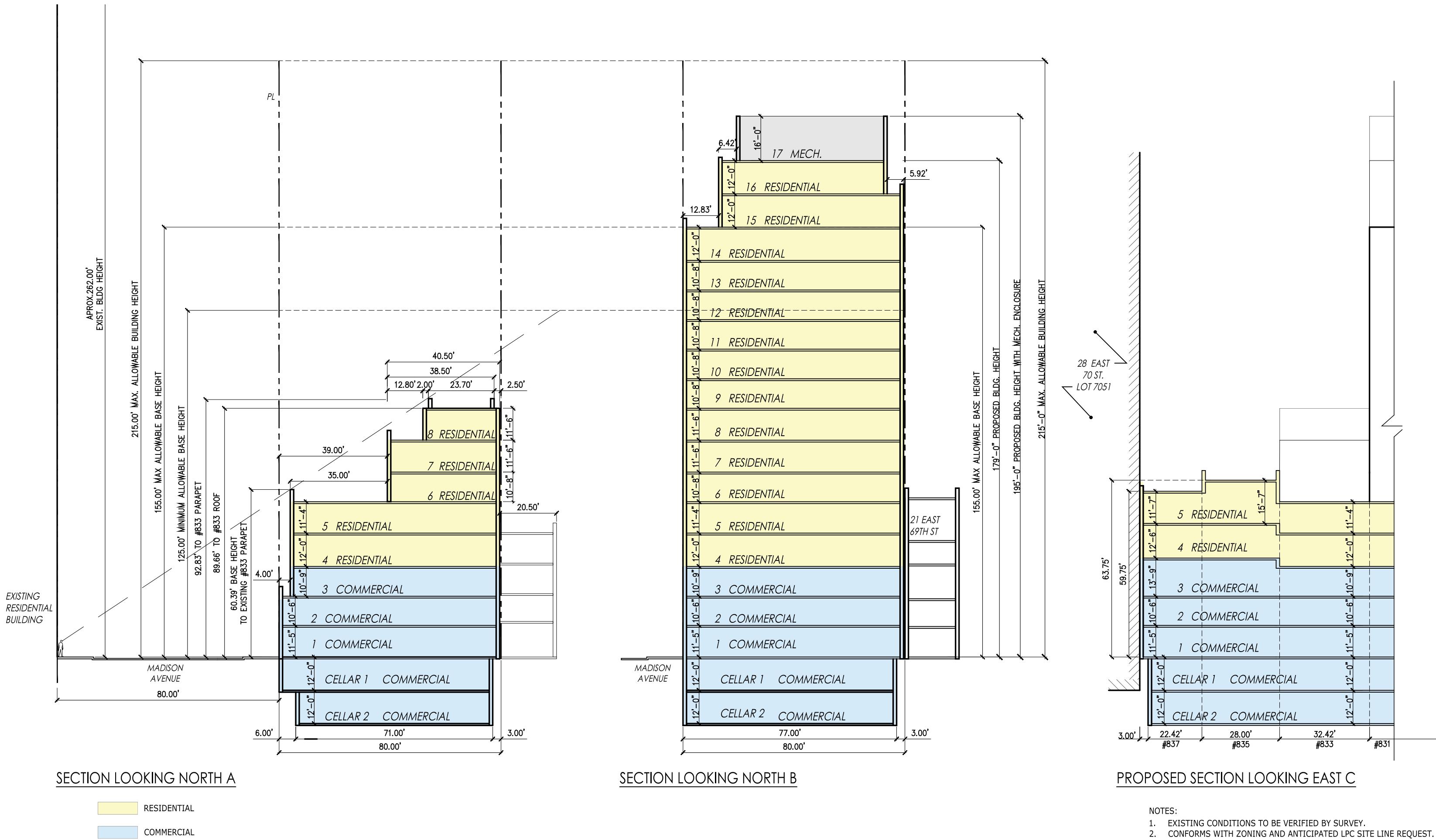
4. New Building Proposal

831 Madison Avenue



4. New Building Proposal

831 Madison Avenue



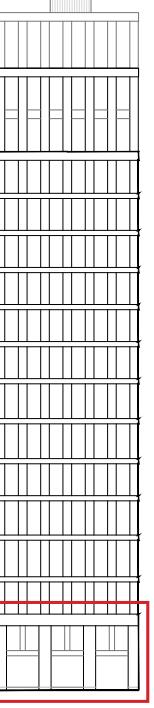
SLCEArchitects 831-833 MADISON AVENUE NEW YORK, NY

4. New Building Proposal

831 Madison Avenue



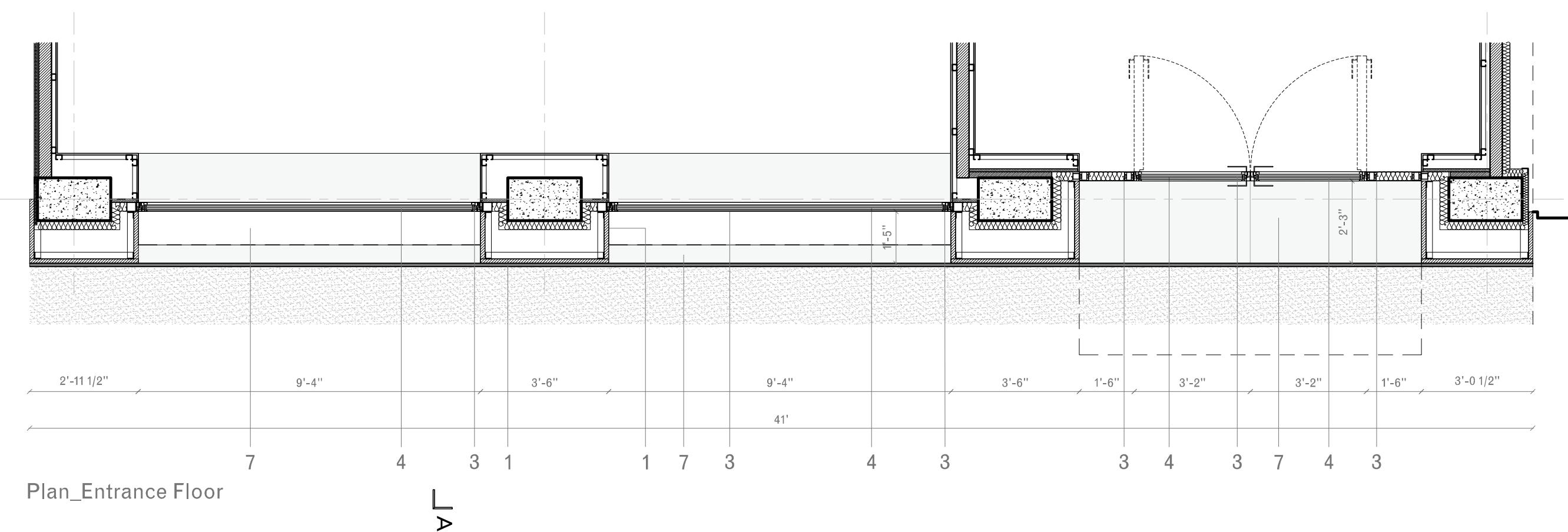
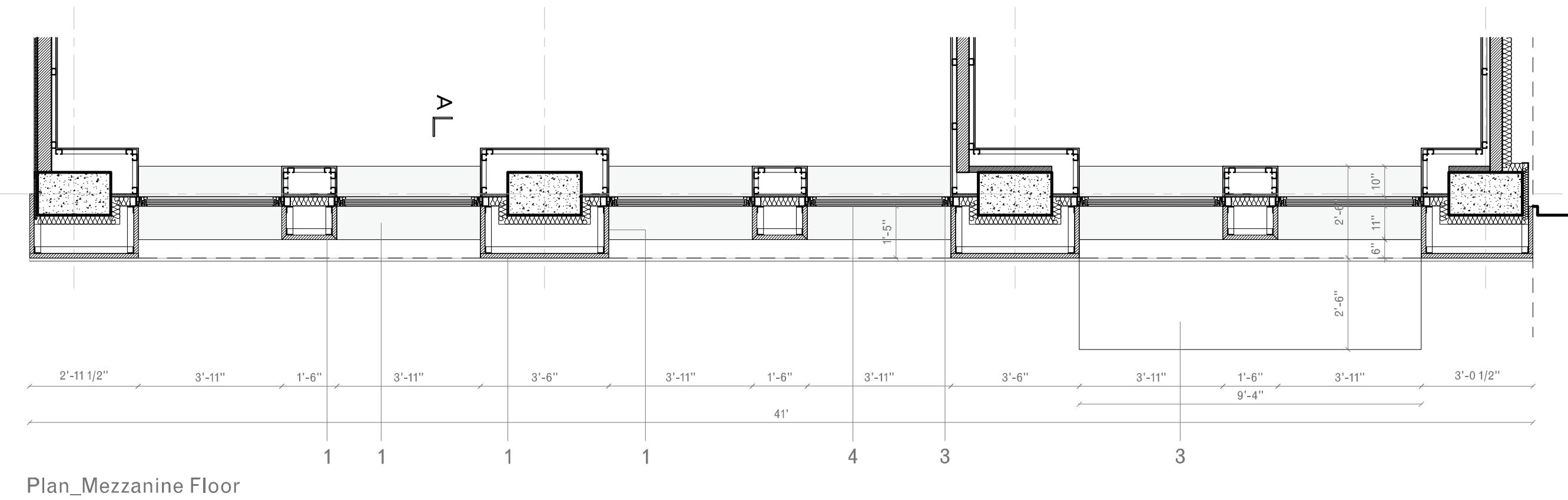
1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
3. Steel (Bronze Finish)
4. Glass (Extra Clear)
5. Terracotta (Colour to match Brick)
6. Brick (Colour to match Brick of Building 833)
7. Granite (Light Colour)



4. New Building Proposal

831 Madison Avenue

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
3. Steel (Bronze Finish)
4. Glass (Extra Clear)
5. Terracotta (Colour to match Brick)
6. Brick (Colour to match Brick of Building 833)
7. Granite (Light Colour)



West Elevation_Entrance Lobby and Retail

4. New Building Proposal

831 Madison Avenue

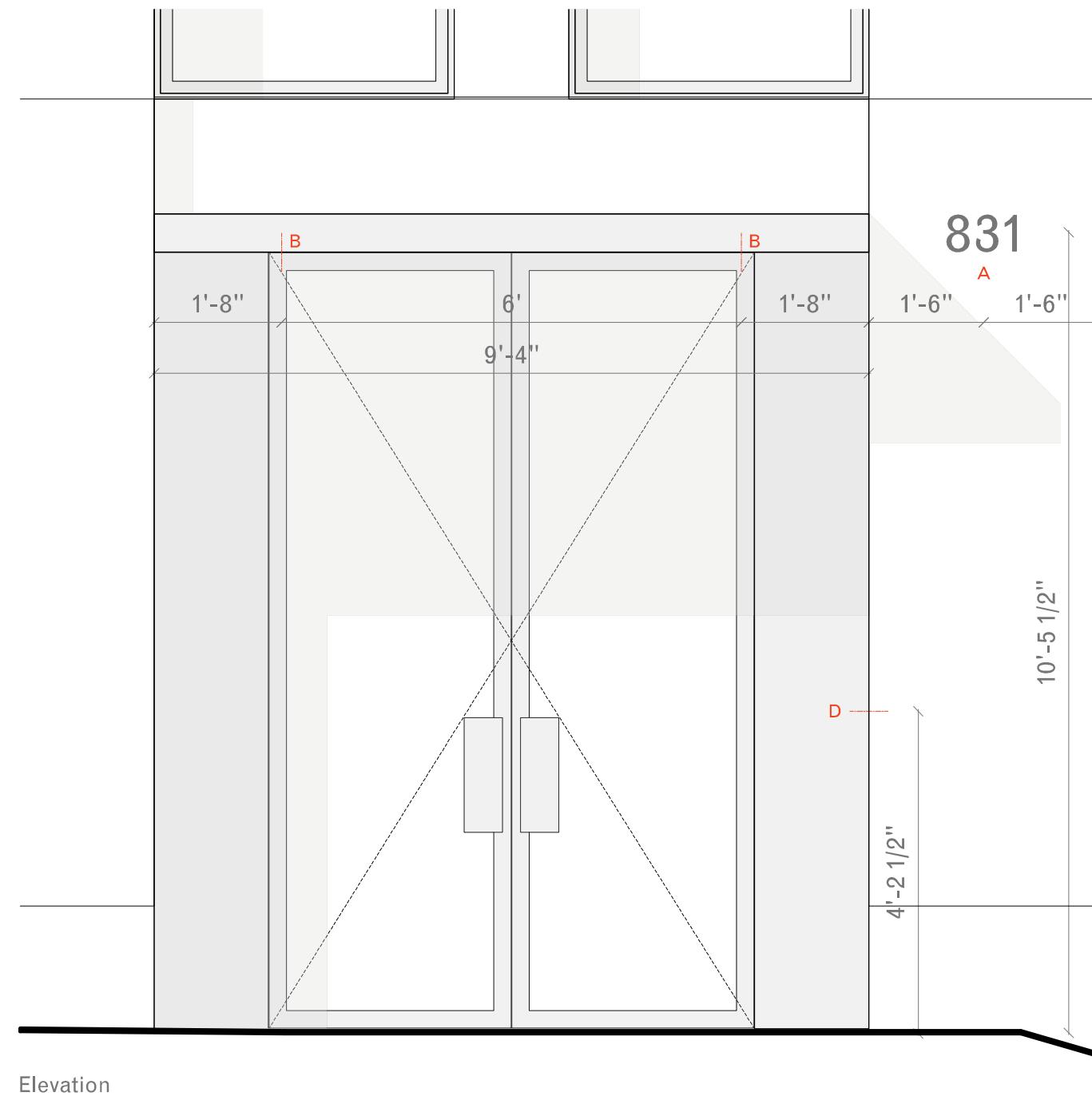
Image from the West_Entrance Lobby and Retail



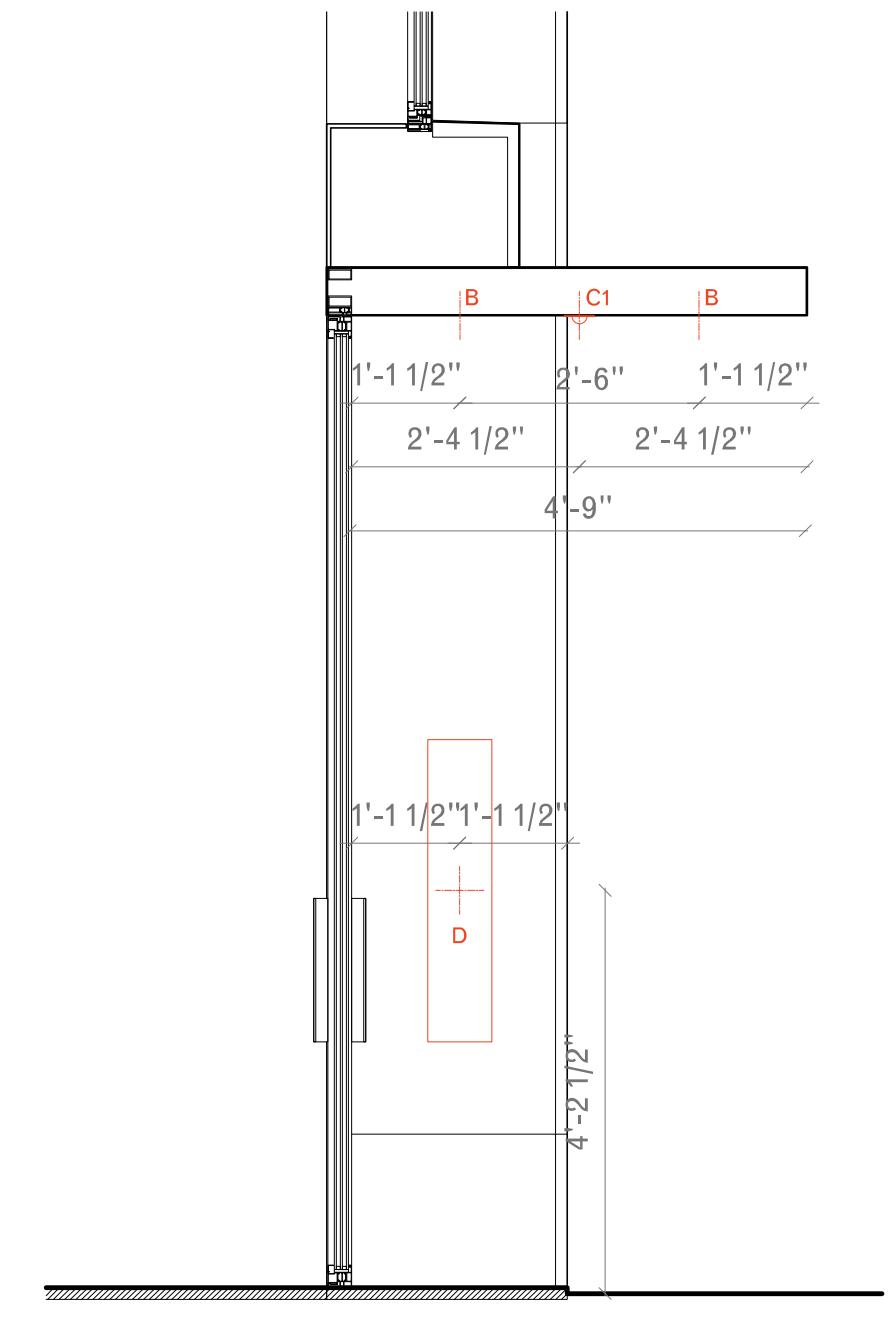
4. New Building Proposal

831 Madison Avenue

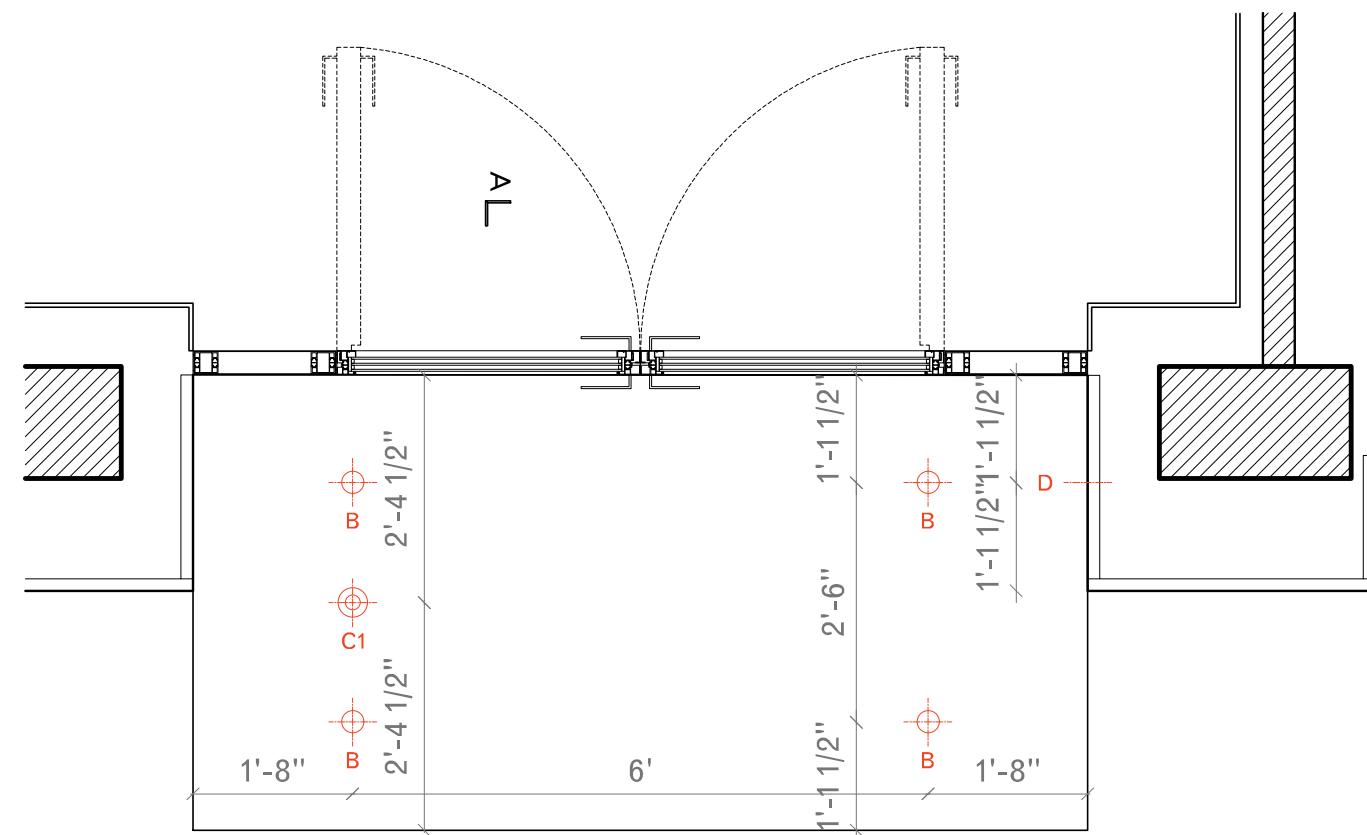
- A. Engraved Building Number (Brass Lettering)
- B. Ceiling Recessed Lighting Fixture (LED)
- C1. Ceiling Recessed Camera
- D. Wall mounted Intercome and Key Pad



Elevati



Sect



Reflected Ceiling Plan

4. New Building Proposal

831 Madison Avenue

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
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6. Brick (Colour to match Brick of Building 833)
7. Granite (Light Colour)

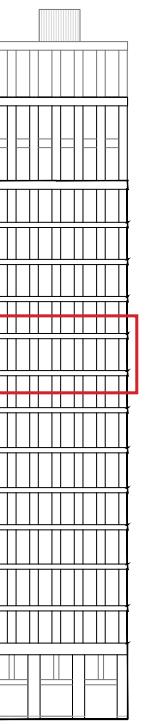
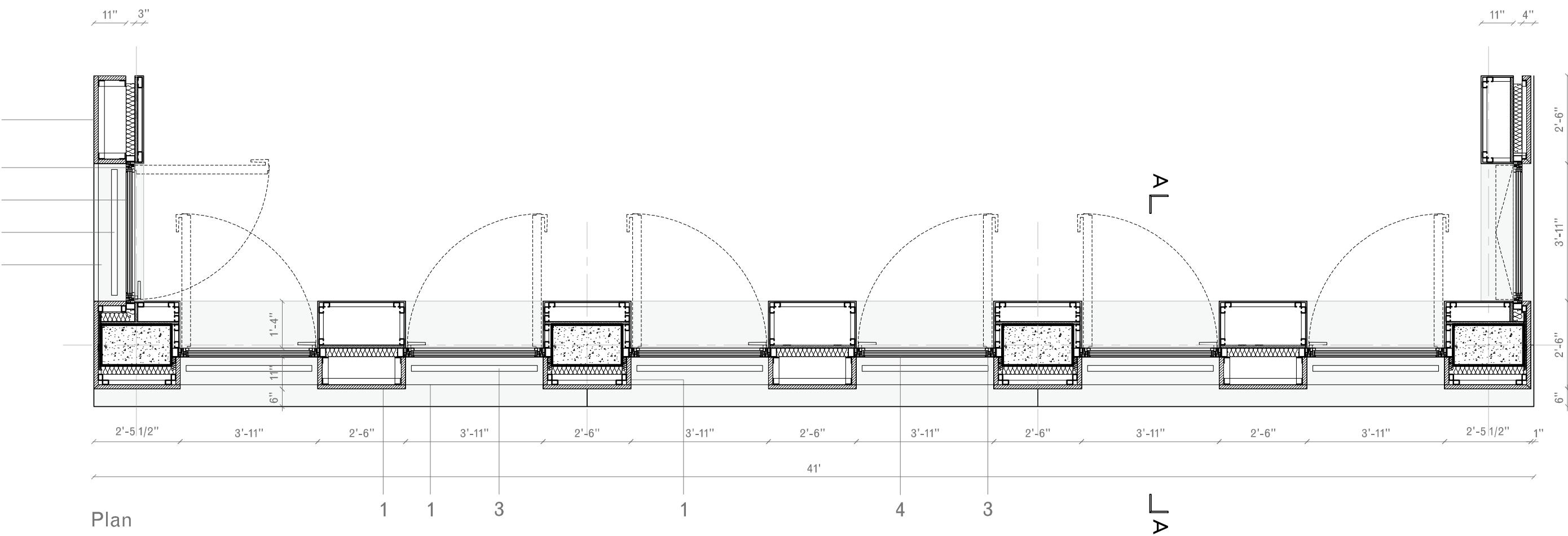


West Elevation_Typical Apartment

4. New Building Proposal

831 Madison Avenue

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2. Brick (Colour to match Limestone)
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4. New Building Proposal

