

**August 18, 2026**  
Public Meeting

The current proposal is:

**Preservation Department – Item 5, LPC-26-10605**

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

**To testify virtually, please join Zoom**

**Webinar ID:** 165 261 7707

**Passcode:** 899688

By Phone: 646-828-7666 (NY)

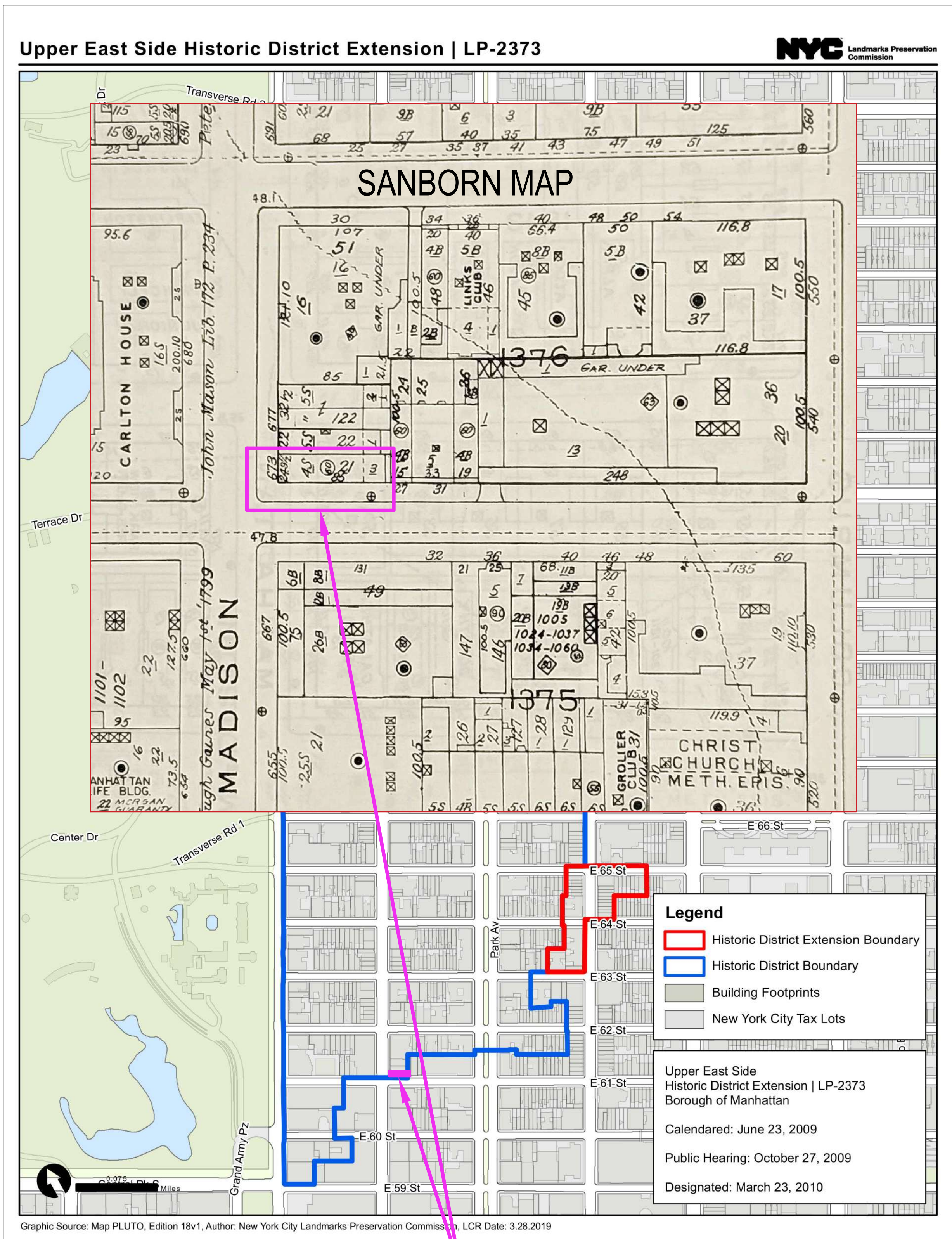
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

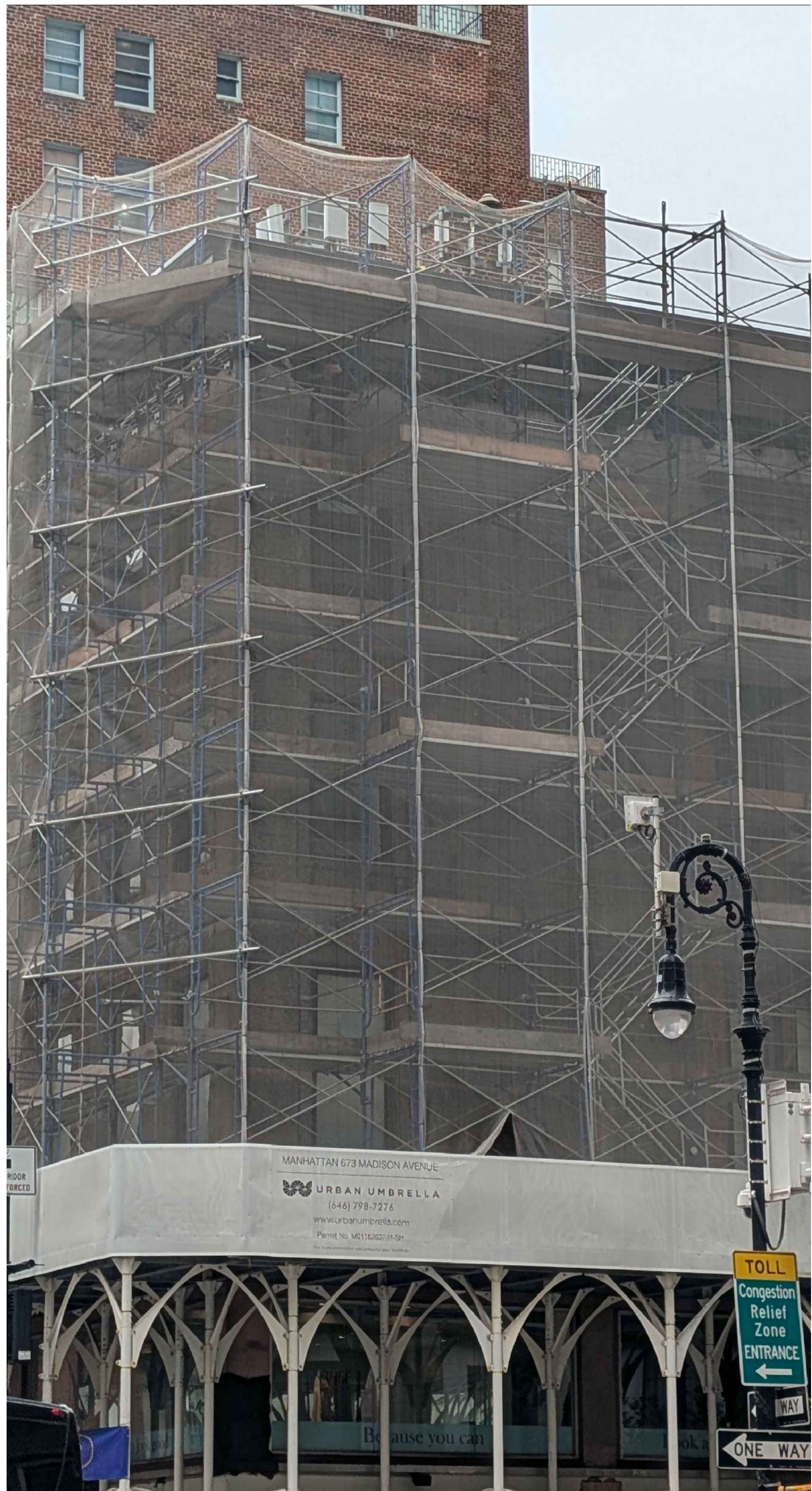
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# 673 MADISON AVENUE

## 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 18TH, 2026**



# 673 MADISON AVENUE

## NEW YORK, NY 10065



MADISON AVENUE



EAST 61ST STREET



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**PRE-RESTORATION FACADE PHOTOS (TAKEN 10-23-24)**

