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**The City of New York
Community Board 8 Manhattan**

November 17, 2022

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 829 Madison Avenue (Upper East Side Historic District) - Beyer Blinder Belle Architects & Planners LLP - A contemporary style building designed by Charles Buek & Company and constructed in 1885. - Application is for modifications to the façade and storefront on the 1st and 2nd floors of a non-original façade as well as remedying LPC violations for work done under prior ownership of the building.

This application is divided into **Part A** and **Part B**

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2022, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

PART A: Full Application Exclusive of Awnings

WHEREAS 829 Madison Avenue has a two-story base with a non-original façade that will be replaced except for the restaurant on the eastern end of 69th Street;

WHEREAS the upper three floors retain much of the original architectural character and will be restored;

WHEREAS the existing first floor has a polished black marble façade and the existing second floor has a black fabric screen;

WHEREAS the existing materials on the first two floors will be removed and a new design to enhance the retail base will be implemented;

WHEREAS the new design reflects numerous precedents in the historic district for retail bases that are two stories in height;

WHEREAS three of the existing entrances will be changed to new entrances as part of the new design for the retail base: the entrance on Madison Avenue, and two entrances adjacent to the restaurant to the east on 69th Street;

WHEREAS the new two-story façade will be organized with brick piers, two stories high, with glass and aluminum storefronts;

WHEREAS the storefront on Madison Avenue will be framed with brick piers on either end;

WHEREAS the central aluminum and glass door will be framed by aluminum cladding over original columns;

WHEREAS the brick piers on 69th Street will create a regular cadence of storefront openings;

WHEREAS the two entrances on East 69th Street are in the two easternmost bays adjacent to the restaurant;

WHEREAS one of the two entrances on East 69th Street is for a ground floor store and the other entrance is for the commercial tenants above;

WHEREAS the storefronts will have textured spandrel panels at the second floor for signage and grilles at the tops;

WHEREAS the existing restaurant storefront on the eastern end will remain;

WHEREAS the base of the new masonry will be a dark, flame-finished granite

WHEREAS the brick will be smooth, in a “brownstone” blend in which there are subtle differences in color in the brick;

WHEREAS the color of the brick will be compatible with the coating on the brick on the upper three floors;

WHEREAS the storefronts will be dark bronze tone in color with clear glass;

WHEREAS the new brick masonry will be terminated above the second floor with a new glassreinforced fiber concrete cornice in a brownstone color;

WHEREAS the single pane windows in punched openings on the third floor on Madison Avenue will remain and act as a transition between the base and the upper three floors;

WHEREAS there is a mix of casement windows and double hung windows in punched openings;

WHEREAS the one over one double hung windows predate the casement windows;

WHEREAS the casement windows will be replaced with aluminum one over one double hung windows;

WHEREAS windows will be dark bronze tone in color with clear glass;

WHEREAS all glass will have bird-safe film;

WHEREAS the coating on the brick on the upper three stories will be removed and brick repaired;

WHEREAS a new coating will be applied if brick facade cannot be fully repaired;

WHEREAS the existing synthetic roof tiles will be replaced with a faux slate roof in a slate gray color;

WHEREAS pad style snowguards in copper will be placed on the roof and pipe style snow guards in black will be placed along the roof eave;

WHEREAS the new façade on the lower two stories and the restoration on the upper three stories will remove all violations;

WHEREAS the new façade and the restored upper three floors will be in the tradition of the smaller buildings on Madison Avenue with an altered, non-historic two-story retail base and non-altered or minimally altered upper floors;

WHEREAS Part A of this application is appropriate and contextual with the history district;

THEREFORE, Part A of this application is approved as presented.

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2022, the board unanimously approved the following resolution by a vote of 40 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

PART B: Awnings

WHEREAS the applicant proposes awnings at the tops of the two-story bays on 69th Street;

WHEREAS the intent is for a future tenant to install fabric awnings with signs;

WHEREAS the design of the awnings is not fully determined;

WHEREAS it is not possible to approve an element that has not been fully designed;

WHEREAS approving a future undesigned addition to the building is not appropriate;

THEREFORE, Part B of this application is disapproved.

Please advise us of any action taken on these matters.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District