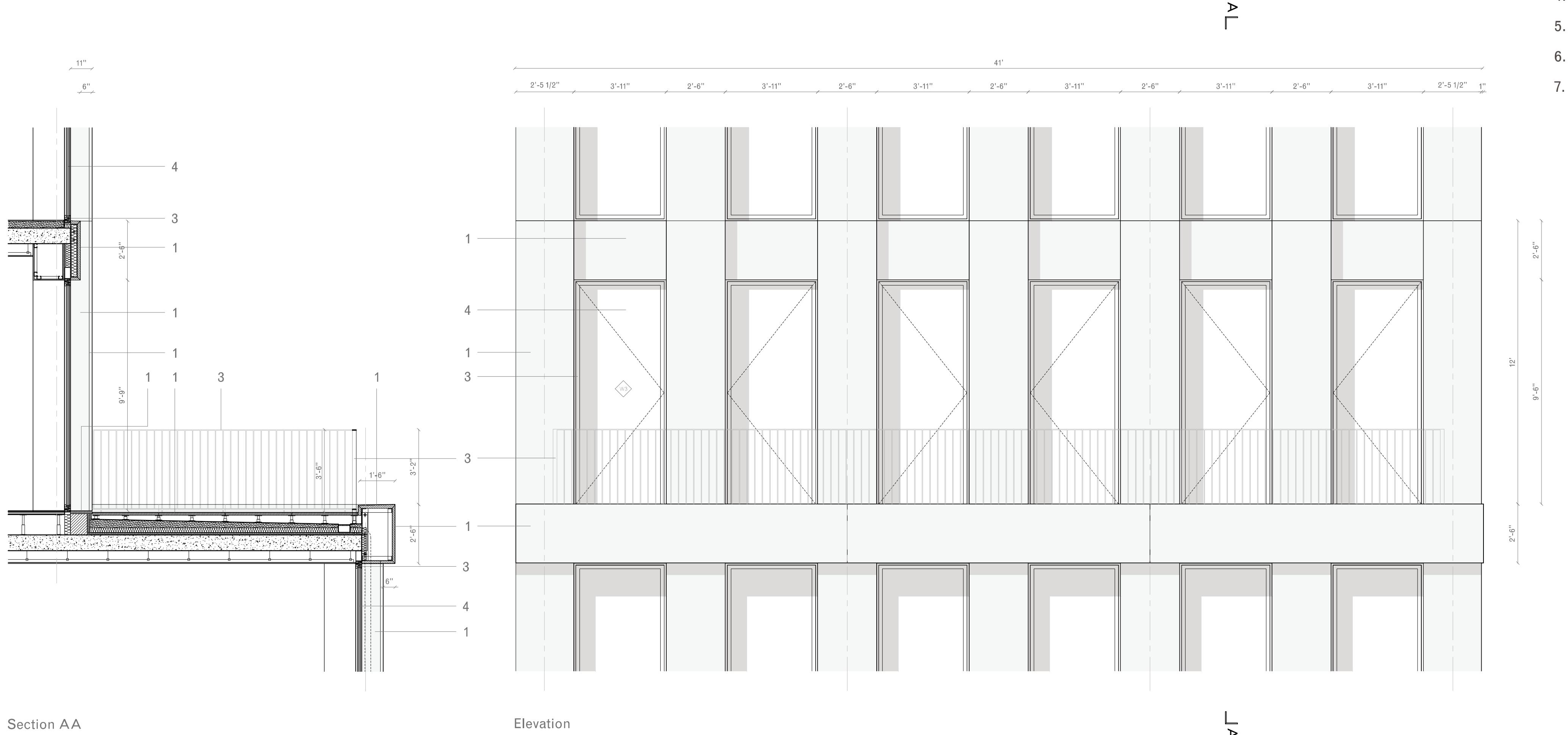
831 Madison Avenue

Interior Image facing South_Typical Apartment

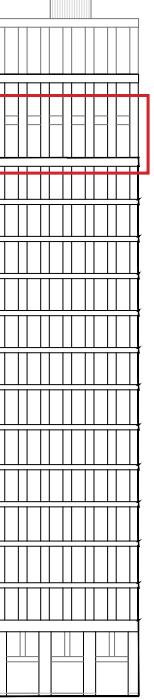


4. New Building Proposal

831 Madison Avenue



1. Indiana Limestone (Honed Finish)
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7. Granite (Light Colour)



4. New Building Proposal

831 Madison Avenue

1. Indiana Limestone (Honed Finish)

2. Brick (Colour to match Limestone)

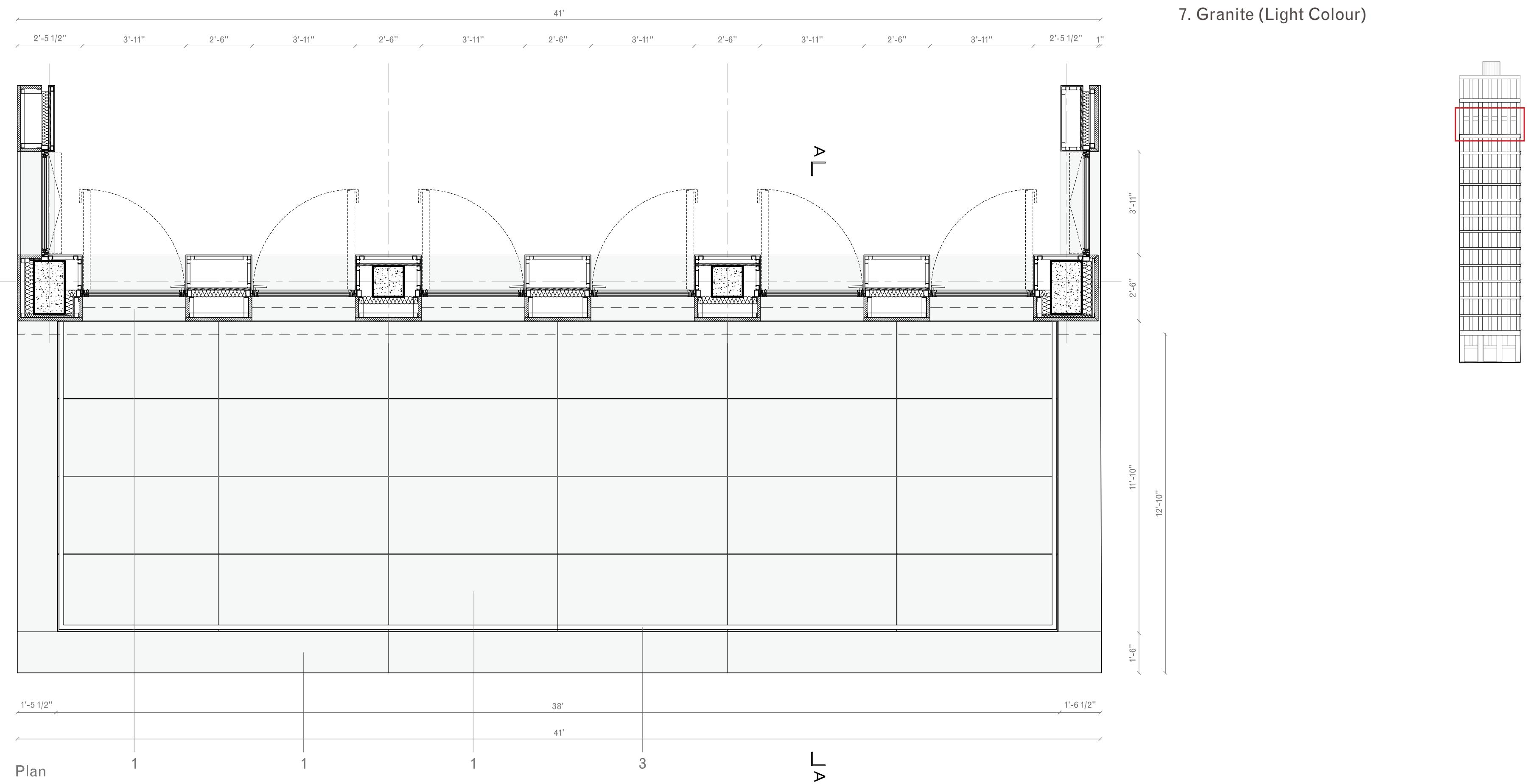
3. Steel (Bronze Finish)

4. Glass (Extra Clear)

5. Terracotta (Colour to match Brick)

6. Brick (Colour to match Brick of Building 833)

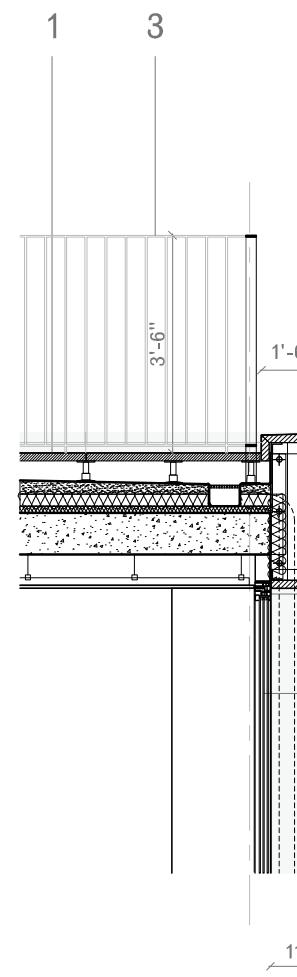
7. Granite (Light Colour)



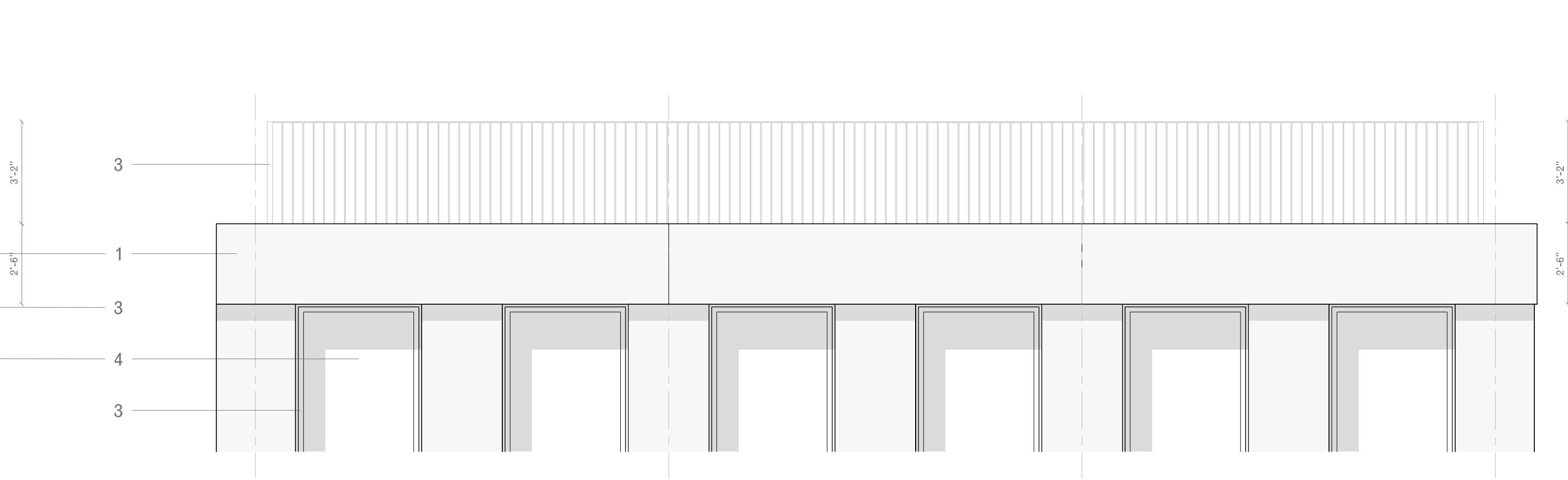
4. New Building Proposal

831 Madison Avenue

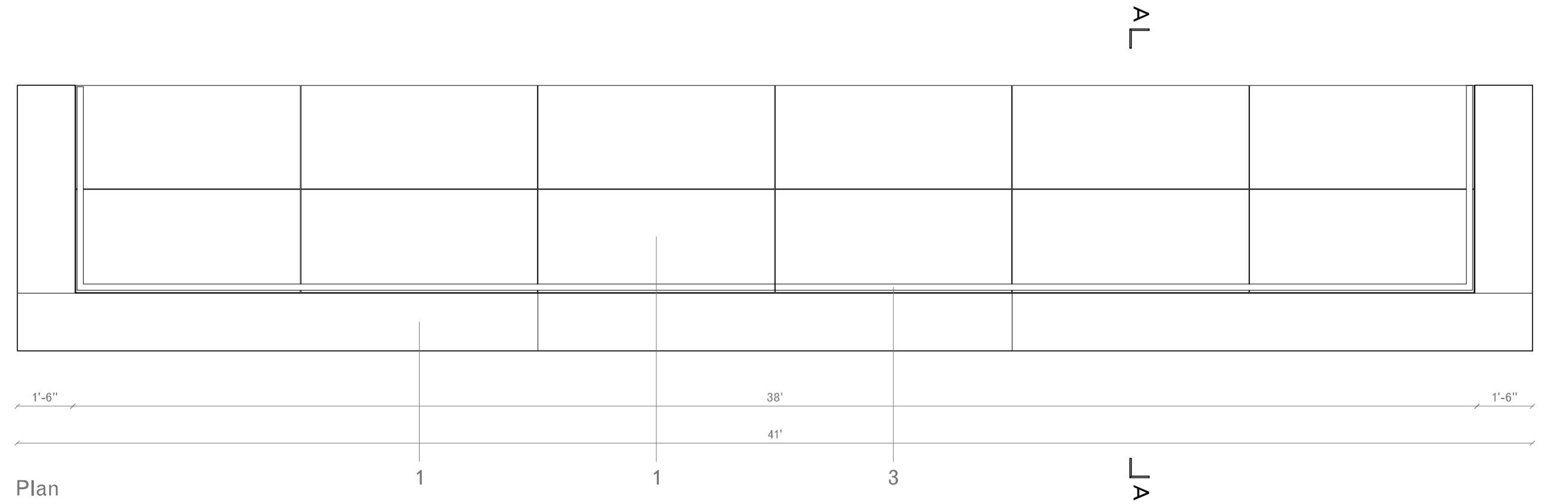
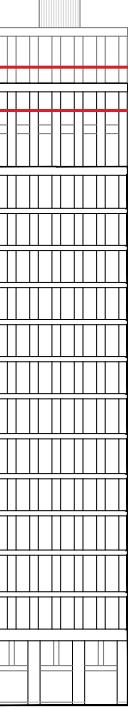
1. Indiana Limestone (Honed Finish)
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Section AA



