

August 4, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 11, LPC-26-10605

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

To testify virtually, please join Zoom

Webinar ID: 165 570 0707

Passcode: 905348

By Phone: 646-828-7666 US (New York)

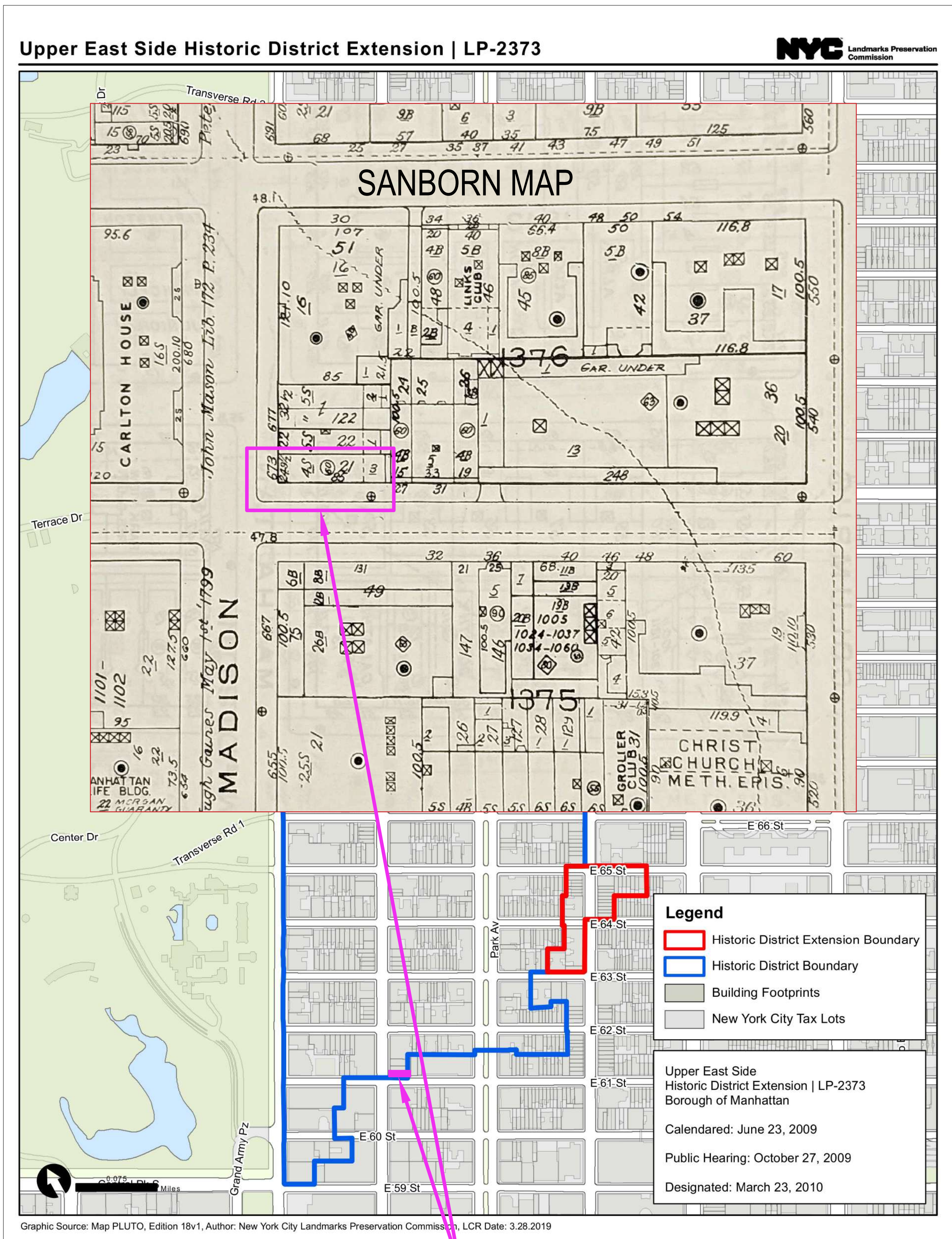
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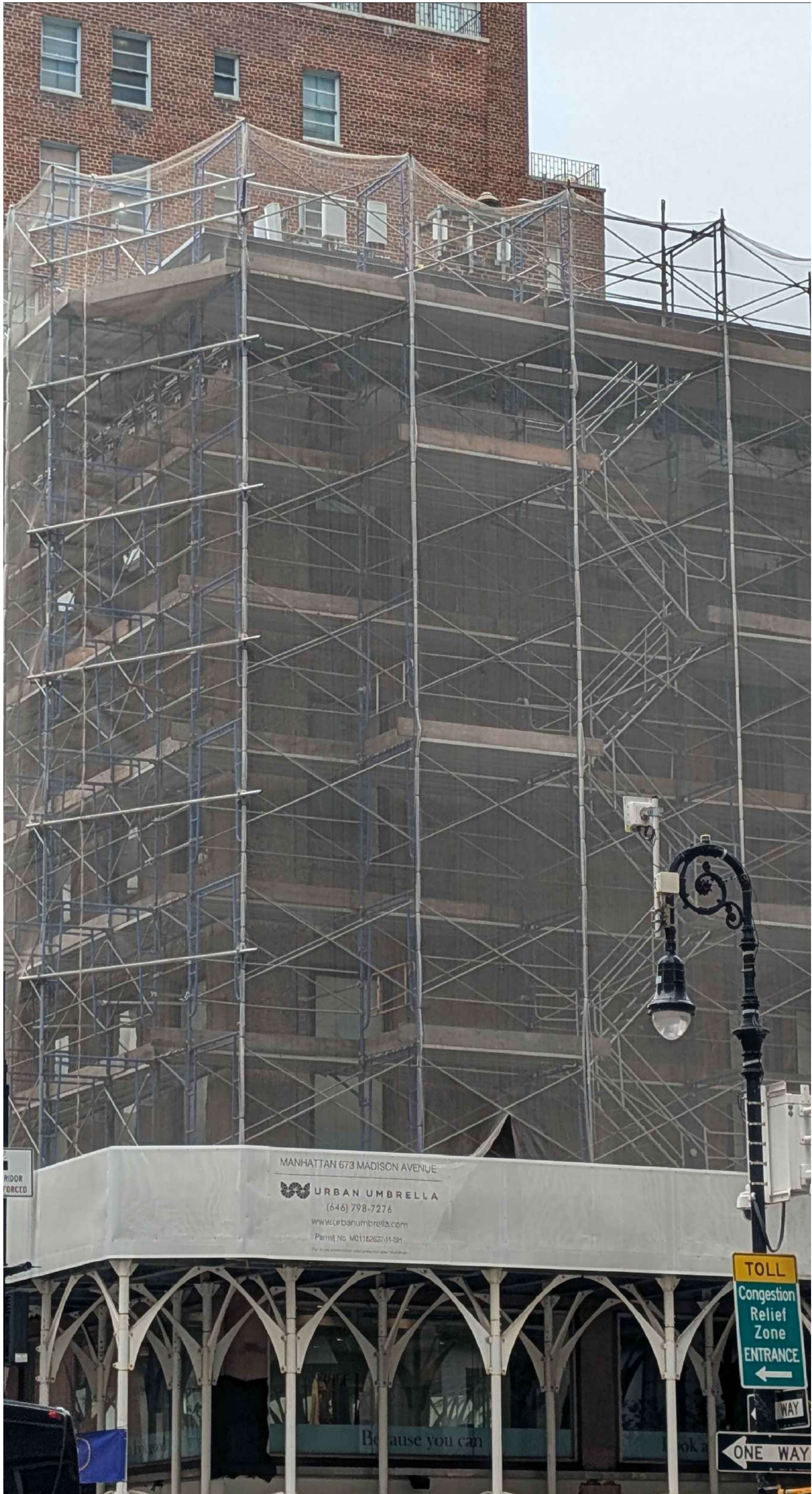
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673 MADISON AVENUE

