

February 28, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-23-05900

828 Madison Avenue – Upper East Side Historic District
Borough of Manhattan

To Testify Please Join Zoom

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828-850 MADISON AVENUE - THE WESTBURY

Partial North Facade Modification & 2nd Floor Window Replacement



SCOPE OF WORK

GROUND FLOOR

Alteration of existing E70th Street window to a new 36" wide egress and service door for commercial space use.

2ND FLOOR

Replacement of twenty-one (21) existing white double hung windows with new non-combustible type with bronze finish within commercial space.

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BIN	1041297	STORIES	17
BOROUGH	MANHATTAN	HEIGHT	170'
BLOCK	1384	CONSTRUCTION CLASS	CLASS 1 FIREPROOF
LOT	7502	OCCUPANCY CLASS	COM (EXISTING RETAIL STORES)
ZONING MAP	8C	HPD - MULTIPLE DWELLING	YES
ZONING DISTRICT	C5-1	YEAR BUILT	1926
SPECIAL DISTRICT	MP-MADISON AVE. PRESERVATION	LOT AREA	11,748 SF
LANDMARK STATUS	YES	LOT FRONTAGE	200.83'
COMMUNITY BOARD	108	LOT DEPTH	62' (SOUTH PL) & 55' (NORTH PL)

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

No. 828-850 (1384/17)

	Date	Architect	Owner
Erected	1925-26 by	George Fred Pelham	for 15 East 69th St. Co.

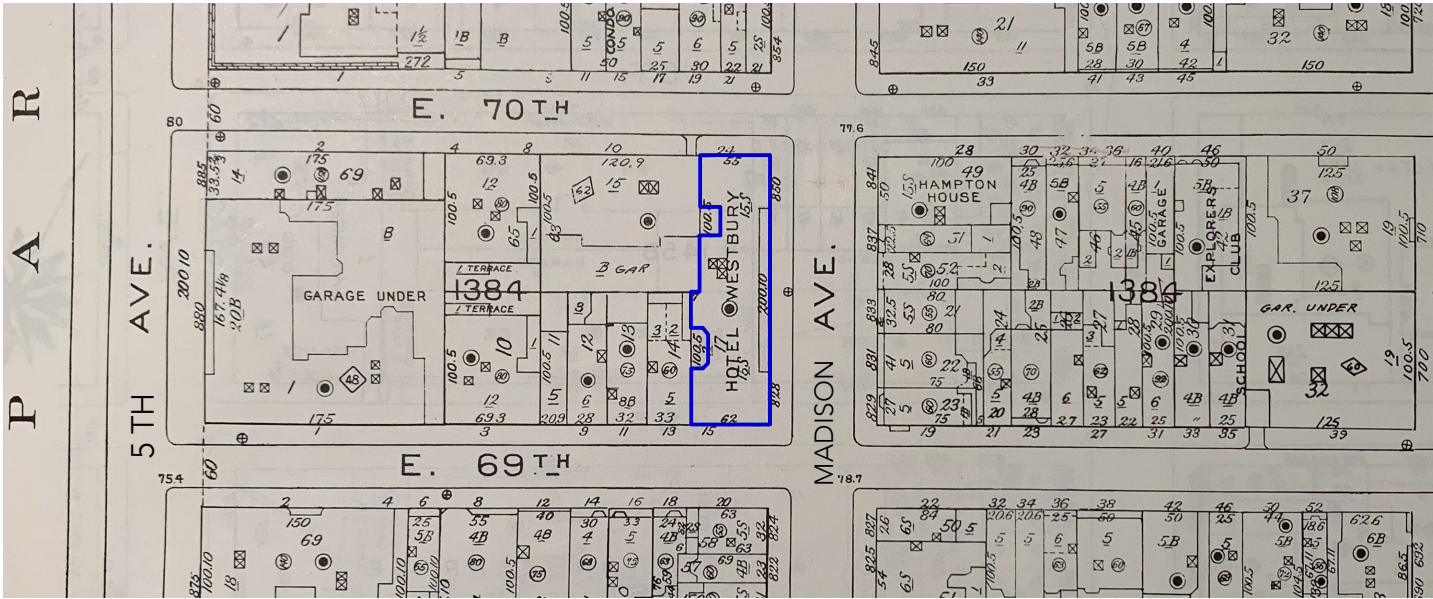
ARCHITECTURE

Style	neo-Renaissance
Elements	Fifteen-story hotel building with corner towers; three-story limestone base with Ionic pilasters flanking bays; second story windows have ornamental lunettes; brick at upper floors; limestone quoins flanking towers. Stores in limestone base at ground floor. Entrances on side streets.
Alterations	1980 - interior alterations and new window sash.

HISTORY Replaced four multiple dwellings. Called the Hotel Westbury.

