

The current proposal is:

Preservation Department – Item 1, LPC-25-10966

**809 Madison Avenue – Upper East Side Historic District
Borough of Brooklyn**

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

809 MADISON AVENUE

PUBLIC MEETING PRESENTATION

JUNE 17, 2025

ROBERT A.M. STERN ARCHITECTS

HIGGINS QUASEBARTH & PARTNERS

COMMISSIONER COMMENTS FROM 6/10 PUBLIC HEARING

1. Window Revisions

- Uniform treatment of enlarged openings in central bay on Madison Avenue
- Maintain all 3'-0" (6-over-6) window on west and north end bays - no expansions

2. Penthouse Bulk

- Reshape mechanical bulkhead to reduce enclosing wall height by **2'-0"**
- Reduce Level 14's floor-to-floor height from 12'-0" to **11'-6"**
- Introduce additional trims and details to further reduce the scale

3. Remove East Loggia

- Remove loggia to give visual prominence to existing cornice
- Revise terrace parapet to reveal existing secondary trim



REVISED PROPOSAL 6/17/2025

1. WINDOW REVISIONS



WEST ELEVATION (MADISON AVENUE)

 **WINDOWS
TO BE REVISED**



NORTH ELEVATION (E 68TH STREET)



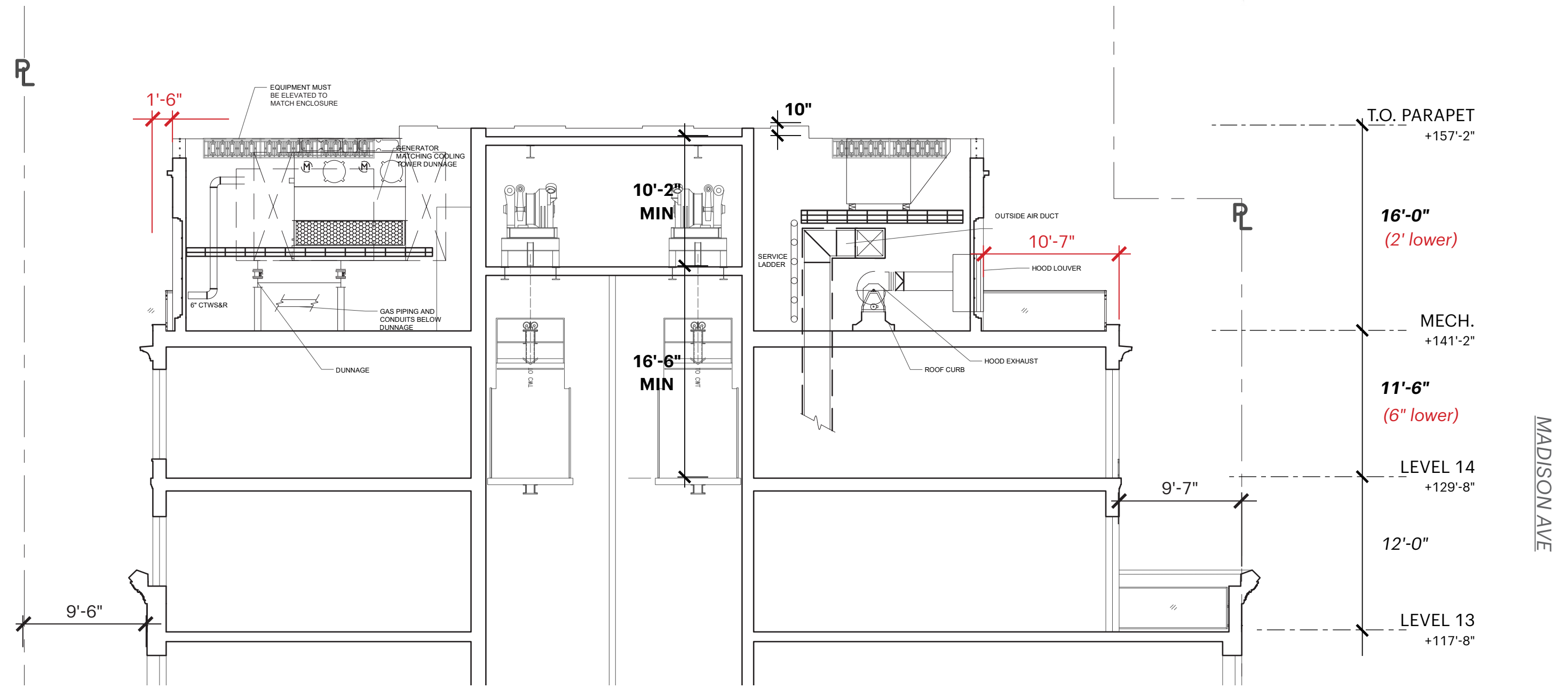
 **WINDOWS
TO BE REVISED**



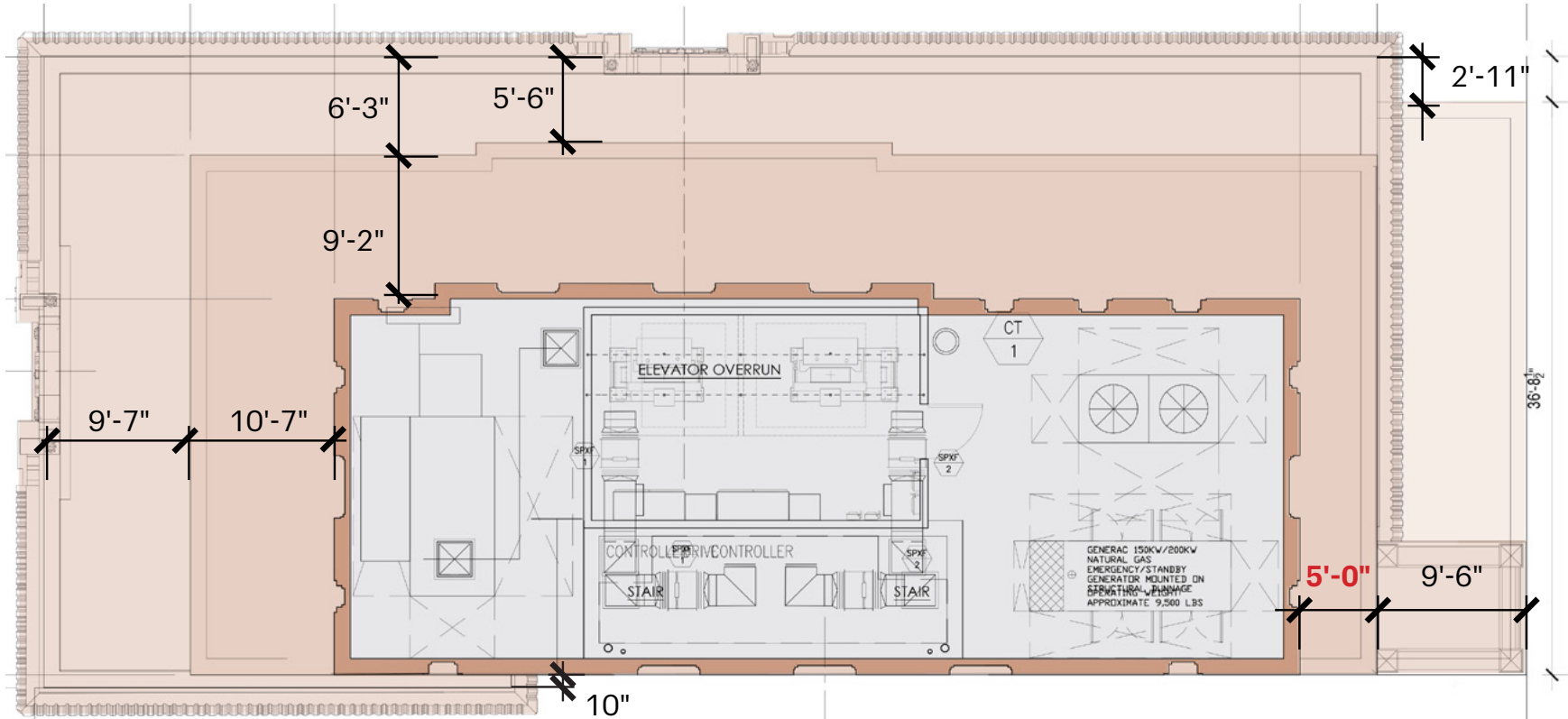
2. PENTHOUSE BULK



ROOF SECTION

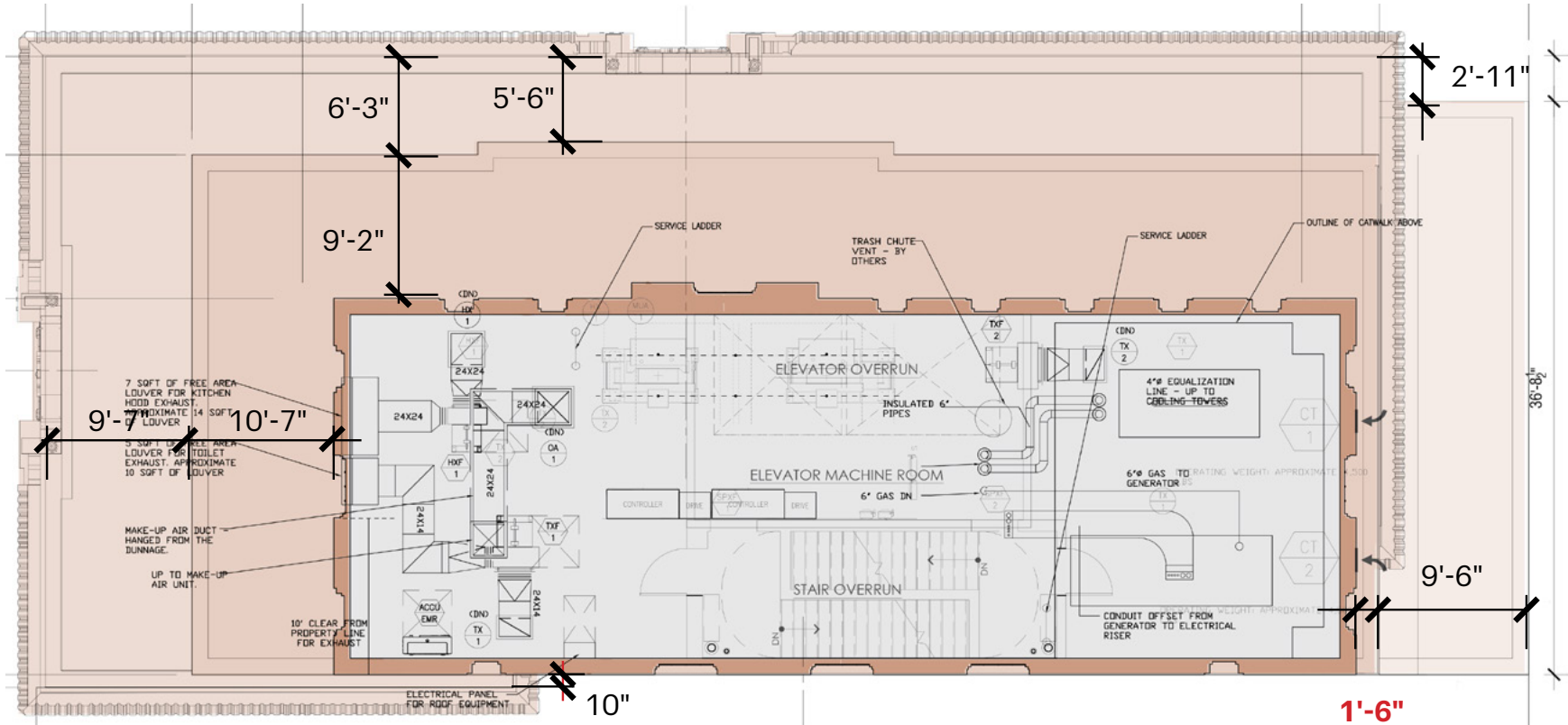


REVISED ROOF PLAN



PRESENTED 2025/06/10

BULKHEAD HEIGHT: **18'-0"**
T.O. PARAPET: **159'-8"**

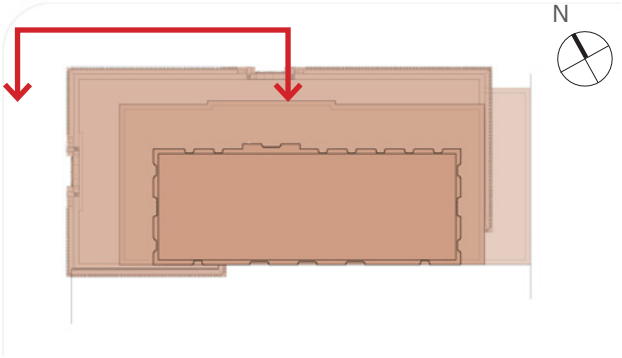


REVISED 2025/06/17

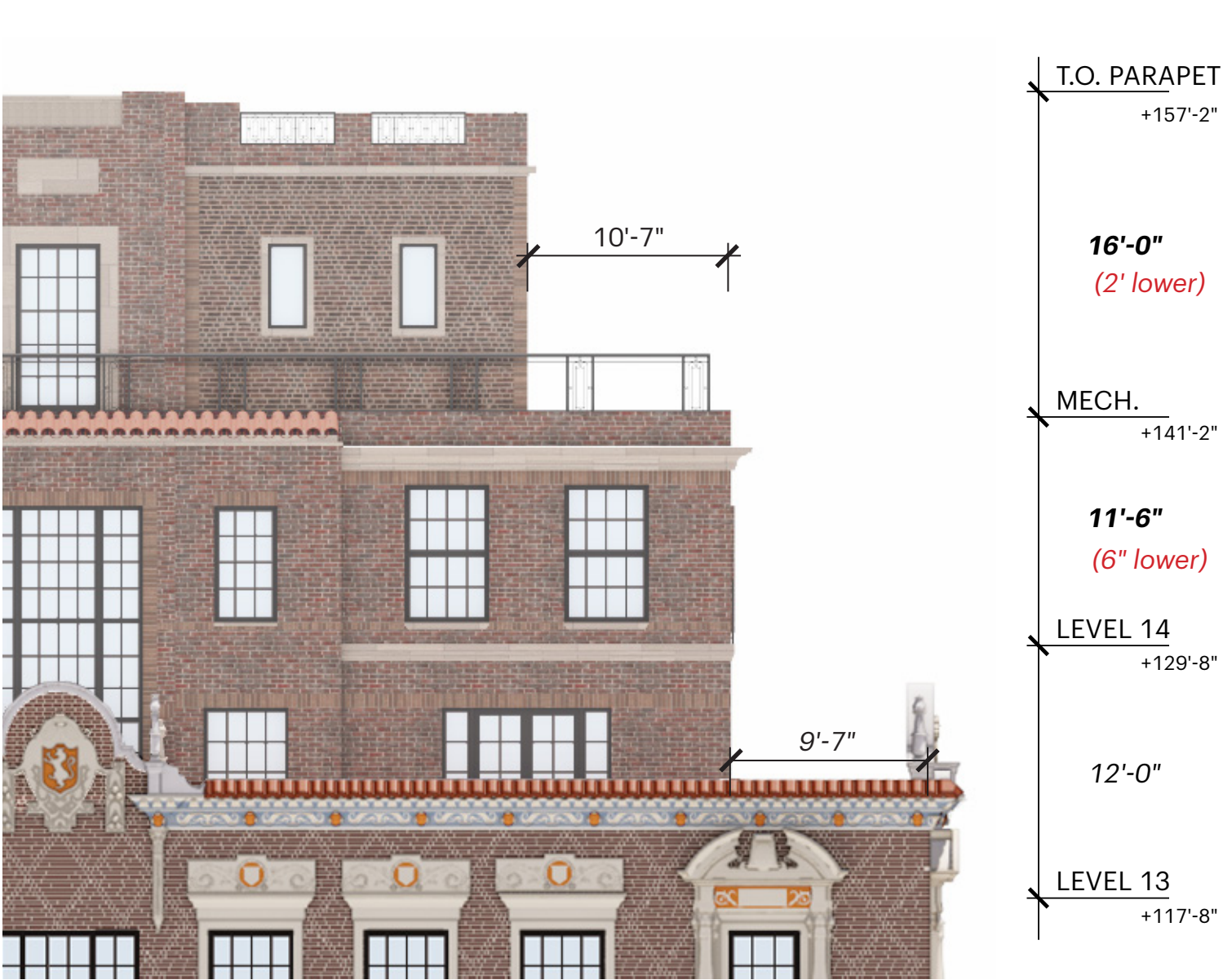
BULKHEAD HEIGHT: **16'-0"**
T.O. PARAPET: **157'-2"**

