

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-08308

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

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

Passcode: 987924

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.

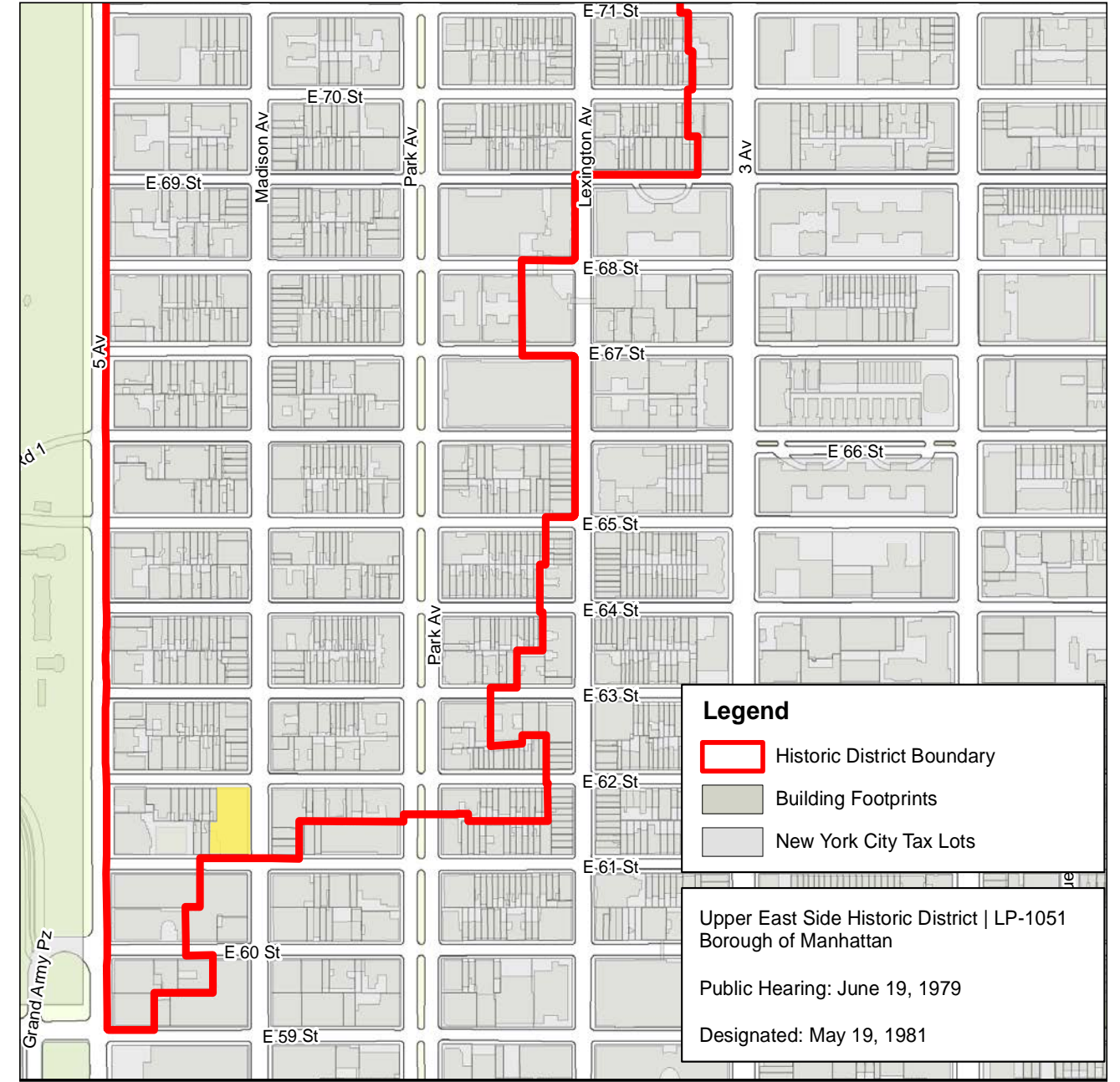
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680 MADISON AVENUE

04.07.26



680 MADISON AVENUE



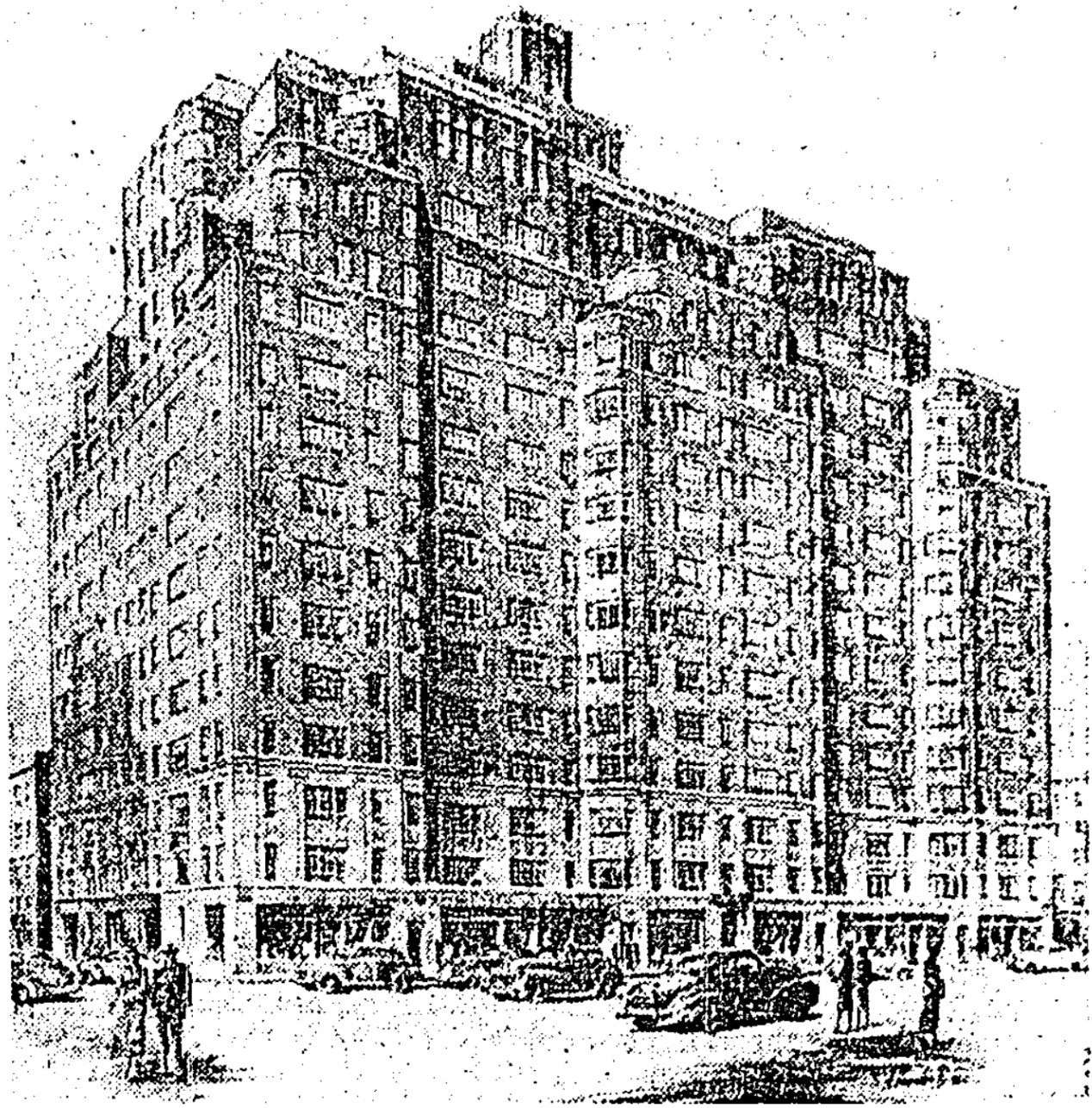
SITE MAP



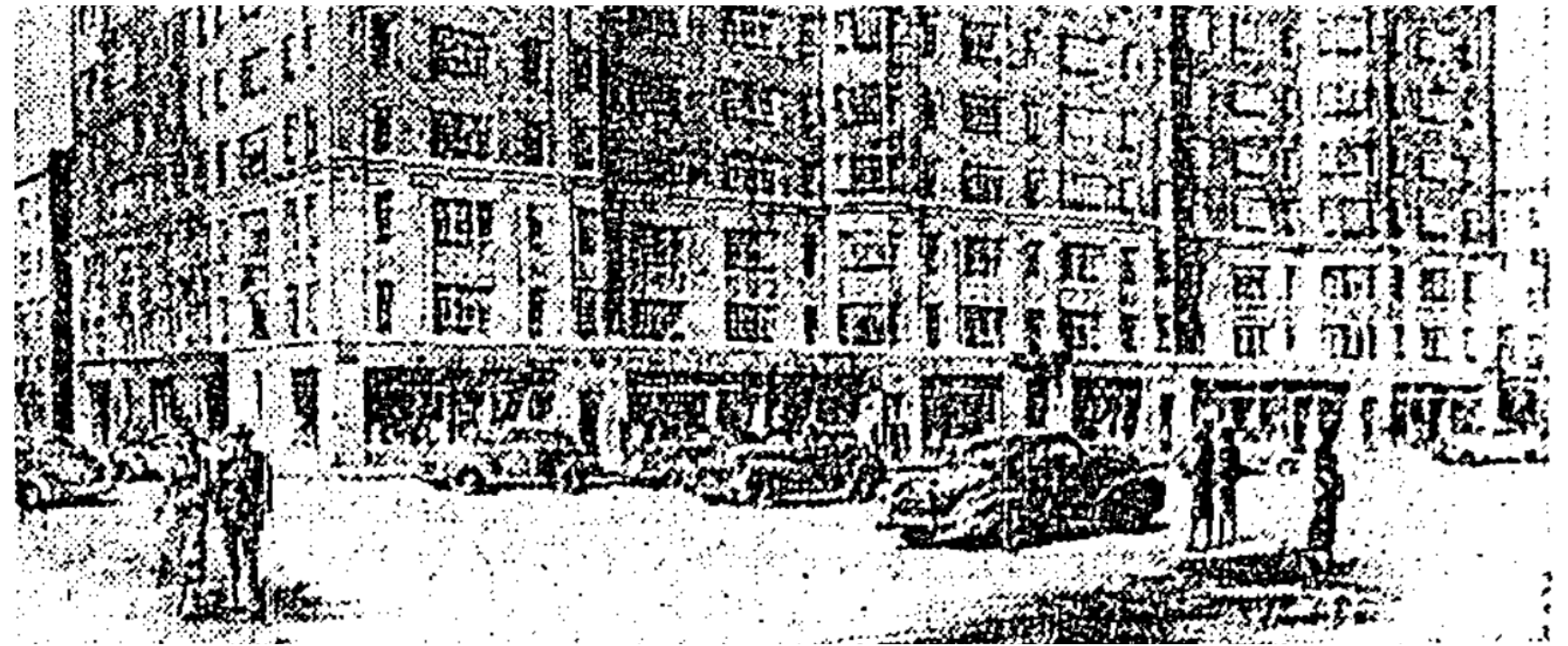
680 MADISON AVENUE • PROPOSAL AND LOCATION

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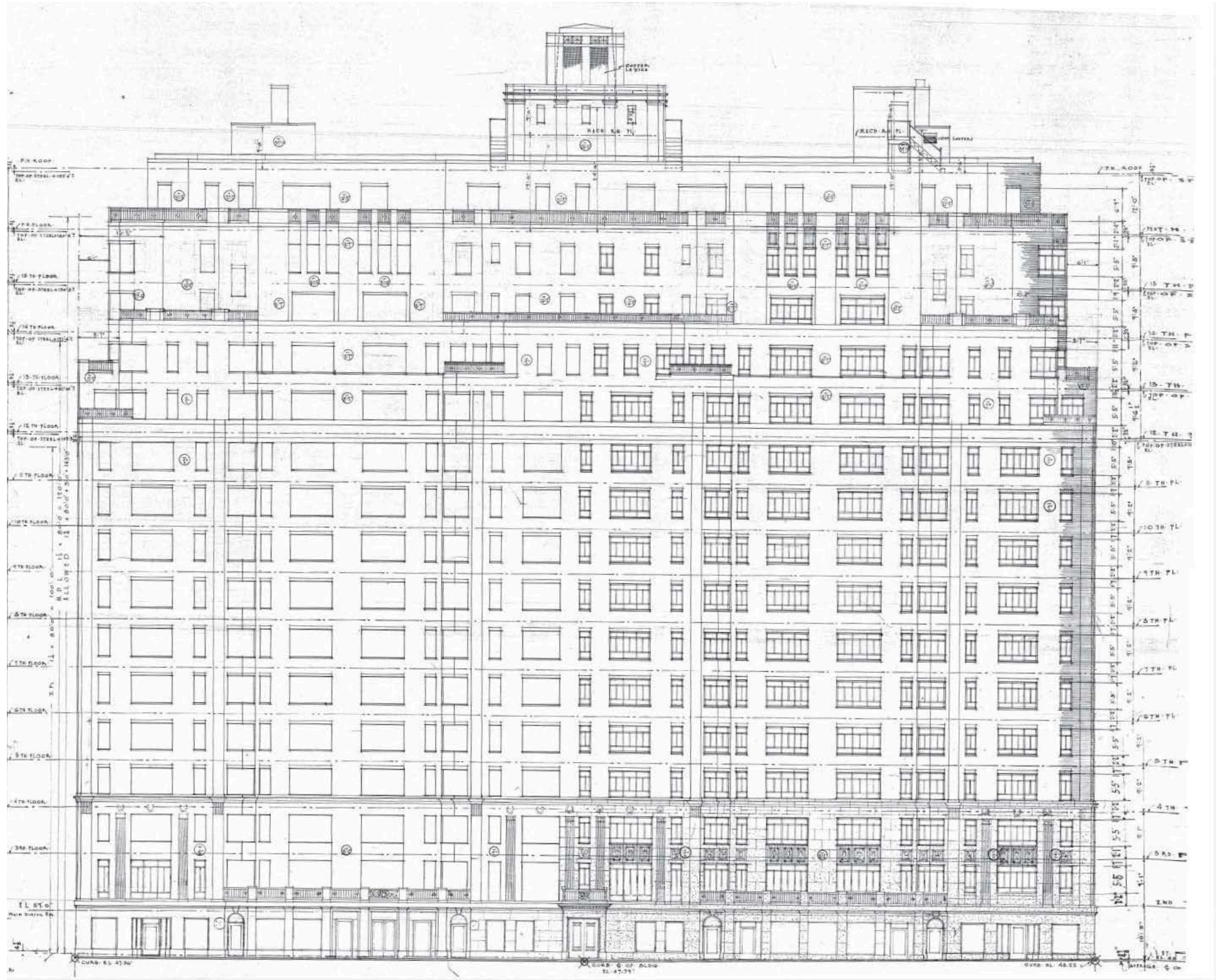
1950 RENDERING (New York Herald Tribune)



DETAIL OF BASE



1950S PHOTOS



1951 ORIGINAL MADISON AVENUE ELEVATION



680 MADISON AVENUE • ORIGINAL DESIGN

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1981 (LPC DESIGNATION PHOTO)



EXISTING CONDITION

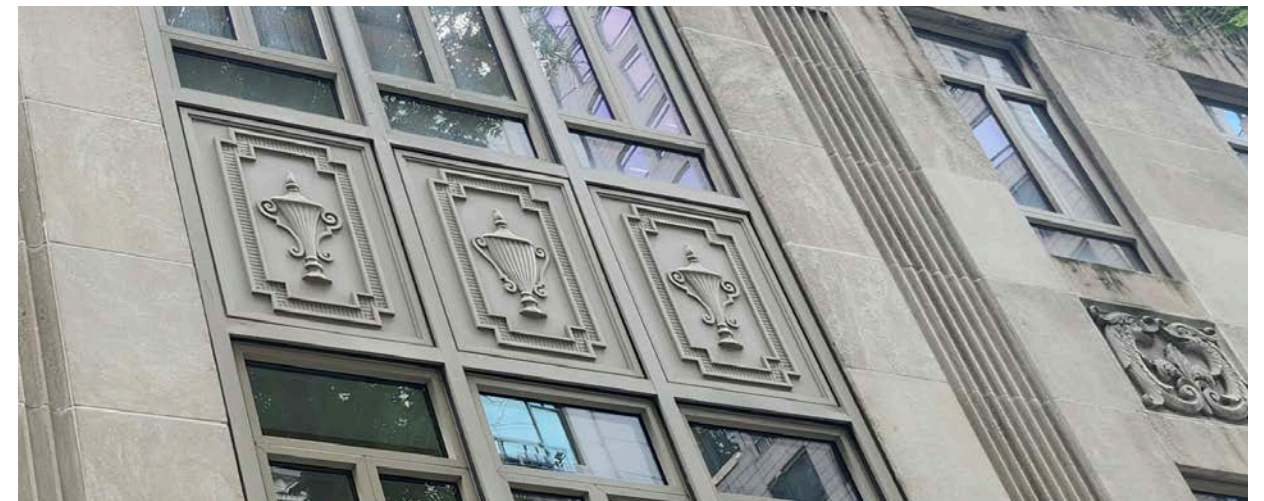
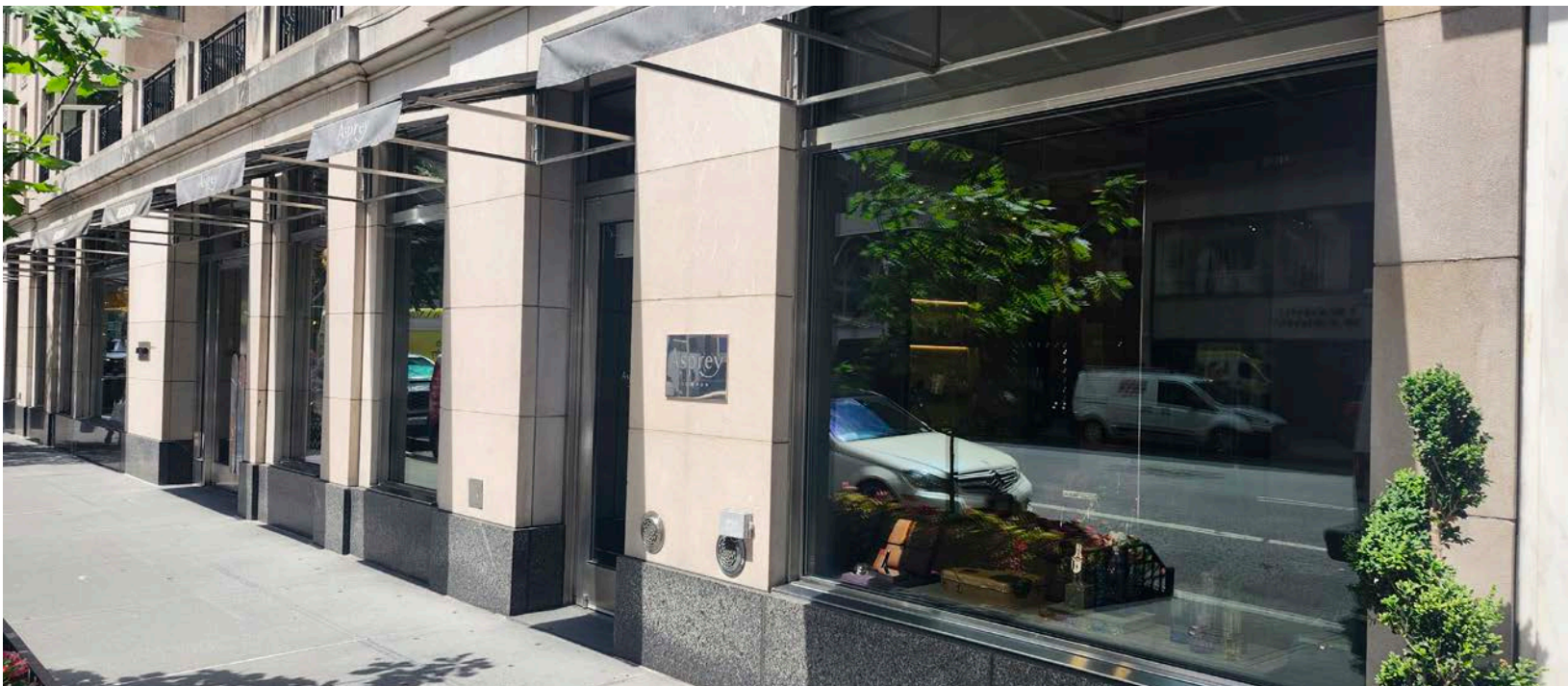




