

The current proposal is:

Preservation Department – Item 2, LPC-25-01748

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

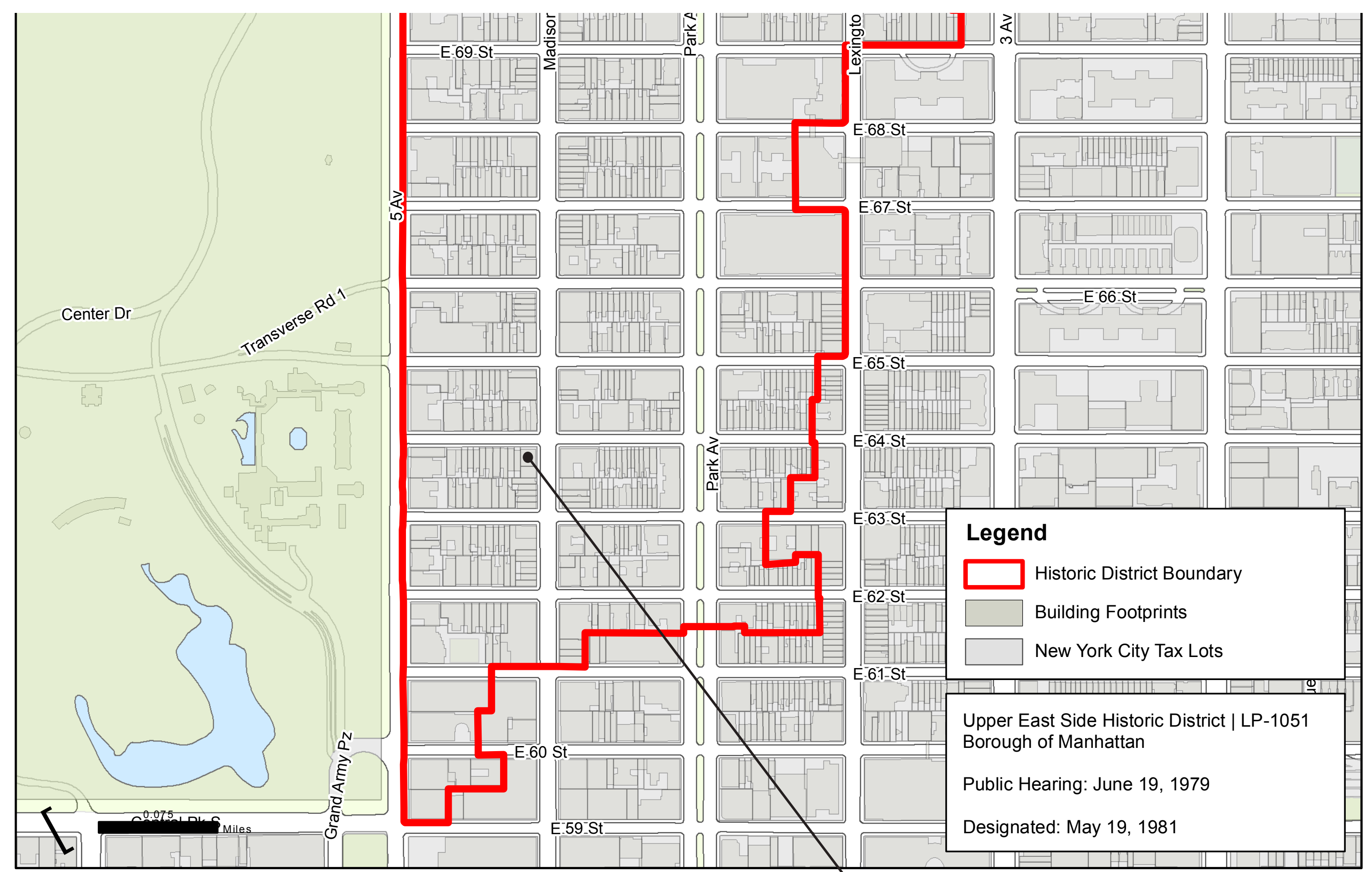
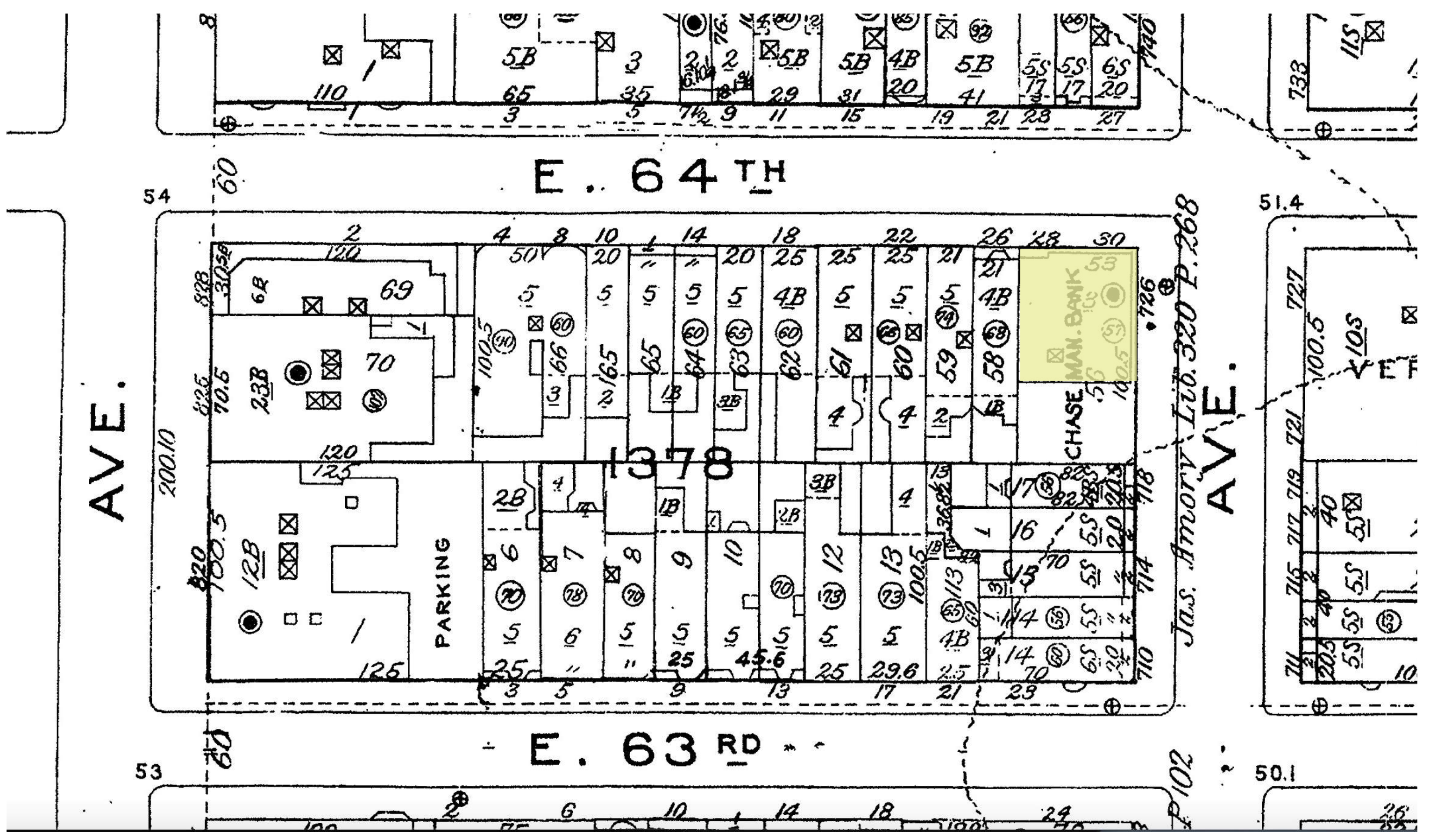
Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



NYC Landmarks Preservation Commission
Public Meeting

726 MADISON AVENUE
NEW YORK, NY 10065

December 10, 2024

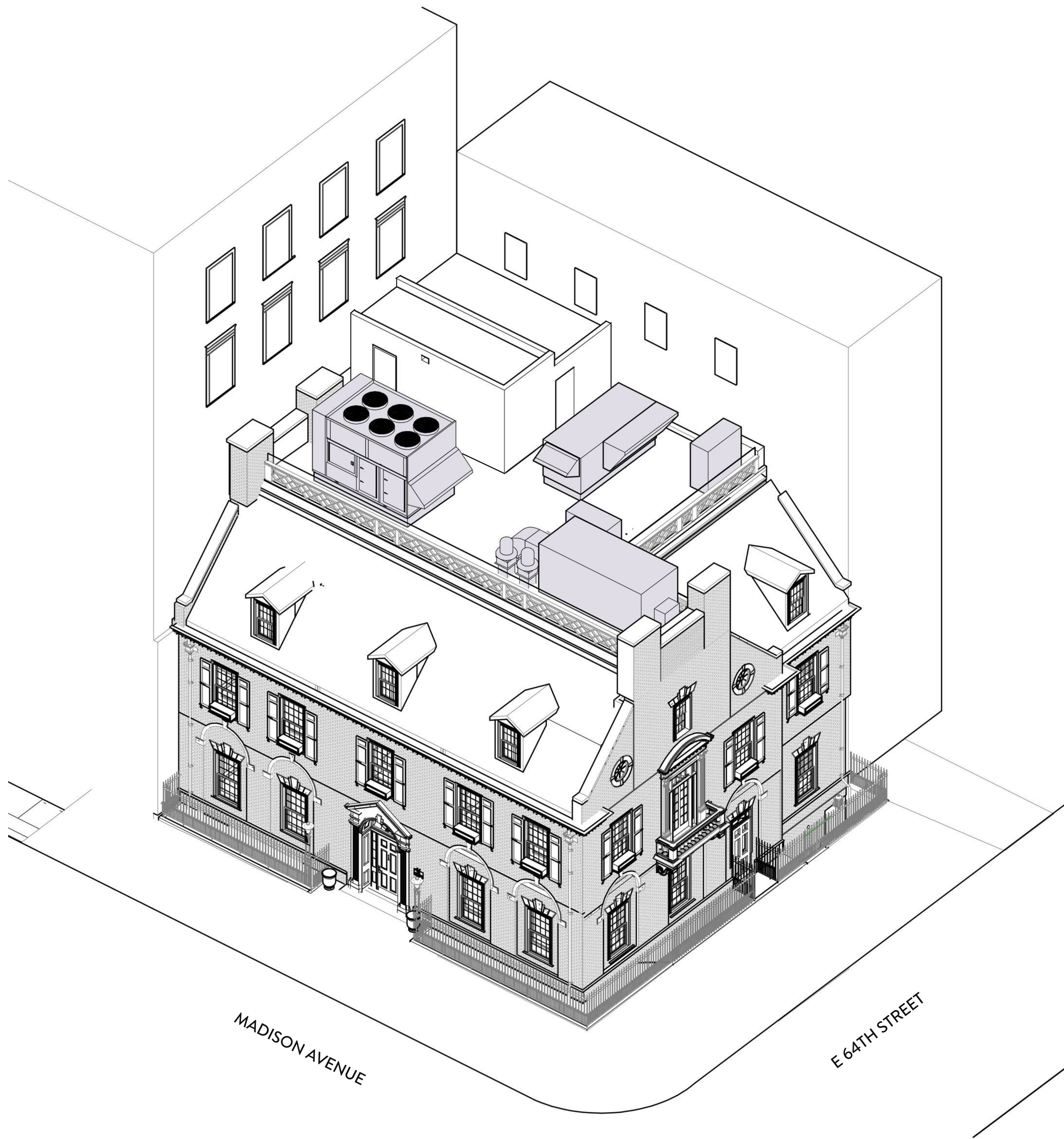


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

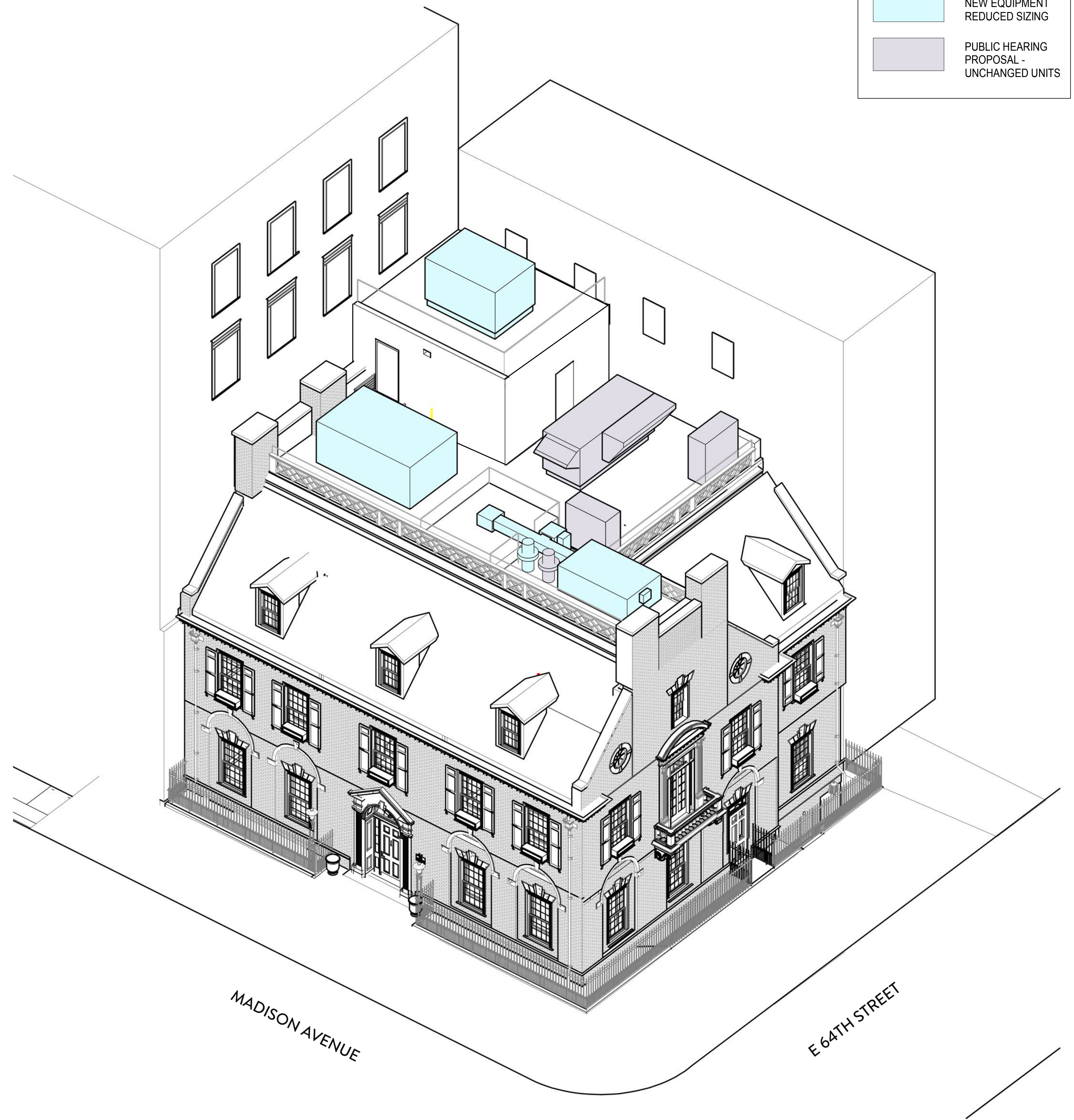
AREA OF PROPOSED WORK:
726 MADISON AVENUE

LEGEND:

- NEW EQUIPMENT
REDUCED SIZING
- PUBLIC HEARING
PROPOSAL -
UNCHANGED UNITS



PREVIOUSLY PROPOSED AXON



PROPOSED AXON



LOCATION MAP

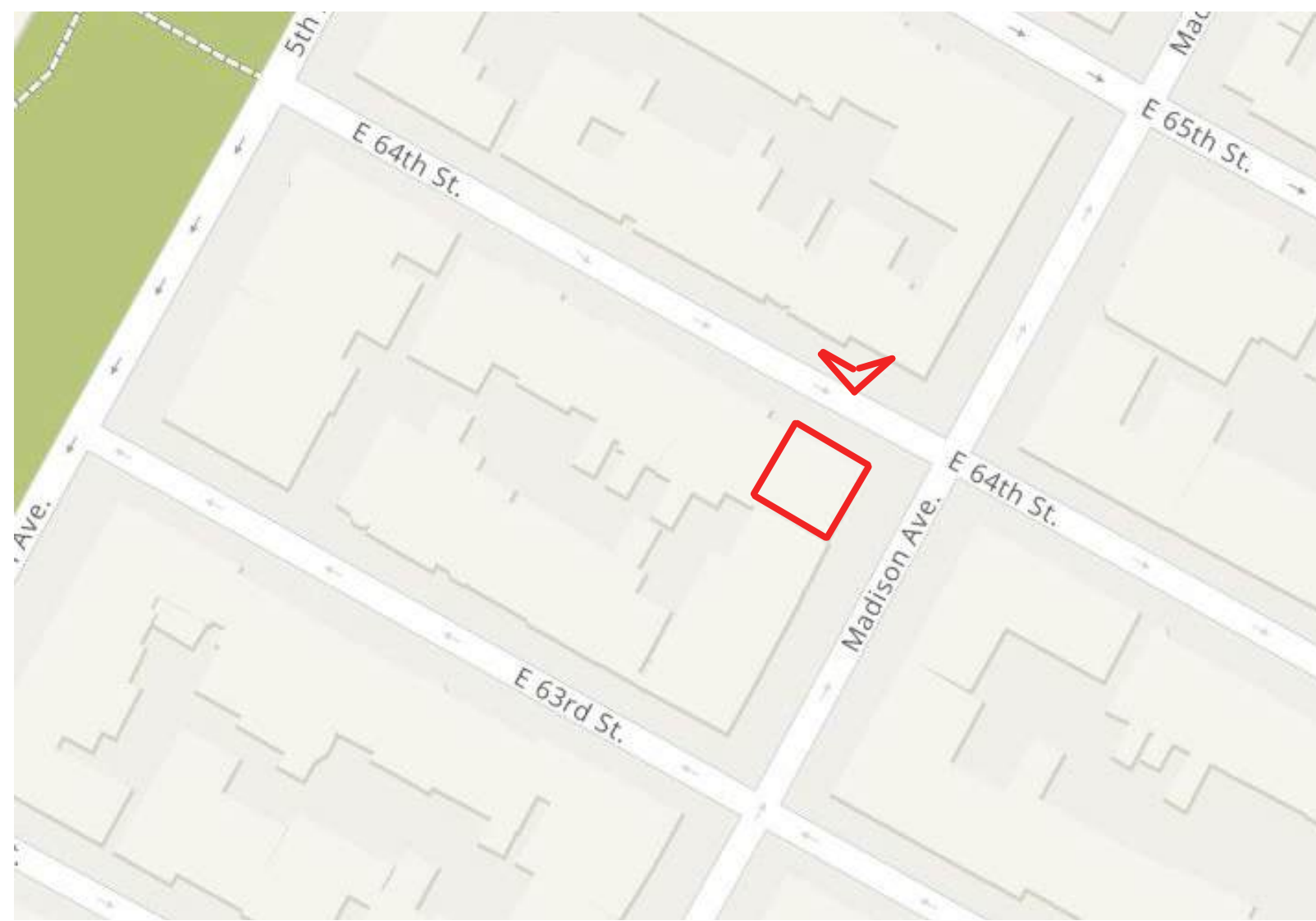


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM ACROSS STREET ON MADISON AVENUE



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)
VIEW FROM DIRECTLY ACROSS STREET ON 64TH STREET



REVISED PROPOSAL

REVISED ROOF LAYOUT

GOAL:

- REDUCE VISIBILITY BY SPLITTING KITCHEN EXHAUST PRECIPITATOR AND MAKE-UP AIR HANDLING UNIT INTO TWO UNITS

KEY POINTS:

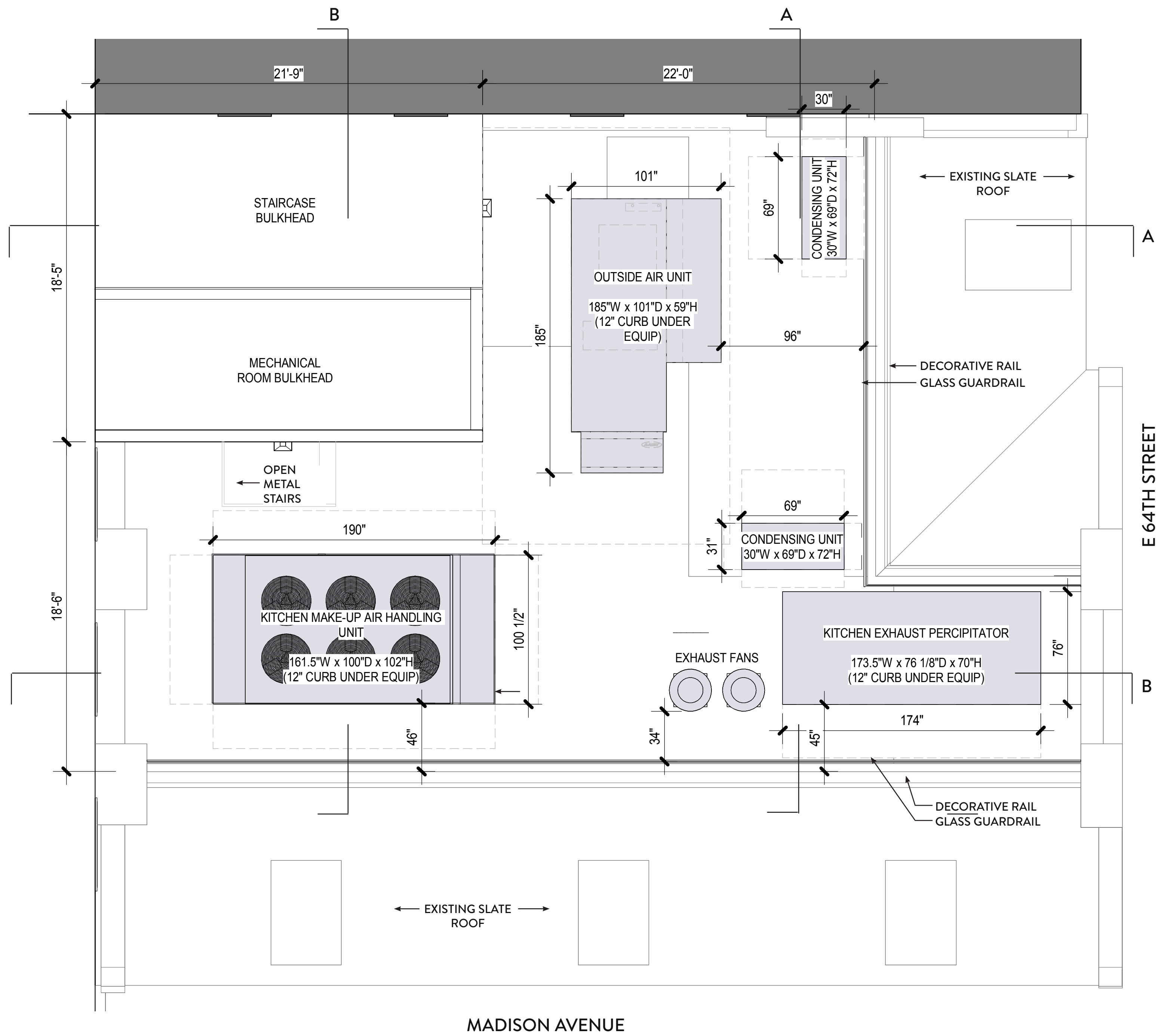
- OVERALL REDUCTION IN VISIBILITY ALONG PRIMARY MADISON AVENUE VIEW
- KITCHEN EXHAUST PRECIPITATOR SPLIT INTO EXTERIOR AND INTERIOR UNITS
 - 3'-10" REDUCTION IN HEIGHT OF ROOFTOP UNIT BY REDUCING AIR VOLUME
 - EXHAUST HOOD CHANGED TO INCORPORATE PRECIPITATION FUNCTION ON INTERIOR
 - SMALL ROOF POP-UP BEHIND BALUSTRATDE REQUIRED TO ACCOMMODATE NEW INTERIOR EQUIPMENT
 - PRIORITY IS TO REMOVE GREASE AND ODOR FROM EXHAUST

KEY POINTS:

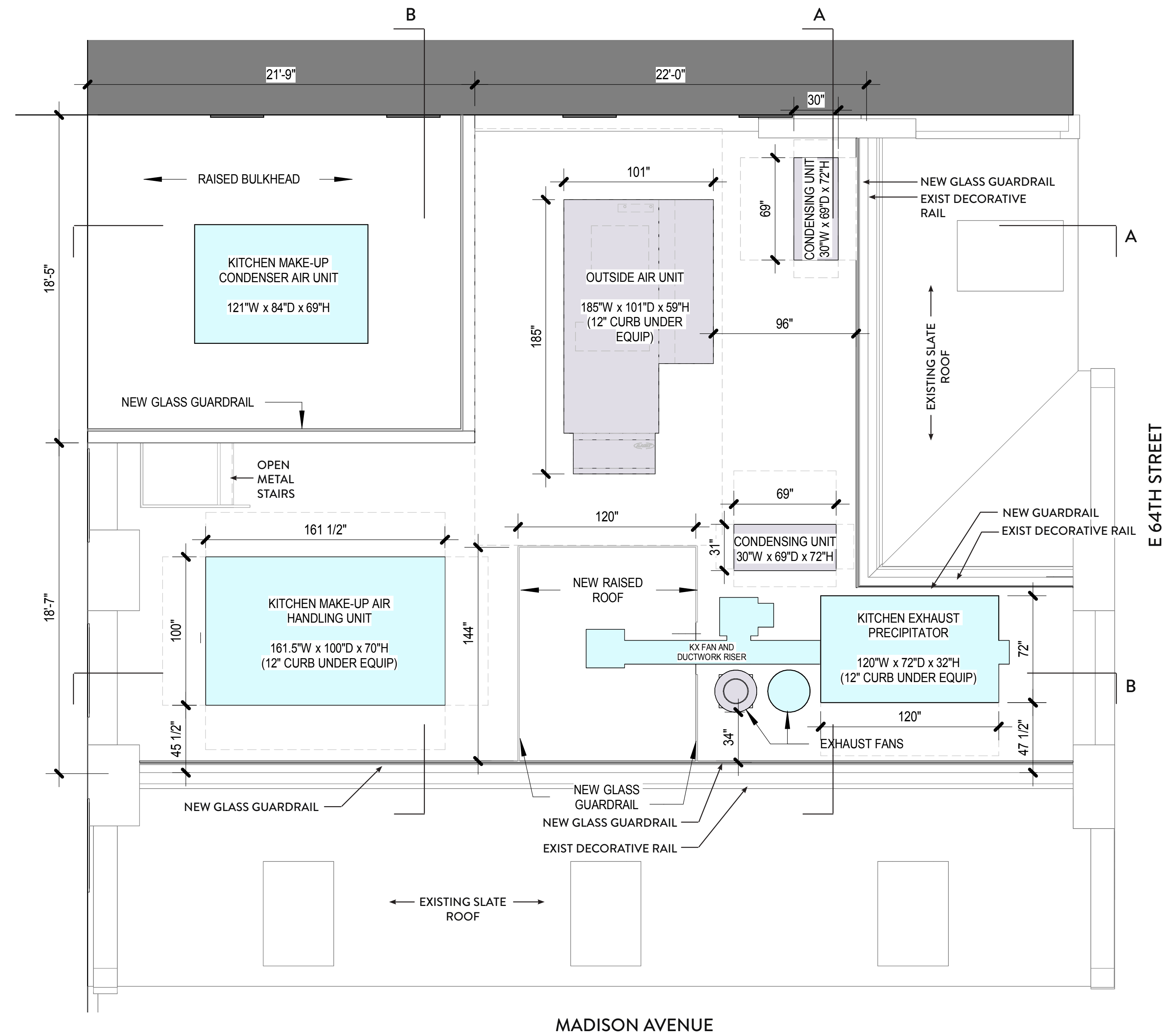
- MAKE-UP AIR HANDLING UNIT SPLIT INTO TWO UNITS ON ROOF
 - 3'-0" REDUCTION IN HEIGHT OF UNIT AT BALUSTRADE BY SPLITTING CONDENSER FROM MAKE-UP AIR UNIT
 - CONDENSING FUNCTION TRANSFERRED TO NEW, SMALLER UNIT SET BACK 36'-1 1/2" FROM FRONT FACADE, 23'-5" FROM EDGE OF ROOF, 5'-7" FROM EDGE OF BULKHEAD

LEGEND:








- NEW EQUIPMENT REDUCED SIZING
- PUBLIC HEARING PROPOSAL - UNCHANGED UNITS

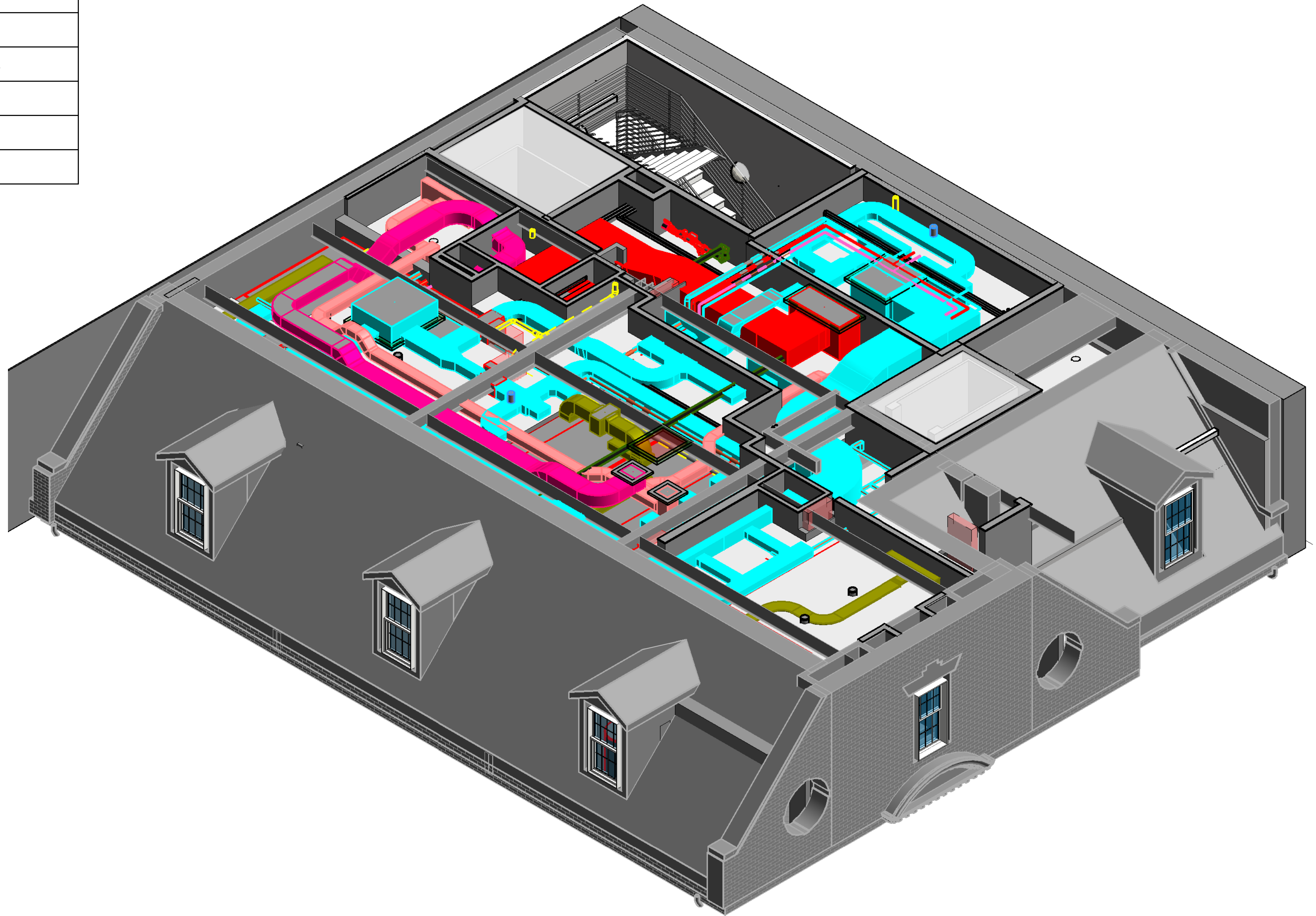


PUBLIC HEARING PROPOSAL (09/24/24)
ROOF PLAN

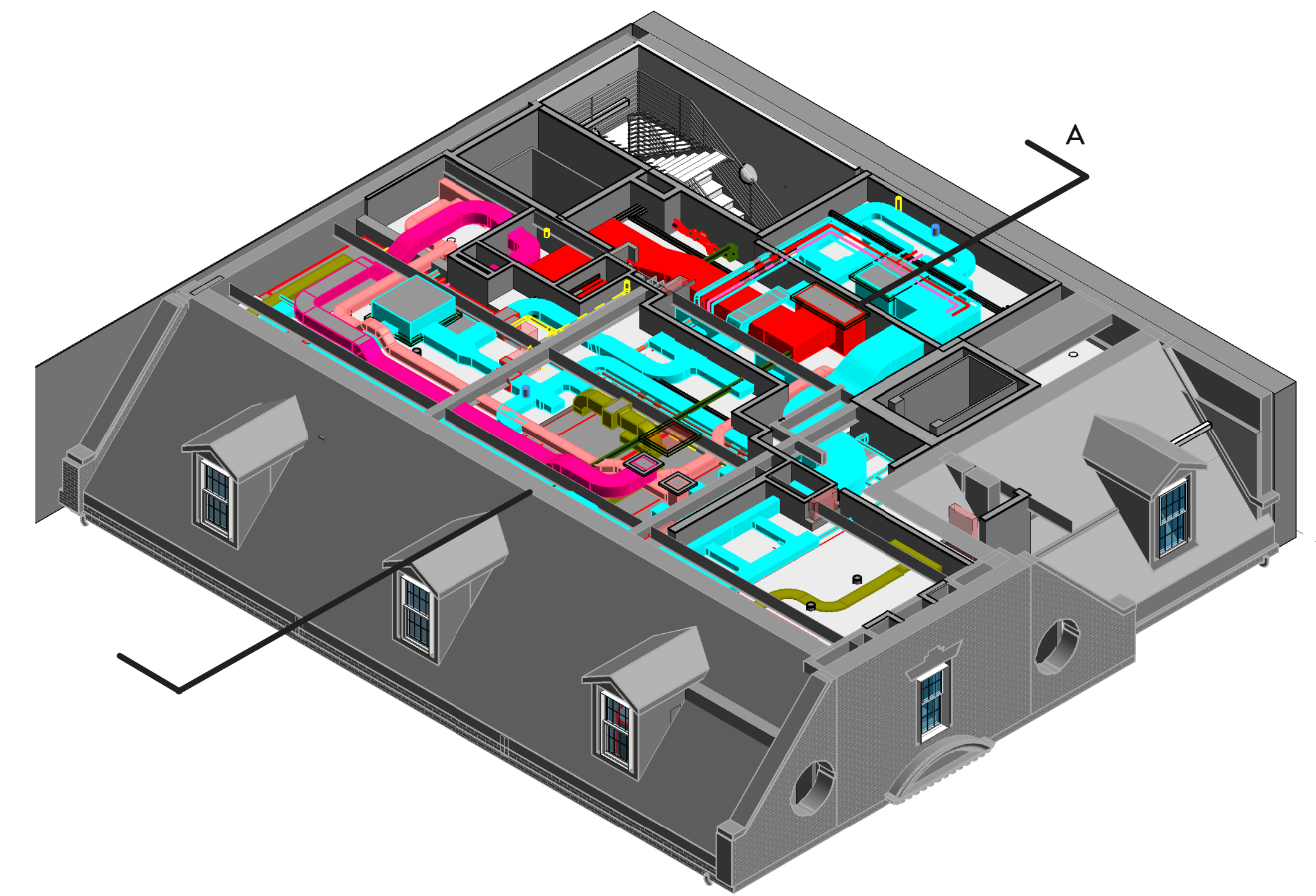


REVISED PROPOSAL
ROOF PLAN

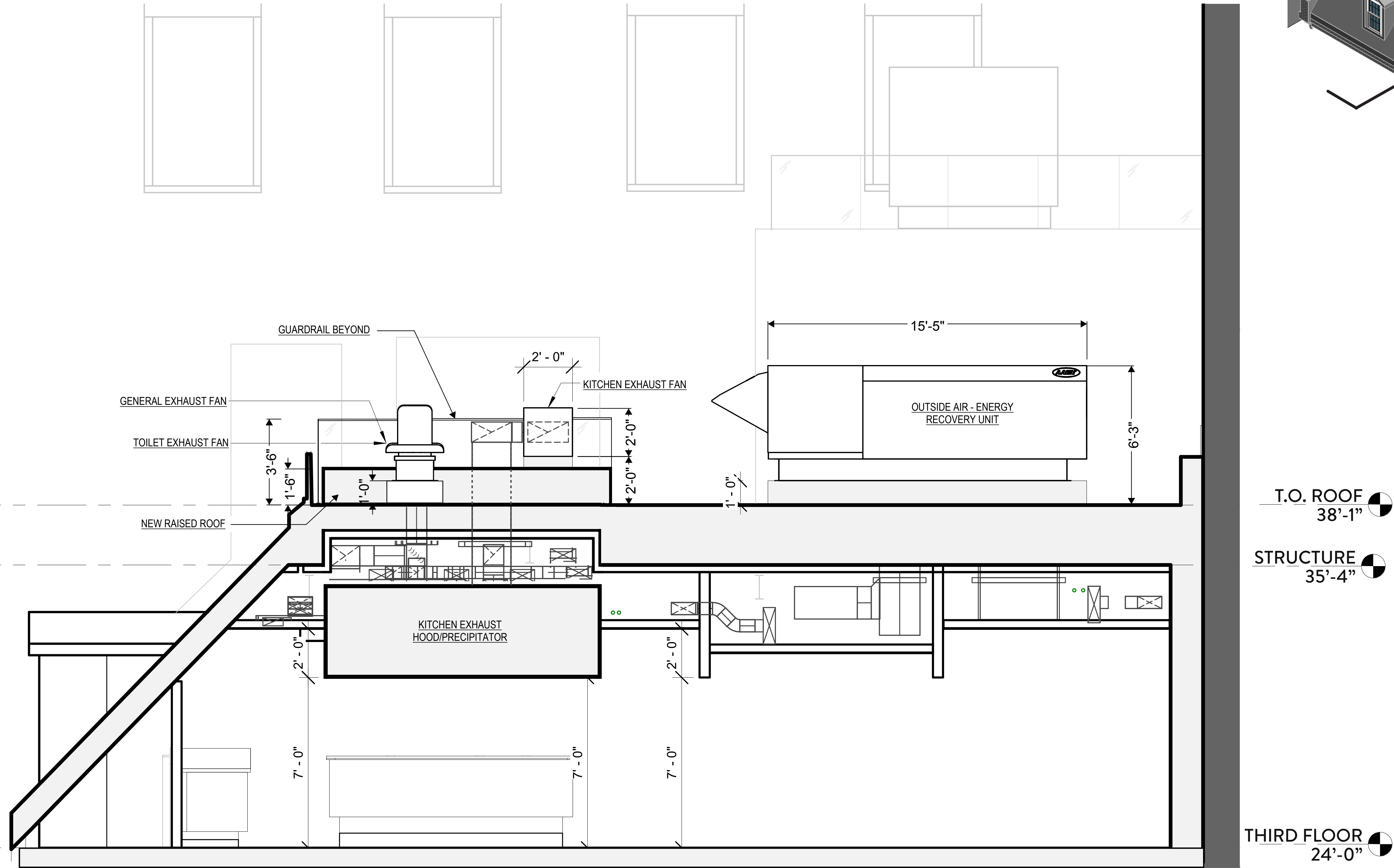
	DUCT - GENERAL EXHAUST - BOH GX
	DUCT - GENERAL EXHAUST - GX
	DUCT - KITCHEN EXHAUST - KX
	DUCT - OUTDOOR SUPPLY AIR - OA
	DUCT - RETURN AIR - RA
	DUCT - TOILET EXHAUST - TX
	DUCT - SUPPLY AIR - SA



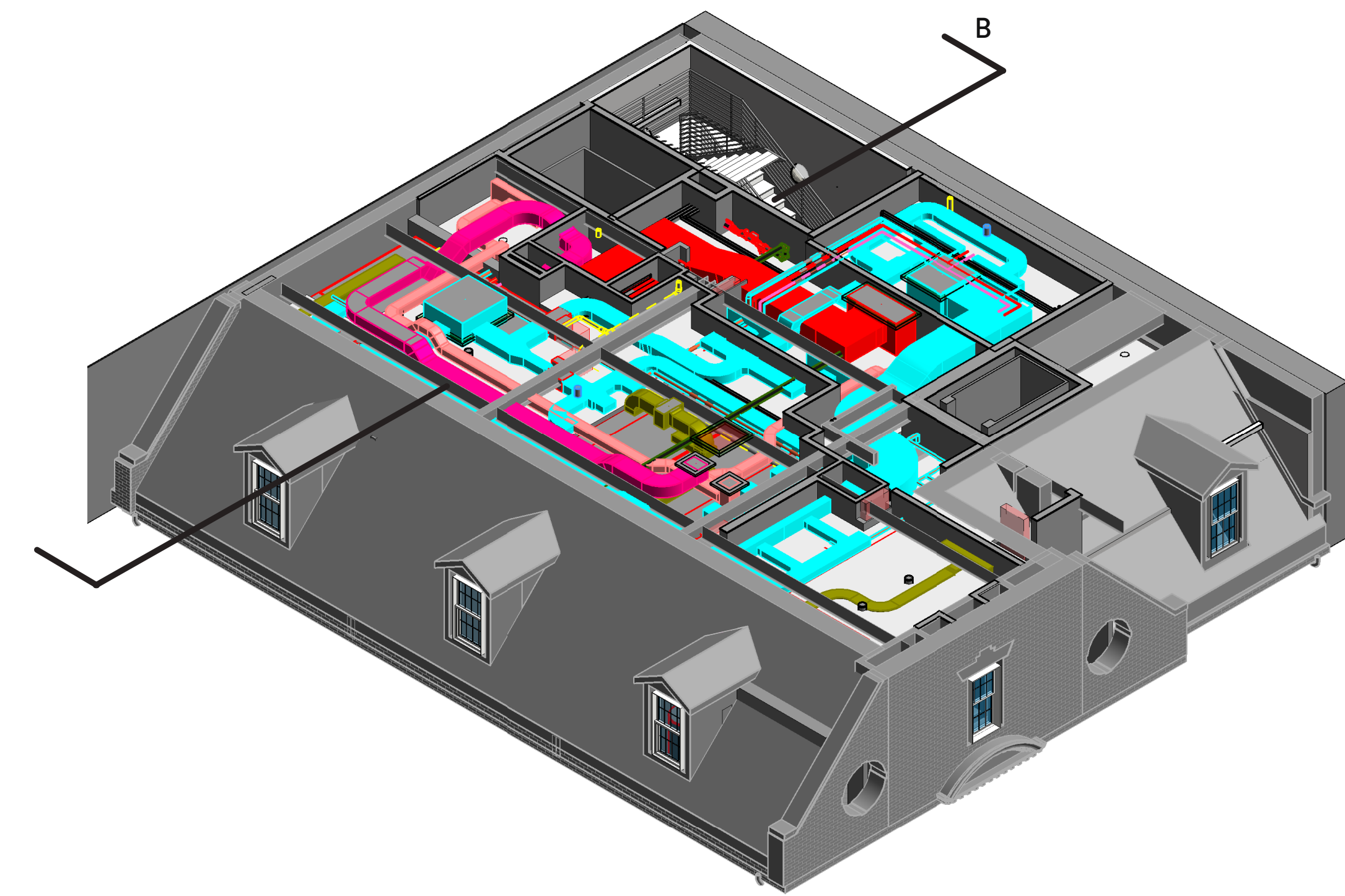
MEP X-RAY AXON ROOF



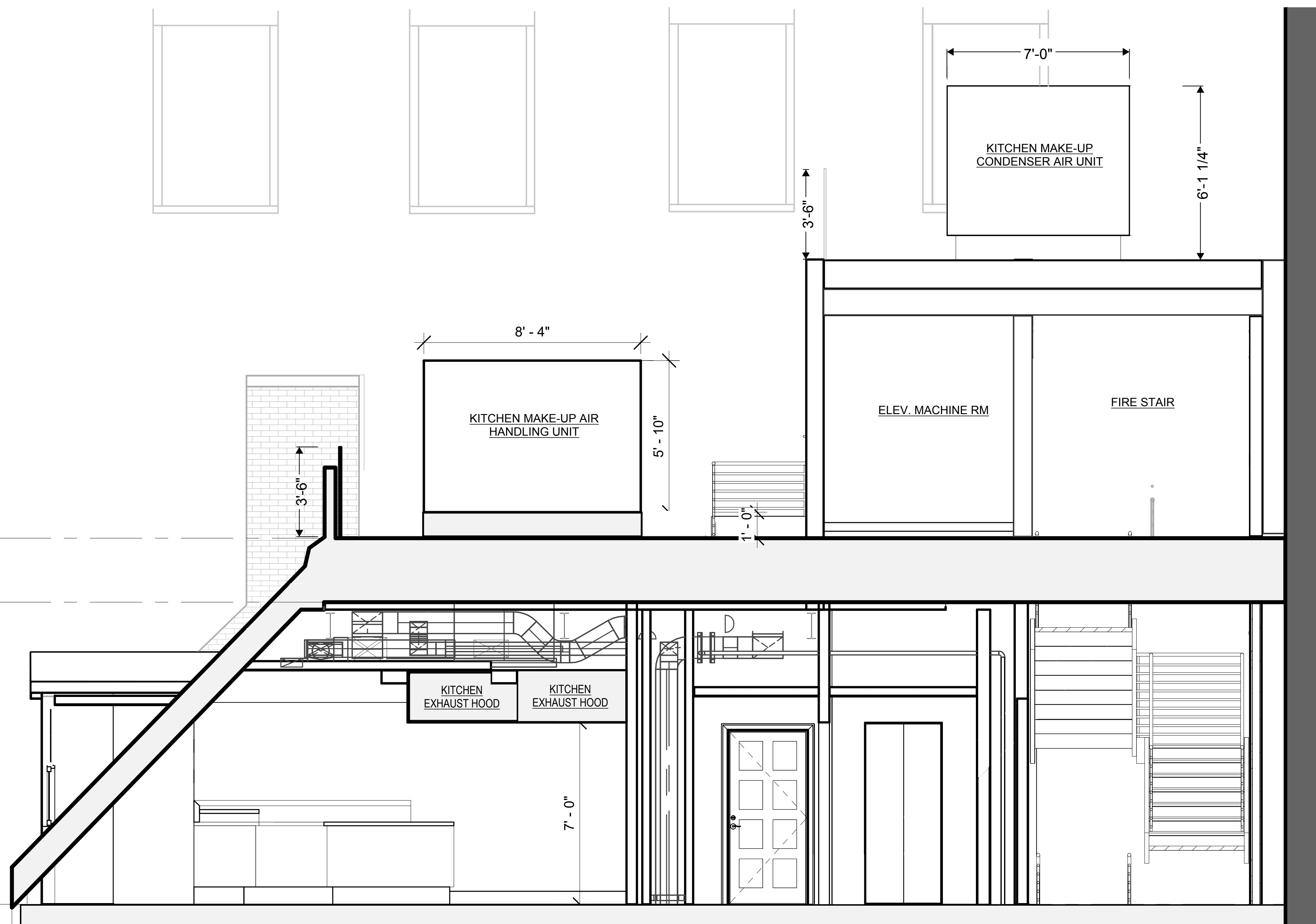
MEP SECTIONS
KEY PLAN



MEP X-RAY SECTION A

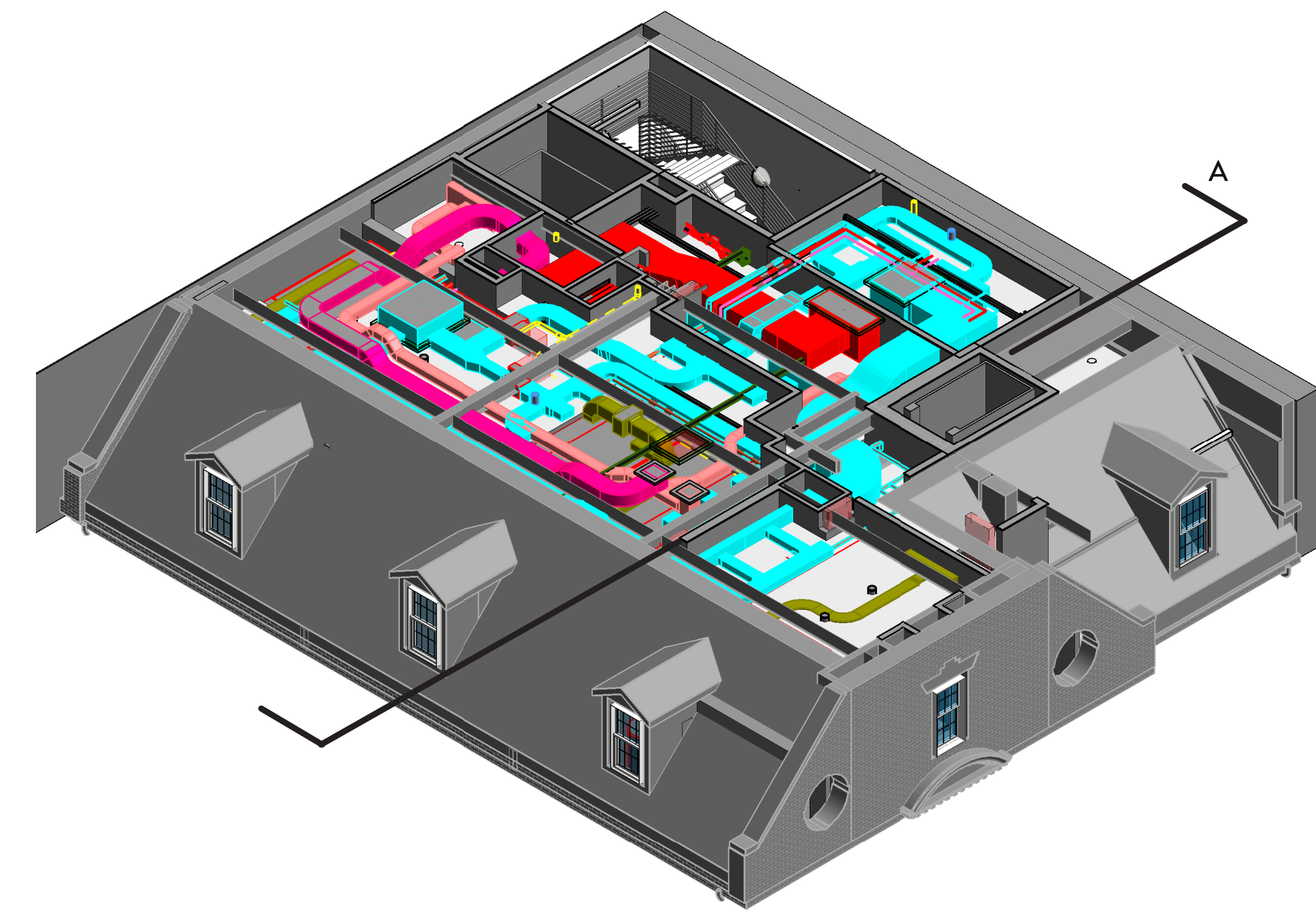


MEP SECTIONS
KEY PLAN

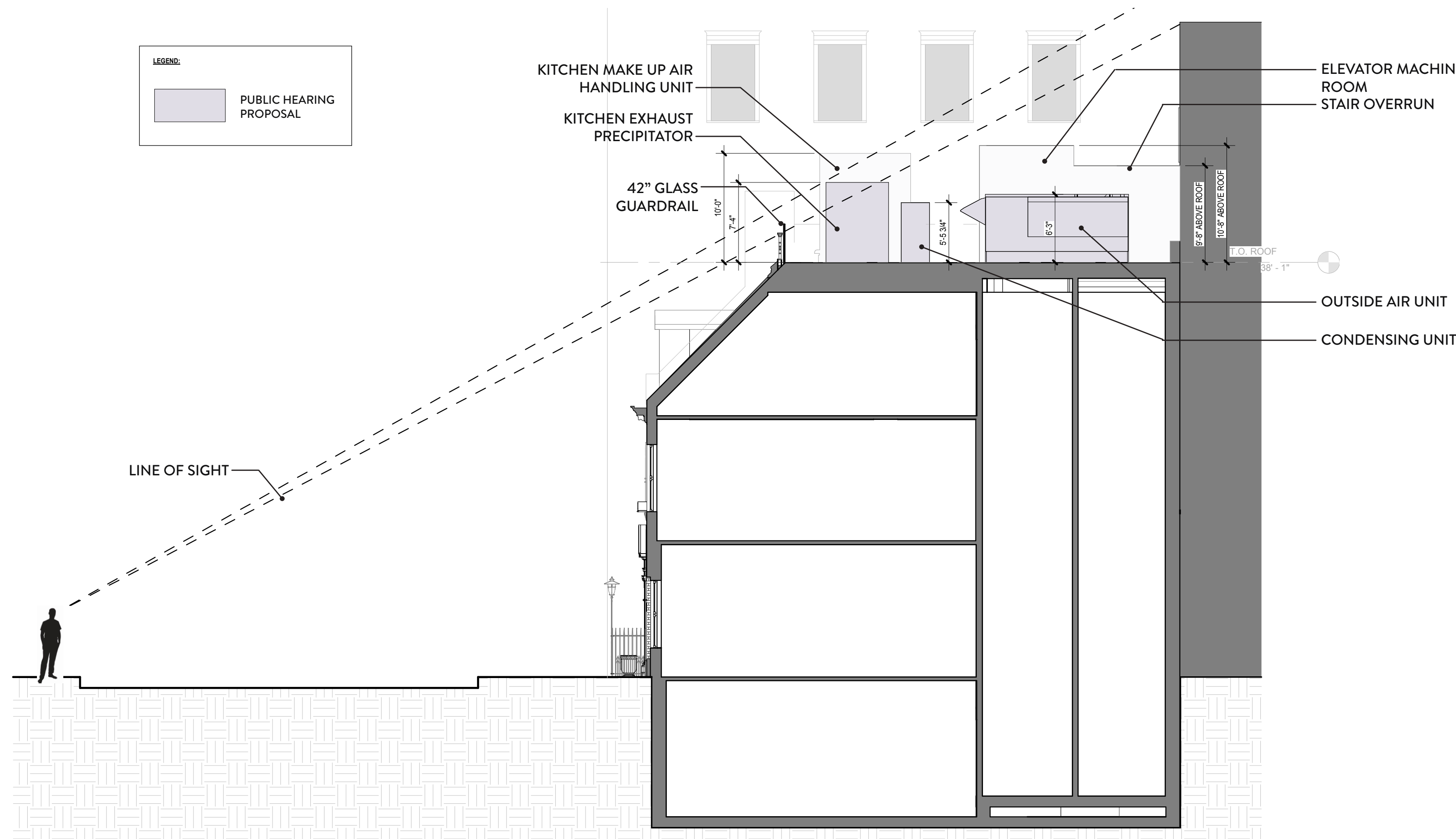


- T.O. ROOF 38'-1"
- STRUCTURE 35'-4"
- THIRD FLOOR 24'-0"

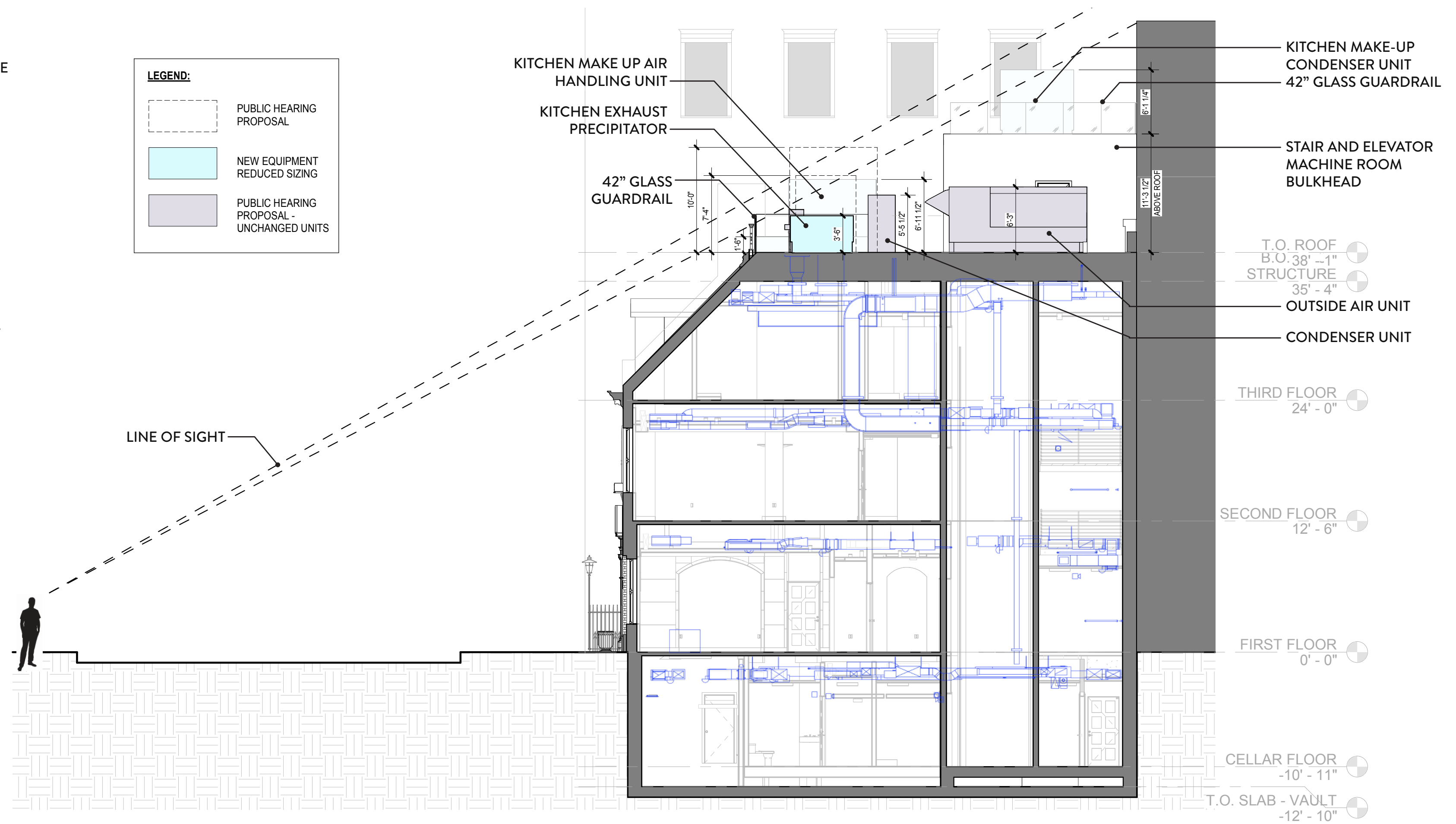
MEP X-RAY SECTION B



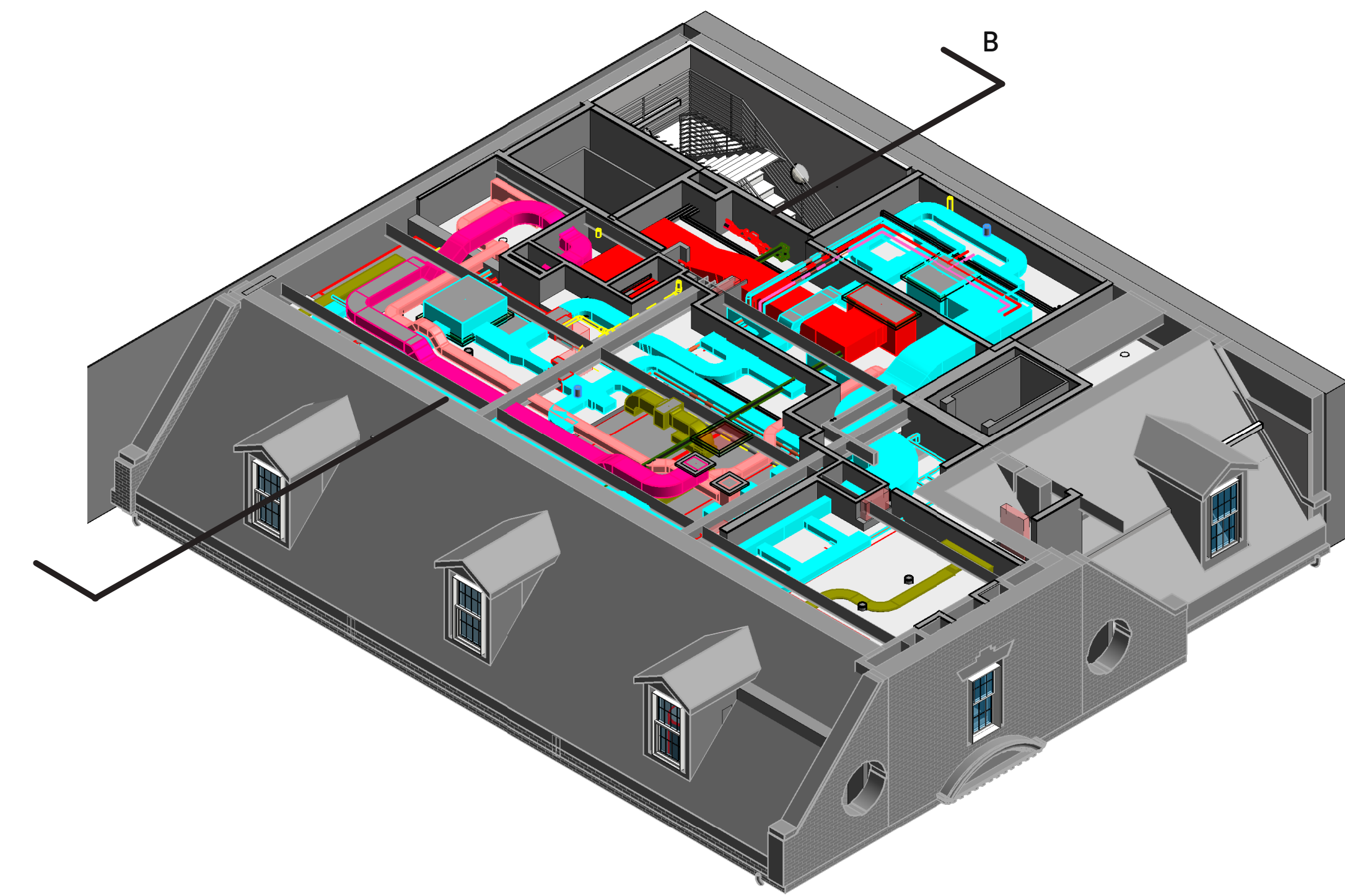
MEP SECTIONS
KEY PLAN



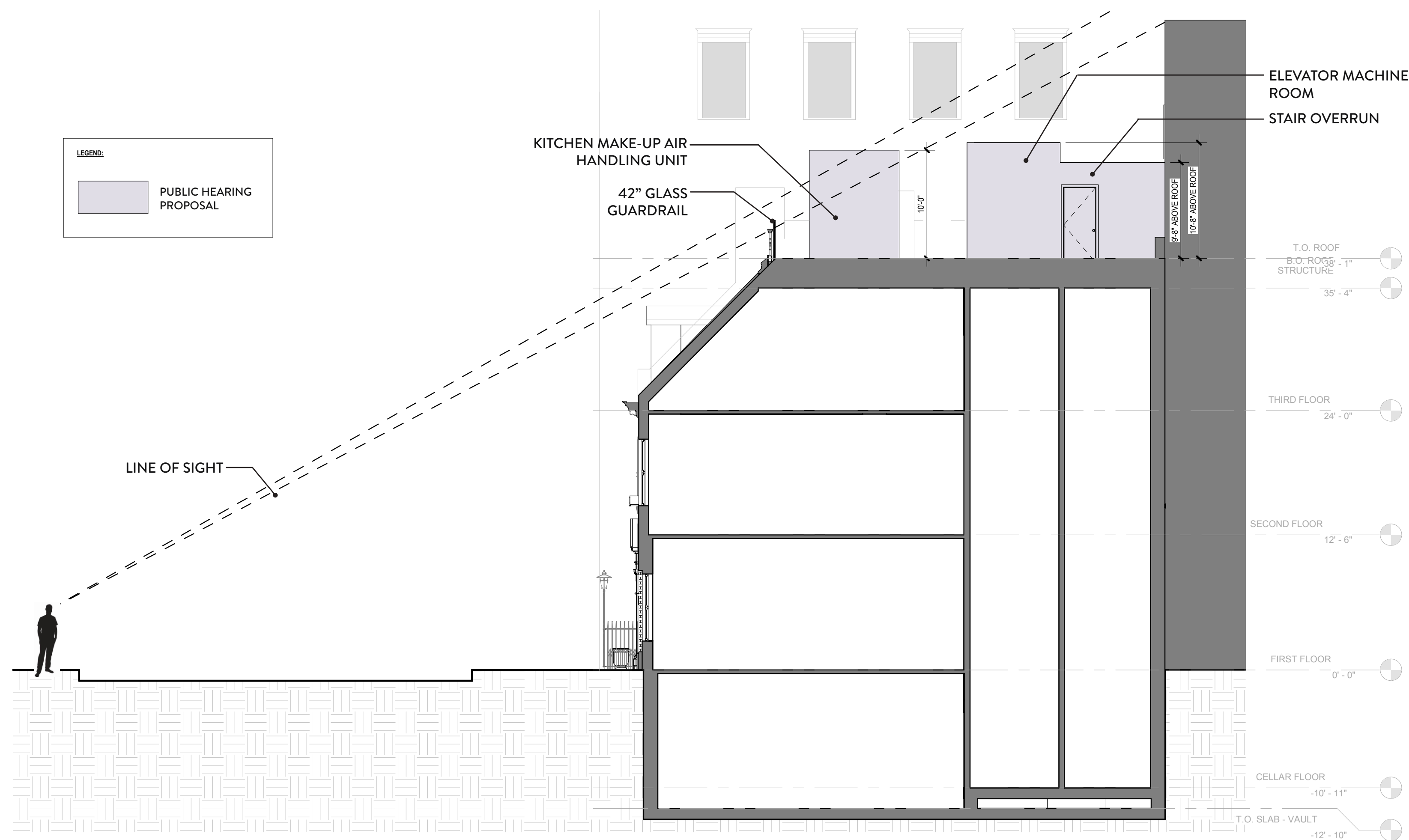
PREVIOUSLY PROPOSED - NORTH/SOUTH - SECTION A