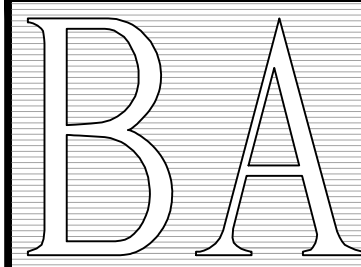
NEW YORK, NY 10065



673 MADISON AVE



EXISTING CONDITIONS PHOTOS - FACADE IS UNDER RESTORATION



BODNAR ARCHITECTURE P.C.
675 Madison Avenue Suite 3R, New York NY 10065
P. 212 921 4466 - F. 212 730 1246

**UPPER EAST SIDE HISTORIC MAP, SANBORN MAP,
673 MADISON AVE FACADE CURRENT PHOTOS**

**673 MADISON AVENUE - CORNICE LIGHTING
PUBLIC HEARING AUGUST 4TH, 2026**



673 MADISON AVENUE

NEW YORK, NY 10065



MADISON AVENUE



EAST 61ST STREET

673 MADISON AVENUE

NEW YORK, NY 10065

LANDMARKS DESIGNATION REPORT

MADISON AVENUE between 61st Street and 62nd Street East Side

No. 673 (1376/21)

	Date		Architect		Owner
Erected	1871	by	John G. Prague	for	John McCool

ARCHITECTURE

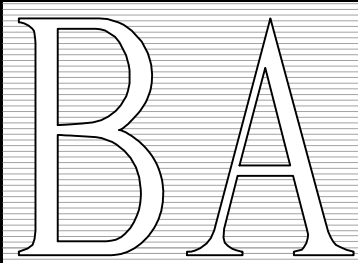
Style	Italianate
Elements	Five-story residence with shops on lower two floors; painted brownstone facade above; two-story galvanized-iron oriel on 61st Street side; bracketed galvanized-iron roof cornice extends around front and side facades. Three-story rear extension; arched openings at second floor and paneled roof parapet.
Alterations	Rear extension and two-story storefront have been added; ornament removed from windows.

HISTORY	Built as the end house of a row of five (Nos. 673-681) for developer John McCool. Seventeen houses on 61st Street were also part of the project.
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References:	New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.
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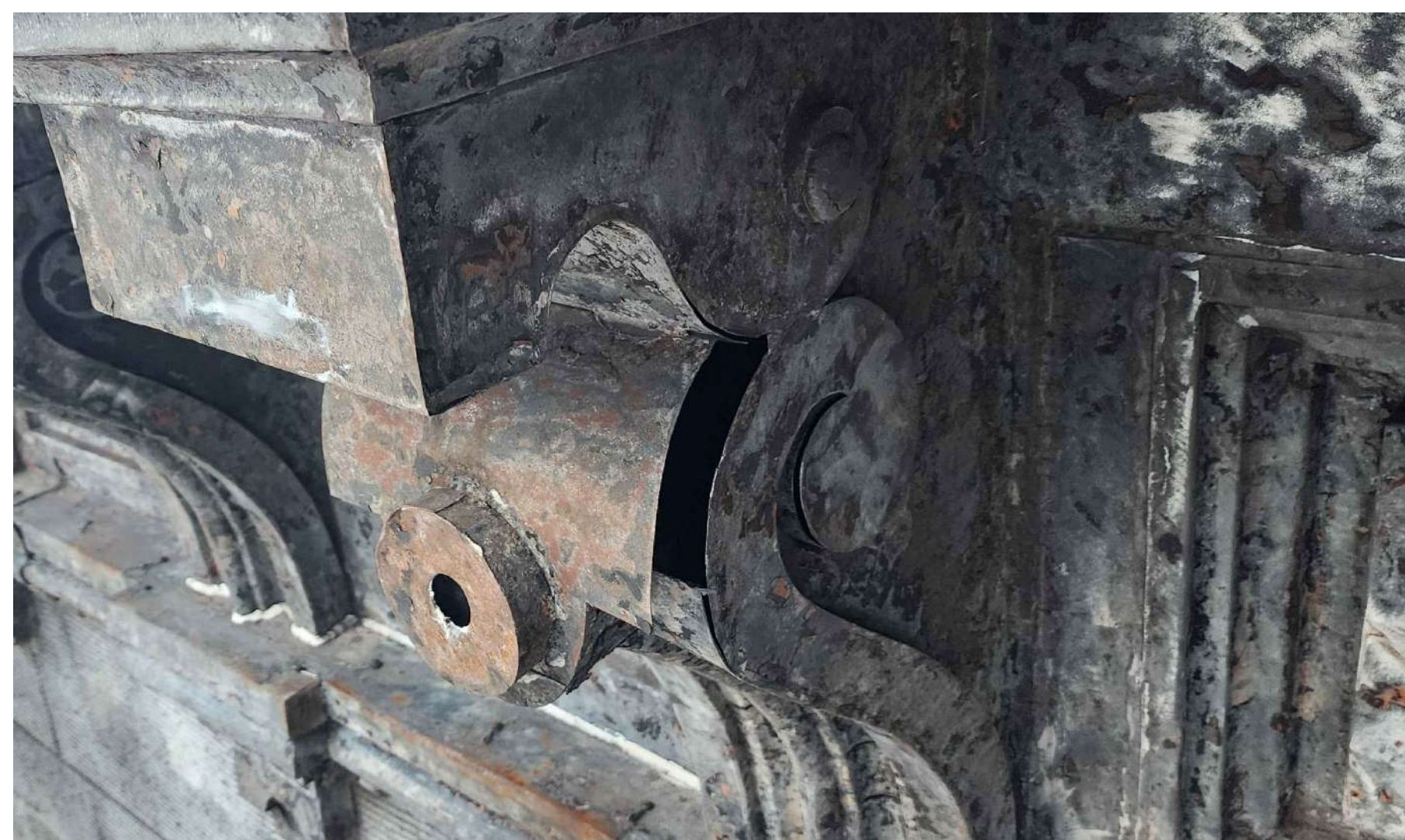
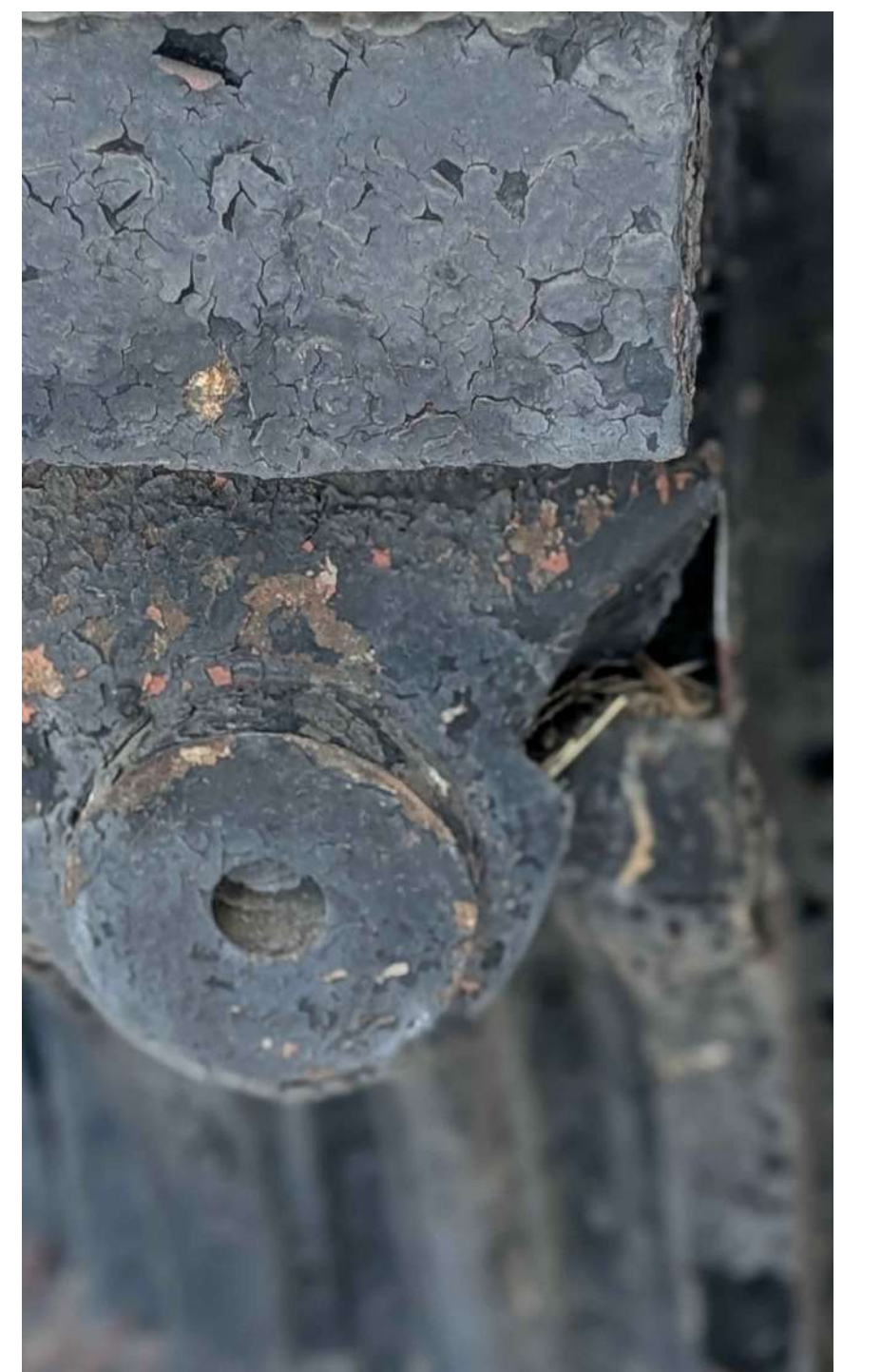