1981 (LPC DESIGNATION PHOTO)



EXISTING CONDITION



EXISTING WINDOWS GROUND FLOOR

EXISTING WINDOWS 2ND/3RD FLOORS



EXISTING STOREFRONT AT BUILDING BASE AT EAST 61ST STREET



EXISTING STOREFRONT AT BUILDING BASE AT EAST 62ND STREET



MADISON AVE

62ND STREET

EXISTING STOREFRONT AT BUILDING BASE



680 MADISON AVENUE • EXISTING STOREFRONT

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HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



MADISON AVE

62ND STREET

PROPOSED STOREFRONT AT BUILDING BASE



680 MADISON AVENUE • PROPOSED STOREFRONT

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30 EAST 62ND STREET (HI FELDMAN, 1955)



30 EAST 62ND STREET (HI FELDMAN, 1955)



850 MADISON AVE (GEORGE F. PELHAM, 1926)



951 MADISON AVE (SYLVAN BIEN, 1930)



30 EAST 71ST STREET (SCHWARTZ & GROSS, 1929)



699 MADISON AVENUE



748 MADISON AVENUE



870 MADISON AVENUE



855 MADISON AVENUE



1044 MADISON AVENUE



CARLYLE HOTEL, 35 E 76TH ST



680 MADISON AVENUE • CONTEXT

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740 MADISON AVENUE
2014 LPC APPROVAL



823 MADISON AVENUE
2025 LPC APPROVAL



680 MADISON AVENUE • LPC APPROVALS - MADISON AVE

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828 MADISON AVENUE
2018 LPC APPROVAL





EXISTING



PROPOSED



680 MADISON AVENUE • ELEVATIONS

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

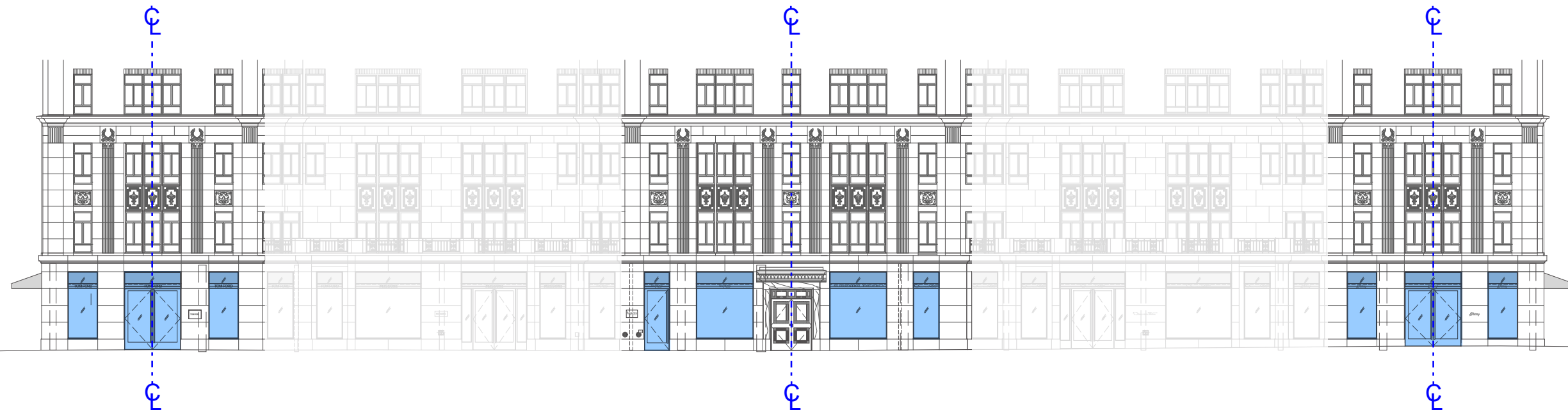


680 MADISON AVENUE • ELEVATIONS AT MADISON AVENUE

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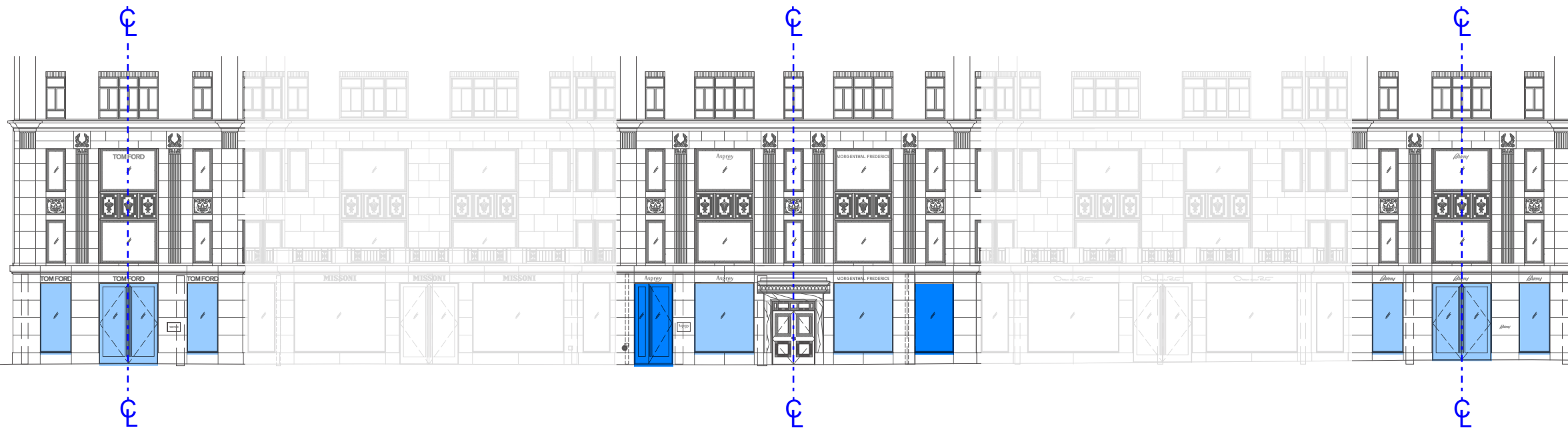


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CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



EXISTING ELEVATION

MADISON AVENUE



PROPOSED ELEVATION

MADISON AVENUE

- EXISTING MASONRY OPENING
- MODIFIED MASONRY OPENING



EXISTING ELEVATION

MADISON AVENUE



PROPOSED ELEVATION

MADISON AVENUE

- EXISTING MASONRY OPENING
- MODIFIED MASONRY OPENING



HISTORIC ELEVATION

MADISON AVENUE



PROPOSED ELEVATION

MADISON AVENUE

- ORIGINAL MASONRY OPENING
- MODIFIED MASONRY OPENING



1950 RENDERING



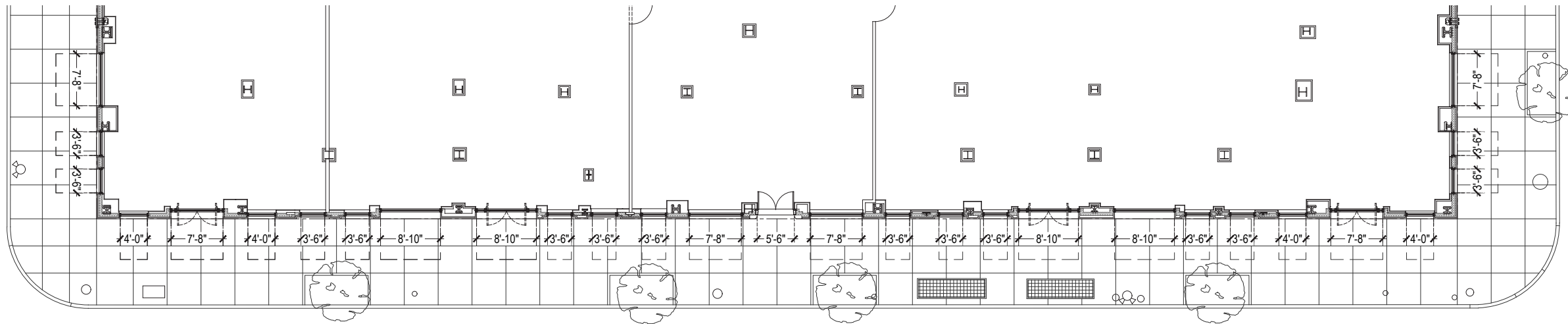
PROPOSED FRONT ELEVATION



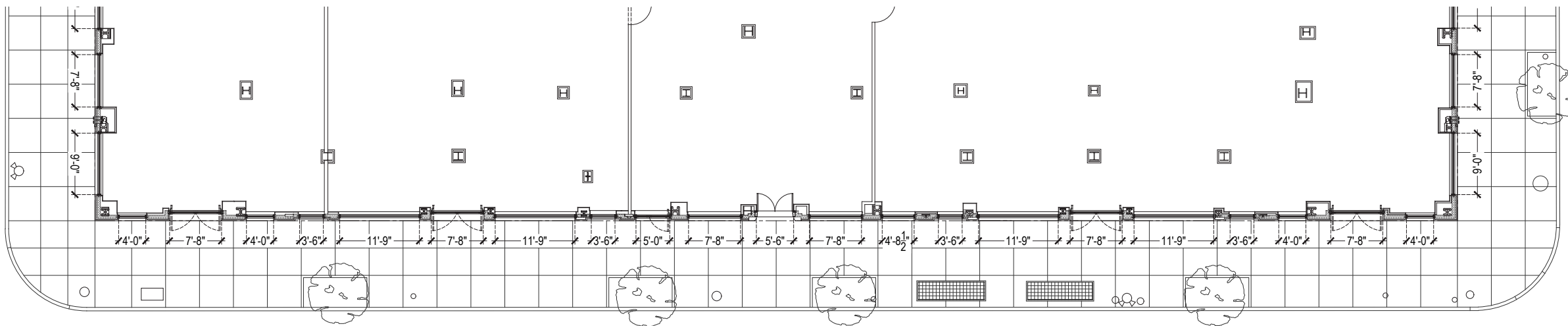
680 MADISON AVENUE • RENDERING VS PROPOSED

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EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



BUILDING KEY ELEVATION



680 MADISON AVENUE • FLOOR PLANS MADISON AVENUE

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EXISTING 61ST STREET ELEVATION



PROPOSED 61ST STREET ELEVATION



680 MADISON AVENUE • ELEVATIONS AT 61ST STREET

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EXISTING 62ND STREET ELEVATION



PROPOSED 62ND STREET ELEVATION



680 MADISON AVENUE • ELEVATIONS AT 62ST STREET

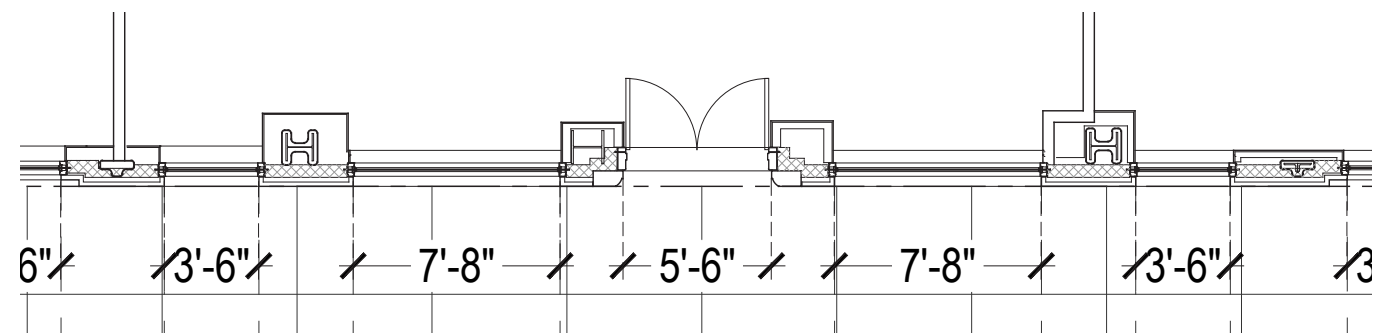
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EXISTING ELEVATION AT BUILDING



EXISTING PLAN AT BUILDING BASE



BUILDING KEY ELEVATION



680 MADISON AVENUE • SCOPE OF WORK DIAGRAM

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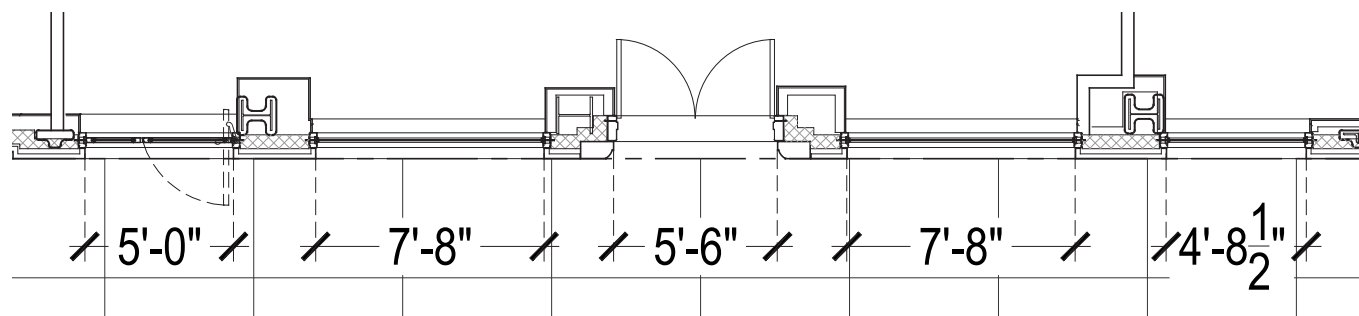


PROPOSED WINDOW WITH REPLICATED DECORATIVE METAL FILIGREE BORDER (NICKEL FINISH)



DETAIL OF EXISTING DECORATIVE METAL FILIGREE (NICKEL FINISH)

