

The current proposal is:

**Preservation Department – Item 7, LPC-23-04180**

**829 Madison Avenue – Upper East Side Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 864 9383 1536

**Passcode:** 581958

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



# 829 MADISON AVENUE

PRESENTATION TO  
THE LANDMARKS PRESERVATION COMMISSION  
DECEMBER 13, 2022

BEYER  
BLINDER  
BELLE



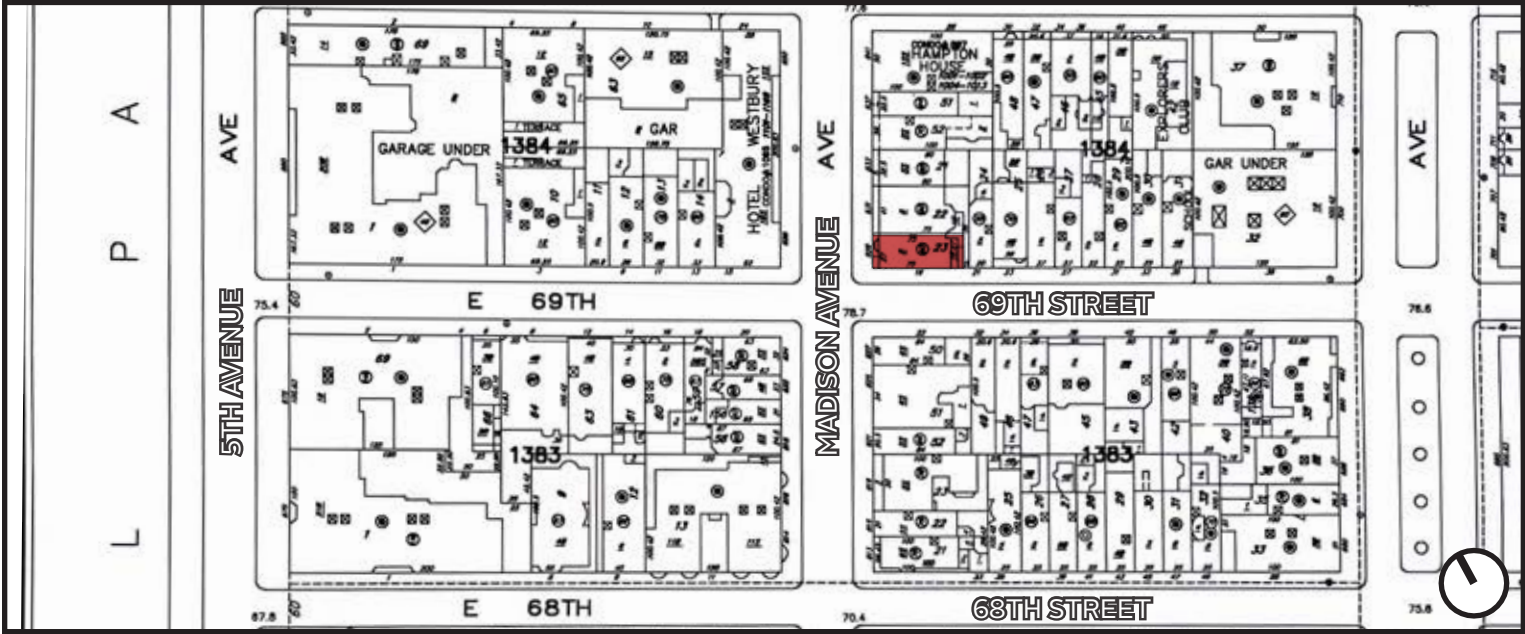
PHOTO TAKEN ON OCTOBER 07, 2022



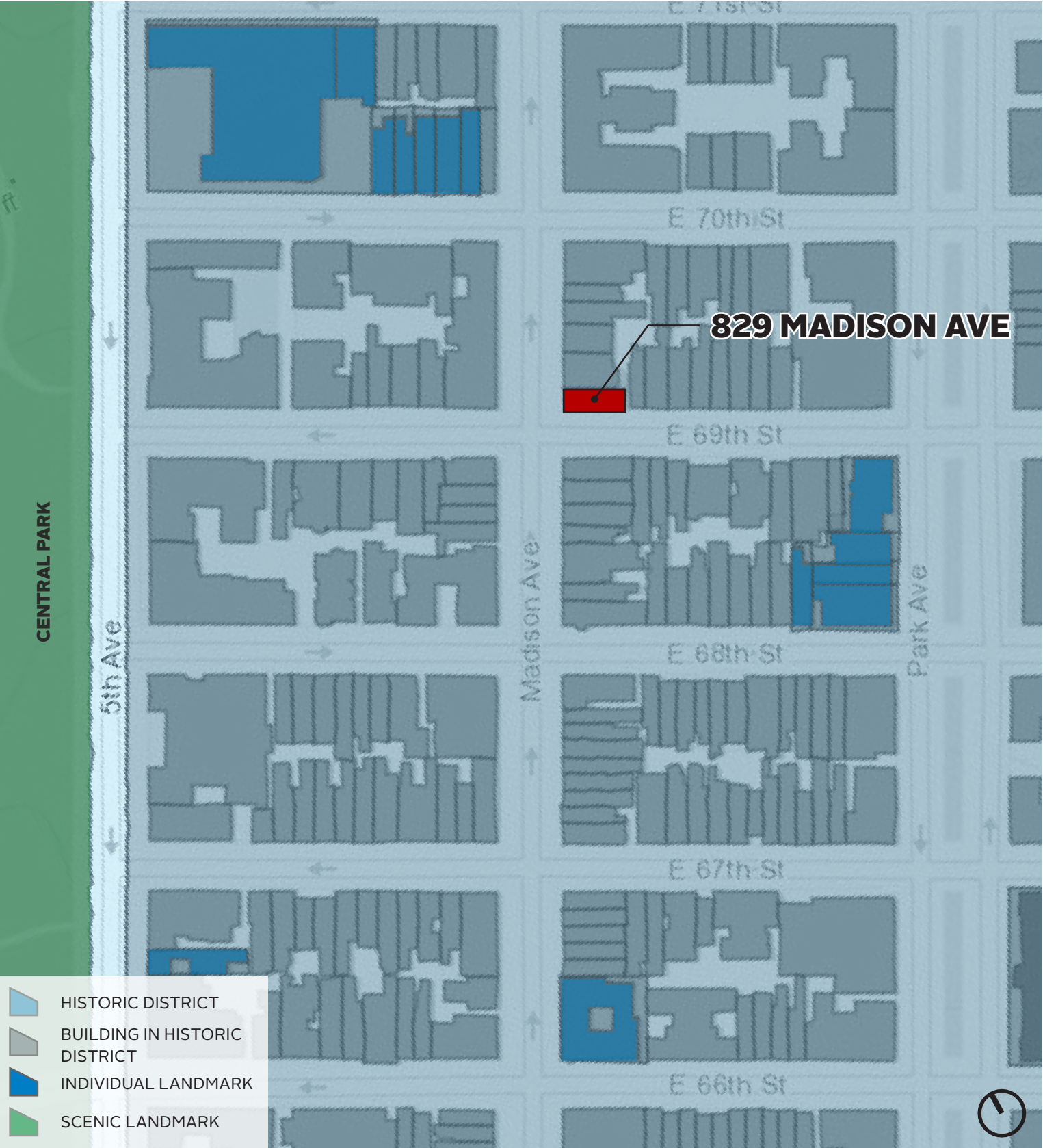
SITE



UPPER EAST SIDE AERIAL PHOTO



SANBORN MAP (2020 EDITION) PLATE 106



UPPER EAST SIDE HISTORIC DISTRICT



# EXISTING BUILDING FACADE & IMMEDIATE CONTEXT



VIEW FROM MADISON AVE  
(MARCH, 2022)



VIEW FROM CORNER OF MADISON AVE & 69TH ST  
(MARCH, 2022)



VIEW FROM 69TH ST  
(MARCH, 2022)



MADISON AVENUE & 69TH STREET LOOKING SOUTHEAST



MADISON AVENUE & 69TH STREET LOOKING NORTHEAST



69TH STREET LOOKING WEST

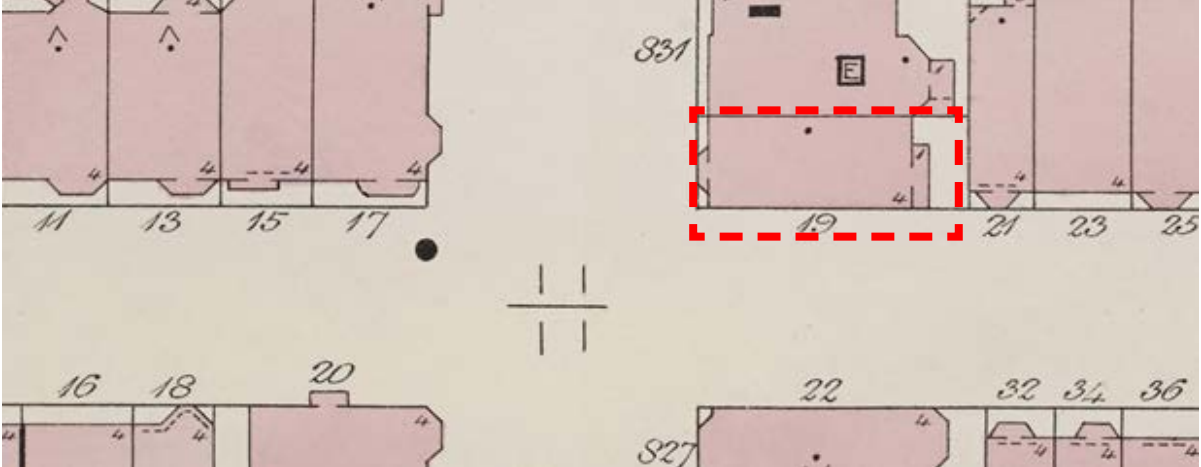


# TIMELINE: 1885-1910'S

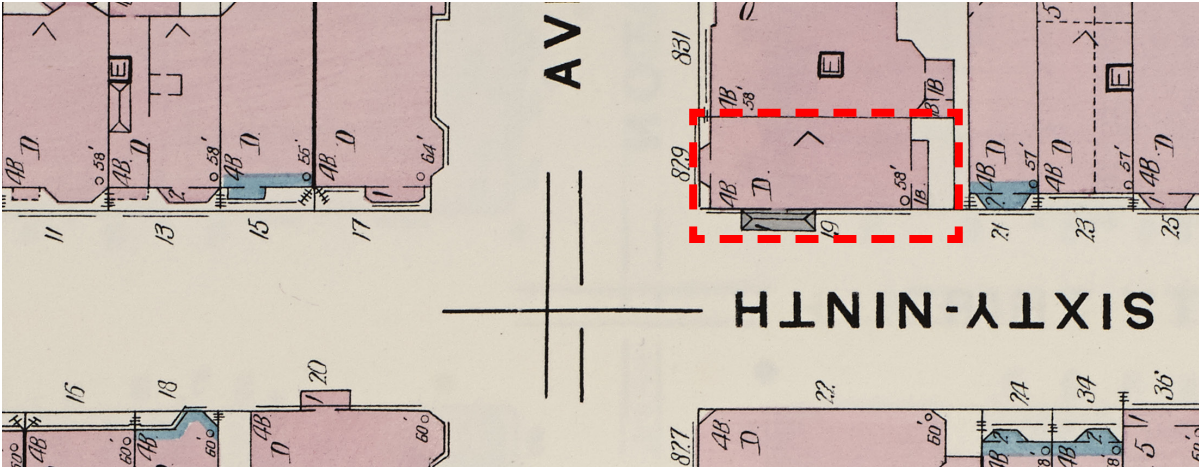
## CHARLES BUEK & COMPANY

Charles Buek (dates undetermined)  
Henry Cook (dates undetermined)

