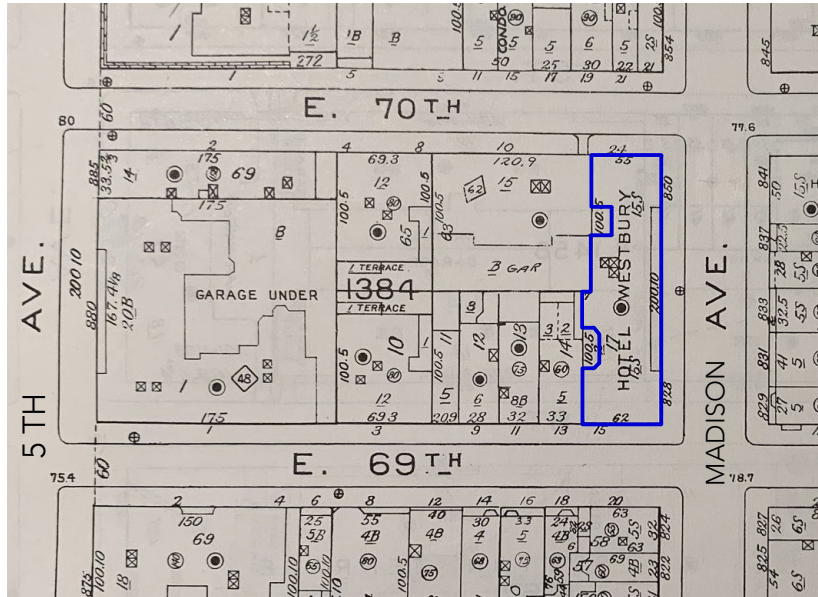


# 828-850 MADISON AVENUE

Partial North Facade Modification &  
Partial 2nd Floor Window Replacement

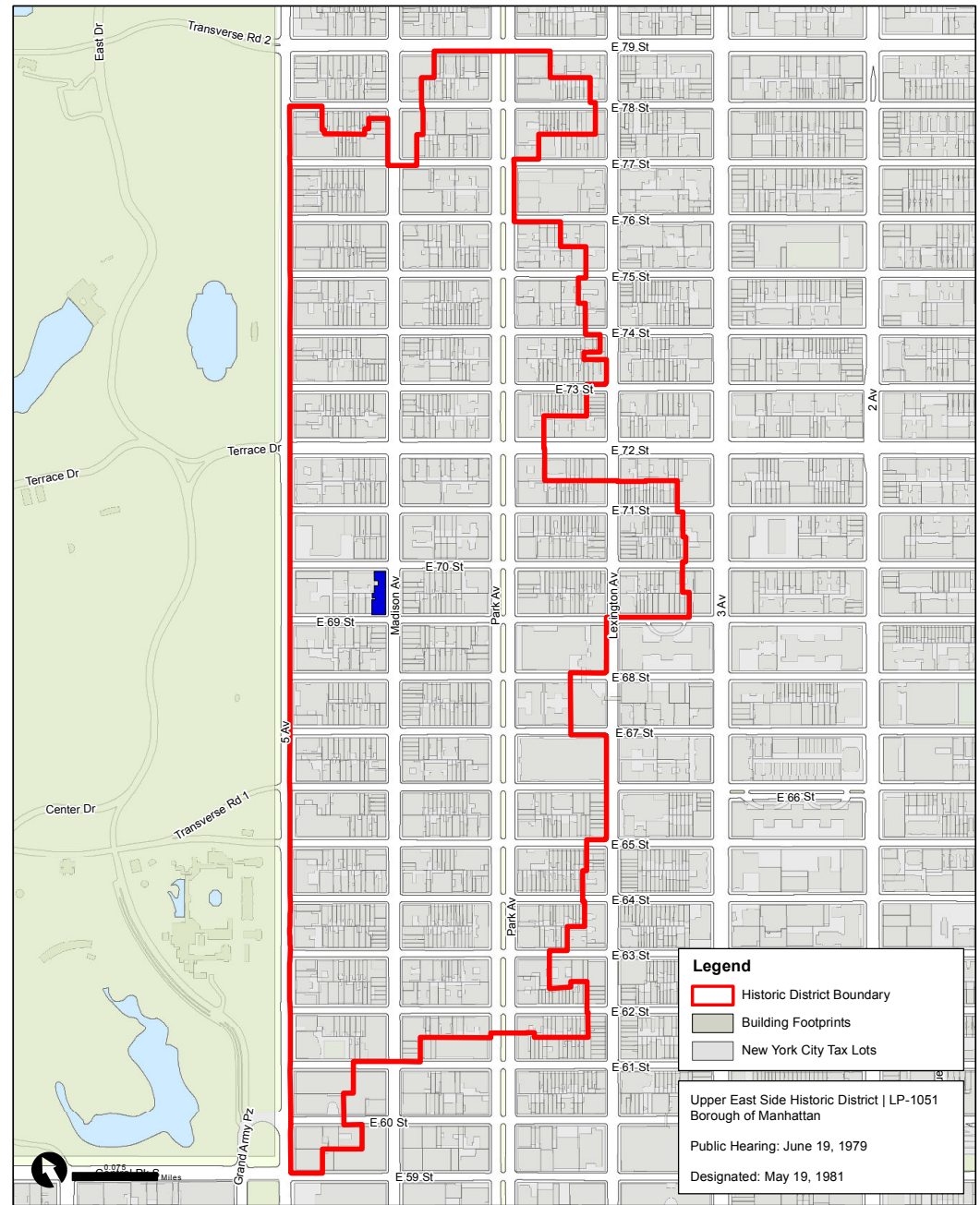
BIN	1041297
BOROUGH	MANHATTAN
BLOCK	1384
LOT	7502
ZONING MAP	8C
ZONING DISTRICT	C5-1
SPECIAL DISTRICT	MP-MADISON AVE. PRESERVATION
LANDMARK STATUS	YES
STORIES	17
HEIGHT	170'
CONSTRUCTION CLASS	CLASS 1 FIREPROOF
OCCUPANCY CLASS	COM (EXISTING RETAIL STORES)
HPD - MULTIPLE DWELLING	YES
COMMUNITY BOARD	8
YEAR BUILT	1926
LOT AREA	11,748 SF
LOT FRONTAGE	200.83'
LOT DEPTH	62' (SOUTH PL) & 55' (NORTH PL)