PROPOSED ELEVATION AT BUILDING BASE



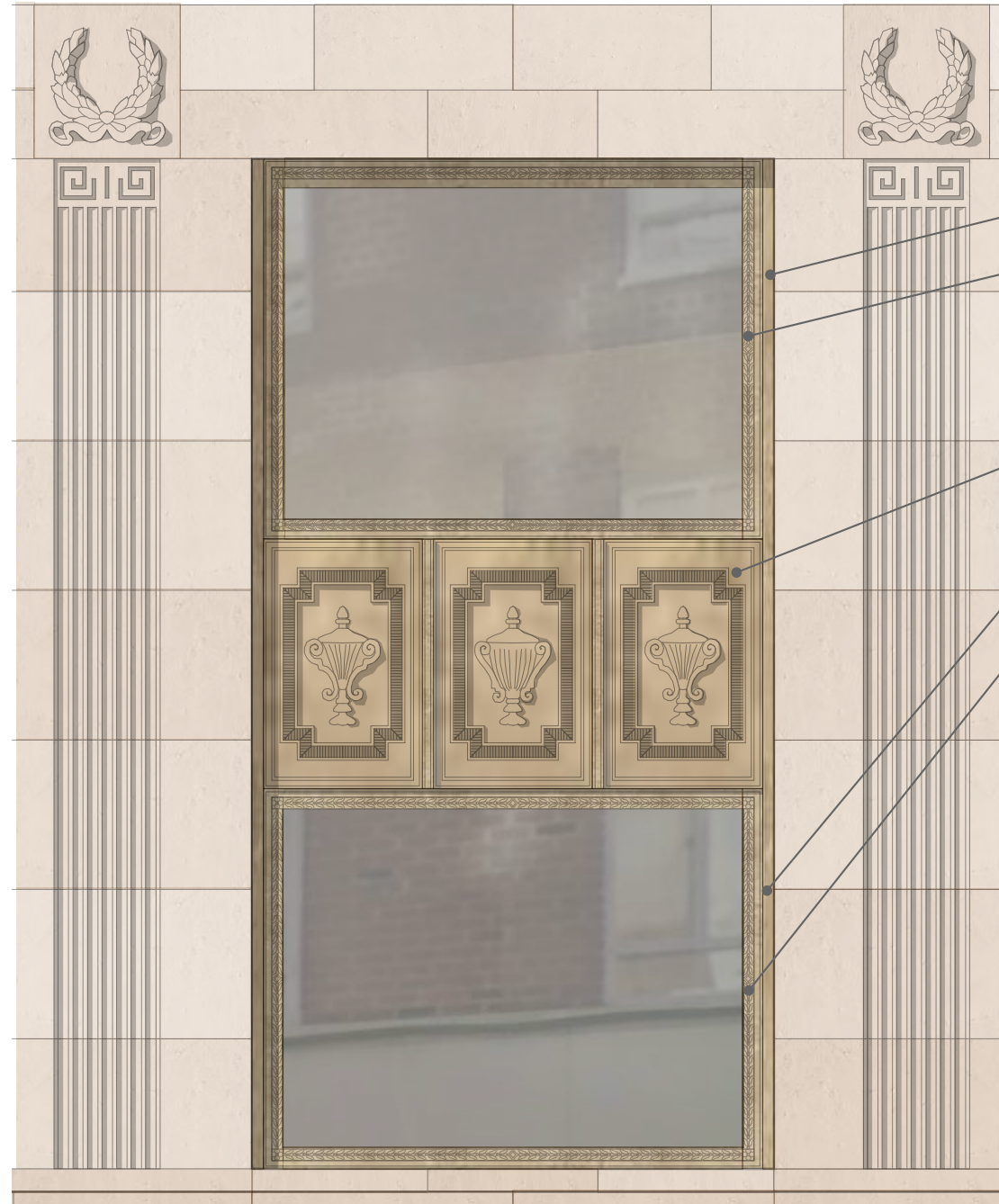
PROPOSED PLAN AT BUILDING BASE



BUILDING KEY ELEVATION



EXISTING ELEVATION



PROPOSED ELEVATION

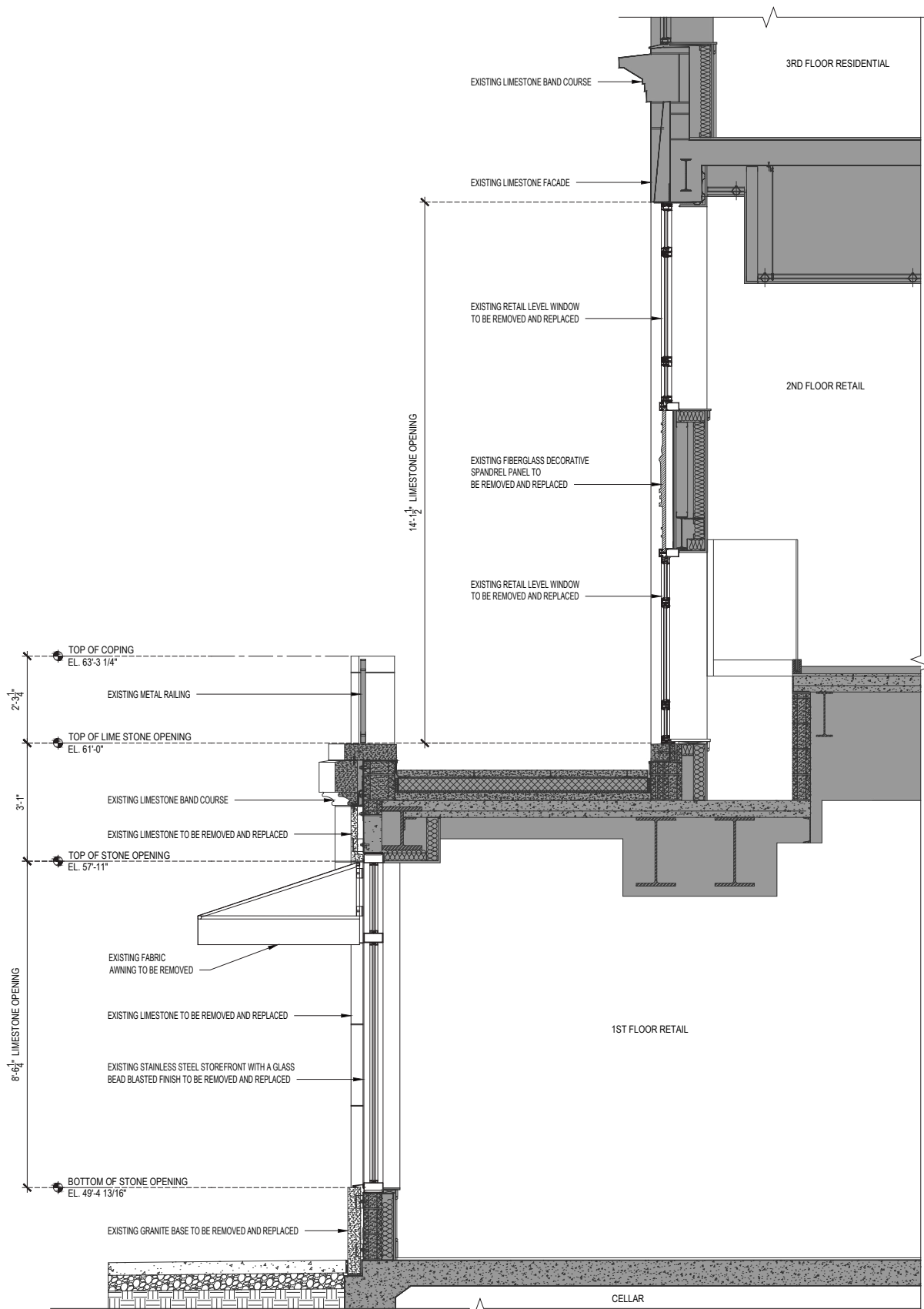


HISTORIC SPANDREL PANEL ELEVATION

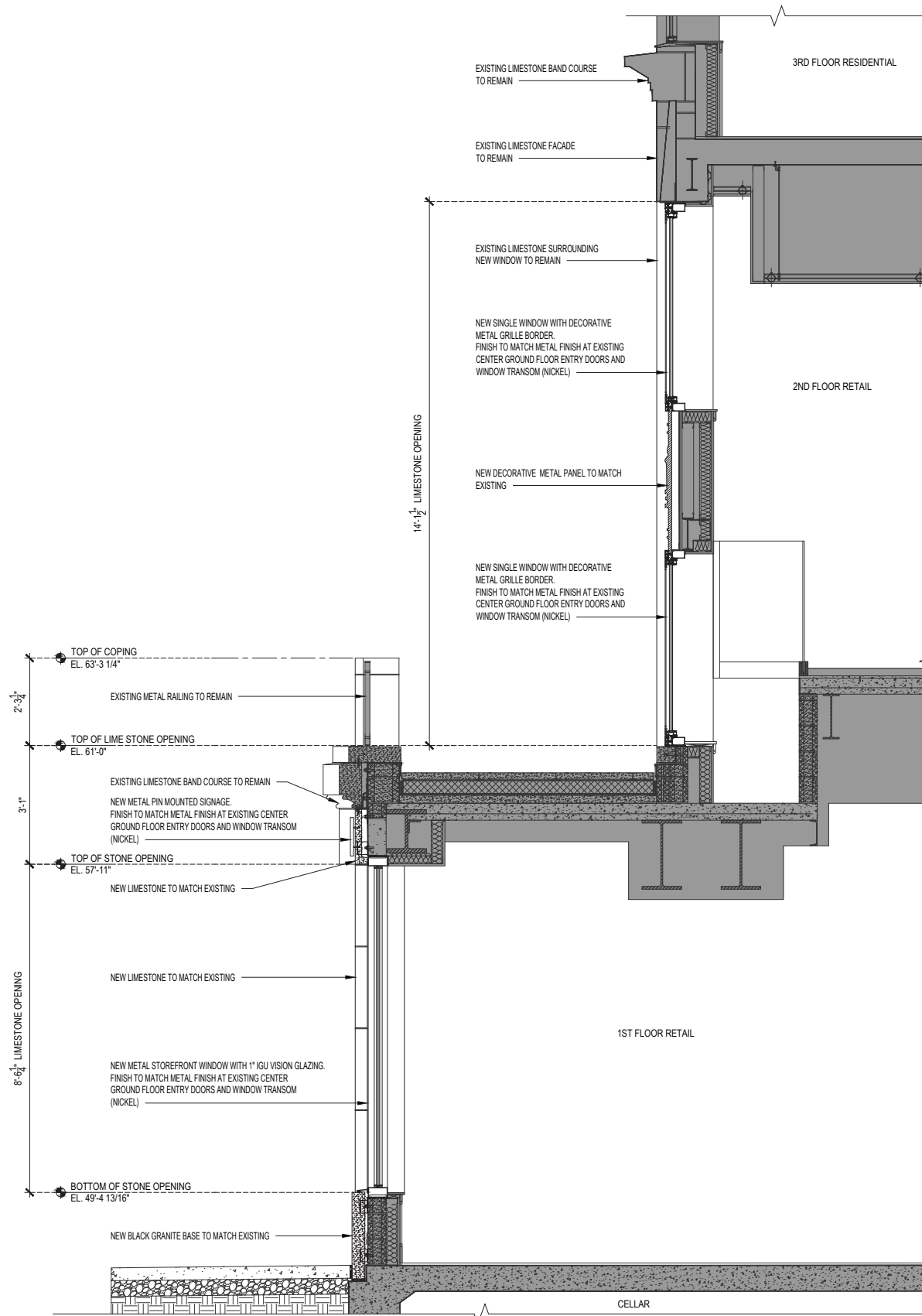
- CUSTOM NICKEL METAL AND GLASS ASSEMBLY
- REPLICATED DECORATIVE METAL FILIAGREE BORDER
- REPLICATED NICKEL PANELS WITH ORIGINAL HISTORIC DETAILING AND PROFILES
- CUSTOM NICKEL METAL AND GLASS ASSEMBLY
- REPLICATED DECORATIVE METAL FILIAGREE BORDER



EXISTING HISTORIC DECORATIVE METAL FILIGREE



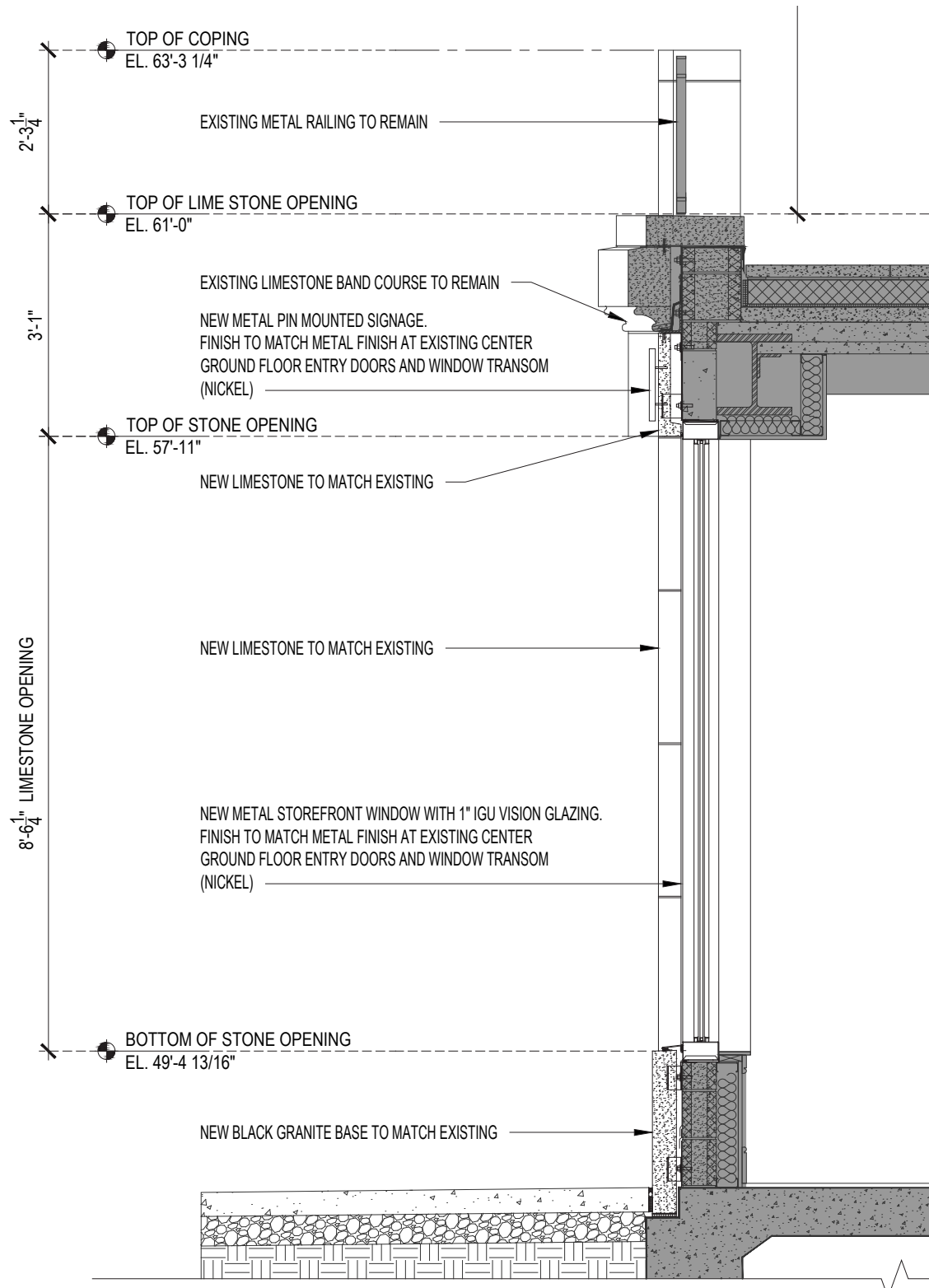
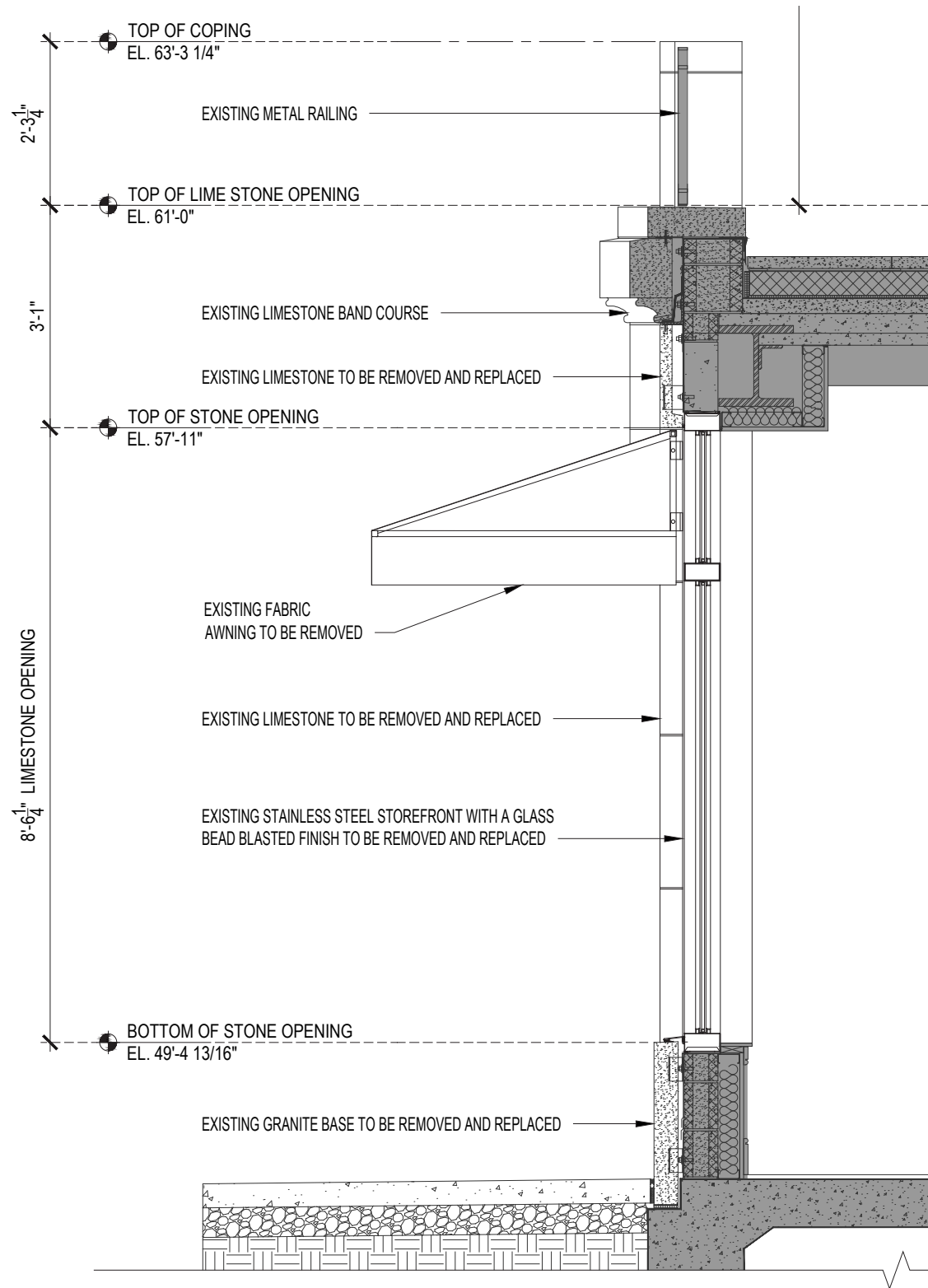
EXISTING SECTION - 1ST TO 3RD FLOOR - RECESSED BAY