TOTAL HEIGHT REDUCTION: **2'-6"**

PARTIAL NORTH ELEVATION



PRESENTED 2025/06/10



REVISED 2025/06/17
(2'-6" LOWER)

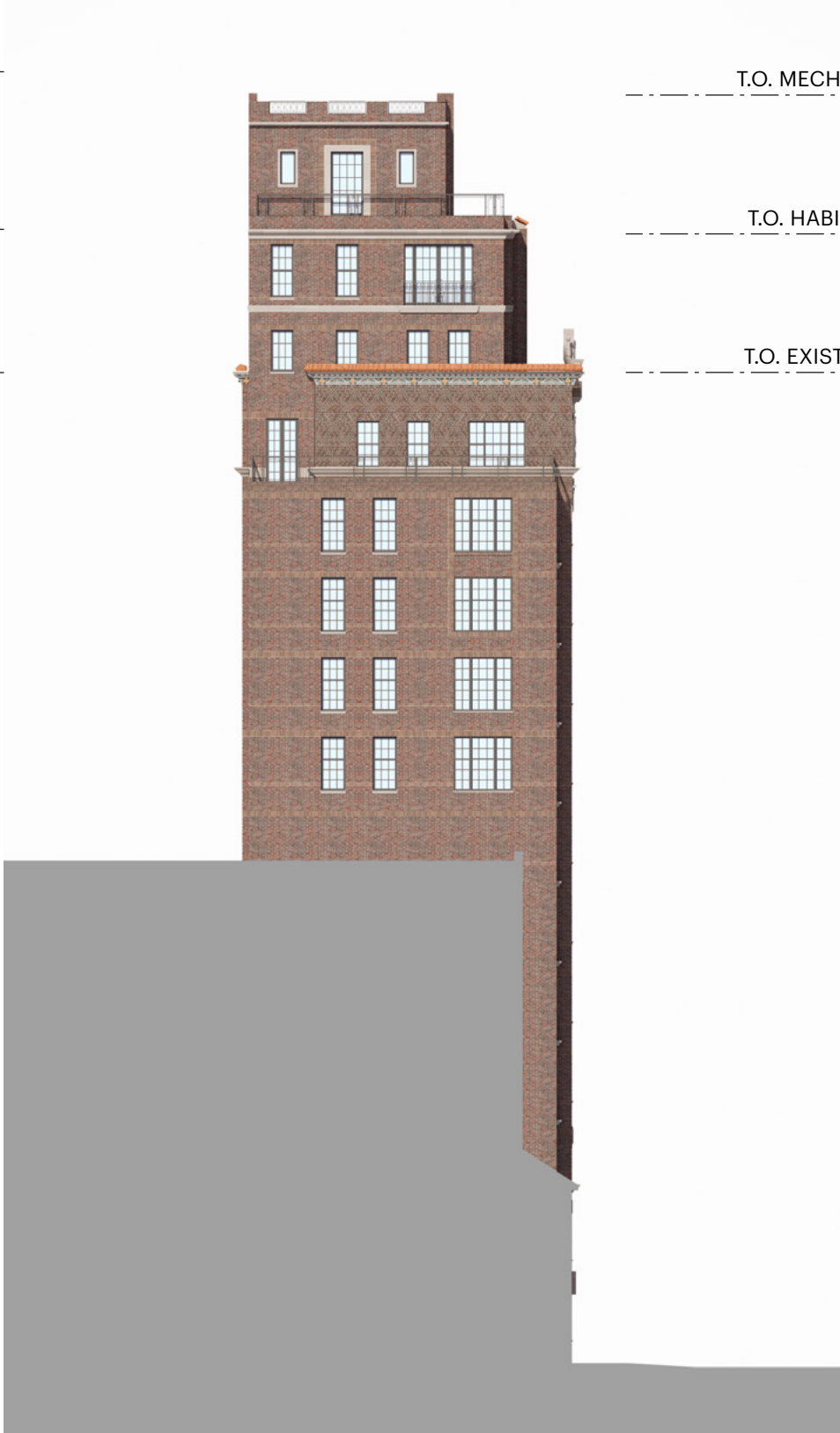
3. REMOVE EAST LOGGIA



EAST ELEVATION



PRESENTED 2025/06/10



