

September 24, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-01748

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

To testify virtually, please join Zoom

Webinar ID: 852 4740 5541

Passcode: 410385

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

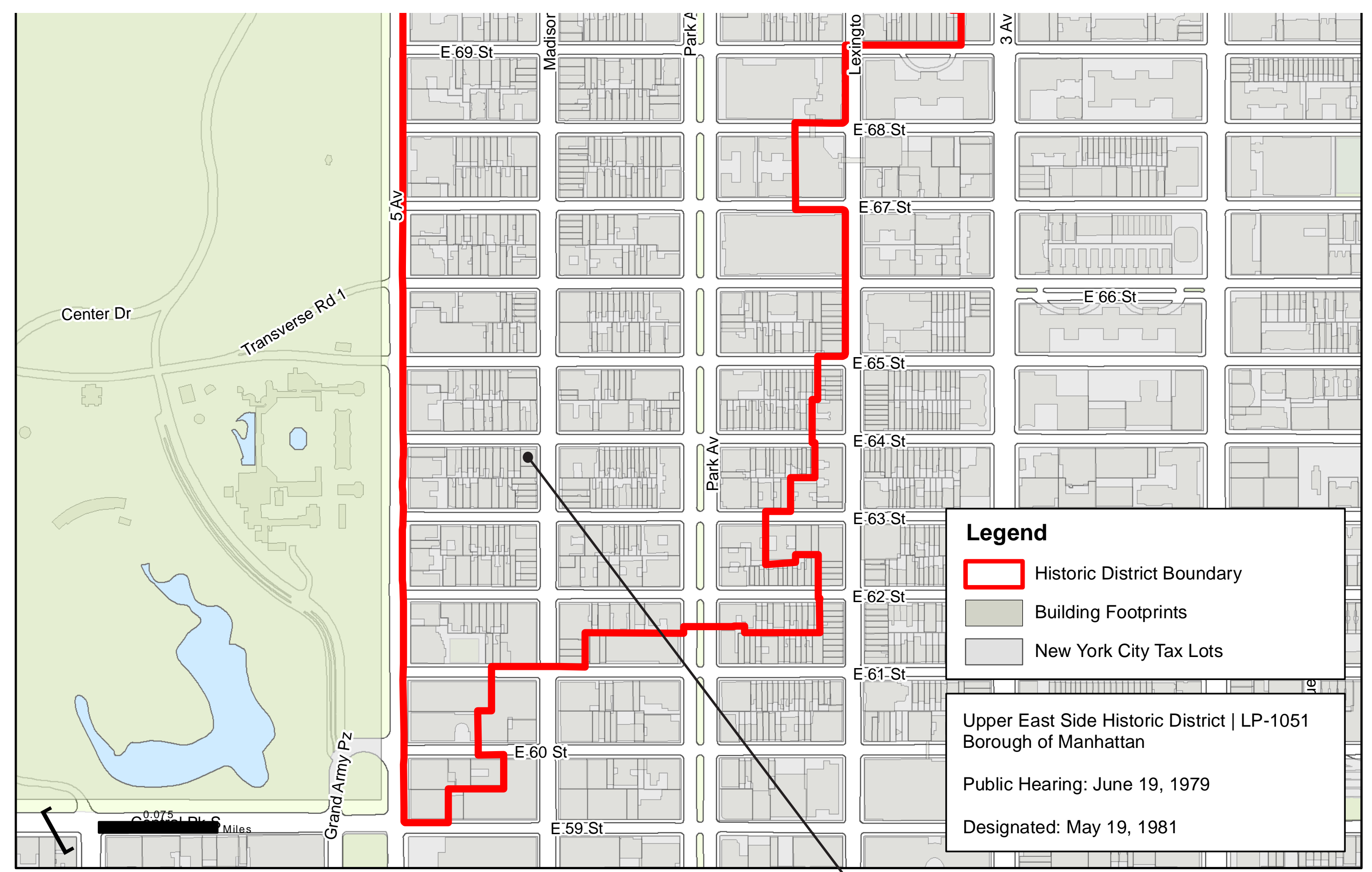
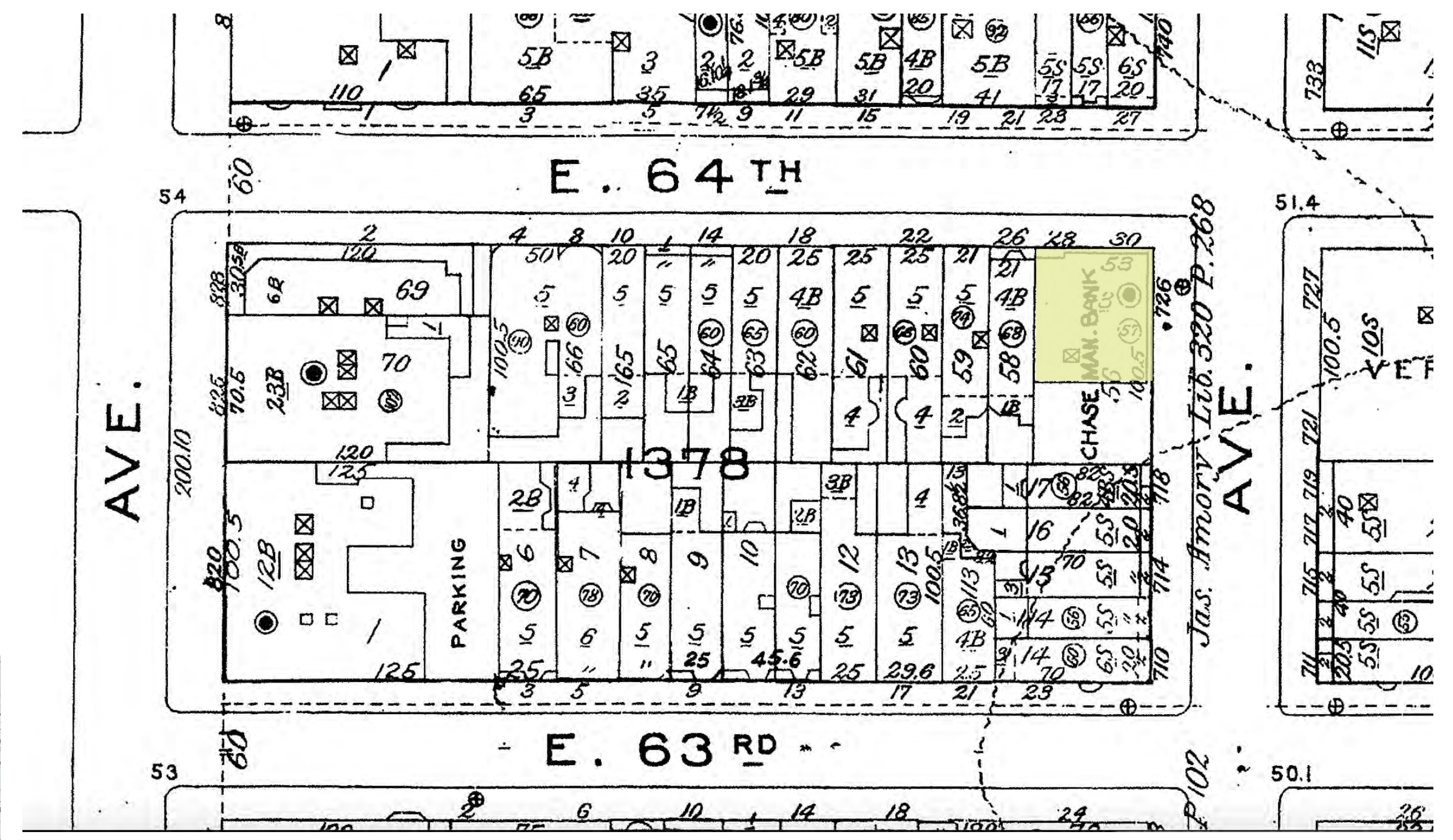
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



Presentation to the
NYC Landmarks Preservation Commission

726 MADISON AVENUE NEW YORK, NY 10065

September 24th, 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



CA. 1932, NEW YORK TIMES



CA. 1981, LPC DESIGNATION PHOTO



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



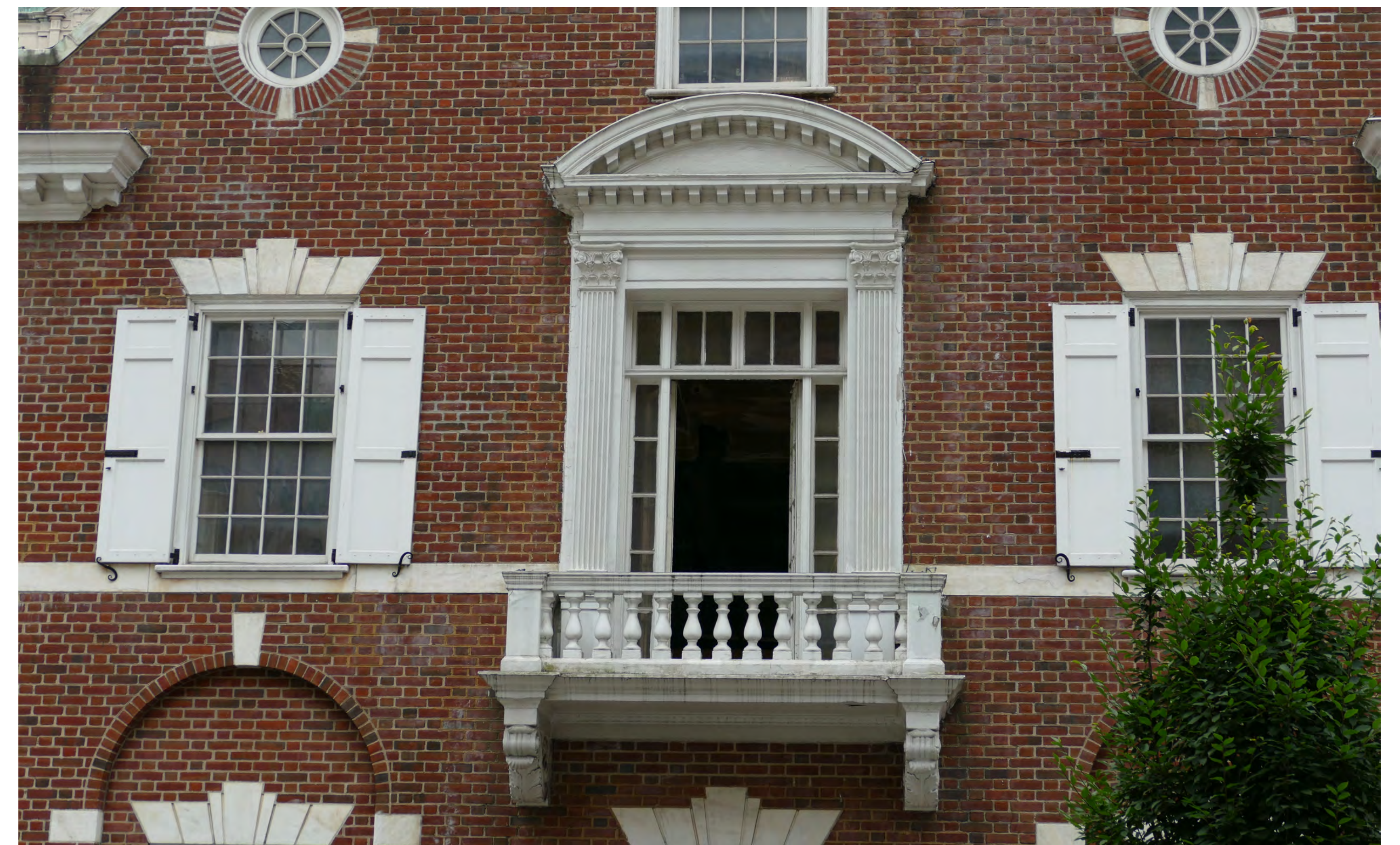
DETAIL VIEW OF WOOD ENTRANCE DOOR SURROUND AND MARBLE BASE



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



EXISTING DOUBLE-HUNG WOOD WINDOW, TYPICAL CONDITION



EXISTING SECOND FLOOR CASEMENT DOORS AND SIDELIGHTS ON EAST 64TH STREET





INTERIOR DOUBLE-HUNG WINDOW CONDITIONS



INTERIOR BALCONY DOOR CONDITIONS

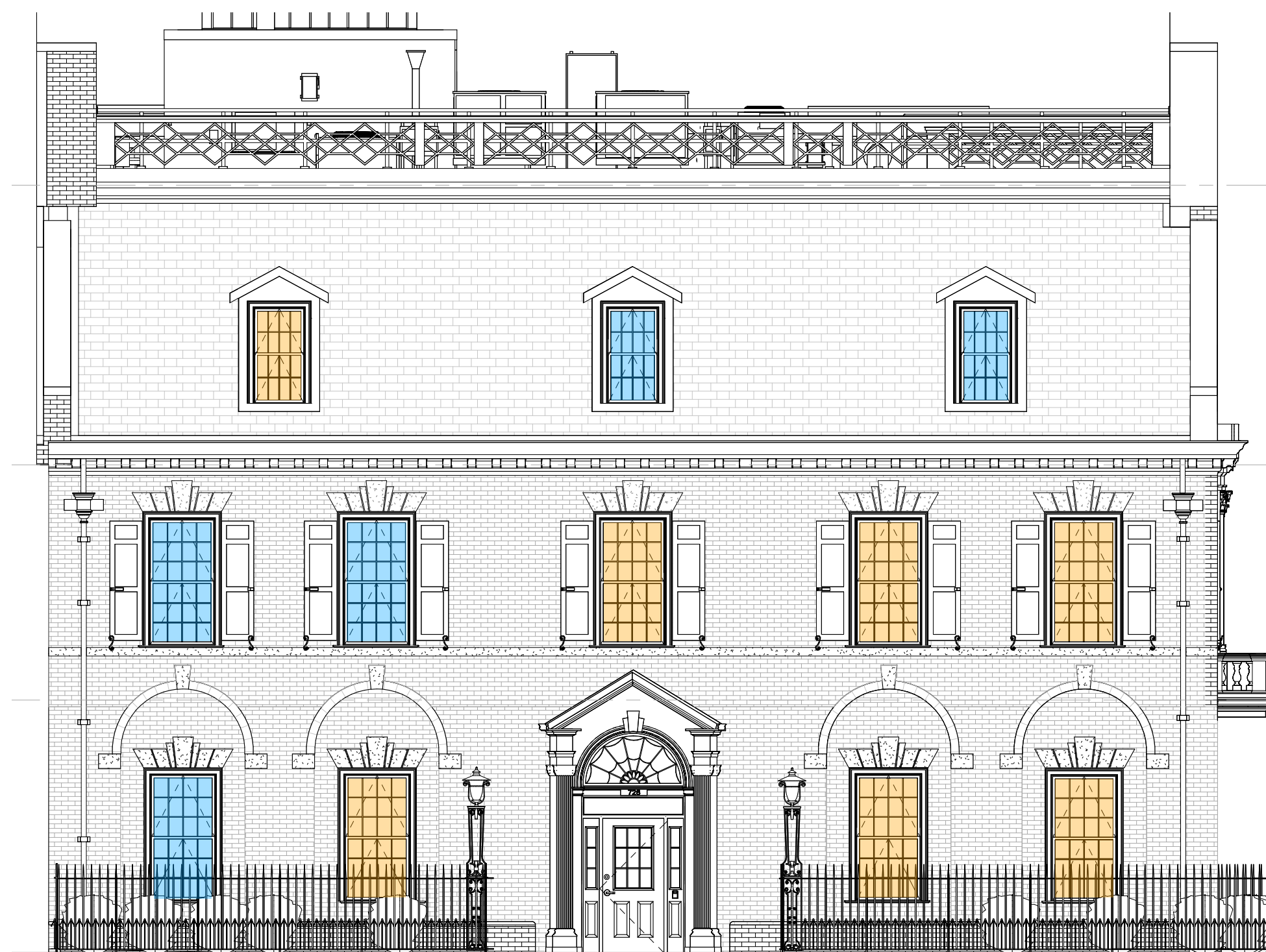


DETAIL OF WINDOW WITH CLEAR GLAZING



DETAIL OF WINDOW WITH CLEAR AND COLORED GLAZING

 CLEAR GLAZING ONLY
 VARIETY OF CLEAR, COLORED AND WAVY GLAZING



EXISTING MADISON AVENUE ELEVATION



EXISTING EAST 64TH STREET ELEVATION



OVERALL VIEW OF ROOF, LOOKING SOUTH



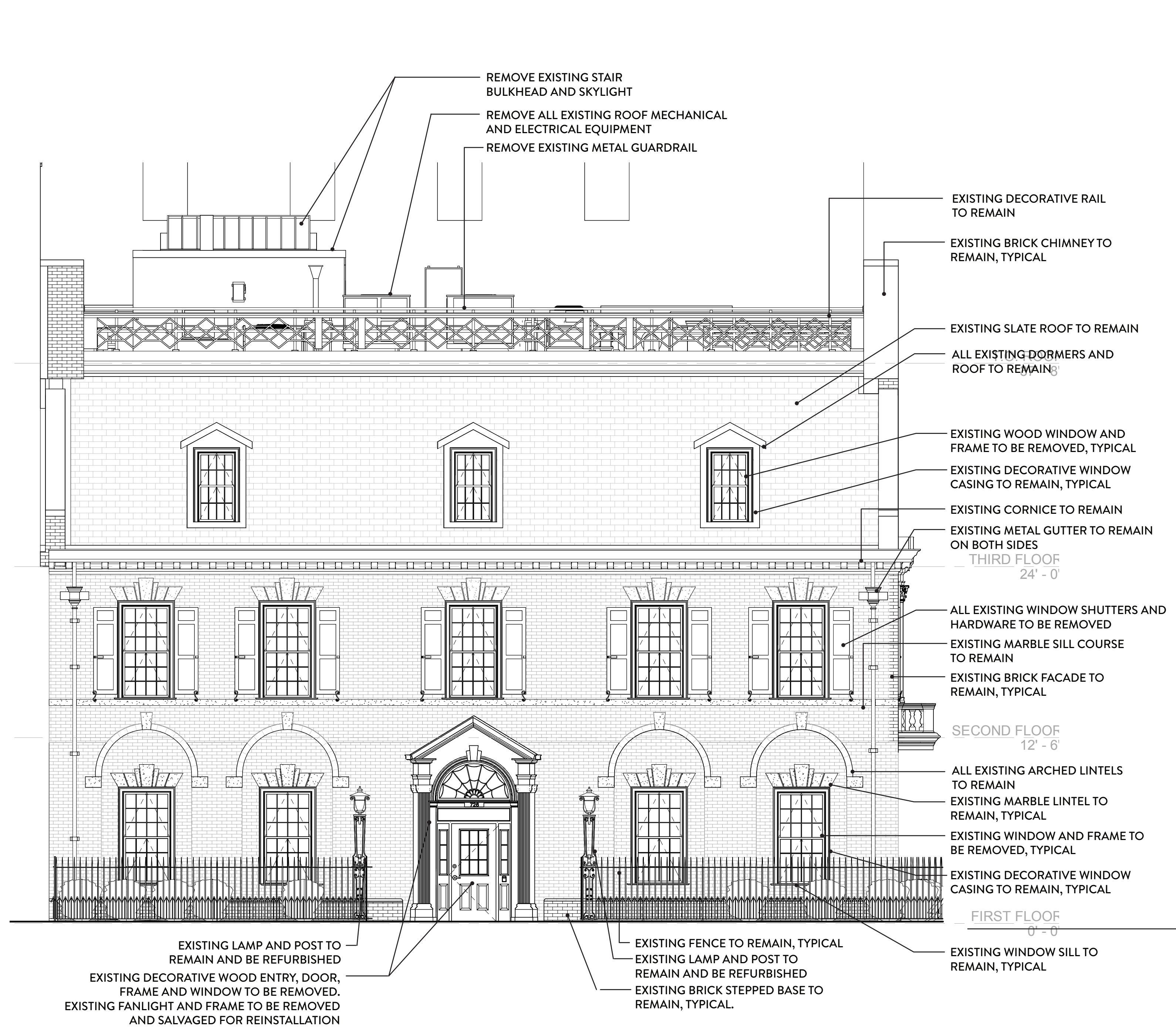
OVERALL VIEW OF ROOF, LOOKING NORTH



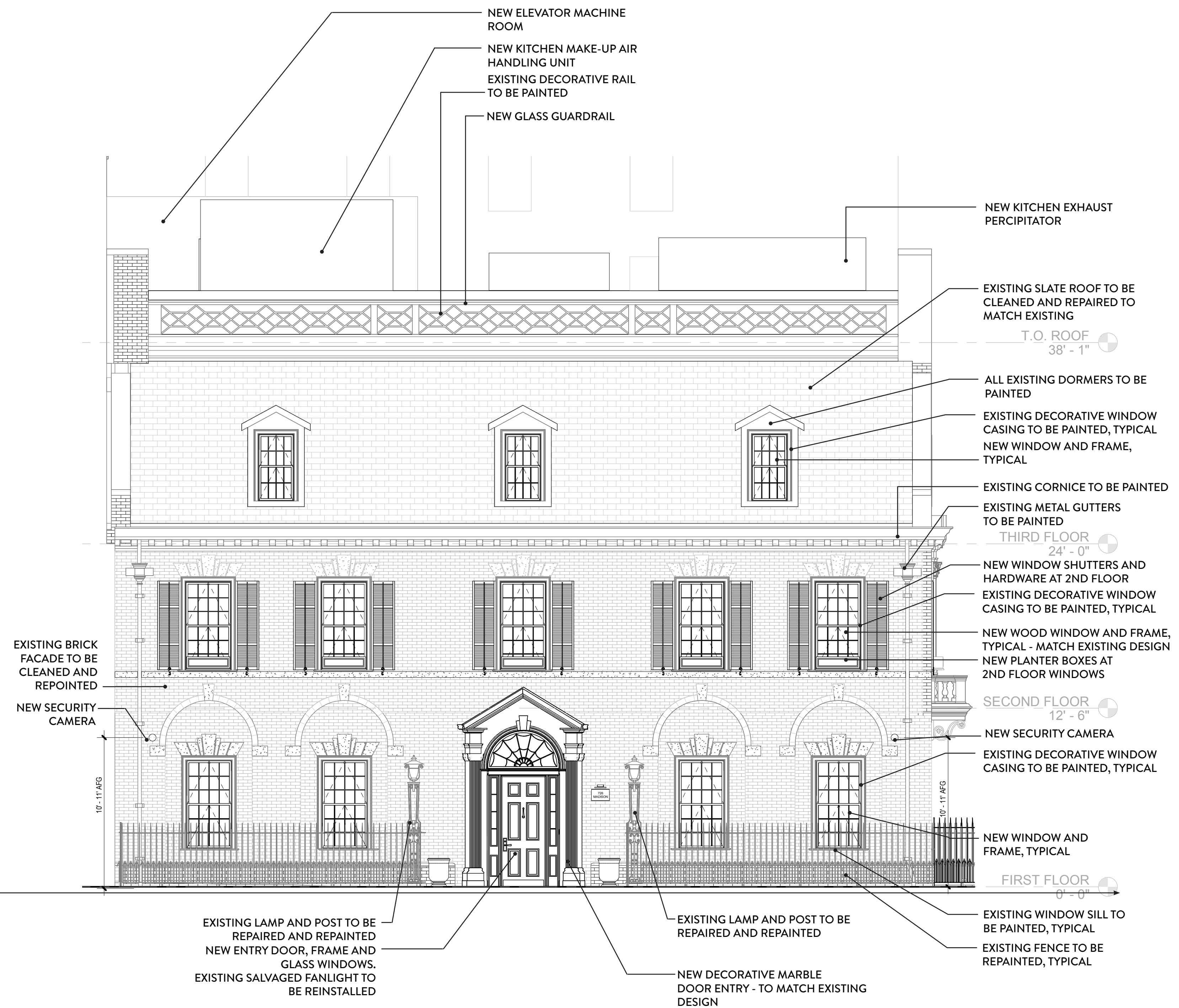
DETAIL VIEW OF LIGHT-WELL AT WEST SIDE OF ROOF



