

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

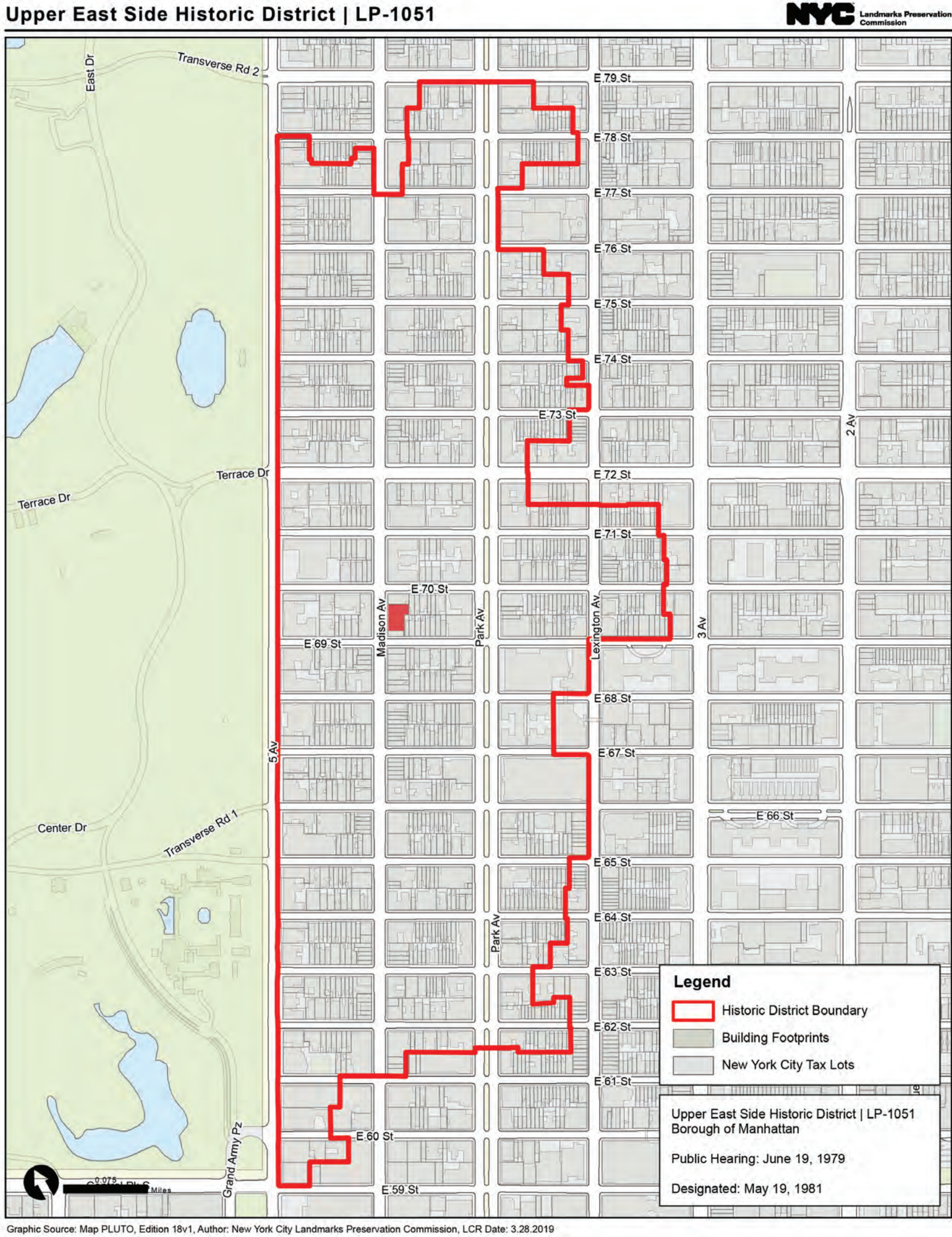


837

835

833

831



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

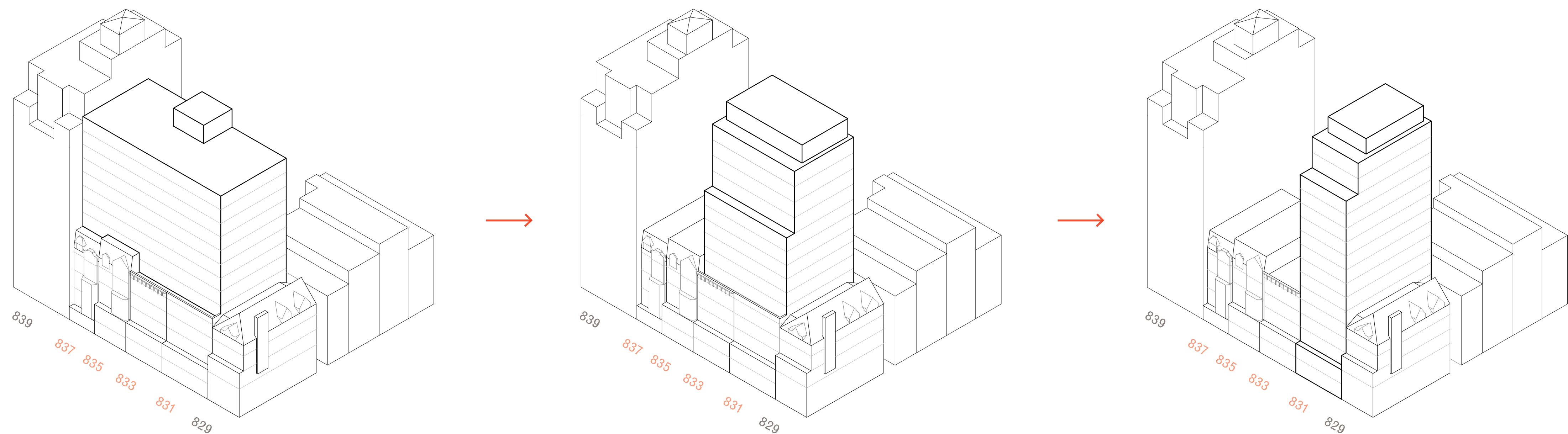
833-837 Madison Avenue Rehabilitation

- 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**)

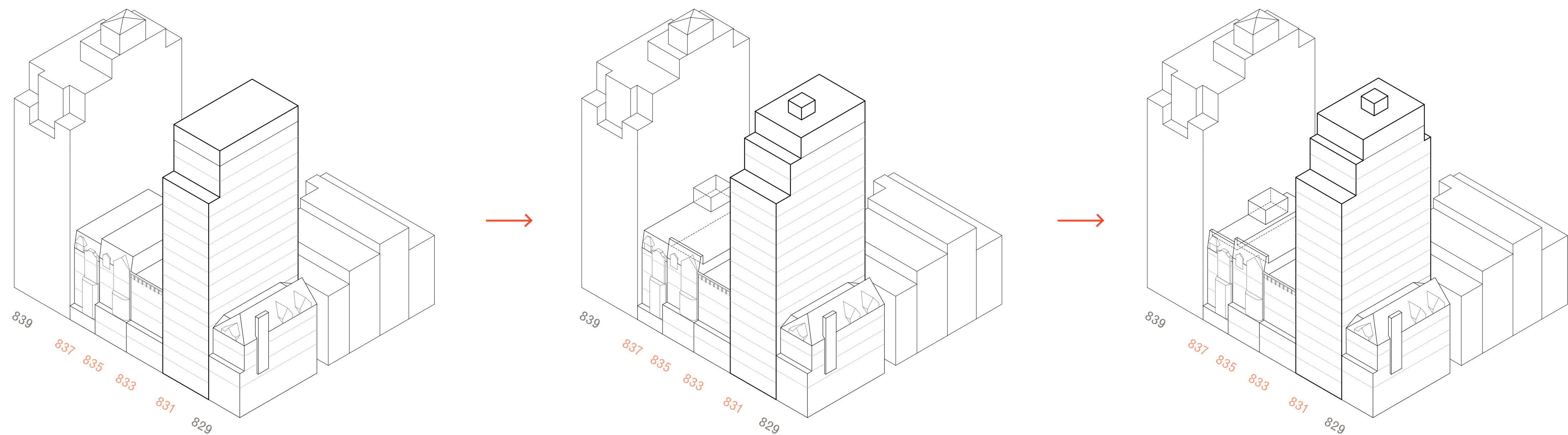


3. Massing Studies Process



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

3. Massing Studies Process



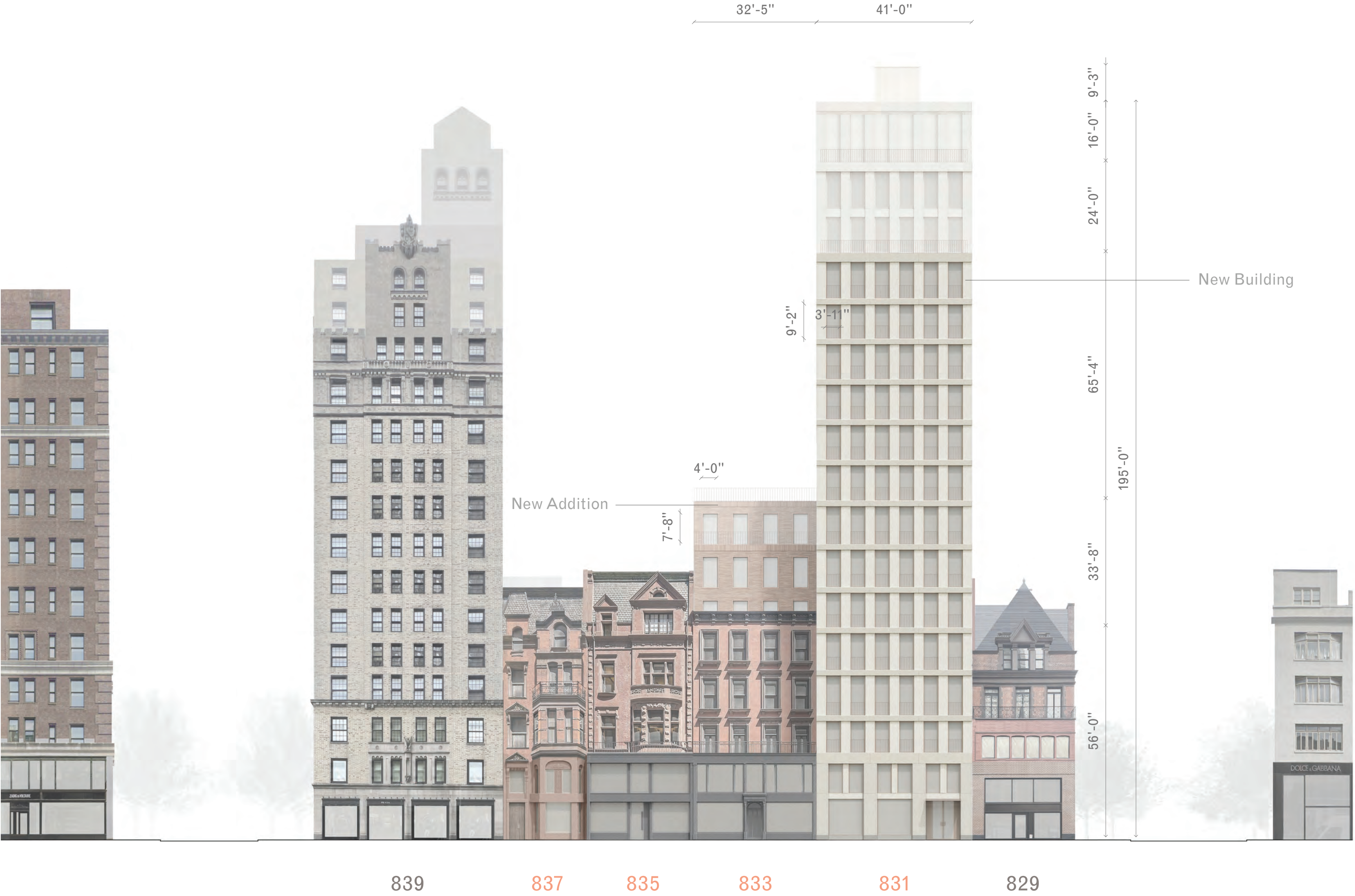
Three-Dimensional Volumetric Representation showing the evolution of the Massing Idea

4. New Building Proposal



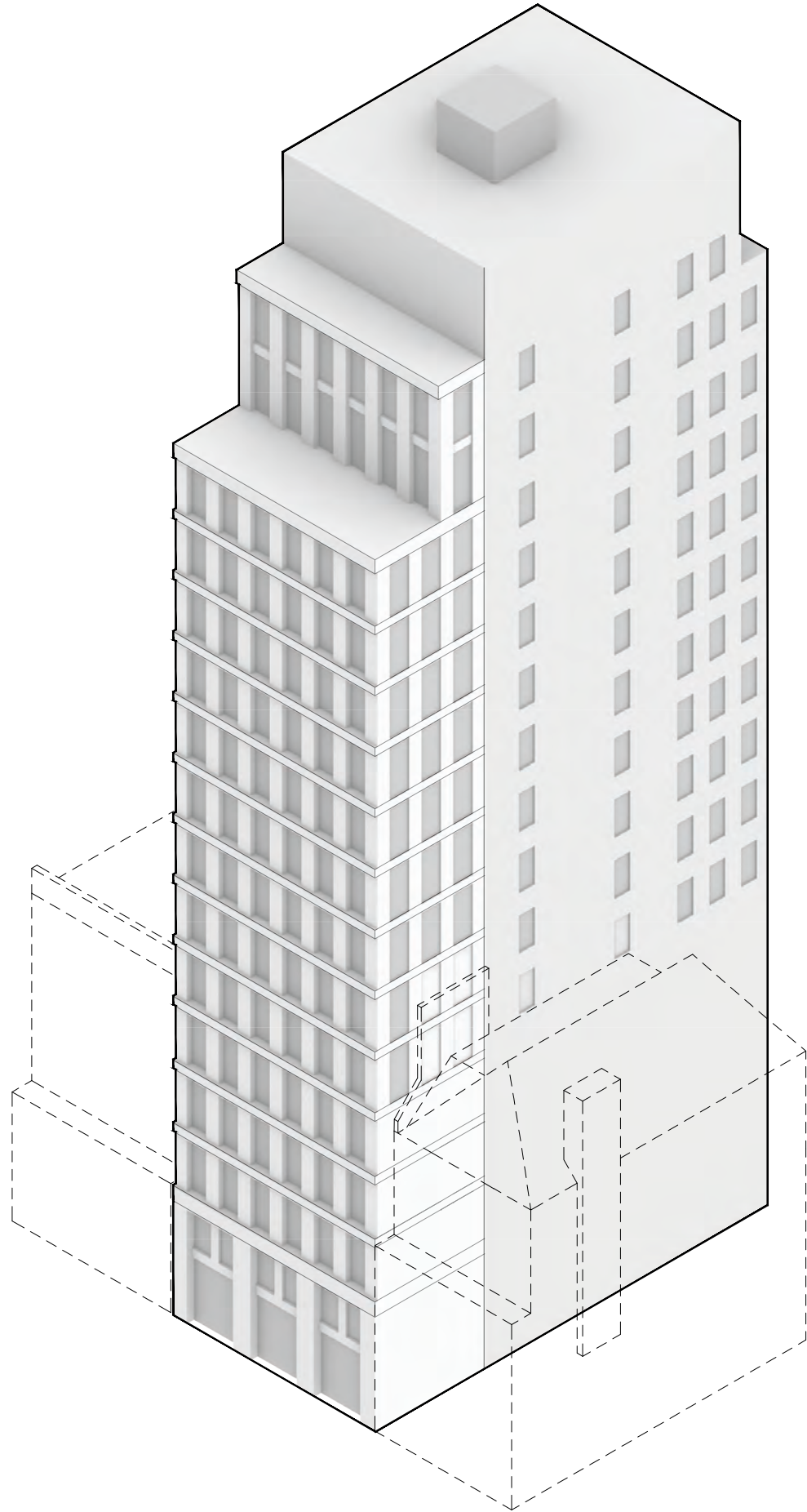
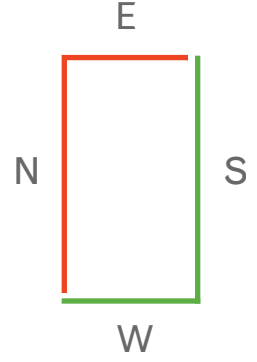
Two-Dimensional Flat Representation showing Dimensions and Colours of the Front Facades of the New Buildings (September 2025)

4. New Building Proposal



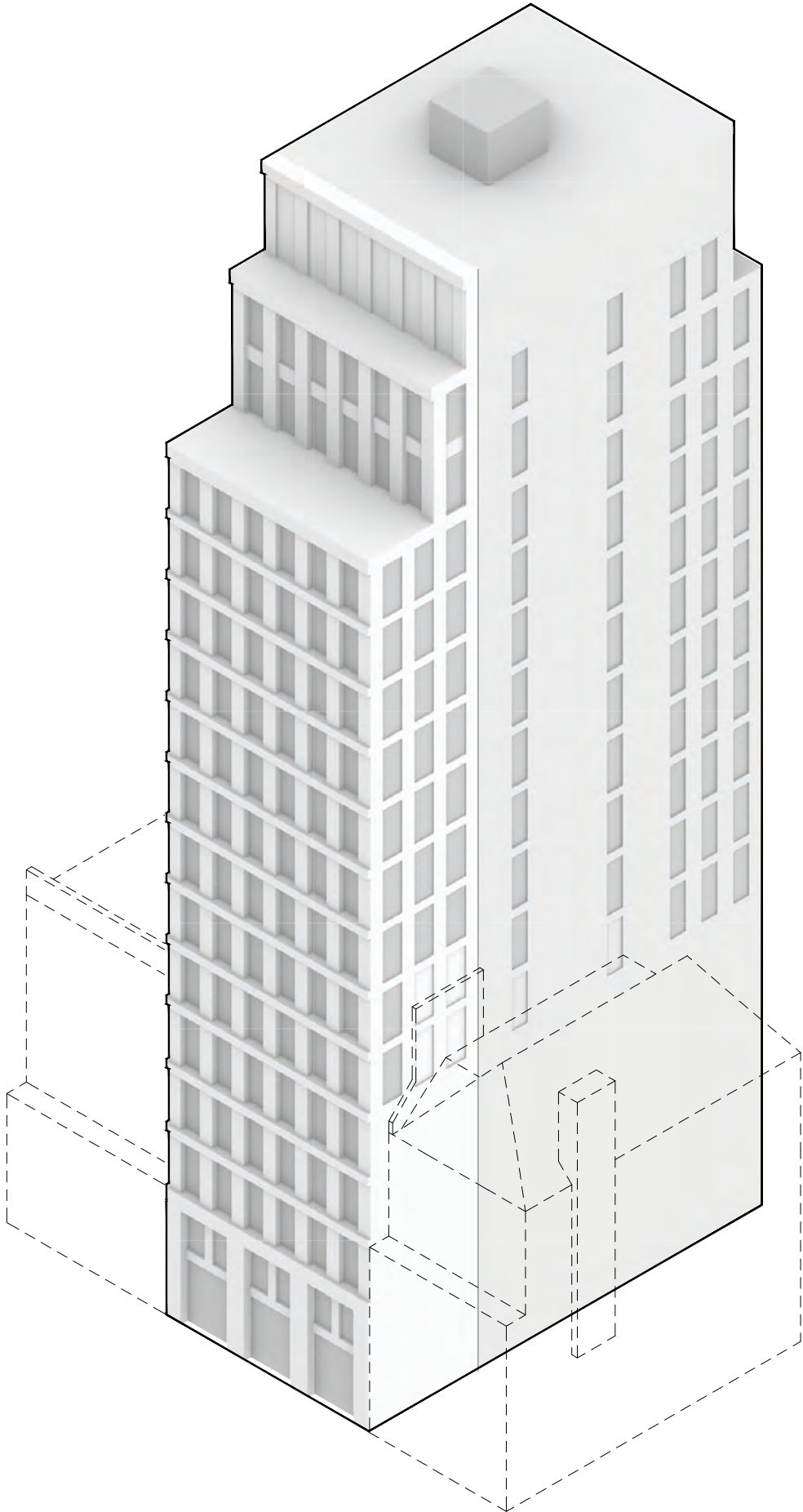
Two-Dimensional Flat Representation showing Dimensions and Colours of the Front Facades of the New Buildings (February 2026)

4. New Building Proposal



September 2025

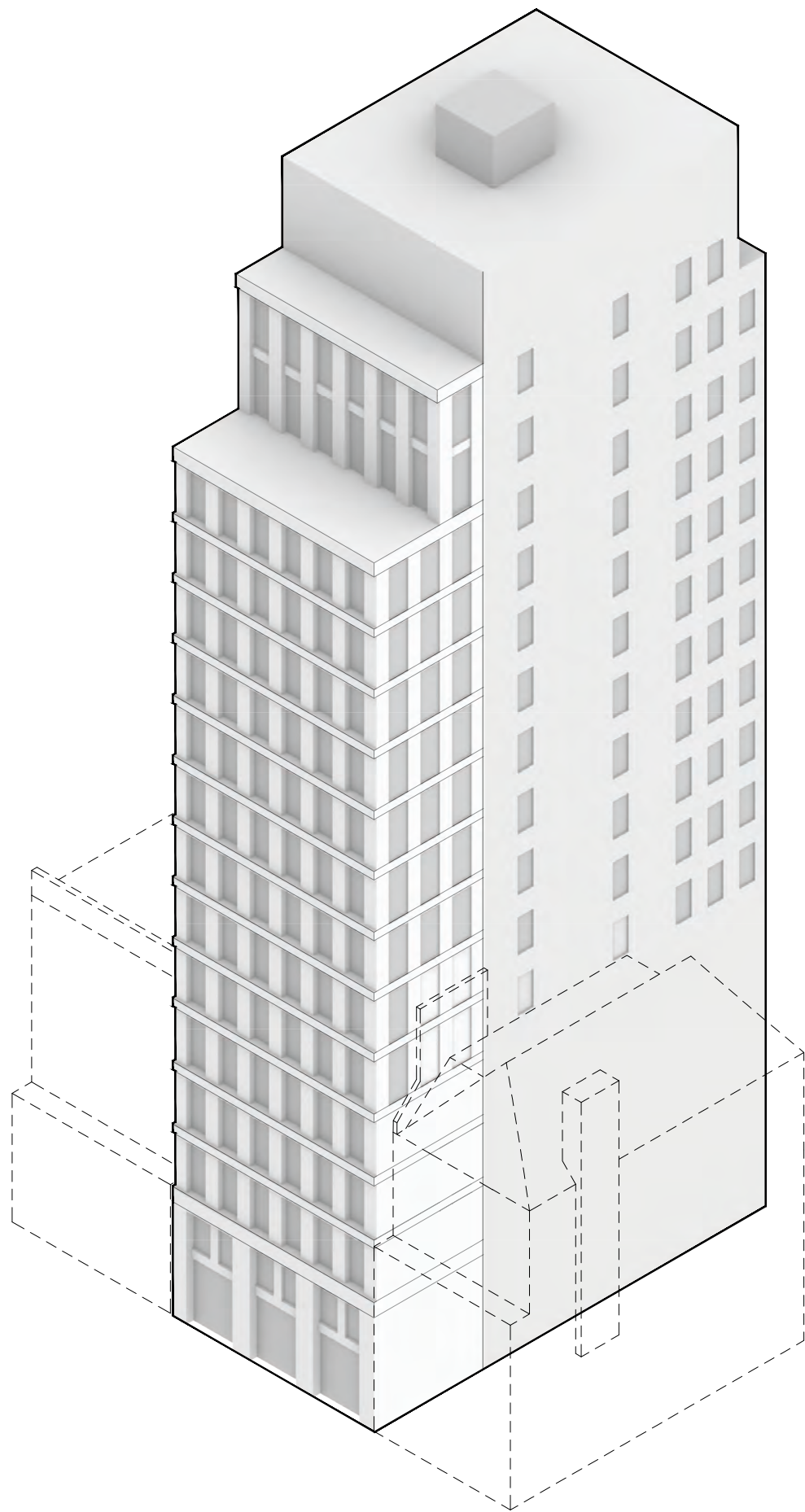
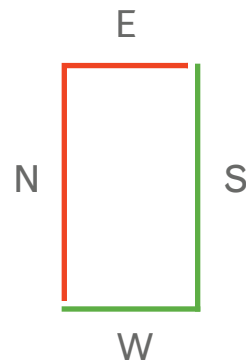
Regularize fenestration



February 2026

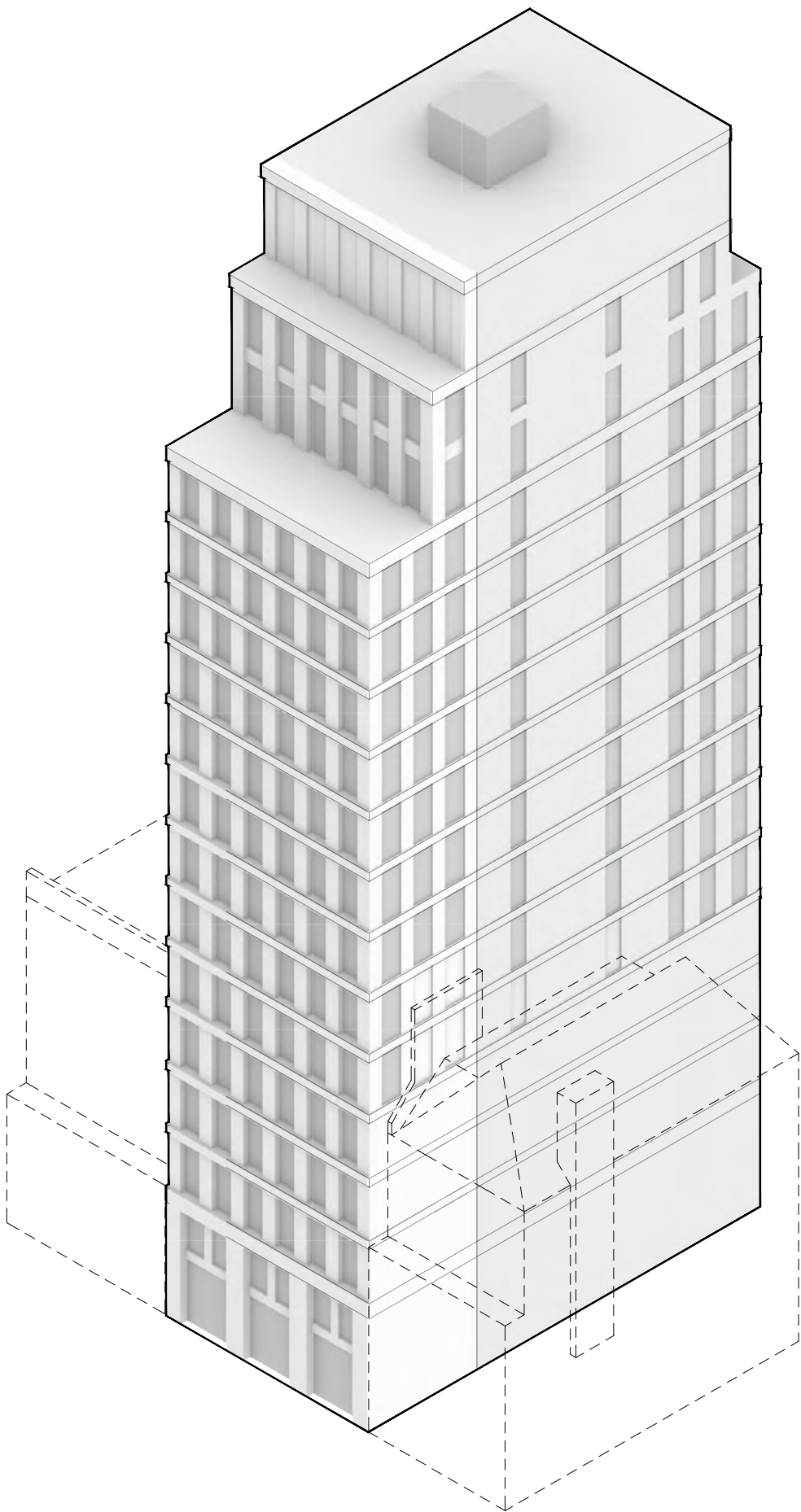
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

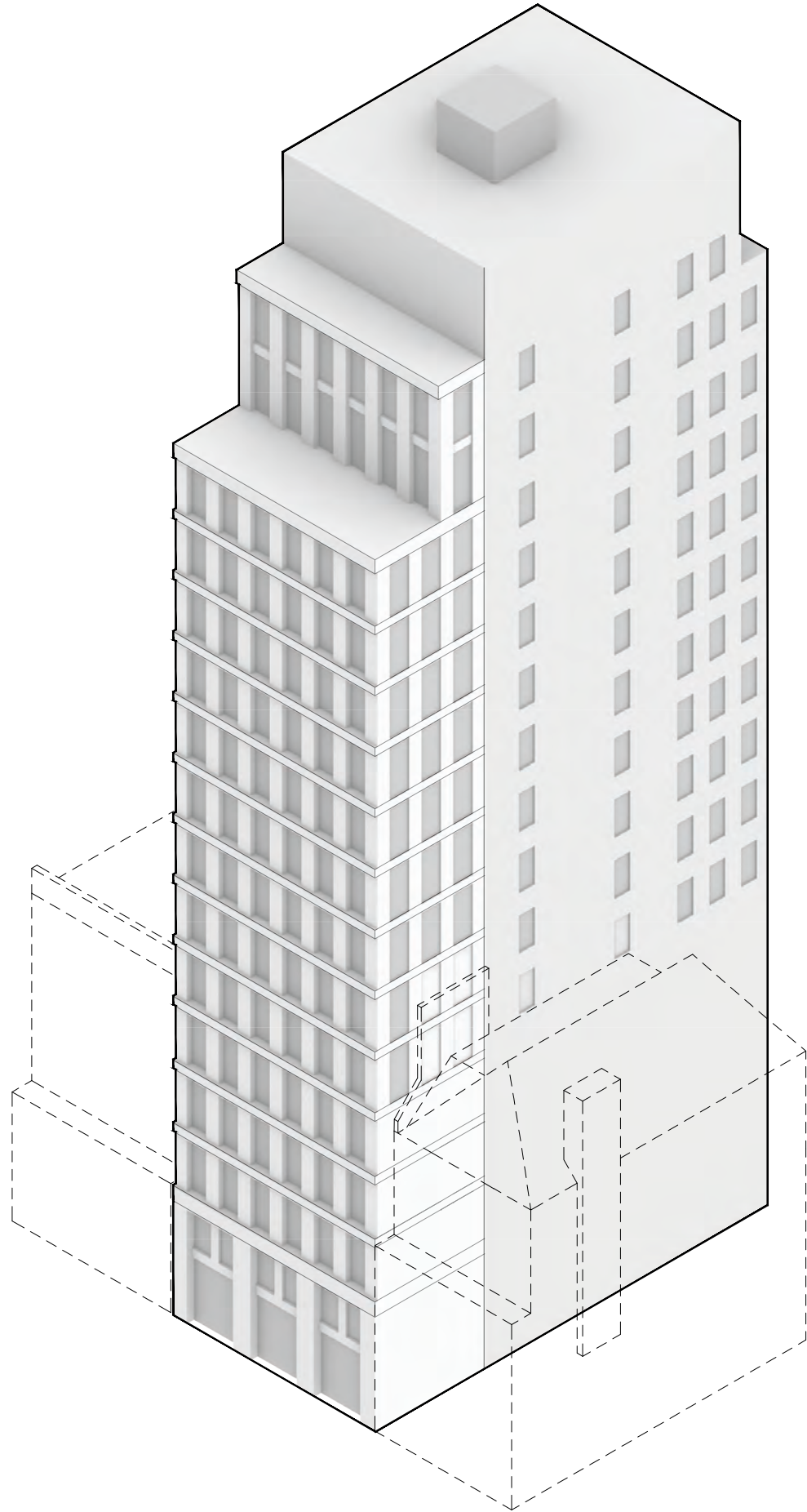
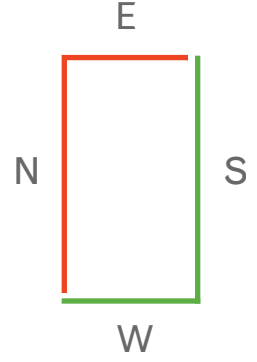
Extend Horizontality



February 2026

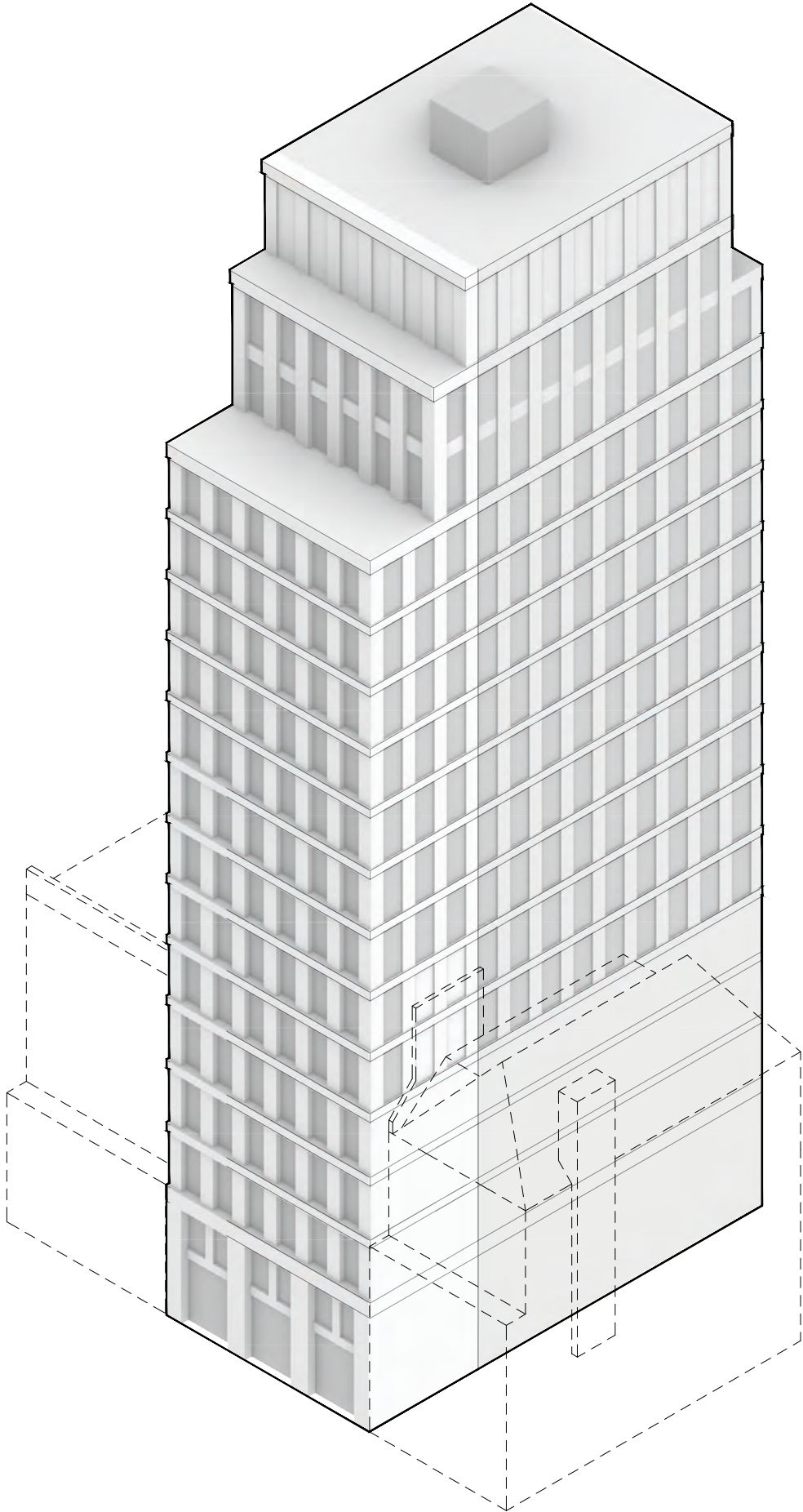
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

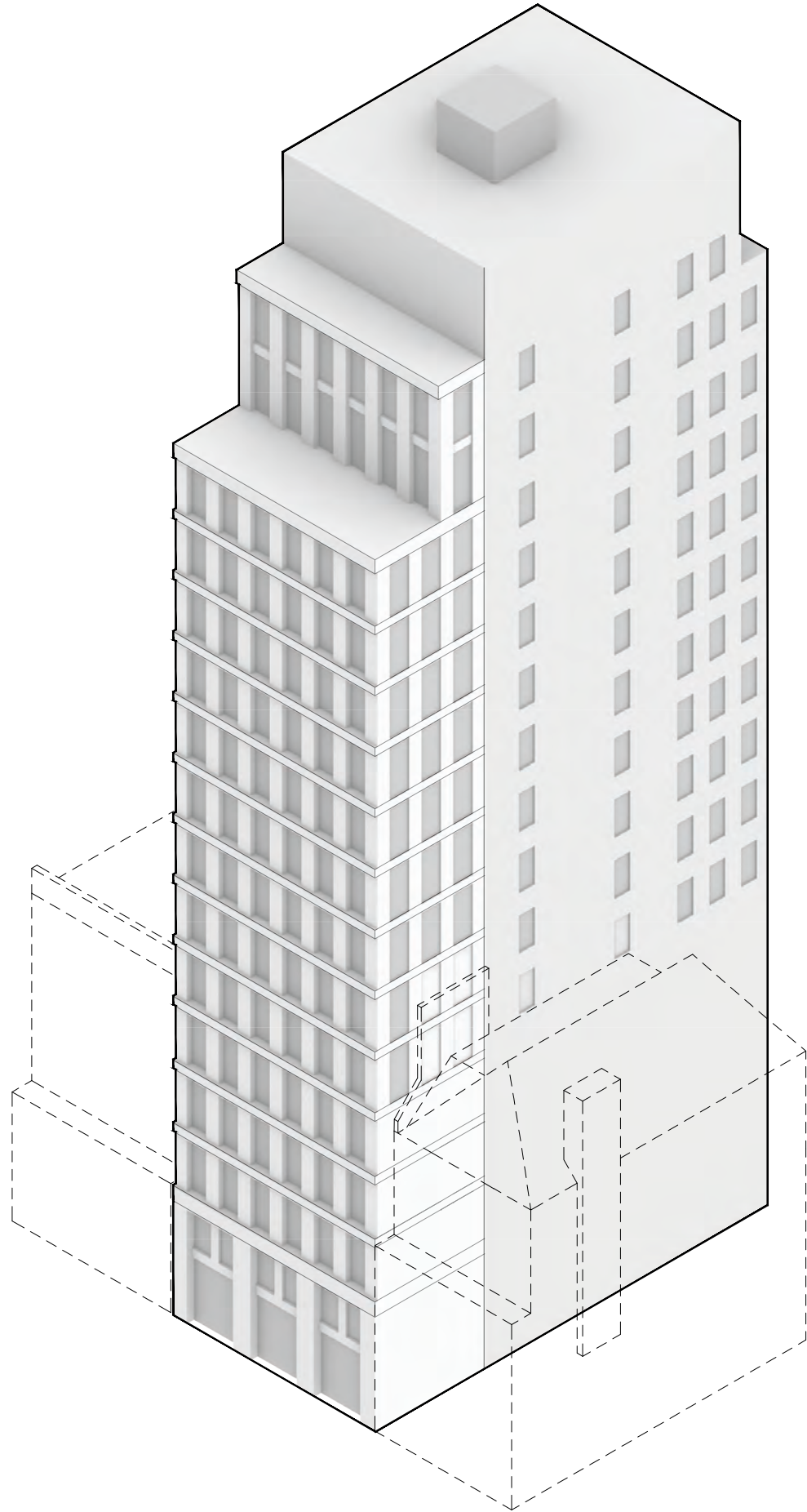
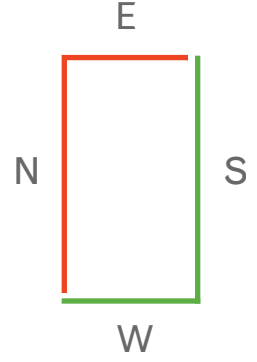
Reproduce Rhythm



February 2026

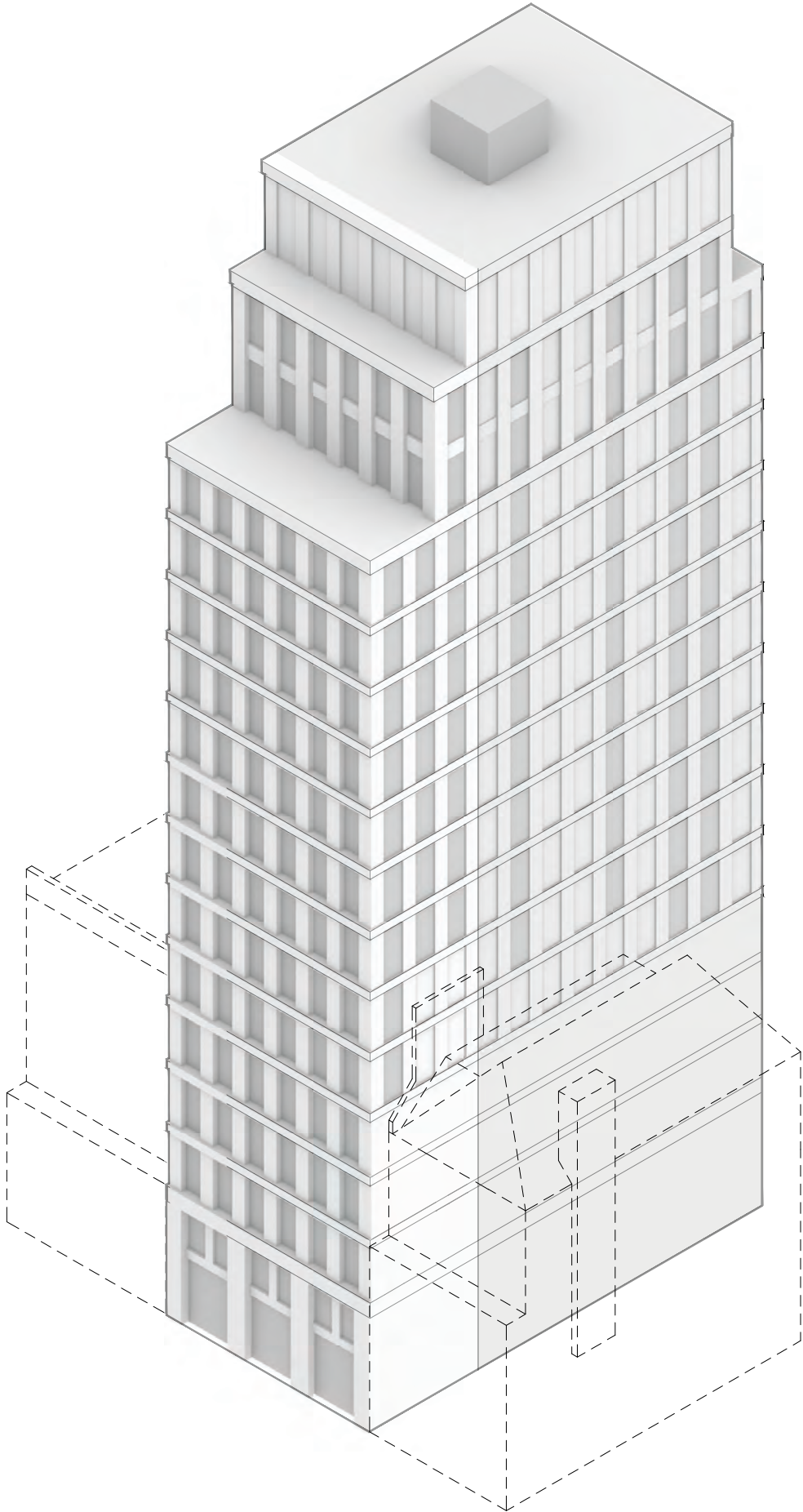
Comparative Three-Dimensional Volumetric Representation displaying the Previous and Current Approach for the West and South Façade of the New Building

4. New Building Proposal



September 2025

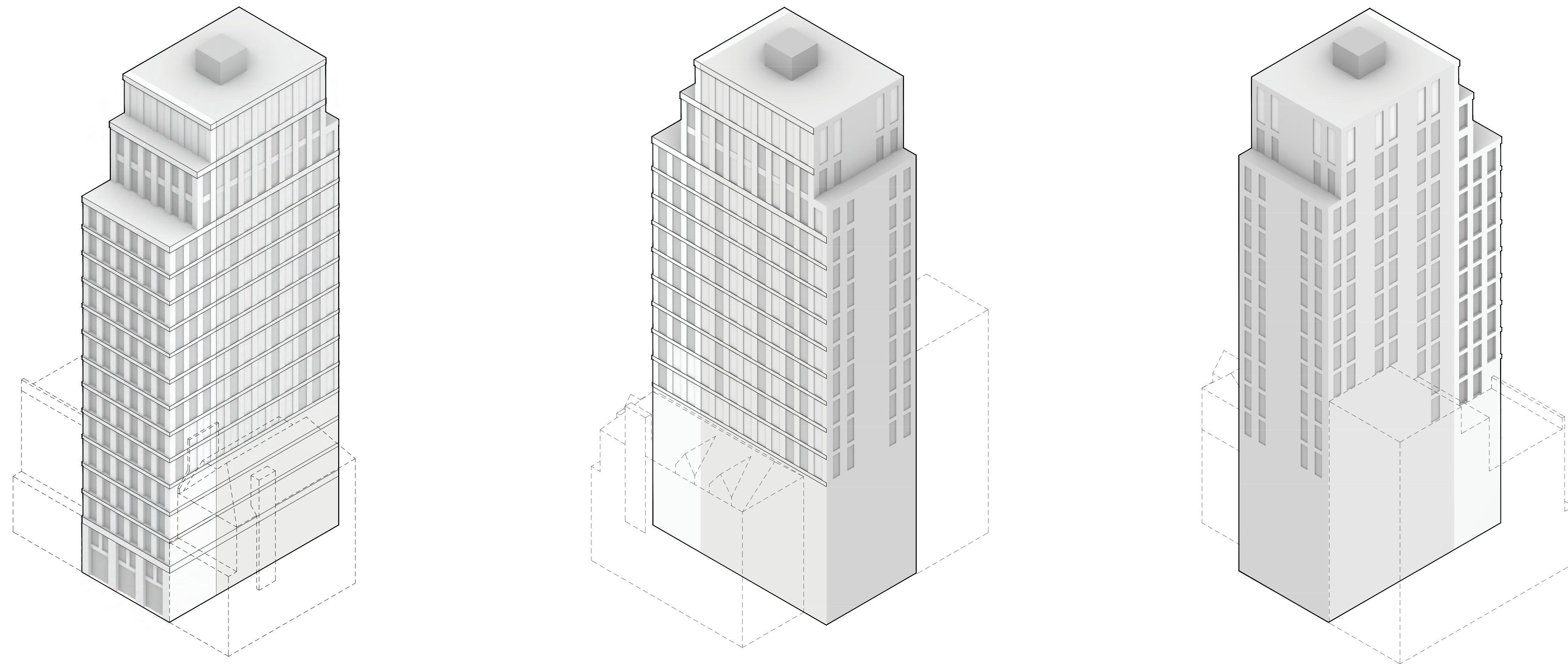
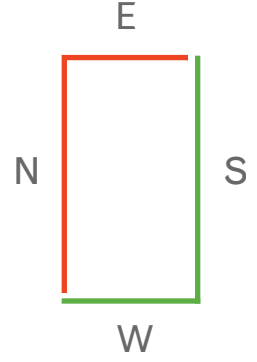
Introduce Opacity



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

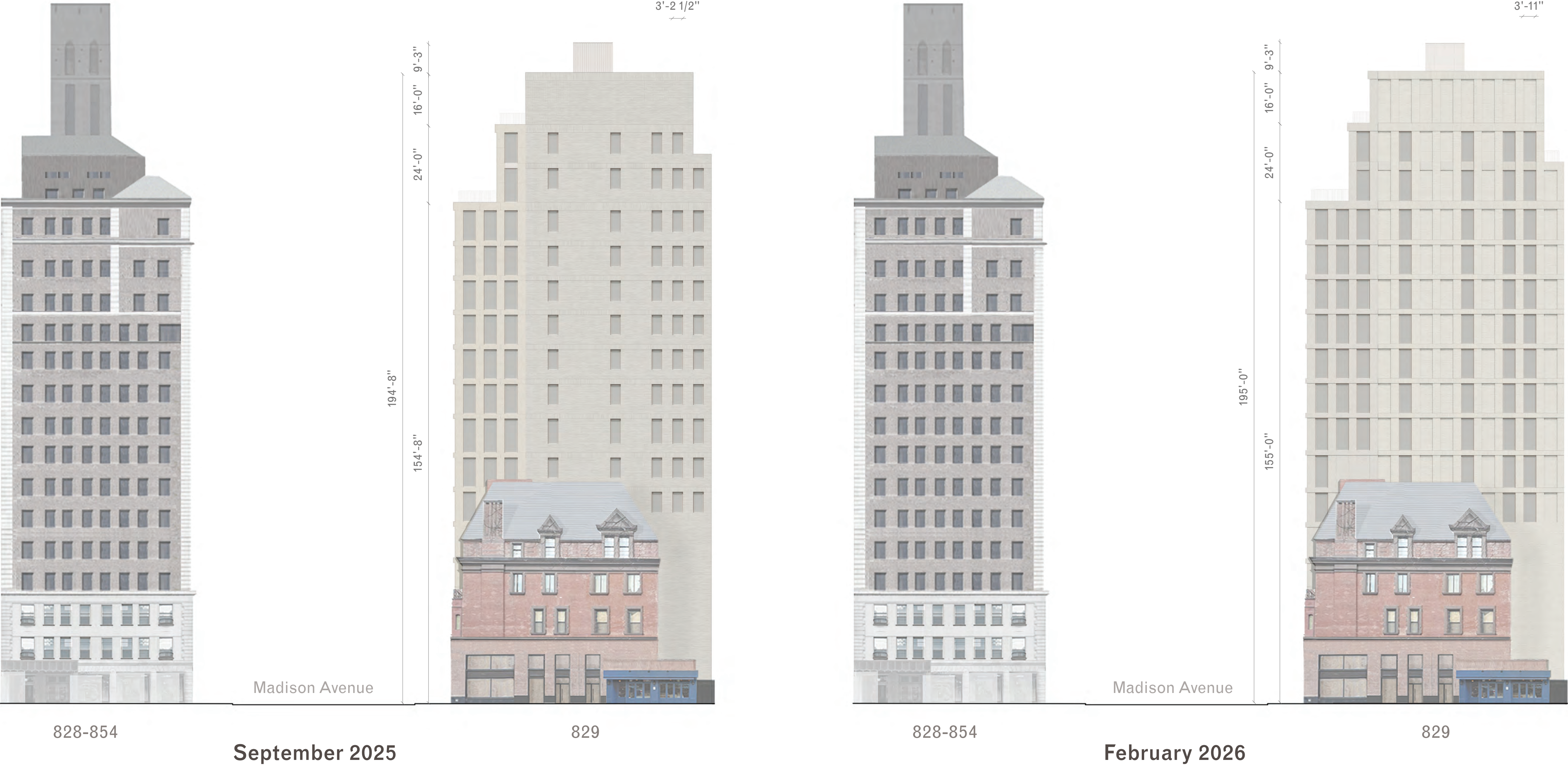
Three-Dimensional Volumetric Representation displaying the Current Approach for the West, South, East and North Façades of the New Building

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



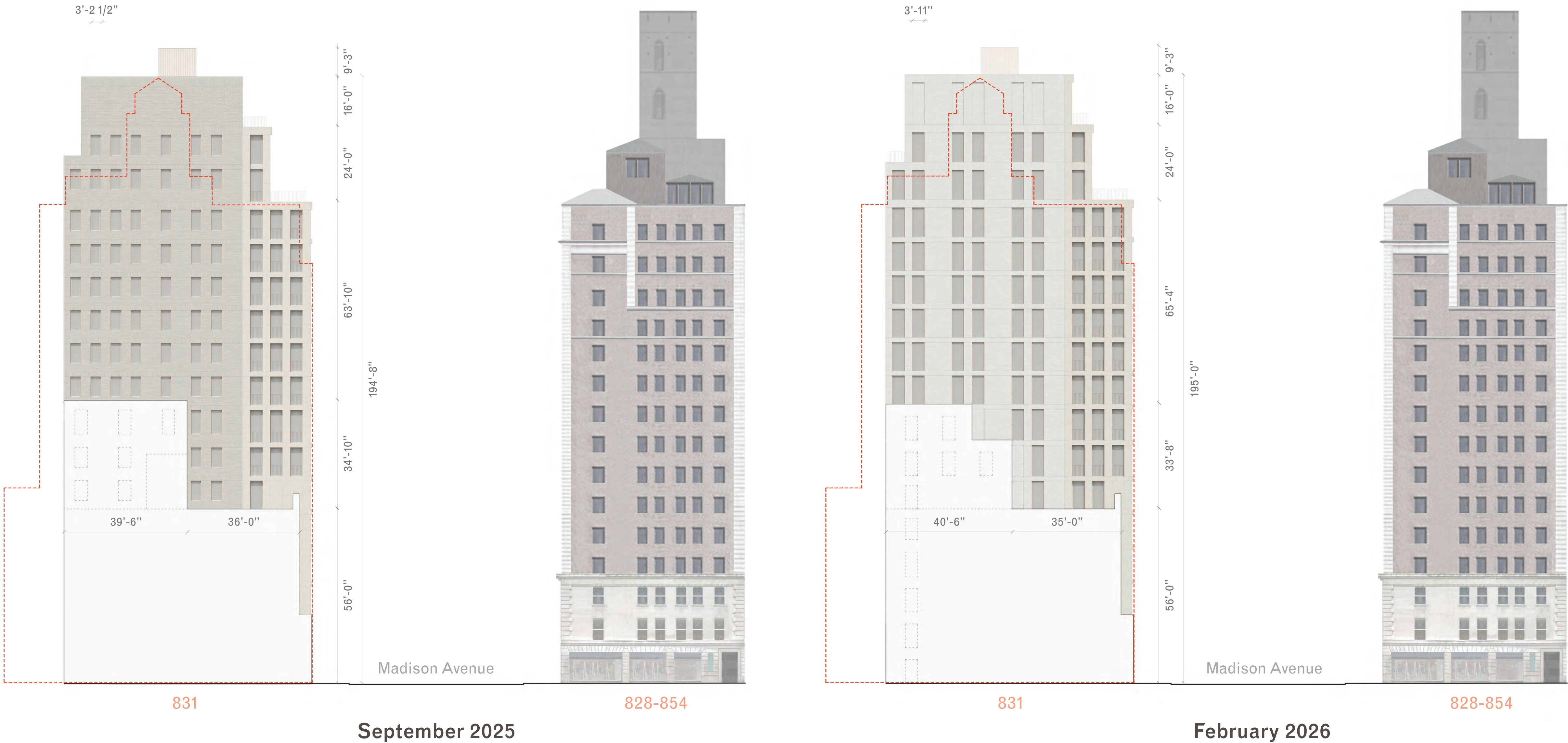
Comparative Two-Dimensional Flat Representation illustrating the Previous and Current Proposal of the South Façade of the New Building