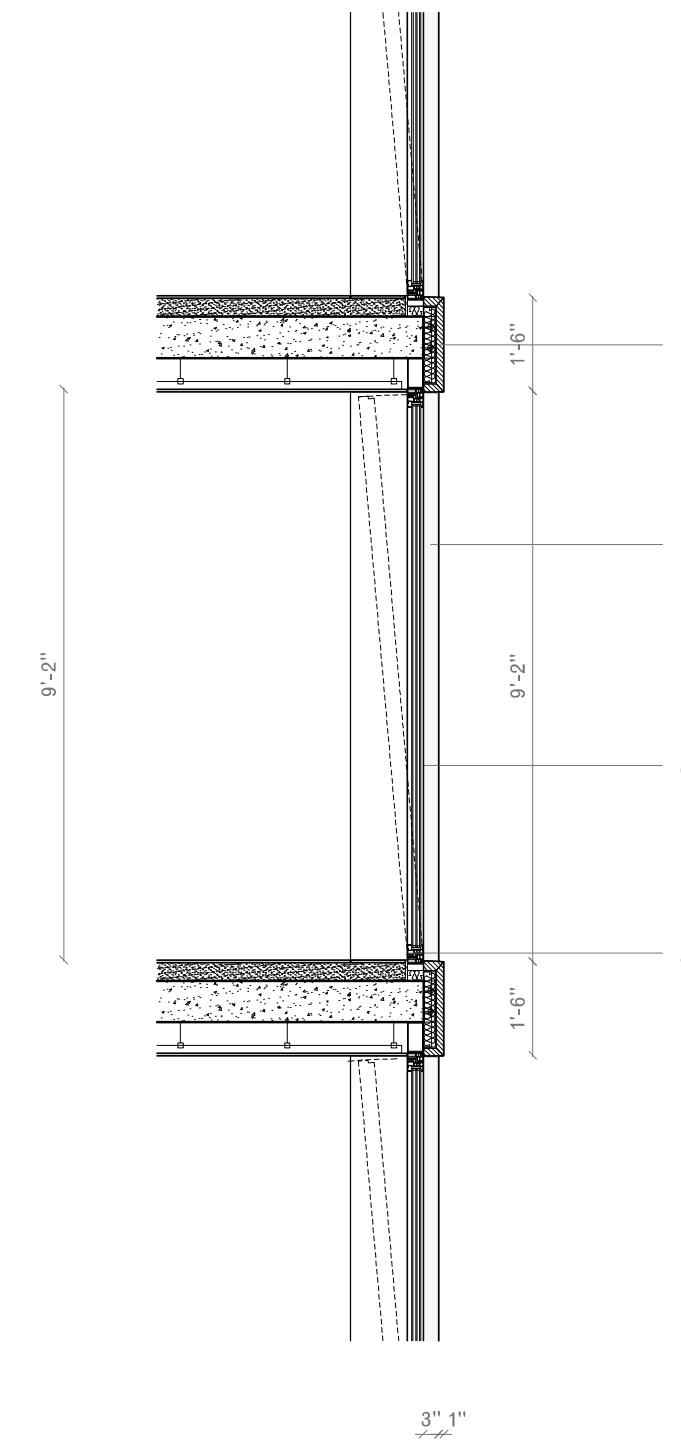
Elevation



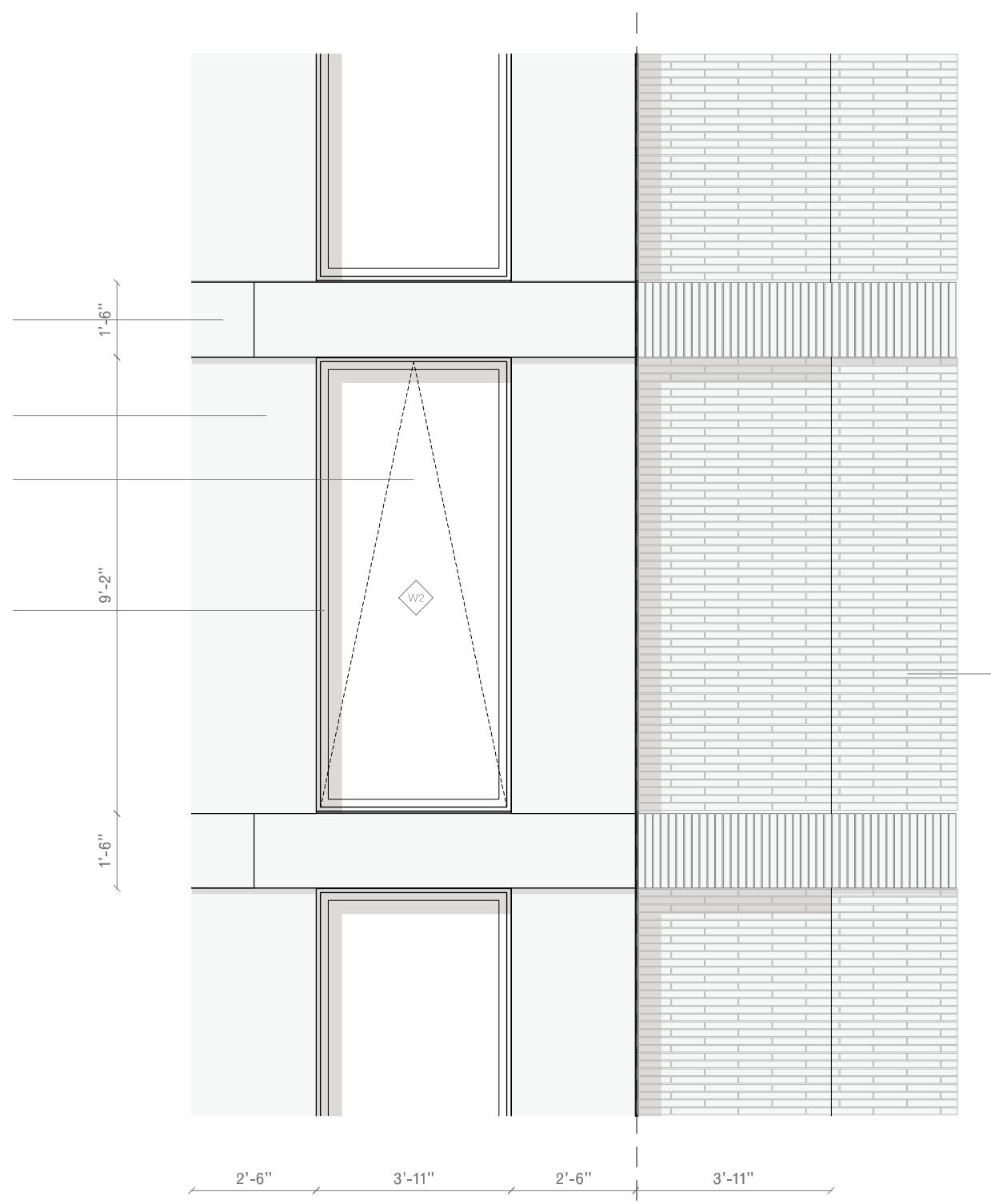
Plan

4. New Building Proposal

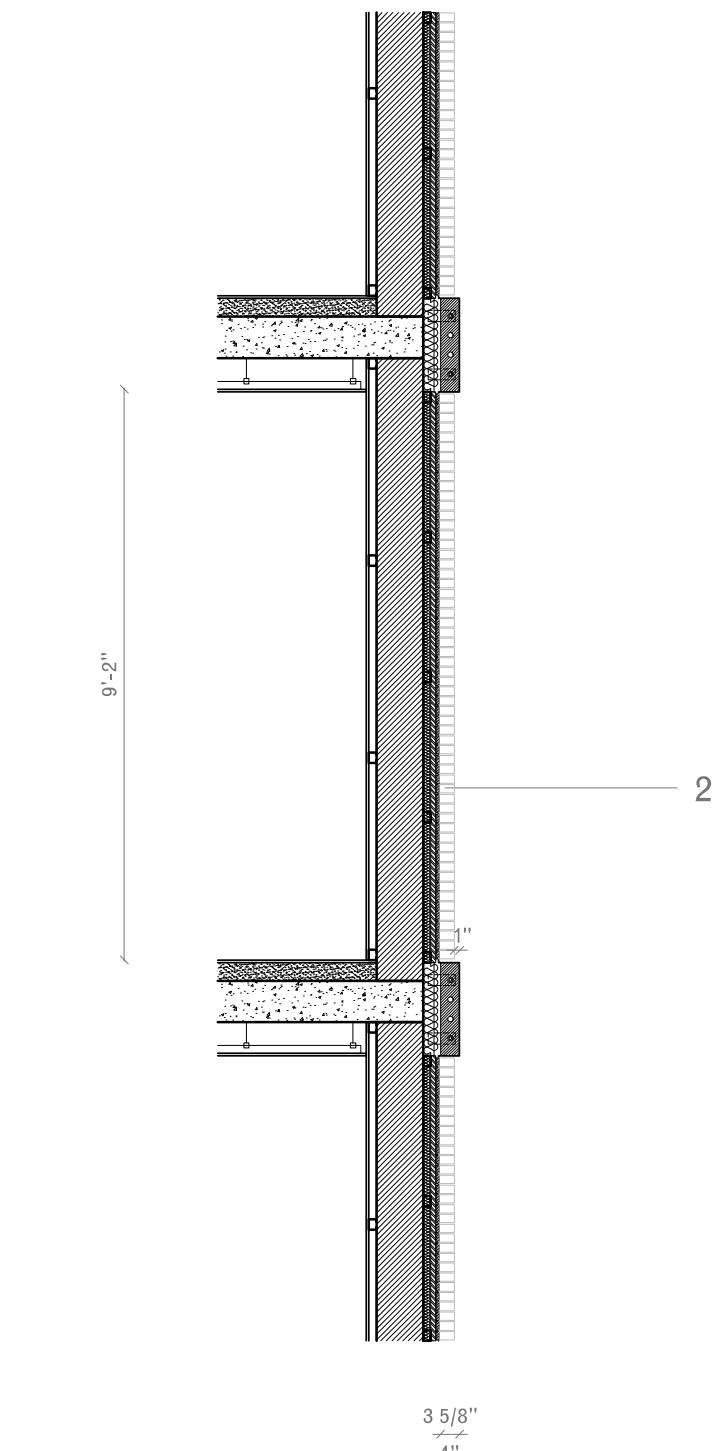
831 Madison Avenue



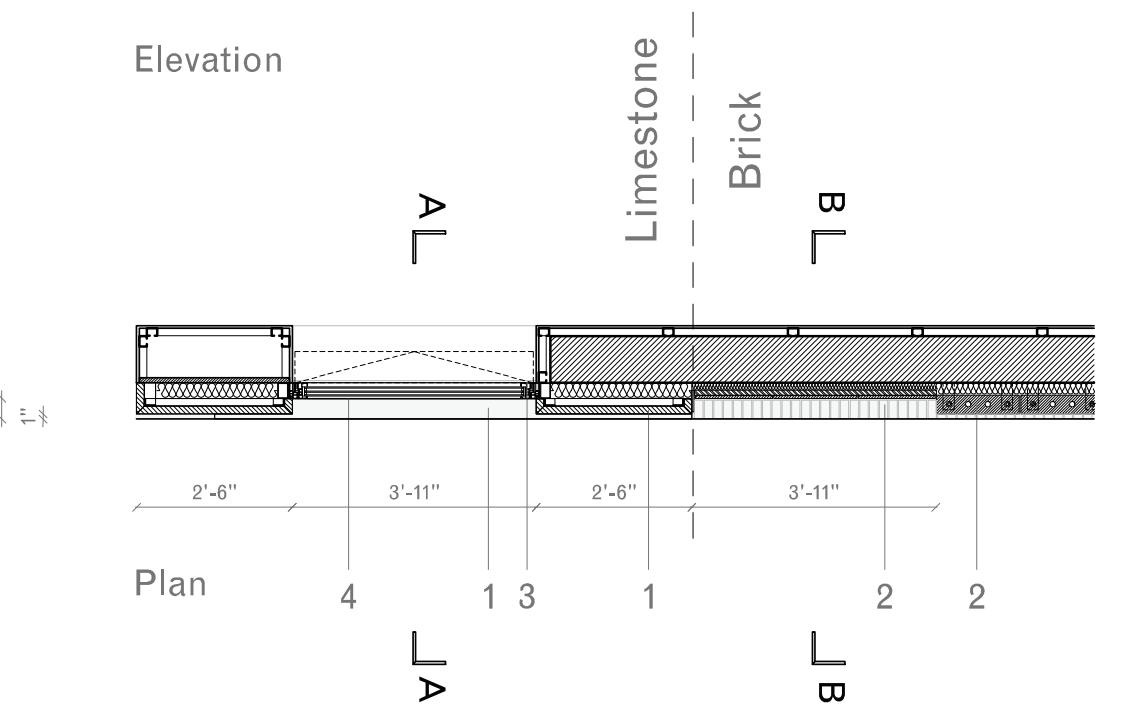
Section AA



Elevation

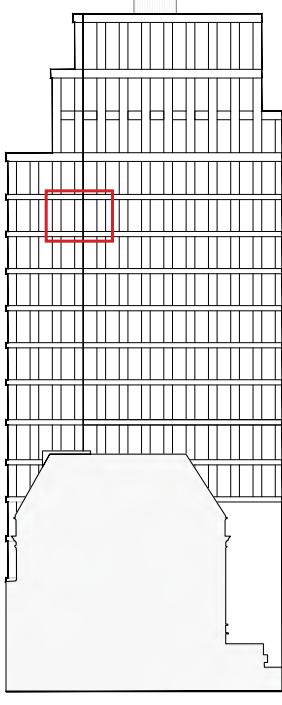


Section BB



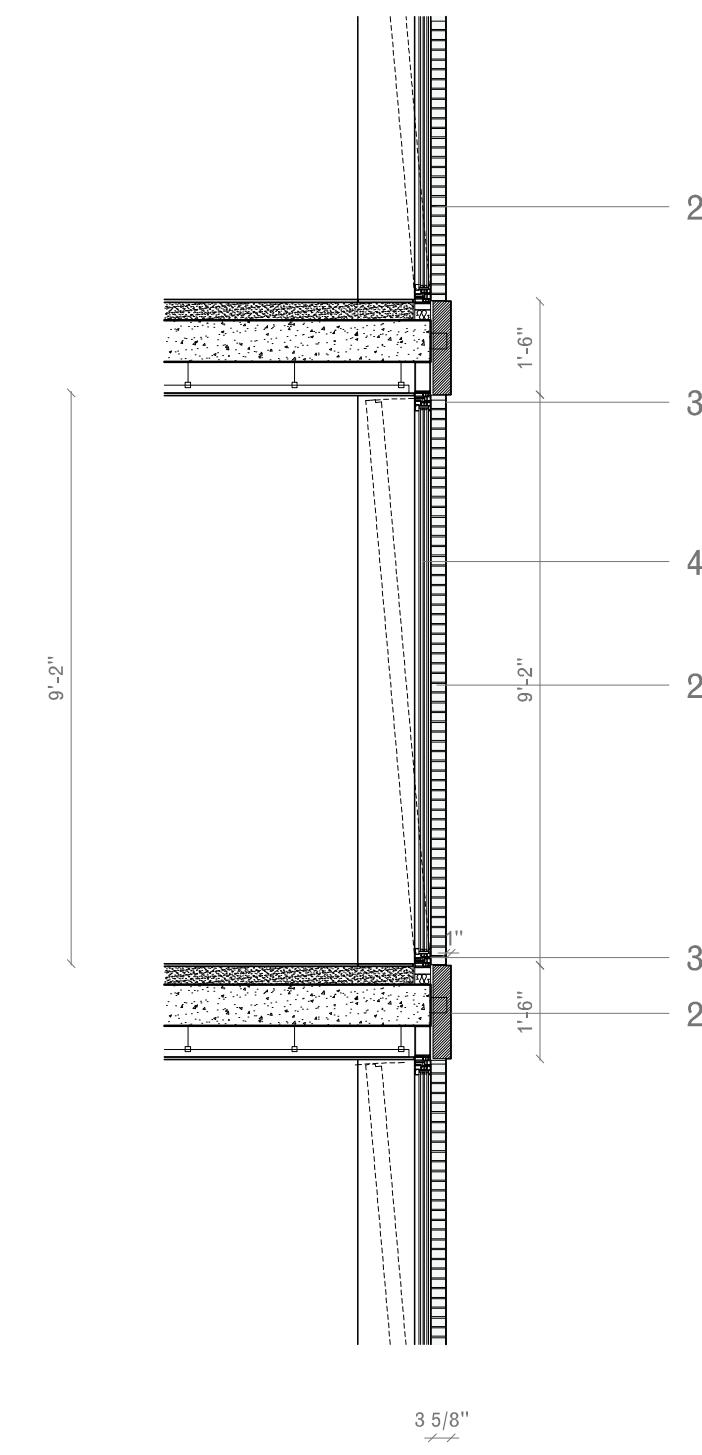
South Elevation_Typical Apartment

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
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7. Granite (Light Colour)

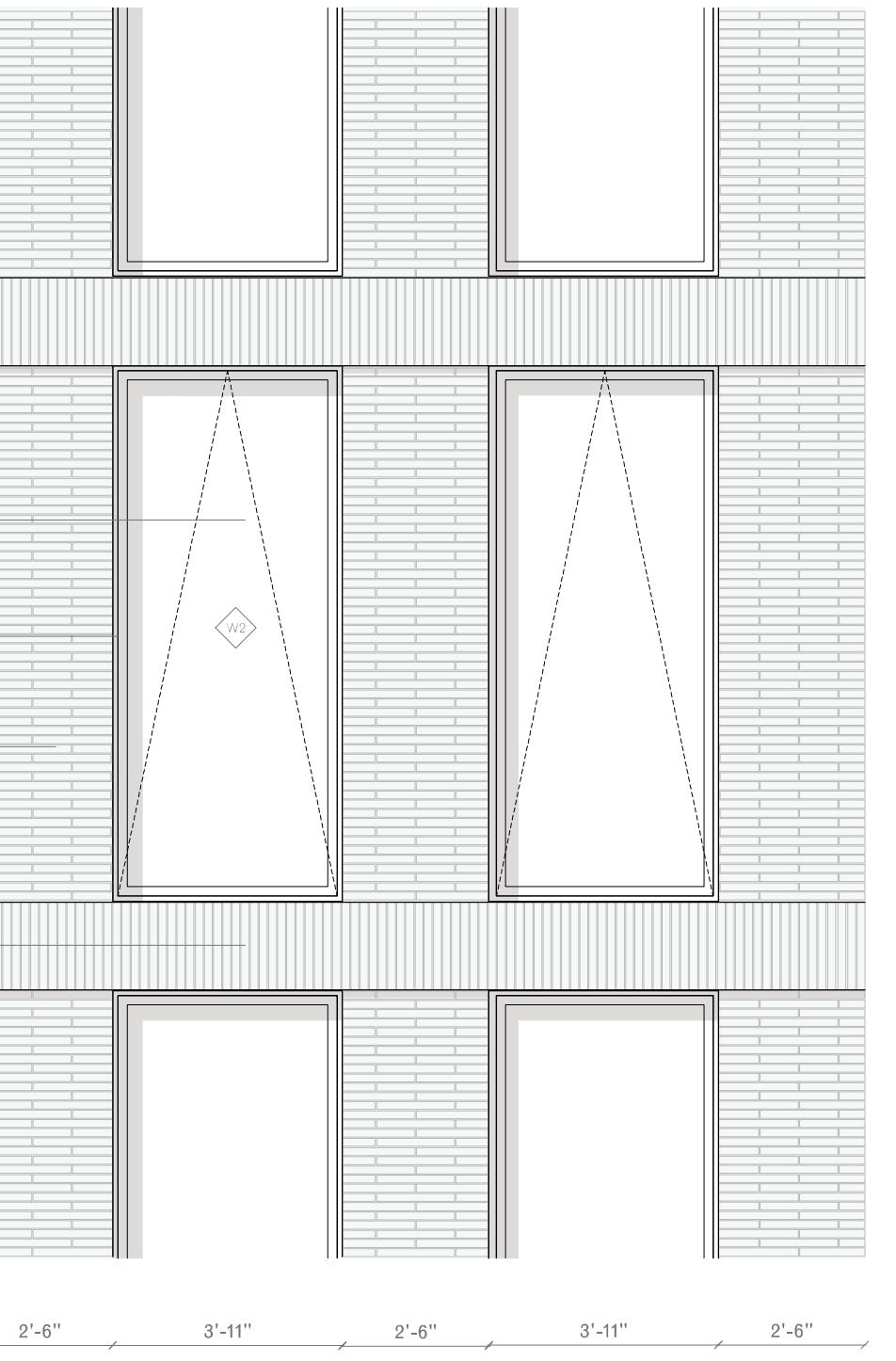


4. New Building Proposal

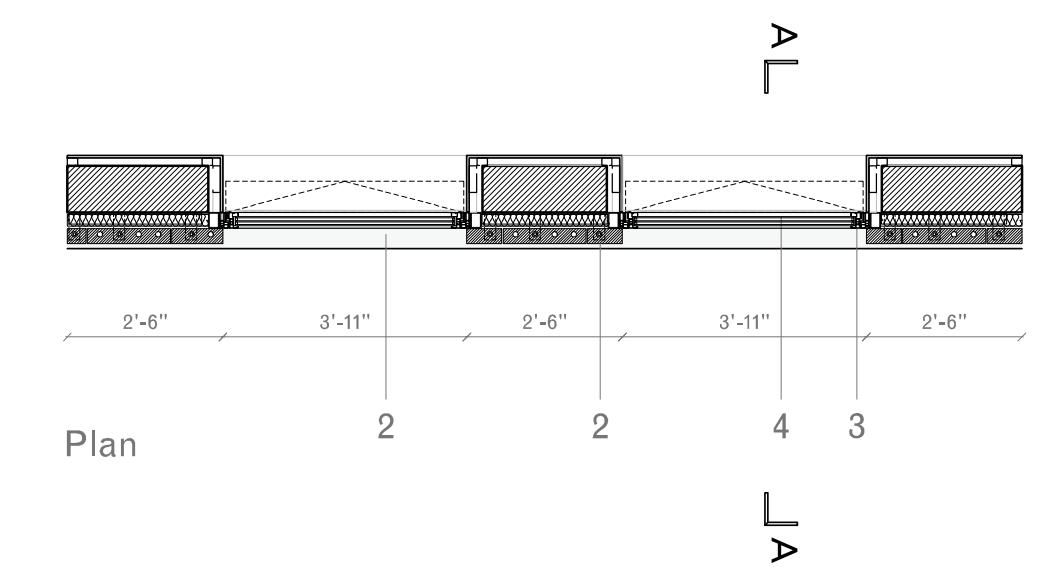
831 Madison Avenue



Section AA

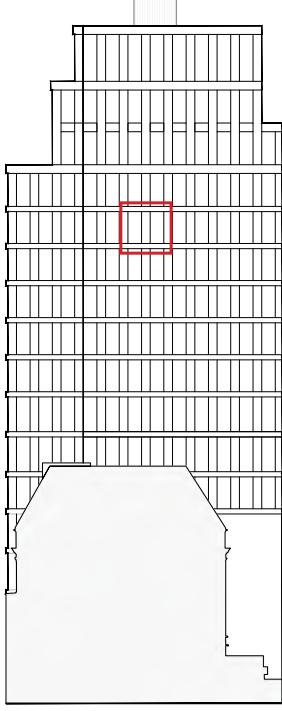


Elevation



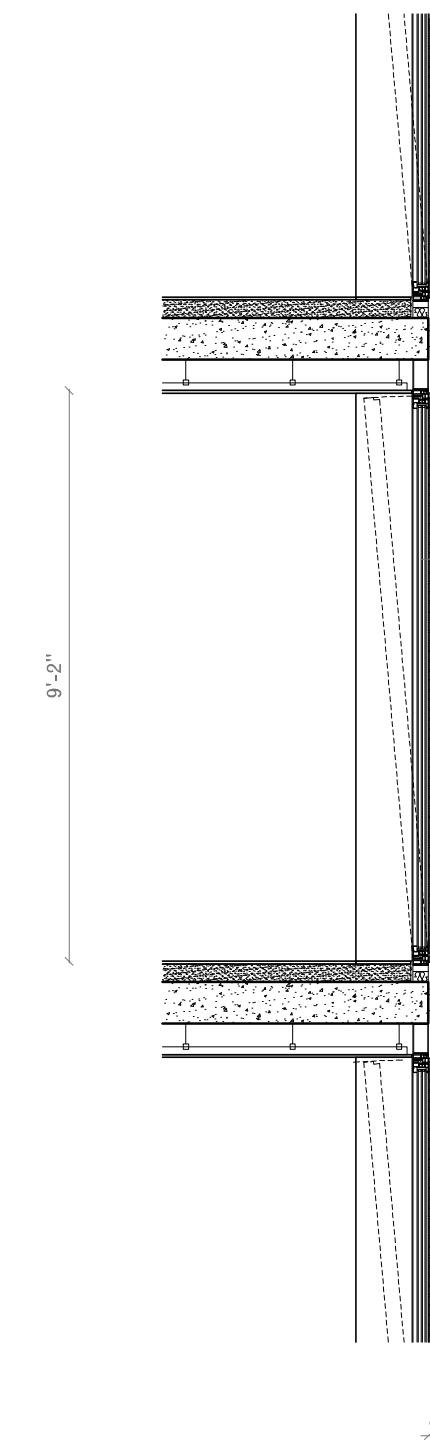
4

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
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4. Glass (Extra Clear)
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7. Granite (Light Colour)

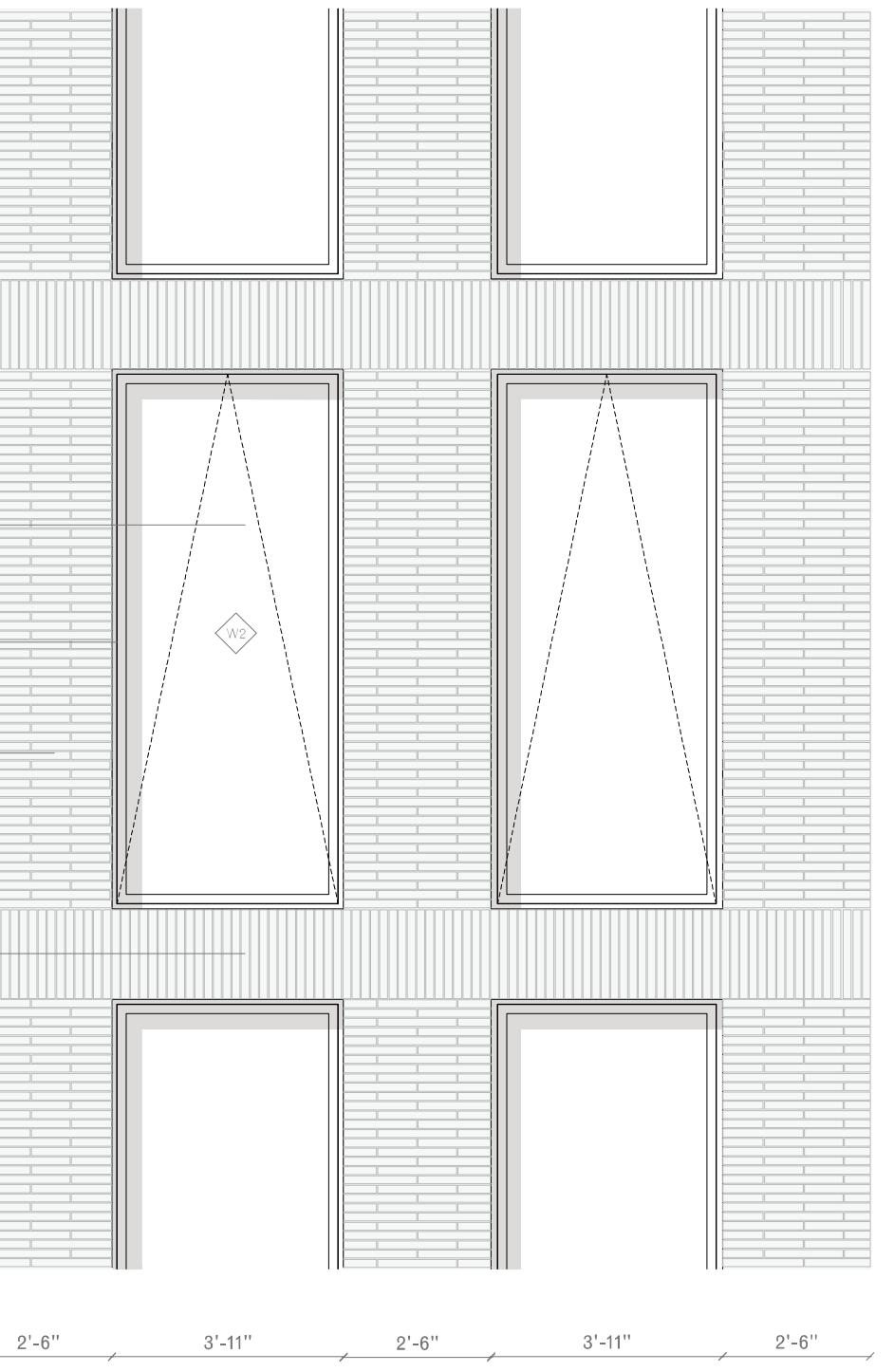


4. New Building Proposal

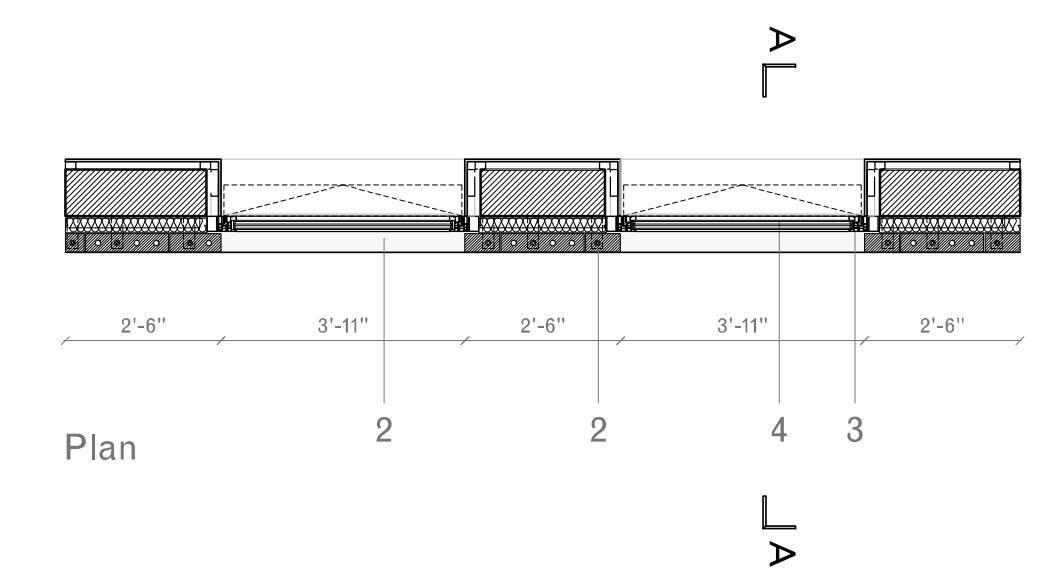
831 Madison Avenue



Section AA



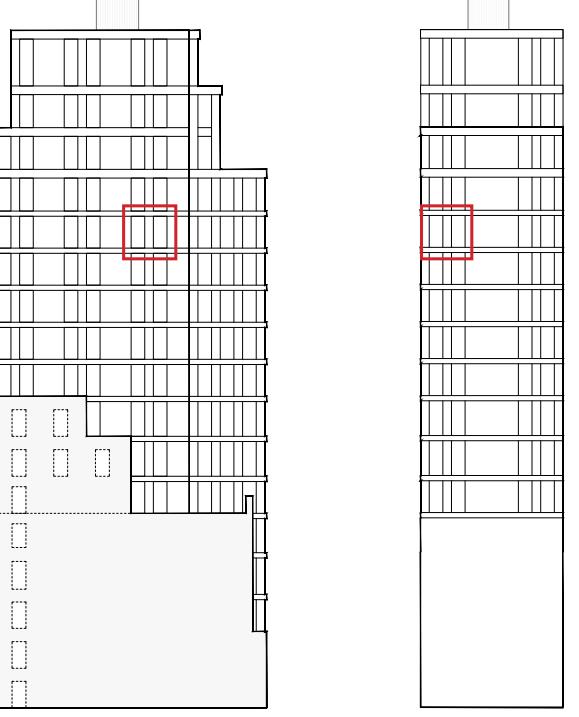
Elevation



Plan

1'-6" 9'-2" 1'-6"

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
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4. Glass (Extra Clear)
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6. Brick (Colour to match Brick of Building 833)
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4. New Building Proposal

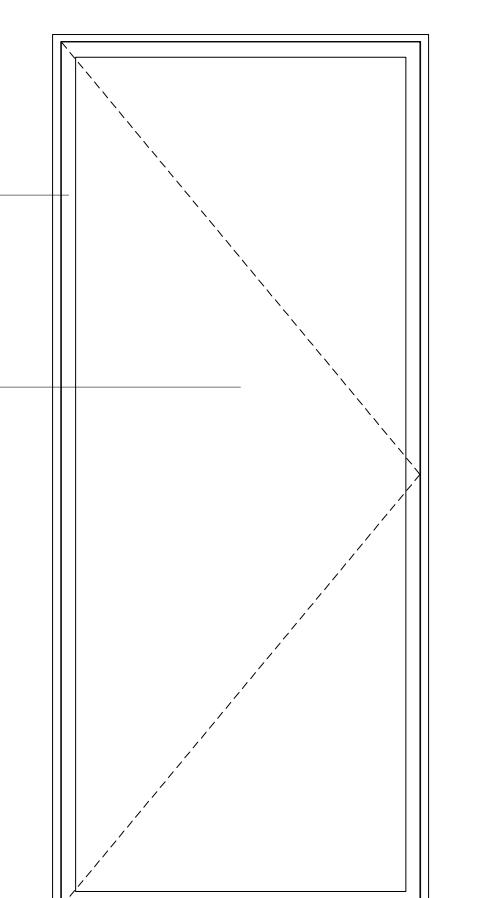
831 Madison Avenue

1. Indiana Limestone (Honed Finish)

2. Brick (Colour to match Limestone)

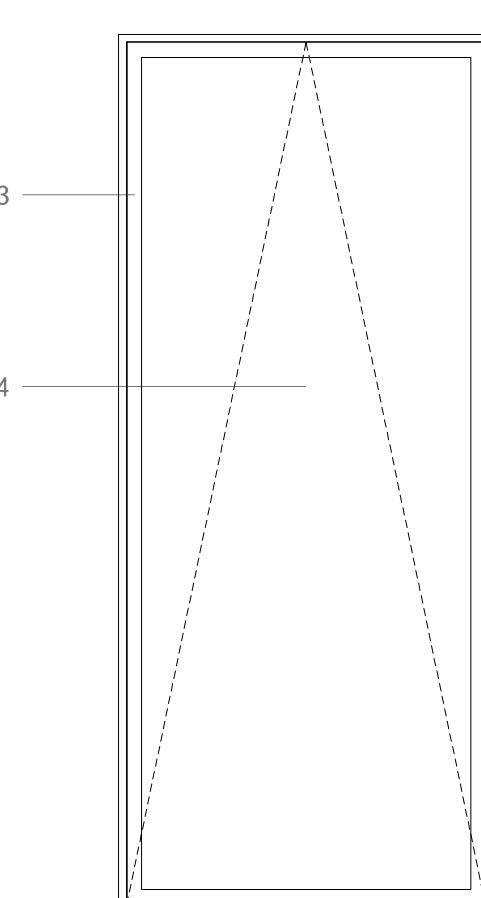
3. Steel (Bronze Finish)

4. Glass (Extra Clear)



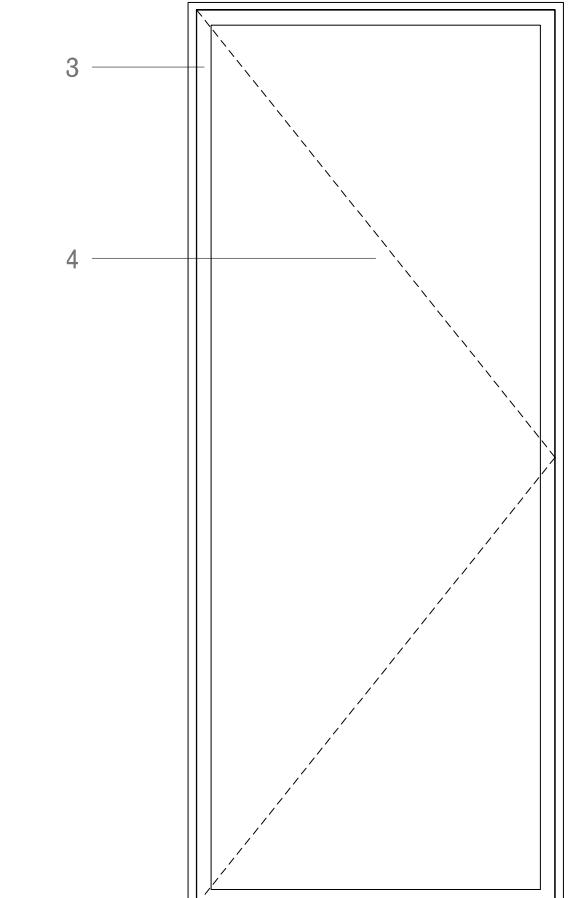
2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