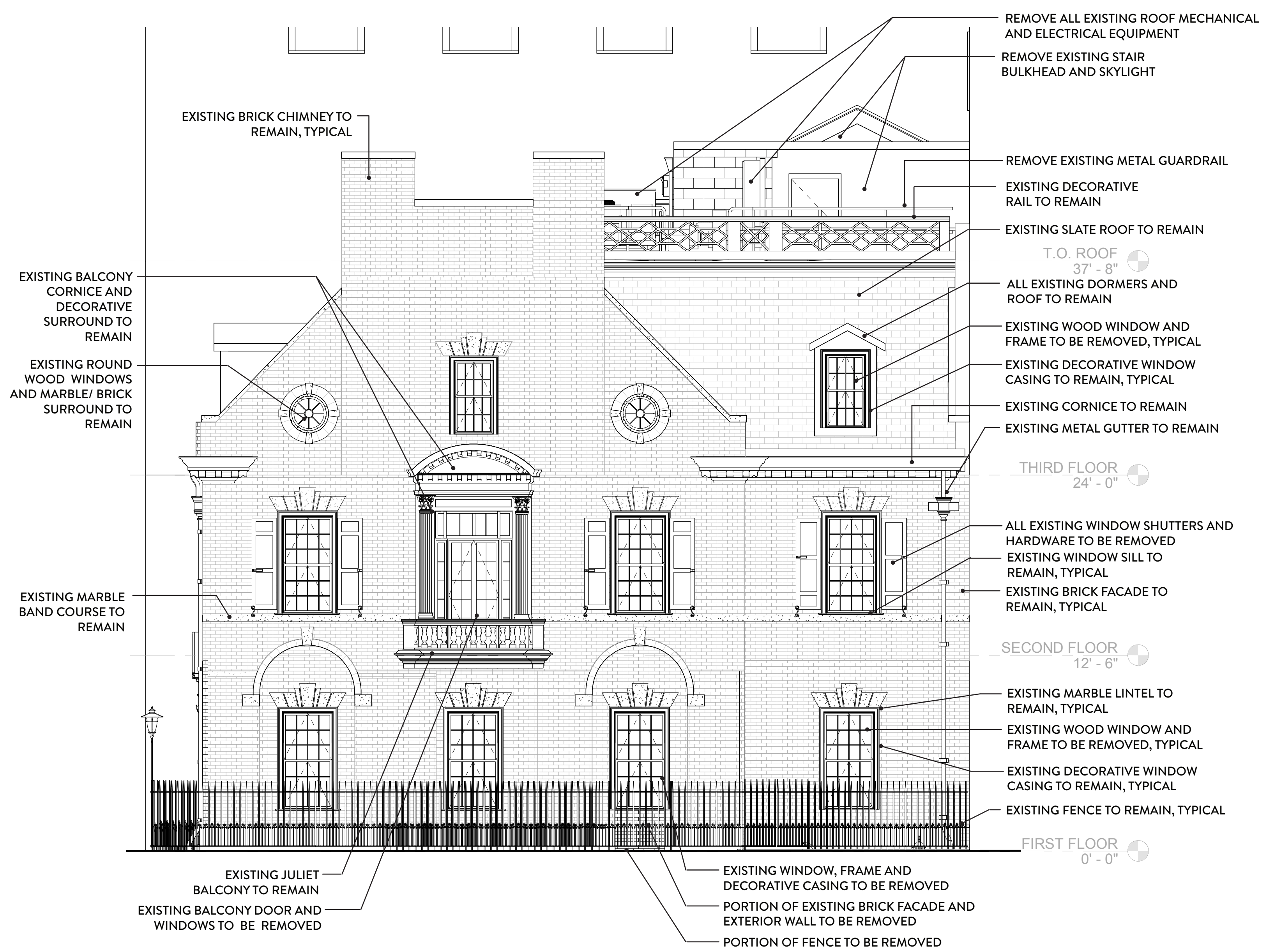
OVERALL VIEW OF ROOF, LOOKING NORTH, BEFORE HVAC REMOVAL



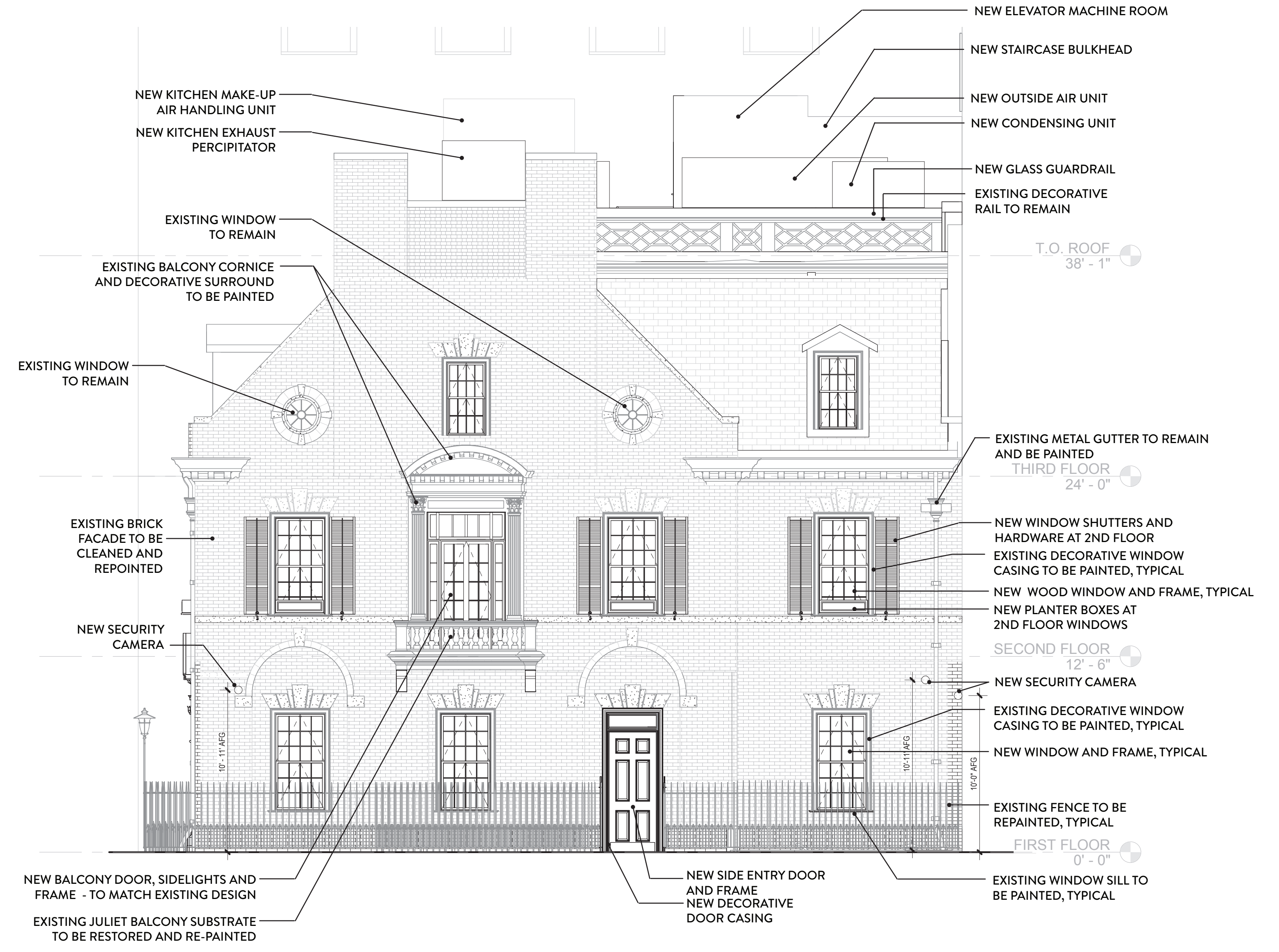
MADISON AVENUE - EXISTING ELEVATION



MADISON AVENUE - PROPOSED ELEVATION



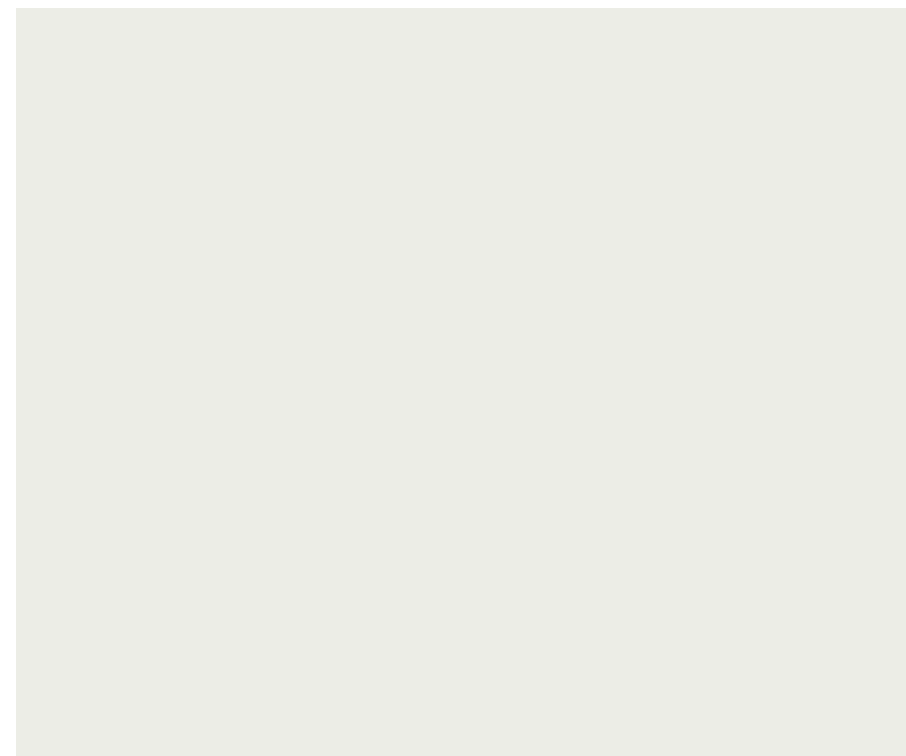
EAST 64TH STREET - EXISTING ELEVATION



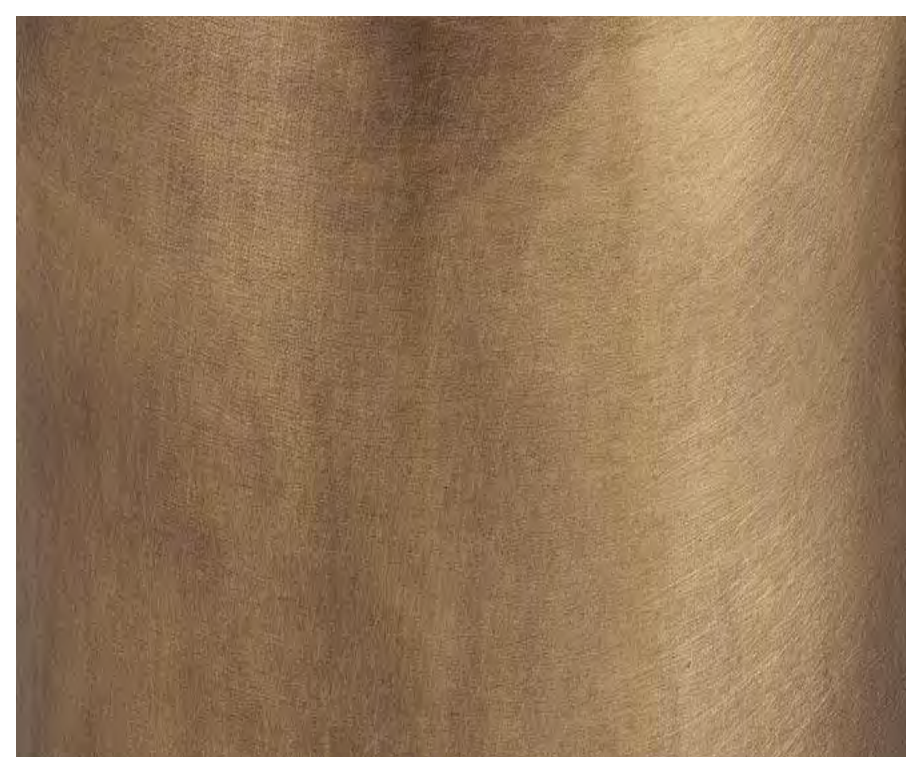
EAST 64TH STREET - PROPOSED ELEVATION



6.) PAINTED DOORS, FRAMES & SHUTTERS
 MANUFACTURER: BENJAMIN MOORE
 COLOR/FINISH: BLACK (2132-10)



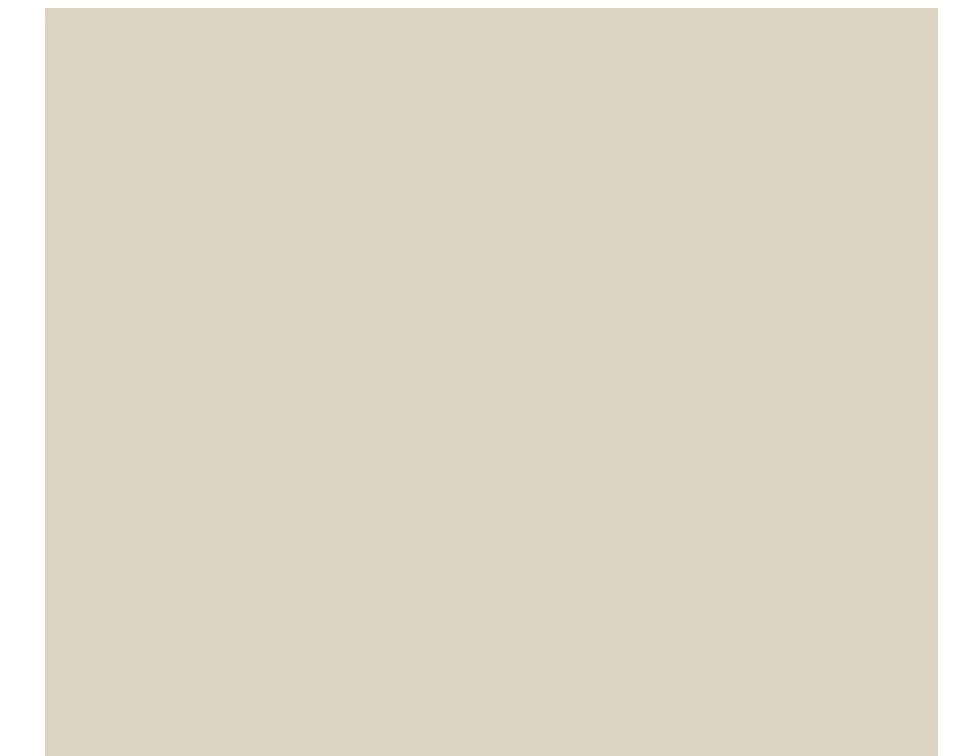
5.) PAINTED WOOD AND FRAMES
 MANUFACTURER: BENJAMIN MOORE
 COLOR/FINISH: WHITE DOVE (OC-17)



4.) BRASS FOR HARDWARE
 MANUFACTURER: TBD
 COLOR/FINISH: AGED



PROPOSED RENDERED ELEVATION - MADISON AVE



3.) PAINTED STUCCO AT BULKHEAD
 AND MECHANICAL UNITS
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *NOTE: CUSTOM COLOR MATCHING
 ADJACENT BUILDING TO BE DETERMINED
 DURING CONSTRUCTION



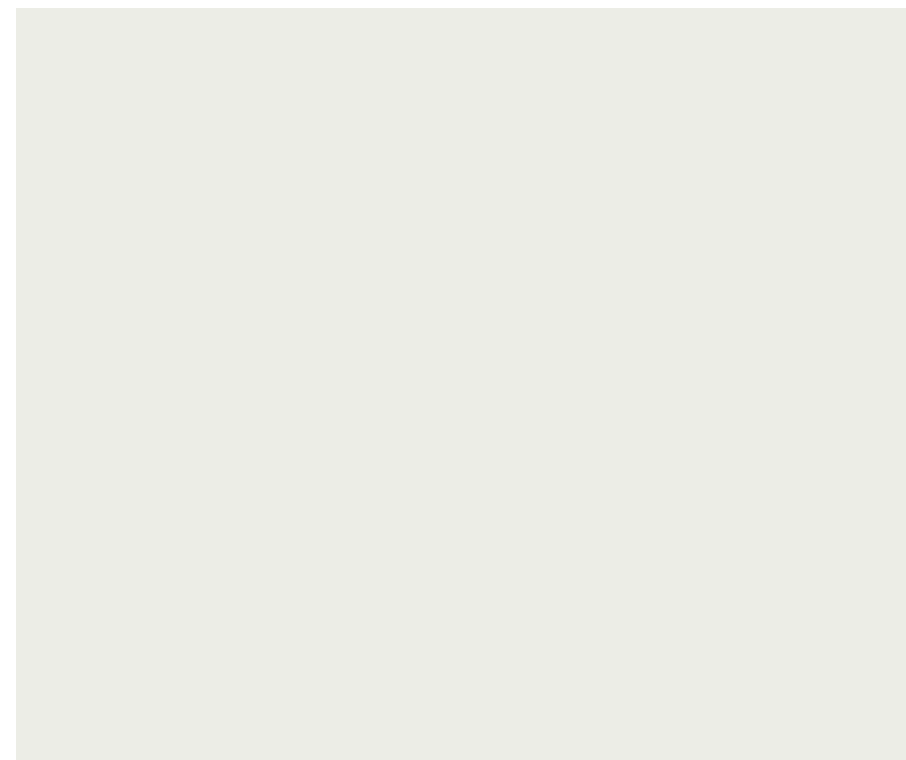
2.) STONE AT BUILDING ENTRY
 COLOR/FINISH: VERMONT WHITE MARBLE TO
 MATCH EXISTING BUILDING MARBLE. SLABS
 TO BE SELECTED IN COORDINATION WITH
 CONSERVATION SPECIALIST.



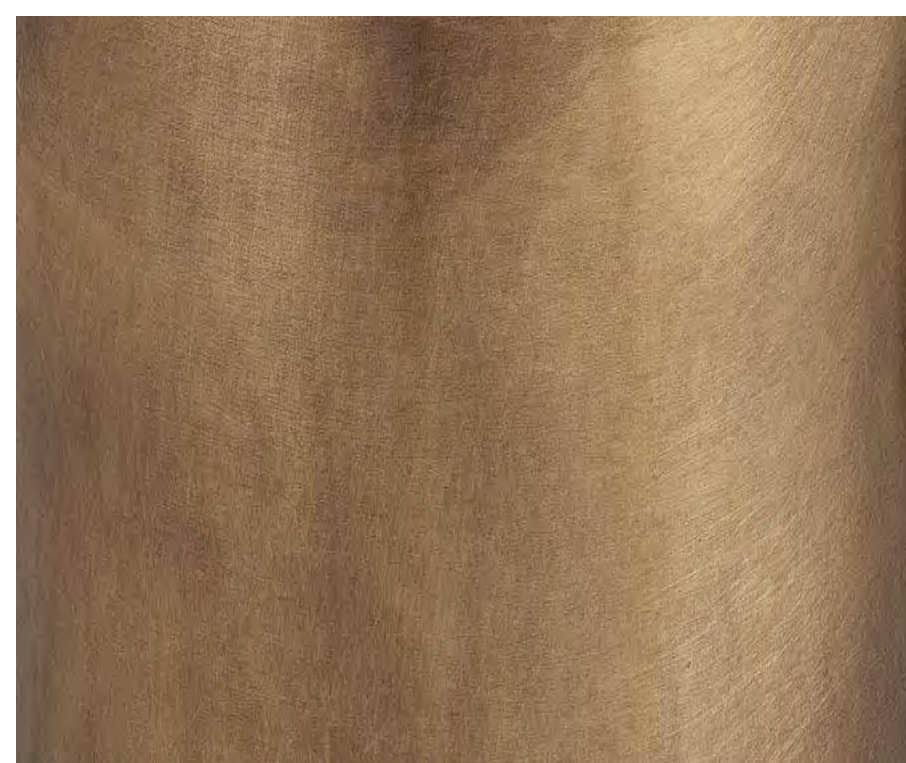
1.) GLASS WINDOWS AT BUILDING ENTRY
 COLOR/FINISH: FROSTED
 SPEC: BENDHEIM GACHOT 1055



6.) PAINTED DOORS, FRAMES & SHUTTERS
 MANUFACTURER: BENJAMIN MOORE
 COLOR/FINISH: BLACK (2132-10)



5.) PAINTED WOOD AND FRAMES
 MANUFACTURER: BENJAMIN MOORE
 COLOR/FINISH: WHITE DOVE (OC-17)



4.) BRASS FOR HARDWARE
 MANUFACTURER: TBD
 COLOR/FINISH: AGED



PROPOSED RENDERED ELEVATION - 64TH STREET



3.) PAINTED STUCCO AT BULKHEAD
 AND MECHANICAL UNITS
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *NOTE: CUSTOM COLOR MATCHING
 ADJACENT BUILDING TO BE DETERMINED
 DURING CONSTRUCTION



2.) STONE AT BUILDING ENTRY
 COLOR/FINISH: VERMONT WHITE MARBLE TO
 MATCH EXISTING BUILDING MARBLE. SLABS
 TO BE SELECTED IN COORDINATION WITH
 CONSERVATION SPECIALIST.



1.) GLASS WINDOWS AT BUILDING ENTRY
 COLOR/FINISH: FROSTED
 SPEC: BENDHEIM GACHOT 1055



706 MADISON AVENUE, ORIGINALLY NEW YORK LIFE INSURANCE AND TRUST COMPANY (HERMES)



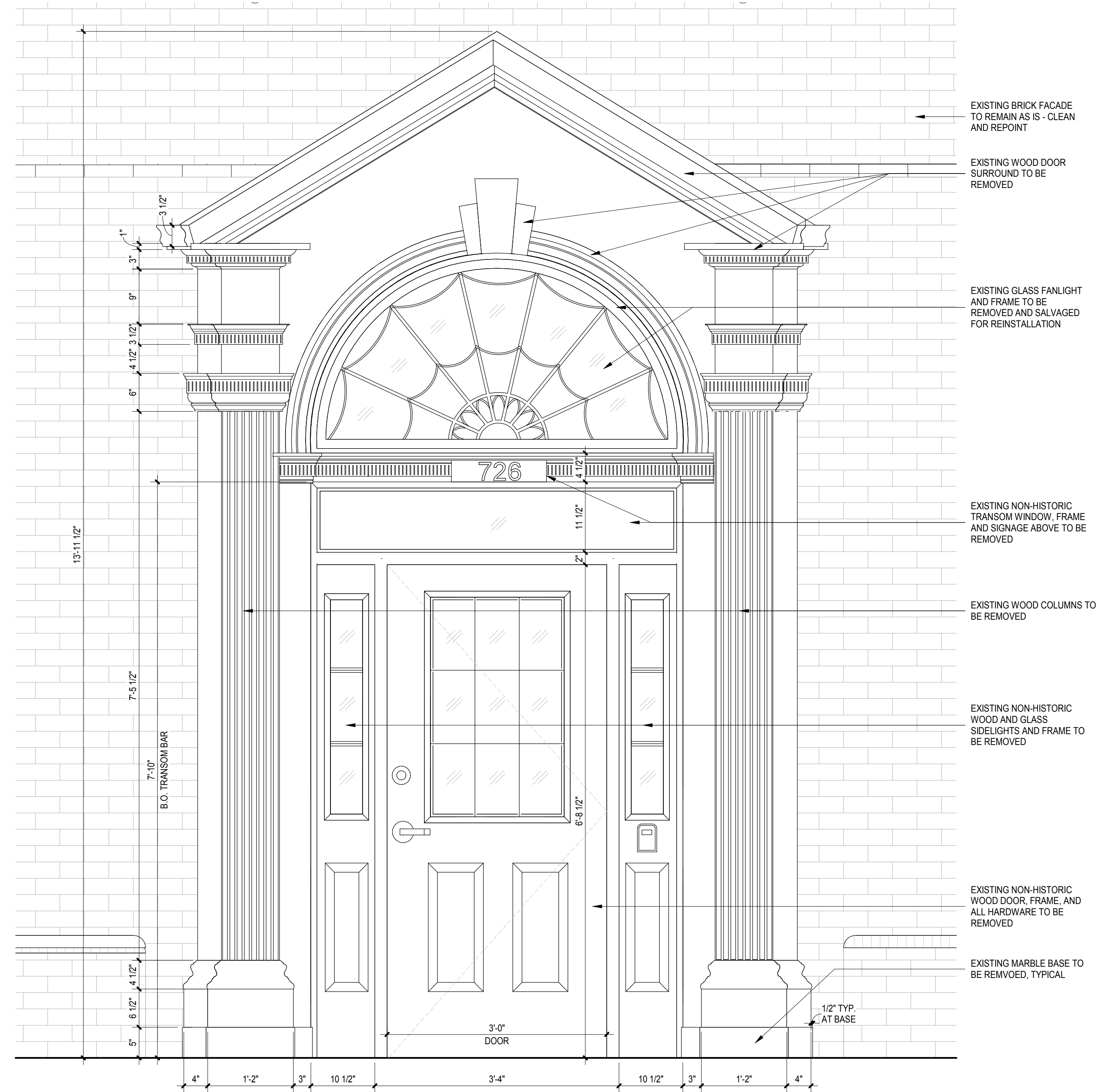
1002 MADISON AVENUE, ORIGINALL FULTON TRUST COMPANY (WHITE CUBE)



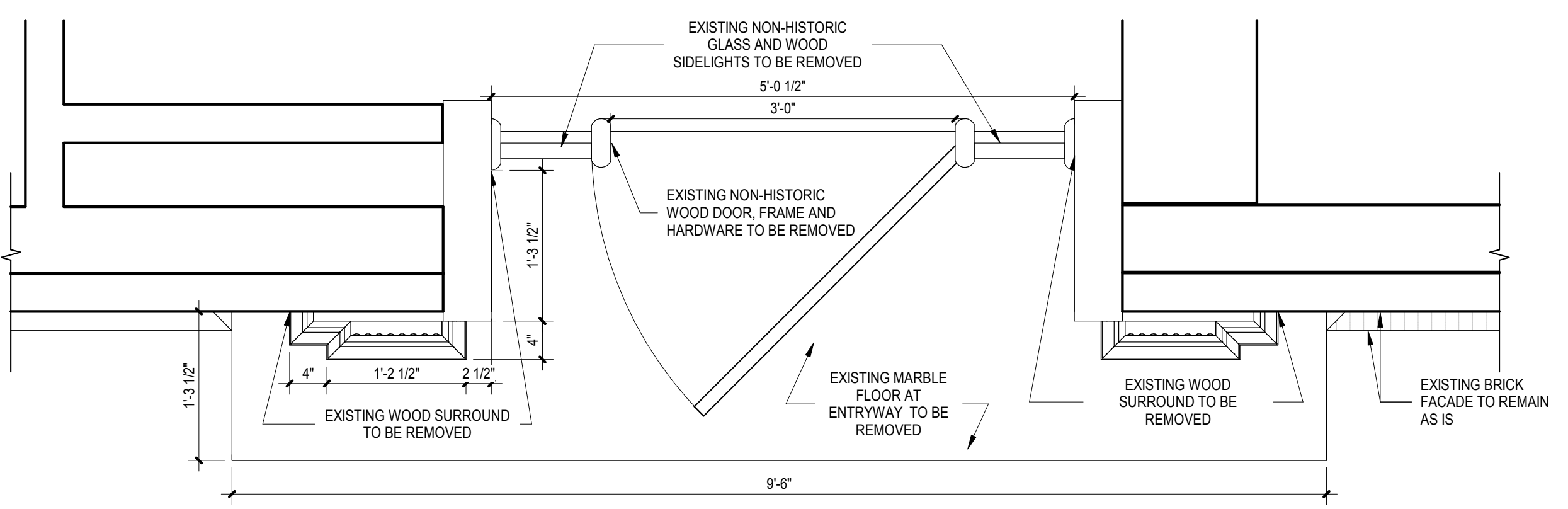
909 MADISON AVENUE, ORIGINALLY THE BANK OF NEW YORK (GOOGLE)