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



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



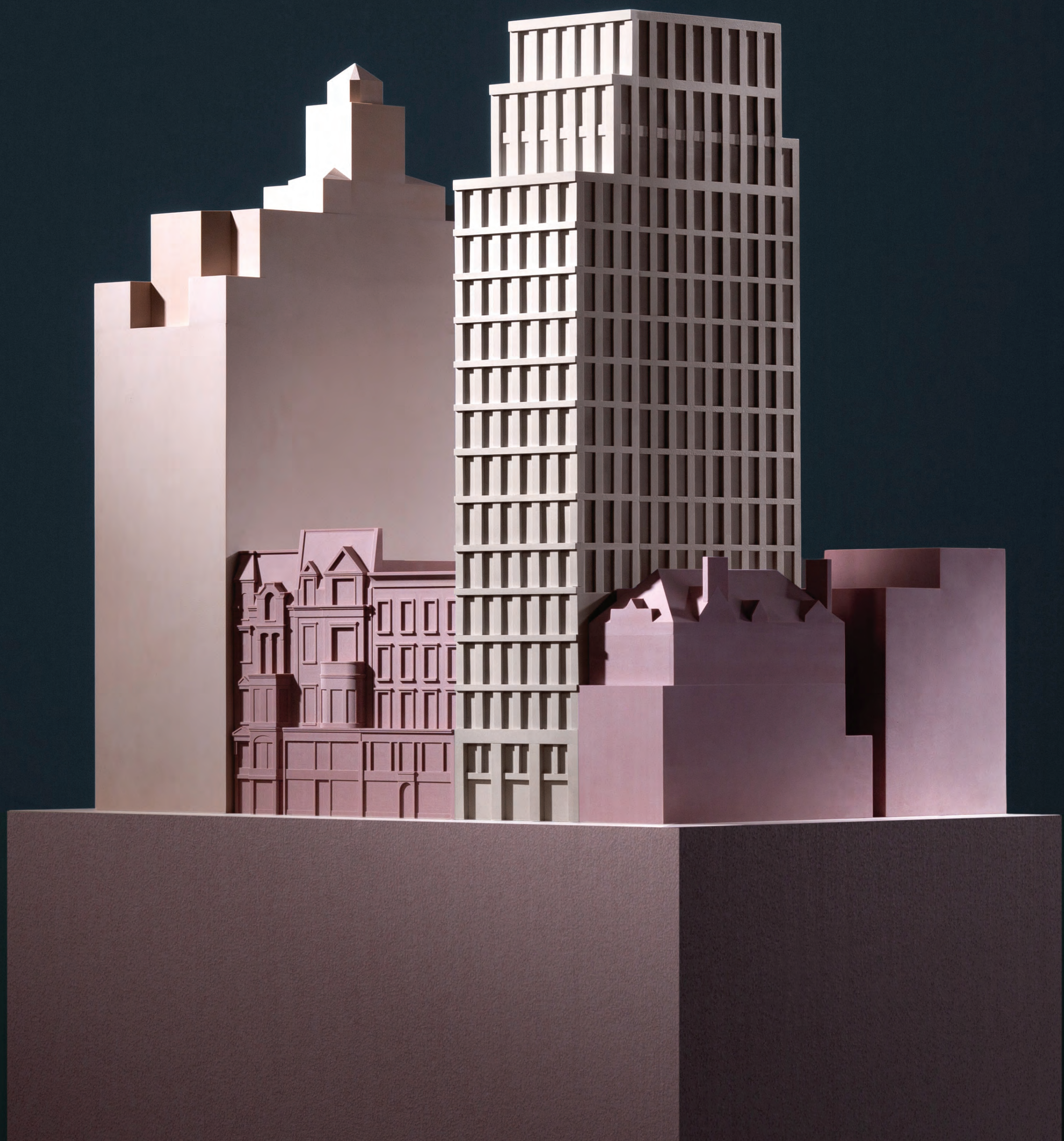
September 2025



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



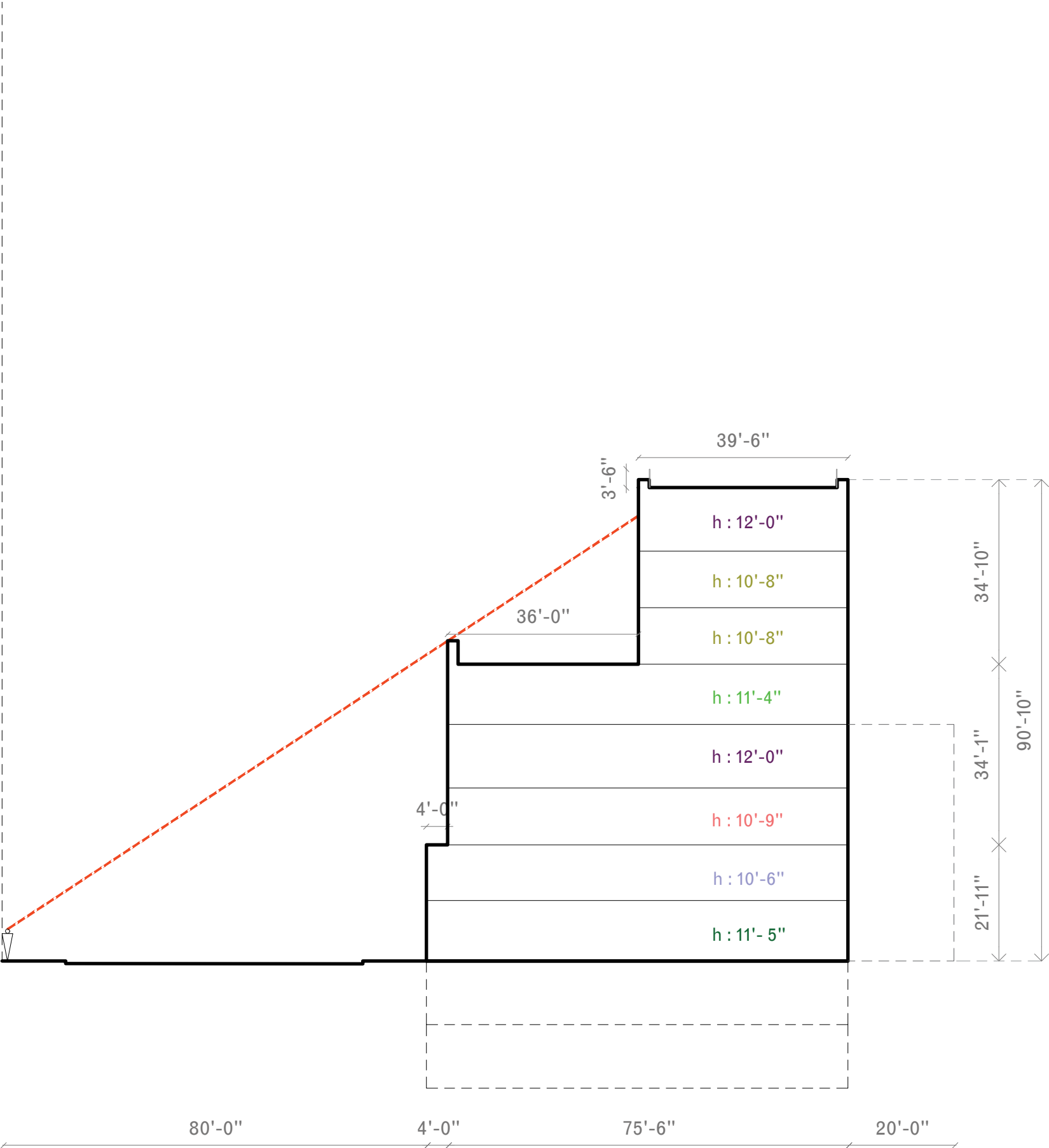
September 2025



February 2026

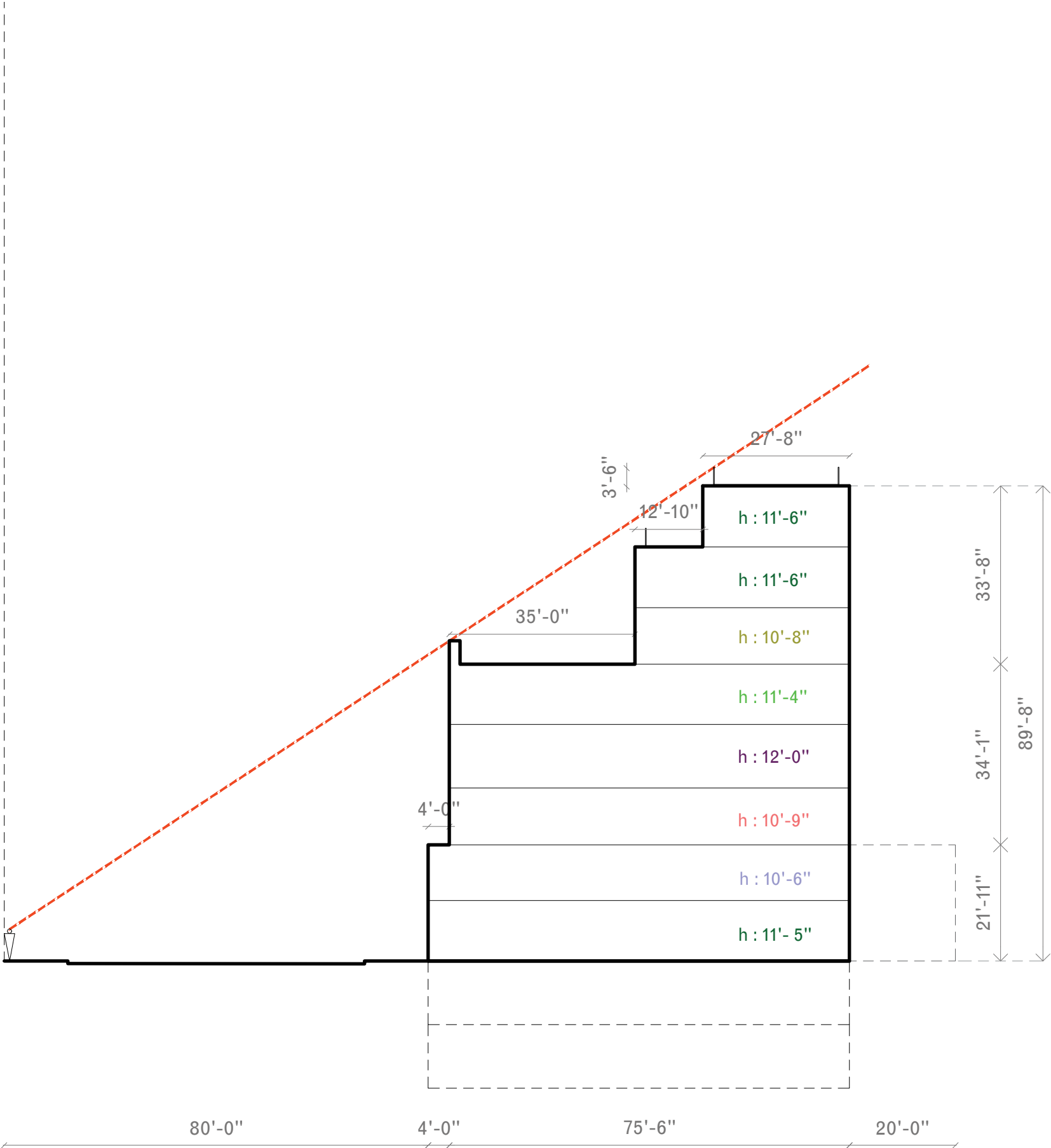
Comparative Digital Visualization displaying the Previous and Current Proposal of the New Addition at 833 Madison Avenue

4. New Building Proposal



833

September 2025



833

February 2026

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)

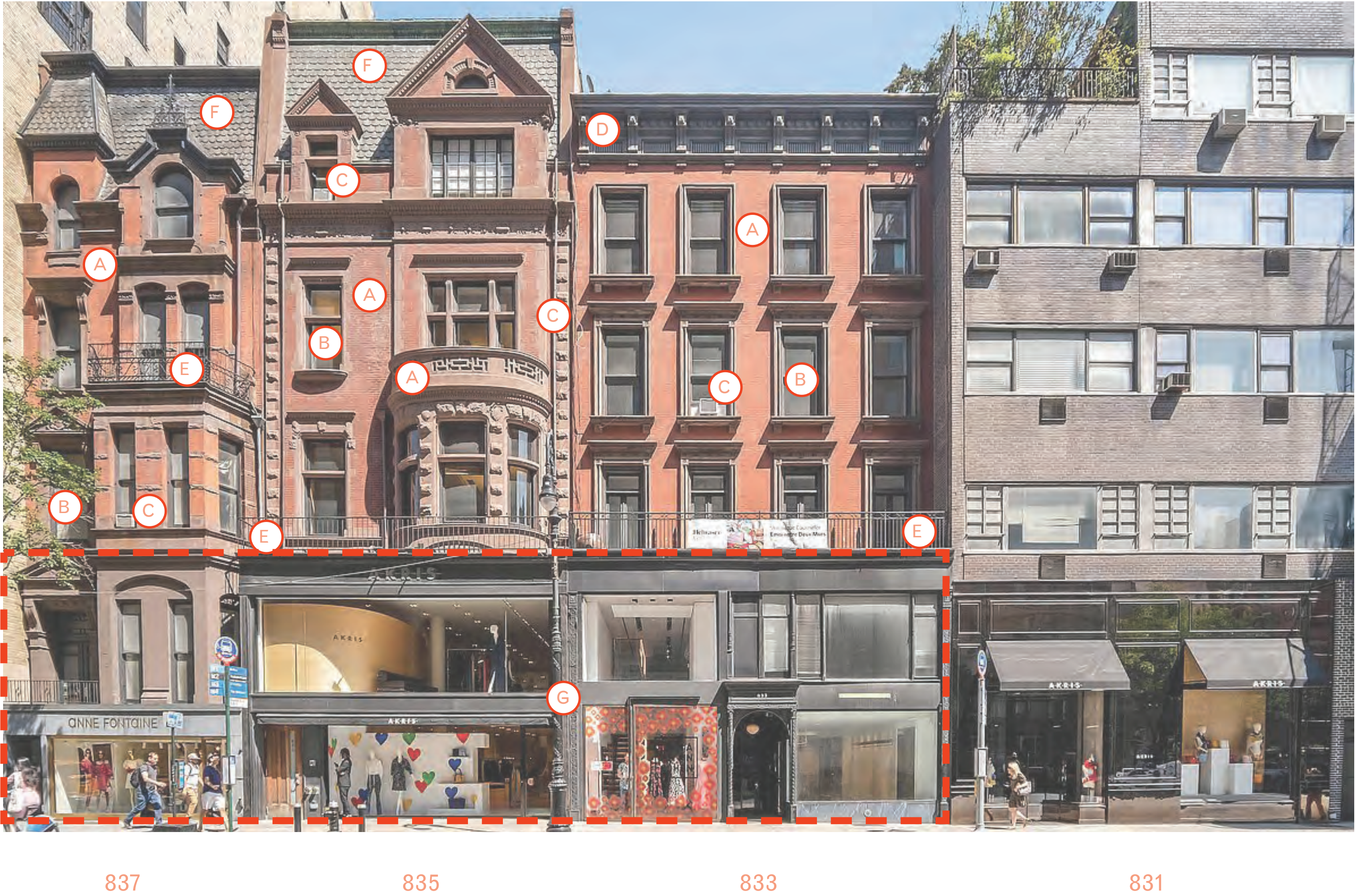
4. New Building Proposal



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)

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



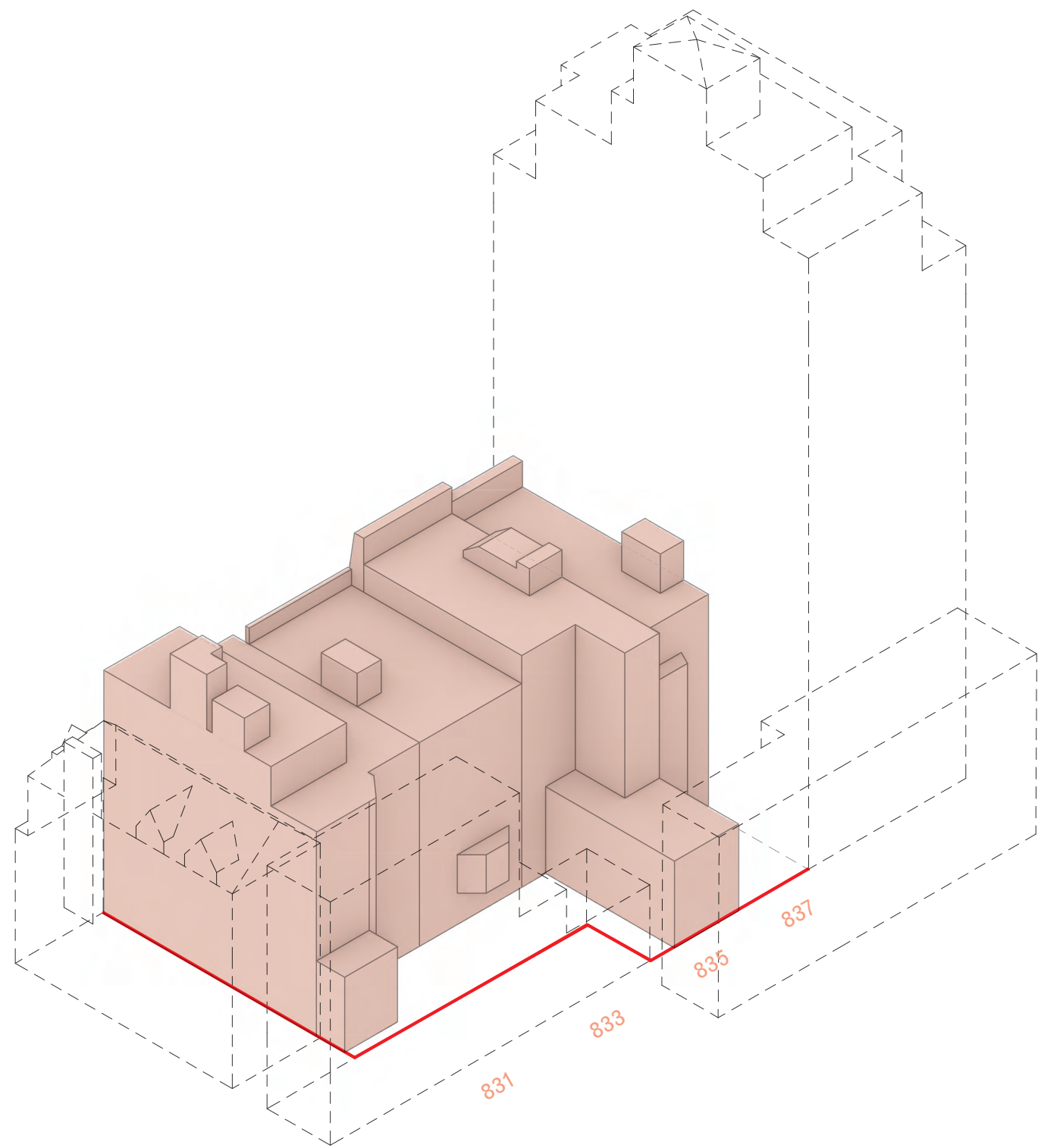
5. Existing Buildings Proposal

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

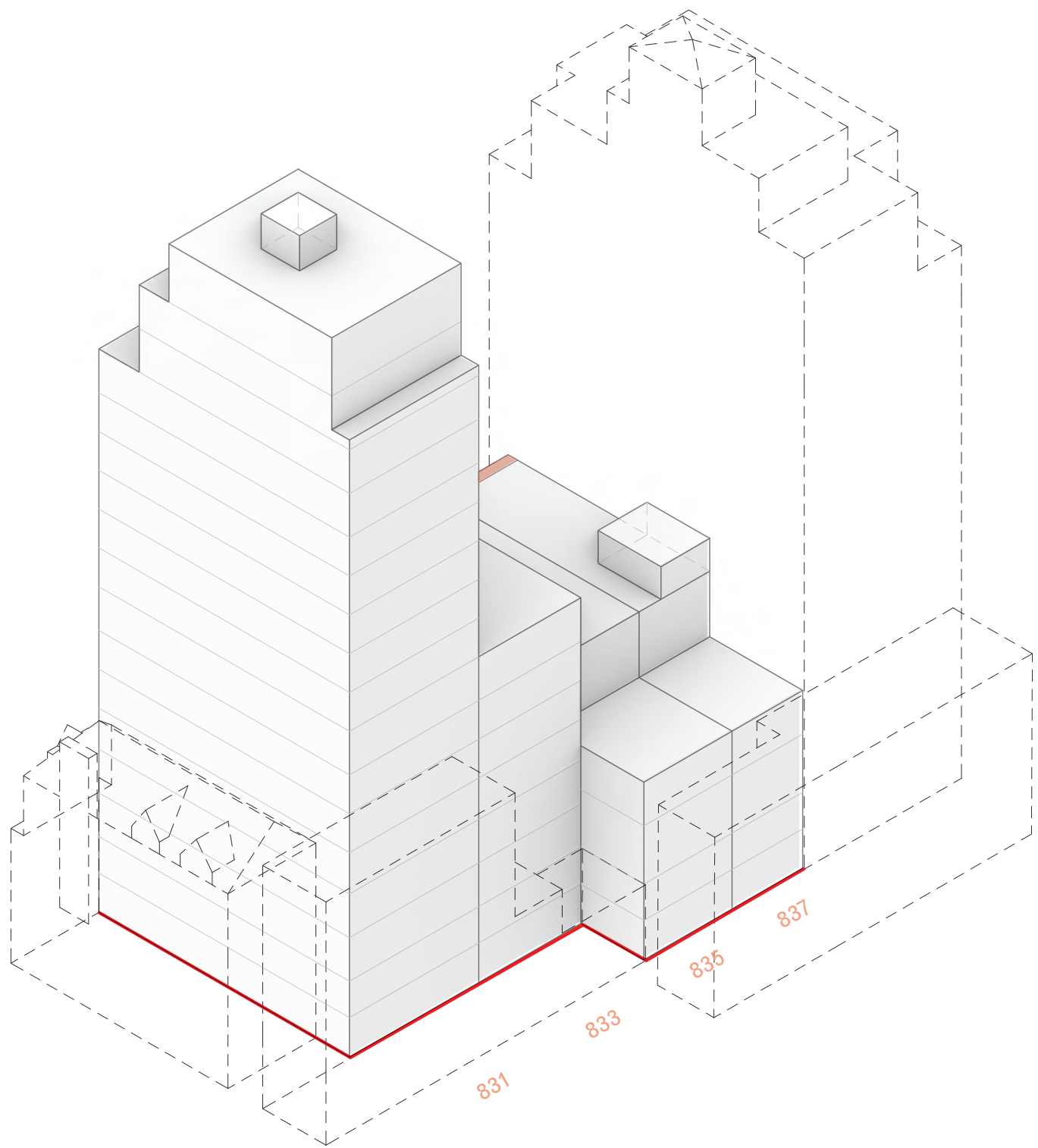


5. Existing Buildings Proposal

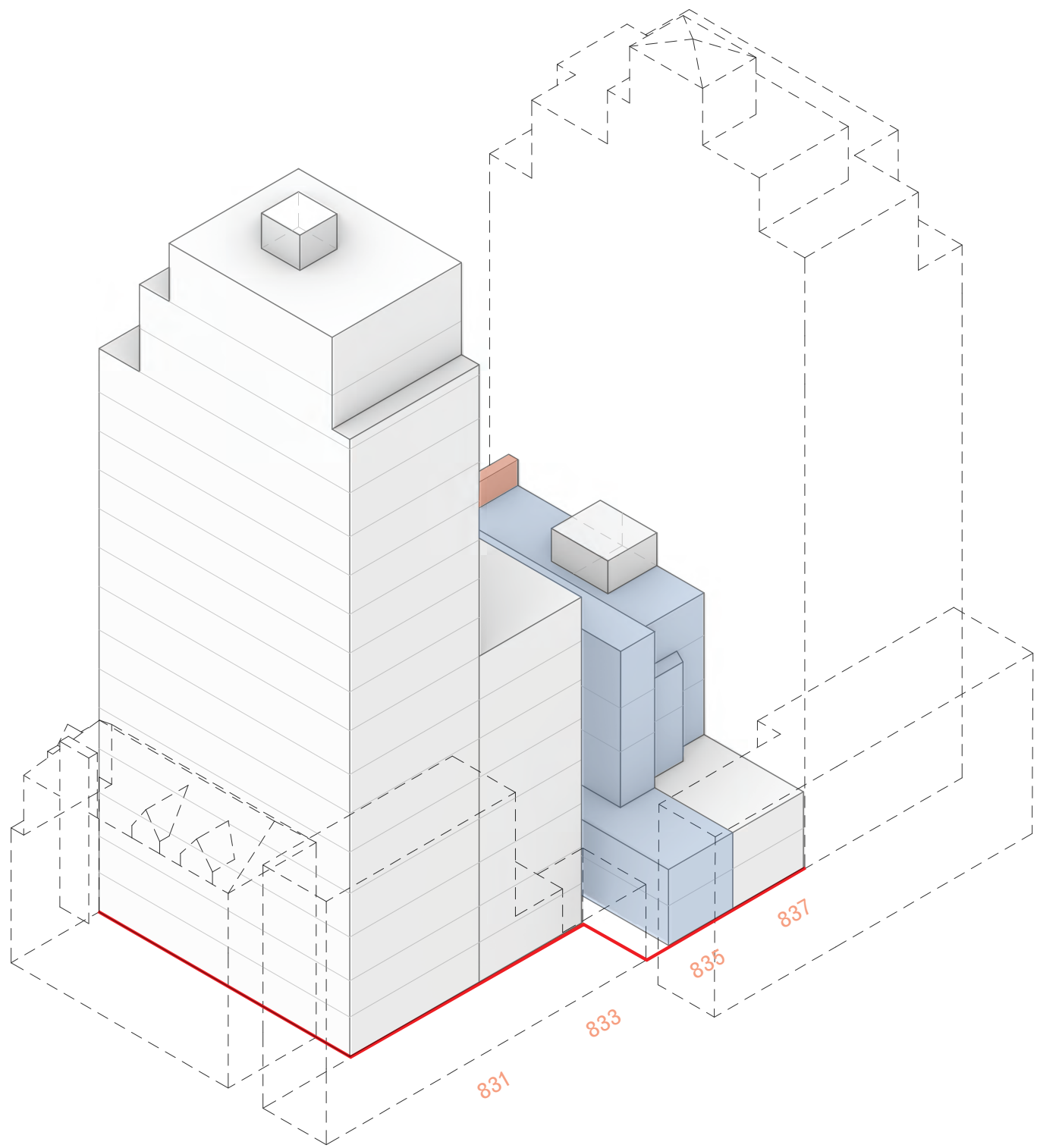
- Existing
- New Construction
- Rebuilt in Kind



Existing



September 2025

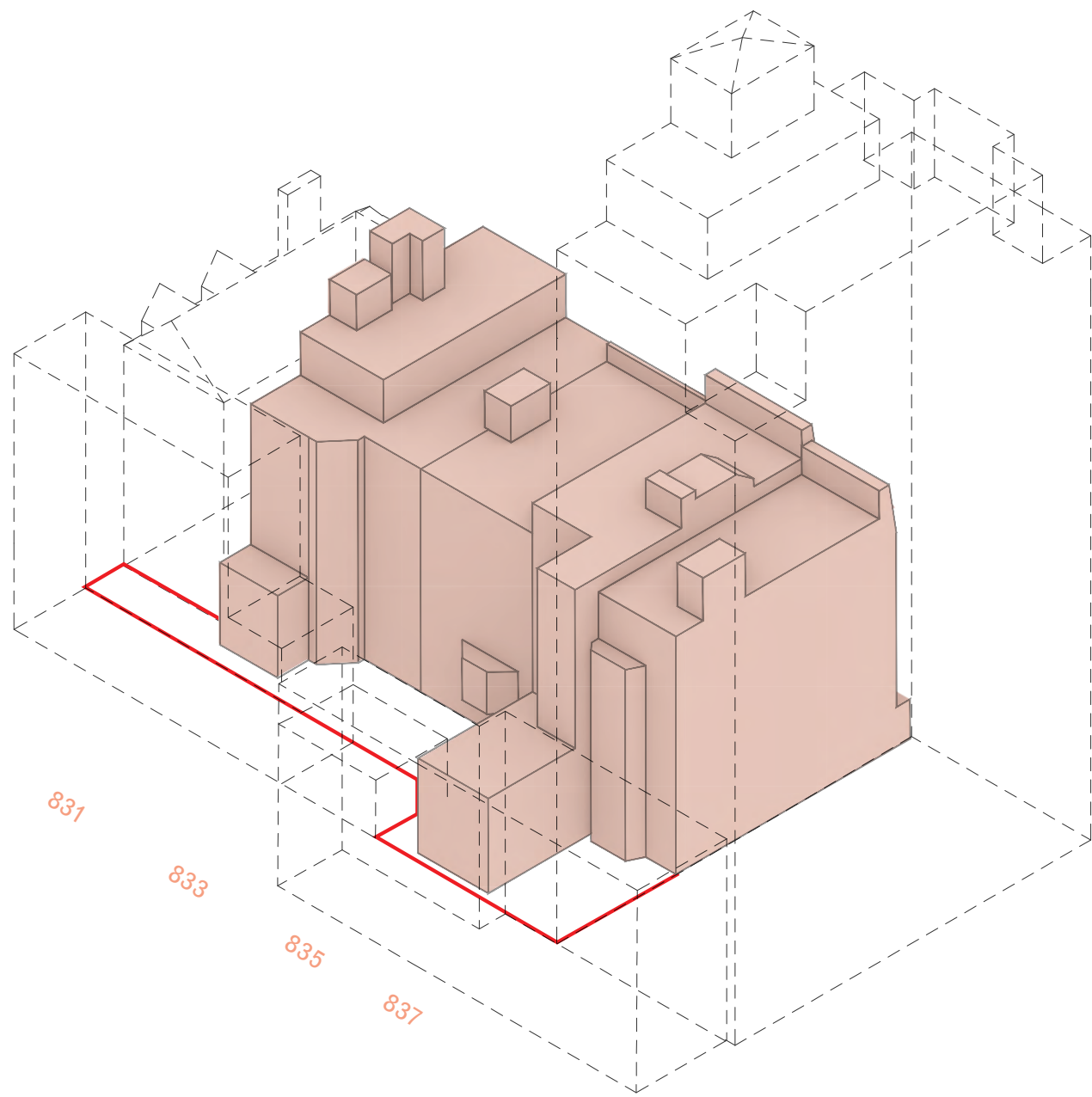


February 2026

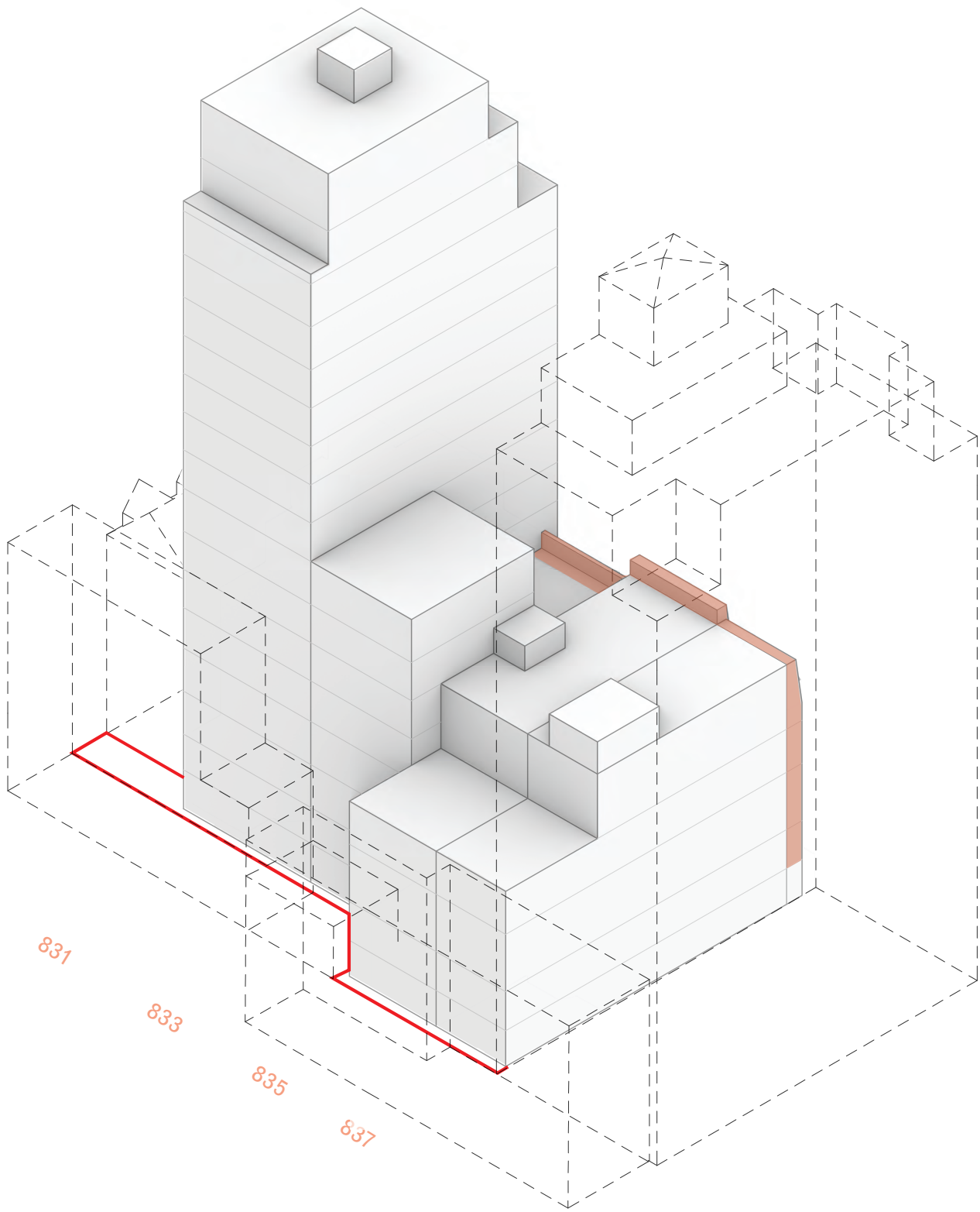
Comparative Three-Dimensional Volumetric Representation displaying the Existing Mass, the Previous Proposal and the Current Proposal of Recomposed Mass

5. Existing Buildings Proposal

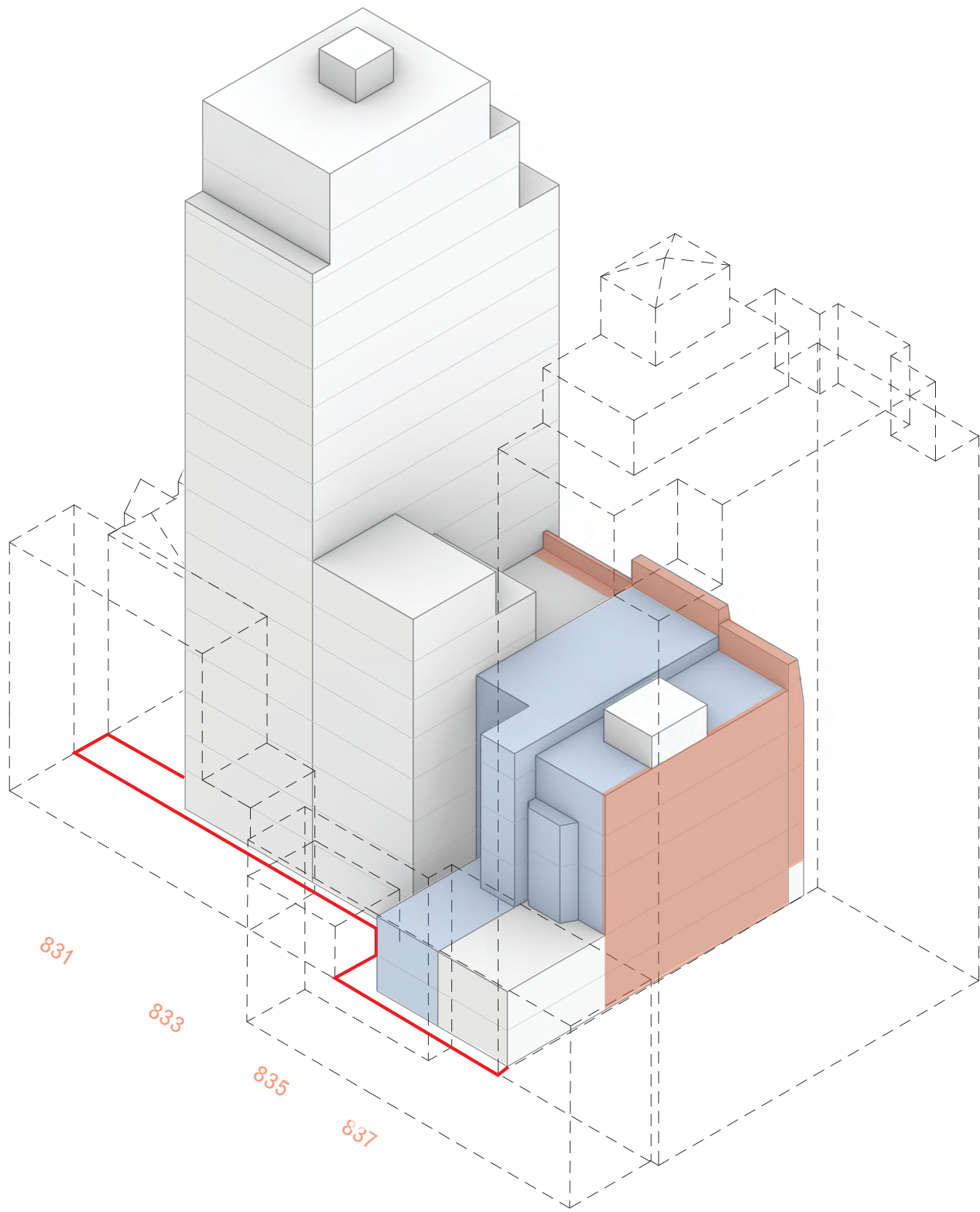
- Existing
- New Construction
- Rebuilt in Kind



Existing



September 2025



February 2026

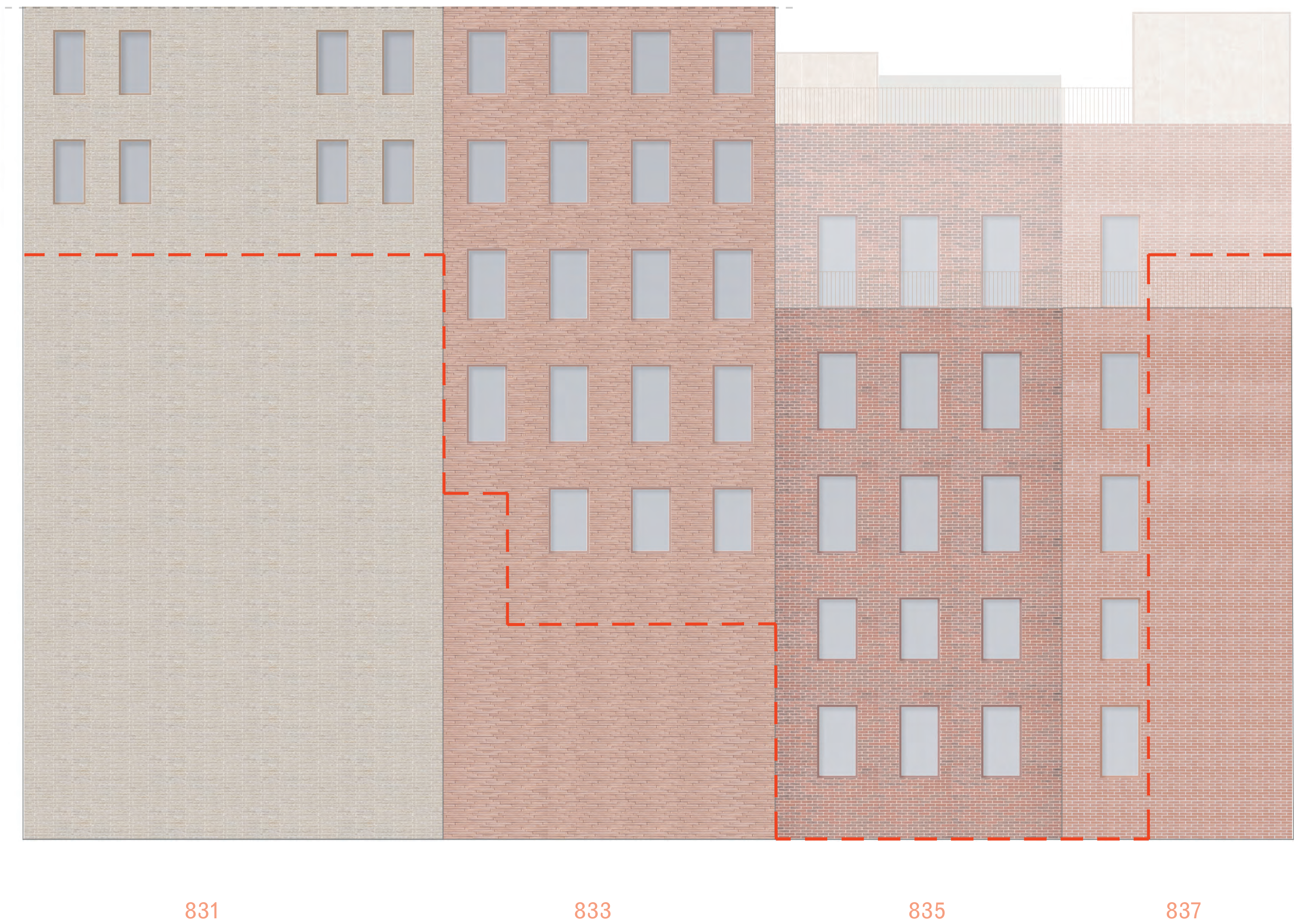
Comparative Three-Dimensional Volumetric Representation displaying the Existing Mass, the Previous Proposal and the Current Proposal of Recomposed Mass

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)

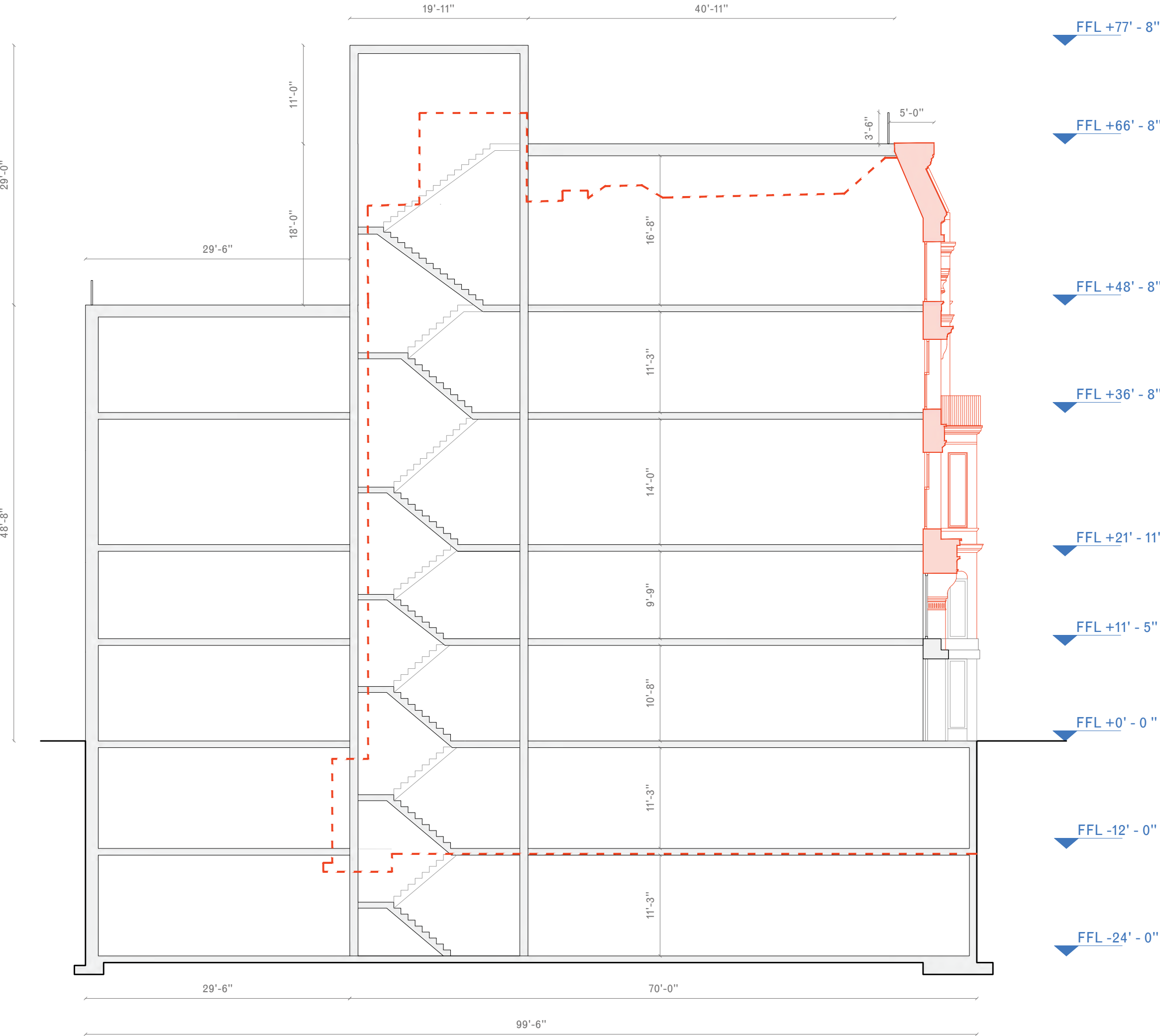
5. Existing Buildings Proposal



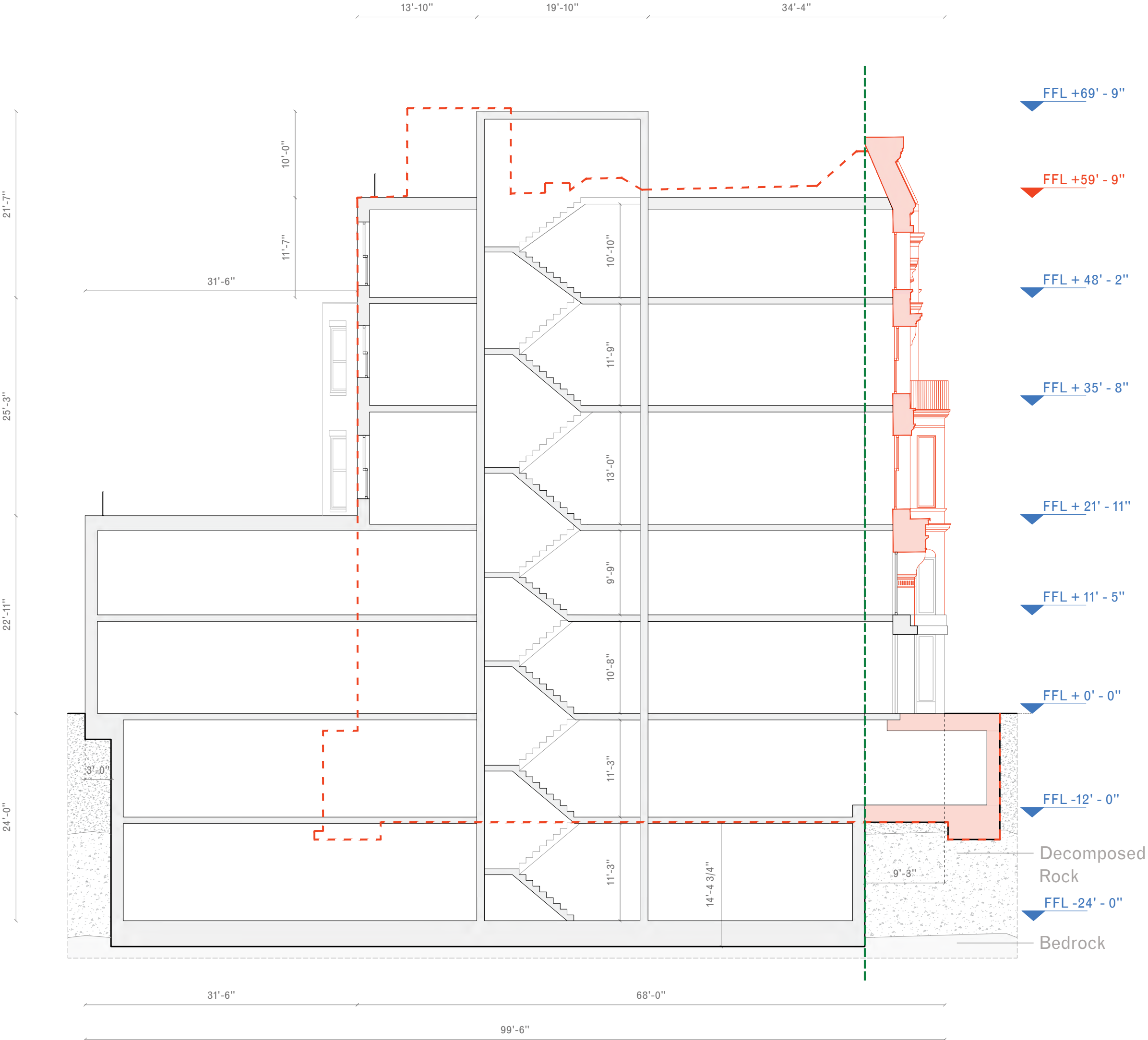
Two-Dimensional Flat Representation showing the Materials and Colors of the Rear Façades of the Existing Buildings (February 2026)

5. Existing Buildings Proposal

Existing
New Construction



September 2025

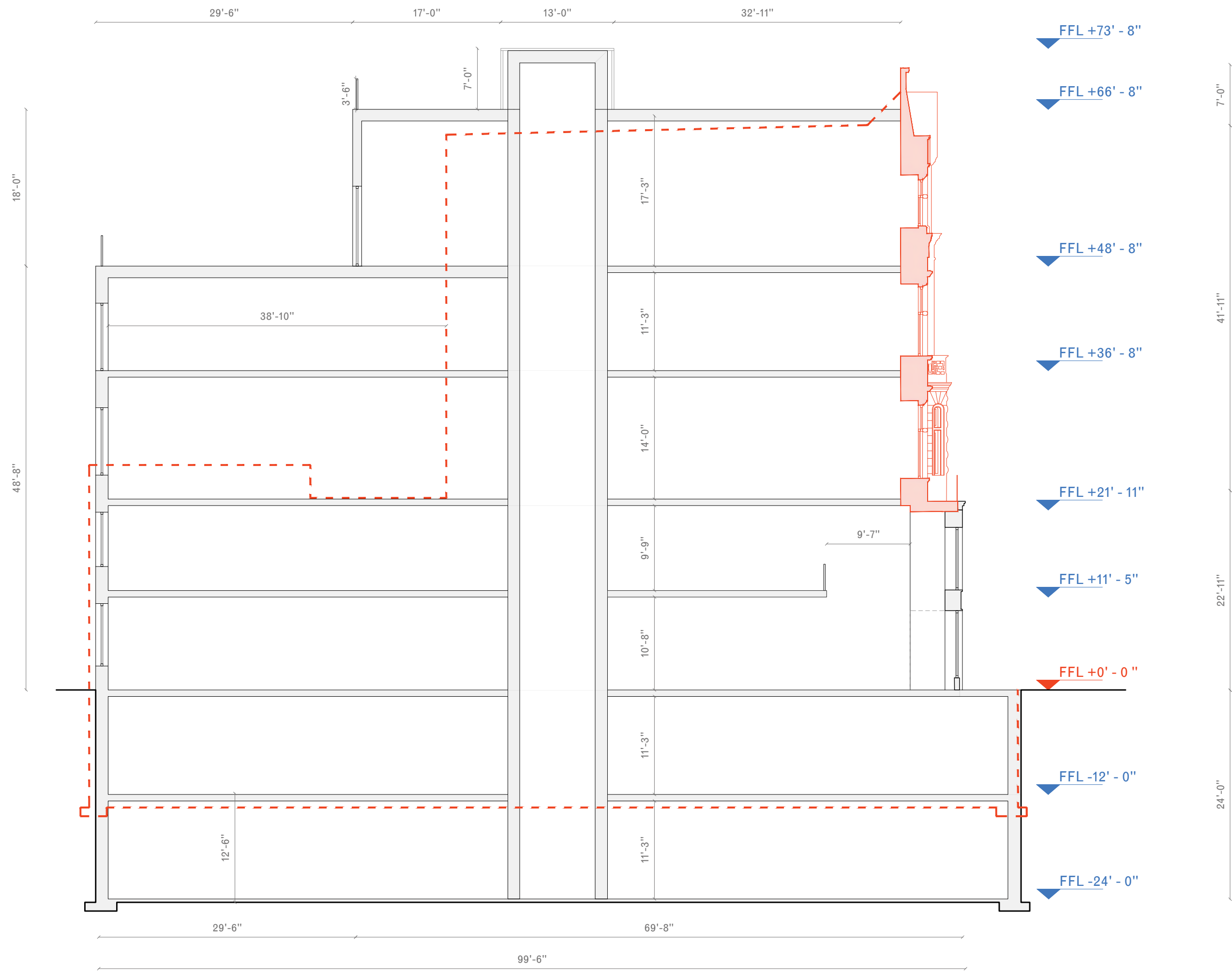


February 2026

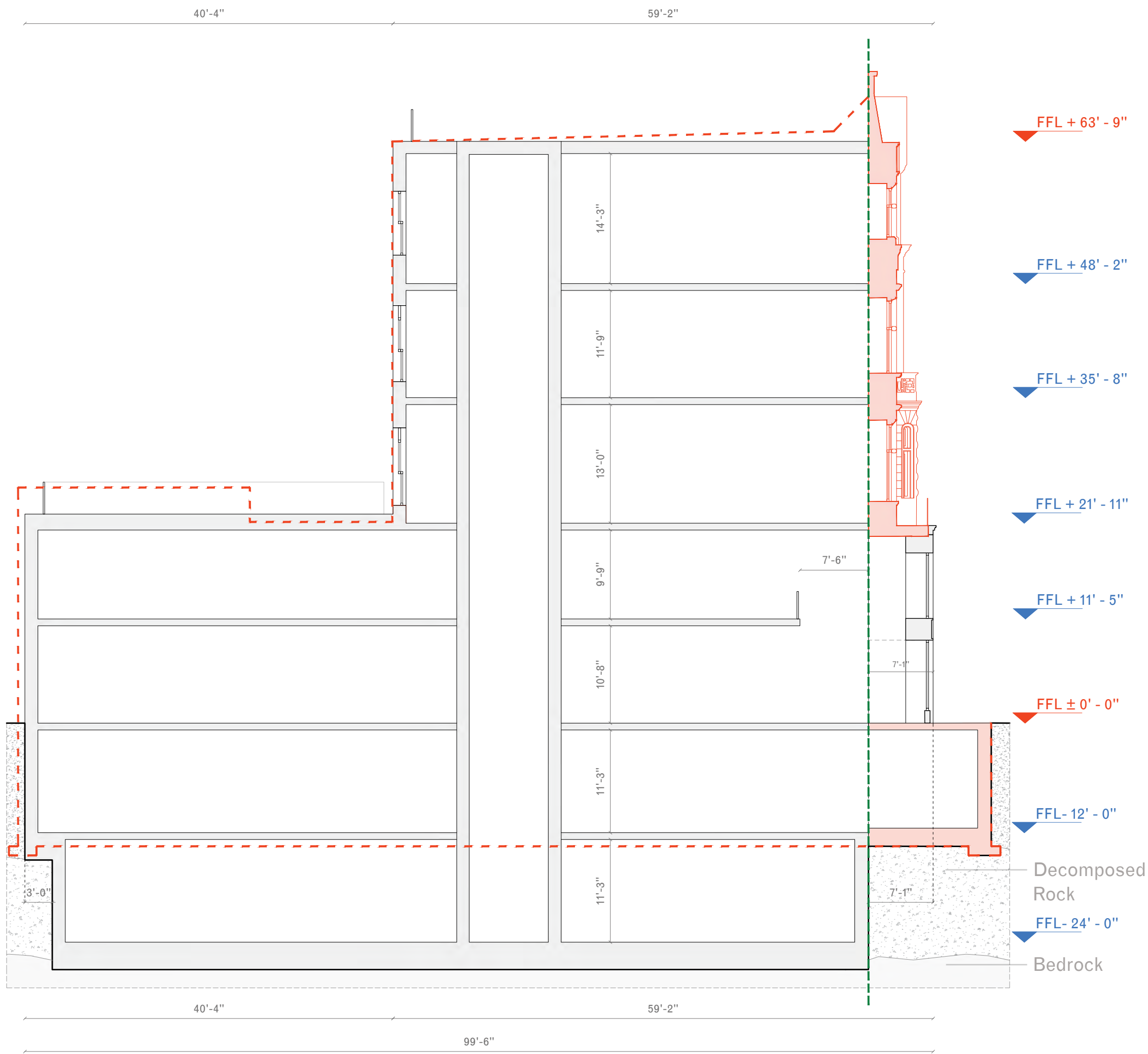
Comparative Section through Building 837 illustrating the Previous and Current Modifications