Variable
Variable



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

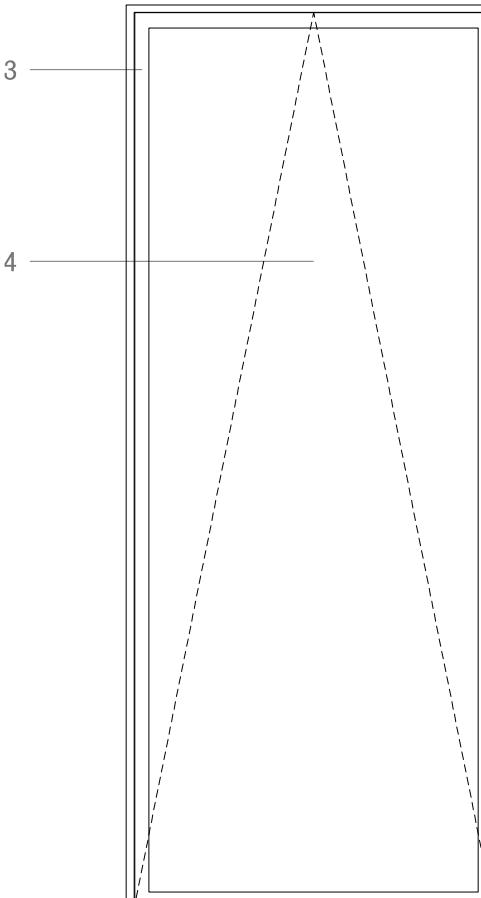
Variable
Variable



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

3" 4"

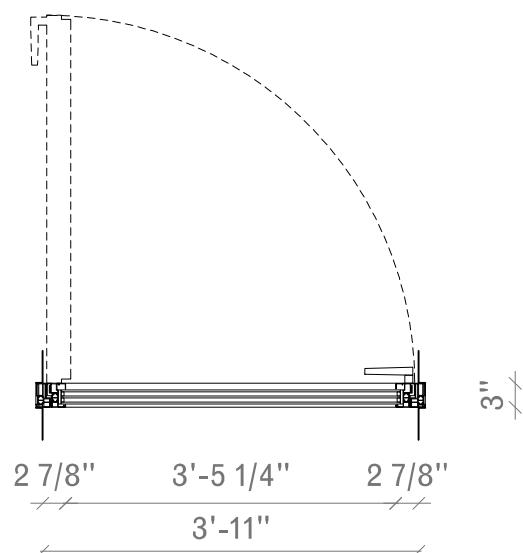
2 7/8" 9'-0 1/4" 2 7/8"
9'-6"



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

3" 4"

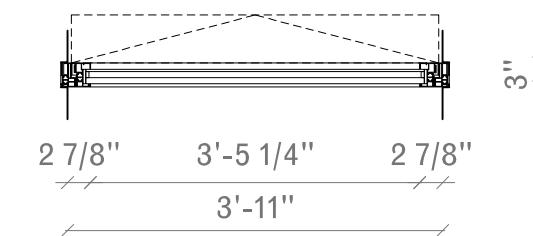
2 7/8" 9'-0 1/4" 2 7/8"
9'-6"



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

W1 Window_W1

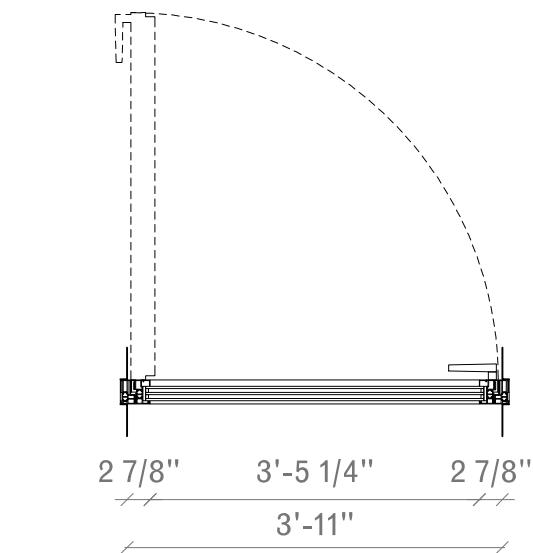
Location	Typical Floor 3rd-14th (West/North)
Type	Hinged French Window
Dimensions	W 3'-11" / H 9'-3", 10'-6", 9'-10", 9'-2", 10', 9'-6"
Material	Steel with Bronze finish/ Extraclear Triple Glazing
Handle	Yes (Type TBD)
Fire rated	No



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

W2 Window_W2

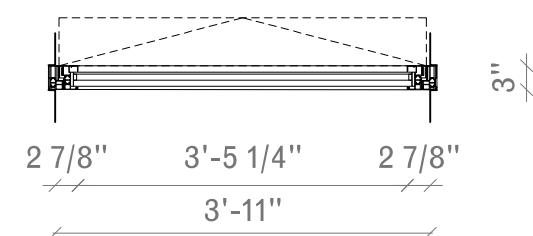
Location	Typical Floor 3rd-14th (South/East/North)
Type	Hopper Window (Openable)
Dimensions	W 3'-11" / H 9'-3", 10'-6", 9'-10", 9'-2", 10', 9'-6"
Material	Steel with Bronze finish/ Extraclear Triple Glazing (North)
Handle	Yes (Type TBD)
Fire rated	No (North) Yes (South/East)



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

W3 Window_W3

Location	Penthouse 15th-16th (West/East)
Type	Hinged French Window
Dimensions	W 3'-11" / H 9'-6"
Material	Steel with Bronze finish/ Extraclear Triple Glazing (West)
Handle	Yes (Type TBD)
Fire rated	No (West) Yes (East)



2 7/8" 3'-5 1/4" 2 7/8"
3'-11"

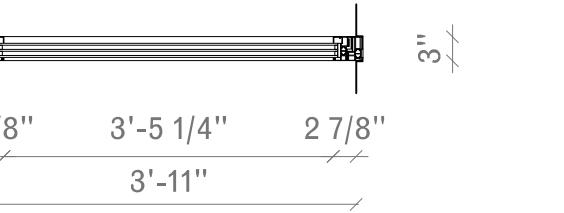
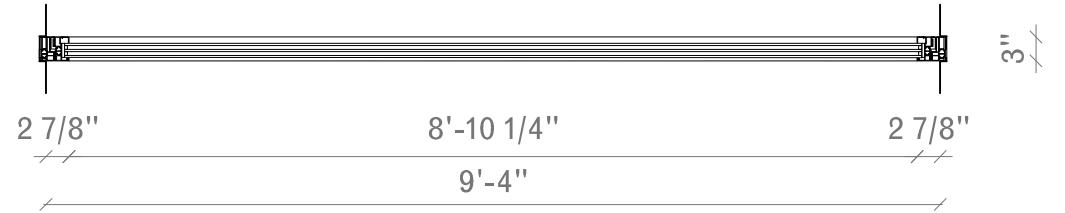
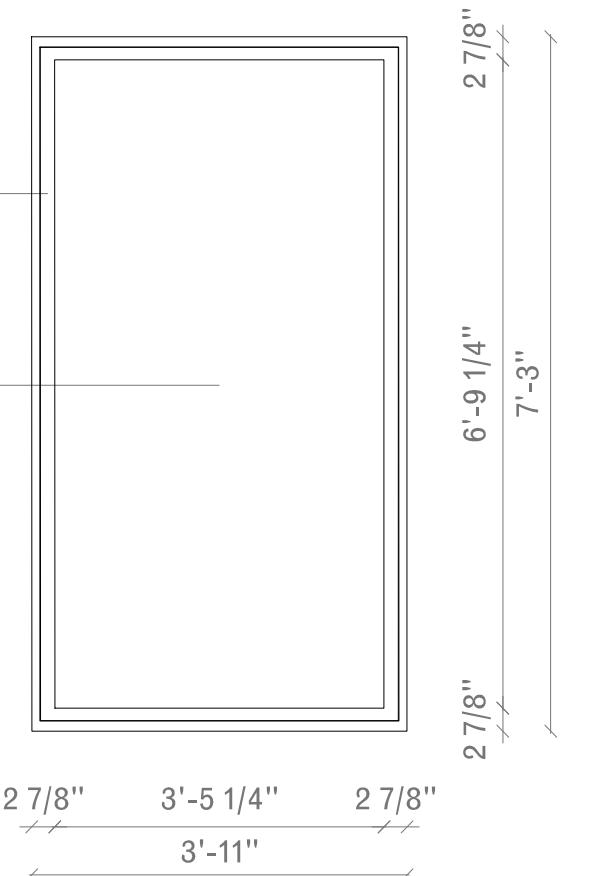
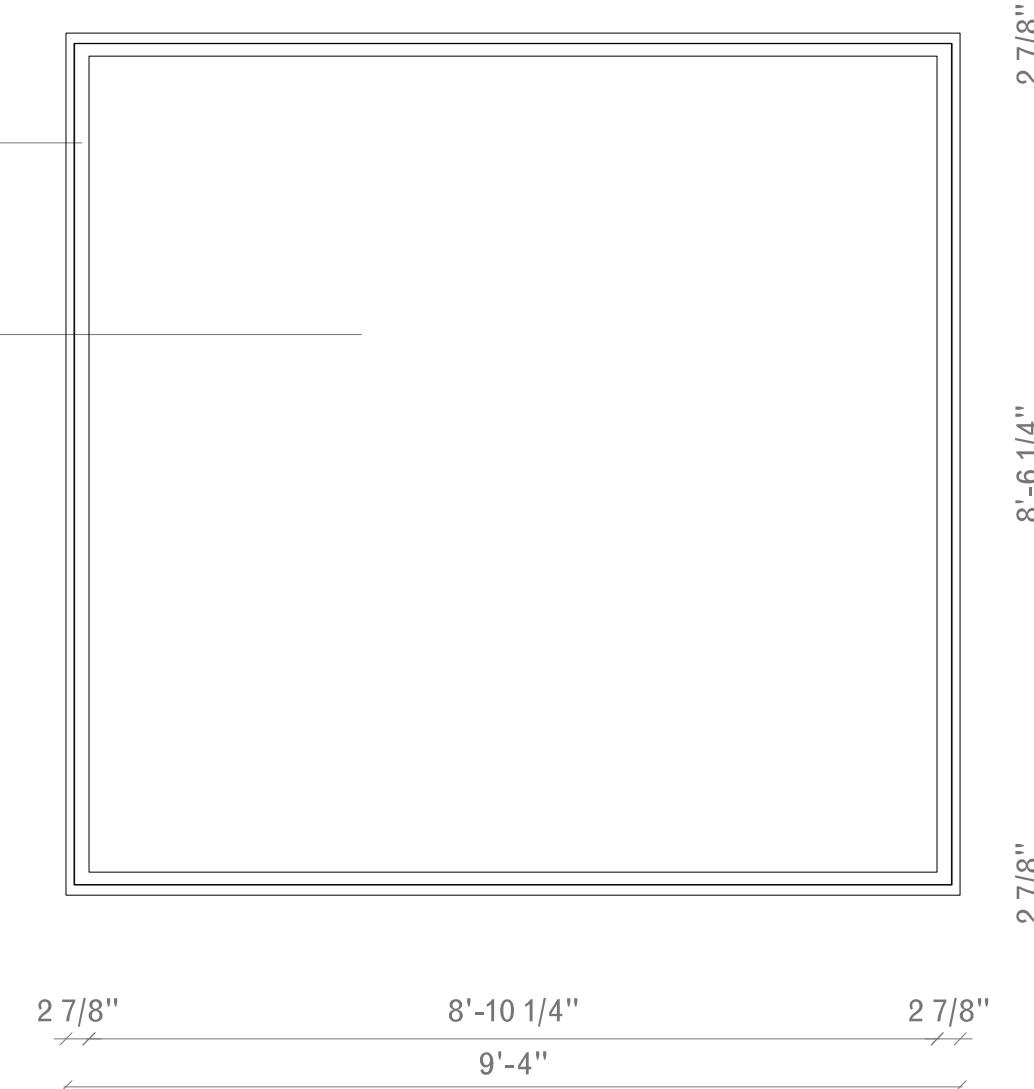
W4 Window_W4

Location	Penthouse 15th - 16th (North/West/South/East)
Type	Hopper Window (Openable)
Dimensions	W 3'-11" / H 9'-6"
Material	Steel with Bronze finish/ Extraclear Triple Glazing (North/West)
Handle	Yes (Type TBD)
Fire rated	No (North/West) Yes (South/East)

4. New Building Proposal

831 Madison Avenue

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
3. Steel (Bronze Finish)
4. Glass (Extra Clear)



W5 Window_W5

Location	Ground Floor (West)
Type	Fixed
Dimensions	W 9'-4" / H 9'-0"
Material	Steel with Bronze finish/ Extraclear Triple Glazing
Handle	No
Fire rated	No

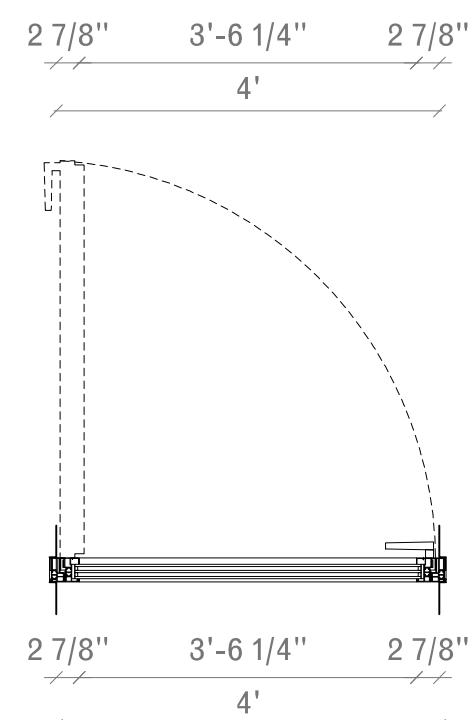
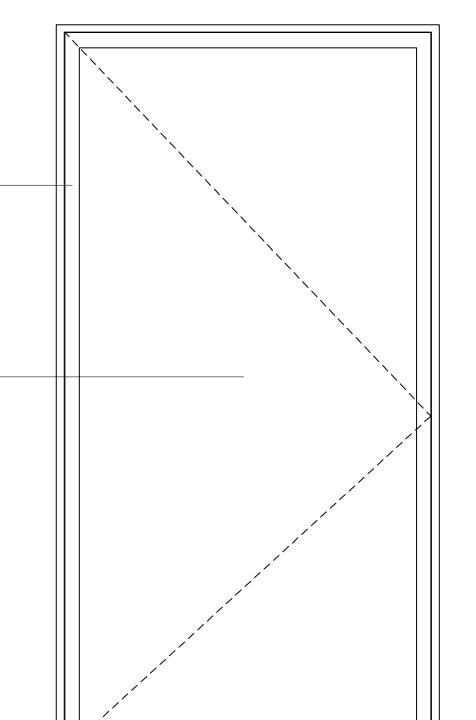
W6 Window_W6

Location	Mezzanine Floor (West)
Type	Fixed
Dimensions	W 3'-11" / H 7'-3"
Material	Steel with Bronze finish/ Extraclear Triple Glazing
Handle	No
Fire rated	No

4. New Building Proposal

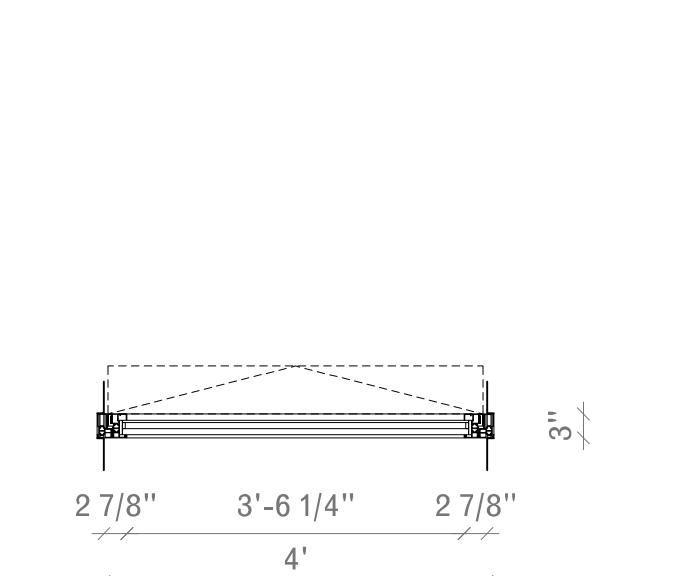
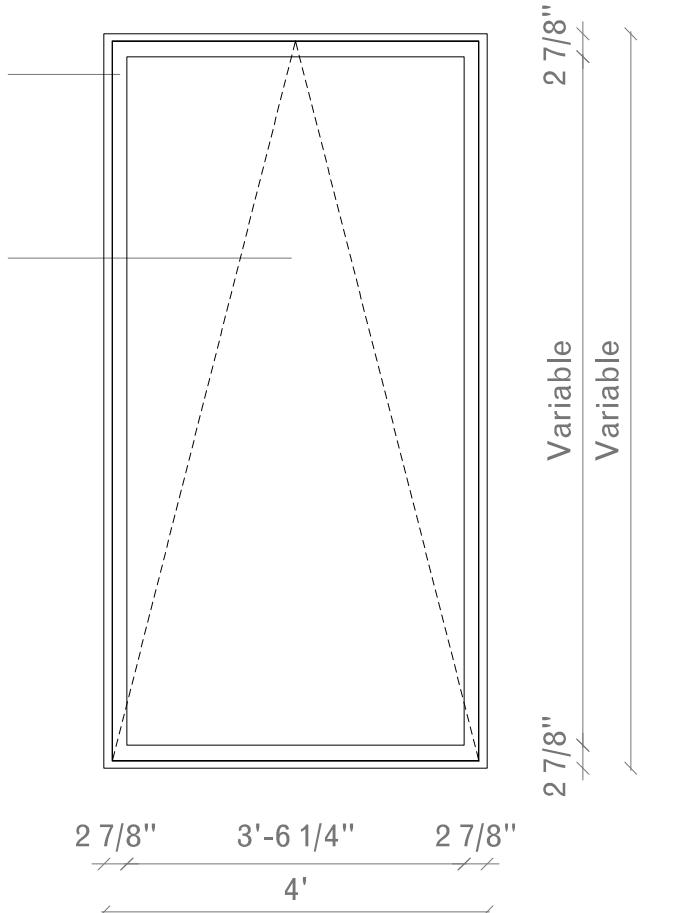
833 Madison Avenue

1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
3. Steel (Bronze Finish)
4. Glass (Extra Clear)



W7 Window_W7

Location	833 Addition 6th, 8th (West)
Type	Hinged Window
Dimensions	W 4' / H 7'-8"
Material	Steel with Bronze finish/ Extraclear Triple Glazing
Handle	Yes (Type TBD)
Fire rated	No



W8 Window_W8

Location	833 Addition 2nd - 8th (West/East/North)
Type	Hopper Window (Openable)
Dimensions	W 4' / H 7'-8", 6'-10", 8'-0", 7'-1"
Material	Steel with Bronze finish/ Extraclear Triple Glazing (West/North) Fire rated Double Glazing (East)
Handle	Yes (Type TBD)
Fire rated	No (West/North) Yes (East)

4. New Building Proposal

831 Madison Avenue



September 2025

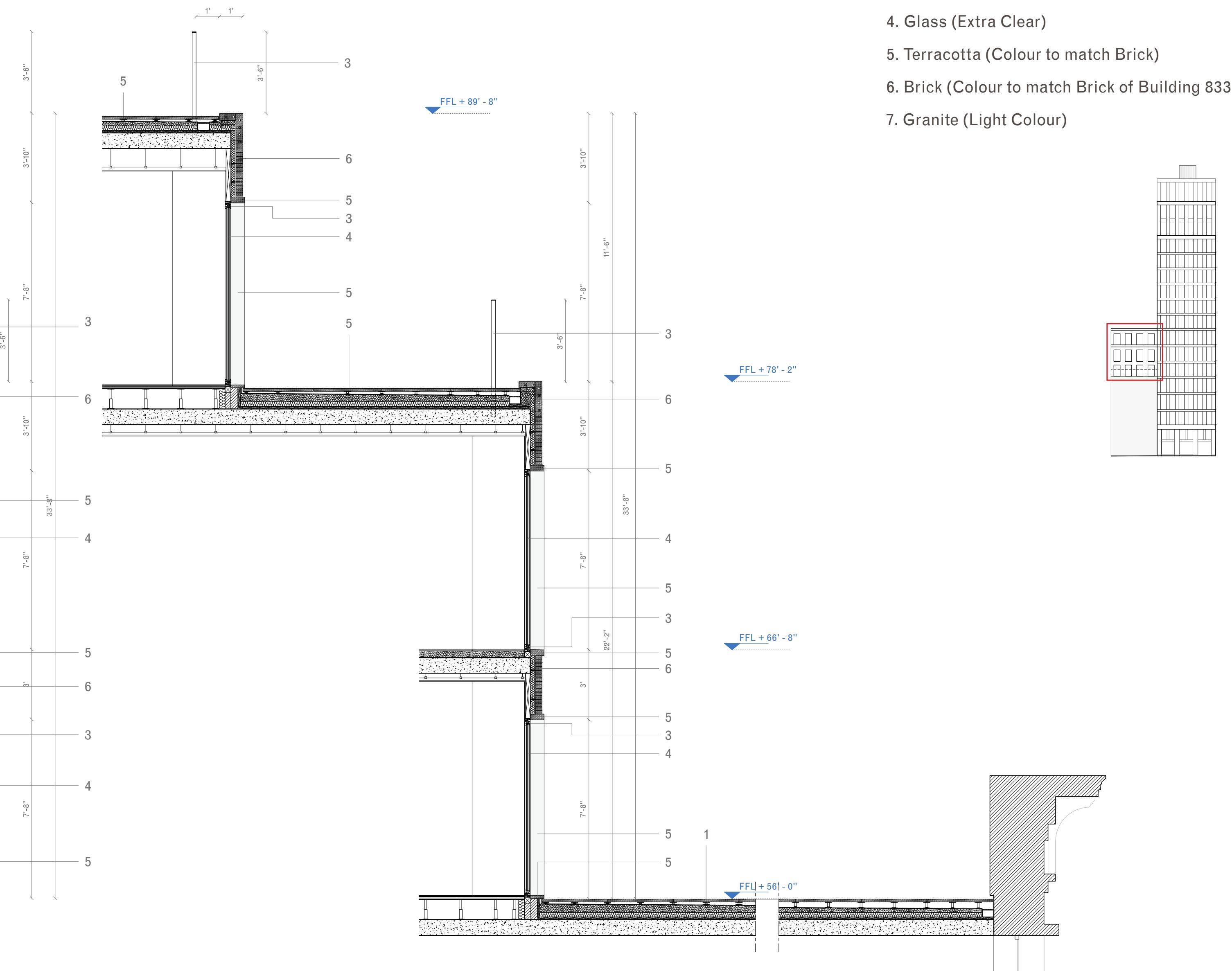
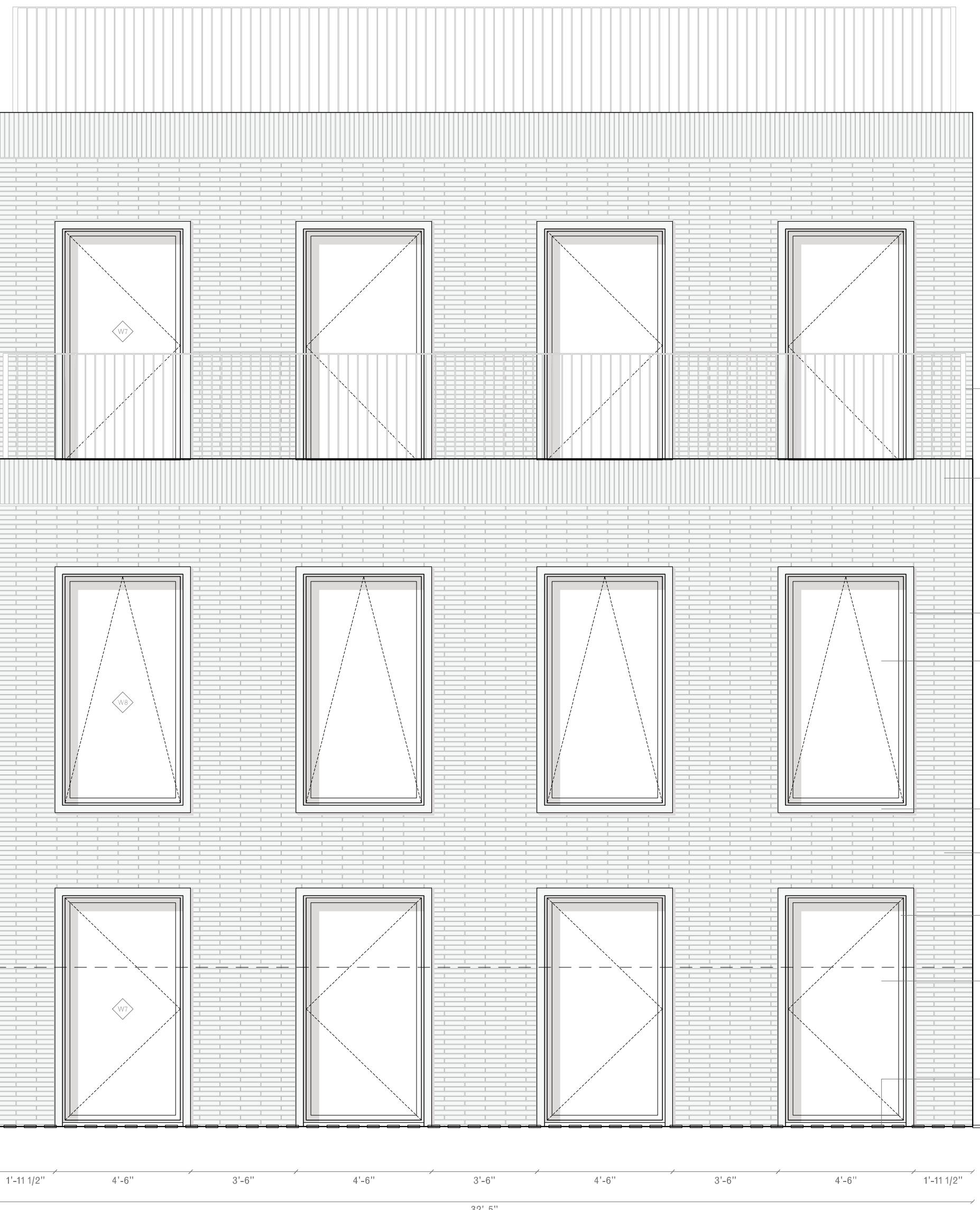