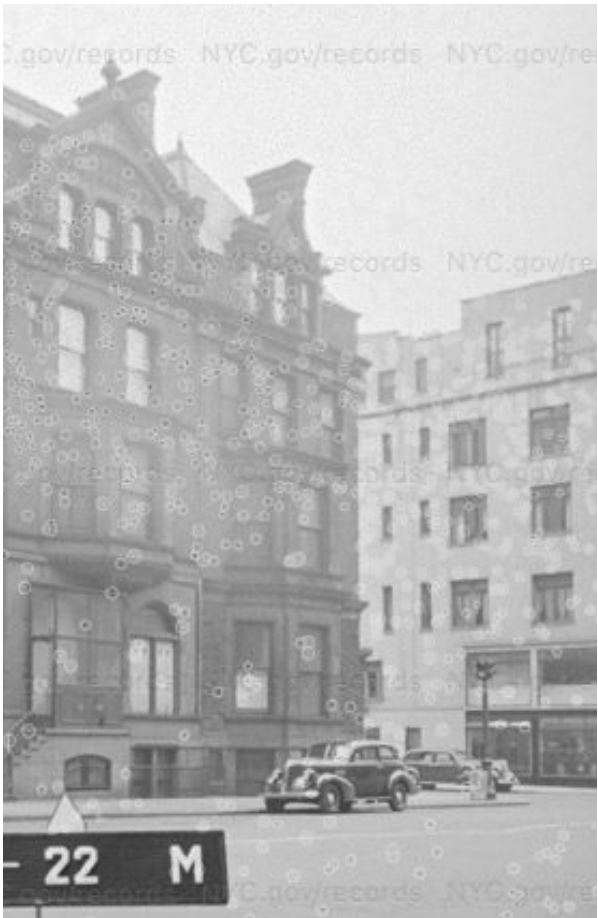
33 East 65th Street	1884-85	new building
16-20 East 69th Street	1881-82	new buildings(3)
21-29 East 69th Street	1885-86	new buildings(5)
36-38 East 73rd Street	1886	new buildings(2)*
813-815 Madison Avenue	1881	new buildings
818-822 Madison Avenue	1881	new buildings(2)
829-833 Madison Avenue	1885	new buildings(3)*
903-907 Madison Avenue	1886	new buildings(3),
		* 36 East 73rd and 831 Madison now altered



1892 SANBORN MAP



1907 SANBORN MAP



C. 1940'S TAX DEPT. PHOTO



C. 1940'S TAX DEPT. PHOTO

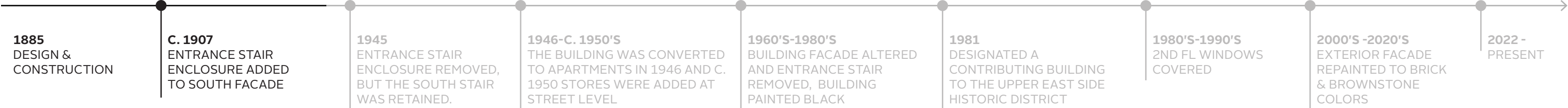


C. 1940'S TAX DEPT. PHOTO

### 829 MADISON AVENUE / 19 EAST 69TH STREET

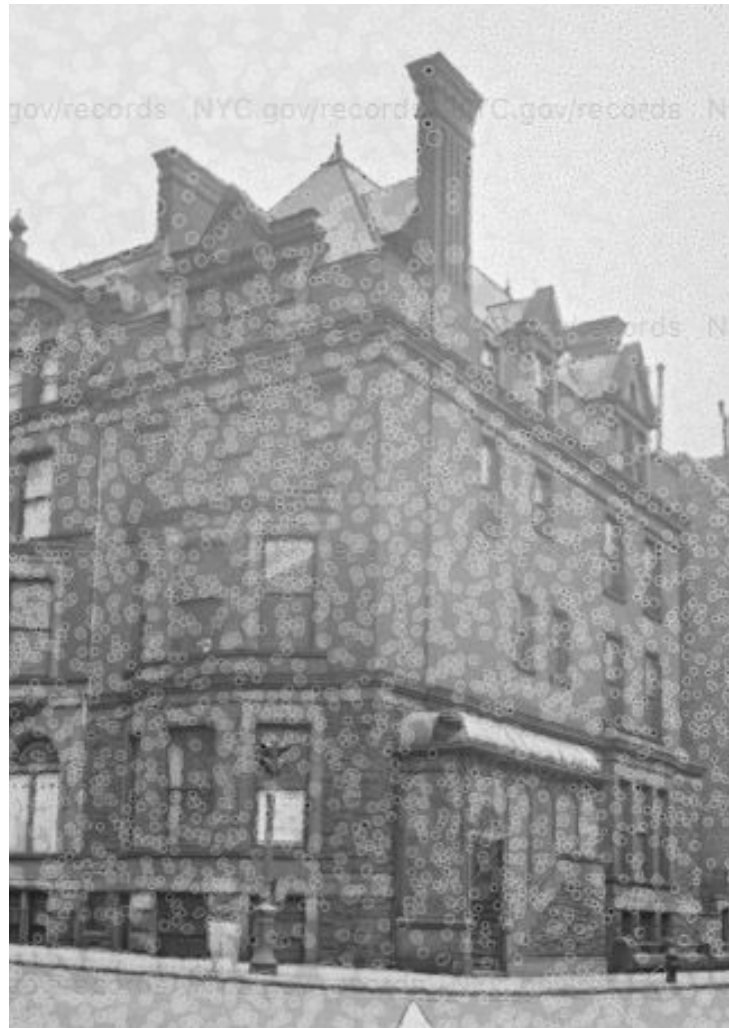
THE BUILDING WAS DESIGNED IN THE QUEEN ANNE STYLE. IT WAS DEVELOPED BY CHARLES BUEK & CO. AND CONSTRUCTED IN 1885. QUEEN ANNE STYLE ROW HOUSES ARE NOT PROLIFIC AS THE STYLE WAS NEVER EXTENSIVELY USED IN NEW YORK. THE HOUSE WAS BUILT FOR WILLIAM C. LANE, A WEALTHY BUSINESSMAN WHO WAS THE VICE PRESIDENT OF THE UNITED STATES CORDAGE COMPANY. JOHN KING, WHO WAS THE FORMER VICE PRESIDENT OF THE BALTIMORE AND OHIO RAILROAD AND, LATER, PRESIDENT OF THE ERIE RAILROAD, PURCHASED THE RESIDENCE IN 1888.

CHARLES BUEK WAS ONE OF THE MOST ACTIVE DEVELOPERS ON THE EAST SIDE IN THE 1880S. HE STARTED HIS FIRM CHARLES BUEK & COMPANY IN 1881. THE FIRM ALSO BUILT EXTENSIVELY AROUND LEXINGTON AVE AND 36TH STREET. IN 1887 THE FIRM SHIFTED ITS OPERATION TO THE EXPANDING REAL ESTATE MARKET OF THE UPPER WEST SIDE. ANOTHER QUEEN ANNE RESIDENCE ASSOCIATED WITH CHARLES BUEK & CO IS 23 EAST 69TH ST, WHICH REMAINS MOSTLY UNALTERED AND IS SEEN AT THE FAR RIGHT IN THE UPPER RIGHT PHOTO ABOVE.





## TIMELINE: 1940'S-1980'S



C. 1940'S TAX DEPT. PHOTO



C. 1945 (NYPL)



### C. 1960'S - 1980'S



### C. 1980'S TAX DEPT. PHOTO

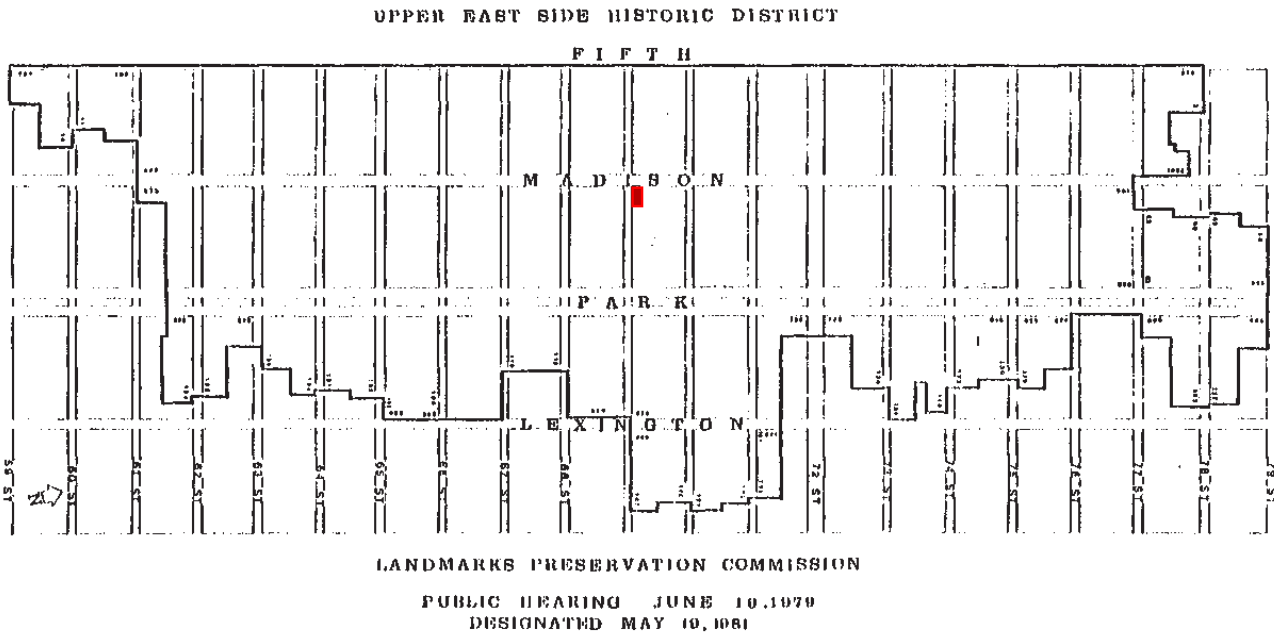
### ALTERATIONS THROUGH THE DECADES:

- SOUTH ENTRANCE STAIRS REMOVED AND FACADE ALTERED. ENGLISH BASEMENT LIGHT WELL FILLED.
- WEST FACADE BAY WINDOW REMOVED, RIBBON WINDOWS AT SECOND AND THIRD FL ADDED. GROUND FLOOR STORE FRONT AND AWNING ADDED.
- CORBELED CHIMNEY CAP REMOVED. THREE WINDOWS ENLARGED AT SOUTH FACADE.
- BUILDING FACADE PAINTED BLACK.





# TIMELINE: 1981



MADISON AVENUE between 69th Street and 70th Street East Side

No. 829 (1384/23)

	Date	Architect	Owner
Erected	1885-86 by	Charles Buek & Co.	for William C. Lane

## ARCHITECTURE

Style	Queen Anne
Elements	Four-story and basement residence with shops at basement and first two floors on corner site; original brick facade with stone trim on upper two floors; third floor with windows keyed to facade; steep hipped roof with finials at ridge; dormer with small pediment and balustrade on Madison; two dormers on side facade; two tall brick chimneys; that to the front has had its cap removed.
Alterations	1946 - converted to apartments  Basement and first two floors have been altered for shops.

**HISTORY** Built as one of a group of three houses (Nos. 829-833).

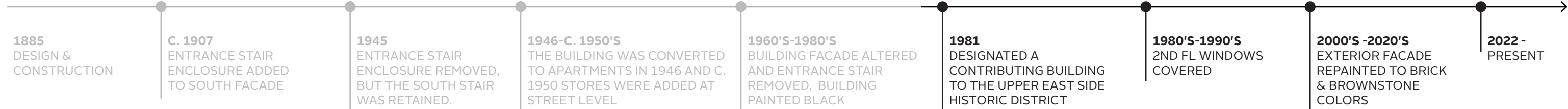
**References:** New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.



DESIGNATION PHOTO (C. 1960'S - 1980'S)



C. 2010'S  
(FROM MICHAEL LOMBARDO GALLERY FACEBOOK PAGE)

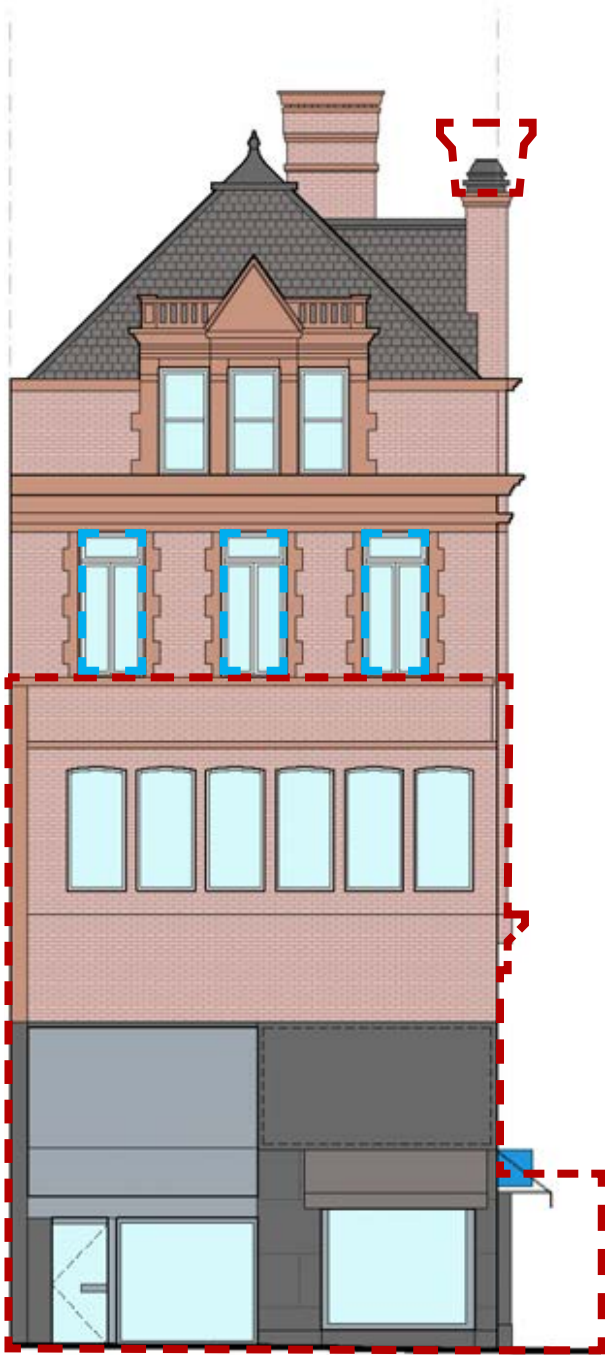




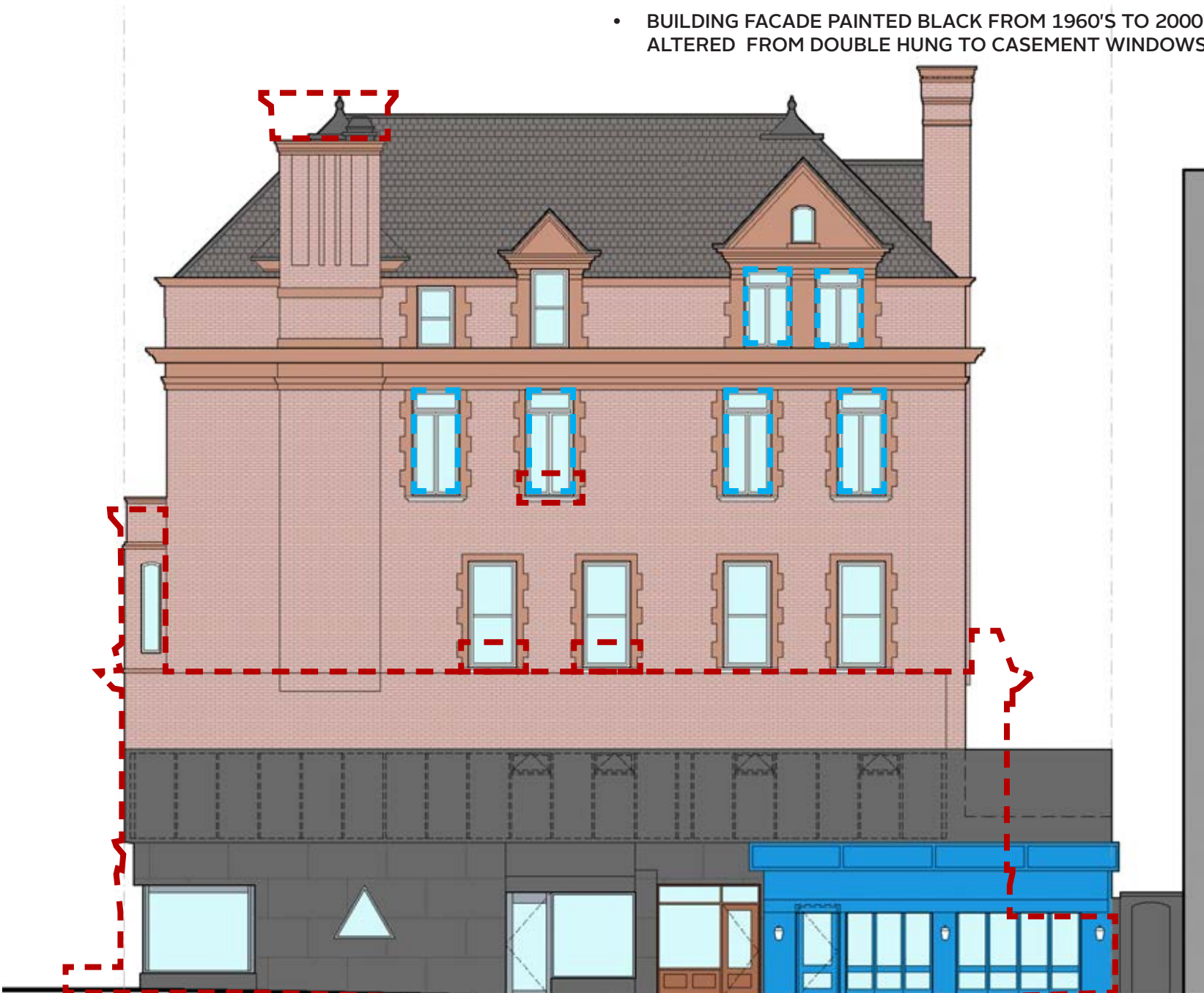
# SUMMARY OF EXISTING FACADE ALTERATIONS