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

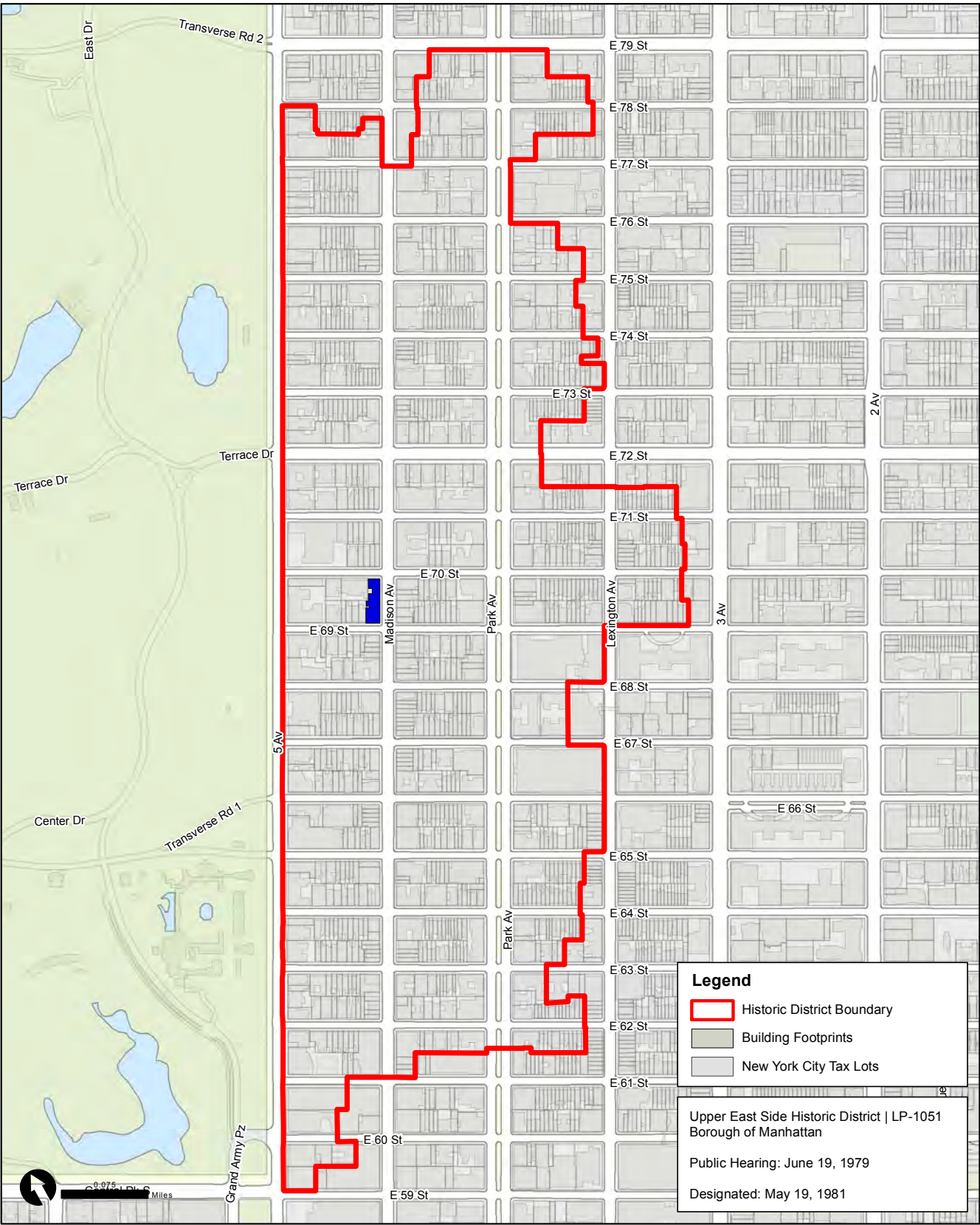
DESIGNATION REPORT 1981



SANDBORN MAP

BUILDING SITE

Upper East Side Historic District | LP-1051



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

HISTORIC DISTRICT MAP

BUILDING SITE

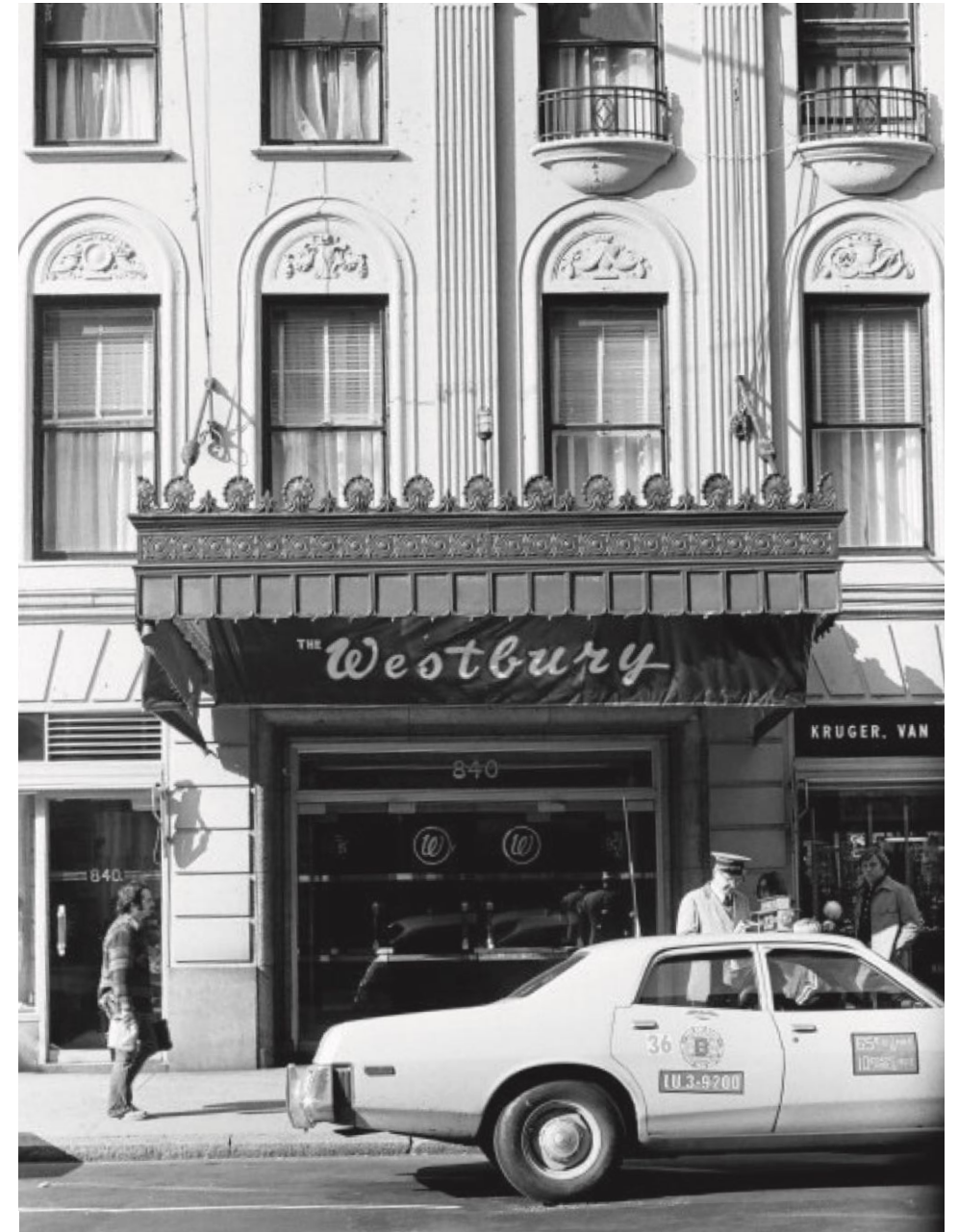
Site and Building Data



1928 PHOTO
Northeast corner of 828 Madison Ave.



1940s TAX PHOTO
Southeast corner of 828 Madison Ave.



1976 PHOTO
Madison Ave. Entry and Storefronts

828-850 MADISON AVE.



1940s TAX PHOTO

Northeast corner of 828 Madison Ave. at E70th St.

828-850 MADISON AVE.