February 2026



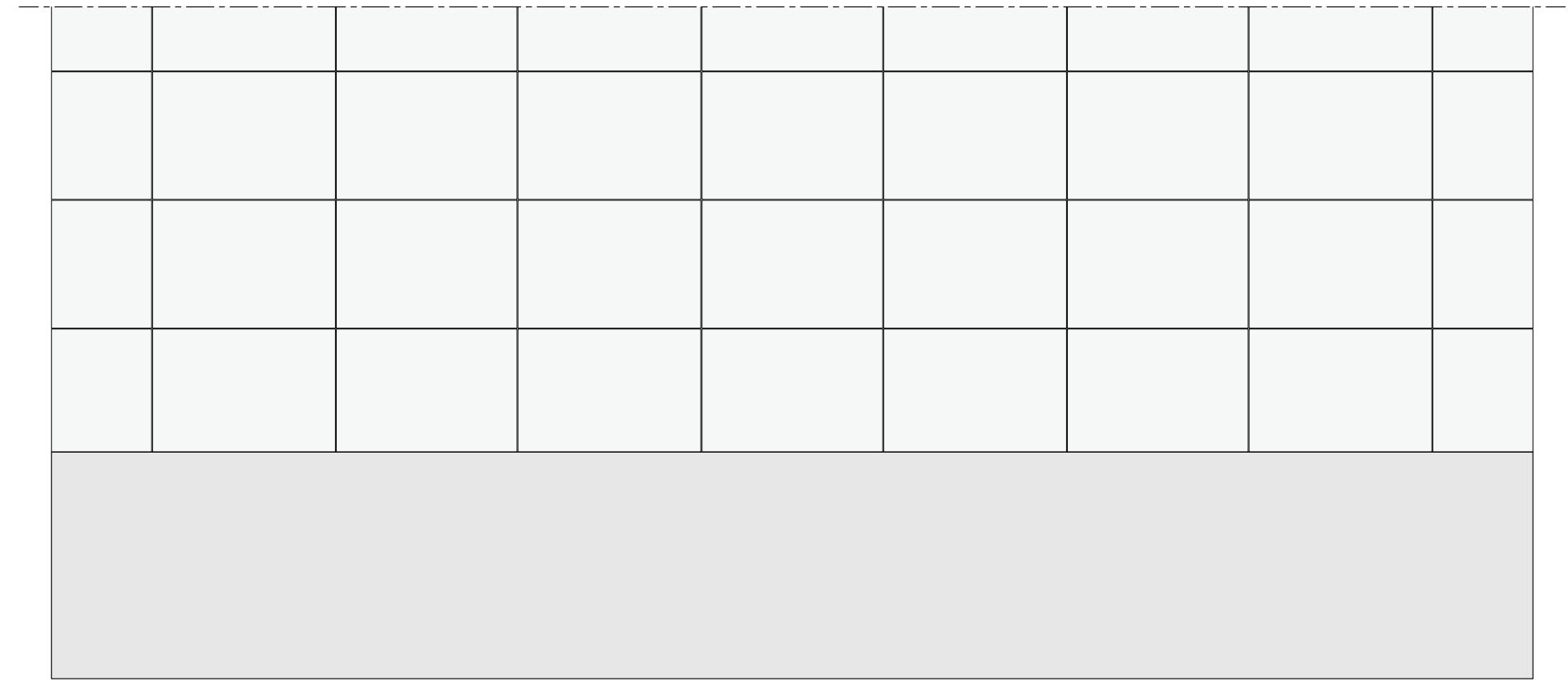
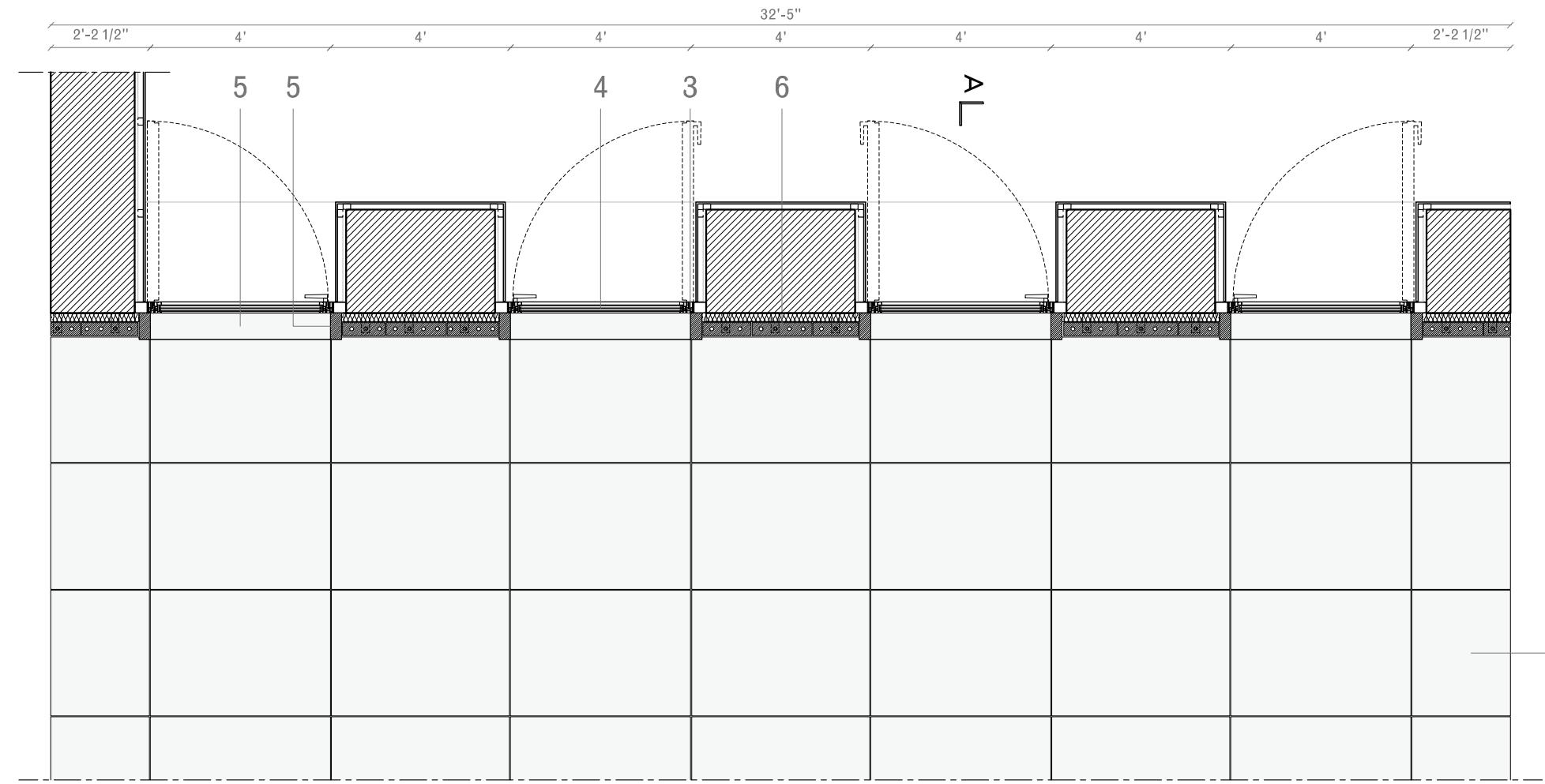
4. New Building Proposal

833 Madison Avenue

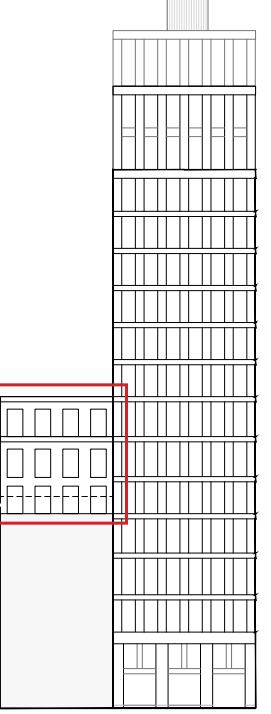


4. New Building Proposal

833 Madison Avenue



1. Indiana Limestone (Honed Finish)
2. Brick (Colour to match Limestone)
3. Steel (Bronze Finish)
4. Glass (Extra Clear)
5. Terracotta (Colour to match Brick)
6. Brick (Colour to match Brick of Building 833)
7. Granite (Light Colour)



4. New Building Proposal

833 Madison Avenue



Image from the West_Apartments

4. New Building Proposal

833 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue



837

835

833

831

Existing



837

835

833

831

Proposed

5. Existing Buildings Proposal

833-837 Madison Avenue



837 Madison Avenue
ca. 1940 Tax Photo



835 Madison Avenue
ca. 1940 Tax Photo



833 Madison Avenue
ca. 1940 Tax Photo

5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue

Historic Components
"No Style" Components
based on "Madison Avenue Storefront Master Plan Drawings"



5. Existing Buildings Proposal

831-837 Madison Avenue



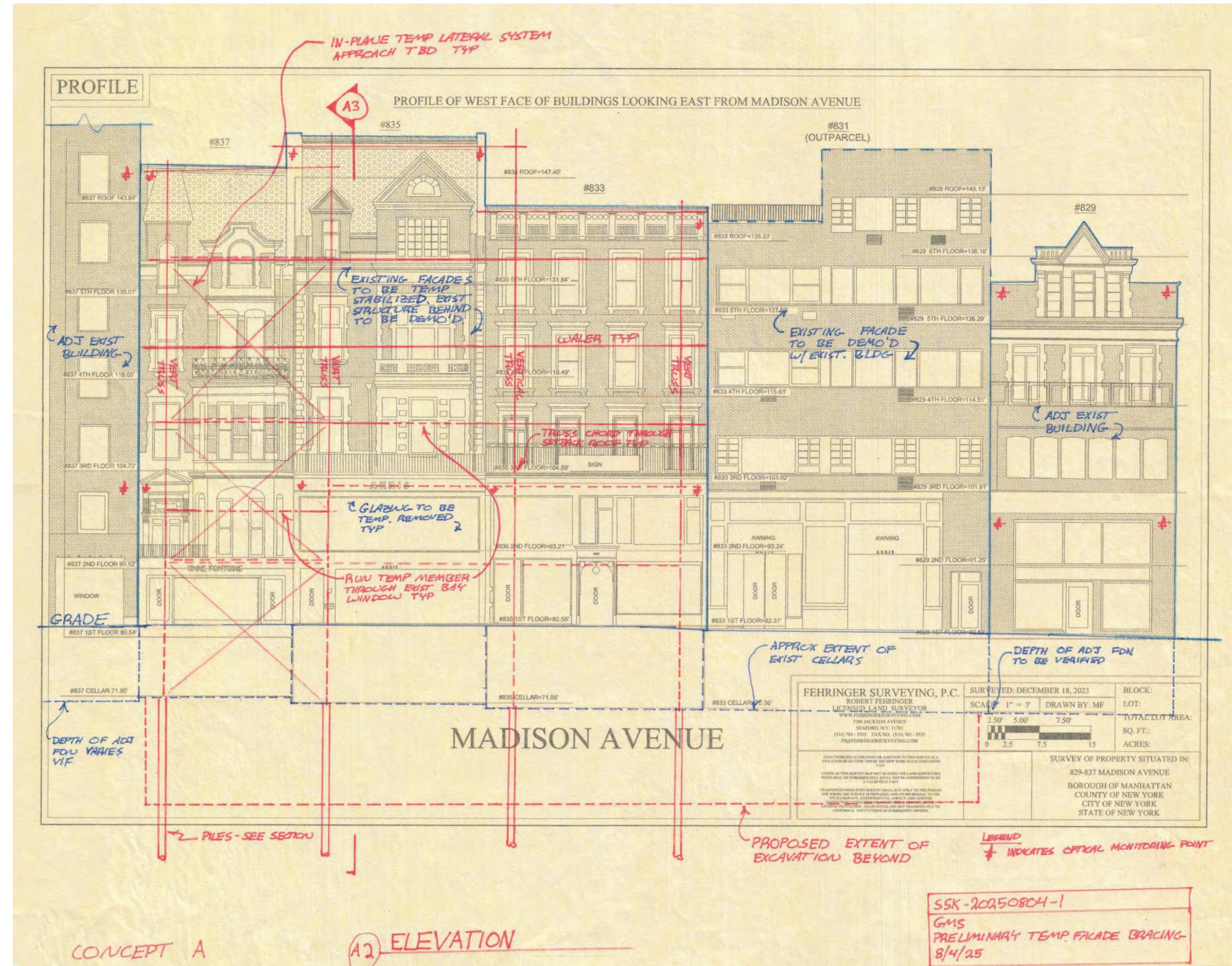
5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

