Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-27-00713

51 Madison Avenue – New York Life Insurance Company Building – Individual Landmark – Borough of Manhattan

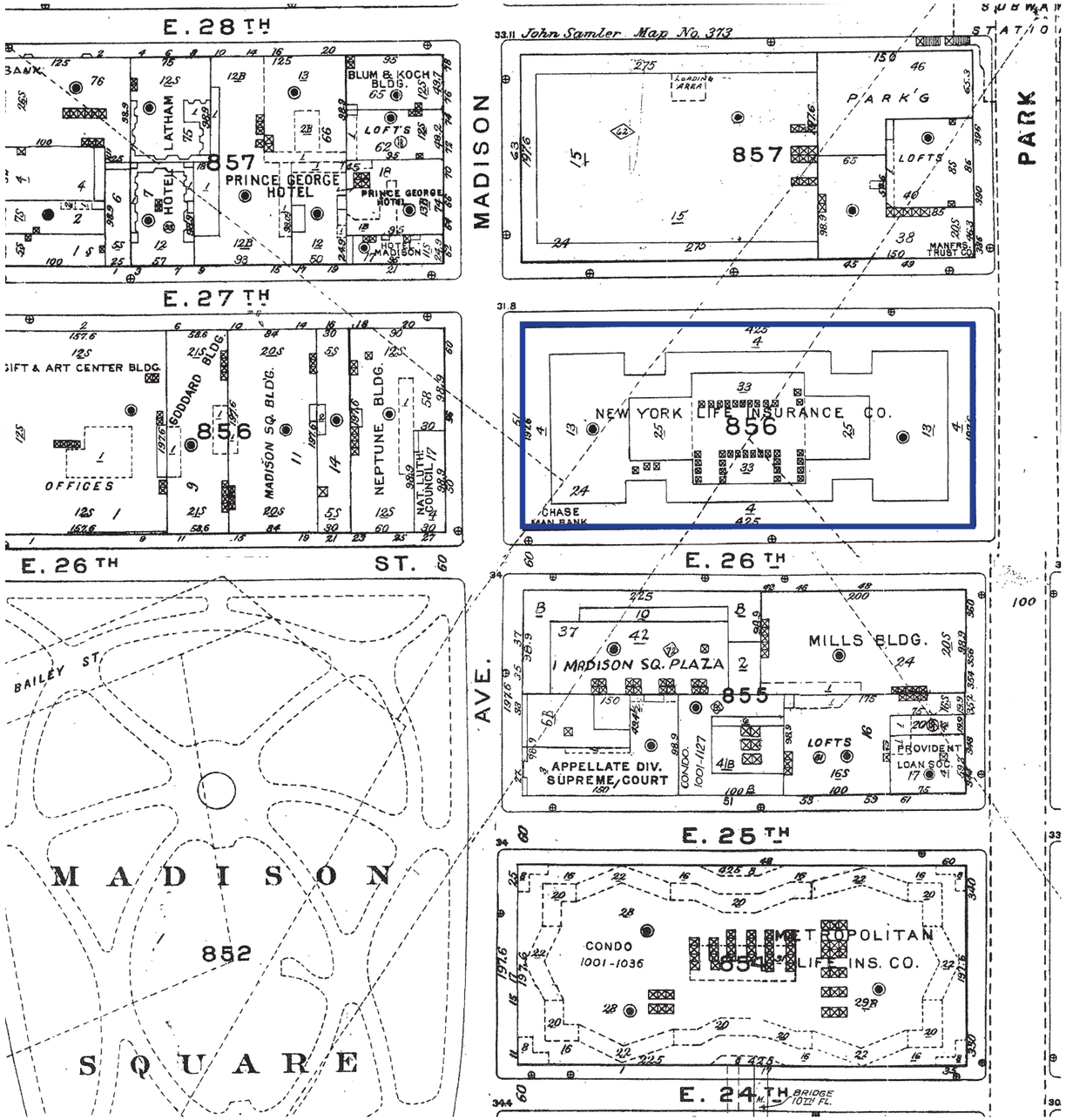
To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.

NEW YORK LIFE INSURANCE BUILDING





EXISTING CONDITIONS - SOUTHEAST CORNER



EXISTING CONDITIONS - SOUTHWEST CORNER



EXISTING CONDITIONS - EAST 27TH STREET



EXISTING CONDITIONS - EAST 26TH STREET



EXISTING CONDITIONS







EXISTING CONDITIONS







EXISTING STOREFRONT DETAIL PHOTOS


DECORATIVE CORNICE


DECORATIVE COLUMN CAPITAL


DECORATIVE PILASTER CAPITAL


OPERABLE TRANSOM


COLUMN BASE


DECORATIVE PILASTER BASE


DECORATIVE CORNICE DETAIL


DECORATIVE MULLION AT MEZZANINE


DECORATIVE EMBOSSED REVOLVING DOOR MOTIF

1 **TYPICAL STOREFRONT COMPONENTS**
N.T.S.

TYPICAL CONDITIONS - ASSEMBLY & CONDITIONS ASSESSMENT



Exhibit 4: Decorative Column Capital



Exhibit 4: Decorative Pilaster



Exhibit 4: Decorative Pilaster



Exhibit 4: Decorative Pilaster Base



Exhibit 12: Deformation at Base



Exhibit 12: Material Loss at Spandrel Panel



Exhibit 12: Open Joint

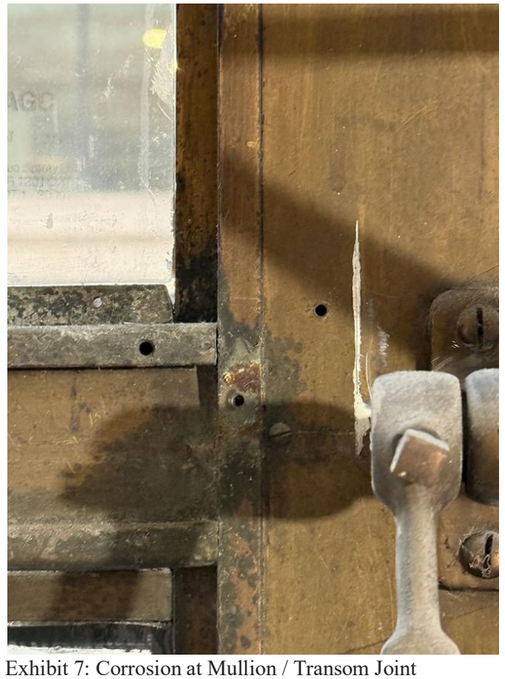


Exhibit 7: Corrosion at Mullion / Transom Joint

ASSESSMENT:

- ASSEMBLY CONSISTS OF CUSTOM-FABRICATED BRONZE FRAMING SYSTEM COMPOSED OF EXTRUDED AND CAST ELEMENTS

- STRUCTURAL MEMBERS ARE FABRICATED AS HOLLOW (OR SEMI-HOLLOW) EXTRUSIONS, PROVIDING BOTH STRUCTURAL CAPACITY AND INTEGRATED GLAZING PROFILES

- CONNECTIONS ARE ACHIEVED THROUGH COMBINATION OF MECHANICAL FASTENERS AND METALLURGICAL BONDING, INCLUDING SCREWS, PINS, AND BRAZED OR SOLDERED JOINTS

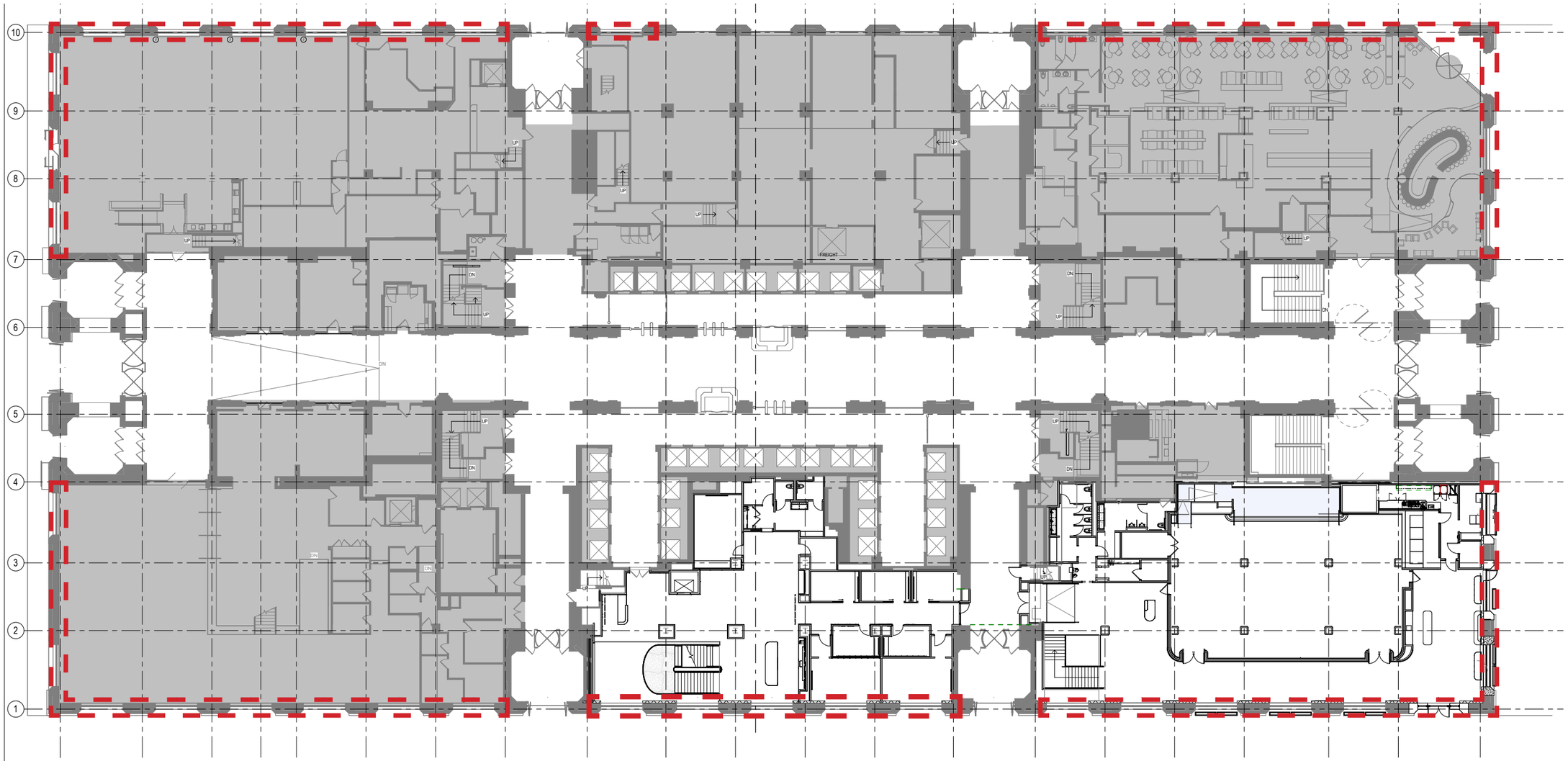
- ORNAMENTAL COMPONENTS ARE MECHANICALLY ATTACHED TO THE PRIMARY FRAME

- THE SYSTEM IS ANCHORED TO THE MASONRY USING EMBEDDED FERROUS ANCHORS

- GLAZING RELIES ON TIGHT TOLERANCES AND SEALANT CONTINUITY FOR WEATHER RESISTANCE, DUE TO LACK OF COMPRESSIBLE GASKETS OR PRESSURE PLATES