SANBORN MAP

## Upper East Side Historic District | LP-1051

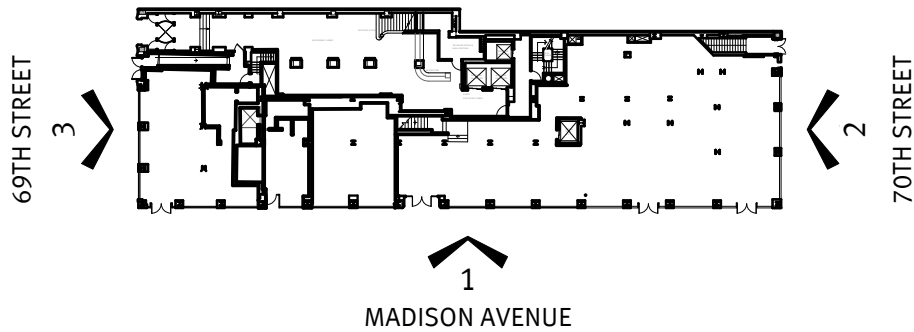
NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

HISTORIC DISTRICT MAP

BUILDING SITE



# **KEY PLAN**



**PHOTO #1**  
AT SOUTHEAST BUILDING CORNER



**PHOTO #2**  
AT NORTHEAST BUILDING CORNER

## **LEGEND**

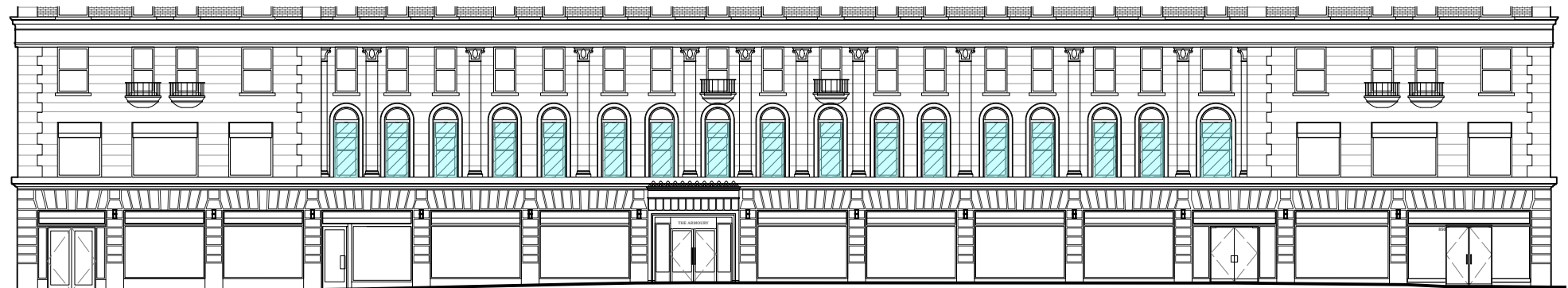
- (21) TOTAL EXTG. 2ND FL DOUBLE HUNG WINDOWS TO BE REPLACED WITH NEW IN PLACE:
  - CUSTOM WINDOW BY WAUSAU 9250 DOUBLE HUNG
  - BRONZE ANODIZED "CHAMPAGNE" ANO-300 AE
- EXTG. WINDOW TO BE REPLACED WITH NEW EGRESS / SERVICE DOOR AND TRANSOM AT EXTG. COMMERCIAL SPACE. MASONRY OPENING TO BE MODIFIED WITH ALL NEW CONSTRUCTION TO MATCH EXTG. IN STYLE AND FINISH



