

The current proposal is:

Preservation Department – Item 2, LPC-26-08308

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

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

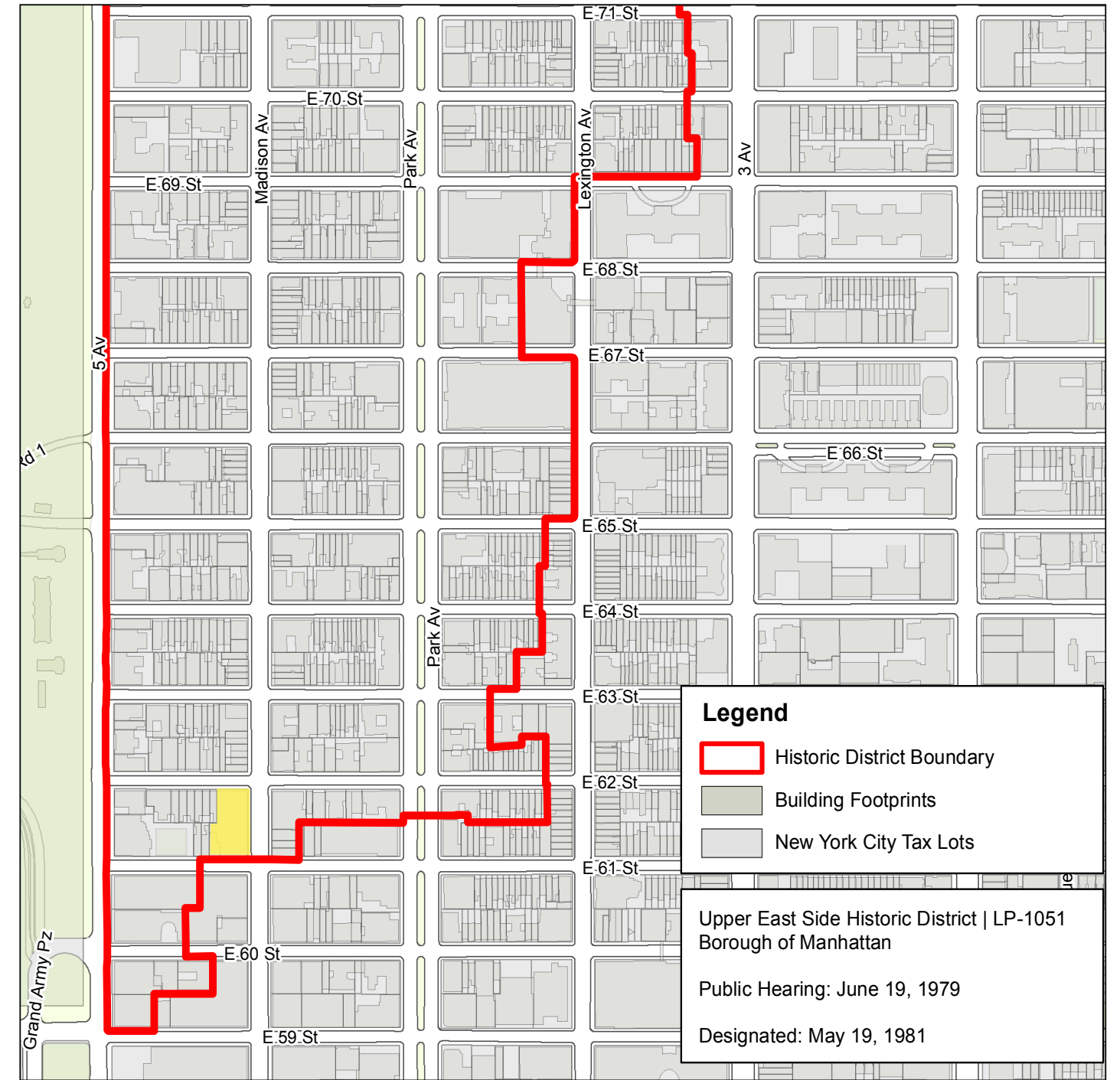
designrepublic

680 MADISON AVENUE

06.02.26



680 MADISON AVENUE



SITE MAP



680 MADISON AVENUE • PROJECT SITE

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3)
 "2ND/3RD FLOOR
 WINDOWS— MORE
 TEXTURE WOULD
 VISUALLY ANCHOR
 WINDOWS TO DESIGN
 LANGUAGE OF UPPER
 FLOORS"

2)
 "SIGNAGE —
 PIN-MOUNTED LETTERS
 INTERRUPT THE
 HORIZONTAL READING
 OF LIMESTONE BAND AND
 LOOK CLUTTERED"

1)
 STOREFRONT OPENINGS - RECESSED BAYS ARE TOO LARGE AND
 CONTRIBUTE TO A LACK OF "GROUNDING" AT THE FIRST FLOOR



680 MADISON AVENUE • PROPOSED - 4/7 PUBLIC HEARING

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BALUSTRADE TO BE RECONSTRUCTED AND NEW RAILING INSTALLED TO PROVIDE BETTER ALIGNMENT WITH STOREFRONT

VERTICAL MULLIONS PROVIDE TEXTURE & RELATIONSHIP TO UPPER-FLOOR WINDOWS

PIN-MOUNTED SIGNAGE KEPT ABOVE DOORS ONLY

SIGNAGE MOVED FROM LIMESTONE BAND TO WITHIN EXISTING MASONRY WINDOW OPENING

STOREFRONT OPENINGS REDUCED IN SIZE



680 MADISON AVENUE • PROPOSED - REVISED

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MADISON AVENUE - 4/07 PUBLIC HEARING



MADISON AVENUE - REVISED



680 MADISON AVENUE • PROPOSED RENDERING COMPARISON

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PROPOSED FRONT ELEVATION - 4/07 PUBLIC HEARING



PROPOSED FRONT ELEVATION - REVISED



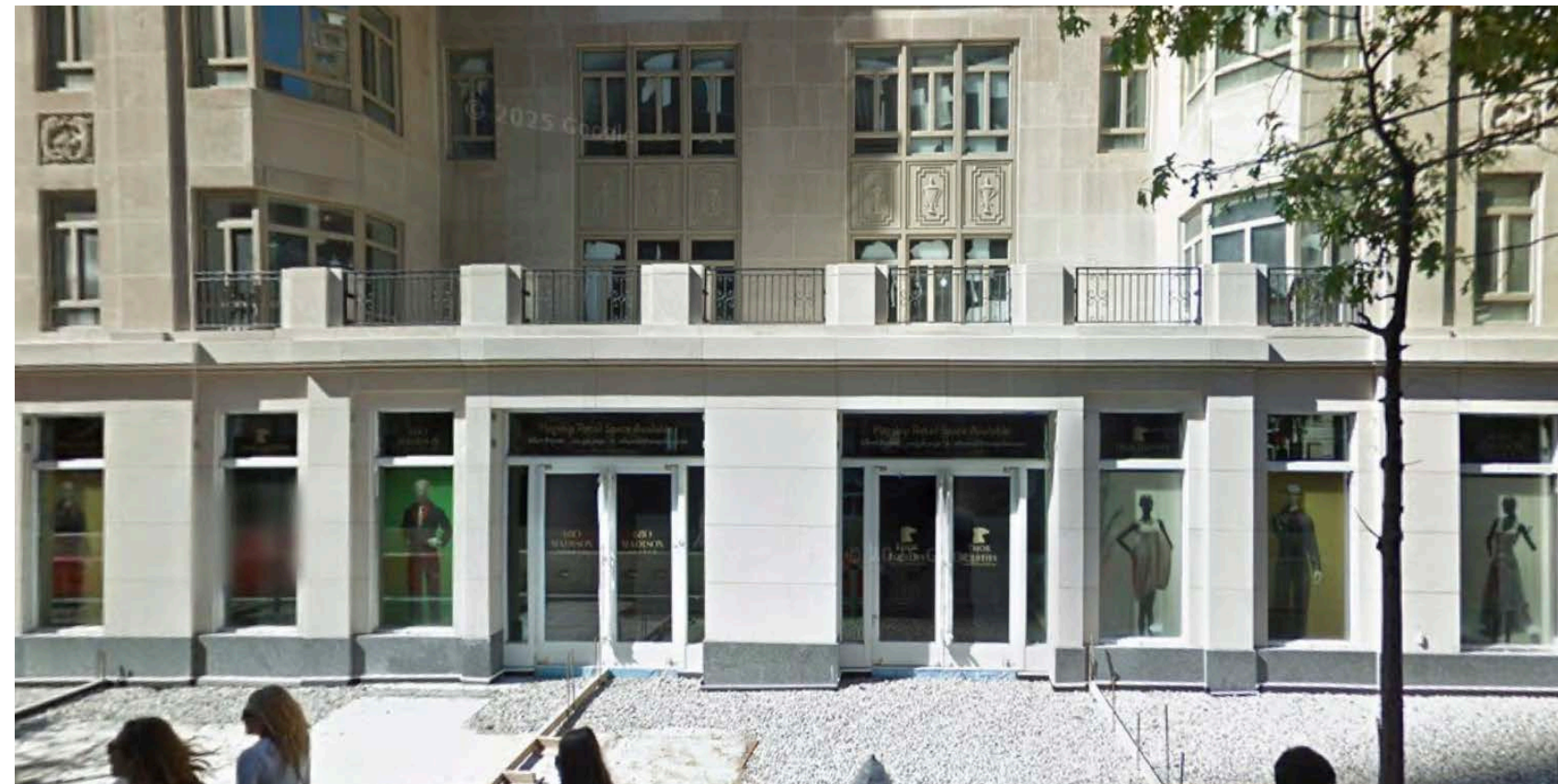
680 MADISON AVENUE • ELEVATIONS AT MADISON AVENUE