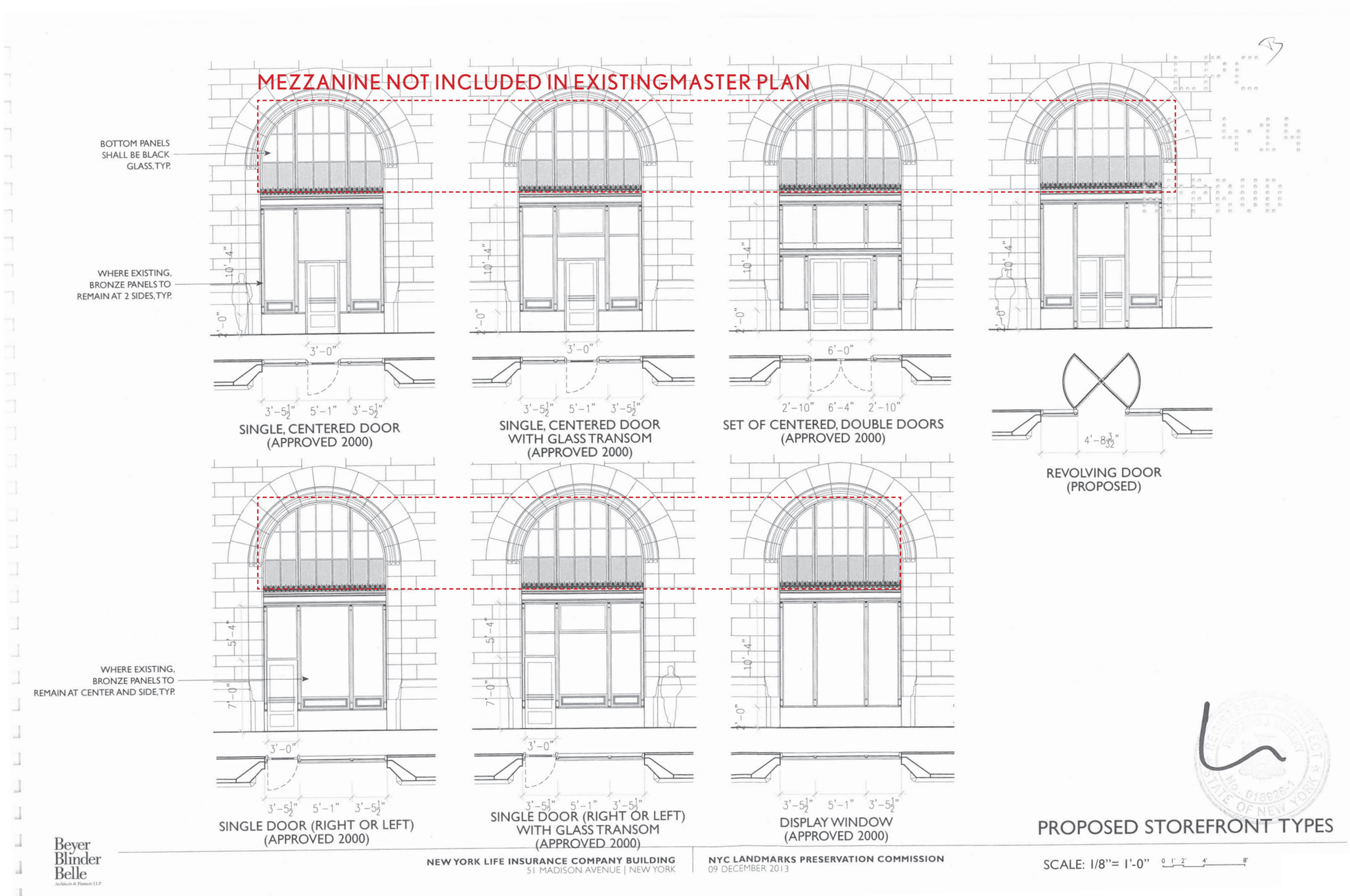
ASSEMBY DEFICIENCIES & DETERIORATION:
- JOINT FAILURE AND OPEN SEAMS
- AIR LEAKAGE AT GLAZING AND FRAMES
- CORROSION
- LACK OF WEEPS AND FLASHING
- EMBEDDED FERROUS ANCHORS AND FASTENERS CONTRIBUTING TO DEFORMATION & DISPLACEMENT
- GALVANIC CORROSION

STOREFRONTS SUBJECT TO LPC MASTER PLAN



1 LEVEL 1 - FIRE RATED PARTITIONS
SCALE: 3/32" = 1'-0"

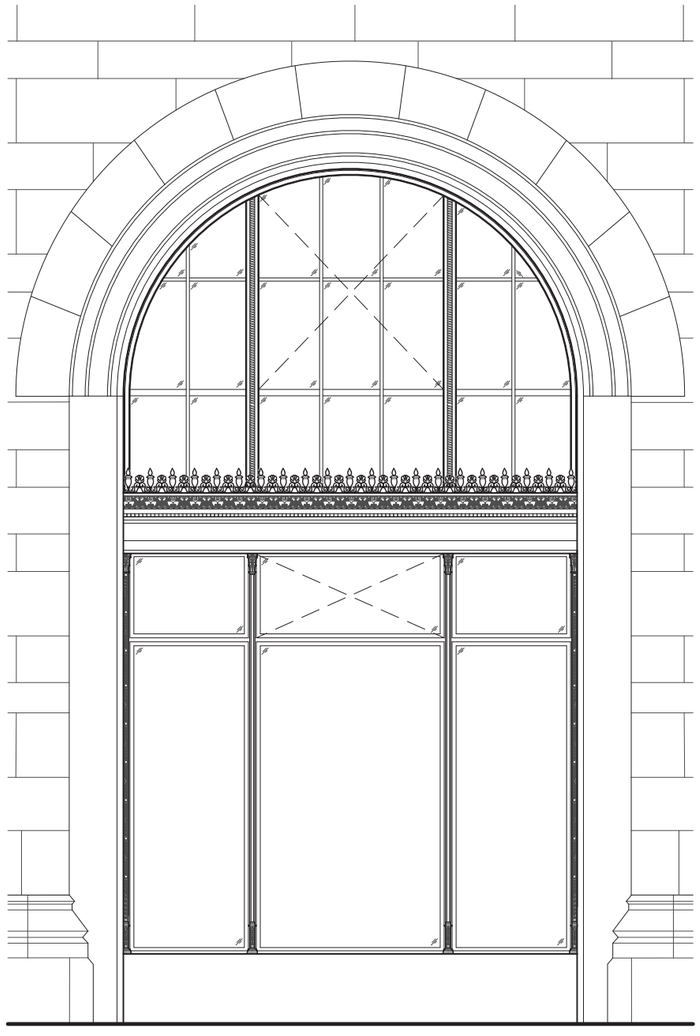
MASTER PLAN - PROPOSED STOREFRONT TYPES (2014 AMENDMENT)



STOREFRONT WINDOW ELEVATION - EXAMPLE TYPE 1



REPRESENTATIVE PHOTOGRAPH



EXISTING

PROPOSAL TO AMEND THE STOREFRONT MASTER PLAN:

- ALLOW FOR REPLACEMENT OF INFILL WITH ALUMINUM STRUCTURAL SYSTEM AND INSULATED GLAZING

- SALVAGE AND REUSE OF DECORATIVE BRONZE ELEMENTS

- INCLUSION OF MEZZANINE WINDOW REPLACEMENT, IN ALUMINUM WITH SALVAGED BRONZE WHERE POSSIBLE

- REMOVE MEZZANINE SPANDREL GLASS AS A REQUIREMENT (AVAILABLE AS AN OPTION)

BRONZE

ALUMINUM



MATERIAL SAMPLE

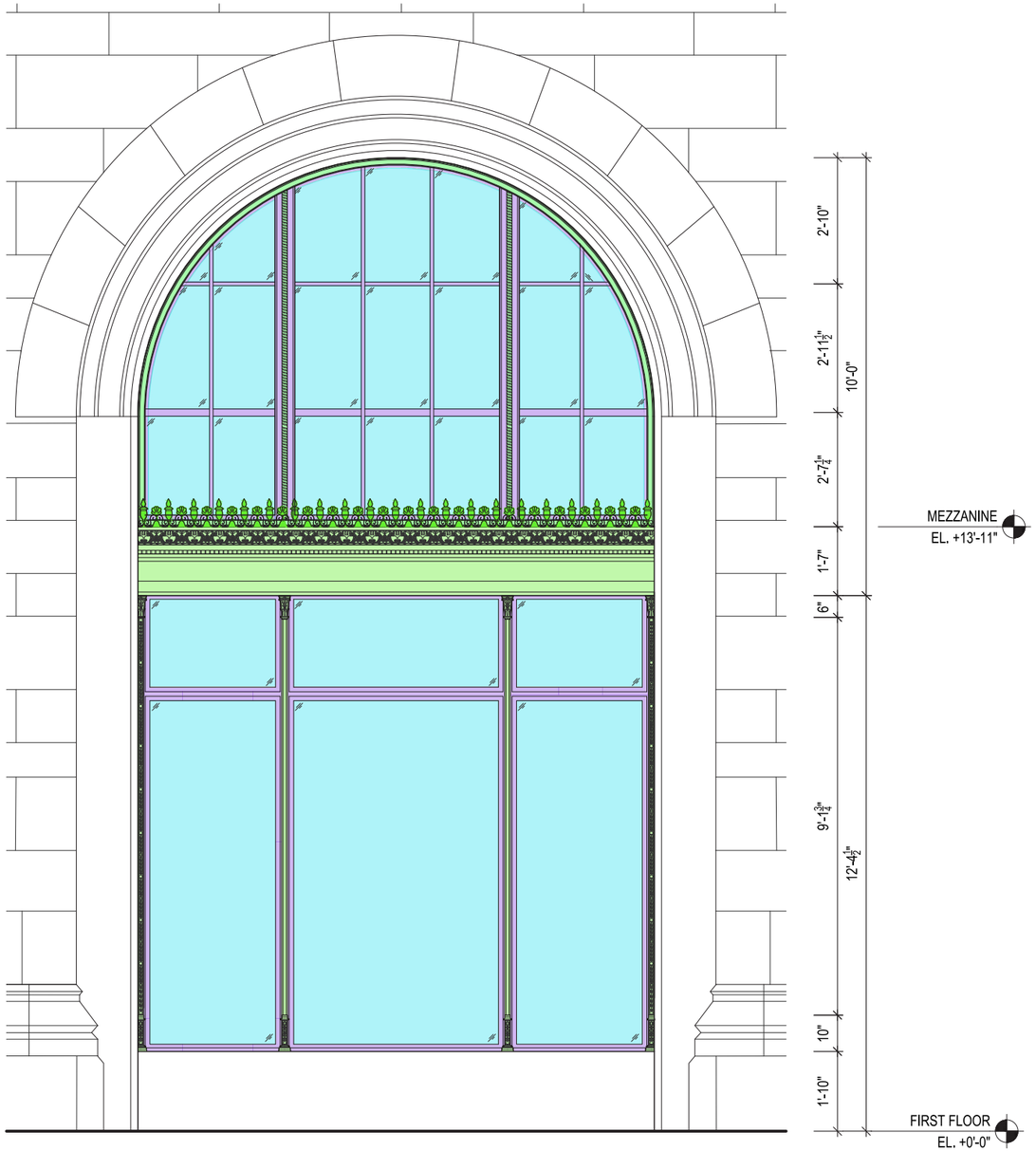
1 STOREFRONT ALUMINUM REPLACEMENT TYPE 1

3/8"=1'-0"