## ALTERATIONS THROUGH OUT THE DECADES:

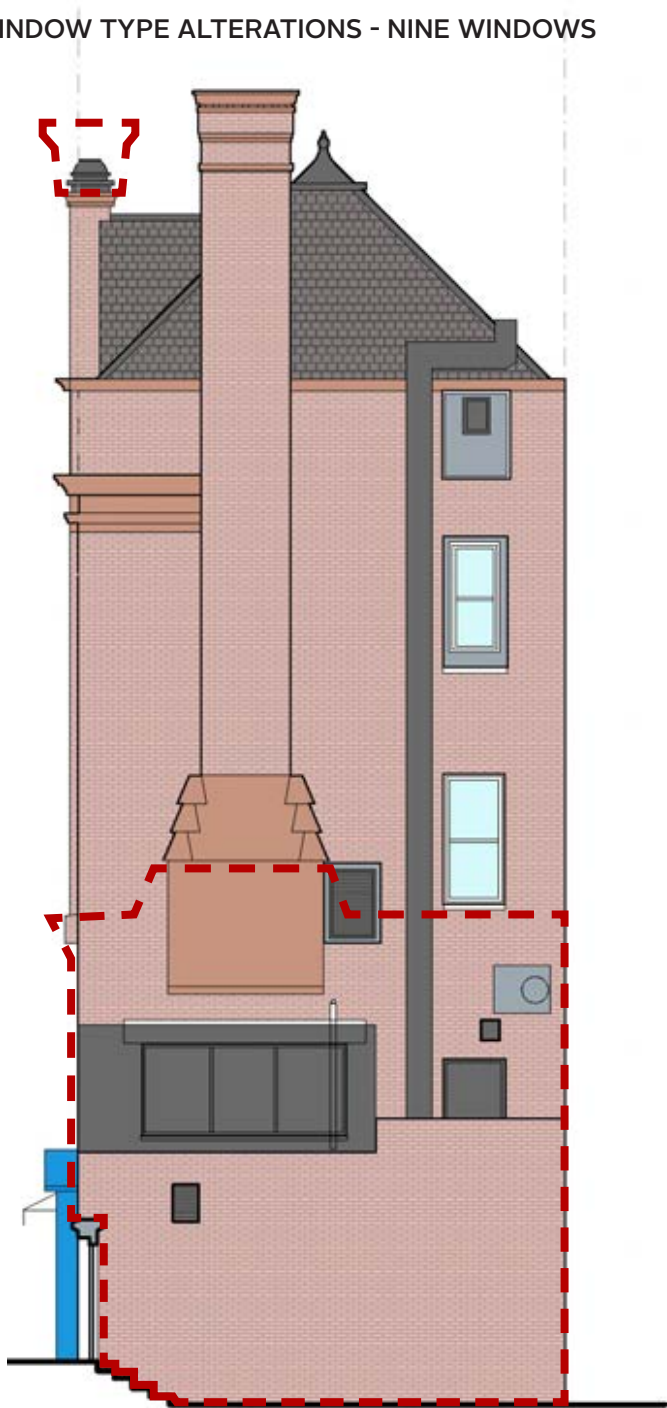
- SOUTH ENTRANCE STAIRS REMOVED AND FACADE ALTERED. ENGLISH BASEMENT LIGHT WELL FILLED.
- WEST FACADE BAY WINDOW REMOVED, RIBBON WINDOWS AT SECOND AND THIRD FL ADDED. GROUND FLOOR STORE FRONT AND AWNING ADDED.
- CORBELED CHIMNEY CAP REMOVED. THREE WINDOWS ENLARGED AT SOUTH FACADE.
- BUILDING FACADE PAINTED BLACK FROM 1960'S TO 2000'S, WINDOW TYPE ALTERATIONS - NINE WINDOWS ALTERED FROM DOUBLE HUNG TO CASEMENT WINDOWS.



WEST ELEVATION (MADISON AVENUE)



SOUTH ELEVATION (69TH STREET)



EAST ELEVATION (REAR FACADE)



EXISTING CONDITIONS - WEST & SOUTH FACADE



NOVEMBER, 2022



NOVEMBER, 2022



NOVEMBER, 2022



NOVEMBER, 2022



OCTOBER, 2022



NOVEMBER 2022



NOVEMBER 2022



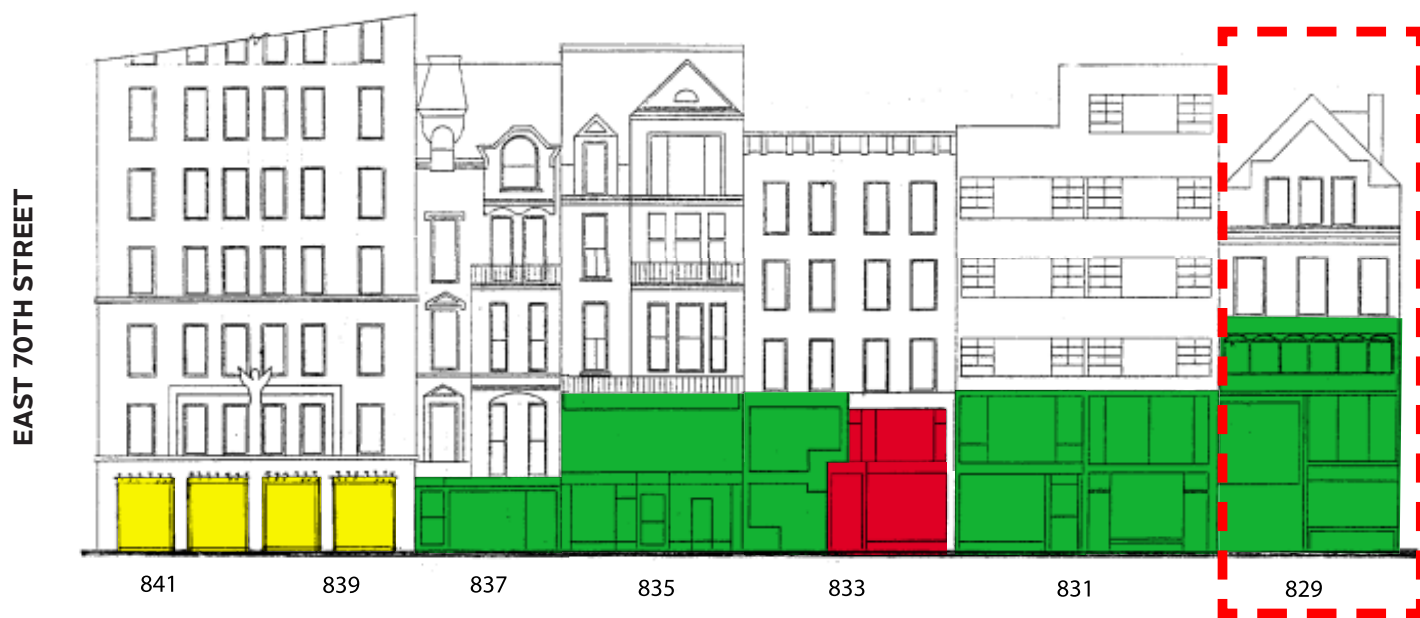
NOVEMBER 2022



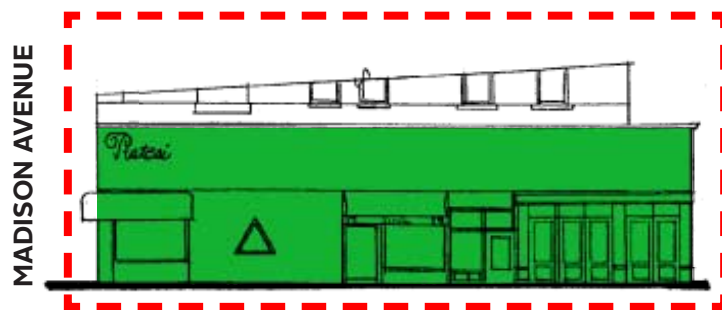
NOVEMBER 2022



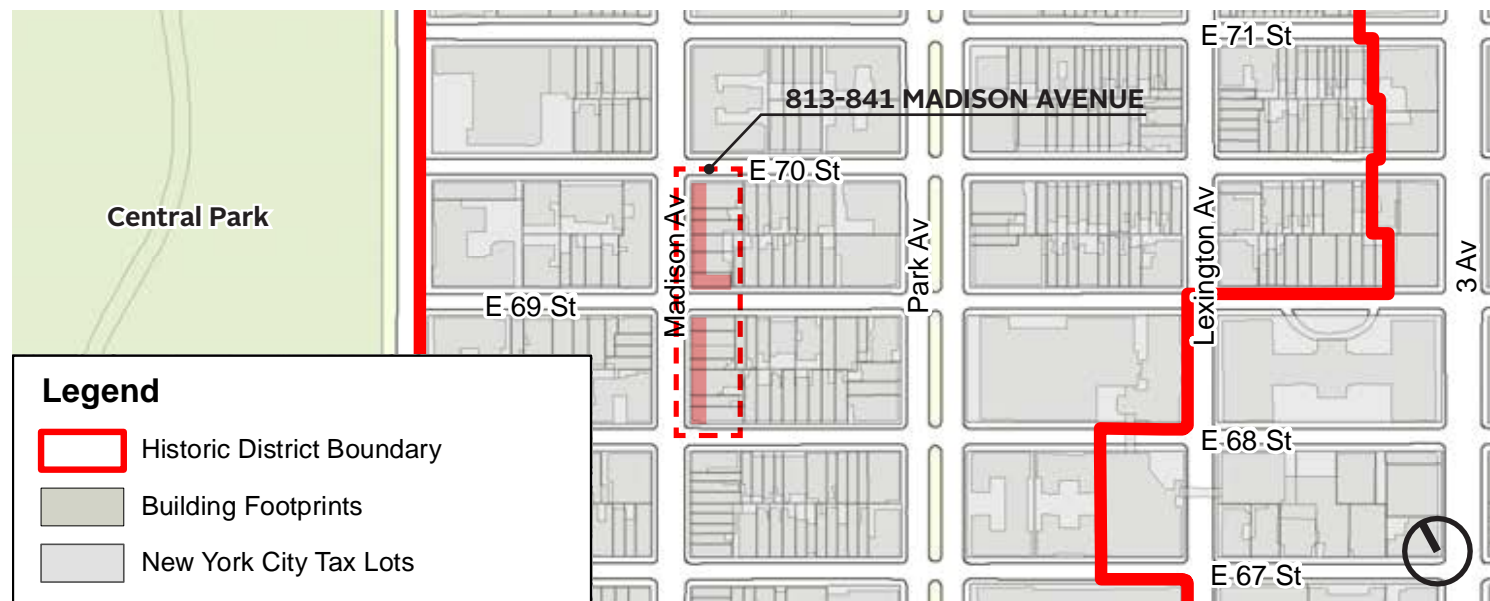
# MADISON AVENUE STOREFRONT MASTER PLAN



### EAST SIDE OF MADISON AVENUE BETWEEN 68TH & 70TH STREET



**NORTH SIDE OF 69TH STREET**

UPPER EAST SIDE HISTORIC DISTRICT | LP-1051  
BOROUGH OF MANHATTAN

(a) Summary of Categories and Scope of Staff-Approved Work

The following is a brief description of storefront categories and permitted alterations. It must be emphasized that the coding is based on a visual analysis of the existing storefront fabric, and that coding of storefronts as green, and in some cases yellow, represents a presumption that no historic fabric exists. Historic fabric may be concealed or obscured by modern fabric and, therefore, each application will be carefully reviewed and investigative probes may be required to determine the existence of historic fabric. If original or historic fabric is uncovered during the probes or new storefront construction, work must cease and the Commission should be notified immediately. The Commission reserves the right to amend or revoke the permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application and in the Master Plan, and to re-categorize the storefront based on the new information.