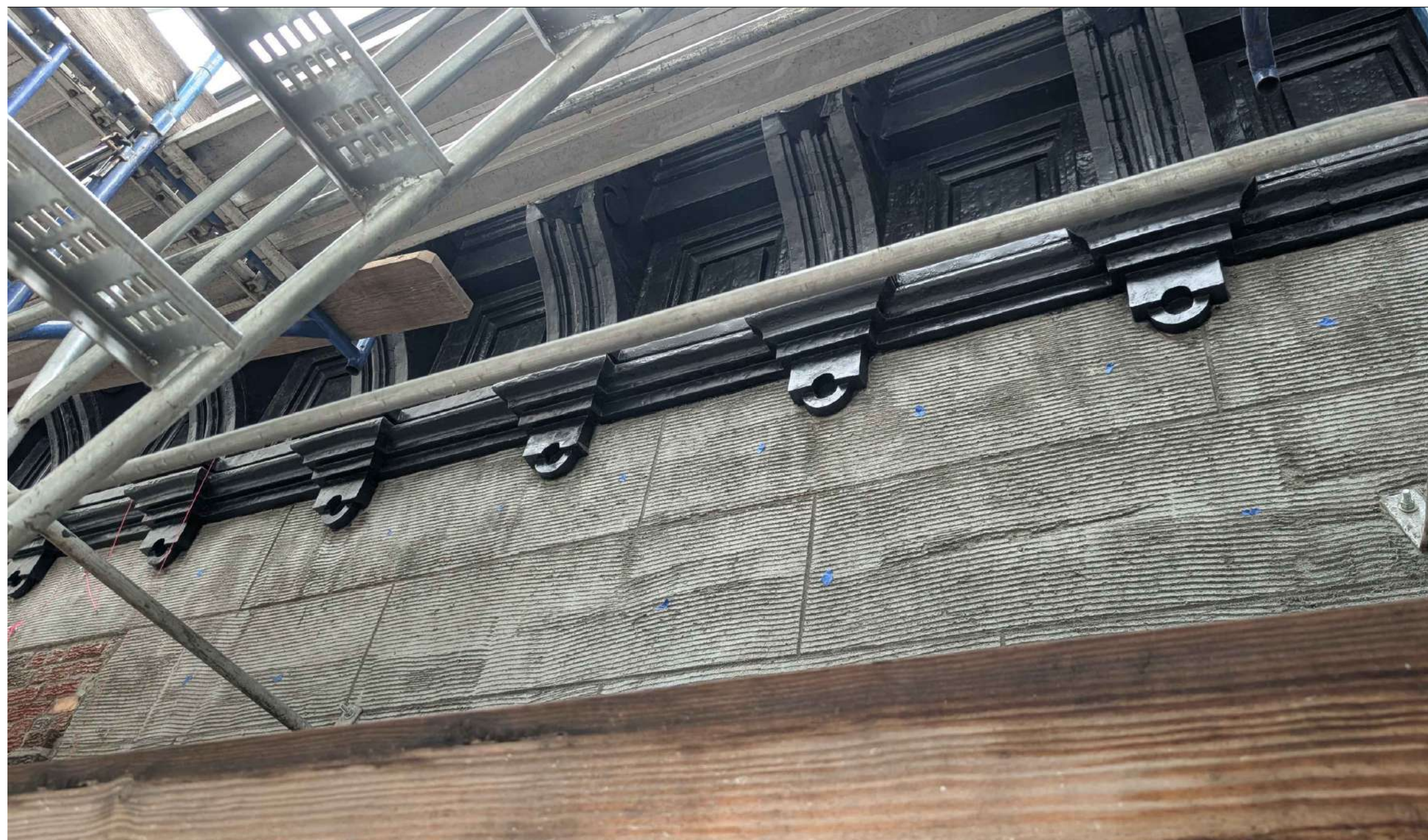
1940S HISTORIC PHOTO



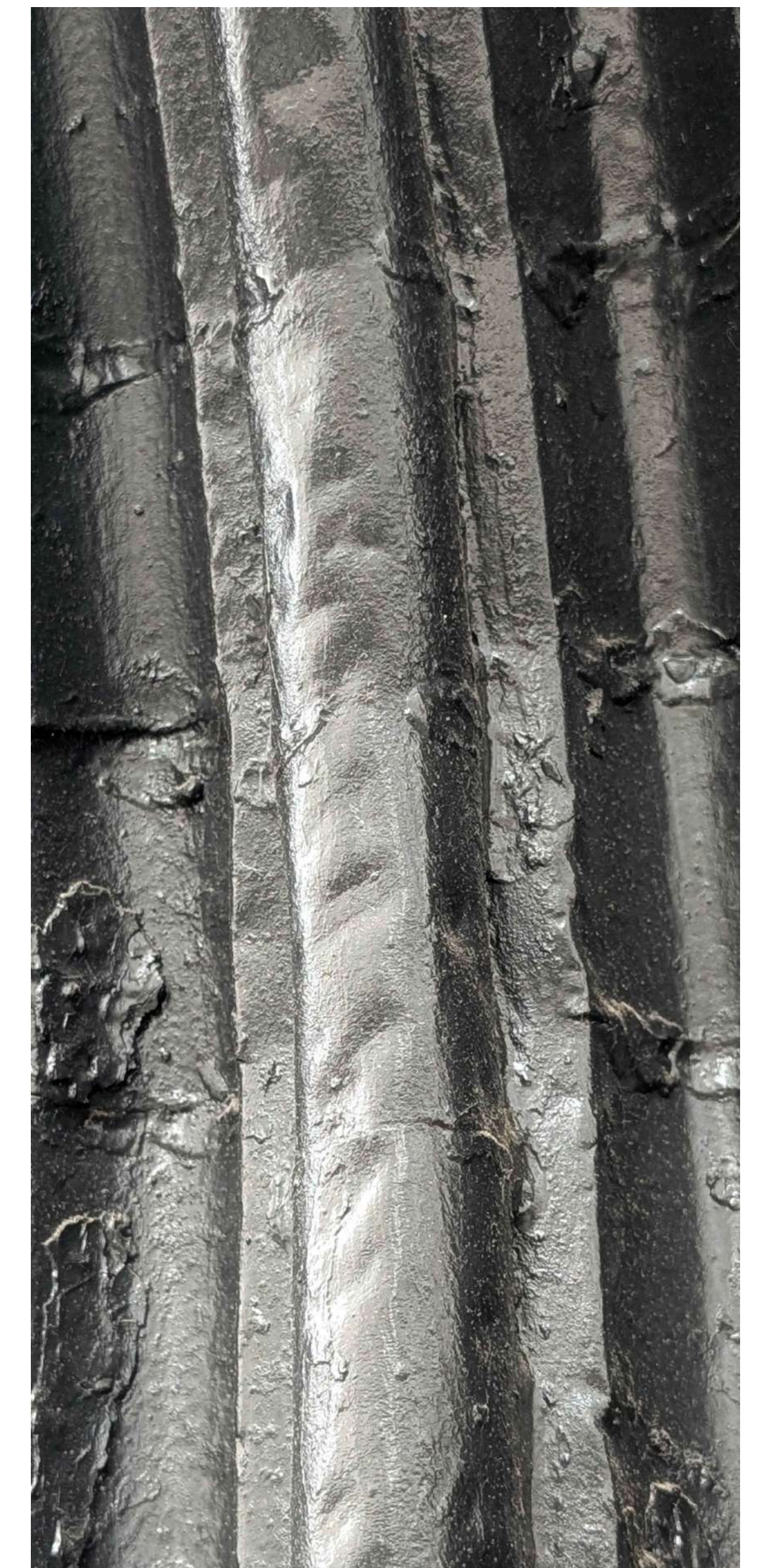
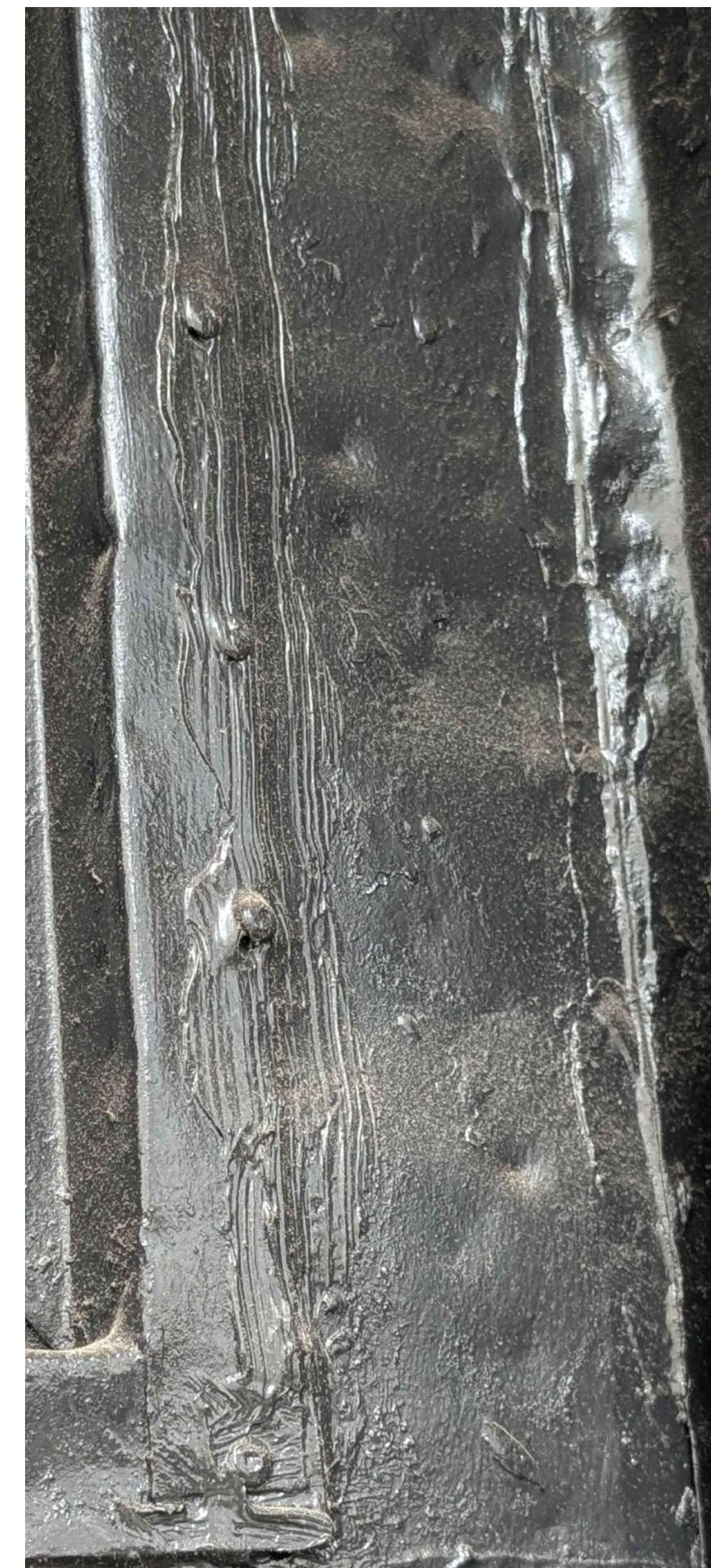


PHOTOS SHOWING
PRE-RESTORATION CONDITIONS
OF 673 MADISON AVE BUILDING
TOP CORNICE





PHOTOS SHOWING
POST-RESTORATION
CONDITIONS
OF 673 MADISON AVE
BUILDING TOP CORNICE



PROPOSED LOCATIONS FOR
LINEAR LIGHTS

PROPOSED LOCATIONS FOR
DIRECTIONAL SPOT LIGHTS

1 PROPOSED FACADE LIGHTING LOCATIONS

SCALE: $\frac{3}{16}" = 1'-0"$

NOTE:
- ALL LIGHTS WILL BE PAINTED BROWN COLOR TO MATCH BROWNSTONE COLOR
OR BLACK COLOR TO MATCH ORNAMENTAL SHEET METAL COLOR

-----ONLY CORNICE LIGHTS ARE UNDER PUBLIC HEARING SCOPE REVIEW



PROPOSED LOCATIONS FOR DIRECTIONAL SPOT LIGHTS

WIRE PENETRATIONS (7 TOTAL)

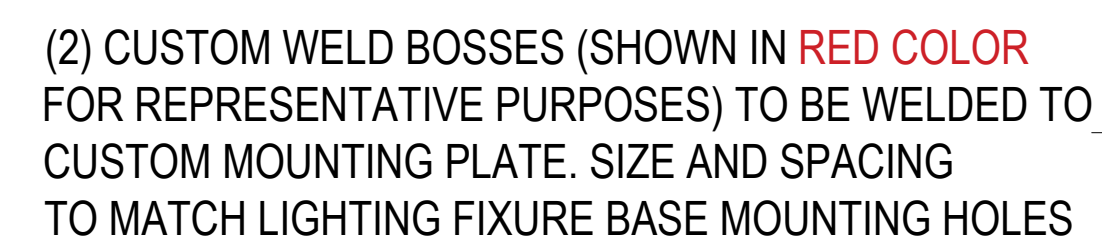
EXTERIOR GRADE 1" Ø BLACK WIRE (SERVES UP TO 5 FIXTURES)
TO BE GLUED TO BACK OF CORNICE FOLLOWING CORNICE
PROFILE (AS SHOWN ON PHOTO 1 @ PAGE 10)



NOTE:
SEE NEXT PAGE (PAGE 10) FOR AN ENLARGED ILLUSTRATION
OF THE CORNICE LIGHT INSTALLATION.

