



Date:	6/17/2025
LPC Docket #:	LPC-25-10966
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 809 Madison Avenue

Borough: Manhattan

Block: 1382 **Lot:** 7502

Historic District: Upper East Side Historic District

Description: A neo-Renaissance style apartment building designed by F.B. and A. Ware and built in 1924-25. Application is to construct additions, modify and create window openings, and replace windows.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District.

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

- that the penthouse and rear façade are simply designed and set inward from the prominent Madison Avenue and East 68th Street facades, therefore the majority of the demolition will not eliminate or damage any significant architectural features;
- that the building has featured a visible setback penthouse with some architectural detailing since it was built, and a historic rendering indicates a visible, designed penthouse was previously considered by the architect, therefore the construction of a larger, more visible rooftop addition will be consistent with the historic concept and massing of this building;
- that the design and materiality of the rooftop addition, featuring brick, limestone, multilight windows, and metal and glass railings, will be in keeping with the residential character of the building and will help unify the addition with the existing building;
- that the mechanical enclosure will be fully designed and integrated with the penthouse, and the roof at this and other buildings in the historic district feature visible penthouses with water tank enclosures and other visible mechanical equipment;
- that the building is adjacent to smaller scale buildings along Madison Avenue and East 68th Street, and the proposed wrap-around horizontal enlargement will be set back from the historic façades, therefore the proposed work will not overwhelm or meaningfully alter the building's historic relationship to the streetscape;
- that the added horizontal massing will create a wider base on which to support a proportionally taller rooftop addition, resulting in an overall massing in keeping with other buildings of this age and style;
- that the head of the window openings at the wrap-around addition will align with the window openings at the East 68th Street façade, which along with the use of brick cladding, limestone features and decorative metal balconies, will strengthen its relationship to the historic building and other apartment buildings in this historic district;
- that the open quality of the east-facing set-back terrace, featuring multilight windows and decorative metal and glass railings, will not significantly alter the historic terra cotta band course and cornice and will not obscure the historic twelfth floor façade;
- and that the building historically had a variety of window sizes and configurations, therefore the modifications to enlarge and combine bathroom windows and the addition of a new bay of windows to the fenestration will not disrupt a uniform pattern and will not substantially alter the character and original design of the primary facades.

VOTE:

Present: Sarah Carroll, Wellington Chen, Michael Goldblum, Jeanne Lutfy, Everardo Jefferson, Stephen Chu, Angie Master

7-0-0

In Favor = S.Carroll, W.Chen, M.Goldblum, J.Lutfy, E.Jefferson, S.Chu, A.Master

Oppose =

Abstain =

Recuse =



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