GREEN - Storefronts in buildings that the Upper East Side Historic District Designation Report describes as having no style, with the exception of 717-719 Madison Avenue which shall be treated as a RED storefront, and 884-888 Madison Avenue which shall be treated as a YELLOW storefront; and storefronts in converted brownstones or buildings planned for shops on lower floor(s) that have no significant architectural features remaining or that are not uniform in appearance.

For GREEN coded storefronts, the staff may approve new storefronts if the new storefront design conforms to the criteria relating to location (color-coded area), storefront articulation (maintaining the modularity, the horizontal division between the 1st and 2nd floor, and the street wall), and transparency, and the storefront features, including awnings, signage, security gates, lighting and air conditioners and louvers, also conform to the standards in the Master Plan.



# STOREFRONT ALTERATION PRECEDENTS

## 690 MADISON AVENUE



C. 1940'S TAX DEPT. PHOTO

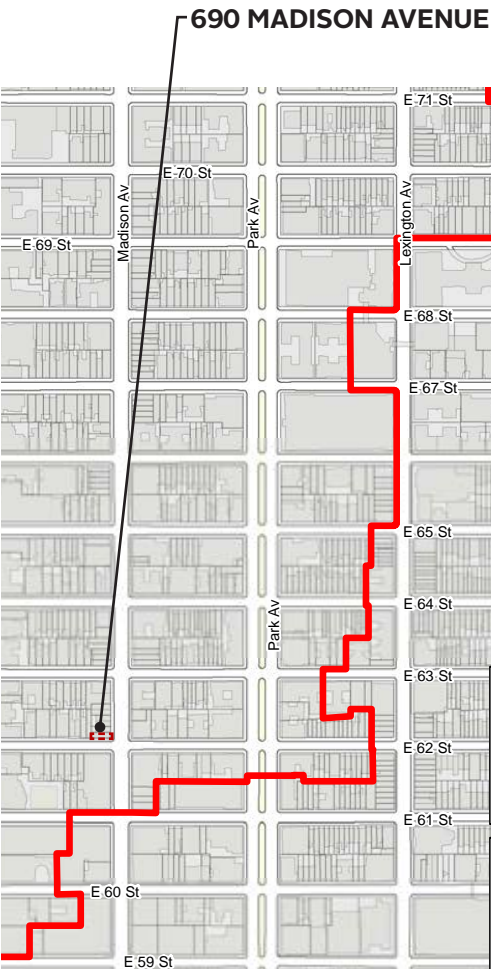


MARCH 2022

ERECTED DATE:  
1878-79

ARCHITECT:  
J. H. VALENTINE

STYLE:  
NEO-GREC



UPPER EAST SIDE HISTORIC DISTRICT



# STOREFRONT ALTERATION PRECEDENTS

## 710 MADISON AVENUE



C. 1940'S TAX DEPT. PHOTO



MARCH 2022

ERECTED DATE:  
1871

ARCHITECT:  
GAGE INSLEE

STYLE:  
ITALIANATE / NEO-GREC

710 MADISON AVENUE

UPPER EAST SIDE HISTORIC DISTRICT



# STOREFRONT ALTERATION PRECEDENTS

## 740 MADISON AVENUE



C. 1940'S TAX DEPT. PHOTO



MARCH 2022

ERECTED DATE:  
1879

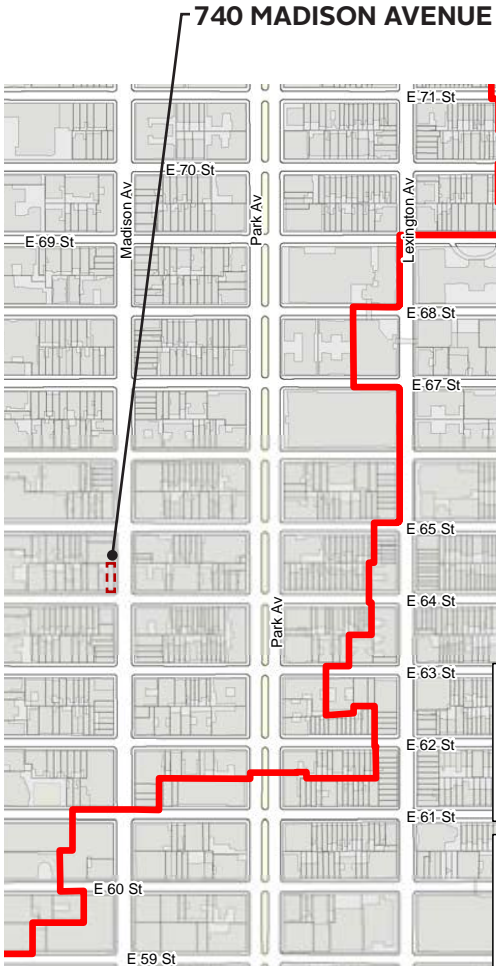
ARCHITECT:  
JOHN G. PRAGUE

STYLE:  
NEO-GREC

PRESENT FACADE:  
1901

ARCHITECT:  
MANTLE FIELDING

PRESENT STYLE:  
NEO-FRENCH RENAISSANCE



UPPER EAST SIDE HISTORIC DISTRICT



# STOREFRONT ALTERATION PRECEDENTS

## 791 MADISON AVENUE



C. 1940'S TAX DEPT. PHOTO



MARCH 2022

ERECTED DATE:  
1871

ARCHITECT:  
F. S. BARUS

STYLE:  
ITALIANATE / NEO-GREC



UPPER EAST SIDE HISTORIC DISTRICT



# STOREFRONT ALTERATION PRECEDENTS

## 827 MADISON AVENUE



C. 1940'S TAX DEPT. PHOTO



MARCH 2022

ERECTED DATE:  
1880-81

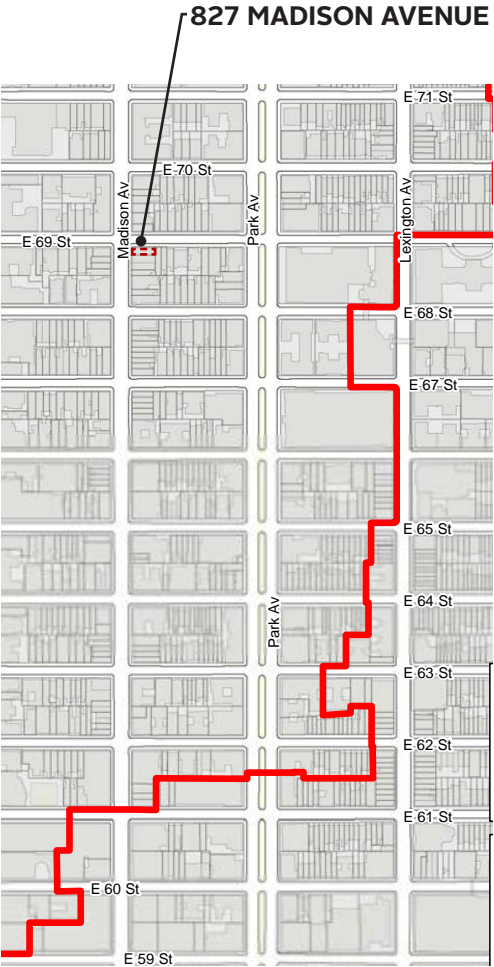
ARCHITECT:  
LAMB & WHEELER

STYLE:  
QUEEN ANNE

PRESENT FACADE:  
1901

ARCHITECT:  
JAMES CASALE

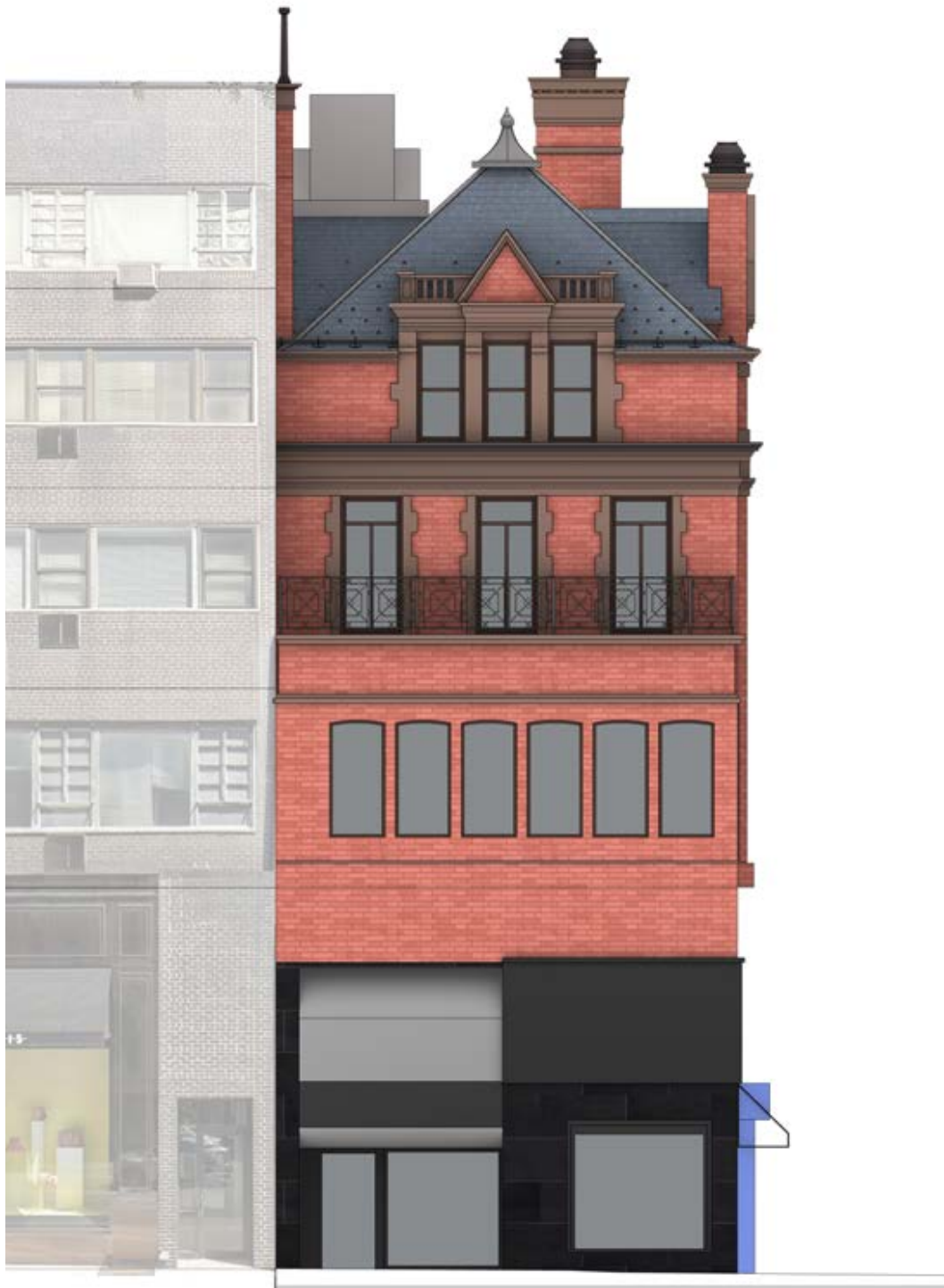
PRESENT STYLE:  
NONE



UPPER EAST SIDE HISTORIC DISTRICT



# WEST ELEVATION



EXISTING CONDITION



PROPOSED



# SOUTH ELEVATION



EXISTING CONDITION



PROPOSED



# PROPOSED BUILDING ELEVATIONS





# PROPOSED ELEVATIONS & STREET VIEW



PERSPECTIVE VIEW



# OVERALL MATERIAL PALETTE



**BRICK COATING ON EXISTING BRICK:**  
KEIM EXCLUSIV COLOR 9123



**NEW GFRC CORNICE:**  
IN BROWNSTONE COLOR



**NEW BRICK & MORTAR:**  
BROWNSTON  
PIONEER BLEND SMOOTH MODULAR  
WITH SPEC MIX MORTAR #406  
(COCONUT)



**BIRD SAFE TRANSPARENT FILM**



**STOREFRONT GLASS:**  
1" LOW IRON, LOW-E IGU



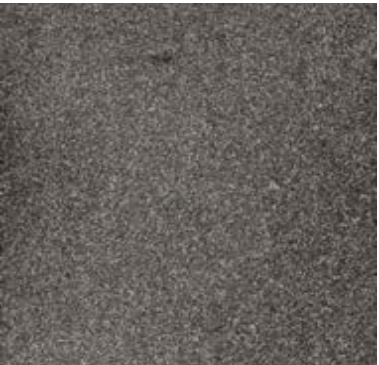
**ROOFING REPLACEMENT:**  
DAVINCI FAUX SLATE IN SLATE GRAY



**SNOW GUARD:**  
ALPINE SNOW GUARD HALF ROUND  
PAD STYLE IN COPPER AT UPPER ROOF  
THREE PIPE STYLE POWDER COATED IN  
COLOR BLACK AT EVE