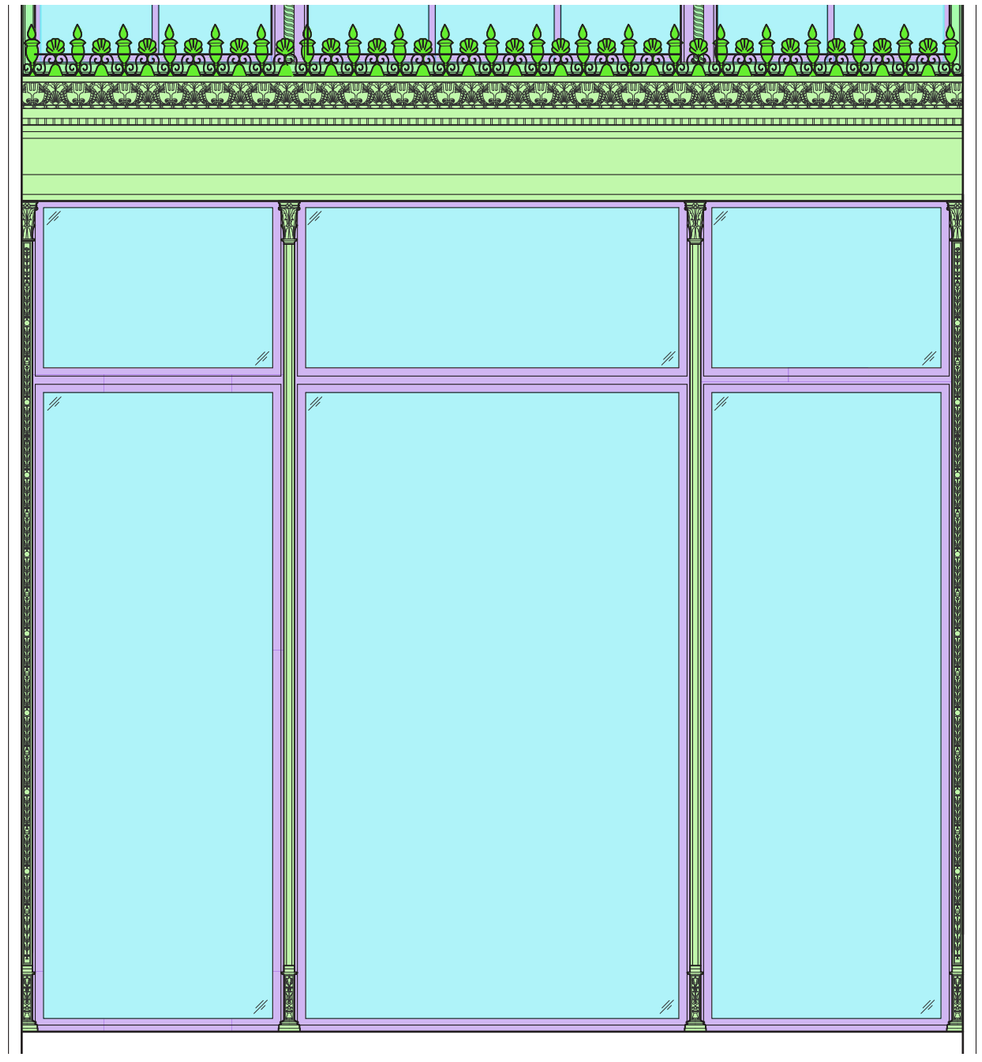
BRONZE SALVAGE & REUSE - PROPOSED ELEVATION

GENERAL NOTES:

1. DIAGRAM IS INTENDED TO BE USED AS REFERENCE, IDENTIFYING CURRENT STATE OF MATERIALS.
2. THE DIAGRAM IS GENERAL AND SPECIFIES OVERALL STRUCTURE.
3. ALL MATERIALS TO BE VERIFIED PRIOR TO WORK COMMENCEMENT.



PROPOSED ELEVATION - FIRST FLOOR + MEZZANINE

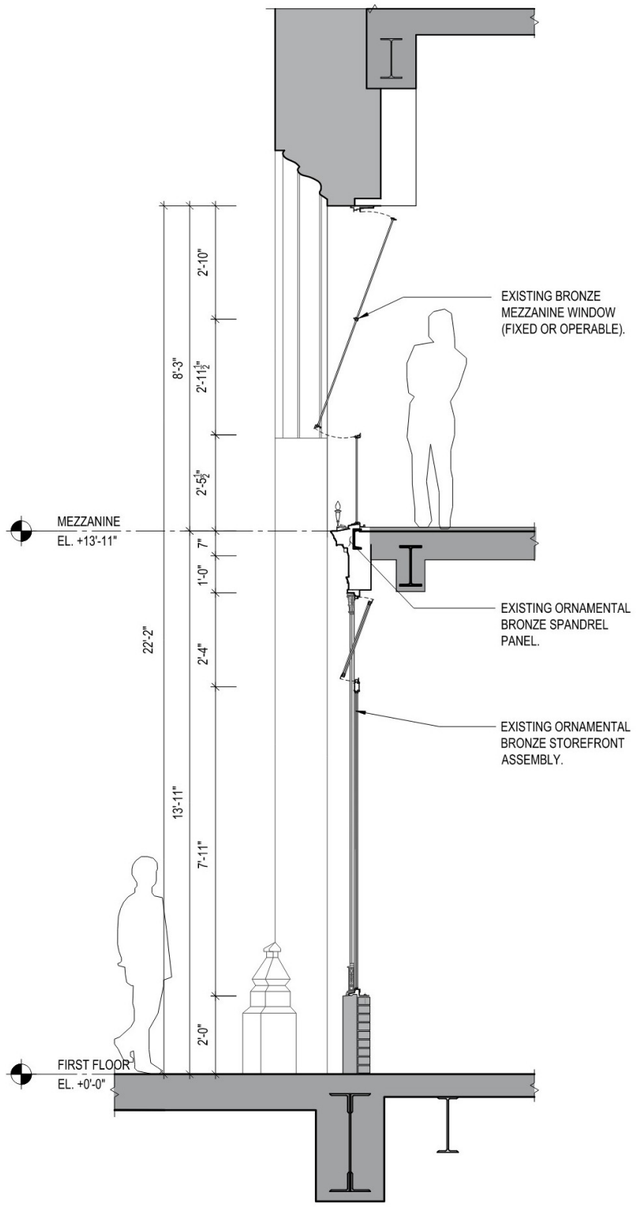


ENLARGED ELEVATION - STOREFRONT WINDOW SALVAGE

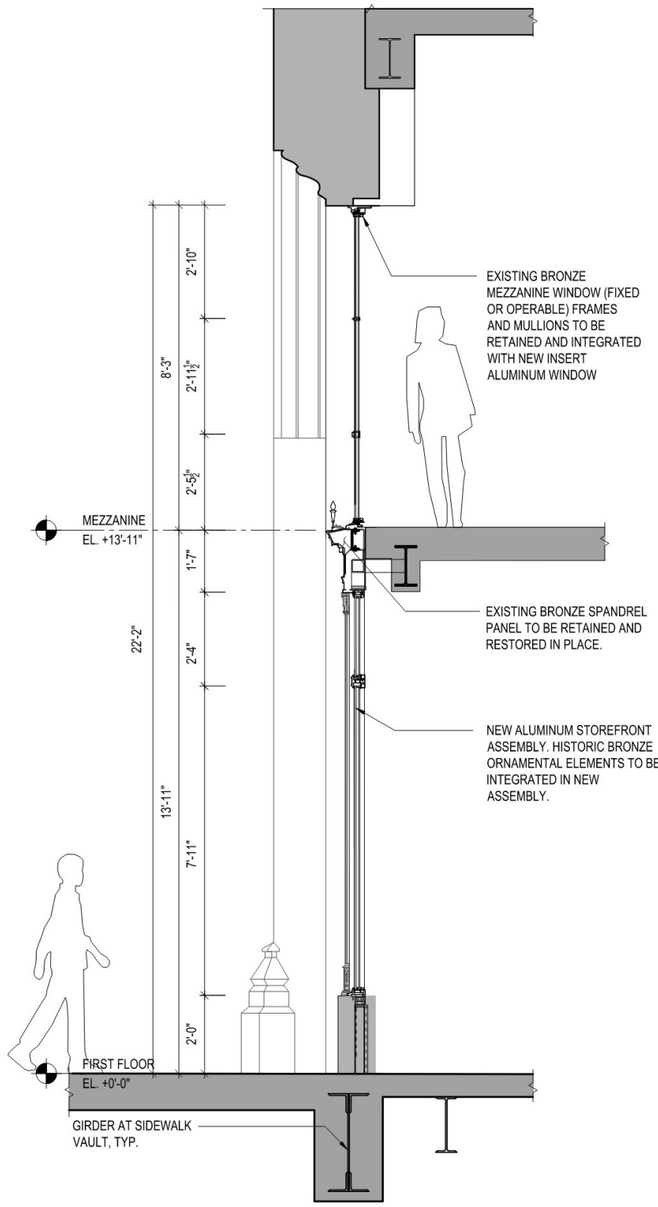
COLOR LEGEND FOR PROPOSED MATERIAL TYPES

- BRONZE
- GLASS
- ALUMINUM

SECTION - STOREFRONT WINDOW WITH TRANSOM



1 **EXISTING STOREFRONT TYPE E**
1/2"=1'-0"

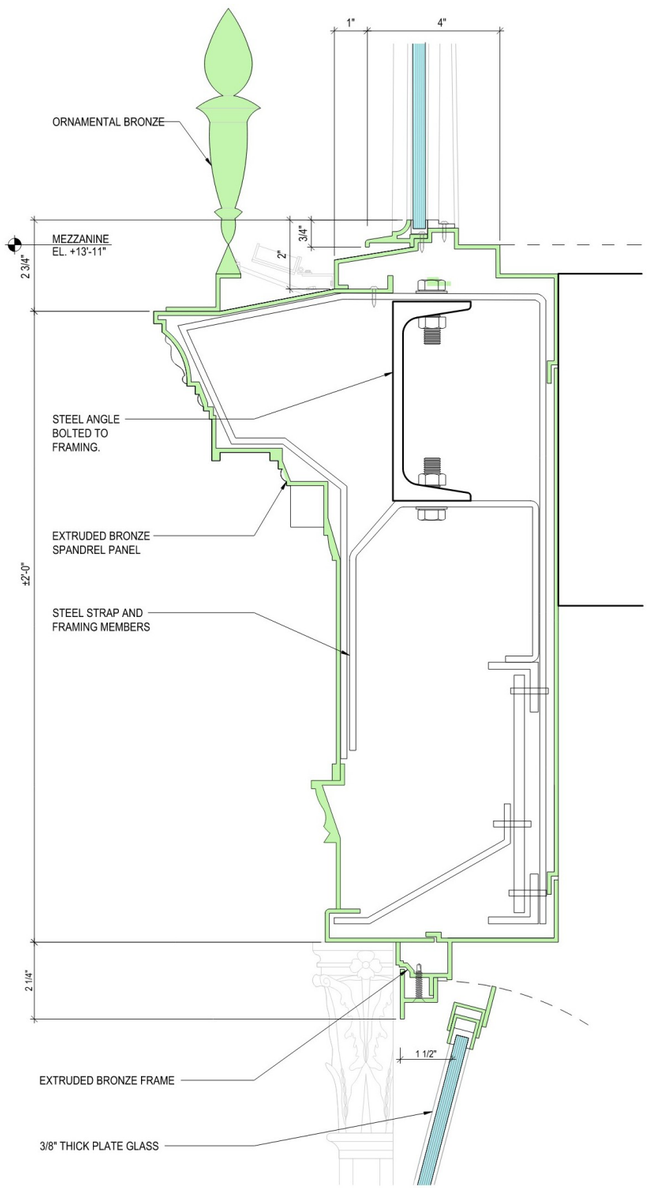


2 **PROPOSED STOREFRONT TYPE 1**
1/2"=1'-0"