REVISED 2025/06/17

AERIAL VIEW FROM NORTHEAST

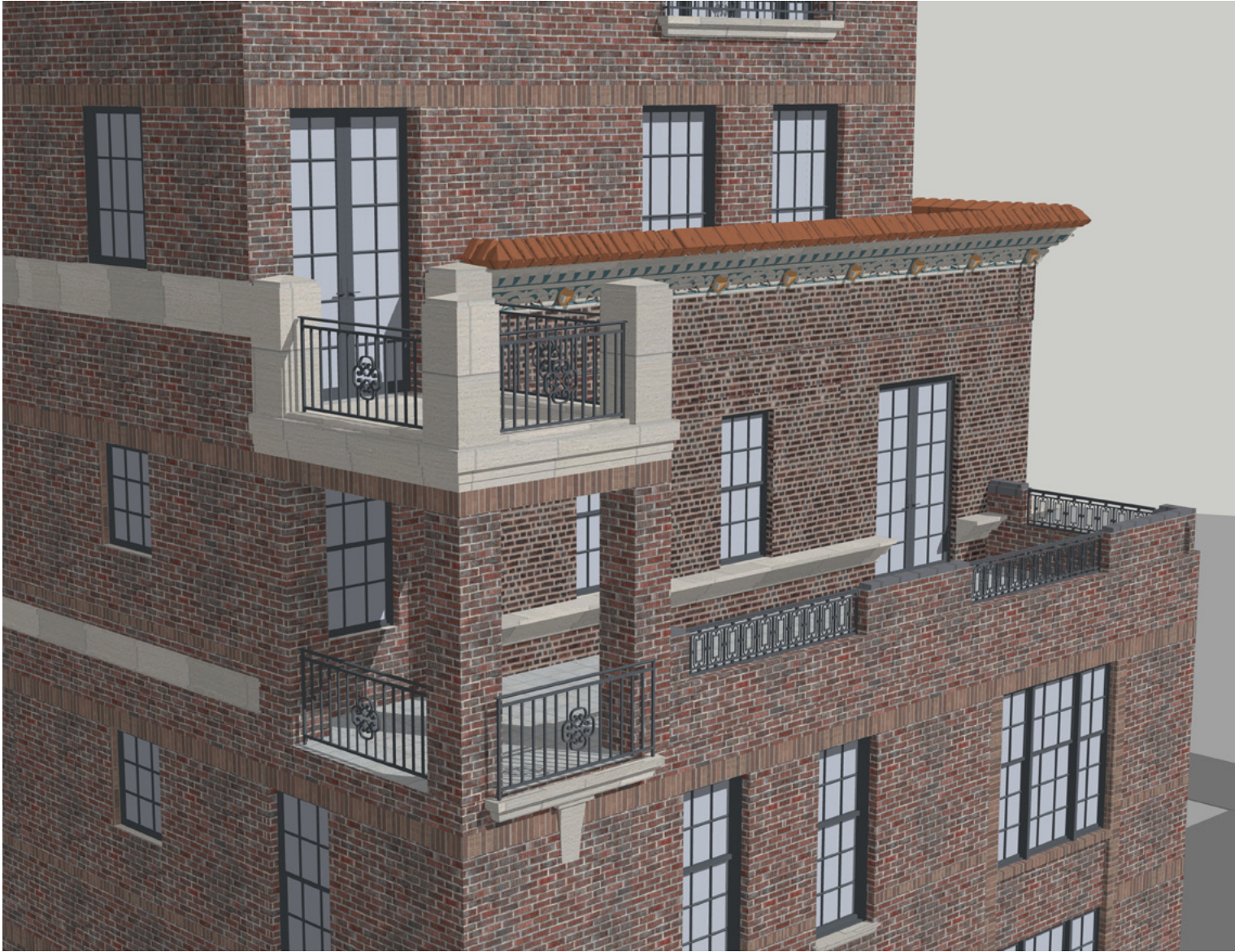


PREVIOUS DESIGN 2025/06/10

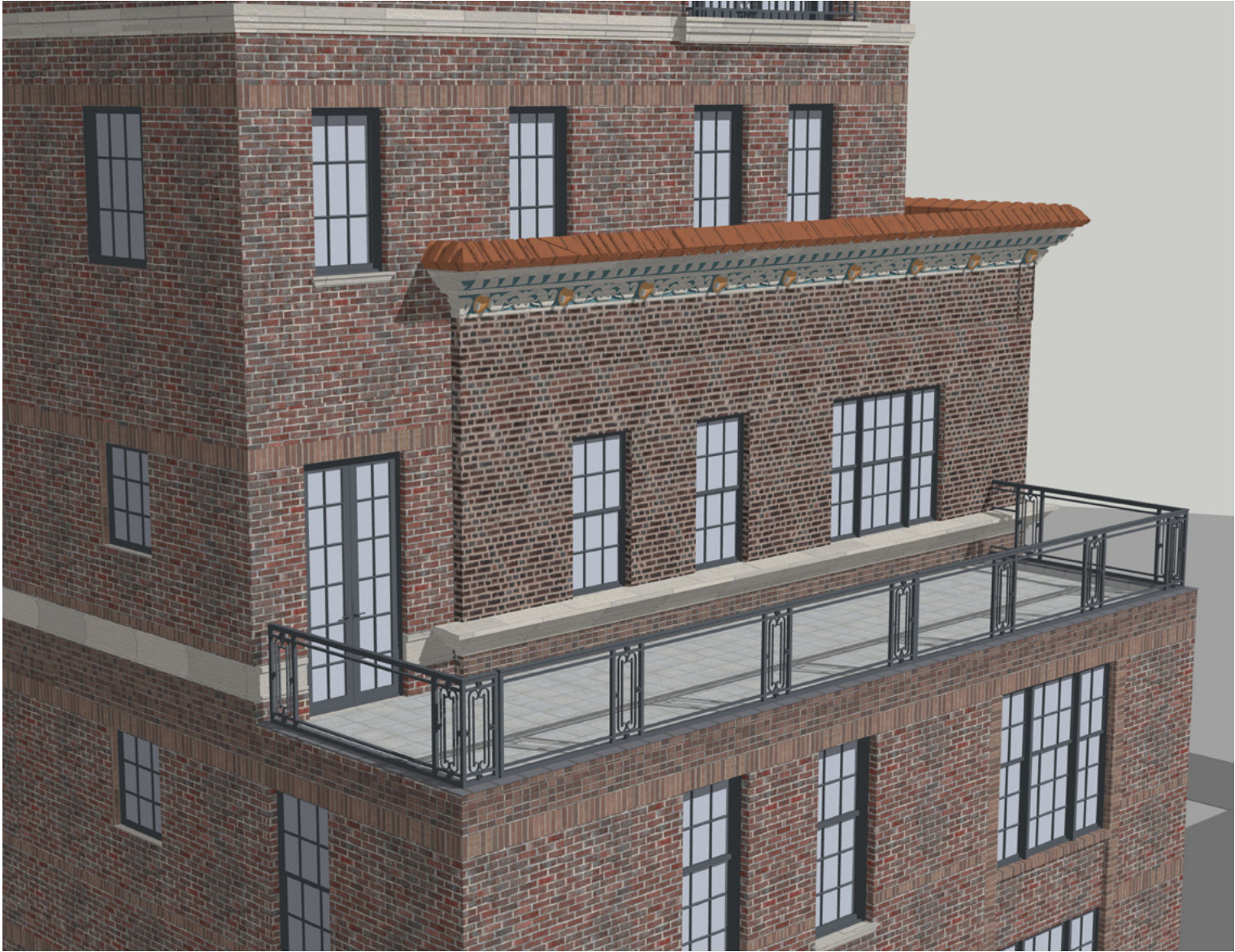


REVISED 2025/06/17

AERIAL VIEW FROM SOUTHEAST



PREVIOUS DESIGN 2025/06/10