1940s TAX PHOTO

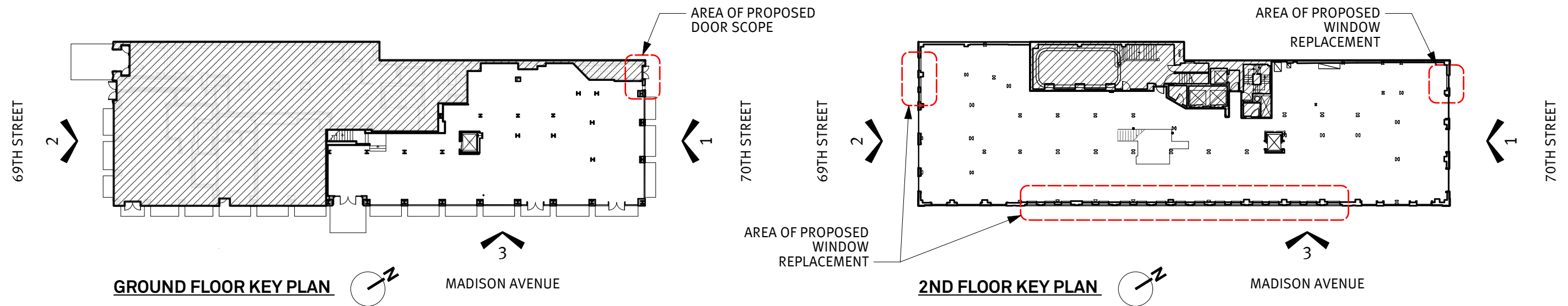
Northern facade of 828 Madison Ave. at E70th St.

828-850 MADISON AVE.



1940s TAX PHOTO

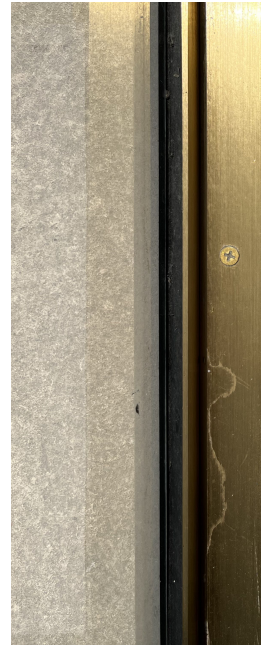
Northwest corner of 828 Madison Ave. at E70th St.



LEGEND

- (21) TOTAL EXTG. 2ND FL DOUBLE HUNG WINDOWS TO BE REPLACED WITH NEW IN PLACE:
 - CUSTOM WINDOW BY WAUSAU
 - 9250 DOUBLE HUNG
 - BRONZE ANODIZED
 - "CHAMPAGNE" ANO-300 AE
- EXTG. WINDOW TO BE REPLACED WITH NEW EGRESS / SERVICE DOOR AND TRANSOM AT EXTG. COMMERCIAL SPACE. MASONRY OPENING TO BE MODIFIED WITH ALL NEW CONSTRUCTION TO MATCH EXTG. IN STYLE AND FINISH





EXISTING BRONZE DISPLAY WINDOW FINISH (INTERIOR & EXTERIOR)
 Typical @ 2nd Fl building corners
 Color to be used as reference for new double hung windows



EXISTING BRONZE DISPLAY WINDOW
 Typical @ 2nd Fl building corners
 No Change



EXISTING DOUBLE HUNG WINDOW
 Typical @ 2nd and 3rd Fl
 To be replaced with new bronze type at 2nd Floor - 21 total units

PROPOSED REPLACEMENT OF 2ND FLOOR DOUBLE HUNG WINDOWS WITHIN EXISTING MASONRY OPENINGS (21 TOTAL)



E69TH STREET FACADE
 Existing white double hung and bronze display windows @ 2nd Fl

EXISTING BRONZE DISPLAY WINDOWS TO REMAIN (12 TOTAL); BRONZE FINISH TO BE REFERENCE FOR NEW DOUBLE HUNG WINDOW FINISH AT 2ND FLOOR



PARTIAL MADISON AVE. FACADE AT SOUTHEAST
 Existing white double hung and bronze display windows @ 2nd Fl

PROPOSED REPLACEMENT OF 2ND FLOOR DOUBLE HUNG WINDOWS WITHIN EXISTING MASONRY OPENINGS (21 TOTAL)



PARTIAL MADISON AVE. FACADE AT MID-BLOCK
 Existing white double hung windows @ 2nd Fl

PROPOSED 2ND FLOOR DOUBLE HUNG WINDOWS

SPECIFICATIONS:

CUSTOM WINDOW BY WAUSAU 9250 DOUBLE HUNG

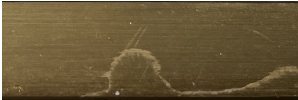
FINISH: BRONZE ANODIZED TO MATCH EXISTING BRONZE DISPLAY WINDOWS AT 2ND FLOOR "CHAMPAGNE" ANO-300 AE

SIZES:

A 4'-7" X 7'-4" FRAME DIM.

B 3'-7" X 7'-4" FRAME DIM.

FINISH:

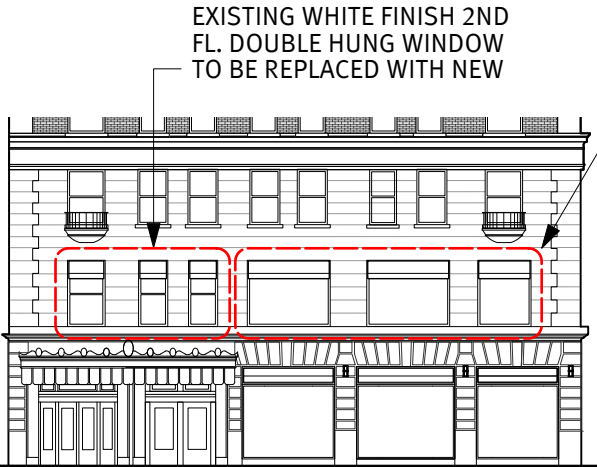
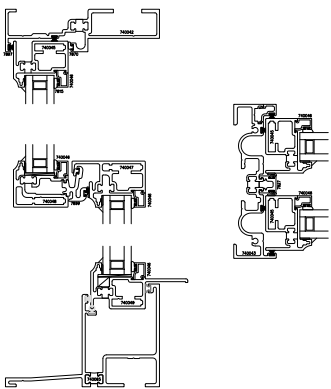


EXISTING BRONZE DISPLAY WINDOW FINISH TO REMAIN (REFERENCE FOR NEW SCOPE)