5. Existing Buildings Proposal

- Existing
- New Construction



September 2025

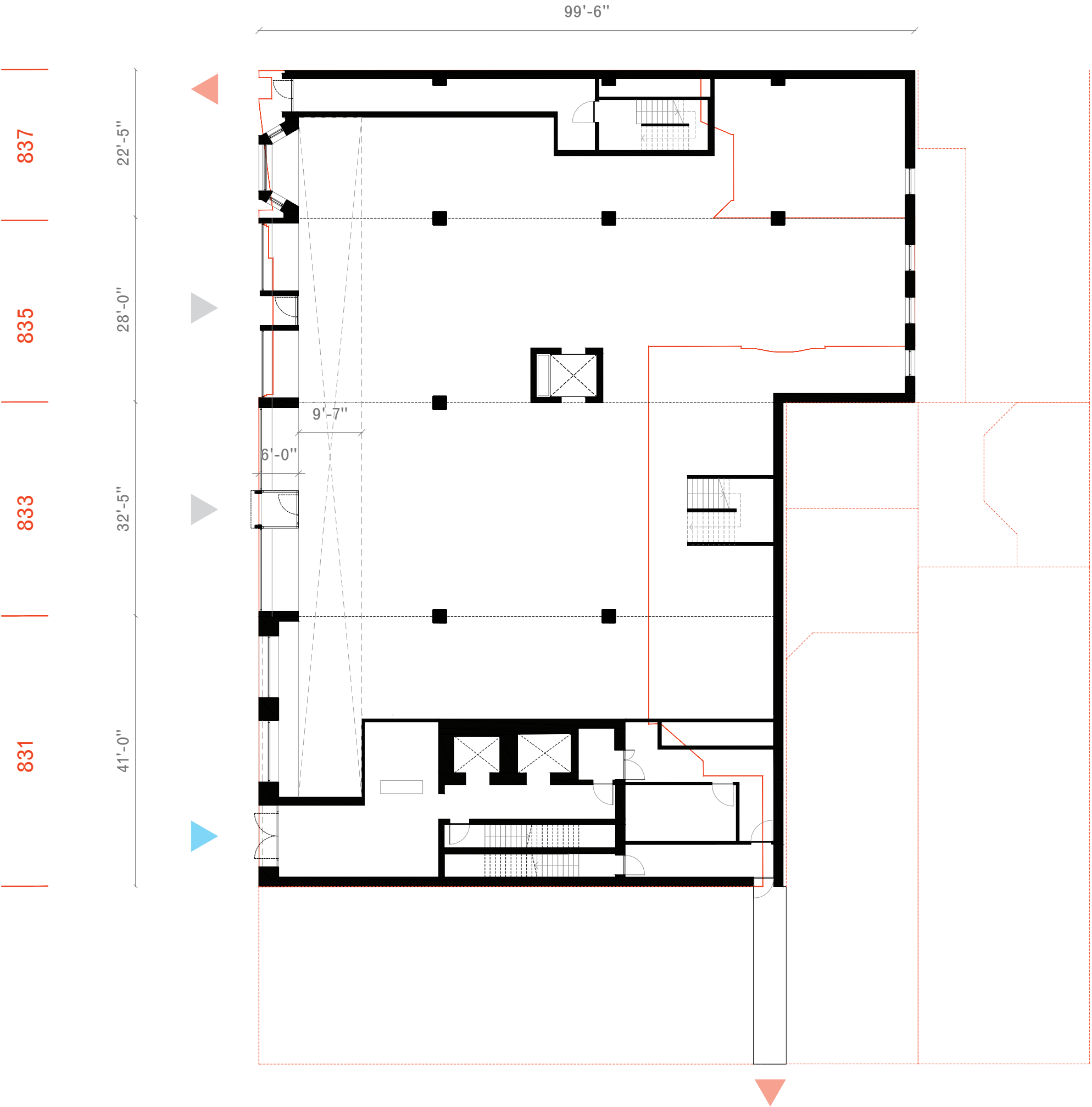


February 2026

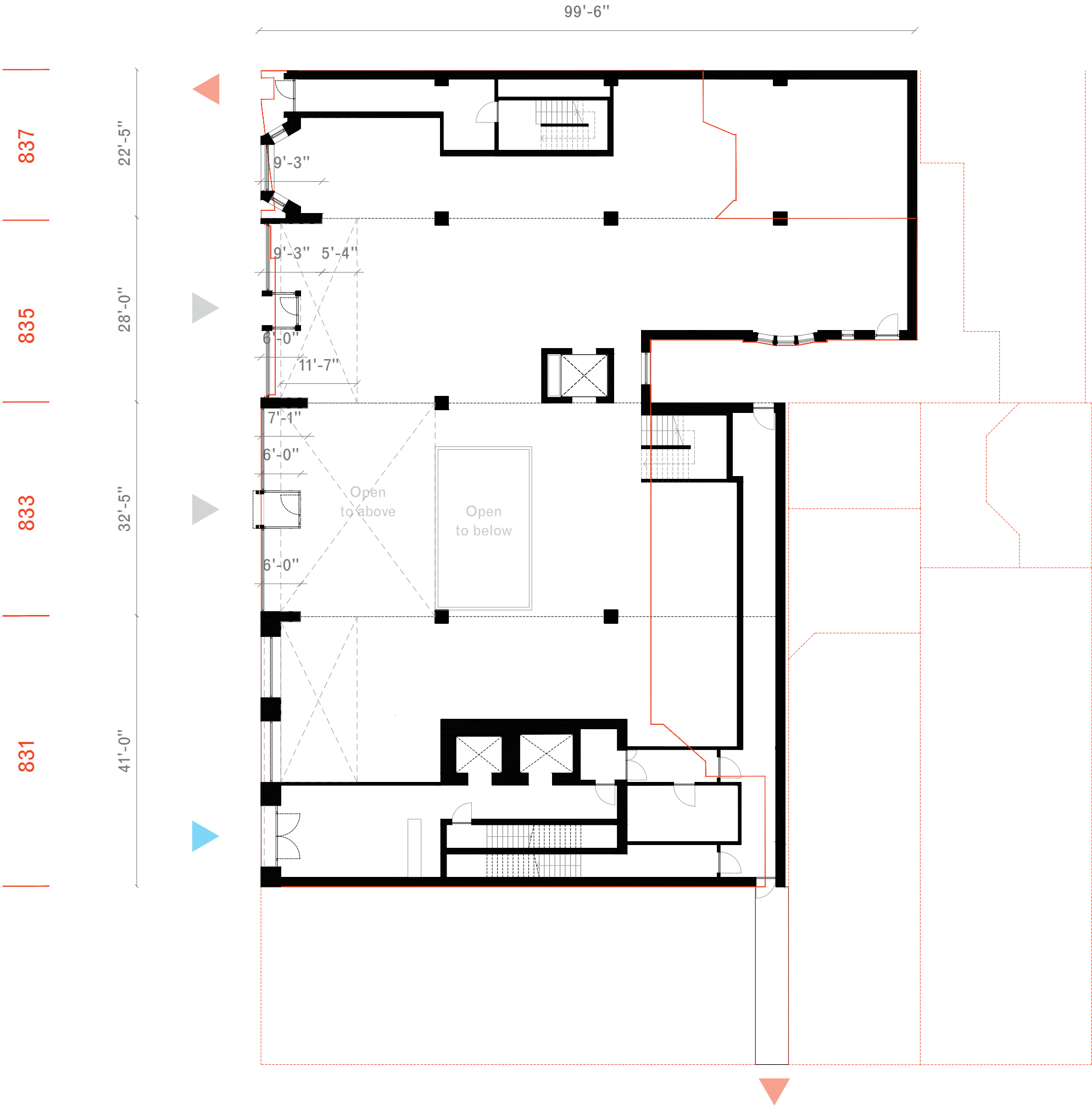
Comparative Section through Building 835 illustrating the Previous and Current Modifications

5. Existing Buildings Proposal

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



September 2025

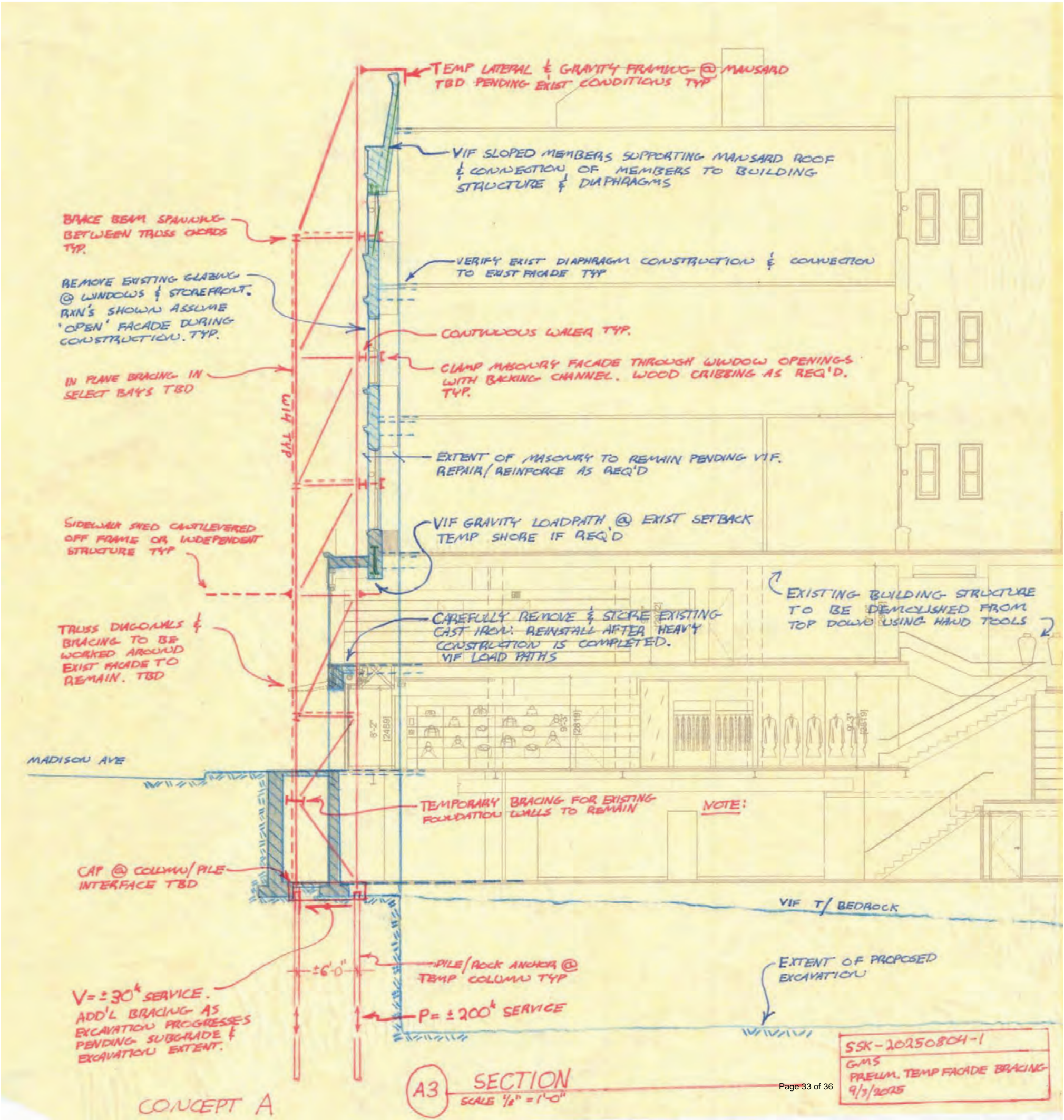


February 2026

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



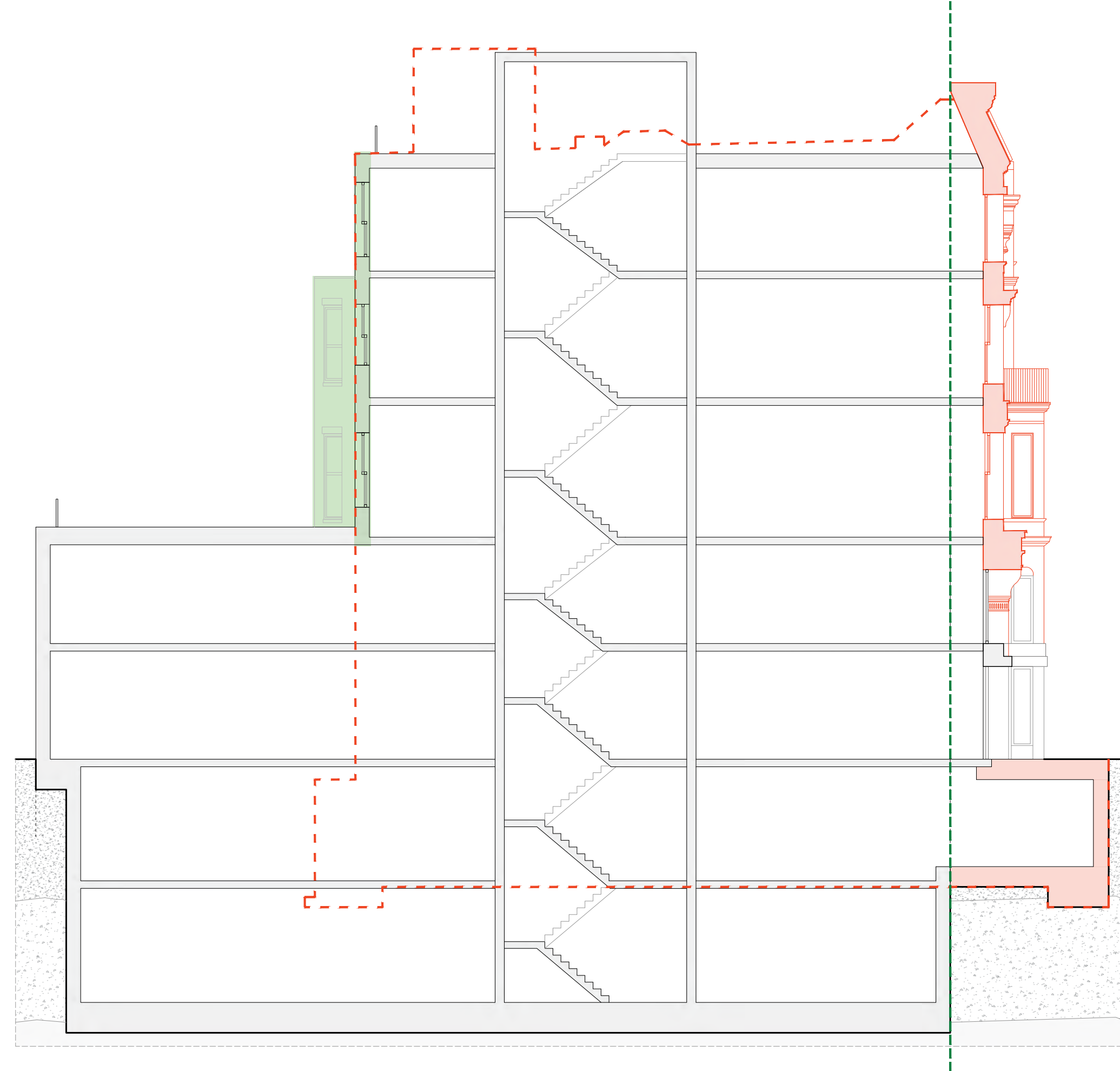
837 Madison Avenue

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

5. Existing Buildings Proposal



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

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



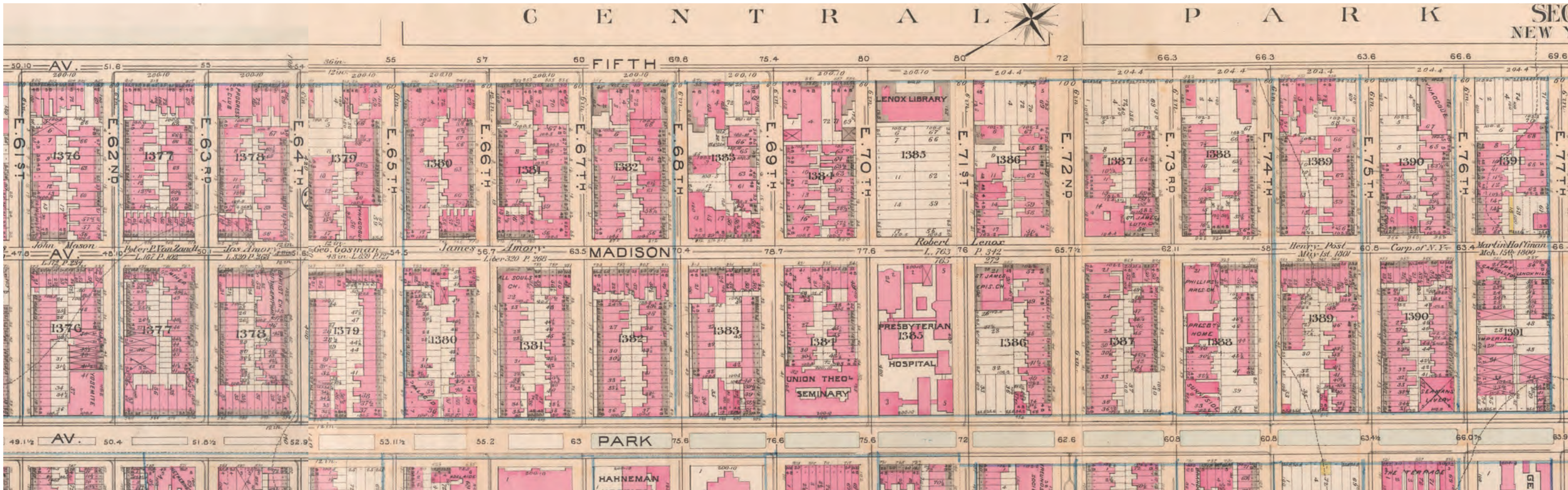
East 74th Street and Madison Avenue,
looking Southeast



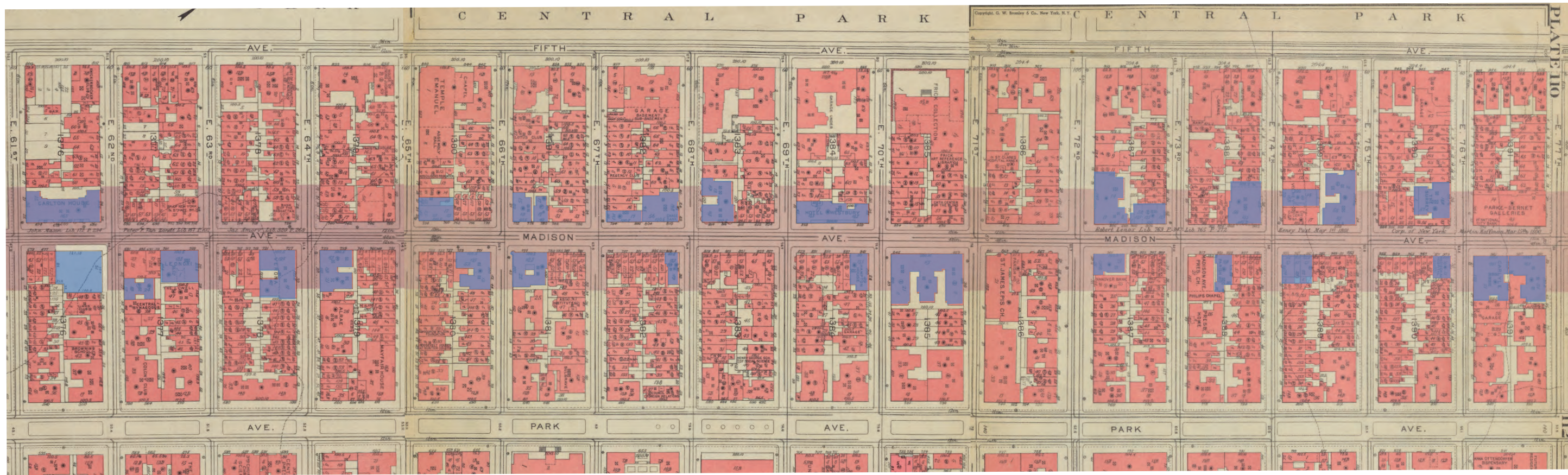
East 75th Street and Madison Avenue,
looking Northwest

1. Site and Context Analysis

Madison Avenue Development



1891 BROMLEY MAP



1950 BROMLEY MAP

N
10+ Stories

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



1955 BROMLEY MAP

■ Redeveloped Sites
■ No style Buildings

Redeveloped Sites



760 Madison Avenue



943 Madison Avenue



888 Madison Avenue

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



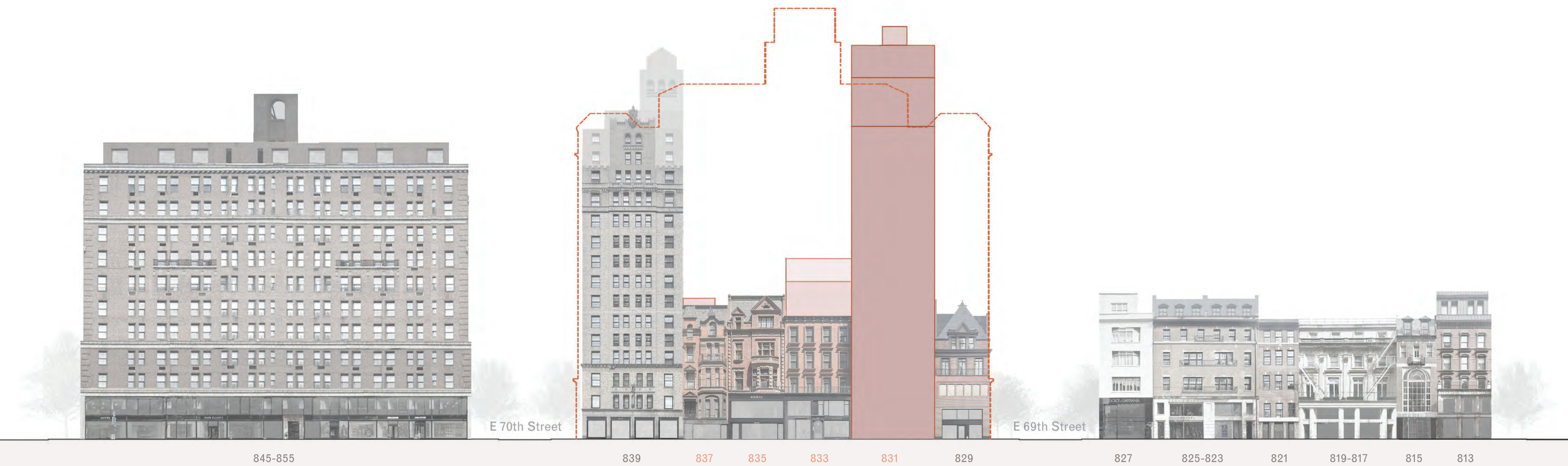
2. Street Elevations Analysis



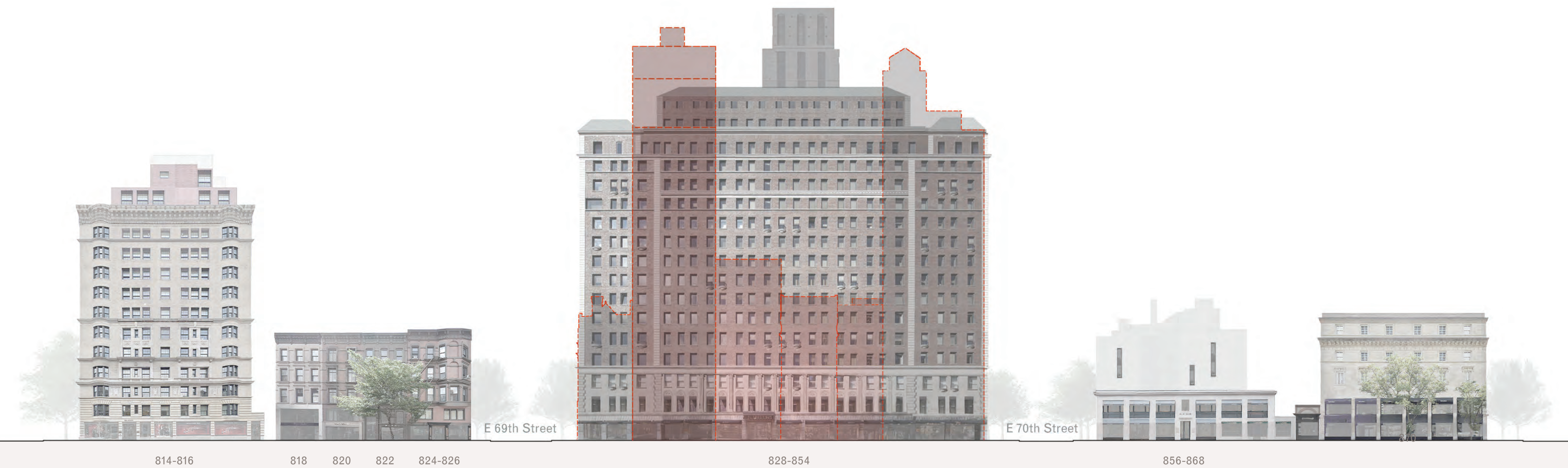
2. Street Elevations Analysis



3. Massing Studies



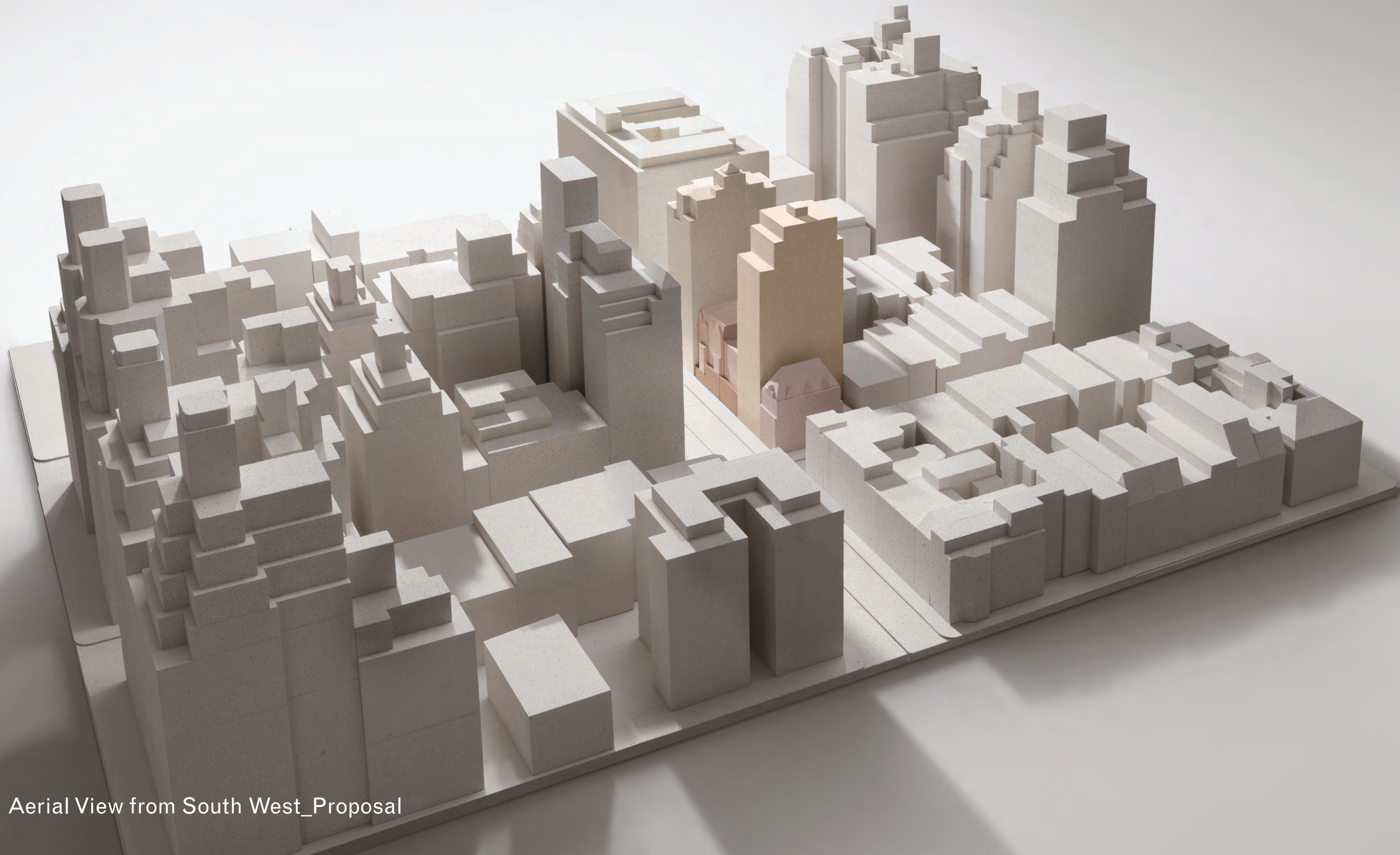
3. Massing Studies



3. Massing Studies

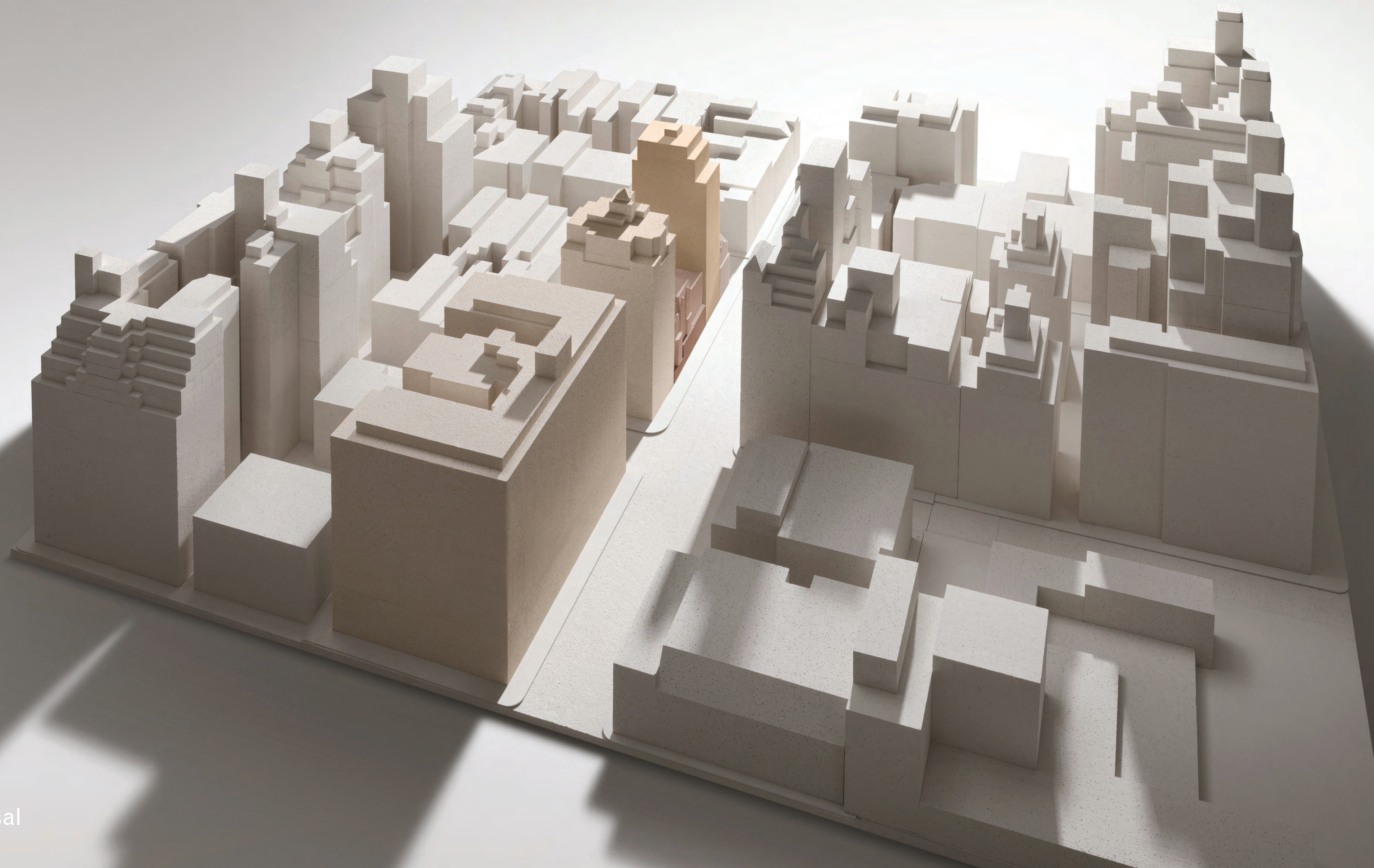


3. Massing Studies



Aerial View from South West_Proposal

3. Massing Studies

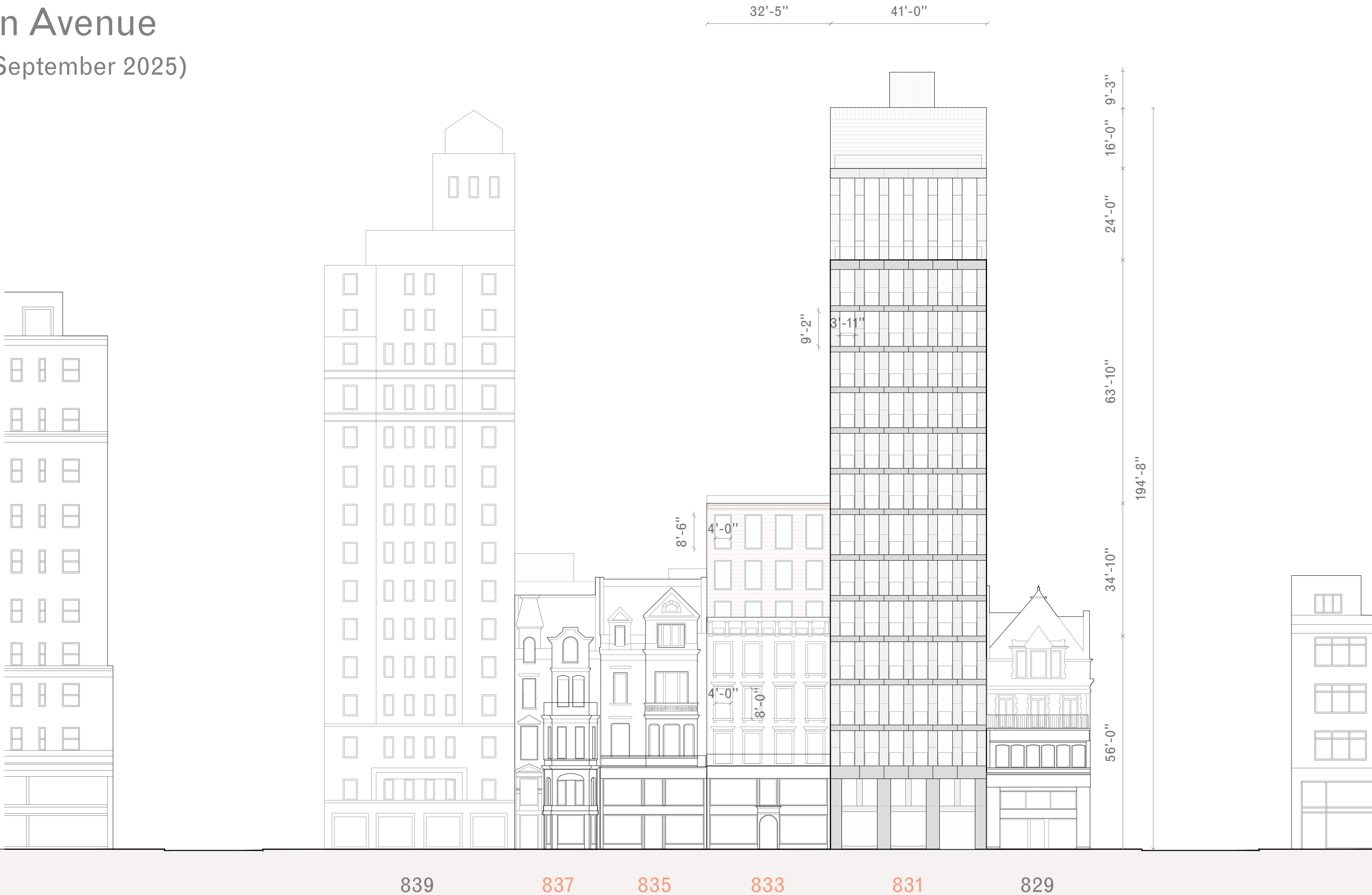


Aerial View from North West_Proposal

4. New Building Proposal

831-833 Madison Avenue

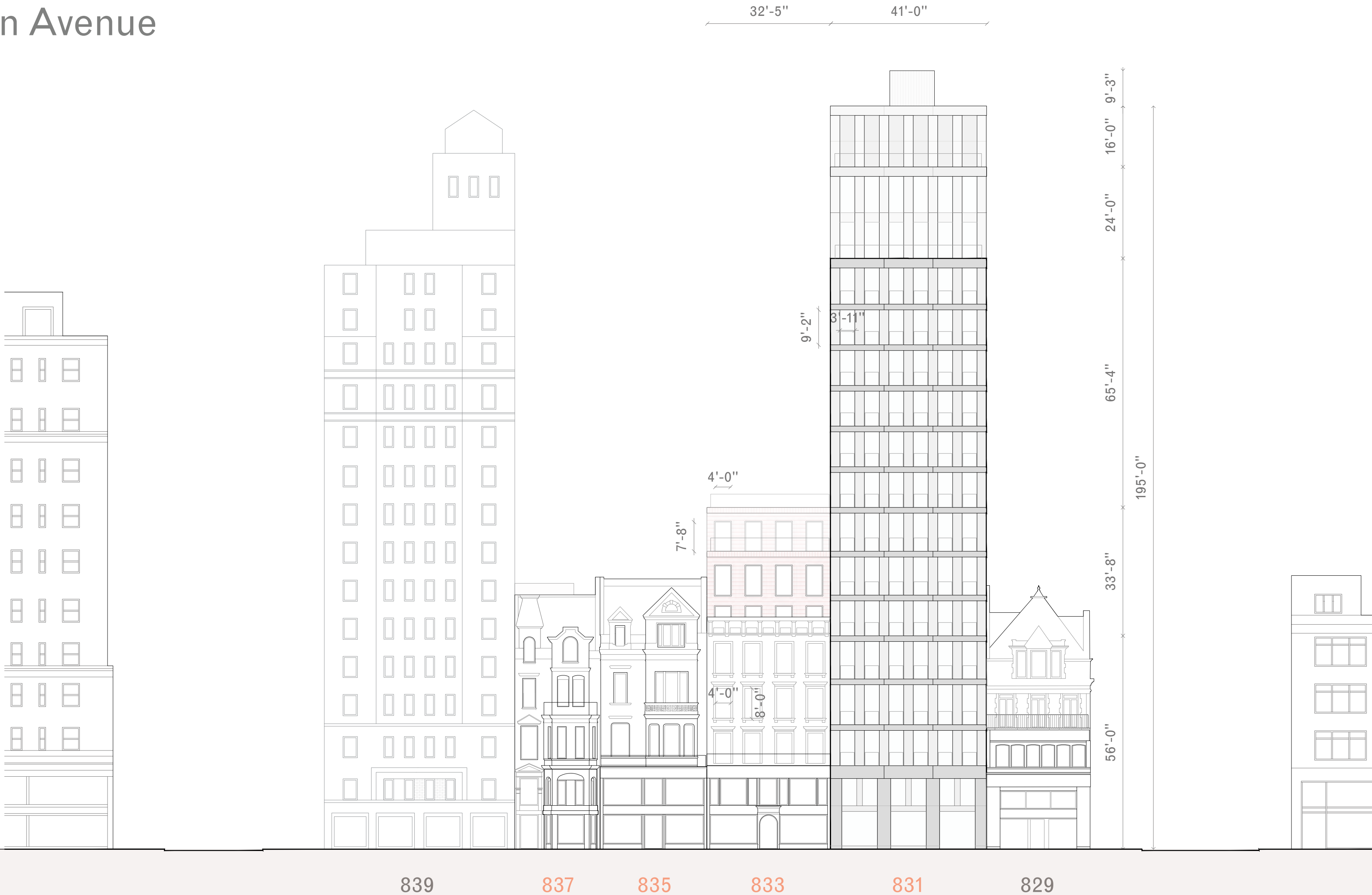
Previous Proposal (30 September 2025)



4. New Building Proposal

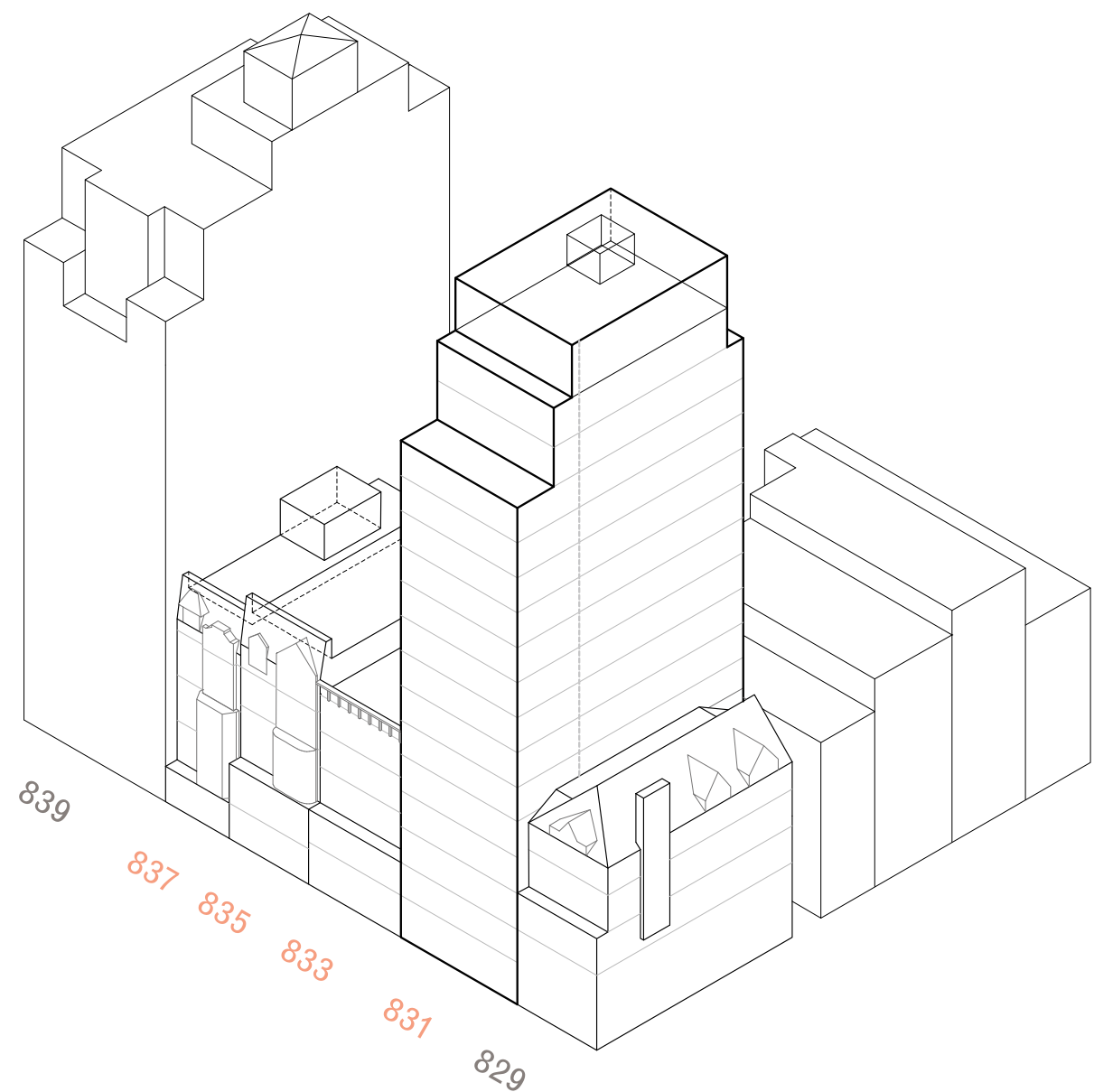
831-833 Madison Avenue

Current Proposal



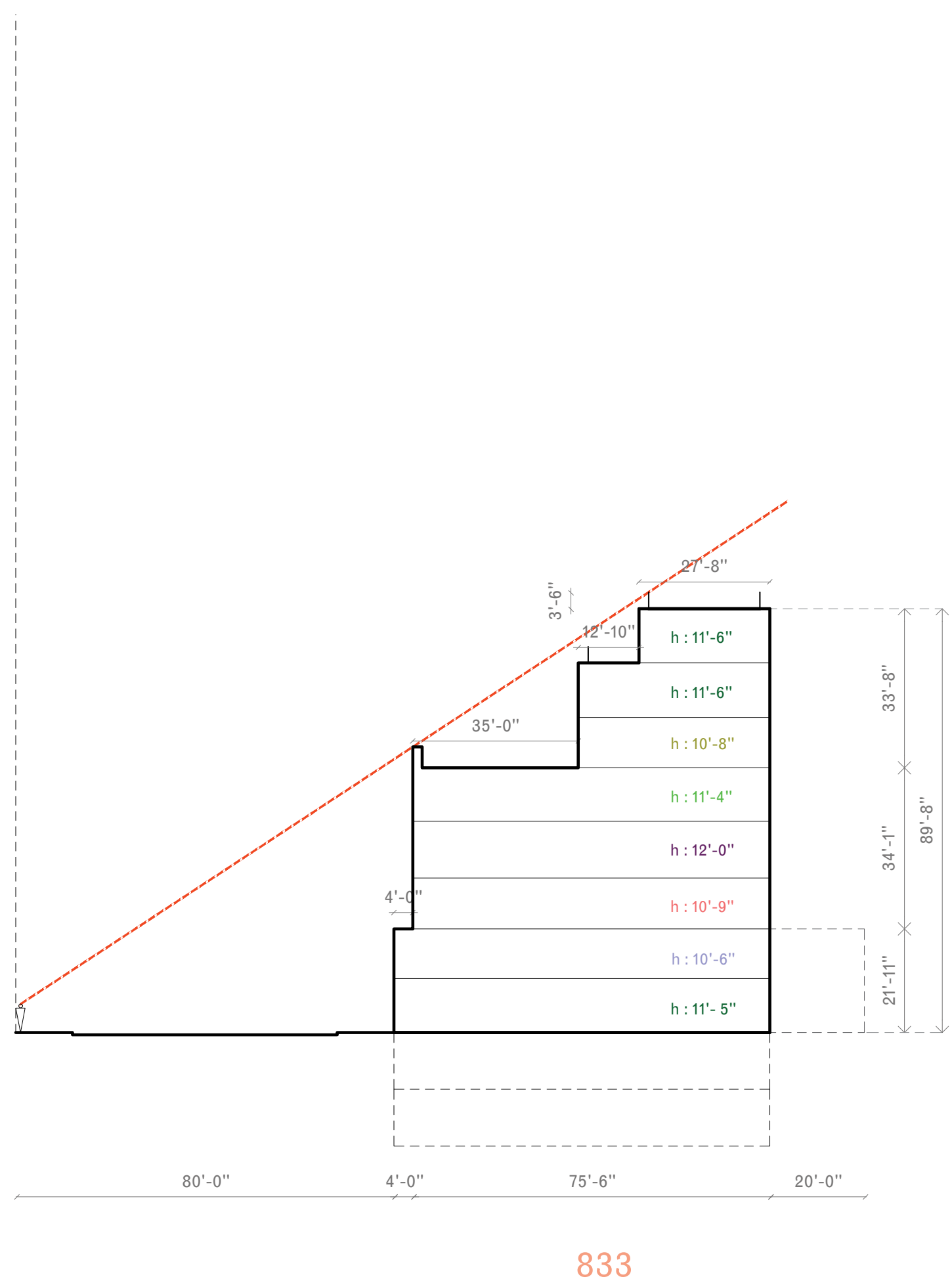
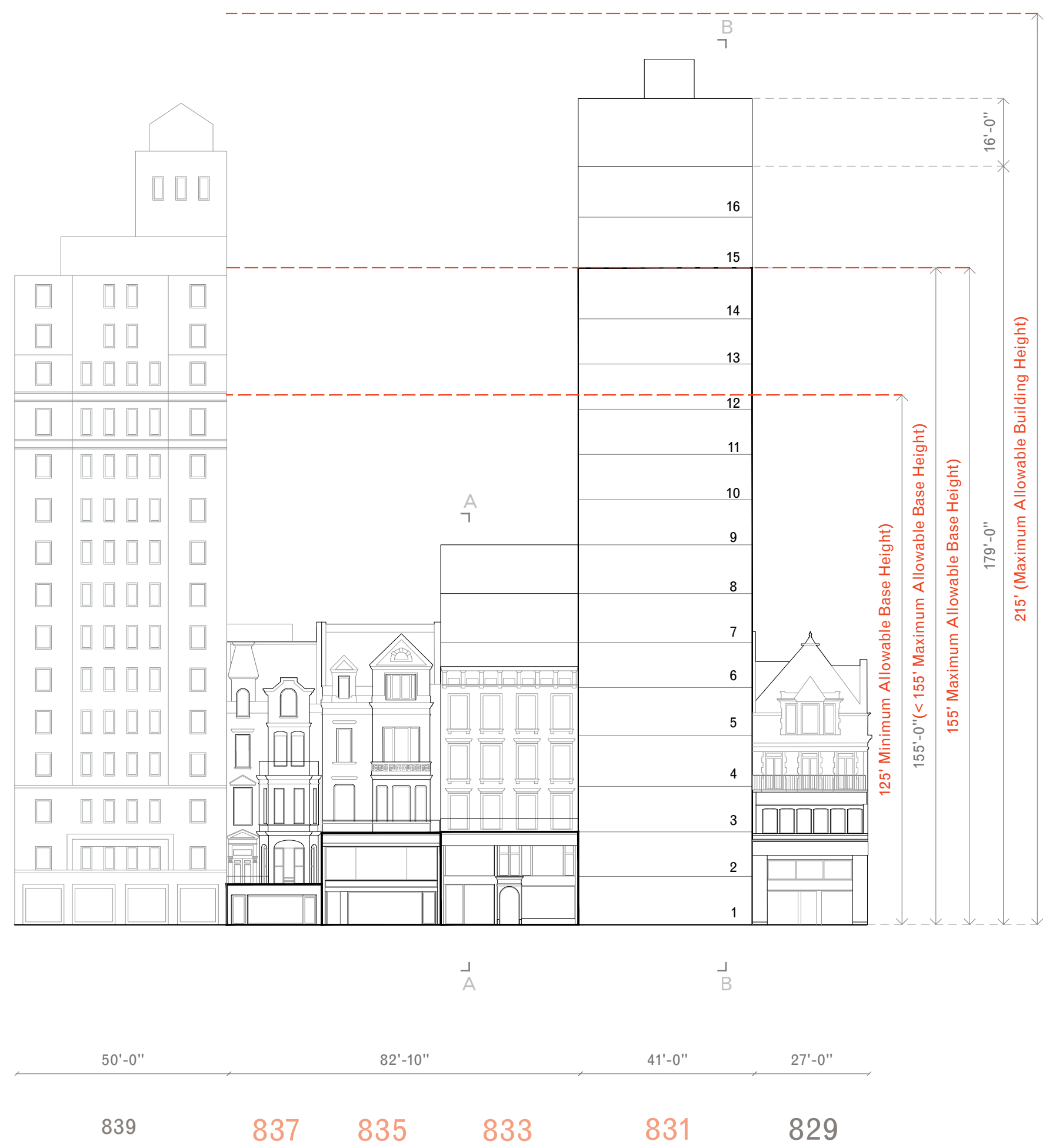
4. New Building Proposal

831-833 Madison Avenue



4. New Building Proposal

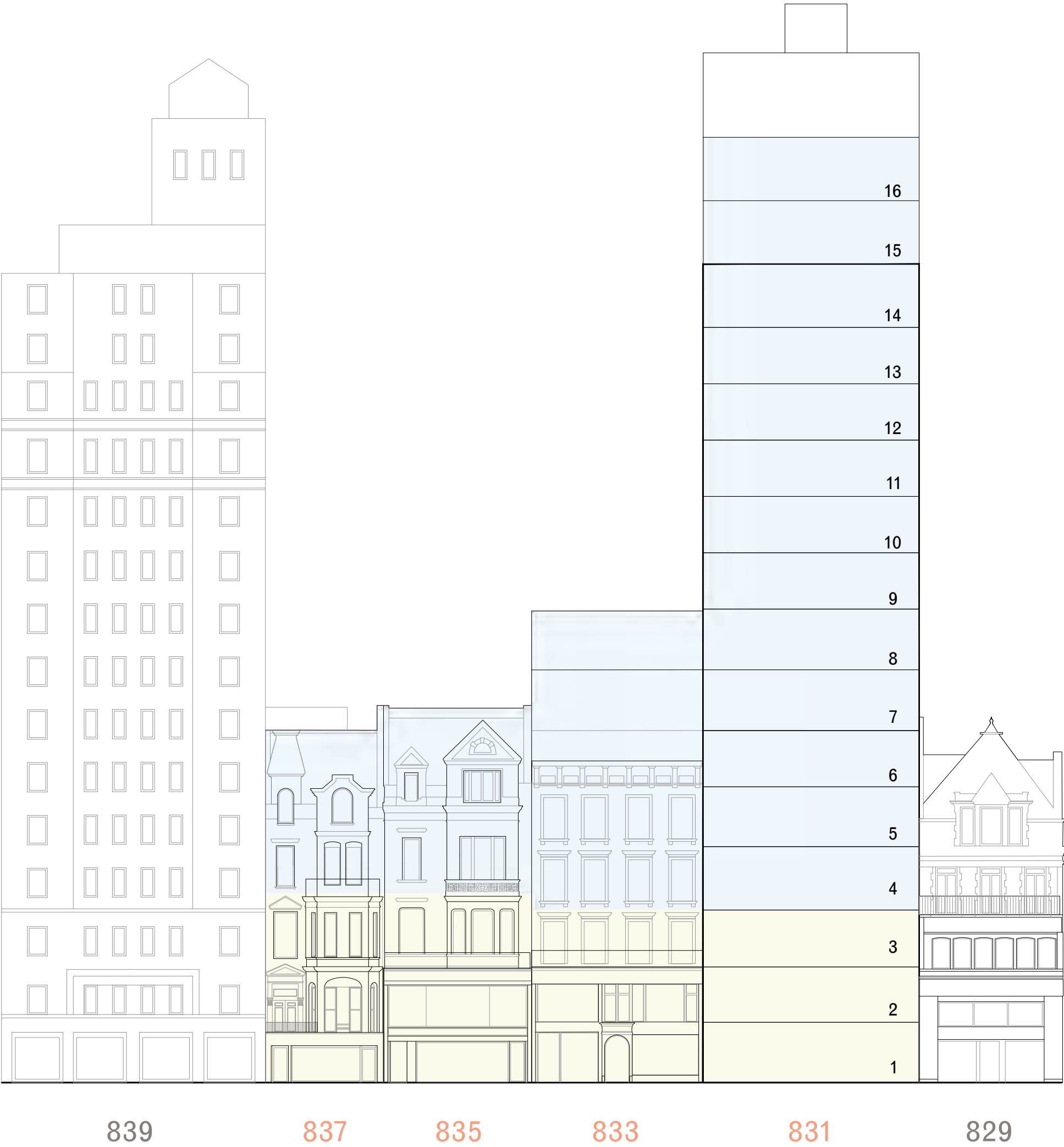
831-833 Madison Avenue



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



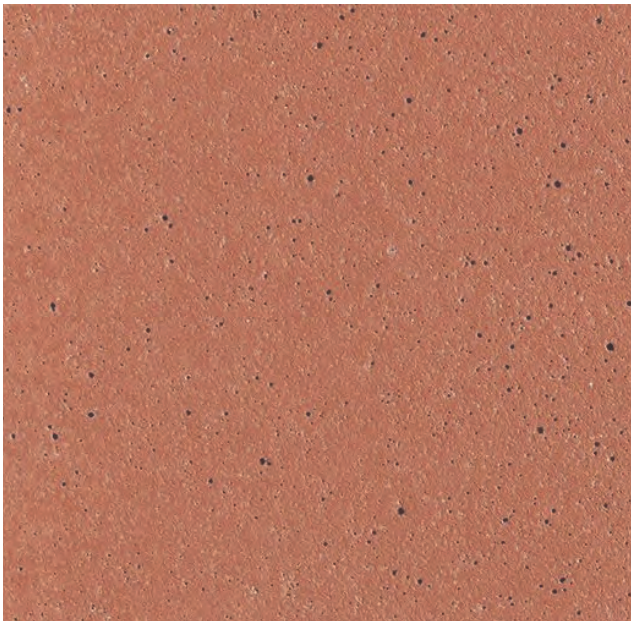
Calcium Silicate Roman
Bricks (Arriscraft)