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ORIGINAL BALUSTRADE AND RAILING IN 2009



RECONSTRUCTED BALUSTRADE AND RAILING IN 2014



PROPOSED ELEVATION - RAILING AND BALUSTRADE



680 MADISON AVENUE • PROPOSED RAILING AND BALUSTRADE

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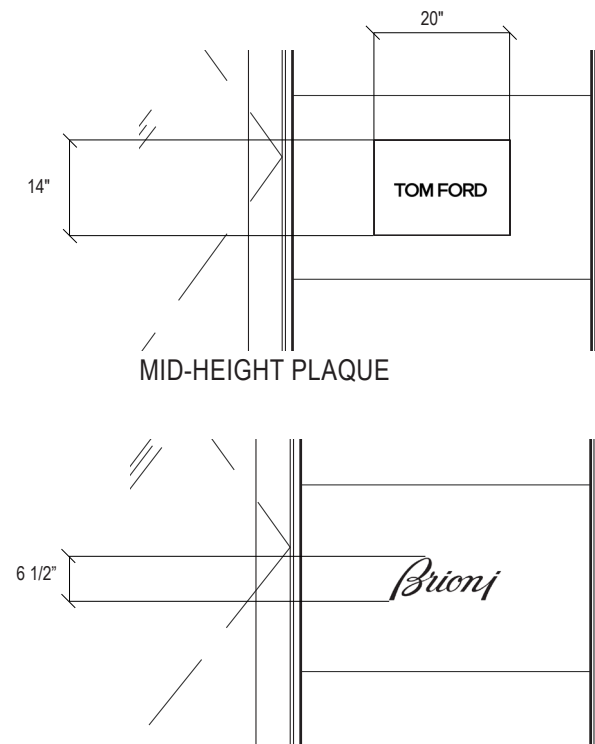


HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

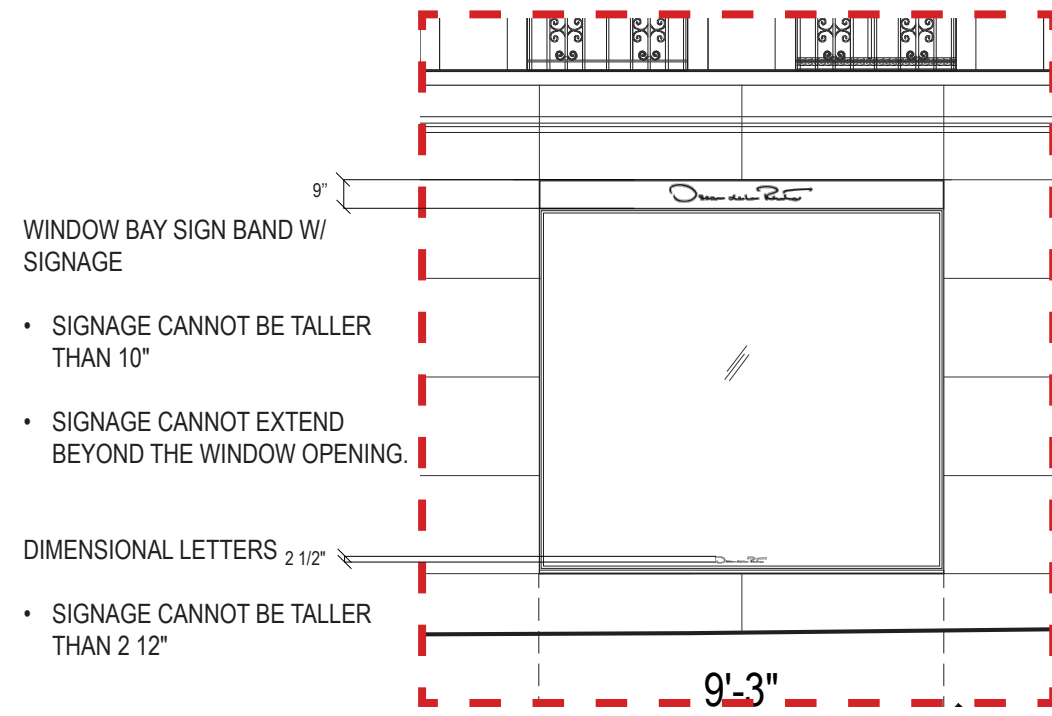


MADISON AVENUE PROPOSED ELEVATION

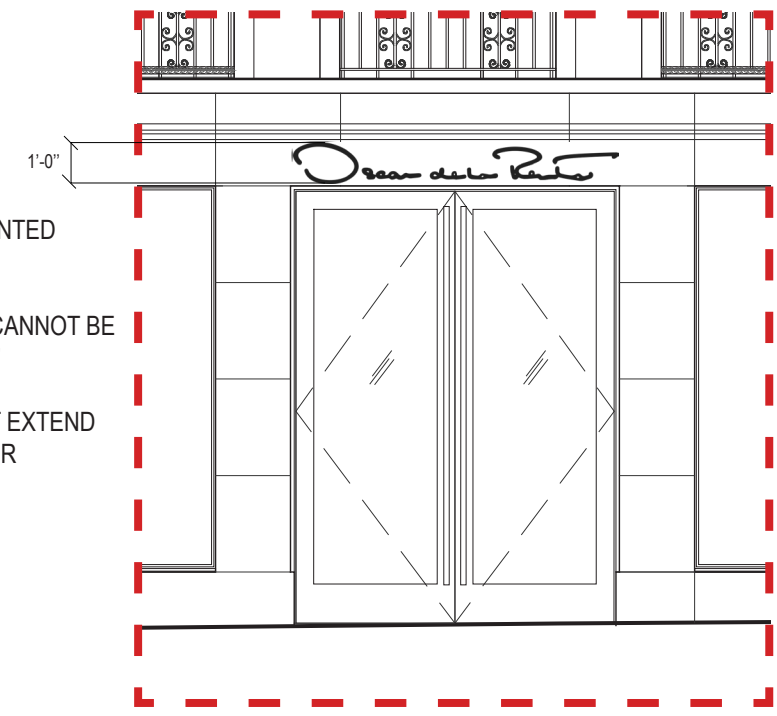
- WINDOW BAY SIGN BAND W/ SIGNAGE
- ENTRY BAY PIN-MOUNTED SIGNAGE
- MID-HEIGHT PIN-MOUNTED SIGNAGE
- MID-HEIGHT PLAQUE
- DIMENSIONAL LETTERS / DECAL ON GLAZING



MID-HEIGHT PIN-MOUNTED SIGNAGE DETAIL ELEVATION



WINDOW BAY DETAIL ELEVATION



ENTRY BAY DETAIL ELEVATION

WINDOW BAY SIGN BAND W/
SIGNAGE

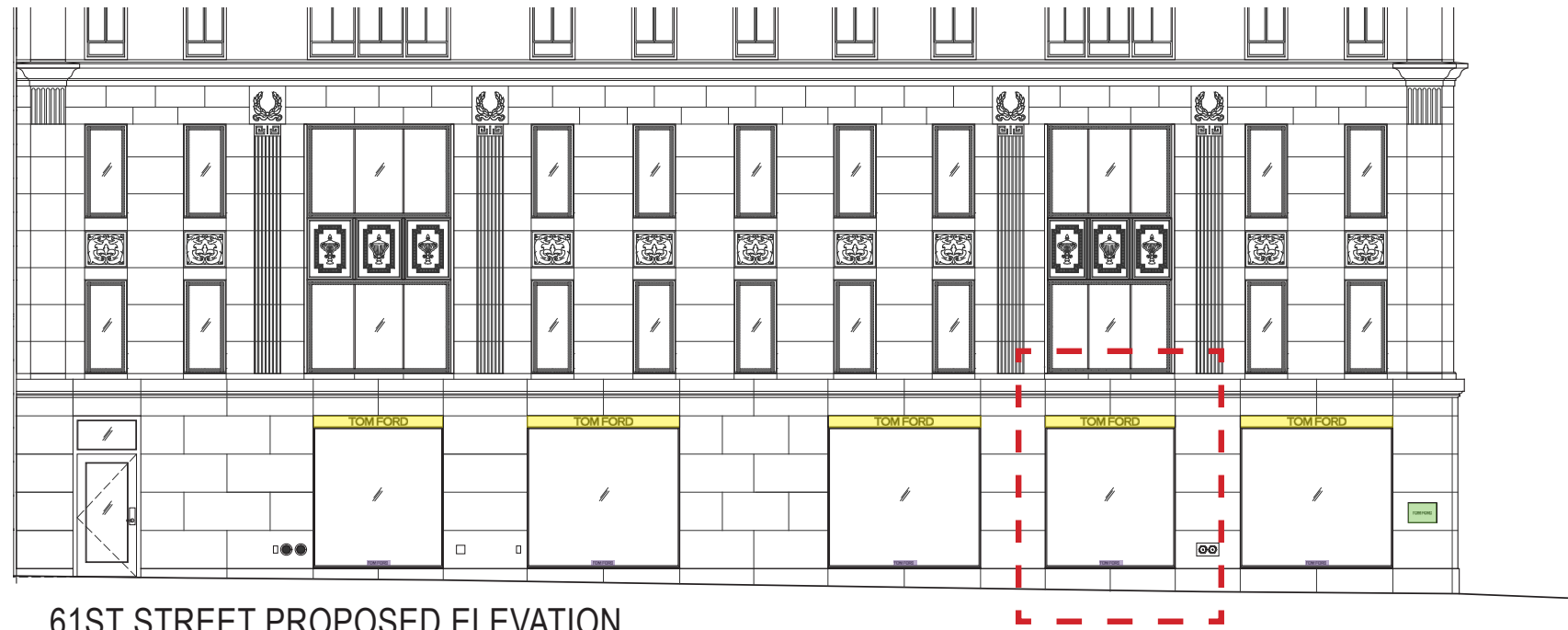
- SIGNAGE CANNOT BE TALLER THAN 10"
- SIGNAGE CANNOT EXTEND BEYOND THE WINDOW OPENING.