PROPOSED DOUBLE HUNG BRONZE WINDOW FINISH

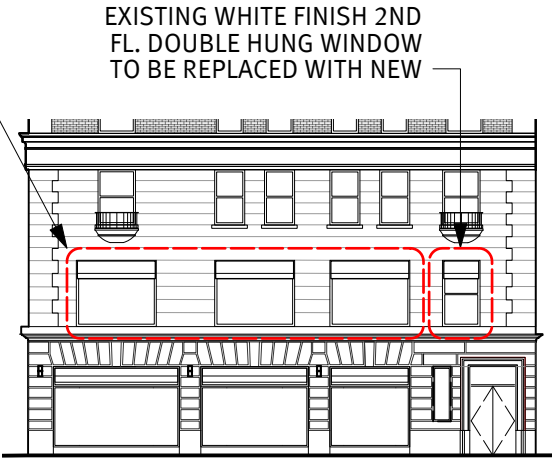
WINDOW: MANUFACTURER IMAGE AND SECTIONS



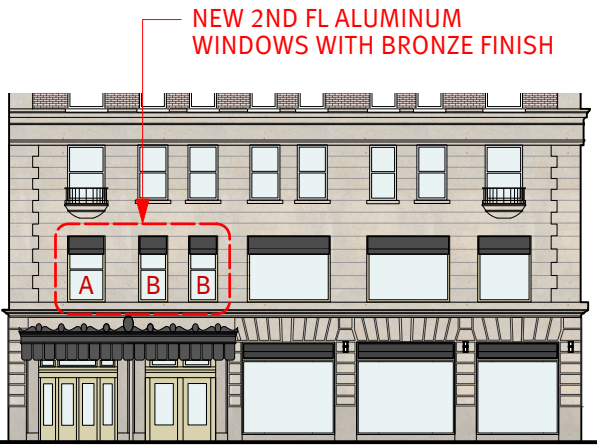
EXISTING SOUTH ELEVATION
at E69th St.



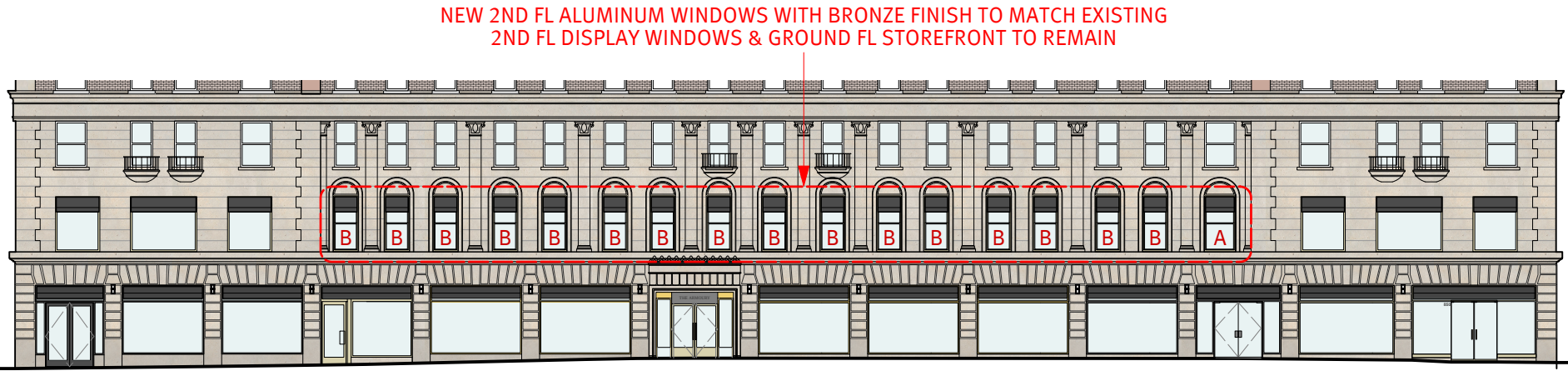
EXISTING EAST ELEVATION
at Madison Ave.



EXISTING NORTH ELEVATION
at E70th St.



PROPOSED SOUTH ELEVATION
at E69th St.



PROPOSED EAST ELEVATION
at Madison Ave.



PROPOSED NORTH ELEVATION
at E70th St.

SEE E70TH STREET DOOR SHEETS FOR DOOR SCOPE



E70TH STREET FACADE (AUGUST 2021 PRIOR TO SCAFFOLDING)
Existing commerical window and pair of residential egress/service doors

EXTG. GRANITE TRIM TO BE MODIFIED FOR ENLARGED OPENING

EXIST. FIXED WINDOW AT RETAIL SPACE

EXTG. GAS SHUT-OFF PLAQUE TO BE RELOCATED

AREA OF PROPOSED WINDOW/DOOR ALTERATION

EXTG. RESIDENTIAL EGRESS / SERVICE DOORS TO REMAIN; NO CHANGE

EXTG. GRANITE WAINSCOTING TO BE CUT BACK FOR NEW DOOR OPENING. ANY REPLACEMENT MATERIAL TO MATCH IN FINISH AND KIND

EXIST. SIDEWALK ELEVATOR HATCH TO REMAIN; NO CHANGE



EXISTING PARTIAL E70TH STREET FACADE

Existing commerical window and pair of residential egress/service doors; Window to be altered to new 36" wide egress/service door for commerical space - see sheet 9



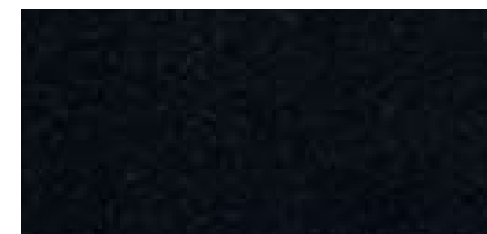
EXTG. LIMESTONE WALL FINISH

EXTG. GRANITE CASING TRIM

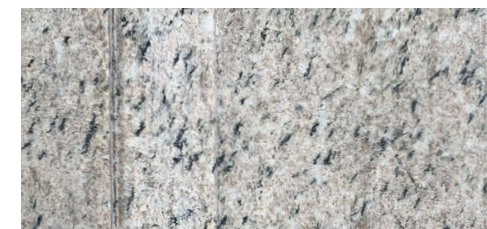
EXTG. PAINTED BLACK METAL DOOR FRAME AND TRANSOM