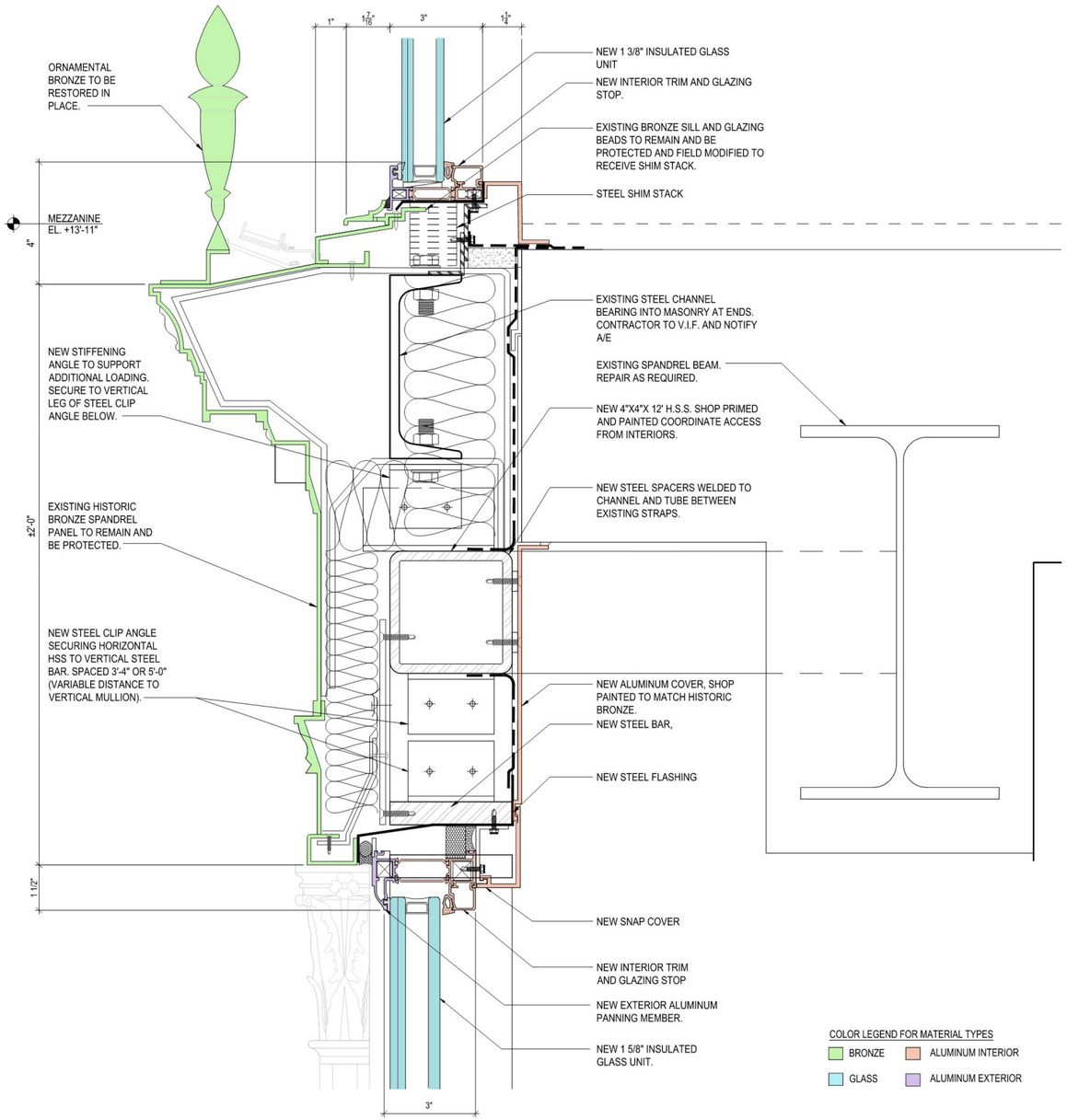
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- GLASS
- ALUMINUM

VERTICAL SECTIONS - SPANDREL

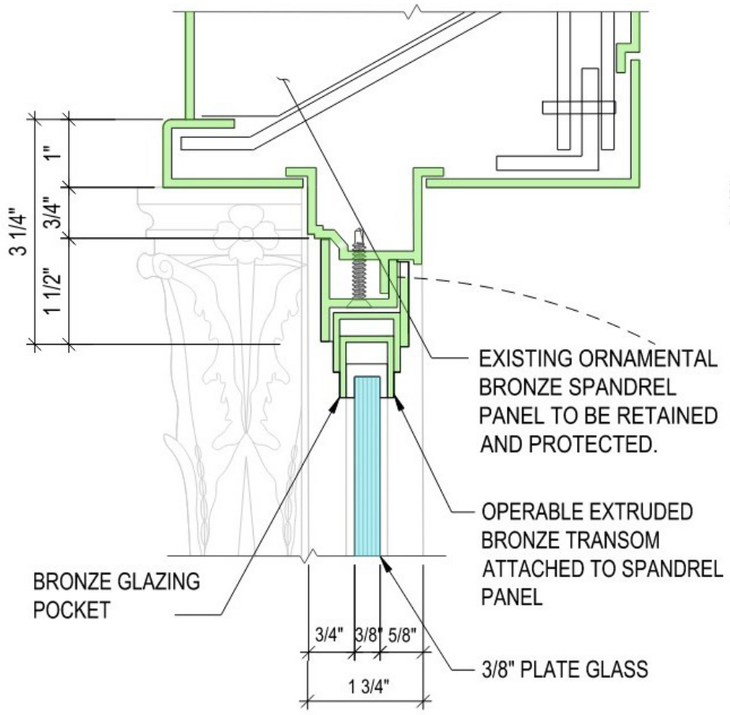


1 ORNAMENTED SPANDREL PANEL WITH CRESTING - EXISTING
6" = 1'-0"

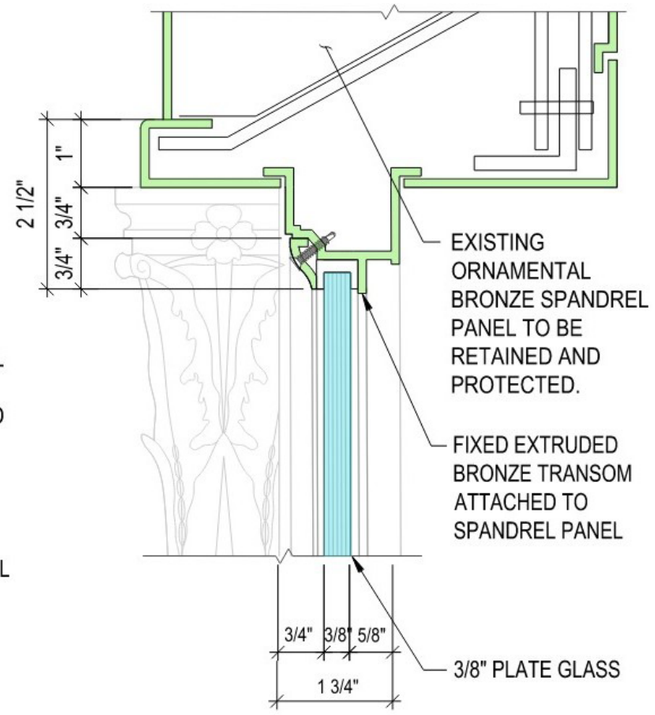


2 ORNAMENTED SPANDREL PANEL WITH CRESTING - PROPOSED
6" = 1'-0"

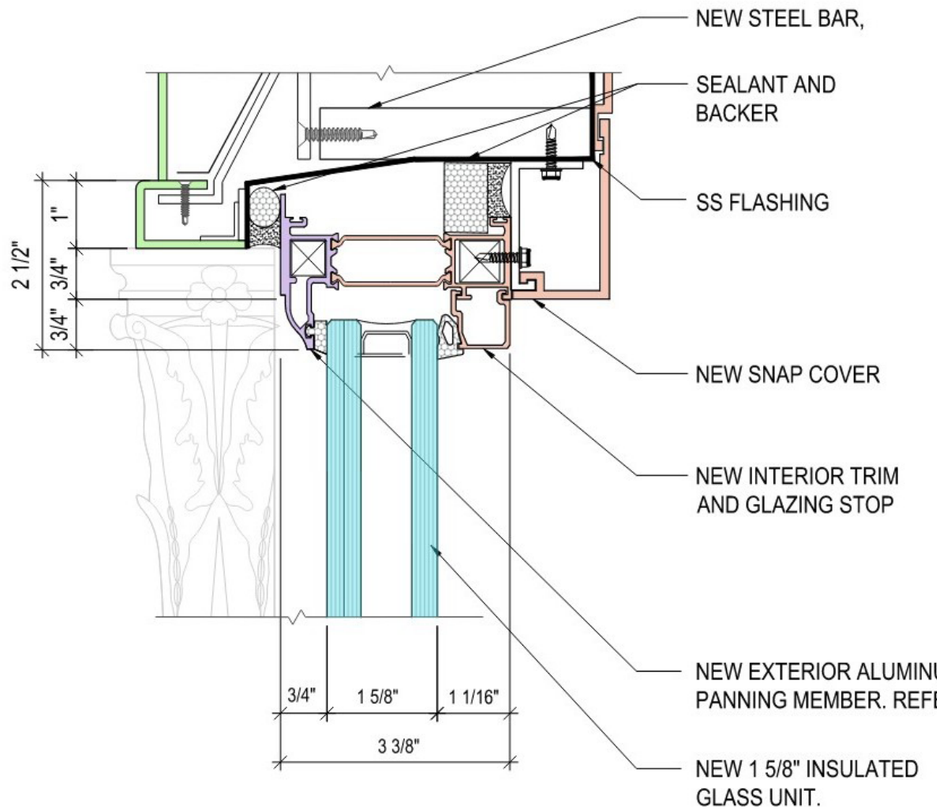
VERTICAL SECTIONS - WINDOW HEAD ENLARGED



EXISTING OPERABLE TRANSOM HEAD AT THE CENTER LITE - HISTORIC BRONZE



EXISTING FIXED TRANSOM HEAD AT THE SIDE LITES - HISTORIC BRONZE



NOTE: BRONZE SPANDREL TO BE UPTURNED TO INCORPORATE STOREFRONT HEAD. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

PROPOSED: FIXED TRANSOM HEAD SKYLINE SERIES 500.