- 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

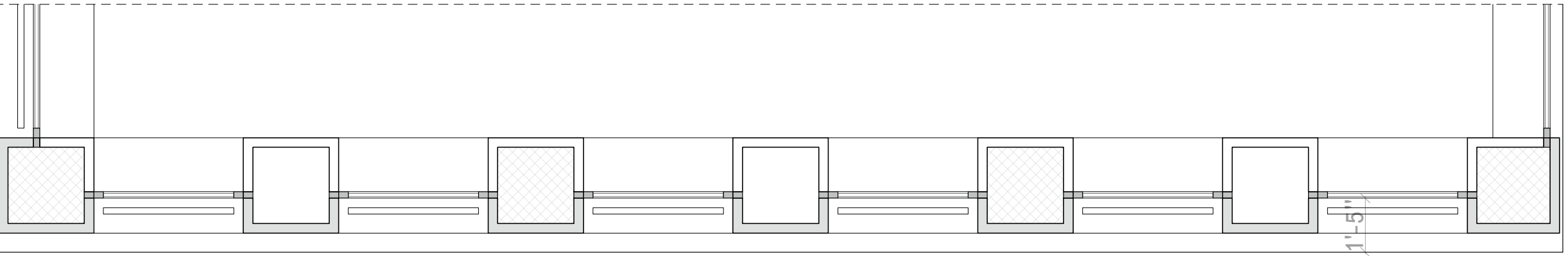


4. New Building Proposal

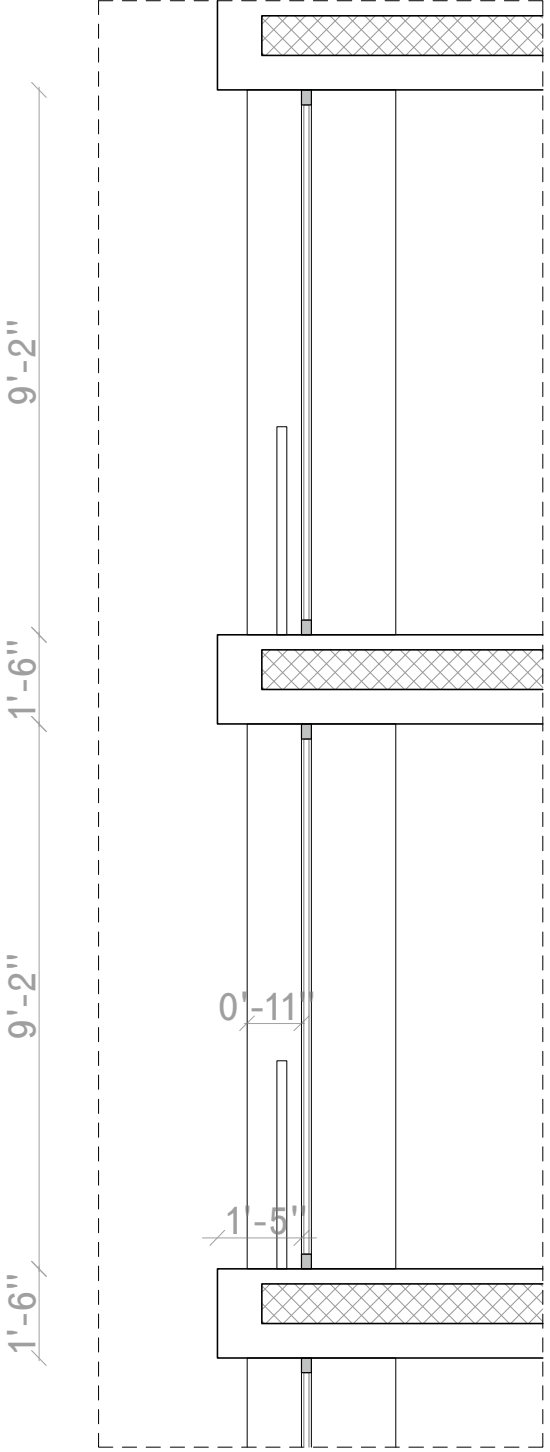
831 Madison Avenue



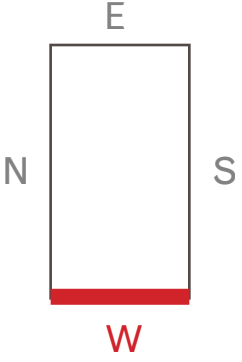
Elevation



Plan



Section

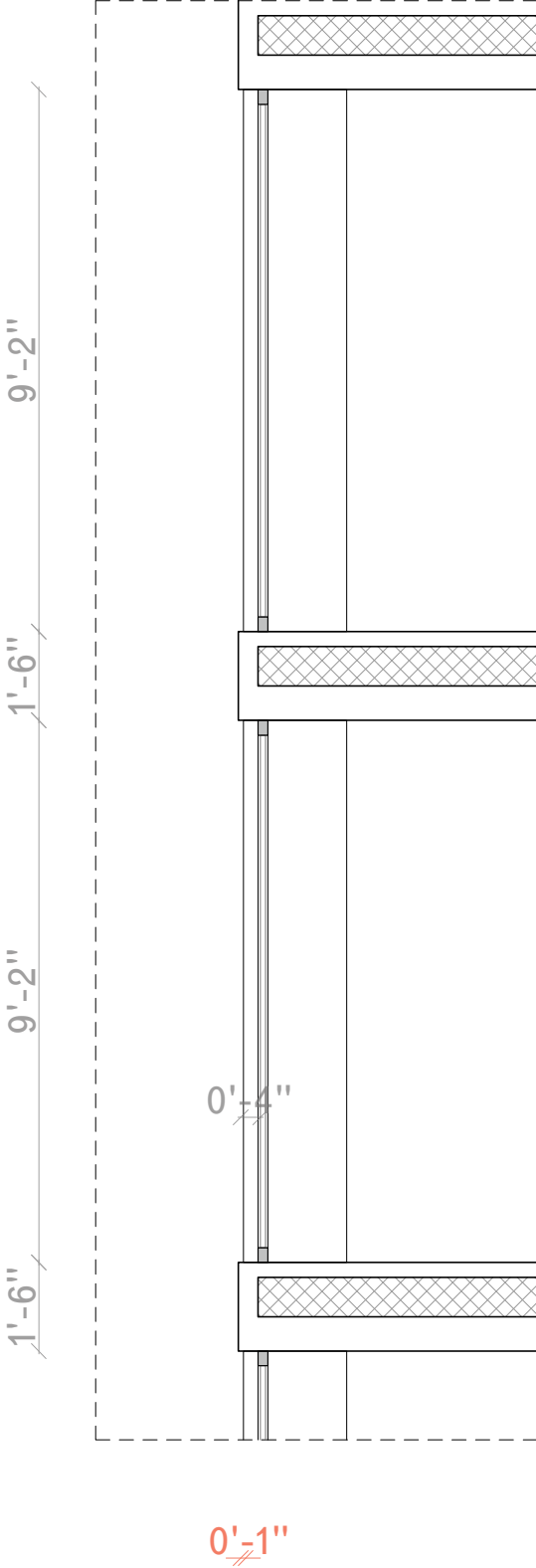


4. New Building Proposal

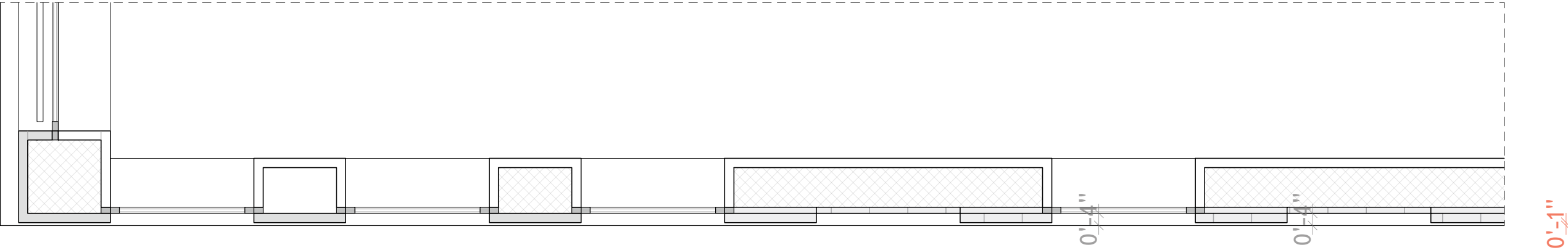
831 Madison Avenue



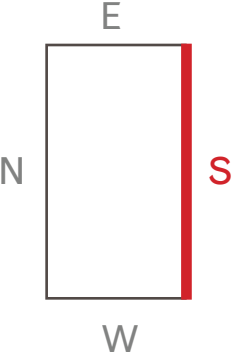
Elevation



Section

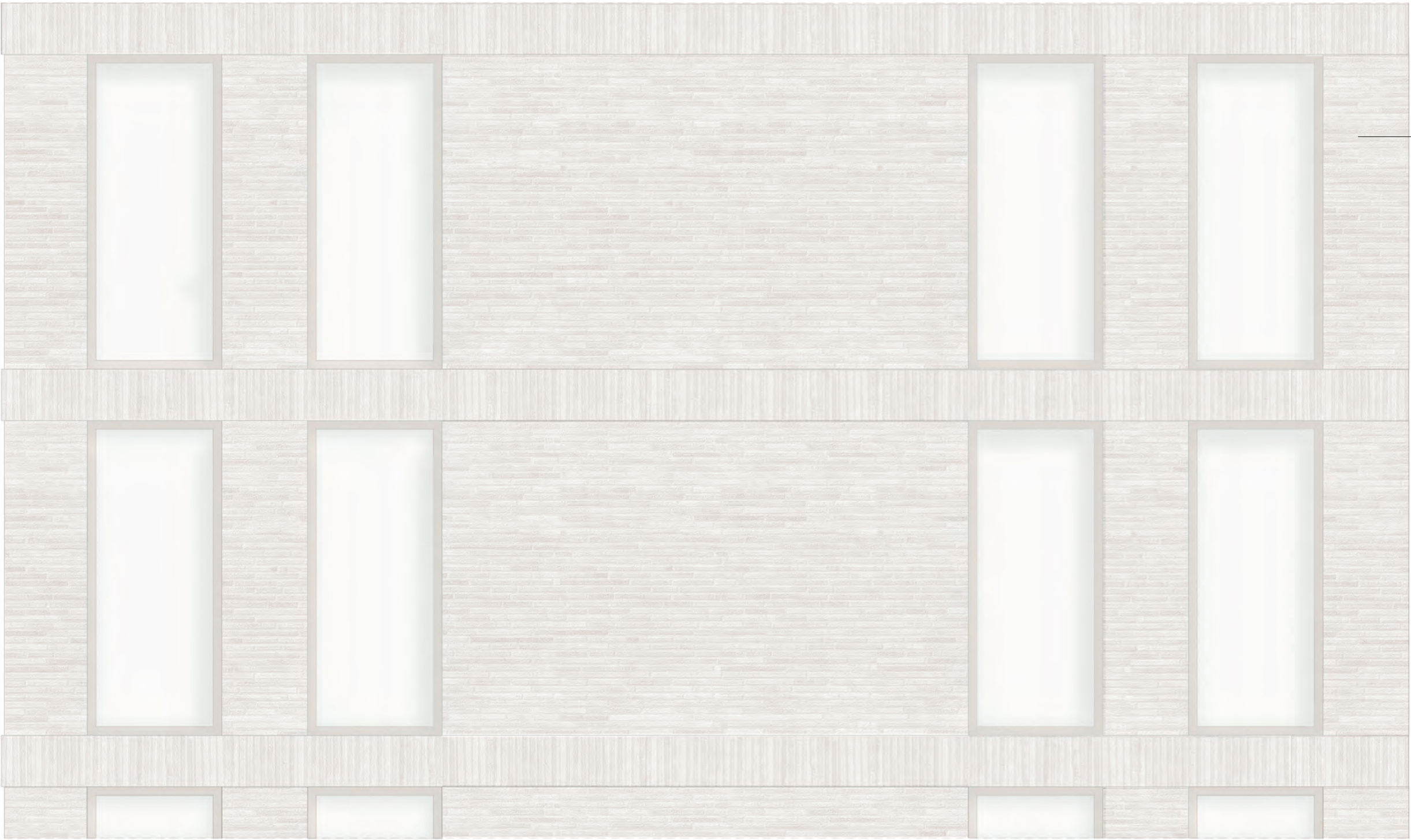


Plan



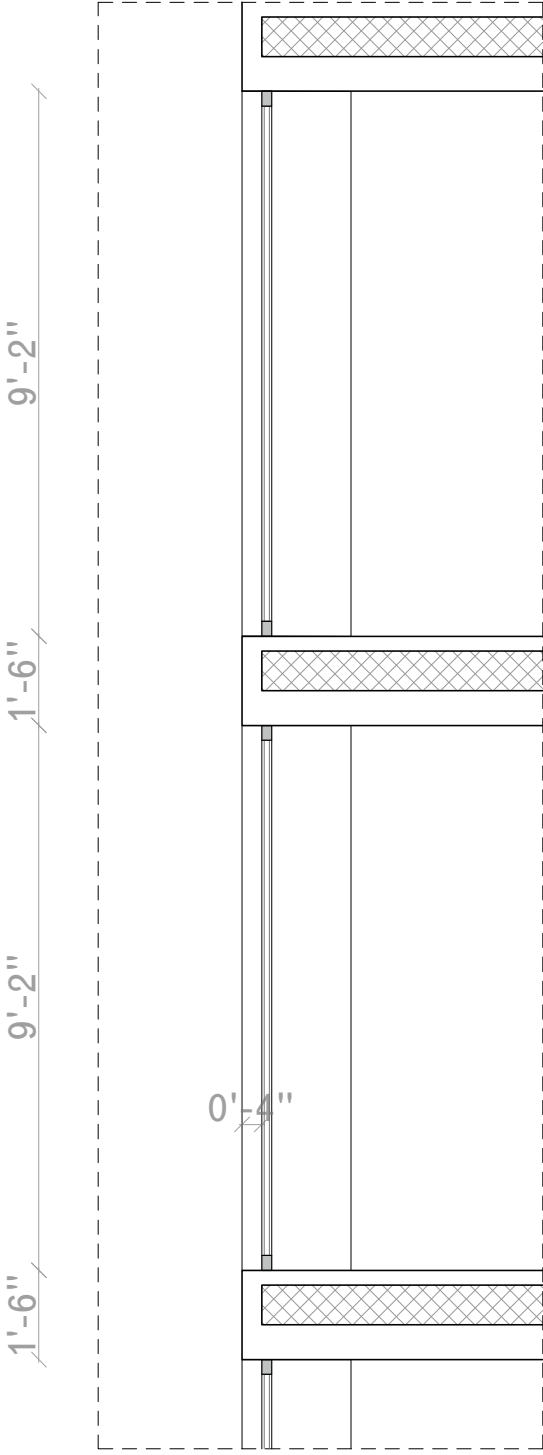
4. New Building Proposal

831 Madison Avenue

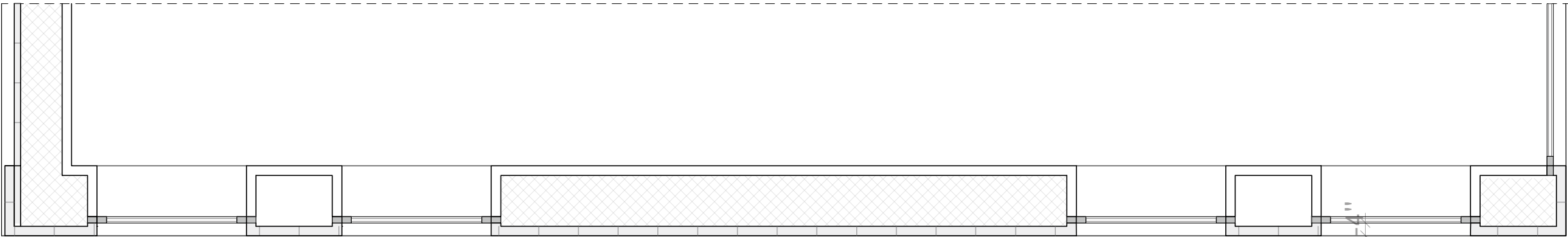


2'-6" 3'-11" 2'-6" 3'-11" 15'-4" 3'-11" 2'-6" 3'-11" 2'-6"

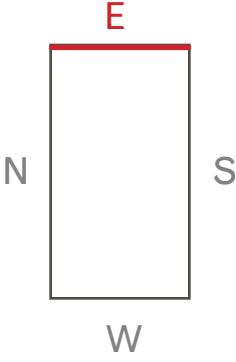
Elevation



Section



Plan

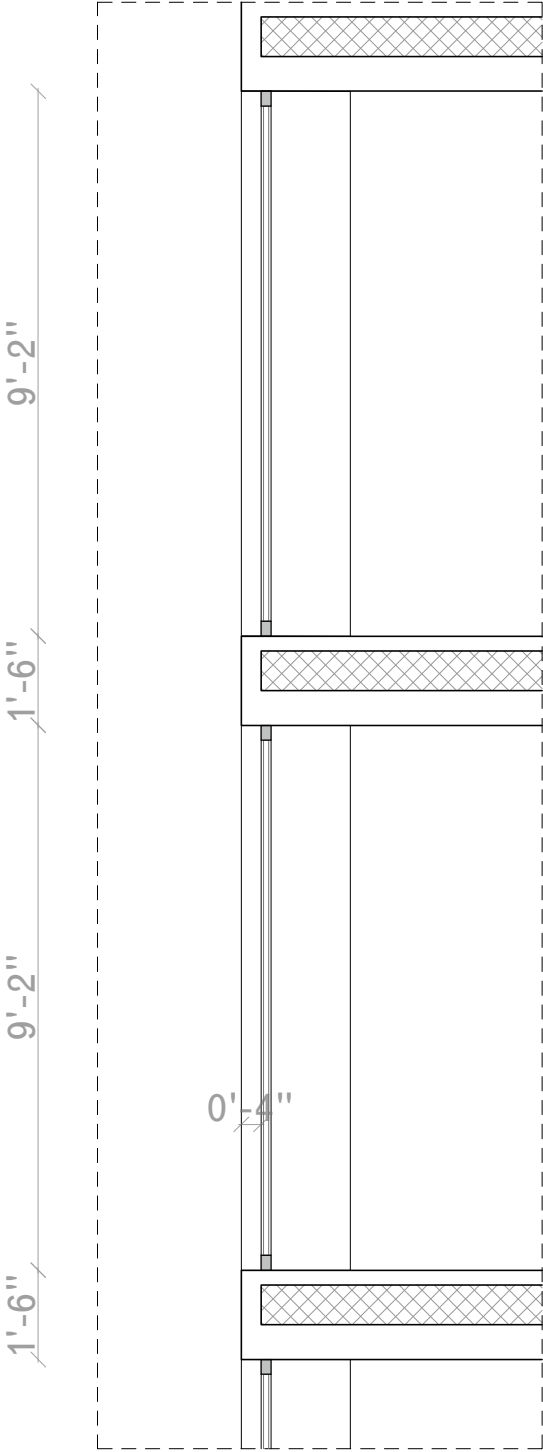


4. New Building Proposal

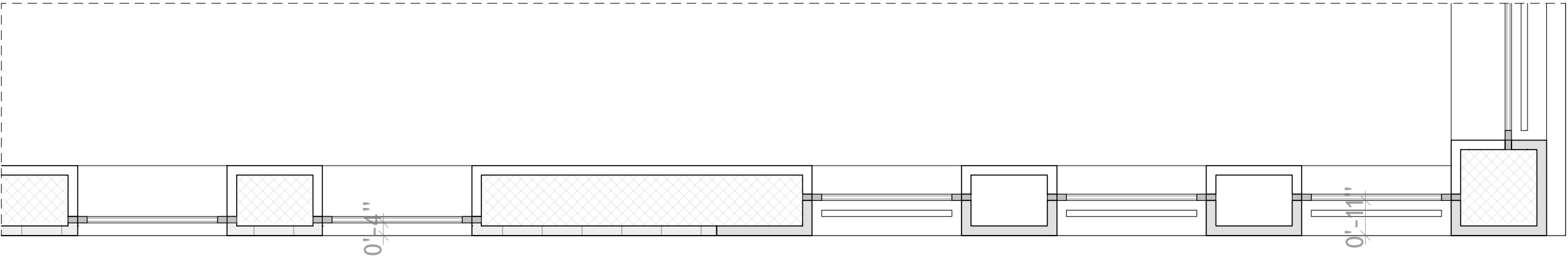
831 Madison Avenue



Elevation



Section

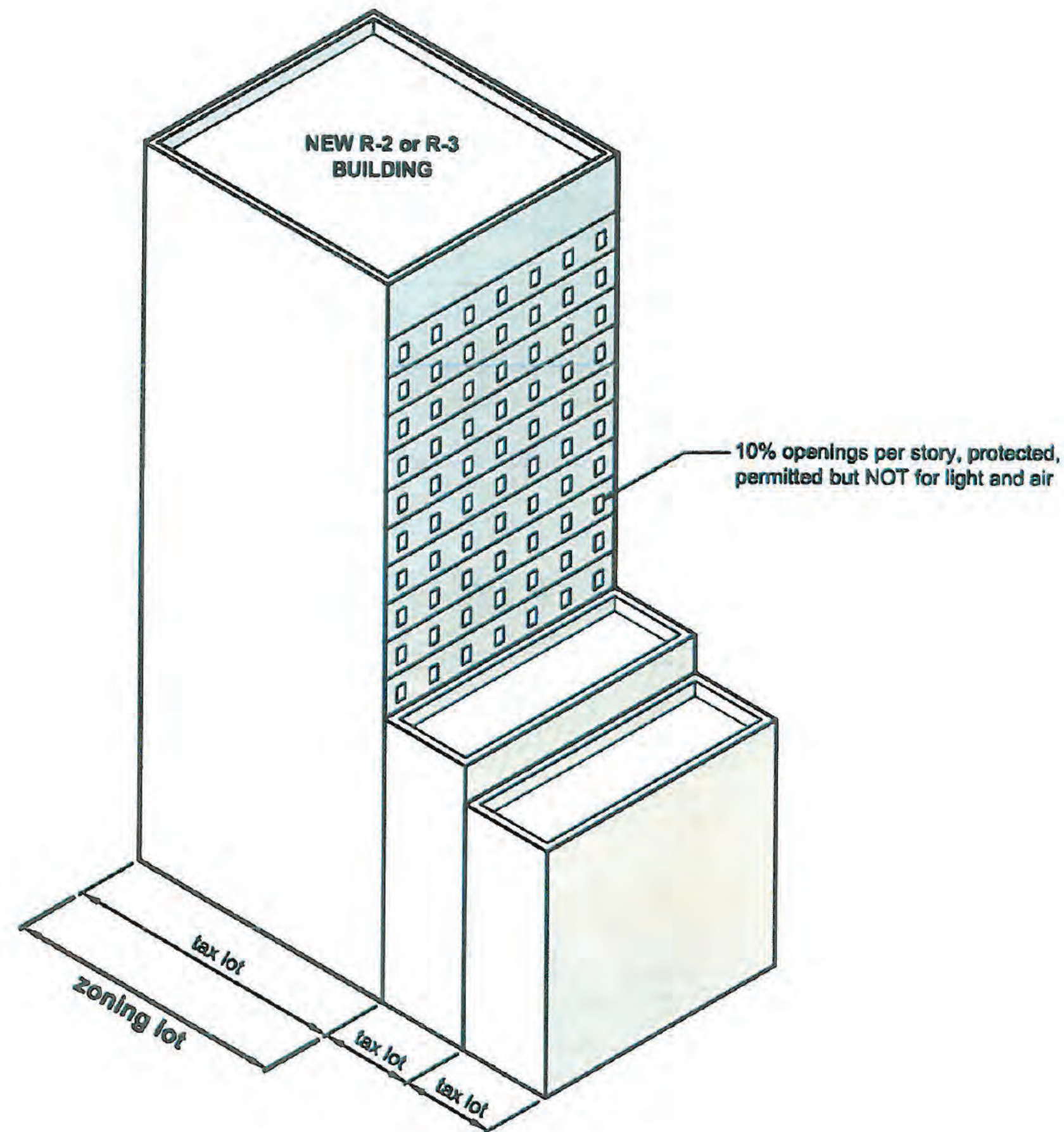


Plan



4. New Building Proposal

831 Madison Avenue



1. Windows:

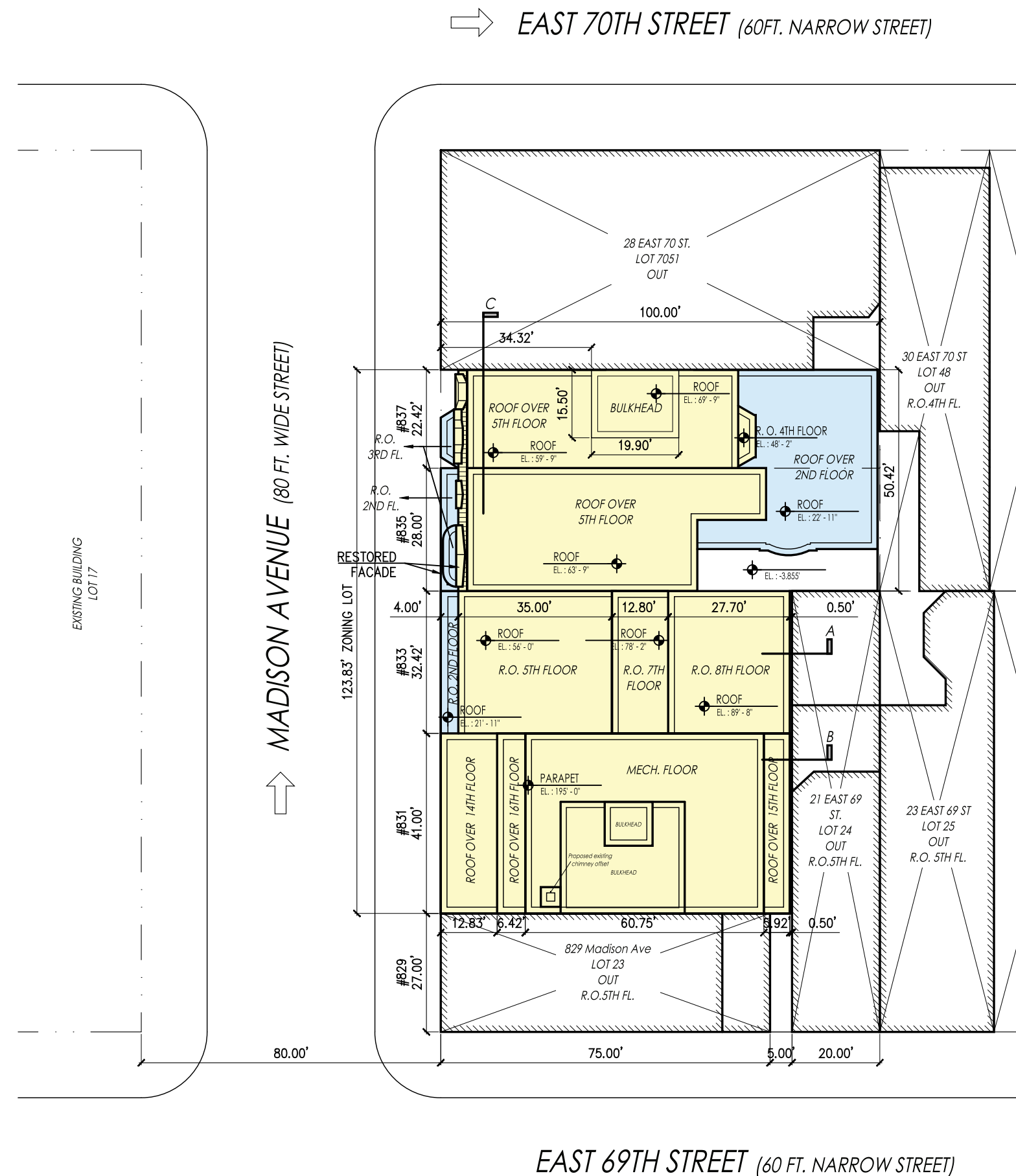
- On the South and East Elevations (Lot line Façades) of the New Building openings can not exceed 10% of the area of the Façade of the story in which they are located. Such openings can not be used for light and air and must be protected.
- Additional openings are permitted if fire glass systems are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



SITE PLAN

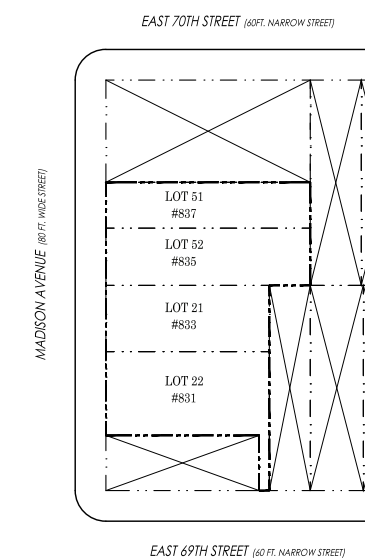


SLCEArchitects

831-833 MADISON AVENUE

NEW YORK, NY 10065

LOT AREA		
LOT		C5-1A (R10 Equiv.) MP
Fee	Lot 21	2,593.40 SF
Fee	Lot 22	3,415.00 SF
Fee	Lot 51	2,241.60 SF
Fee	Lot 52	2,800.00 SF
Out	Lot 24	2,008.00 SF
Total Zoning Lot		11,050.00 SF



LOT DIAGRAM

PROPOSED FLOOR AREA
INCLUDING #831, 833 ,835 & 837

Floor	Total GFA (SF)
Cellar 2	9,391
Cellar 1	10,348
1st Floor	10,069
2nd Floor	8,832
3rd Floor	8,784
4th Floor	8,849
5th Floor	8,849
6th Floor	4,573
7th Floor	4,573
8th Floor	4,157
9th Floor	3,262
10th Floor	3,262
11th Floor	3,262
12th Floor	3,262
13th Floor	3,262
14th Floor	3,262
15th Floor	2,735
16th Floor	2,491
Bulkhead	2,228
Total without Cellar	85,712
Total with Cellars	105,451

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

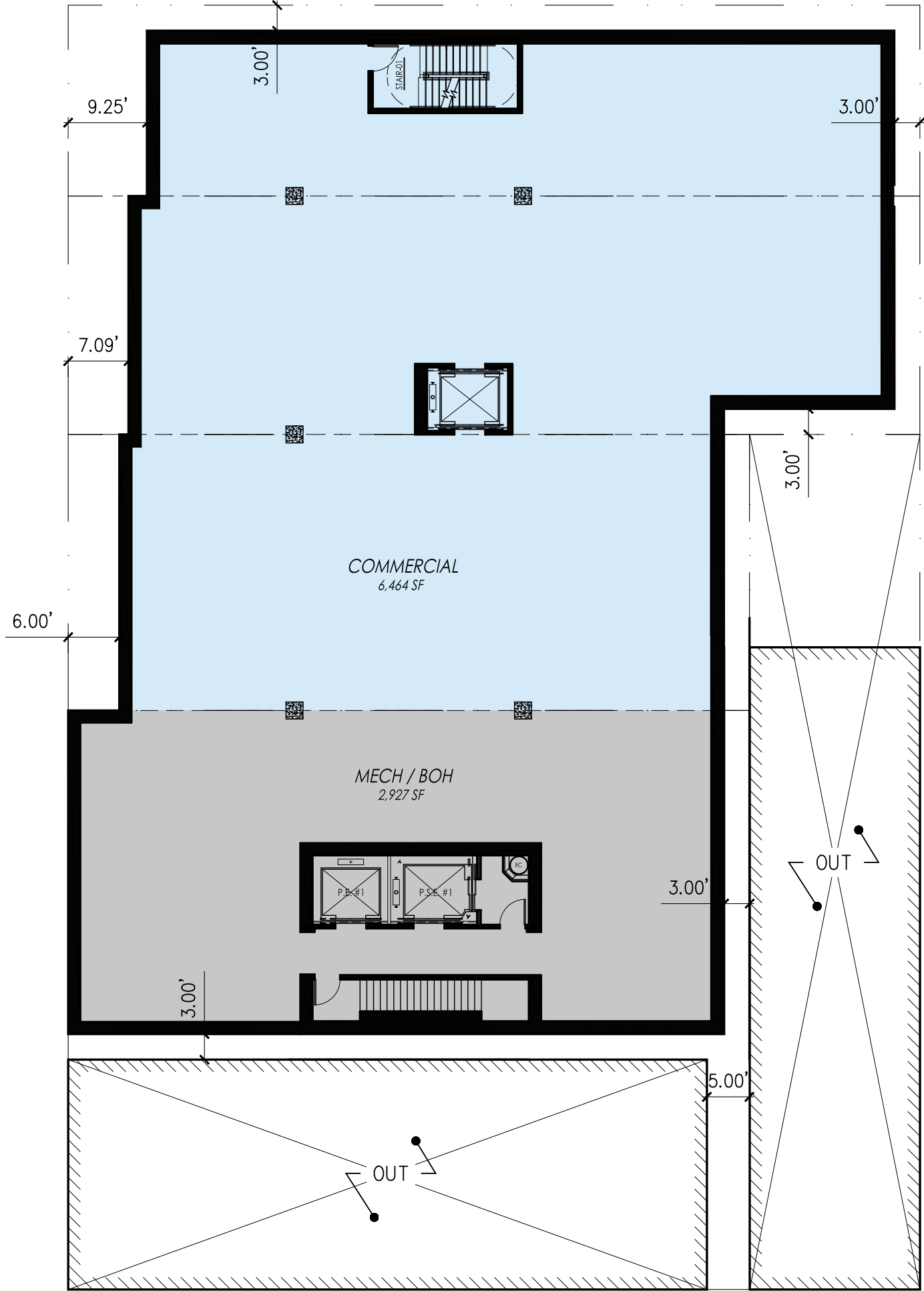
NOTES:

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

SUB CELLAR

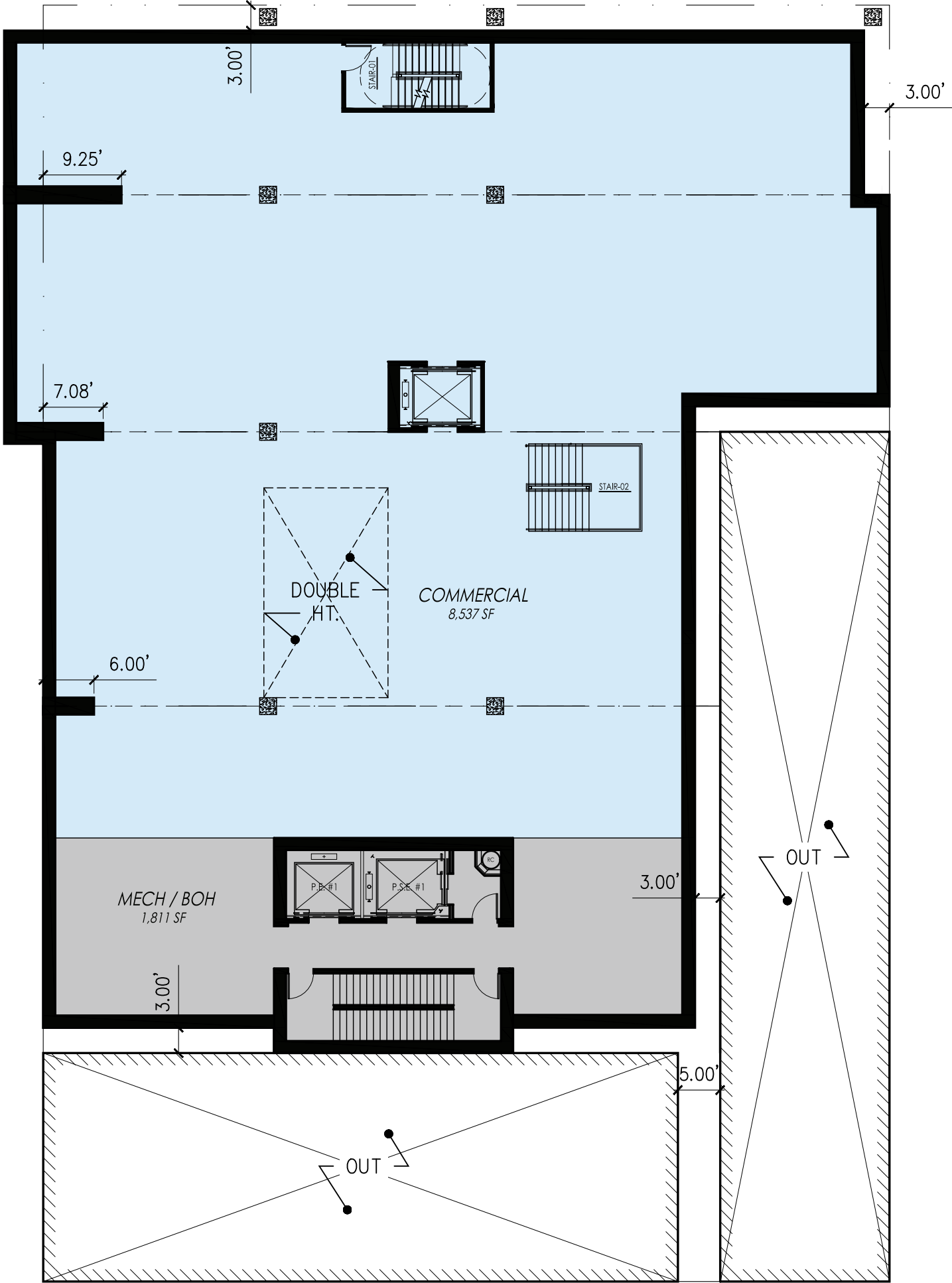


- NOTES:
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4. New Building Proposal

831-837 Madison Avenue

CELLAR



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831-837 Madison Avenue

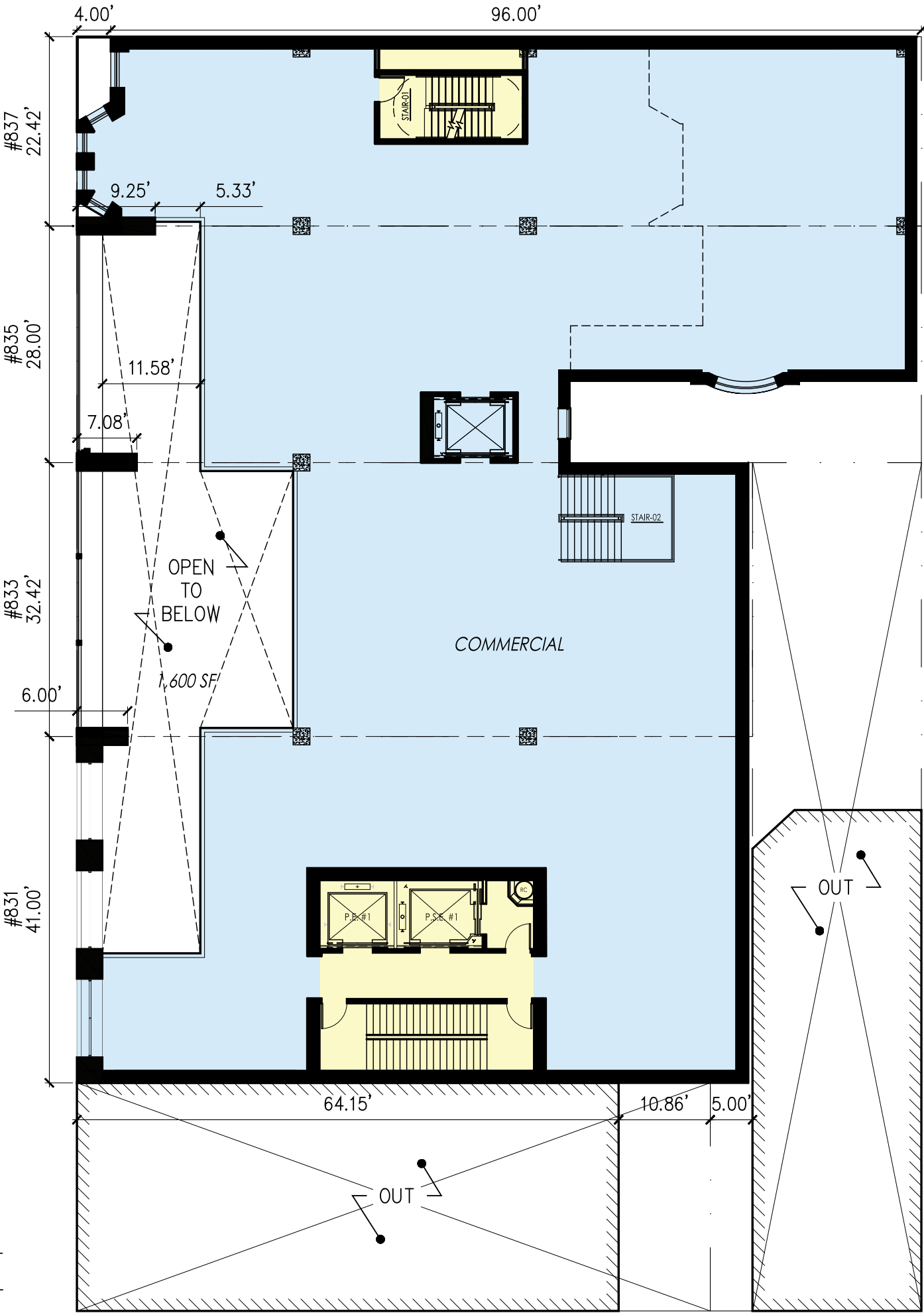


4. New Building Proposal

831-837 Madison Avenue

2ND FLOOR PLAN LAYOUT
COMMERCIAL
COM : 7,886 SF
RESI : 946 SF

RESIDENTIAL
COMMERCIAL



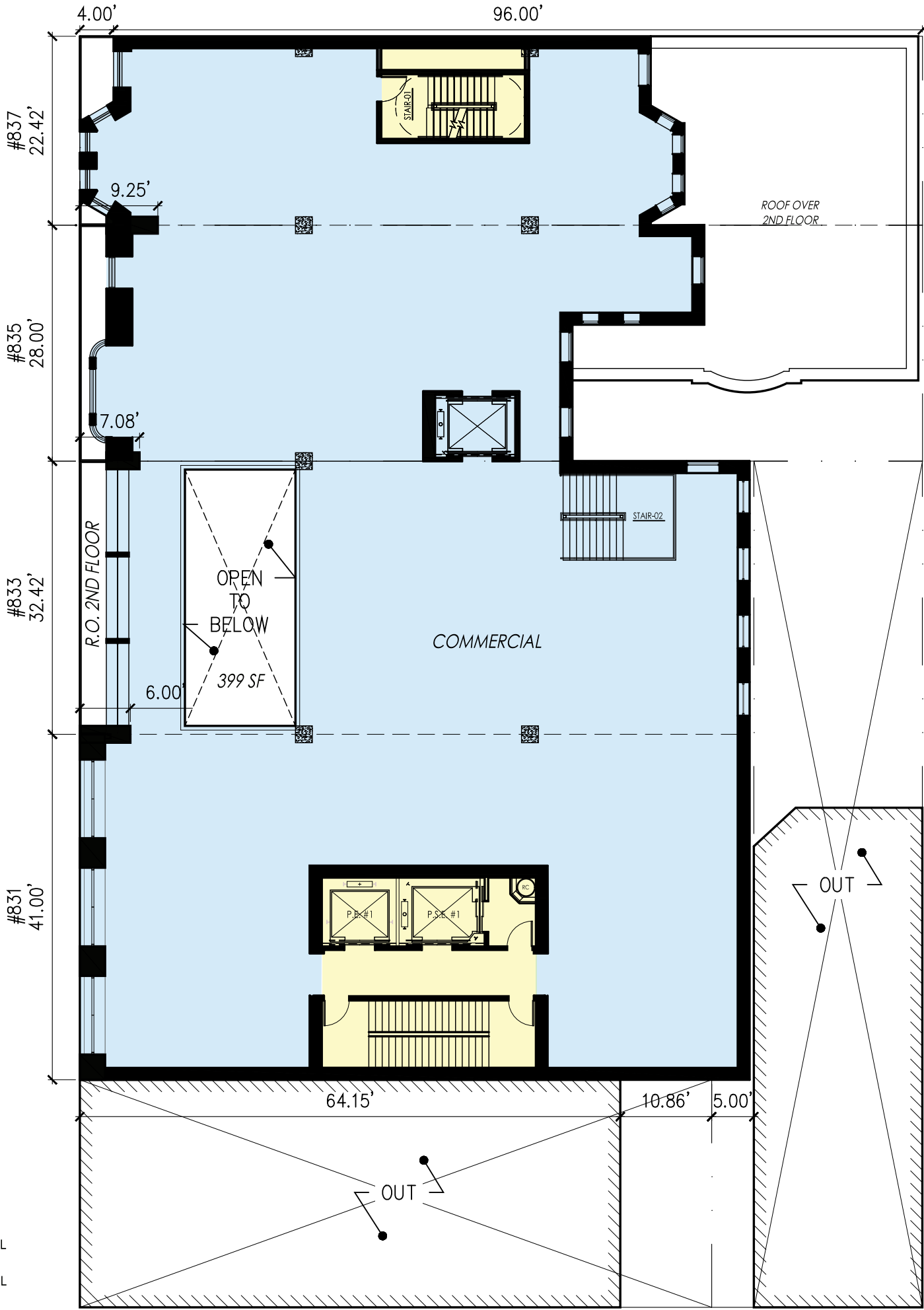
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4. New Building Proposal

831-837 Madison Avenue

3RD FLOOR PLAN LAYOUT
COMMERCIAL
COM : 7,838 SF
RESI : 946 SF

RESIDENTIAL
COMMERCIAL


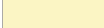
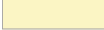


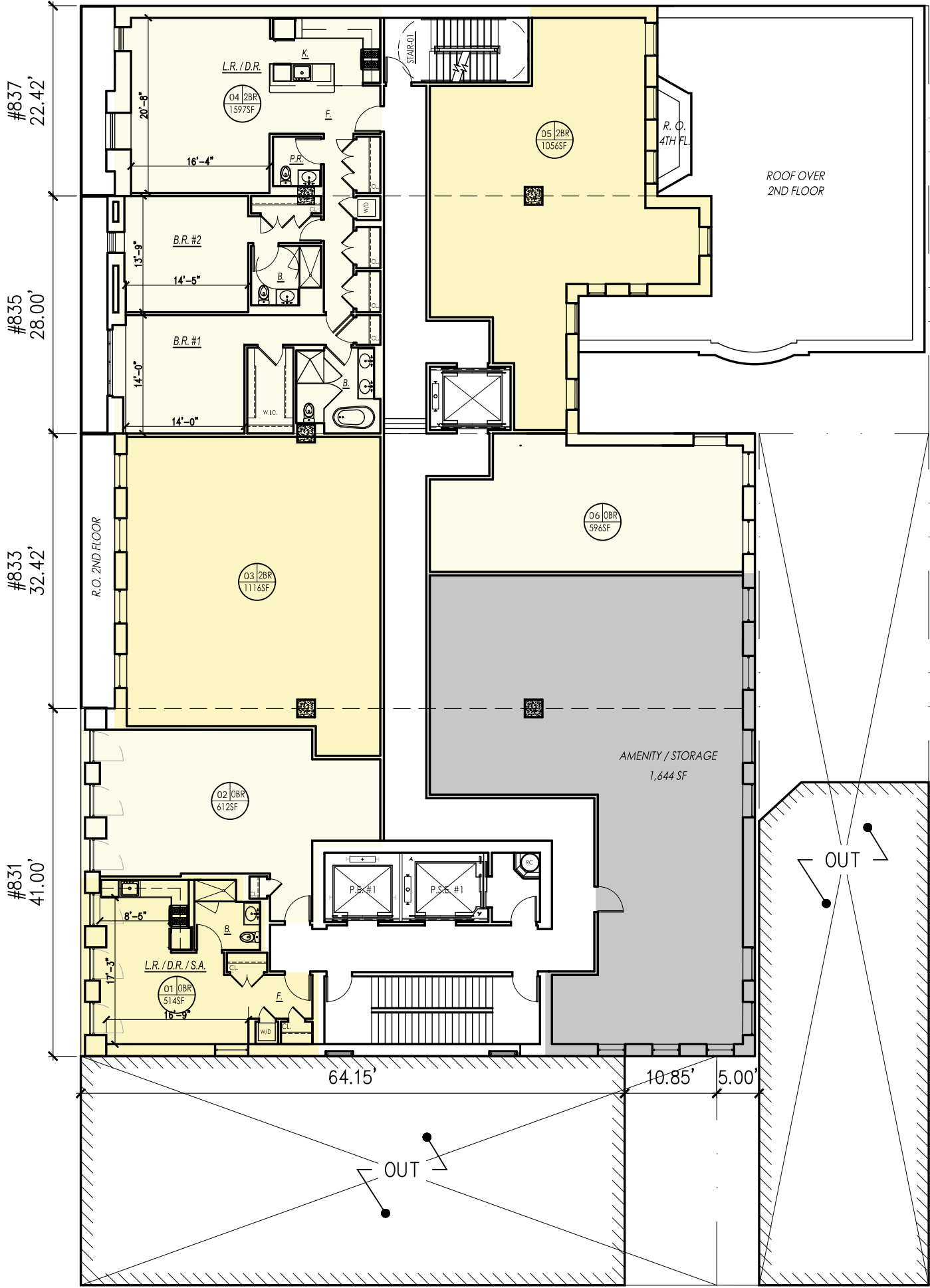
- NOTES:
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4. New Building Proposal

831-837 Madison Avenue

4TH & 5TH FLOOR PLAN LAYOUT
RESIDENTIAL
GFA: 8,849 GSF.

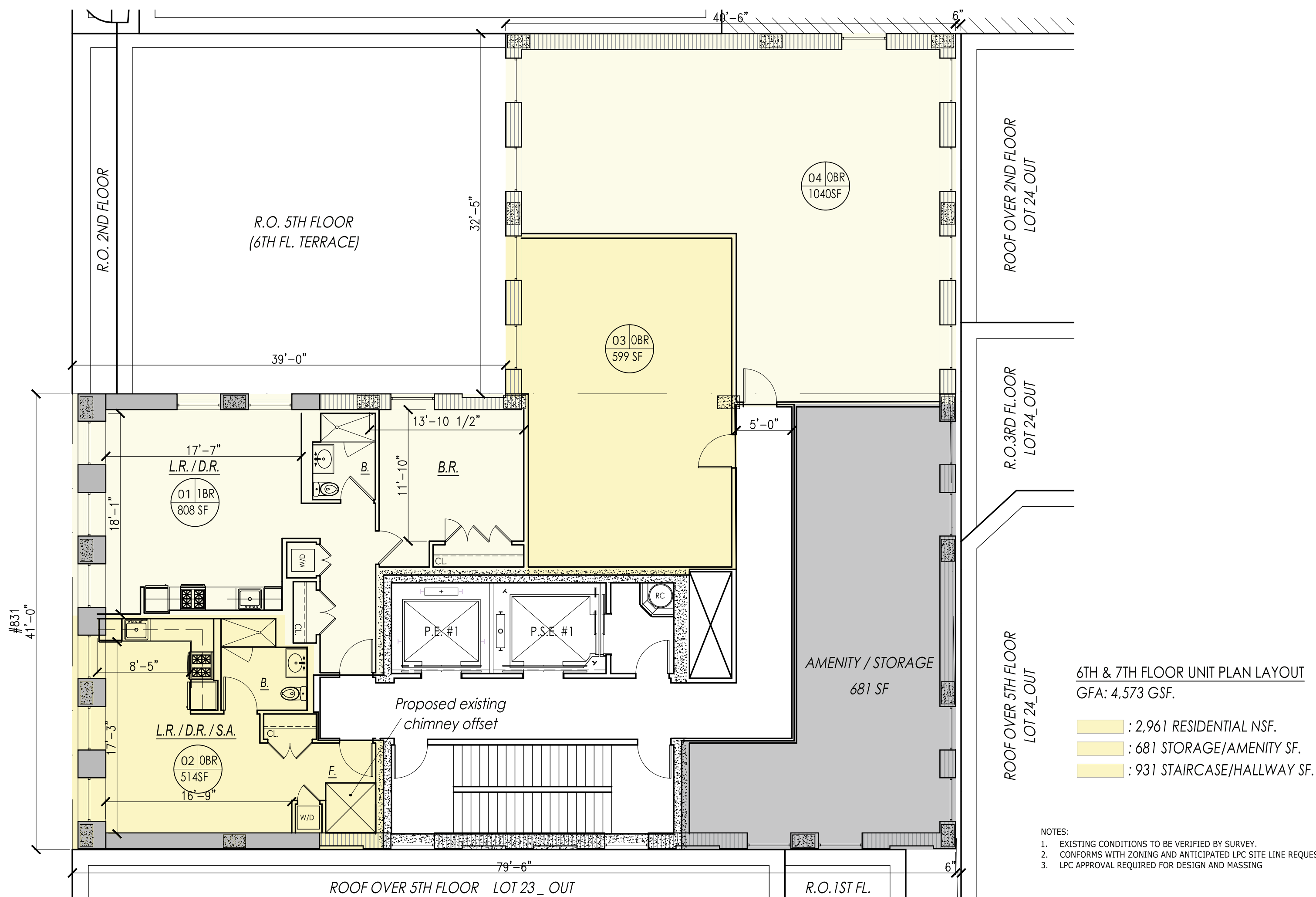
 : 5,491 RESIDENTIAL NSF.
 : 1,644 STORAGE/AMENITY SF.
 : 1,714 STAIRCASE/HALLWAY SF.



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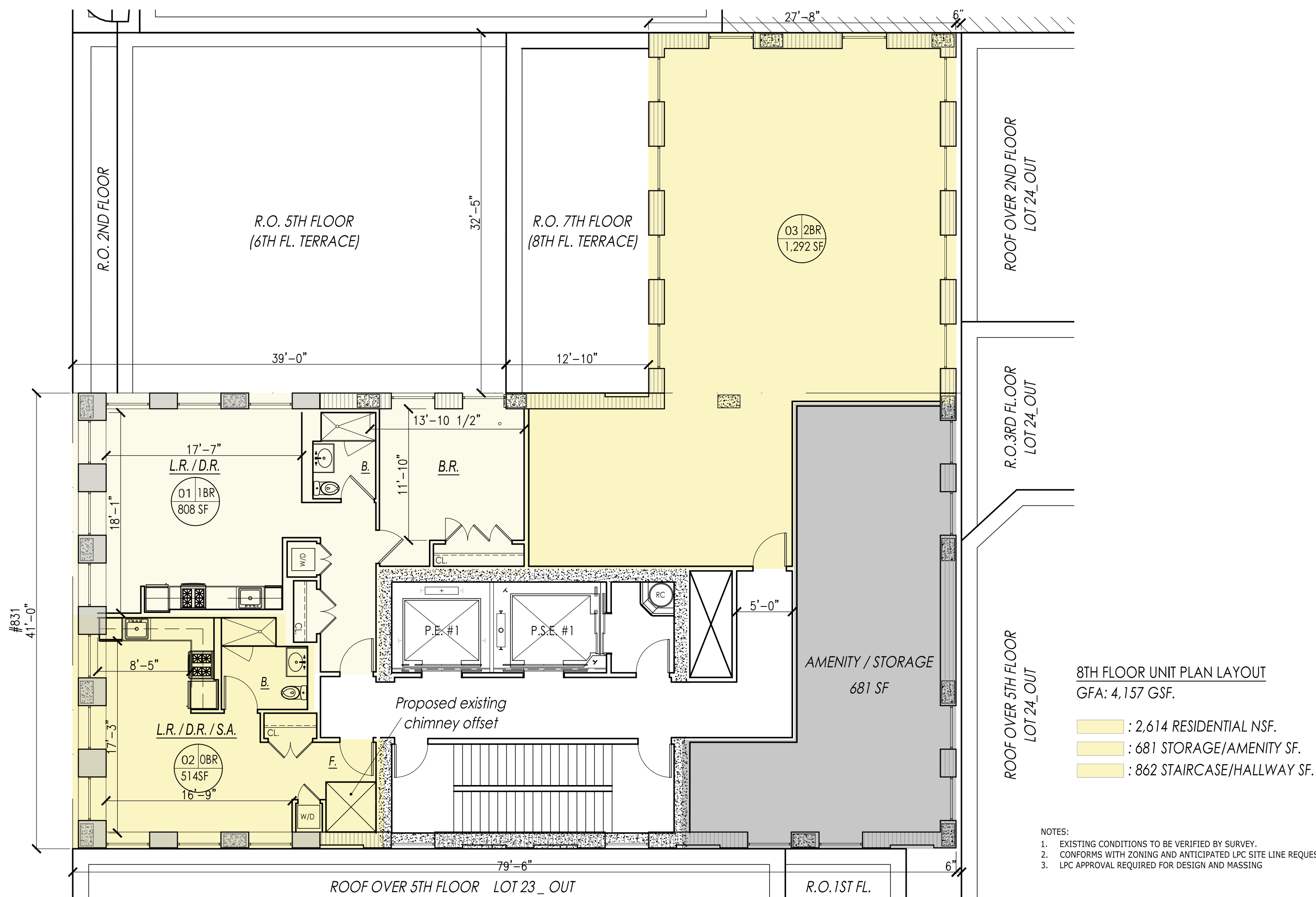
4. New Building Proposal