REVISED 2025/06/17

VIEW FROM EAST



VIEW FROM NORTH



PRESENTED 2025/06/10



REVISED 2025/06/17

VIEW FROM SOUTH



PRESENTED 2025/06/10



REVISED 2025/06/17

VIEW FROM NORTHWEST



PRESENTED 2025/06/10



REVISED 2025/06/17

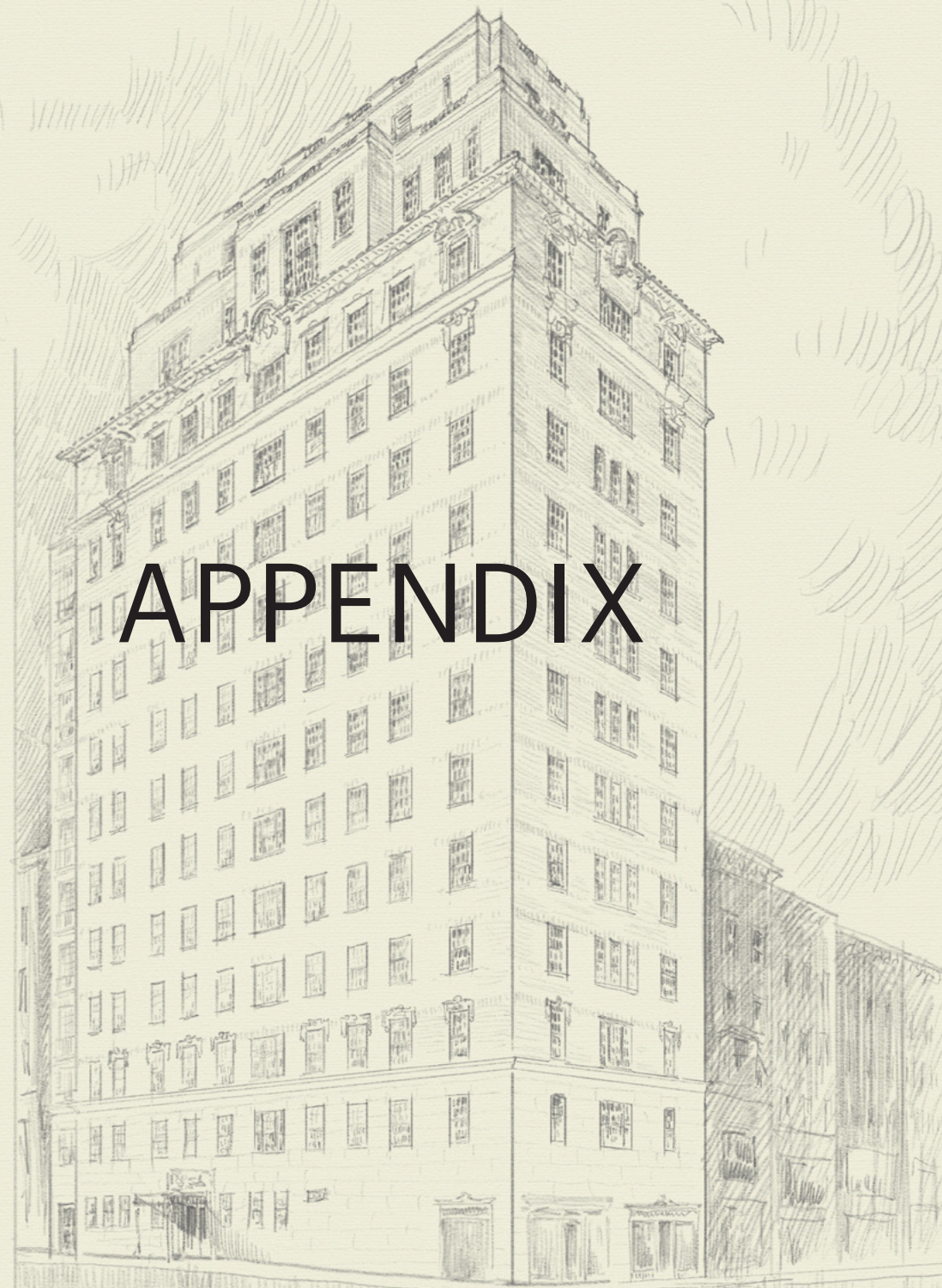
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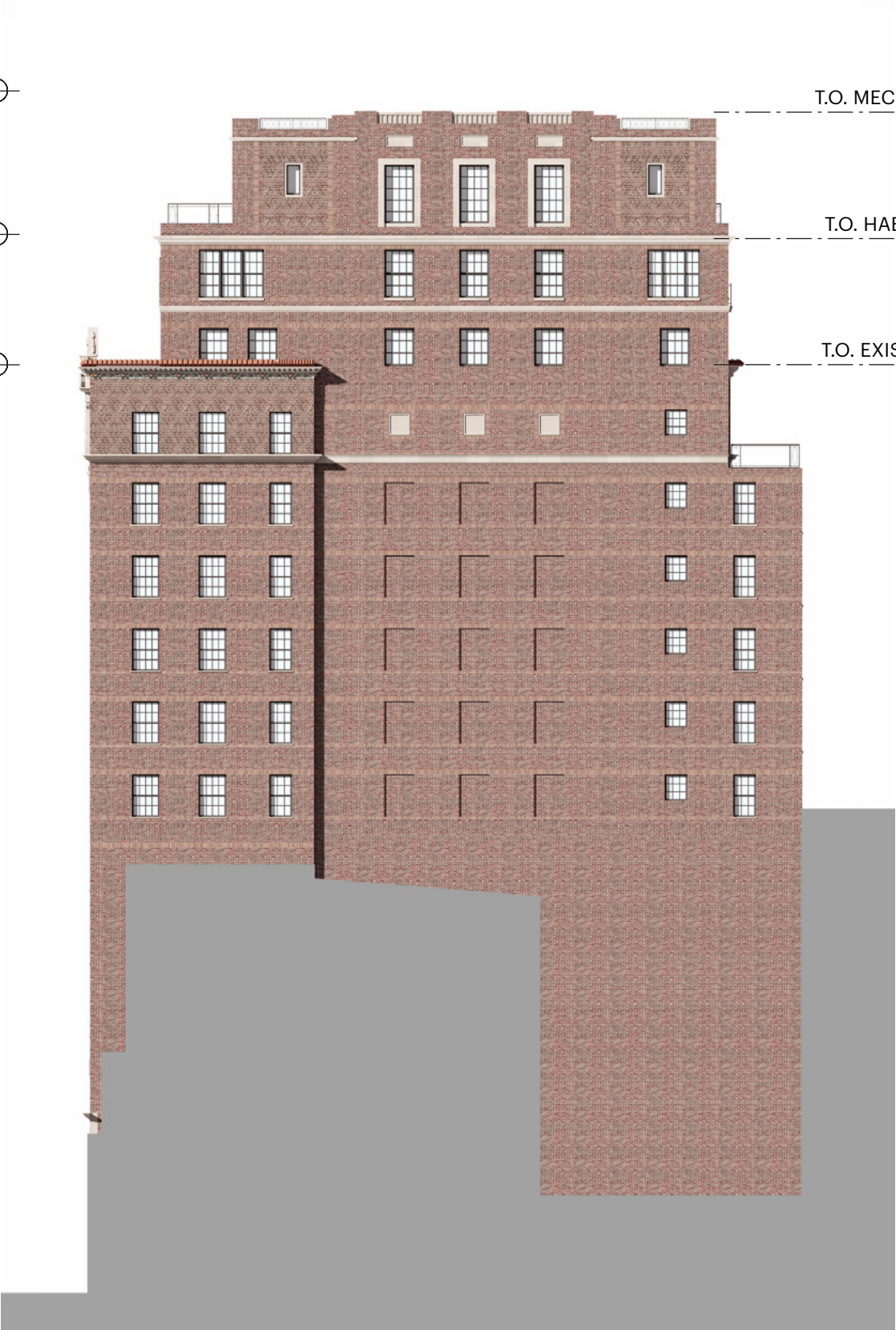
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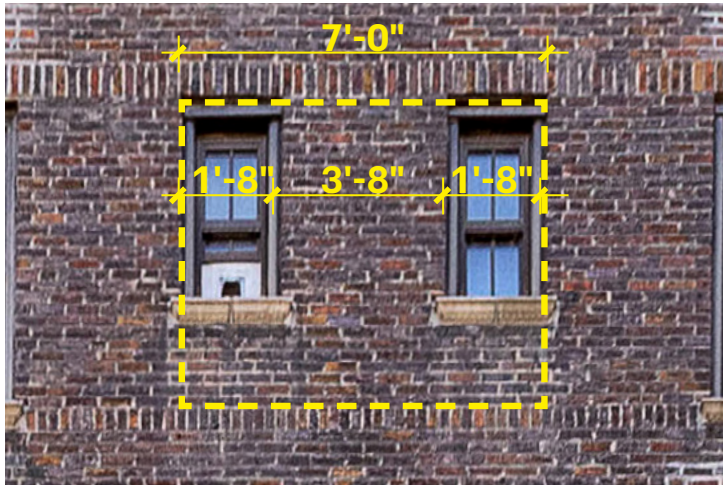
APPENDIX