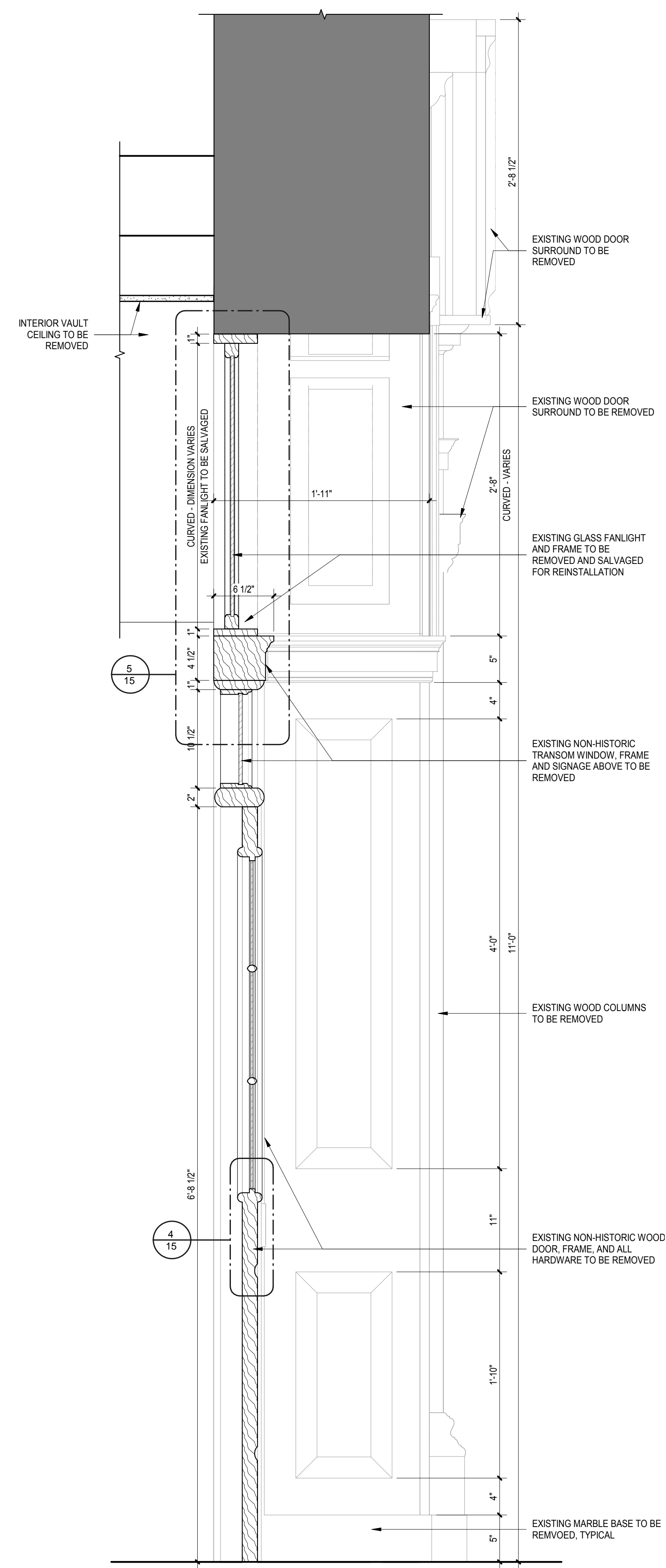
940 MADISON AVENUE, ORIGINALLY UNITED STATES MORTGAGE AND TRUST COMPANY (BOHLIN CYWINSKI JACKSON)