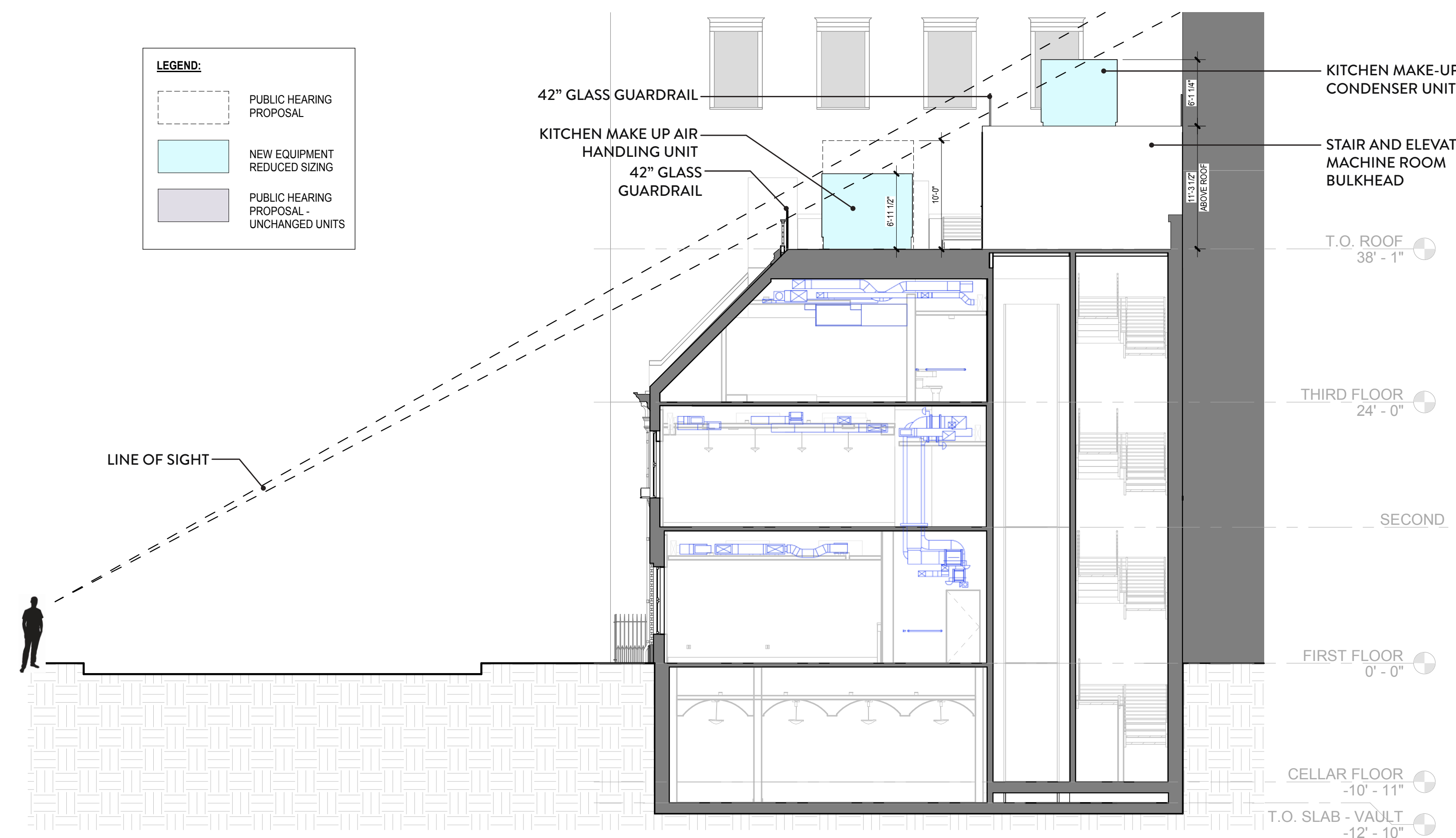
CURRENT PROPOSED - NORTH/SOUTH - SECTION A



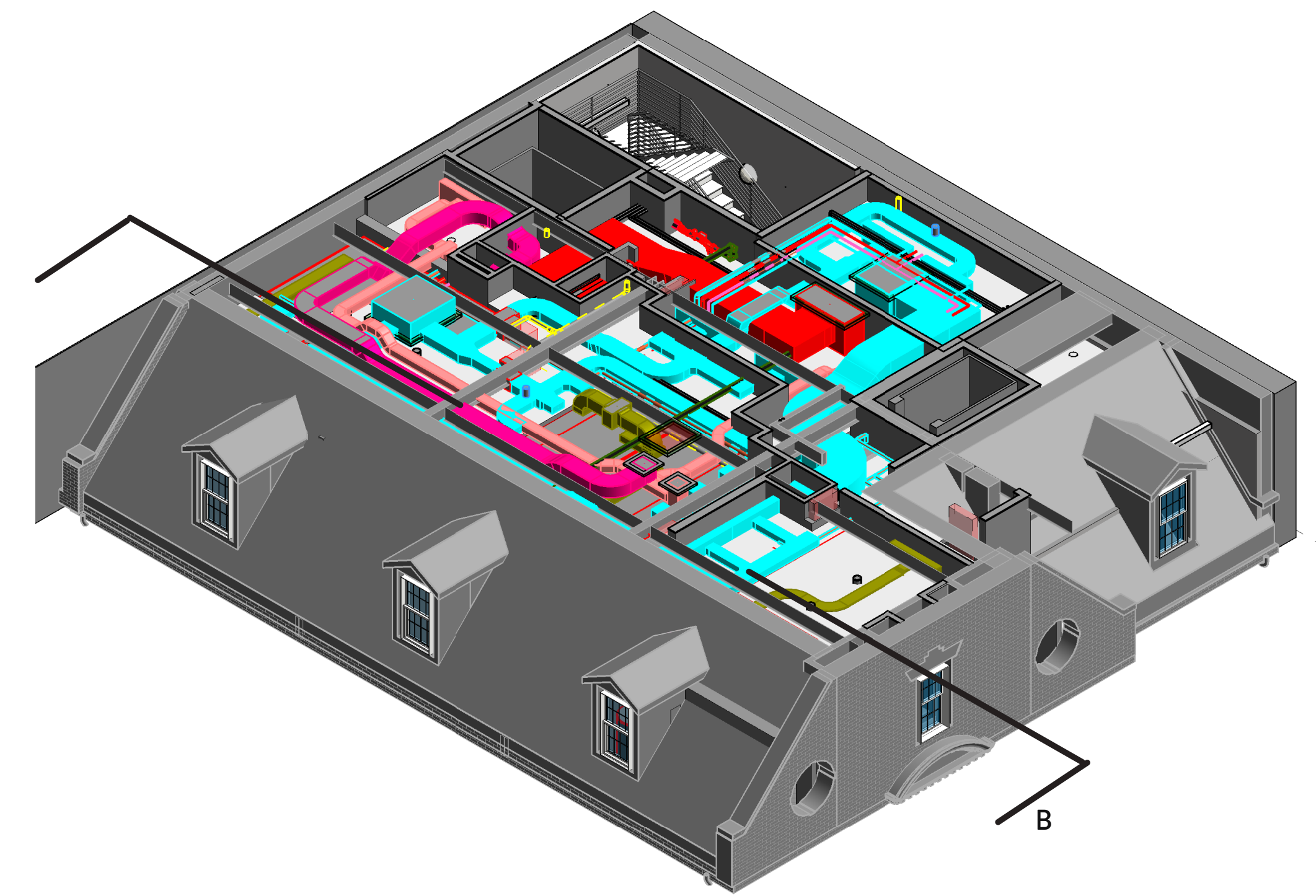
MEP SECTIONS
KEY PLAN



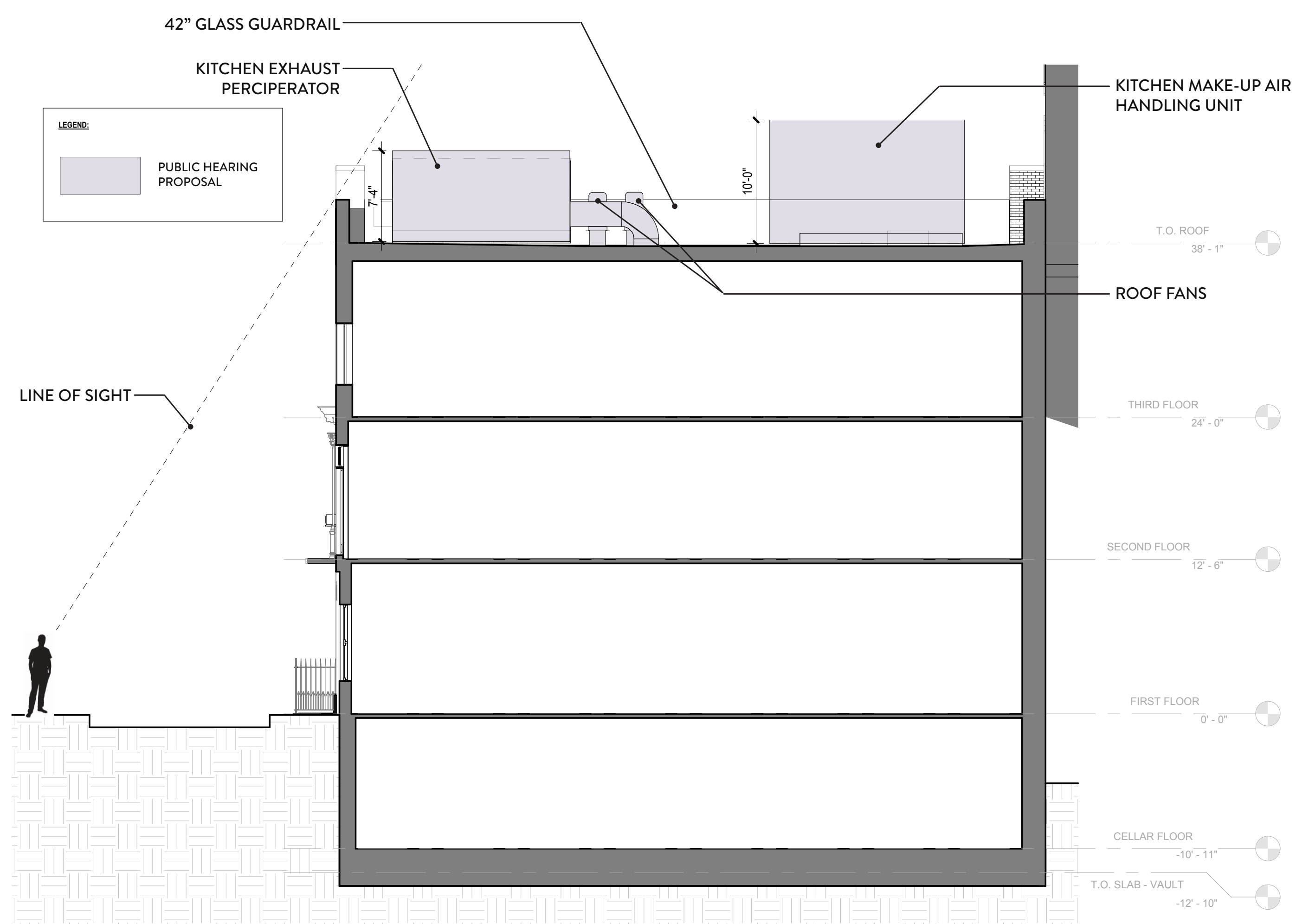
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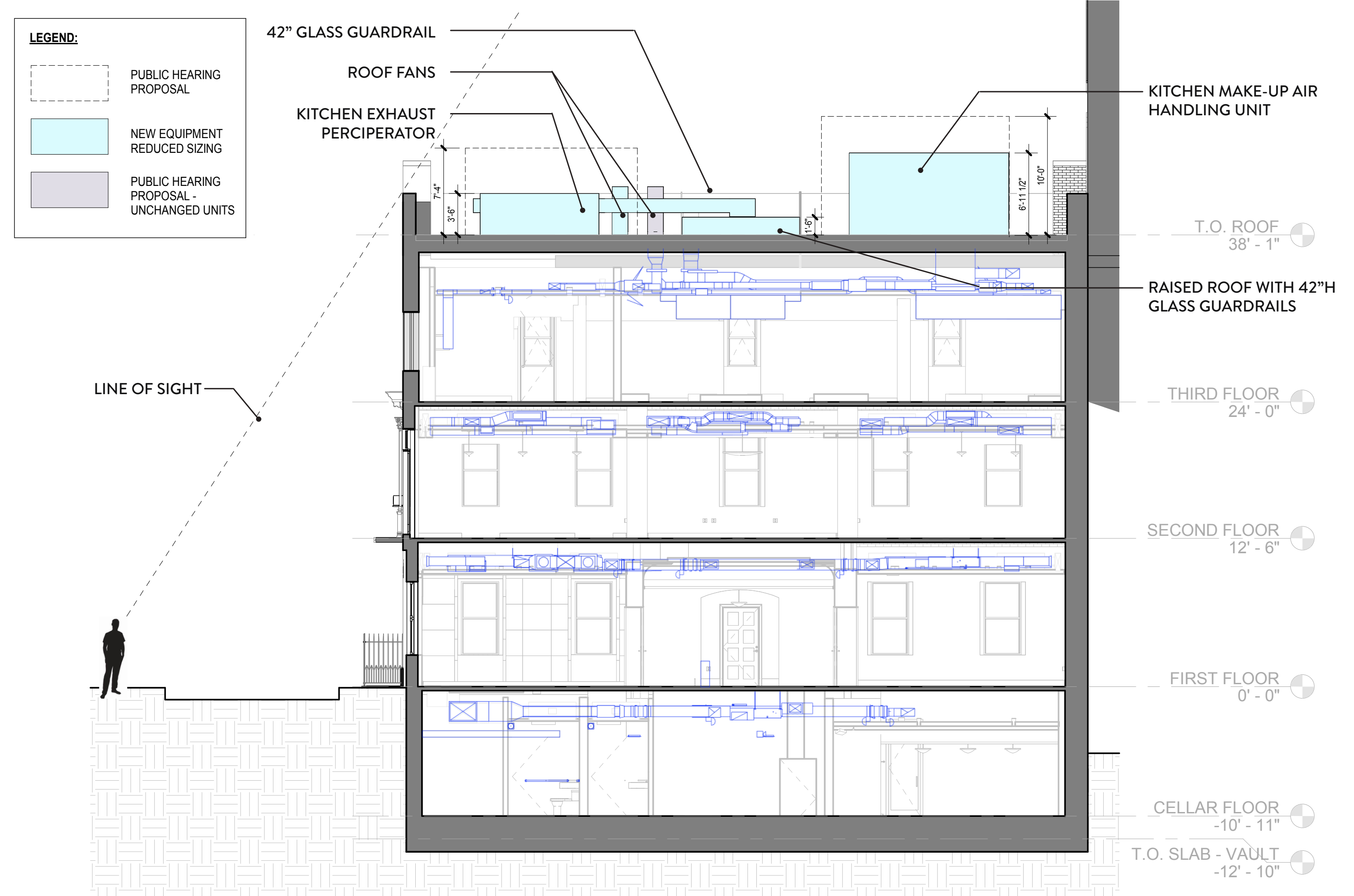
CURRENT PROPOSED - NORTH/SOUTH - SECTION B



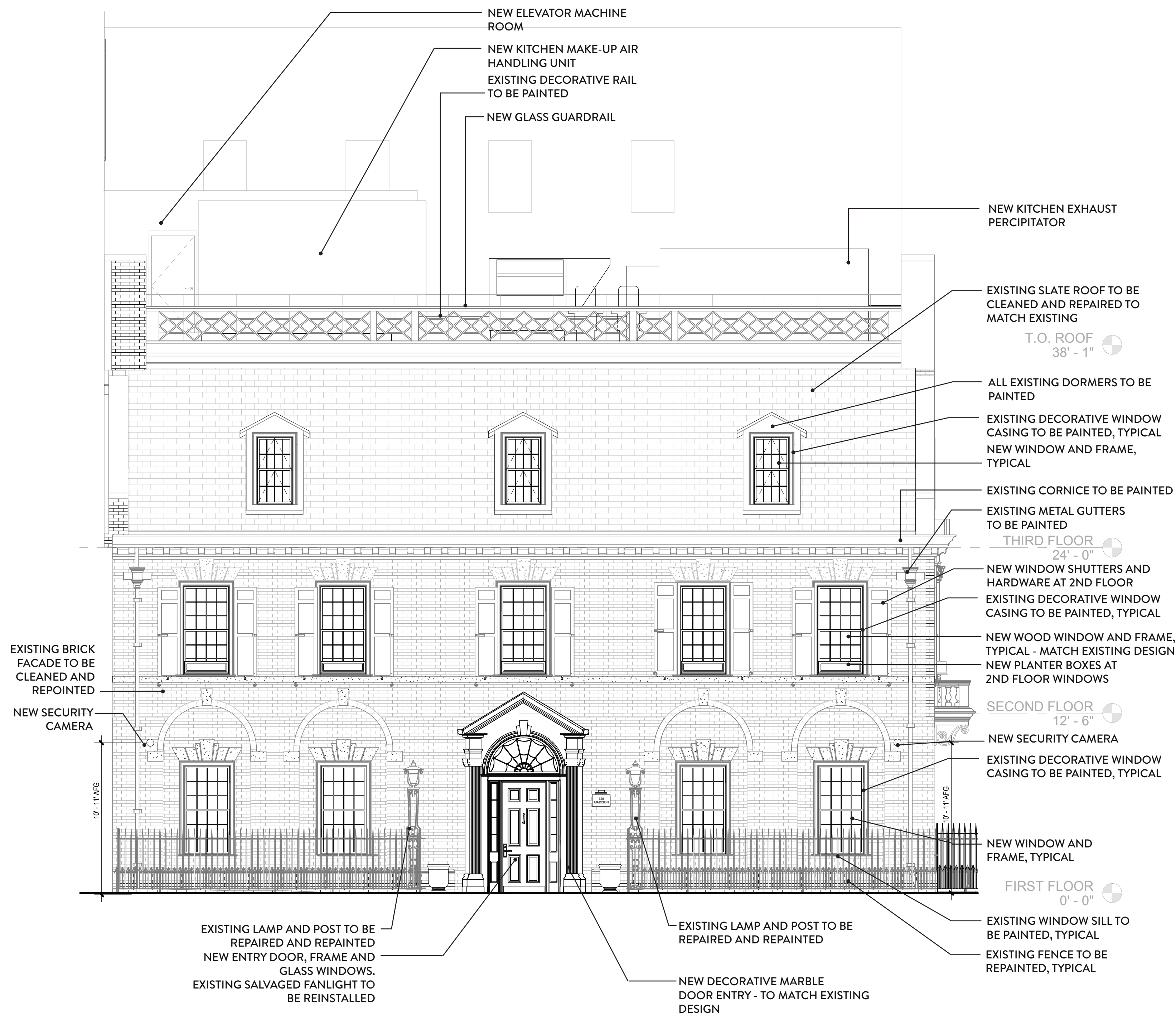
MEP SECTIONS
KEY PLAN



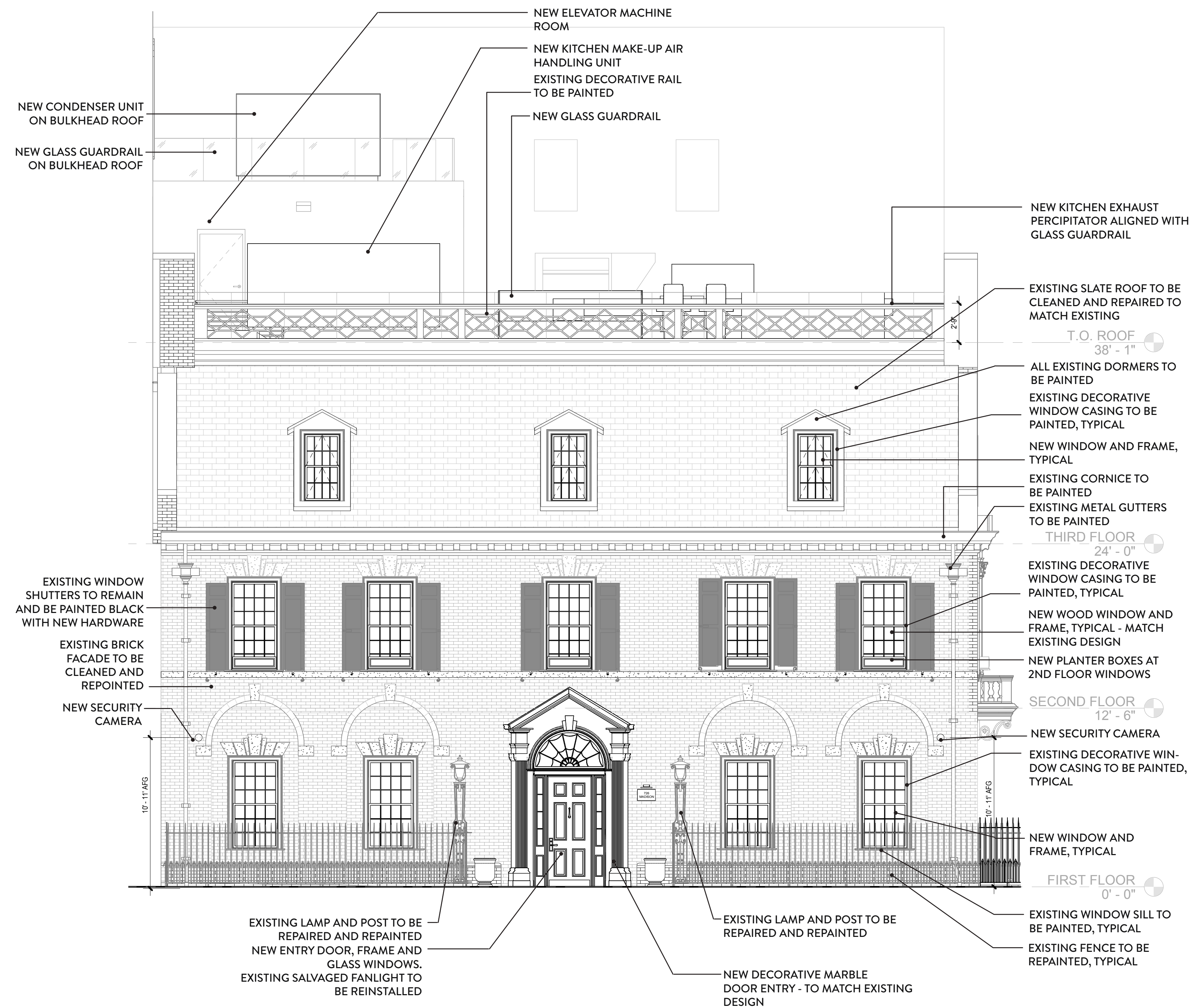
PREVIOUSLY PROPOSED - EAST/WEST - SECTION B



CURRENT PROPOSED - EAST/WEST - SECTION B



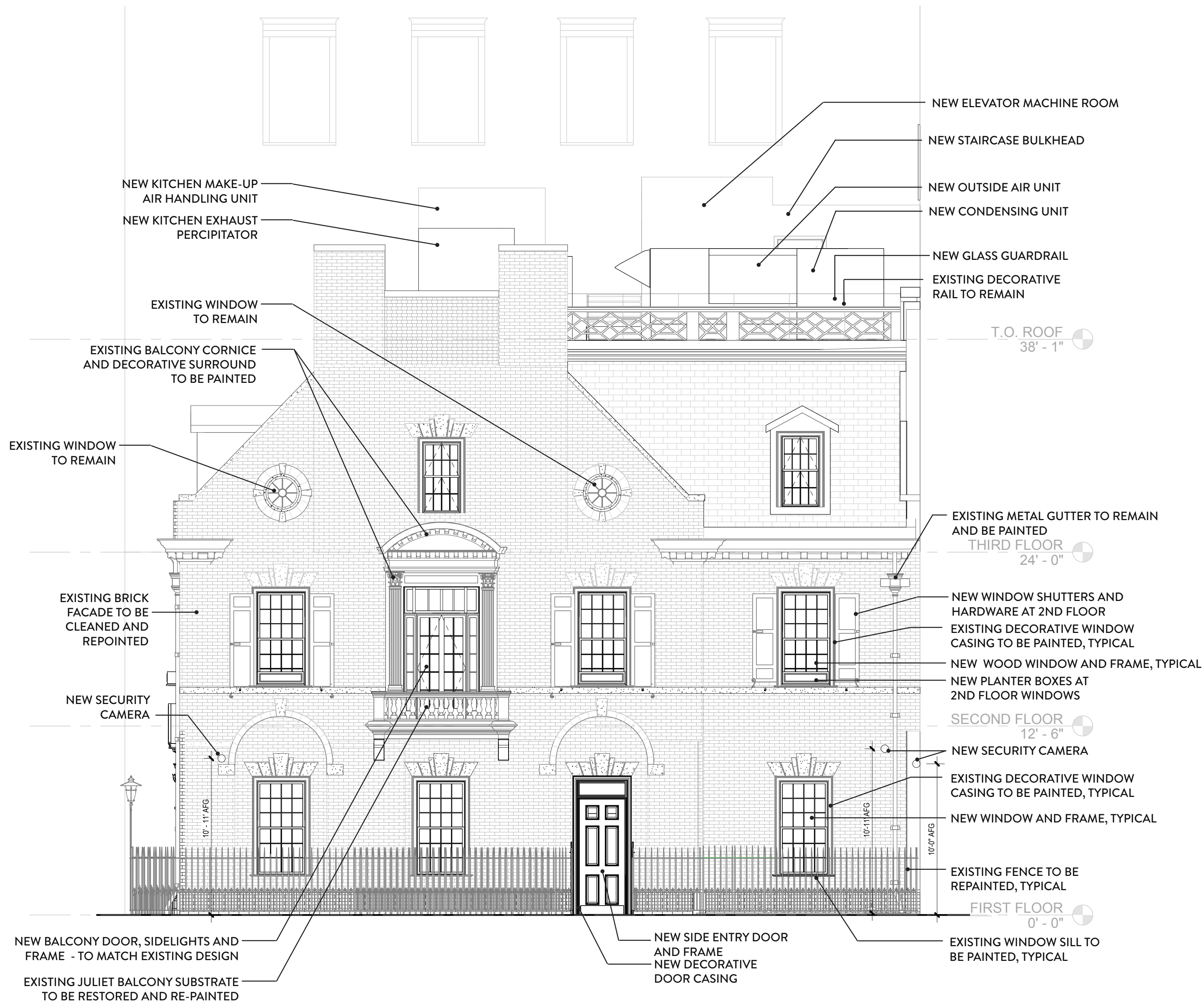
MADISON AVENUE - PREVIOUSLY PROPOSED ELEVATION



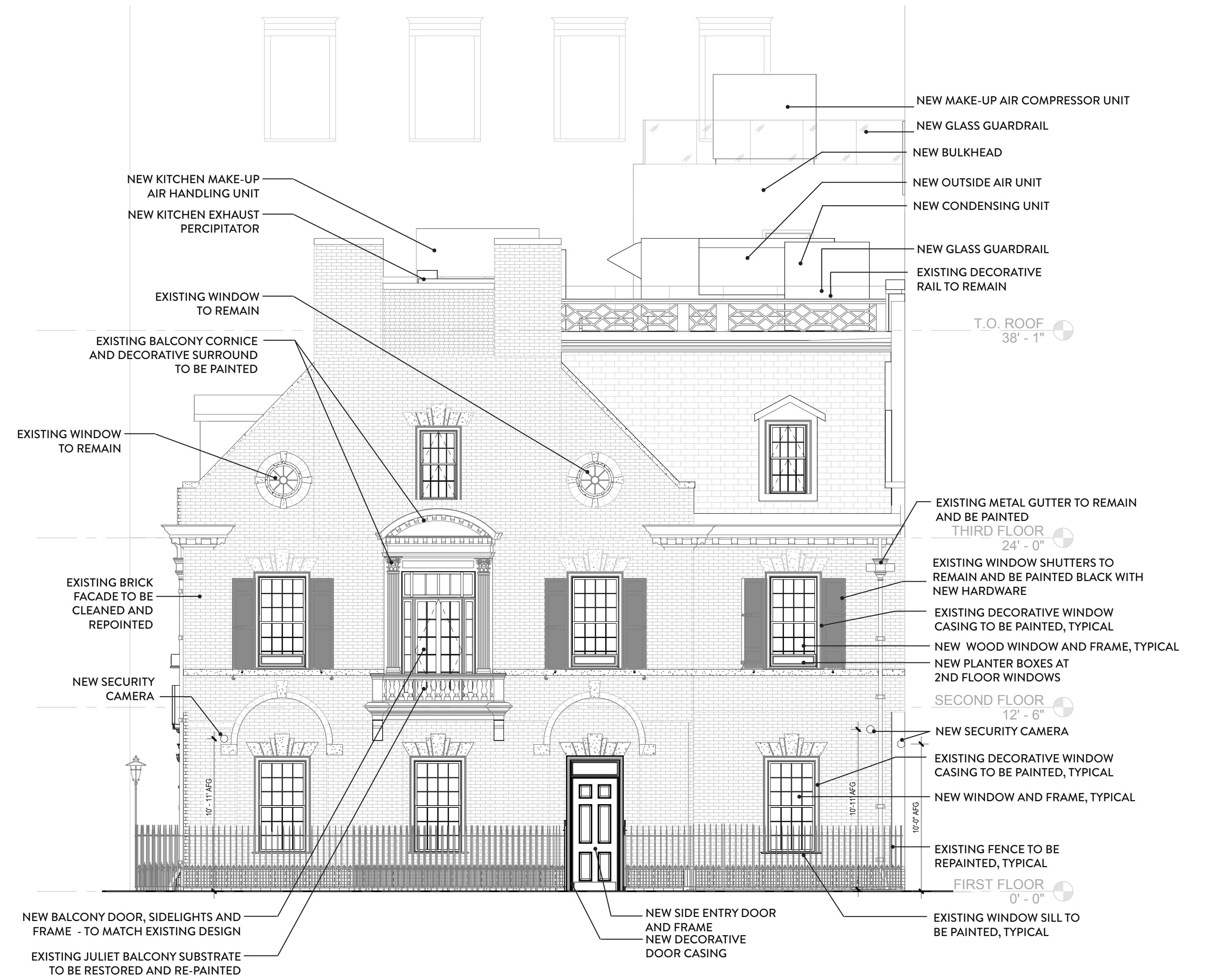
MADISON AVENUE - PROPOSED ELEVATION

- NOTES:
 *ALL MECHANICAL UNITS TO BE PAINTED:
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *STAIR & ELEVATOR MACHINE ROOM TO BE STUCCO PAINTED:
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *CONDENSER UNITS TO BE WHITE FINISH