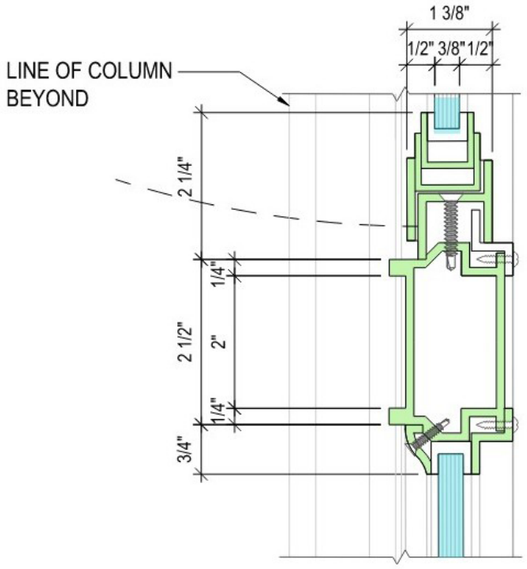
3 FRAME AT STOREFRONT LEVEL

6"=1'-0"

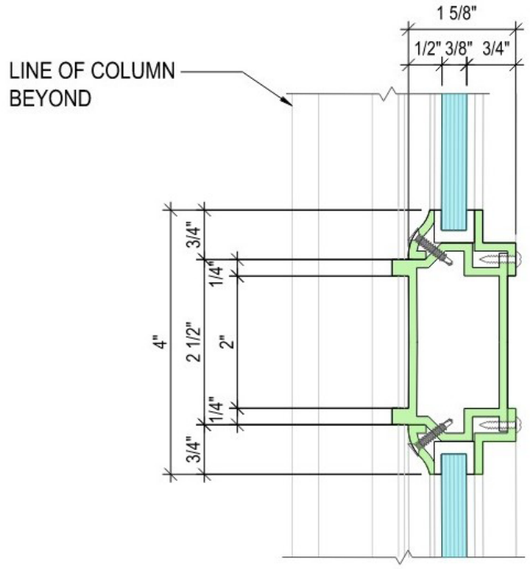
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- ALUMINUM INTERIOR
- GLASS
- ALUMINUM EXTERIOR

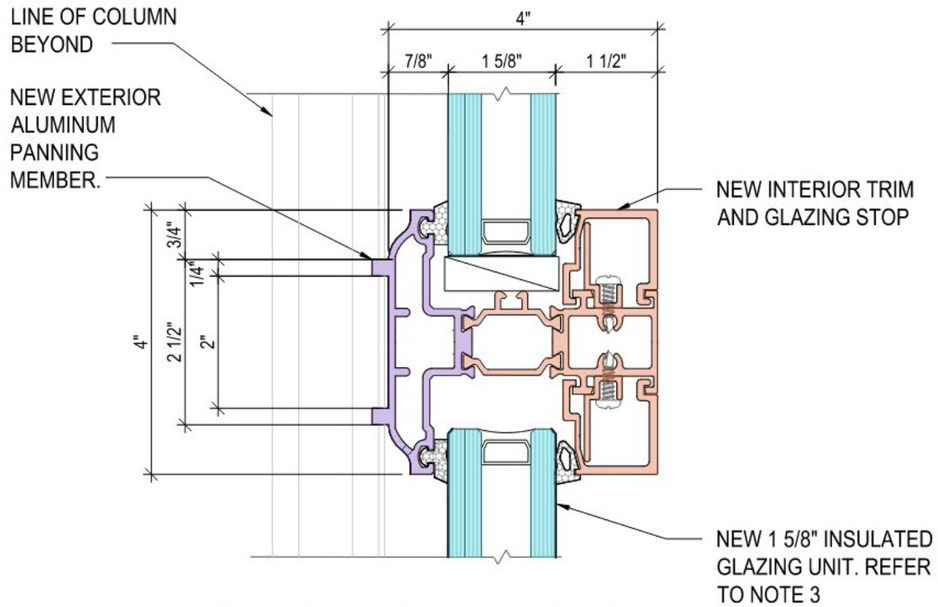
VERTICAL SECTIONS - HORIZONTAL MULLIONS



EXISTING OPERABLE MULLION AT THE CENTER LITE
HISTORIC BRONZE



EXISTING FIXED MULLION AT THE SIDE
LITES HISTORIC BRONZE



PROPOSED: FIXED MULLION SKYLINE SERIES 500.

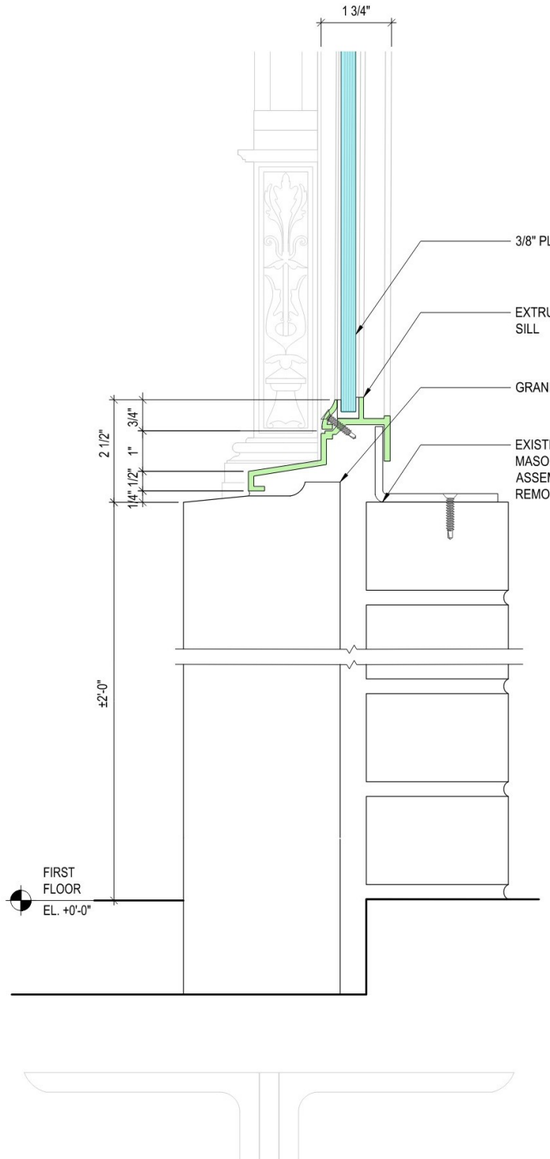
4 MULLION AT STOREFRONT LEVEL

6"=1'-0"

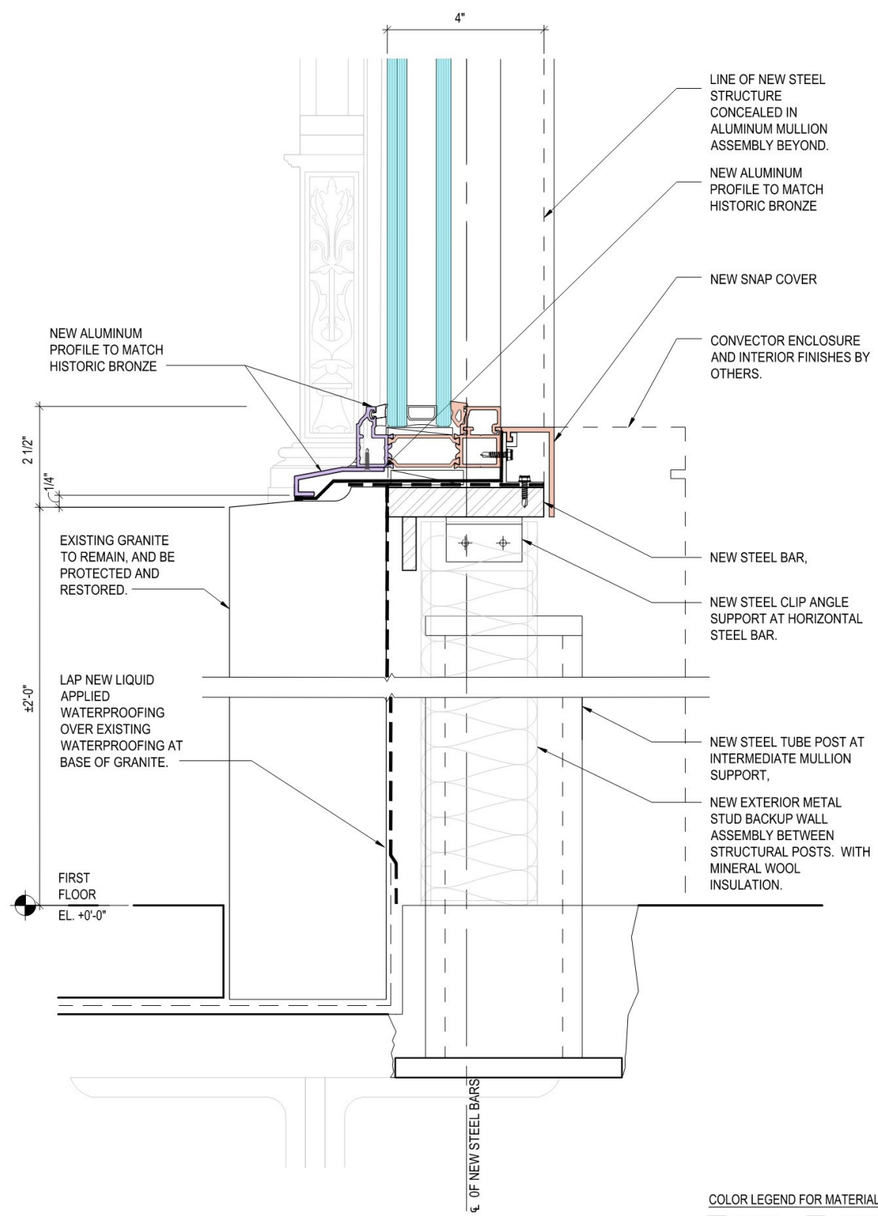
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- ALUMINUM INTERIOR
- GLASS
- ALUMINUM EXTERIOR

VERTICAL SECTIONS - BASE

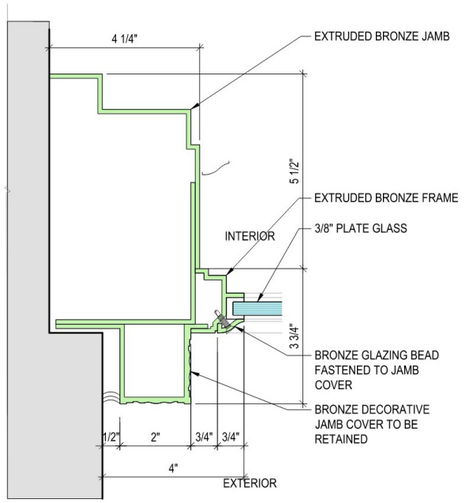


1 STOREFRONT SILL - EXISTING
6" = 1'-0"

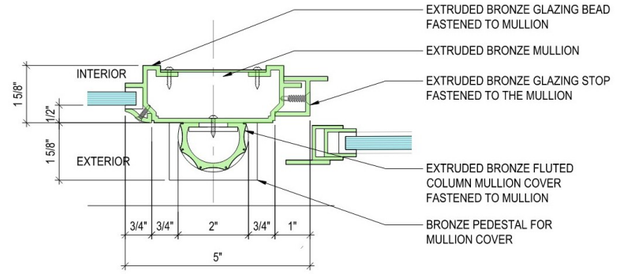


2 STOREFRONT SILL
GRANITE TO REMAIN - PROPOSED
6" = 1'-0"

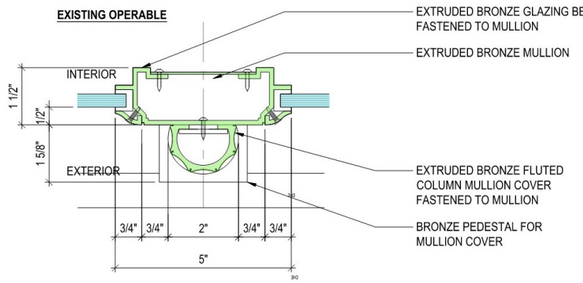
HORIZONTAL SECTIONS & DETAILS



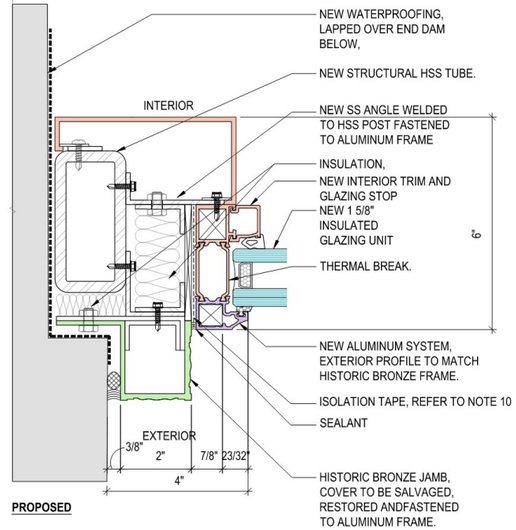
EXISTING



EXISTING OPERABLE



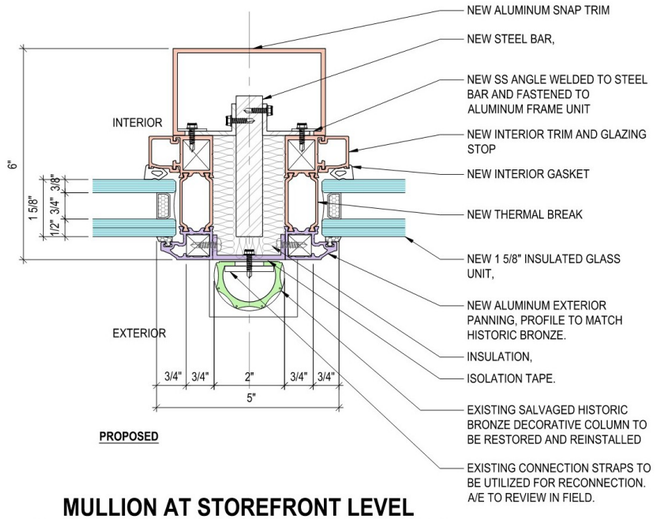
EXISTING FIXED



PROPOSED

1 JAMB AT STOREFRONT LEVEL WITH ORNAMENTAL MULLION

6" = 1'0"