PAINTED BLACK METAL EXTG. AND NEW



GRANITE DOOR OPENING TRIM



FINISHES

Existing and proposed



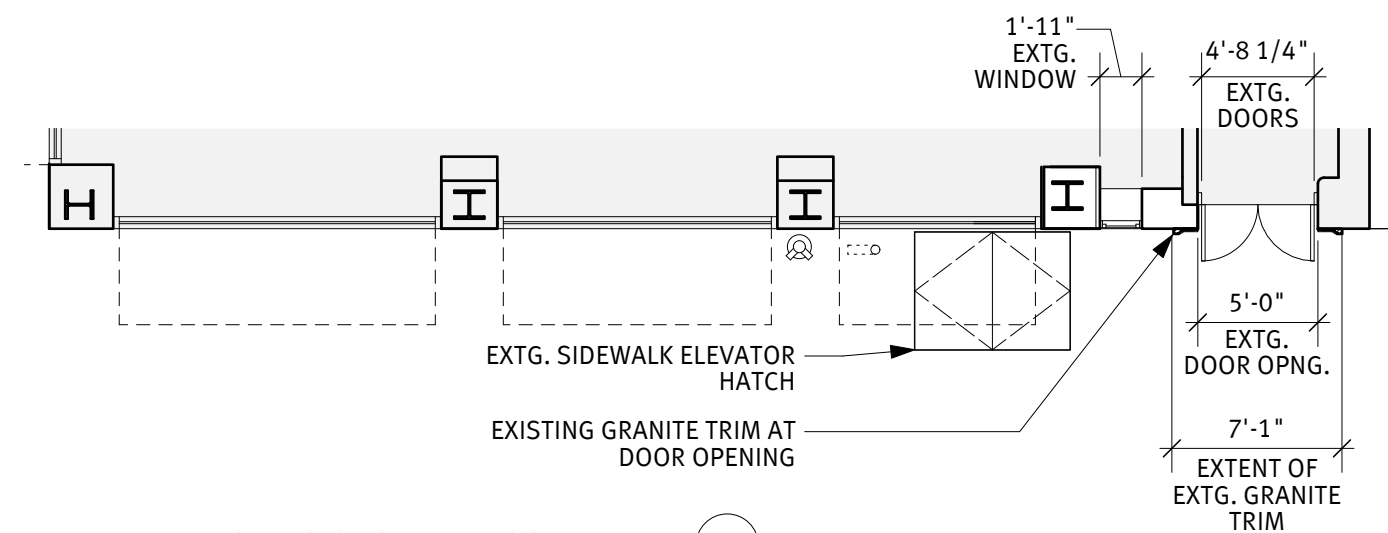
EXTG. GAS "CUT OFF VALVE" PLAQUE TO BE RELOCATED TO CENTERLINE OF PIER BETWEEN NEW DOOR AND EXTG. STOREFRONT