831-833 Madison Avenue



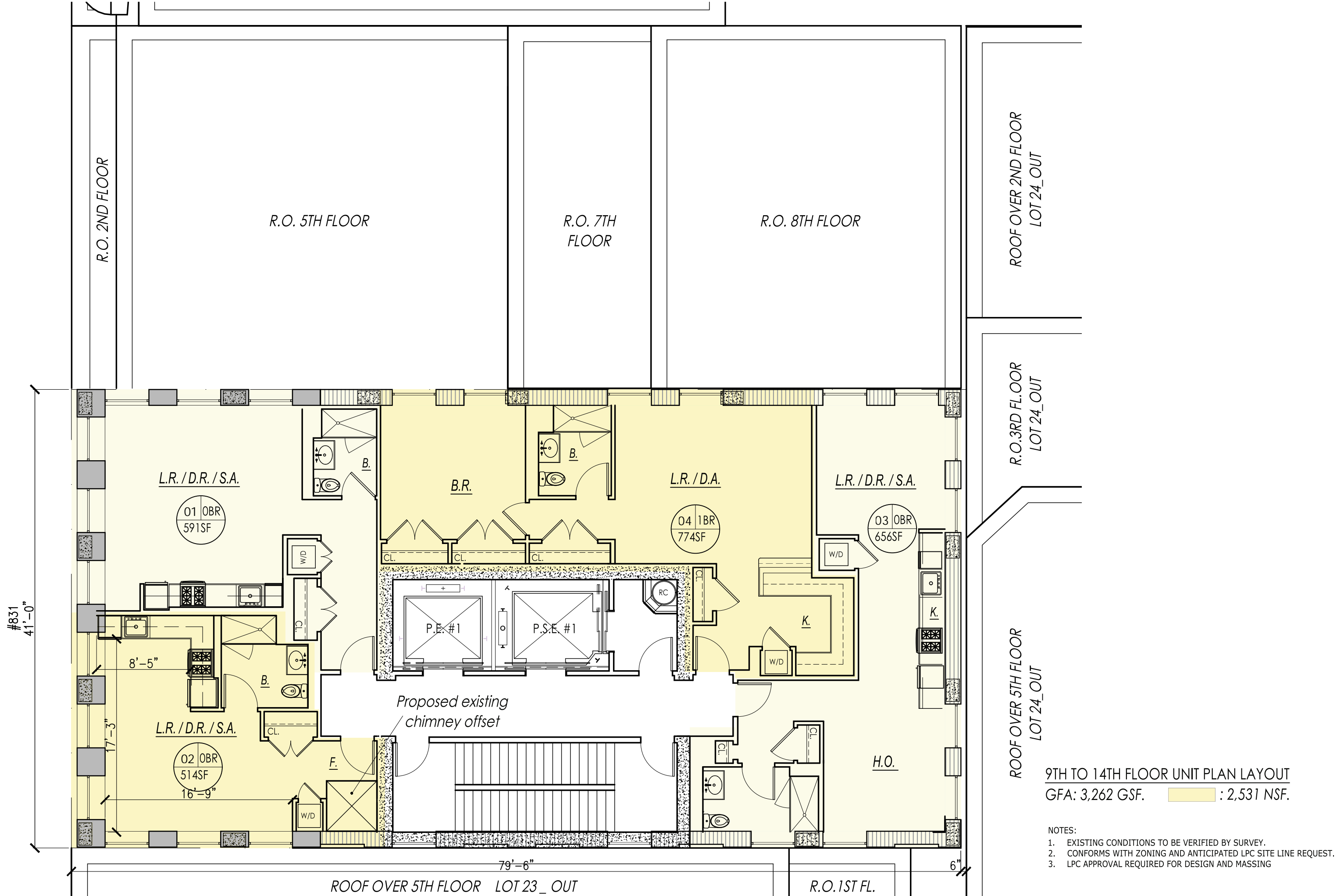
4. New Building Proposal

831-833 Madison Avenue



4. New Building Proposal

831 Madison Avenue

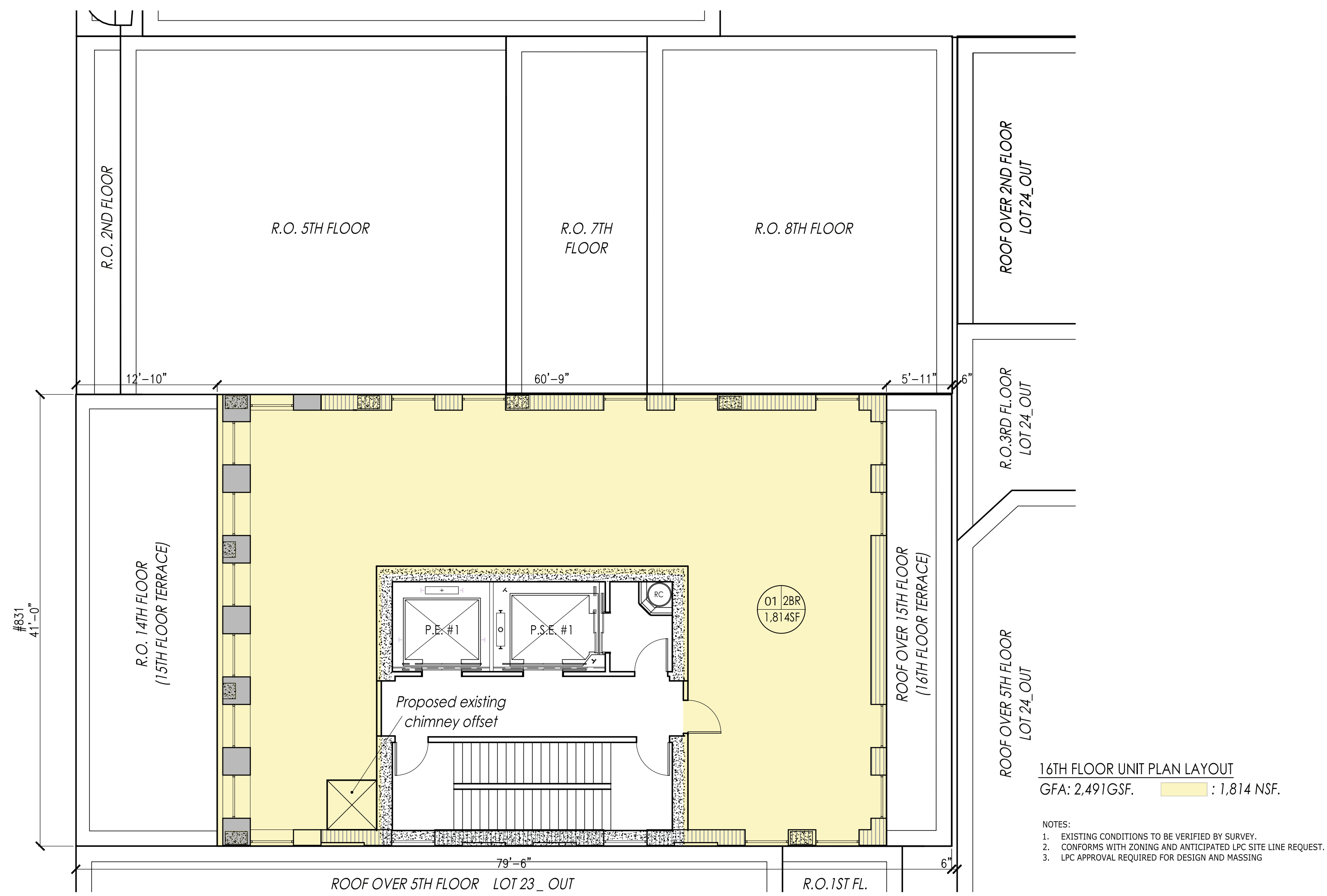


831 Madison Avenue



4. New Building Proposal

831 Madison Avenue



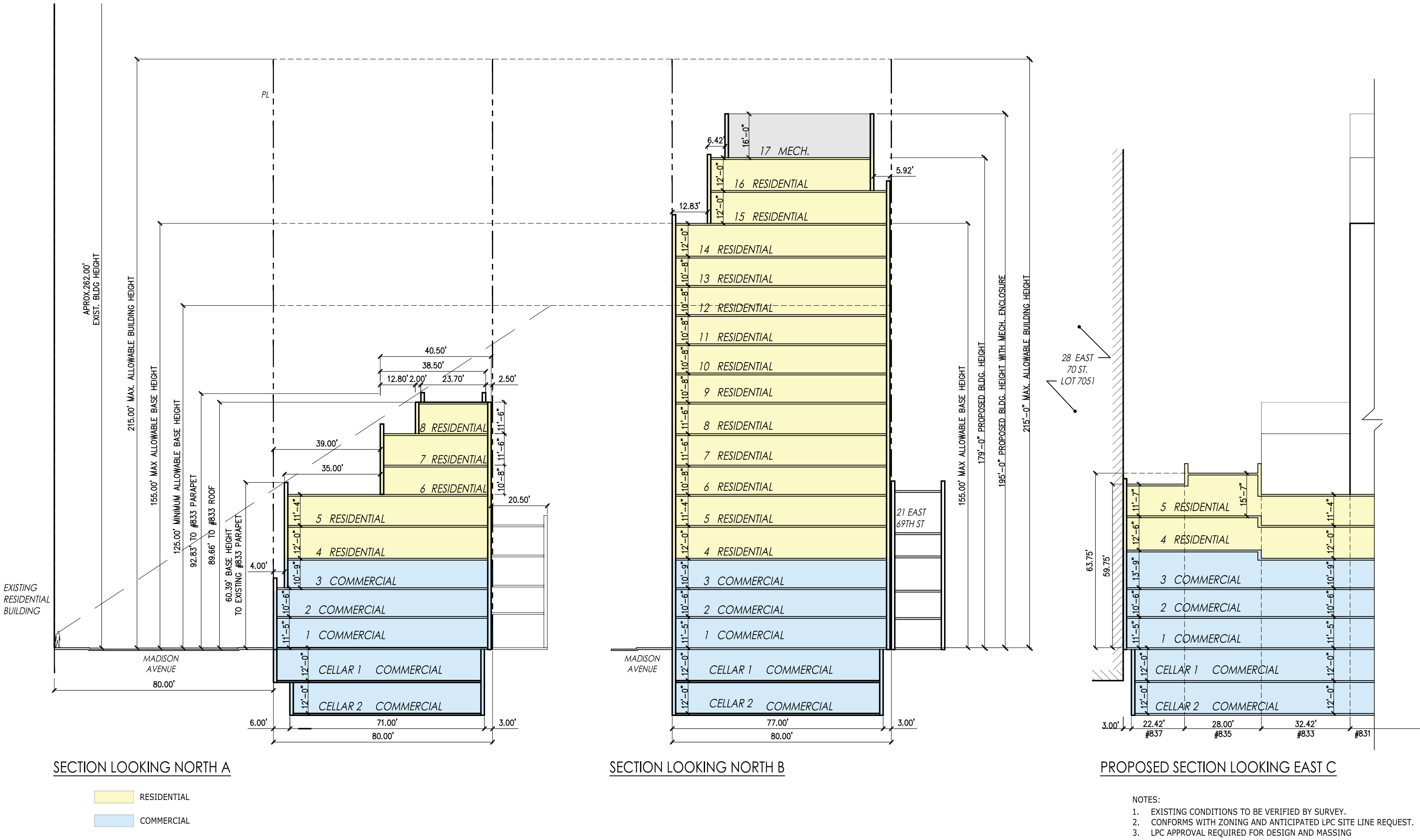
4. New Building Proposal

831 Madison Avenue



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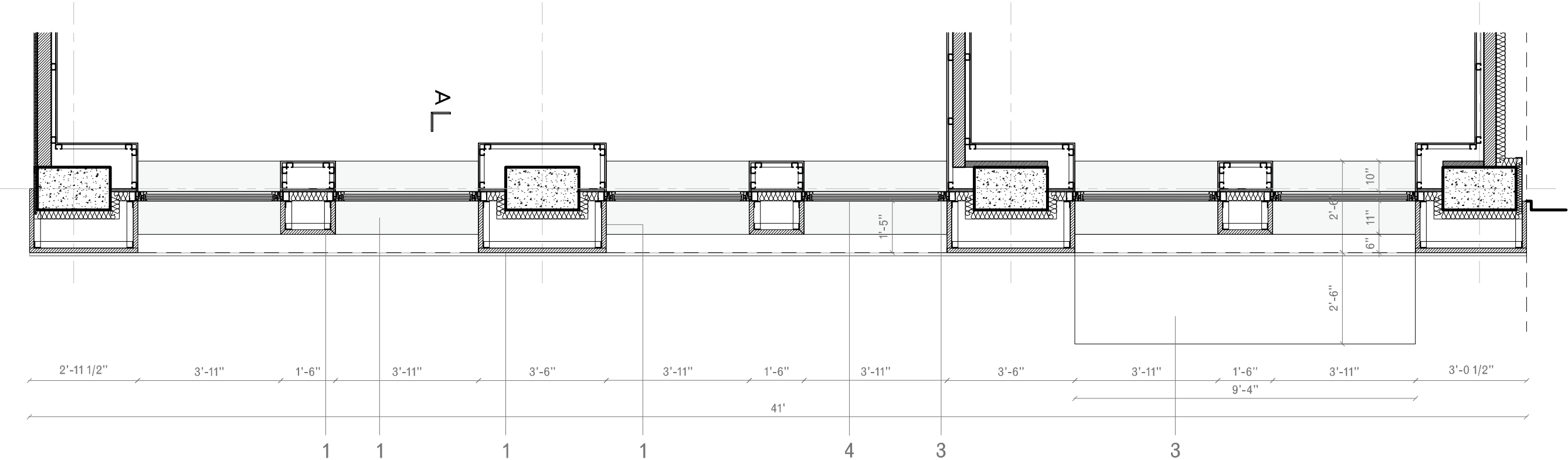
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- 7. Granite (Light Colour)



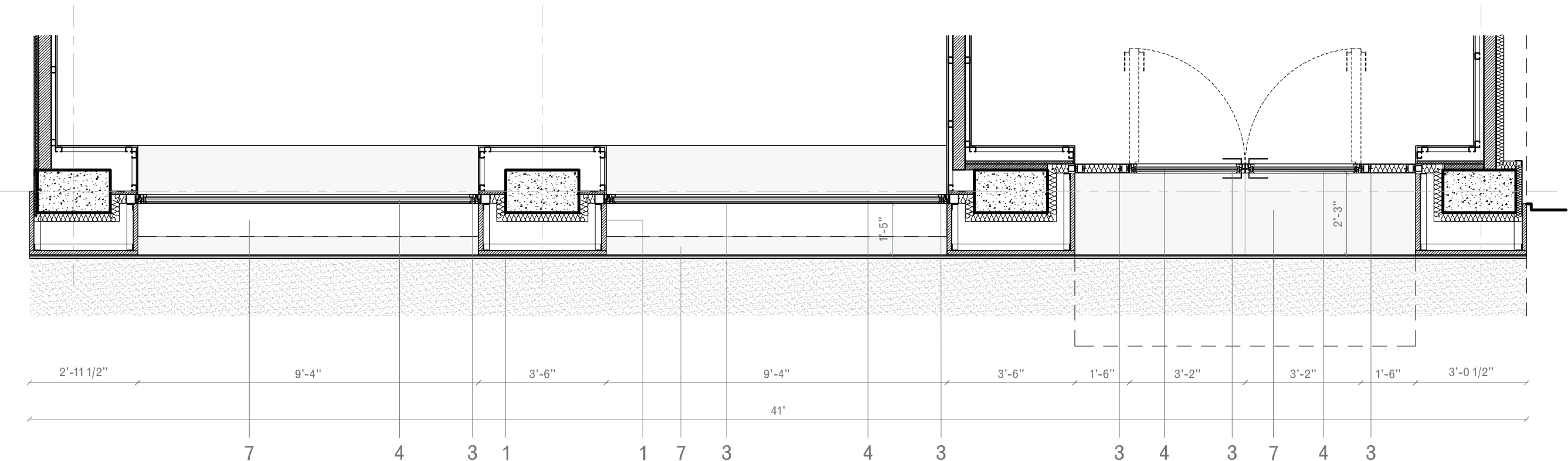
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831 Madison Avenue

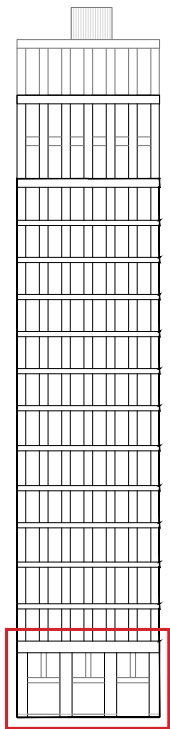
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Plan_Mezzanine Floor



Plan_Entrance Floor



4. New Building Proposal

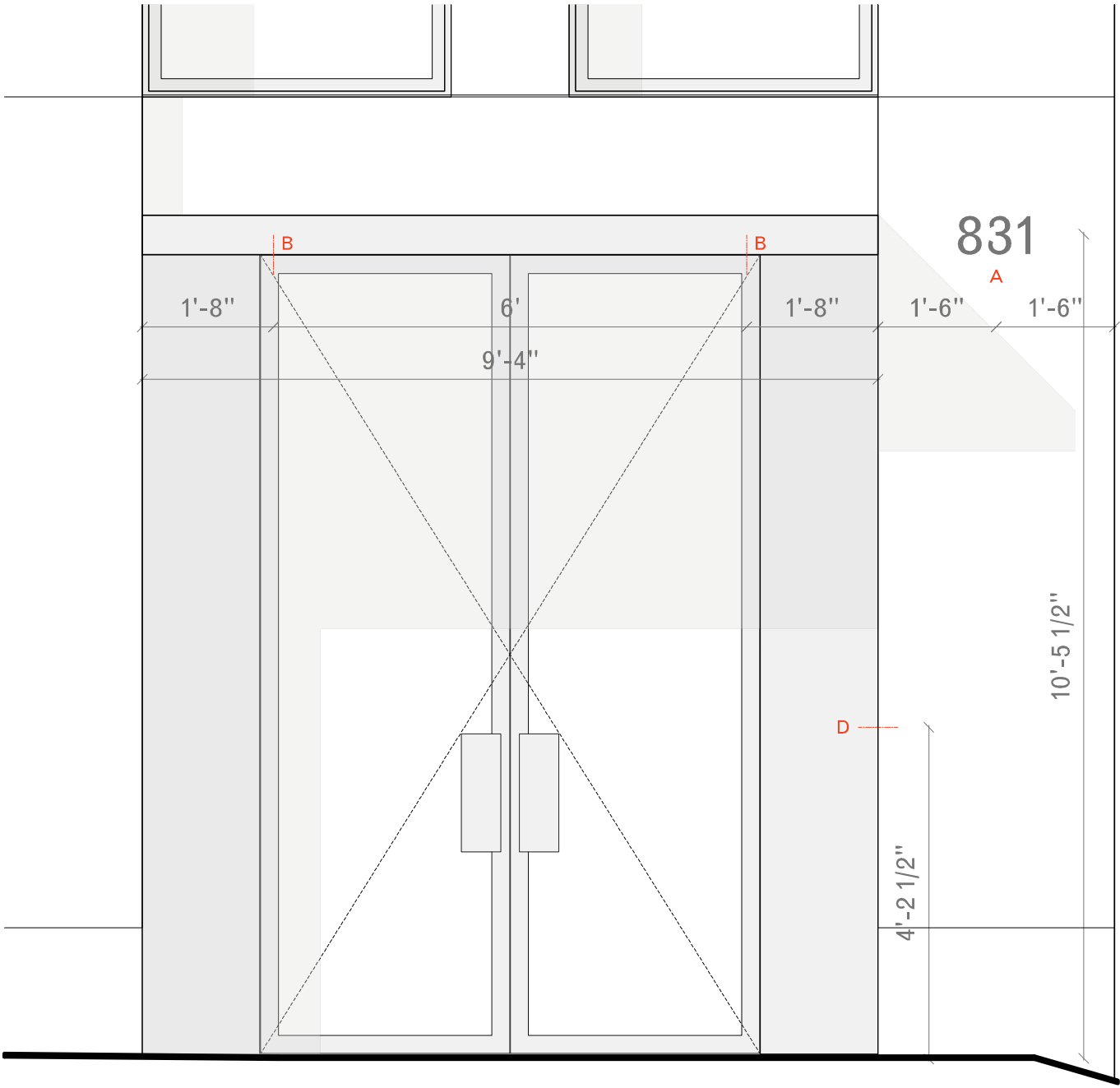
831 Madison Avenue

Image from the West_Entrance Lobby and Retail

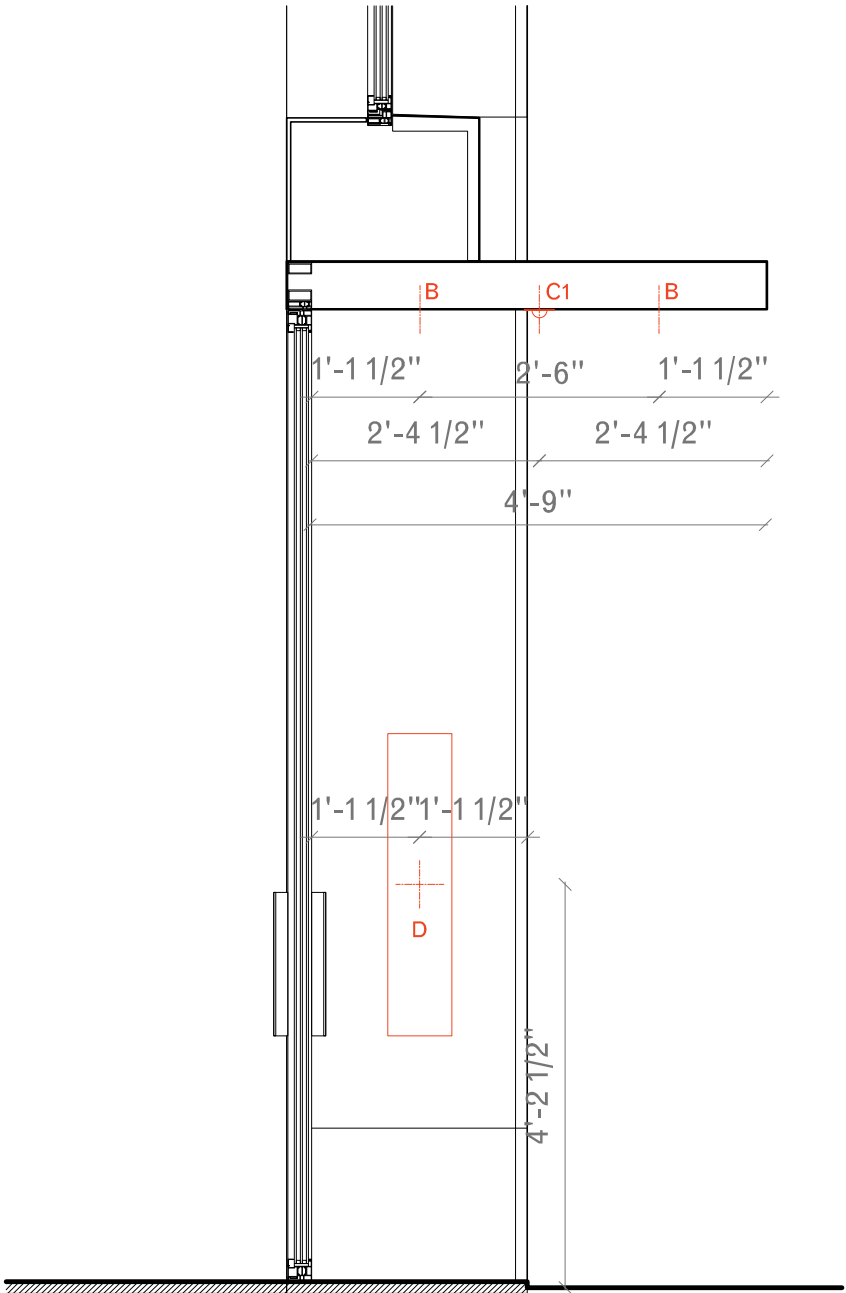


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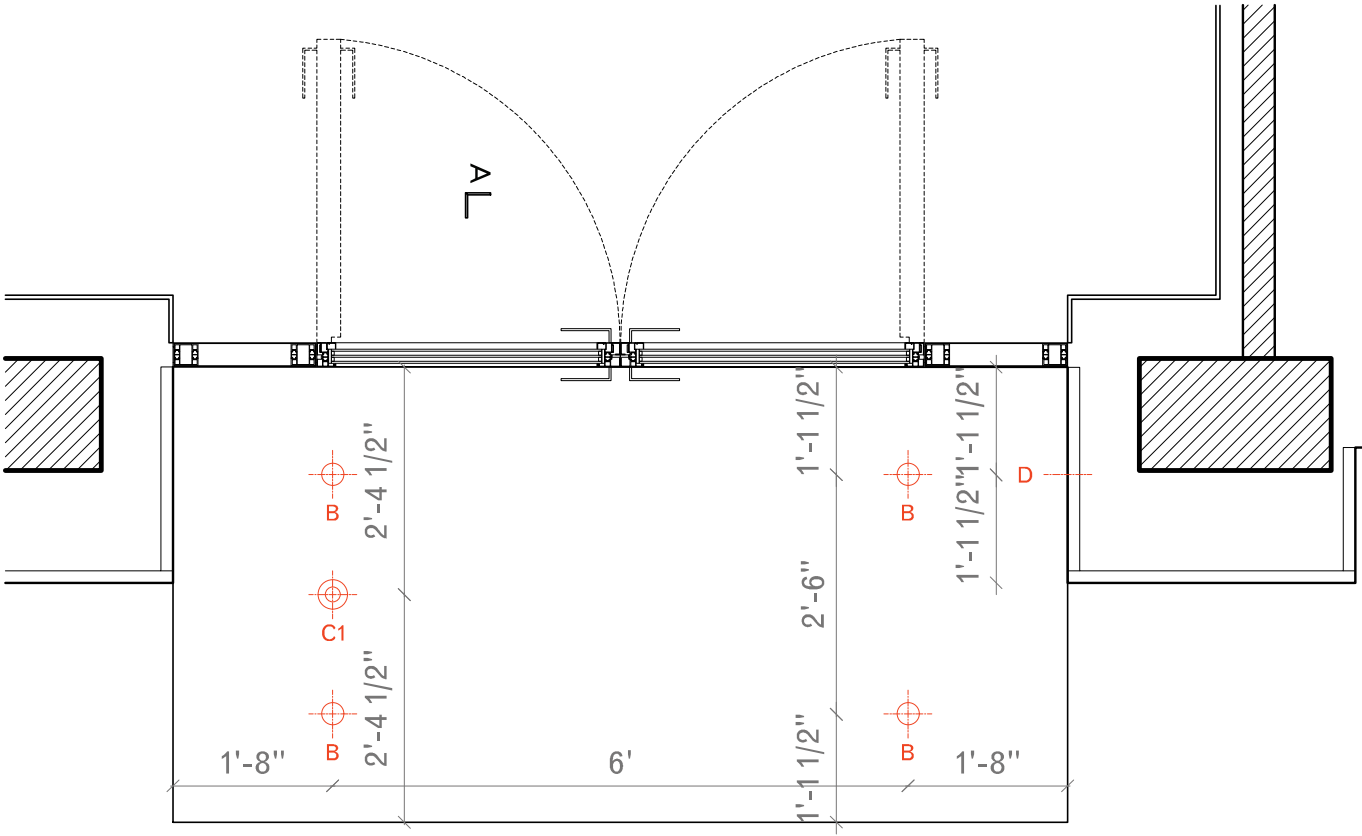
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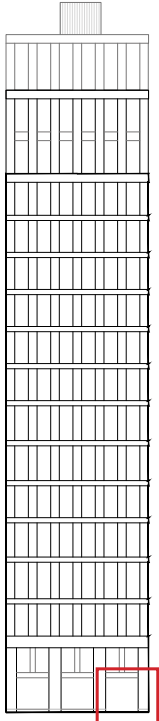
Elevation



Section



Reflected Ceiling Plan



4. New Building Proposal

831 Madison Avenue

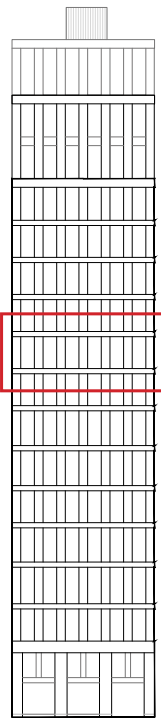
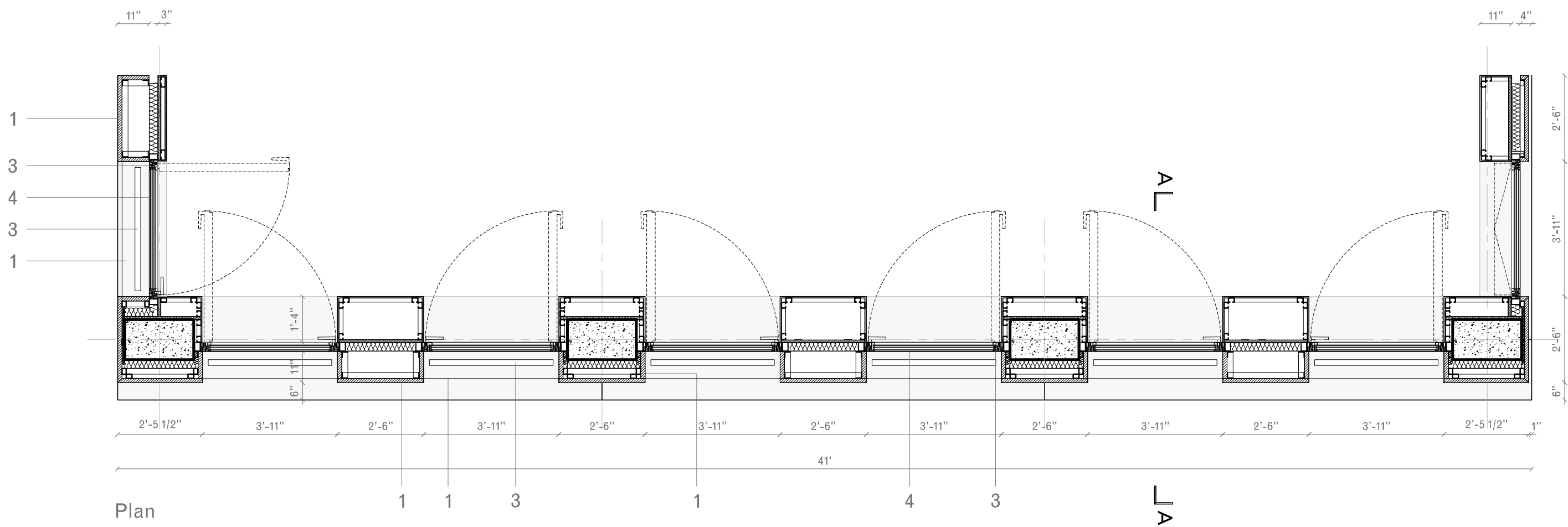
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4. New Building Proposal

831 Madison Avenue

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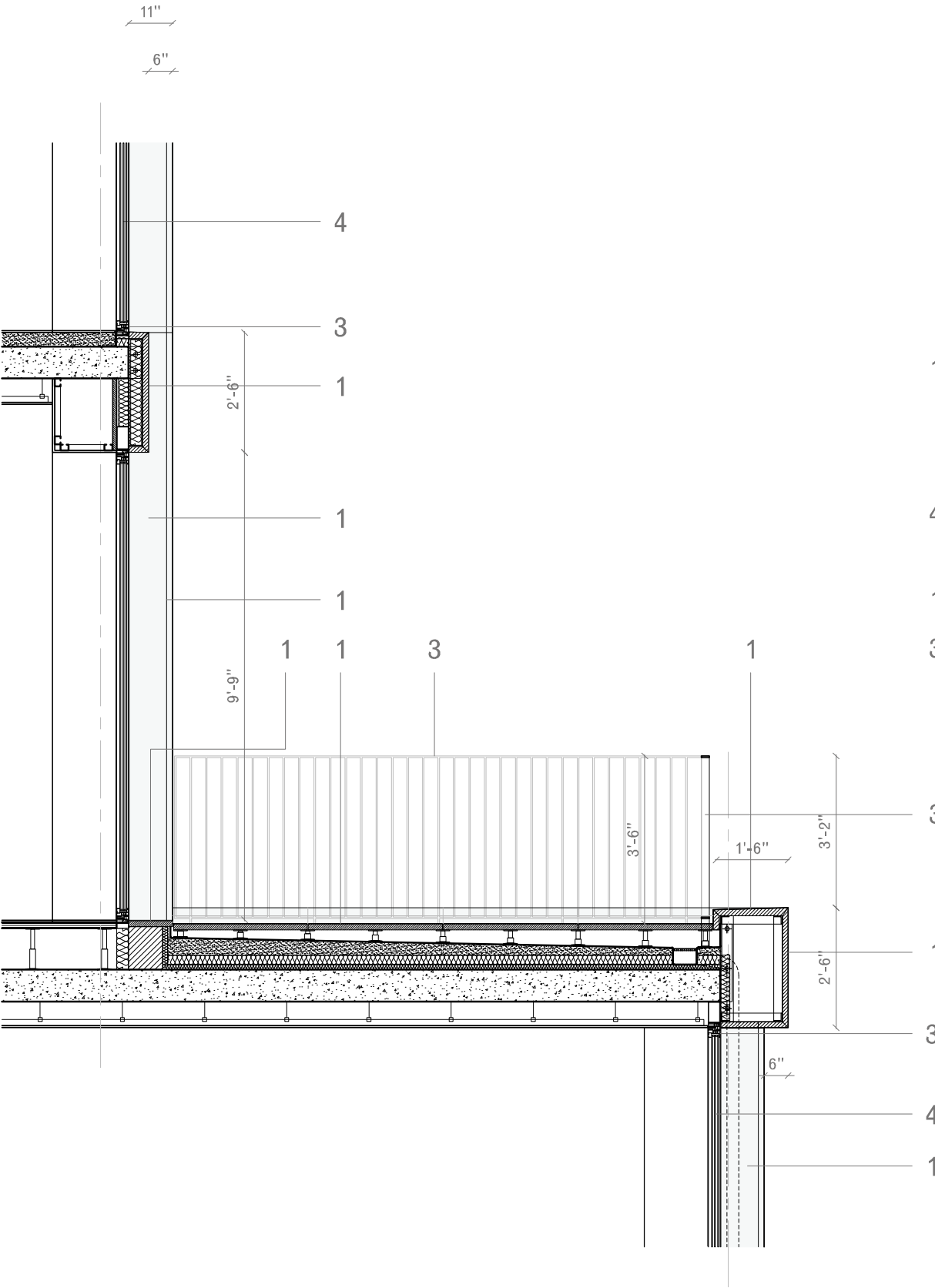


Interior Image facing South_Typical Apartment

4. New Building Proposal

831 Madison Avenue

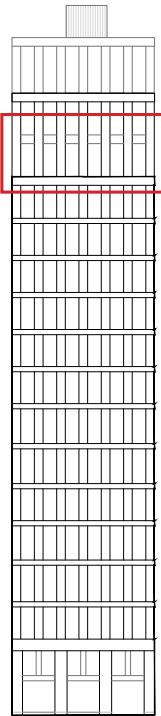
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Section AA



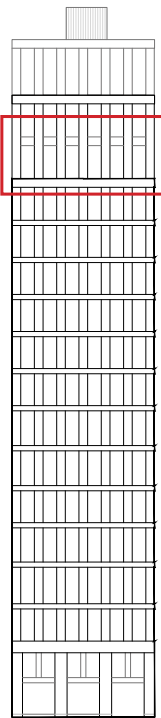
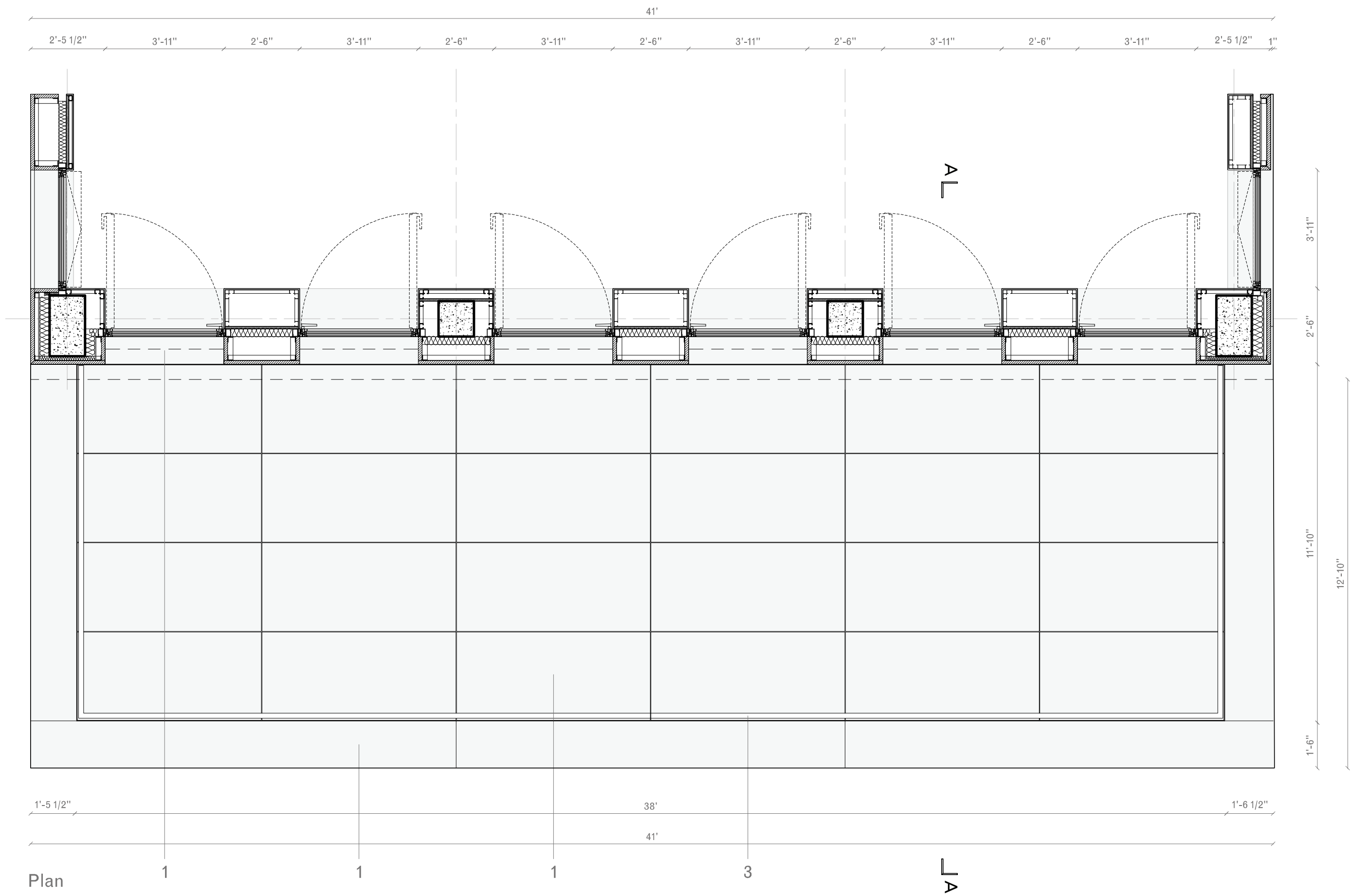
Elevation



4. New Building Proposal

831 Madison Avenue

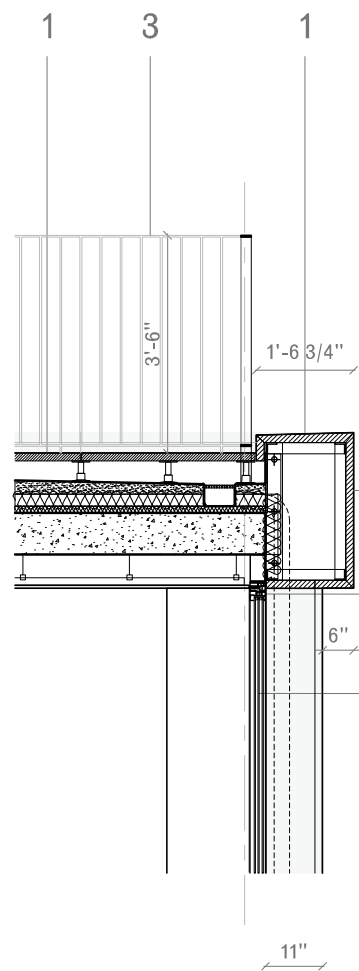
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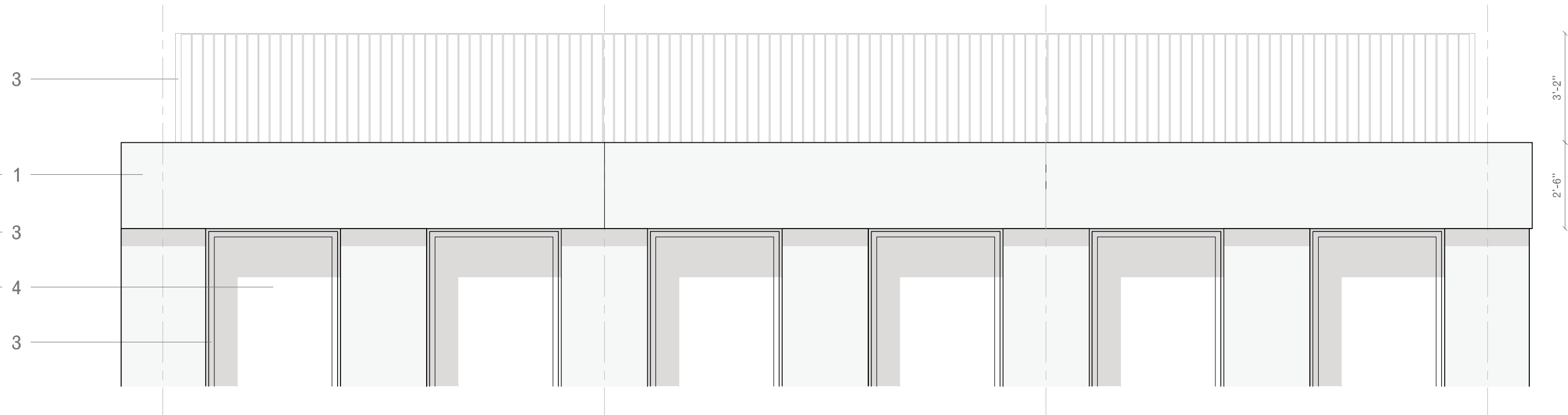
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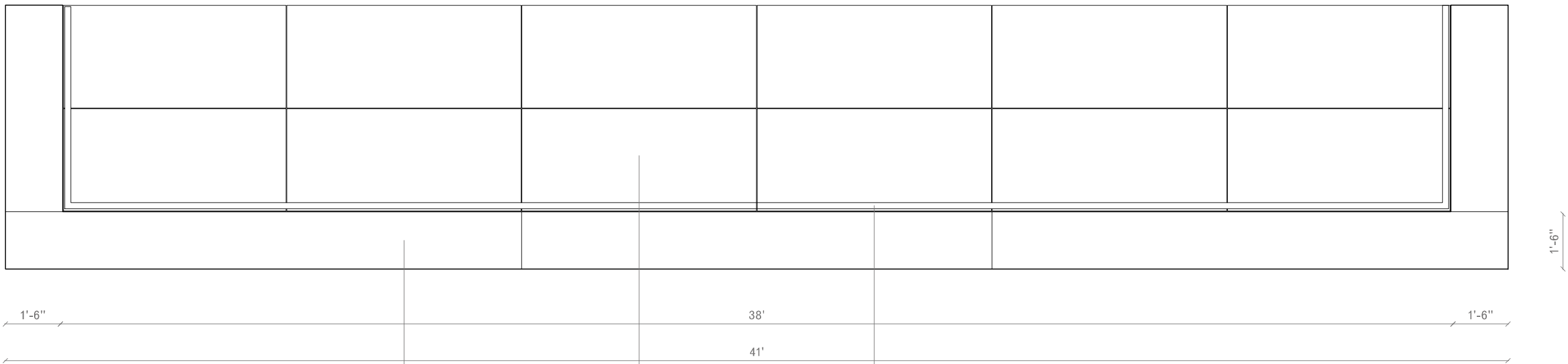
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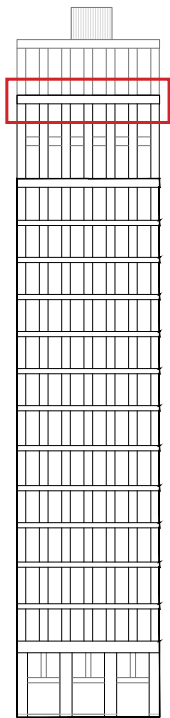
Section AA



Elevation

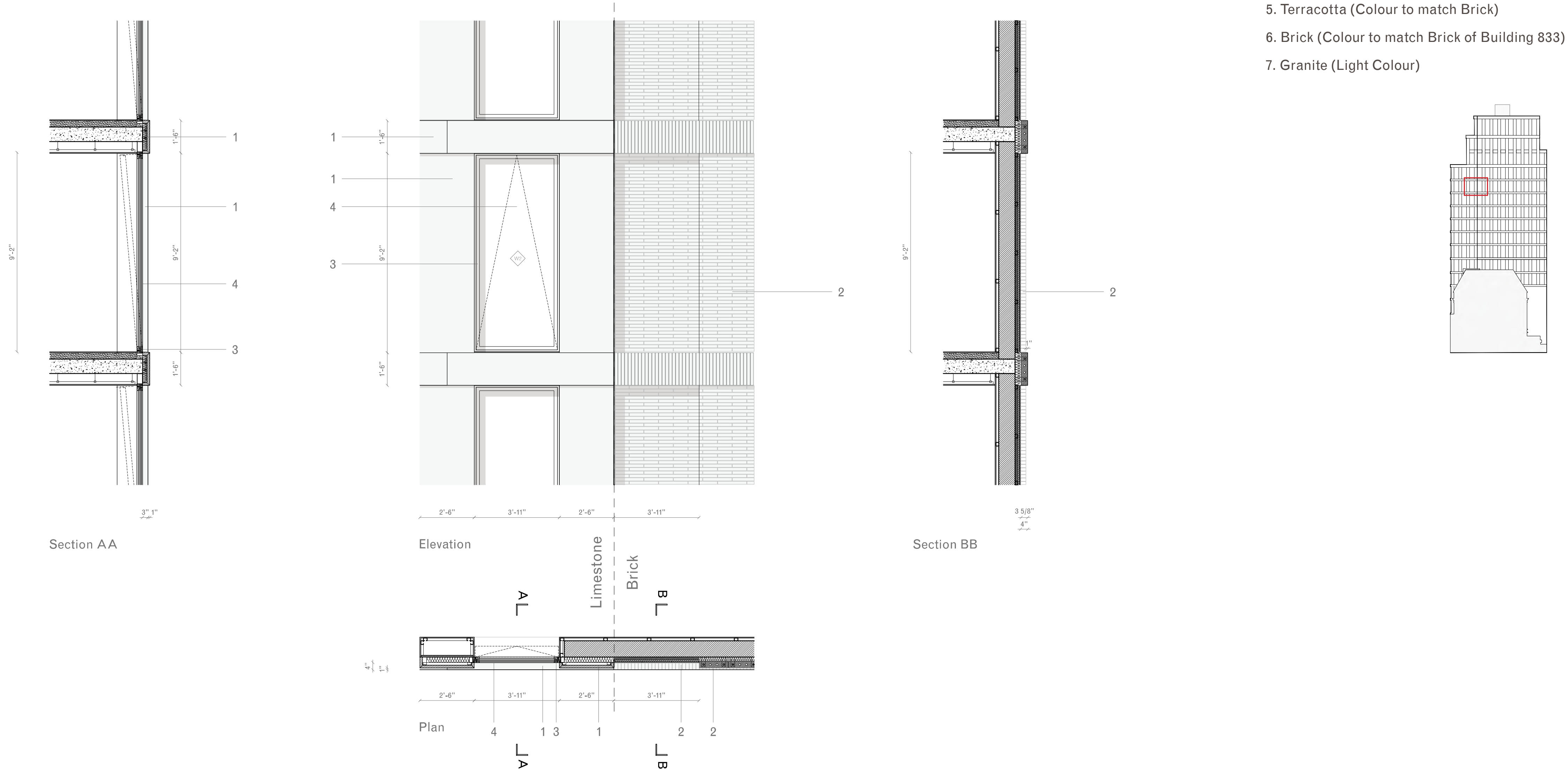


Plan



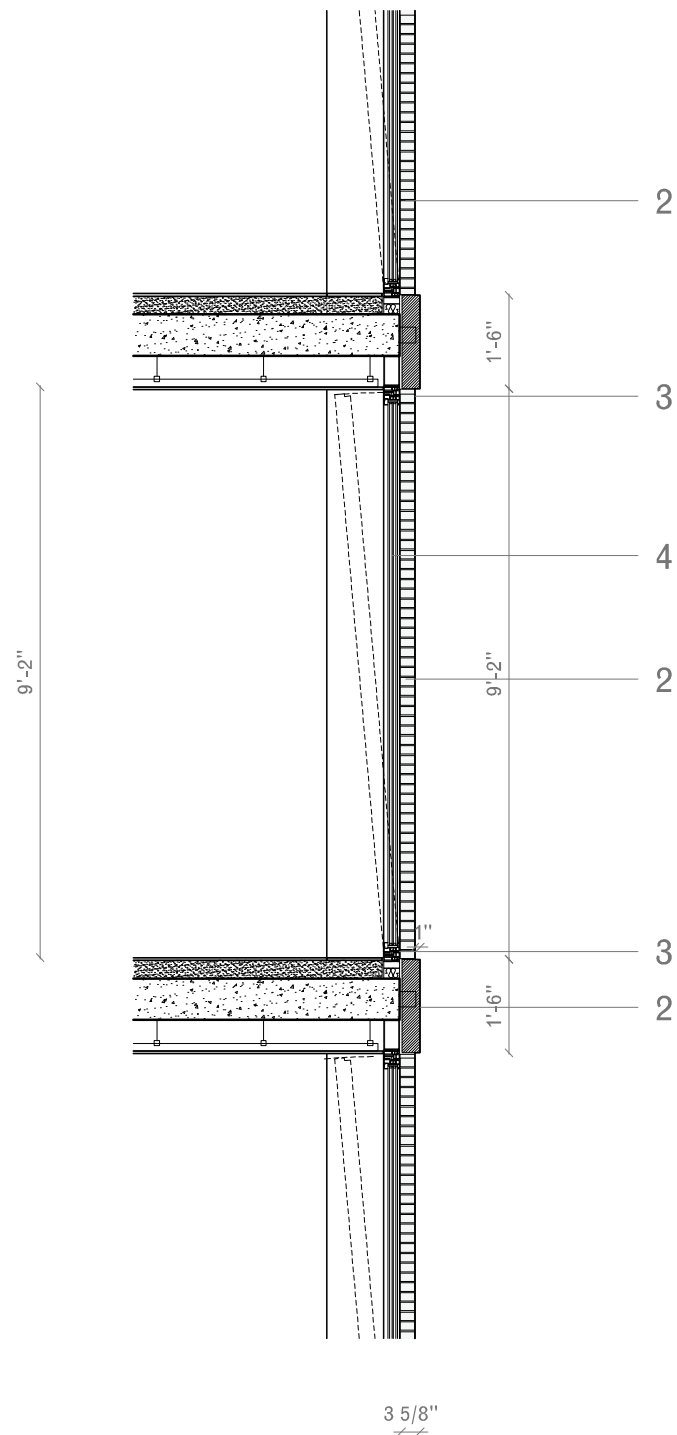
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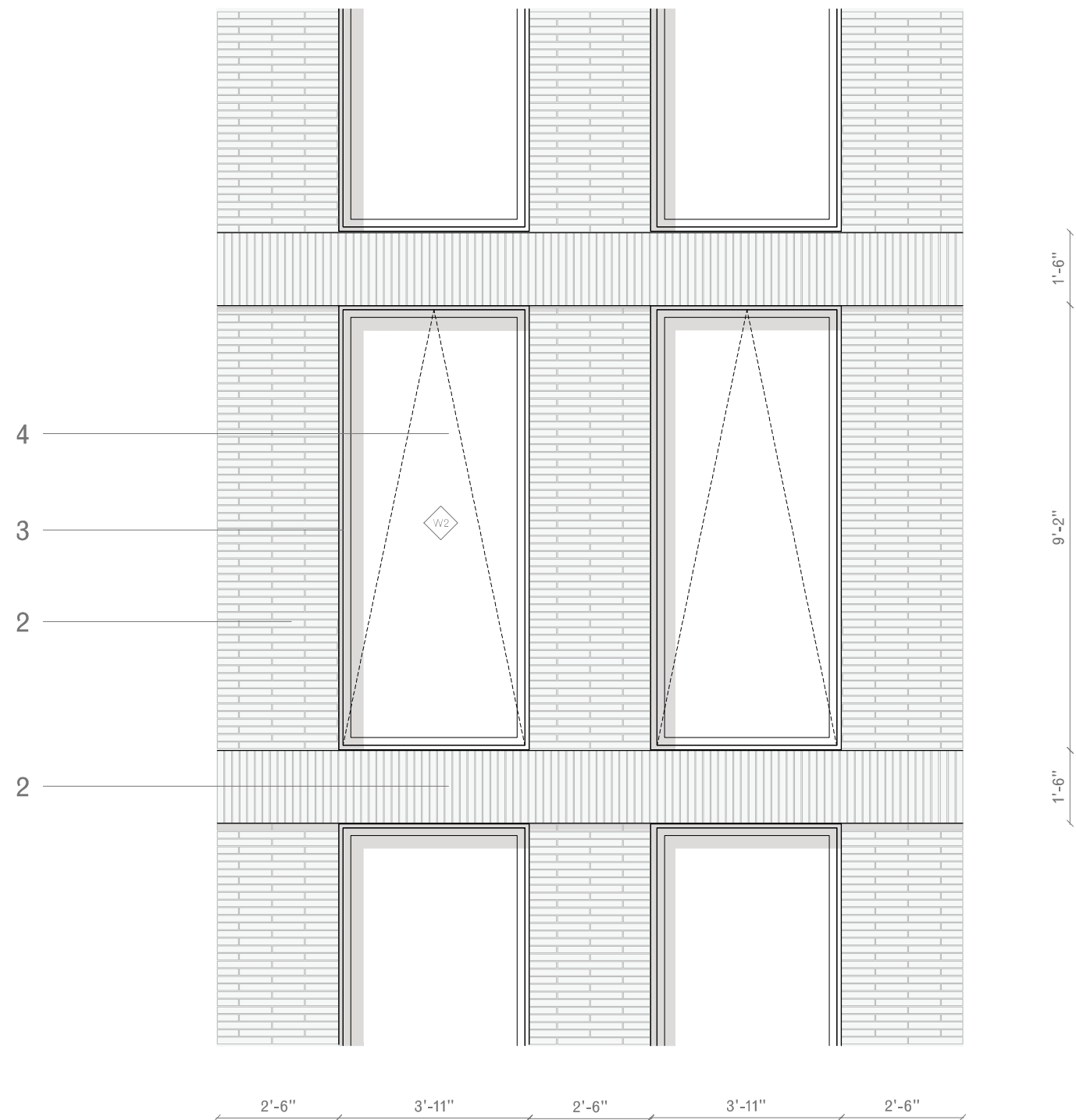


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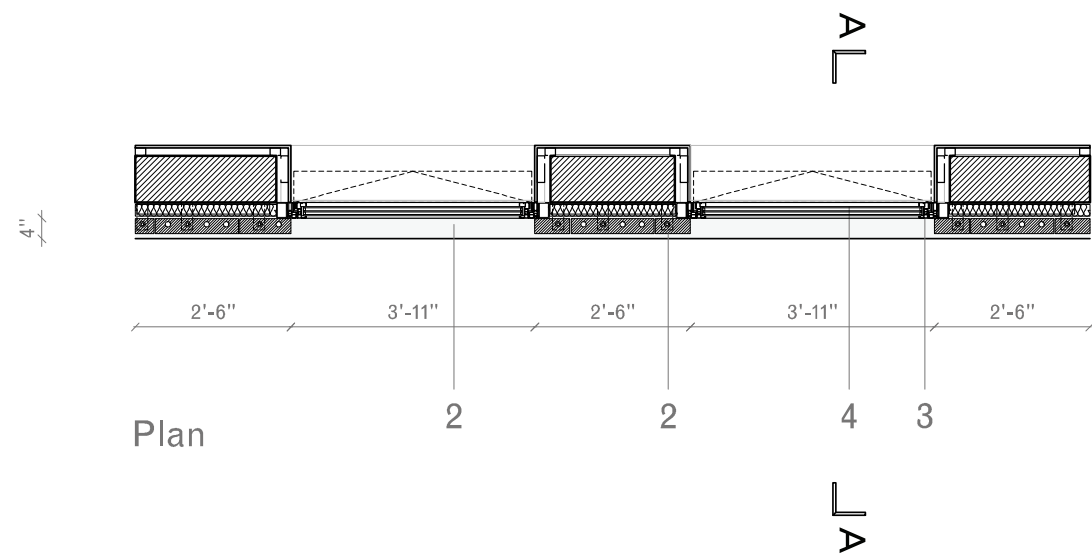
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Section AA

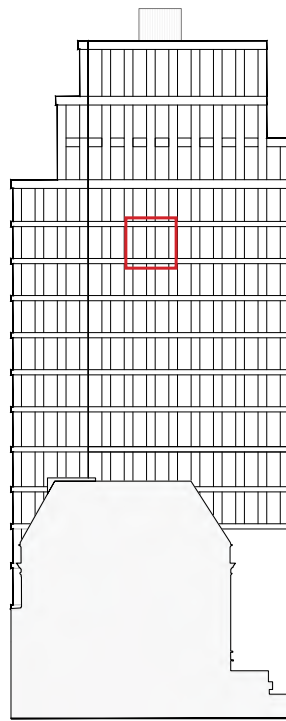


Elevation



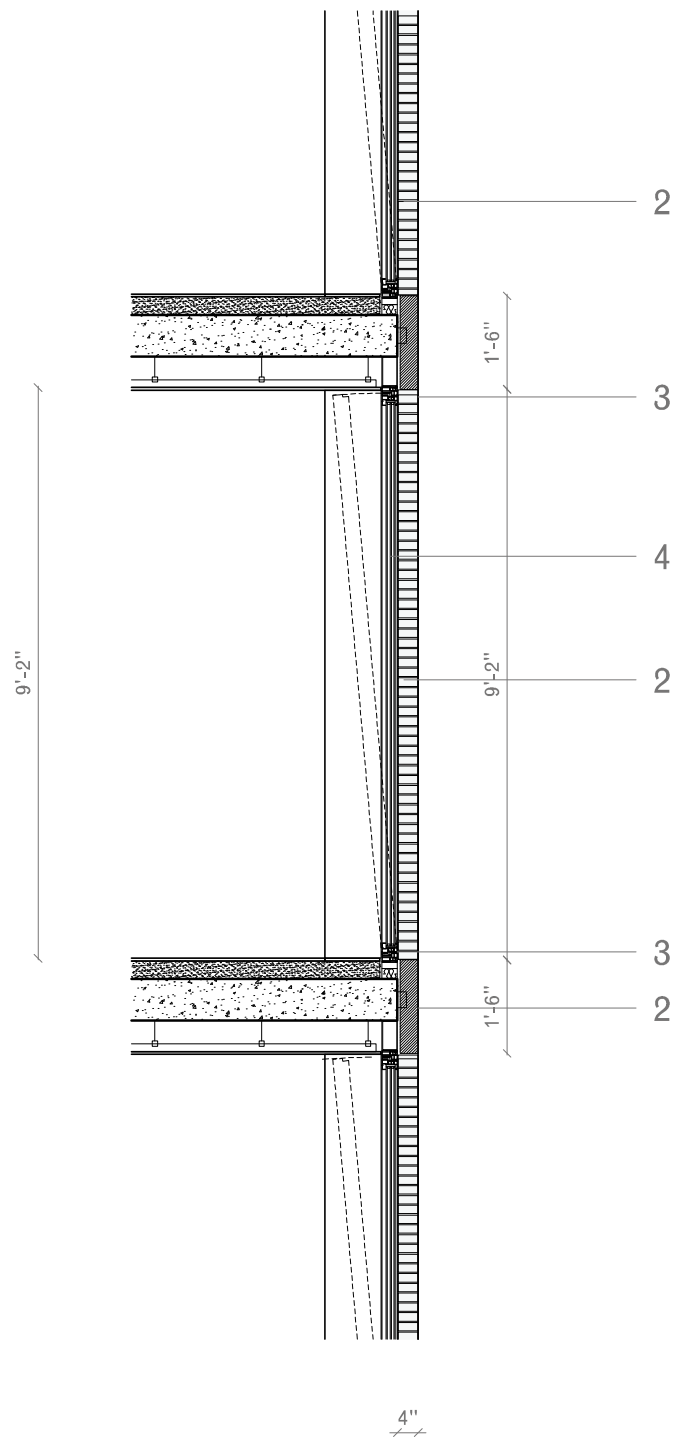
Plan

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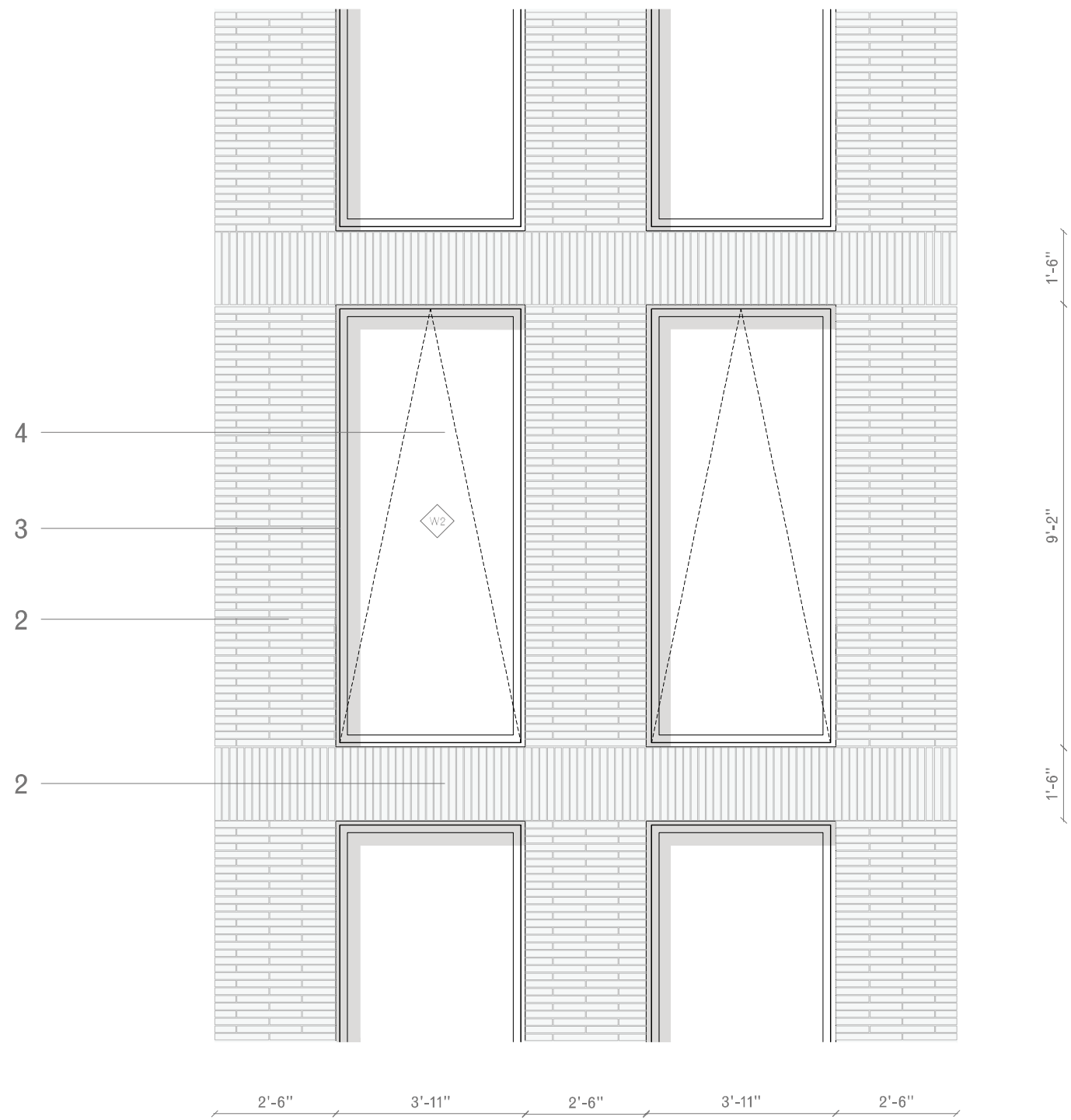