EAST 64TH STREET - EXISTING ELEVATION



EAST 64TH STREET - PROPOSED ELEVATION



19 EAST 70TH STREET, CHIMNEYS, STAIR, ELEVATOR, AND MECHANICAL BULKHEADS COMMISSION-APPROVED 2015



21 EAST 70TH STREET, CHIMNEY, STAIR, ELEVATOR, AND MECHANICAL BULKHEADS COMMISSION-APPROVED 2013



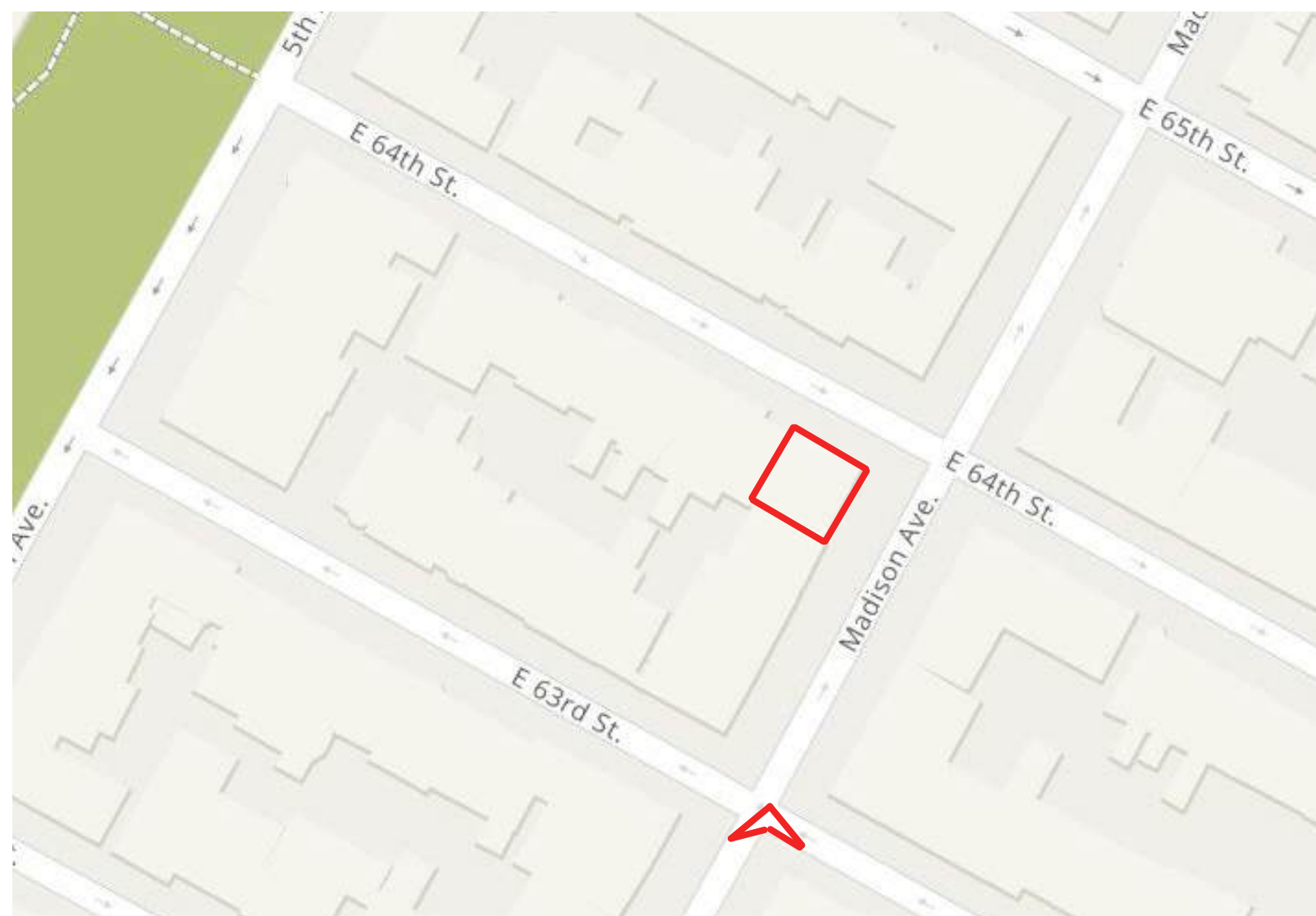
909 MADISON AVENUE, VISIBLE HVAC EQUIPMENT COMMISSION-APPROVED 2013



COOLING TOWER AT 19 EAST 64TH STREET



933-943 MADISON AVENUE, ADDITION WITH VISIBLE MECHANICAL BULKHEAD COMMISSION-APPROVED 2012



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM SE CORNER OF 63RD AND MADISON



REVISED PROPOSAL



LOCATION MAP

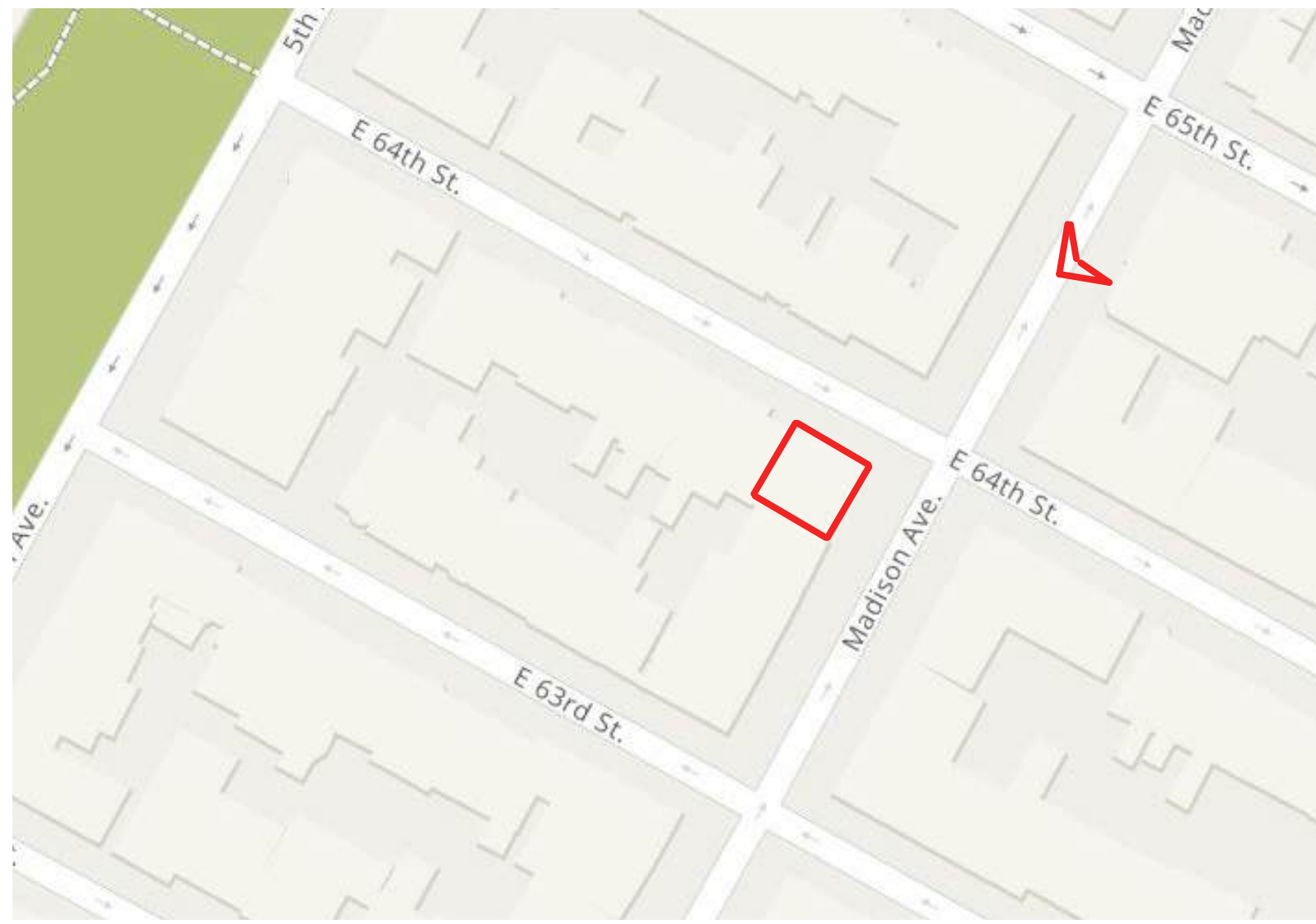


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM JUST EAST OF MADISON ON 64TH STREET



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)

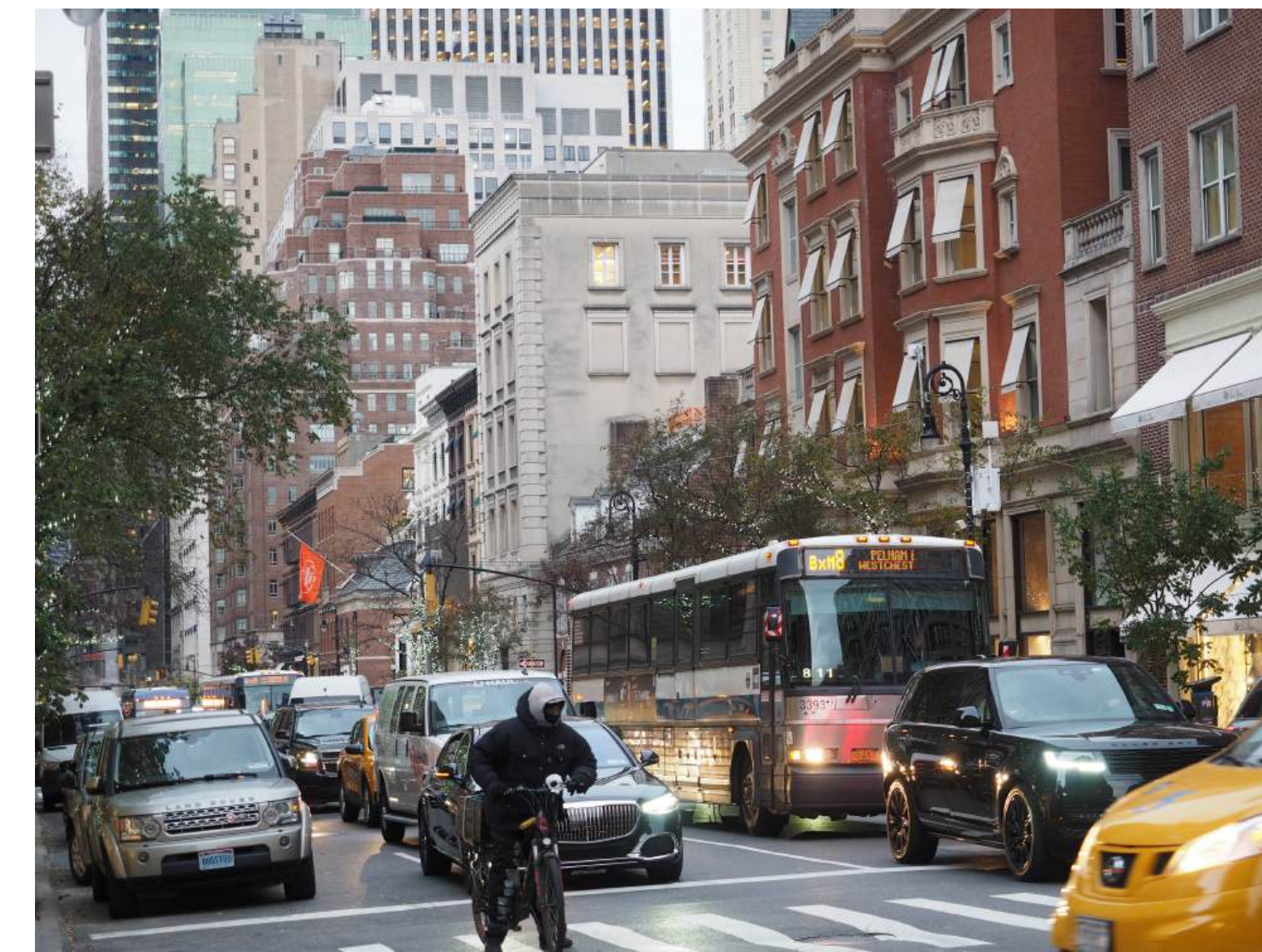
VIEW FROM MADISON AVE EAST SIDE BETWEEN 64TH AND 65TH



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM 65TH AND MADISON NE CORNER



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM ACROSS STREET ON MADISON AVENUE



REVISED PROPOSAL

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Borough of Manhattan

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APPENDIX



OVERALL VIEW FROM THE CORNER OF MADISON AVENUE AND EAST 64TH STREET



VIEW OF THE MADISON AVENUE FACADE



VIEW OF THE EAST 64TH STREET FACADE



MAIN ENTRANCE DOOR MADISON AVENUE



DETAIL VIEW OF WOOD ENTRANCE DOOR SURROUND AND HISTORIC FANLIGHT



DETAIL VIEW OF WOOD ENTRANCE DOOR SURROUND AND MARBLE BASE



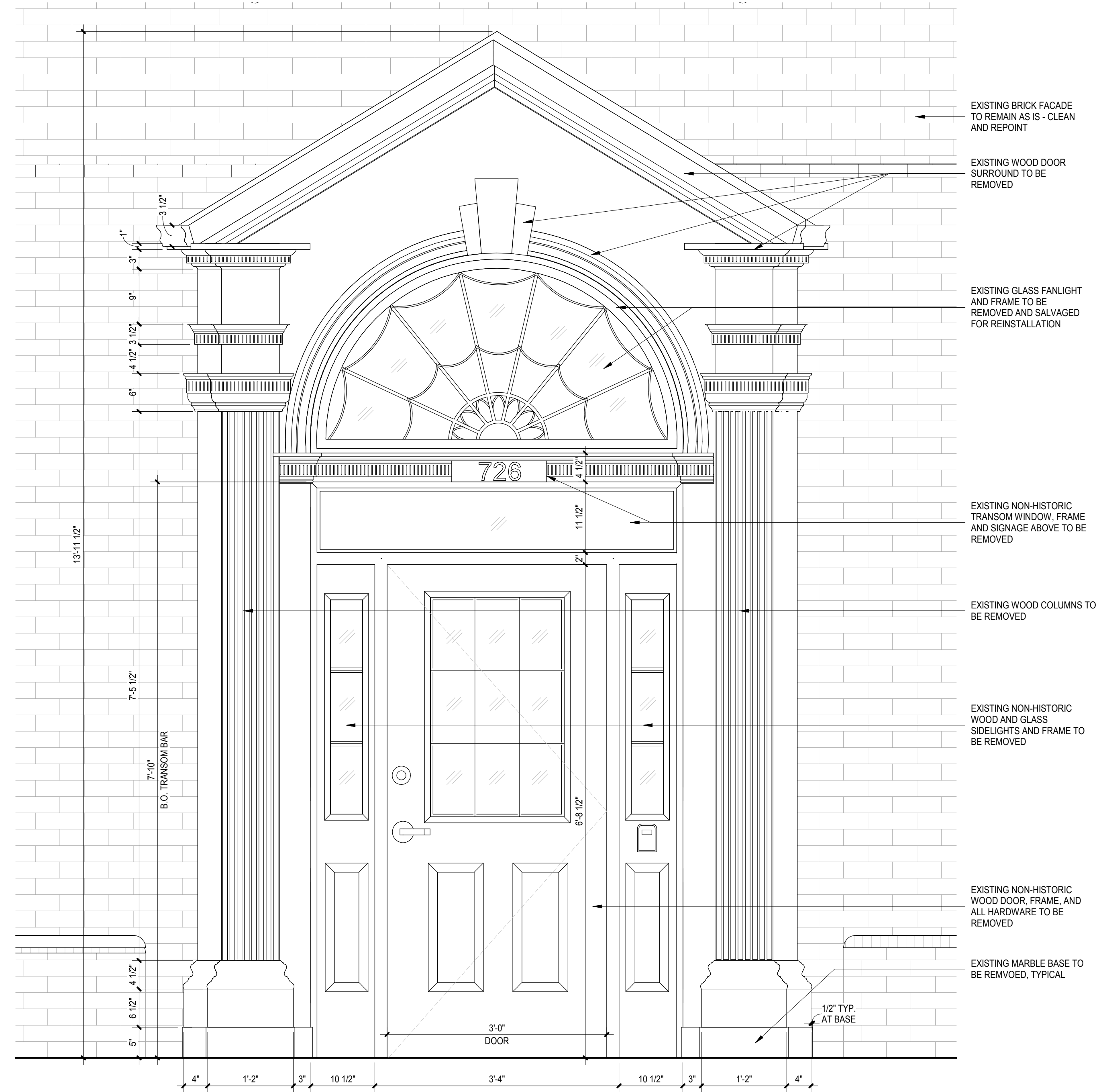
LOCATION OF NEW SERVICE DOOR ON EAST 64TH STREET



DETAIL VIEW OF A WOOD DORMER ON EAST 64TH STREET

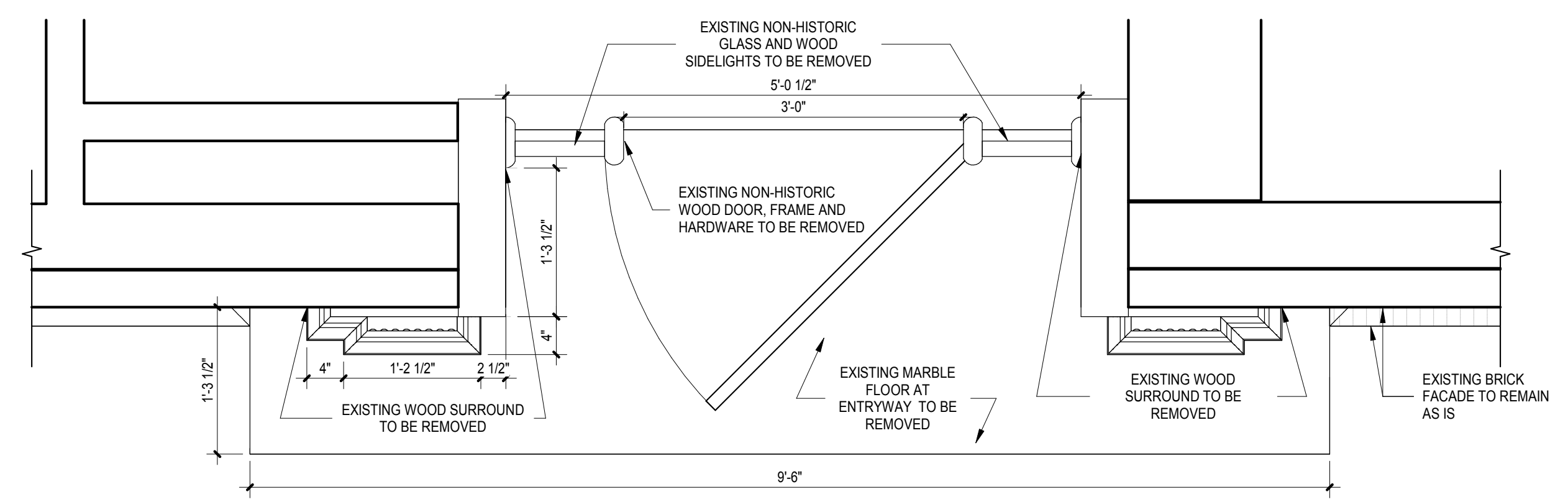


DETAIL VIEW OF WOOD WINDOWS AND JULIET BALCONY ON EAST 64TH STREET

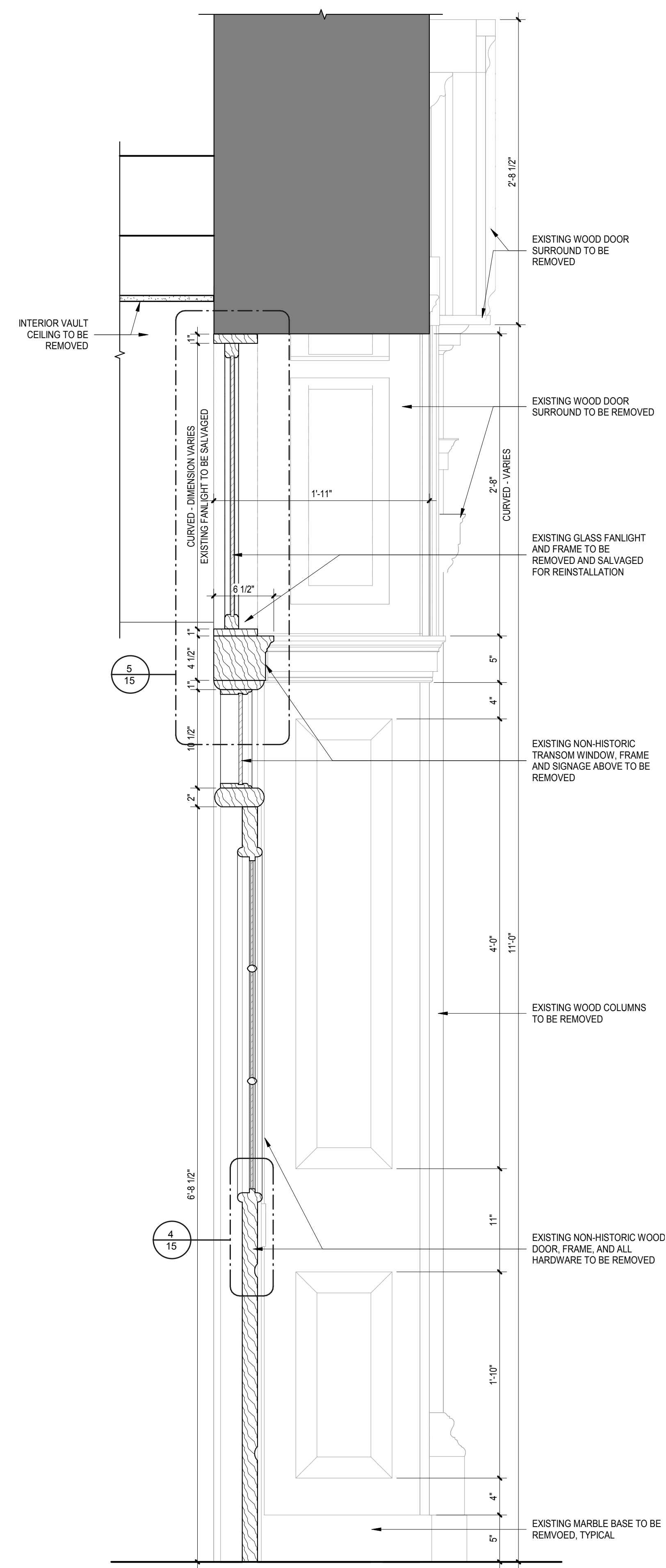


*GENERAL NOTE: WOOD SURROUND AND TRANSOM BAR WILL TO BE CAREFULLY DOCUMENTED AND MEASURED PRIOR TO REMOVAL.