DIMENSIONAL LETTERS 2 1/2"

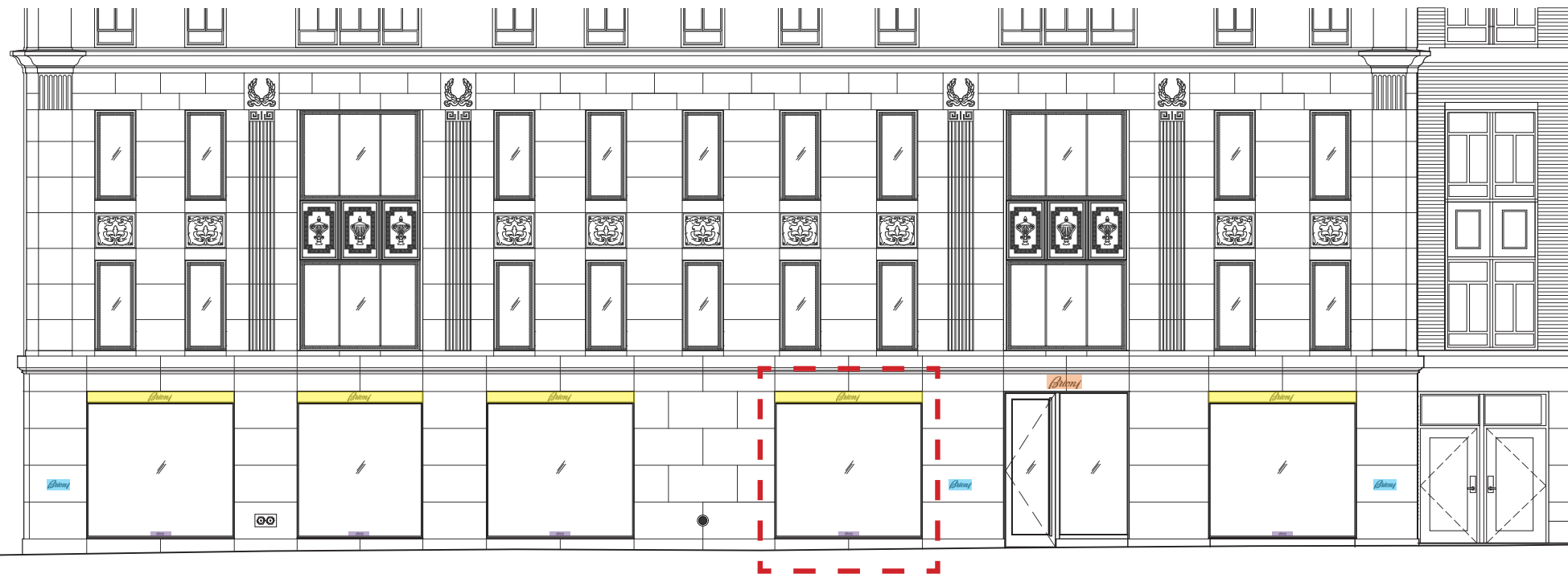
- SIGNAGE CANNOT BE TALLER THAN 2 12"