**673 MADISON AVENUE - CORNICE LIGHTING**  
**PUBLIC HEARING AUGUST 18TH, 2026**

# 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

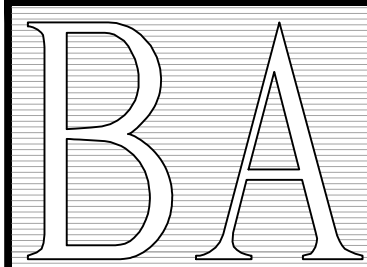
|             |                                                                                                                                                                                                                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------|

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

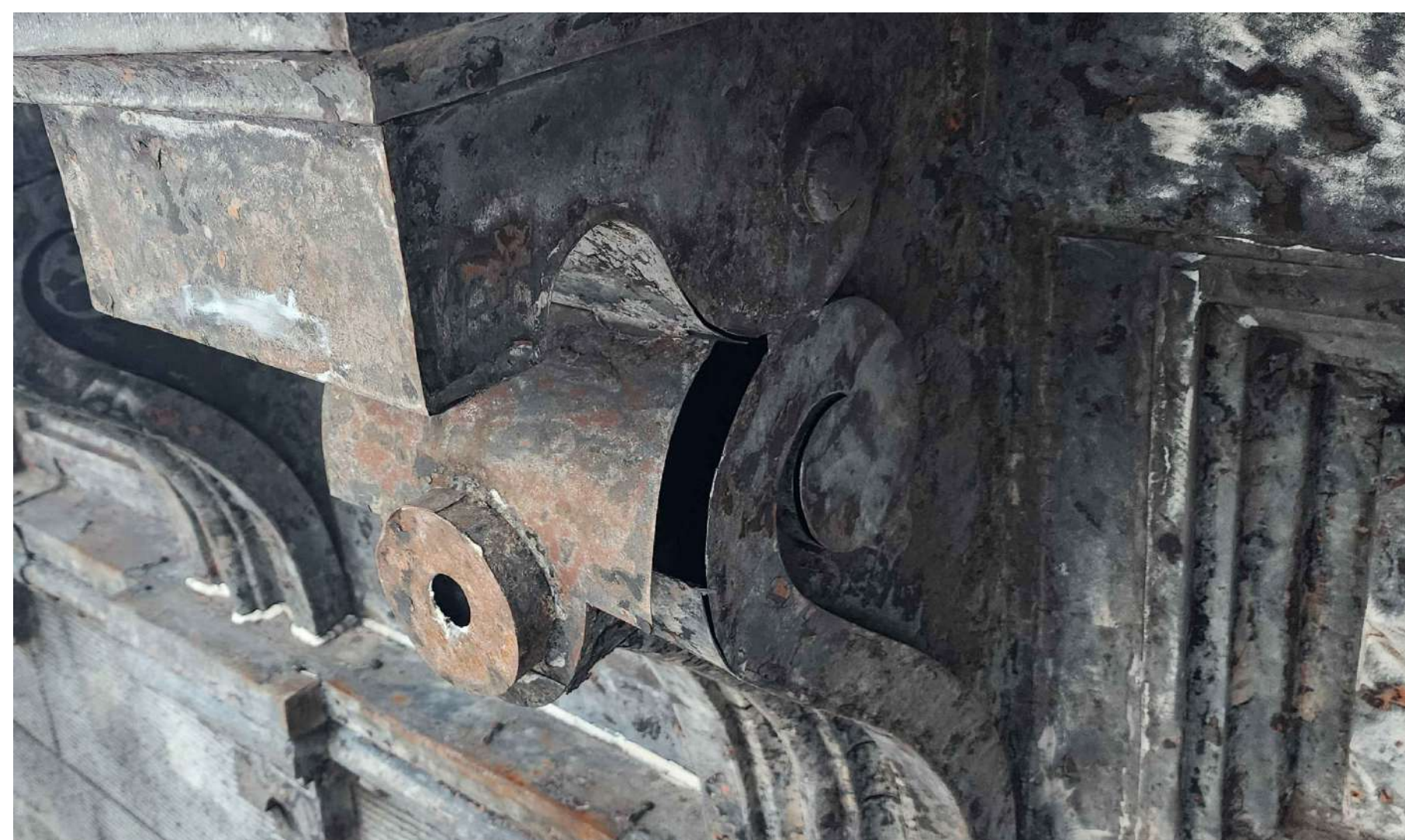
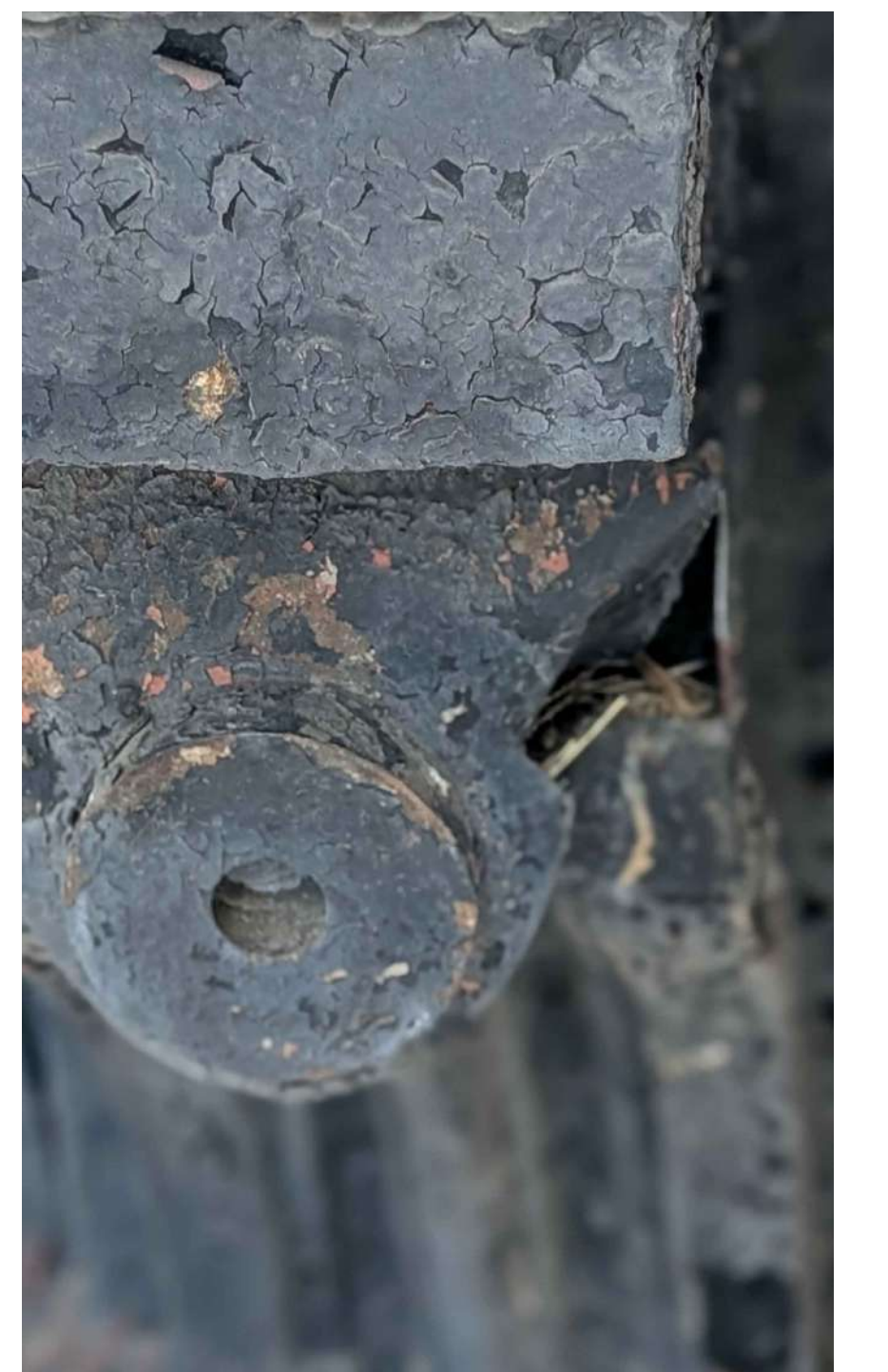