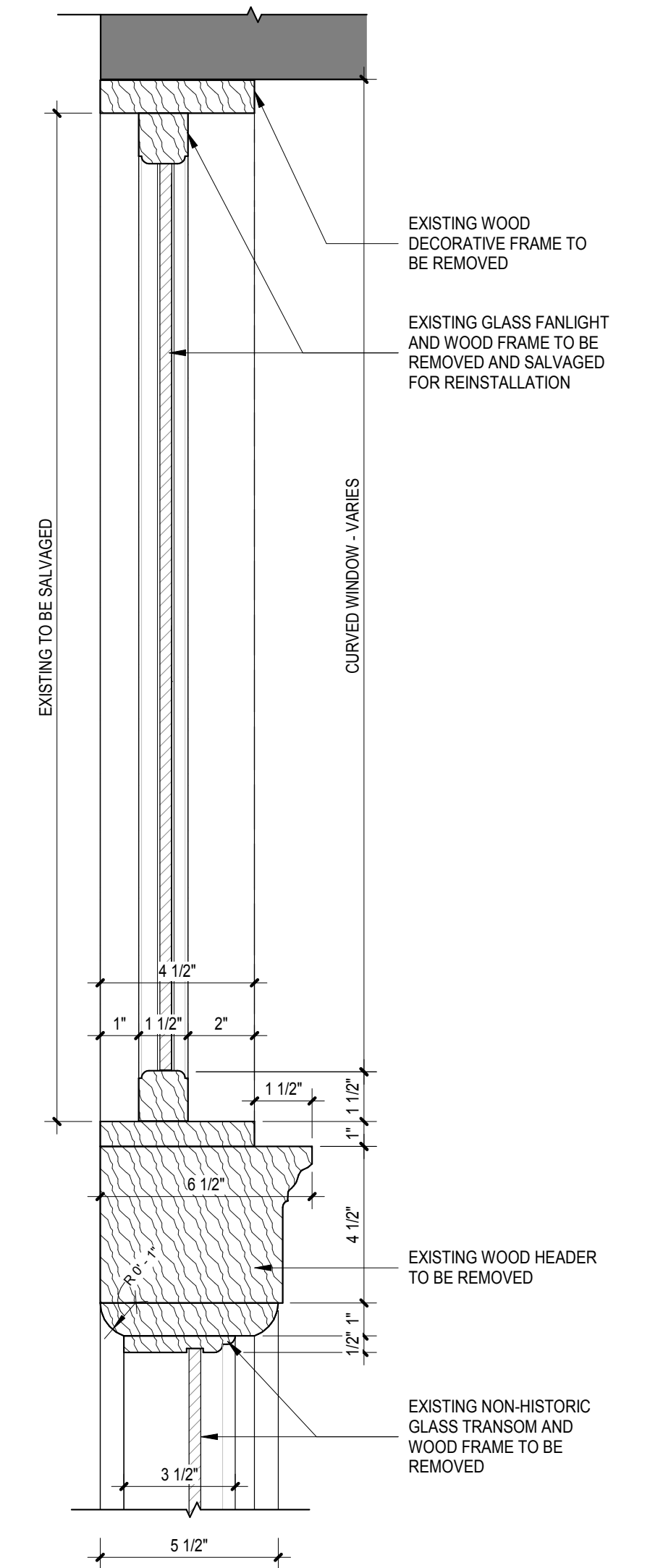
2. ENLARGED ELEVATION - ENTRY



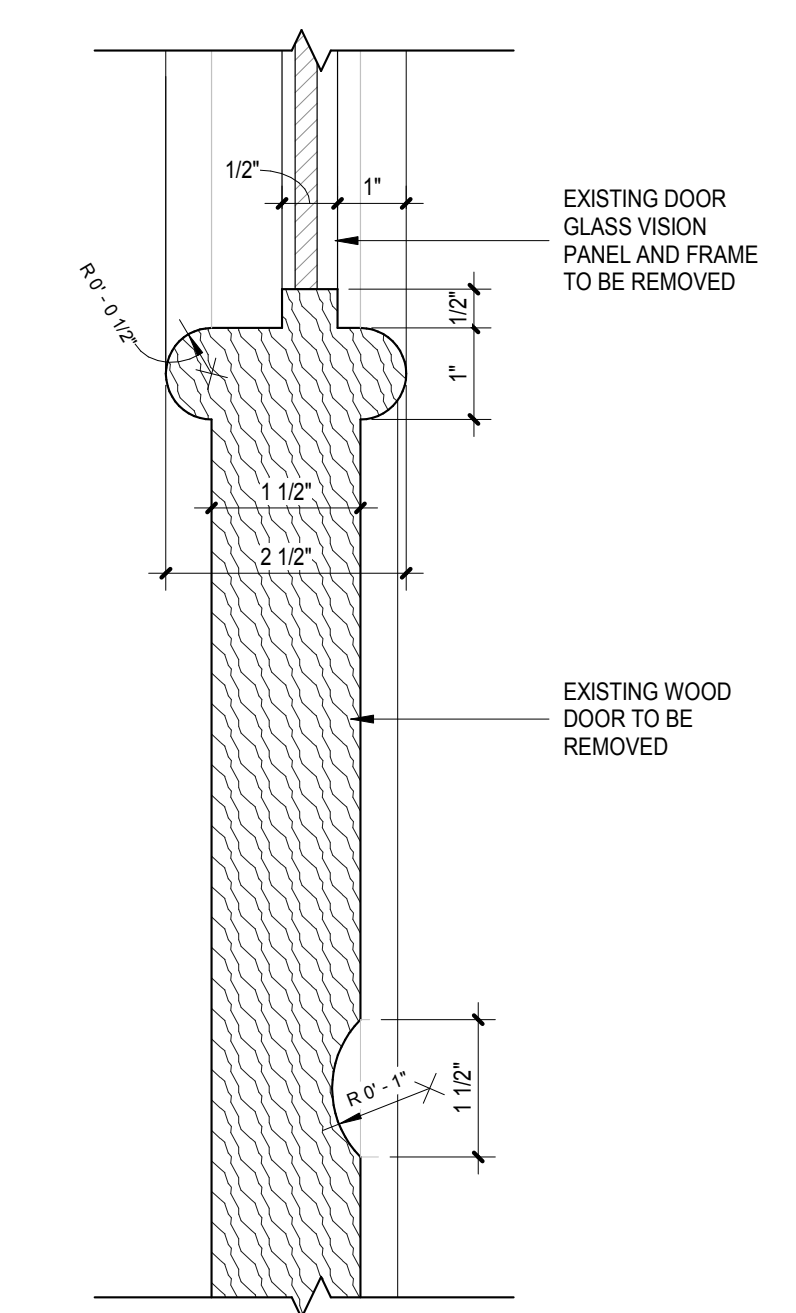
1. ENLARGED PLAN - ENTRY DOOR



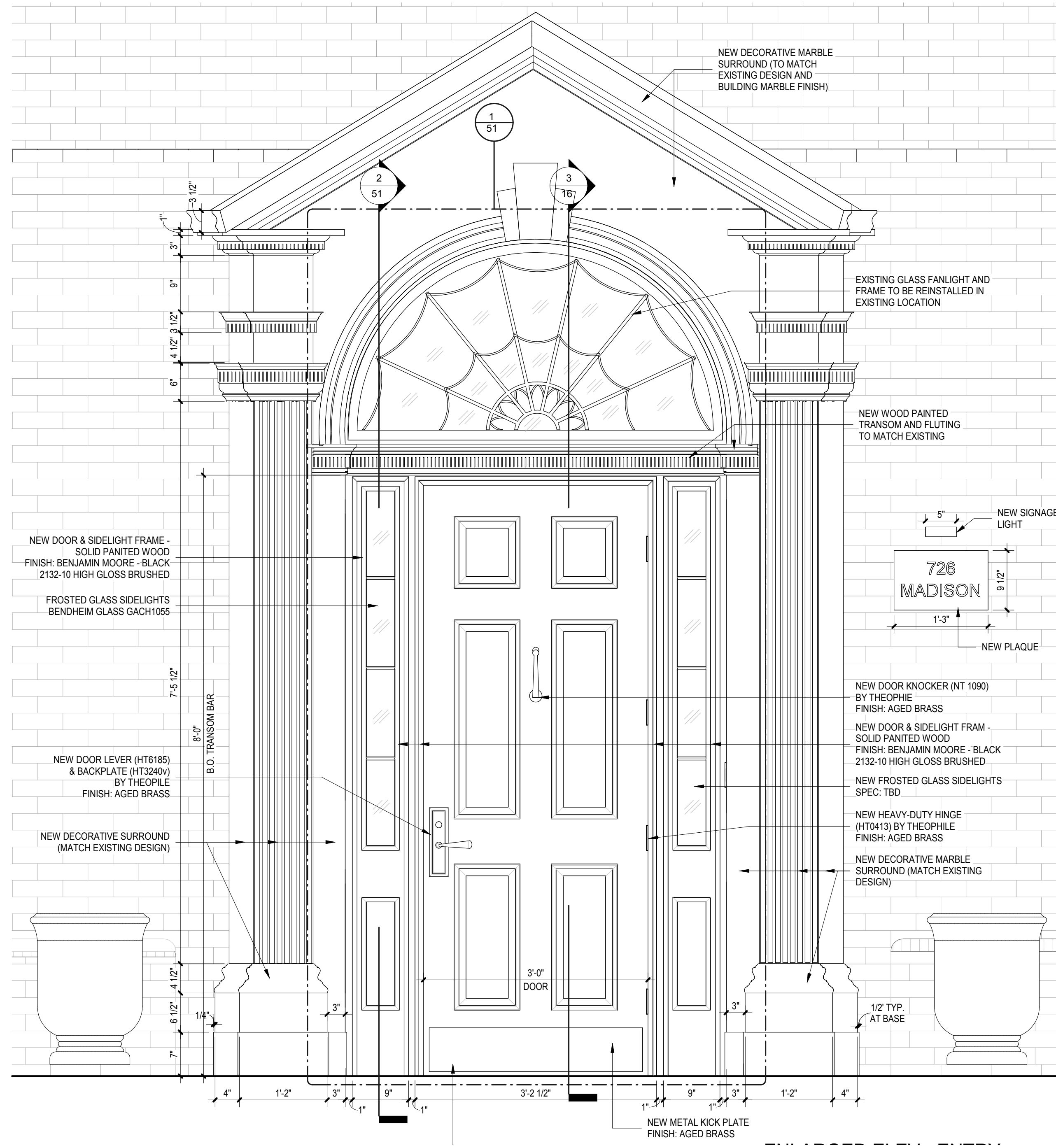
3. SECTION - ENTRY DOOR



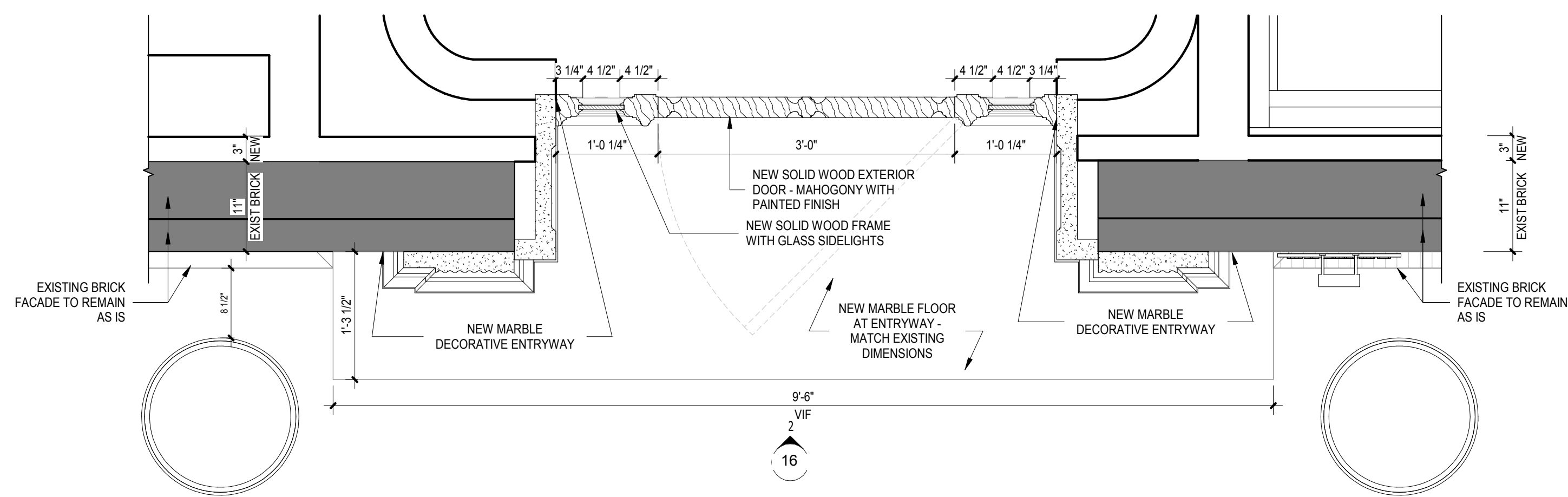
5. DETAIL - TRANSOM & FANLIGHT



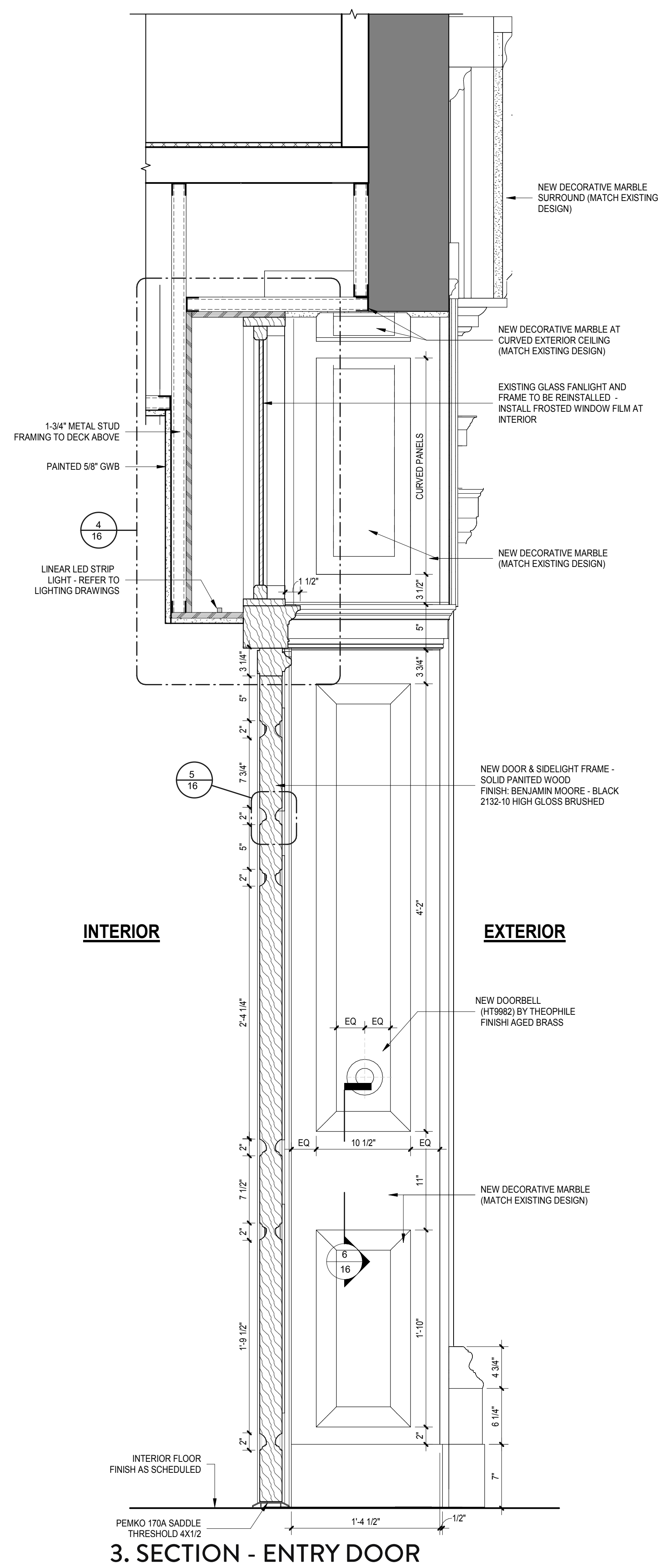
4. DETAIL - DOOR PANEL



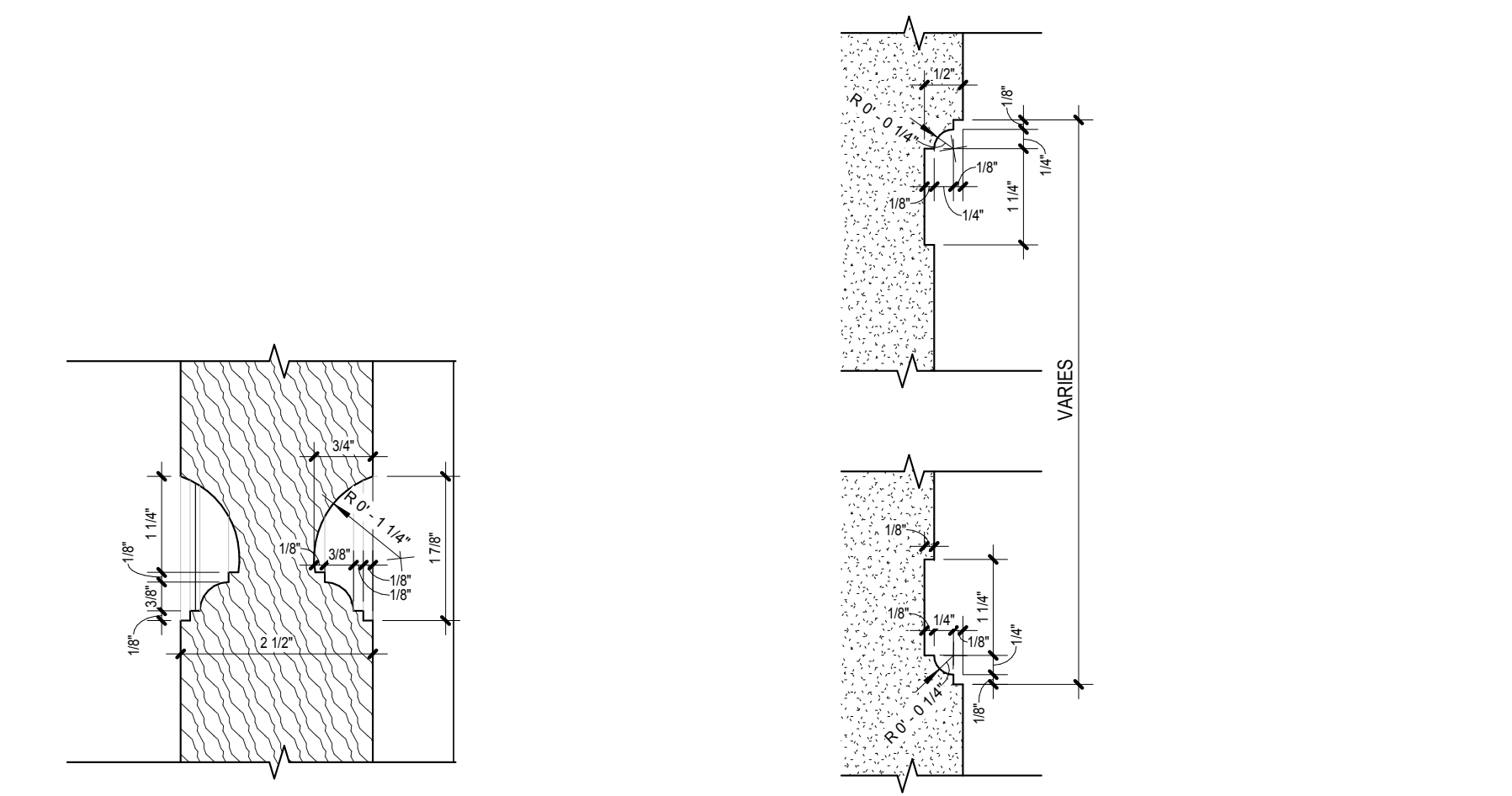
2. ENLARGED ELEVATION - ENTRY



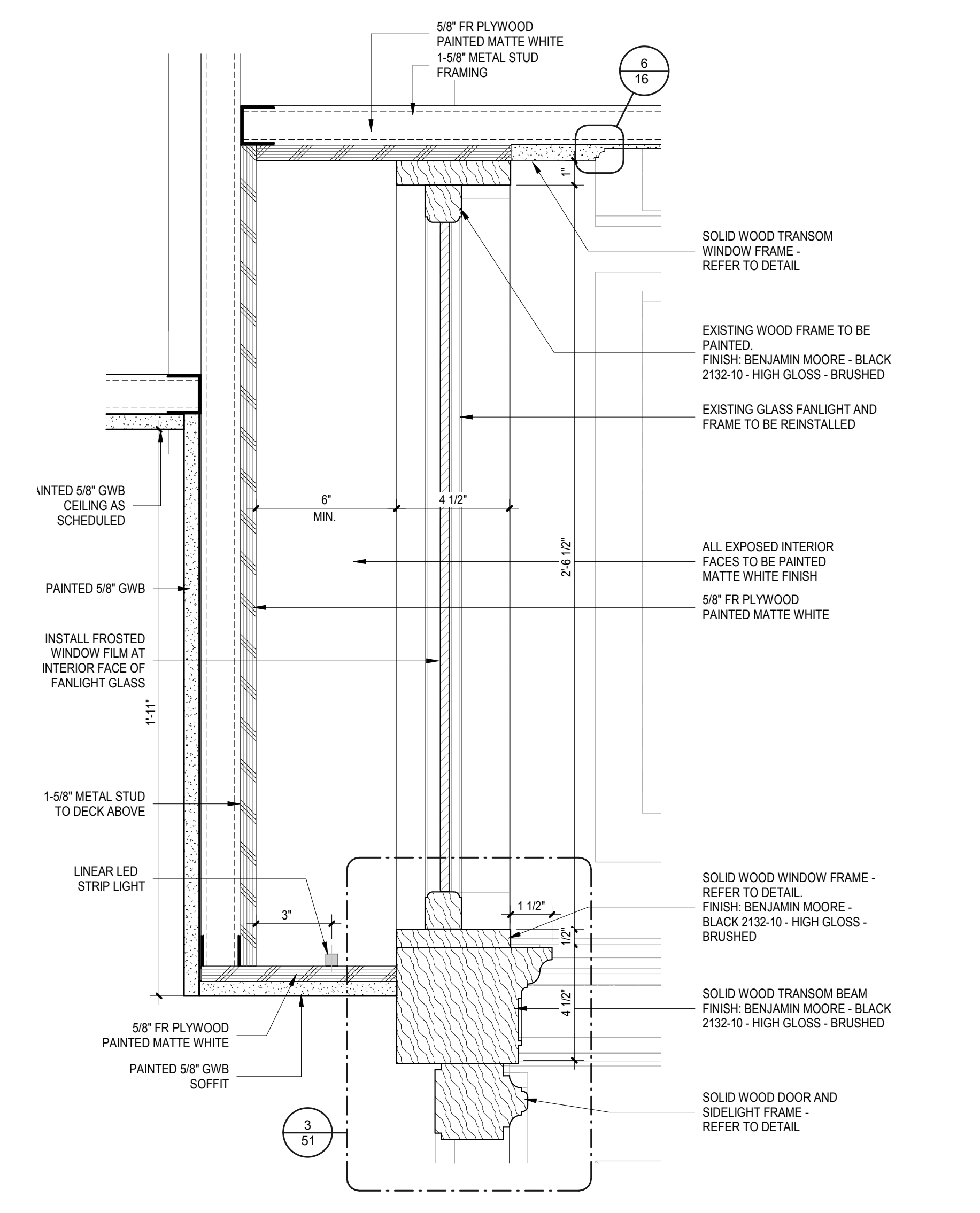
1. ENLARGED PLAN - ENTRY DOOR



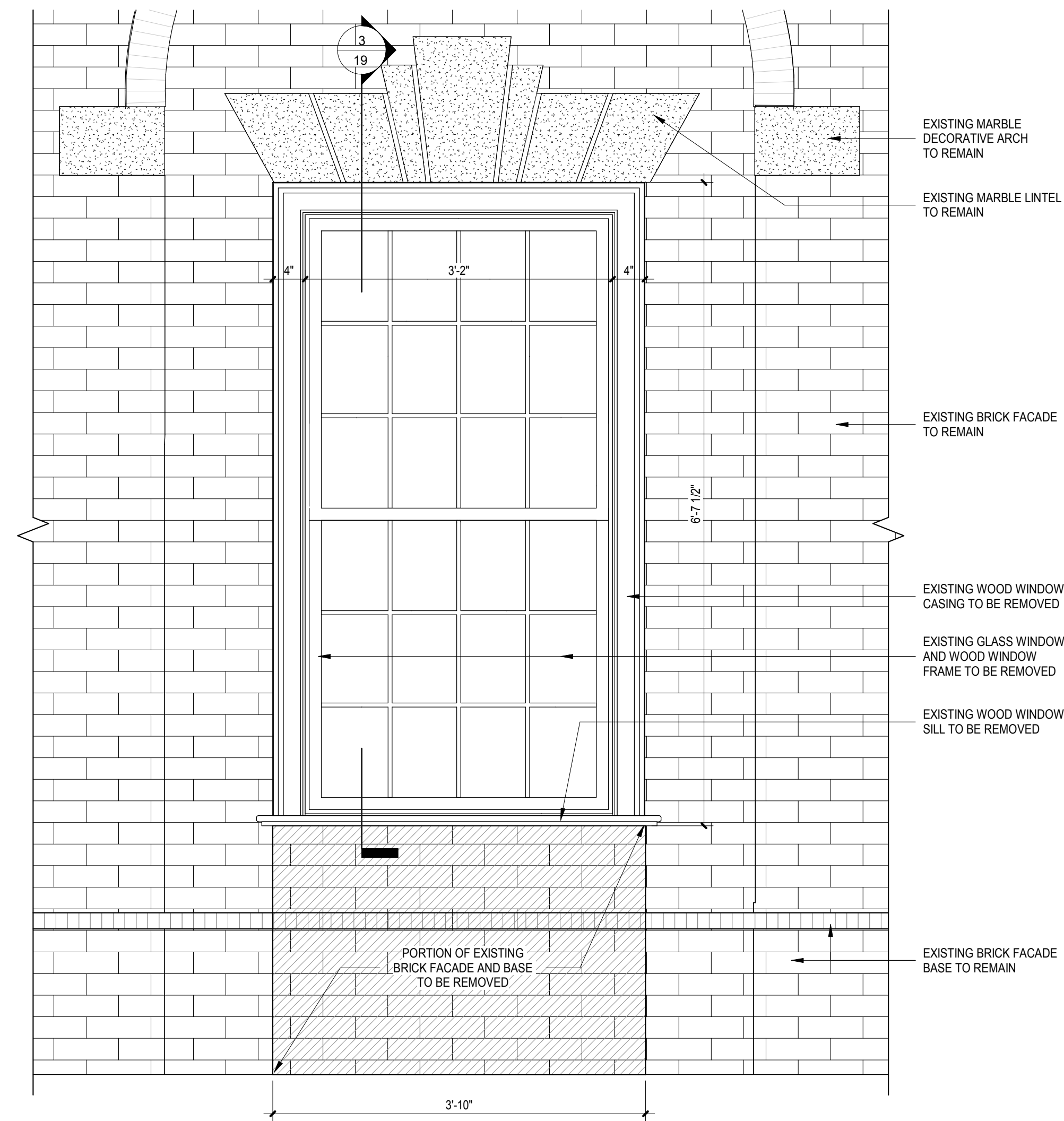
3. SECTION - ENTRY DOOR



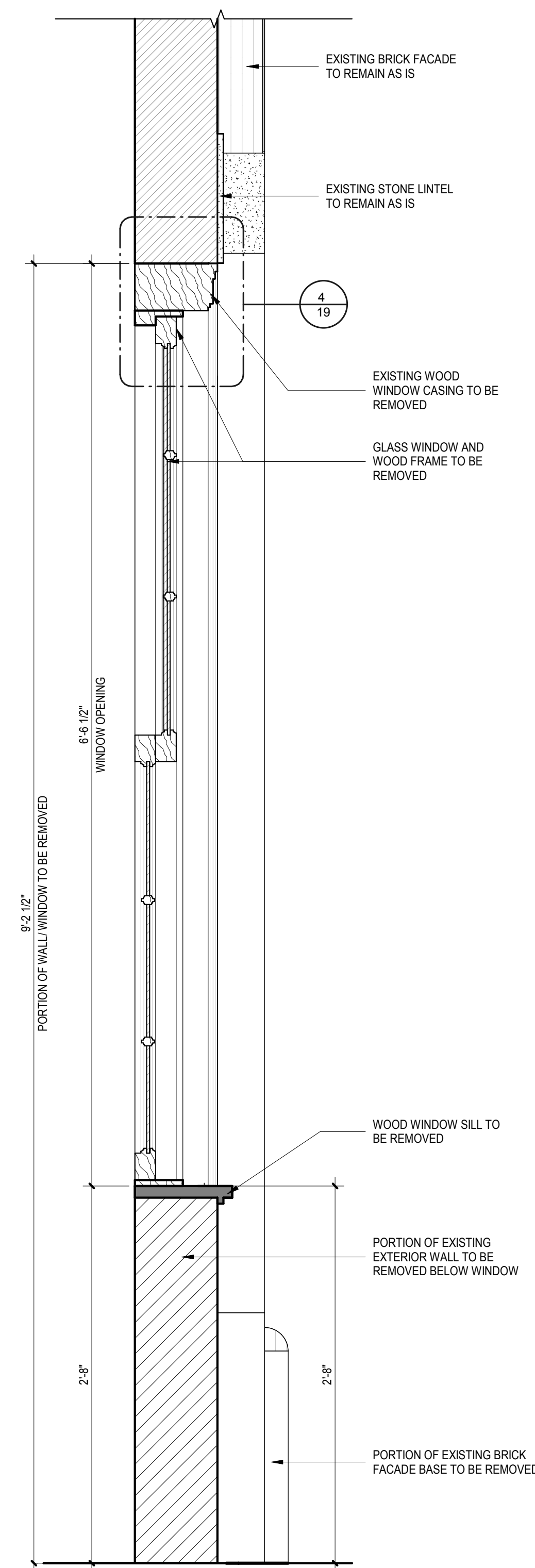
5. DETAIL - DOOR PANEL 6. DETAIL - MARBLE PANEL