ENTRY BAY PIN-MOUNTED
SIGNAGE

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

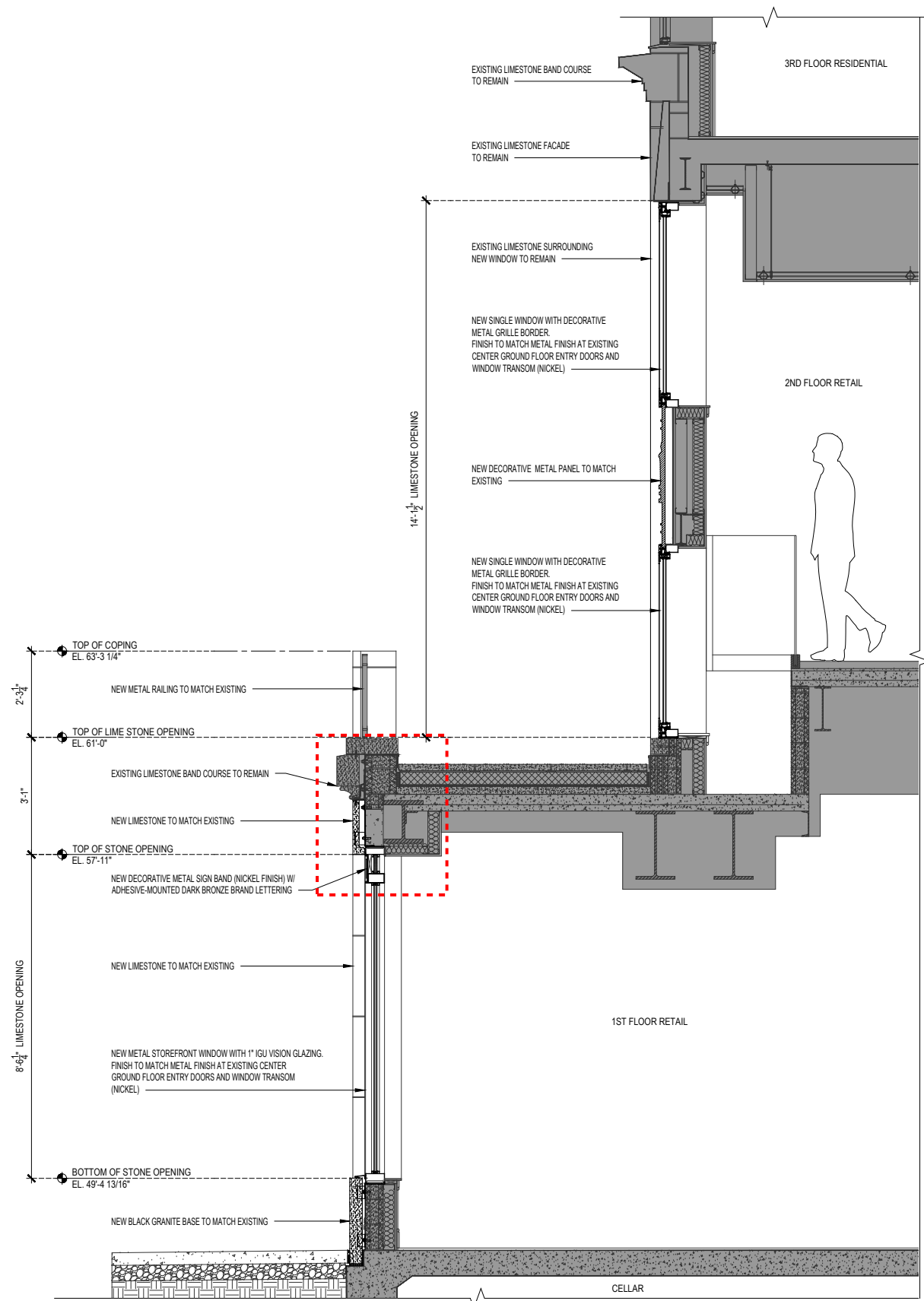


61ST STREET PROPOSED ELEVATION

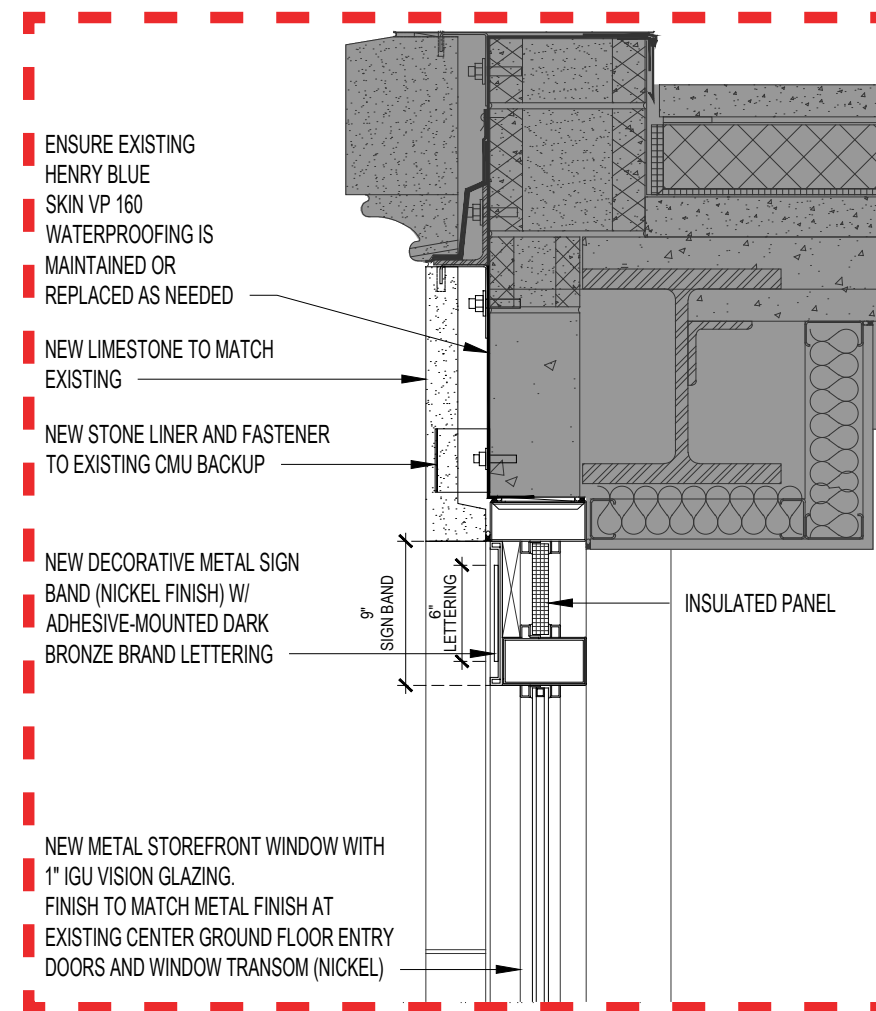


62ND STREET PROPOSED ELEVATION

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



PROPOSED SECTION - 1ST FLOOR STOREFRONT WINDOW - REVISED



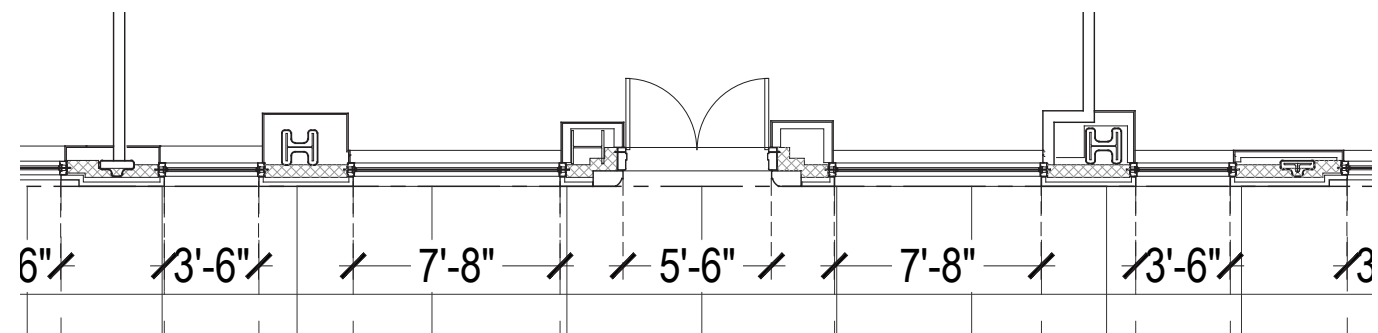
ENLARGED SECTION - REVISED



BUILDING KEY ELEVATION



EXISTING ELEVATION AT BUILDING



EXISTING PLAN AT BUILDING BASE



BUILDING KEY ELEVATION



680 MADISON AVENUE • EXISTING CONDITION

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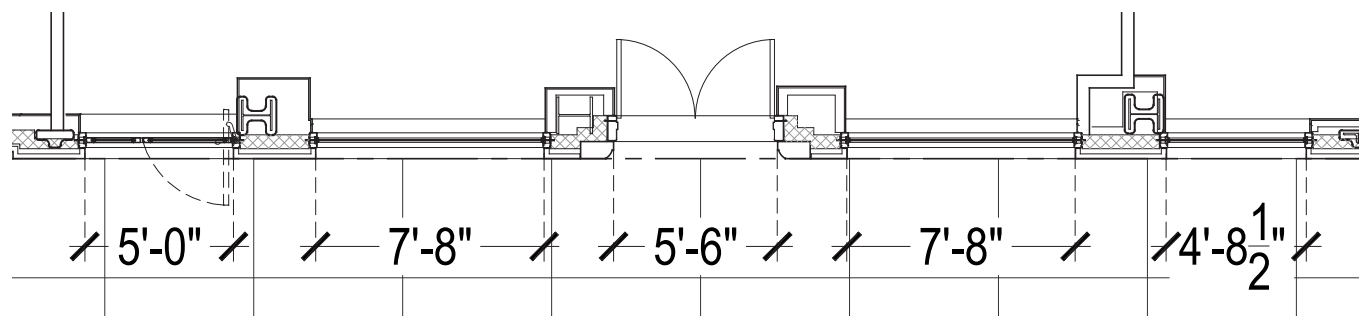


PROPOSED WINDOW WITH REPLICATED DECORATIVE METAL FILIGREE BORDER (NICKEL FINISH)



DETAIL OF EXISTING DECORATIVE METAL FILIGREE (NICKEL FINISH)

PROPOSED ELEVATION AT BUILDING BASE



PROPOSED PLAN AT BUILDING BASE



BUILDING KEY ELEVATION

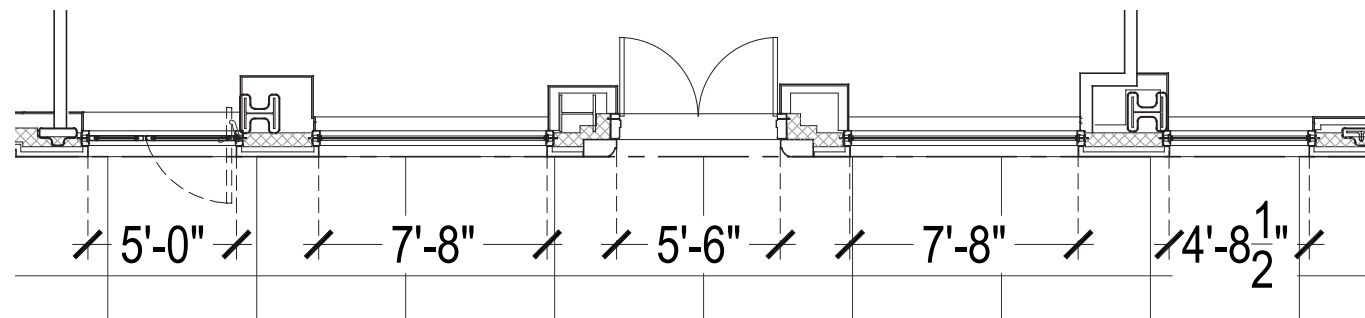


NEW DIVIDED WINDOW SYSTEM WITH REPLICATED DECORATIVE METAL FILIGREE BORDER (NICKEL FINISH)



DETAIL OF EXISTING DECORATIVE METAL FILIGREE (NICKEL FINISH)