PROPOSED

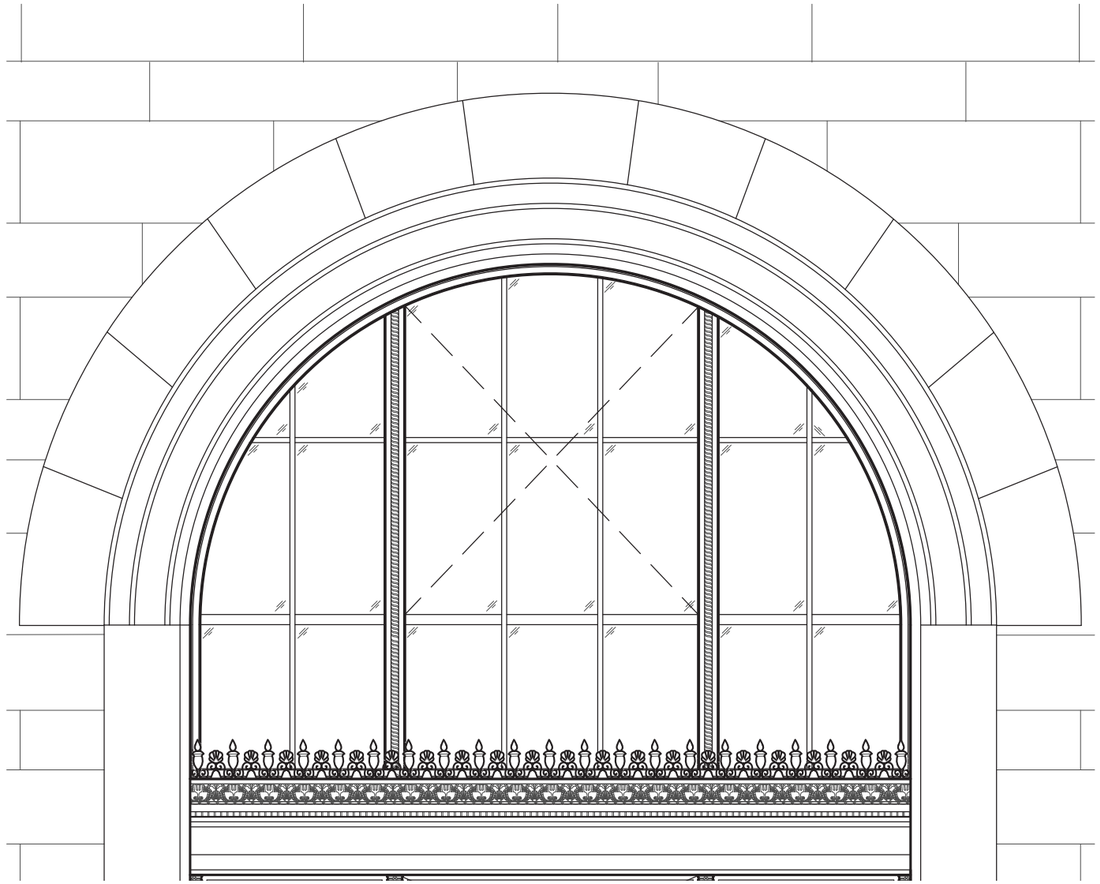
2 MULLION AT STOREFRONT LEVEL WITH ORNAMENTAL FLUTED COLUMN

6" = 1'0"

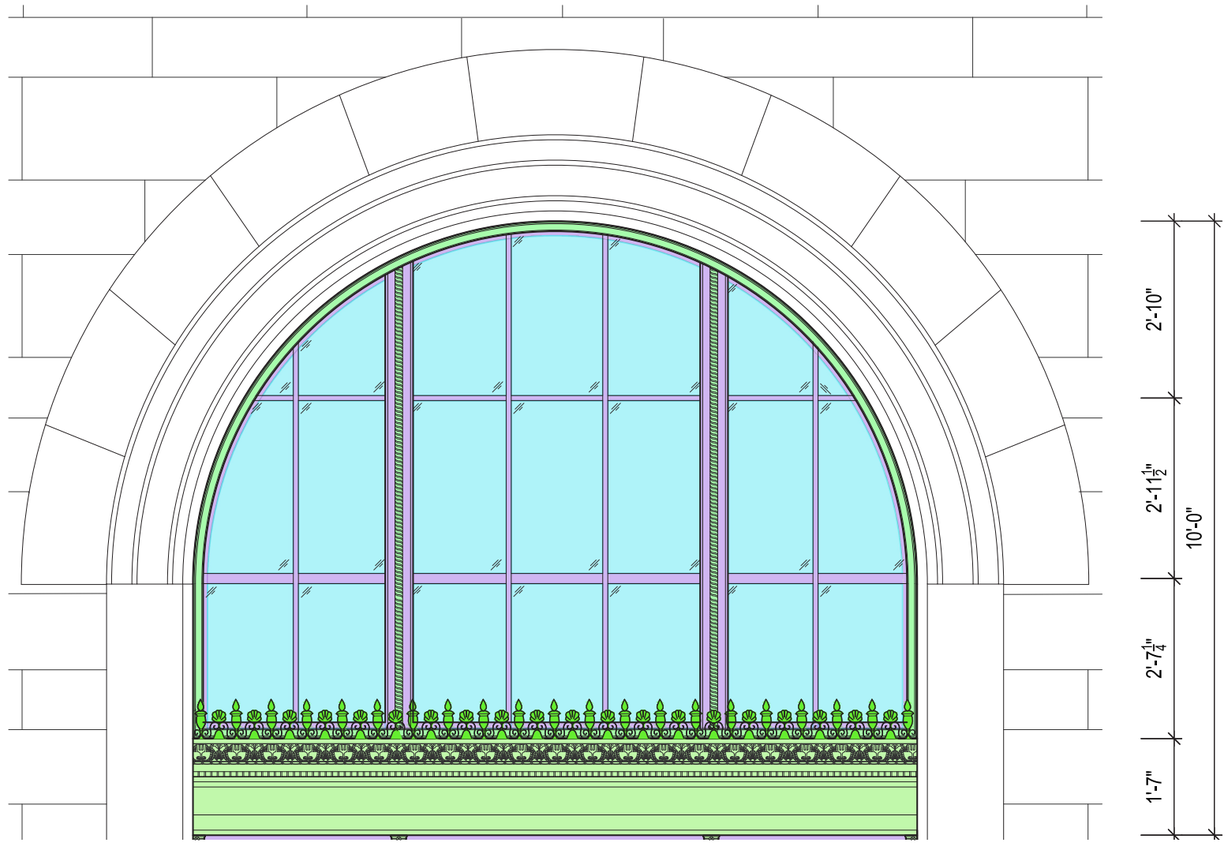
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- ALUMINUM INTERIOR
- GLASS
- ALUMINUM EXTERIOR

MEZZANINE WINDOWS - ELEVATION



1 MEZZANINE WINDOW - ENLARGED ELEVATION - EXISTING
SCALE: NTS



2 MEZZANINE WINDOW - ENLARGED ELEVATION - PROPOSED
SCALE: NTS

MEZZANINE (TYPE 1 & TYPE 2)

EXISTING: 9,832.9 SQUARE INCHES
PROPOSED: 9,249.54 SQUARE INCHES

9,832.9 - 9,249.54 = 583.36 SQUARE INCHES
583.36 ⁄ 9,832.9 = .059
.059 X 100 = 5.9 PERCENT

5.9 PERCENT DECREASE IN GLAZED AREA

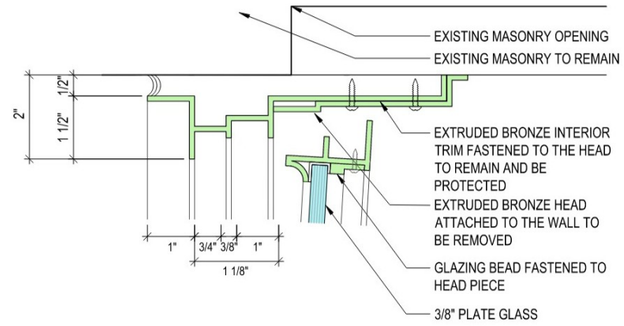
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- GLASS
- ALUMINUM

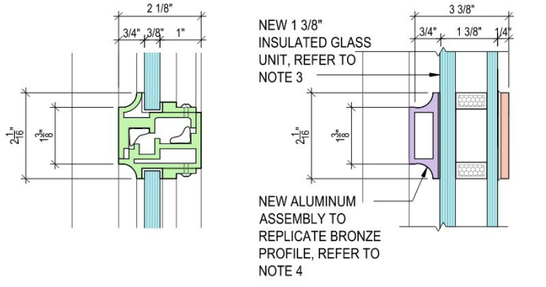
MEZZANINE WINDOWS - VERTICAL SECTIONS

COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- ALUMINUM INTERIOR
- GLASS
- ALUMINUM EXTERIOR



EXISTING OPERABLE HORIZONTAL MULLION - HISTORIC BRONZE

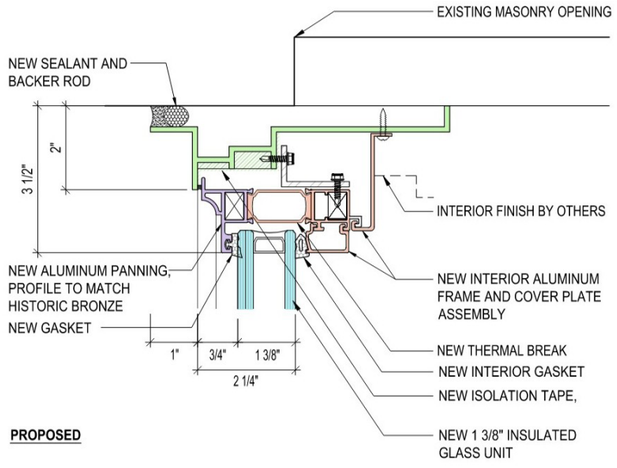


EXISTING OPERABLE HORIZONTAL MULLION - HISTORIC BRONZE

PROPOSED NEW FIXED HORIZONTAL MULLION - ALUMINUM. PROFILE AND FINISH TO MATCH HISTORIC BRONZE.