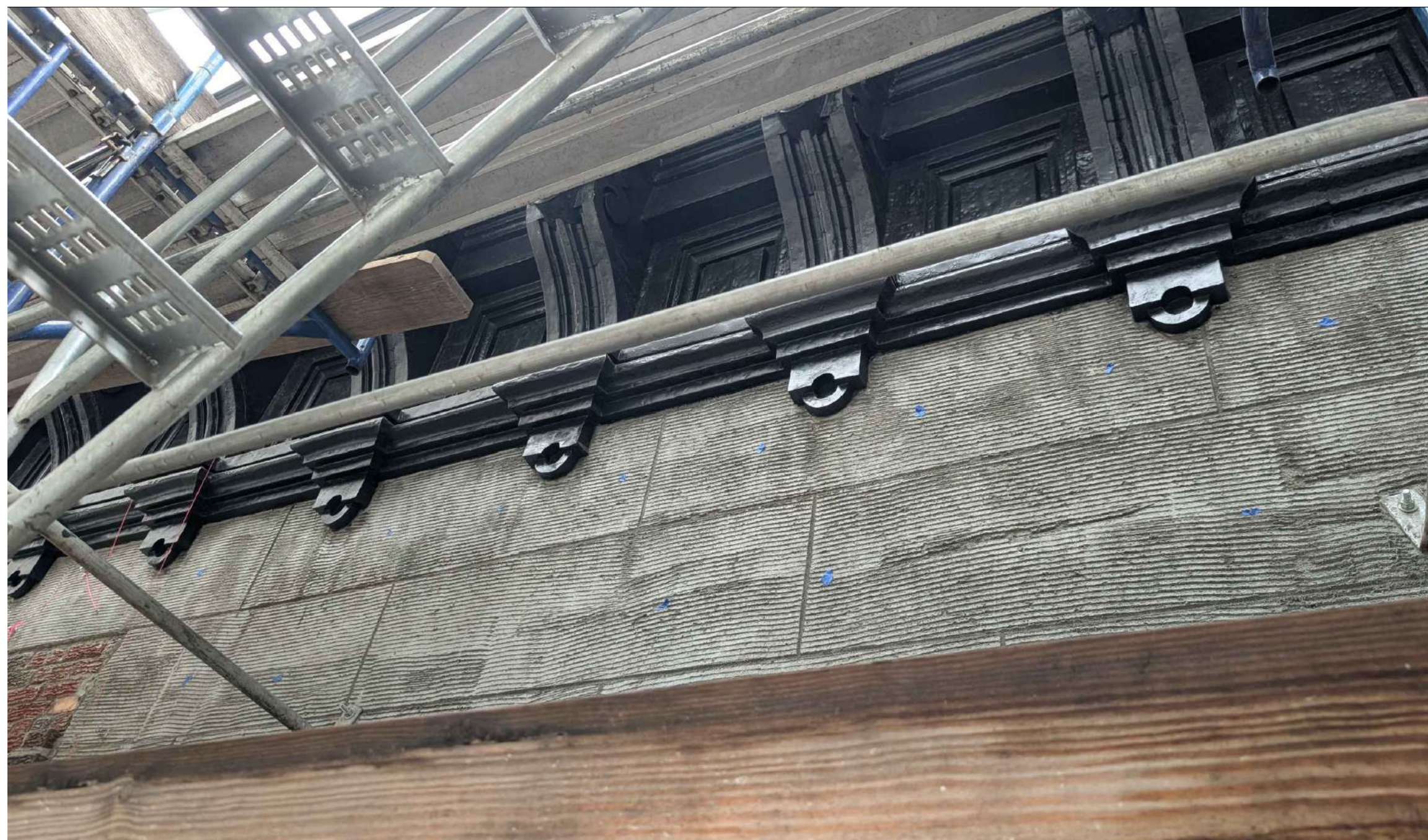
1940S HISTORIC PHOTO



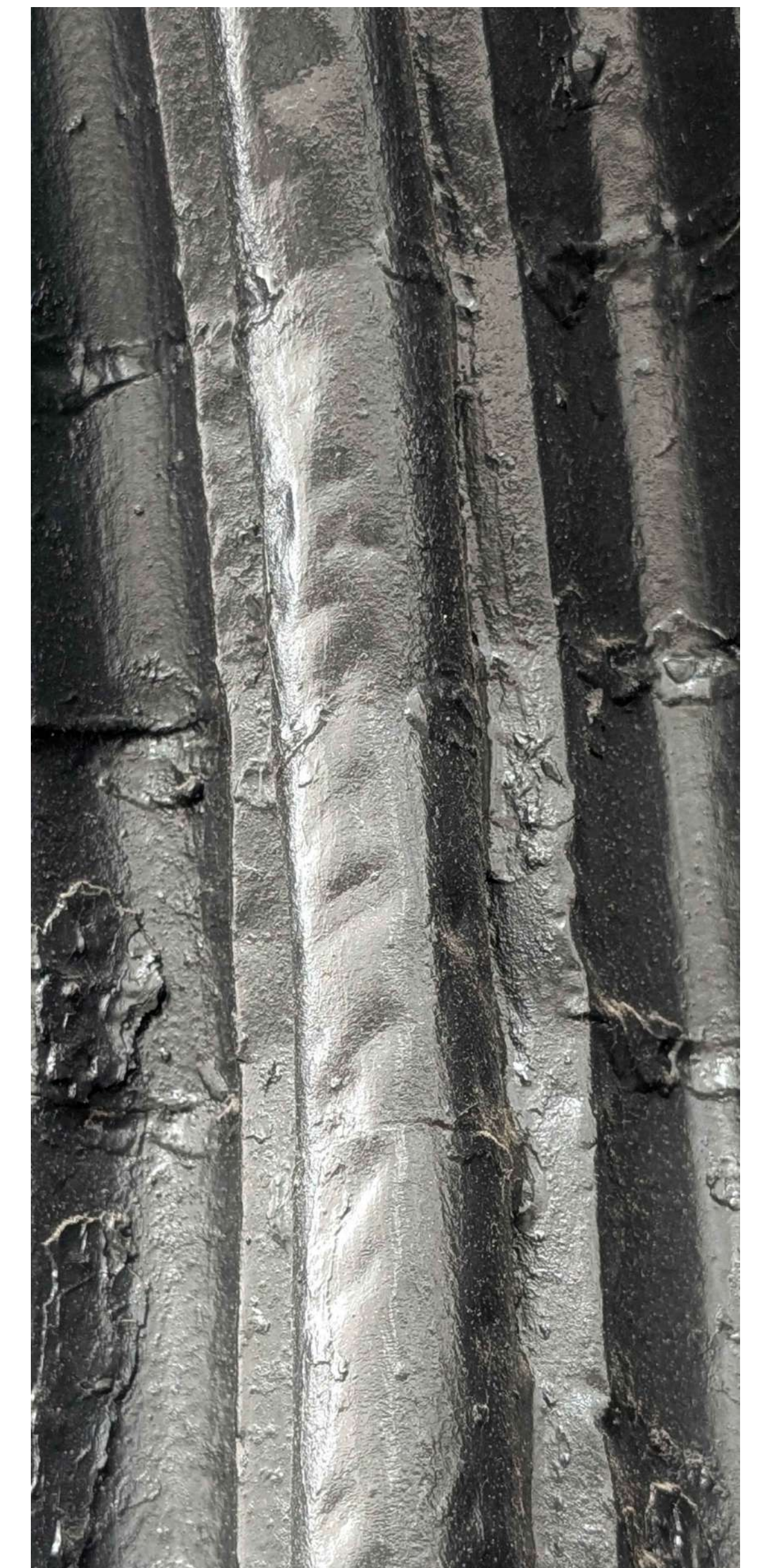
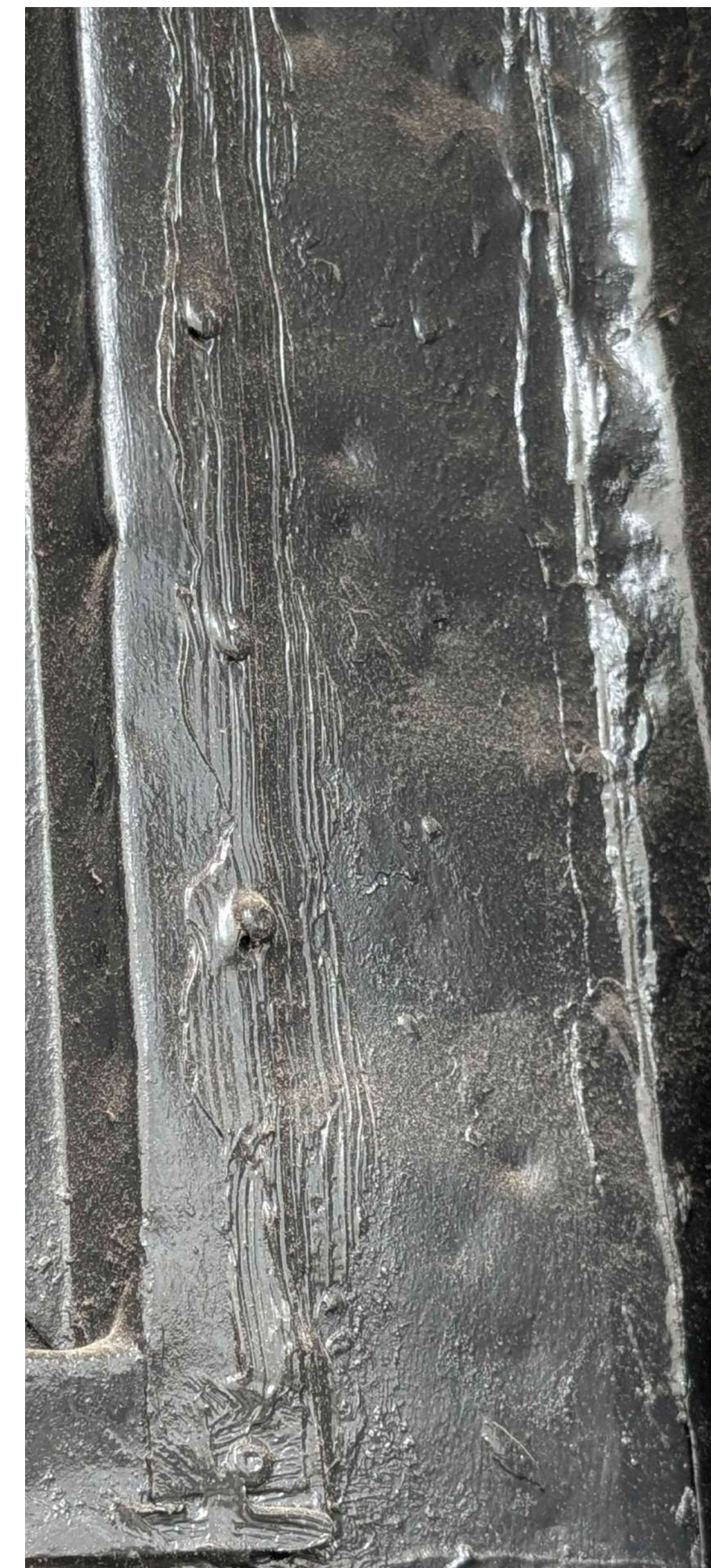