PROPOSED ELEVATION AT BUILDING BASE



PROPOSED PLAN AT BUILDING BASE



BUILDING KEY ELEVATION



NEW TRIPLE WINDOW SYSTEM

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

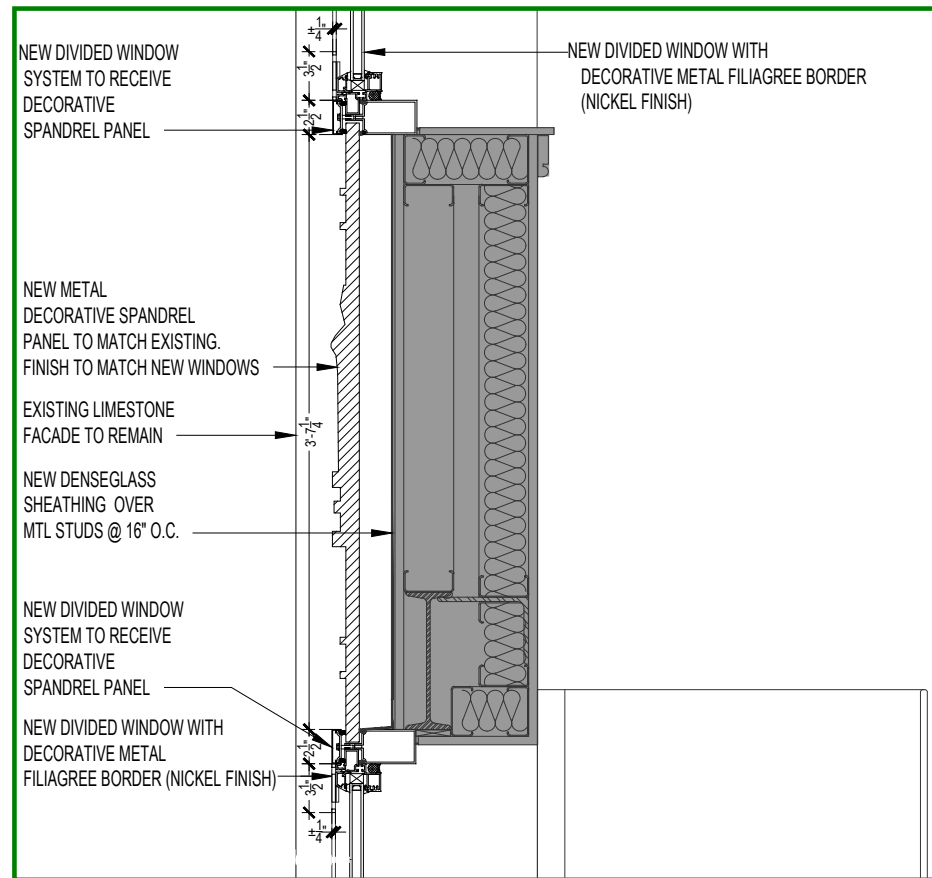
REPLICATED DECORATIVE METAL FILIAGREE BORDER

NEW DIVIDED WINDOW SYSTEM

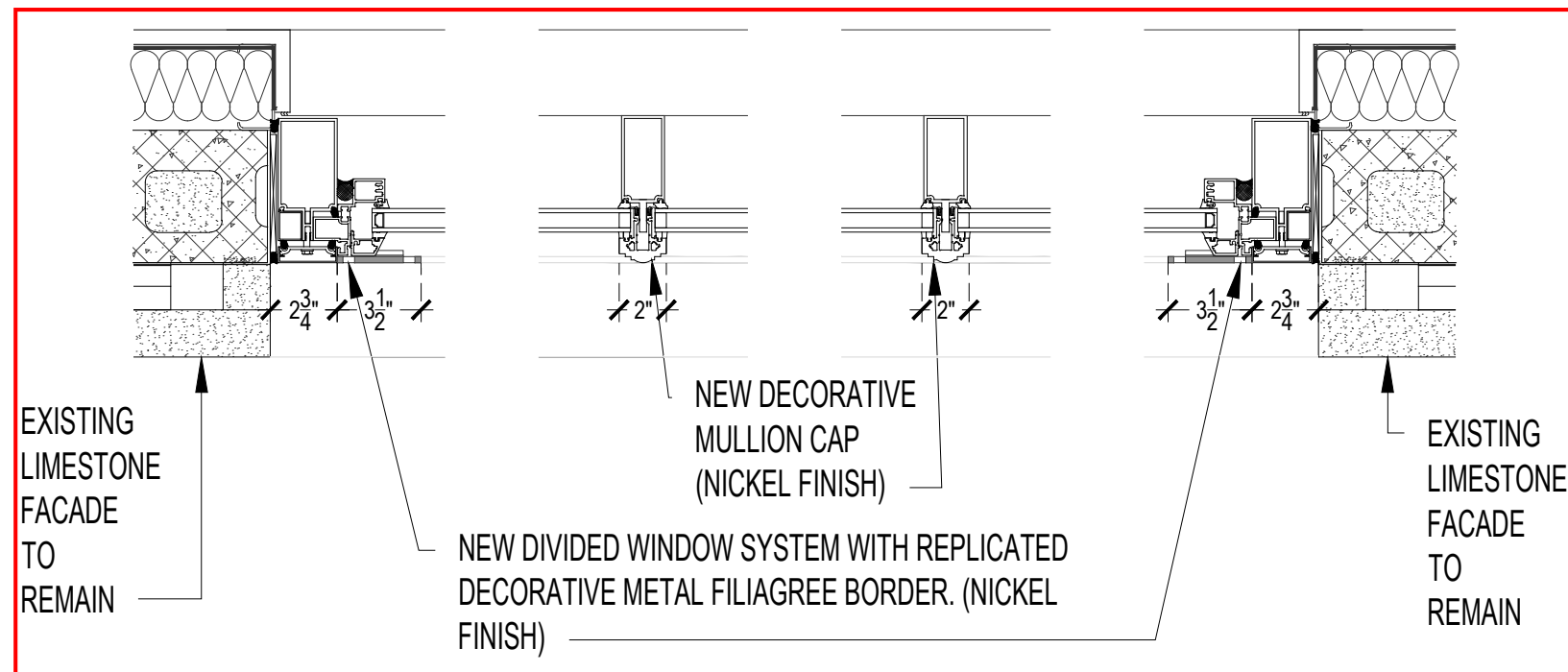


PROPOSED ELEVATION - 4/07 PUBLIC HEARING

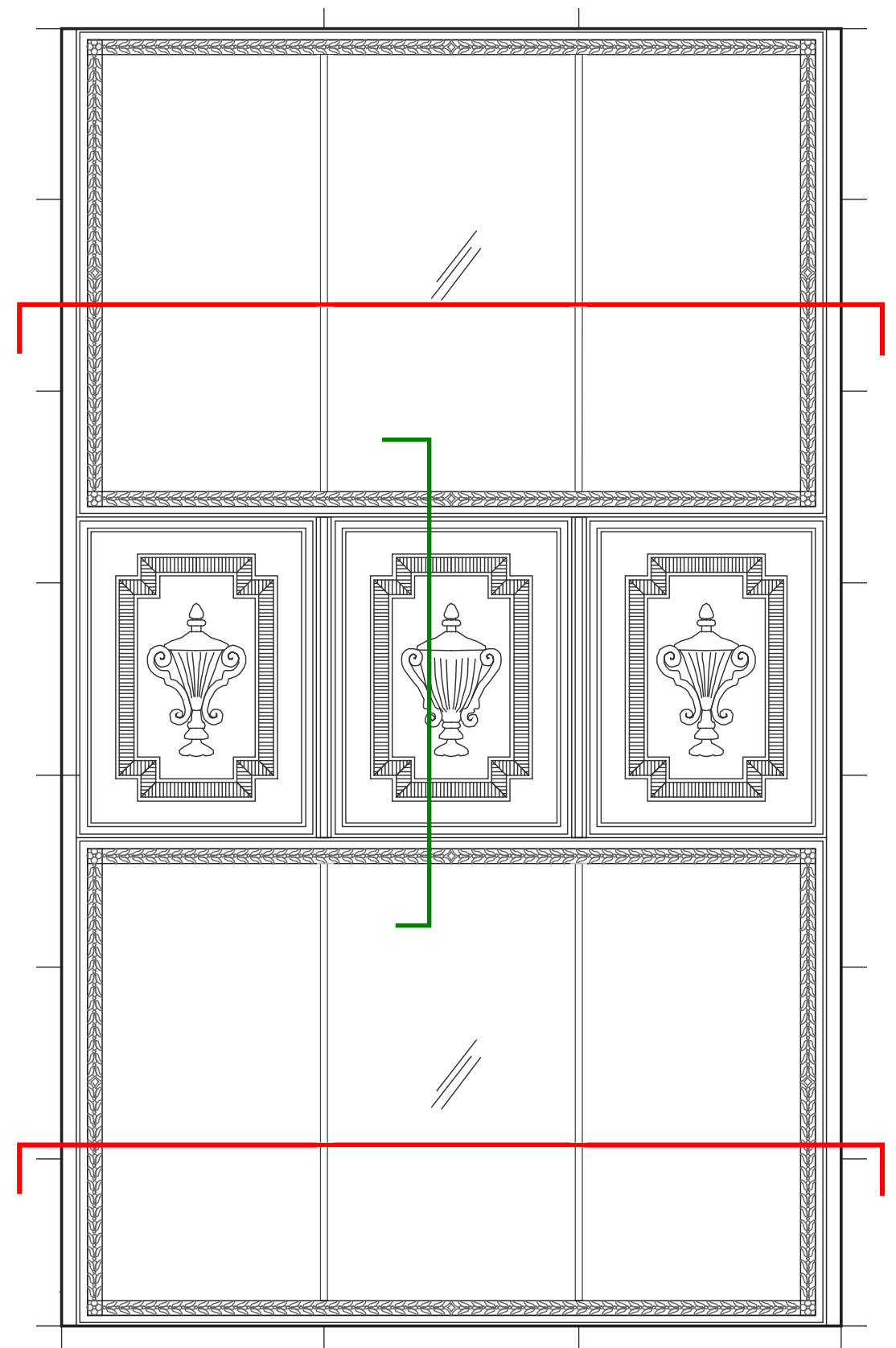
PROPOSED ELEVATION - REVISED



PROPOSED SECTION - TYPICAL 2ND & 3RD FLOOR WINDOW



PROPOSED PLAN SECTION - TYPICAL 2ND & 3RD FLOOR WINDOW



PROPOSED ELEVATION - TYPICAL 2ND & 3RD FLOOR WINDOW



PROPOSED STOREFRONT AT BUILDING BASE - 4/07 PUBLIC HEARING



PROPOSED STOREFRONT AT BUILDING BASE - REVISED



MADISON AVENUE - 4/07 PUBLIC HEARING



MADISON AVENUE - REVISED



680 MADISON AVENUE • PROPOSED RENDERING COMPARISON

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APPENDIX



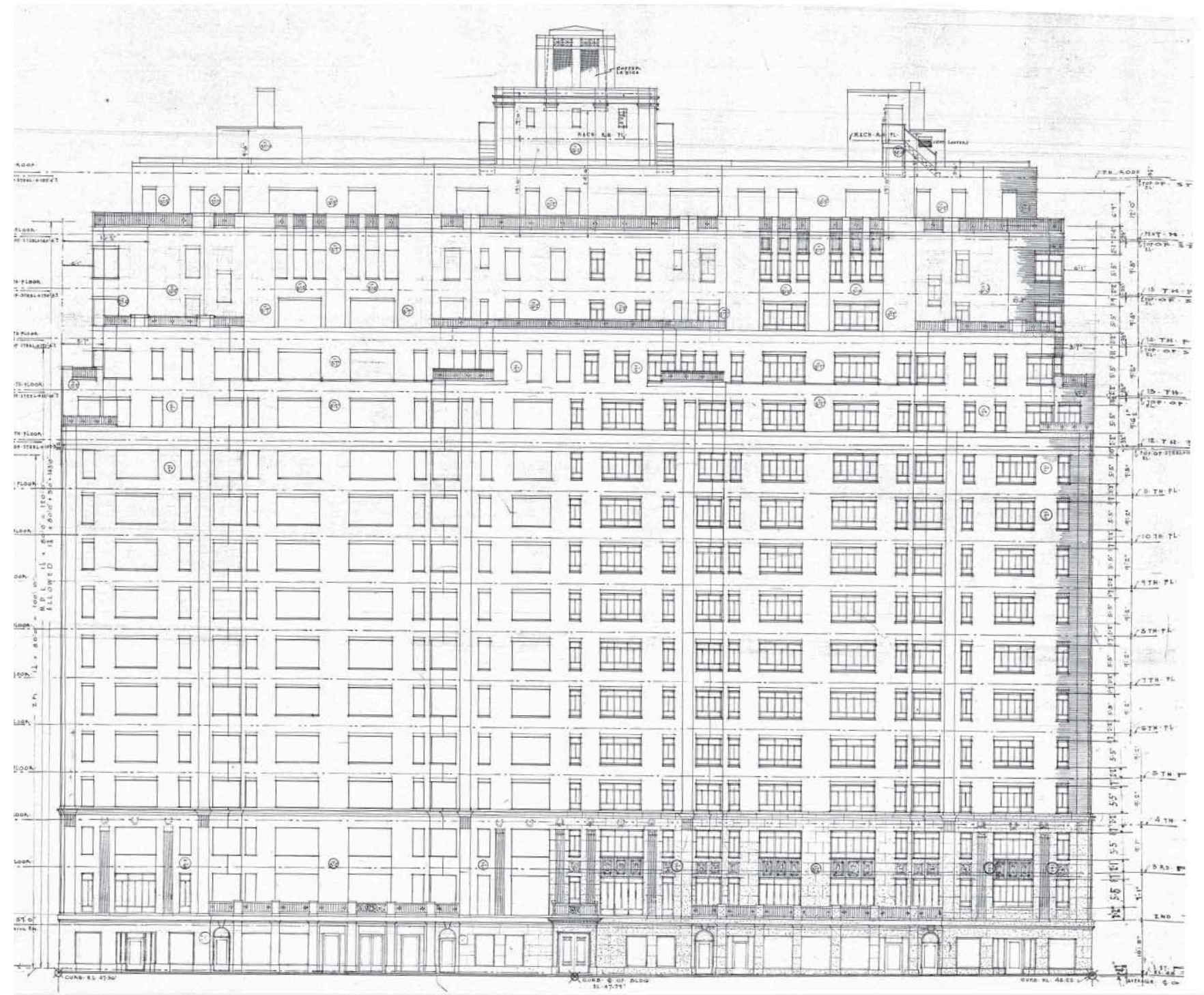
680 MADISON AVENUE • APPENDIX

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1950 RENDERING (NEW YORK HERALD TRIBUNE)