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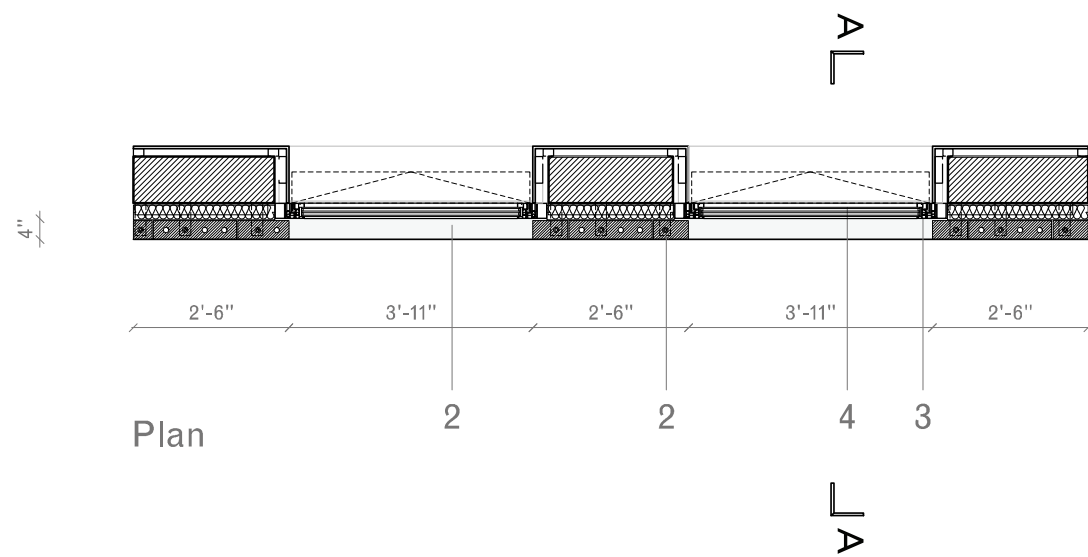
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Section AA

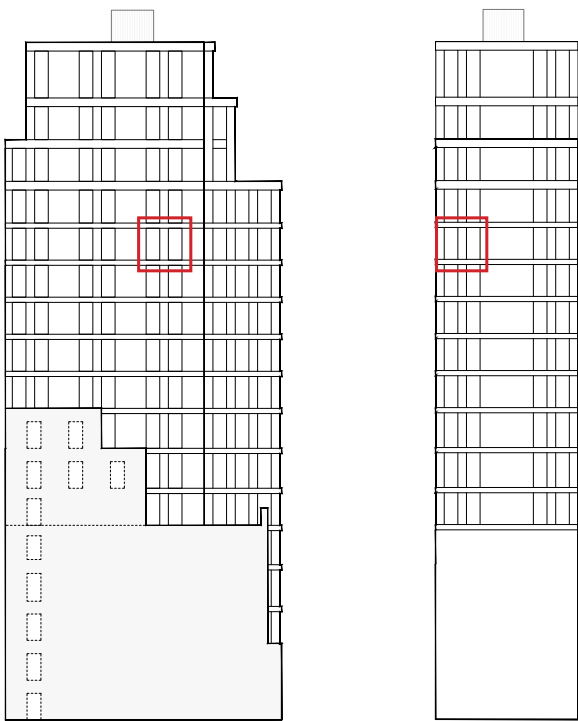


Elevation



Plan

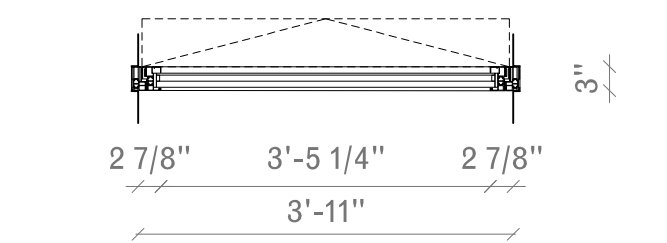
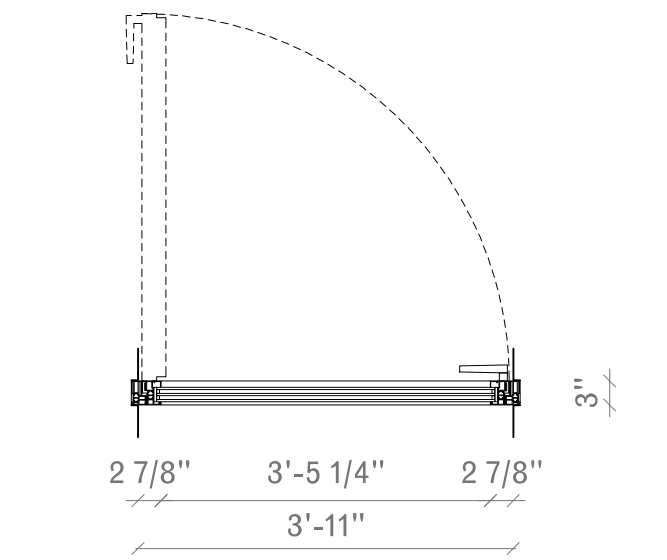
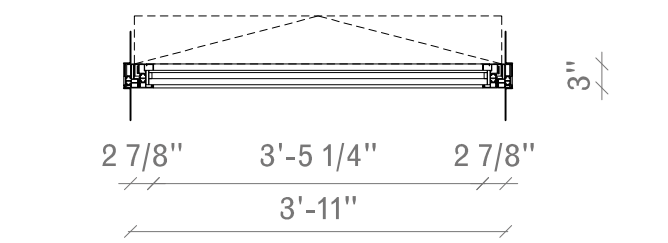
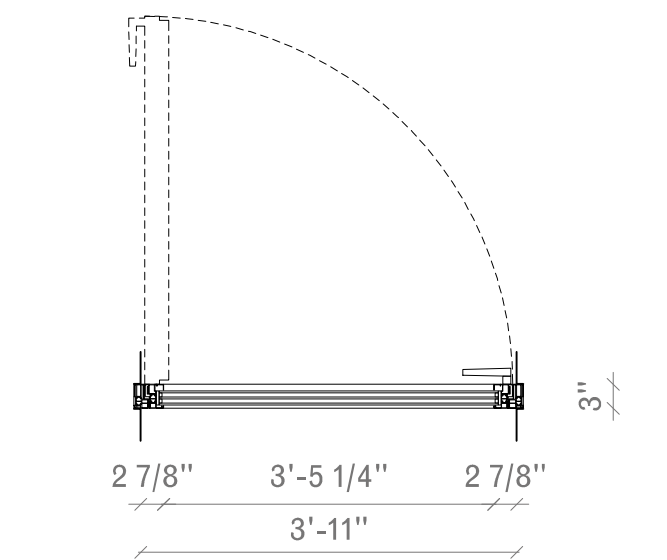
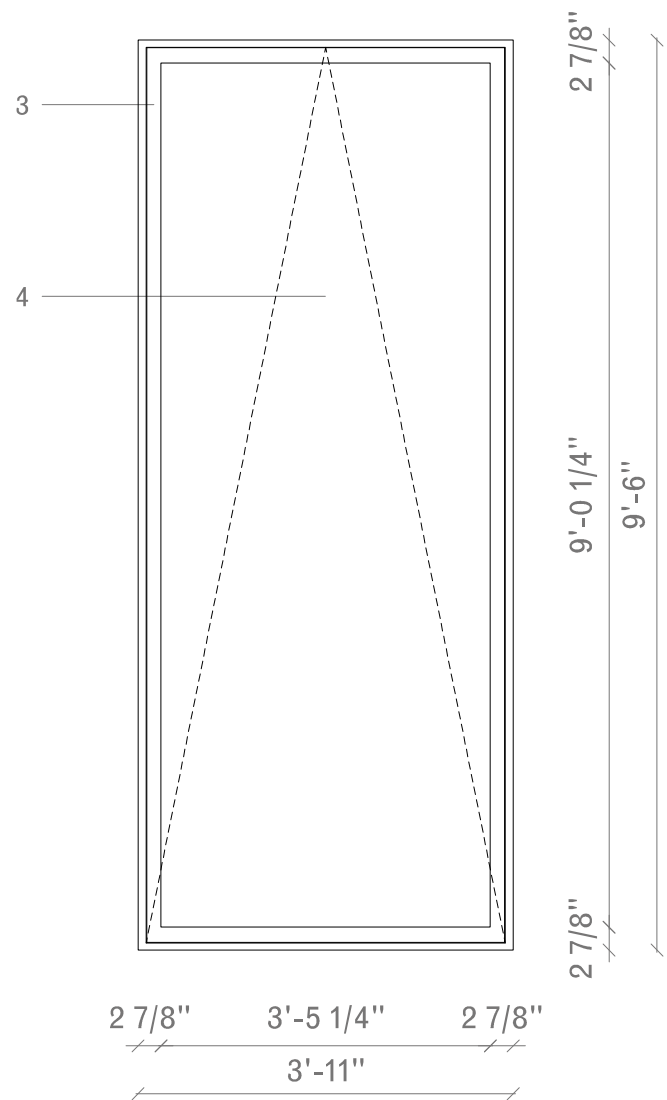
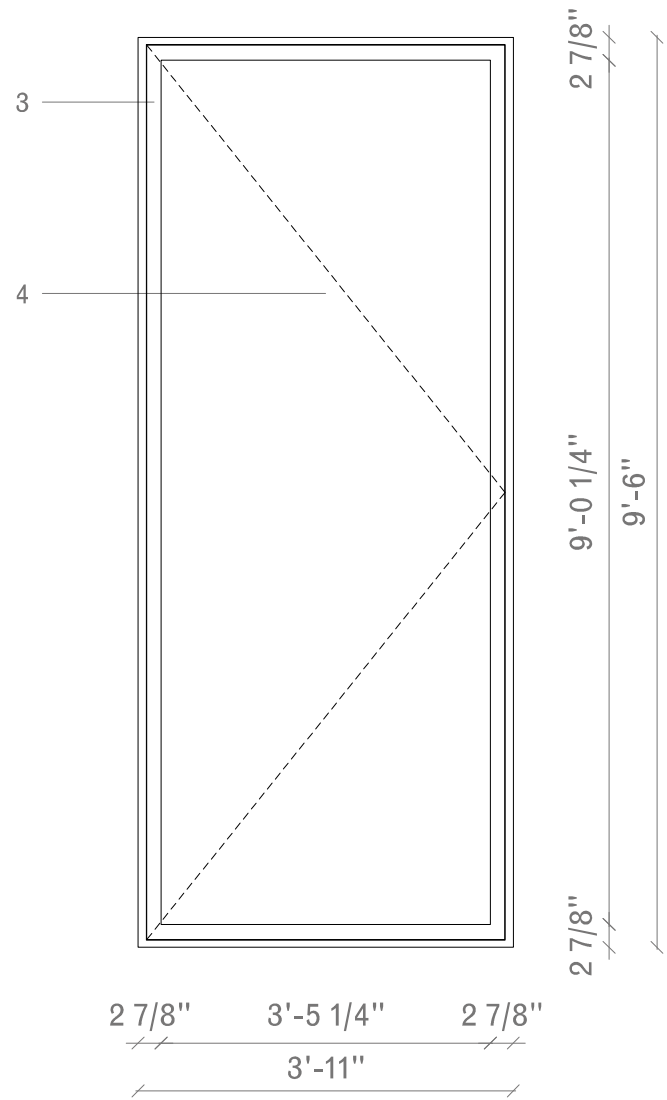
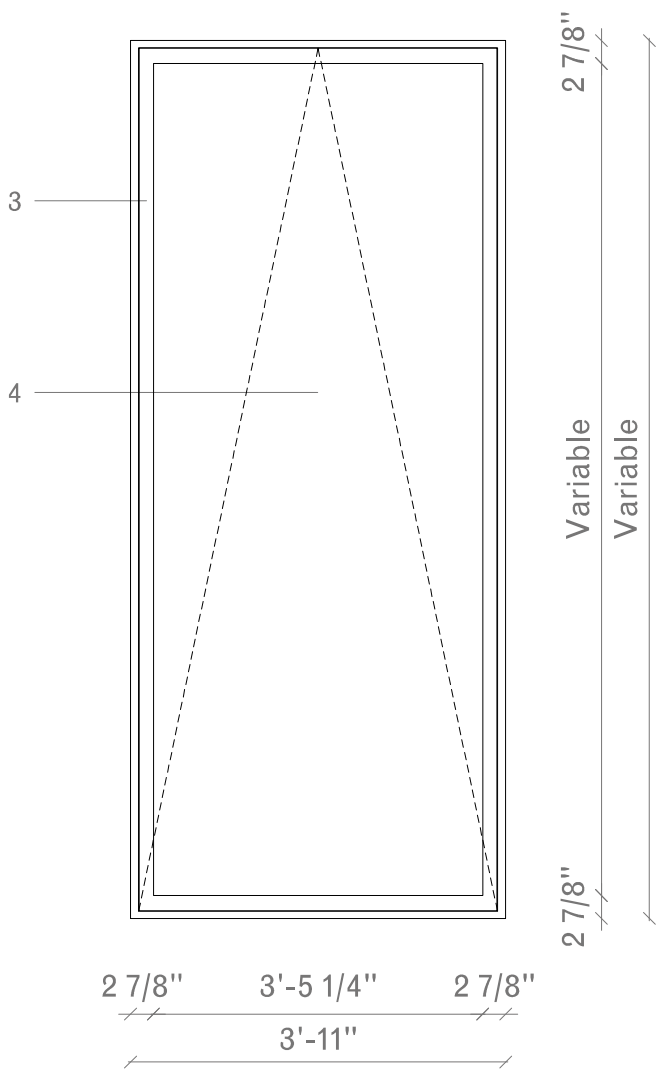
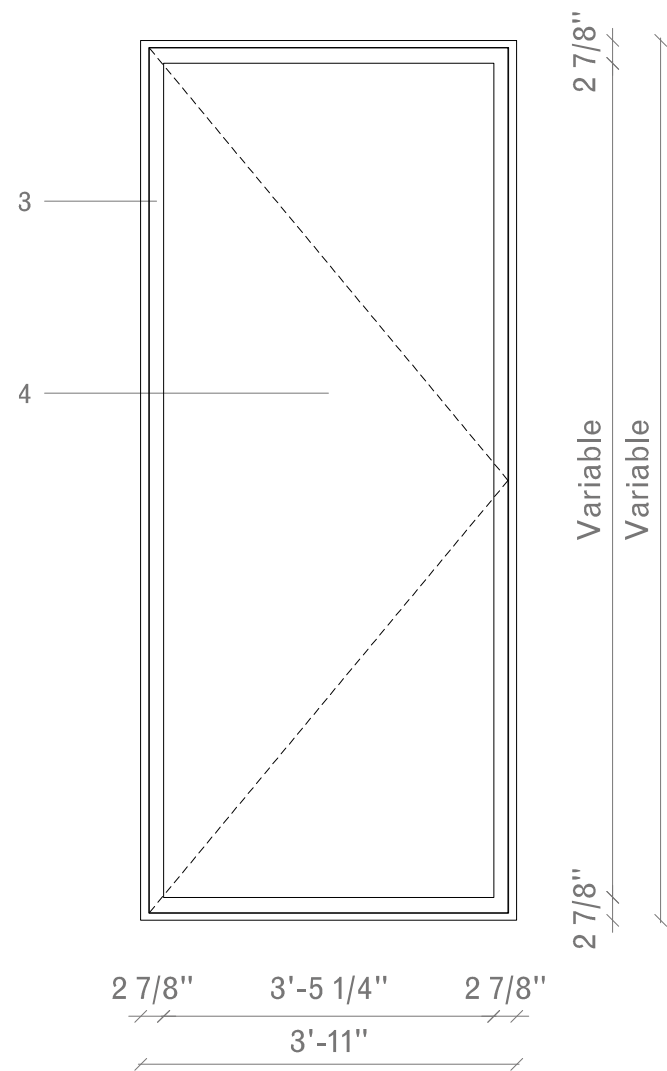
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4. New Building Proposal

831 Madison Avenue

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W1 Window_W1

W2 Window_W2

W3 Window_W3

W4 Window_W4

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

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) Fire rated Double Glazing (South/East)
Handle	Yes (Type TBD)
Fire rated	No (North) Yes (South/East)

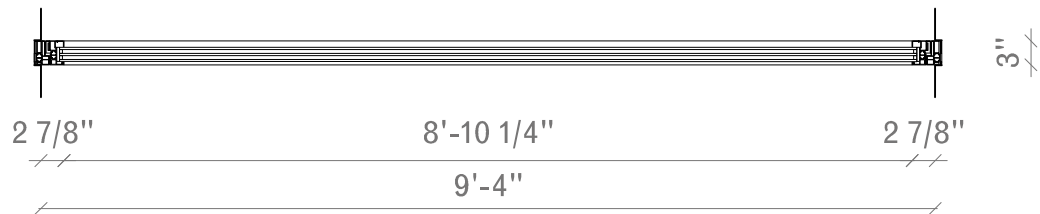
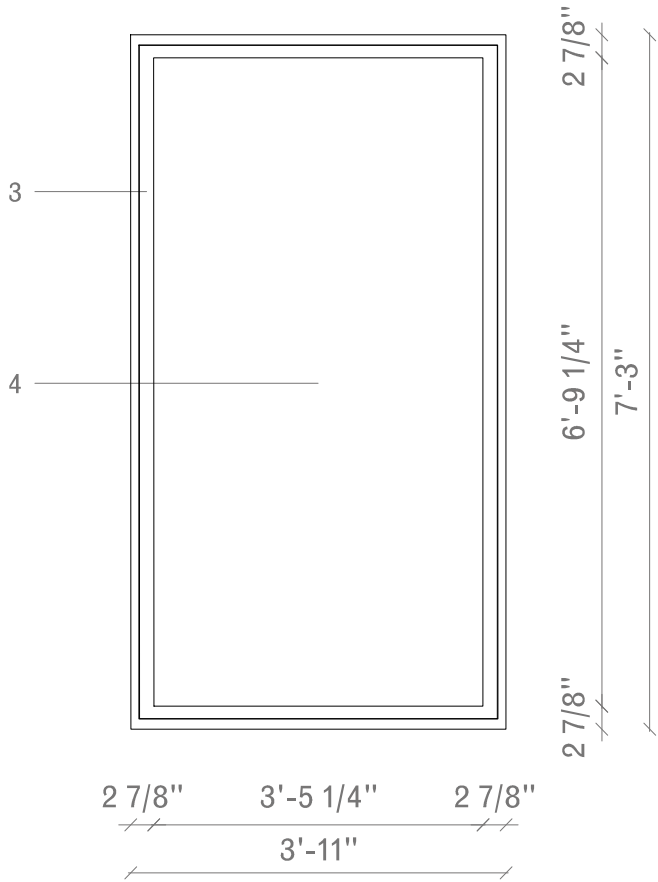
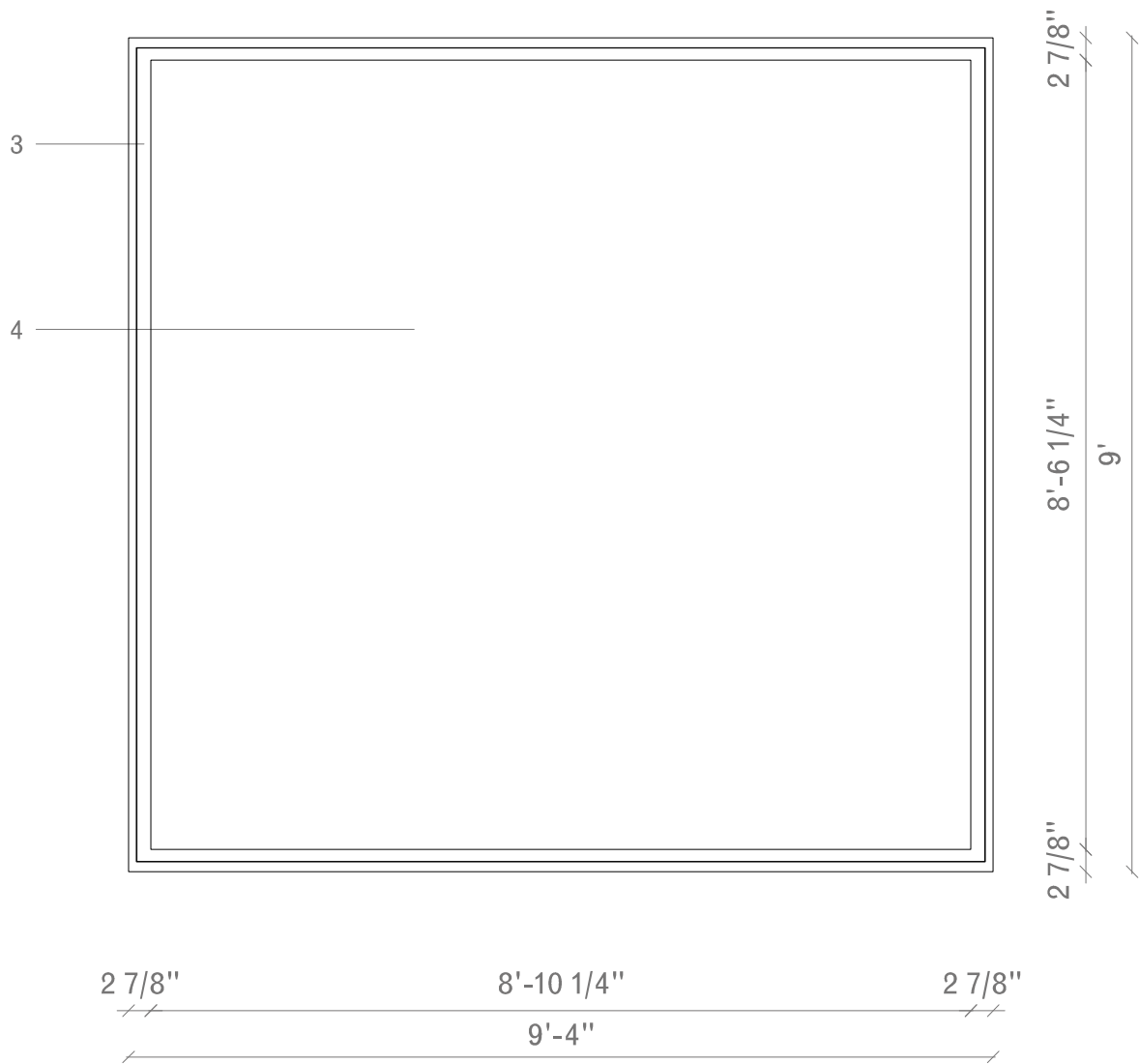
Location	Penthouse 15th-16th (West/East)
Type	Hinged French Window
Dimensions	W 3'-11" / H 9'-6"
Material	Steel with Bronze finish/ Extraclear Triple Glazing (West) Fire rated Double Glazing (East)
Handle	Yes (Type TBD)
Fire rated	No (West) Yes (East)

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) Fire rated Double Glazing (South/East)
Handle	Yes (Type TBD)
Fire rated	No (North/West) Yes (South/East)

4. New Building Proposal

831 Madison Avenue

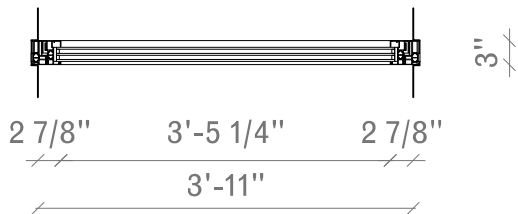
- 1. Indiana Limestone (Honed Finish)
- 2. Brick (Colour to match Limestone)
- 3. Steel (Bronze Finish)
- 4. Glass (Extra Clear)



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

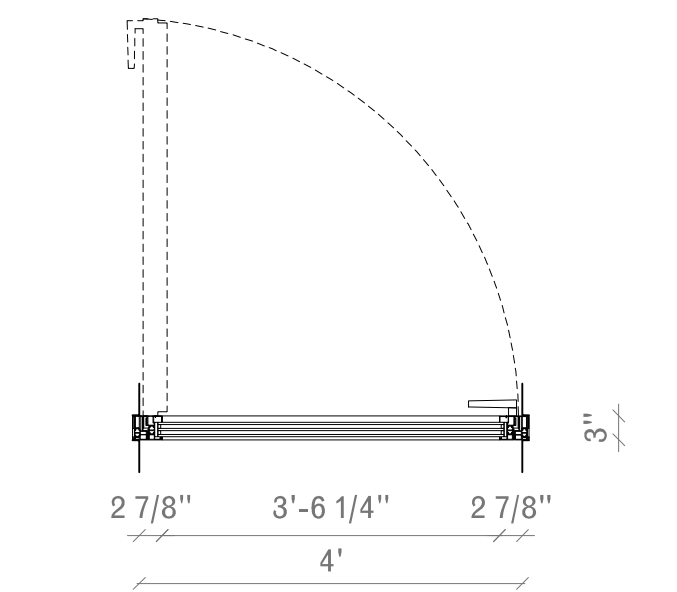
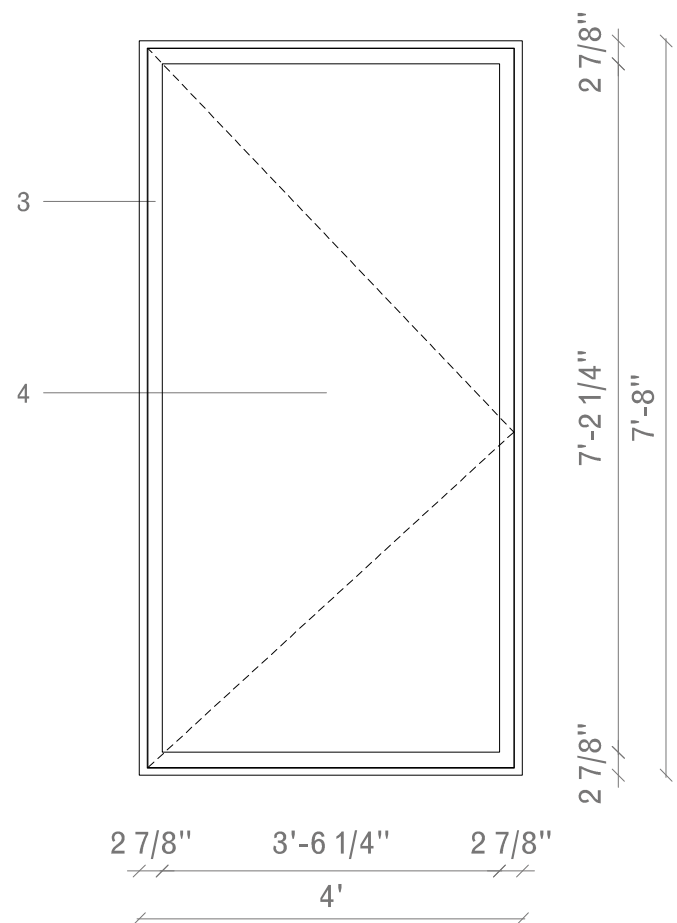
Window_W6

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

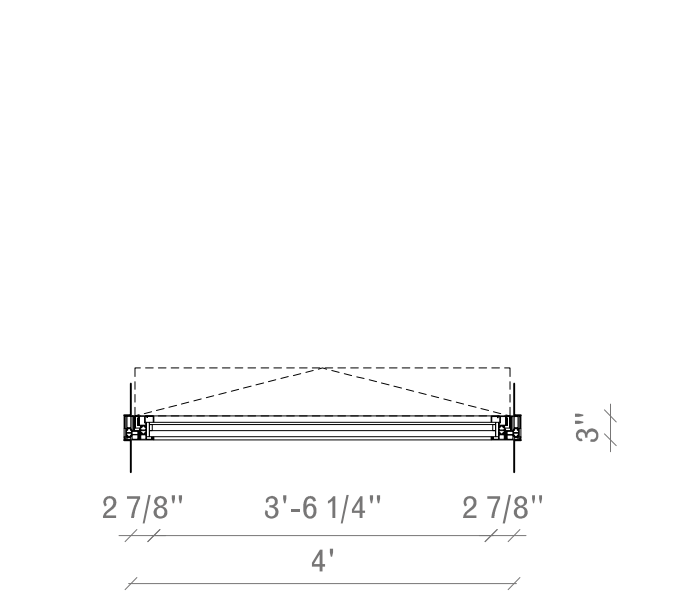
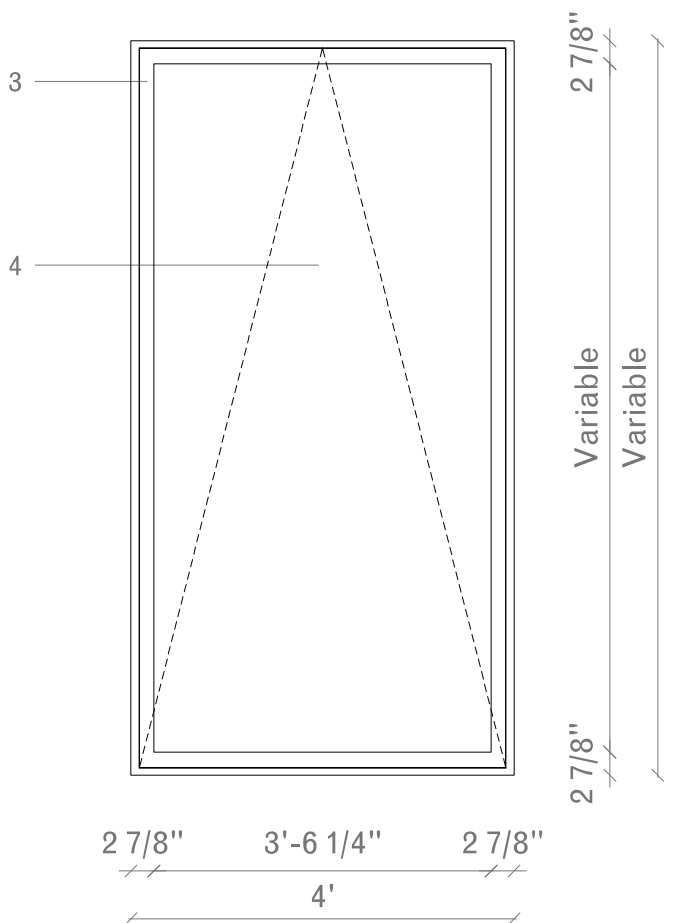
833 Madison Avenue

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



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



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



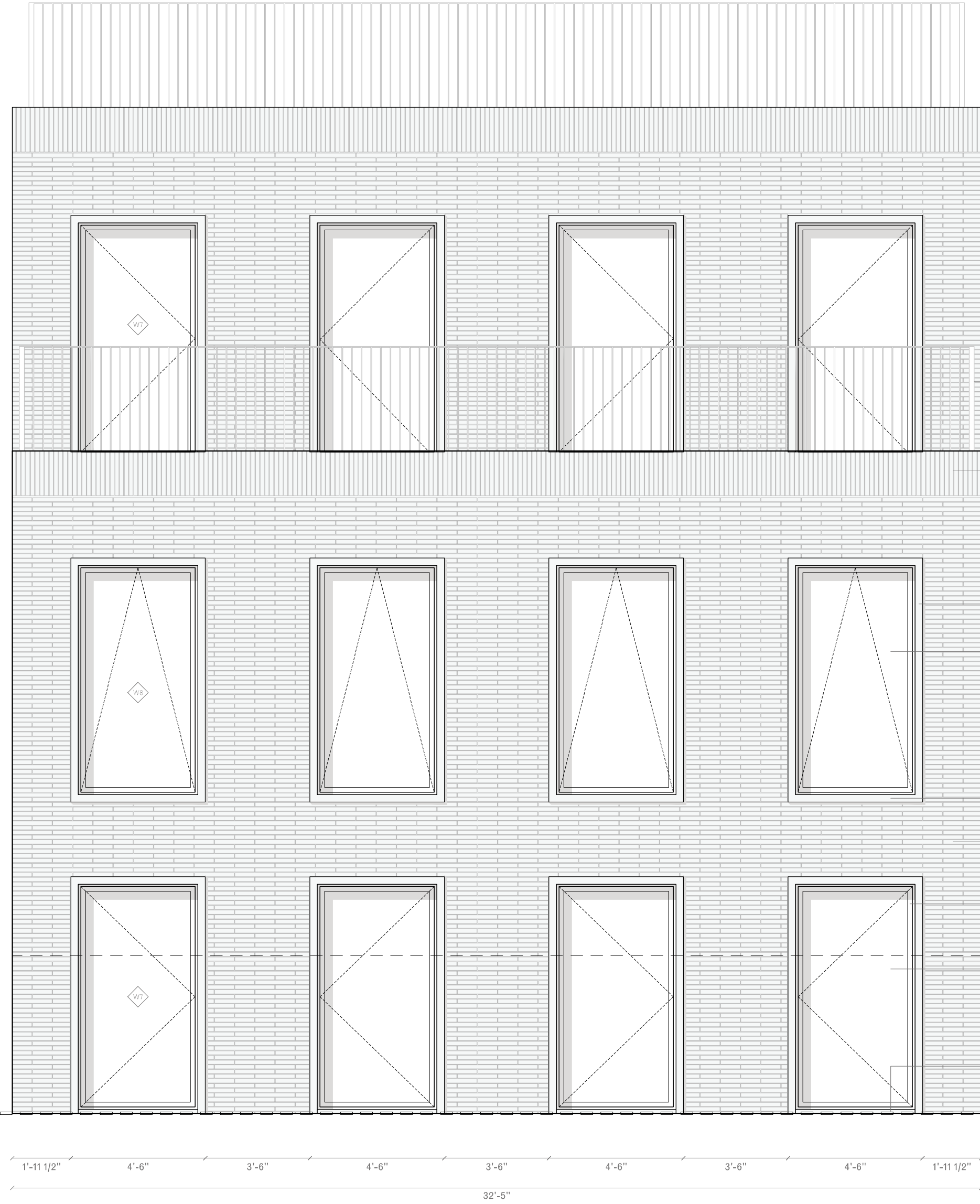
February 2026



4. New Building Proposal

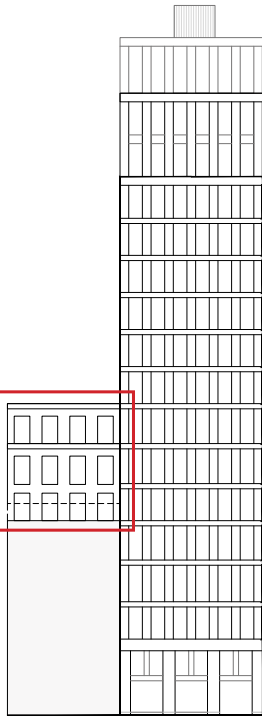
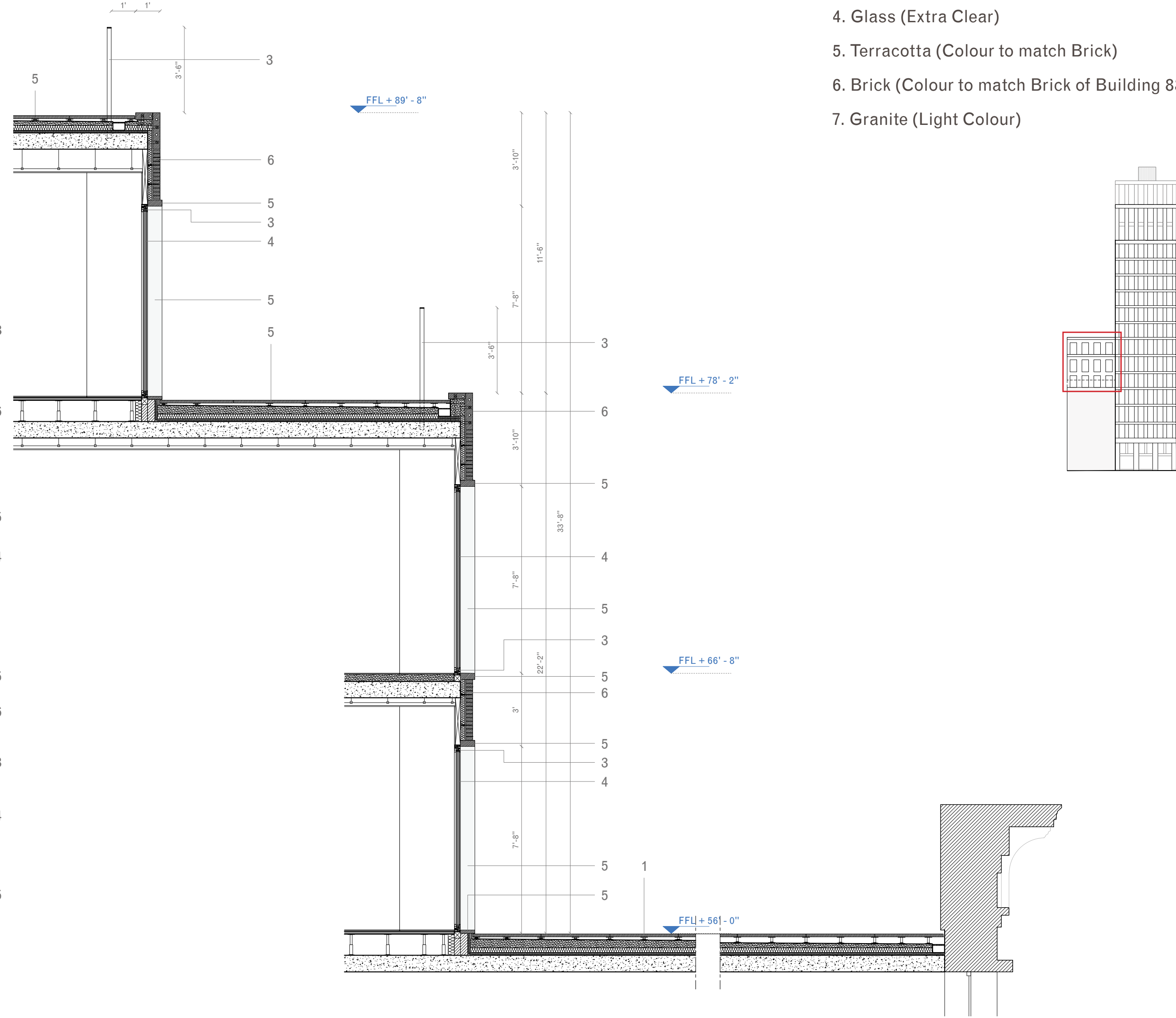
833 Madison Avenue

AL



JA

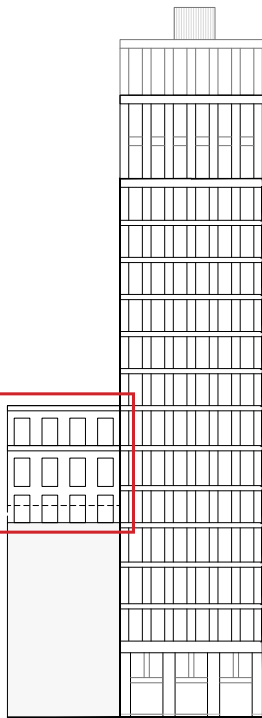
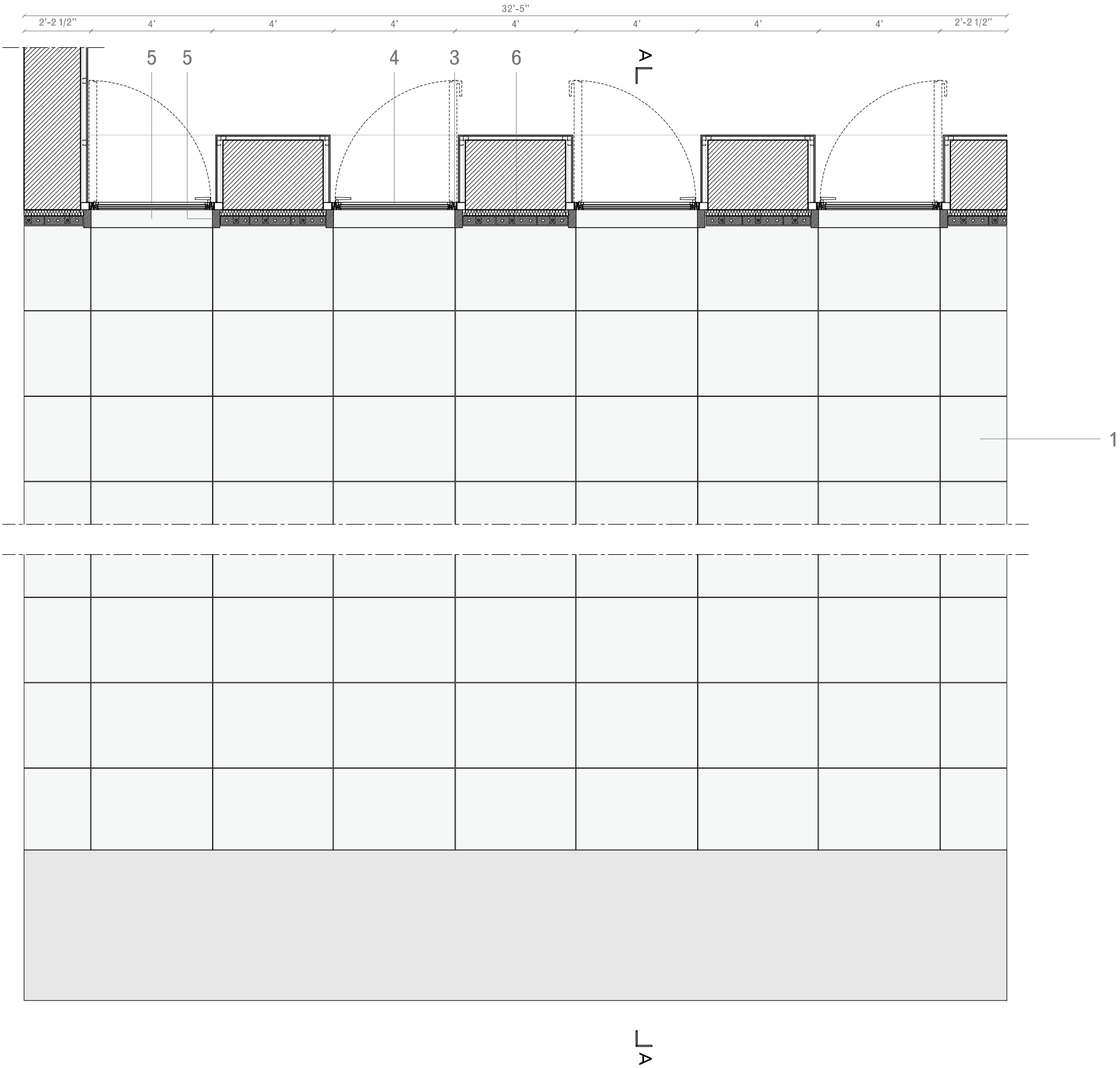
- 1. Indiana Limestone (Honed Finish)
- 2. Brick (Colour to match Limestone)
- 3. Steel (Bronze Finish)
- 4. Glass (Extra Clear)
- 5. Terracotta (Colour to match Brick)
- 6. Brick (Colour to match Brick of Building 833)
- 7. Granite (Light Colour)



4. New Building Proposal

833 Madison Avenue

- 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



Existing



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



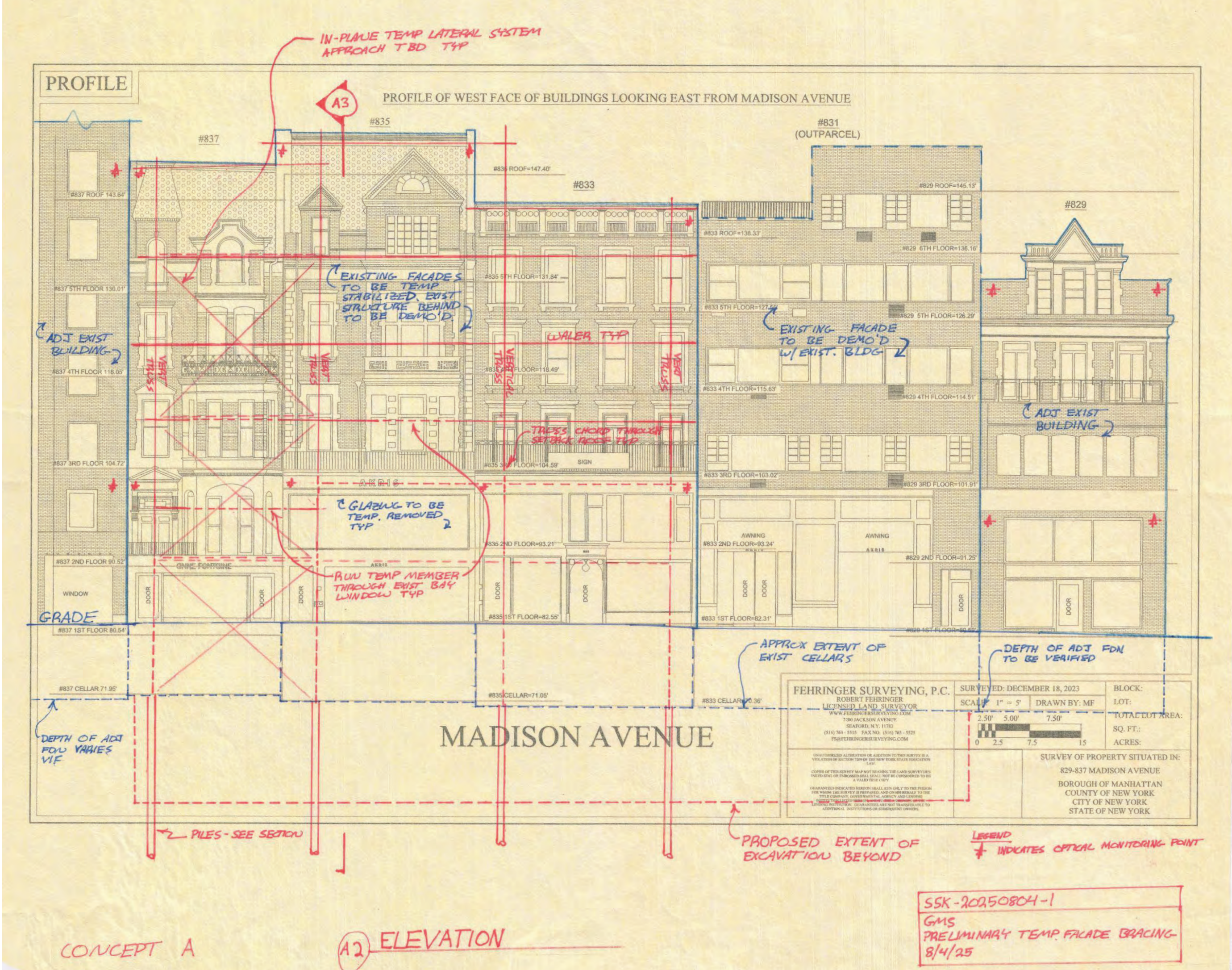
5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

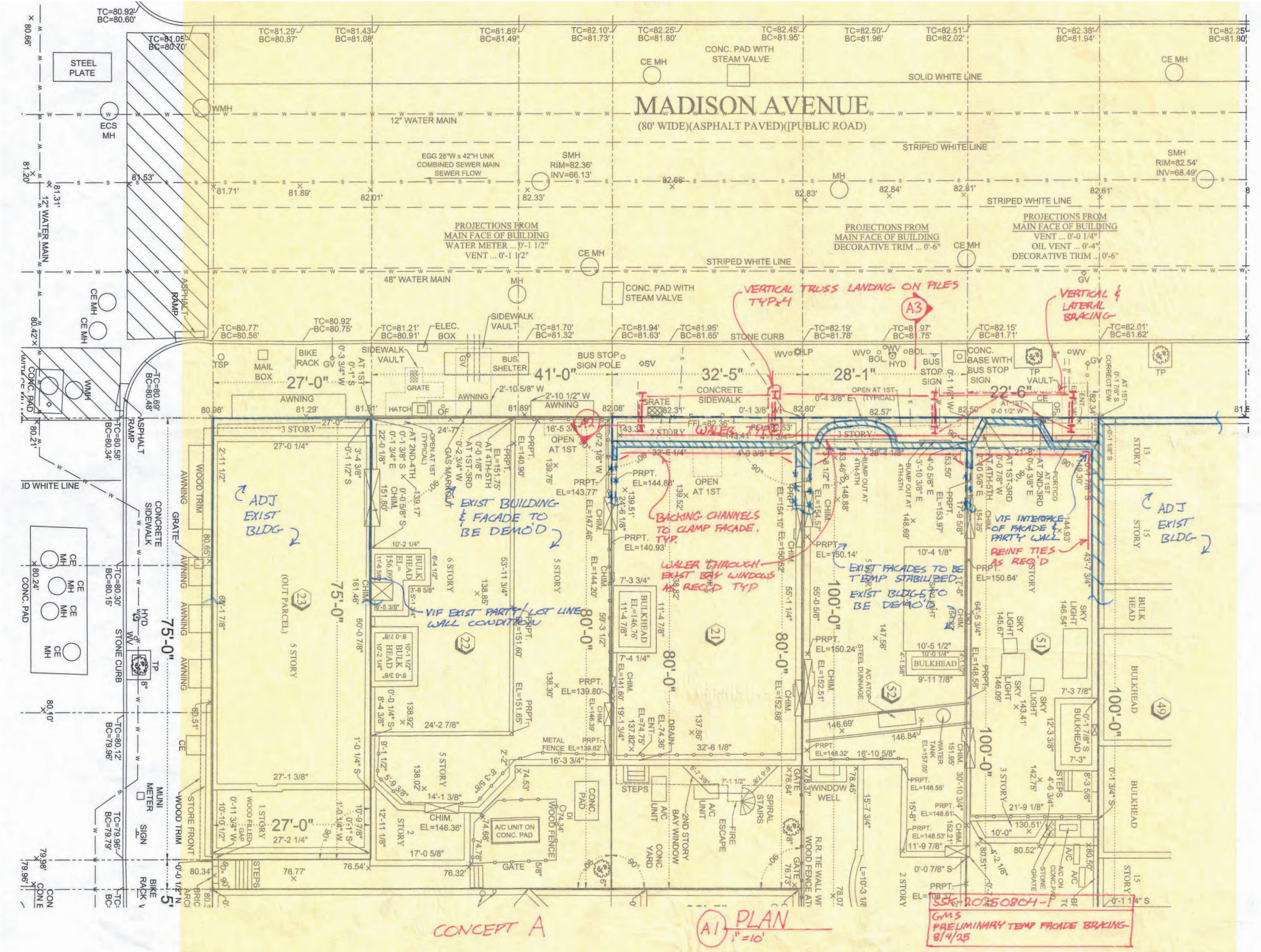
831-837 Madison Avenue



Diagrammatic West Elevation_Façade Bracing

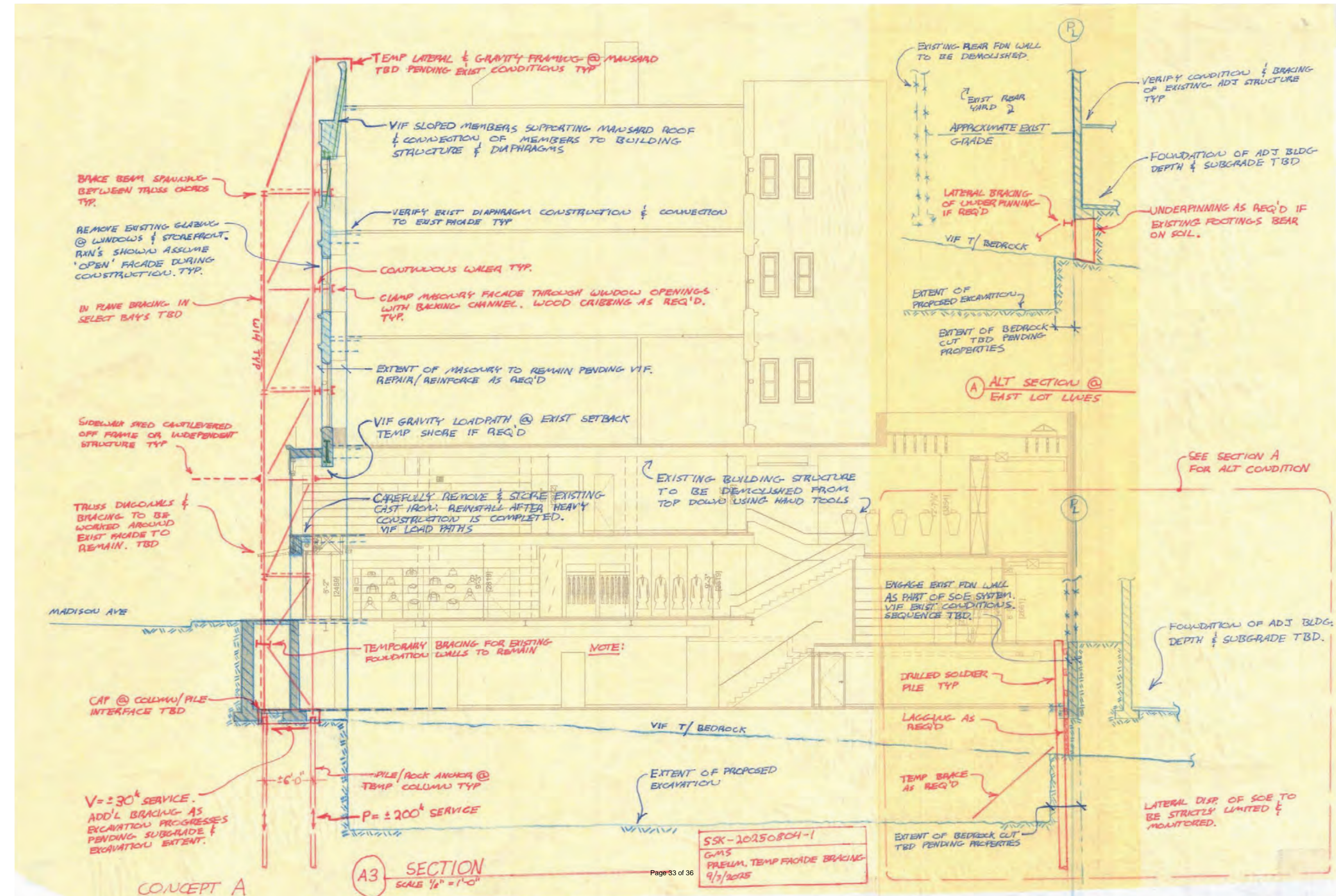
5. Existing Buildings Proposal

831-837 Madison Avenue



Diagrammatic Plan_Façade Bracing

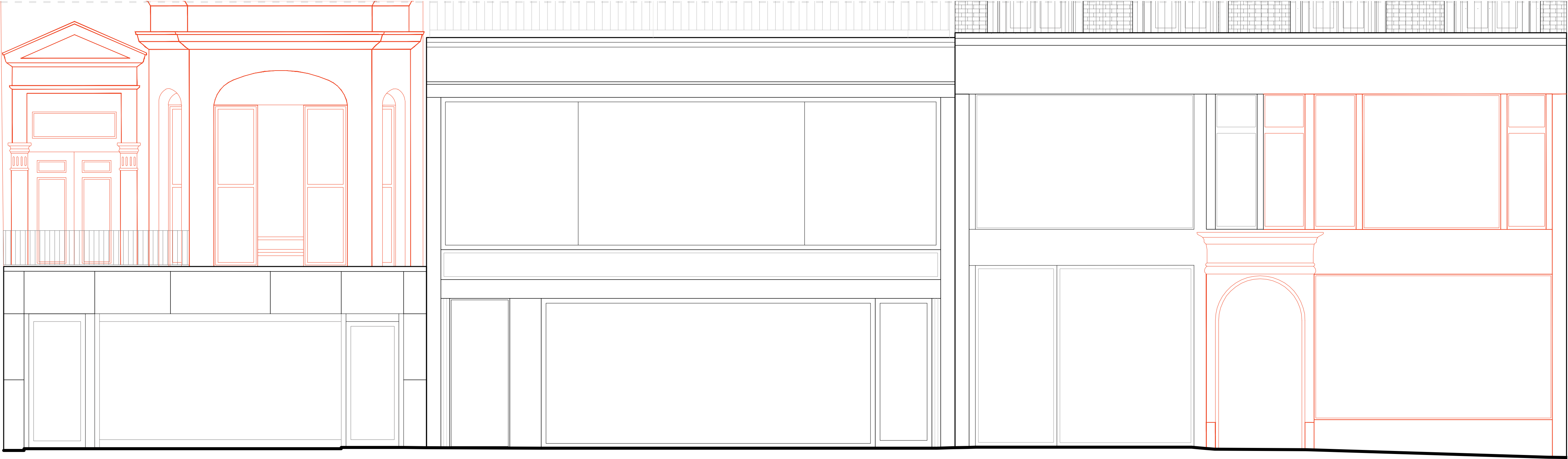
831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue

■ Historic Component/Configuration
■ New Component



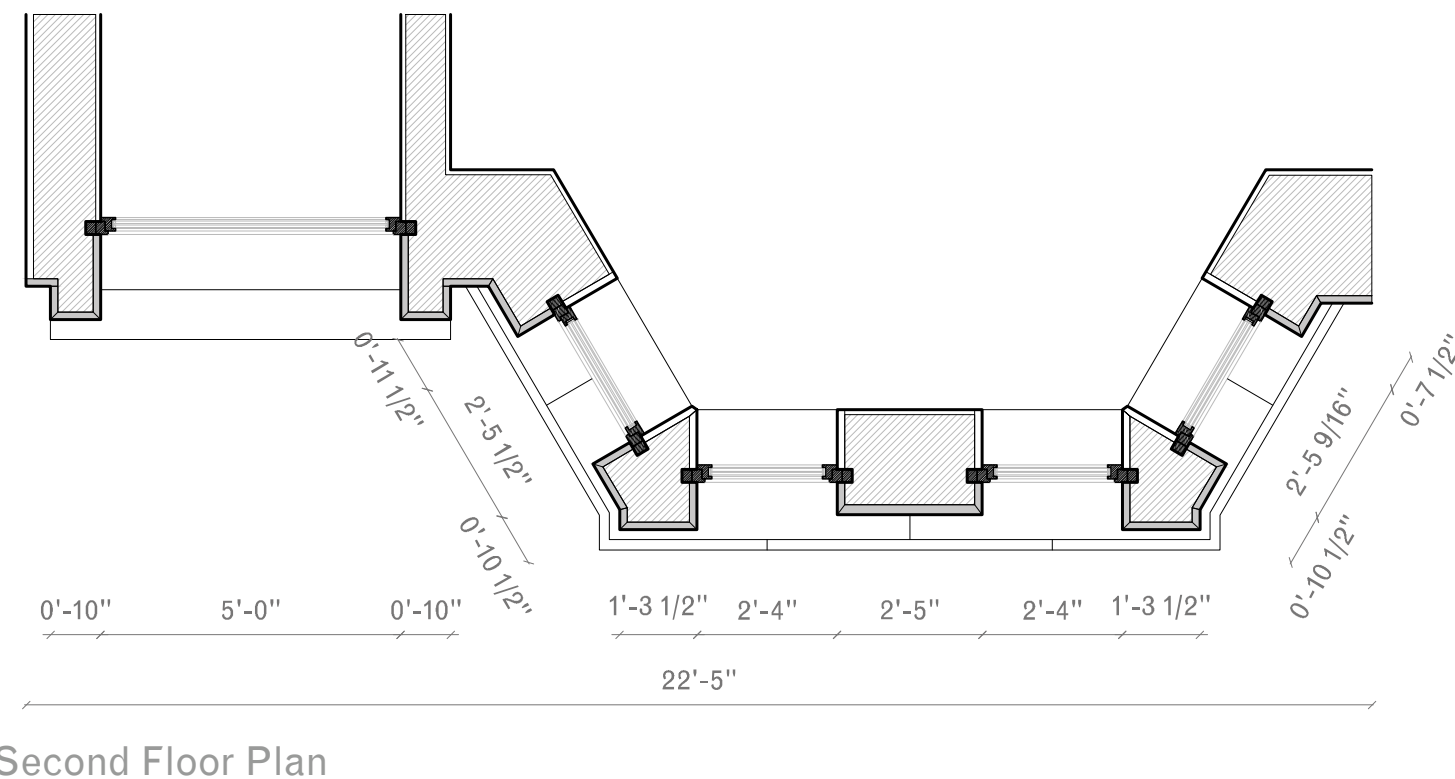
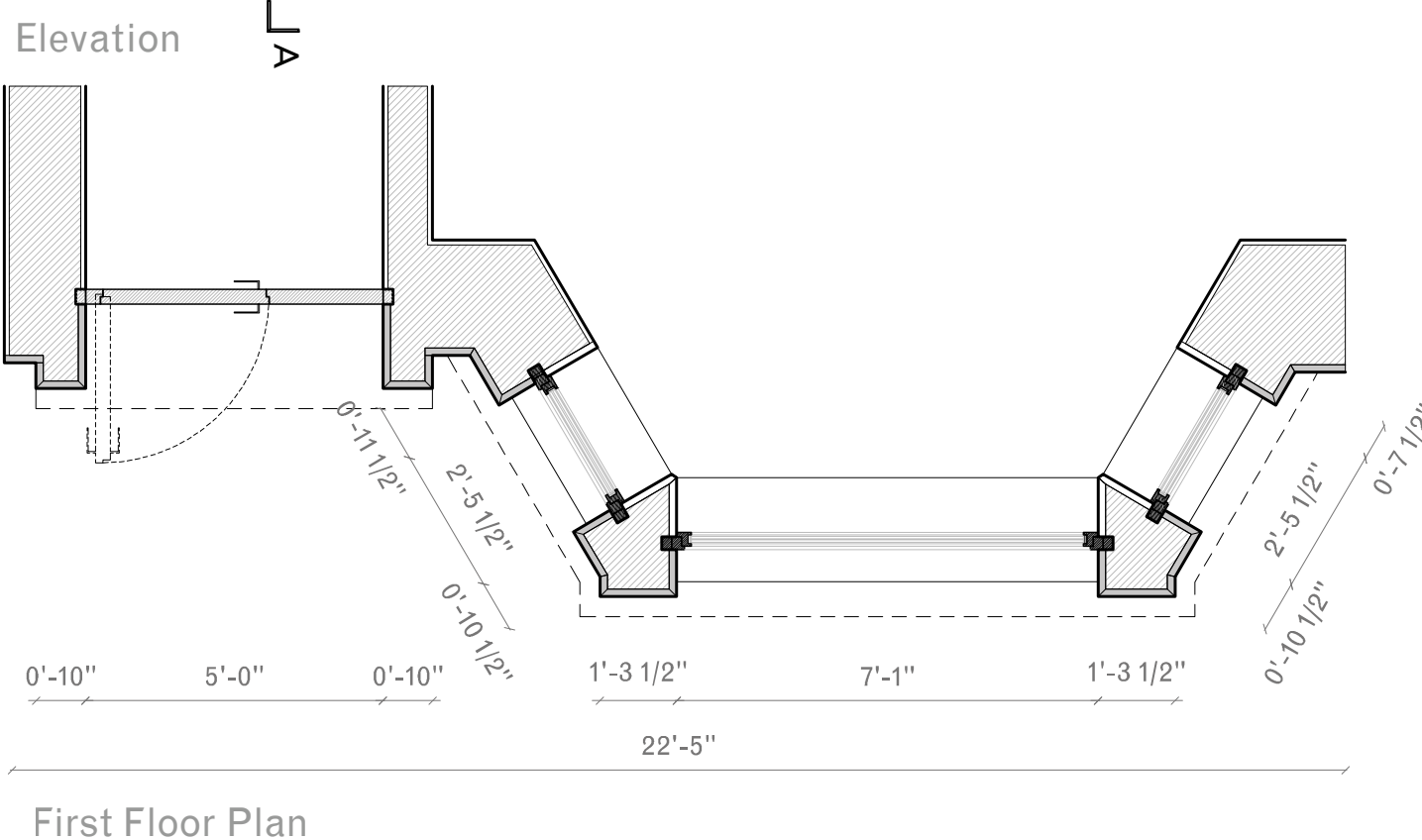
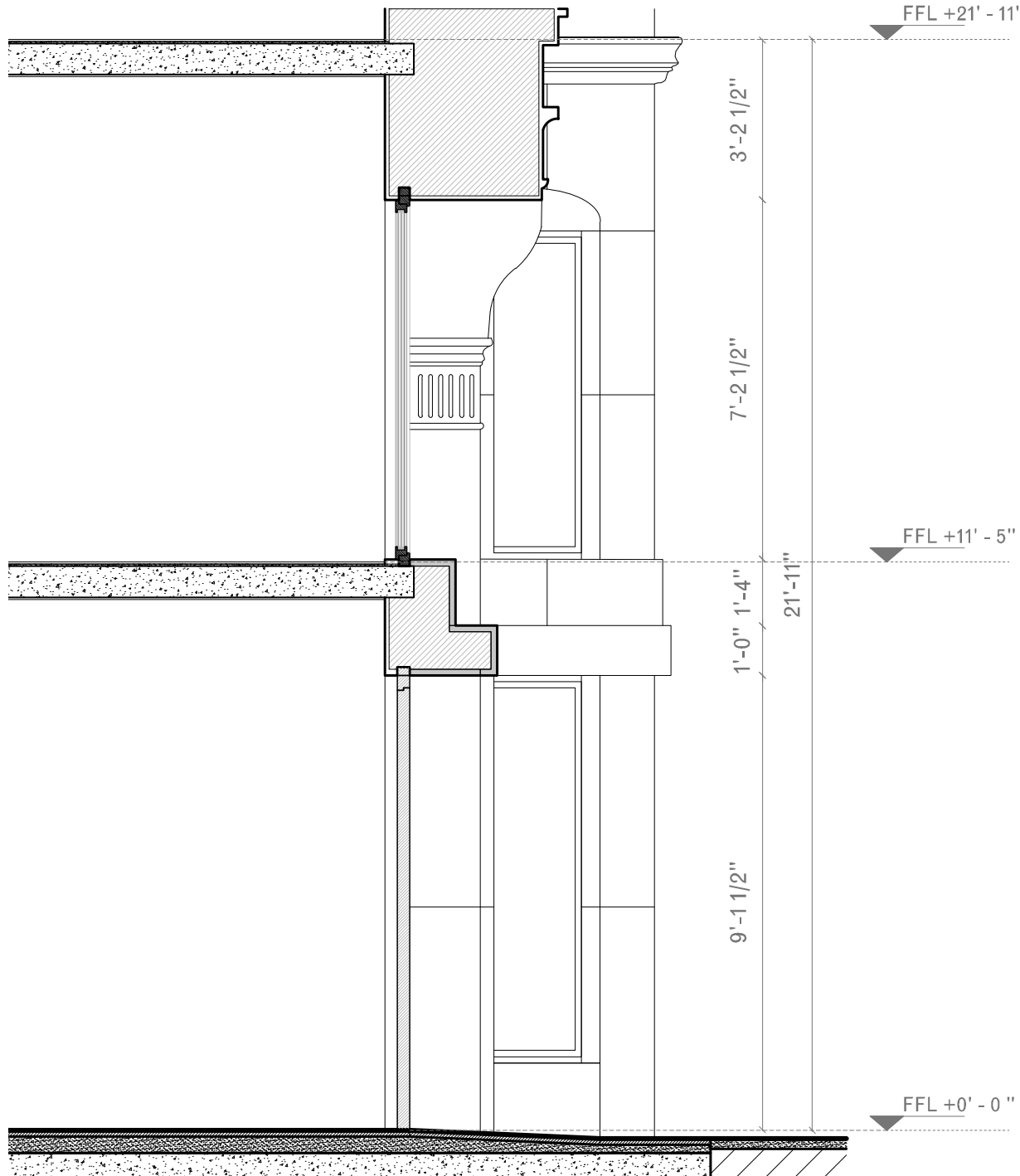
837

835

833

5. Existing Buildings Proposal

837 Madison Avenue



West Elevation, Section, First Floor and Second Floor Plan

5. Existing Buildings Proposal

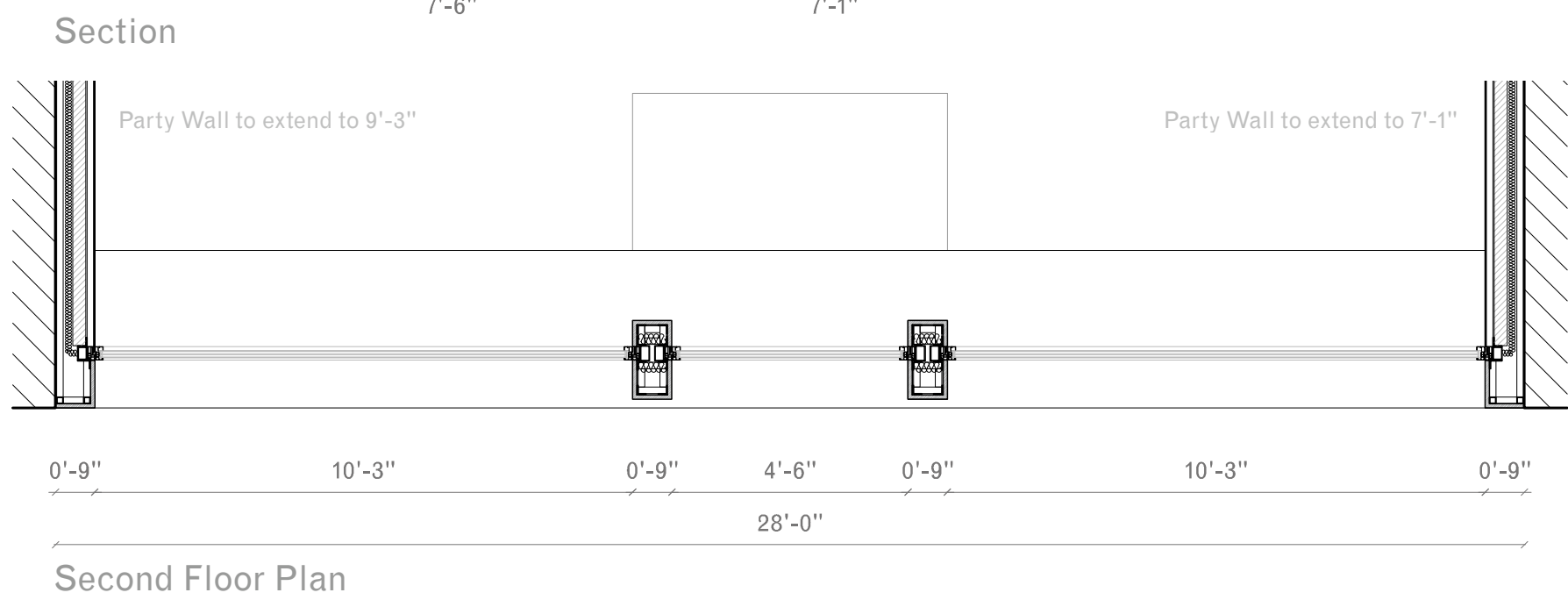
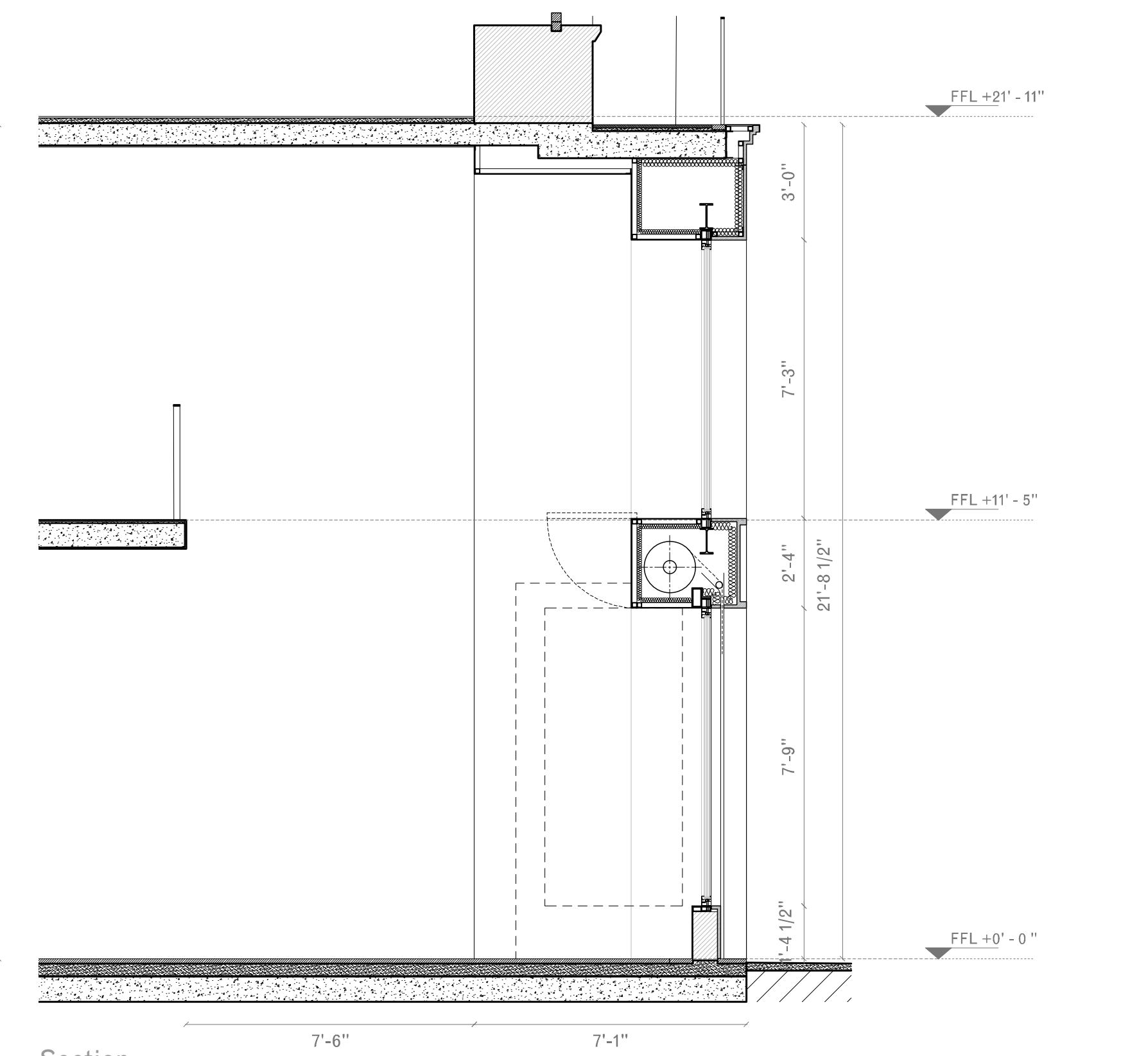
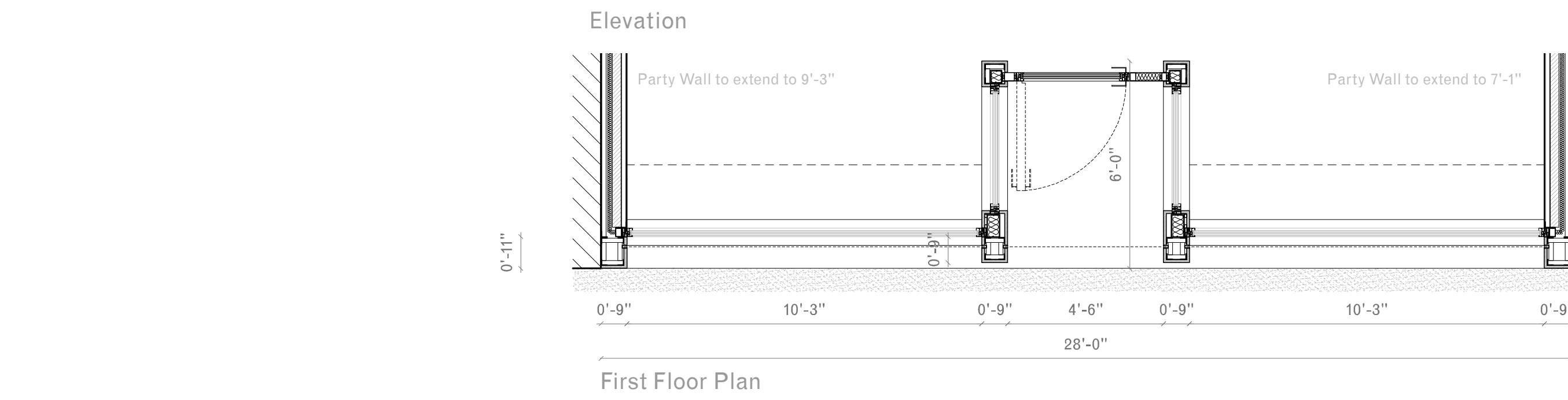
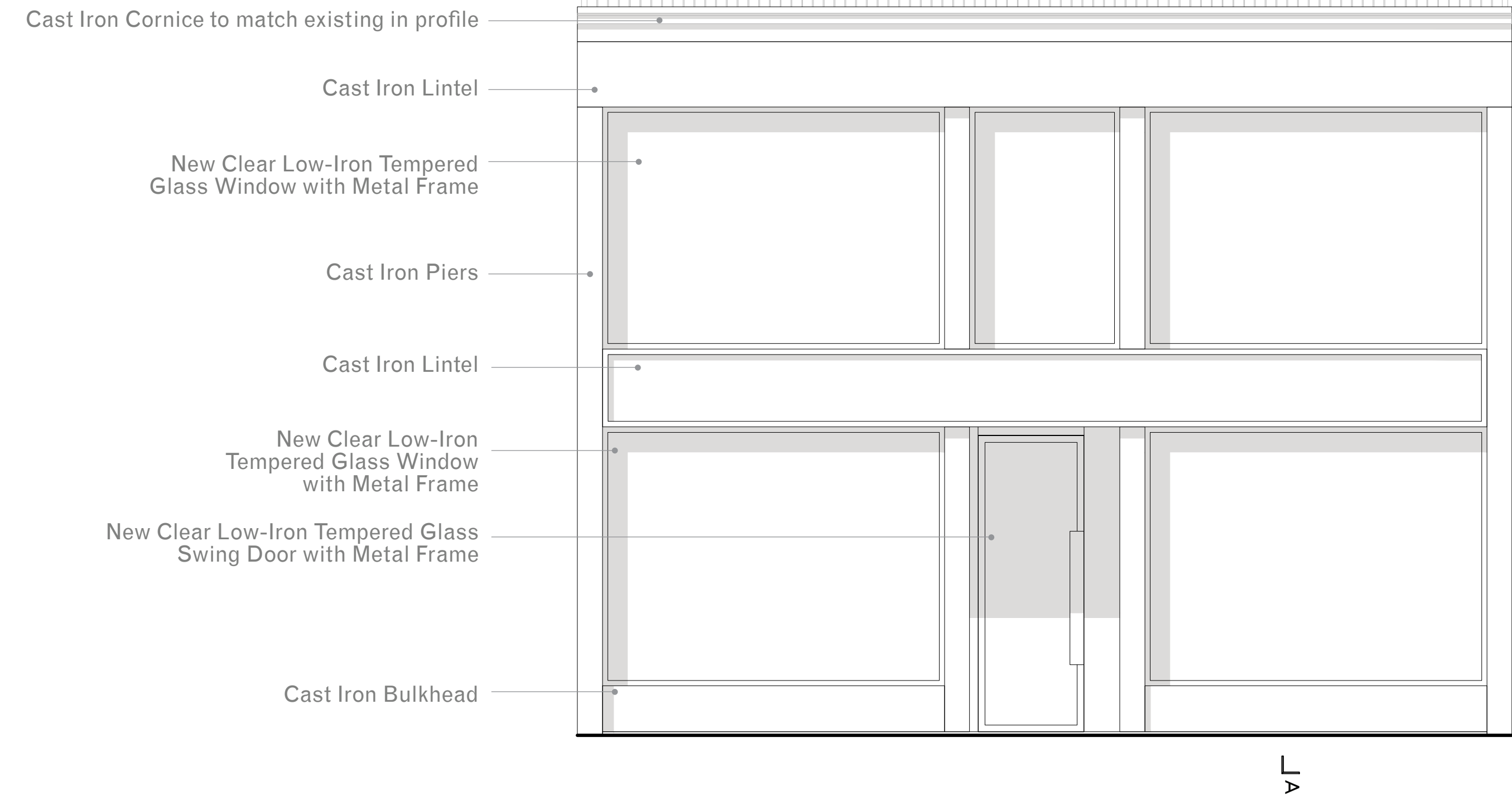
837 Madison Avenue

Image from the West



5. Existing Buildings Proposal

835 Madison Avenue



5. Existing Buildings Proposal

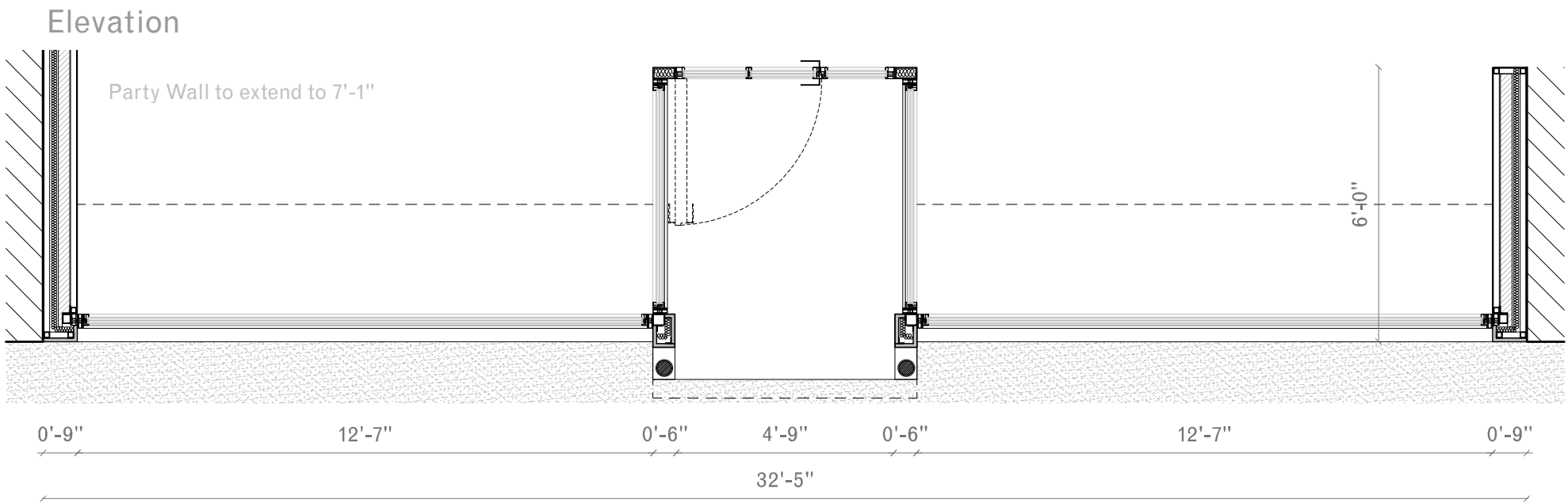
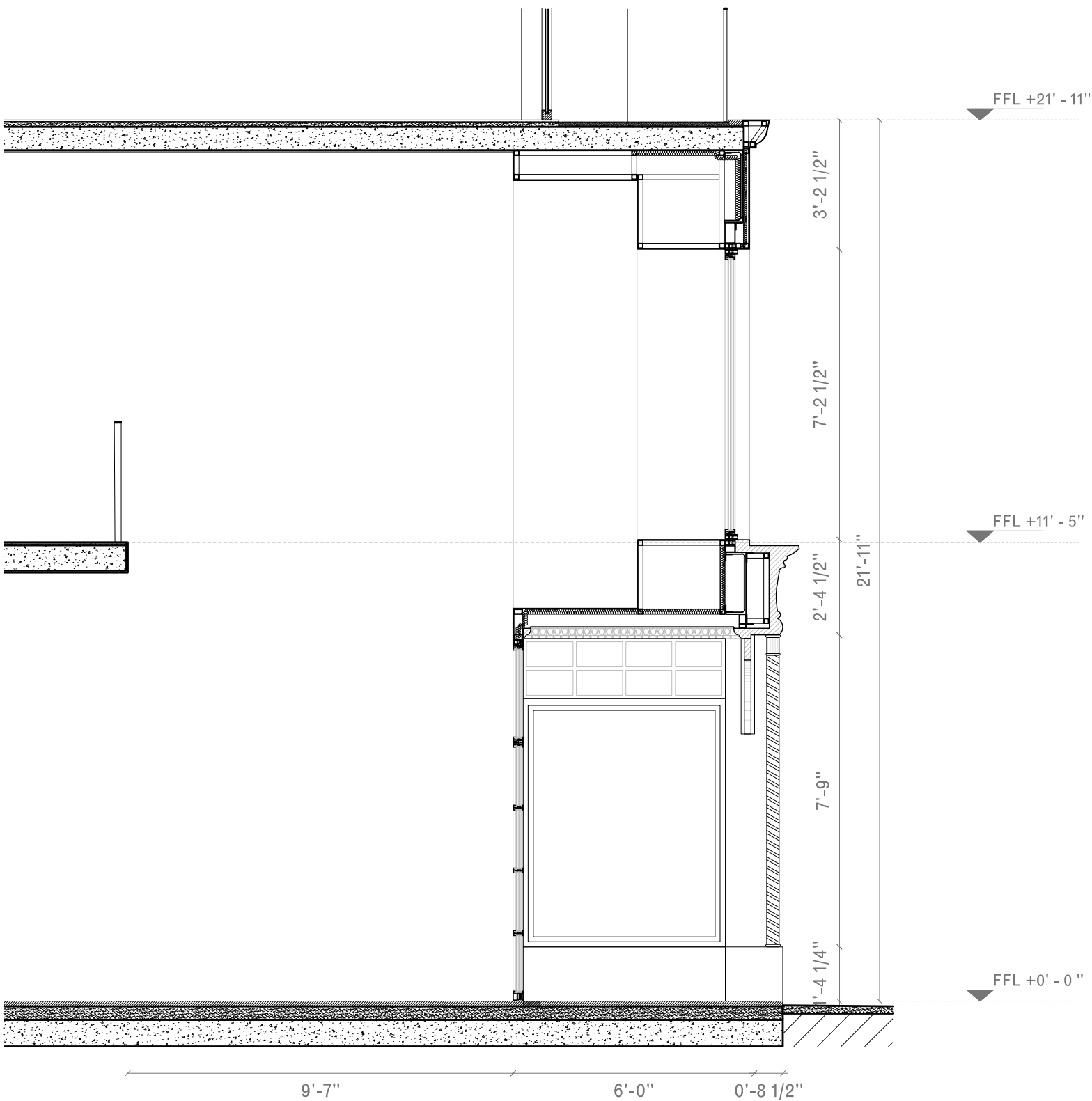
835 Madison Avenue



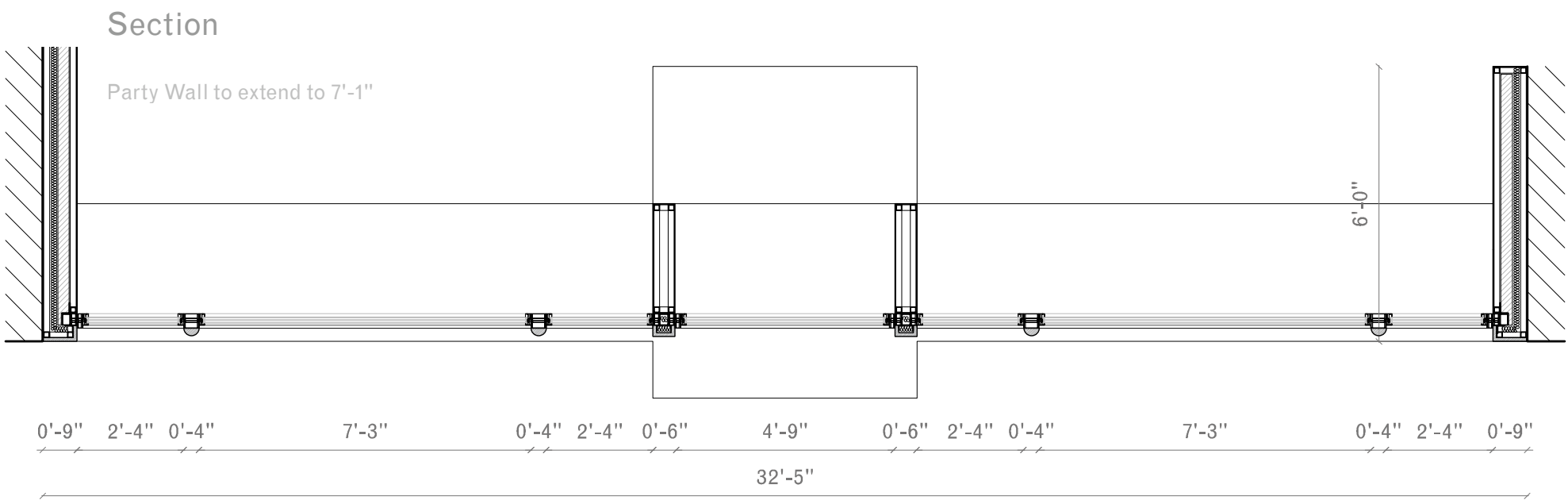
Image from the West

5. Existing Buildings Proposal

833 Madison Avenue



First Floor Plan



Second Floor Plan

5. Existing Buildings Proposal

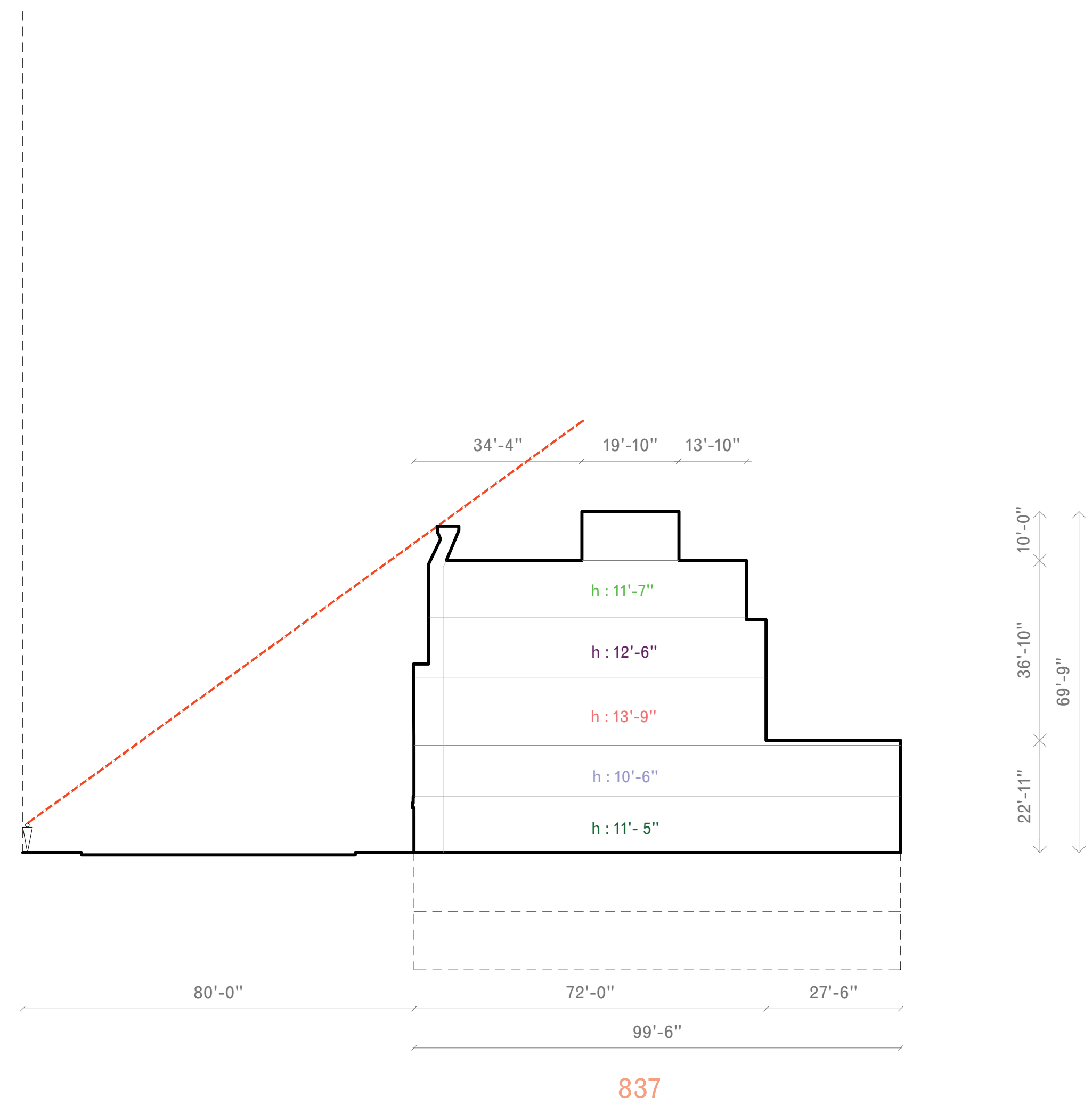
833 Madison Avenue



Image from the West

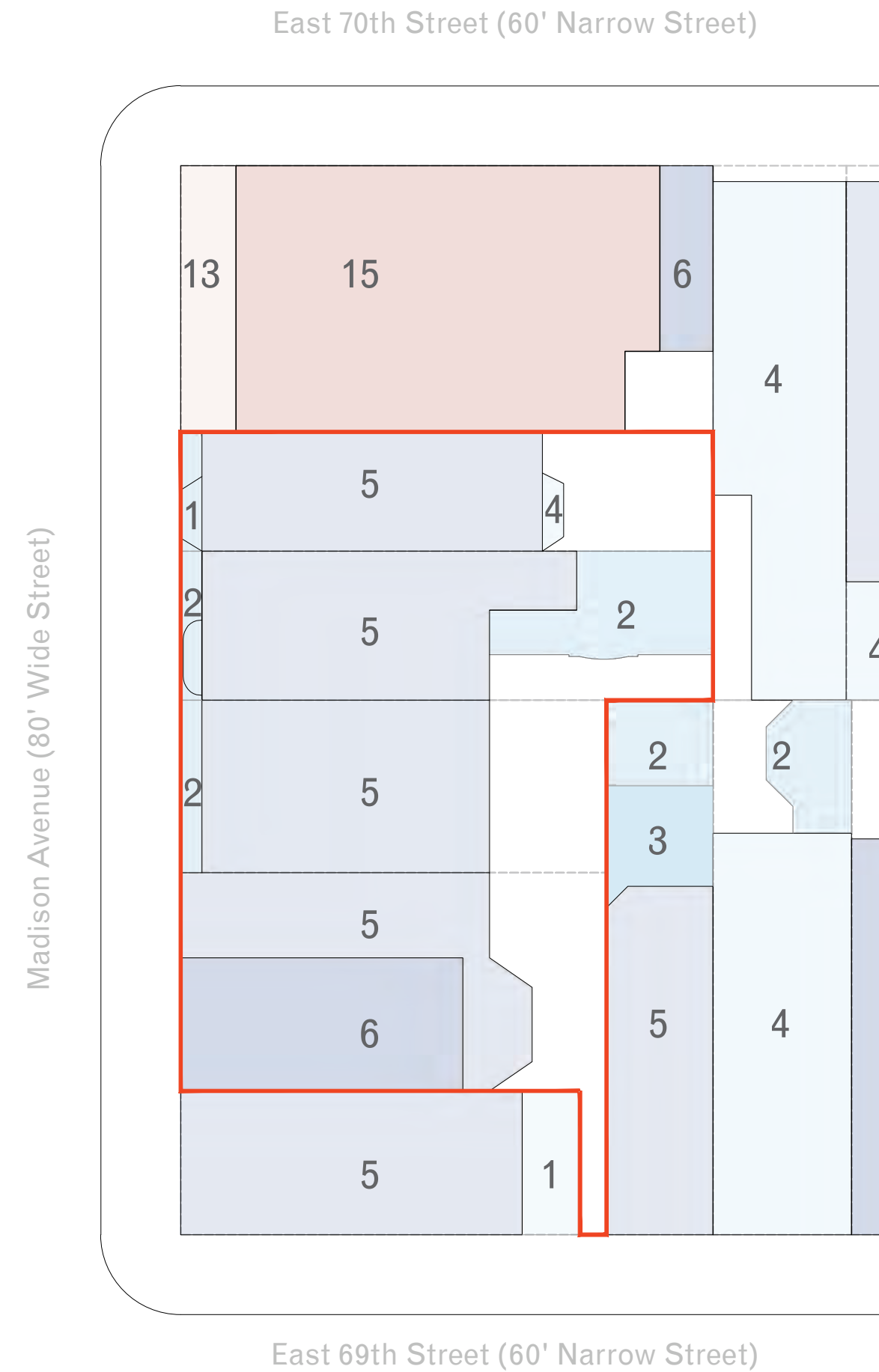
5. Existing Buildings Proposal

837 Madison Avenue

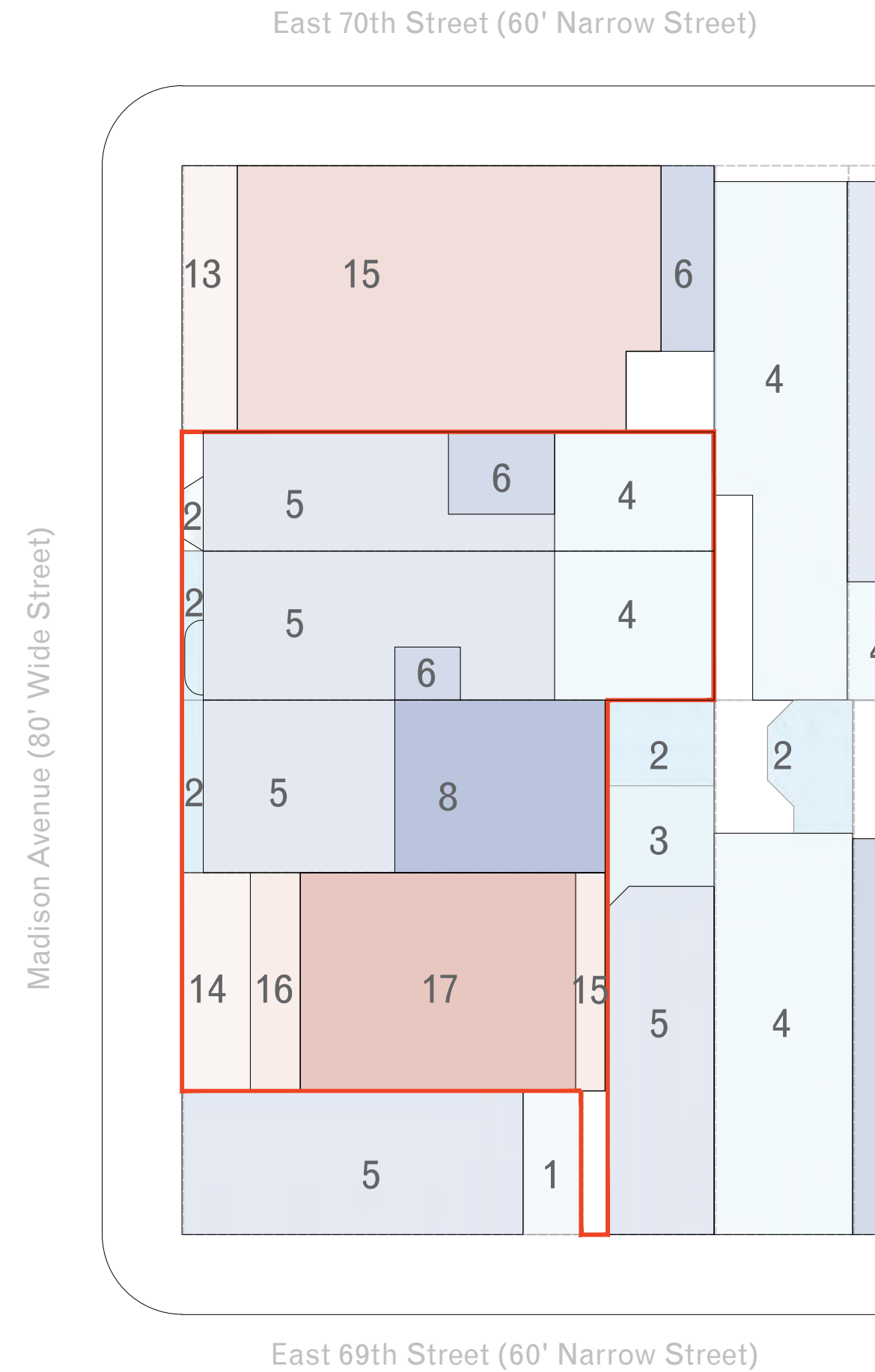


5. Existing Buildings Proposal

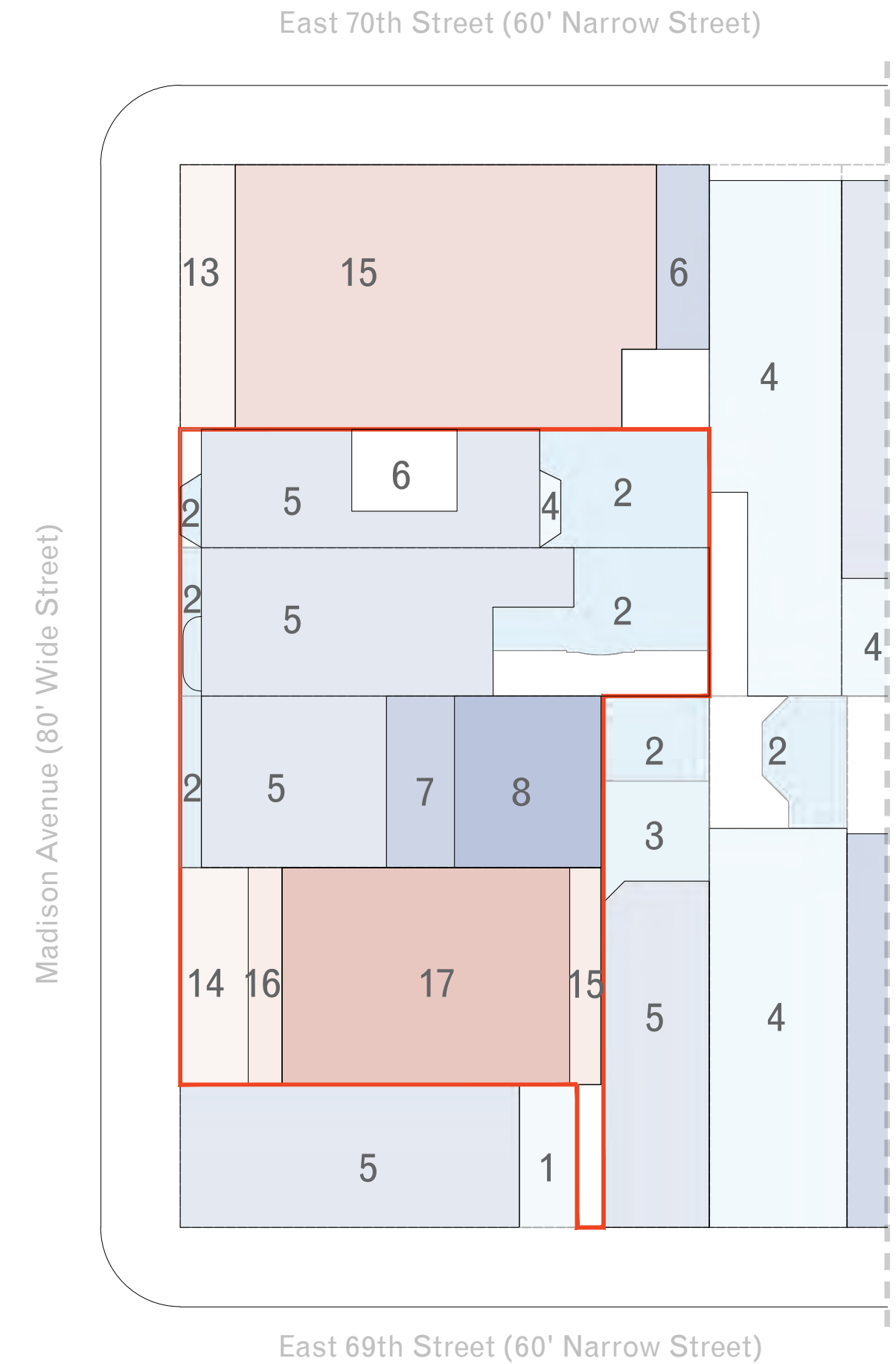
831-837 Madison Avenue



Existing



September 2025



February 2026

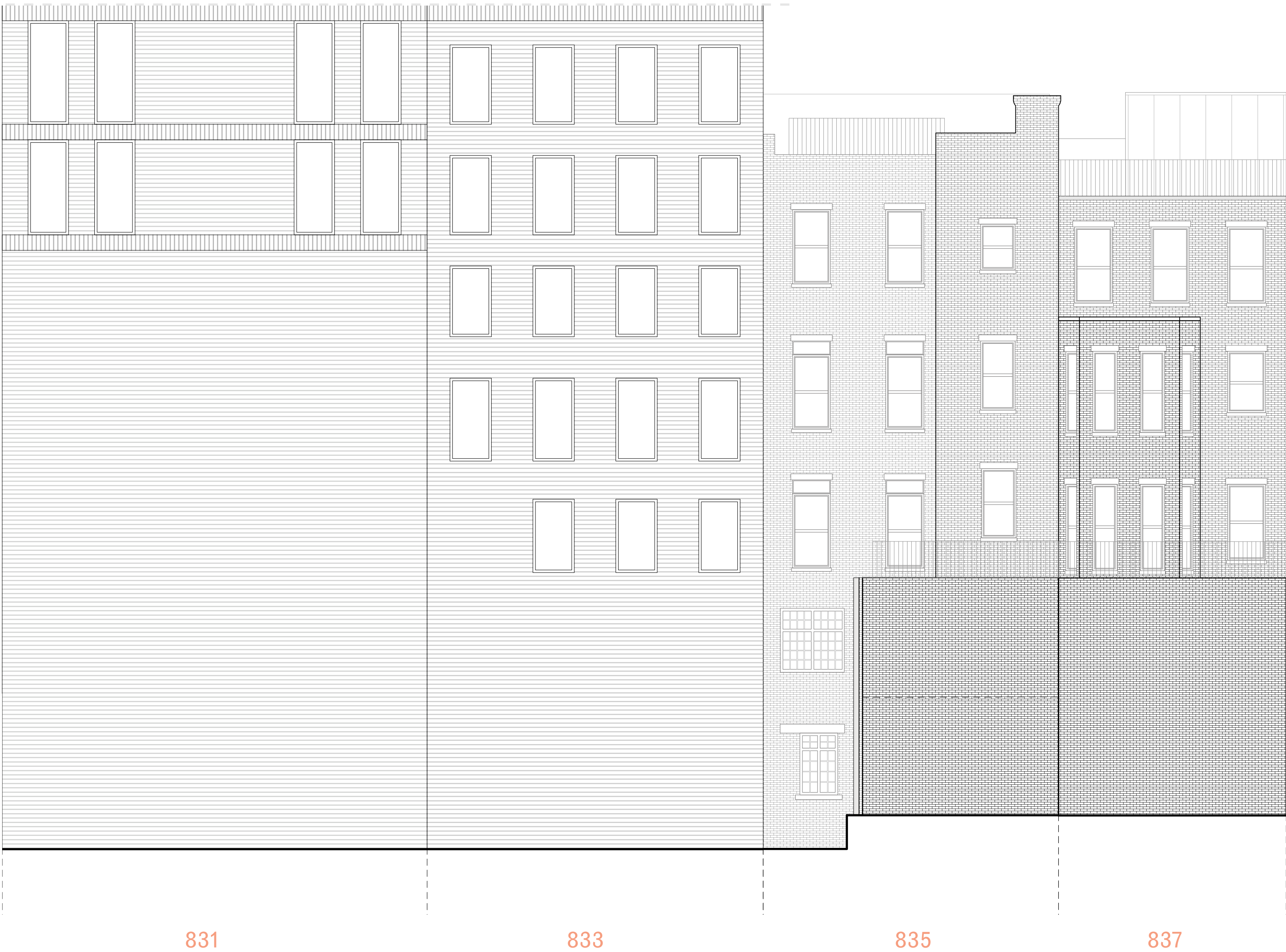
5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal

831-837 Madison Avenue



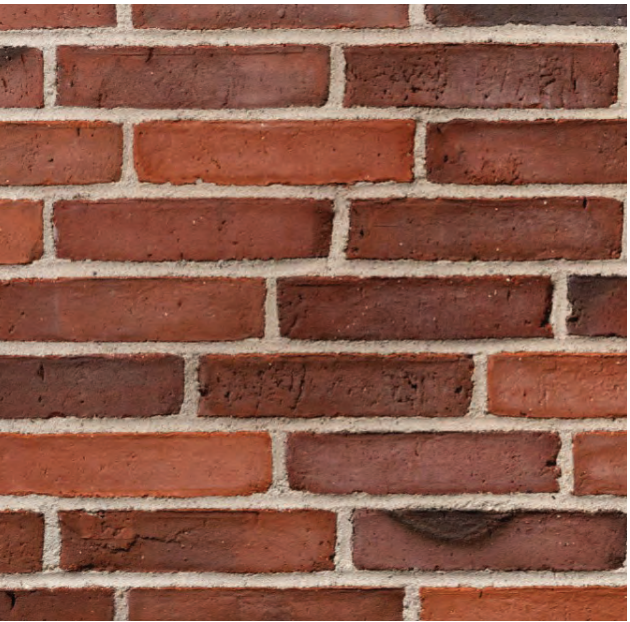
Calcium Silicate Roman Bricks (Arriscraft)