PHOTOS SHOWING  
PRE-RESTORATION CONDITIONS  
OF 673 MADISON AVE BUILDING  
TOP CORNICE





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



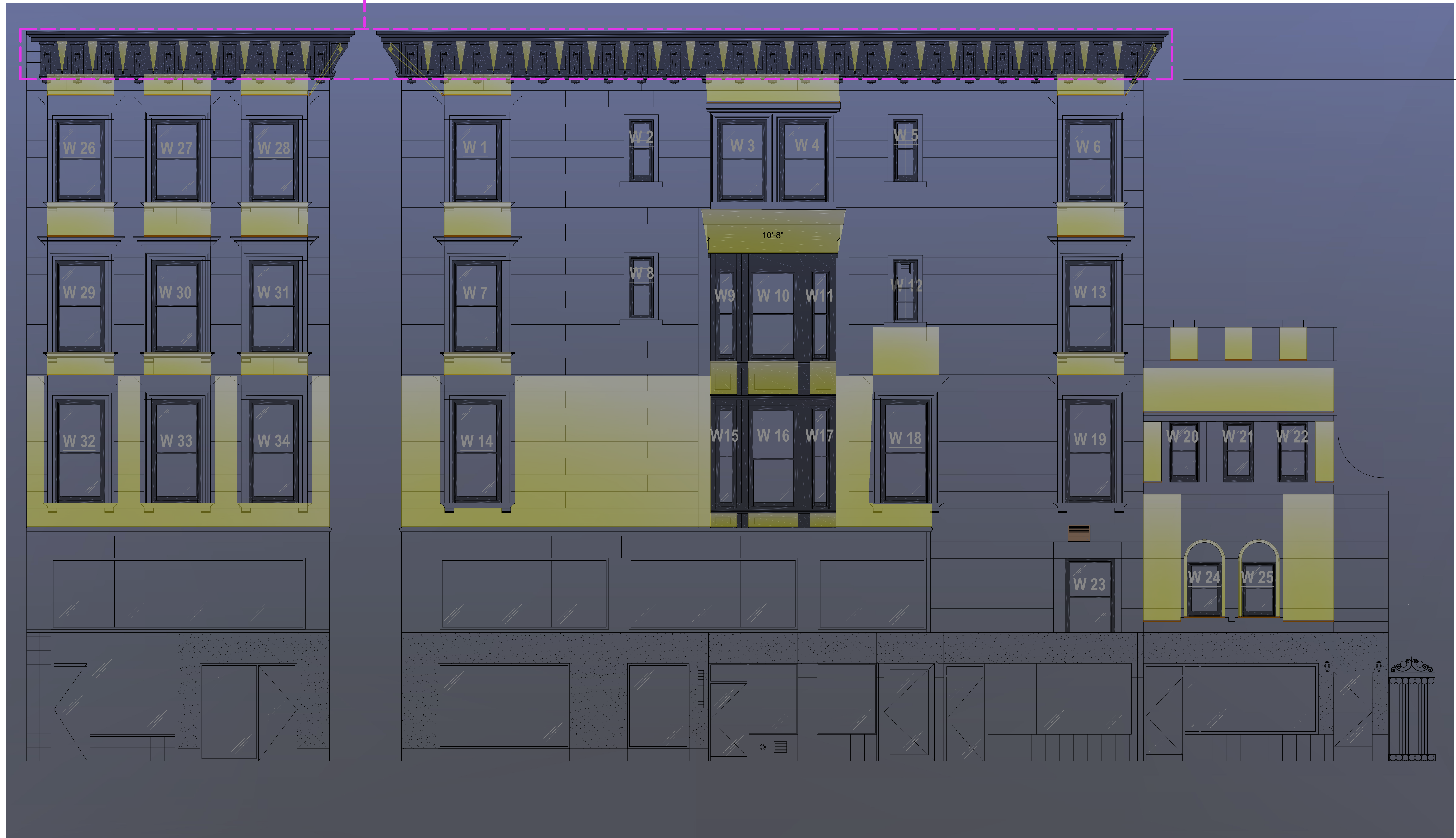
PROPOSED LOCATIONS FOR  
LINEAR LIGHTS

PROPOSED LOCATIONS FOR  
DIRECTIONAL SPOT LIGHTS

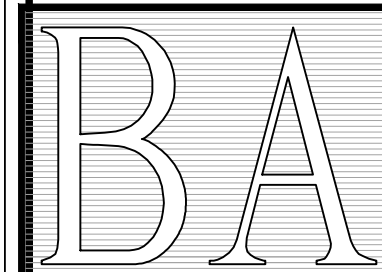


- ALL LIGHTS WILL BE PAINTED BROWN COLOR TO MATCH BROWNSTONE COLOR  
OR BLACK COLOR TO MATCH ORNAMENTAL SHEET METAL COLOR

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



NOT IN SCOPE FOR PUBLIC HEARING REVIEW



BODNAR ARCHITECTURE P.C.