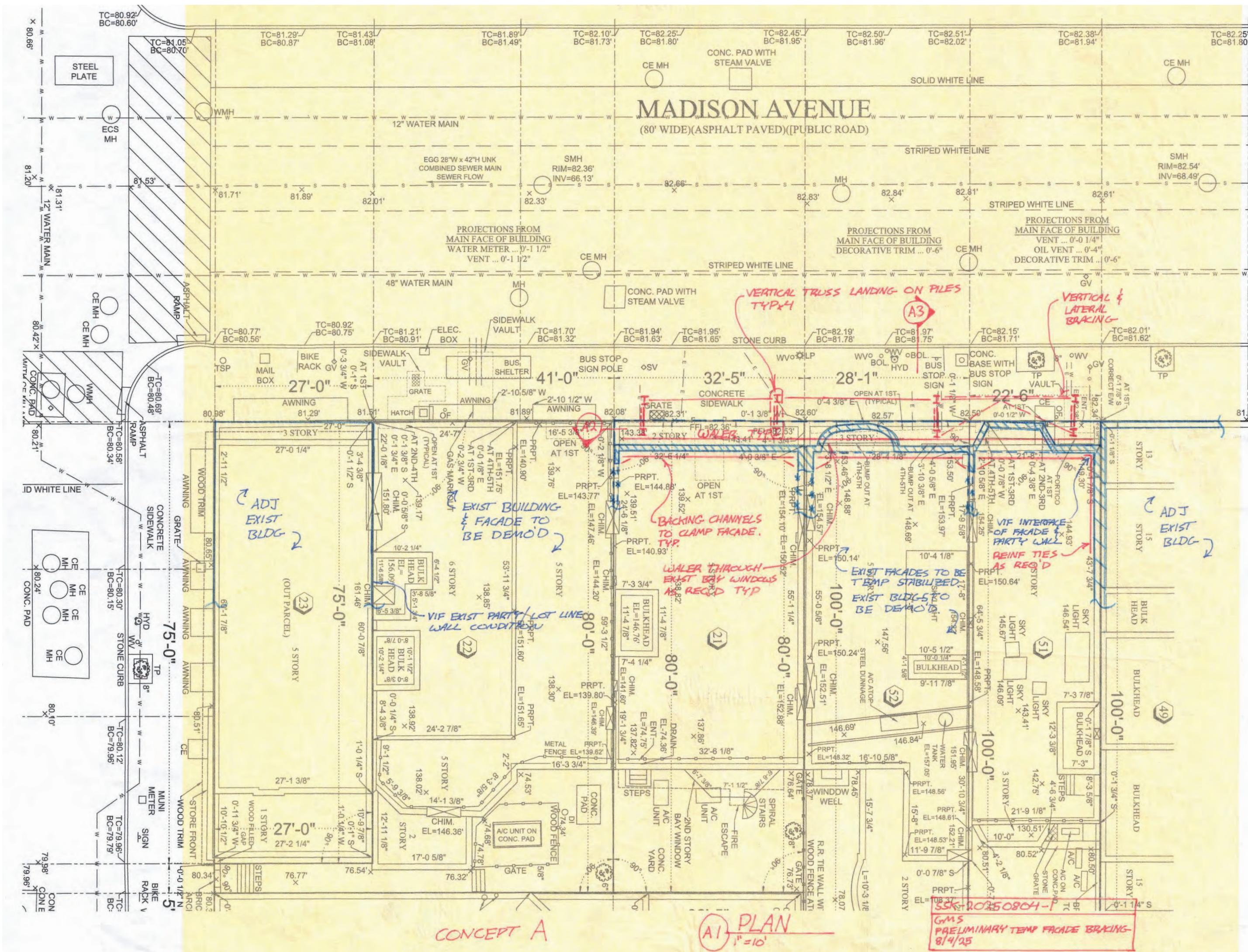
831-837 Madison Avenue



Diagrammatic West Elevation_Façade Bracing

5. Existing Buildings Proposal

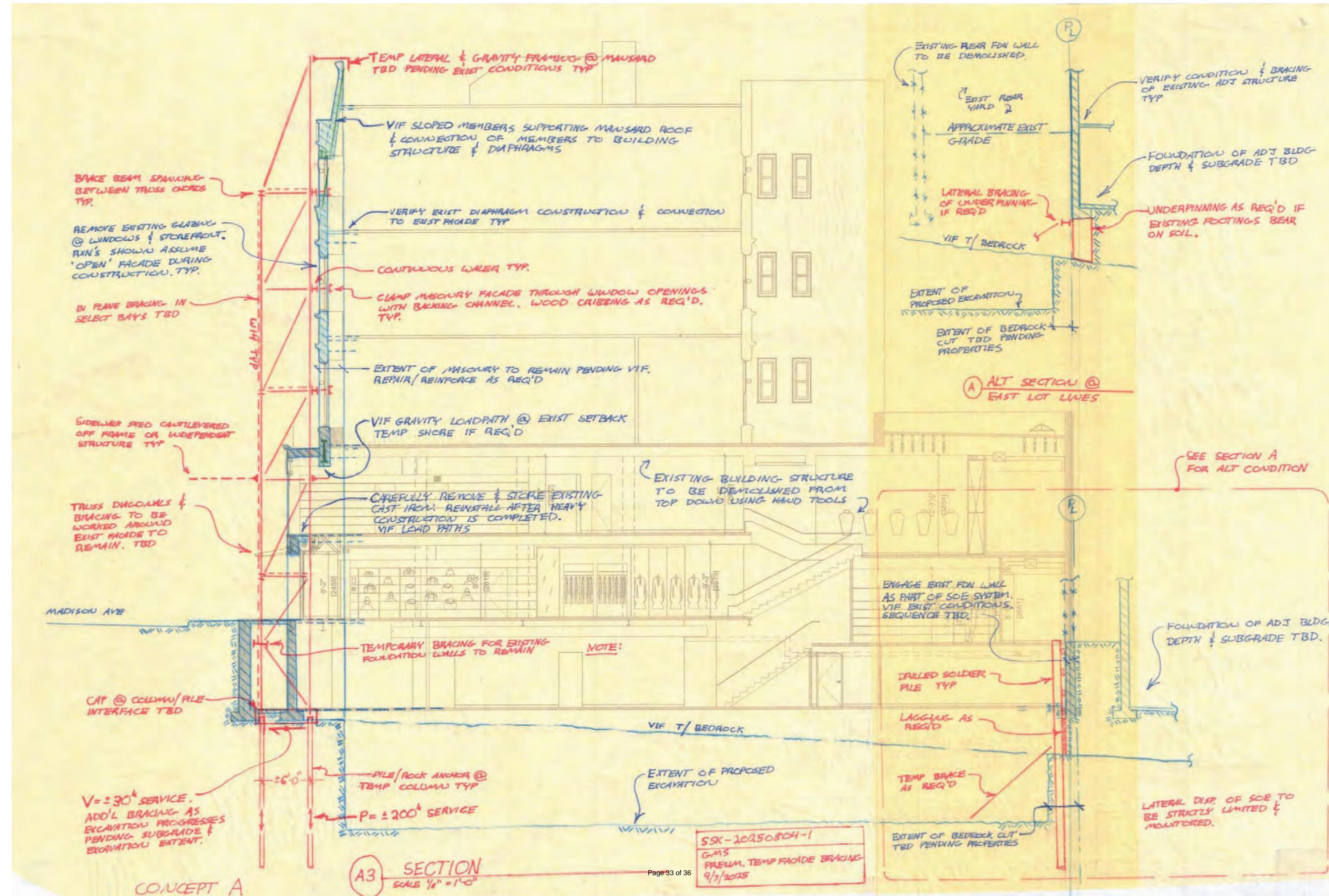
831-837 Madison Avenue



Diagrammatic Plan_Façade Bracing

5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

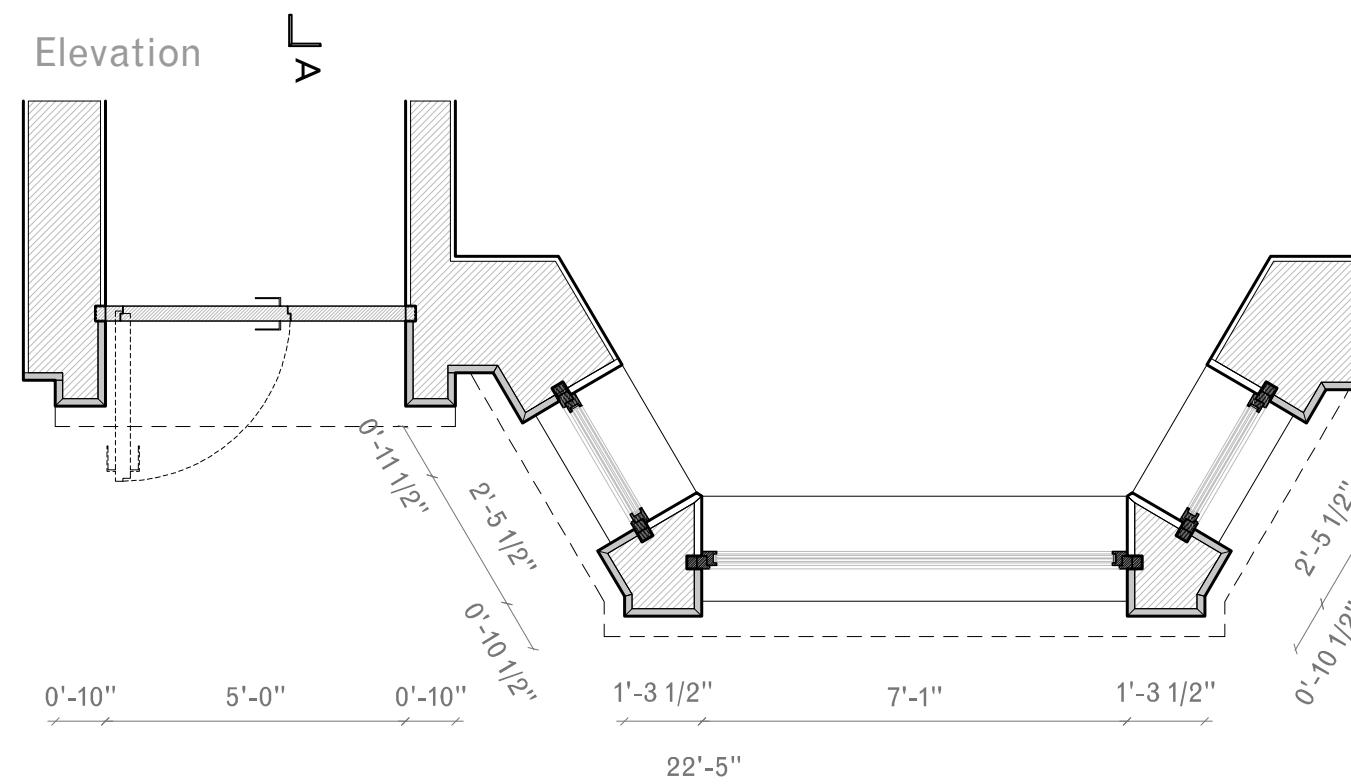
831-837 Madison Avenue

■ Historic Component/Configuration
■ New Component

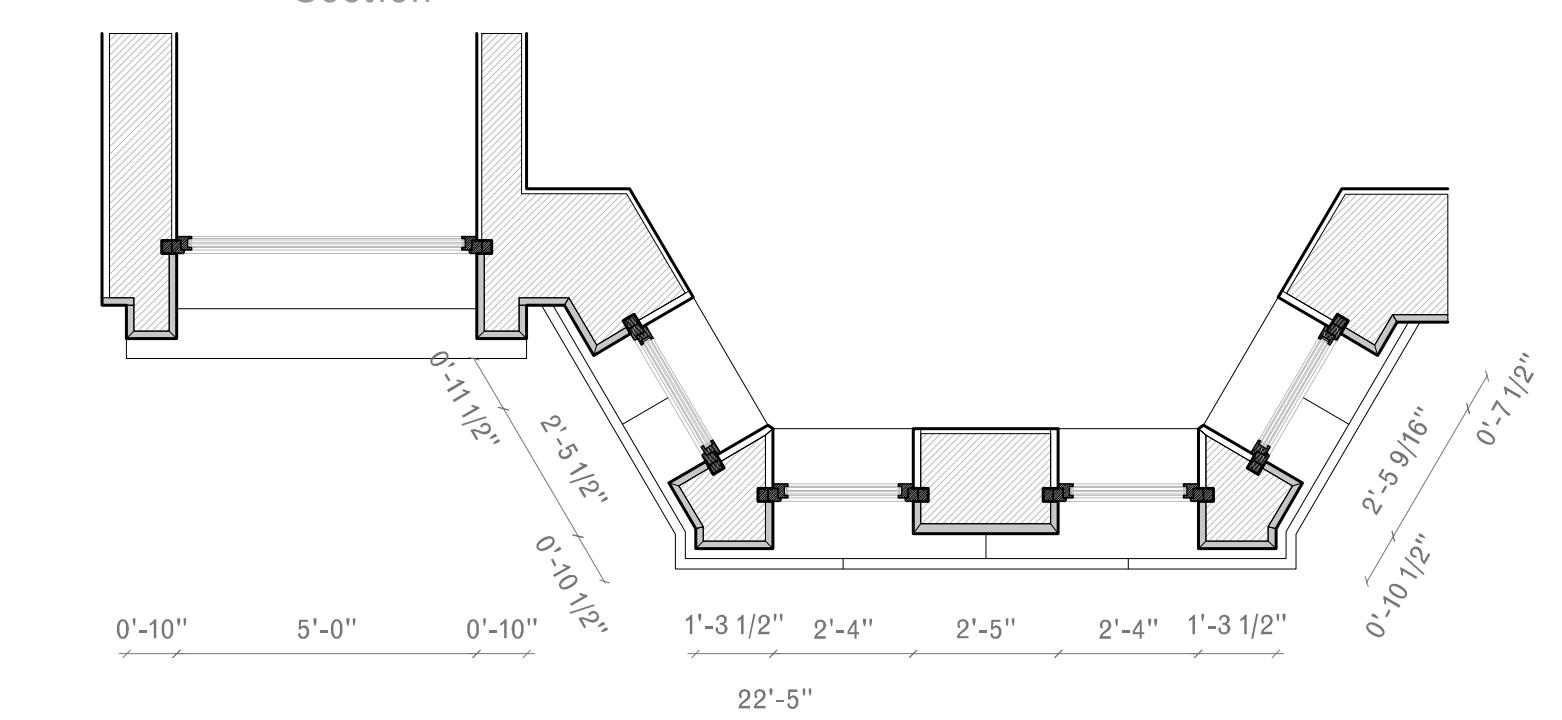
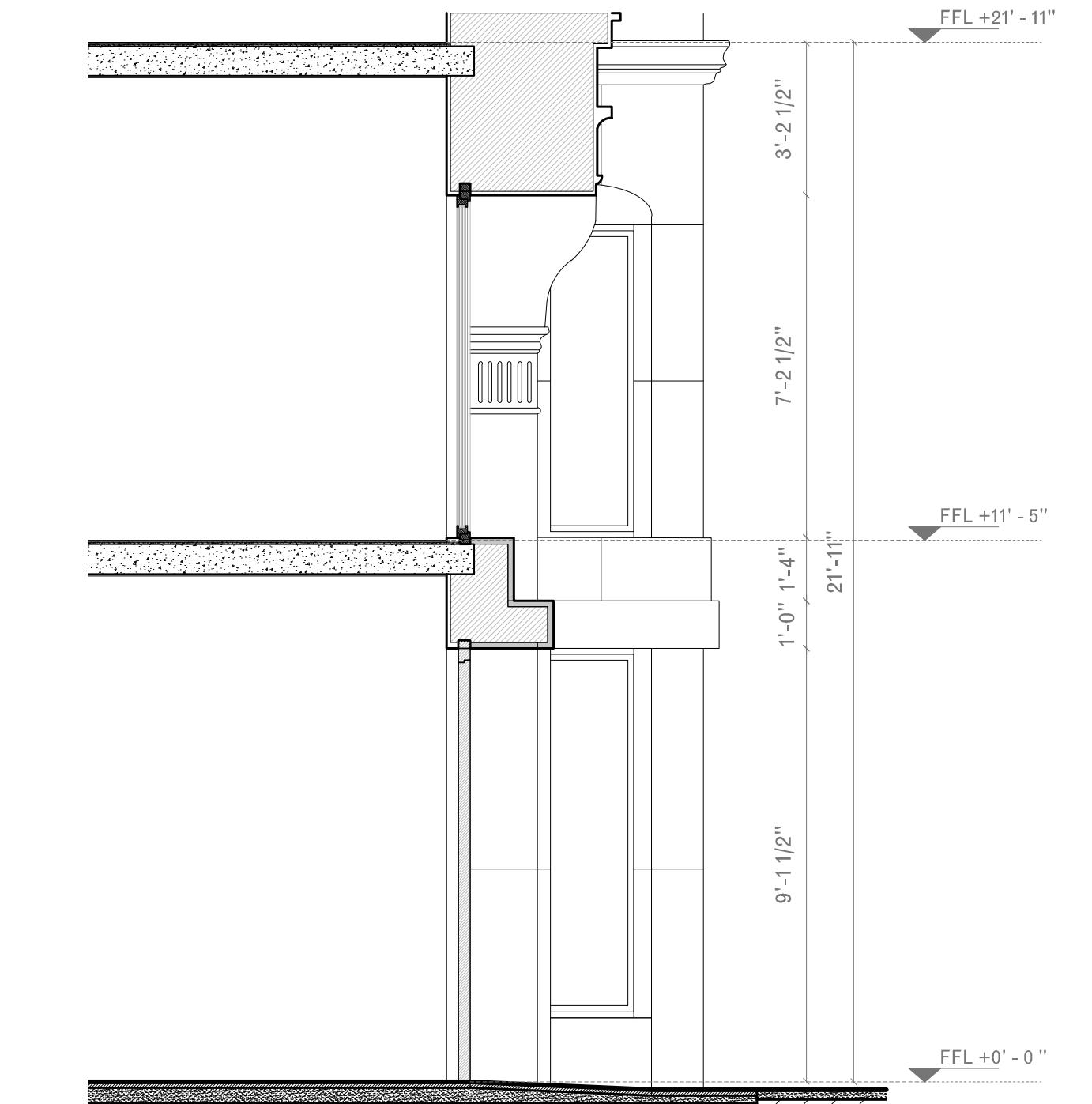


5. Existing Buildings Proposal

837 Madison Avenue



First Floor Plan



Second Floor Plan

5. Existing Buildings Proposal

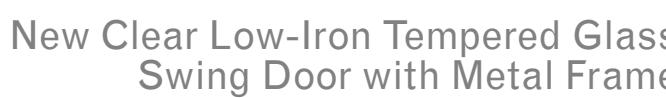
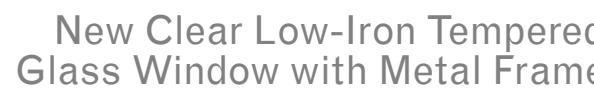
837 Madison Avenue

Image from the West

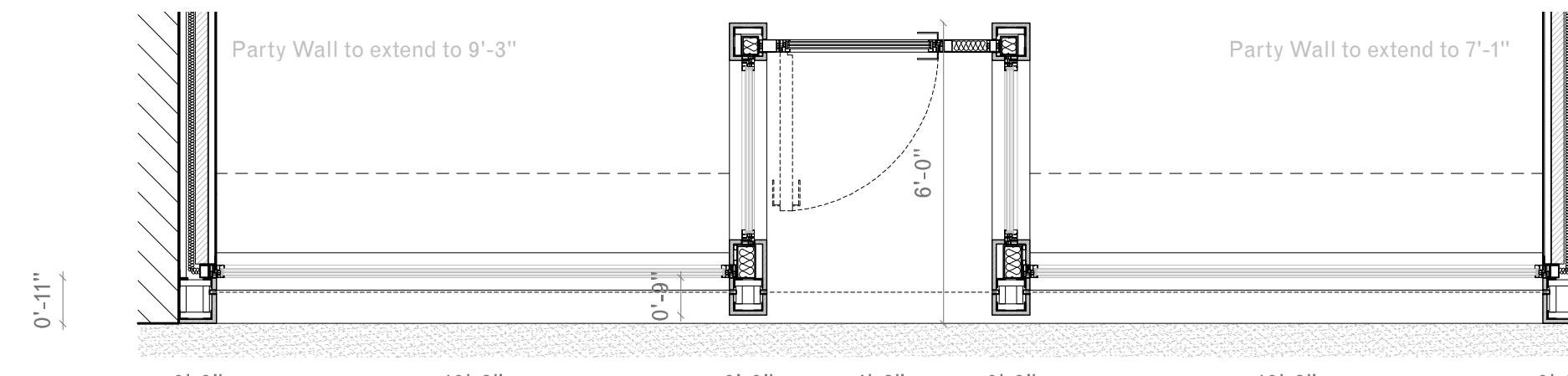


5. Existing Buildings Proposal

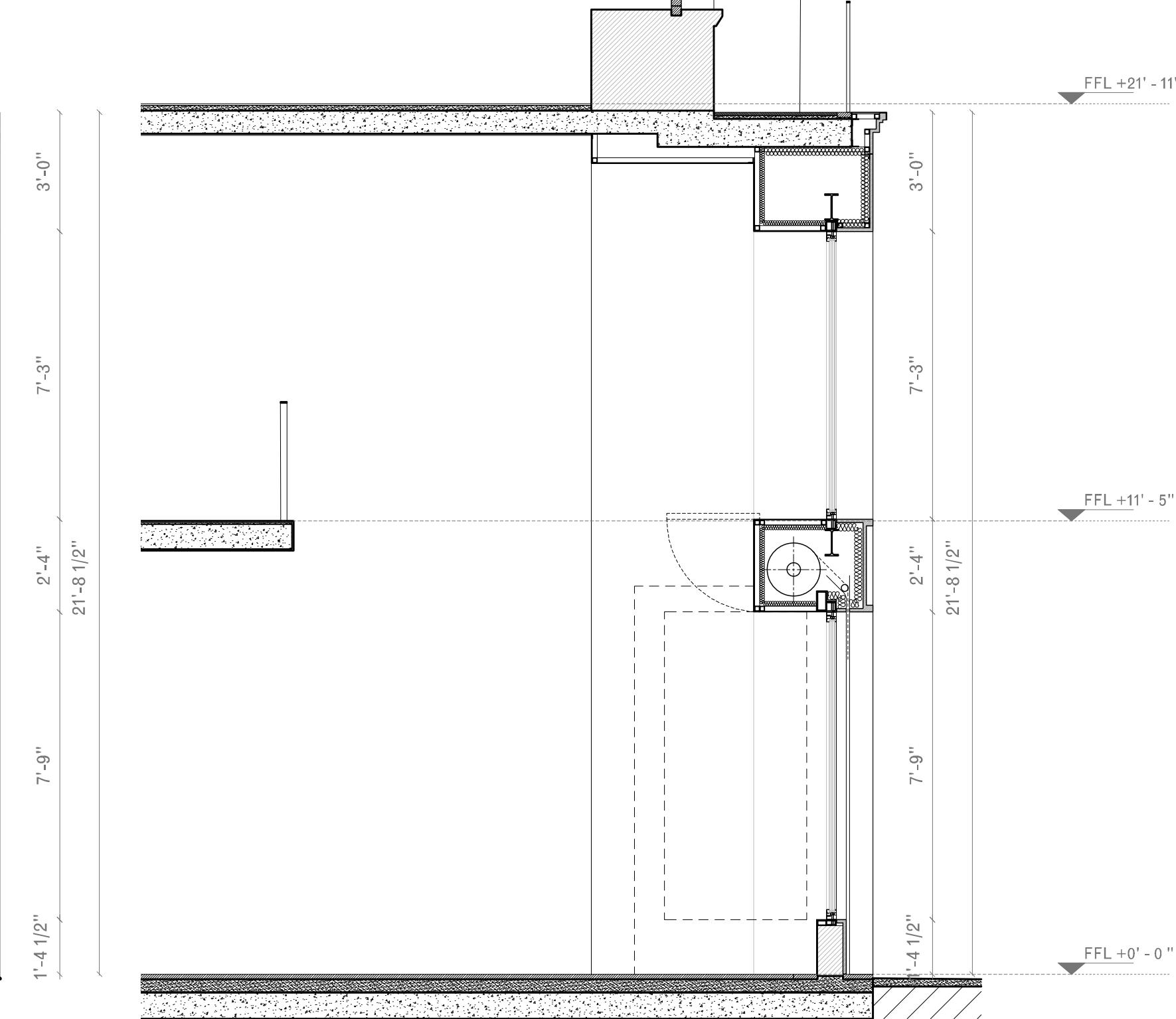
835 Madison Avenue



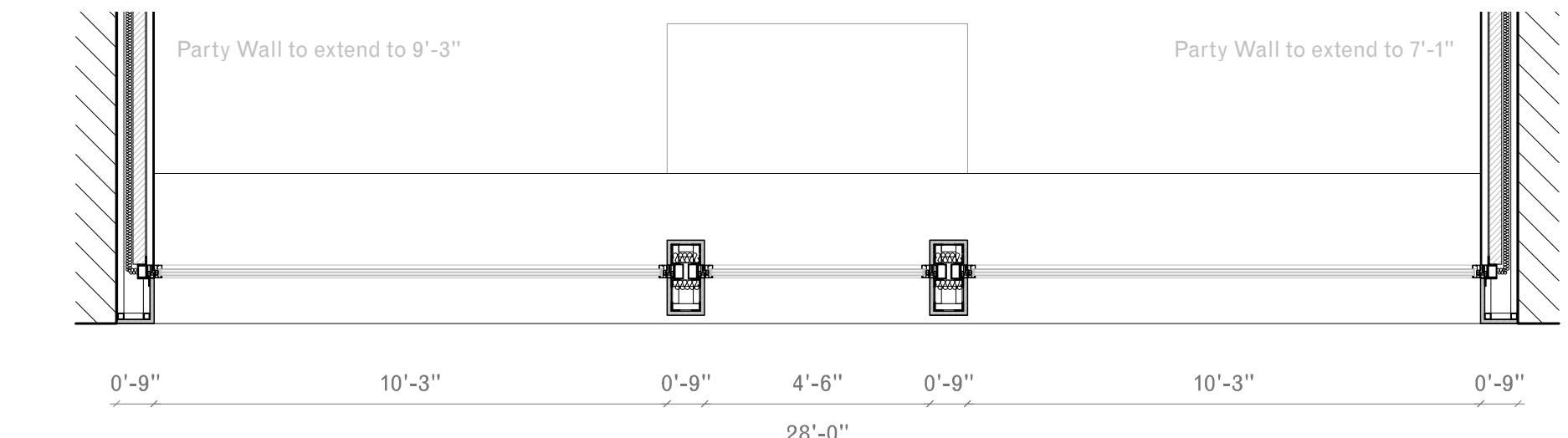
Elevation



First Floor Plan



Section



Second Floor Plan

5. Existing Buildings Proposal

835 Madison Avenue

Image from the West



5. Existing Buildings Proposal

833 Madison Avenue

Cast Iron Cornice to match existing in profile

Cast Iron Lintel

Missing Elements to be Recreated on historic documentation

New Clear Low-Iron Tempered Glass Window with Metal Frame

Missing Elements to be Recreated on historic documentation

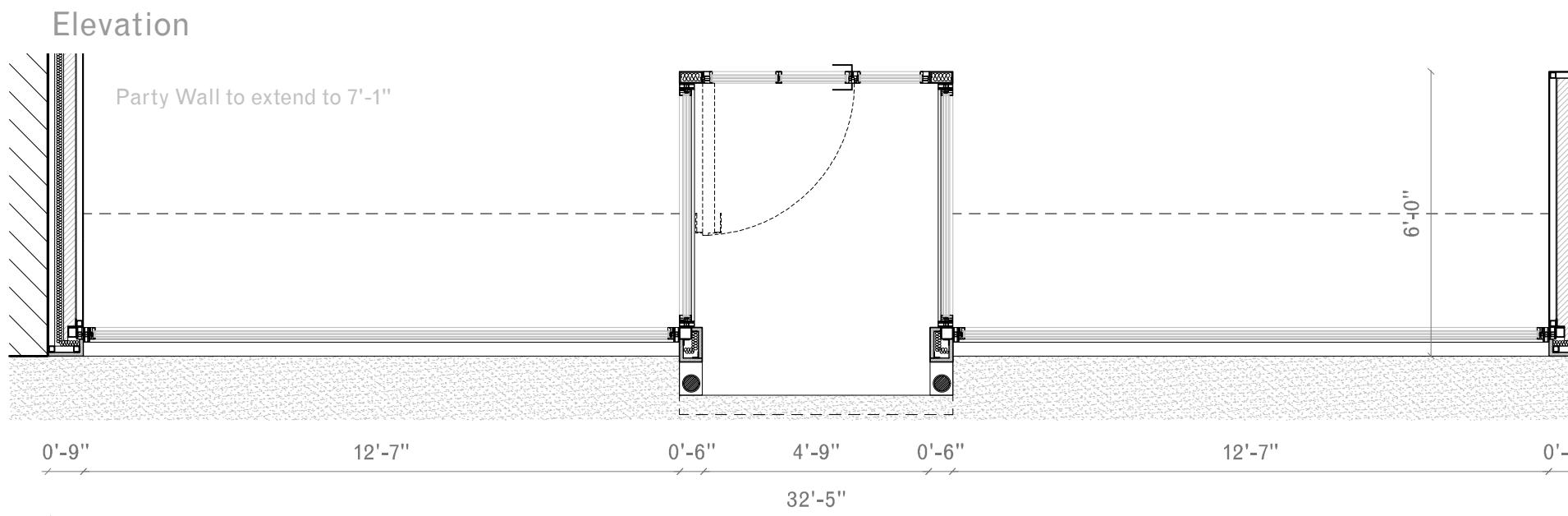
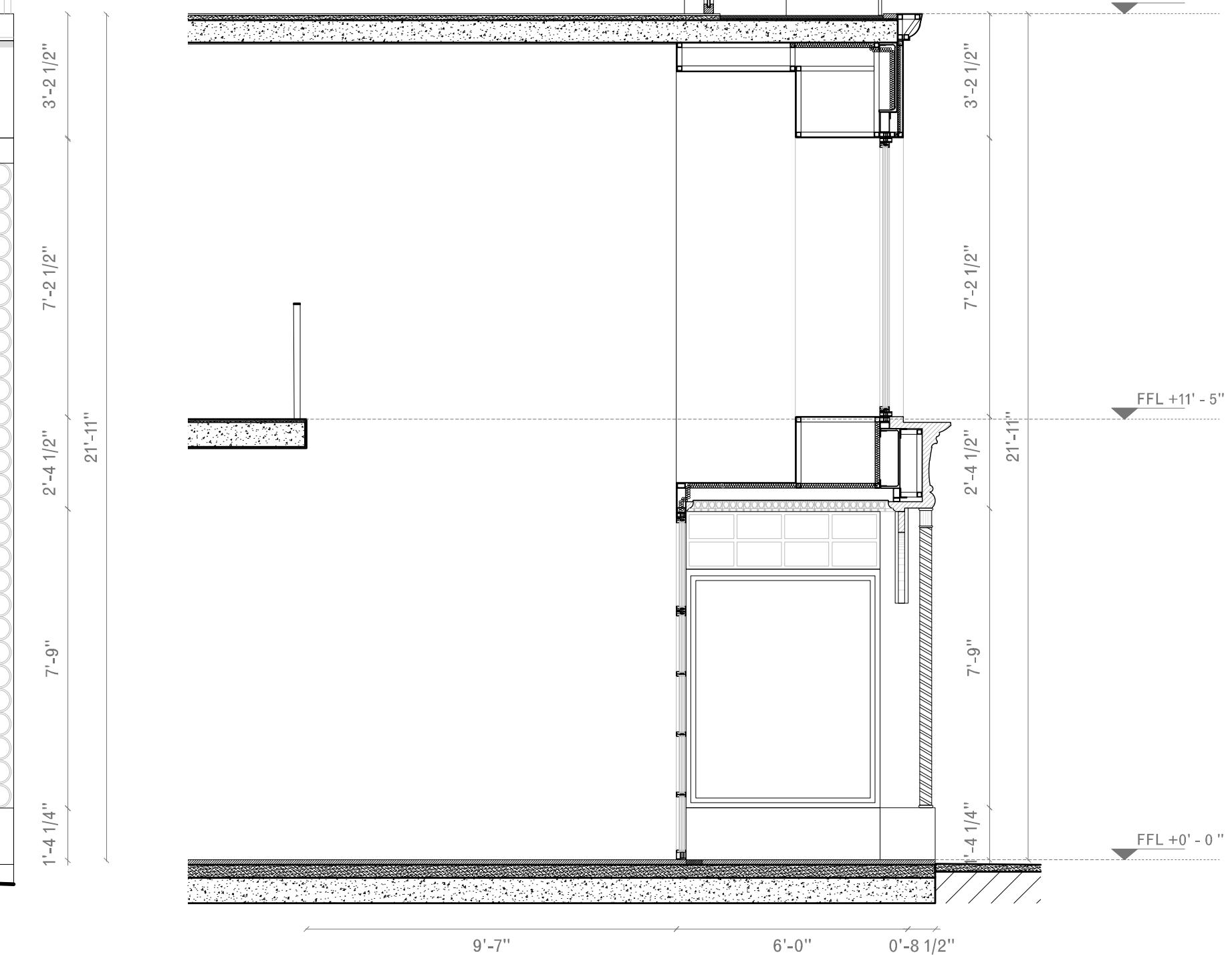
Cast Iron Piers

Cast Iron Lintel

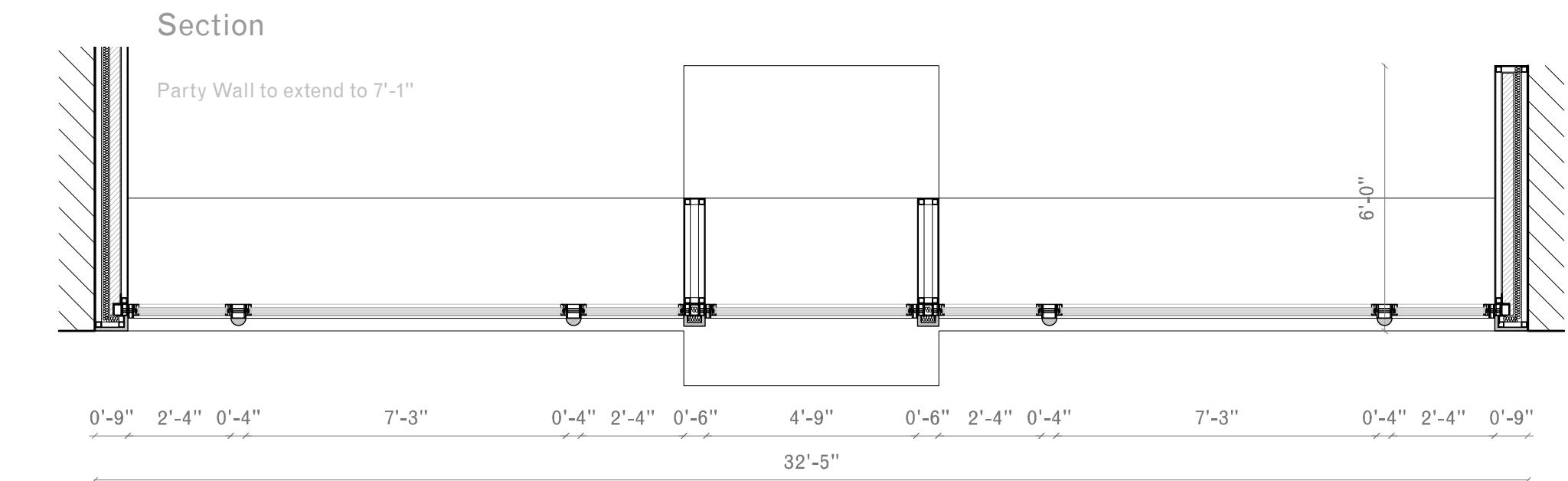
New Clear Low-Iron Tempered Glass Window with Metal Frame