**WINDOW FRAMES AND GRILLE:**  
DARK BRONZE ALUMINUM

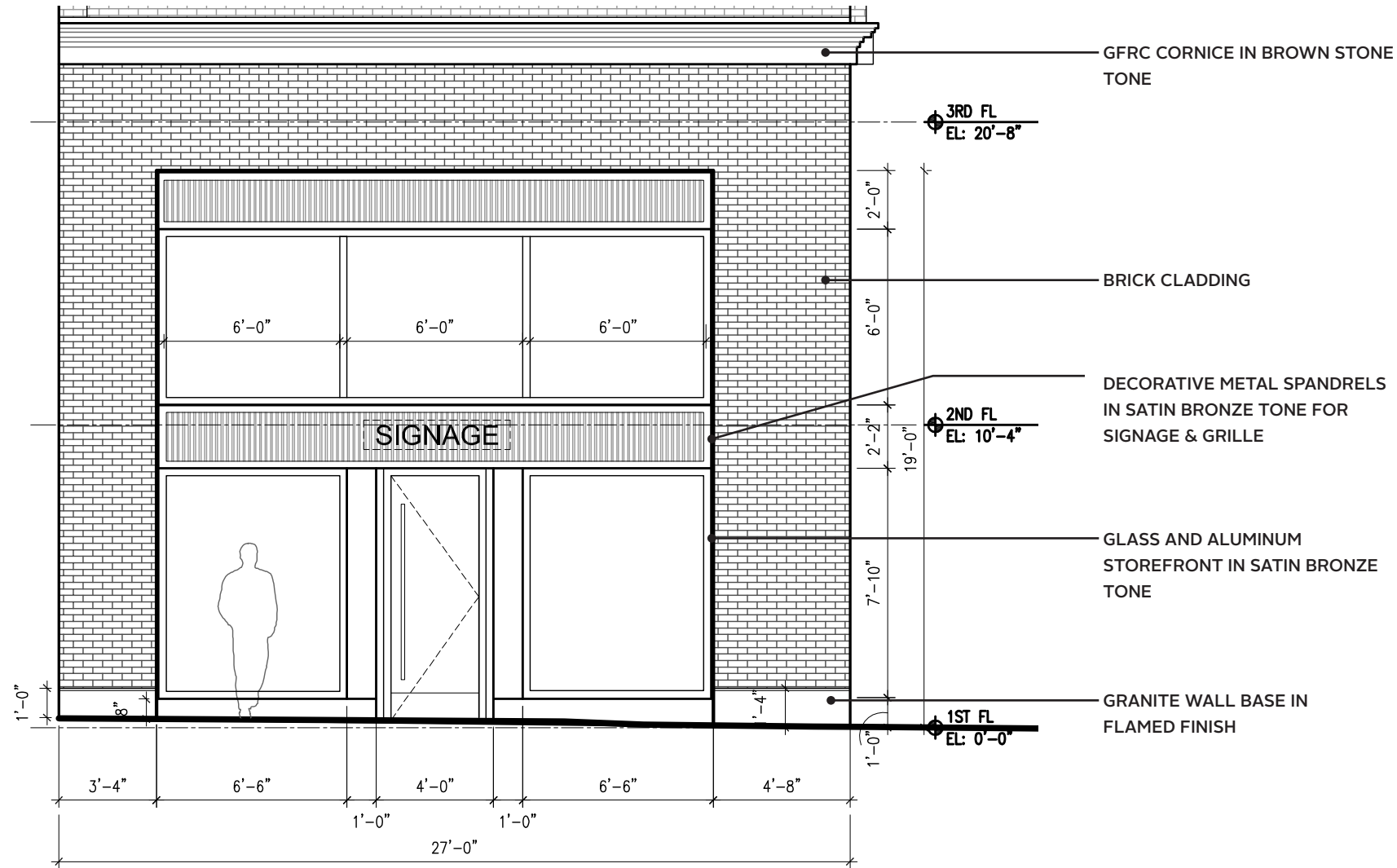


**GRANITE BASE:**  
JET MIST FLAMED FINISH

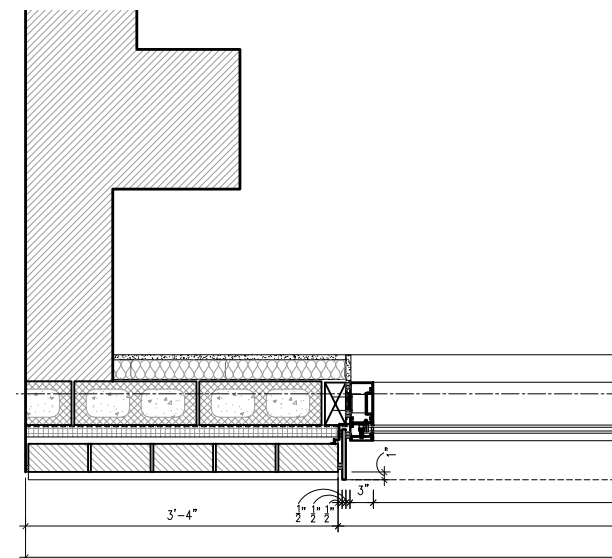
MATERIAL BOARD



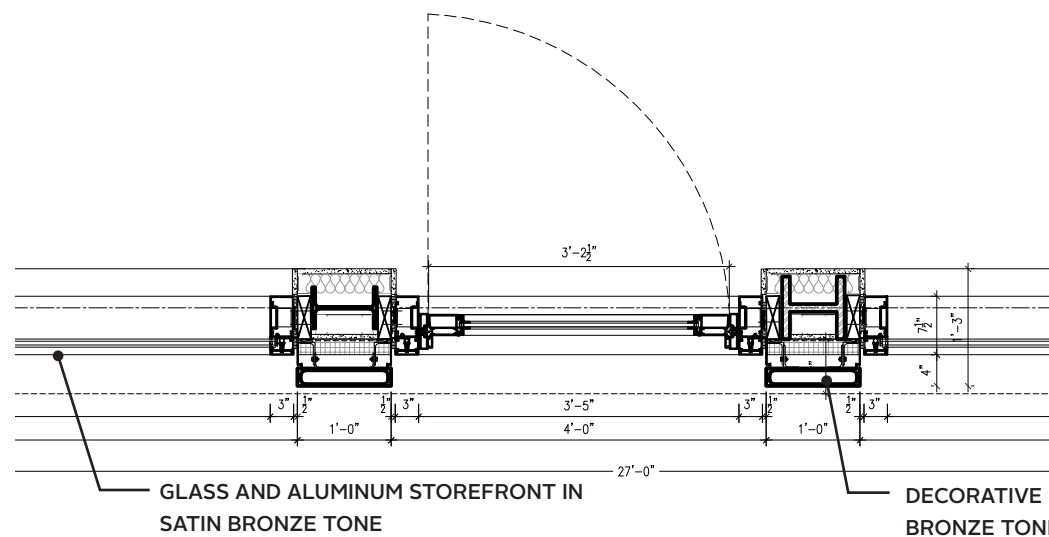
## PROPOSED WEST ELEVATION & DETAILS



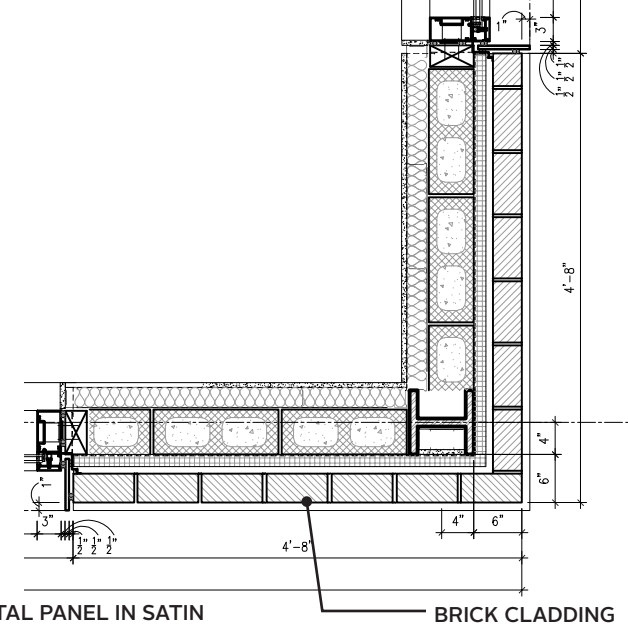
ELEVATION AT RETAIL SPACE STOREFRONT AT MADISON AVENUE



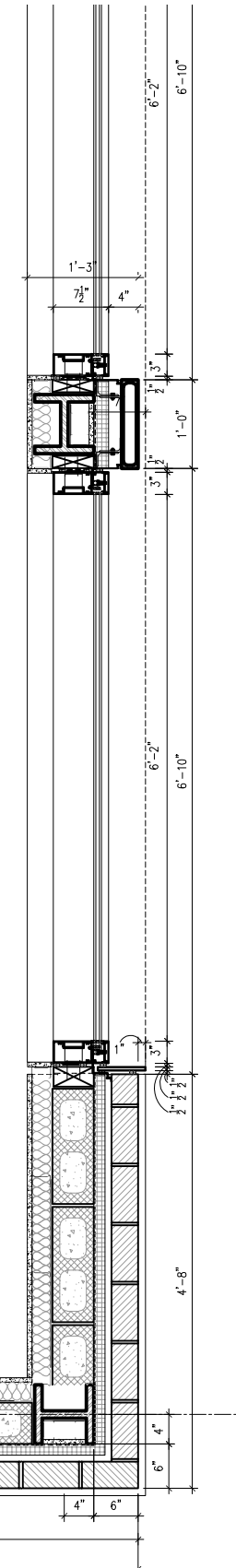
PLAN DETAIL AT MADISON AVENUE STORE FRONT



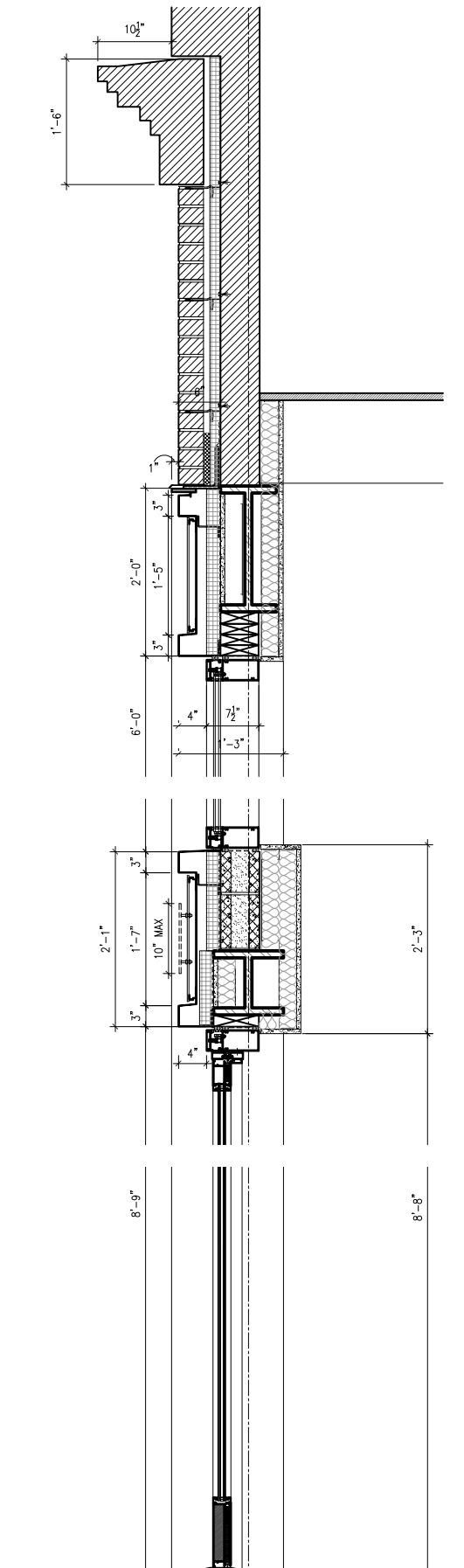