1951 ORIGINAL MADISON AVENUE ELEVATION



680 MADISON AVENUE • HISTORIC PHOTOS

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HIGGINS QUASEBARTH & PARTNERS, LLC
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1981 (LPC DESIGNATION PHOTO)



EXISTING CONDITION



MADISON AVE

62ND STREET

EXISTING STOREFRONT AT BUILDING BASE

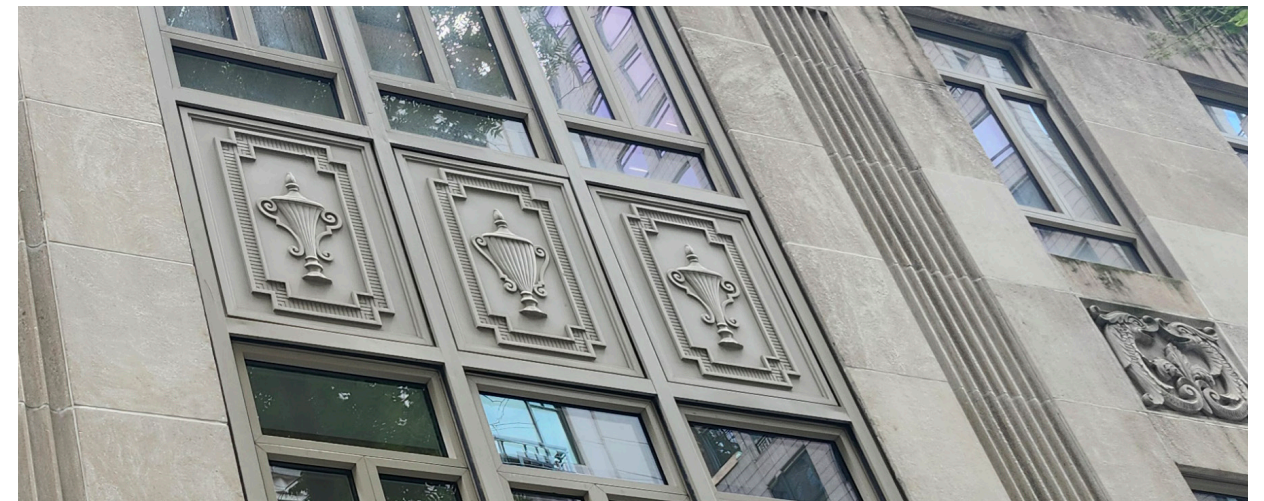


680 MADISON AVENUE • EXISTING STOREFRONT

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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



17 EAST 89TH (1238 MADISON AVE)



11 EAST 68TH ST (816 MADISON AVE)



737 MADISON AVE



PROPOSED - 4/07 PUBLIC HEARING



PROPOSED - REVISED



680 MADISON AVENUE • ELEVATIONS

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PROPOSED 61ST STREET ELEVATION REVISED - 4/07 PUBLIC HEARING



PROPOSED 61ST STREET ELEVATION - REVISED



680 MADISON AVENUE • ELEVATIONS AT 61ST STREET

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NEW PIN MOUNTED METAL SIGNAGE ON STONE. TYPICAL



PROPOSED 62ND STREET ELEVATION - 4/07 PUBLIC HEARING

DECORATIVE METAL SIGN BAND LOCATED WITHIN MASONRY OPENING



PROPOSED 62ND STREET ELEVATION - REVISED

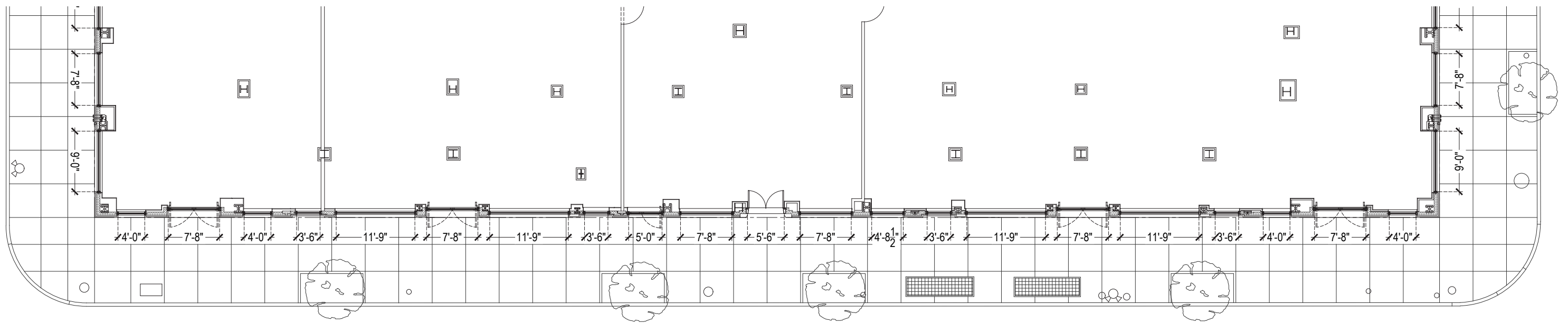


680 MADISON AVENUE • ELEVATIONS AT 62ST STREET

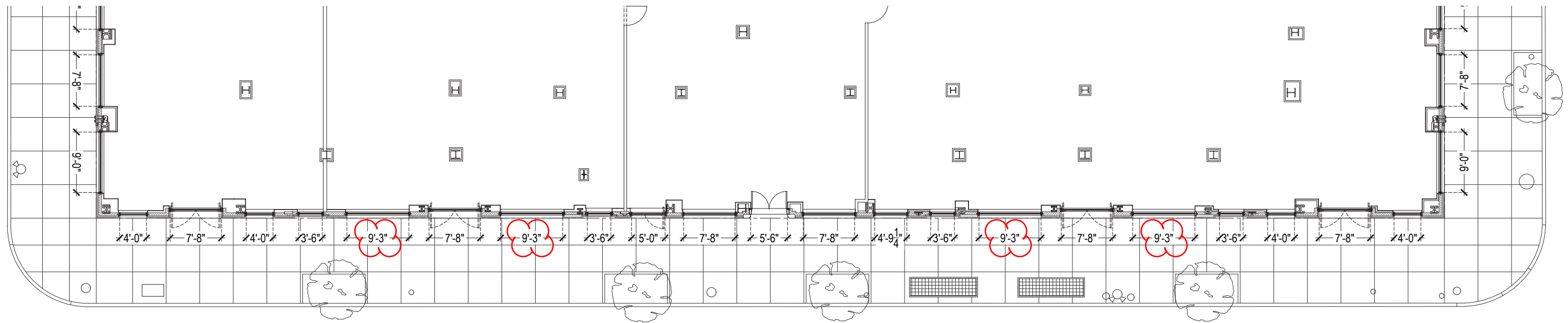
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PROPOSED FIRST FLOOR PLAN - 4/07 PUBLIC HEARING