- 831 New Building



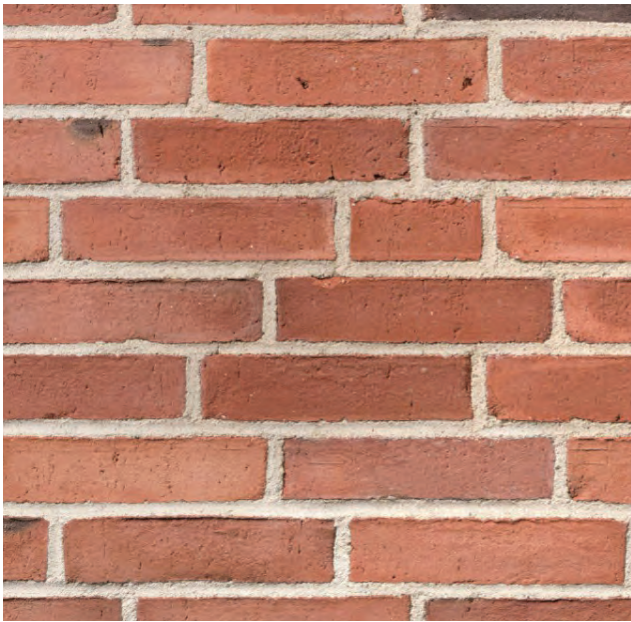
Clay Roman Bricks

- 833 Addition



Clay Modular Bricks

- 835 Existing Building



Clay Modular Bricks

- 837 Existing Building



Galvanized Steel in Bronze Finish

- 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



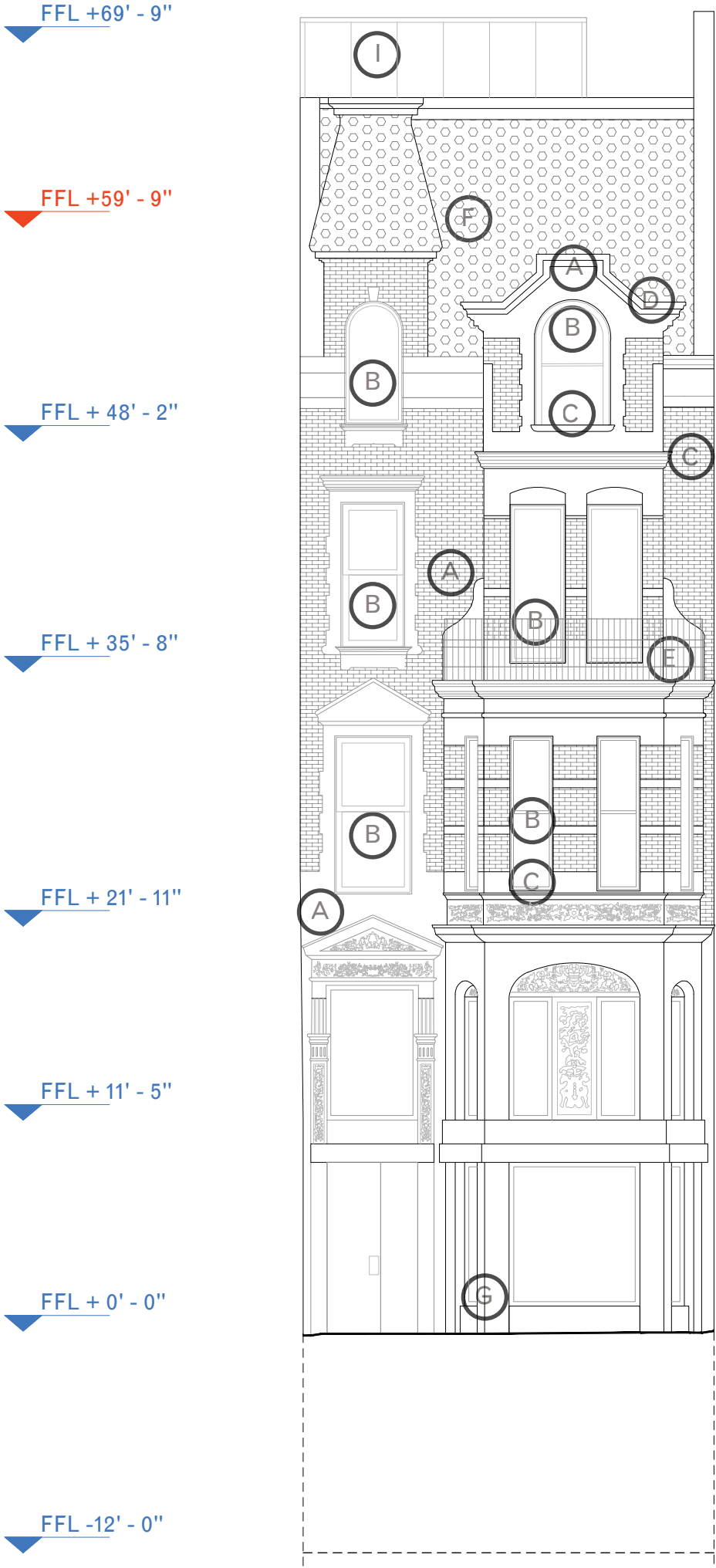
West Elevation_Proposed Levels

5. Existing Buildings Proposal

837 Madison Avenue



Existing

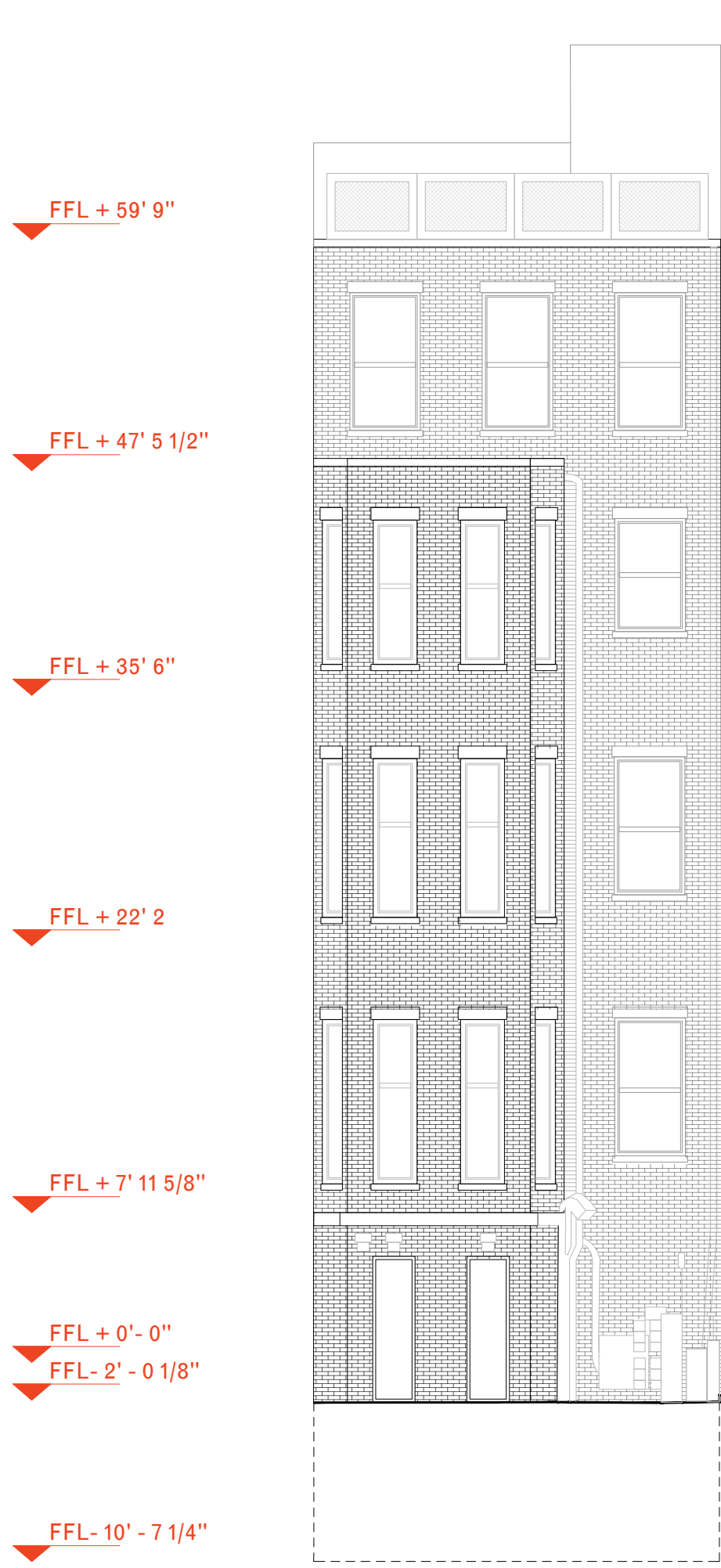


Proposed

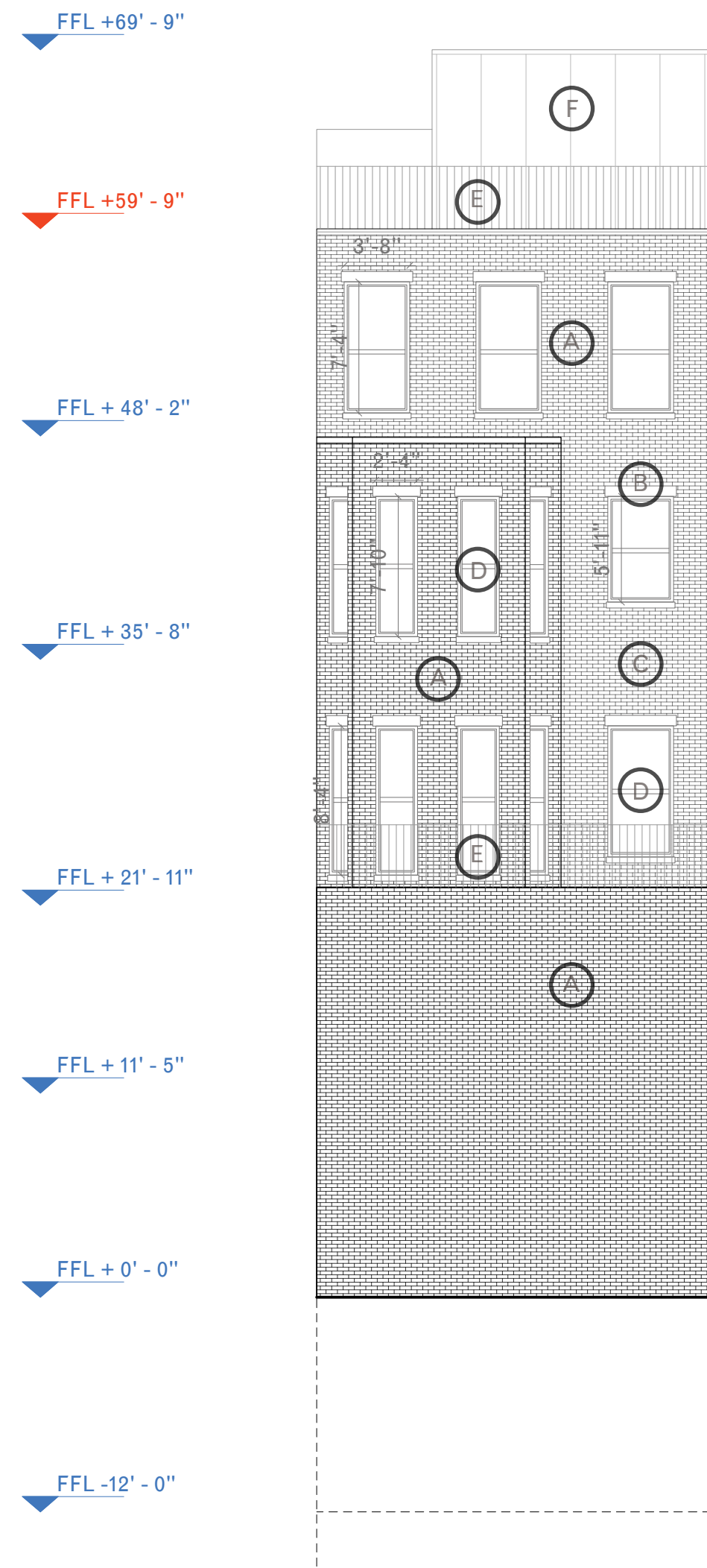
- A. Clean and re-point brick, clean and repair stone trim.
- B. Replace existing windows in-kind to match configuration, operation, materiality, details and finish.
- C. Remove window AC units, visible cables and pipes.
- D. Scrape and repaint existing sheet metal cornice to match existing.
- E. Scrape,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

5. Existing Buildings Proposal

837 Madison Avenue



Existing

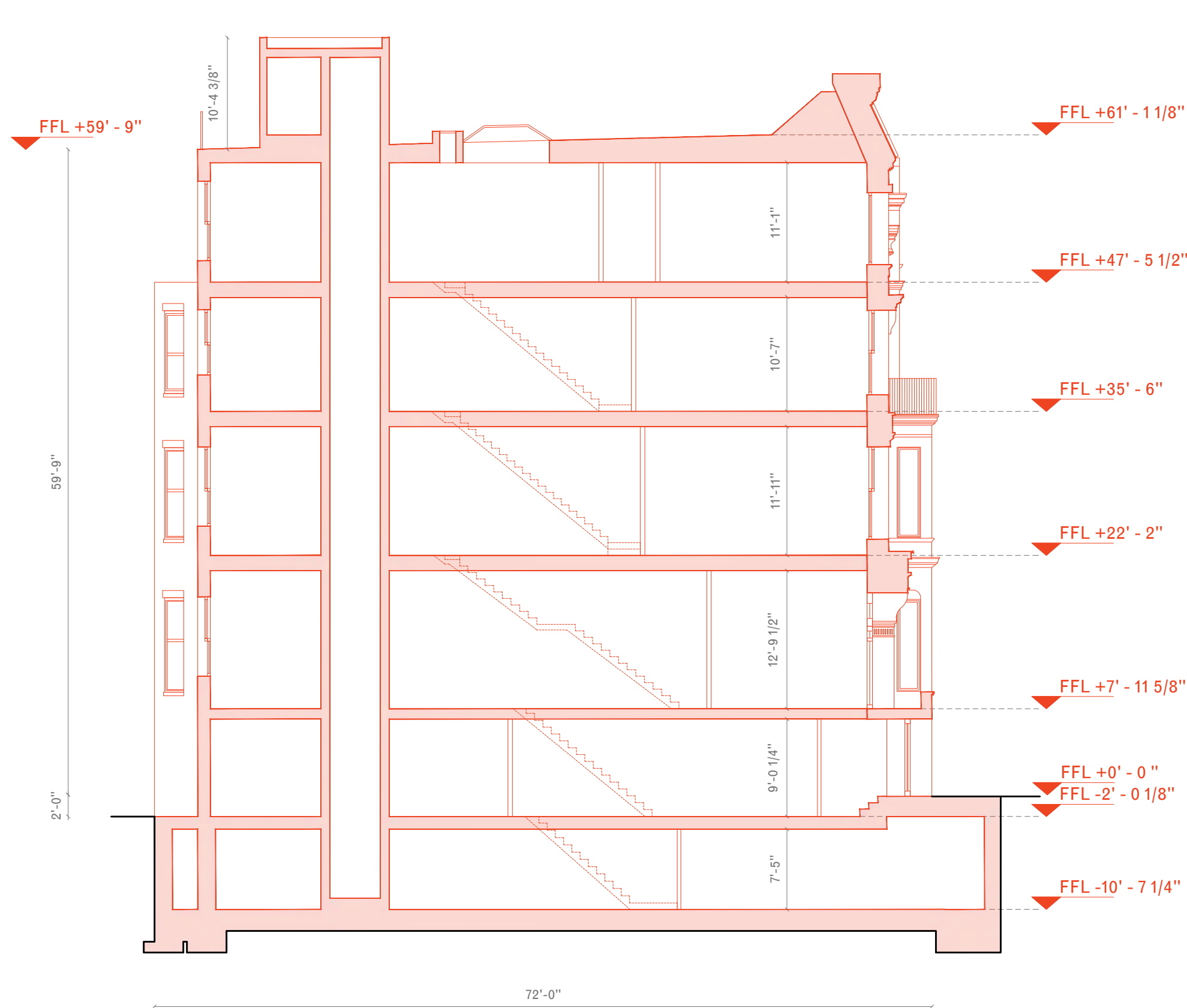


Proposed

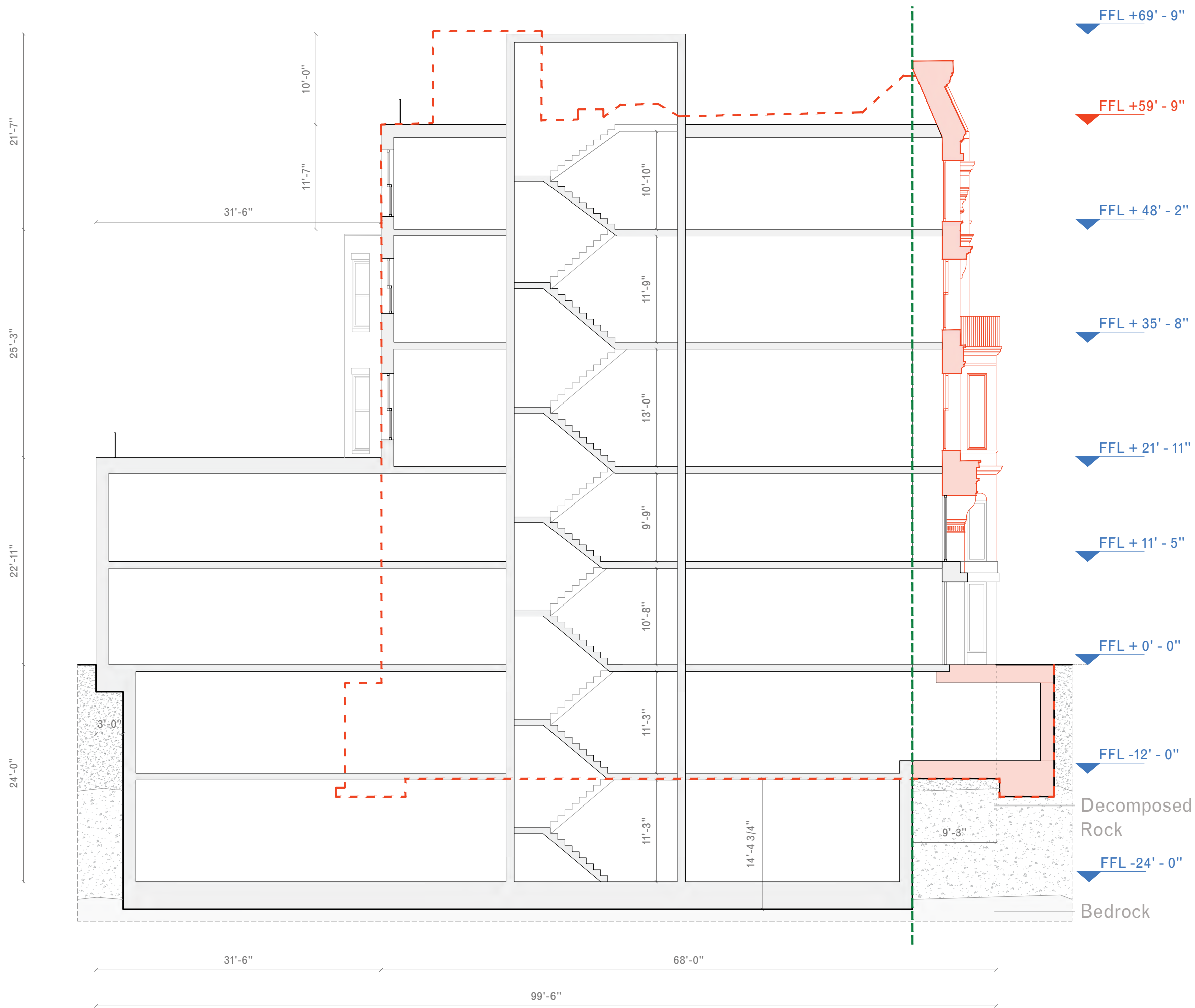
5. Existing Buildings Proposal

837 Madison Avenue

Existing
New Construction



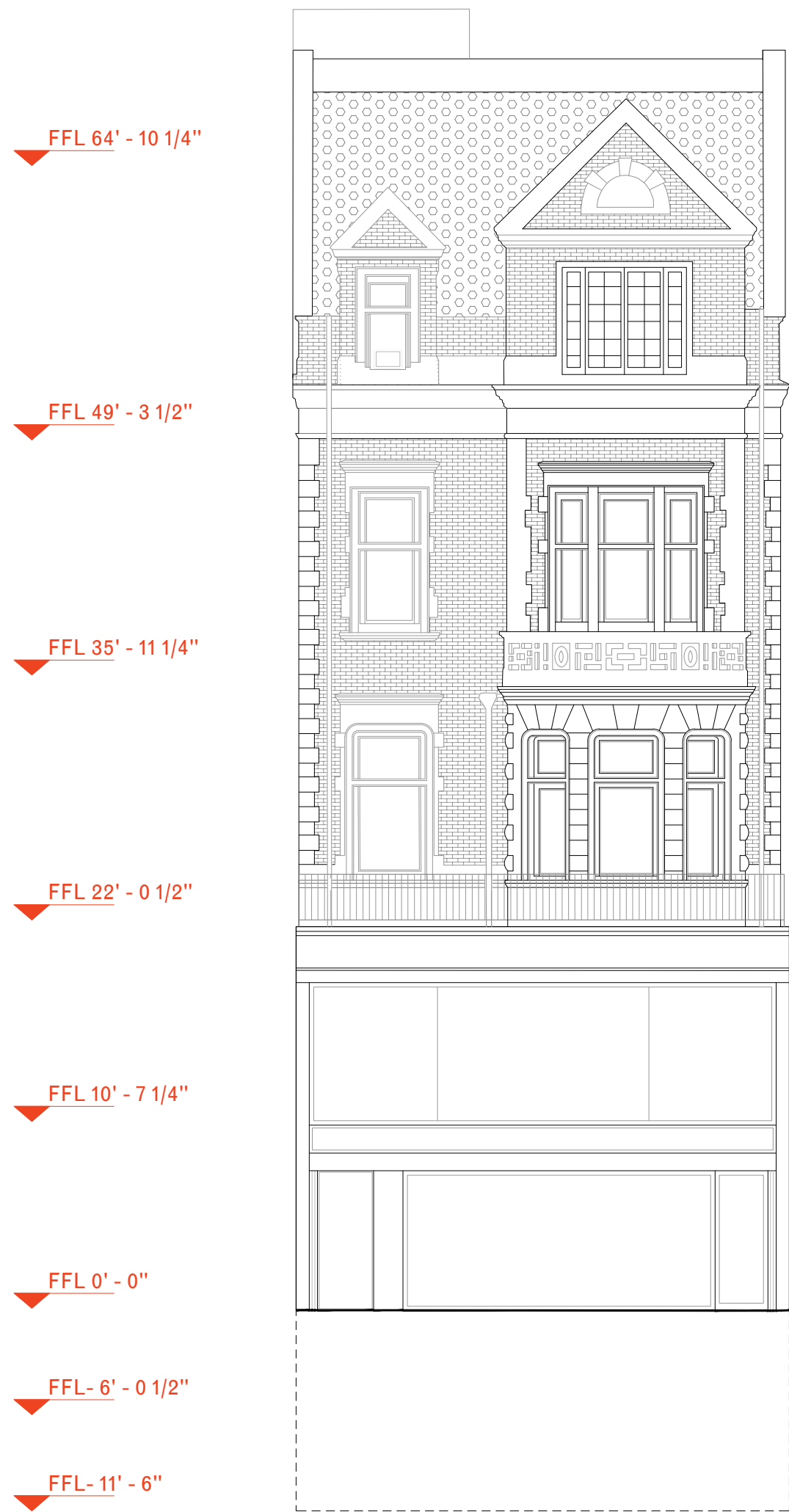
Existing



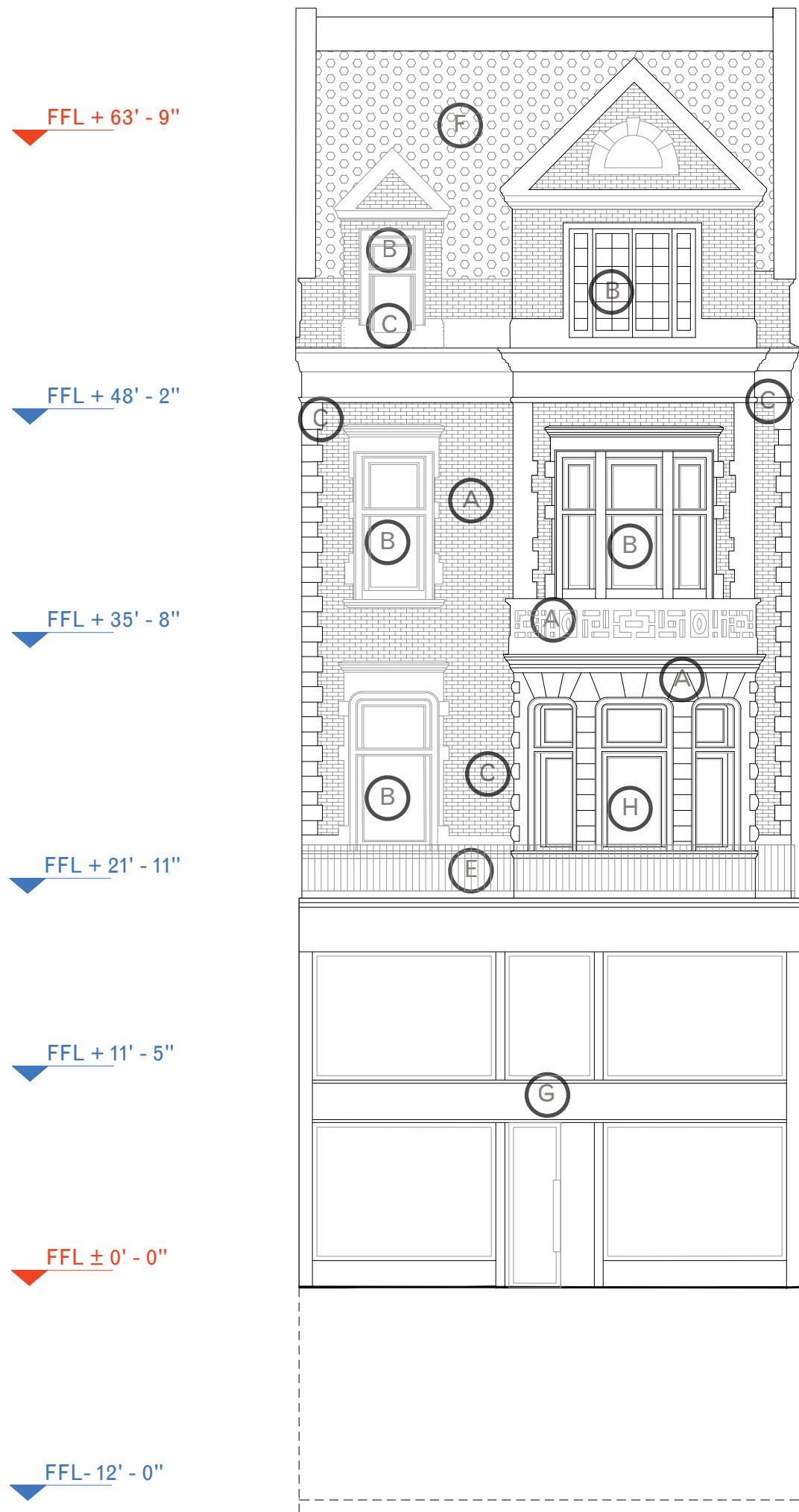
Proposed

5. Existing Buildings Proposal

835 Madison Avenue



Existing



Proposed

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5. Existing Buildings Proposal

835 Madison Avenue

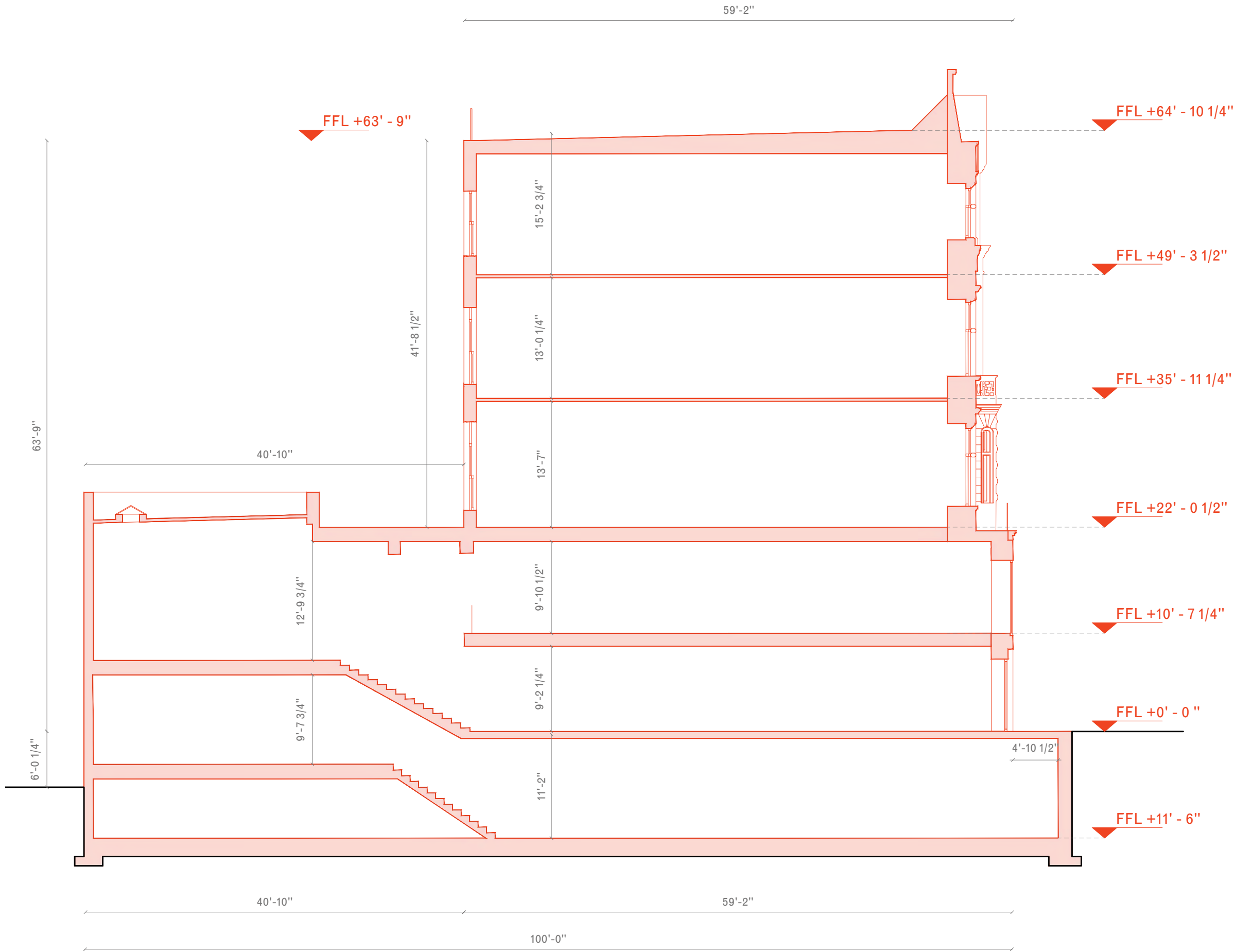


Comparative East Elevation

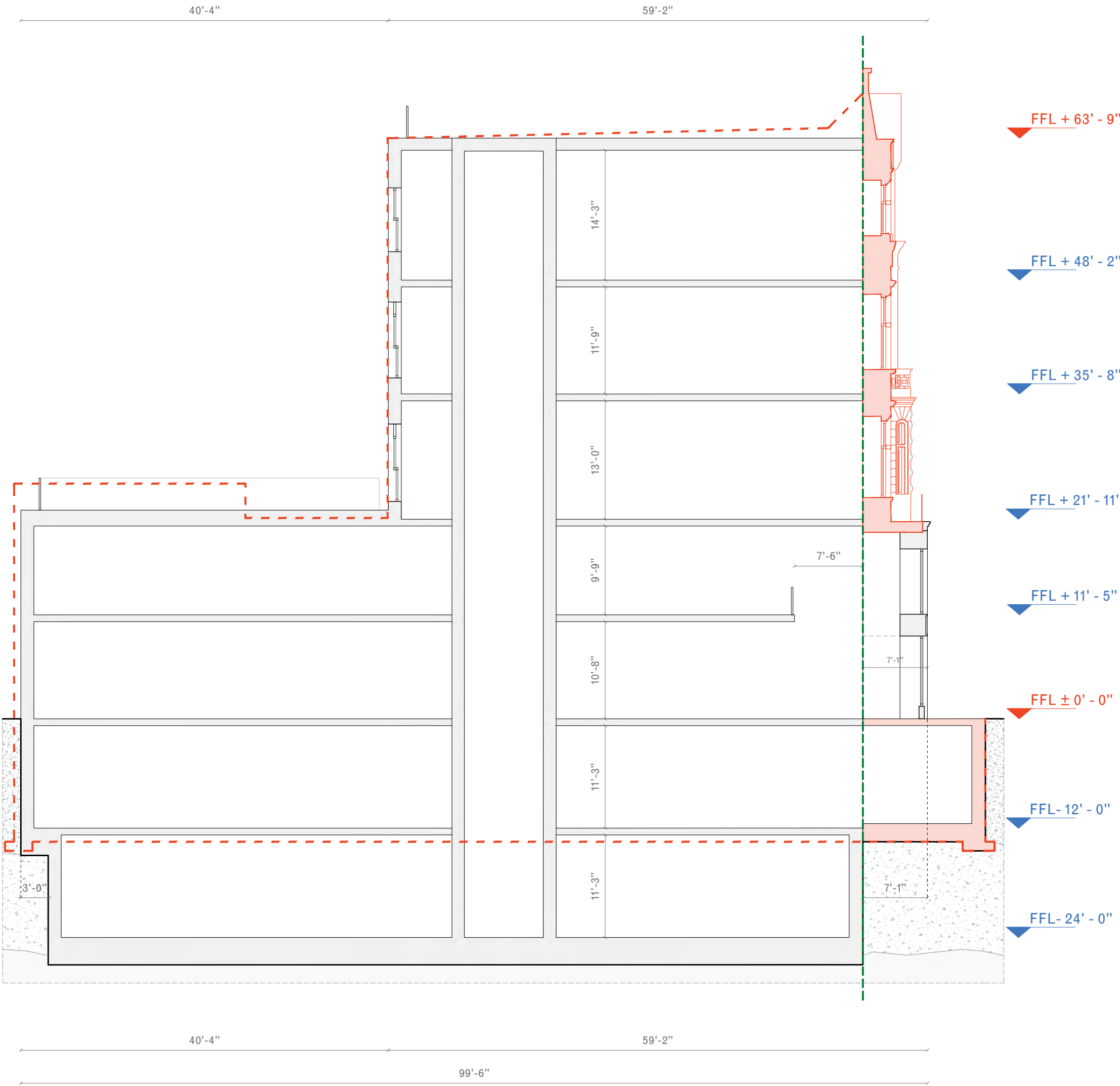
5. Existing Buildings Proposal

835 Madison Avenue

Existing
New Construction



Existing



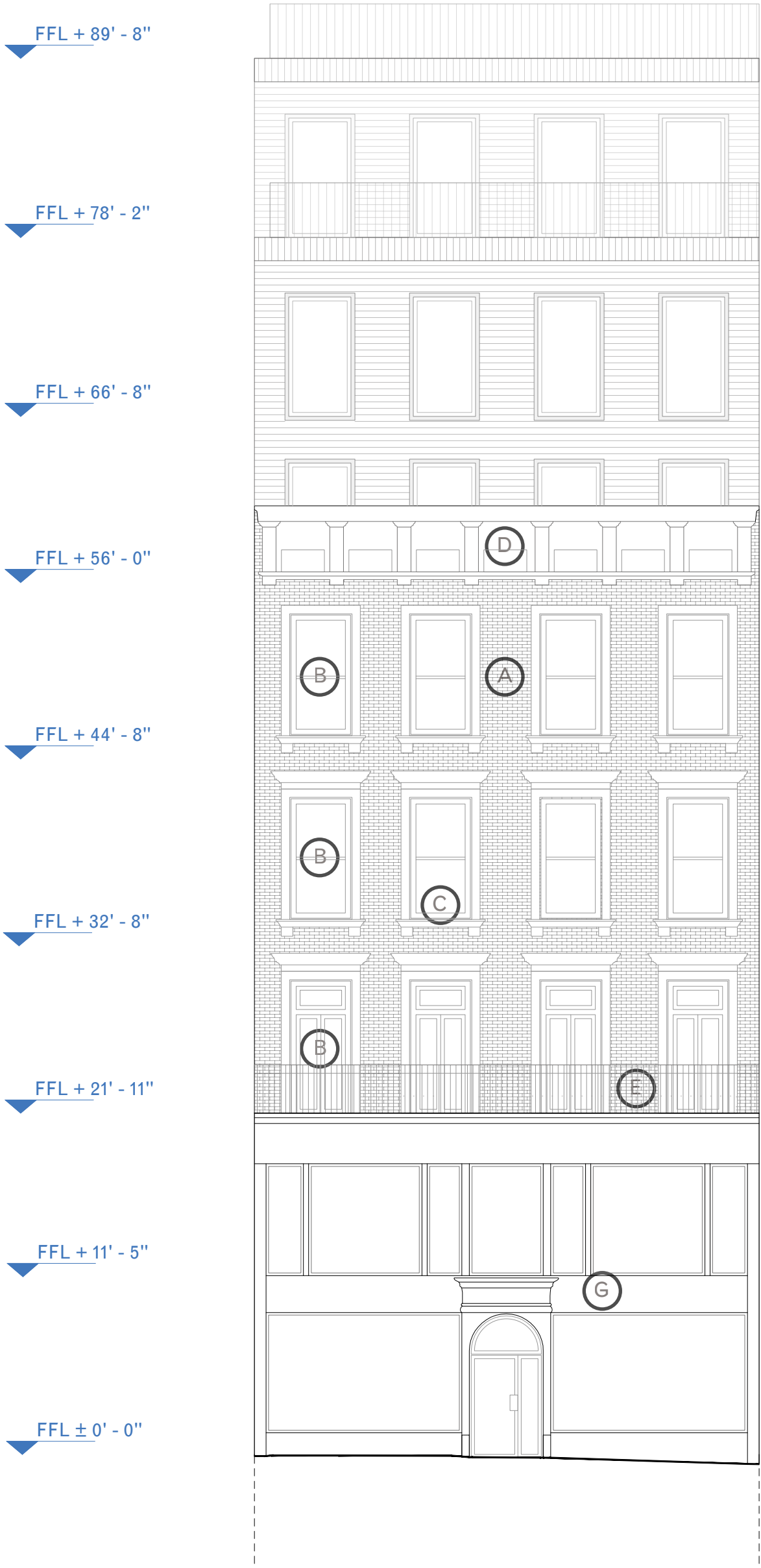
Proposed

5. Existing Buildings Proposal

833 Madison Avenue



Existing



Proposed

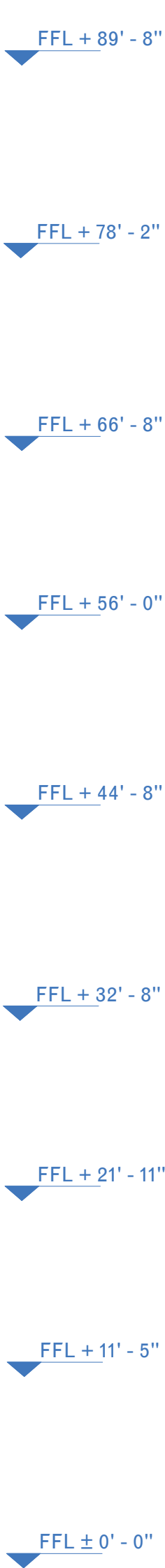
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5. Existing Buildings Proposal

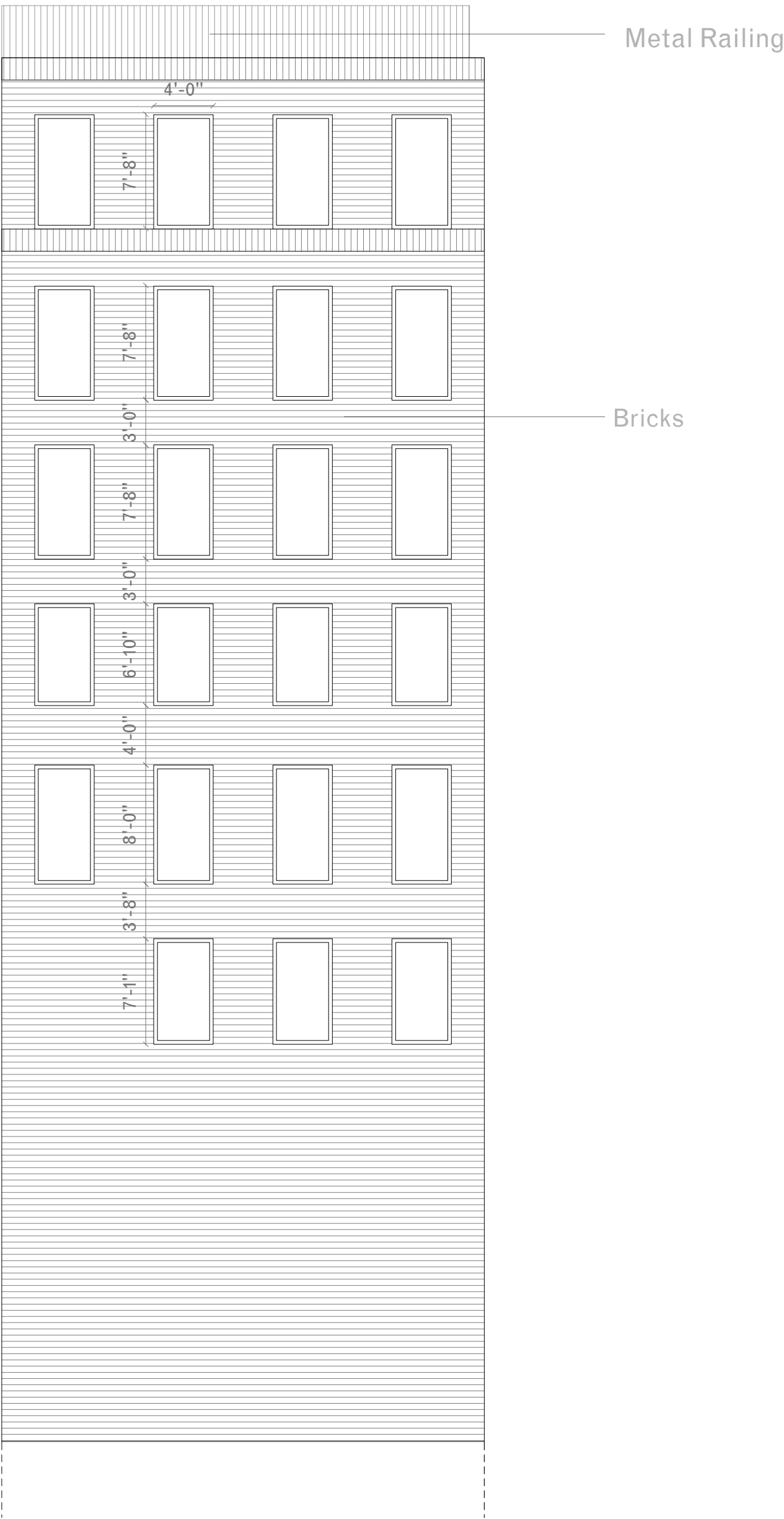
833 Madison Avenue



Existing Rear Elevation

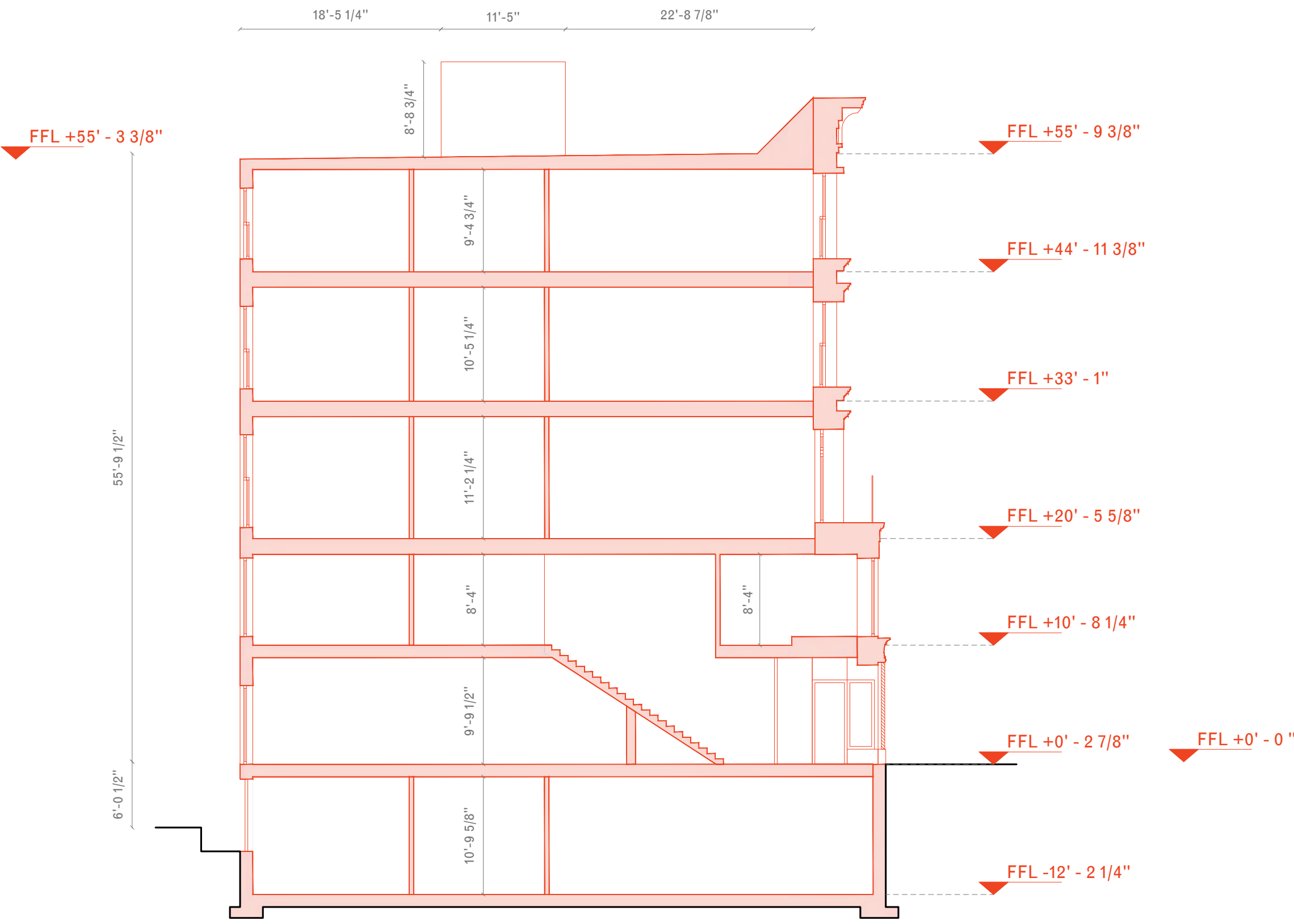


Proposed Rear Elevation

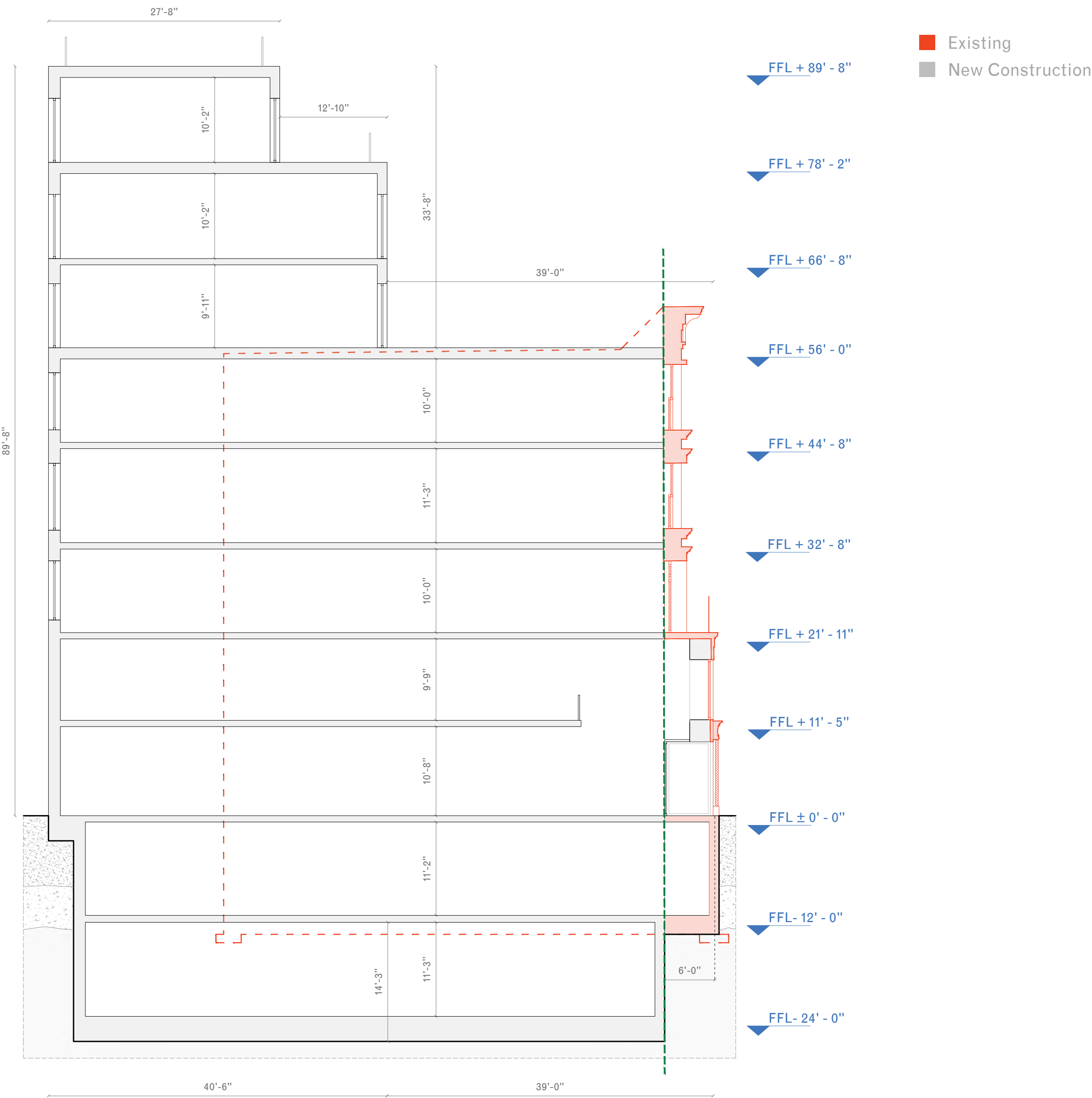


5. Existing Buildings Proposal

833 Madison Avenue



Existing



Proposed

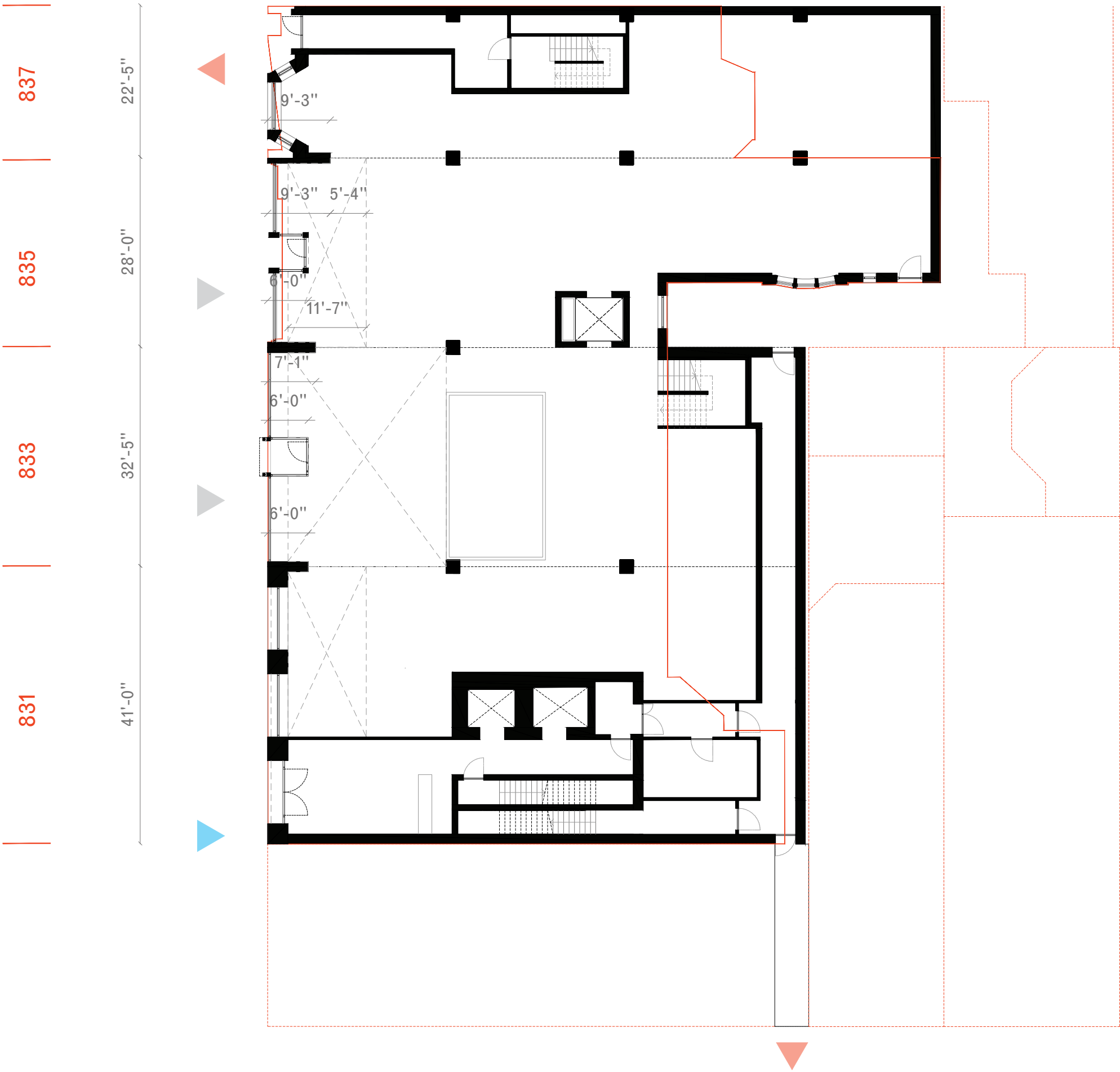
5. Existing Buildings Proposal

831-837 Madison Avenue

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



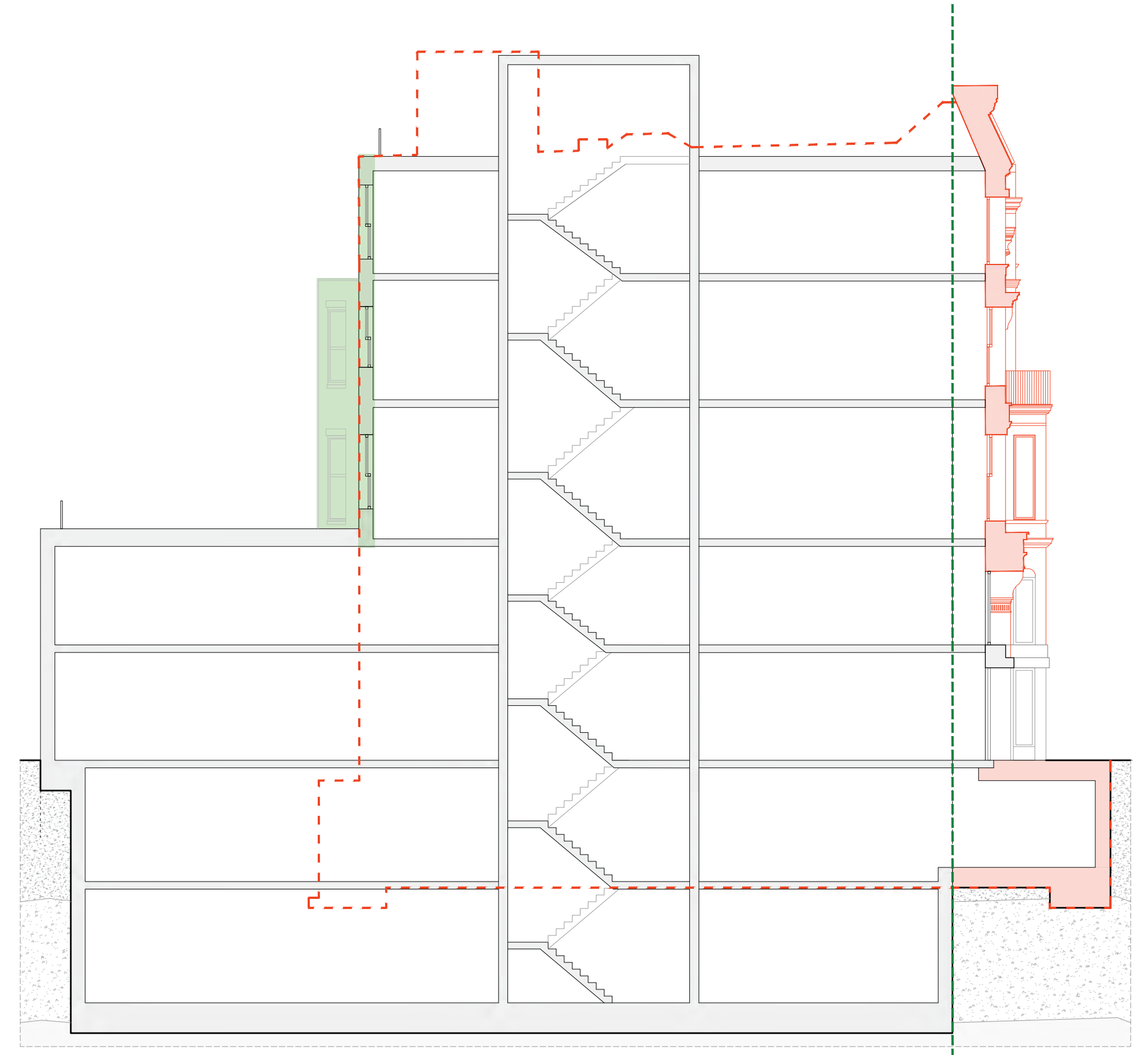
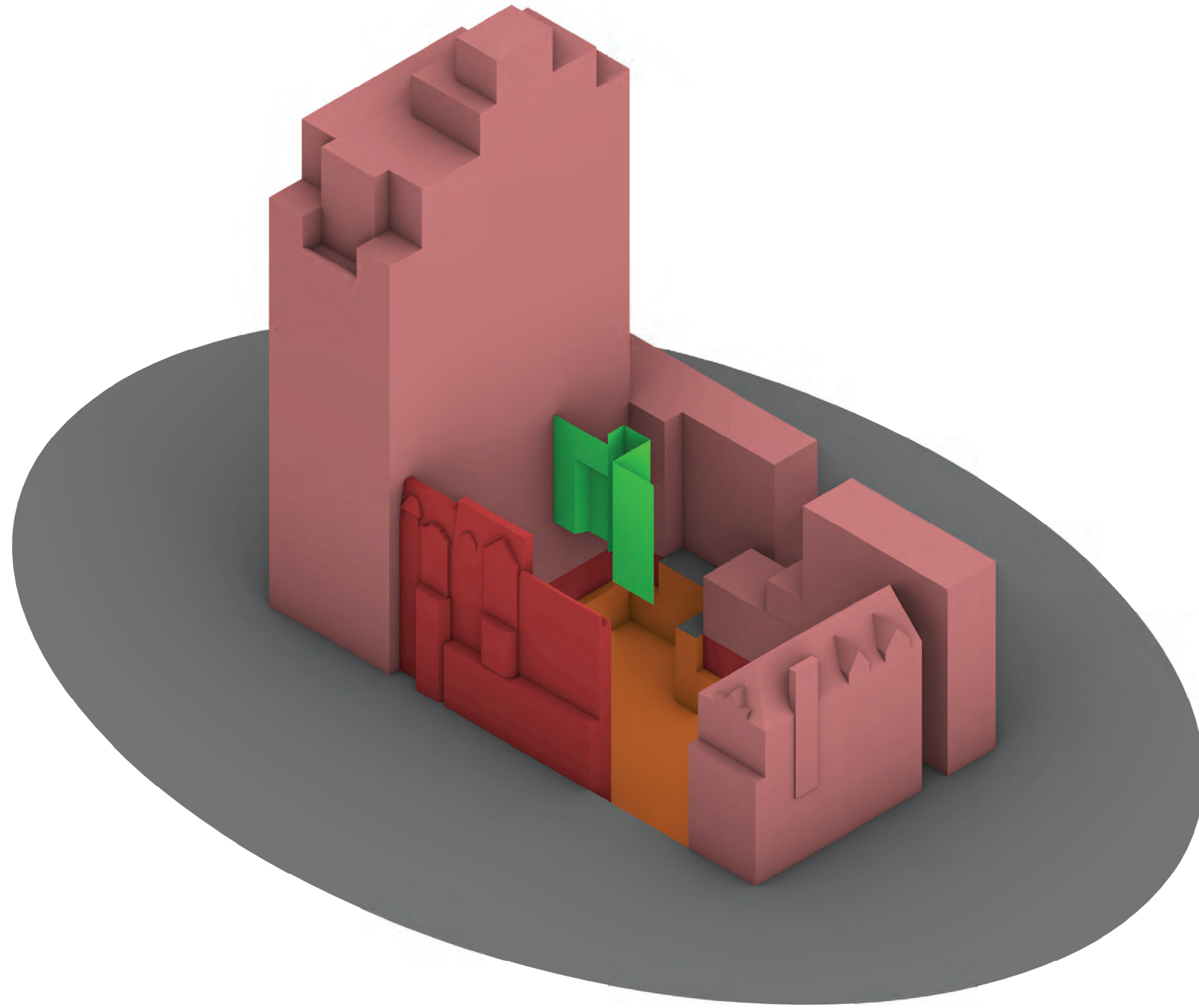
Existing



Proposed

5. Existing Buildings Proposal

831-837 Madison Avenue



5. Existing Buildings Proposal



161 West 13th Street (2024 LPC Approval)



75-77 Jane Street (2018 LPC Approval)

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.