- GLASS AND ALUMINUM STOREFRONT IN SATIN BRONZE TONE



DECORATIVE METAL PANEL IN SATIN  
BRONZE TONE



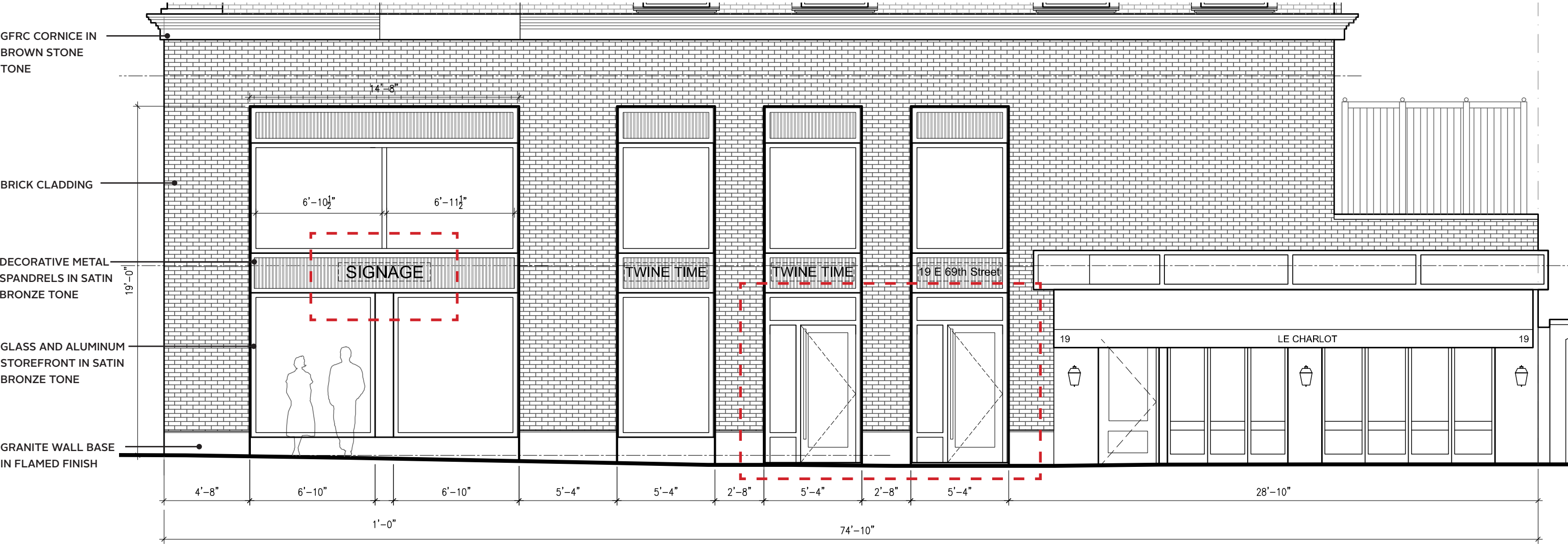
— BRICK CLADDING



SECTION AT MADISON AVENUE STORE FRONT

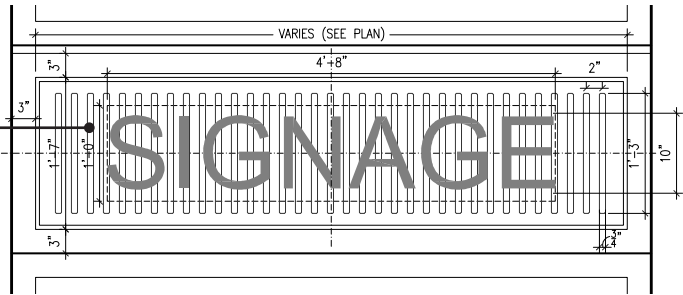


# PROPOSED SOUTH ELEVATION & DETAILS

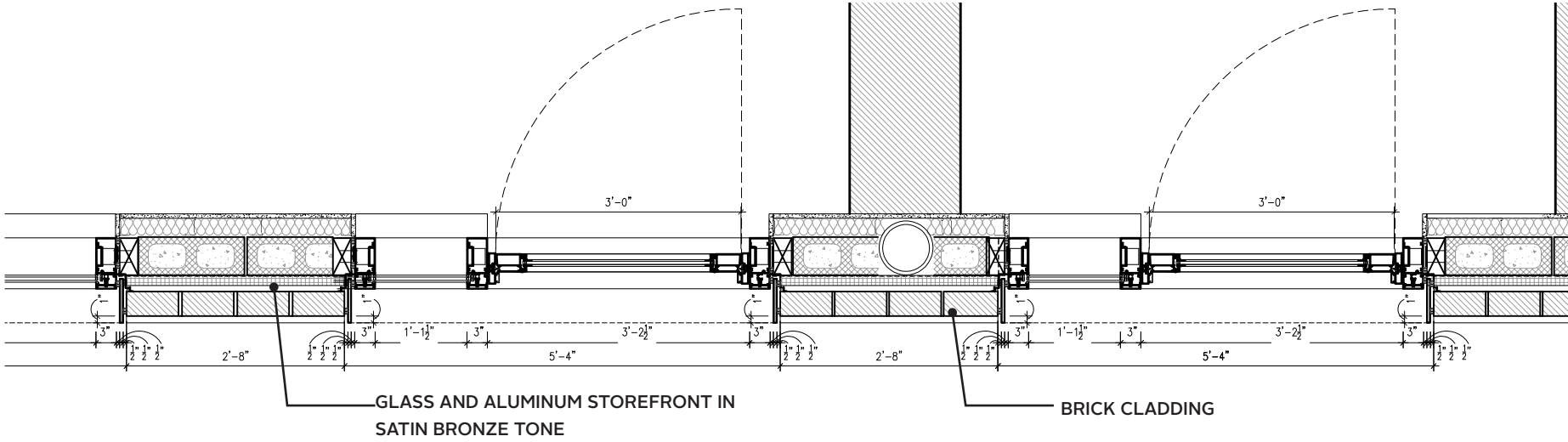


ELEVATION AT RETAIL SPACE STOREFRONT AT EAST 69TH ST

SIGNAGE BAND ON DECORATIVE METAL SPANDRELS. PIN LETTER SIGNAGE WITH BACKGROUND TO BE WITHIN 12"H, 60"L WITH 10"H MAX. LETTERING.