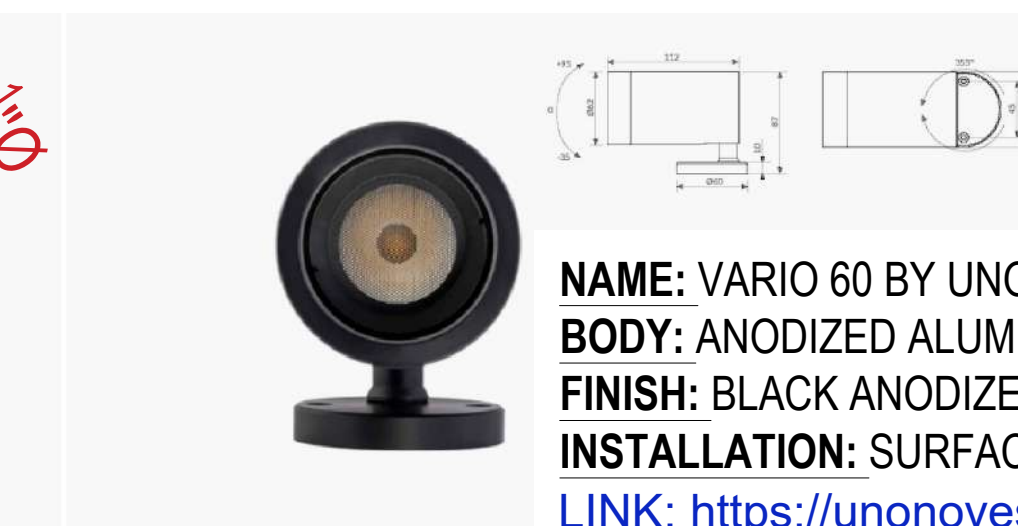


SCALE: $\frac{1}{2}'' = 1'-0''$



CUSTOM 24-GAUGE GALVANIZED BLACK SHEET METAL MOUNTING PLATE (SHOWN IN RED COLOR FOR REPRESENTATIVE PURPOSES) TO BE SPOT WELDED TO EXISTING PRESSED METAL CORNICE (TO BE FIELD-VERIFIED AS COMPATIBLE WITH THE EXISTING PRESSED METAL CORNICE).

SCALE: $1\frac{1}{2}" = 1'-0"$

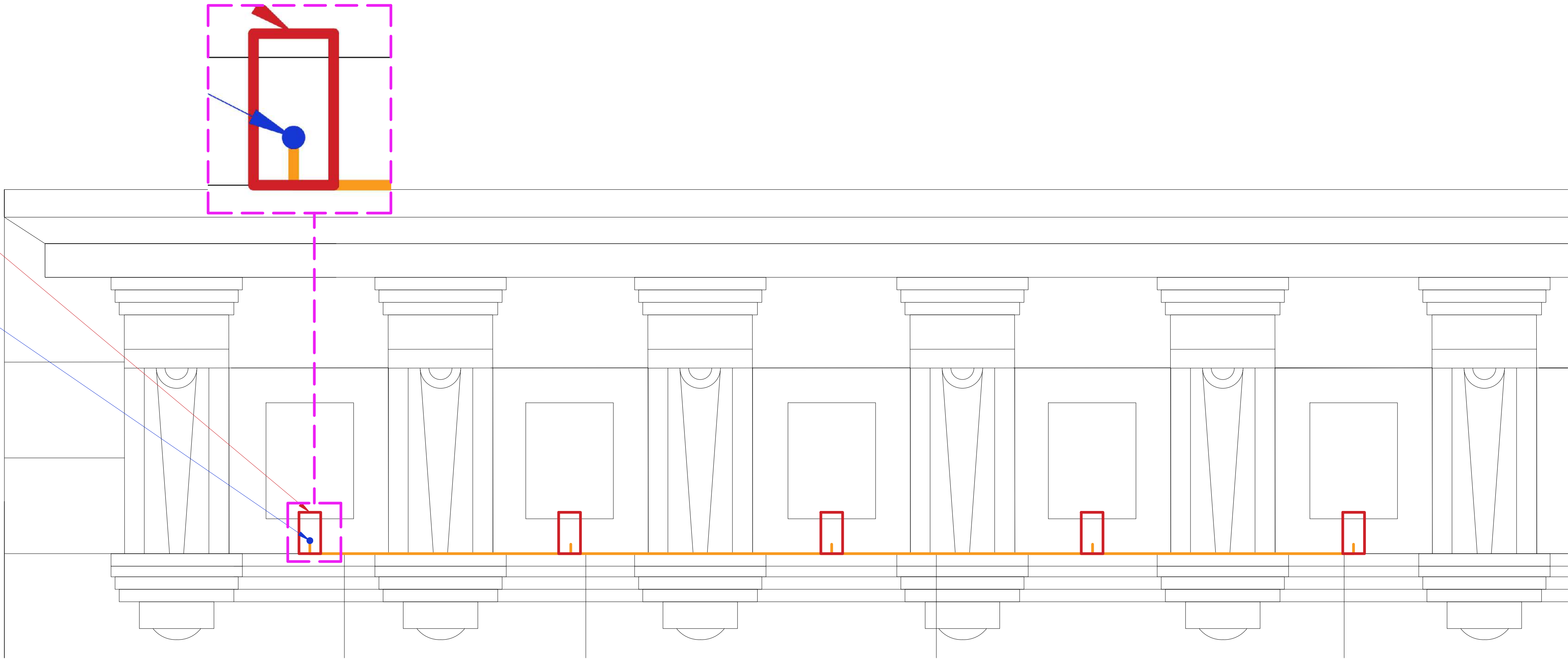


NAME: VARIO 60 BY UNONOVESETTE
BODY: ANODIZED ALUMINUM 6026 / BRASS
FINISH: BLACK ANODIZED
INSTALLATION: SURFACE MOUNTED
LINK: <https://unonovesette.com/products/outdoor/vario-60/>