PROPOSED SECTION - 1ST TO 3RD FLOOR - RECESSED BAY



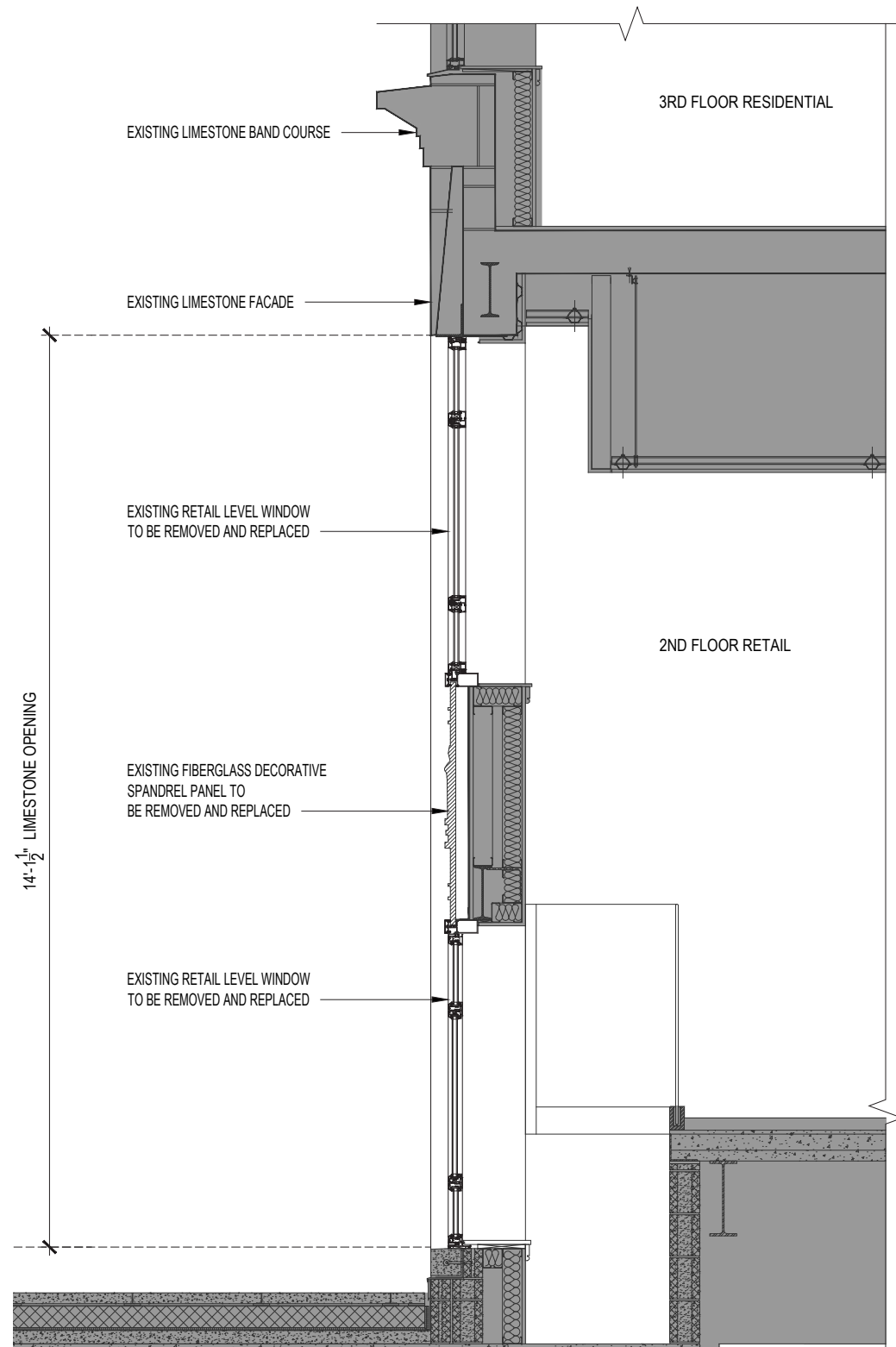
BUILDING KEY ELEVATION



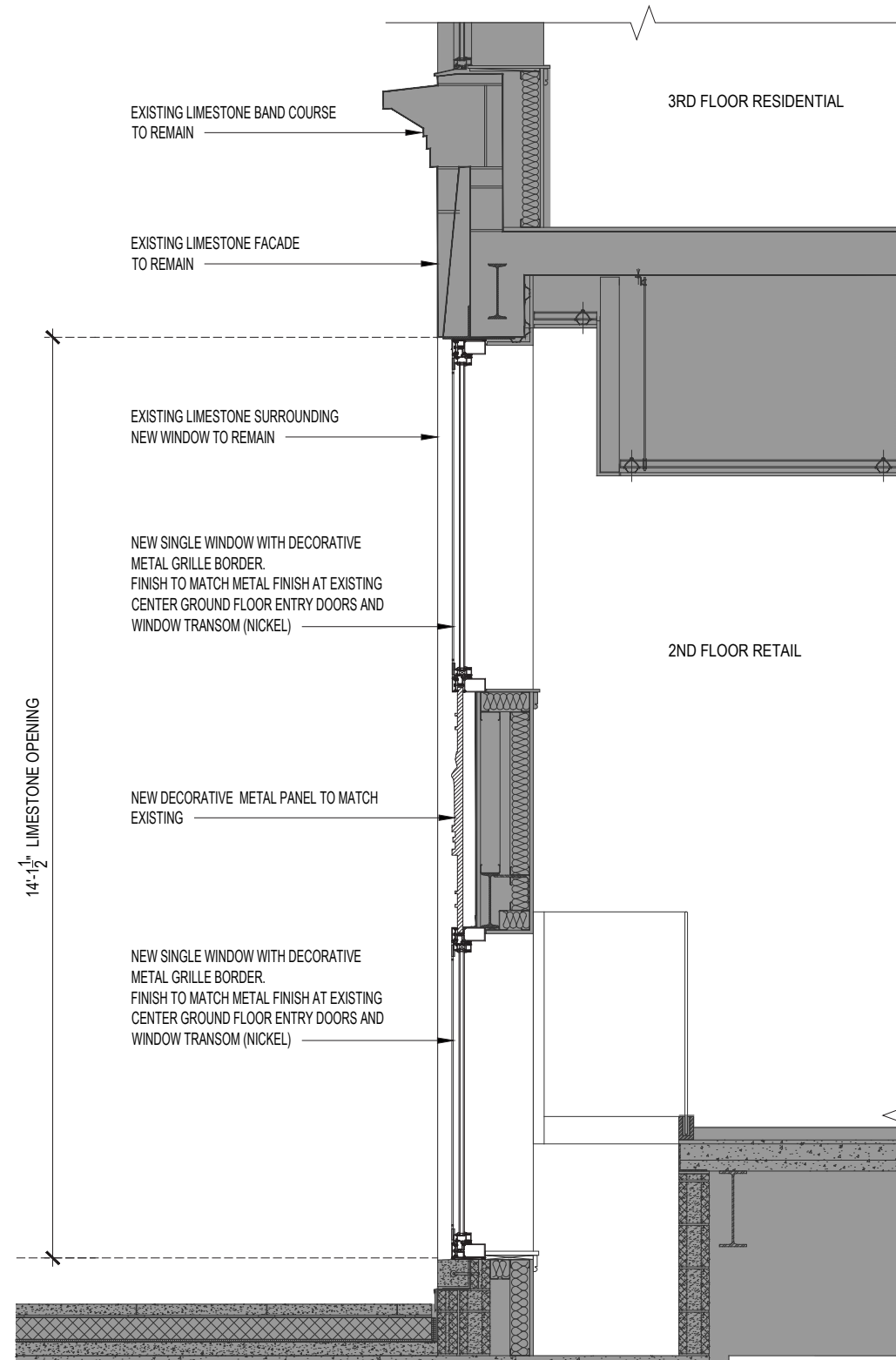
EXISTING SECTION - 1ST FLOOR - STOREFRONT WINDOW

PROPOSED SECTION - 1ST FLOOR - STOREFRONT WINDOW

BUILDING KEY ELEVATION



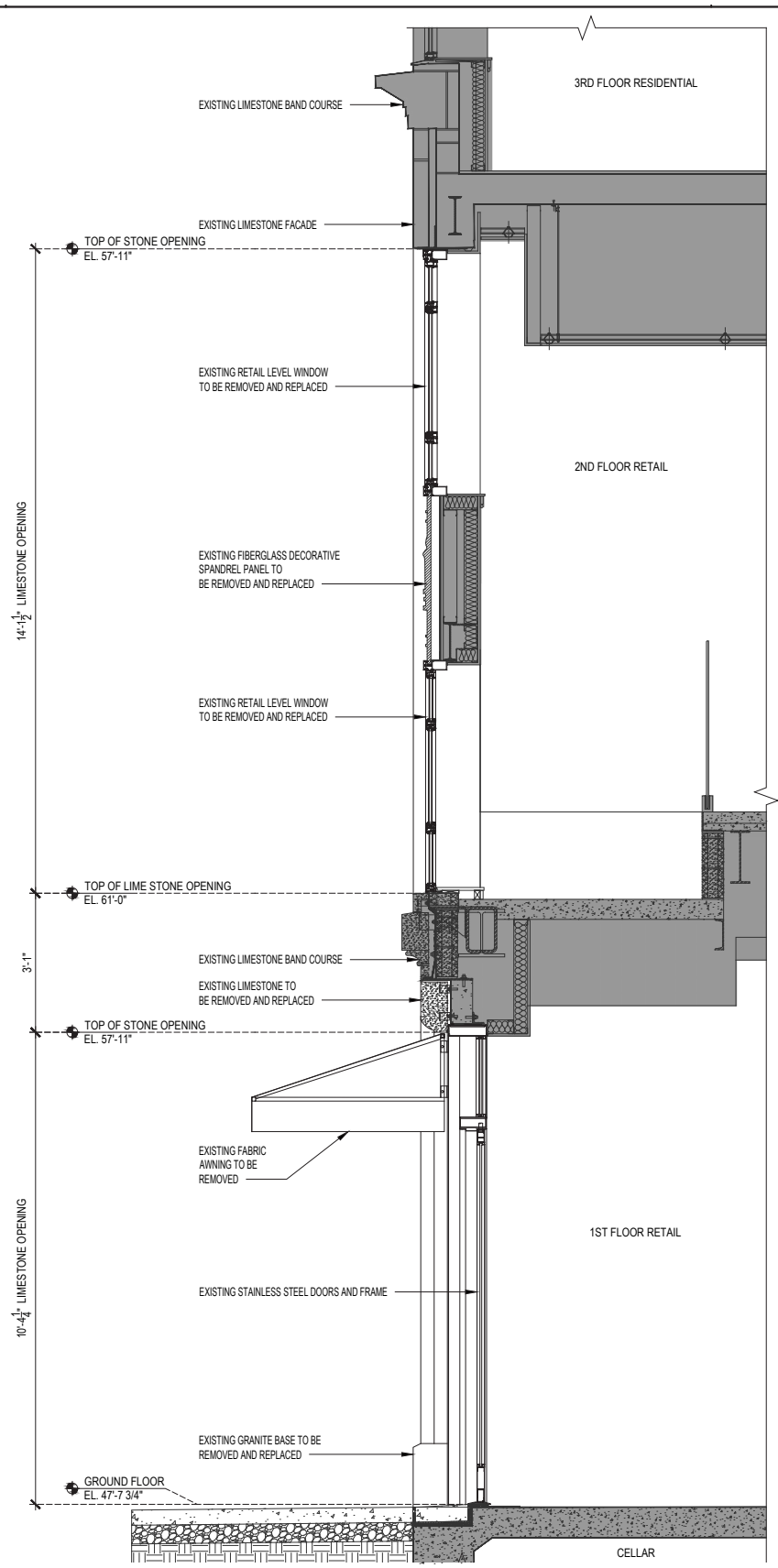
EXISTING SECTION - 2ND & 3RD FL - RECESSED BAY WINDOW



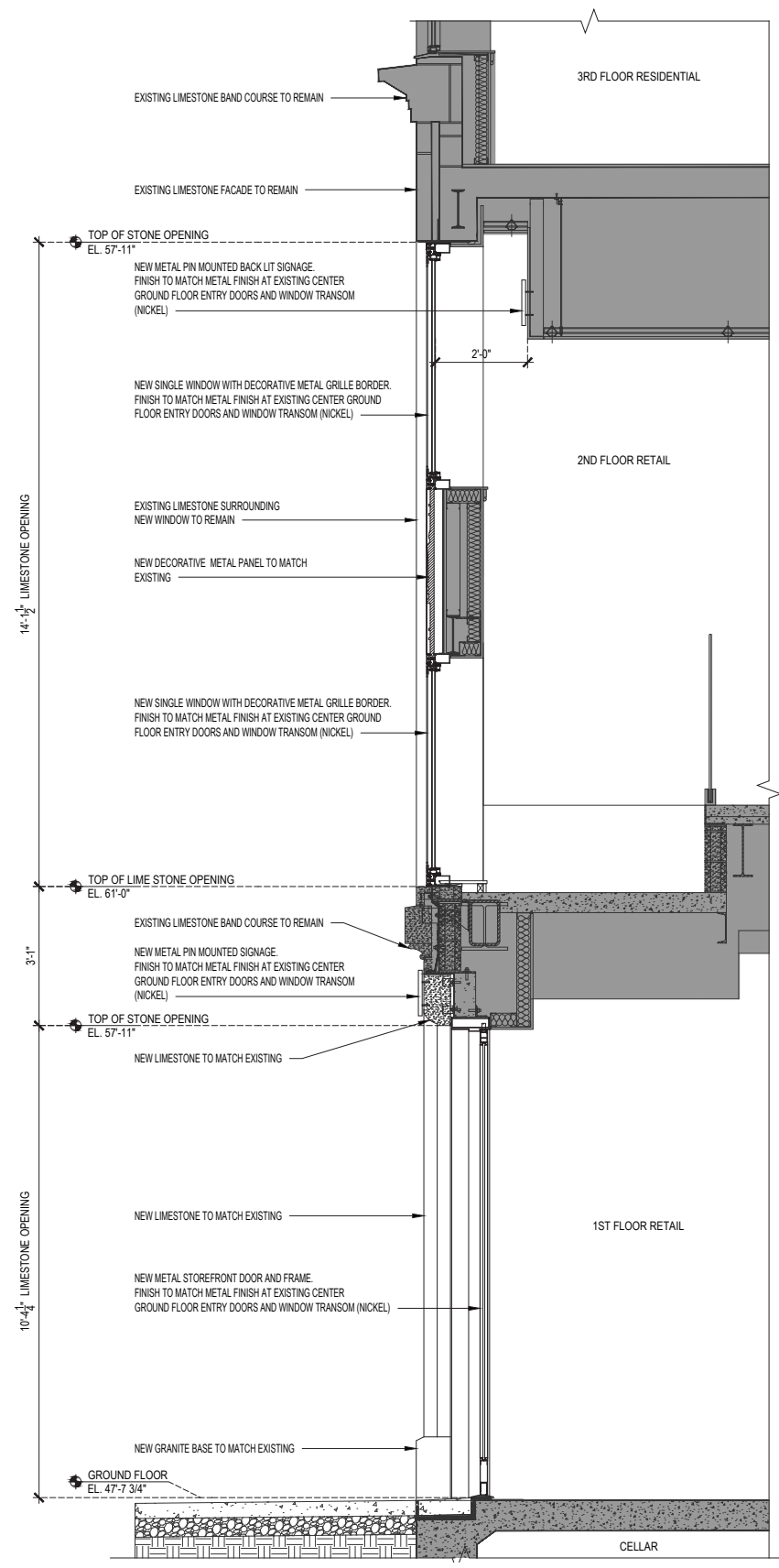
PROPOSED SECTION - 2ND & 3RD FL - RECESSED BAY WINDOW