PROPOSED FIRST FLOOR PLAN - REVISED



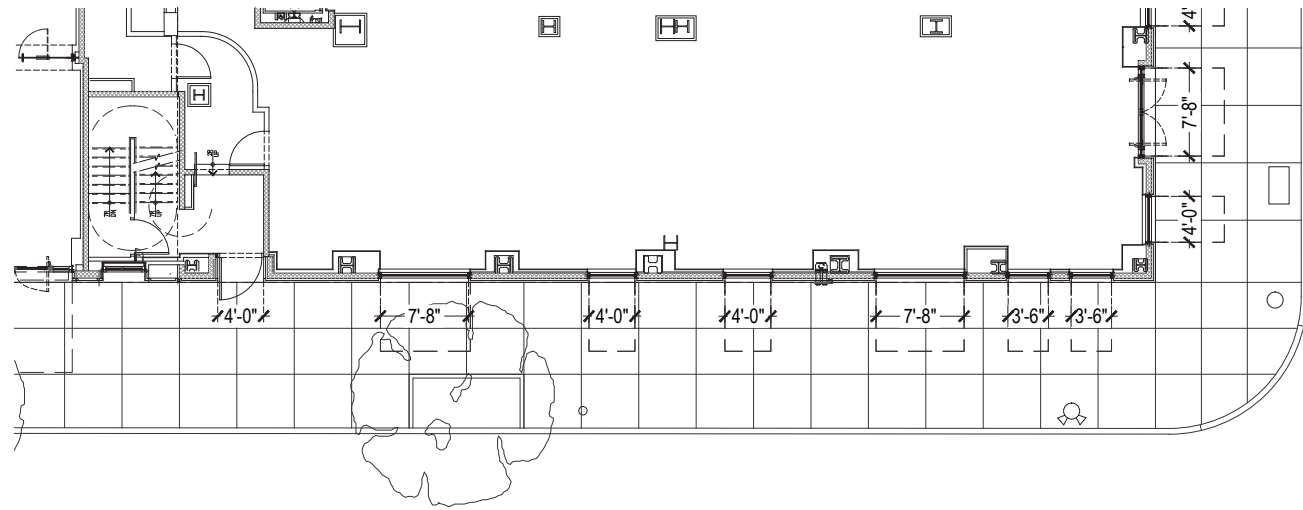
BUILDING KEY ELEVATION



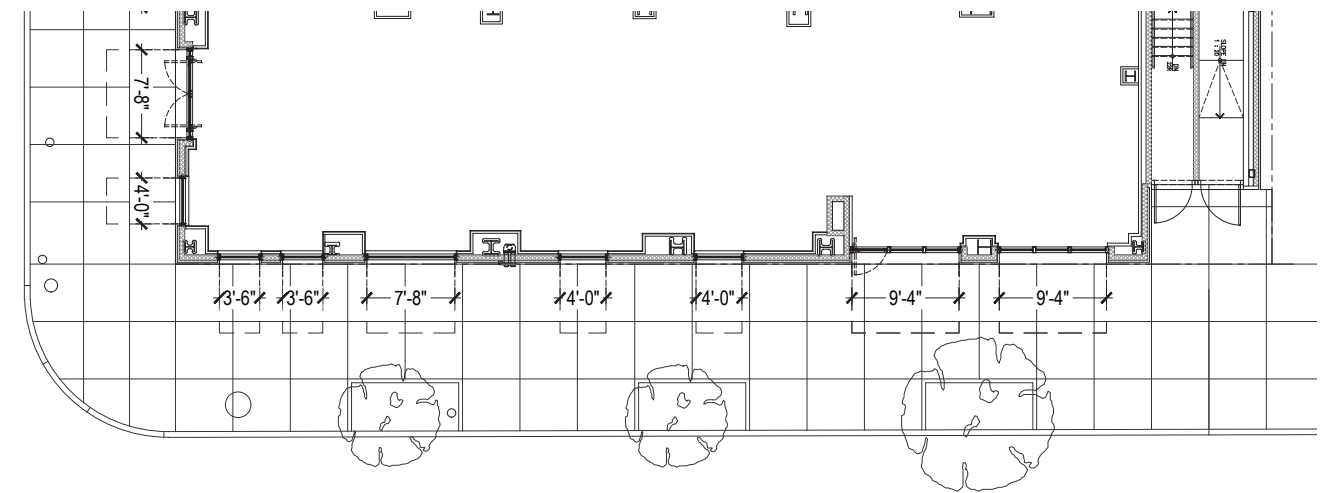
680 MADISON AVENUE • FLOOR PLANS MADISON AVENUE

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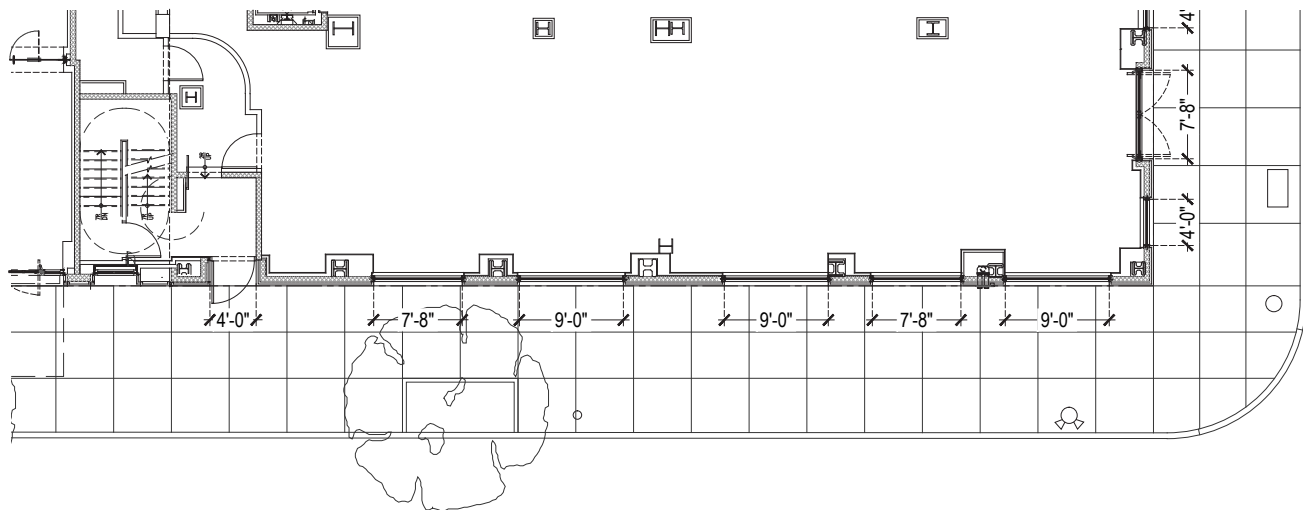




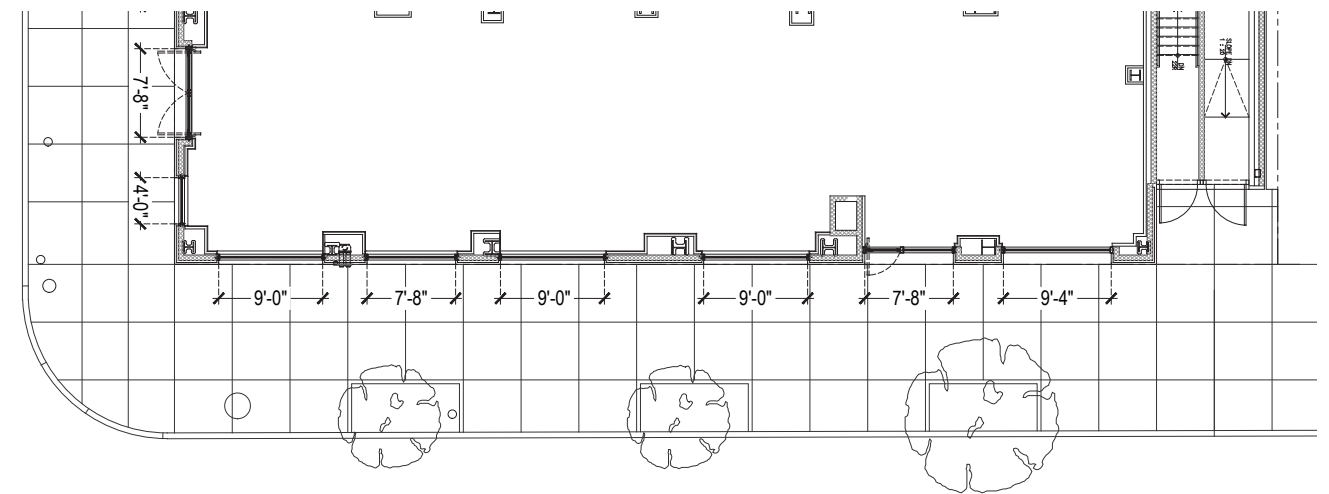
EXISTING FIRST FLOOR PLAN AT 61ST STREET



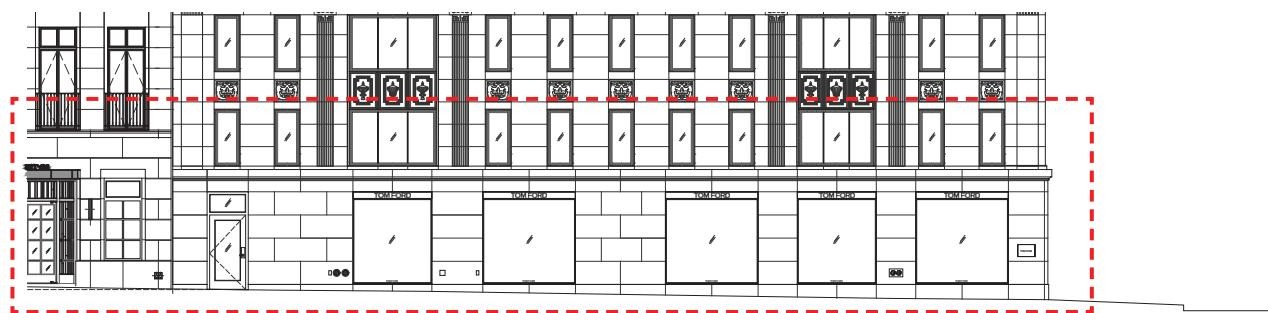
EXISTING FIRST FLOOR PLAN AT 62ND STREET