675 Madison Avenue Suite 3R, New York NY 10065  
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PROPOSED FACADE LIGHTING SCHEME (OVERALL)

673 MADISON AVENUE - CORNICE LIGHTING

PUBLIC HEARING AUGUST 18TH, 2026



1 FACADE RENDERING SHOWING THE PROPOSED CORNICE LIGHTS AT NIGHT

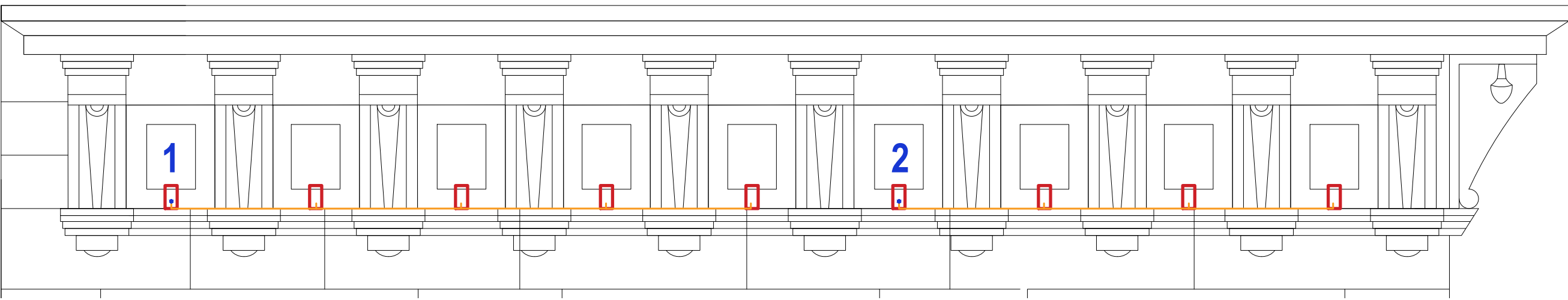
LEGEND

PROPOSED LOCATIONS FOR DIRECTIONAL SPOT LIGHTS

1

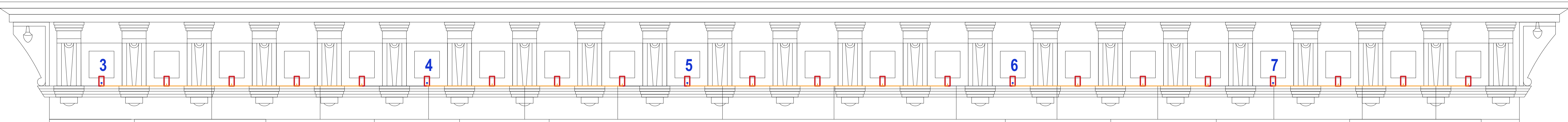
WIRE PENETRATIONS (7 TOTAL)

EXTERIOR GRADE 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 @ PAGE 10)



MADISON AVE

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

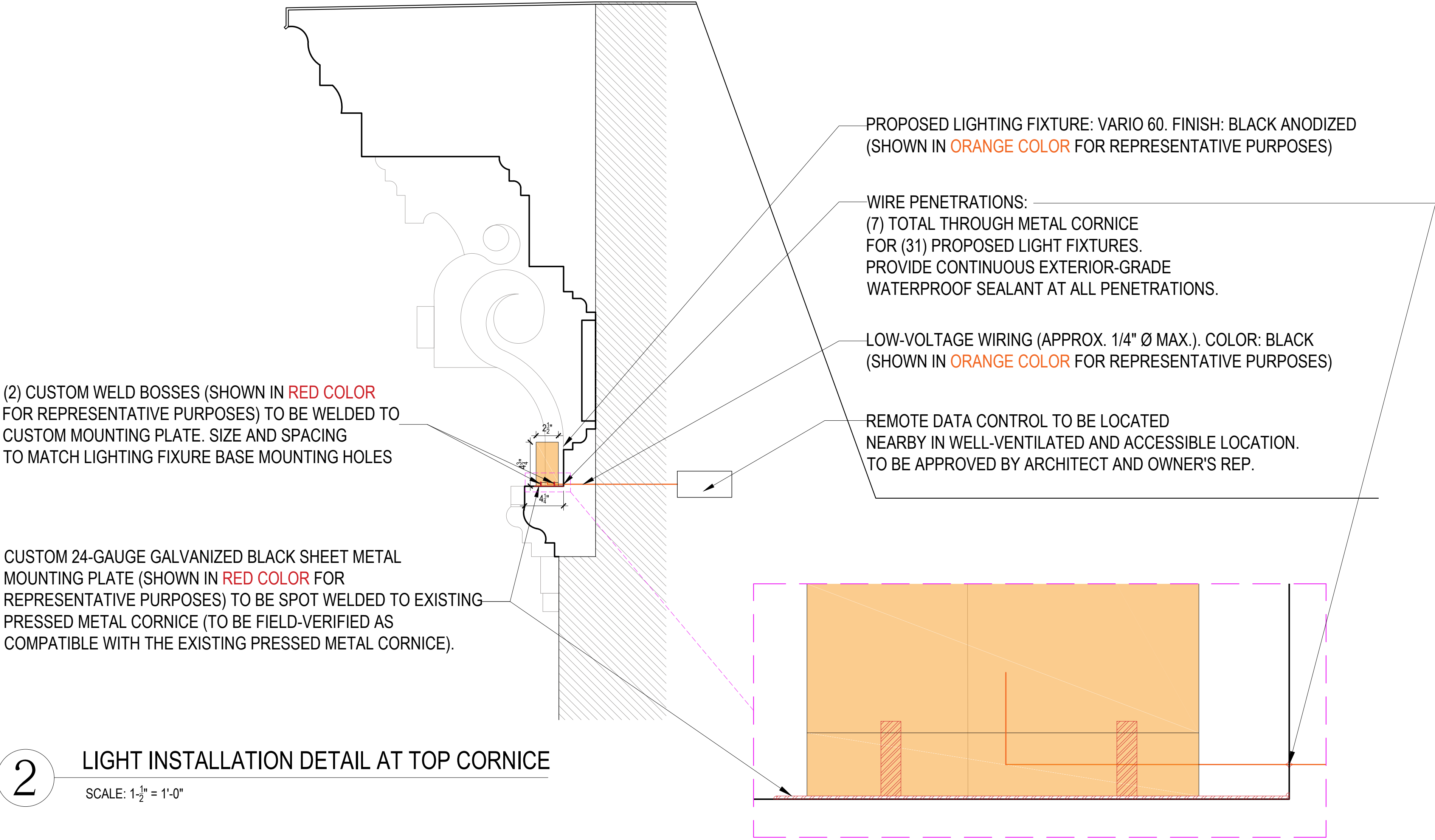


EAST 61ST STREET

1

PROPOSED TOP CORNICE LIGHTING LOCATIONS

SCALE: 1/2" = 1'-0"

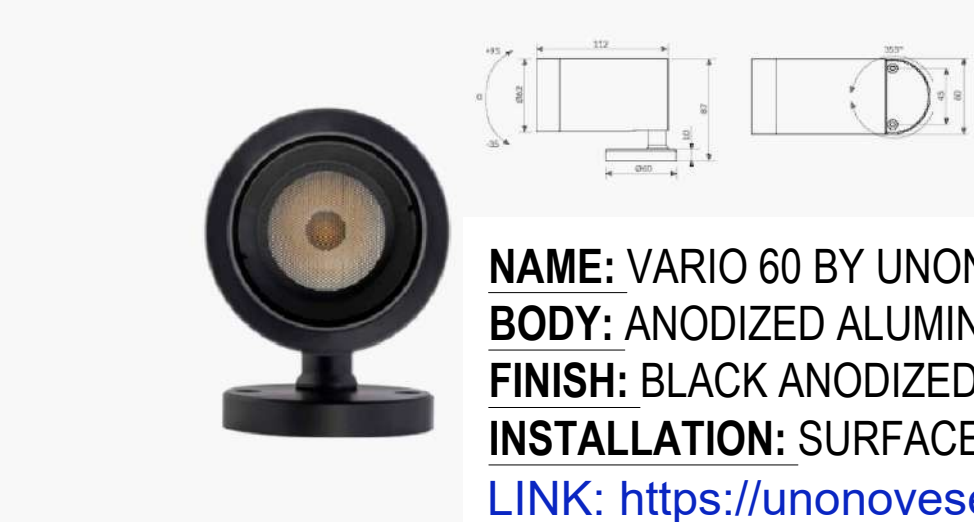


2

LIGHT INSTALLATION DETAIL AT TOP CORNICE

SCALE: 1-1/2" = 1'-0"

PROPOSED DIRECTIONAL SPOT LIGHTS @ TOP CORNICE:

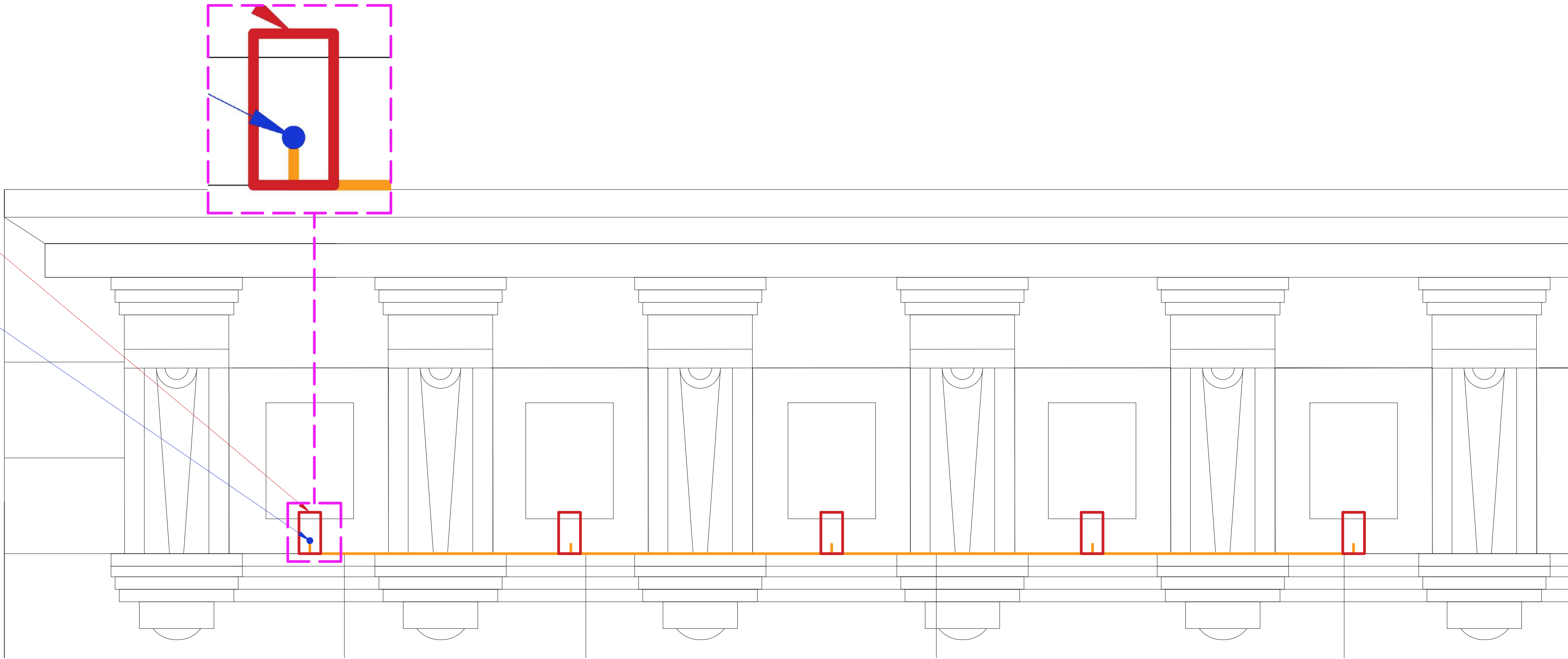


**NAME:** VARIO 60 BY UNONOVESETTE  
**BODY:** ANODIZED ALUMINUM 6026 / BRASS  
**FINISH:** BLACK ANODIZED  
**INSTALLATION:** SURFACE MOUNTED  
**LINK:** <https://unonovesette.com/products/outdoor/vario-60/>