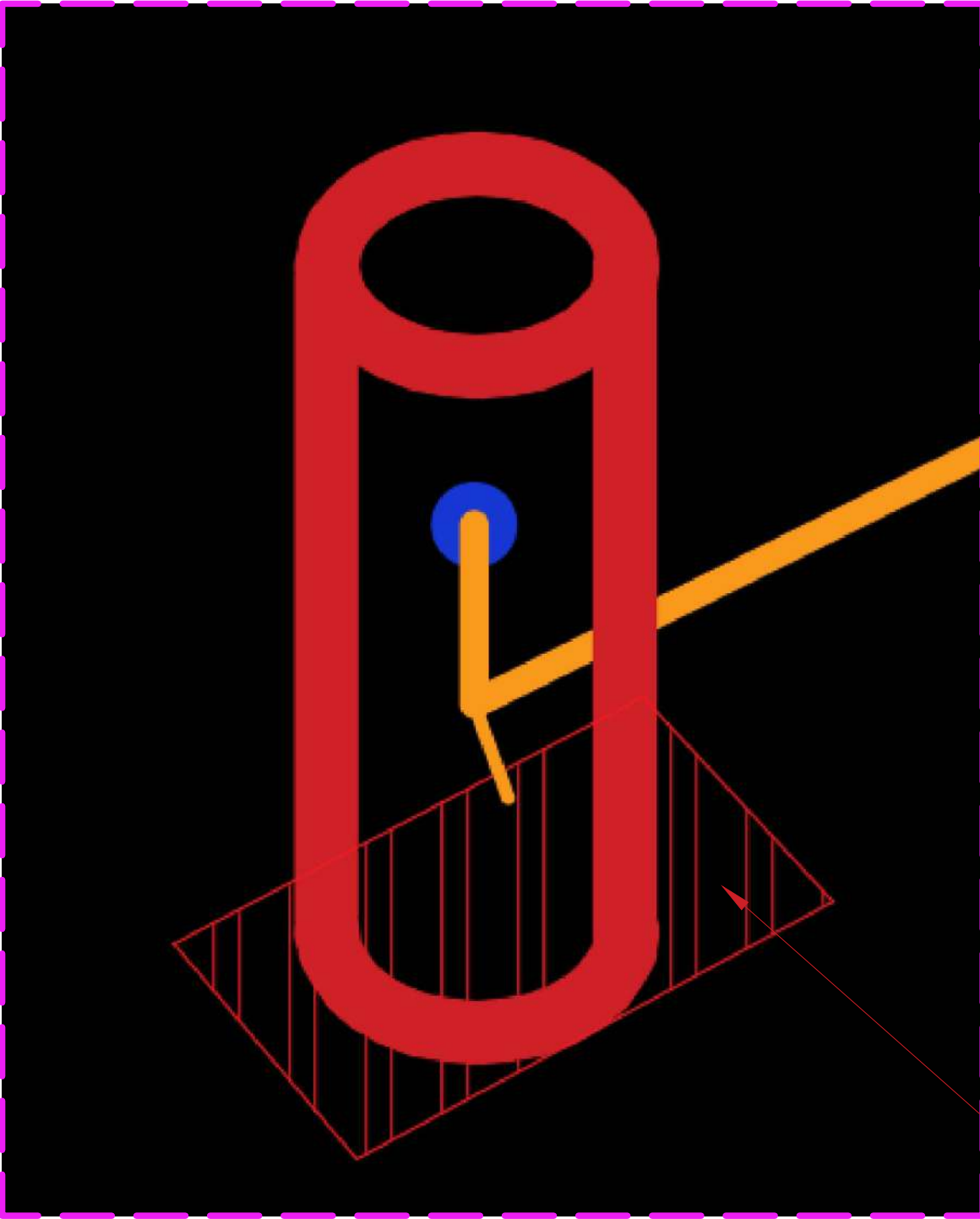
PROPOSED LOCATIONS FOR
VARIO 60 BY UNONOVESETTE LIGHTING FIXTURES

WIRE PENETRATIONS:
(7) TOTAL THROUGH METAL CORNICE FOR
(31) PROPOSED LIGHT FIXTURES.
GC TO PROVIDE CONTINUOUS EXTERIOR-GRADE
WATERPROOF SEALANT AT ALL PENETRATIONS.

ORANGE LINES REPRESENT EXTERIOR GRADE
 $\frac{1}{4}$ " Ø BLACK WIRE (SERVES UP TO 5 FIXTURES)
TO BE GLUED TO BACK OF CORNICE FOLLOWING
CORNICE PROFILE (AS SHOWN ON PHOTO 1 BELOW)