SOUTH ELEVATION



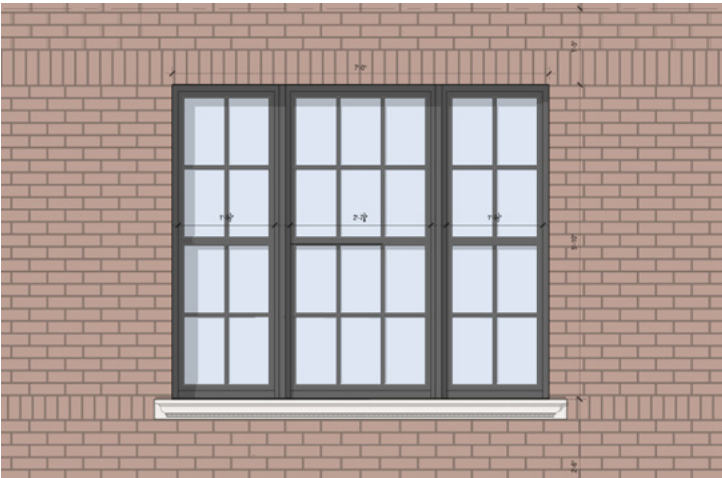
WINDOW ENLARGEMENT DETAIL



EXISTING
TWO 1'-8" WINDOWS (NORTH)

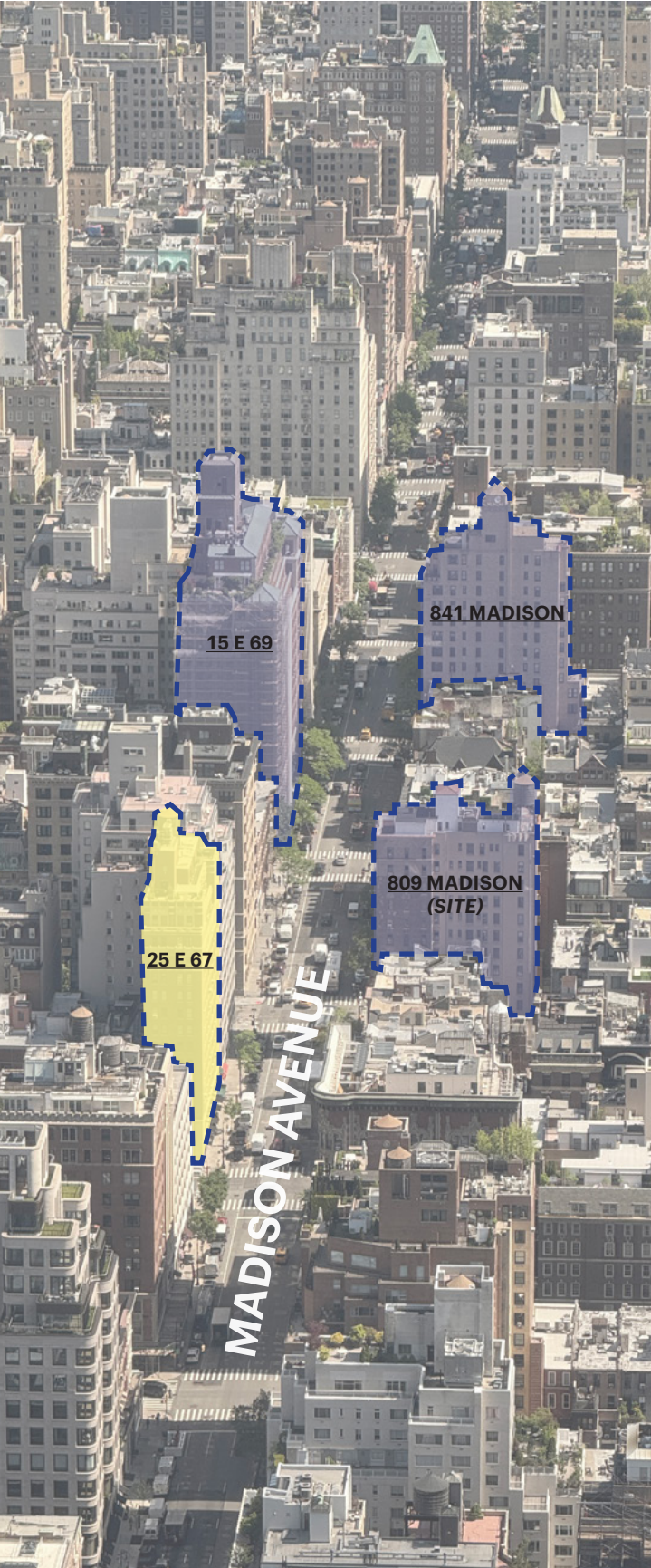


PRECEDENT
841 MADISON AVENUE



PROPOSED
WINDOW WITH VERTICAL MULLIONS

MADISON AVENUE CONTEXT - 25 E 67TH STREET



25 EAST 67TH STREET
ROBERT T. LYONS, 1926

MADISON AVENUE CONTEXT - 841 MADISON



841 MADISON AVENUE
EMERY ROTH, 1926-27

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