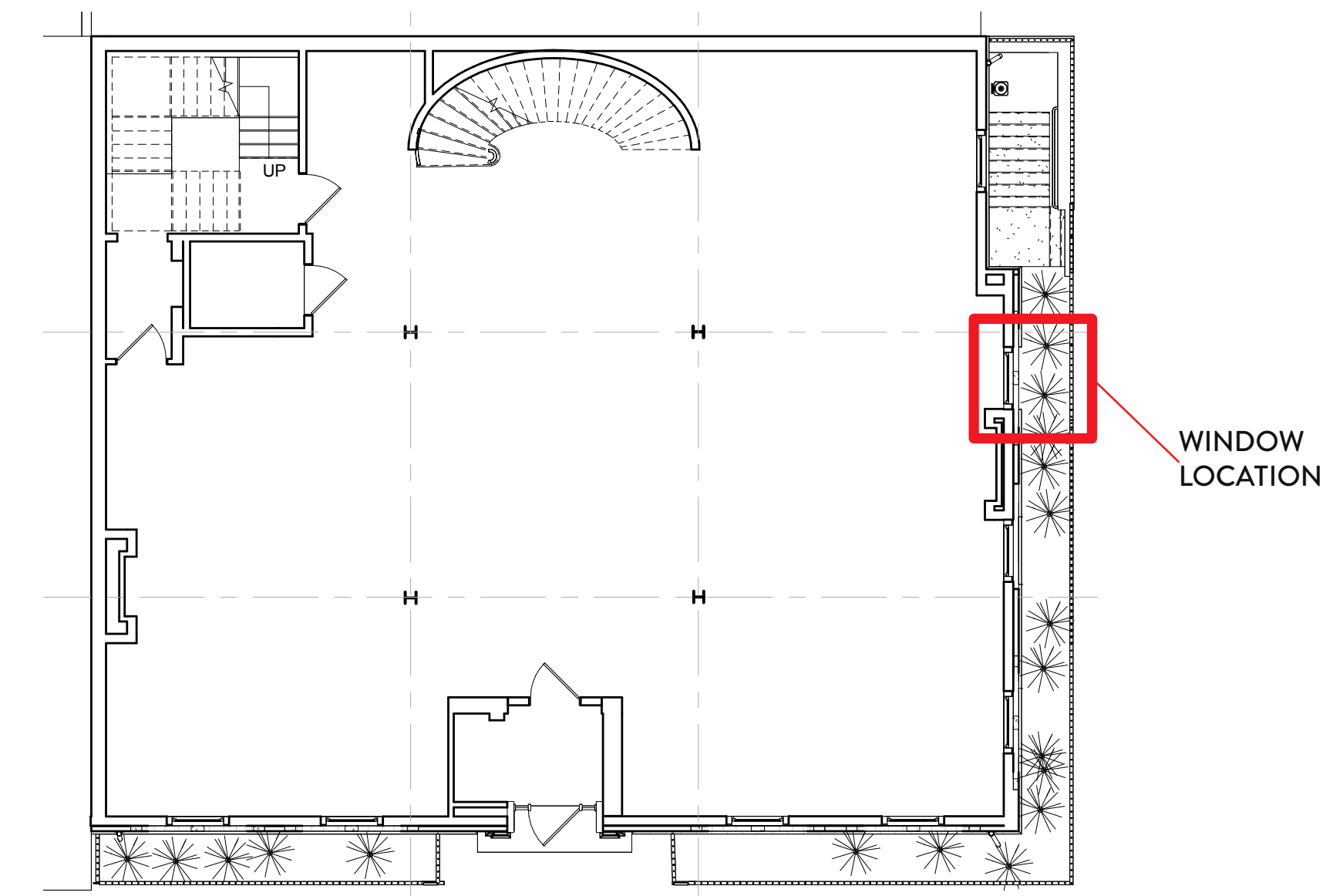
4. SECTION - ENTRY TRANSOM



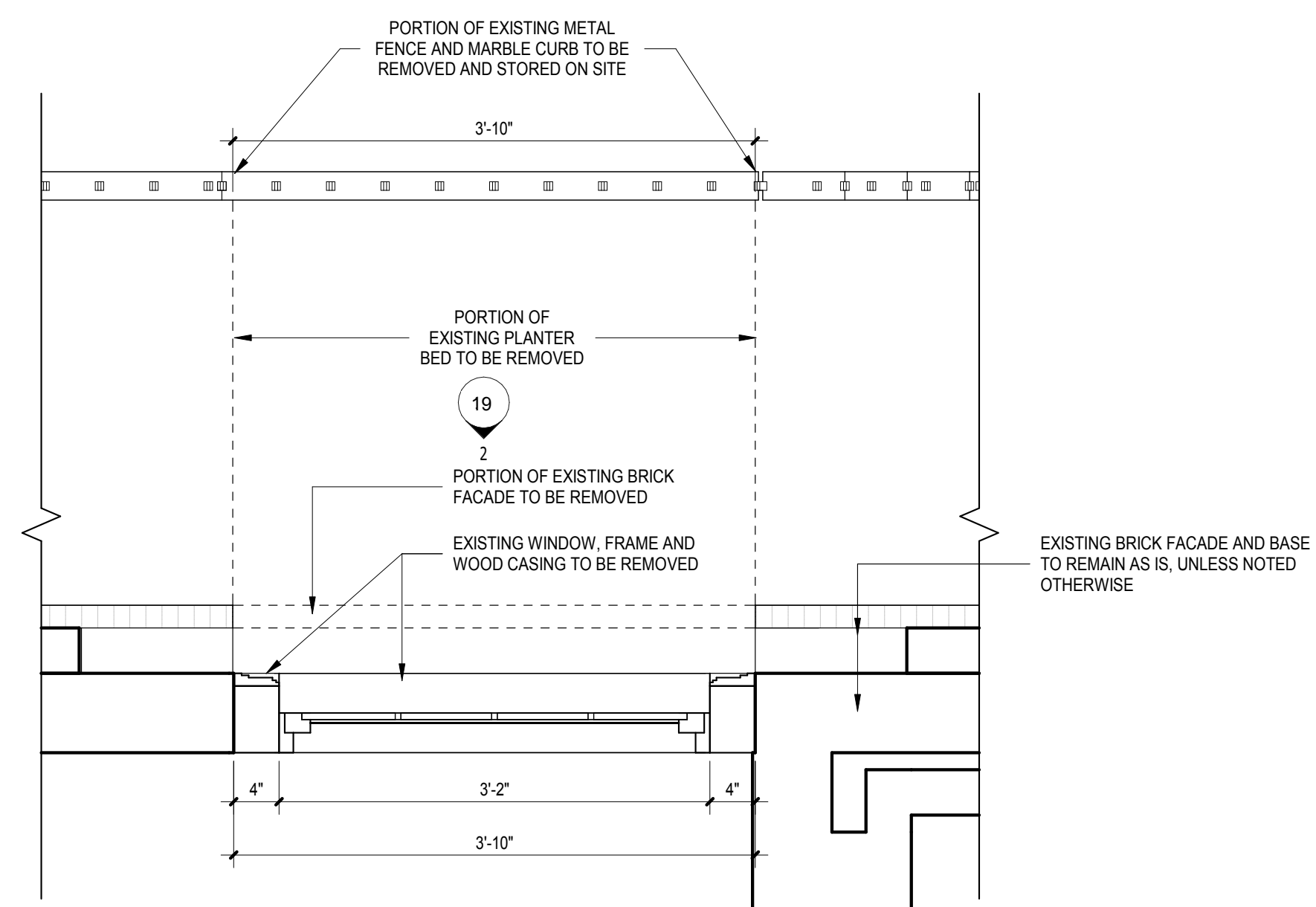
2. ENLARGED ELEVATION - SIDE ENTRY



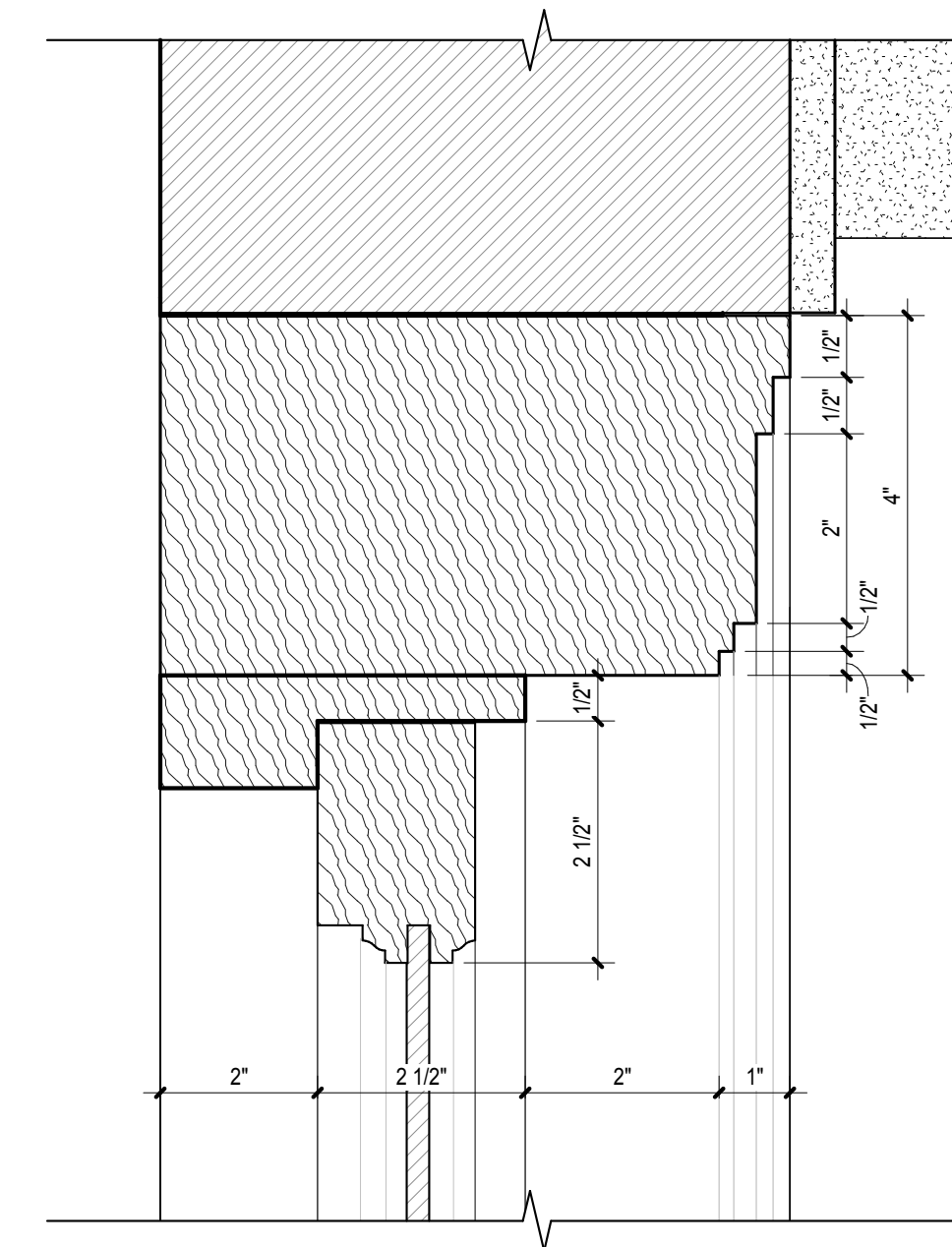
3. SECTION - SIDE ENTRY



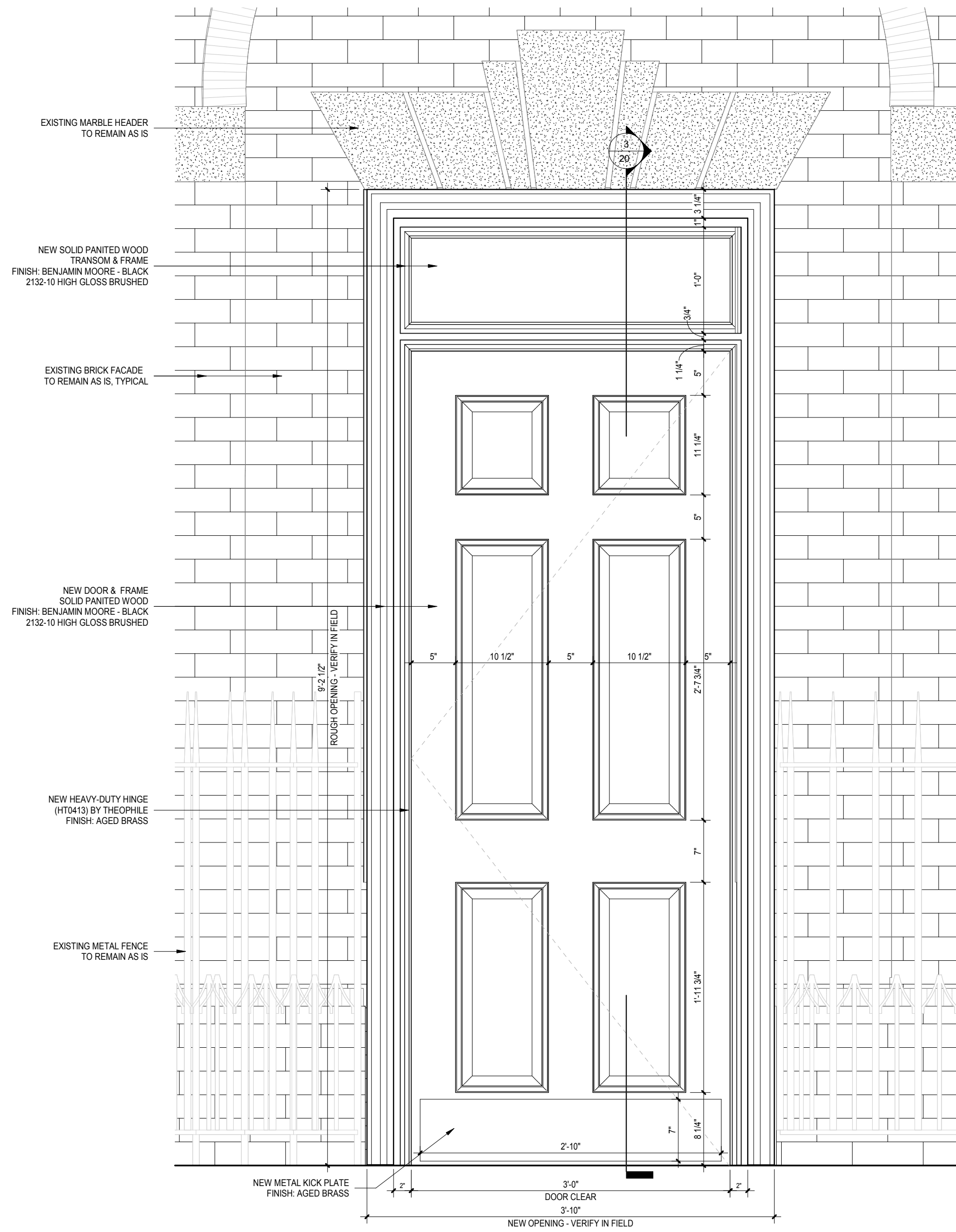
FIRST FLOOR KEY PLAN



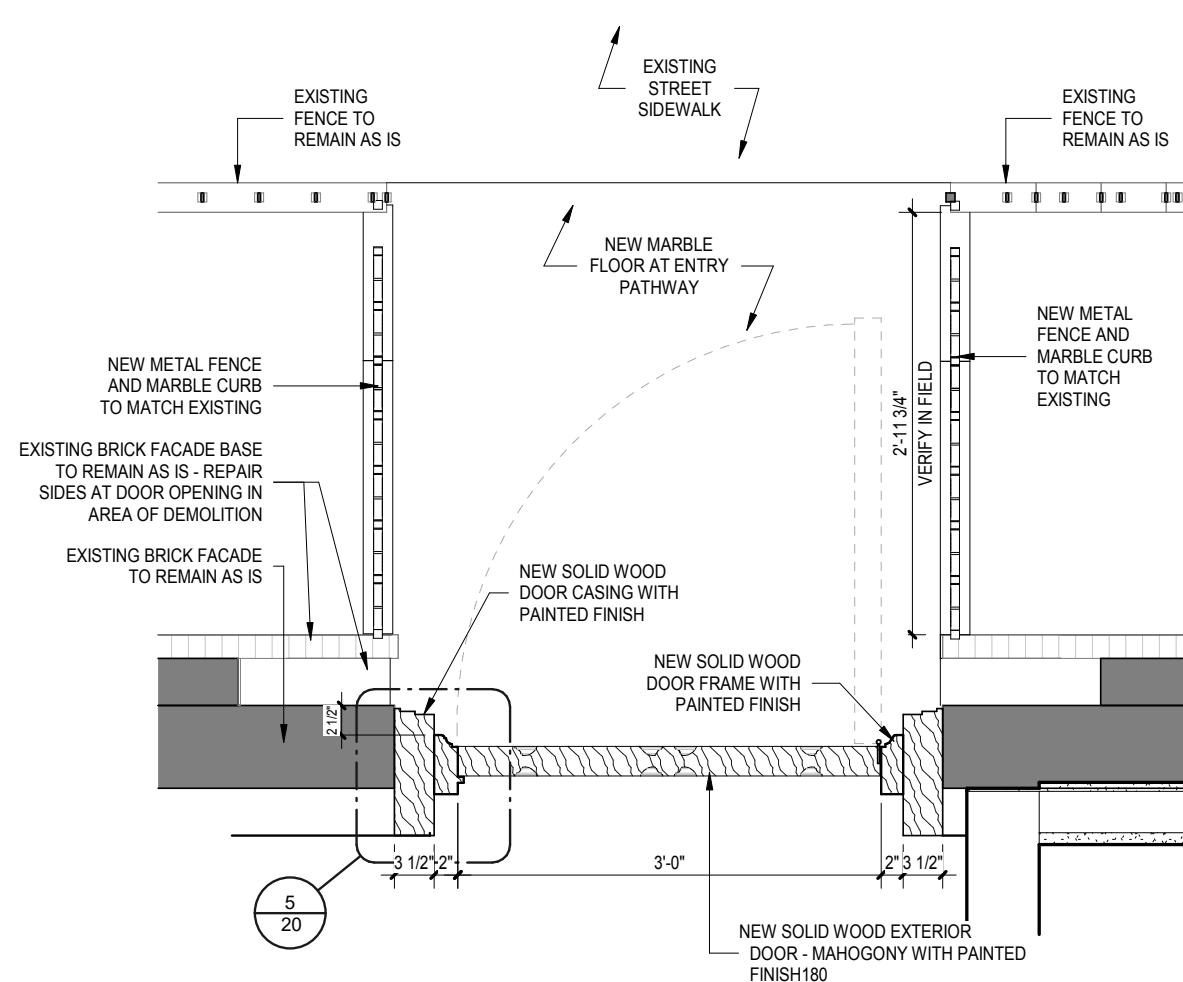
1. ENLARGED PLAN - SIDE ENTRY



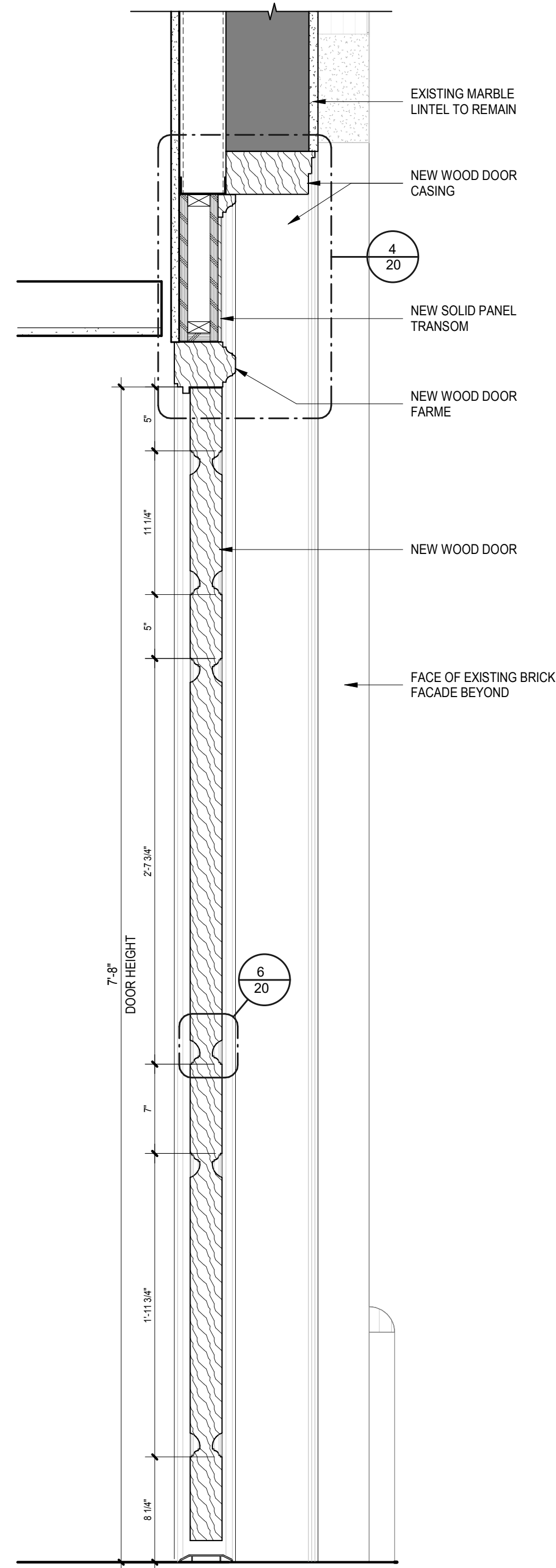
4. DETAIL - FRAME & CASING



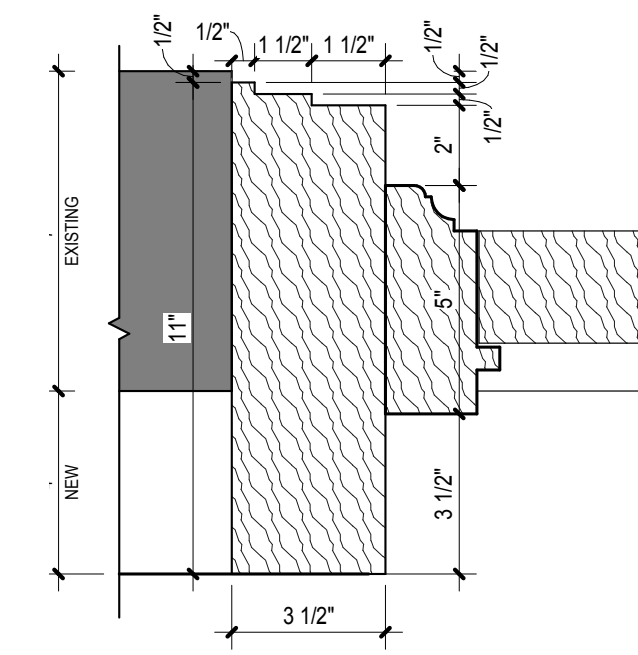
2. ENLARGED ELEVATION - SIDE ENTRY



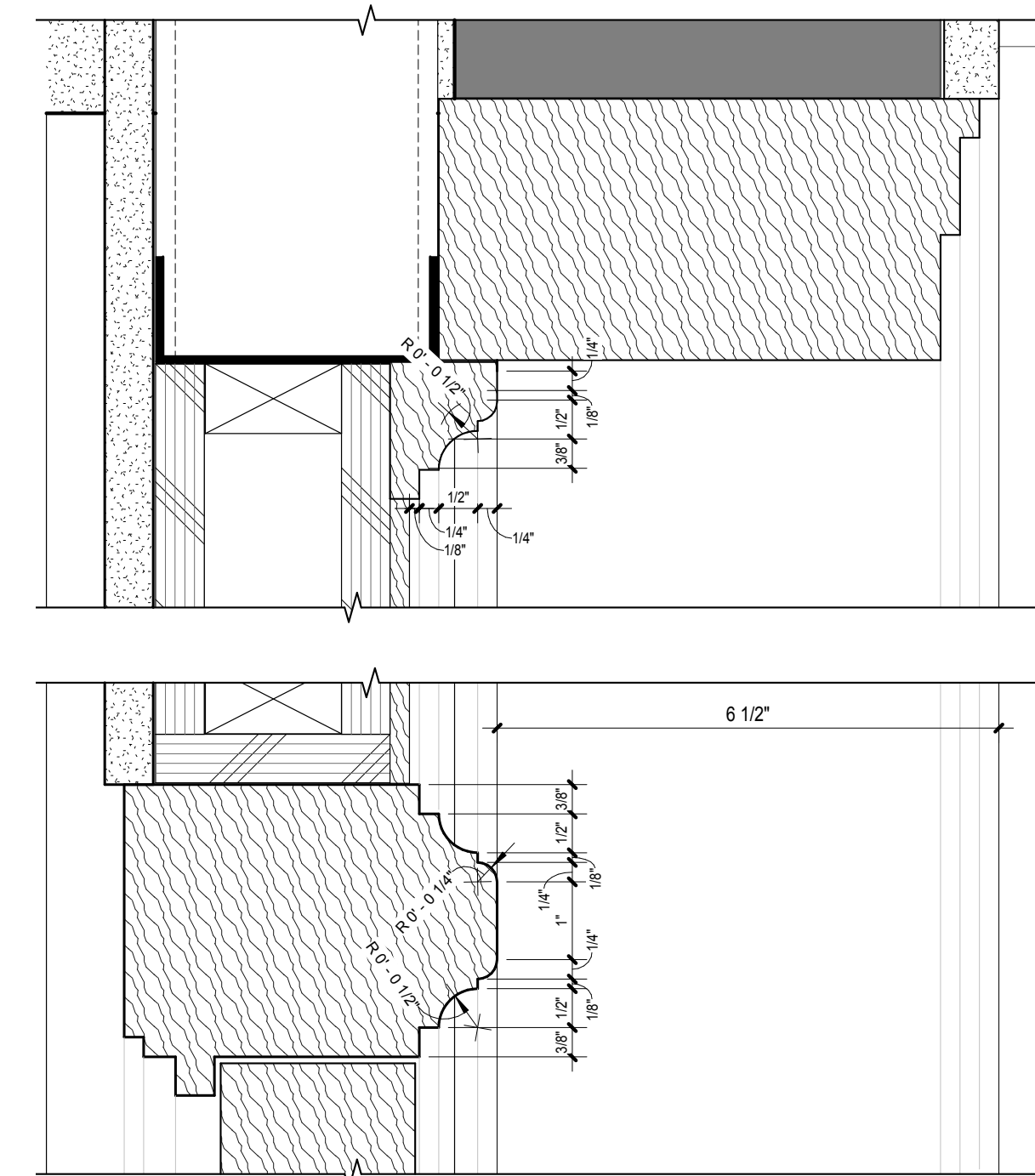
1. ENLARGED PLAN - SIDE ENTRY



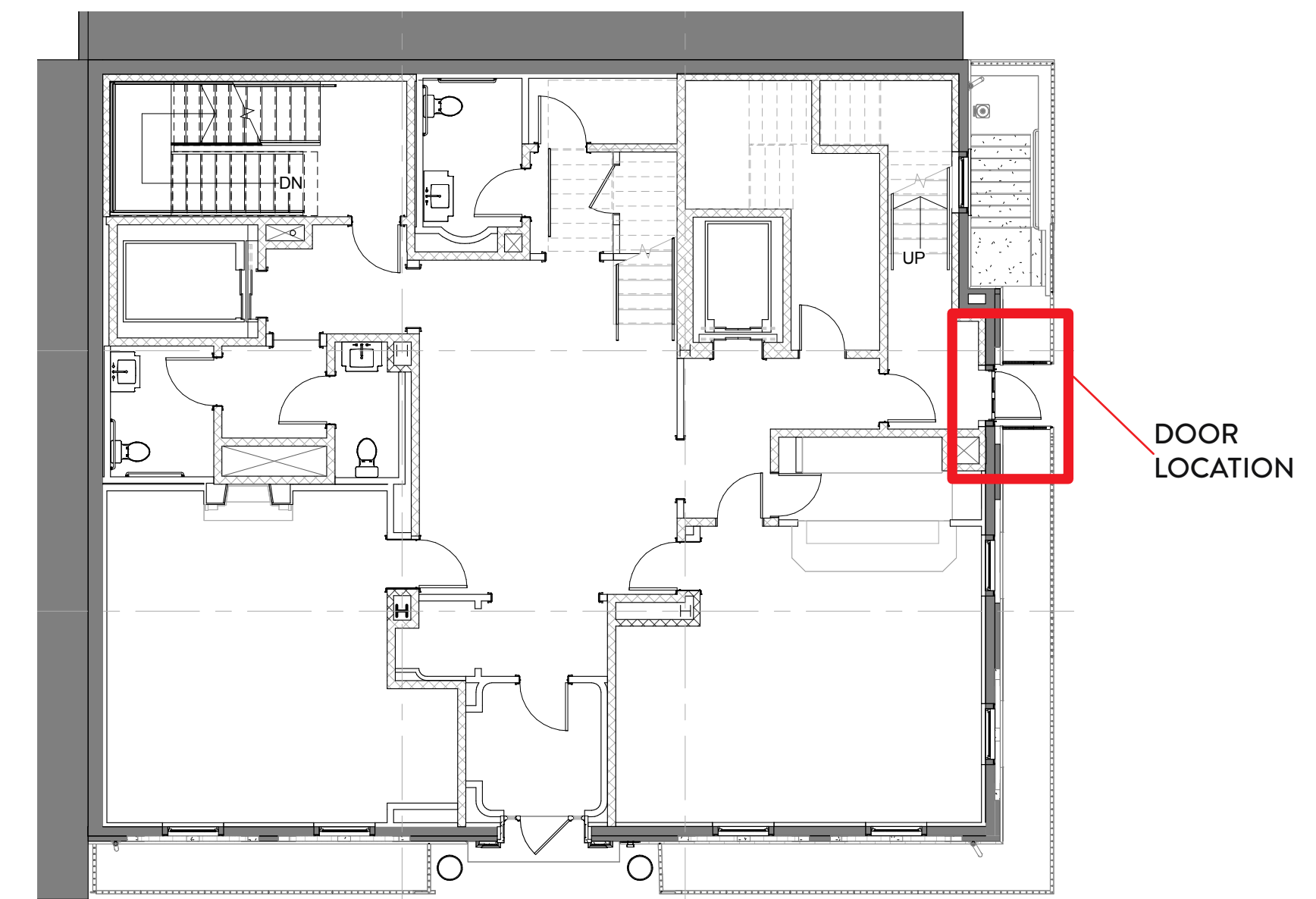
3. SECTION - SIDE ENTRY



5. PLAN DETAIL - CASING

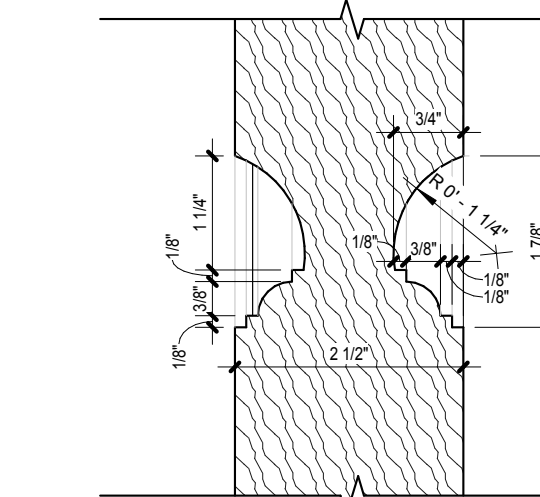


4. DETAIL - TRANSOM PANEL

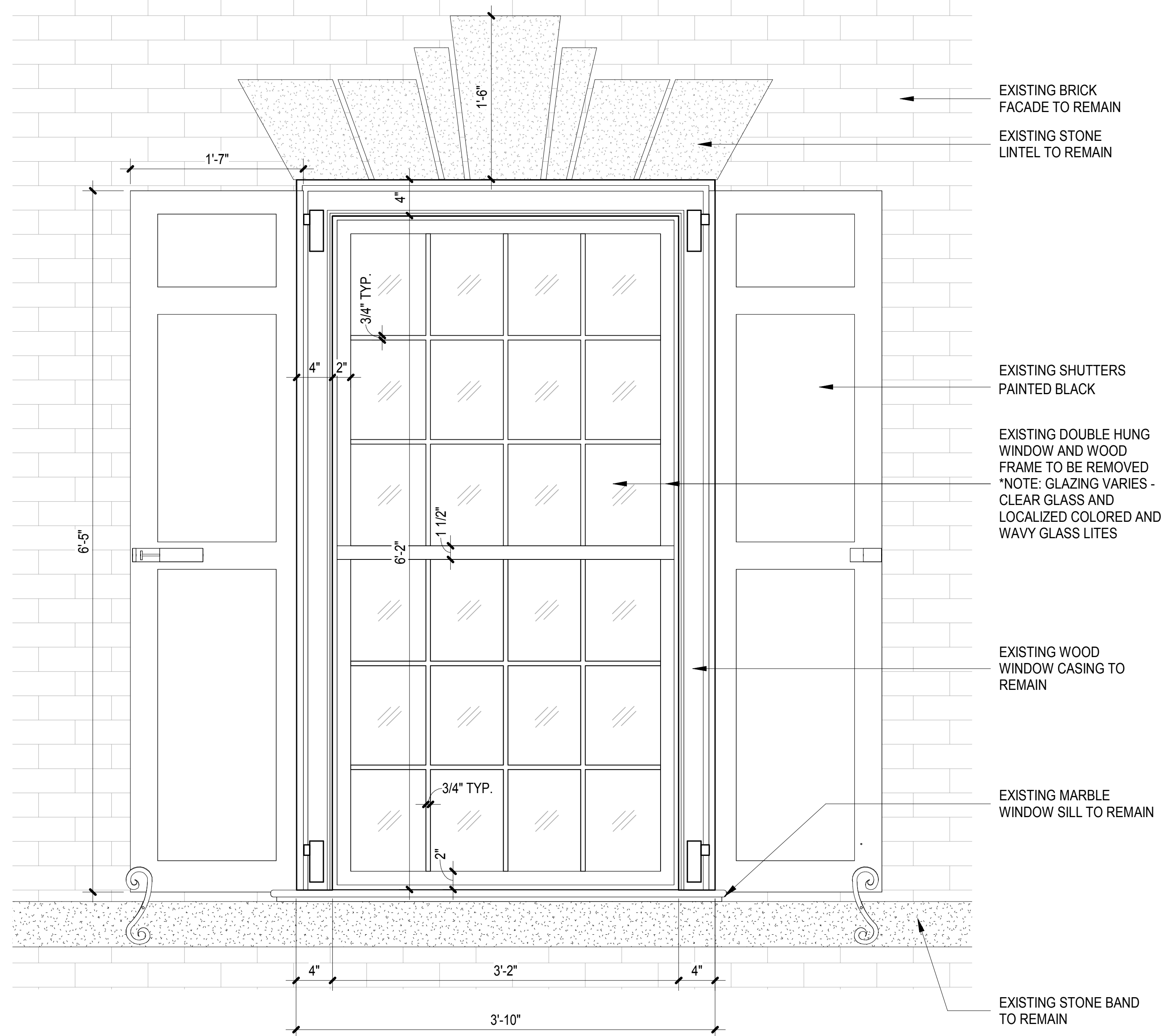