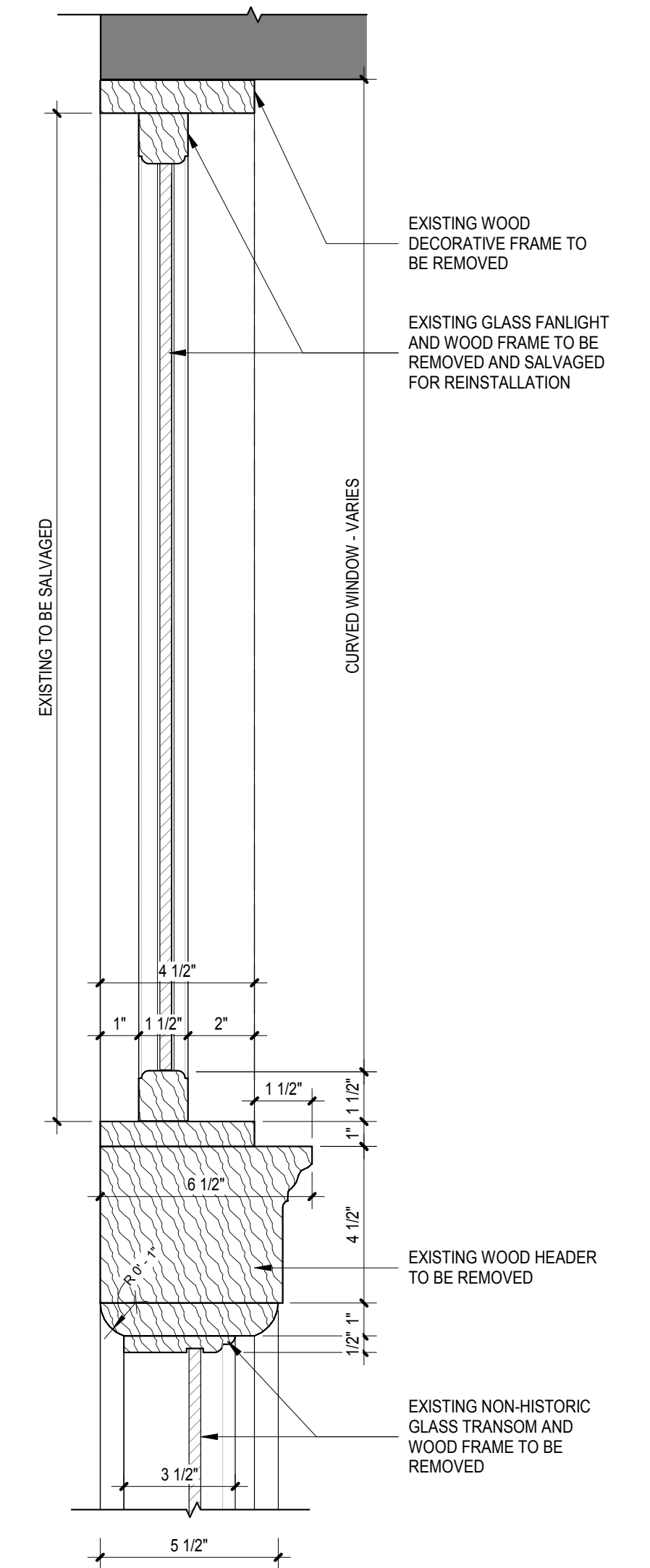
2. ENLARGED ELEVATION - ENTRY



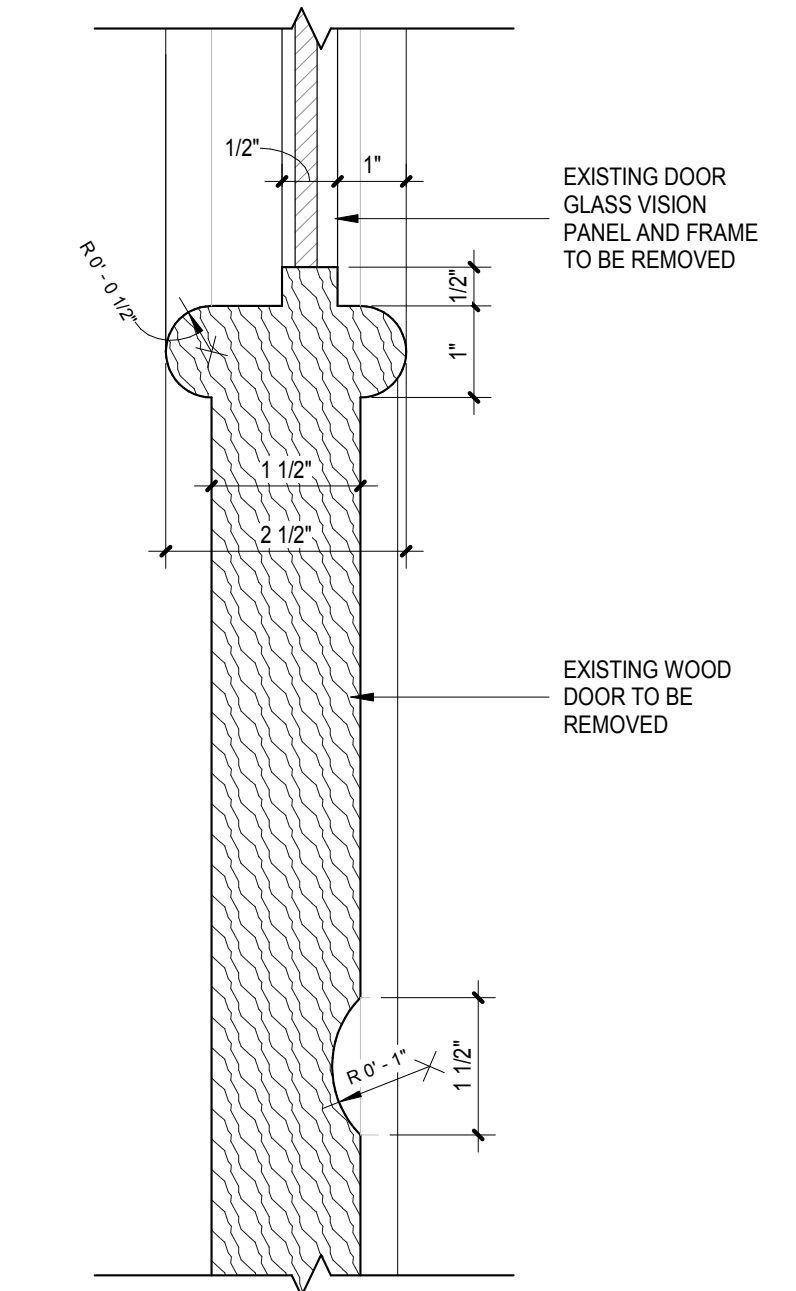
1. ENLARGED PLAN - ENTRY DOOR



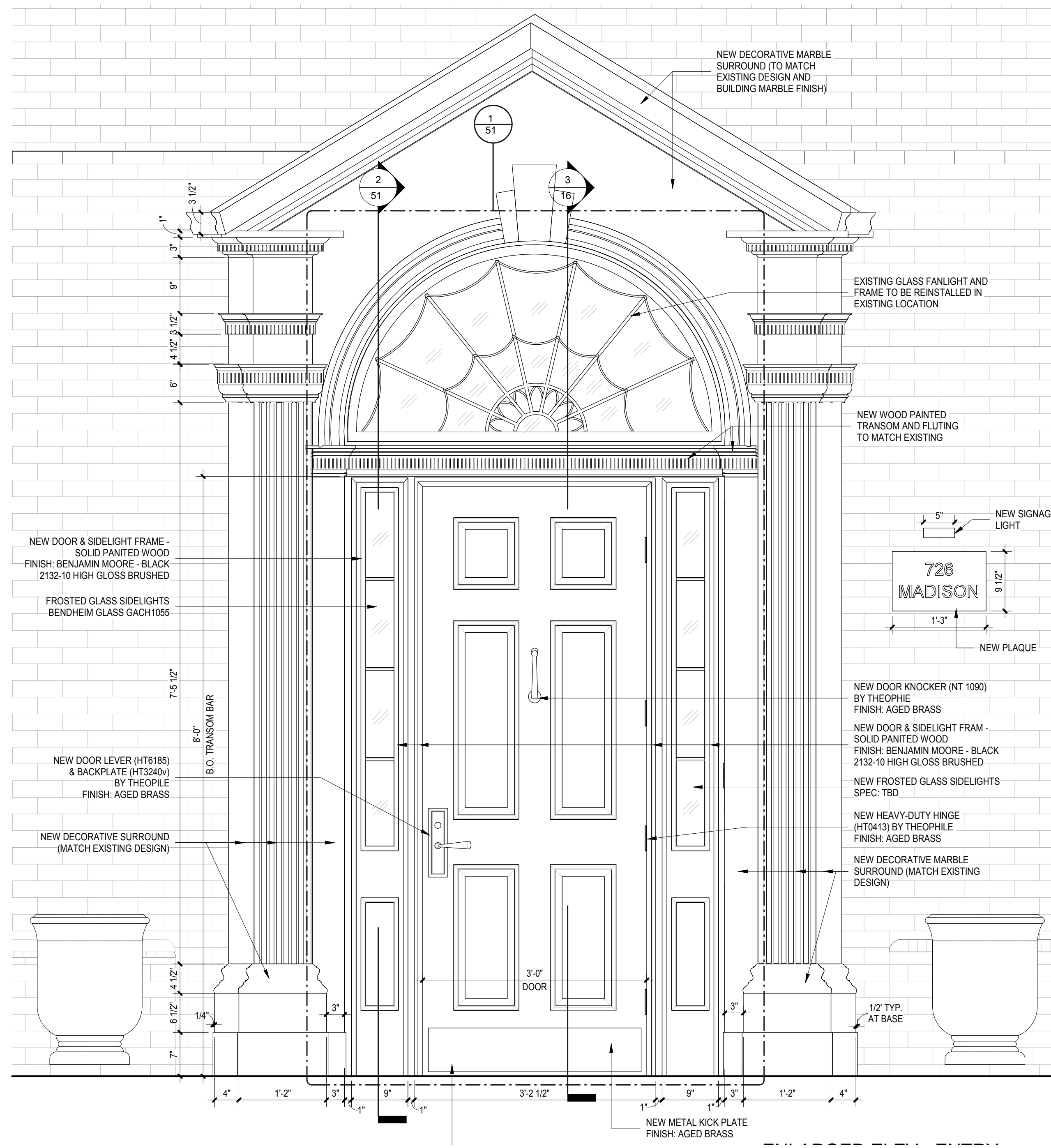
3. SECTION - ENTRY DOOR



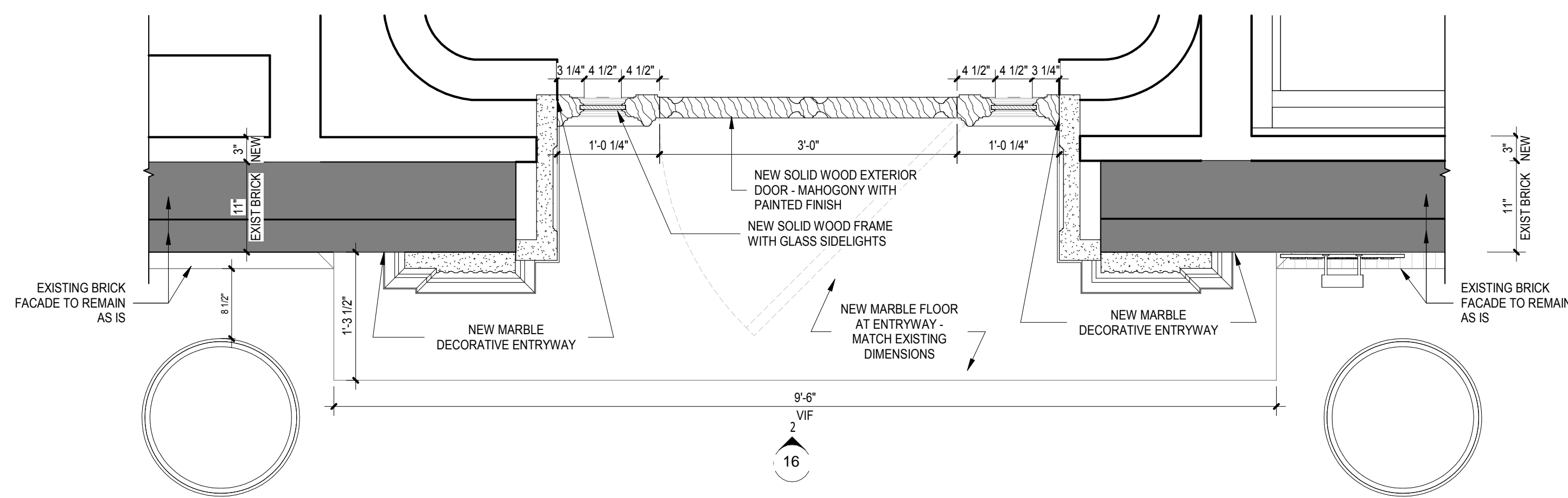
5. DETAIL - TRANSOM & FANLIGHT



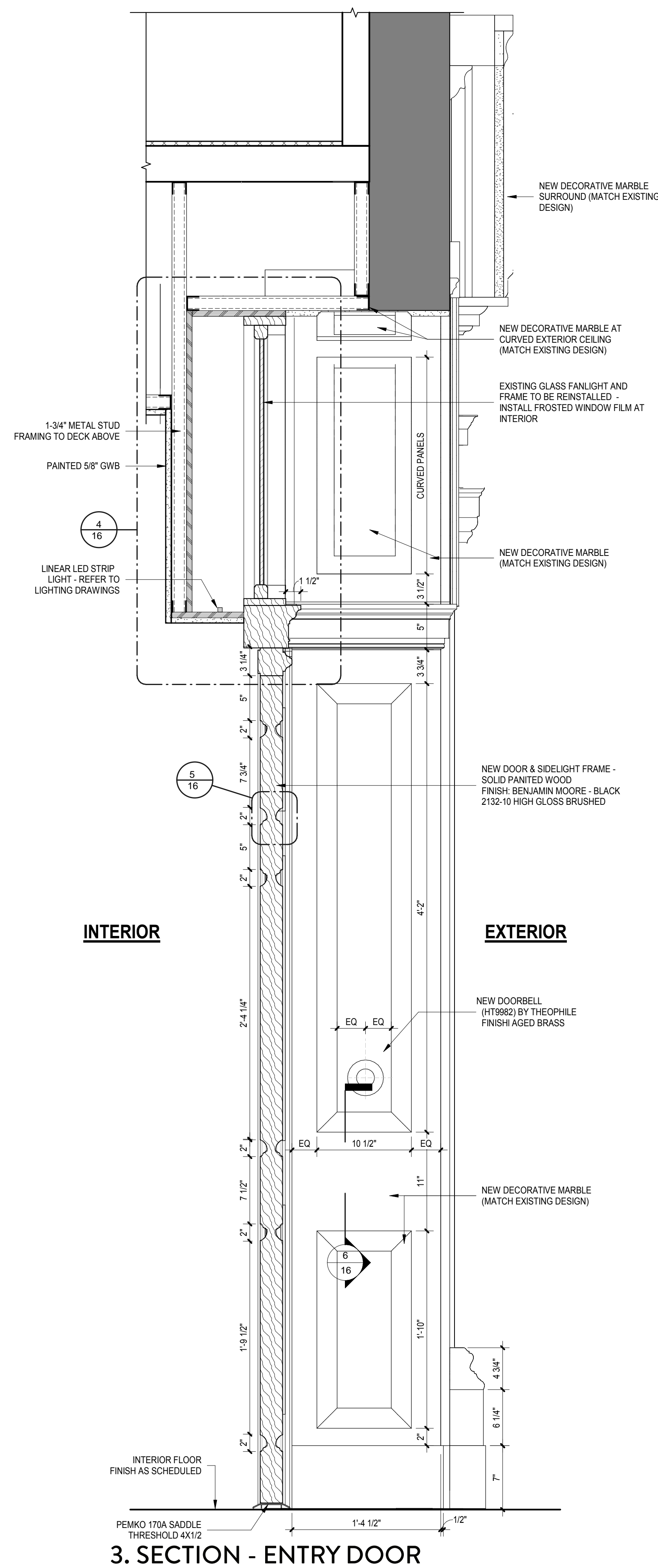
4. DETAIL - DOOR PANEL



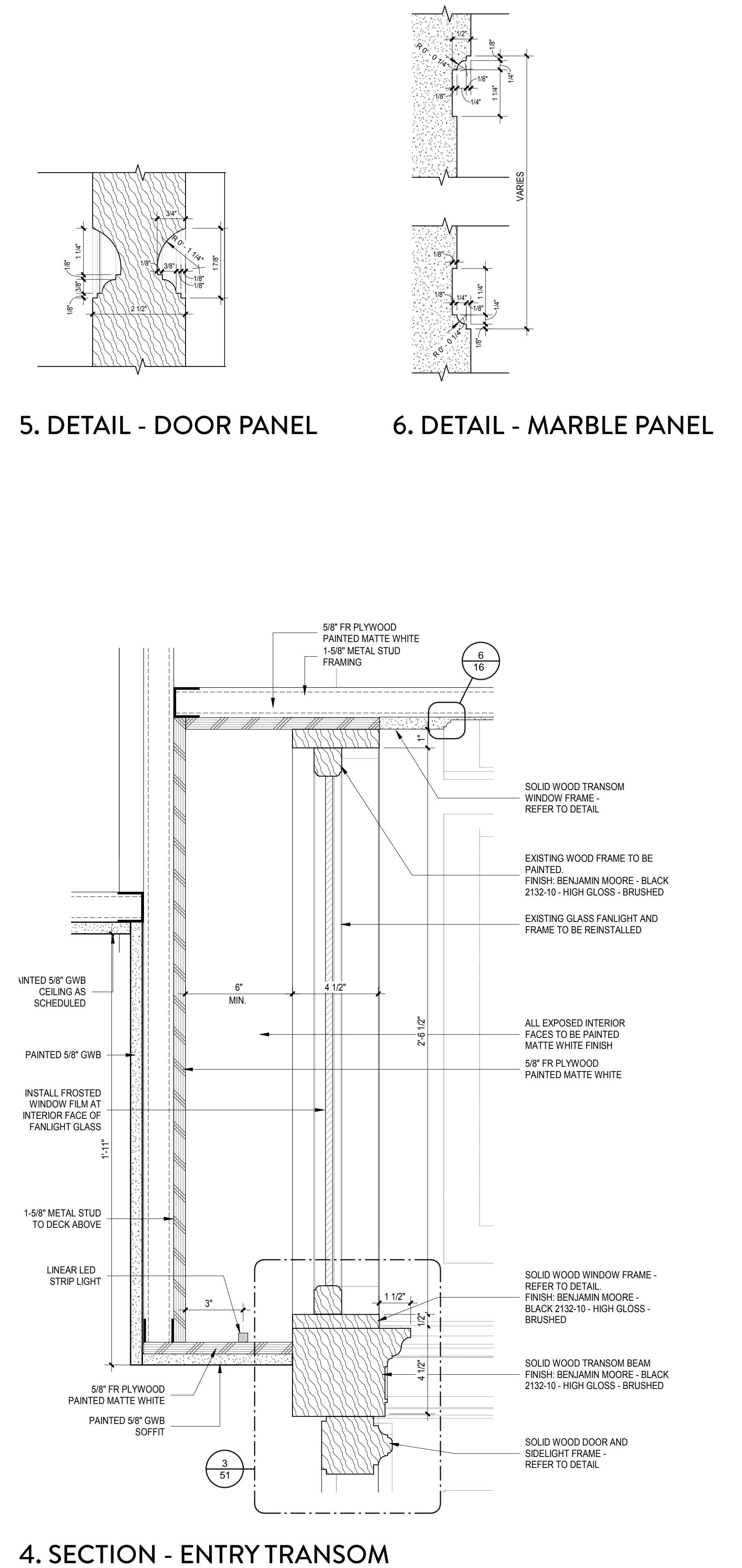
2. ENLARGED ELEVATION - ENTRY



1. ENLARGED PLAN - ENTRY DOOR



3. SECTION - ENTRY DOOR



4. SECTION - ENTRY TRANSOM

5. DETAIL - DOOR PANEL

6. DETAIL - MARBLE PANEL



KNICKERBOCKER CLUB, 807 FIFTH AVENUE, 1915



NEW YORK LIFE INSURANCE AND TRUST COMPANY, 706 MADISON AVENUE, 1922



THE BANK OF NEW YORK, 909 MADISON AVENUE, 1931



NATIONAL SOCIETY OF COLONIAL DAMES, 215 EAST 71ST STREET, 1929



MADISON AVENUE - EXISTING ENTRY



MADISON AVENUE - PROPOSED ENTRY

NEW DECORATIVE MARBLE ENTRY WAY TO MATCH EXISTING MARBLE ON BUILDING