1 ENLARGED TOP CORNICE LIGHTING LOCATIONS
SCALE: $1\frac{1}{2}$ " = 1'-0"



CUSTOM 24-GAUGE GALVANIZED BLACK SHEET METAL
MOUNTING PLATE TO BE SPOT WELDED TO EXISTING
PRESSED METAL CORNICE

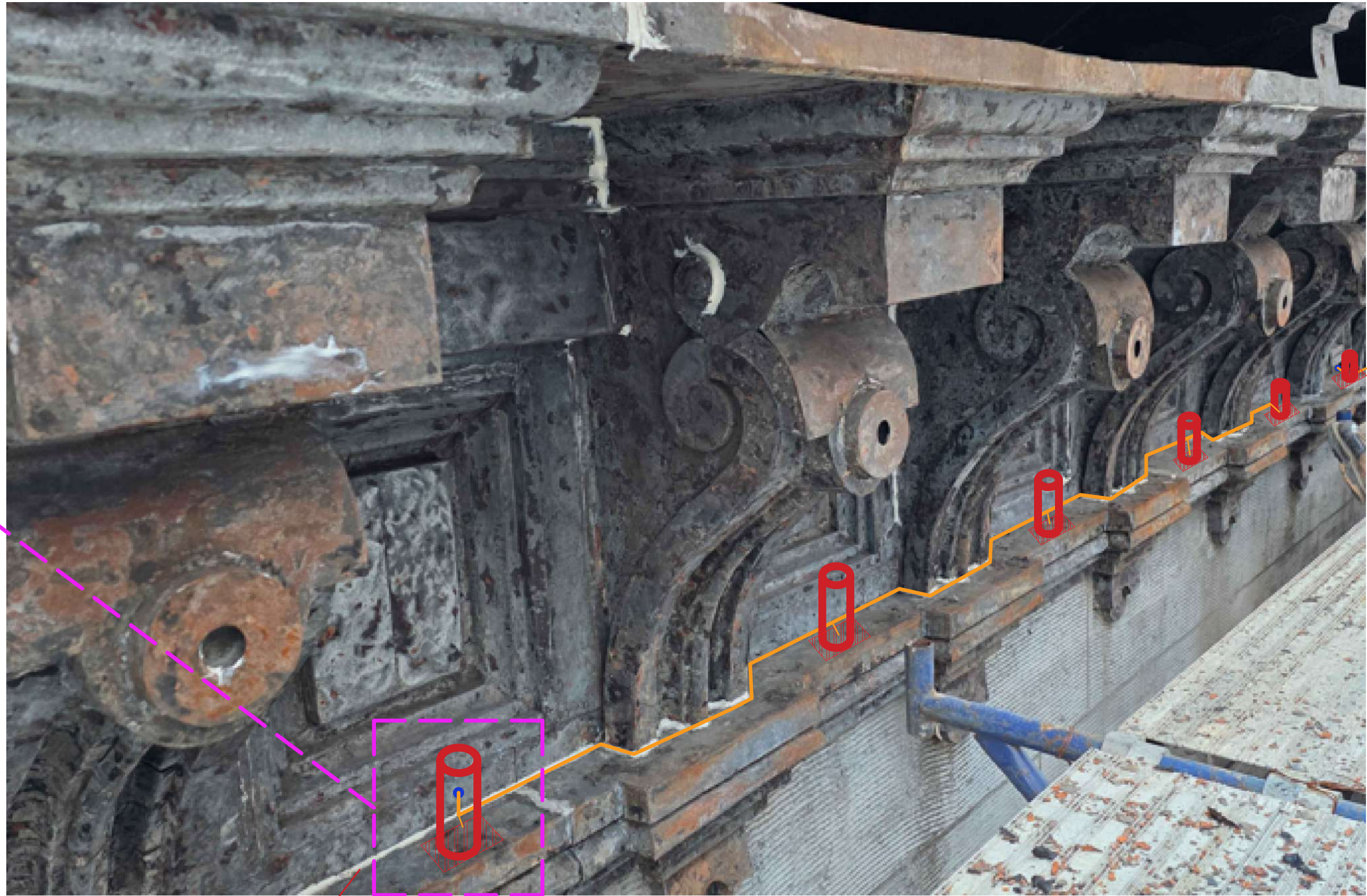
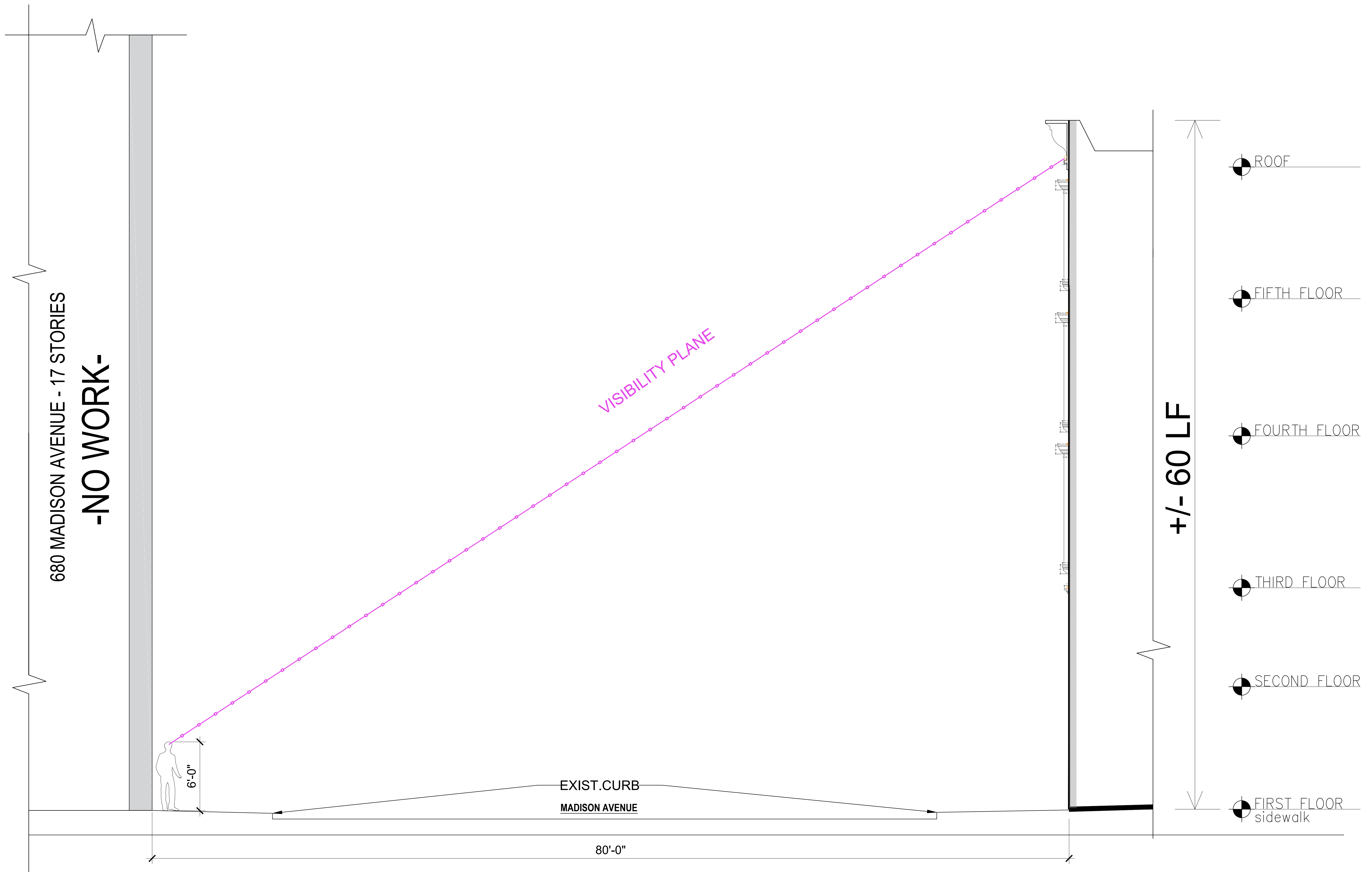
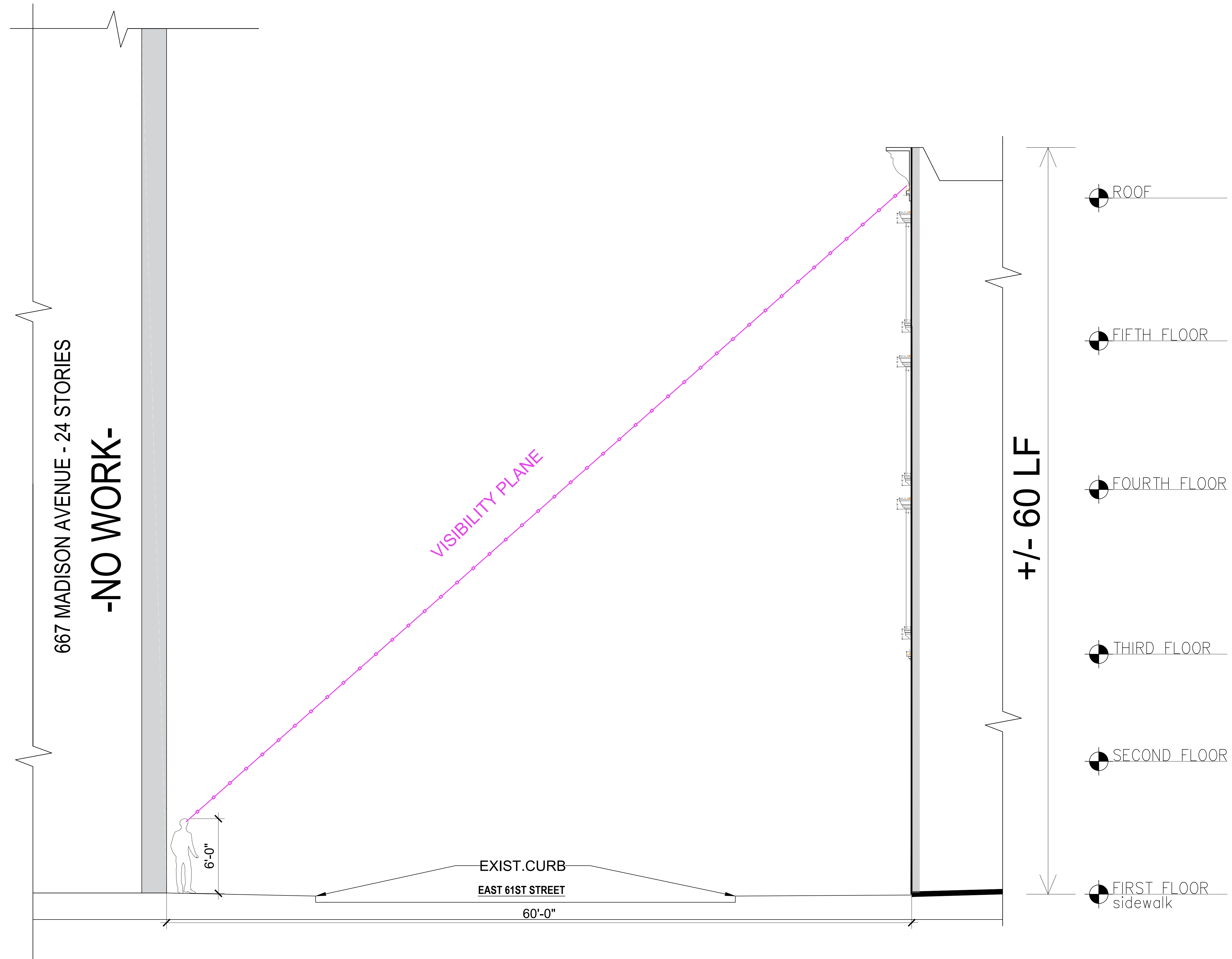


PHOTO 1.