GAS CUT OFF VALVE PLAQUE

To be Relocated

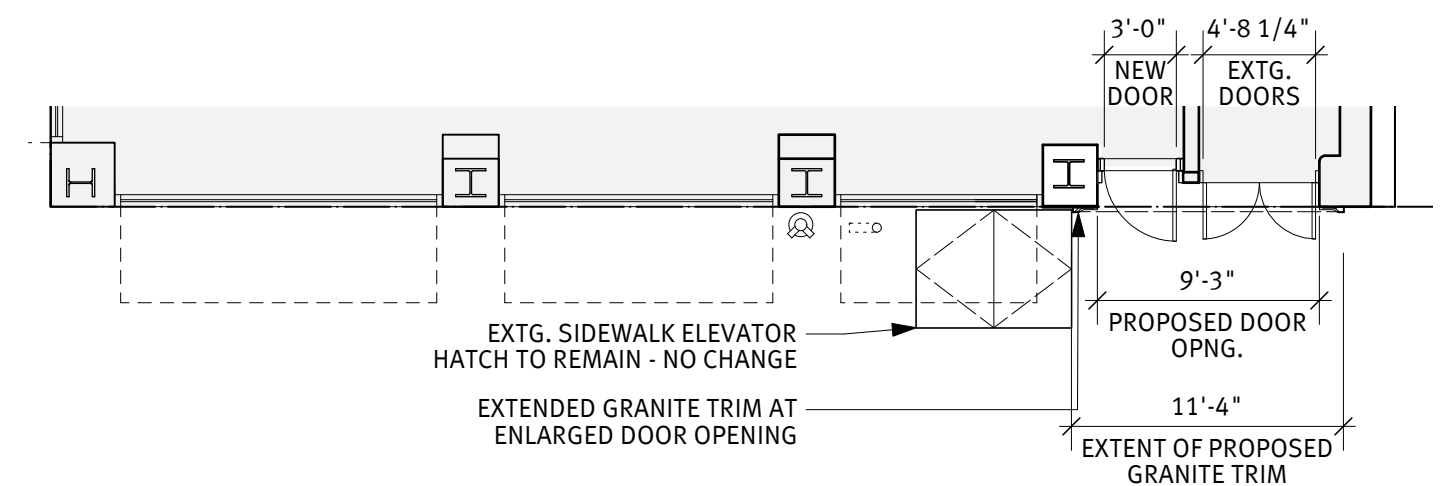
EXISTING DOOR AND FACADE MATERIALS

To be relocated or matched in material, kind and size



PARTIAL EXISTING GROUND FLOOR PLAN

At E70th Street



PARTIAL PROPOSED GROUND FLOOR PLAN

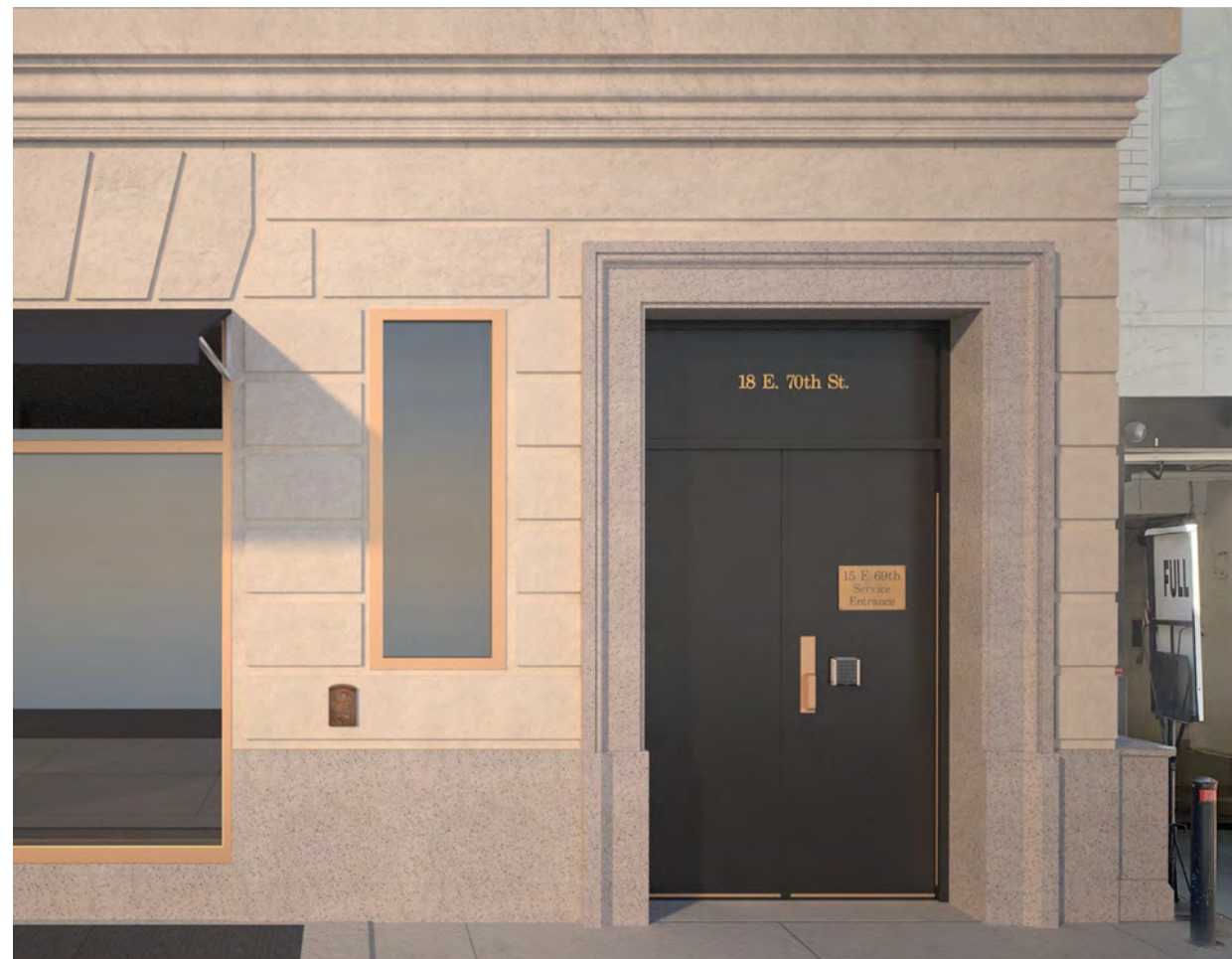
At E70th Street



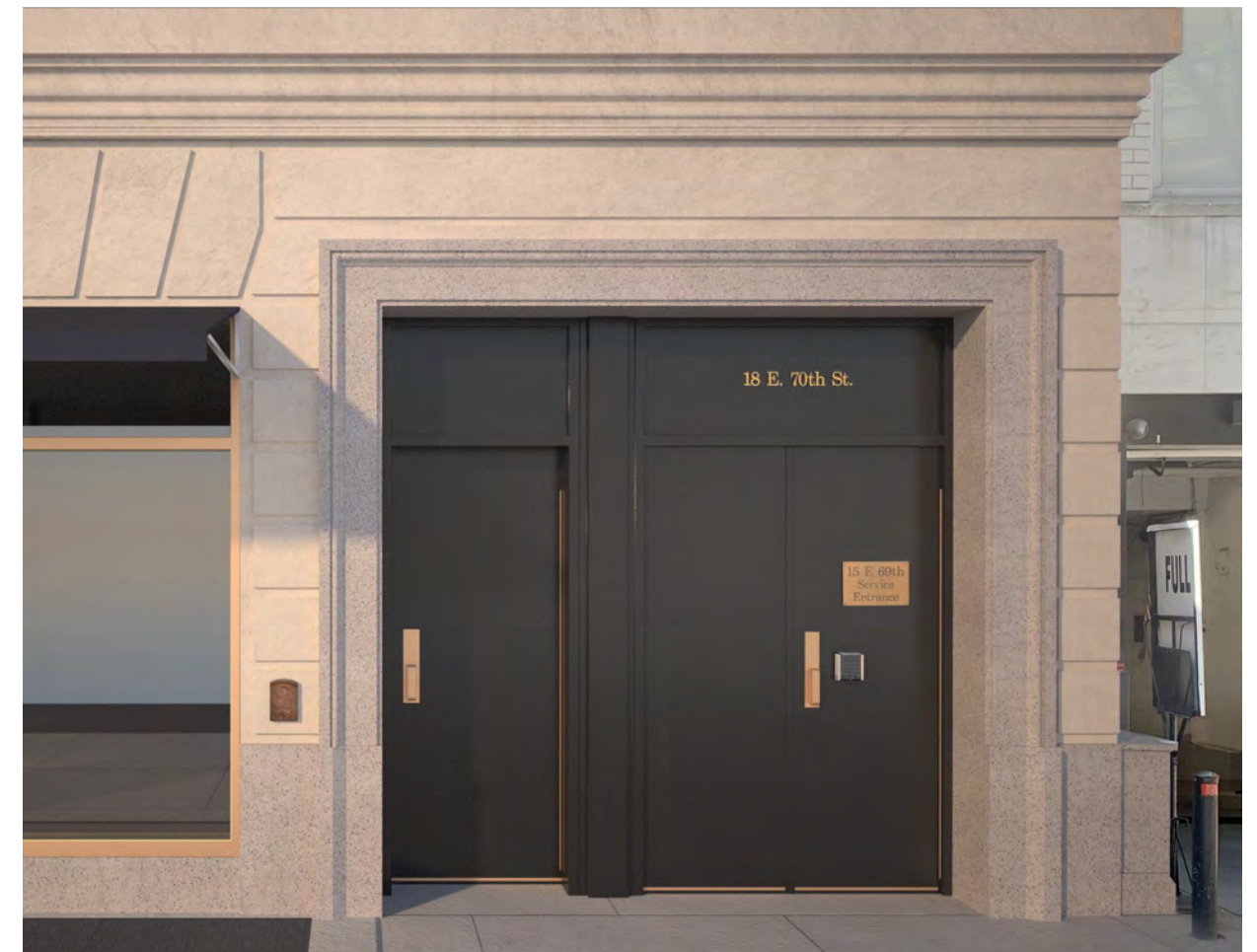


PROPOSED 2ND FLOOR
BRONZE DOUBLE HUNG
WINDOWS

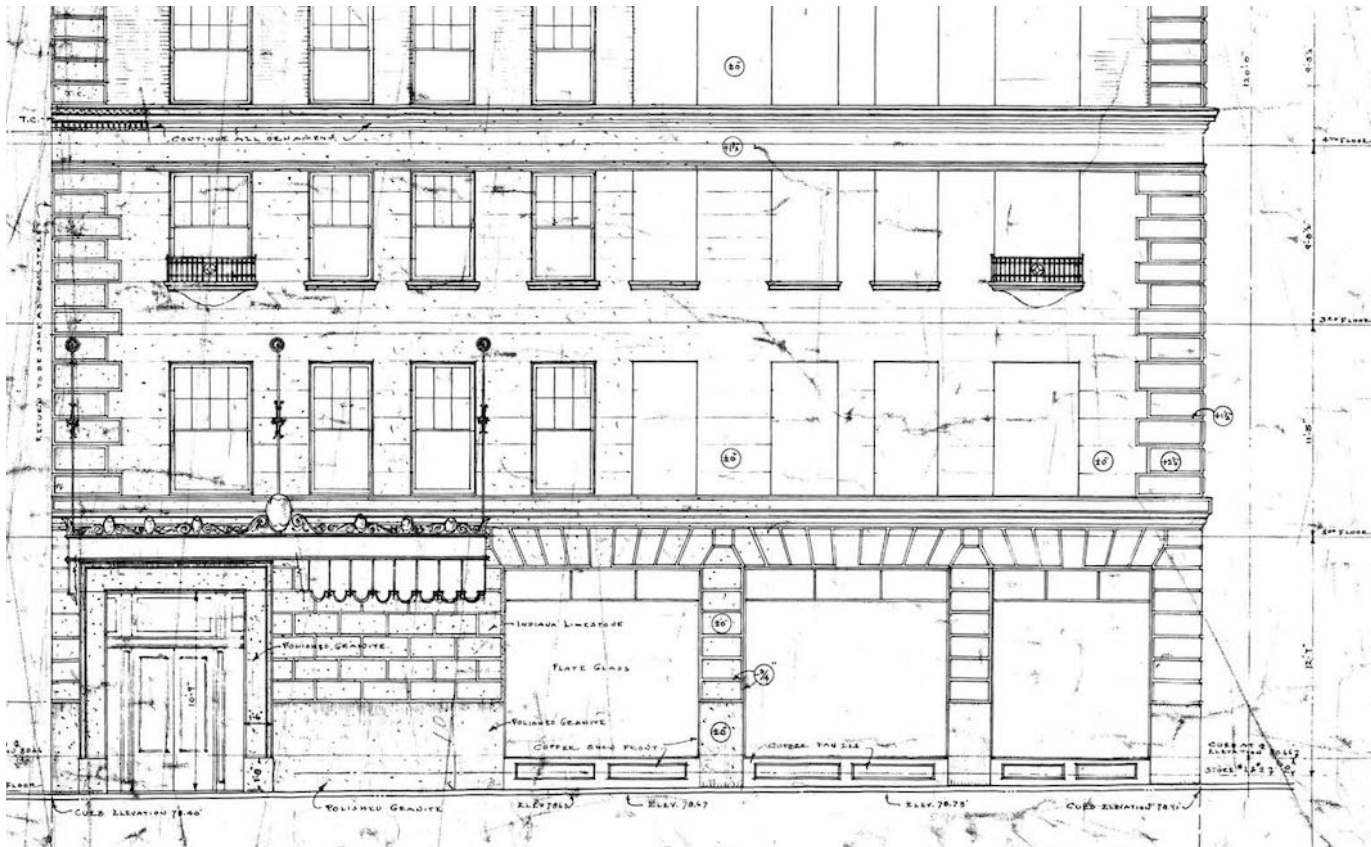
EXTG. 2ND FLOOR
BRONZE DISPLAY
WINDOWS



EXTG. E70TH ST. RESIDENTIAL EGRESS/SERVICE DOORS & COMMERCIAL WINDOW