EXISTING FANLIGHT AND FRAME RE-INSTALLED - BACKLIT

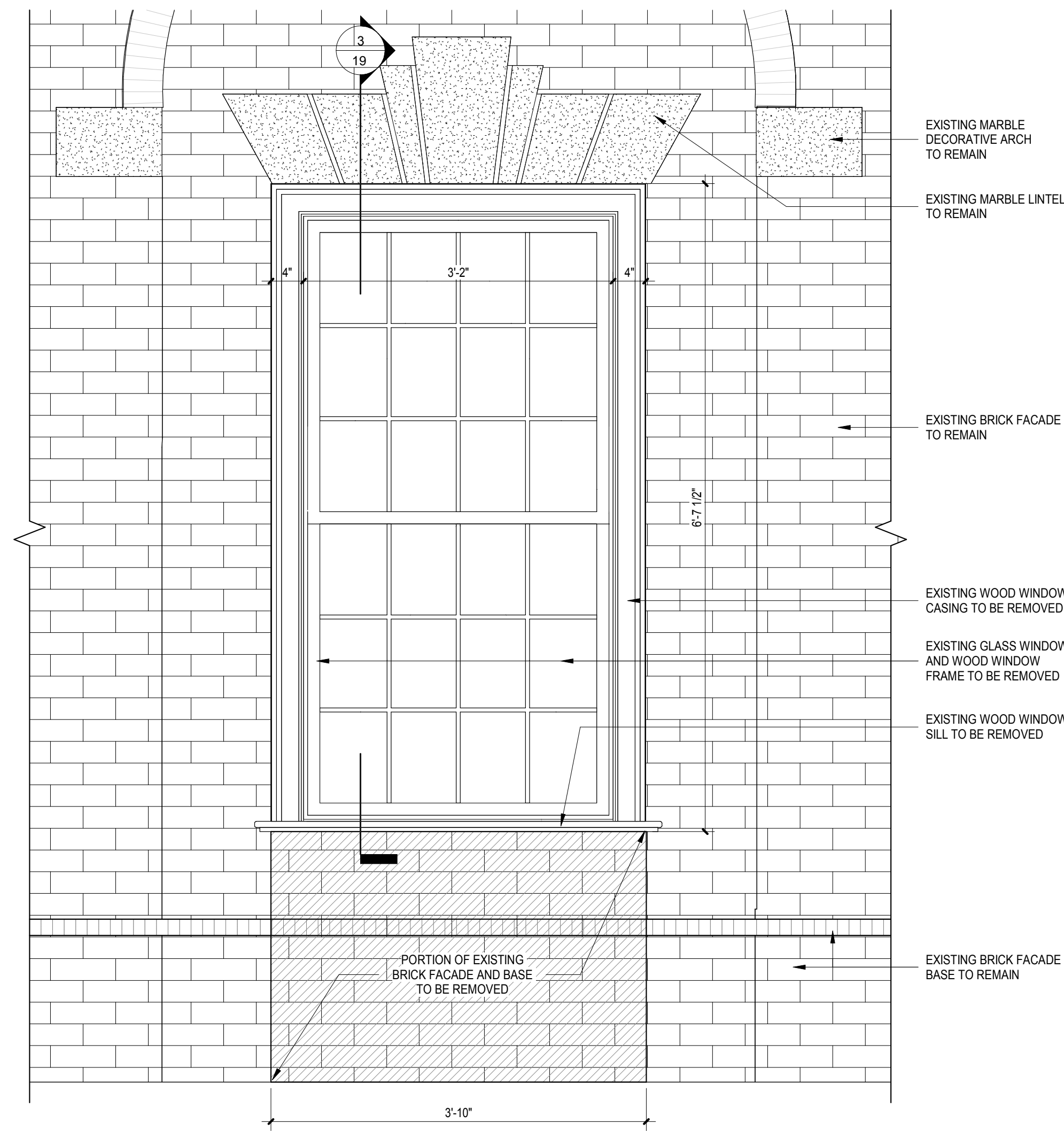
NEW BUILDING SIGNAGE AND SIGNAGE LIGHT

NEW WOOD FRAMED SIDELIGHT AT EITHER SIDE OF DOOR

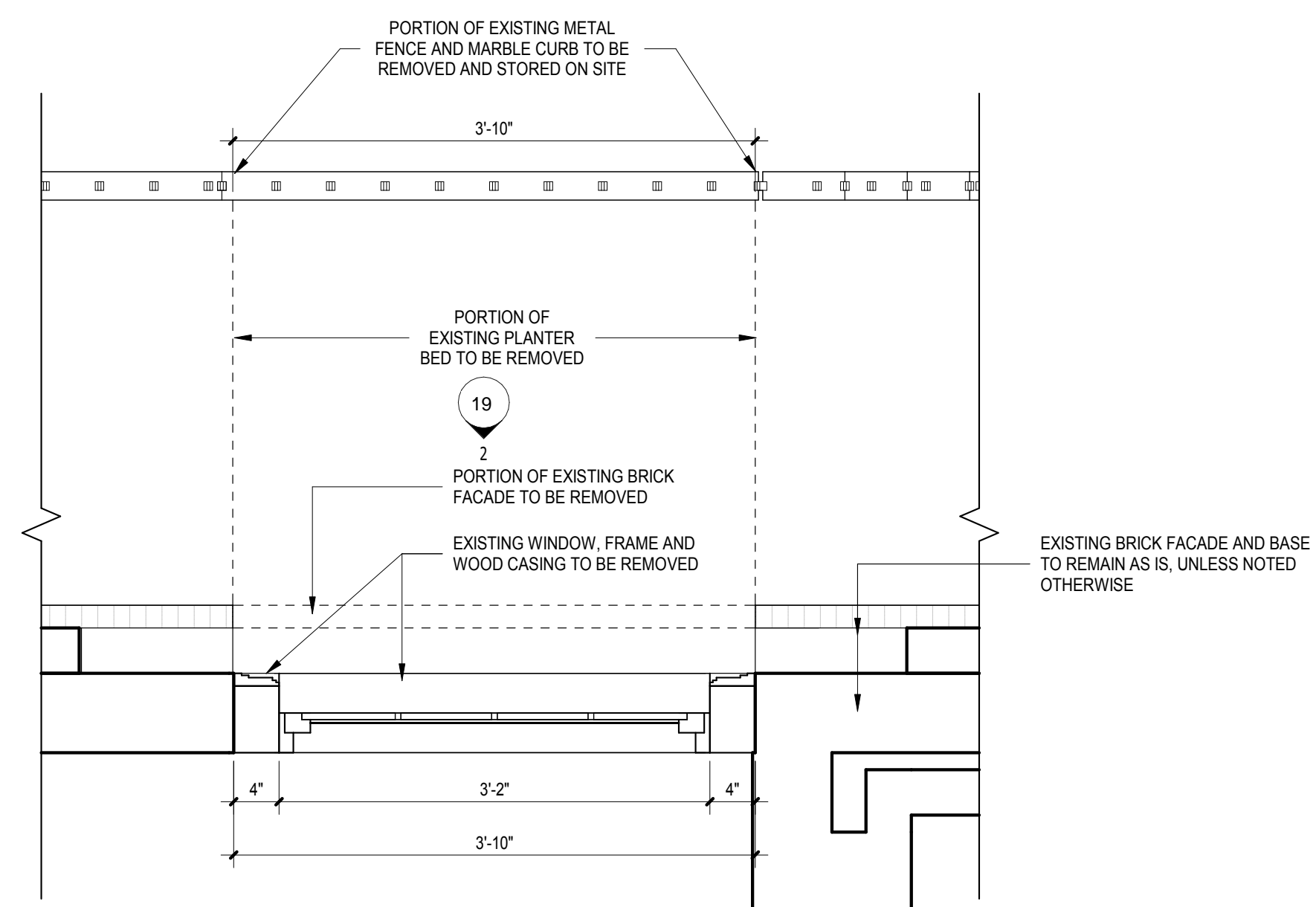
NEW ENTRY DOOR AND HARDWARE

NEW MARBLE AT GROUND - MATCH EXISTING DIMENSIONS

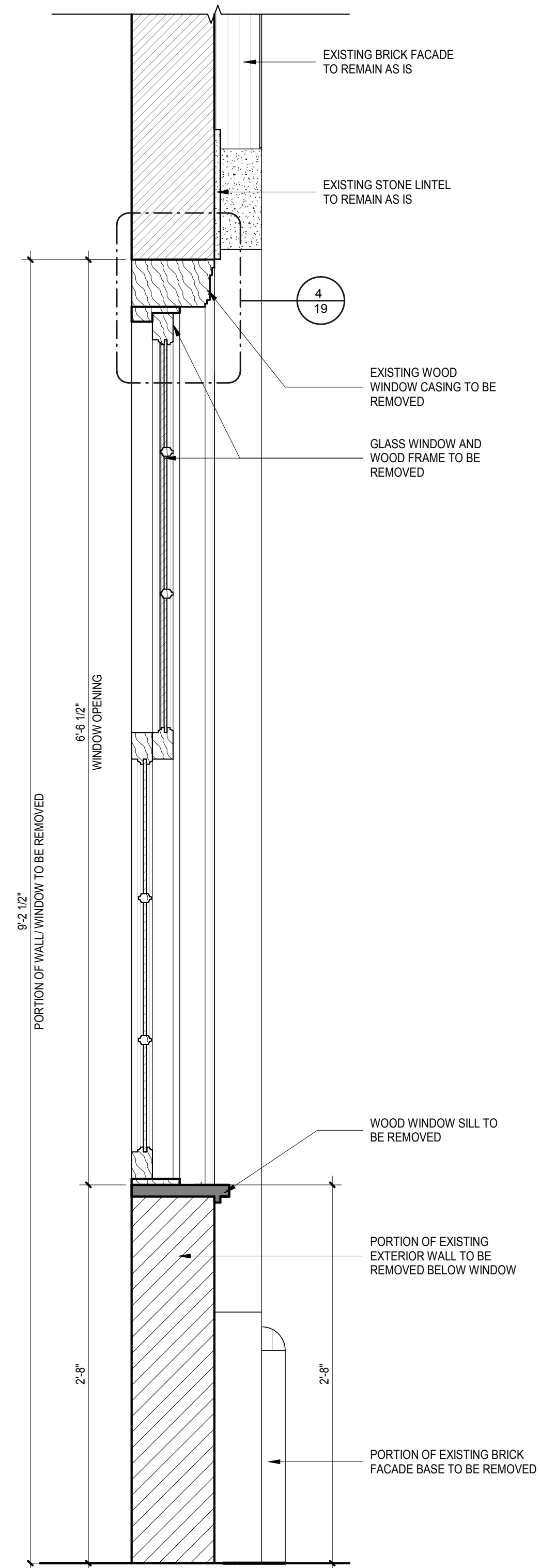
NEW SIDEWALK



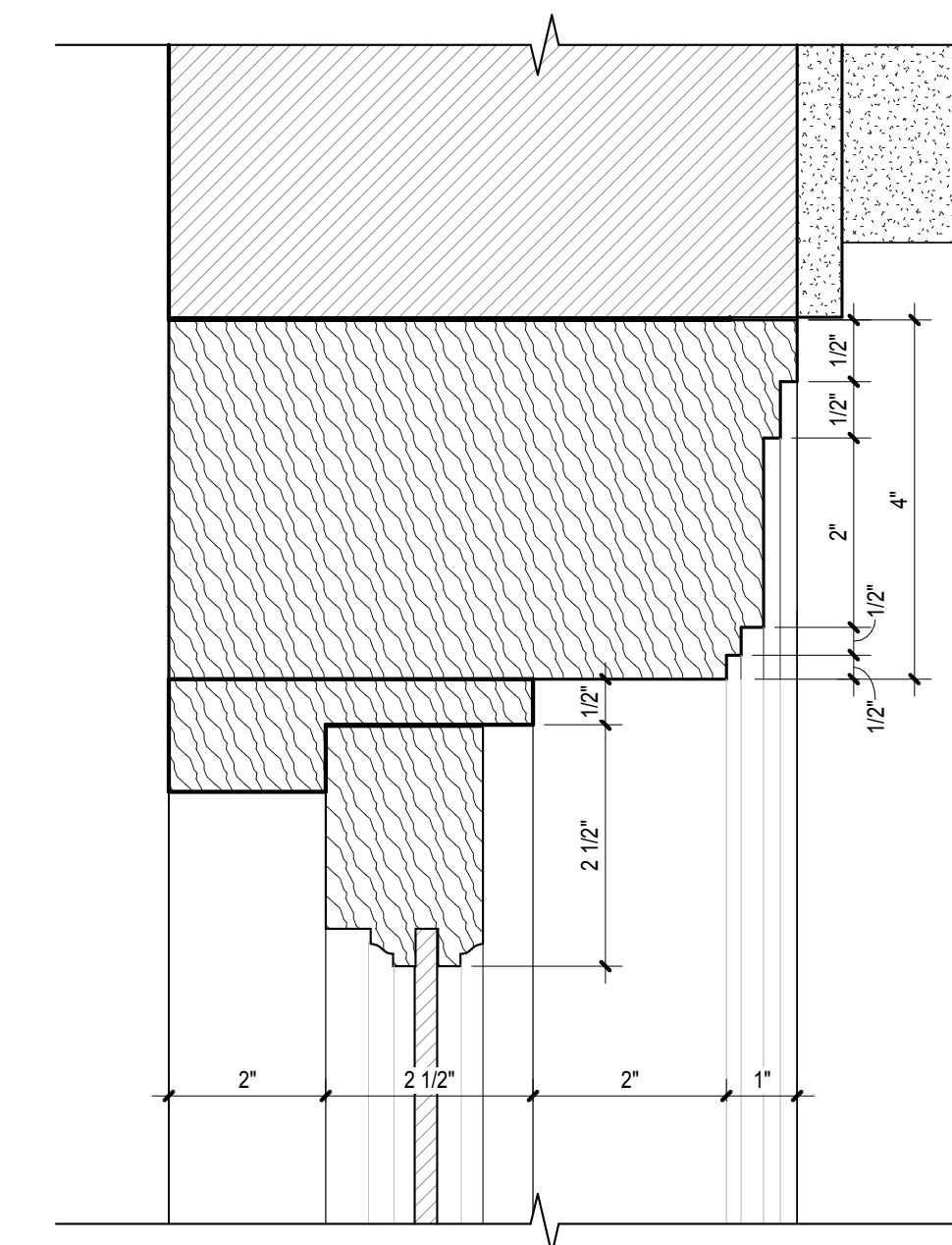
2. ENLARGED ELEVATION - SIDE ENTRY



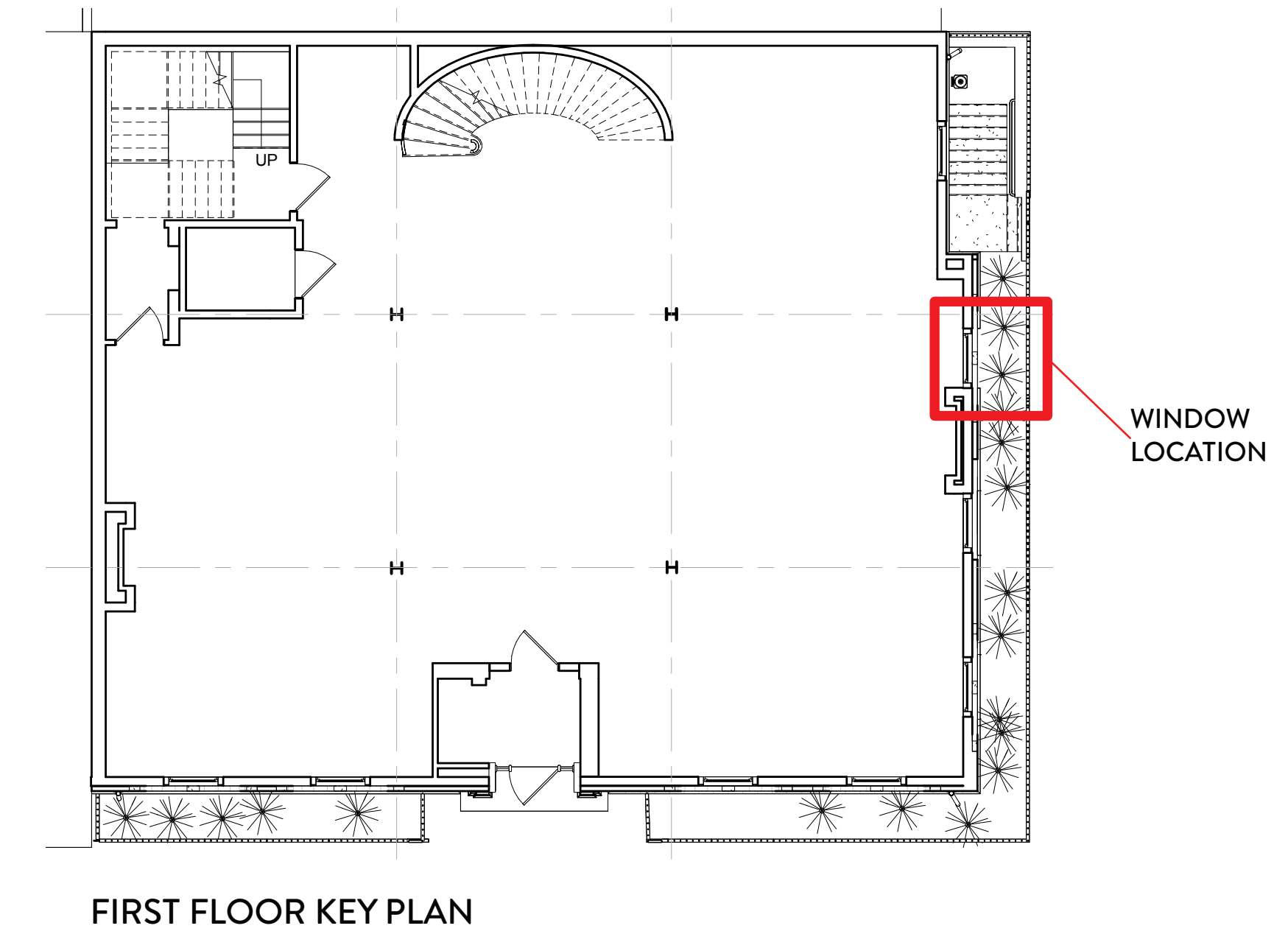
1. ENLARGED PLAN - SIDE ENTRY



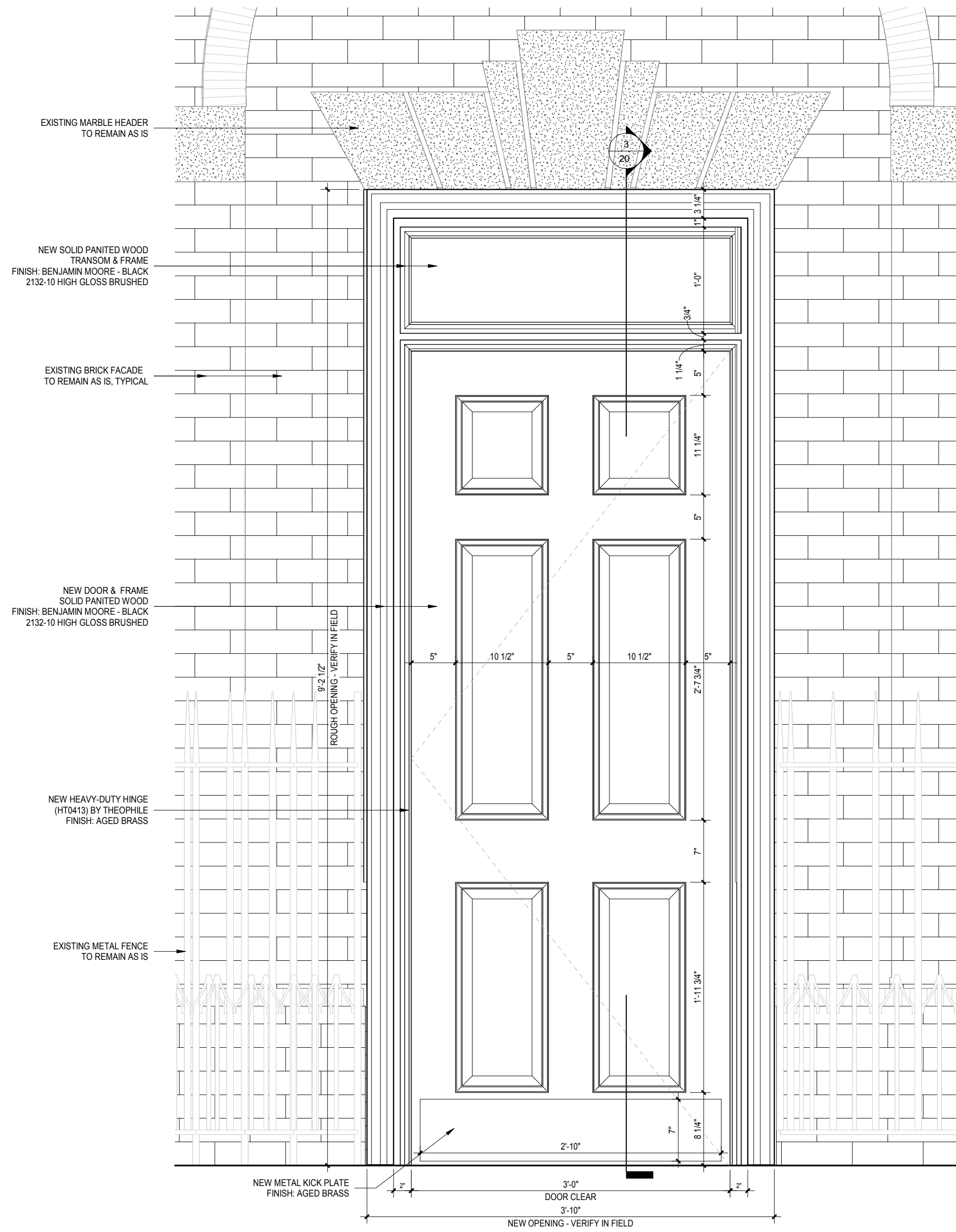
3. SECTION - SIDE ENTRY



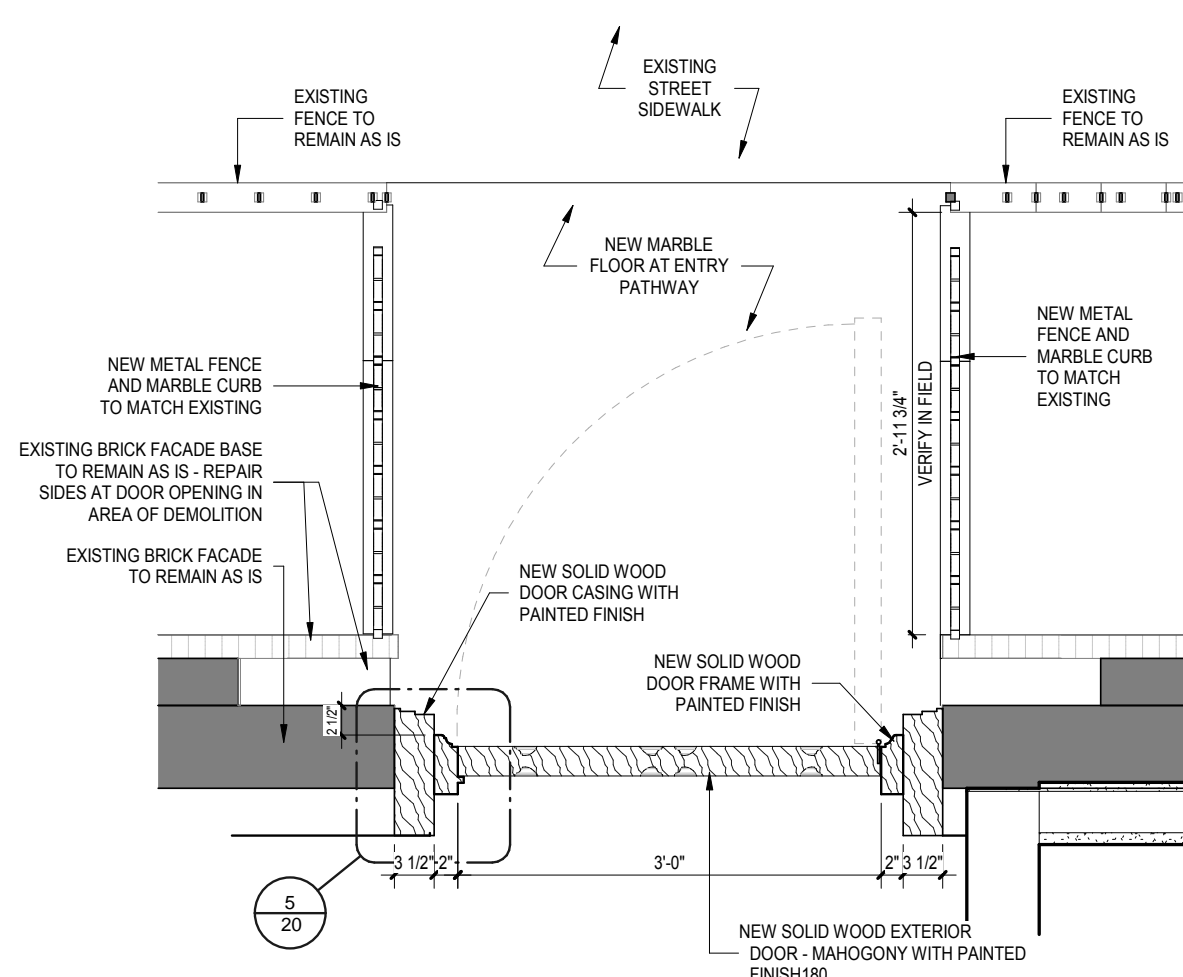
4. DETAIL - FRAME & CASING



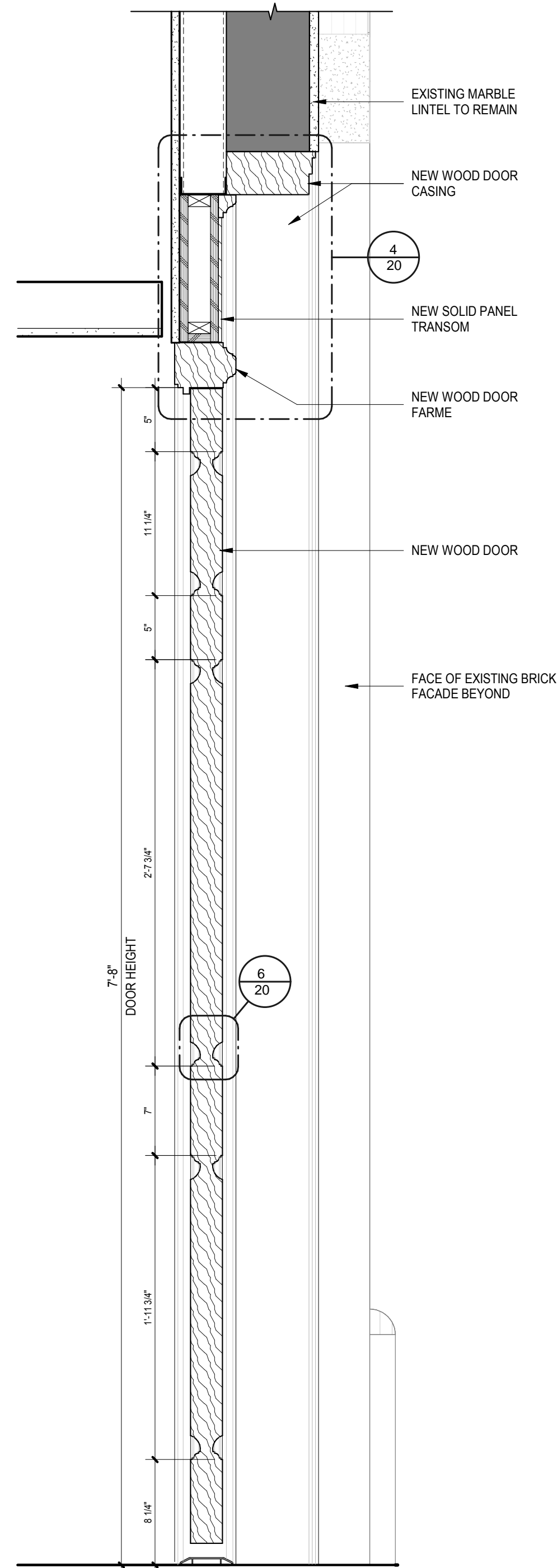
FIRST FLOOR KEY PLAN



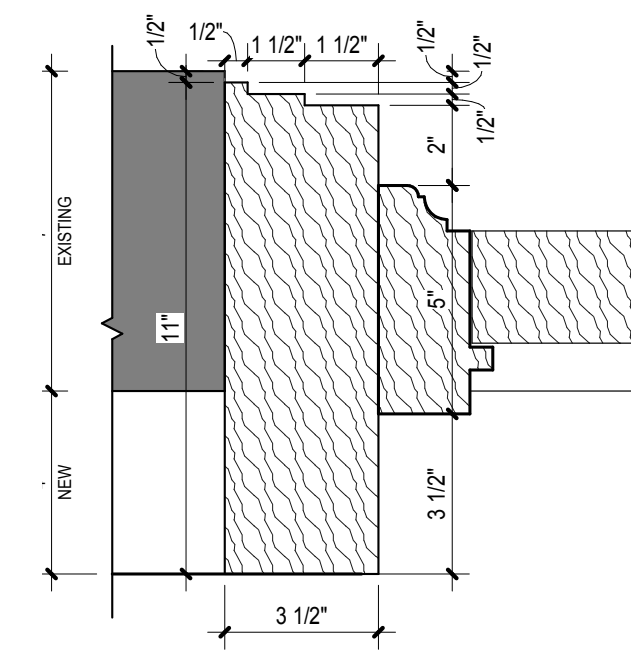
2. ENLARGED ELEVATION - SIDE ENTRY



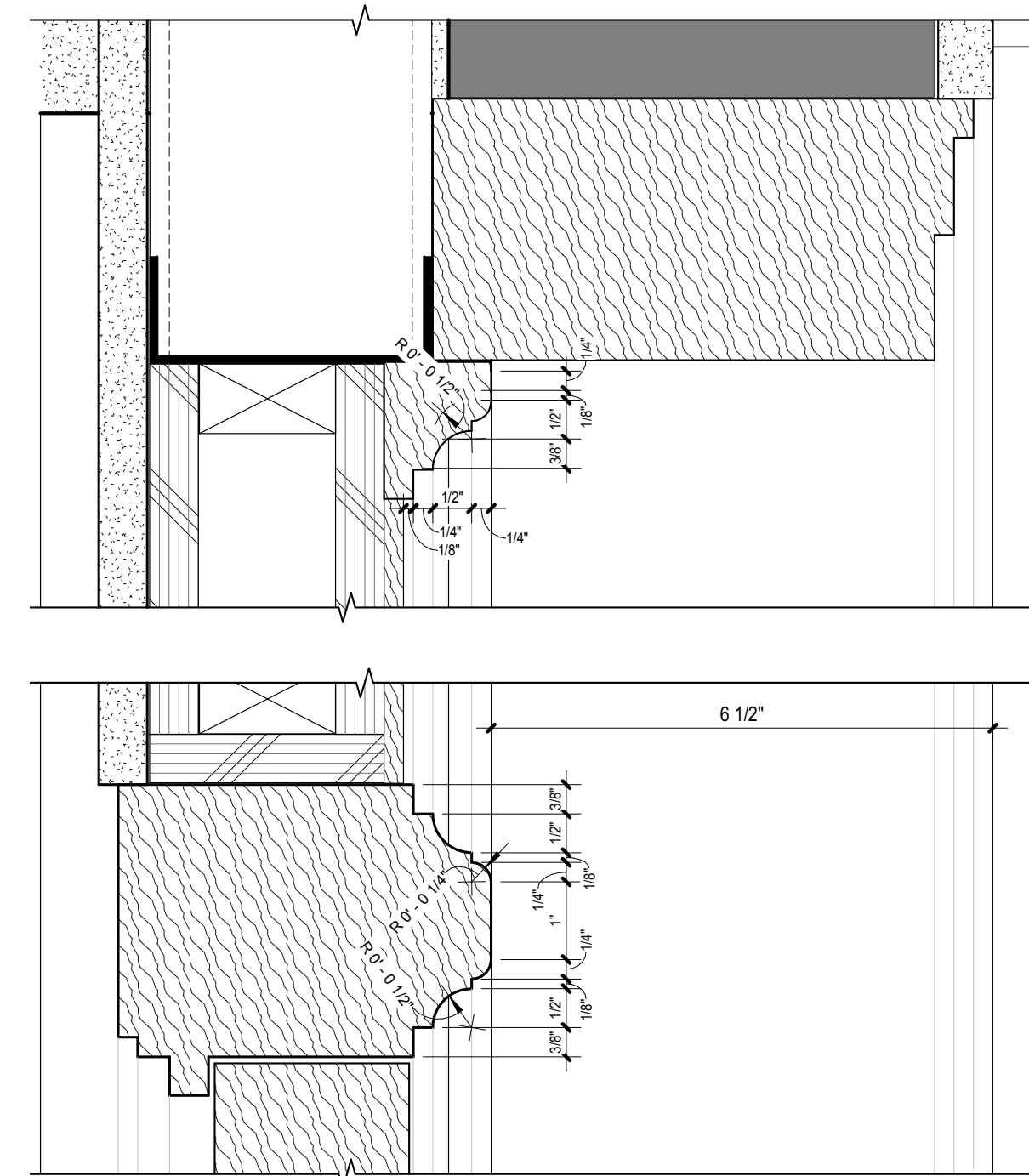
1. ENLARGED PLAN - SIDE ENTRY



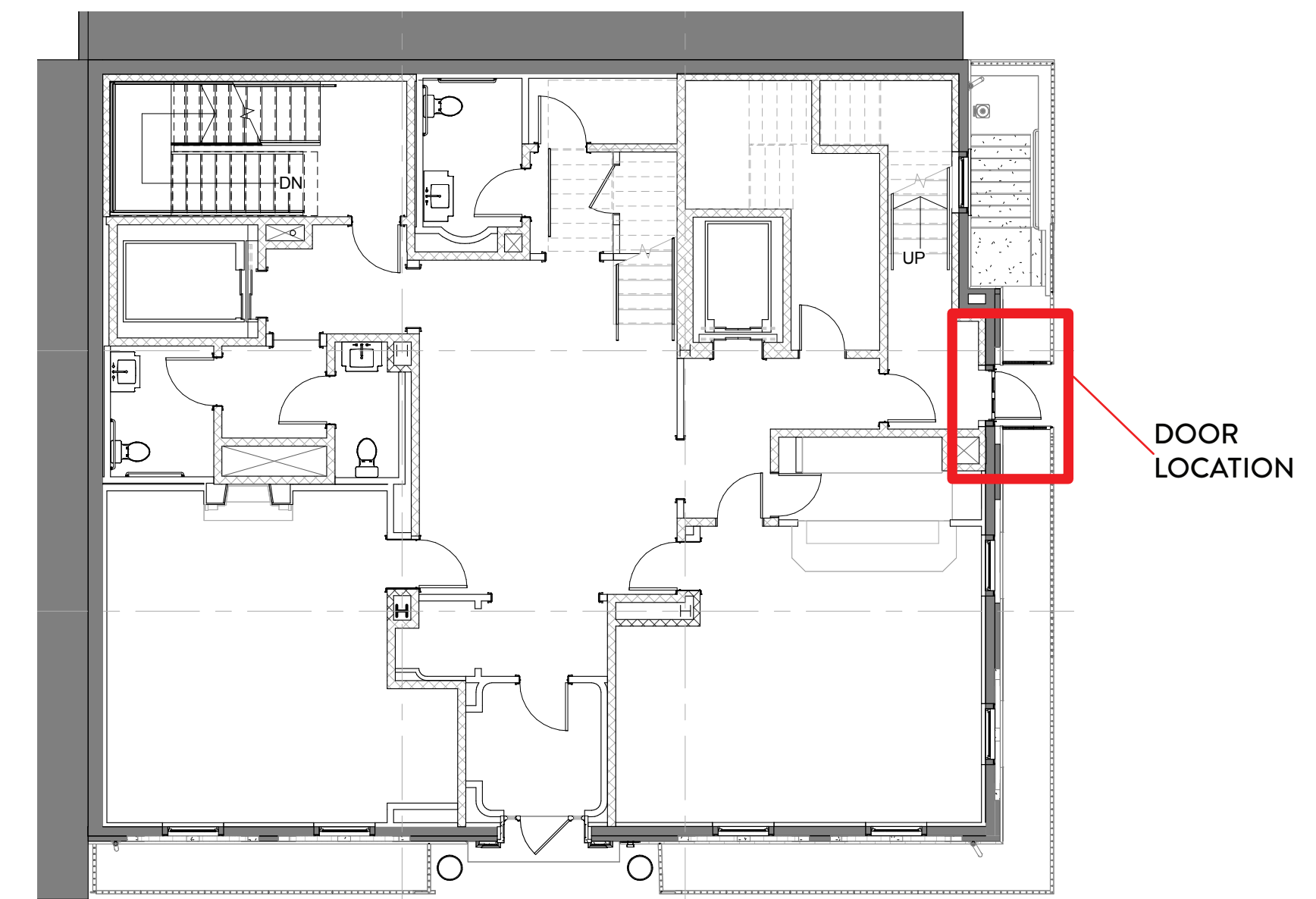
3. SECTION - SIDE ENTRY



5. PLAN DETAIL - CASING