3 LARGE MUNTIN DETAIL AT MEZZANINE

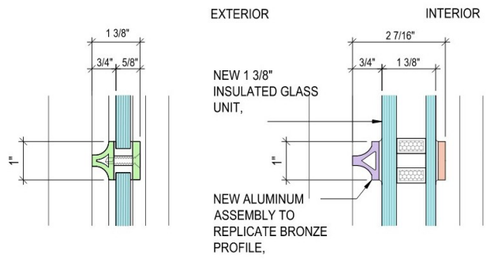
6" = 1'0"



PROPOSED

5 HEAD DETAIL AT MEZZANINE

6"=1'-0"



EXISTING: MUNTIN - HISTORIC BRONZE

PROPOSED: MUNTIN - NEW ALUMINUM WITH PROFILE AND FINISH TO MATCH HISTORIC BRONZE.

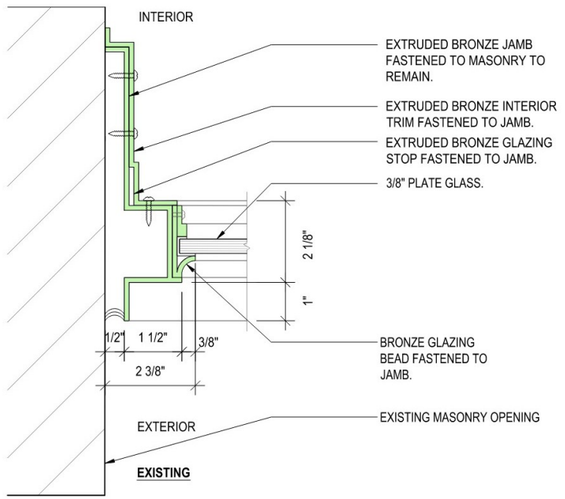
4 NARROW MUNTIN DETAIL AT MEZZANINE

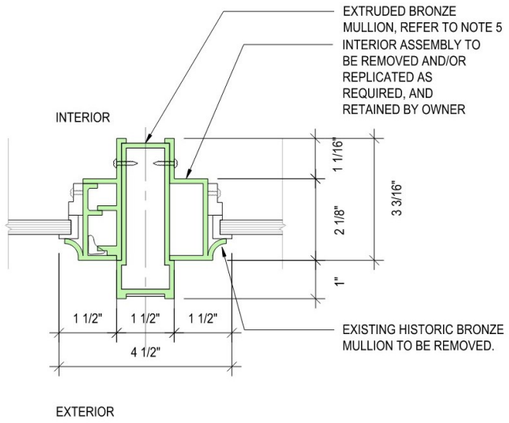
6" = 1'0"

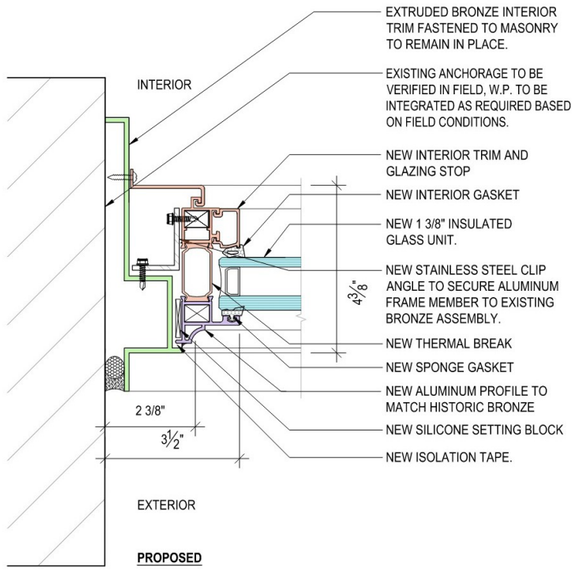
MEZZANINE WINDOWS - HORIZONTAL SECTIONS

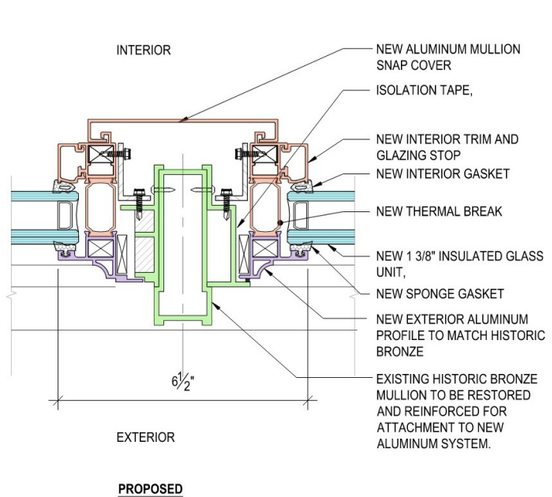
COLOR LEGEND FOR MATERIAL TYPES

- BRONZE
- ALUMINUM INTERIOR
- GLASS
- ALUMINUM EXTERIOR









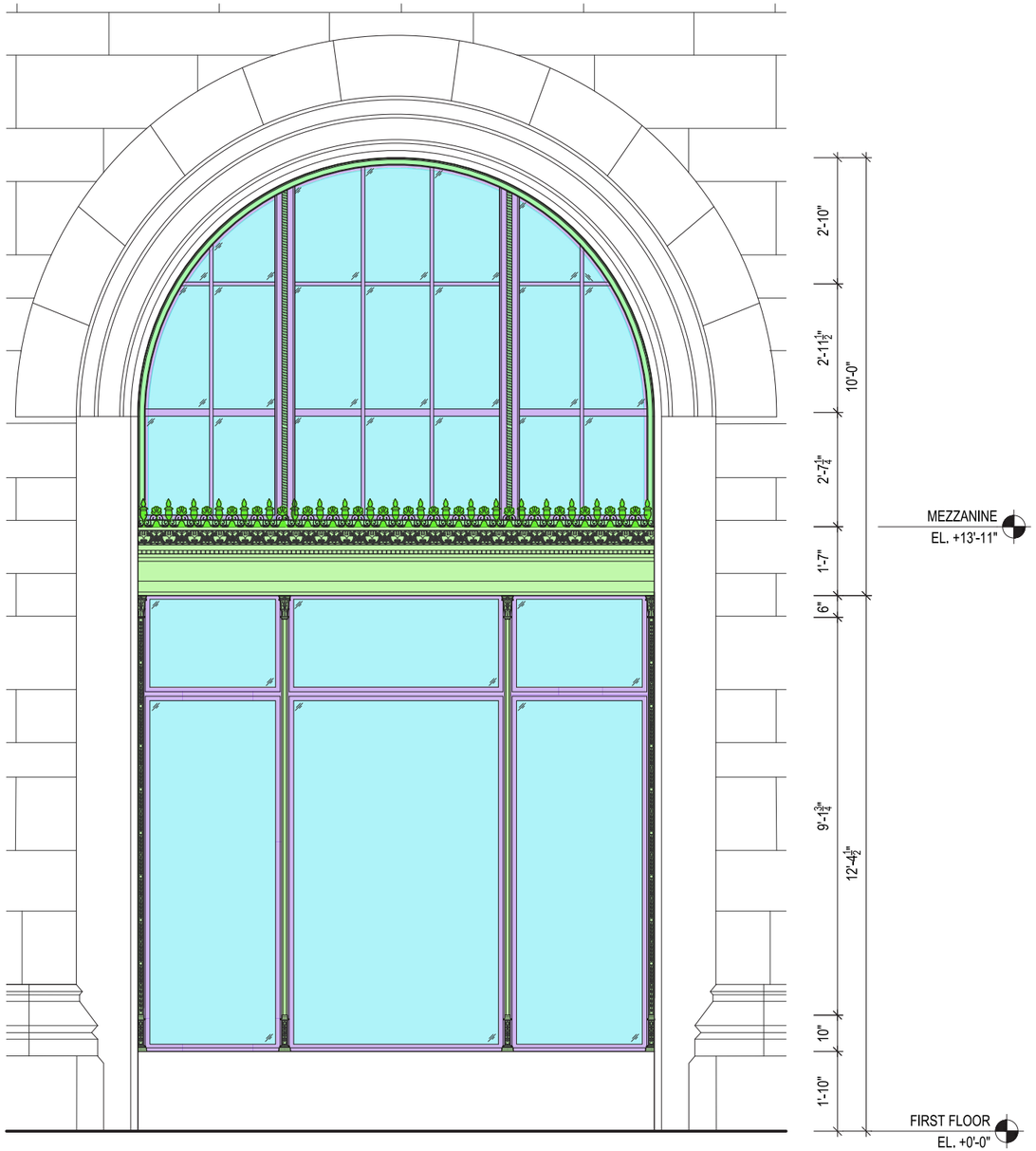
1 JAMB AT MEZZANINE
6" = 1'0"

2 EMBOSSED MULLION ASSEMBLY AT THE MEZZANINE LEVEL - ALUMINUM
6" = 1'0"

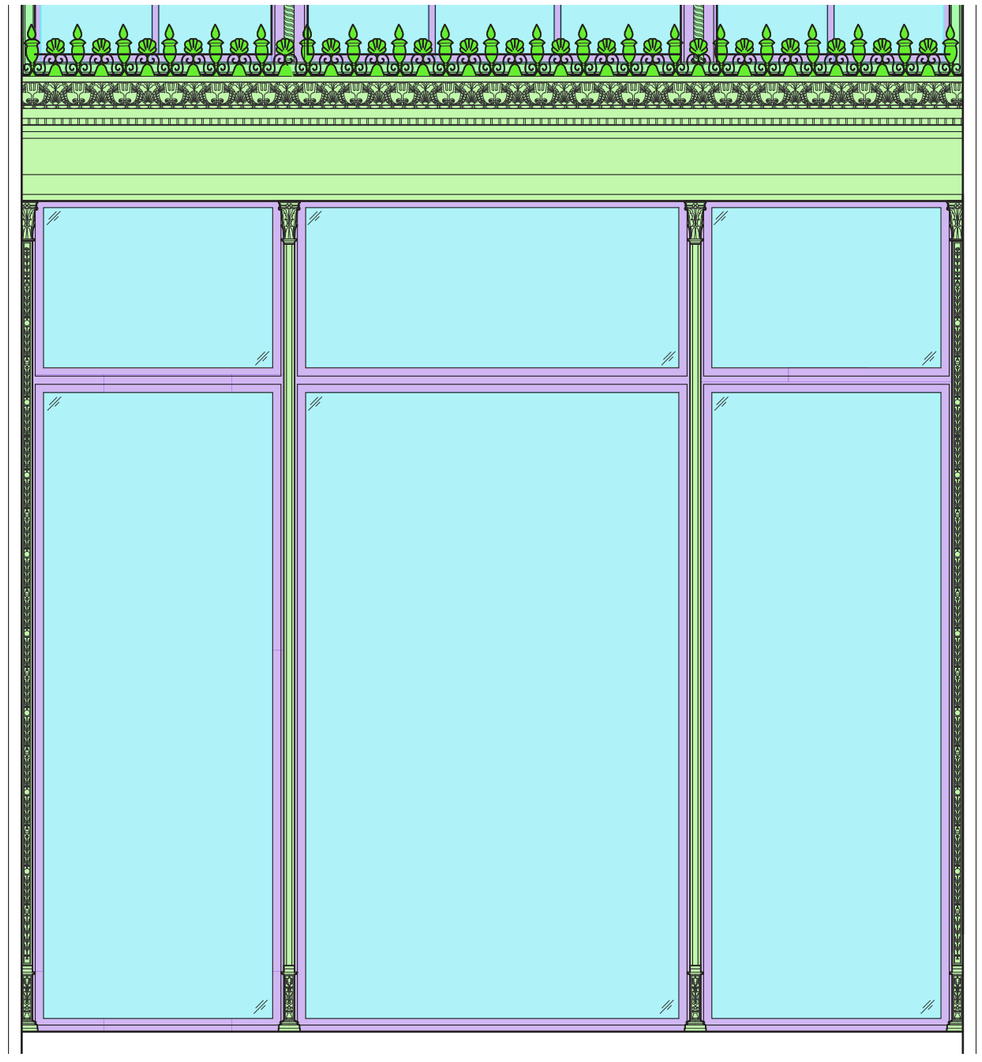
BRONZE SALVAGE & REUSE - PROPOSED ELEVATION

GENERAL NOTES:

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2. THE DIAGRAM IS GENERAL AND SPECIFIES OVERALL STRUCTURE.
3. ALL MATERIALS TO BE VERIFIED PRIOR TO WORK COMMENCEMENT.