New Clear Low-Iron Tempered Glass Swing Door with Metal Frame

New Stone Bulkhead to match existing



First Floor Plan



Second Floor Plan

5. Existing Buildings Proposal

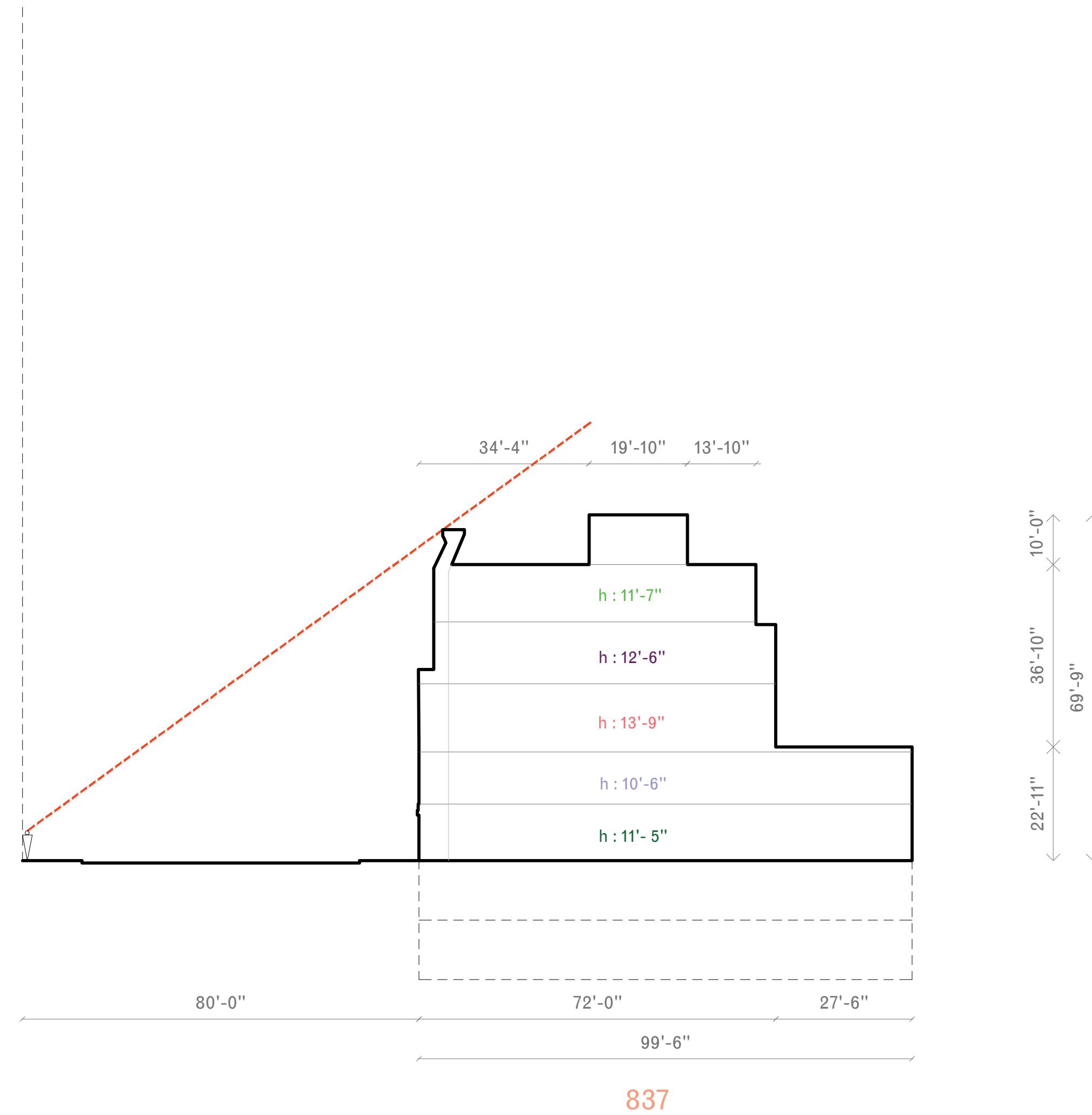
833 Madison Avenue



Image from the West

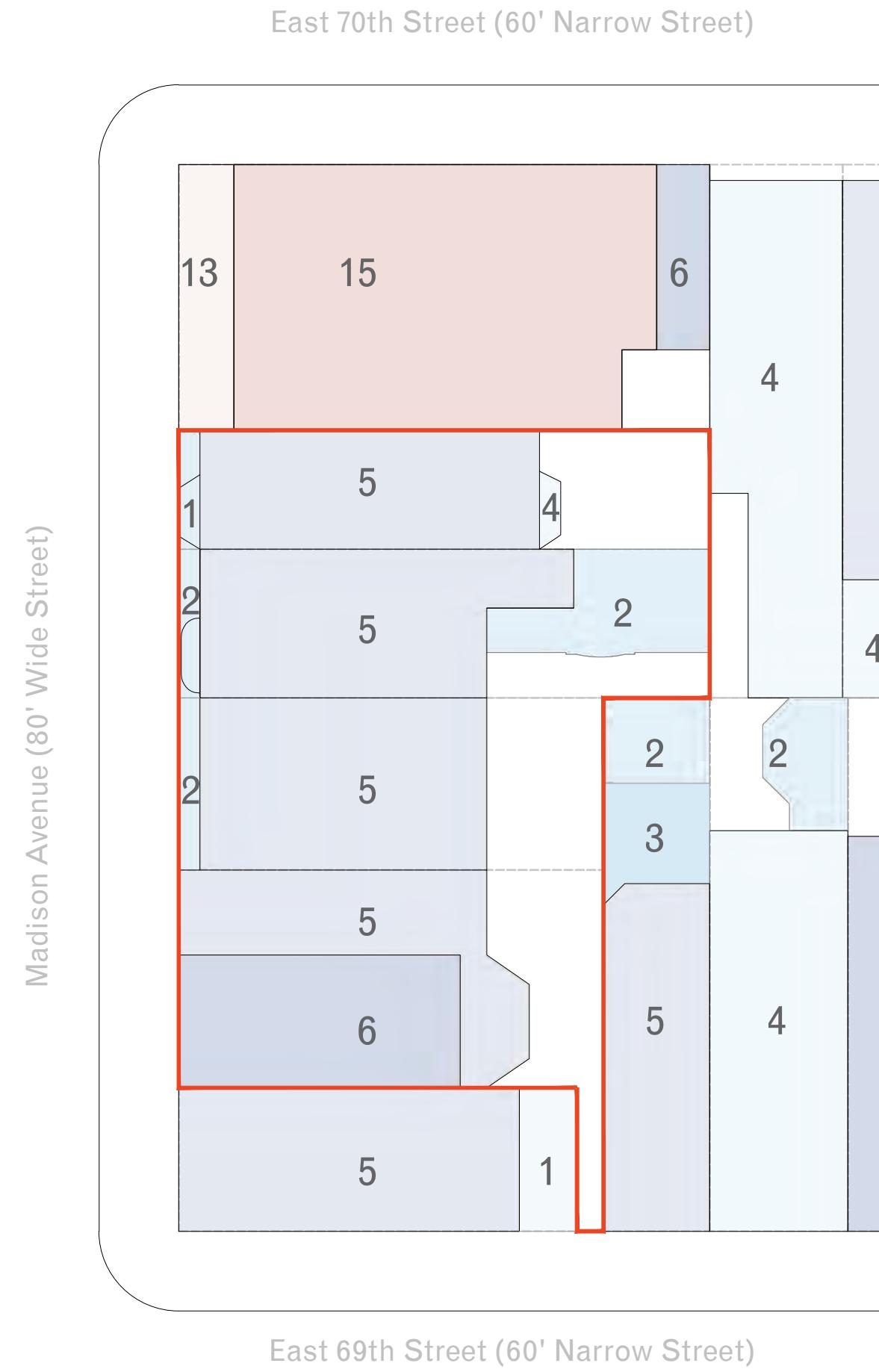
5. Existing Buildings Proposal

837 Madison Avenue

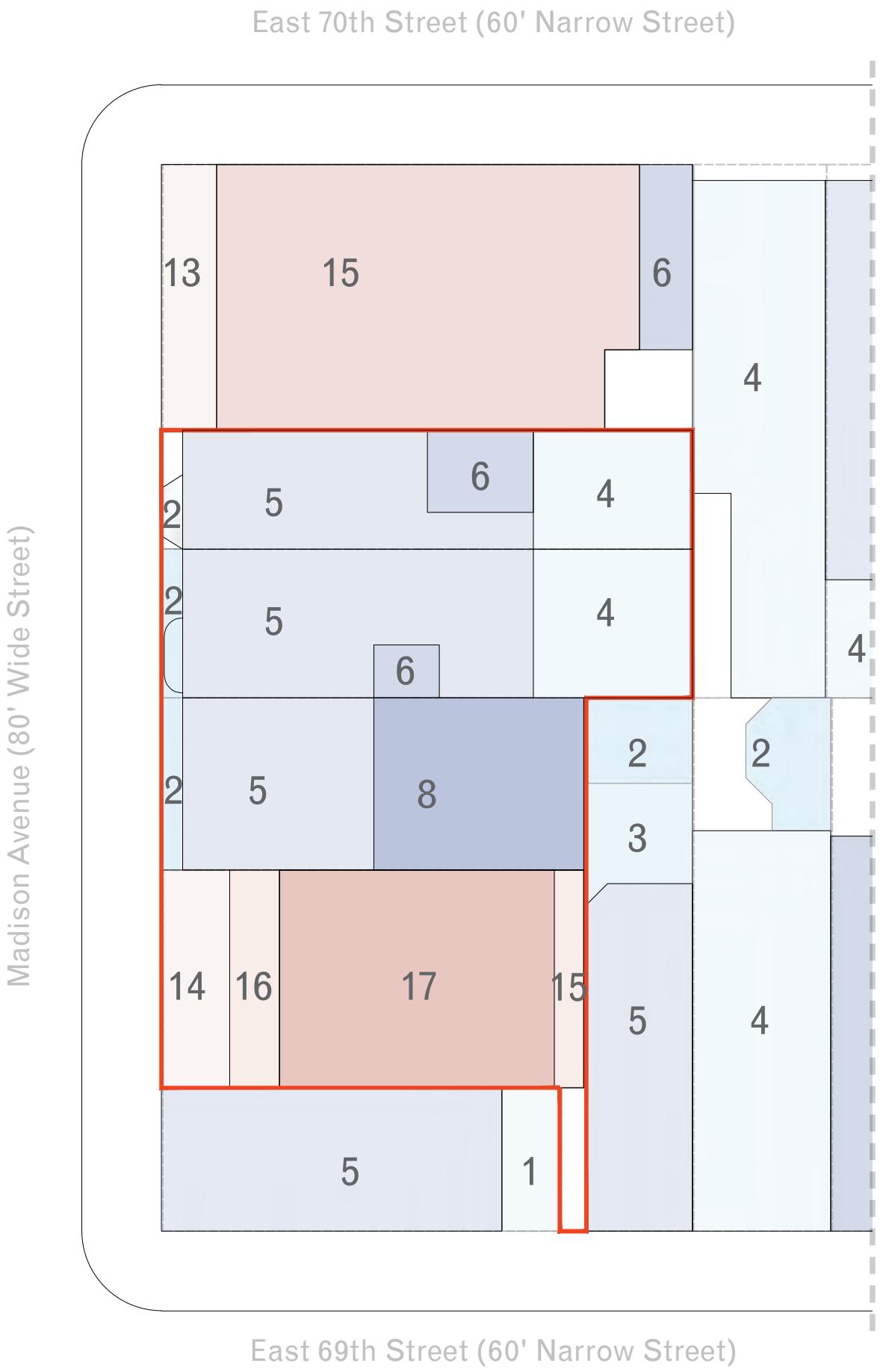


5. Existing Buildings Proposal

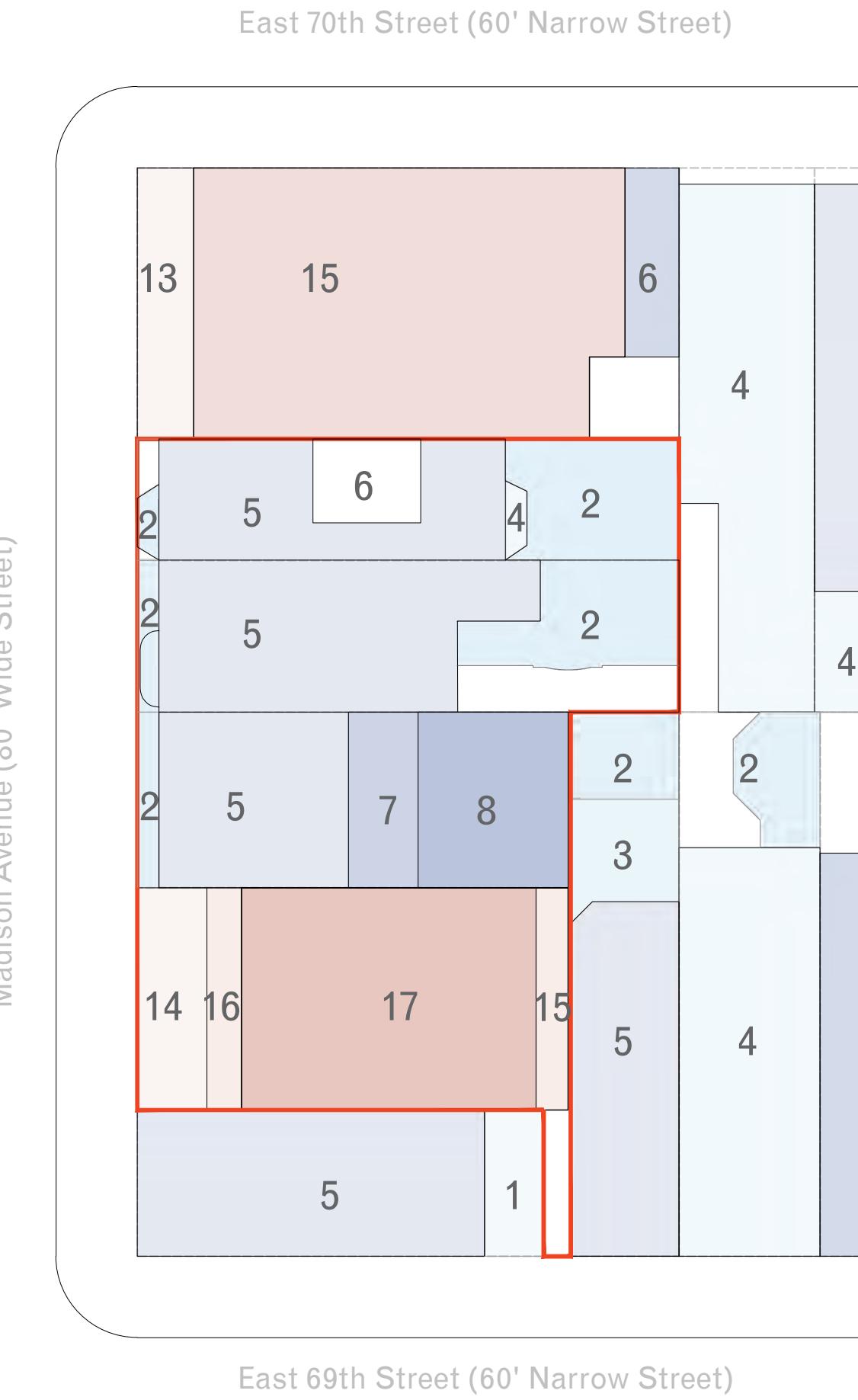
831-837 Madison Avenue



Existing



September 2025



February 2026

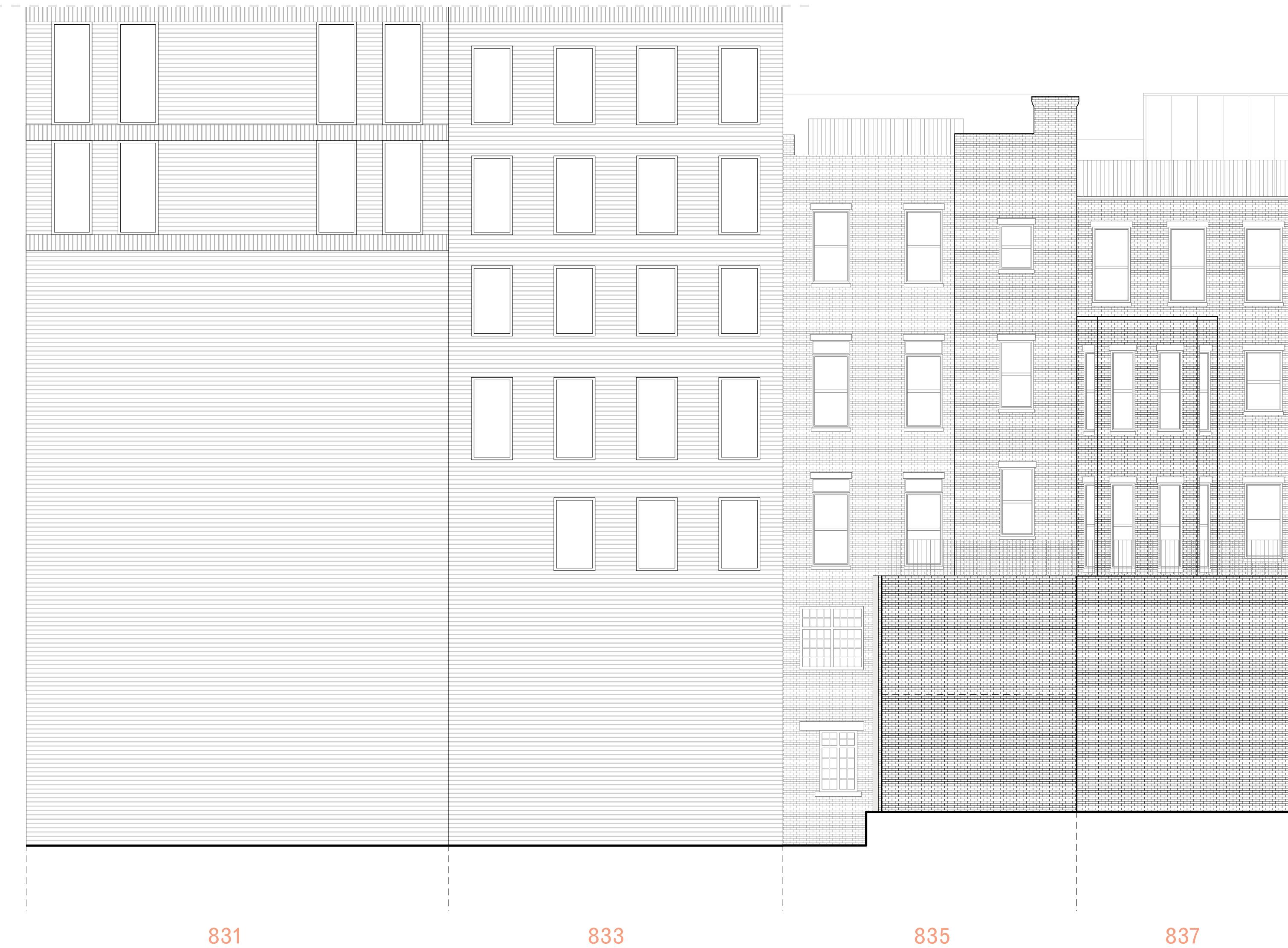
5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue



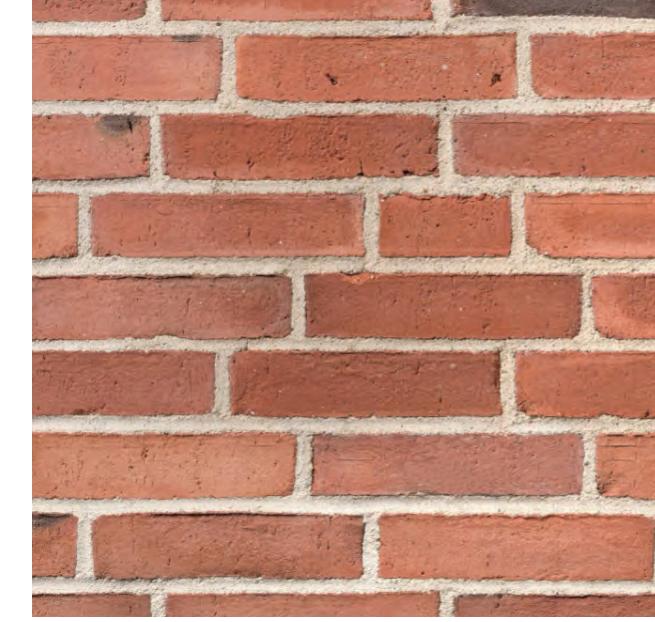
Calcium Silicate Roman Bricks (Arriscraft)