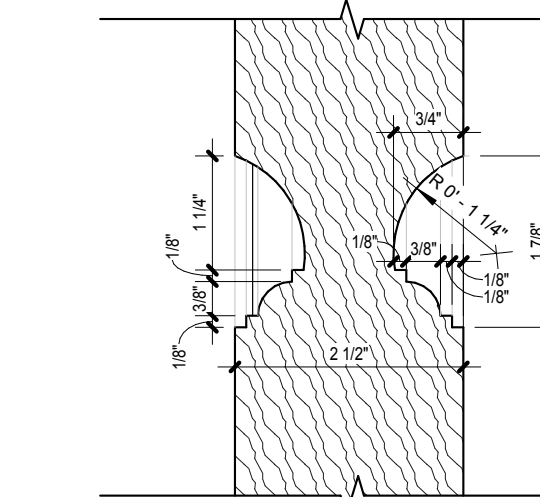


4. DETAIL - TRANSOM PANEL



FIRST FLOOR KEY PLAN

DOOR LOCATION

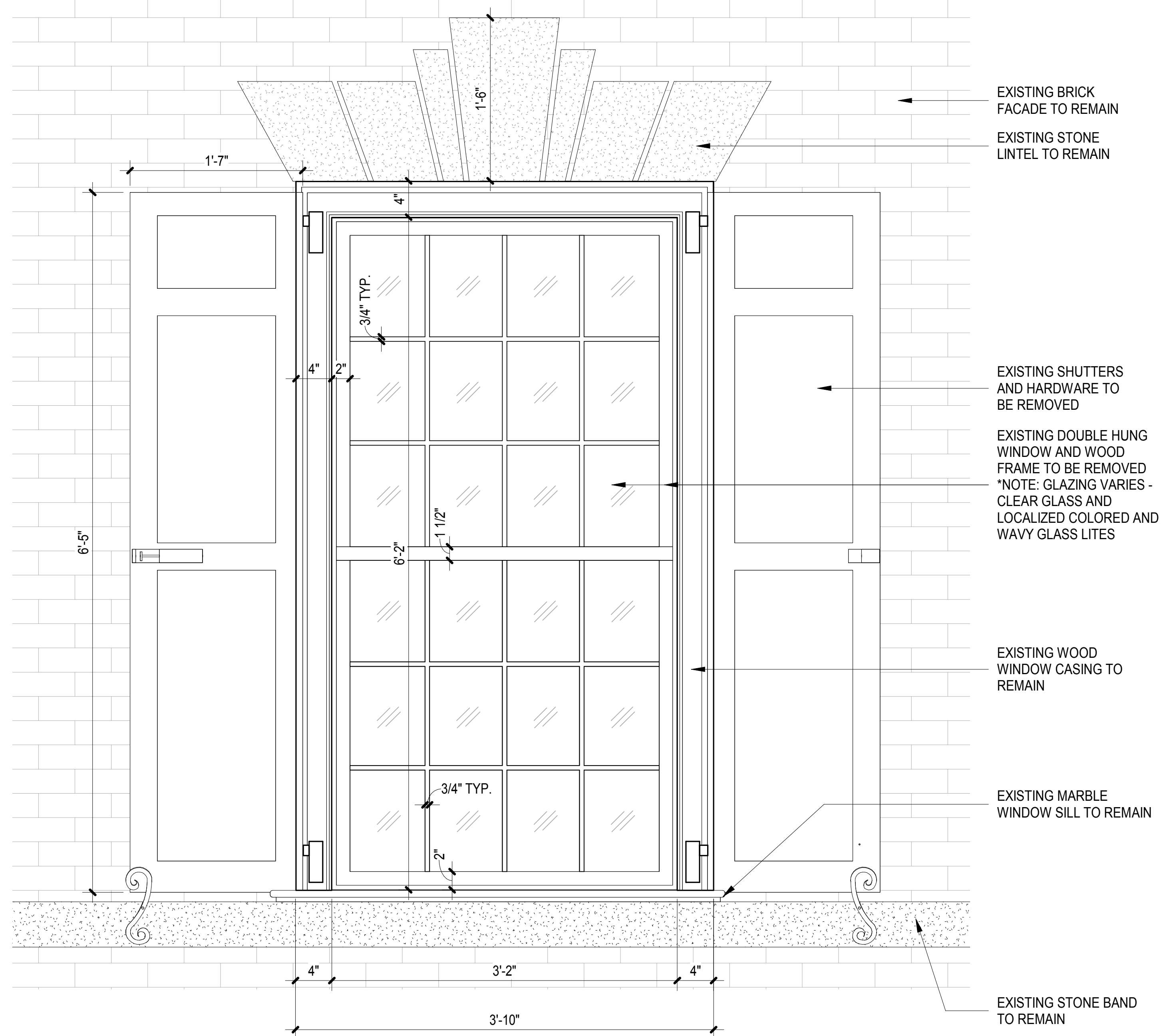


6. DETAIL - DOOR PANEL

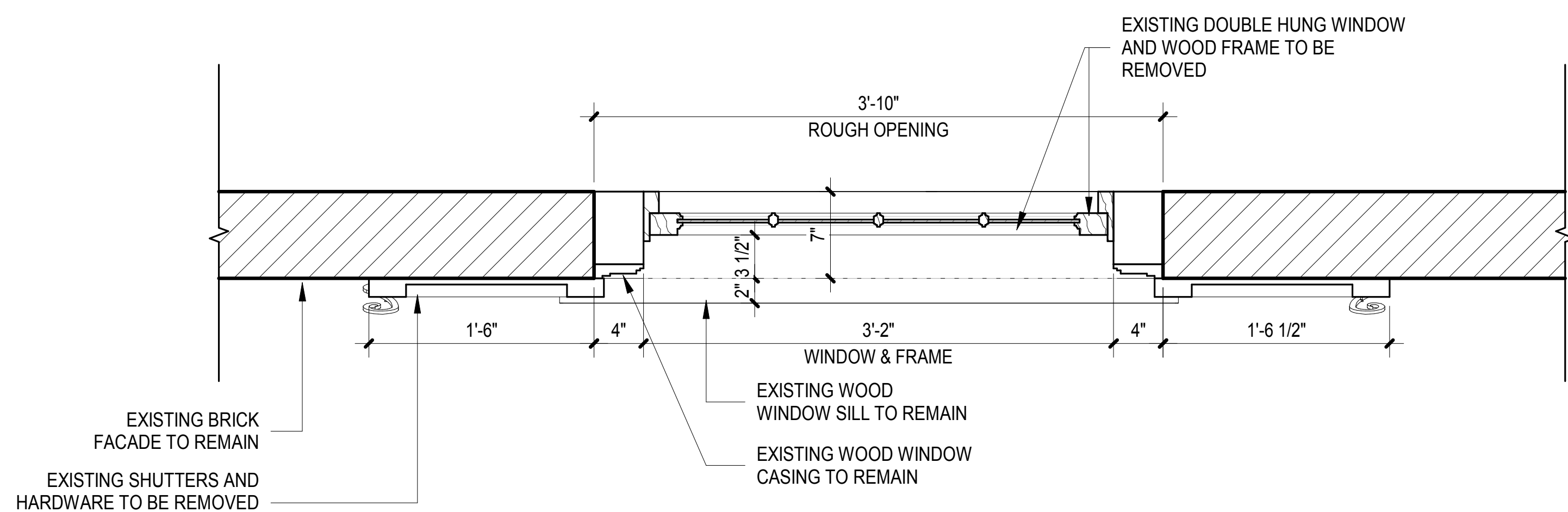


909 MADISON AVENUE, 2013 LPC APPROVED

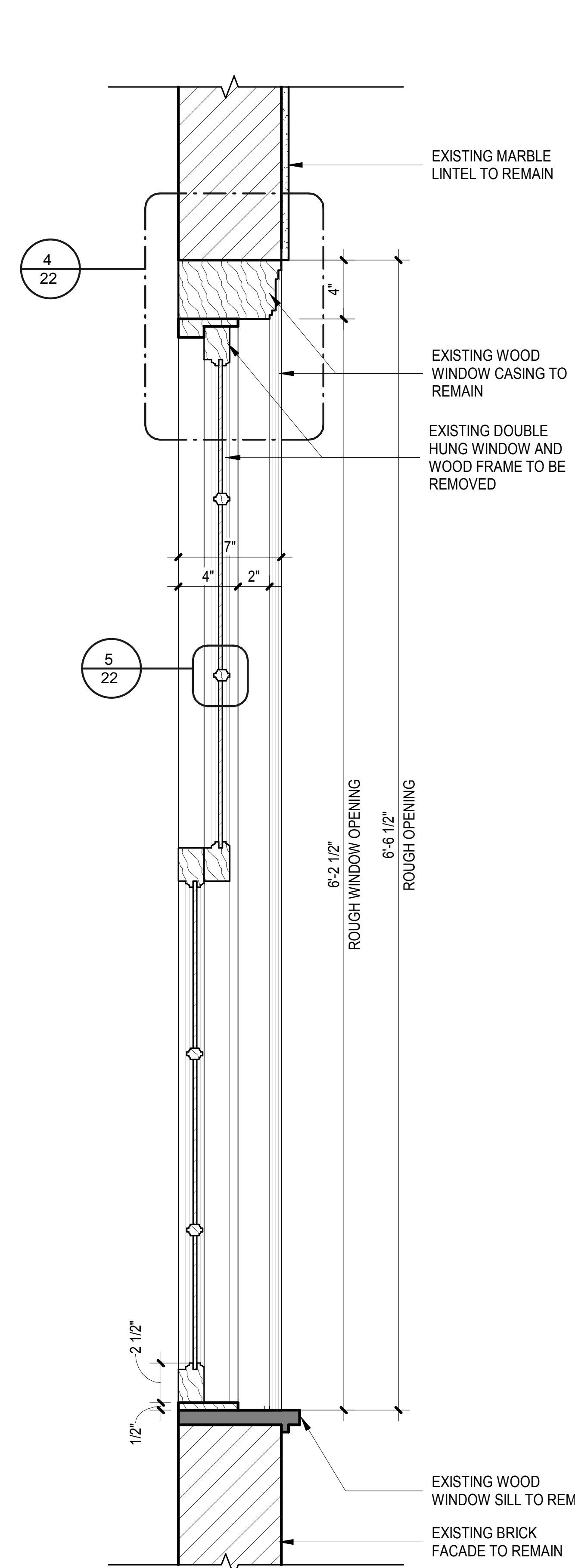
706 MADISON AVENUE, 2014 LPC APPROVED



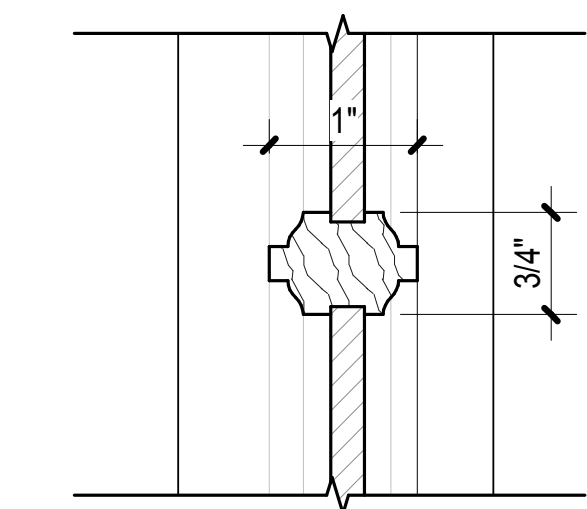
2. ENLARGED ELEVATION - TYPICAL WINDOW
*NOTE: SHUTTERS AT 2ND FLOOR ONLY



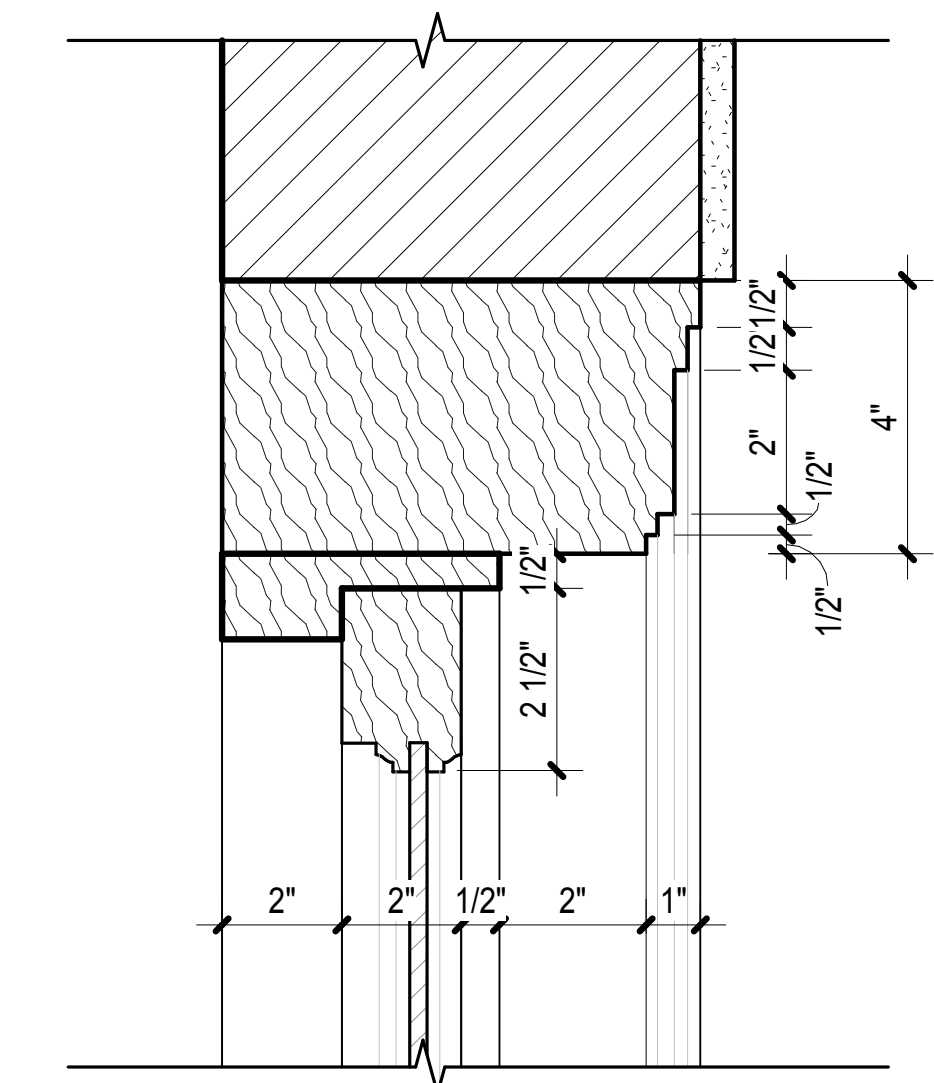
1. ENLARGED PLAN - TYPICAL WINDOW



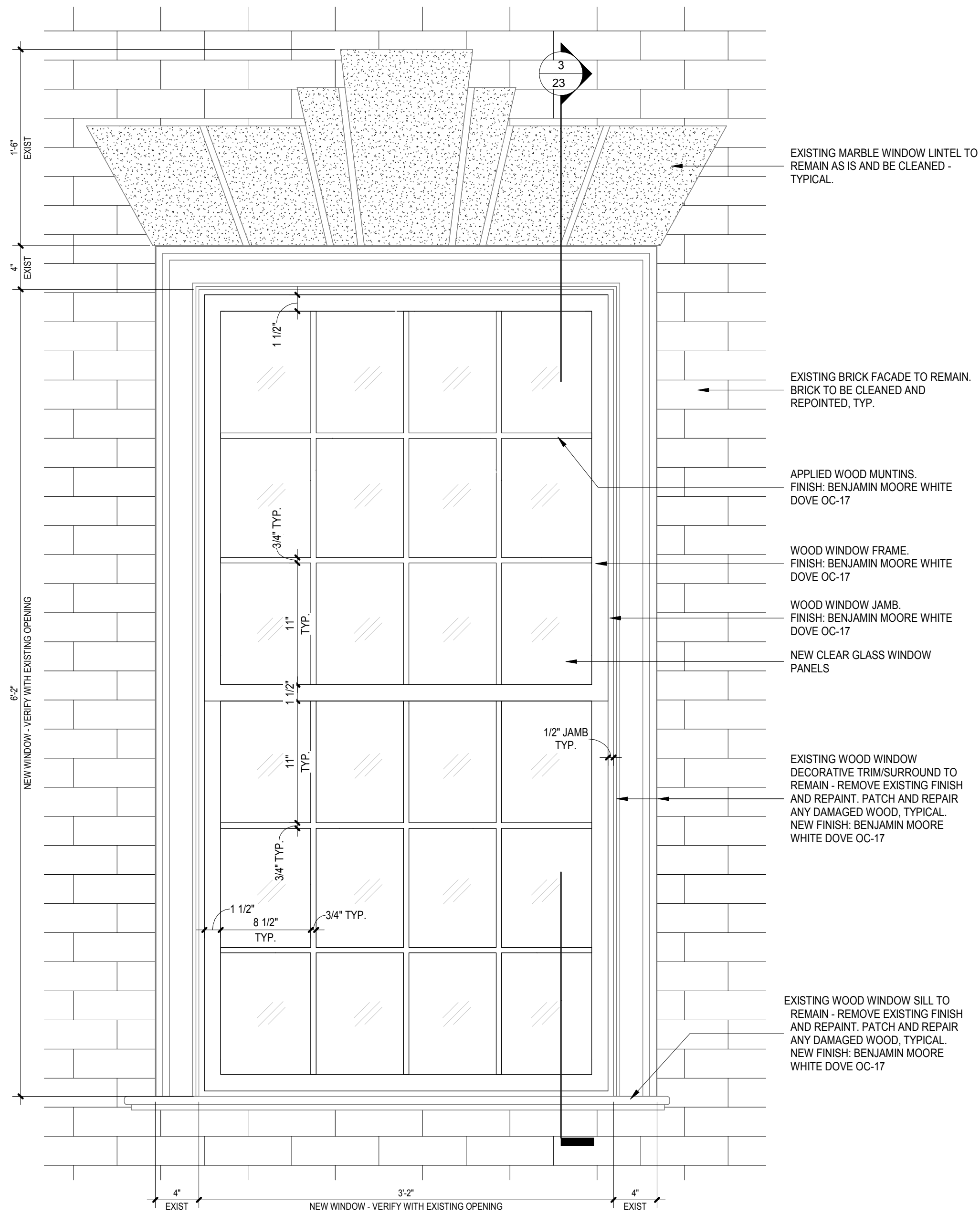
3. SECTION - TYPICAL WINDOW



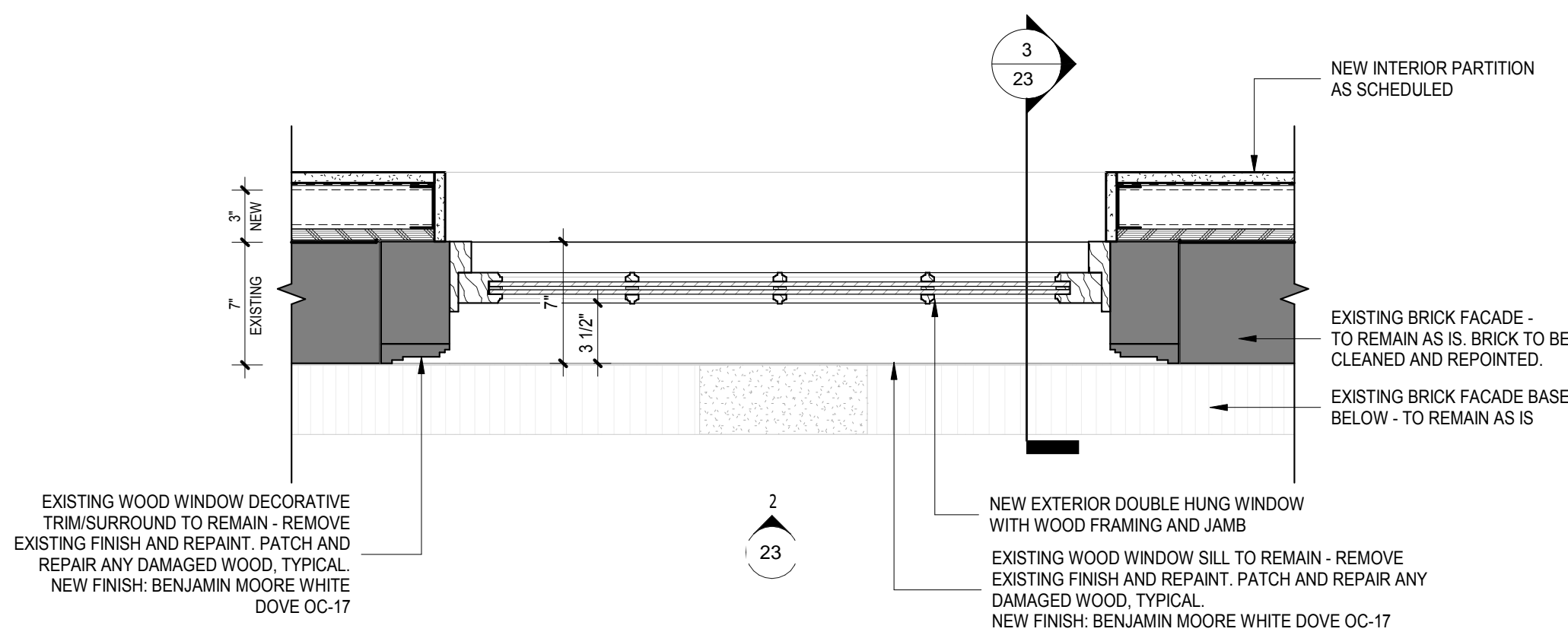
5. DETAIL - TYP WINDOW MUNTIN



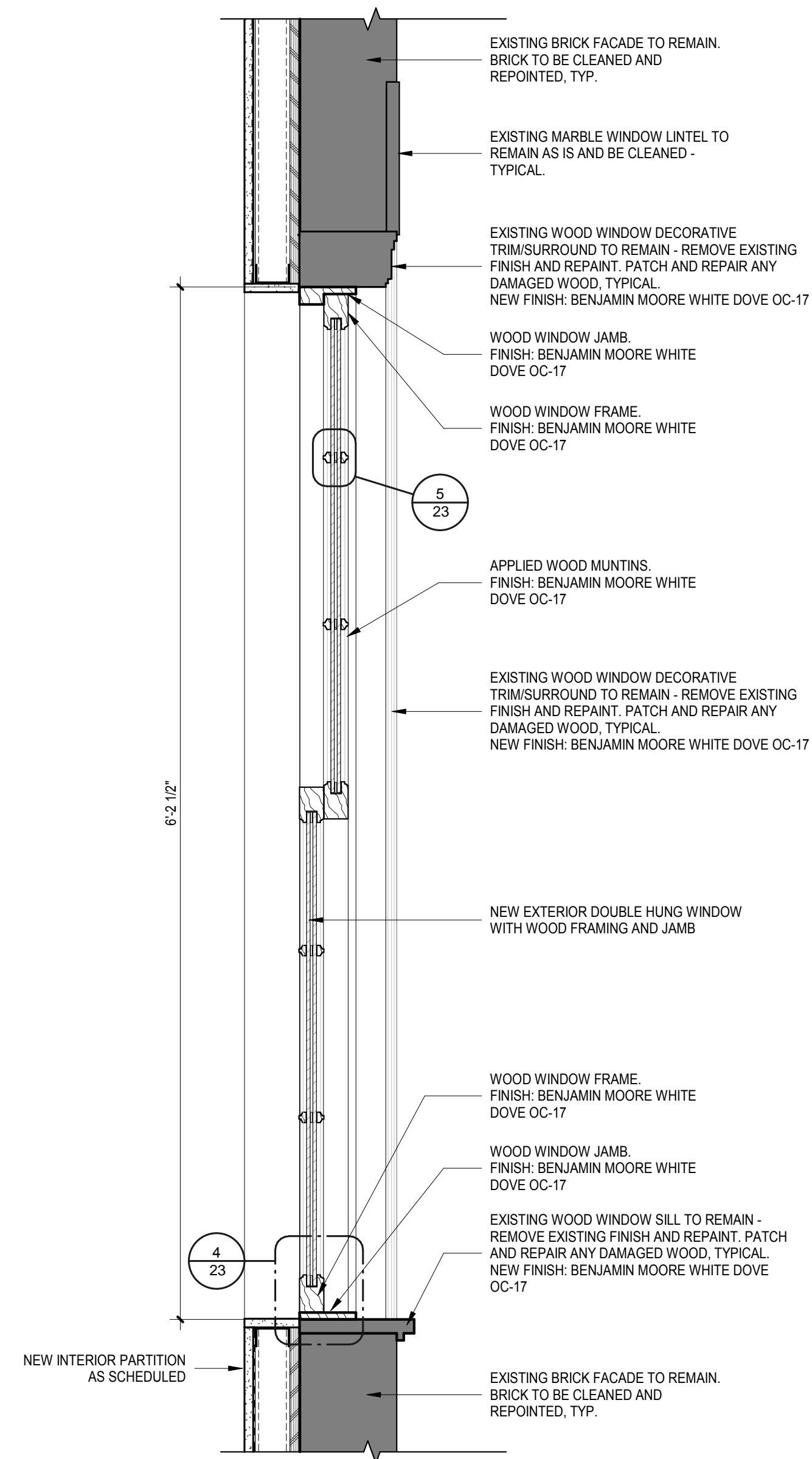
4. DETAIL - TYPICAL WINDOW FRAME



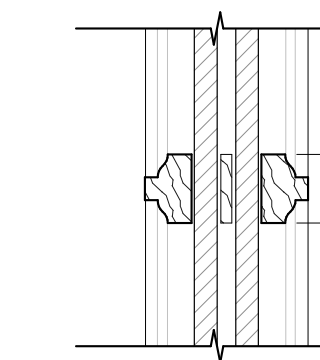
2. ENLARGED ELEVATION - TYPICAL 1ST FLOOR WINDOW



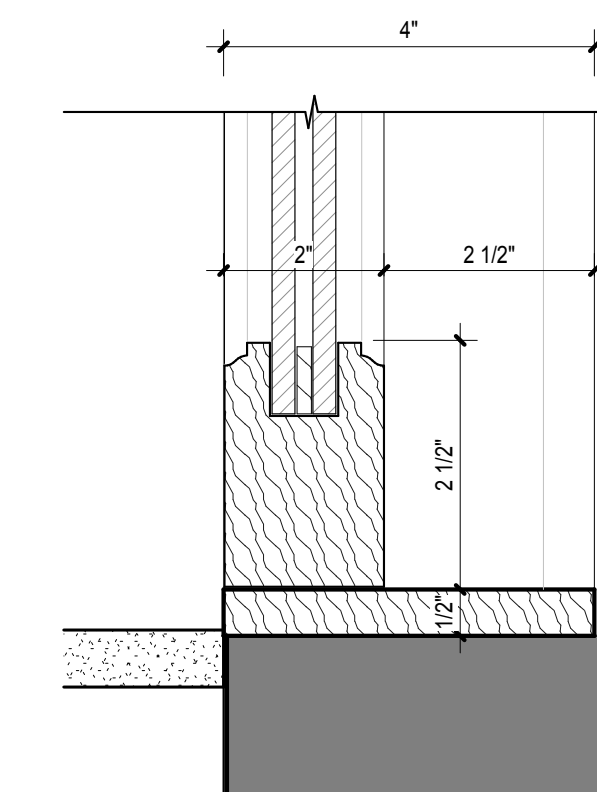
1. ENLARGED PLAN - TYPICAL 1ST FLOOR WINDOW