FIRST FLOOR KEY PLAN

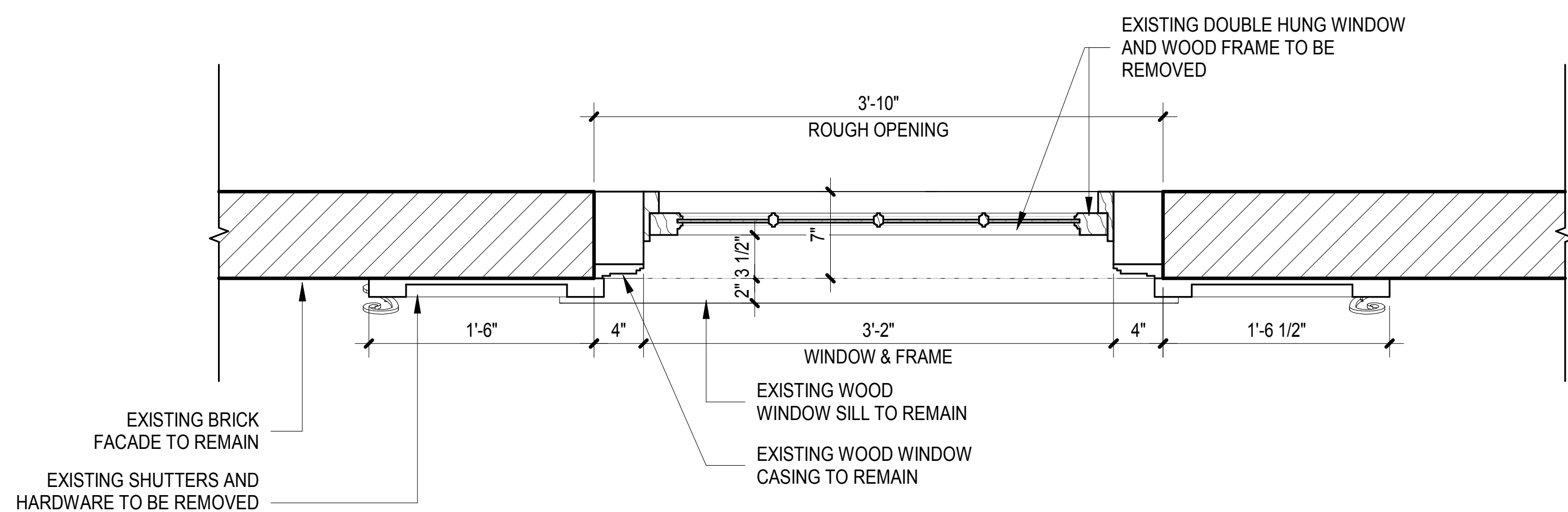
DOOR LOCATION



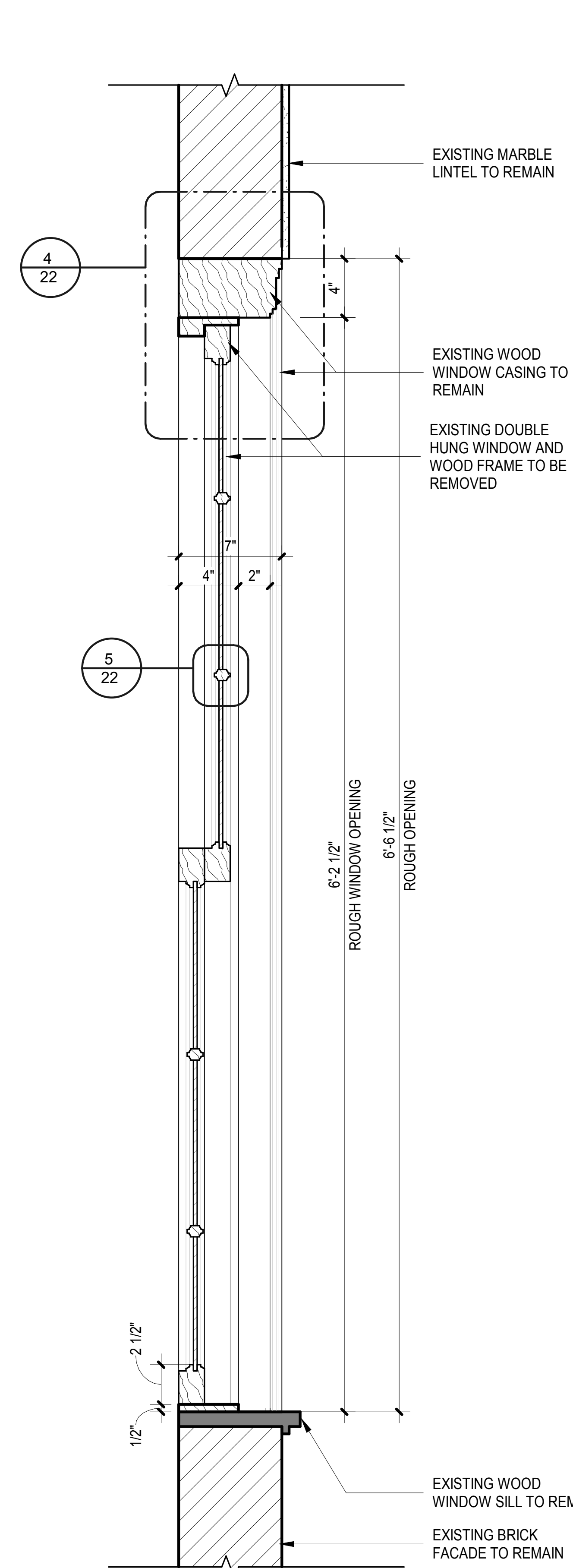
6. DETAIL - DOOR PANEL



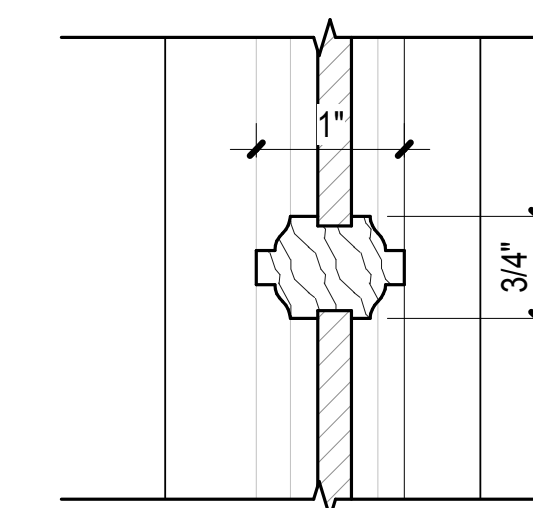
2. ENLARGED ELEVATION - TYPICAL WINDOW
*NOTE: SHUTTERS AT 2ND FLOOR ONLY



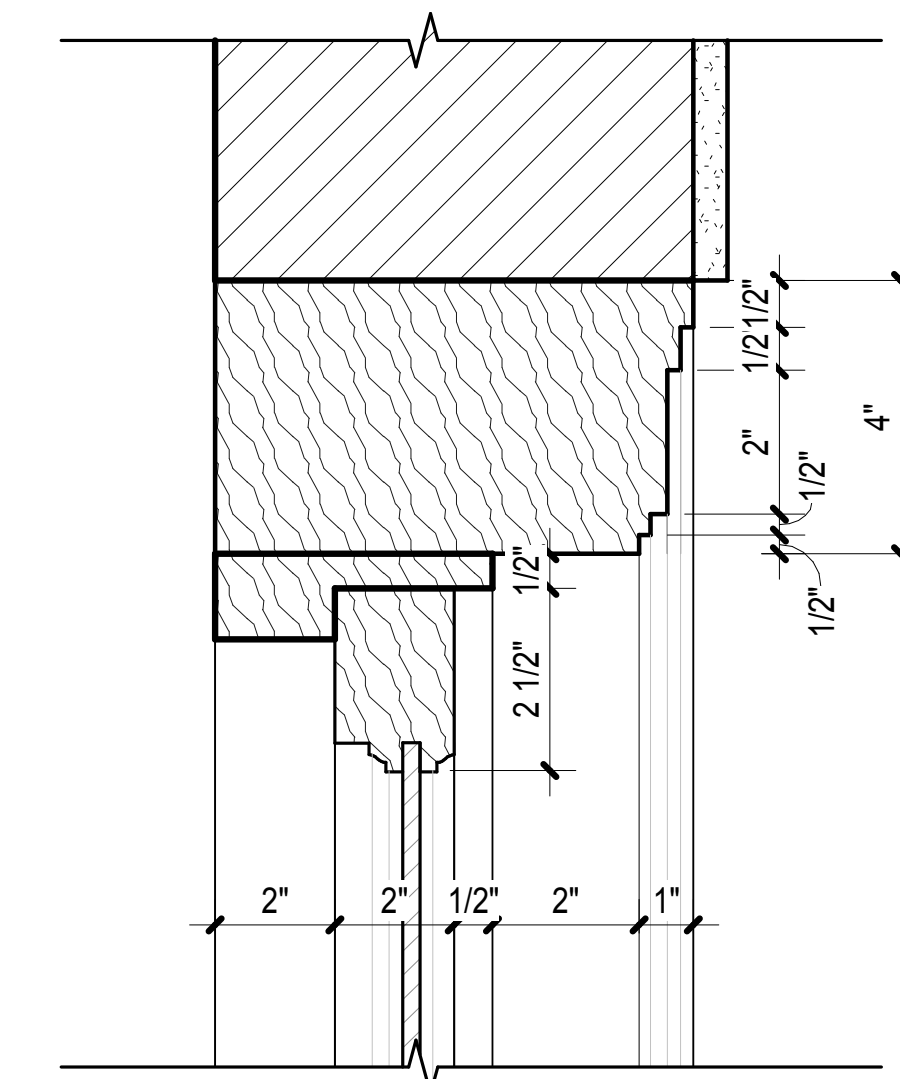
1. ENLARGED PLAN - TYPICAL WINDOW



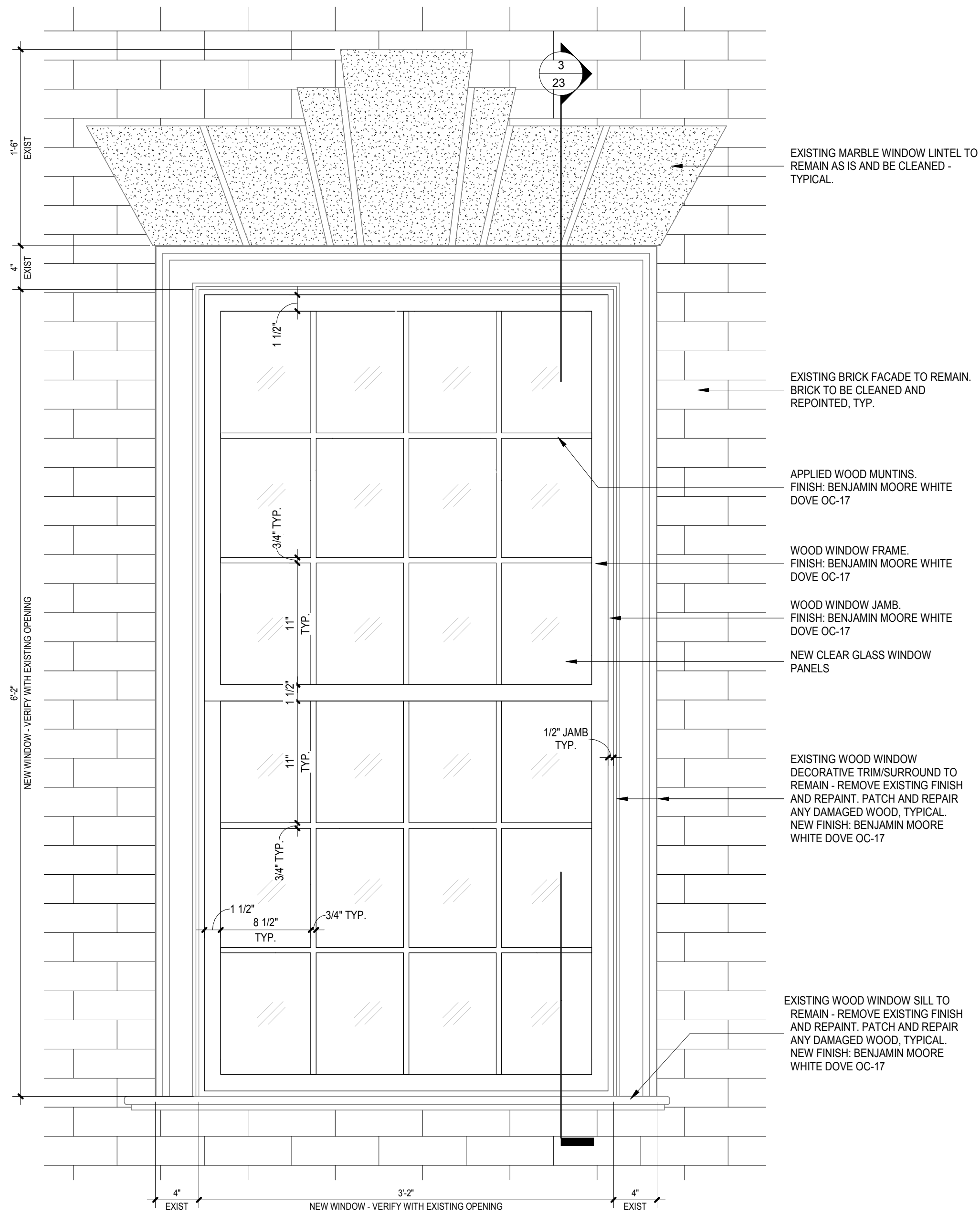
3. SECTION - TYPICAL WINDOW



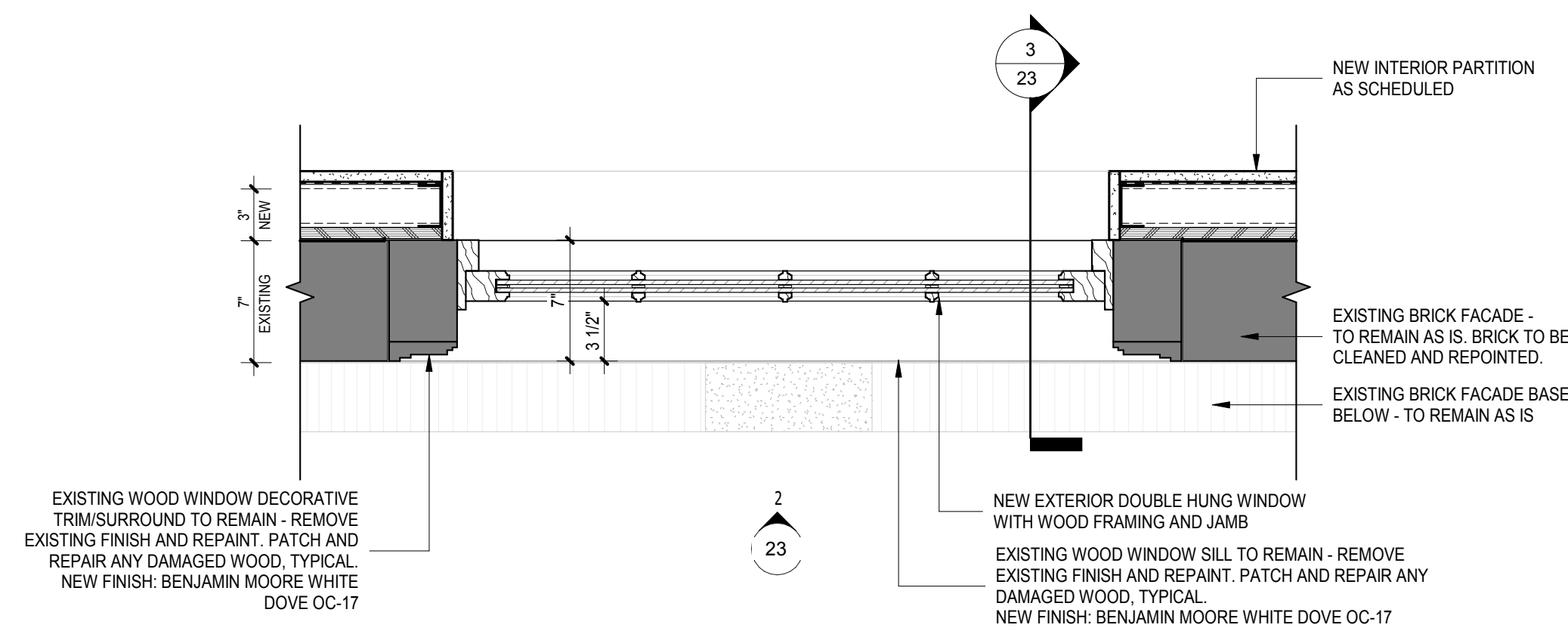
5. DETAIL - TYP WINDOW MUNTIN



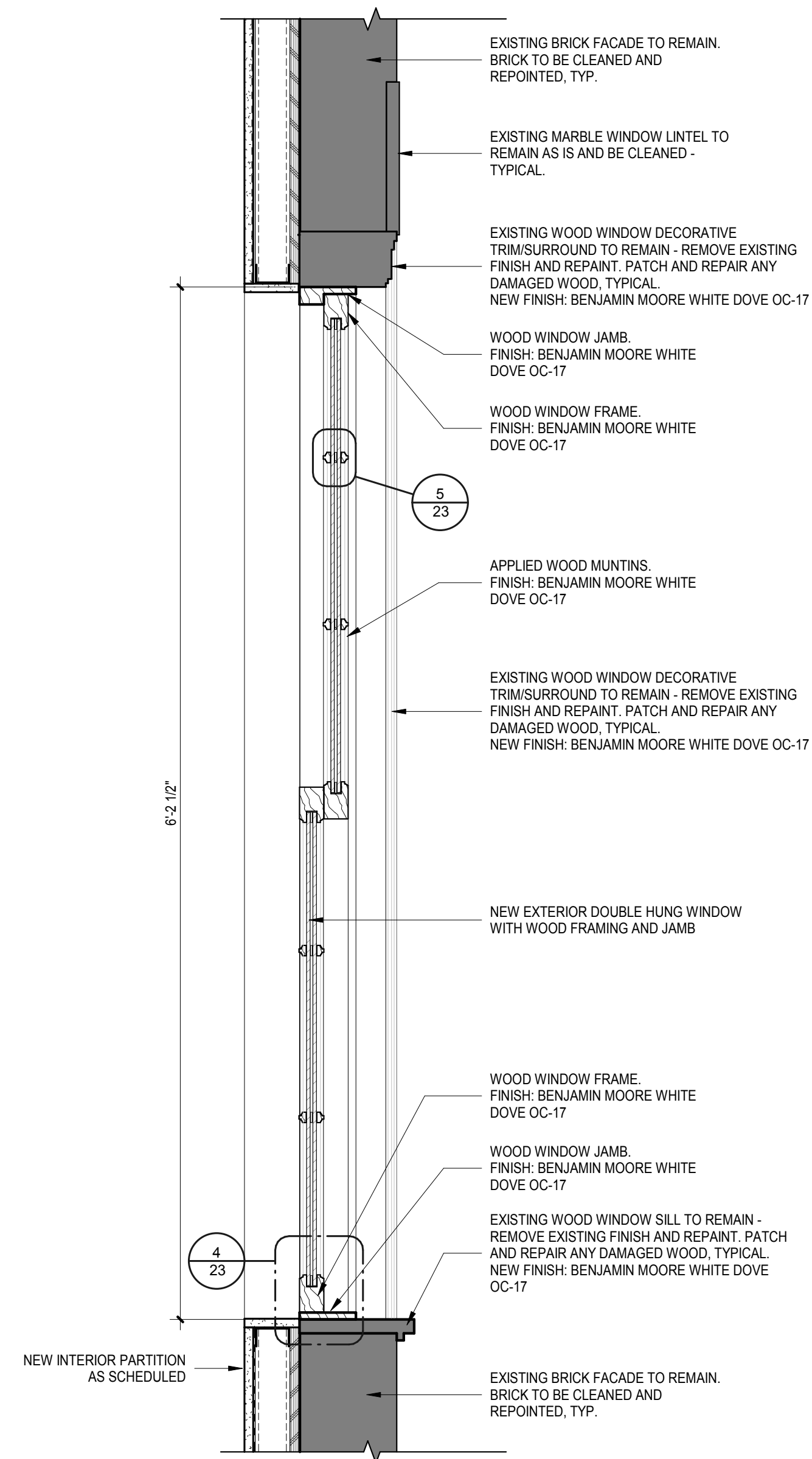
4. DETAIL - TYPICAL WINDOW FRAME



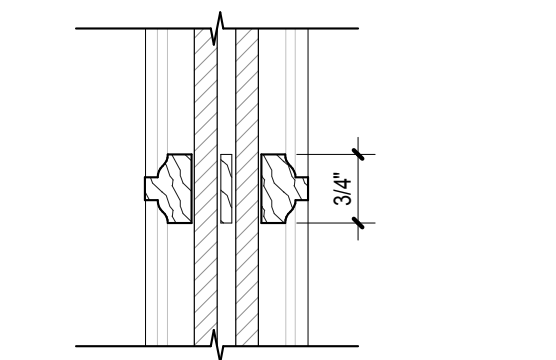
2. ENLARGED ELEVATION - TYPICAL 1ST FLOOR WINDOW



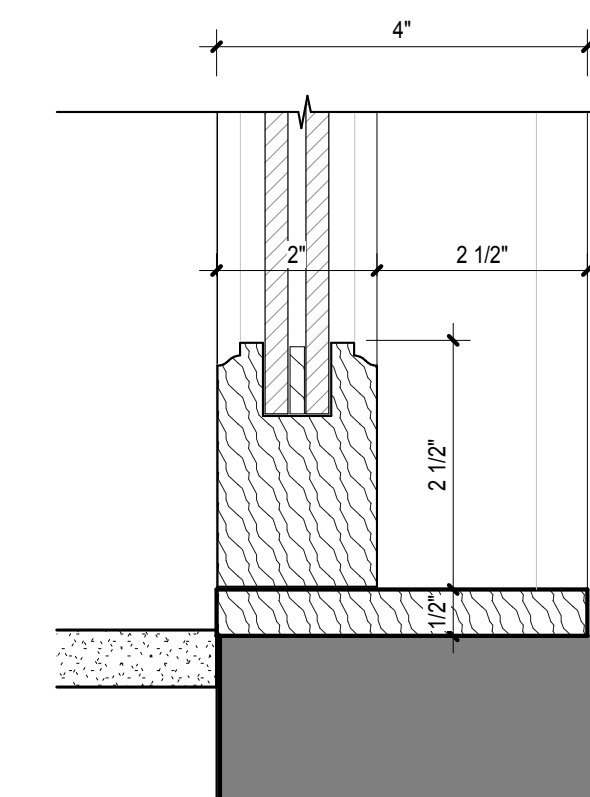
1. ENLARGED PLAN - TYPICAL 1ST FLOOR WINDOW