**3 - EXISTING SOUTH ELEVATION AT E69TH ST.**

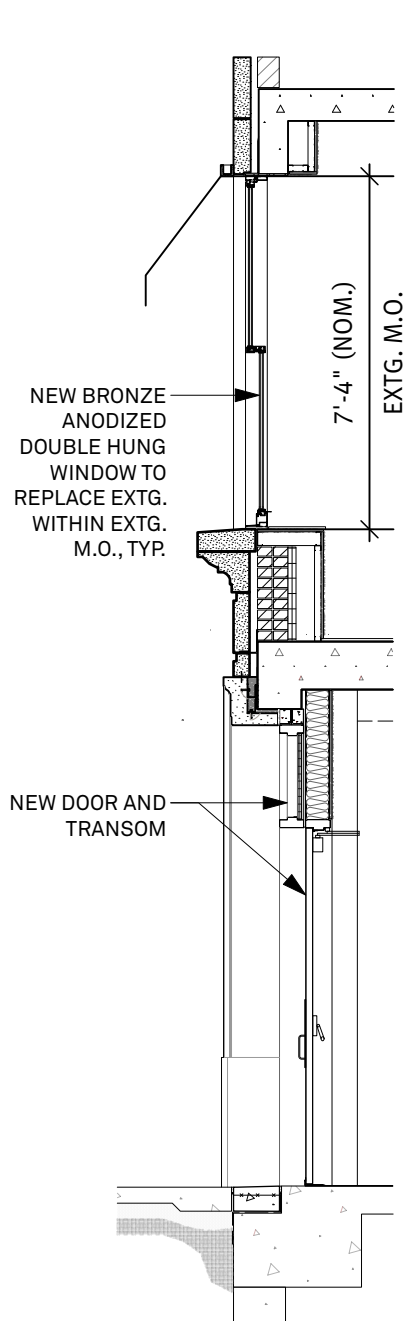


**2 - EXISTING NORTH ELEVATION AT E70TH ST.**



**1 - EXISTING EAST ELEVATION AT MADISON AVENUE**



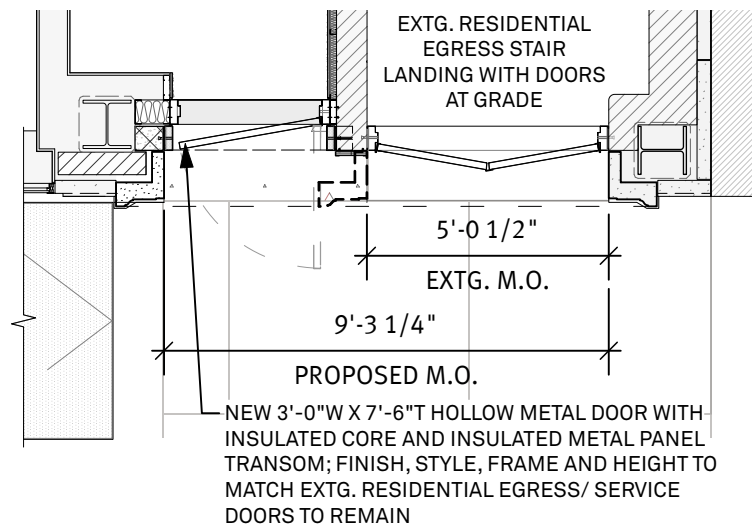


**PROPOSED SECTION AT NEW DOOR AND DOUBLE HUNG WINDOW**

TYP. DOULE HUNG WINDOW TO BE REPLACED WITH NEW AT 2ND FL. (21 TOTAL)  
 AREA OF PROPOSED GROUND FLOOR WINDOW/DOOR MODIFICATIONS  
 EXTG. 2ND FLOOR BRONZE DISPLAY WINDOWS TO REMAIN



**PHOTO #3**  
 NORTHERN FACADE AUGUST 2021 GOOGLE REFERENCE IMAGE PRIOR TO EXTG. SCAFFOLDING



**PROPOSED PLAN AT NEW DOOR**



**EXISTING DOORS & WINDOW AT E70TH ST.**



**PROPOSED DOOR ALTERATION AT E70TH ST.**