BUILDING KEY ELEVATION



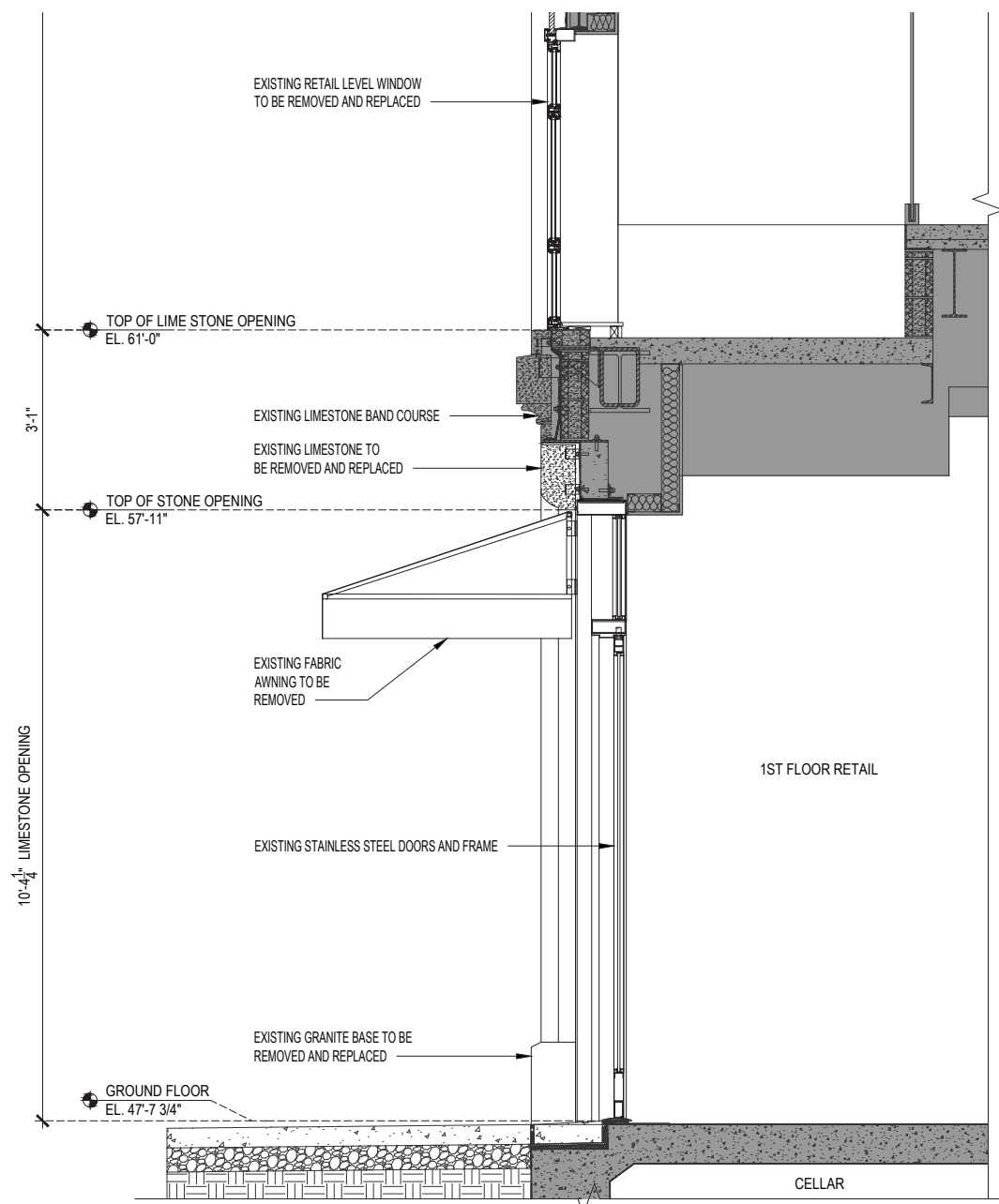
EXISTING SECTION - 1ST TO 3RD FLOOR



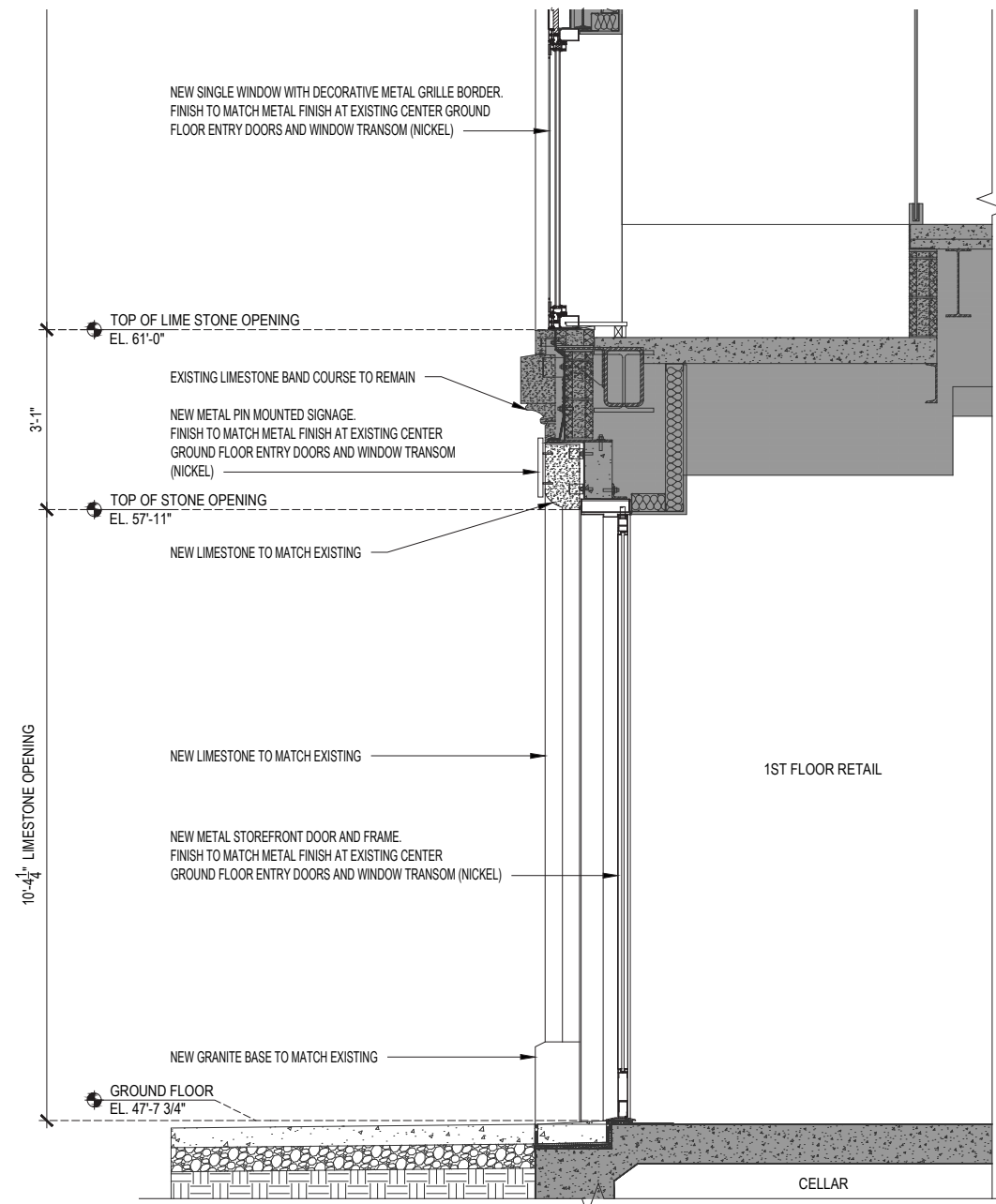
PROPOSED SECTION - 1ST TO 3RD FLOOR



BUILDING KEY ELEVATION



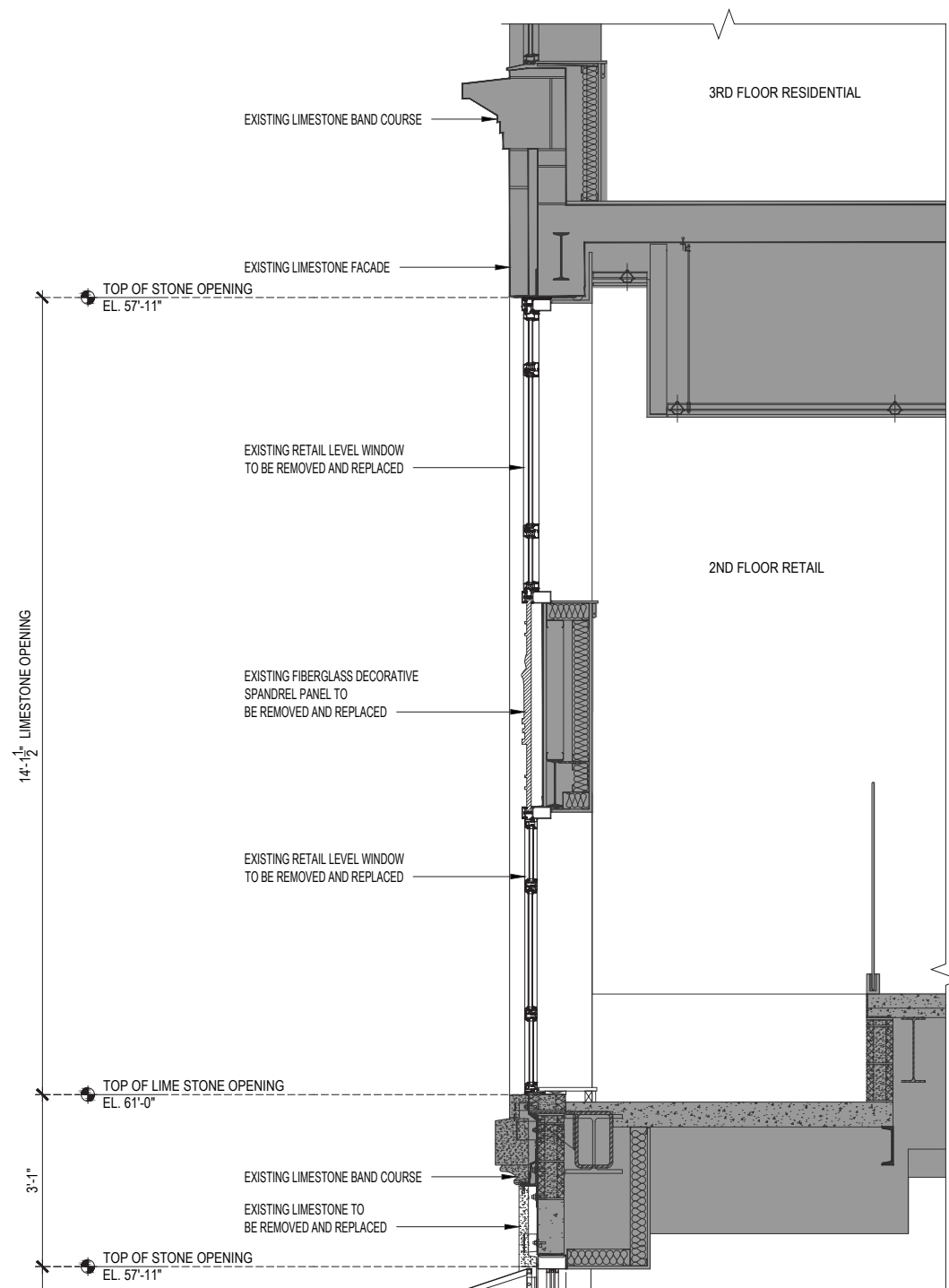
EXISTING SECTION -1ST FL - STOREFRONT DOOR



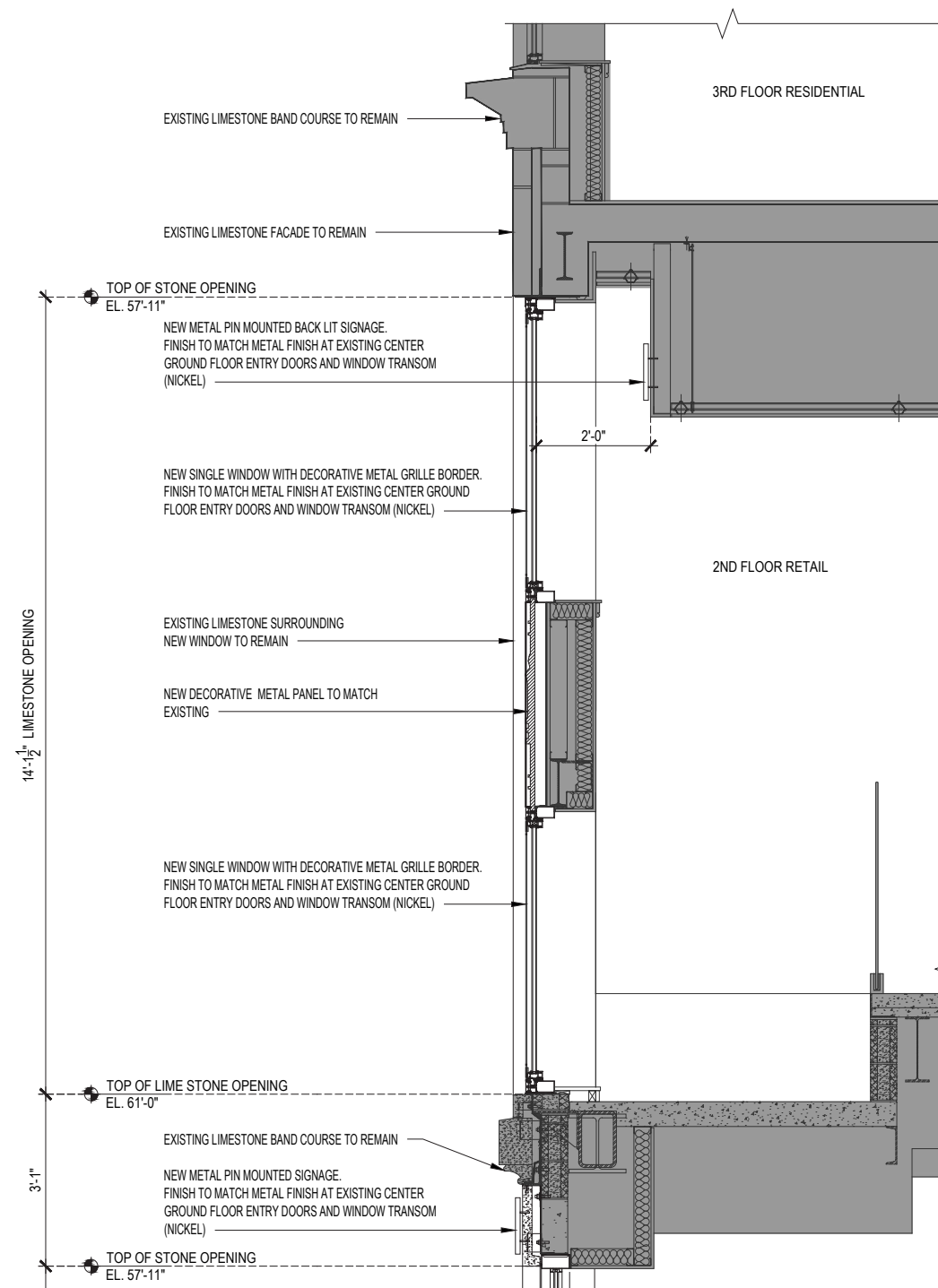
PROPOSED SECTION -1ST FL - STOREFRONT DOOR



BUILDING KEY ELEVATION



EXISTING BUILDING SECTION - 2ND & 3RD FL



PROPOSED BUILDING SECTION - 2ND & 3RD FL

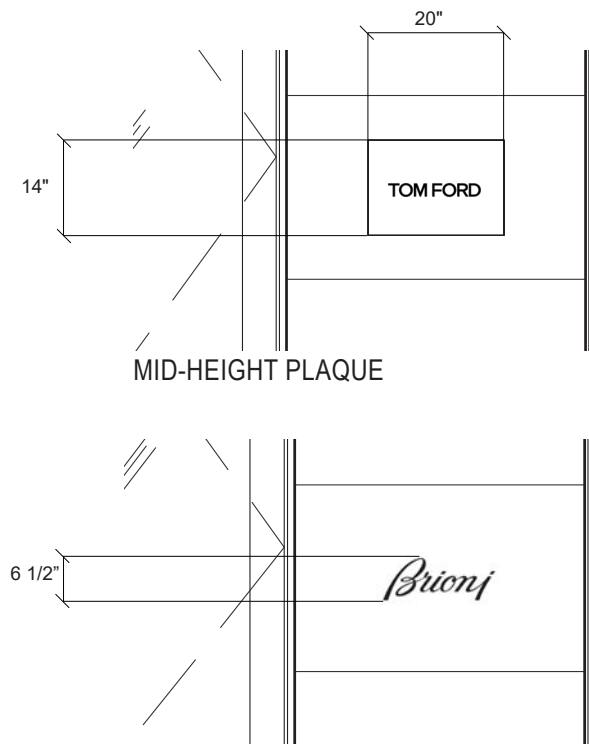


BUILDING KEY ELEVATION



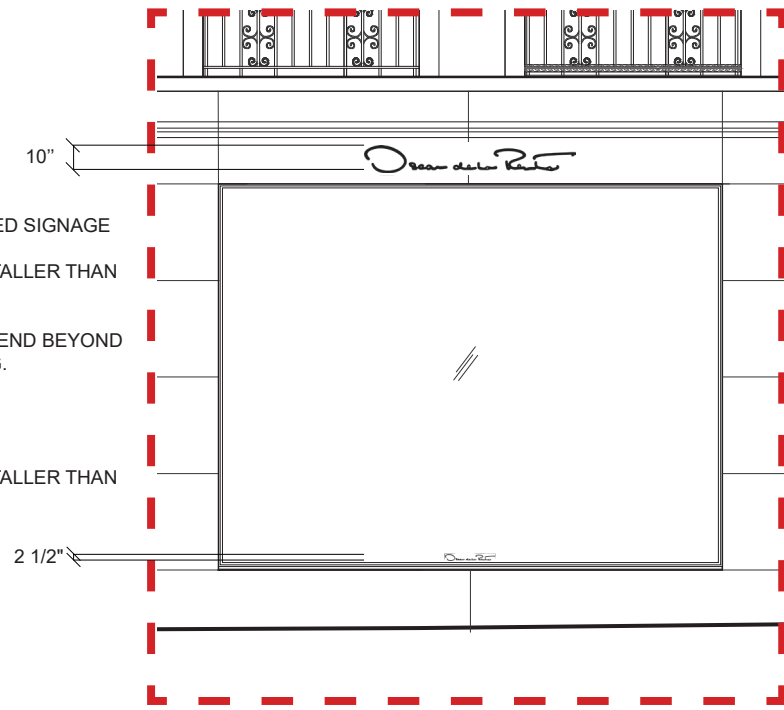
MADISON AVENUE PROPOSED ELEVATION

- WINDOW BAY PIN-MOUNTED SIGNAGE
- ENTRY BAY PIN-MOUNTED SIGNAGE
- MID-HEIGHT PIN-MOUNTED SIGNAGE
- MID-HEIGHT PLAQUE
- DIMENSIONAL LETTERS / DECAL ON GLAZING



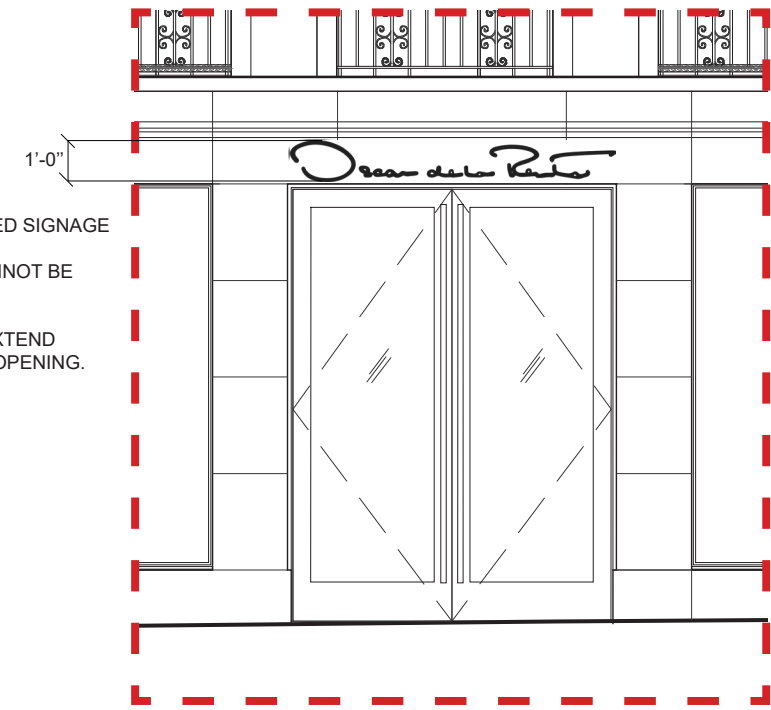
MID-HEIGHT PIN-MOUNTED SIGNAGE DETAIL ELEVATION

- WINDOW BAY PIN-MOUNTED SIGNAGE
- SIGNAGE CANNOT BE TALLER THAN 10"
 - SIGNAGE CANNOT EXTEND BEYOND THE WINDOW OPENING.
- DIMENSIONAL LETTERS
- SIGNAGE CANNOT BE TALLER THAN 2' 12"



WINDOW BAY DETAIL ELEVATION

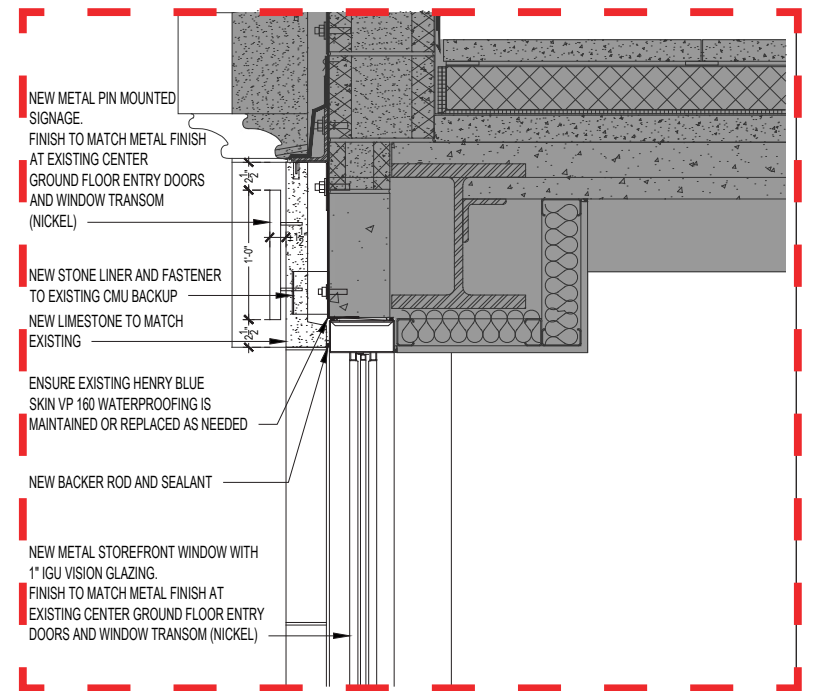
- ENTRY BAY PIN-MOUNTED SIGNAGE
- ENTRY SIGNAGE CANNOT BE TALLER THAN 1'-0"
 - SIGNAGE CANNOT EXTEND BEYOND THE DOOR OPENING.