Existing commerical window to be removed - see proposed scope



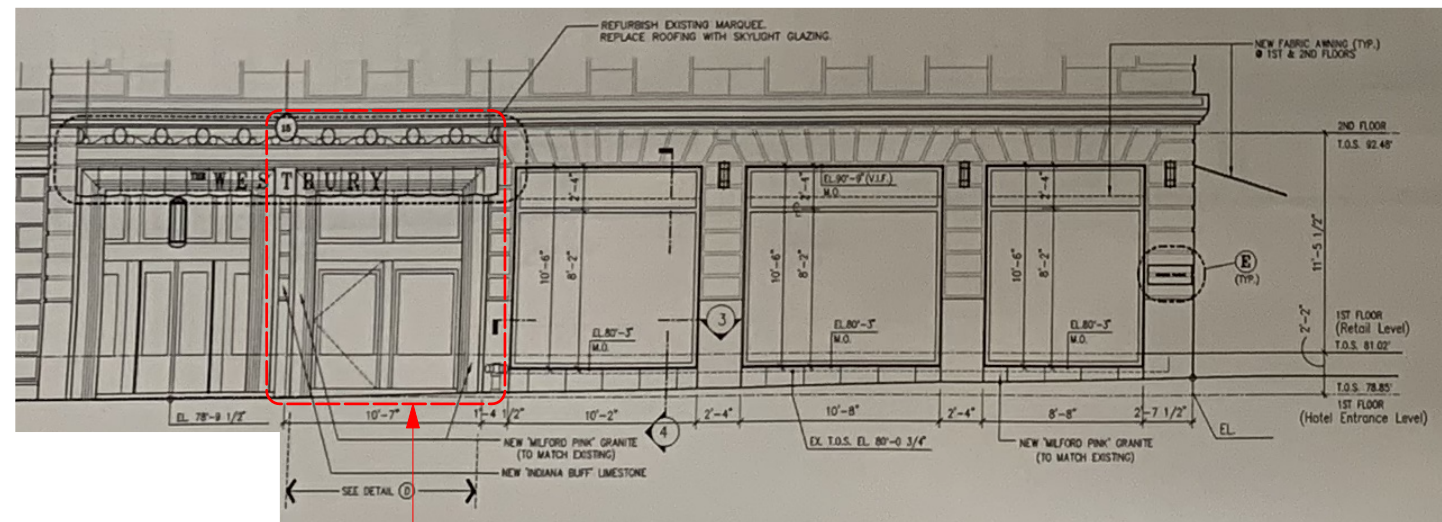
PROPOSED E70TH STREET COMMERCIAL & RESIDENTIAL EGRESS/SERVICE DOORS
Existing commerical window altered to a door



1925 ORIGINAL PROPOSED E69TH STREET ELEVATION
Original design drawing



1991 E69TH STREET WESTBURY HOTEL ENTRANCE
Prior to 1998-2002 Alt 1 filing and addition of 2nd pair of doors
SOURCE: Seinfeld, season 2, episode 3 directed by Tom Cherones (1991; Sony Pictures, 2004), DVD.