PROPOSED ELEVATION - FIRST FLOOR + MEZZANINE



ENLARGED ELEVATION - STOREFRONT WINDOW SALVAGE

COLOR LEGEND FOR PROPOSED MATERIAL TYPES

- BRONZE
- GLASS
- ALUMINUM

Landmarks Preservation Commission

September 29, 2026
Public Hearing

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51 Madison Avenue – New York Life Insurance Company Building – Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

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Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

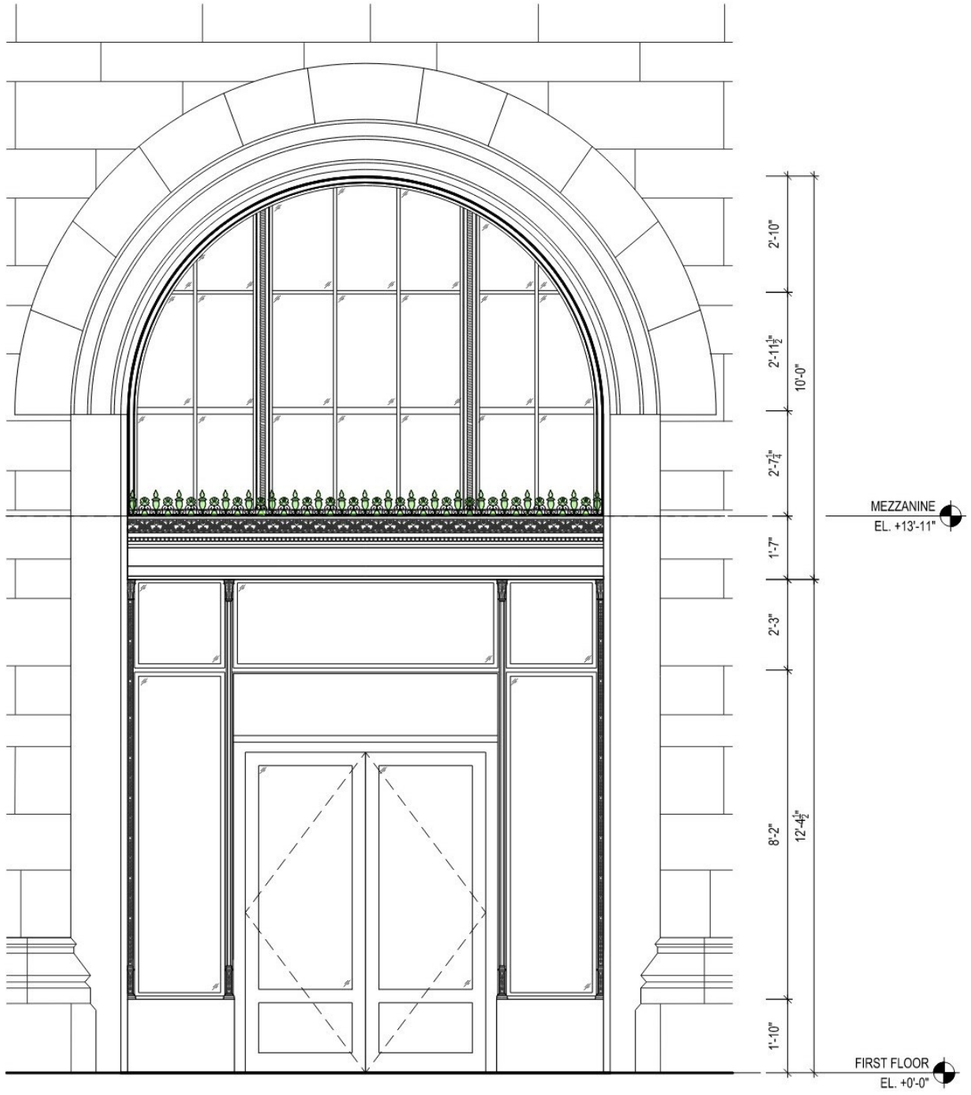
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APPENDIX

STOREFRONT TYPE 2



REPRESENTATIVE PHOTO - EXISTING CONDITION



PROPOSED

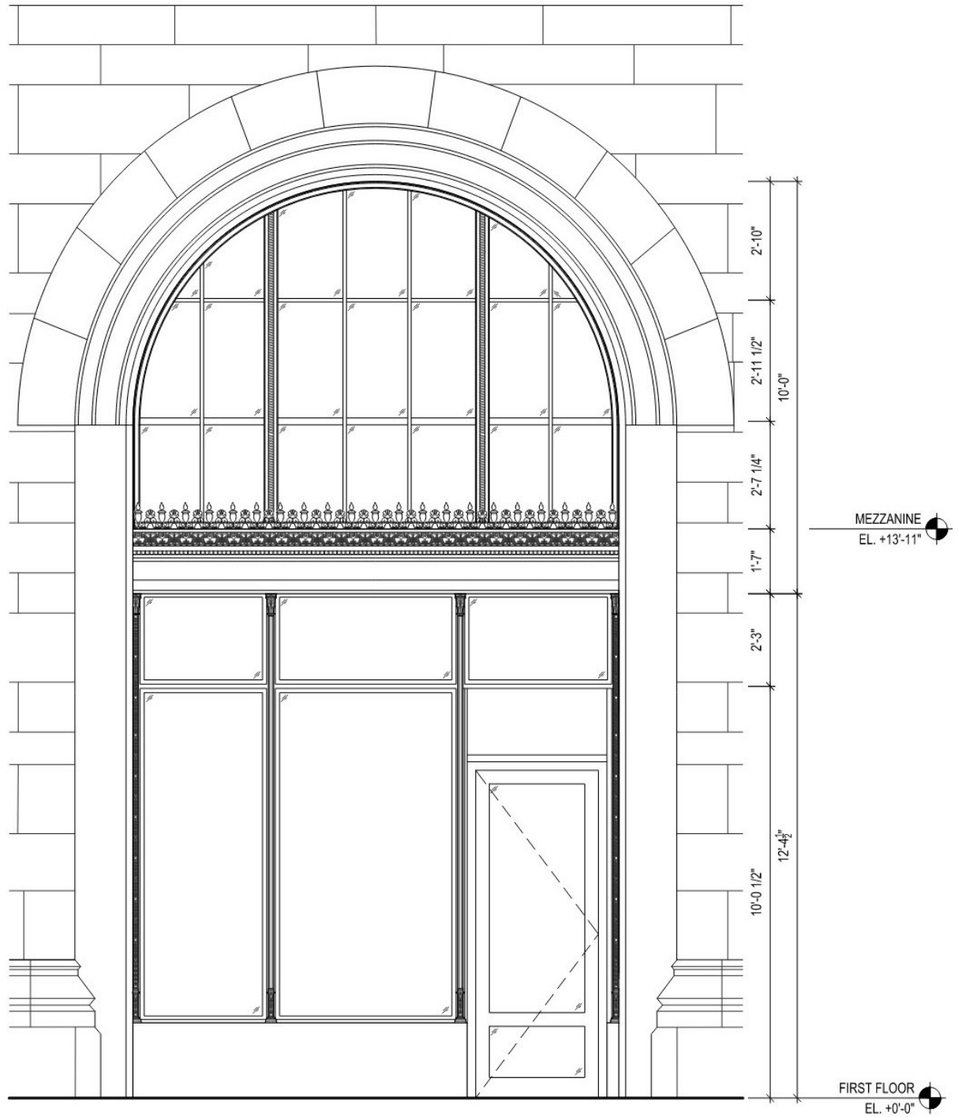
2 PROPOSED STOREFRONT REPLACEMENT TYPE 2

3/8"=1'-0"

STOREFRONT TYPE 3



REPRESENTATIVE PHOTO - EXISTING CONDITION



PROPOSED

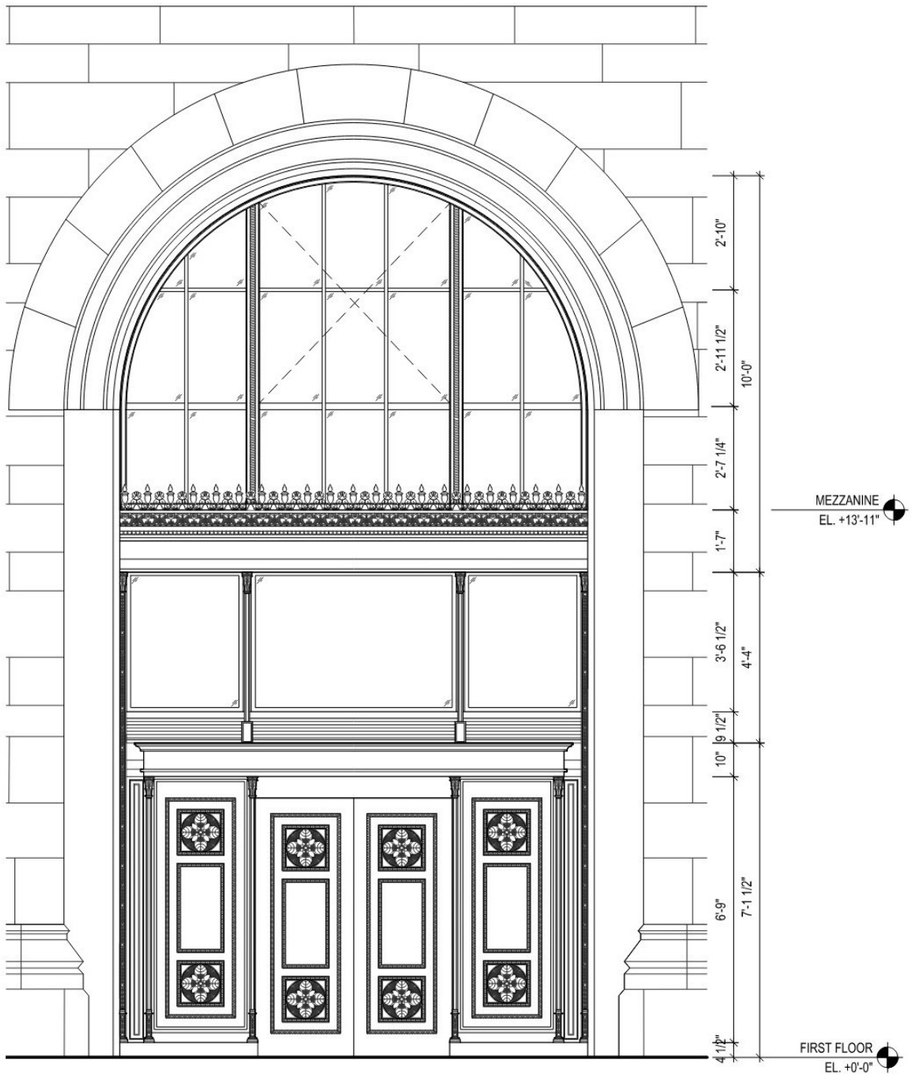
1 PROPOSED STOREFRONT REPLACEMENT TYPE 3

3/8"=1'-0"

STOREFRONT TYPE 4



REPRESENTATIVE PHOTO - EXISTING CONDITION



PROPOSED

2 PROPOSED STOREFRONT REPLACEMENT TYPE 4

3/8"=1'-0"

Landmarks Preservation Commission

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-27-00713

51 Madison Avenue – New York Life Insurance Company Building – Individual Landmark – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 524 7850
Passcode: 283119
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US 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.