$\frac{1}{4}$ "
 $\frac{1}{4}$ "
DEPTH





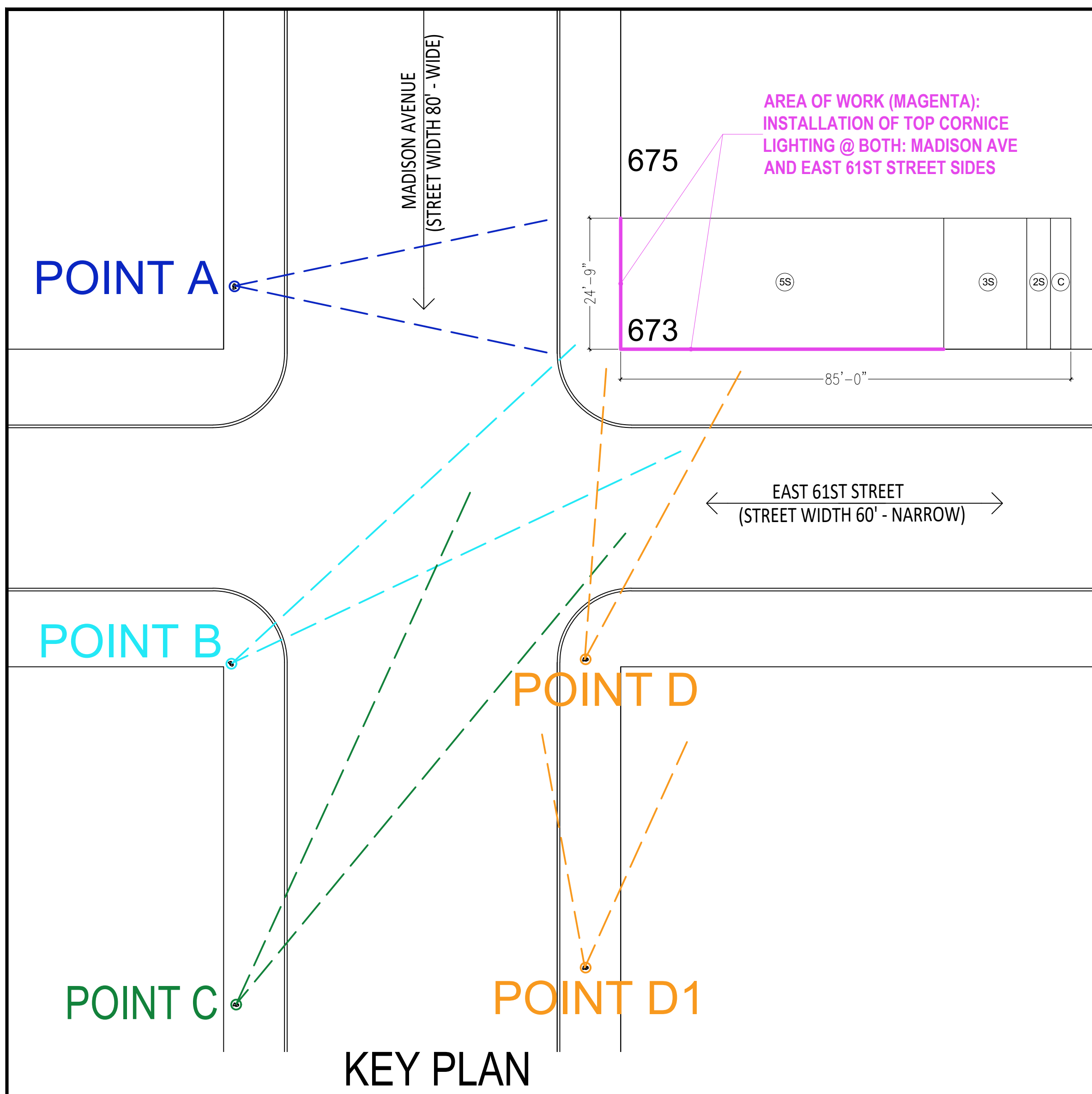


PHOTO 4. POINT A.
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 5. POINT B.
CLOSE-UP PHOTO:
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 6. POINT C.
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 7. POINT C.
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 1.
MOCKUP OF CYLINDER
LIGHT



PHOTO 2.
MOCKUP OF CYLINDER LIGHT
AND REAL LIGHT FIXTURE
PLACED AT TOP CORNICE



PHOTO 3.
FIXTURE SCALE
IN RELATION TO
HUMAN HAND



PHOTO 8. POINT D.
BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 9. POINT D.
CLOSE-UP PHOTO
OF BLACK FIXTURE
@ TOP CORNICE



PHOTO 10. POINT D.
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE



PHOTO 11. POINT D1.
ORANGE CYLINDER MOCKUP
VISIBLE, BUT BLACK FIXTURE
ISN'T VISIBLE @ TOP CORNICE

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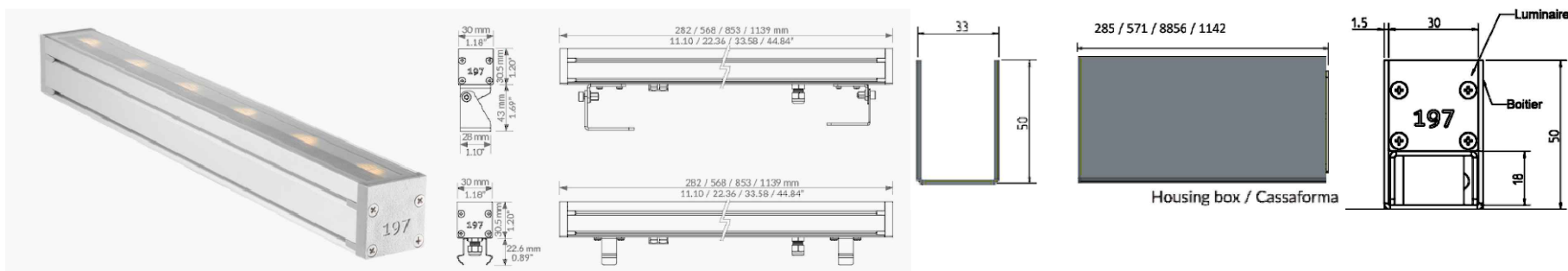
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APPENDIX

1. LINEAR LED FIXTURES

PROPOSED LINEAR LIGHTING FIXTURES:
SLASH 30 BY UNONOVESETTE
LINK: <https://unonovevette.com/products/outdoor/slash-30/>



EVALUATION

- DUE TO THE STEPPED PROFILE OF THE CORNICE LEDGE, THE SAME NUMBER OF FIXTURES WOULD BE REQUIRED; A CONTINUOUS LINEAR FIXTURE IS NOT FEASIBLE.
- REQUIRES TWO MECHANICAL FASTENERS PER FIXTURE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.
- WOULD REQUIRE A LARGER CUSTOM WELDED MOUNTING PLATE IF THE SPOT-WELDED MOUNTING METHOD WERE USED.
- ADHESIVE ATTACHMENT IS ALSO A FEASIBLE INSTALLATION OPTION.

REASONS NOT SELECTED

- THE LIGHT DISTRIBUTION PRODUCED BY THE LINEAR FIXTURE DOES NOT ACHIEVE THE ARCHITECTURAL LIGHTING EFFECT DESIRED BY THE CLIENT (SEE BELOW)
- WOULD REQUIRE A LARGER CUSTOM MOUNTING PLATE TO BE WELDED TO THE CORNICE OR A LARGER ADHESIVE BONDING AREA THAN THE PROPOSED CYLINDER FIXTURES



2. STRIP LIGHT

EVALUATION

- CAN BE INSTALLED CONTINUOUSLY ALONG THE PROFILE OF THE CORNICE LEDGE



REASONS NOT SELECTED

- CONTINUOUS STRIP LIGHTING IS MORE VULNERABLE TO PARTIAL SYSTEM FAILURE; A SINGLE OUTAGE CAN AFFECT AN ENTIRE 24-FOOT RUN, RESULTING IN A SIGNIFICANT LOSS OF ILLUMINATION UNTIL REPAIRS ARE COMPLETED.
- LED STRIP LIGHTING HAS A SHORTER EXPECTED SERVICE LIFE THAN THE PROPOSED ARCHITECTURAL-GRADE INDIVIDUAL FIXTURES.
- REPLACEMENT OF LIGHTING AT THE CORNICE LEVEL WOULD REQUIRE SPECIALIZED ACCESS EQUIPMENT (LIFT). GIVEN THE SHORTER EXPECTED LIFESPAN OF STRIP LIGHTING, THIS WOULD RESULT IN MORE FREQUENT AND COSTLY MAINTENANCE.
- THE LIGHT DISTRIBUTION PRODUCED BY STRIP LIGHT (UNEVEN LIGHT) DOES NOT ACHIEVE THE ARCHITECTURAL LIGHTING EFFECT DESIRED BY THE CLIENT
- OVERALL, STRIP LIGHT IS CHEAP SOLUTION AND LESS SUITABLE FOR THIS PROJECT

INDIVIDUAL FIXTURES, SUCH AS THE PROPOSED CYLINDER LIGHTS, ALLOW FOR LOCALIZED REPLACEMENT WITH MINIMAL IMPACT TO THE OVERALL LIGHTING COMPOSITION AND REDUCED FUTURE MAINTENANCE INTERVENTION AT THE HISTORIC CORNICE

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