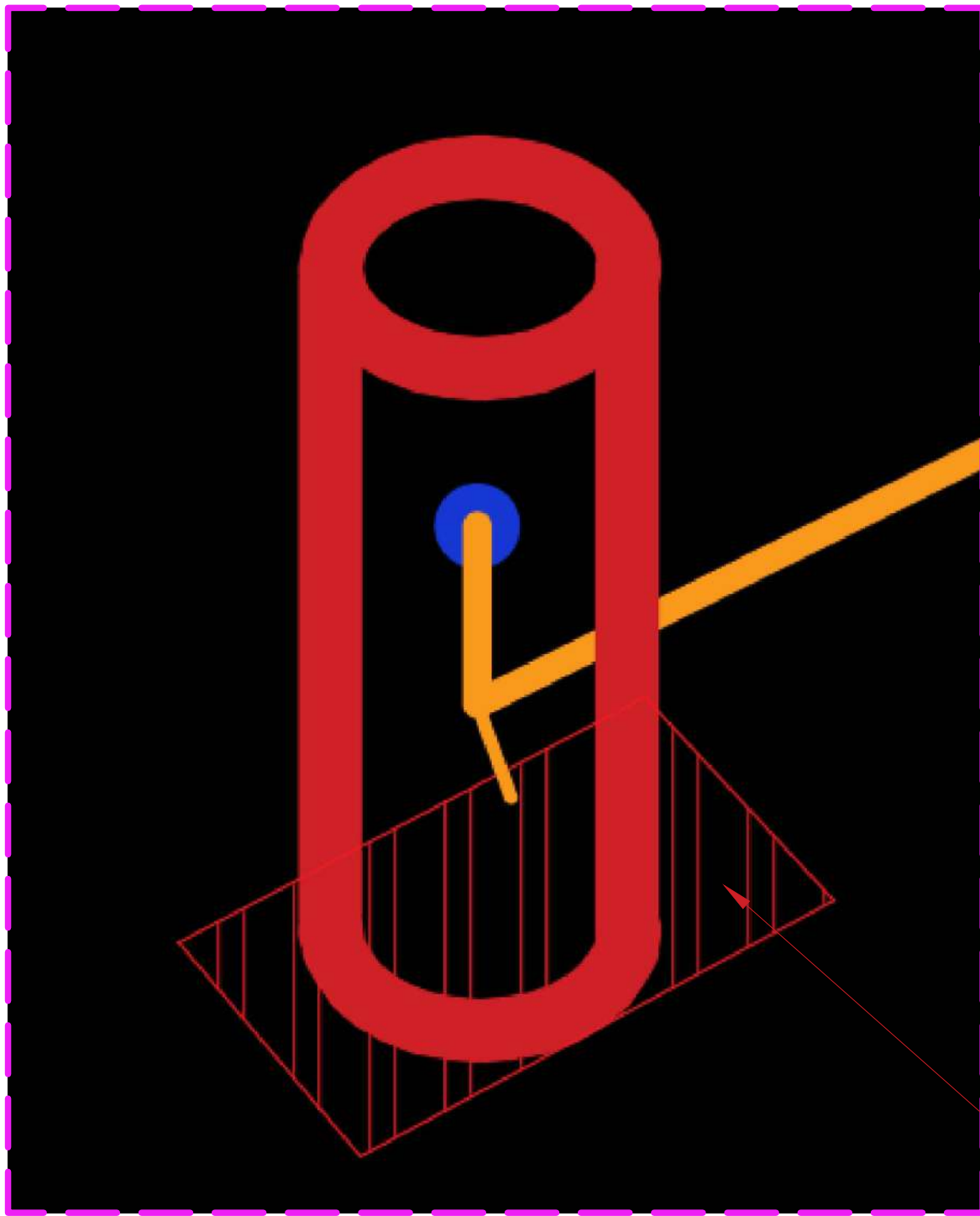
PROPOSED LOCATIONS FOR  
VARIO 60 BY UNONOVESETTE LIGHTING FIXTURES

**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

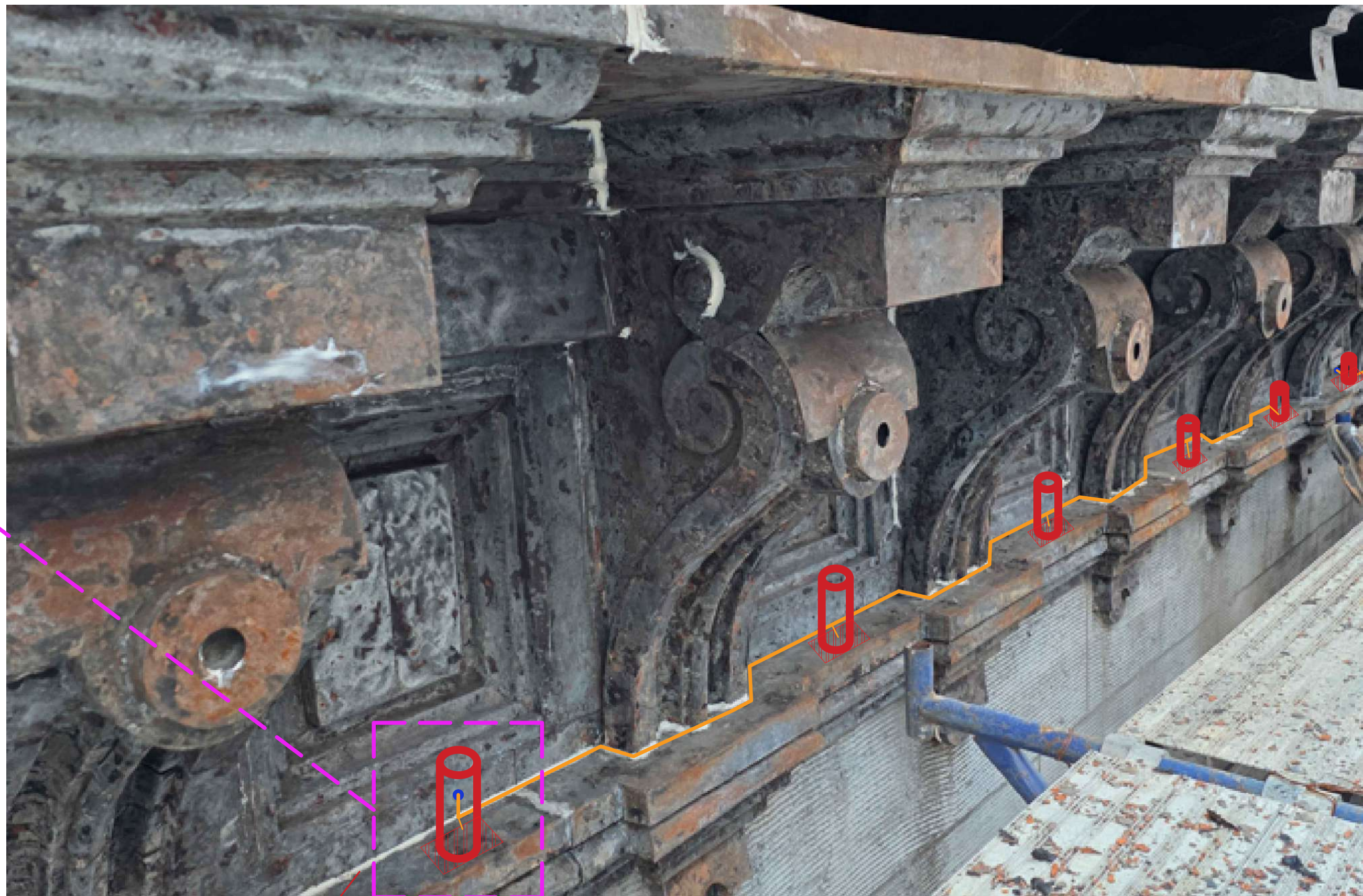
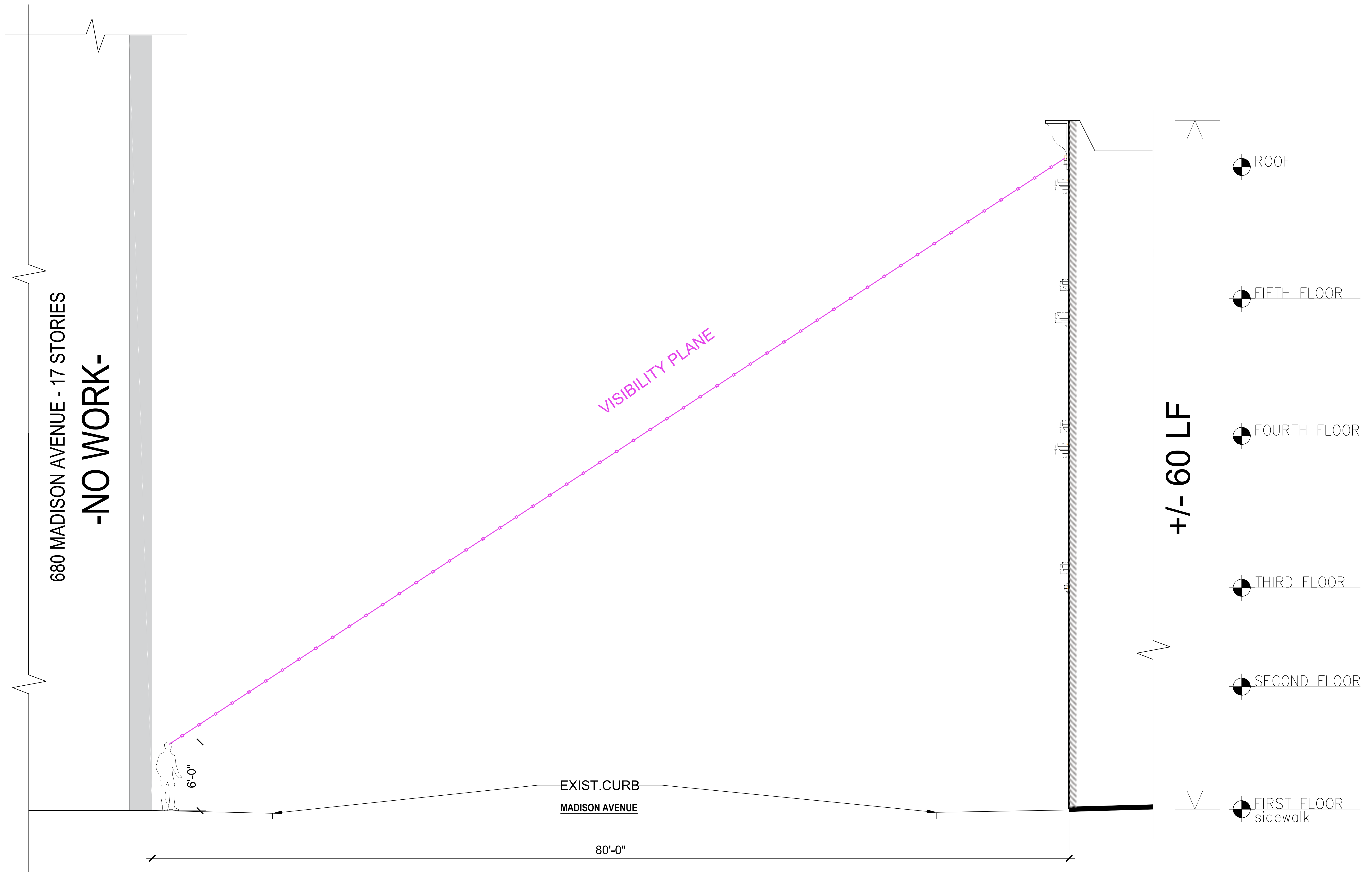
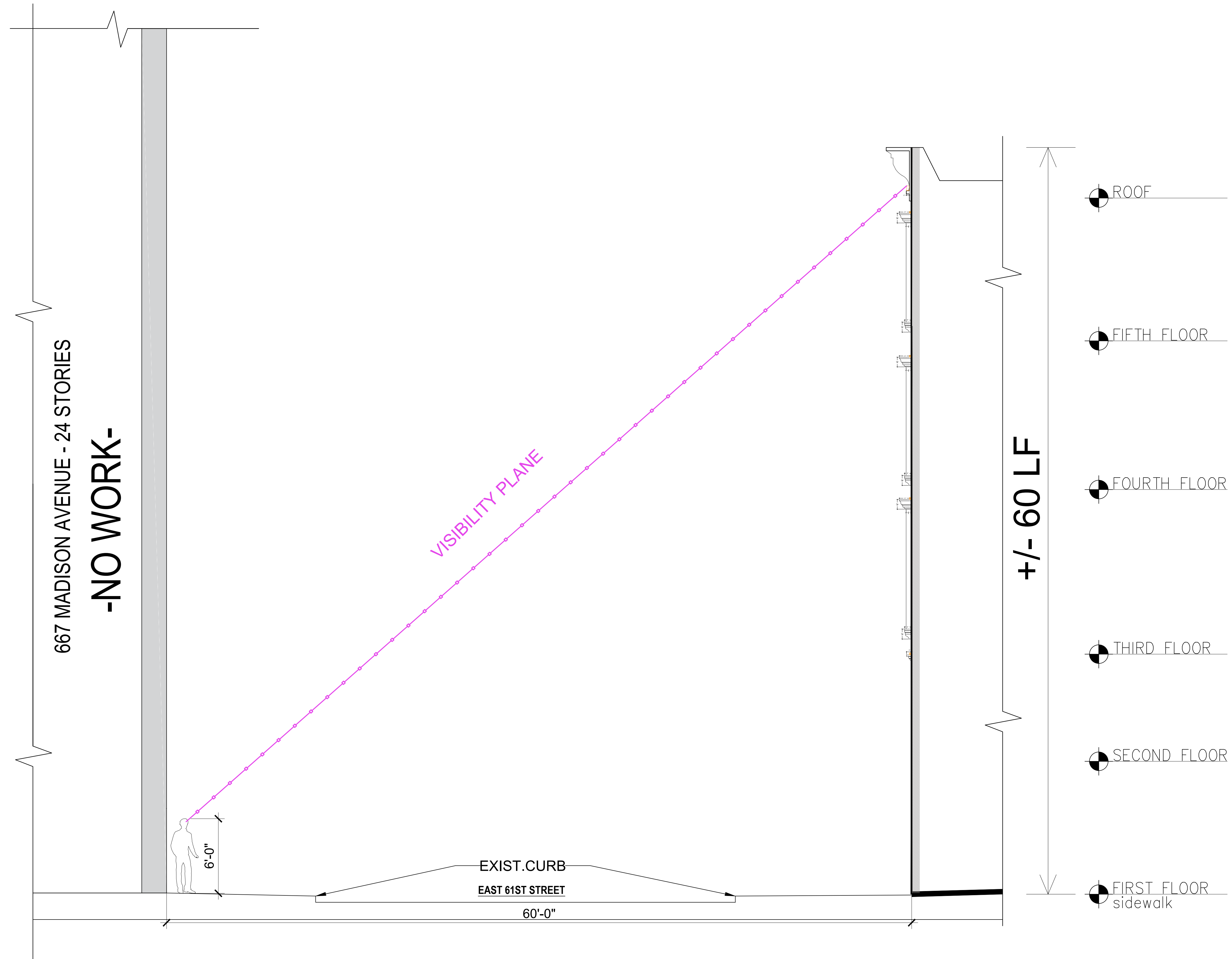