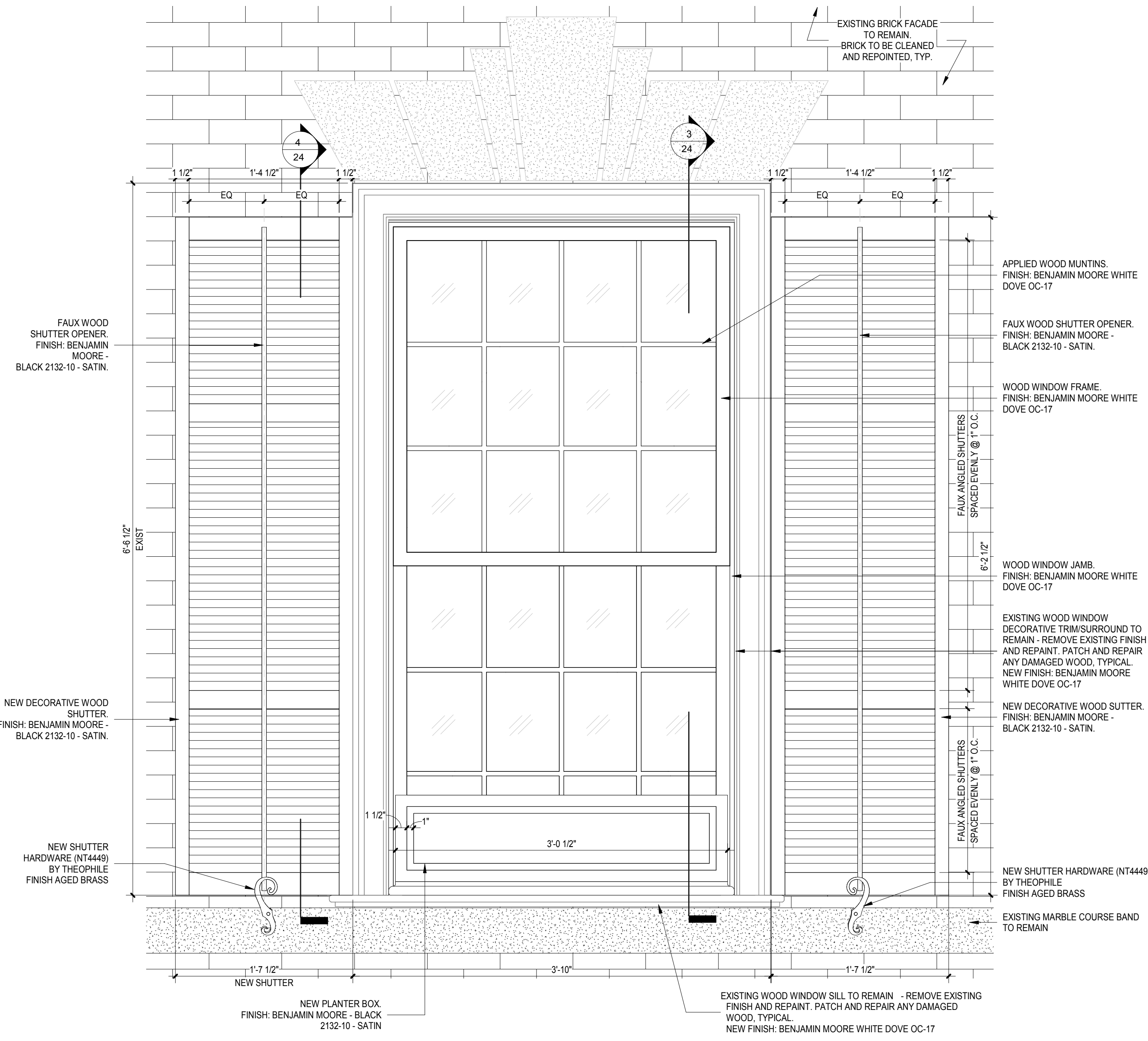
3. SECTION - TYPICAL 1ST FLOOR WINDOW



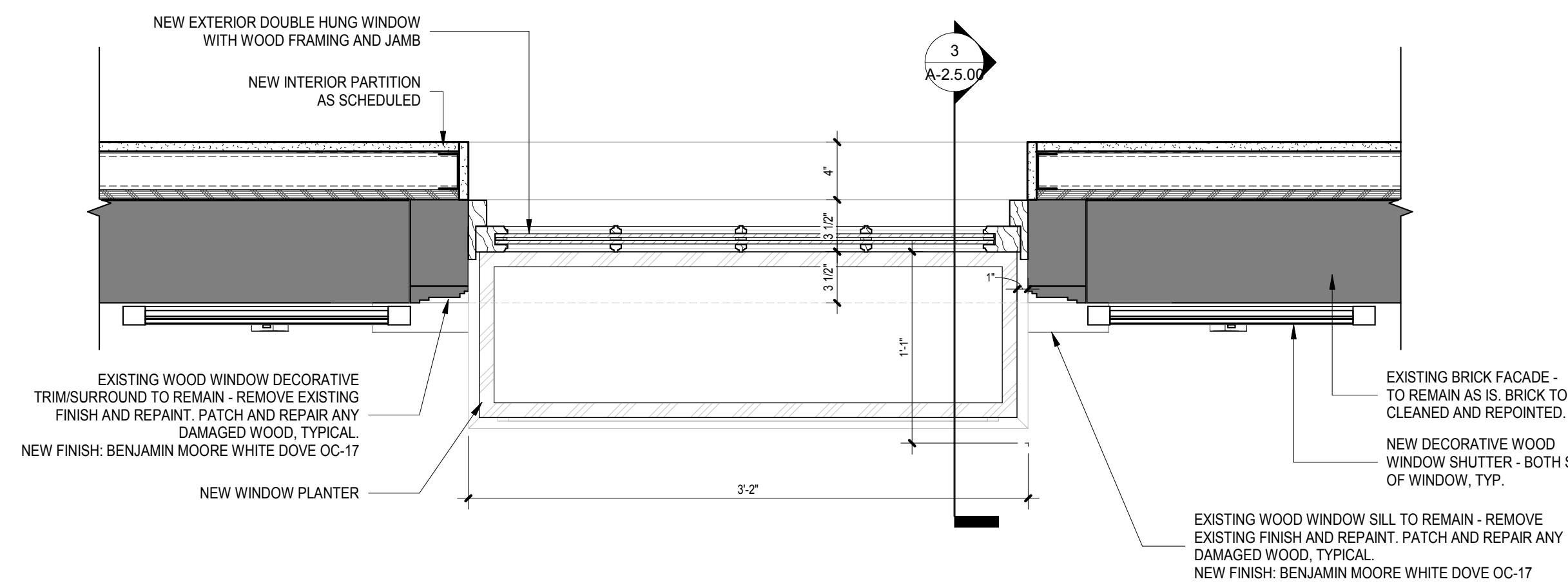
5. DETAIL - TYP WINDOW MUNTIN



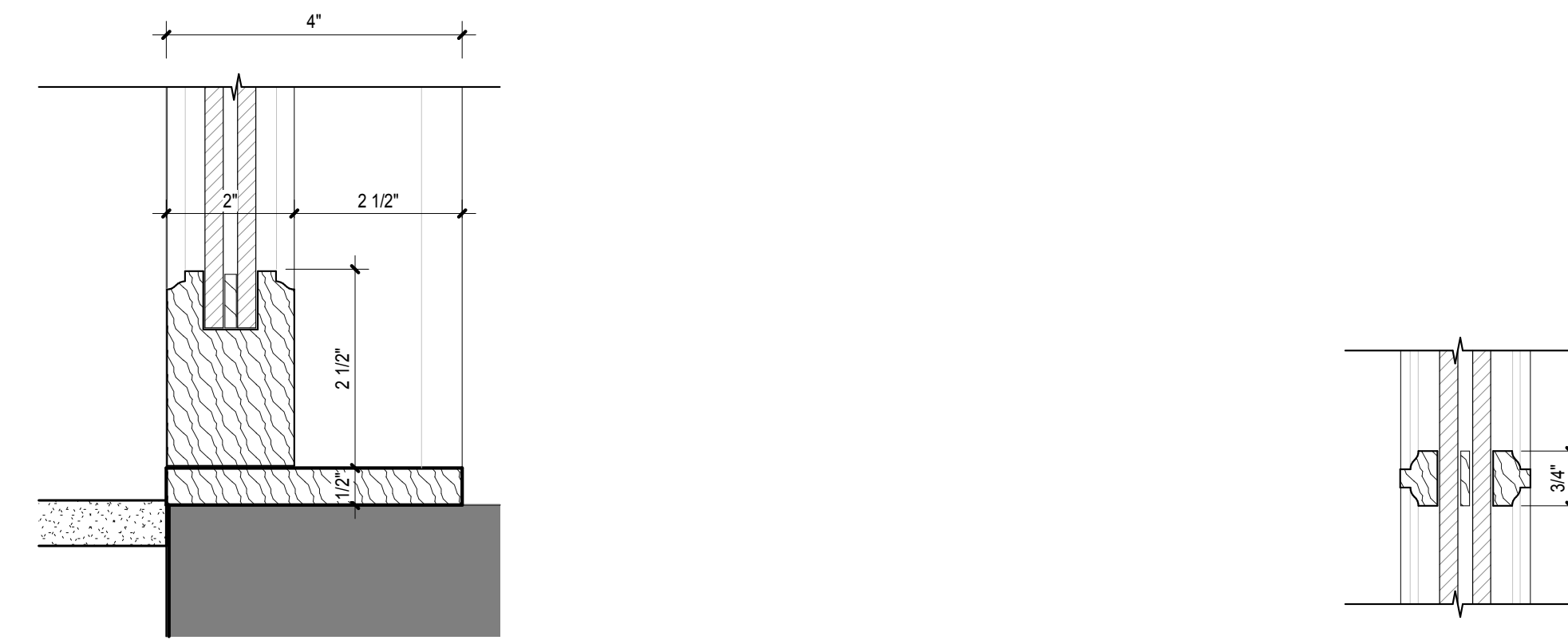
4. DETAIL - TYPICAL WINDOW FRAME



1. ENLARGED ELEVATION - TYPICAL 2ND FLOOR WINDOW

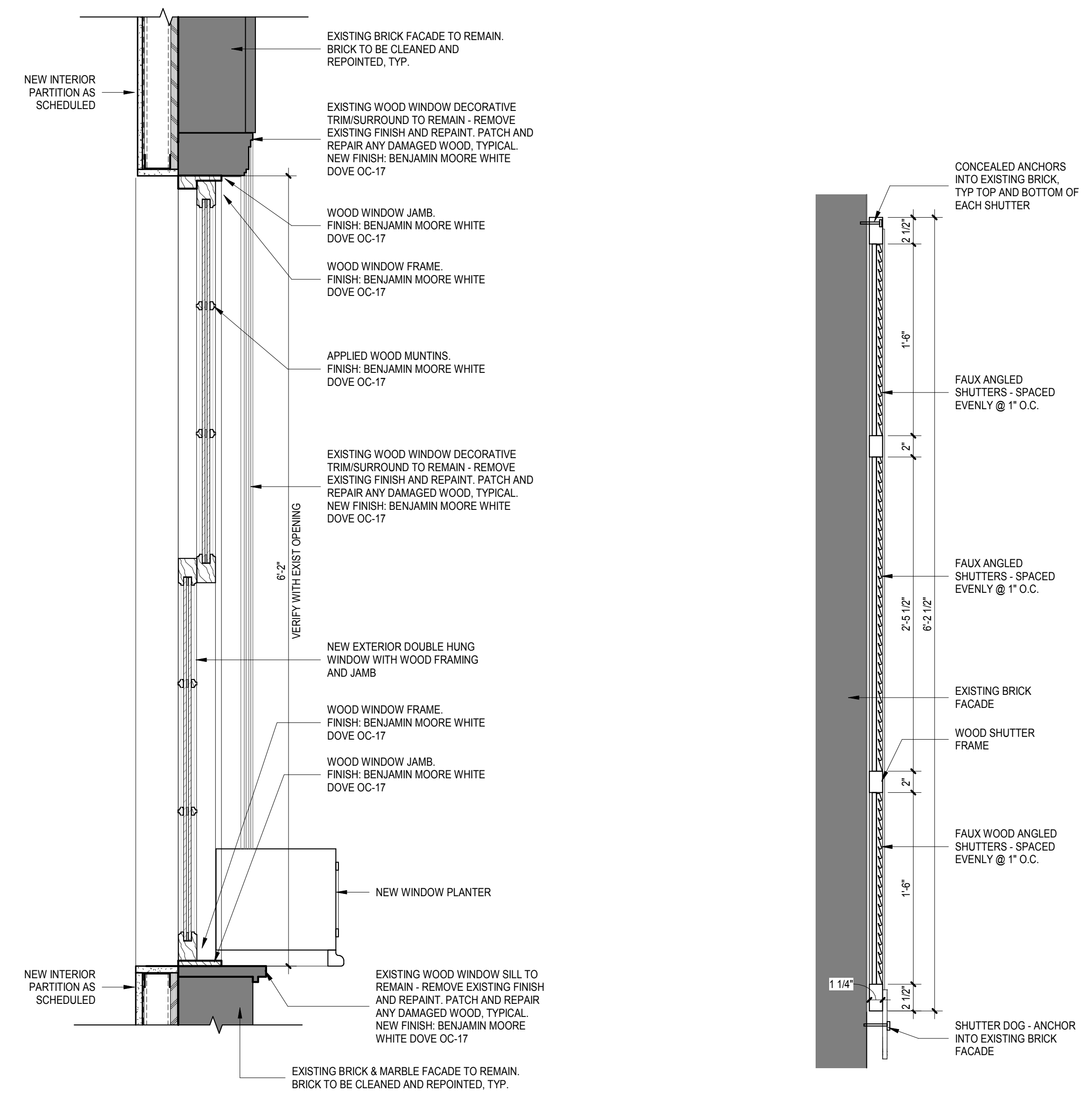


1. ENLARGED PLAN - TYPICAL 2ND FLOOR WINDOW



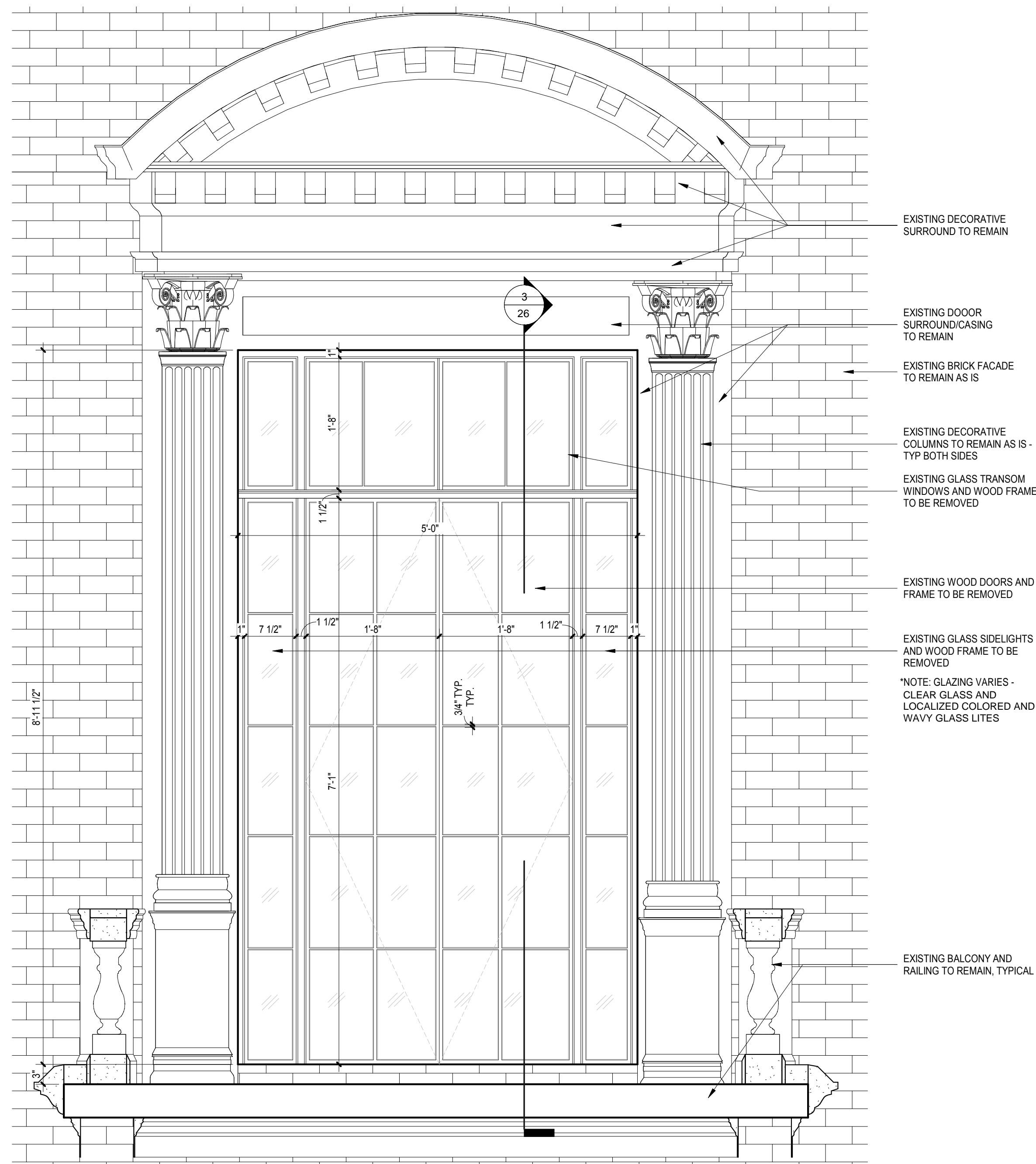
4. DETAIL - TYPICAL WINDOW FRAME

5. DETAIL - TYP WINDOW MUNTIN

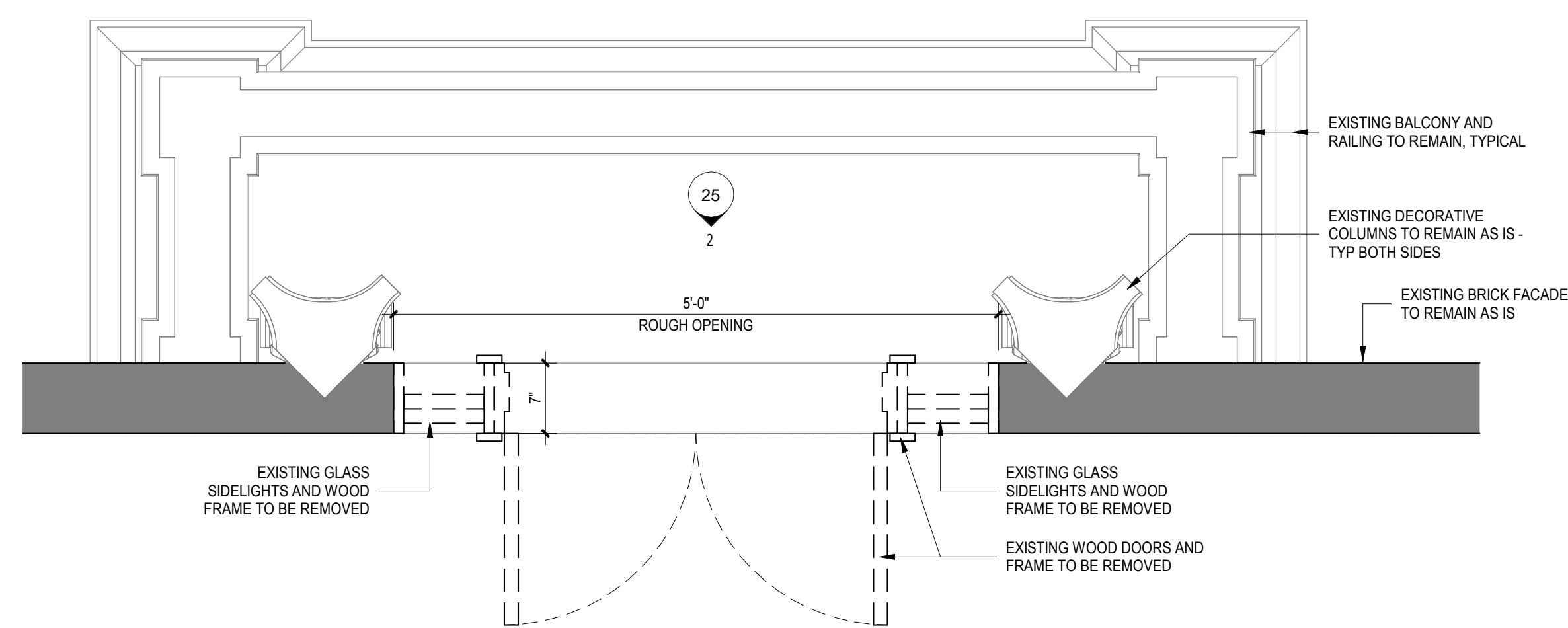


3. SECTION - TYPICAL 2ND FLOOR WINDOW

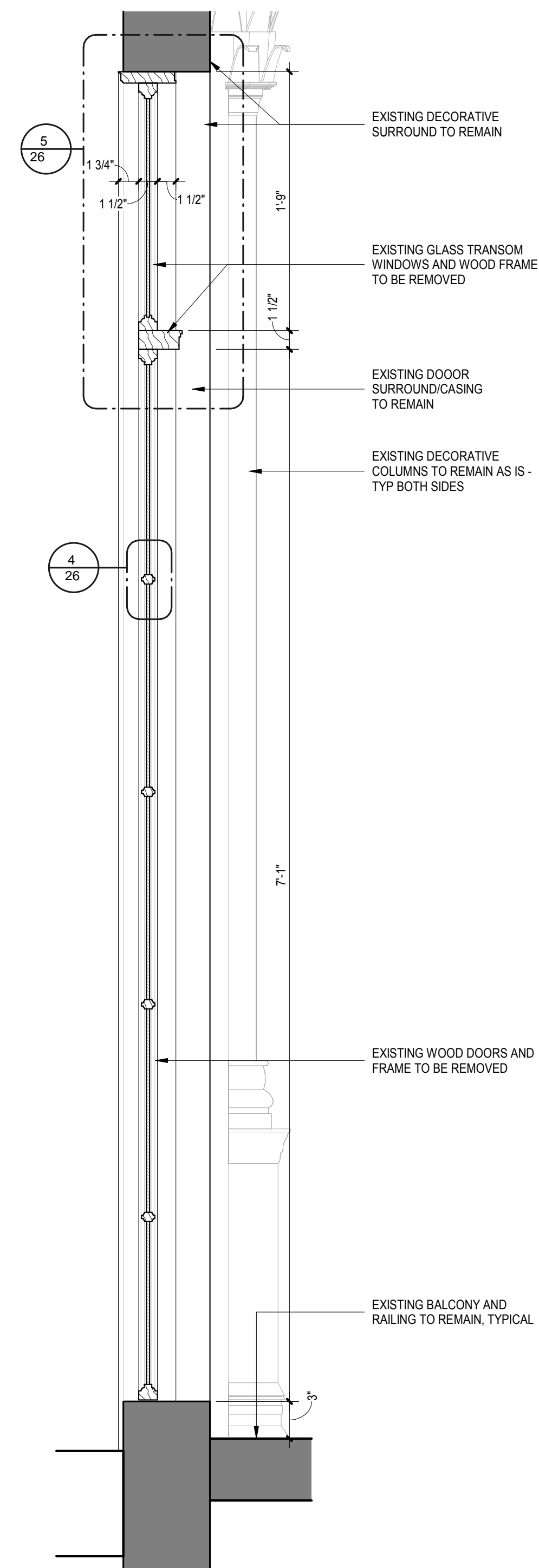
4. SECTION - SHUTTER



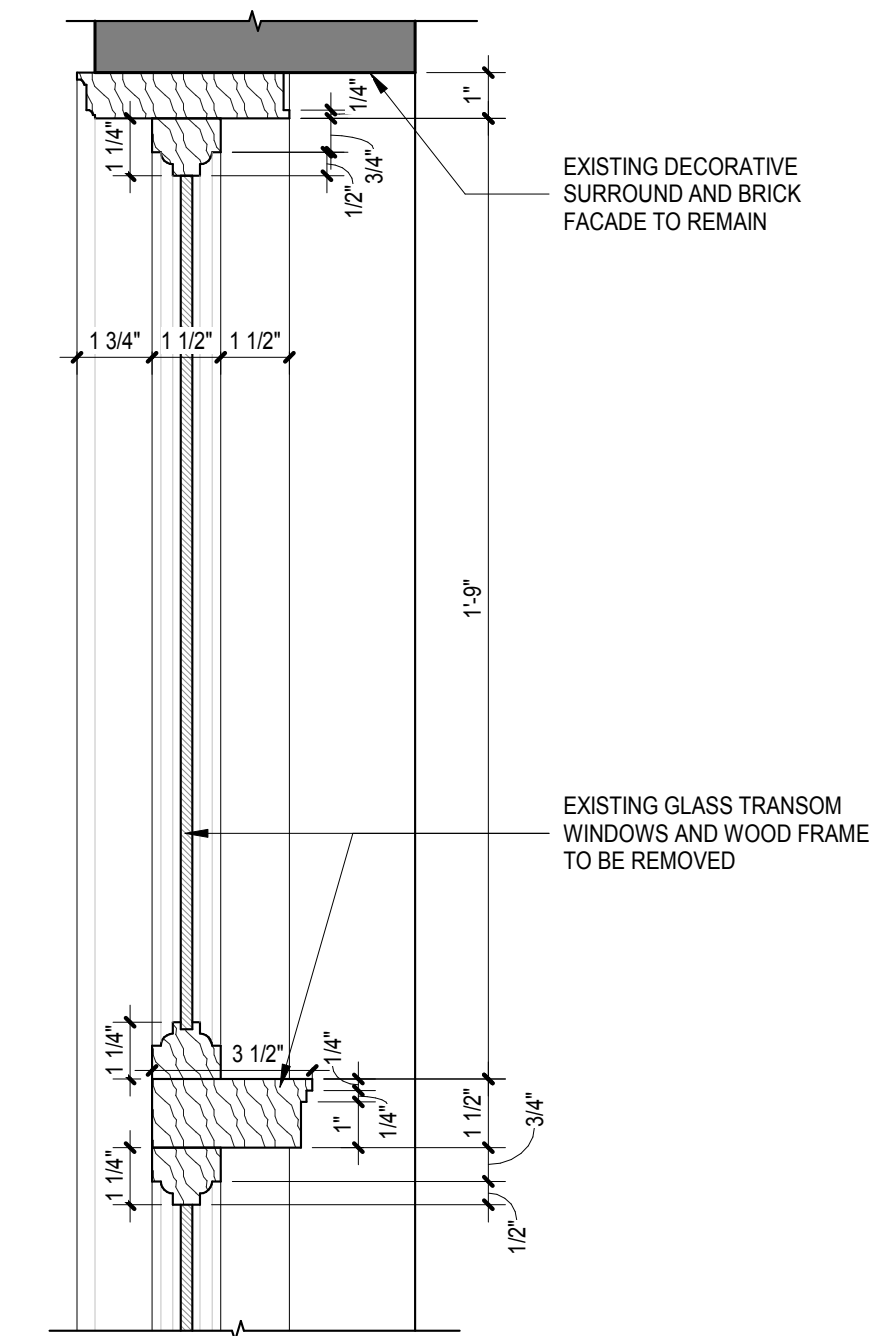
2. ENLARGED ELEVATION - BALCONY DOORS



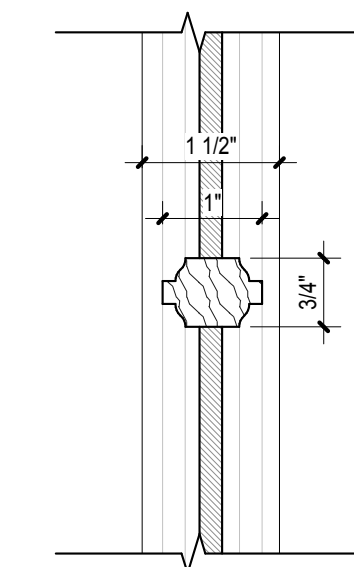
1. ENLARGED PLAN - BALCONY DOORS



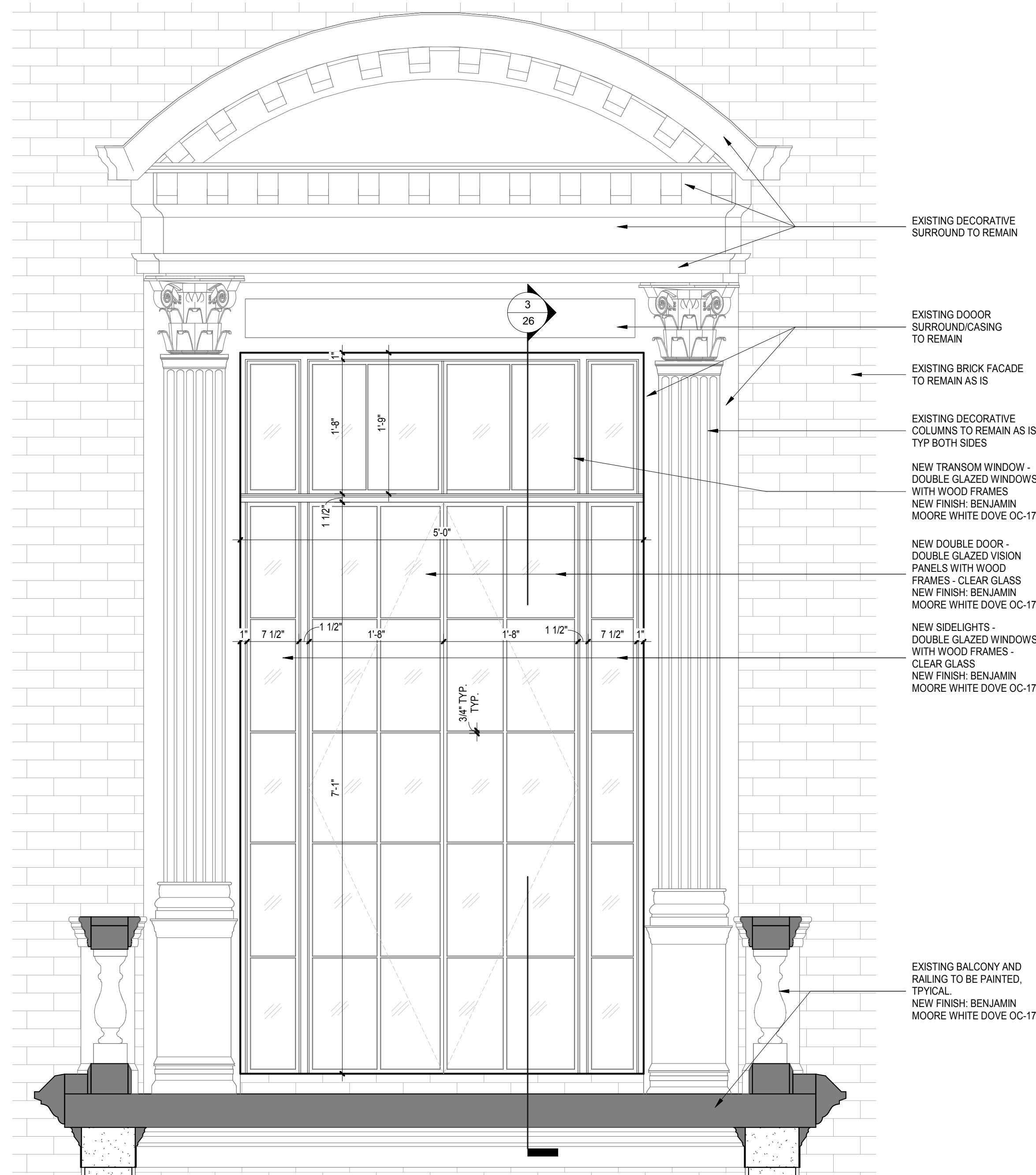
2. SECTION - BALCONY DOORS



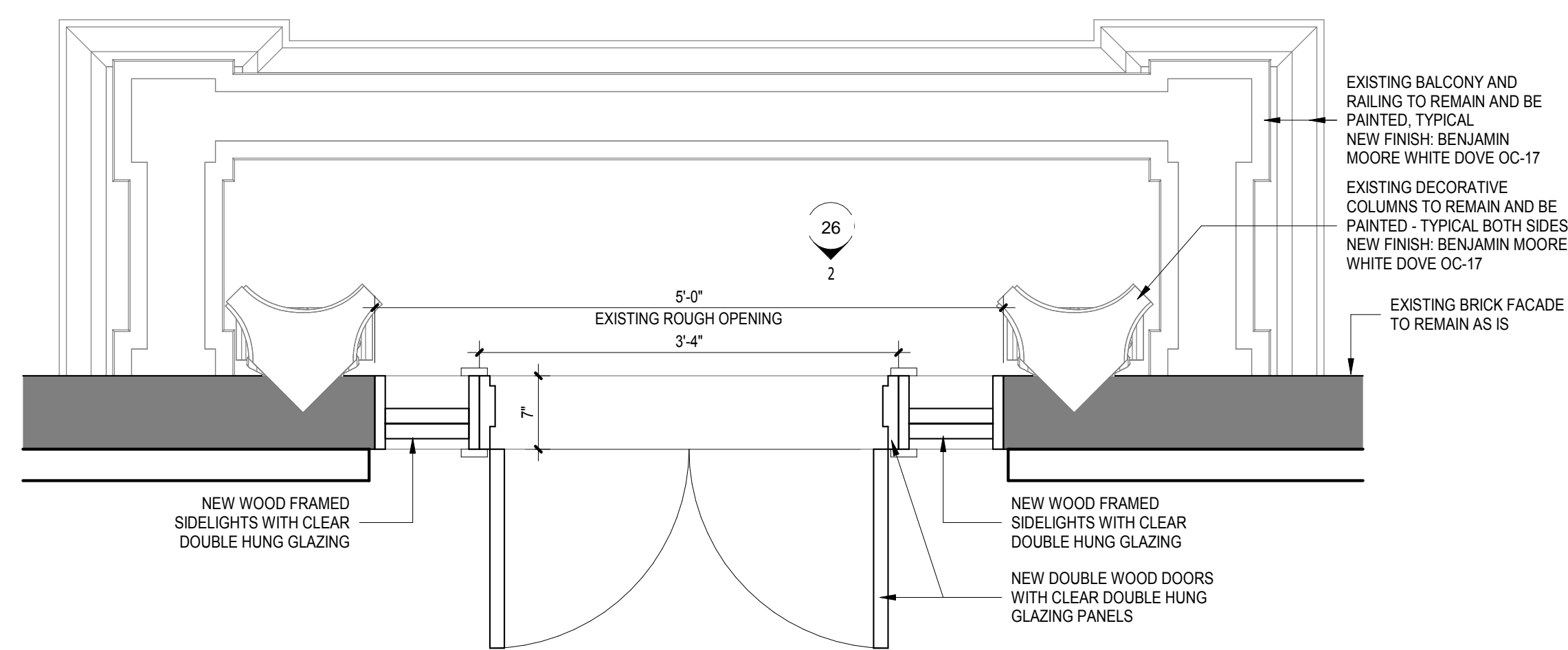
4. BALCONY TRANSOM



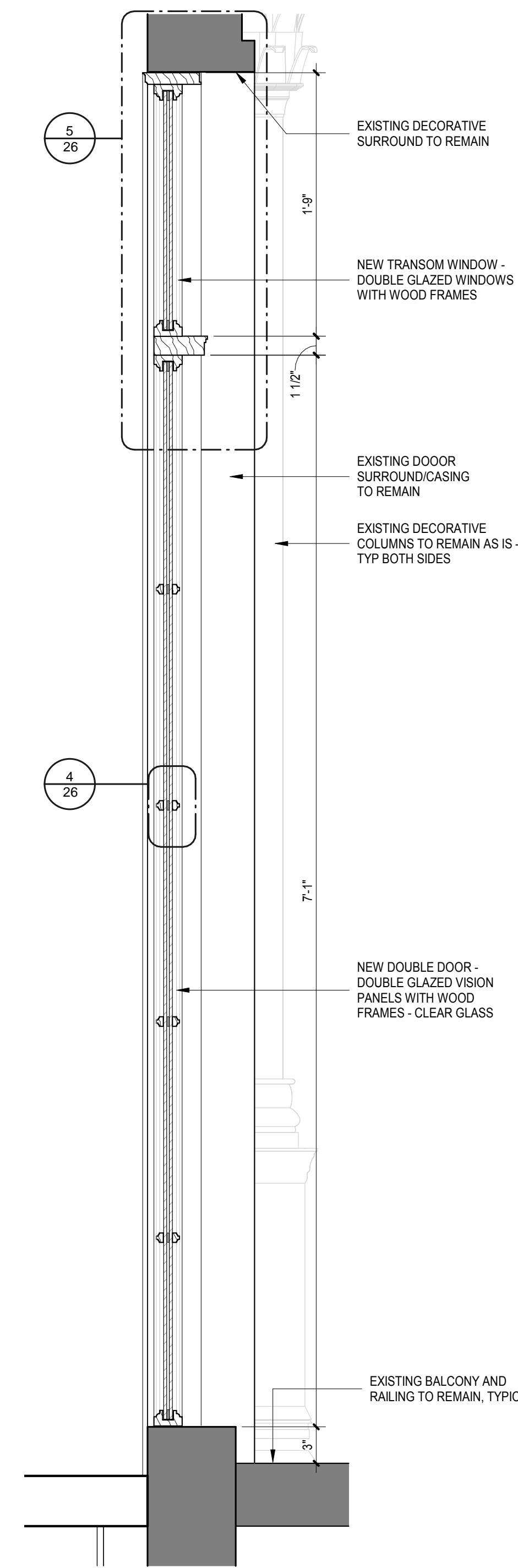