ENTRY BAY DETAIL ELEVATION



61ST STREET PROPOSED ELEVATION



TYPICAL PIN-MOUNTED SIGNAGE SECTION DETAIL



62ND STREET PROPOSED ELEVATION

- WINDOW BAY PIN-MOUNTED SIGNAGE
- ENTRY BAY PIN-MOUNTED SIGNAGE
- MID-HEIGHT PIN-MOUNTED SIGNAGE
- MID-HEIGHT PLAQUE
- DIMENSIONAL LETTERS / DECAL ON GLAZING



EXISTING IMAGE



PROPOSED RENDERING



EXISTING IMAGE



PROPOSED RENDERING



MADISON AVENUE



680 MADISON AVENUE • PROPOSED RENDERING

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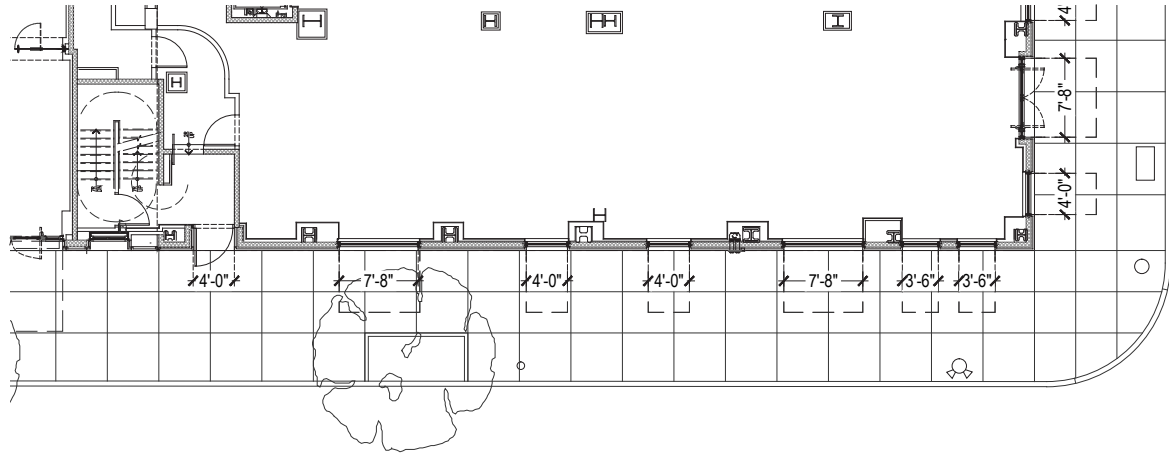
APPENDIX



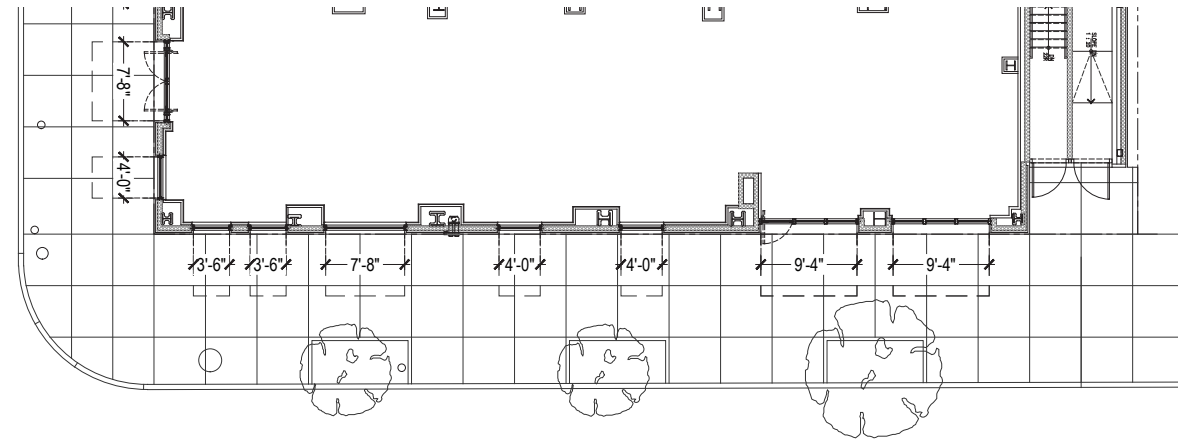
680 MADISON AVENUE • APPENDIX

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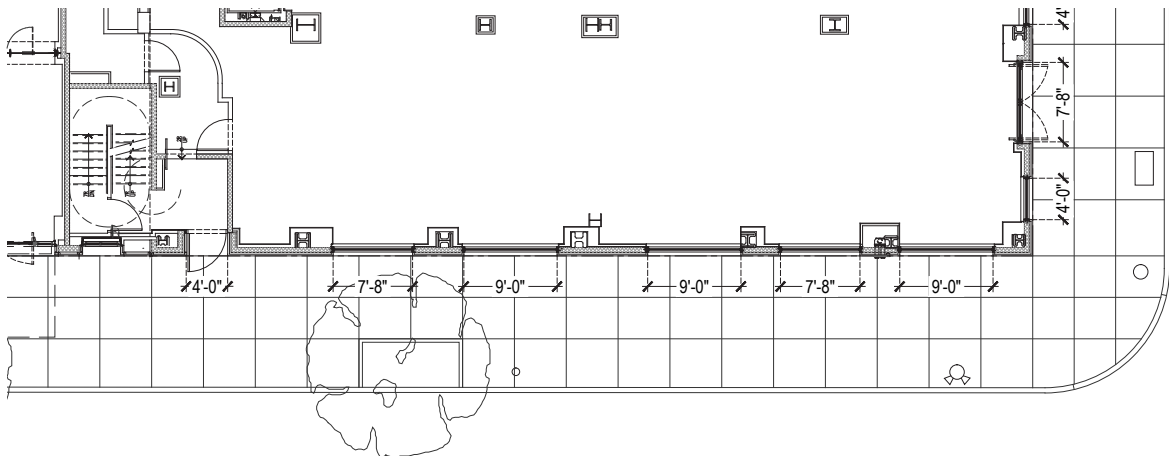




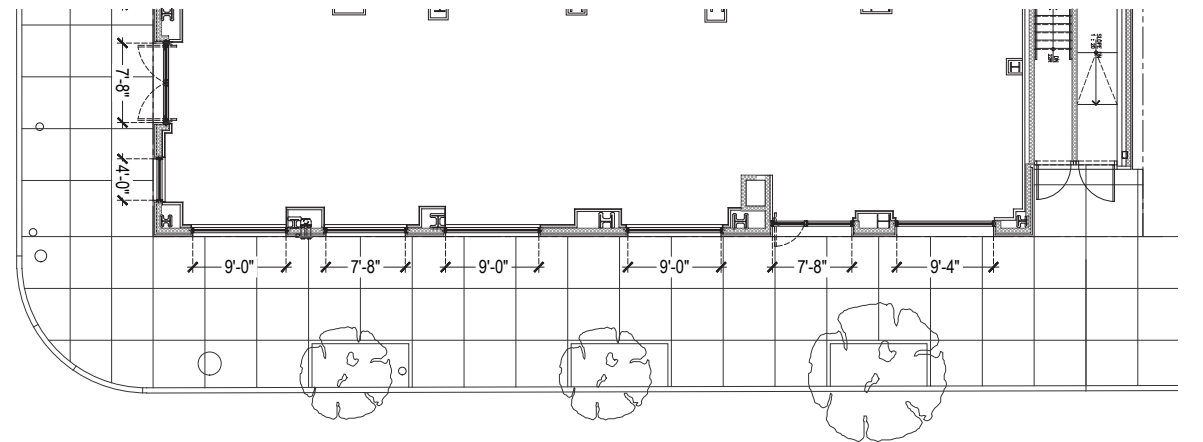
EXISTING FIRST FLOOR PLAN AT 61ST STREET



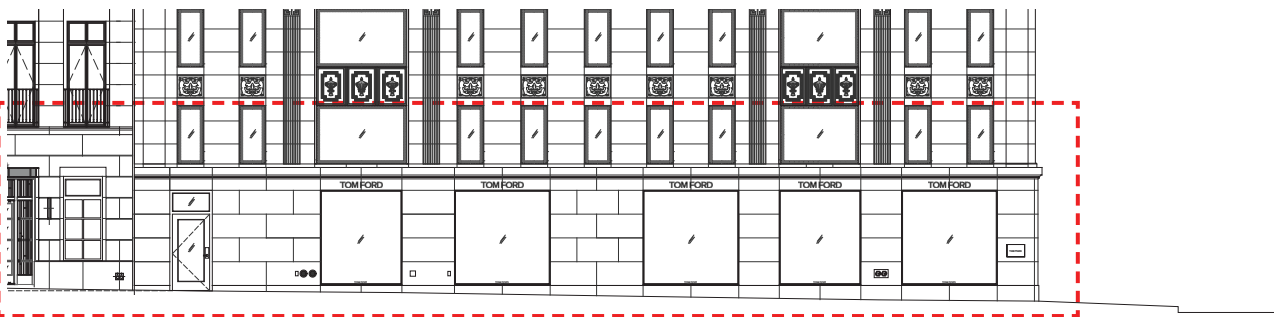
EXISTING FIRST FLOOR PLAN AT 62ND STREET



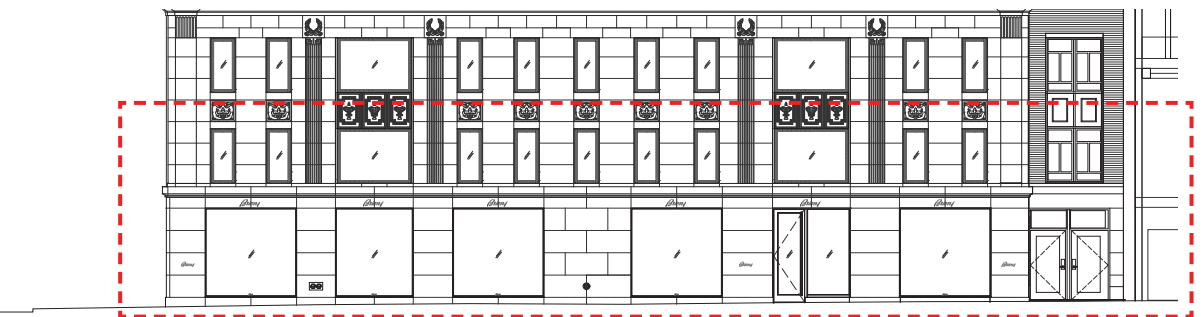
PROPOSED FIRST FLOOR PLAN AT 61ST STREET



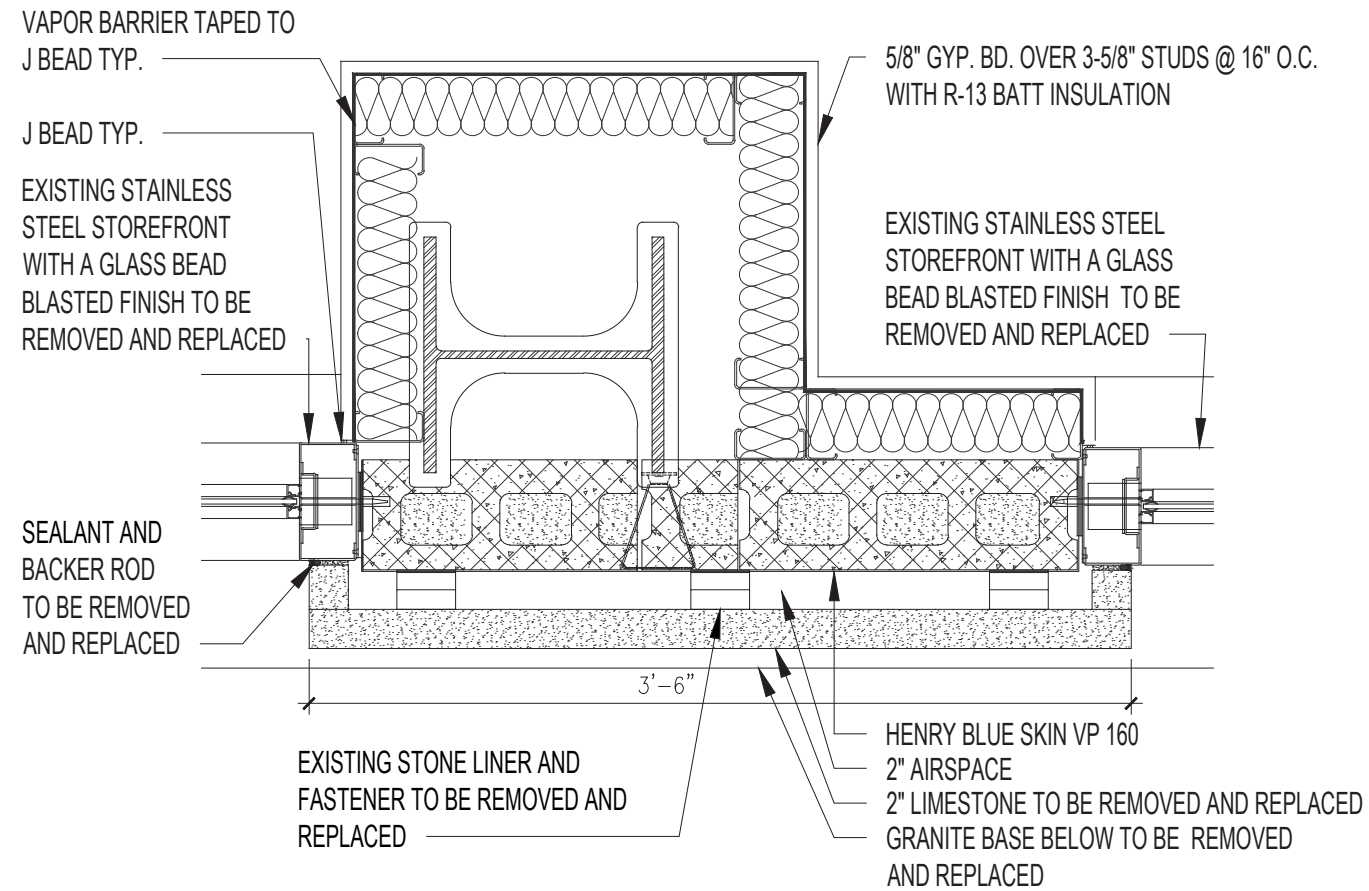
PROPOSED FIRST FLOOR PLAN AT 62ND STREET