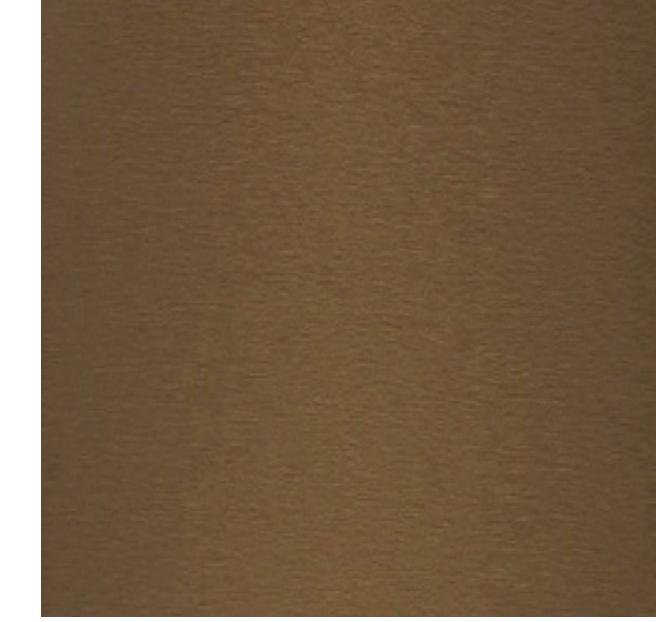
Clay Roman Bricks



Clay Modular Bricks



Clay Modular Bricks



Galvanized Steel in Bronze Finish

- 831 New Building

- 833 Addition

- 835 Existing Building

- 837 Existing Building

- Window frames and Guard Rail

5. Existing Buildings Proposal

831-837 Madison Avenue



West Elevation_Existing Levels

5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

837 Madison Avenue



5. Existing Buildings Proposal

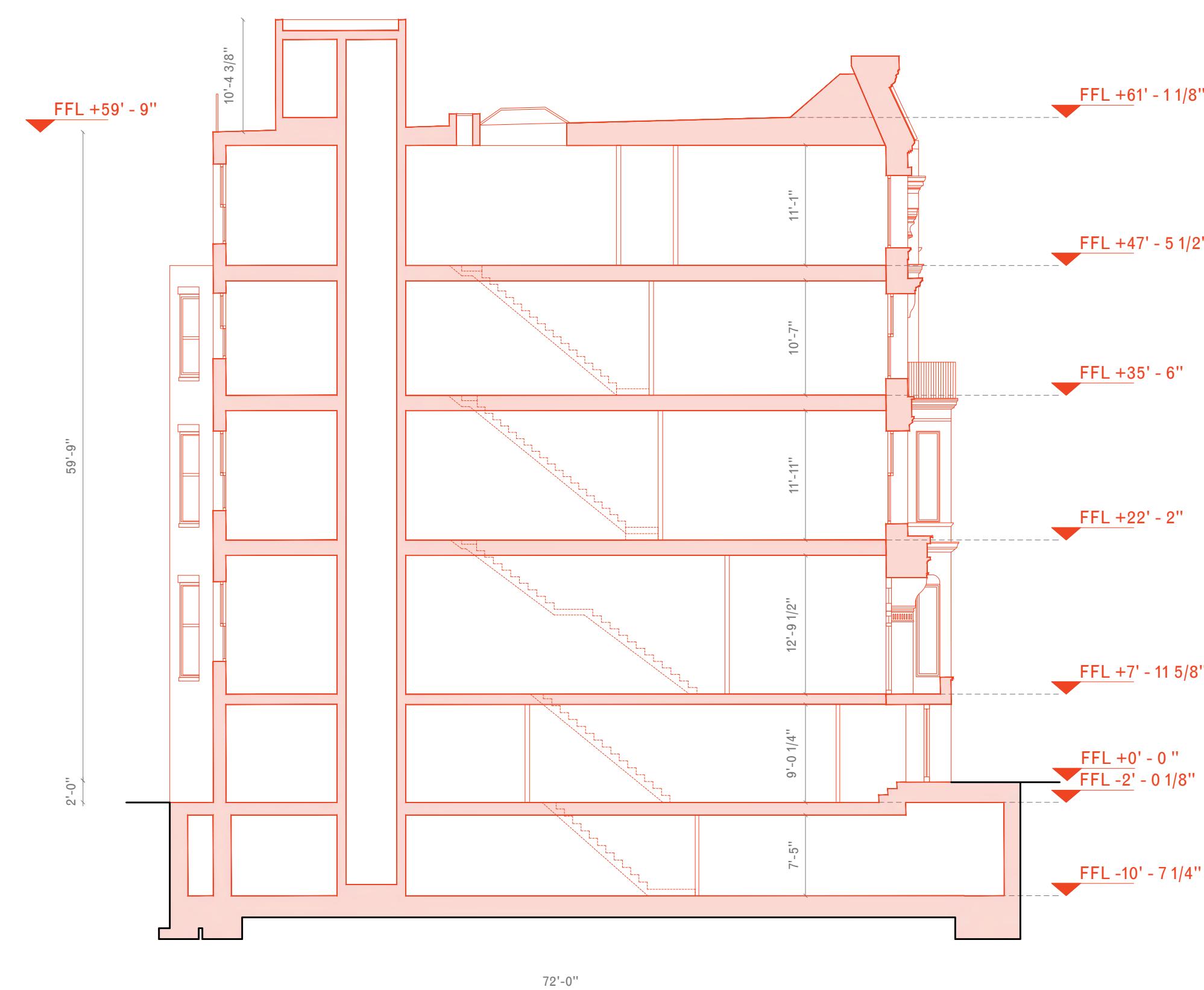
837 Madison Avenue



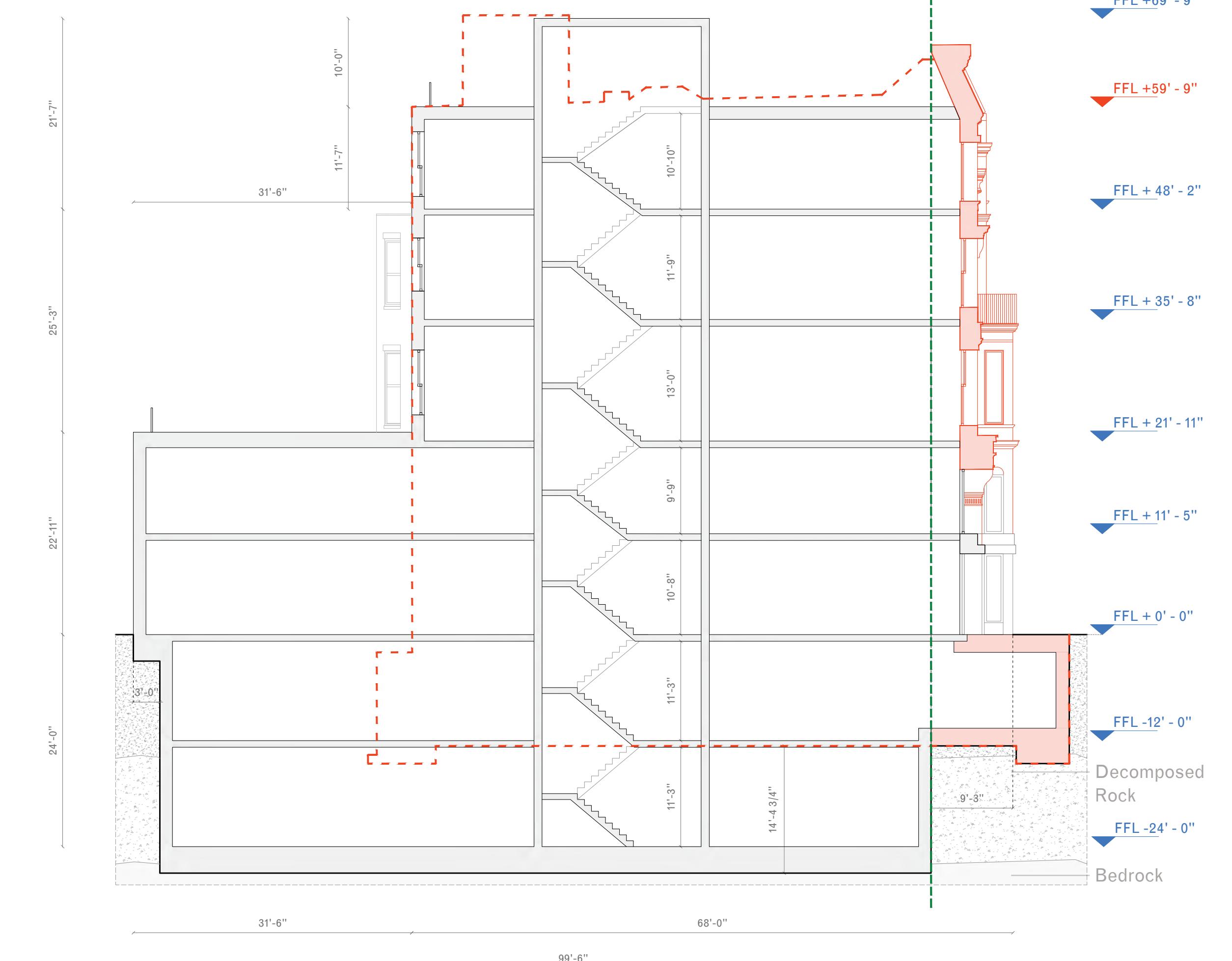
5. Existing Buildings Proposal

837 Madison Avenue

Existing
New Construction



Existing



Proposed

5. Existing Buildings Proposal

835 Madison Avenue



5. Existing Buildings Proposal

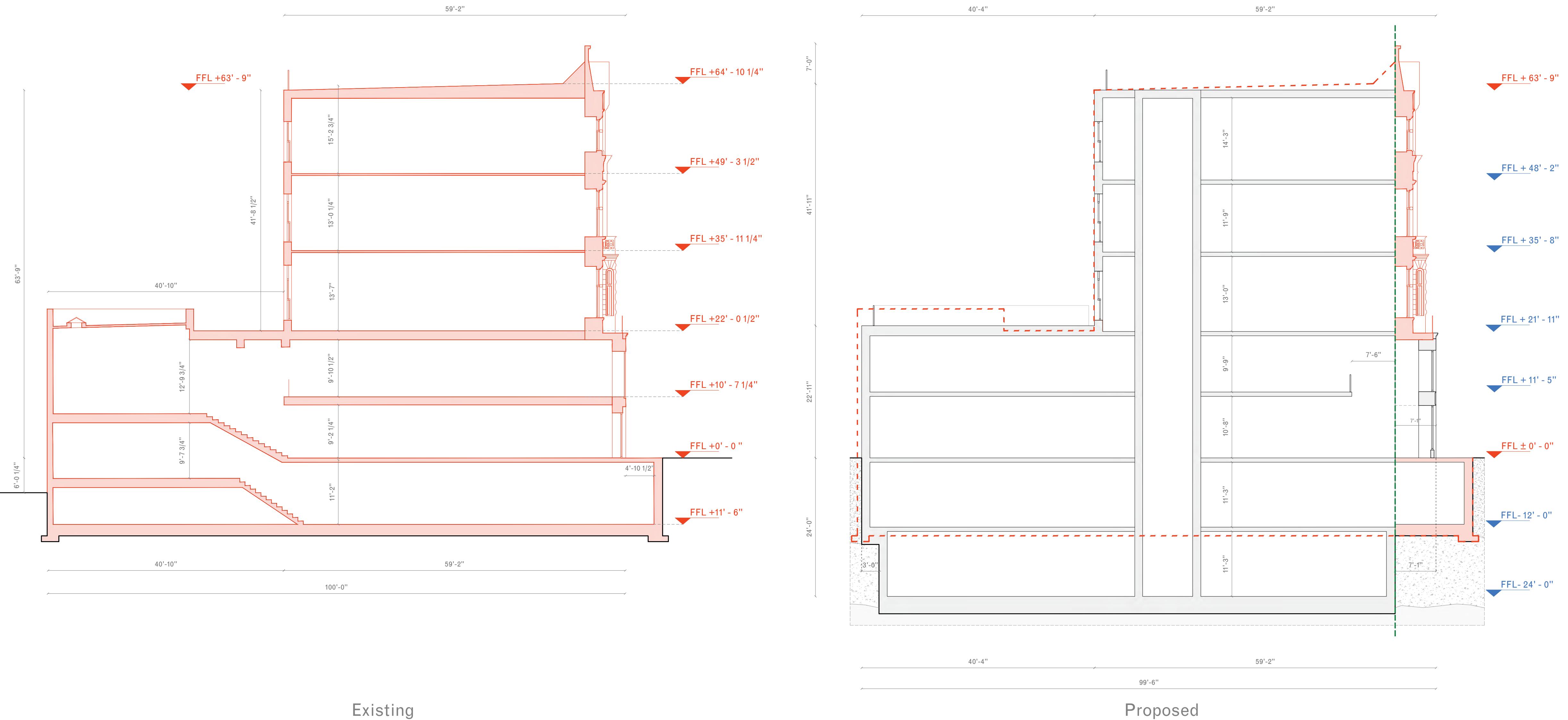
835 Madison Avenue



5. Existing Buildings Proposal

835 Madison Avenue

■ Existing
■ New Construction



5. Existing Buildings Proposal

833 Madison Avenue

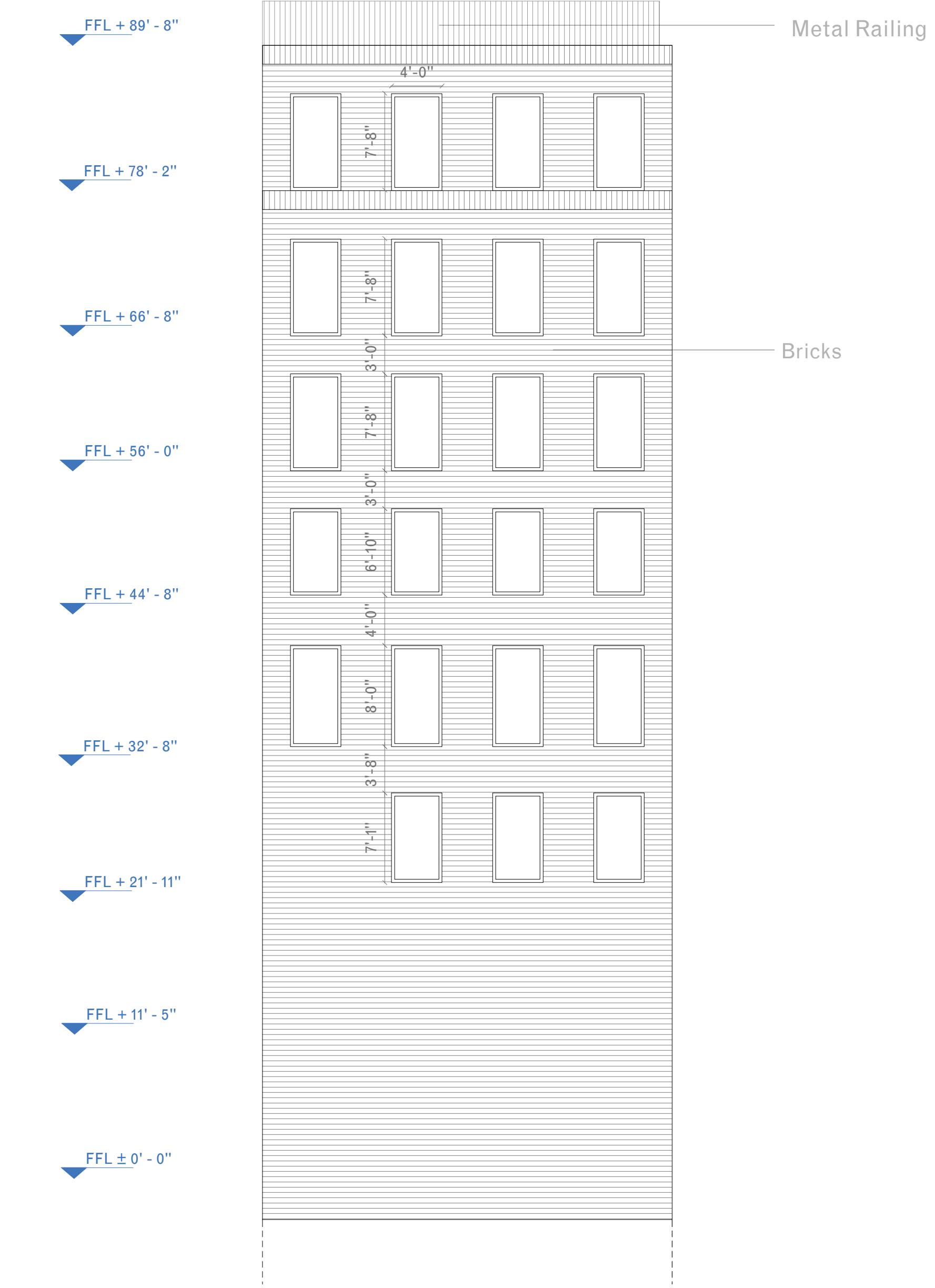


5. Existing Buildings Proposal

833 Madison Avenue



Existing Rear Elevation

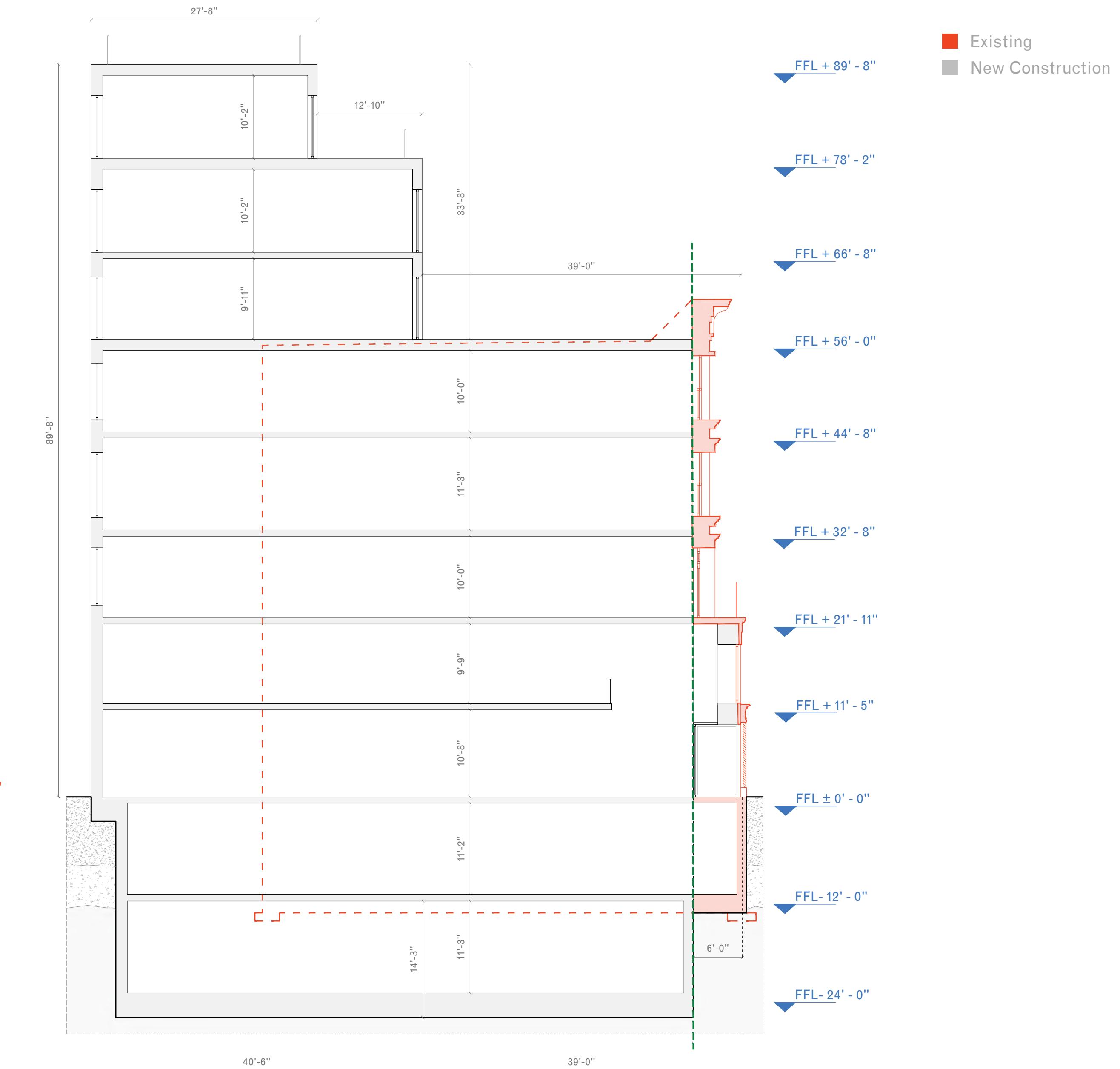


5. Existing Buildings Proposal

833 Madison Avenue



Existing



Proposed

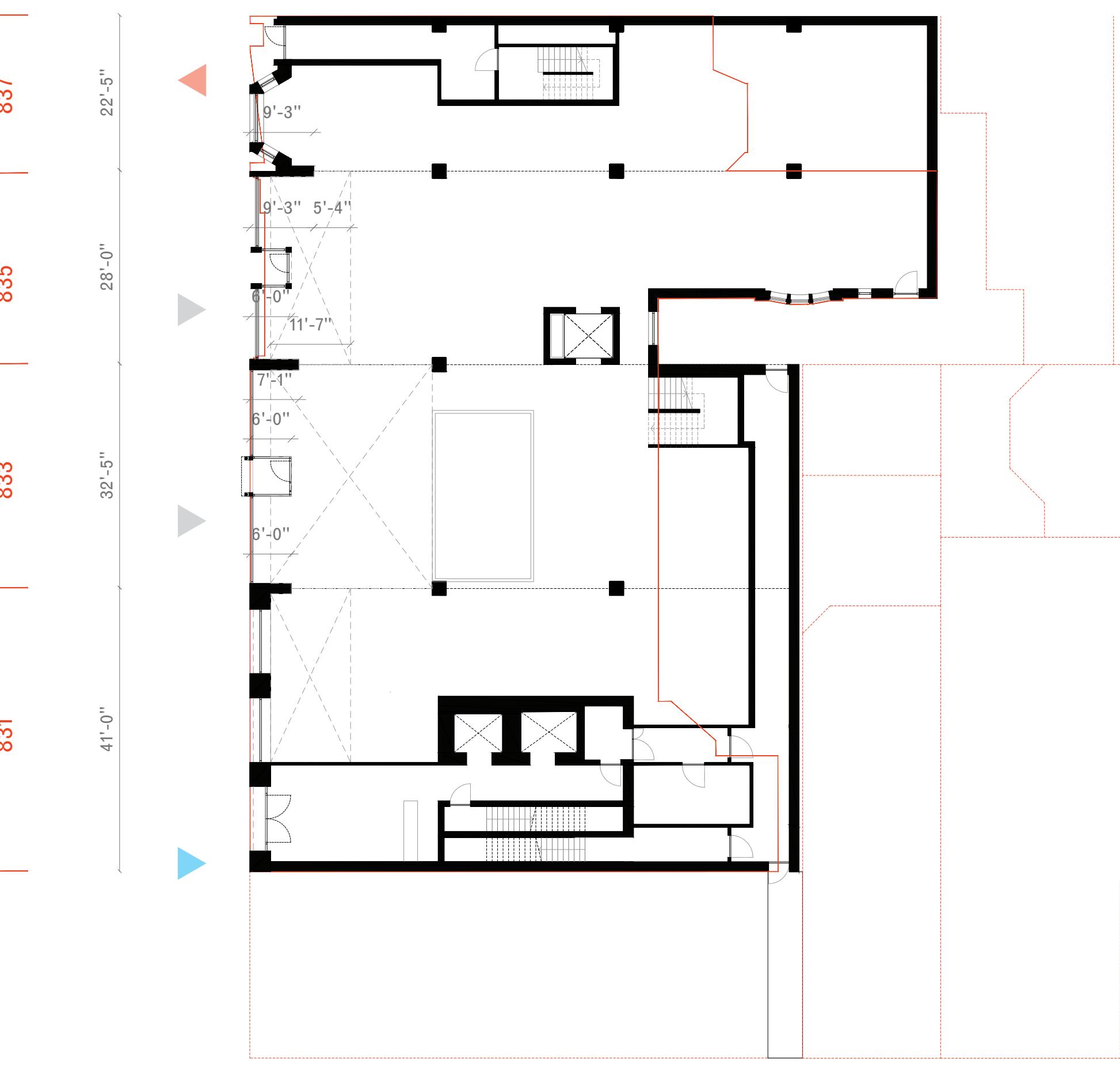
5. Existing Buildings Proposal

831-837 Madison Avenue

- Entrance to the Shops
- Entrance to Apartments
- Fire Exit



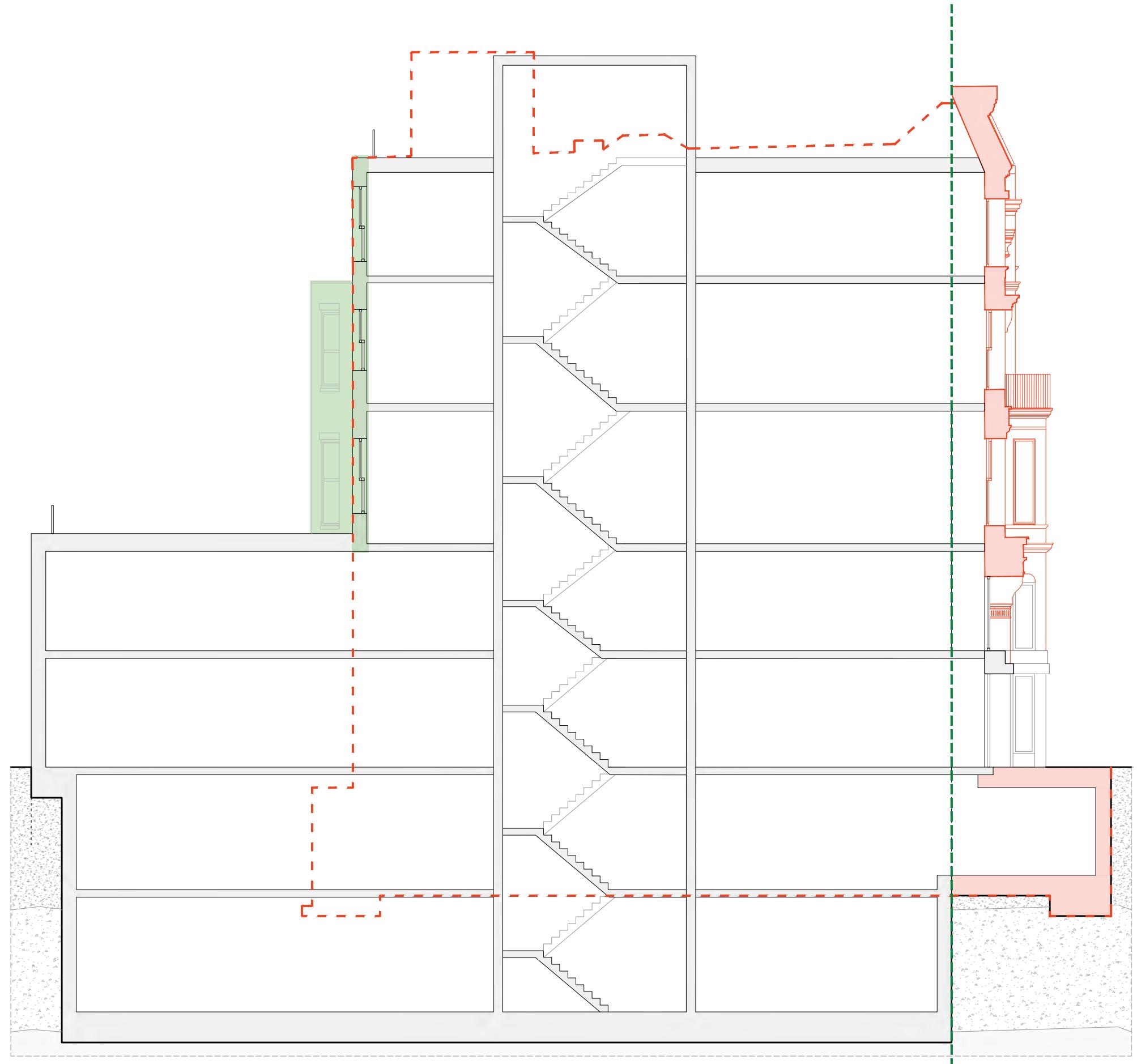
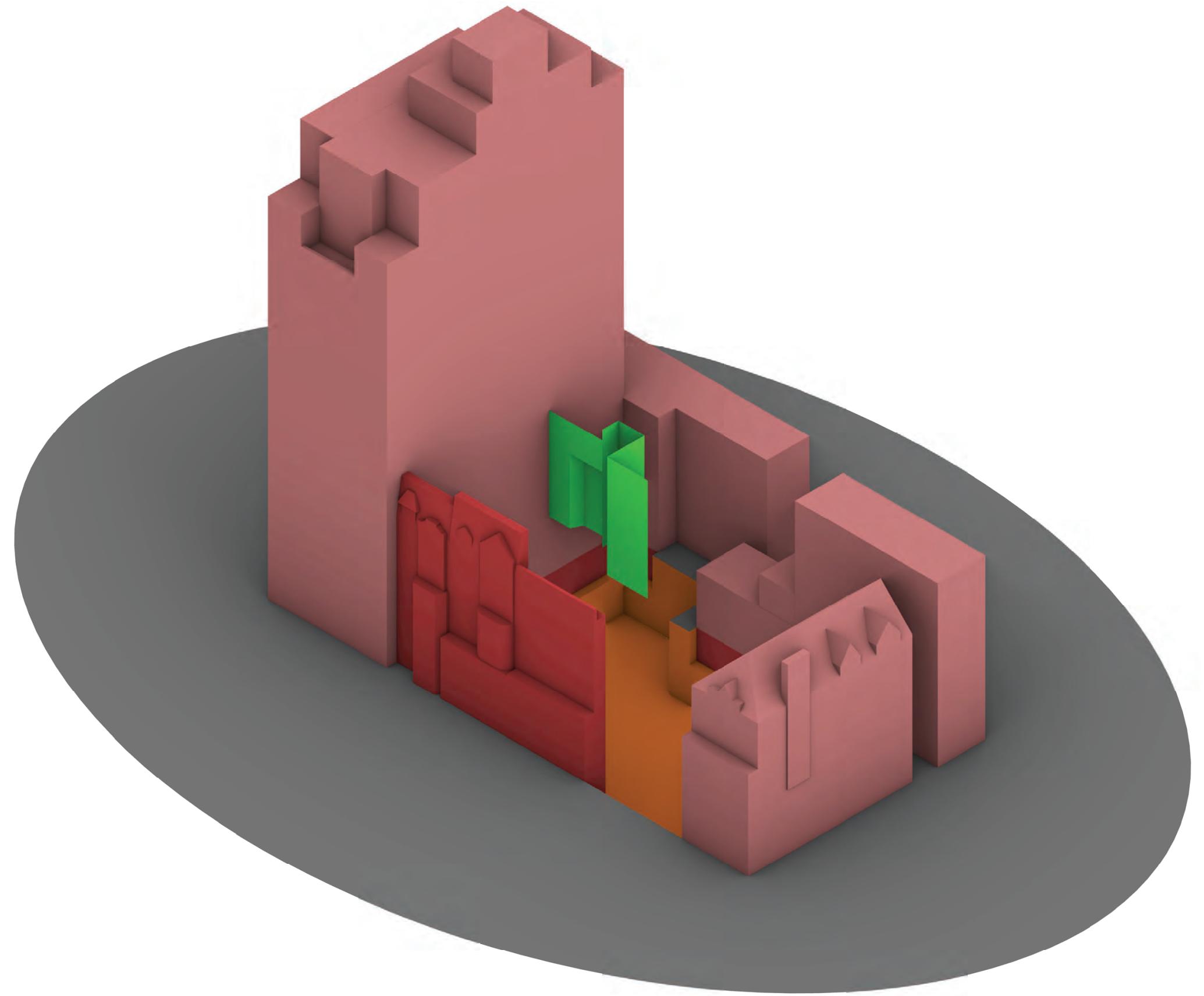
Existing



Proposed

5. Existing Buildings Proposal

831-837 Madison Avenue



Axonometry, Section_Construction Sequence on Rear Walls in case of keeping them

5. Existing Buildings Proposal



161 West 13th Street (2024 LPC Approval)



75-77 Jane Street (2018 LPC Approval)

February 3, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-01649

**831-837 Madison Avenue – Upper East Side Historic District
Borough of Manhattan**

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.