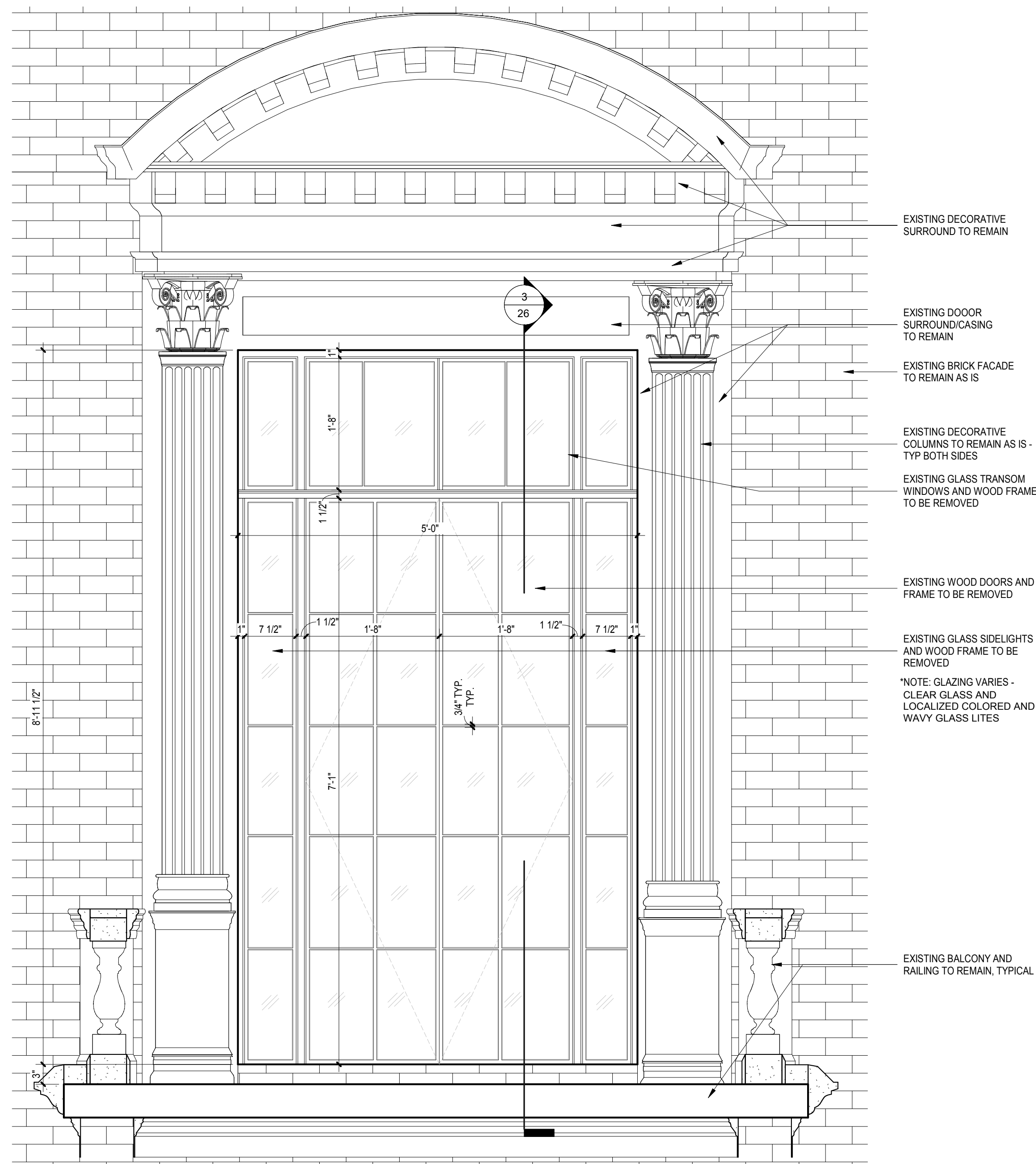
3. SECTION - TYPICAL 1ST FLOOR WINDOW



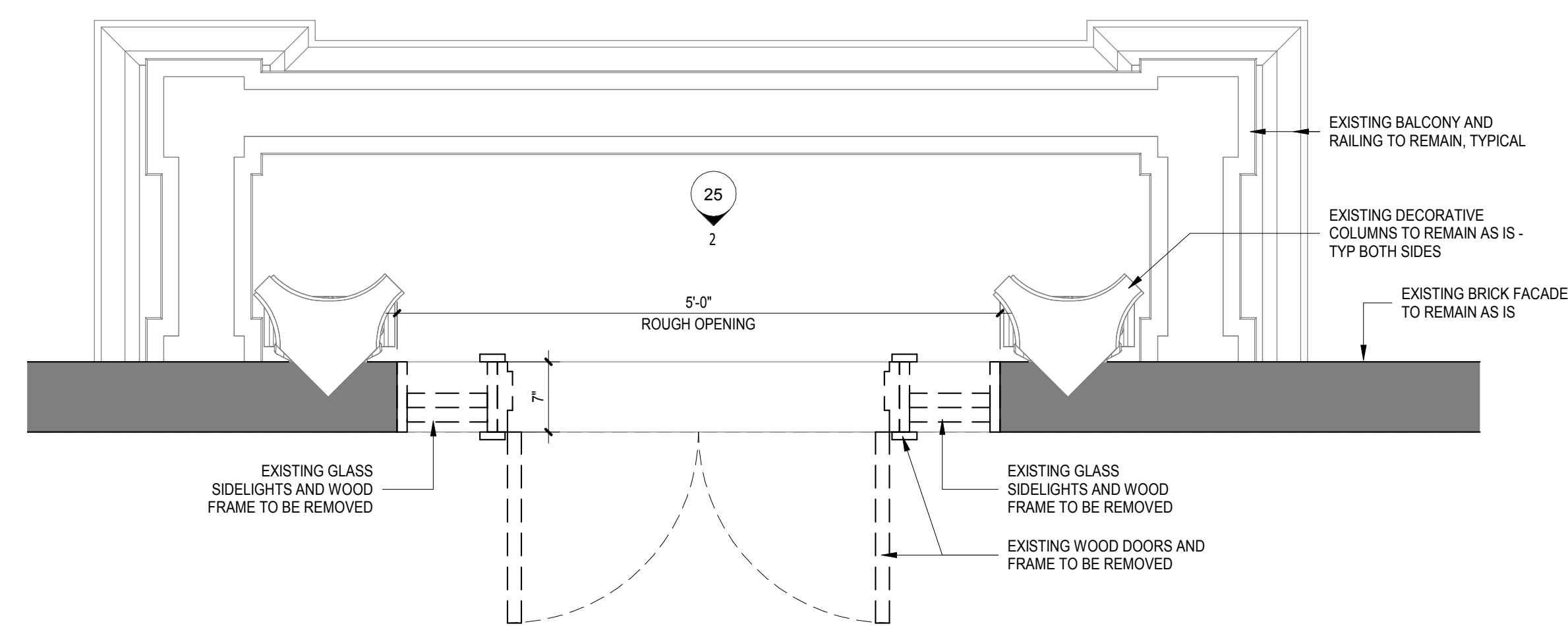
5. DETAIL - TYP WINDOW MUNTIN



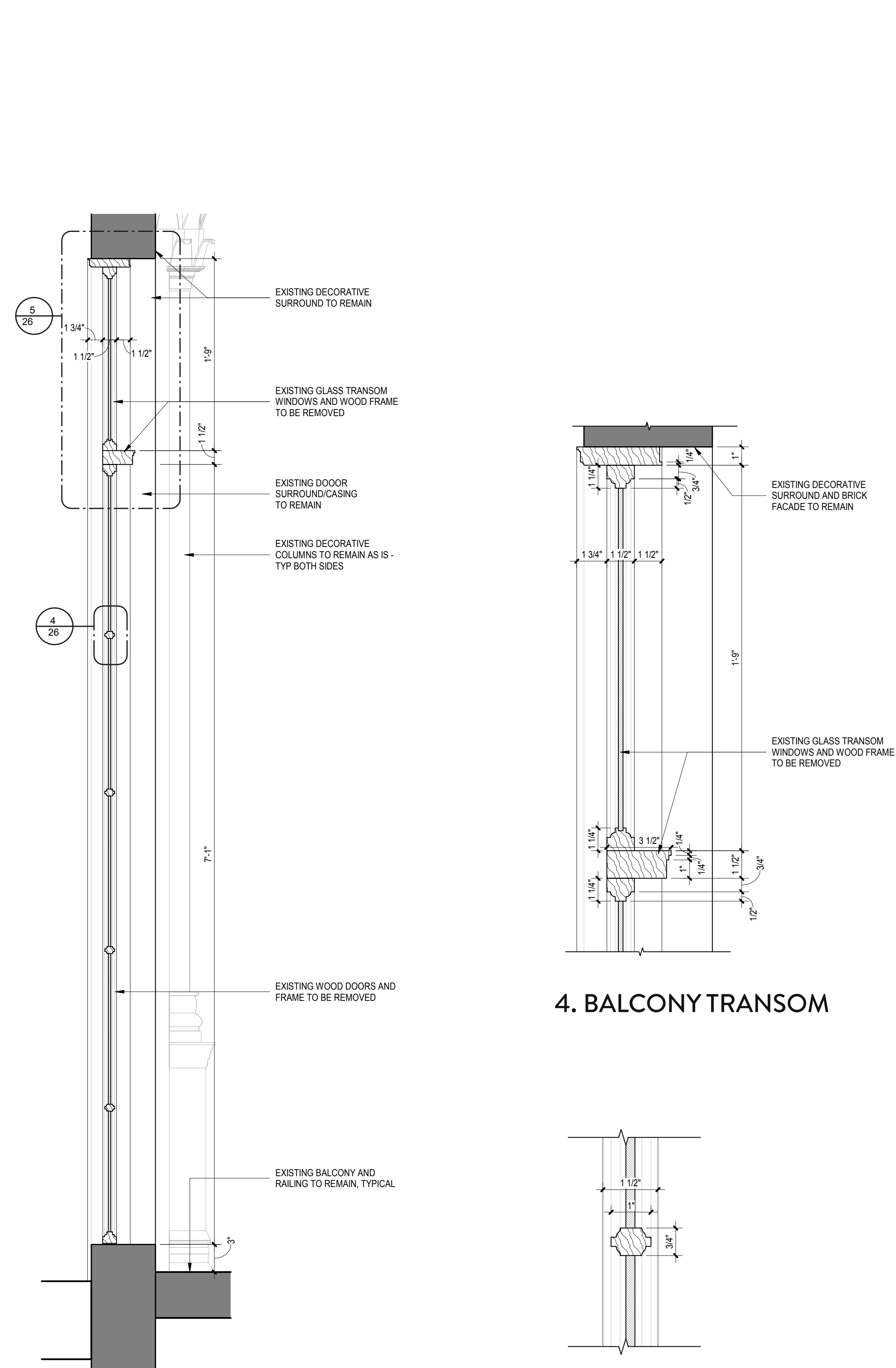
4. DETAIL - TYPICAL WINDOW FRAME



2. ENLARGED ELEVATION - BALCONY DOORS



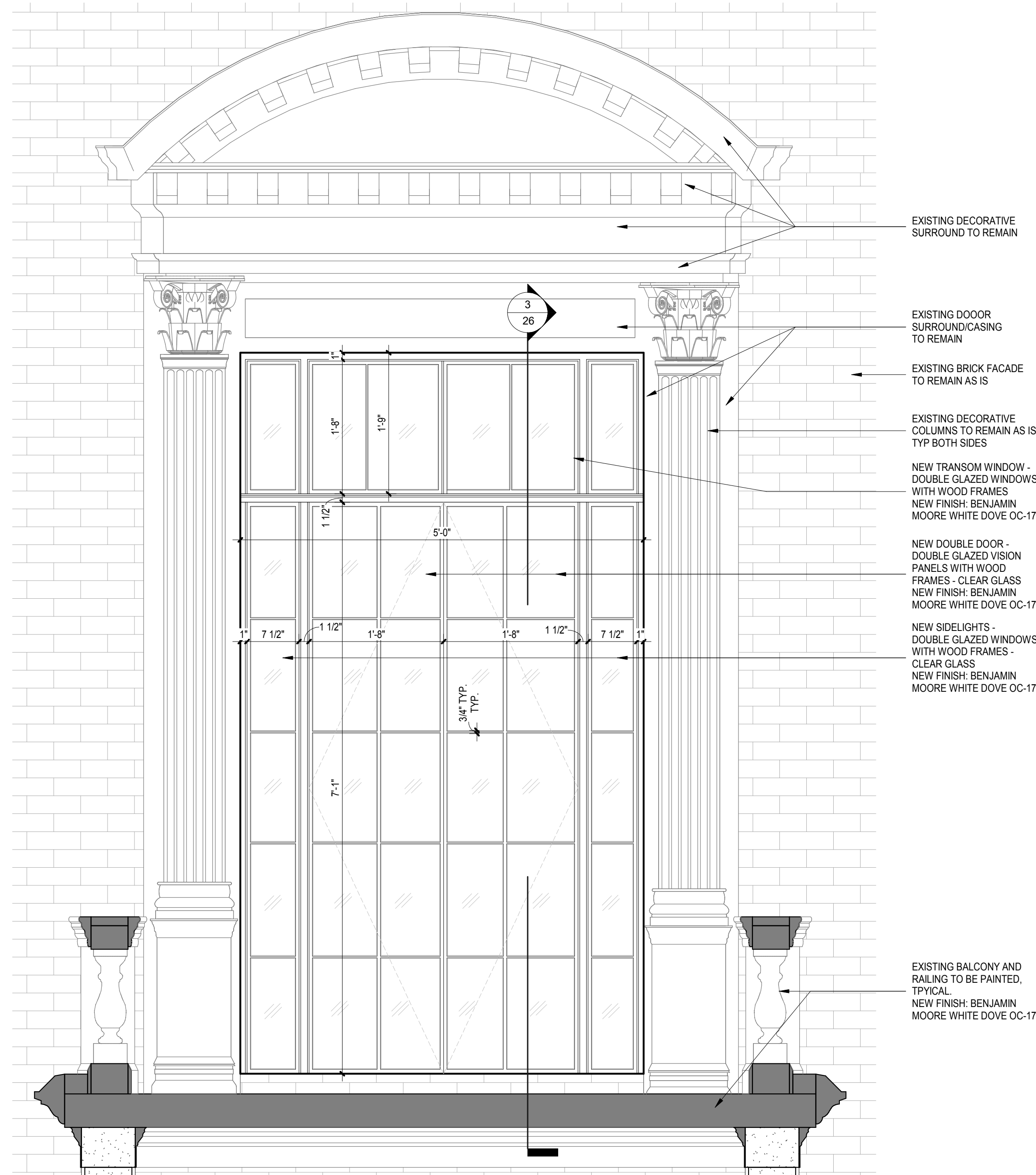
1. ENLARGED PLAN - BALCONY DOORS



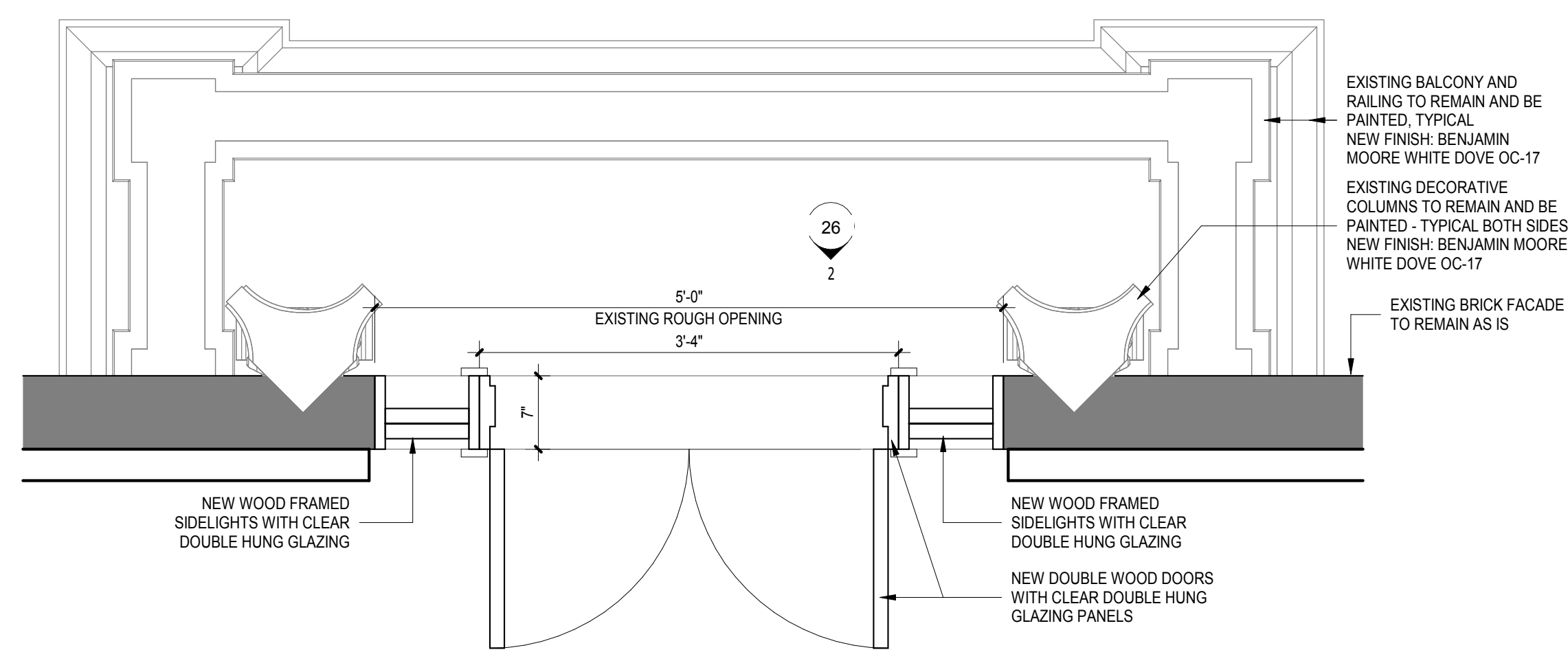
2. SECTION - BALCONY DOORS

4. BALCONY TRANSOM

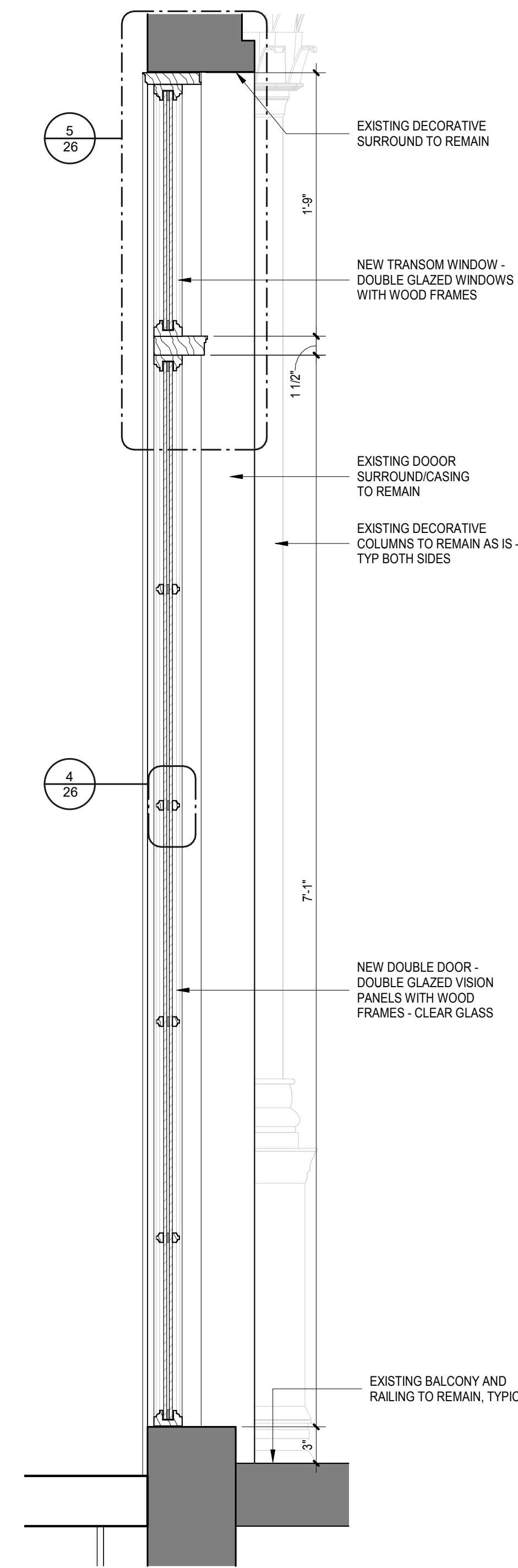
4. DETAIL - BALCONY MUNTIN



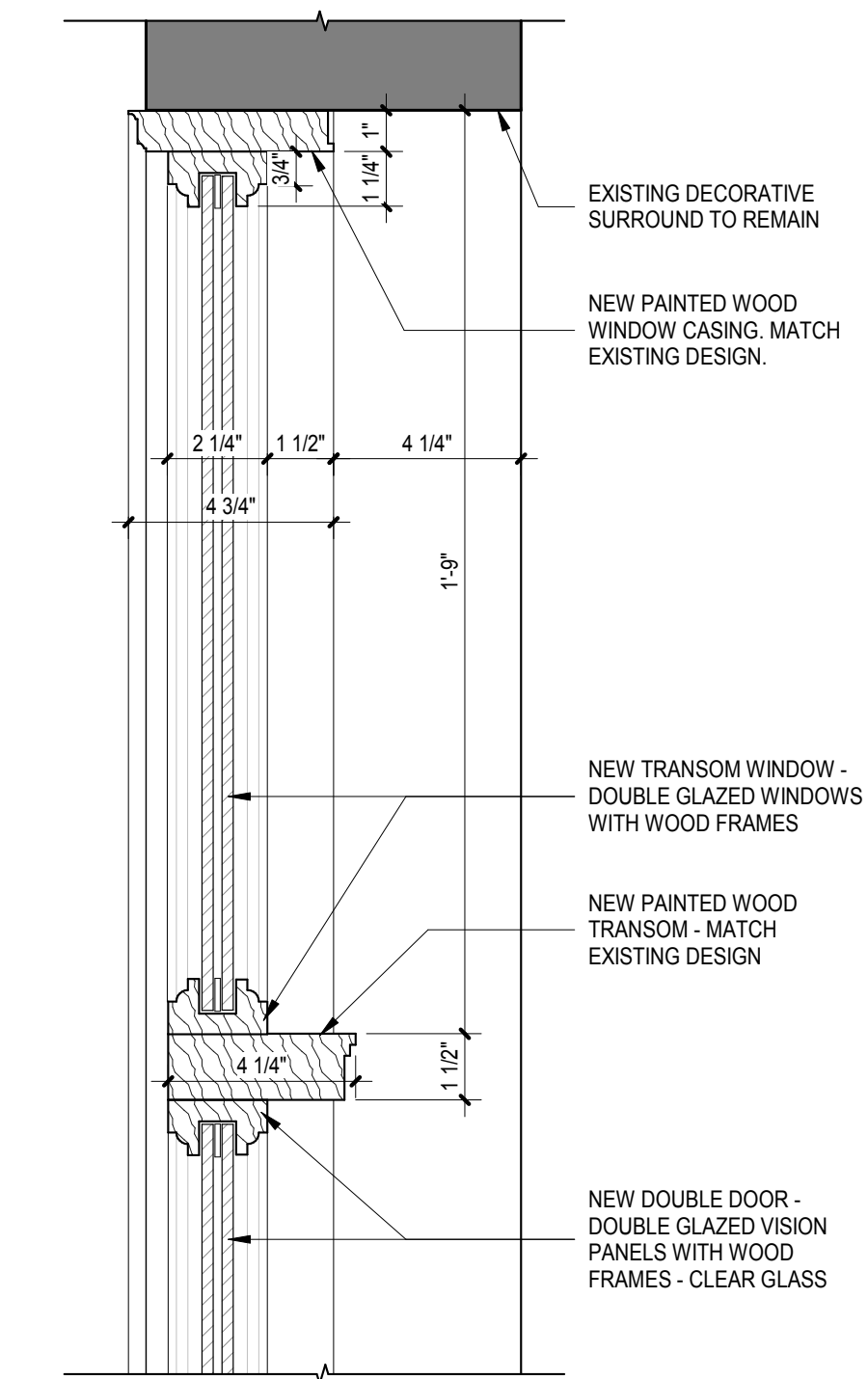
2. ENLARGED ELEVATION - BALCONY DOORS



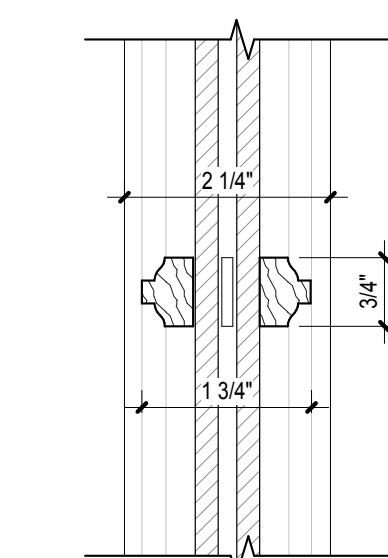
1. ENLARGED PLAN - BALCONY DOORS



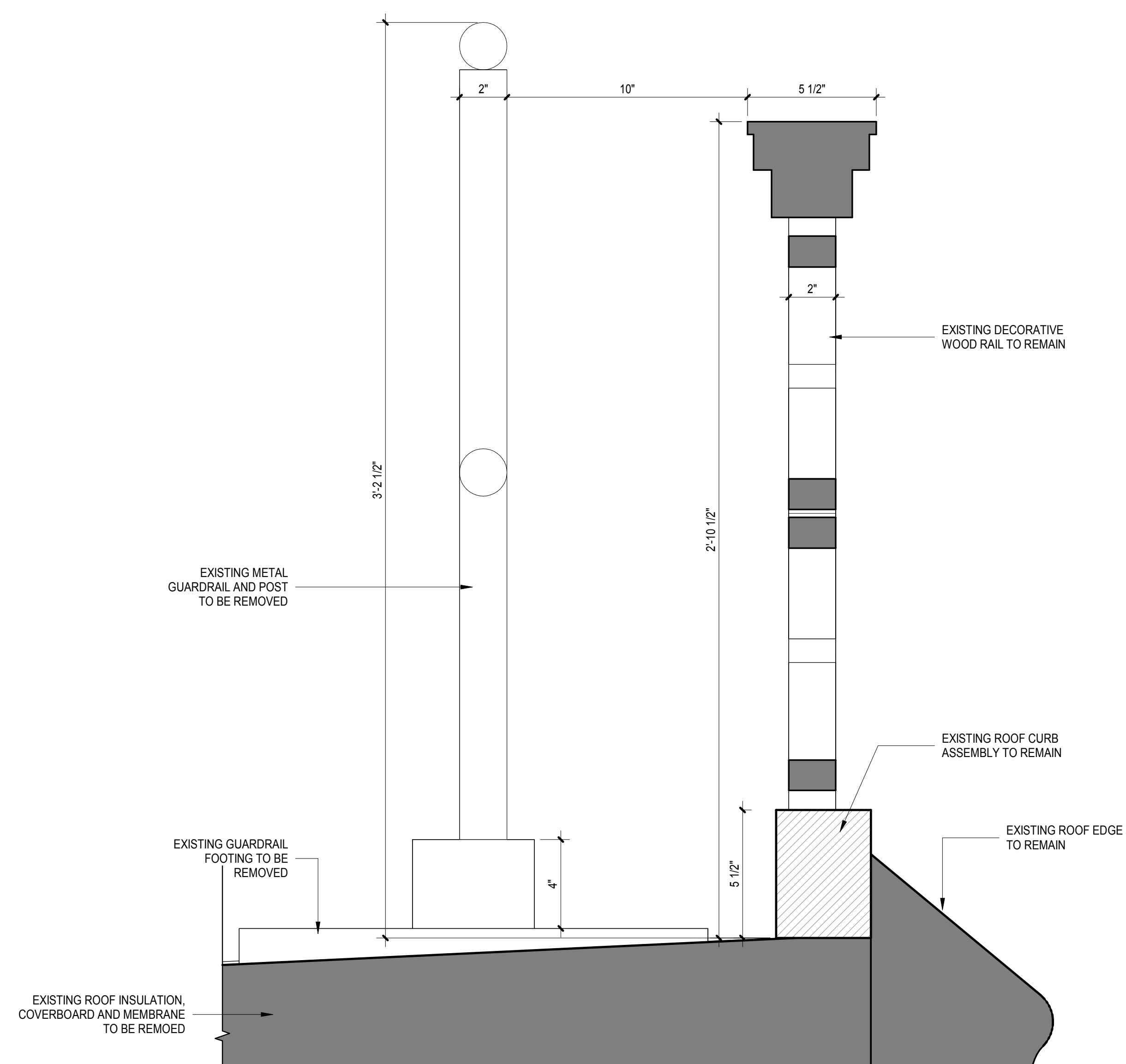
3. SECTION - BALCONY DOORS



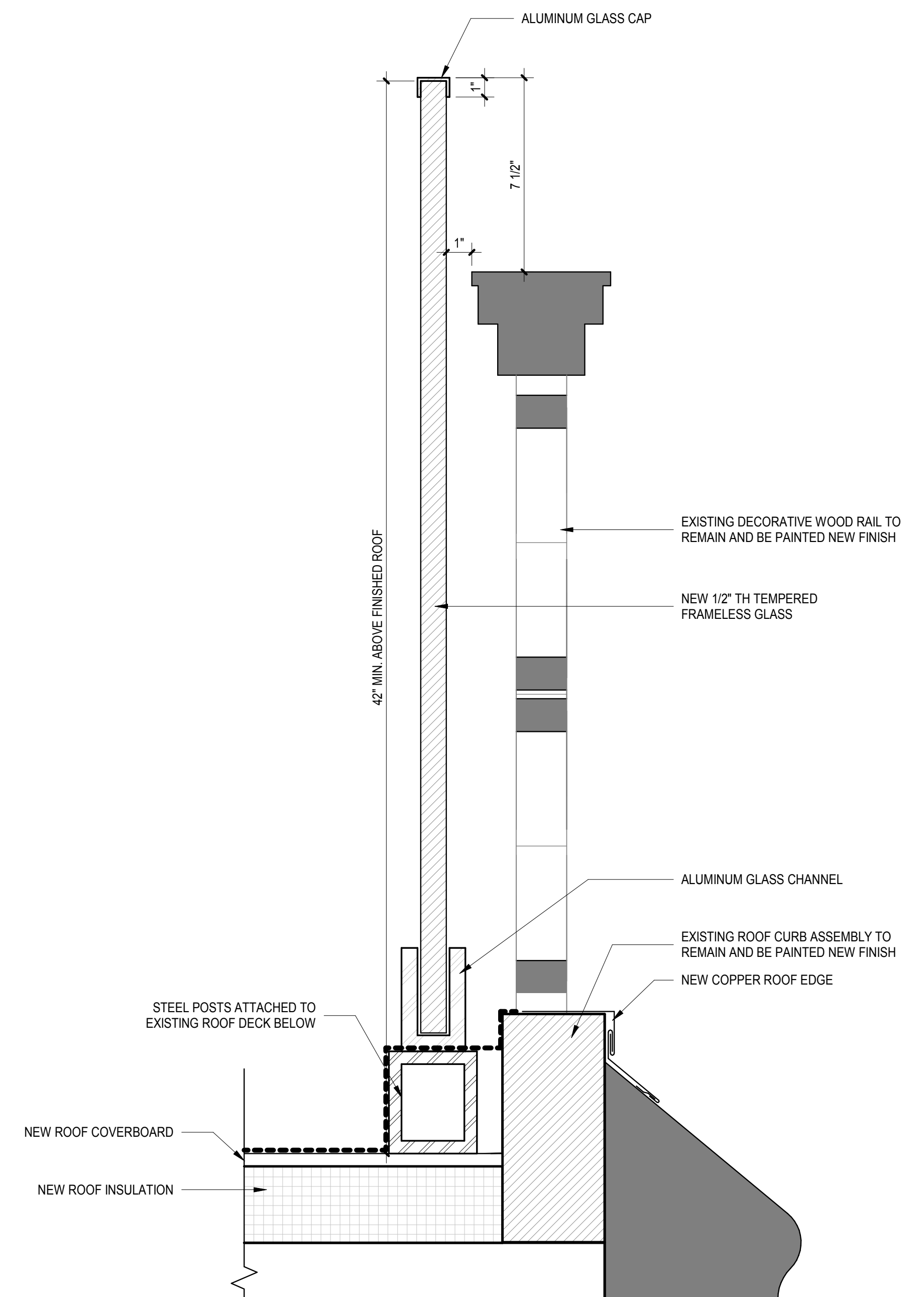
5. BALCONY TRANSOM



4. DETAIL - BALCONY MUNTIN



EXISTING ROOF GUARDRAIL



PROPOSED ROOF GUARDRAIL



LOCATION MAP

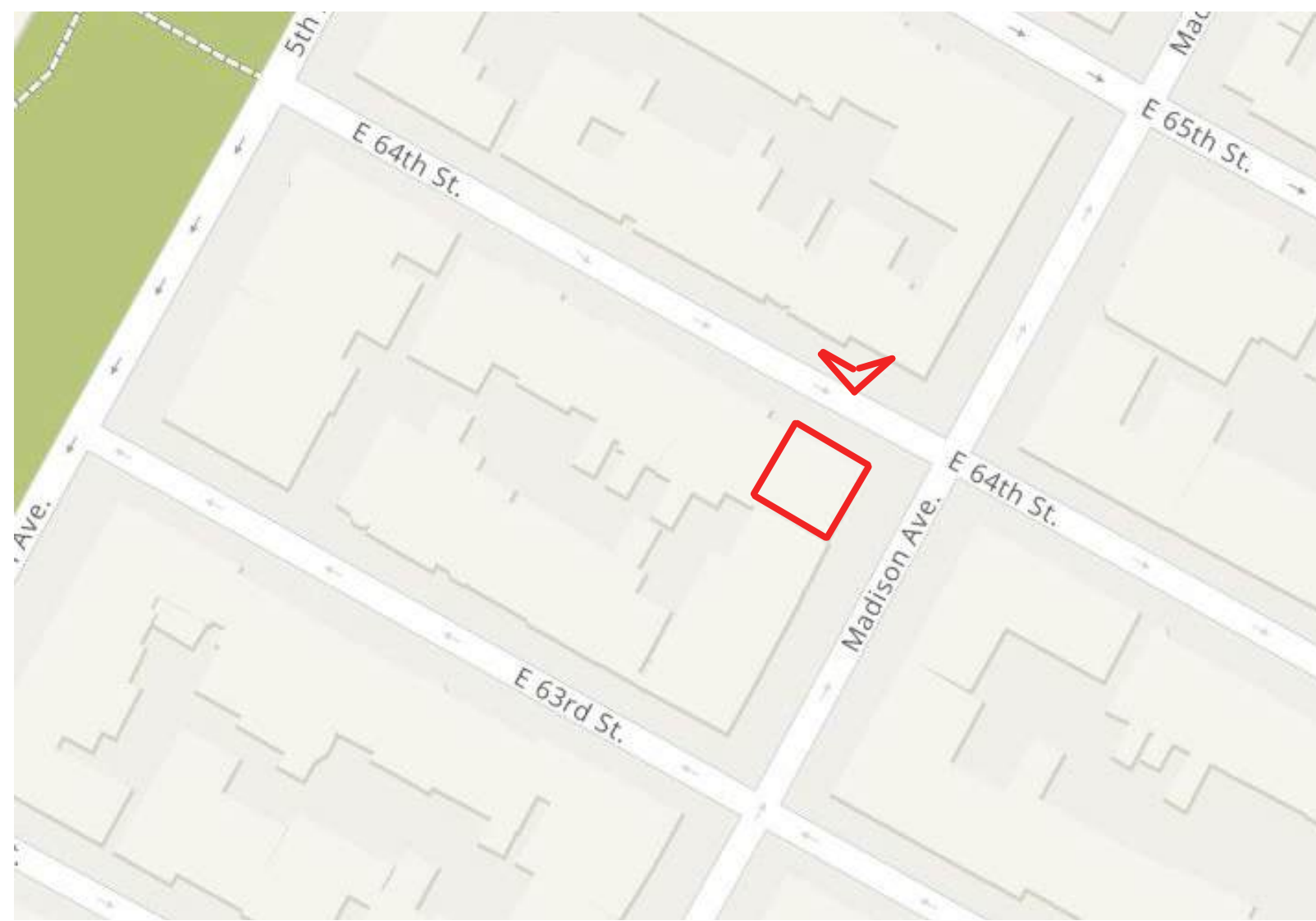


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM ACROSS STREET ON MADISON AVENUE



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)
VIEW FROM DIRECTLY ACROSS STREET ON 64TH STREET



REVISED PROPOSAL



LOCATION MAP

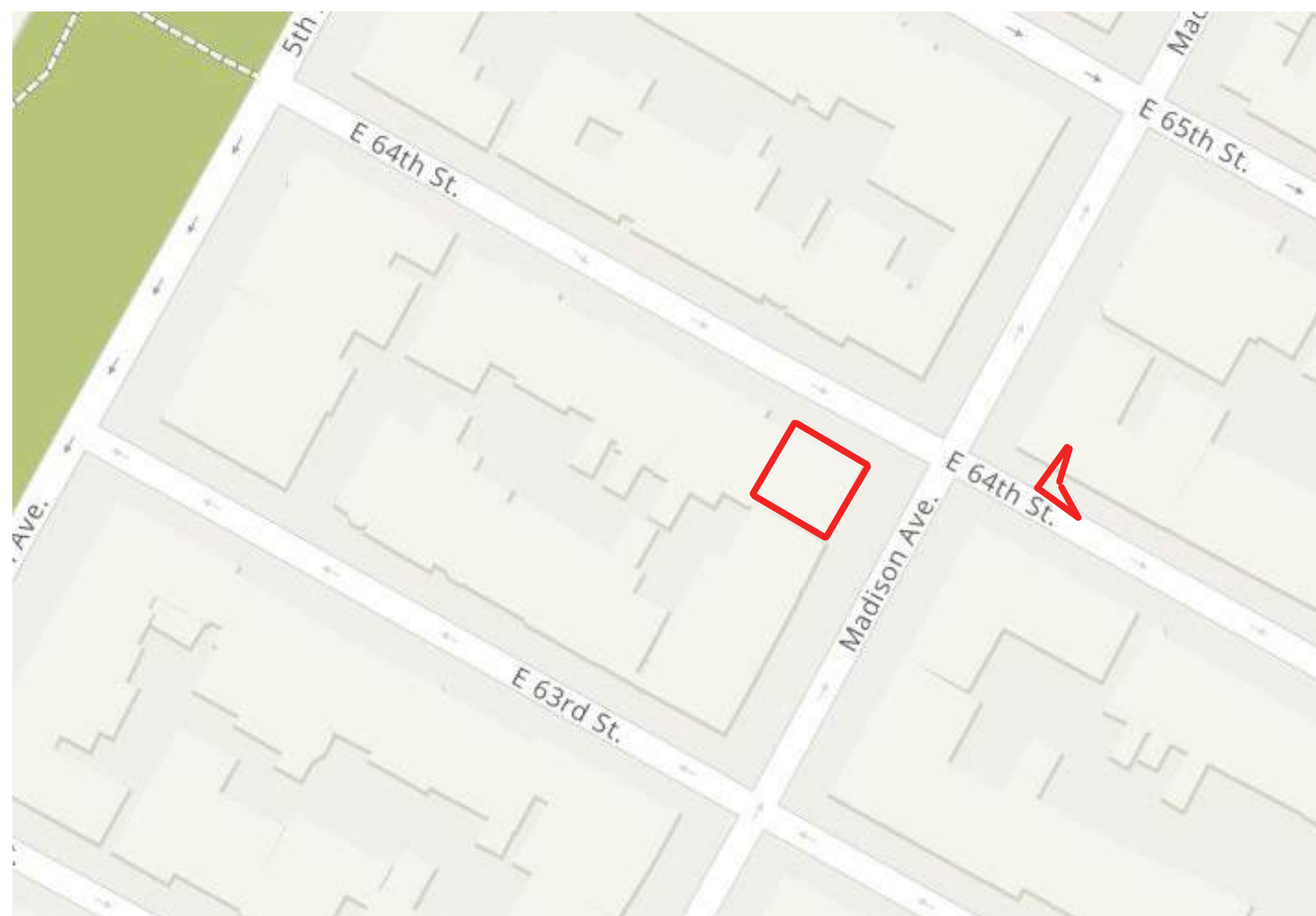


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM SE CORNER OF 63RD AND MADISON



REVISED PROPOSAL



LOCATION MAP

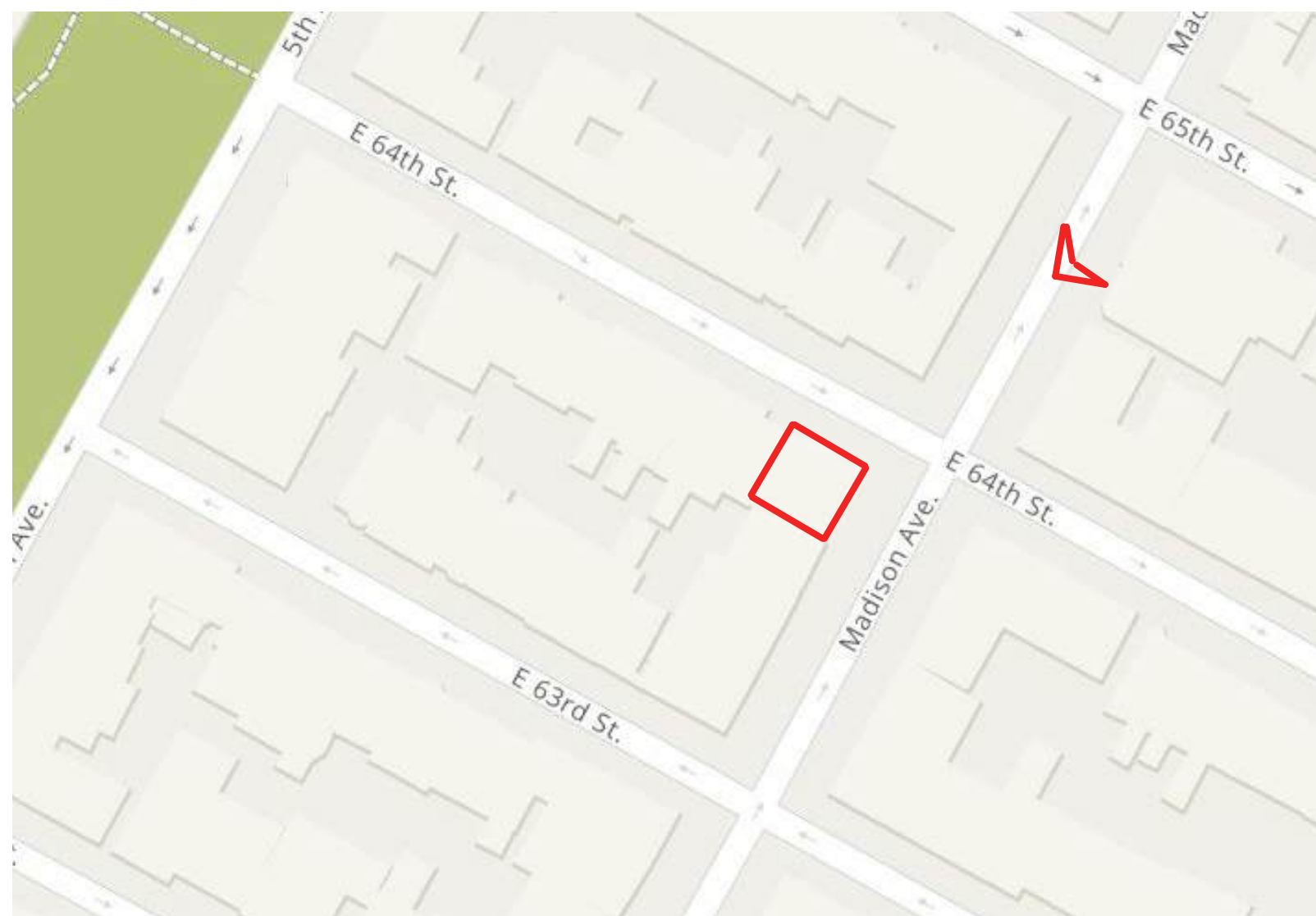


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM JUST EAST OF MADISON ON 64TH STREET



REVISED PROPOSAL



LOCATION MAP

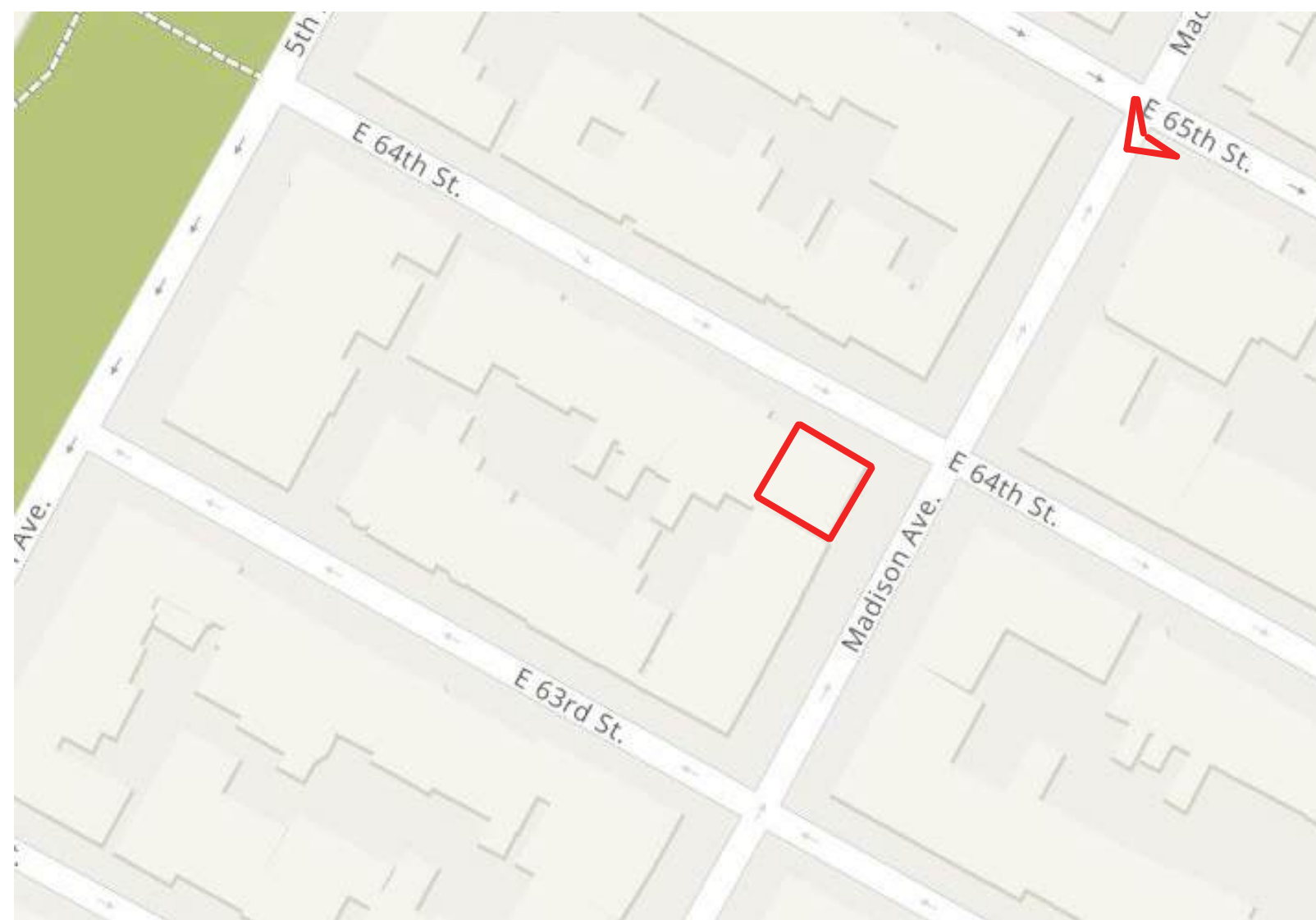


PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM MADISON AVE EAST SIDE BETWEEN 64TH AND 65TH



REVISED PROPOSAL



LOCATION MAP



PUBLIC HEARING PROPOSAL (9/24/2024)

VIEW FROM 65TH AND MADISON NE CORNER



REVISED PROPOSAL

The current proposal is:

Preservation Department – Item 2, LPC-25-01748

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.