DETAIL AT SIGNAGE BAND



DETAIL AT RETAIL STOREFRONT AT EAST 69TH ST





EXISTING CONDITION



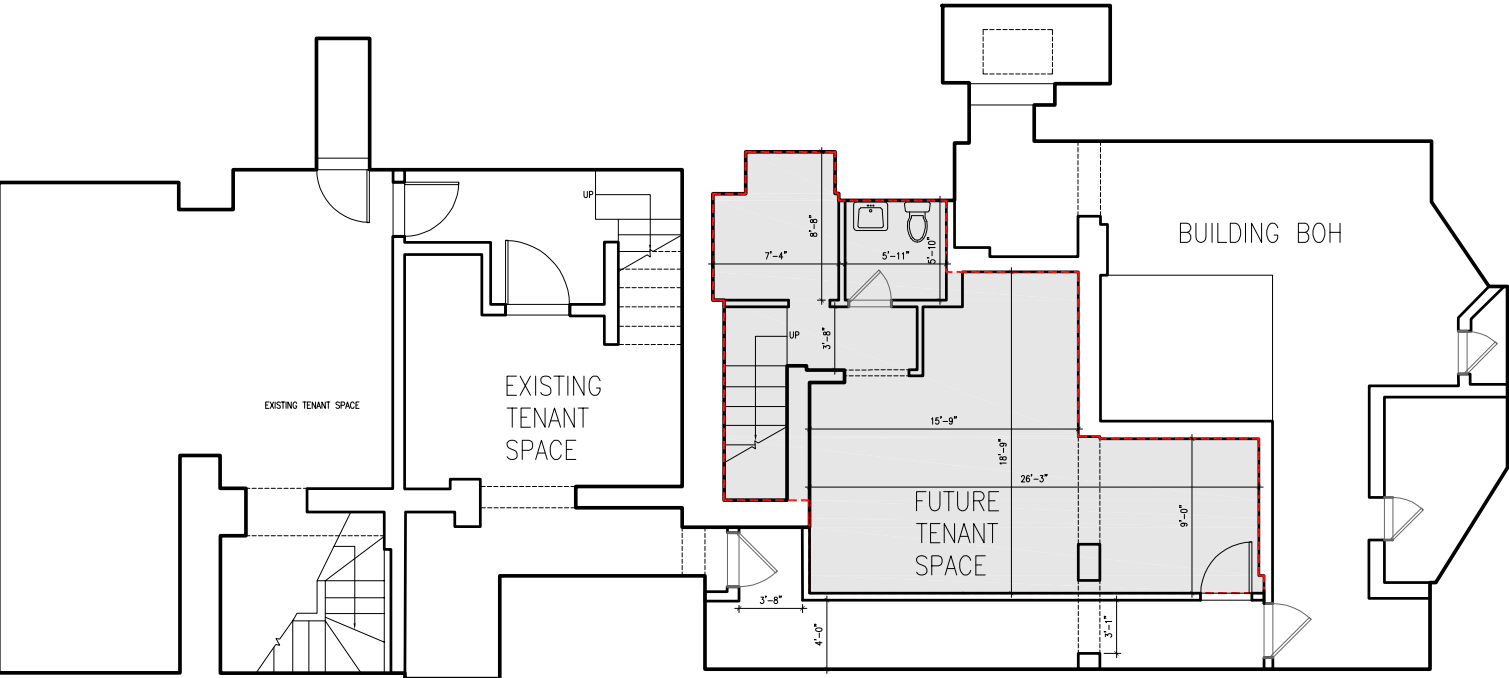
PROPOSED



**APPENDIX**

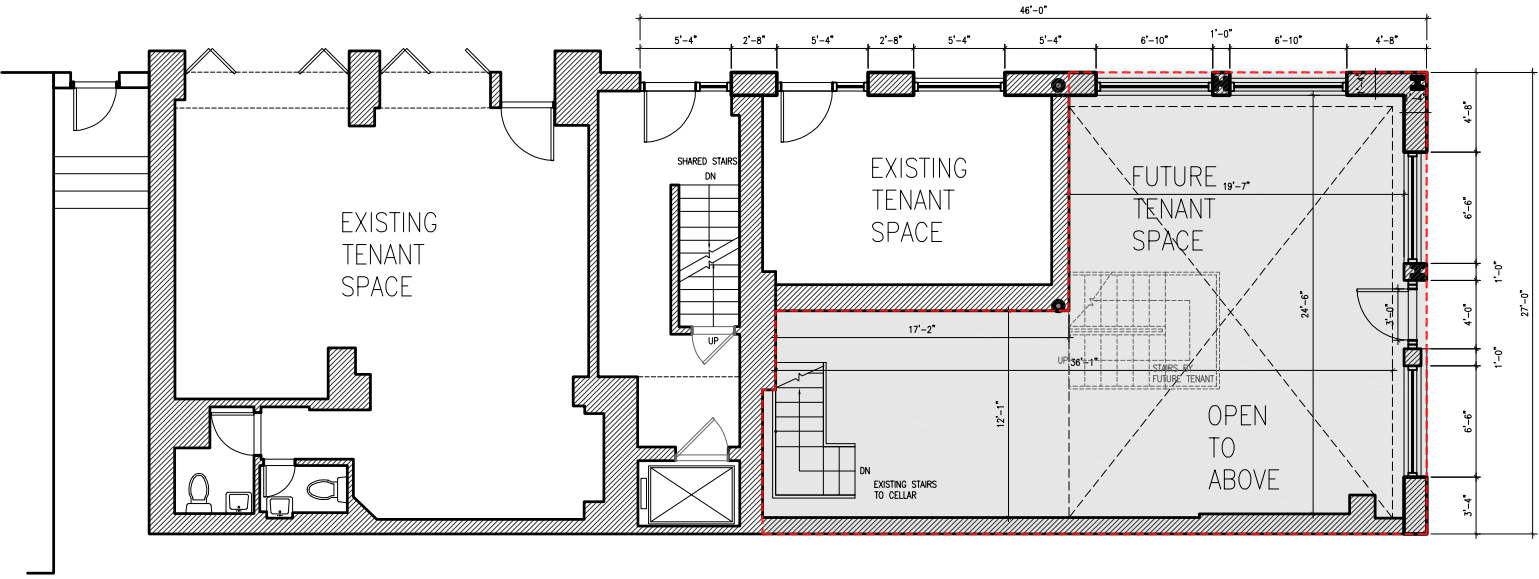


# PROPOSED PLANS



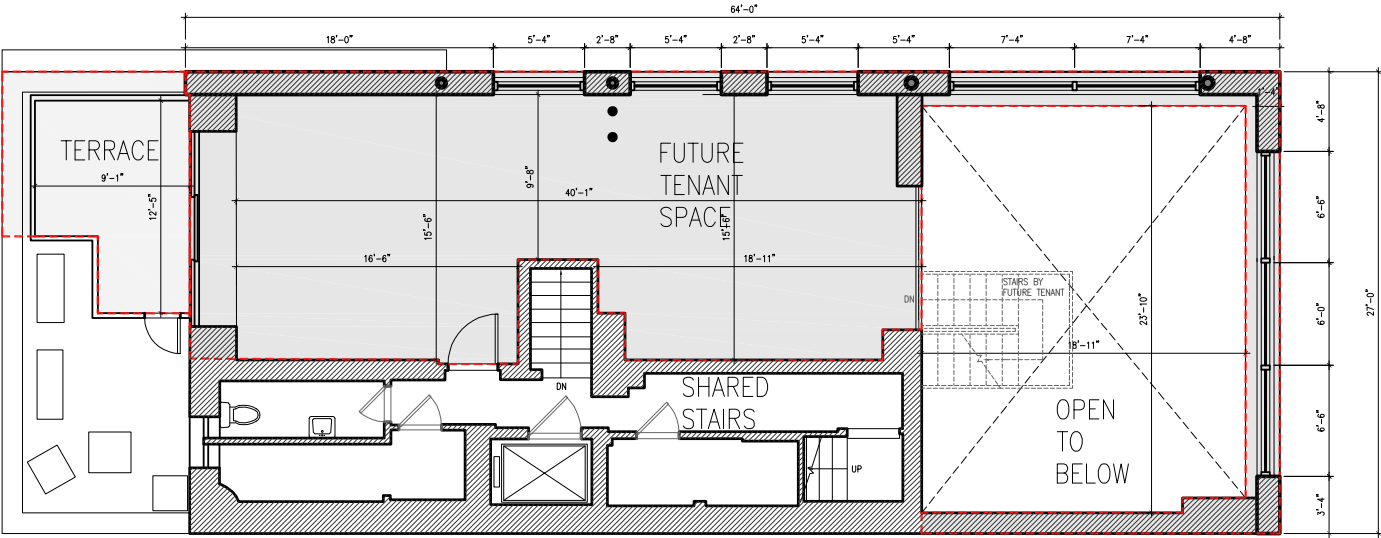
Cellar – Proposed 532 SQ. FT.

CELLAR PLAN



First FL – Proposed 796 SQ. FT.

1ST FL PLAN



Second FL – Proposed 805 SQ. FT.

Second FL – Terrace 130 SQ. FT.

2ND FL PLAN



The current proposal is:

**Preservation Department – Item 7, LPC-23-04180**

**829 Madison Avenue – Upper East Side Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 864 9383 1536

**Passcode:** 581958

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