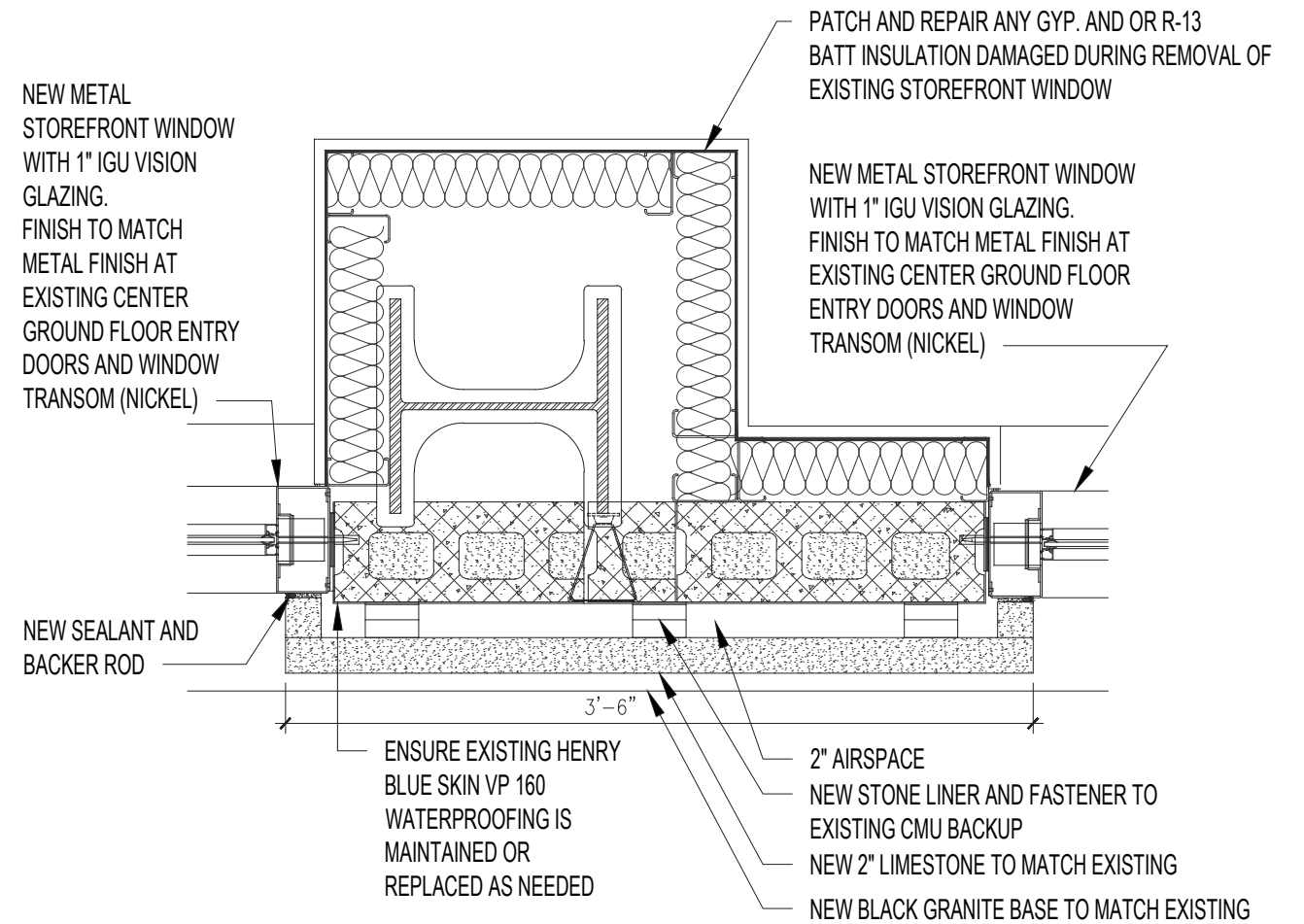
BUILDING KEY ELEVATION 61ST STREET



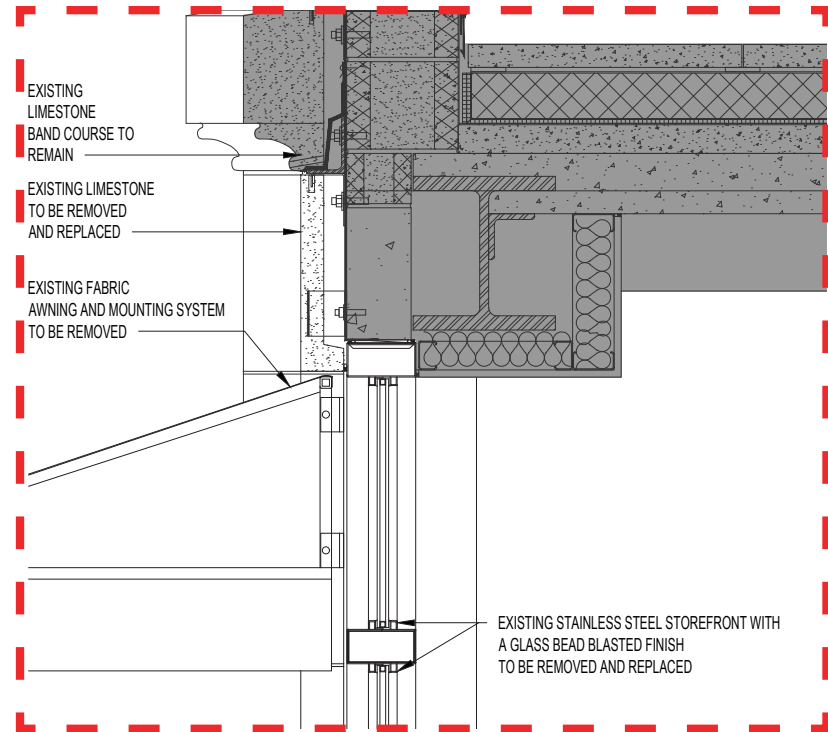
BUILDING KEY ELEVATION 62ND STREET



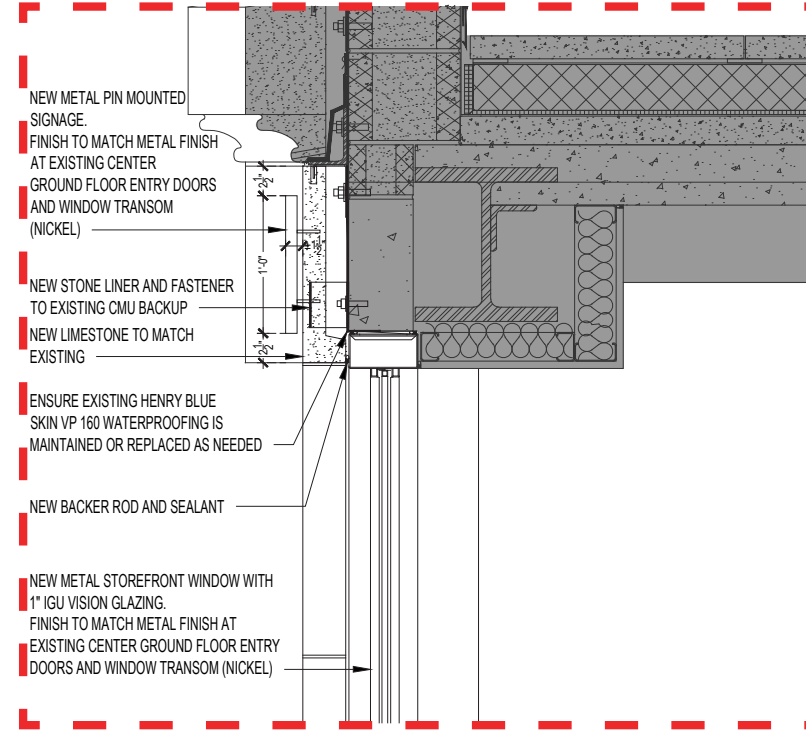
TYPICAL EXISTING ENLARGED PLAN DETAILS



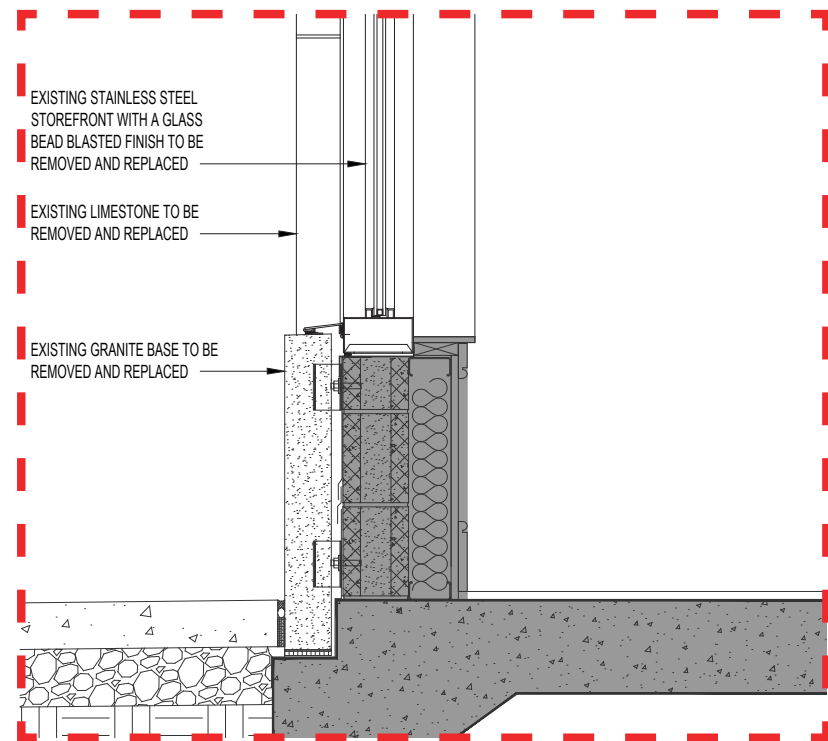
TYPICAL PROPOSED ENLARGED PLAN DETAILS



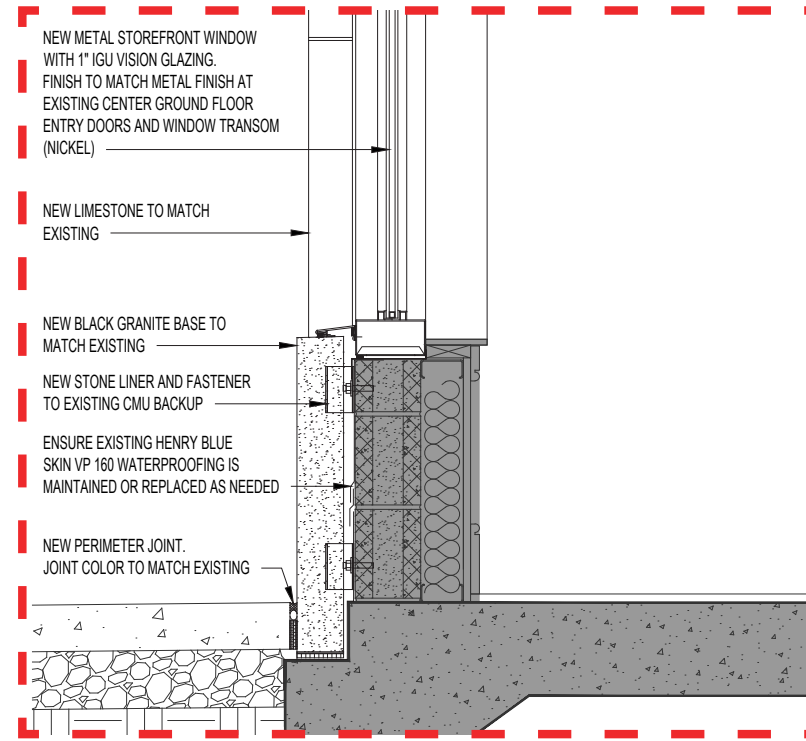
EXISTING SECTION DETAIL AT STOREFRONT WINDOW HEADER



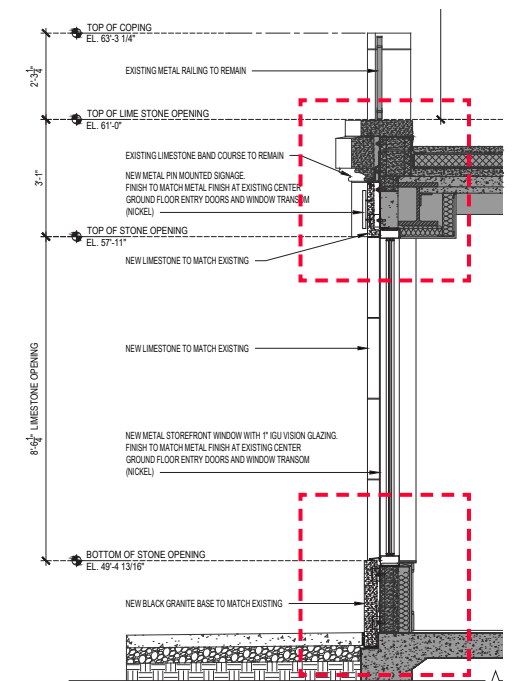
PROPOSED SECTION DETAIL AT STOREFRONT WINDOW HEADER



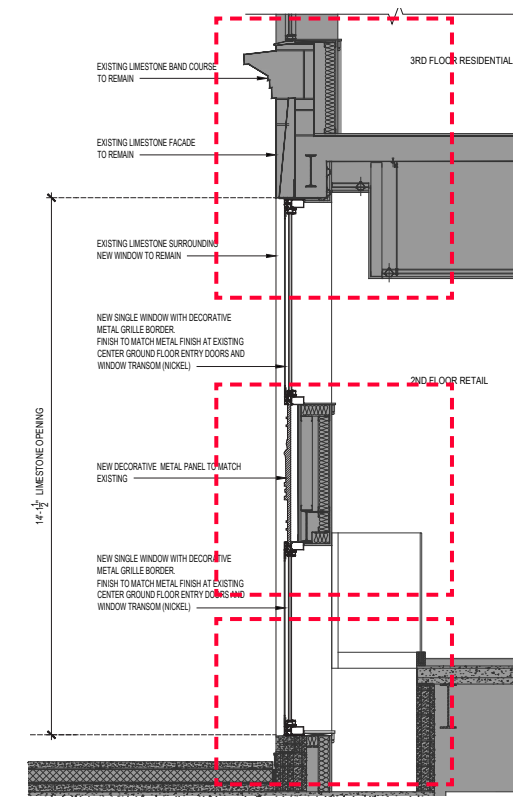
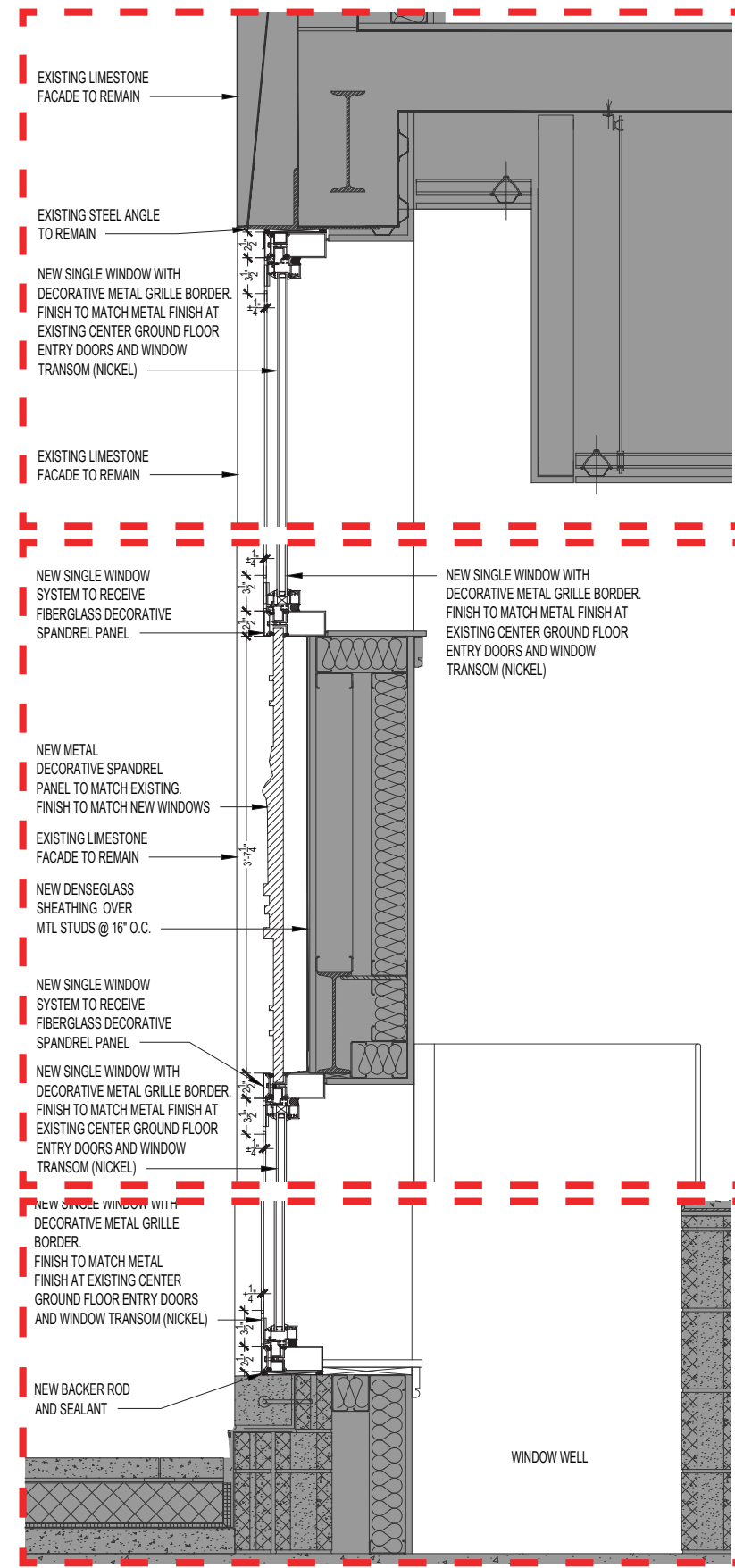
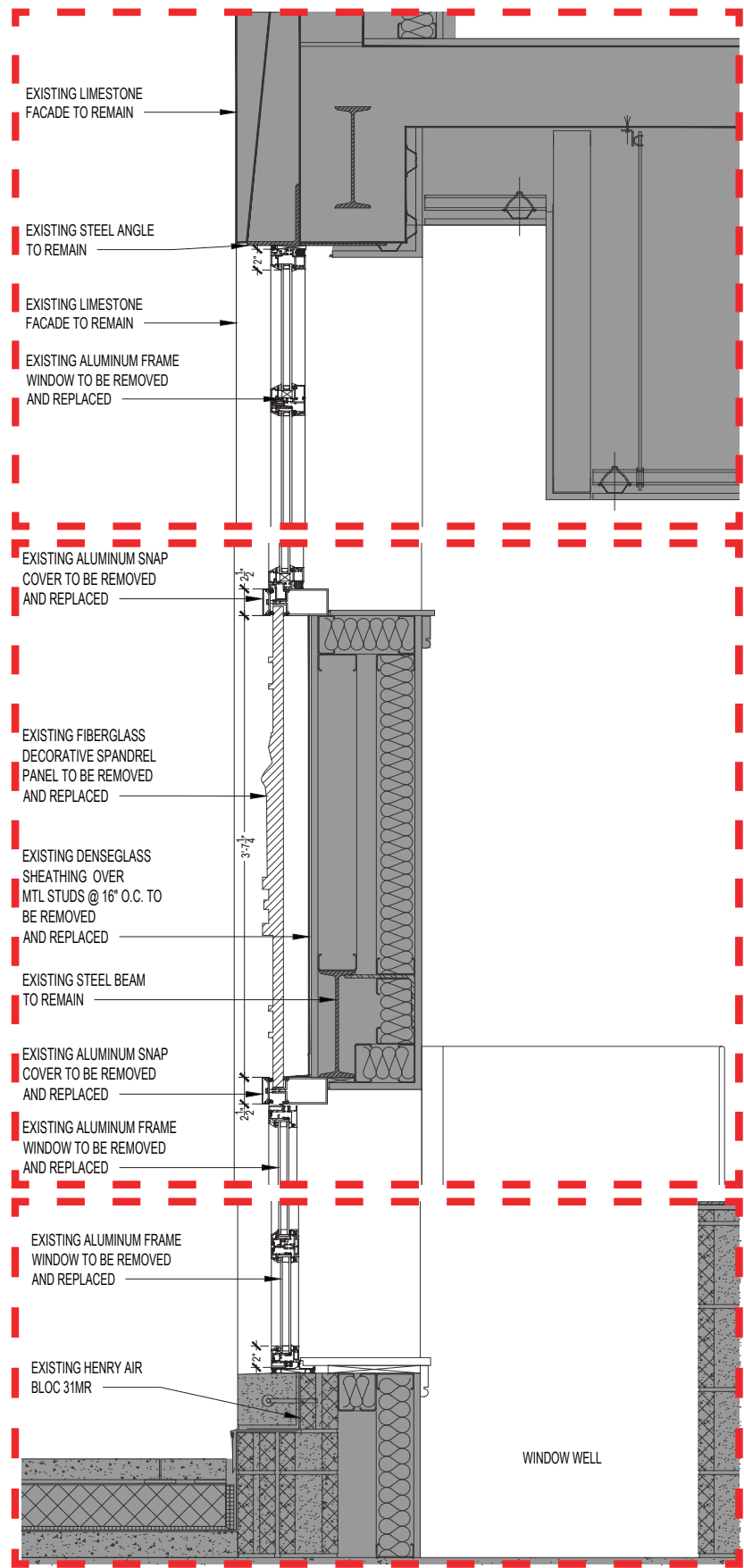
EXISTING SECTION DETAIL AT STOREFRONT WINDOW SILL



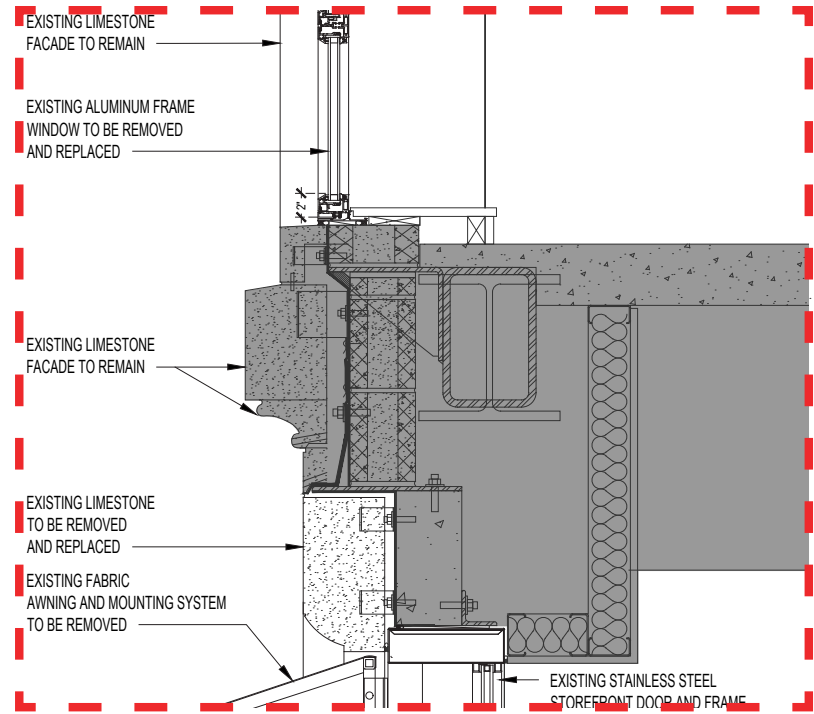
PROPOSED SECTION DETAIL AT STOREFRONT WINDOW SILL



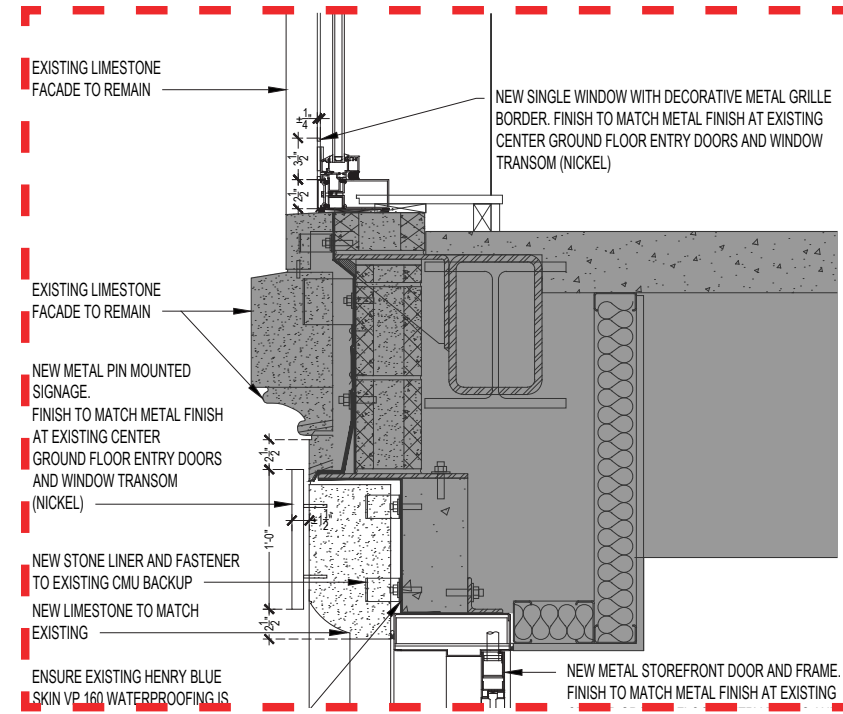
BUILDING KEY SECTION



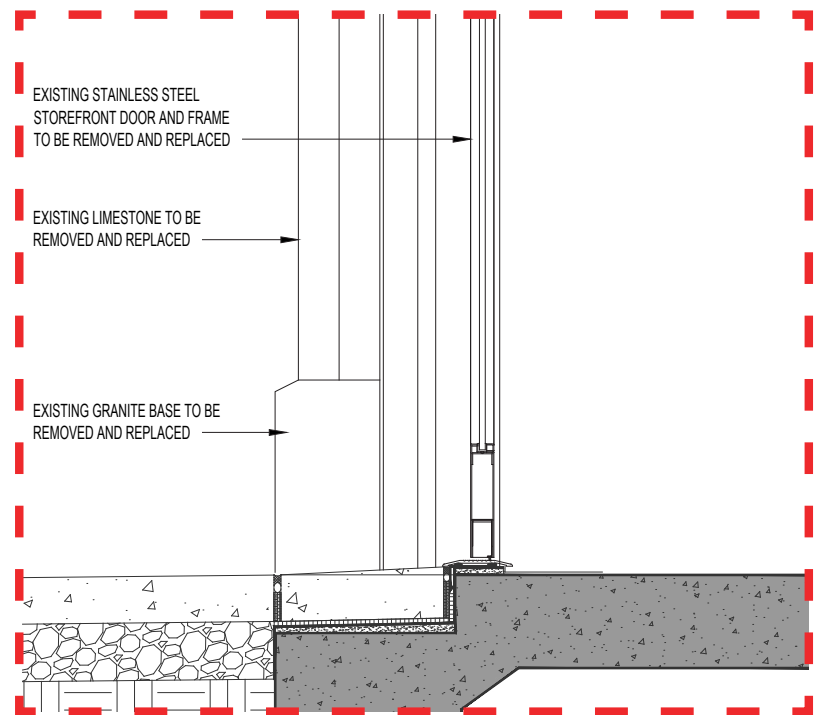
EXISTING SECTION DETAILS AT 2ND & 3RD FL RECESSED BAY WINDOW PROPOSED ENLARGED SECTION DETAILS AT 2ND & 3RD FL BAY WINDOW BUILDING KEY SECTION