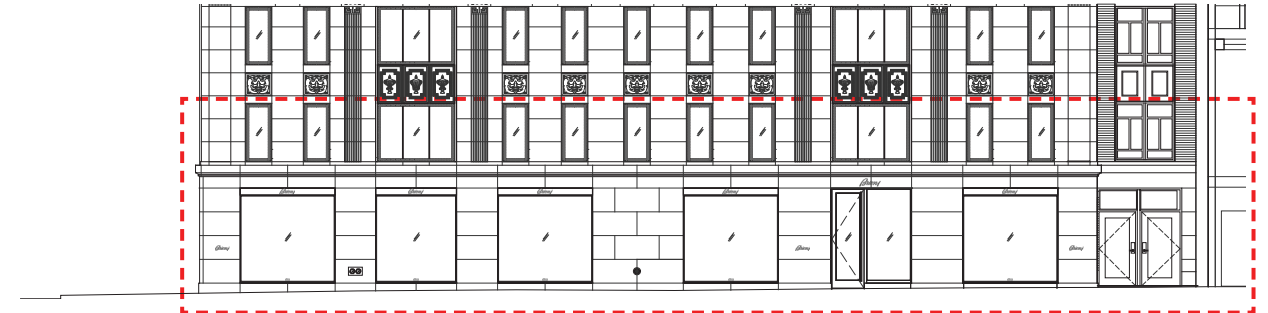
PROPOSED FIRST FLOOR PLAN AT 61ST STREET - NO CHANGE FROM 4/07



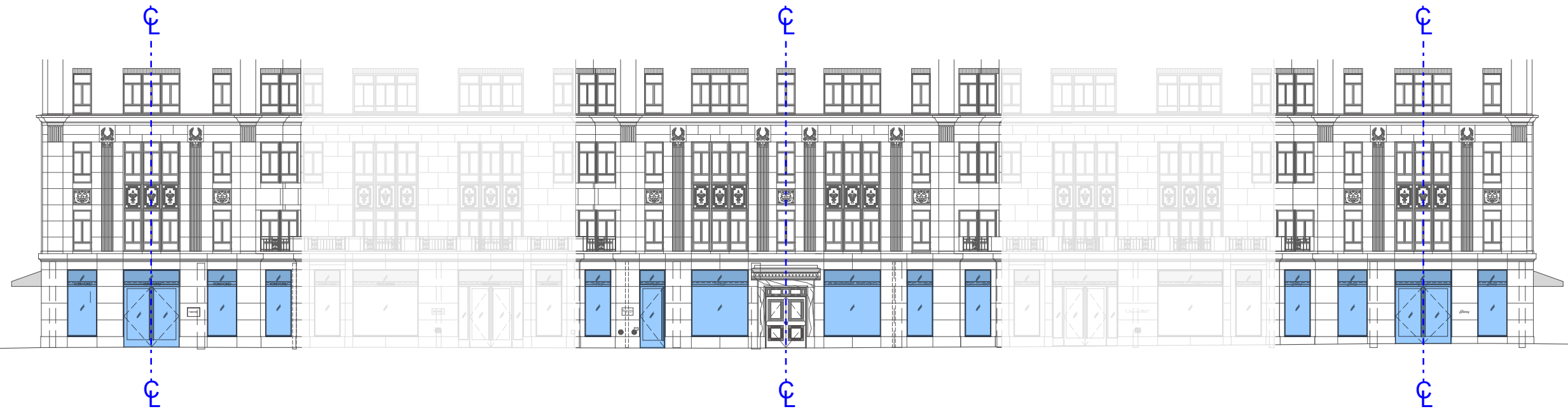
PROPOSED FIRST FLOOR PLAN AT 62ND STREET - NO CHANGE FROM 4/07



BUILDING KEY ELEVATION 61ST STREET - REVISED

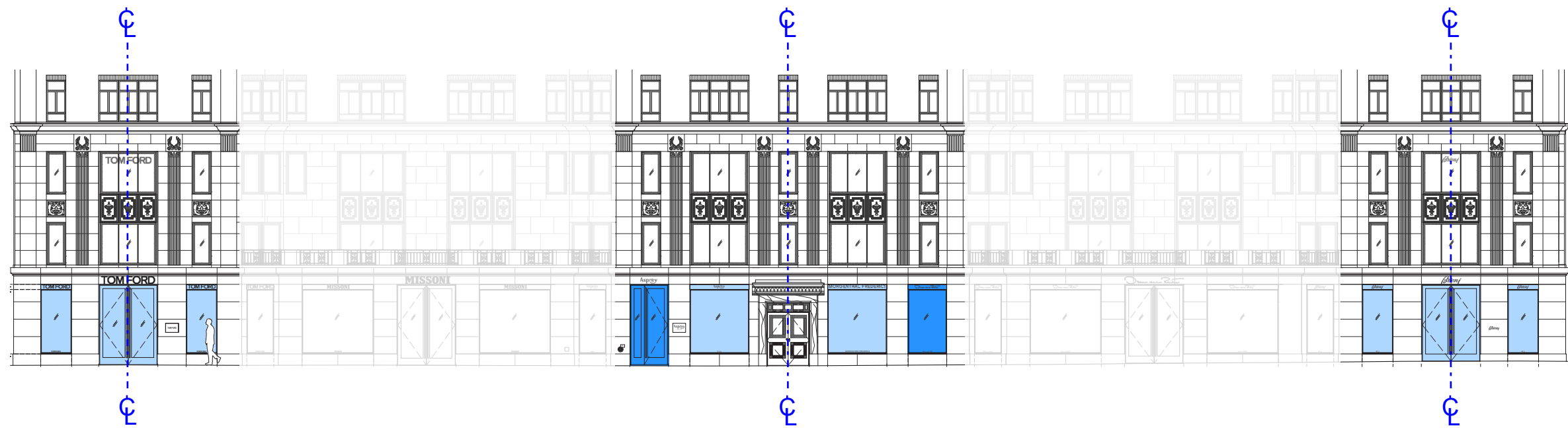


BUILDING KEY ELEVATION 62ND STREET - REVISED



EXISTING ELEVATION

MADISON AVENUE



REVISED ELEVATION

MADISON AVENUE

- EXISTING MASONRY OPENING
- MODIFIED MASONRY OPENING



EXISTING ELEVATION

MADISON AVENUE



REVISED ELEVATION

MADISON AVENUE

- EXISTING MASONRY OPENING
- MODIFIED MASONRY OPENING



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



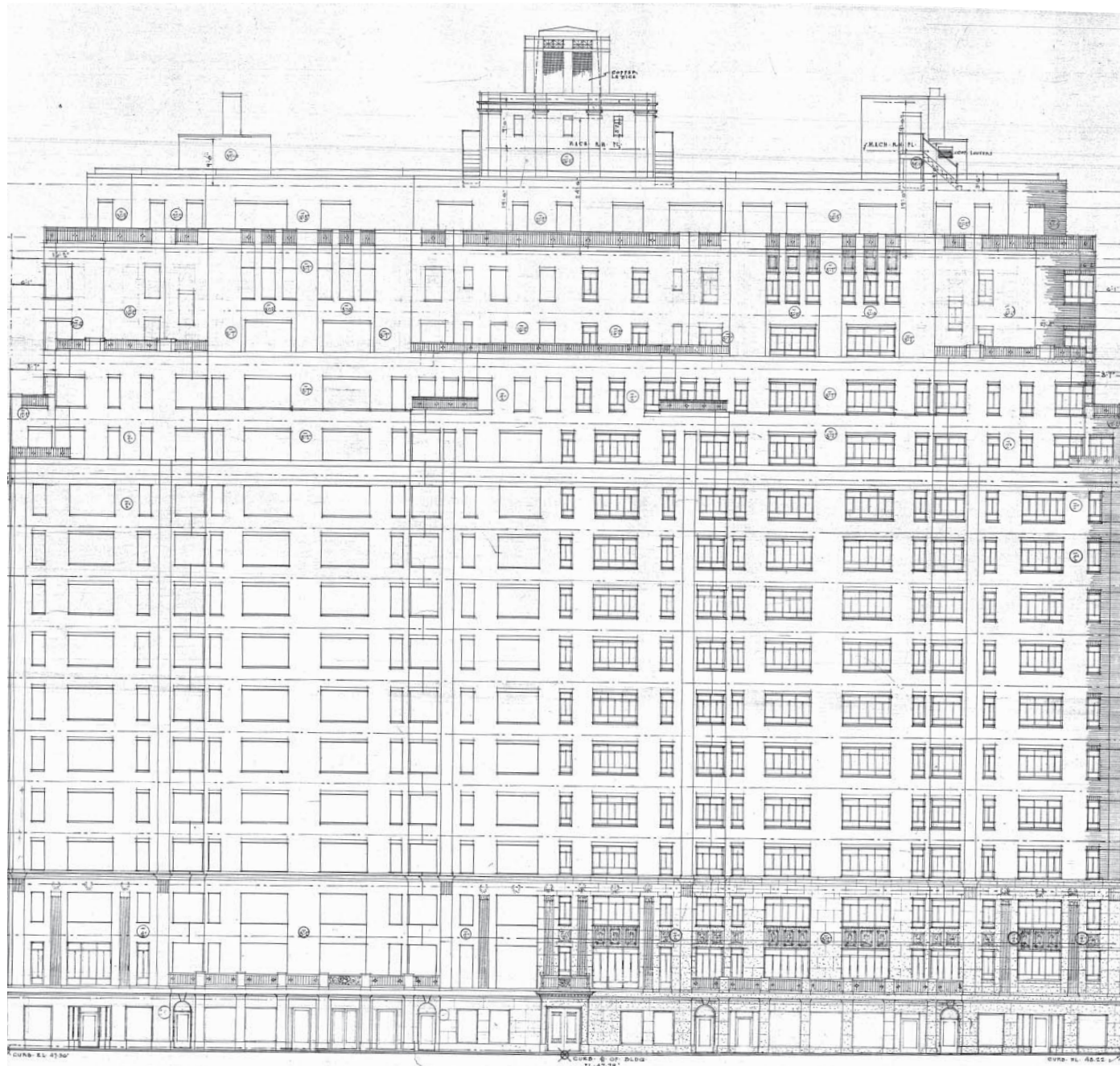
680 MADISON AVENUE • LPC APPROVALS - MADISON AVE

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828 MADISON AVENUE
2018 LPC APPROVAL





1961 ORIGINAL MADISON AVENUE ELEVATION



2011 APPROVED ELEVATION (BEYER BLINDER BELLE)



680 MADISON AVENUE • APPENDIX

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1961 ORIGINAL MADISON AVENUE ELEVATION



2011 APPROVED ELEVATION (BEYER BLINDER BELLE)



680 MADISON AVENUE • APPENDIX

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