PHOTO 1.

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





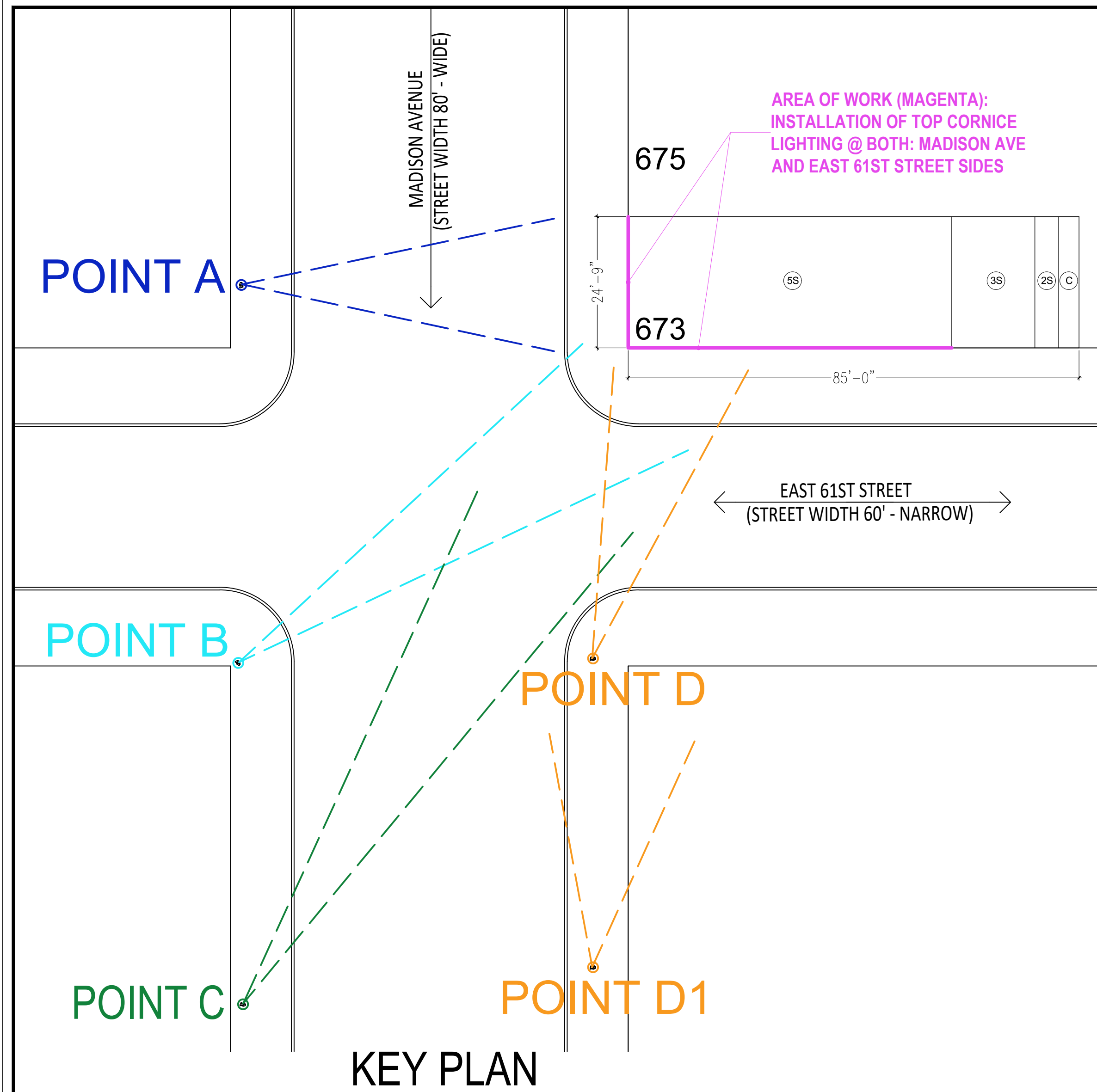


**PHOTO 1.**  
MOCKUP OF CYLINDER  
LIGHT



**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



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



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



**PHOTO 6. POINT B.**  
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

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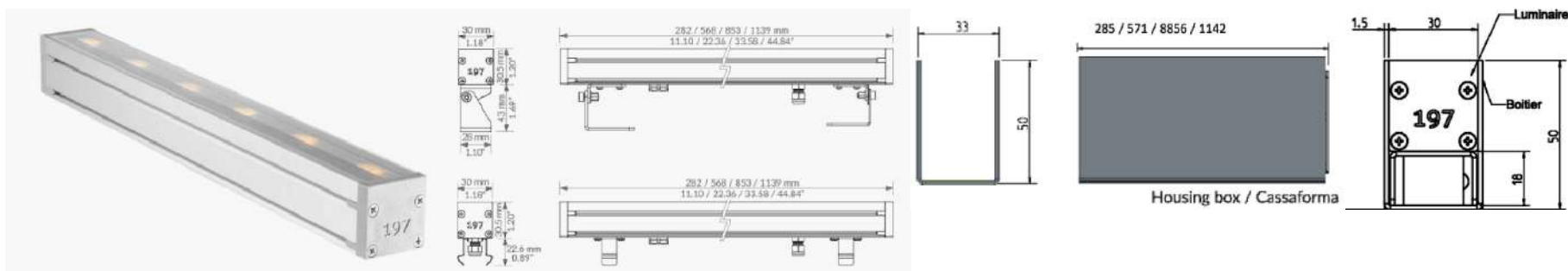
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# APPENDIX

1. LINEAR LED FIXTURES

PROPOSED LINEAR LIGHTING FIXTURES:  
SLASH 30 BY UNONOVESETTE  
LINK: <https://unonovese.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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