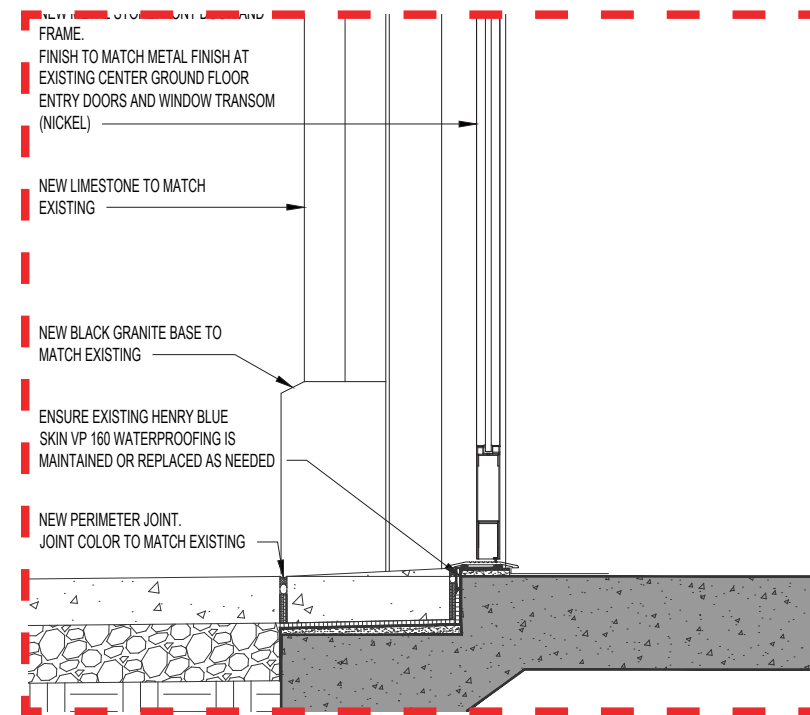
EXISTING SECTION DETAIL AT STOREFRONT DOOR HEADER



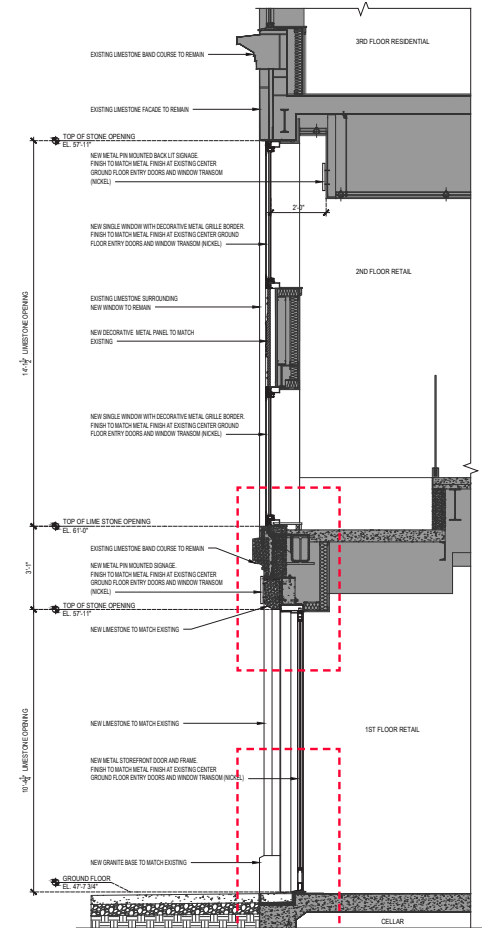
PROPOSED SECTION DETAIL AT STOREFRONT DOOR HEADER



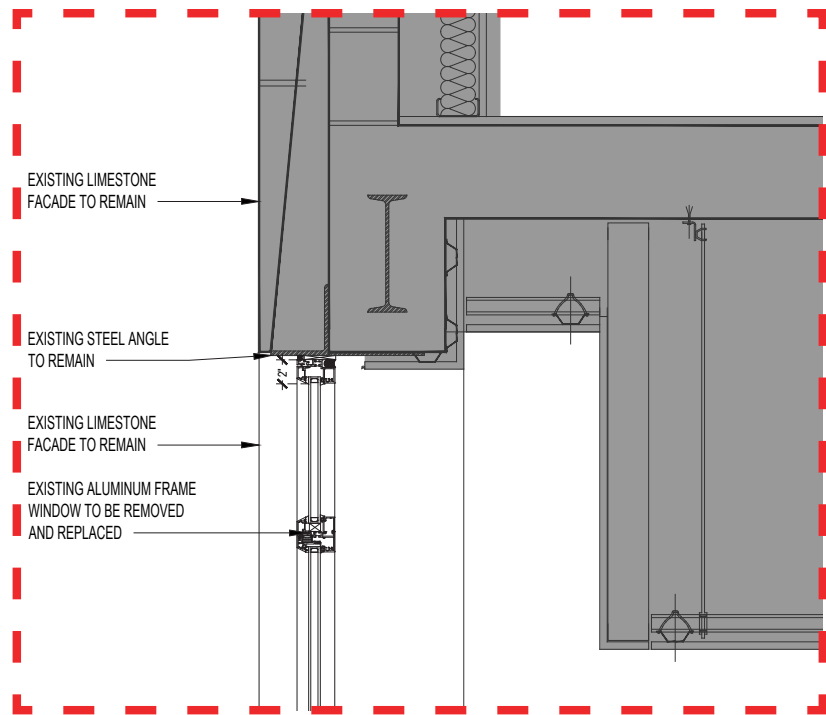
EXISTING SECTION DETAIL AT STOREFRONT DOOR



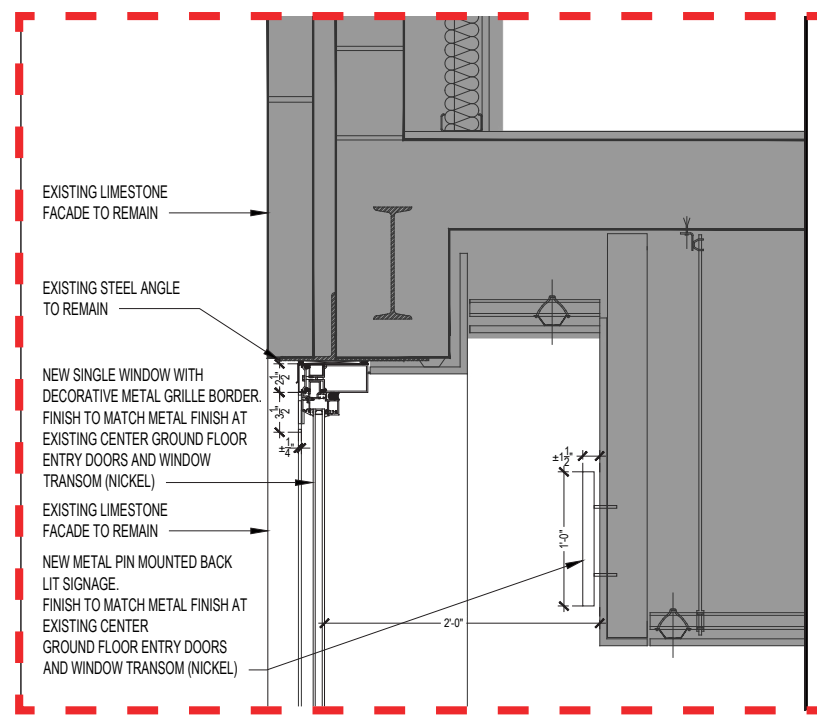
PROPOSED SECTION DETAIL AT STOREFRONT DOOR



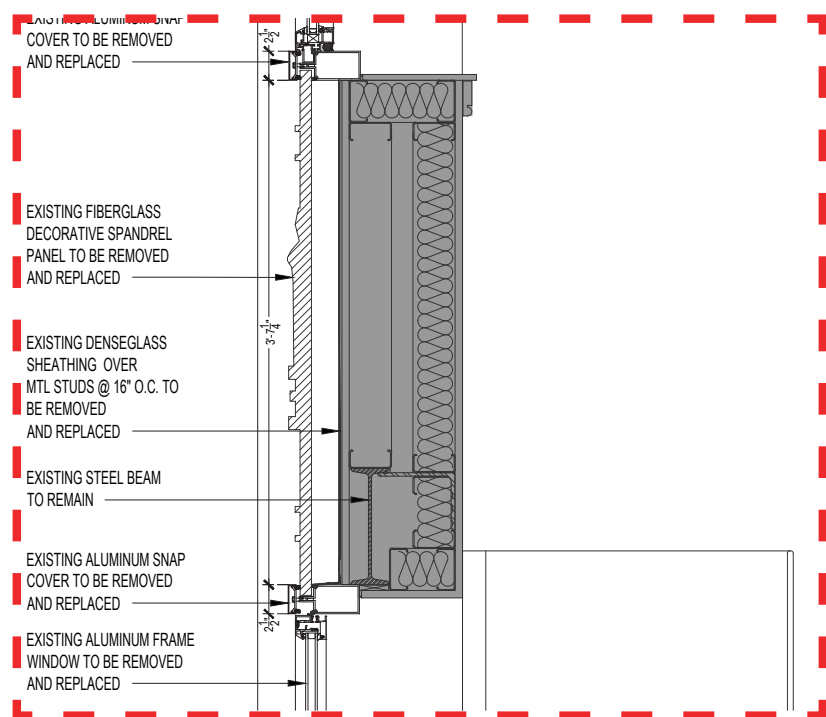
BUILDING KEY SECTION



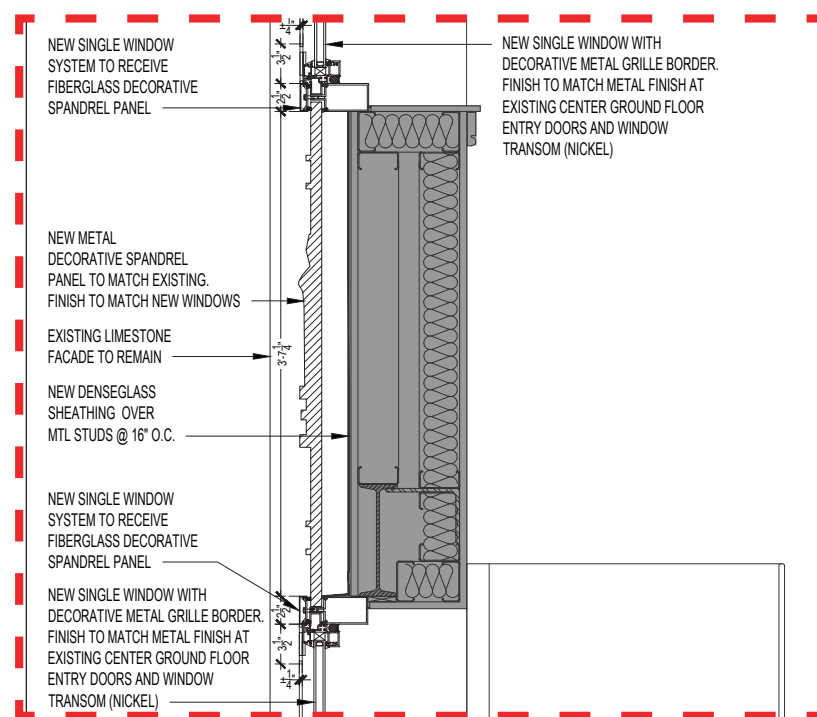
EXISTING SECTION DETAIL AT 2ND FL WINDOW HEADER



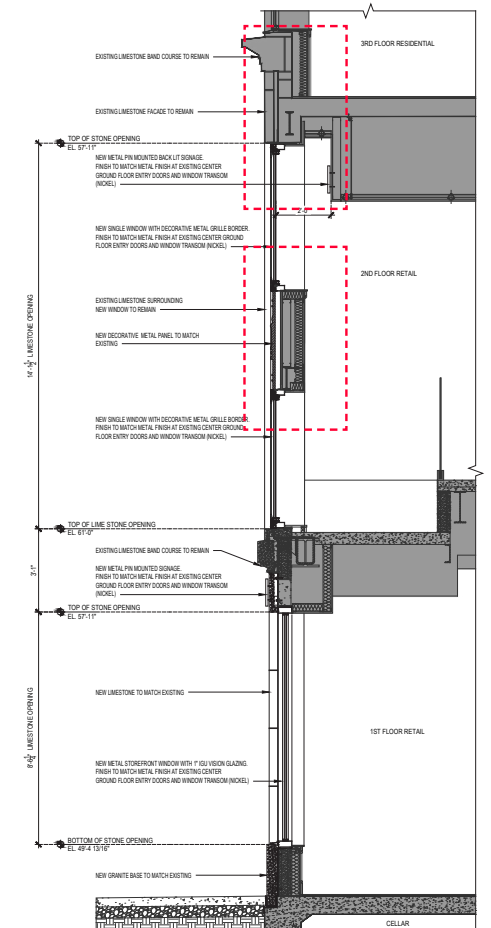
PROPOSED SECTION DETAIL AT 2ND FL WINDOW HEADER



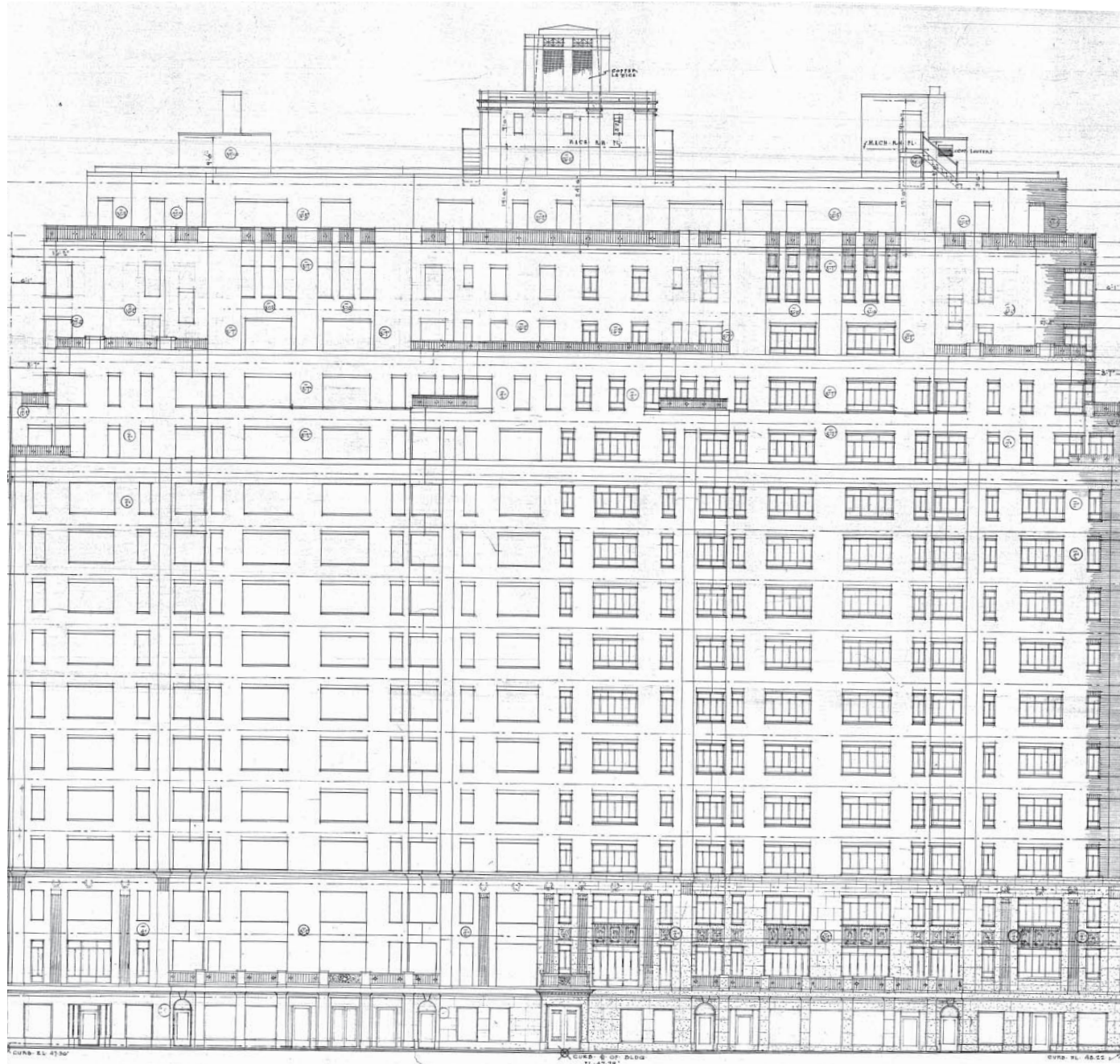
EXISTING SECTION DETAIL AT 2ND FL METAL SPANDREL PANEL



PROPOSED SECTION DETAIL AT 2ND FL METAL SPANDREL PANEL



BUILDING KEY SECTION



1961 ORIGINAL MADISON AVENUE ELEVATION



680 MADISON AVENUE • APPENDIX

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2011 APPROVED ELEVATION (BEYER BLINDER BELLE)



HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES



1961 ORIGINAL MADISON AVENUE ELEVATION



2011 APPROVED ELEVATION (BEYER BLINDER BELLE)



737 MADISON AVENUE - SIGNAGE



760 MADISON AVENUE - SIGNAGE



989-991 MADISON AVENUE - SIGNAGE

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The current proposal is:

Preservation Department – Item 2, LPC-26-08308

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

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

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By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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Note: If you want to testify virtually 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.