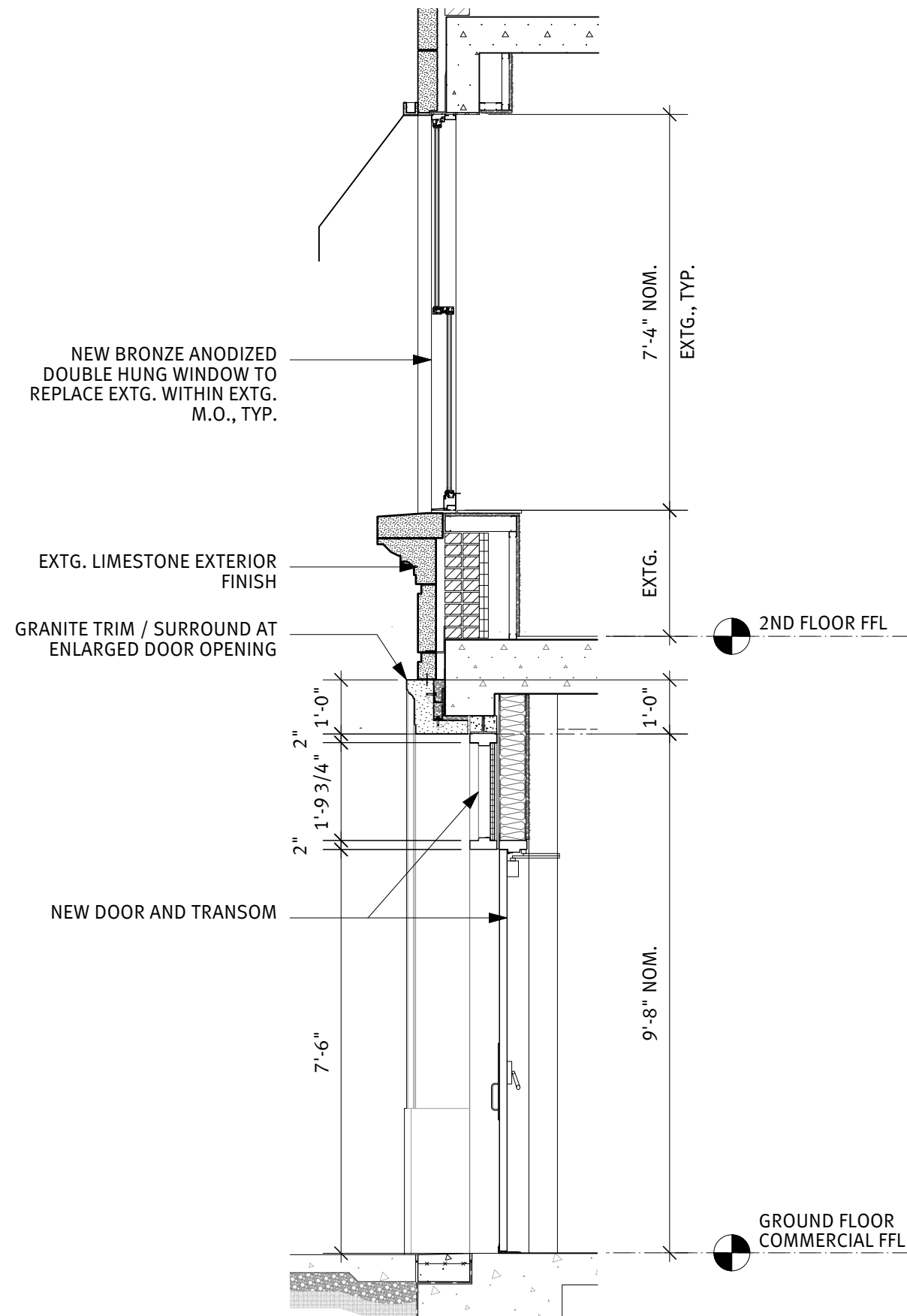
**1998-2002 PROPOSED
DOORS AS PART OF ALT
1 DOB FILING**

1998 ALT. 1 FILING DRAWING OF PROPOSED E69TH STREET FACADE DOORS
Proposed doors within existing masonry wall

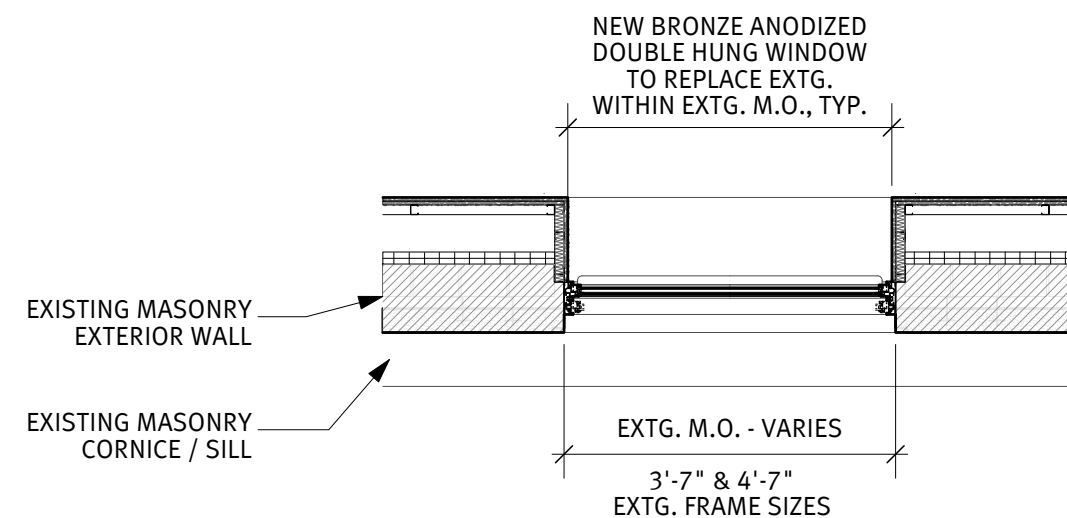
**1998-2002 INSTALLED
DOORS AS PART OF ALT 1
DOB FILING**



2023 EXISTING E69TH STREET RESIDENTIAL ENTRY AND CELLAR EGRESS DOORS
Pair of doors installed per 1998-2002 DOB filing



**SECTION AT PROPOSED E69TH STREET FACADE DOOR
AND 2ND FLOOR DOUBLE HUNG WINDOW**



**PLAN DETAIL AT PROPOSED 2ND FLOOR
DOUBLE HUNG WINDOW**

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