4. DETAIL - BALCONY MUNTIN



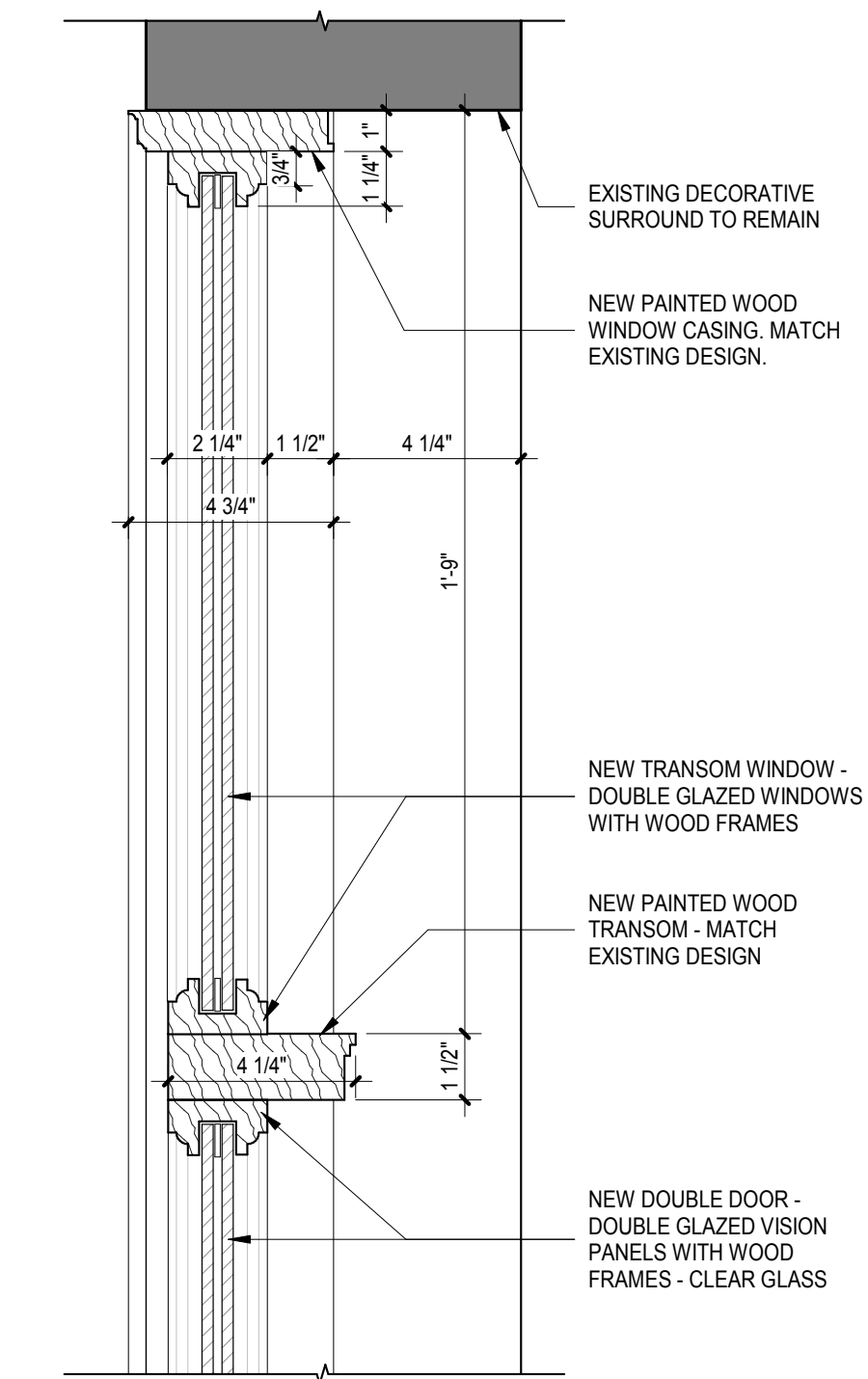
2. ENLARGED ELEVATION - BALCONY DOORS



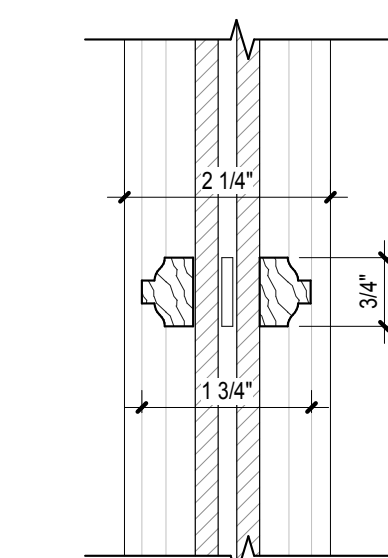
1. ENLARGED PLAN - BALCONY DOORS



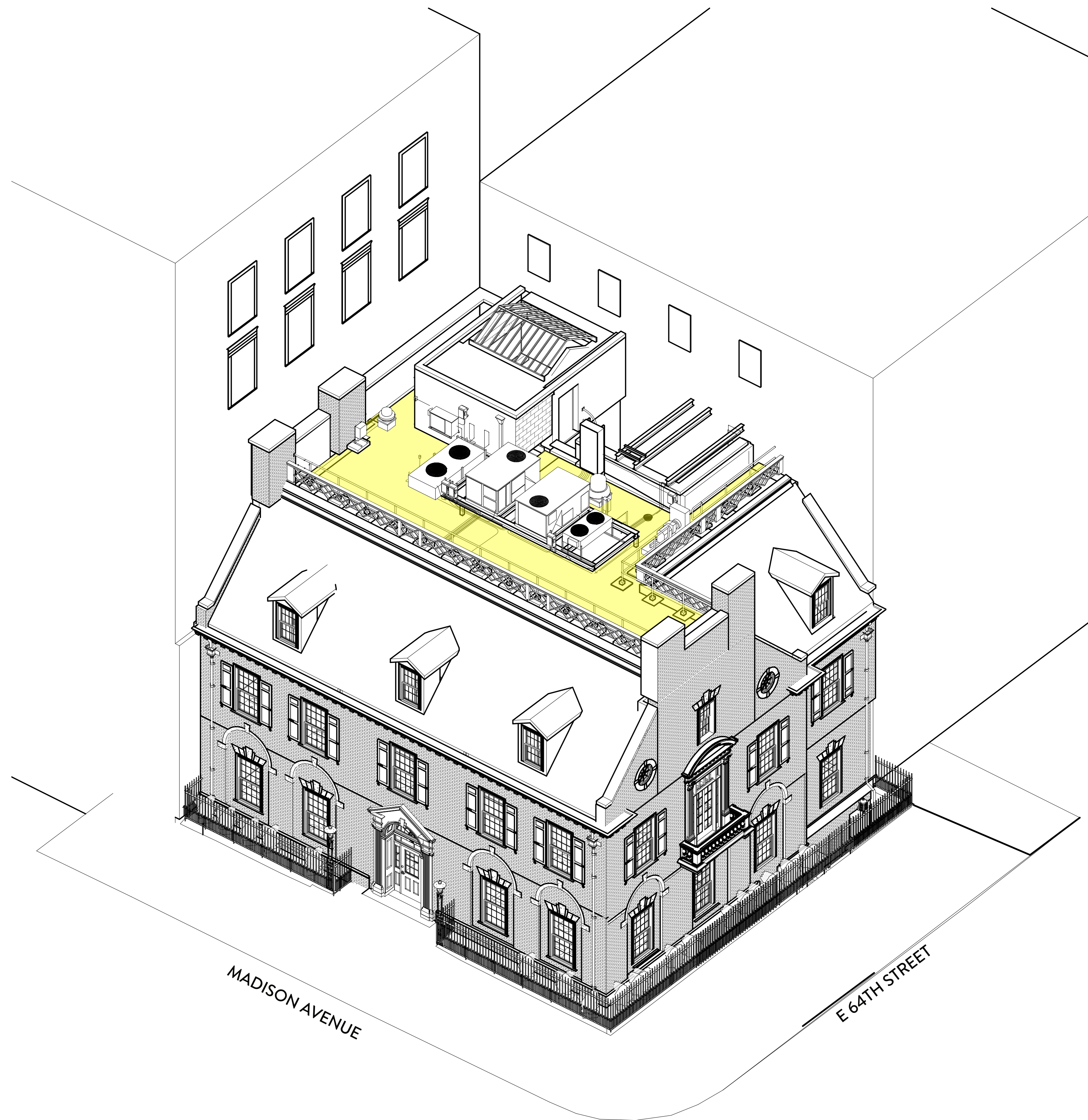
3. SECTION - BALCONY DOORS



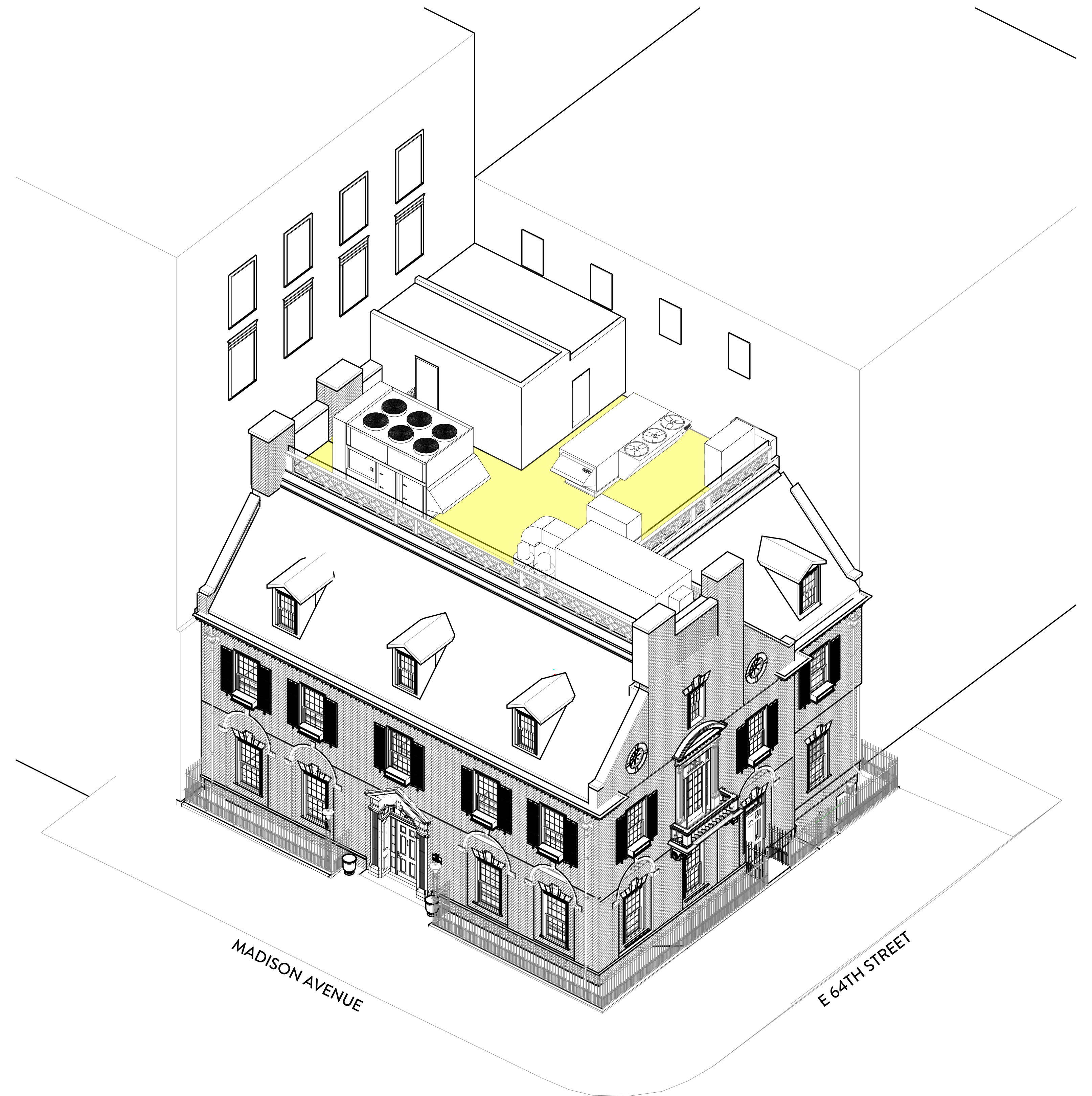
5. BALCONY TRANSOM



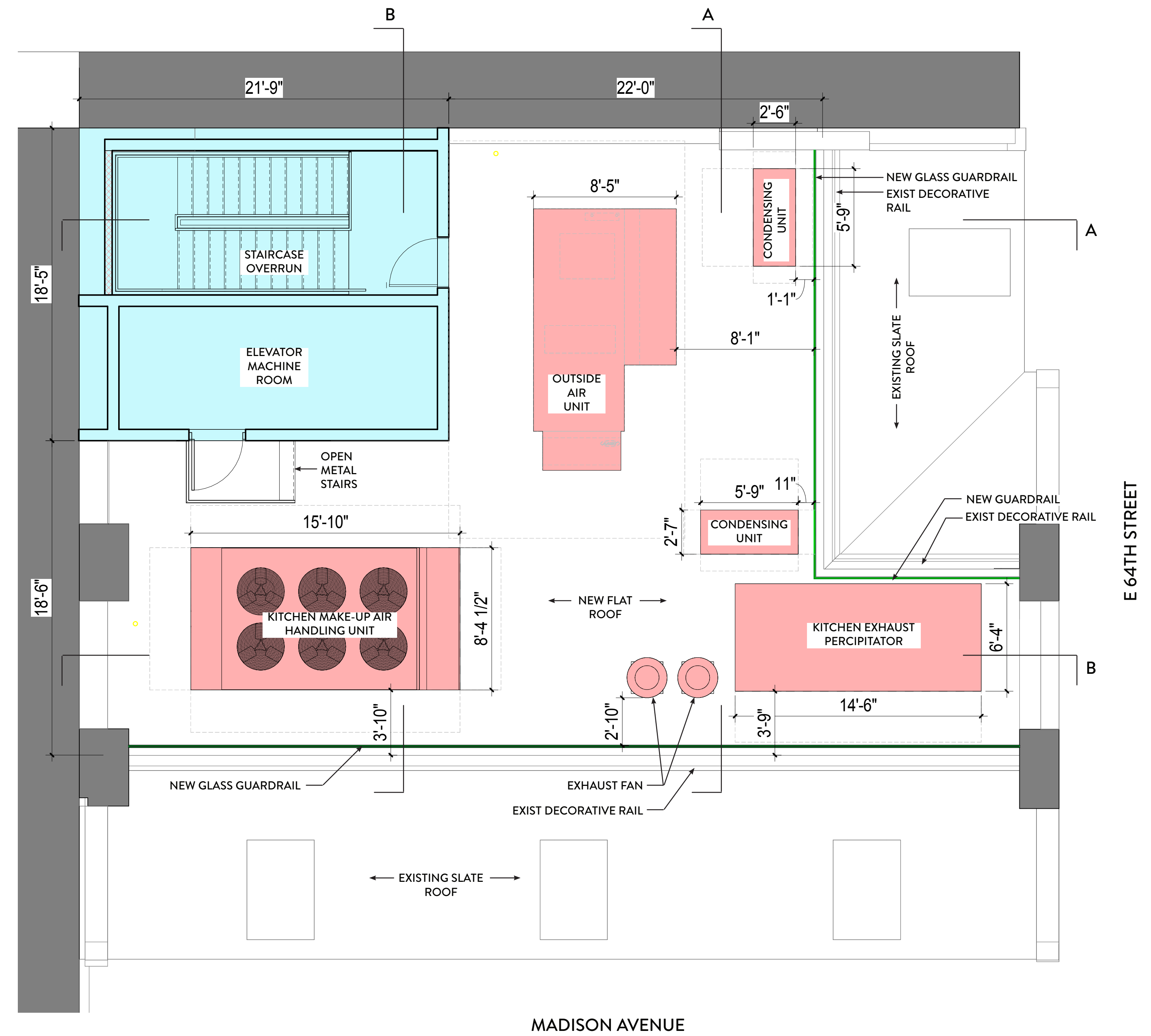
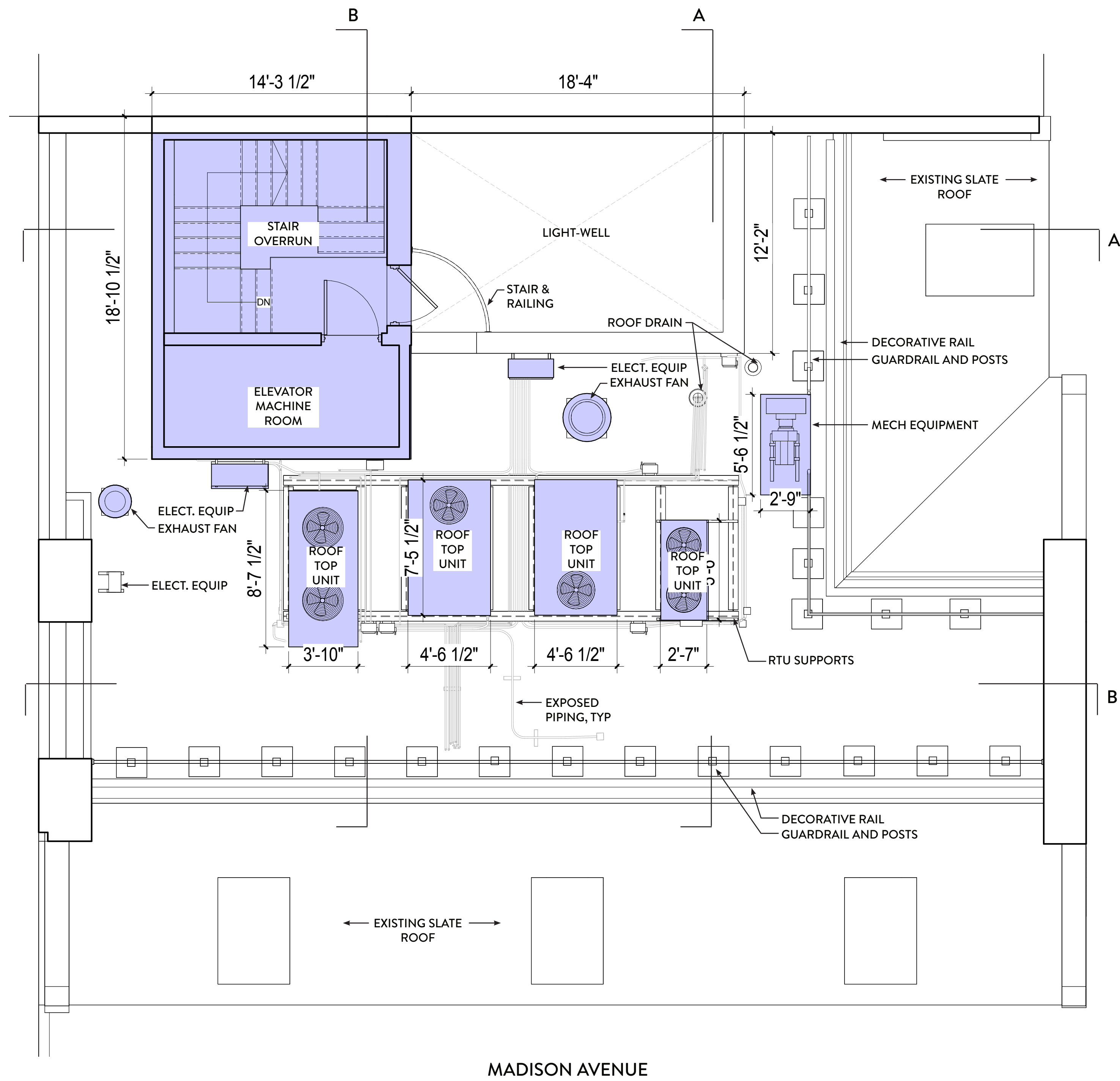
4. DETAIL - BALCONY MUNTIN



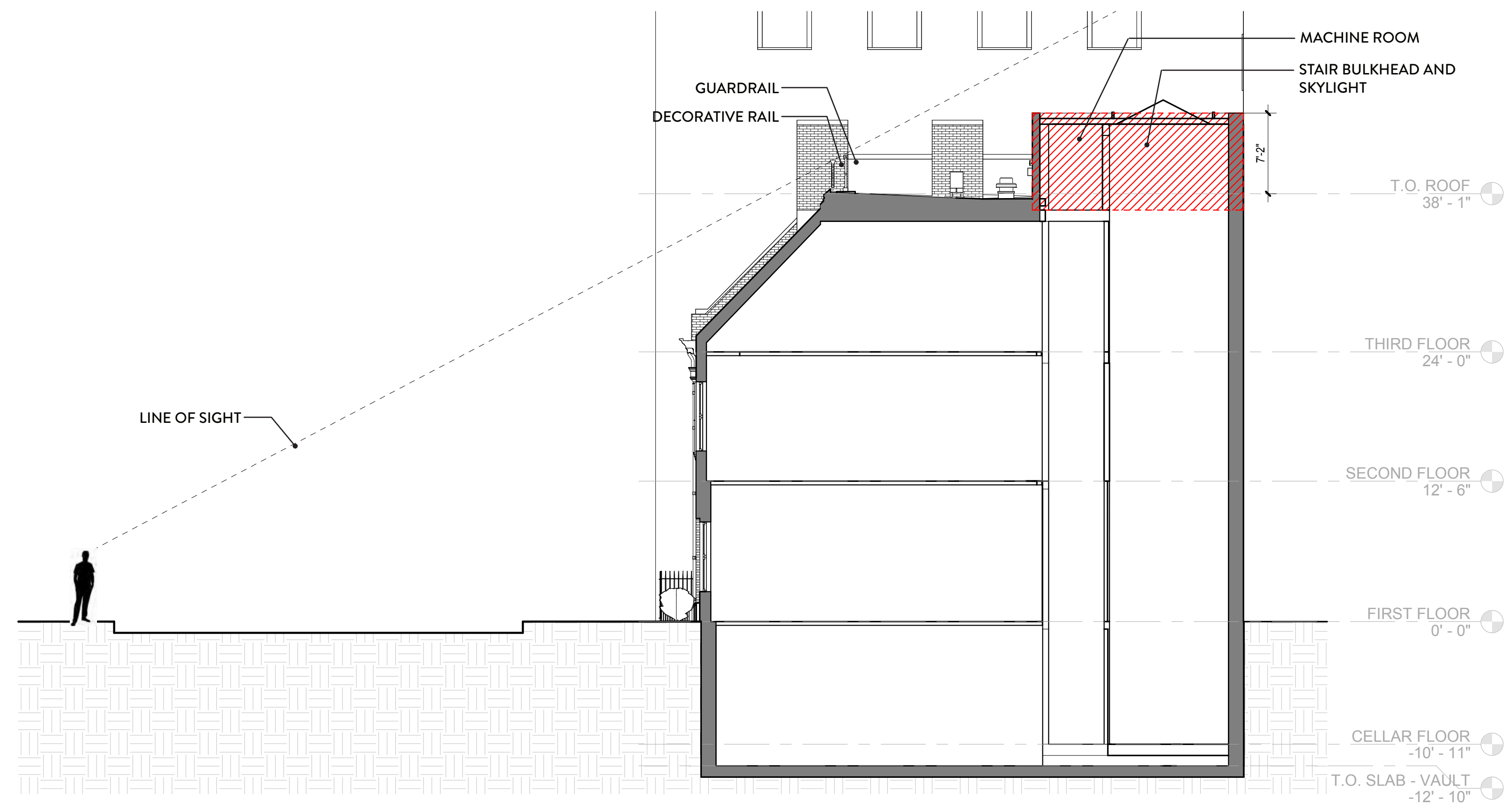
AXONOMETRIC OF EXISTING CONDITIONS



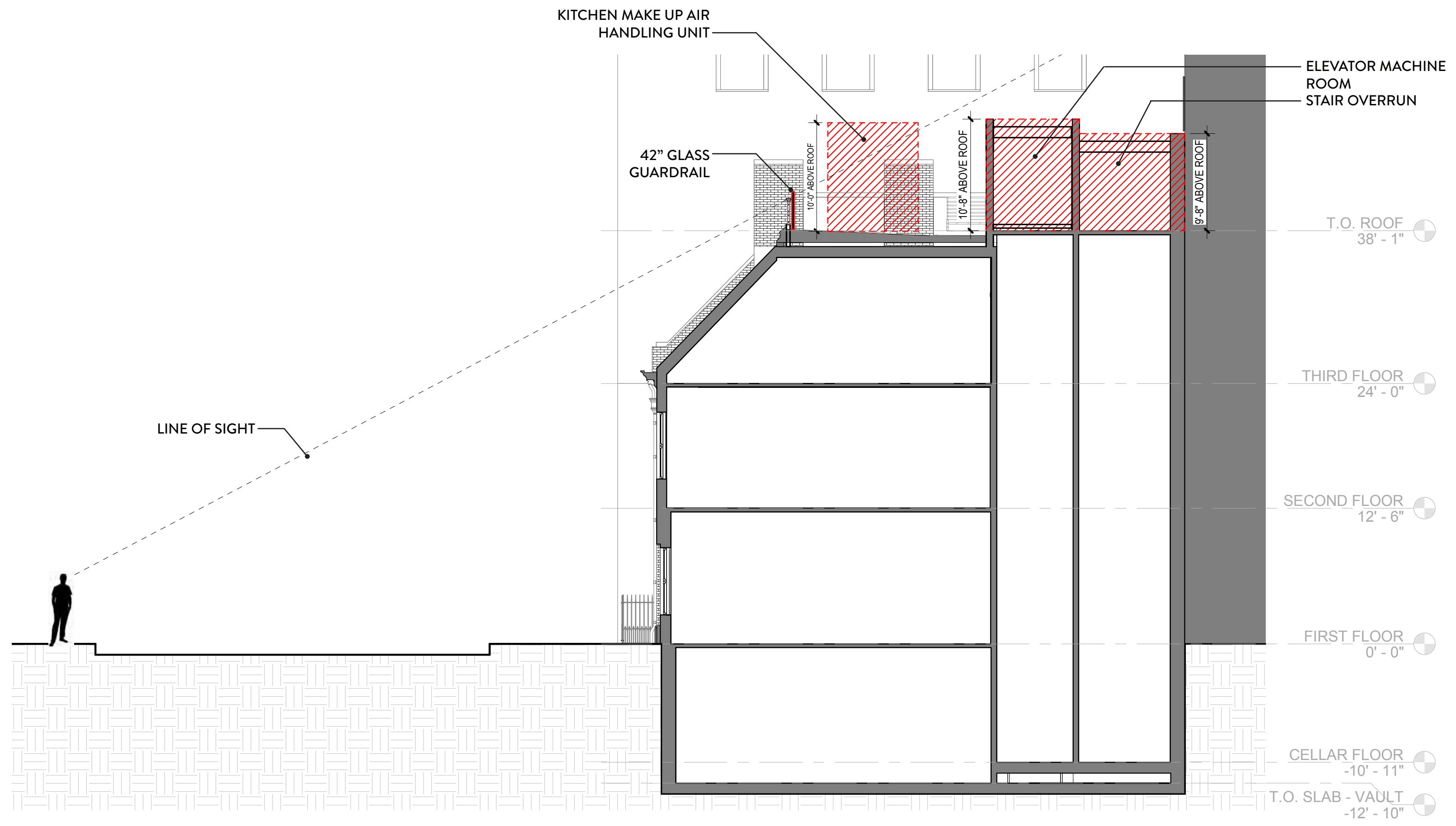
AXONOMETRIC OF PROPOSED CONDITIONS



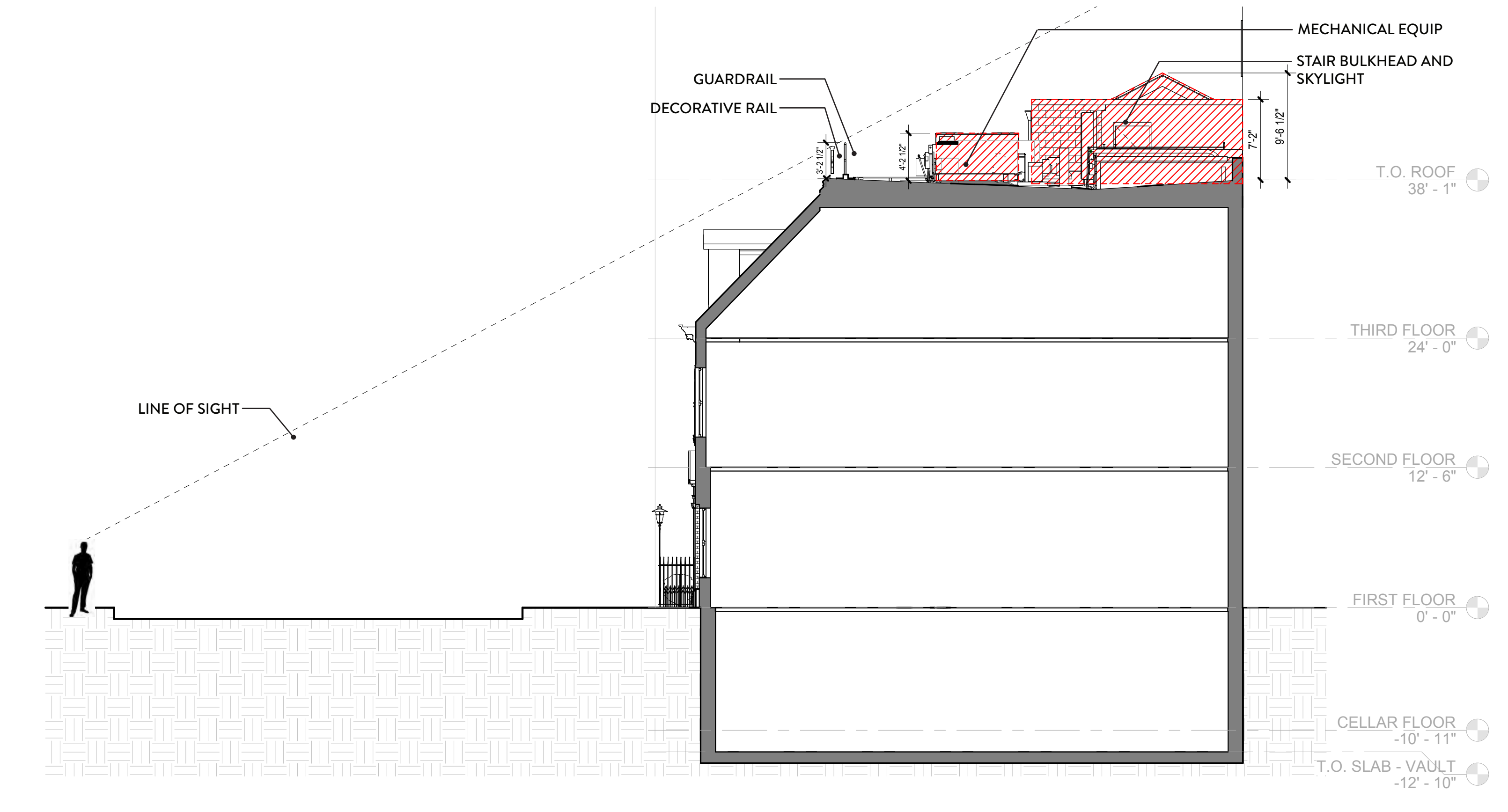
NOTES:
 *ALL MECHANICAL UNITS TO BE PAINTED:
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *STAIR & ELEVATOR MACHINE ROOM TO BE STUCCO PAINTED:
 MANUFACTURER: BENJAMIN MOORE
 COLOR: HC 81 MANCHESTER TAN
 *CONDENSER UNITS TO BE WHITE FINISH



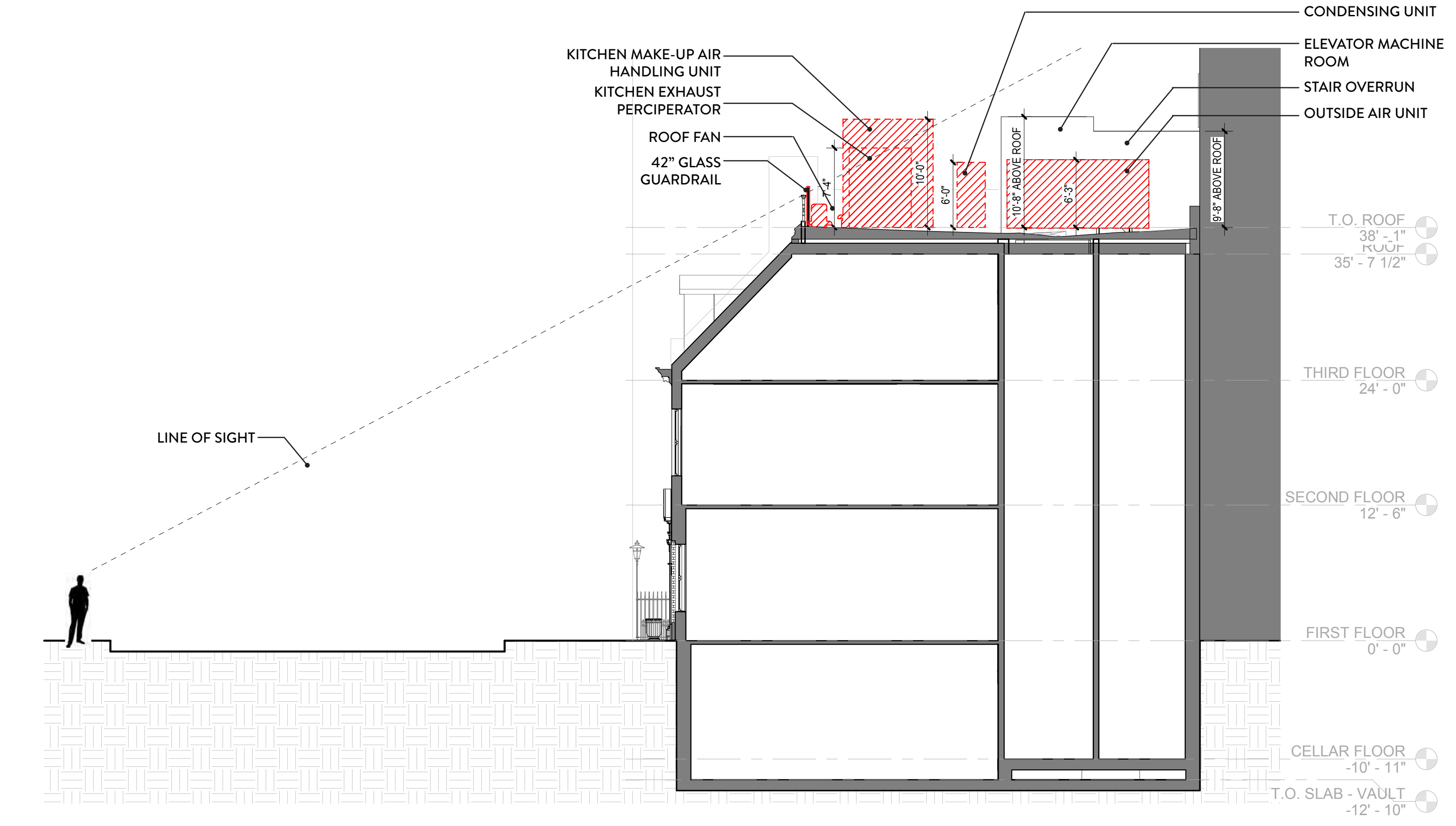
EXISTING - NORTH/SOUTH - SECTION B



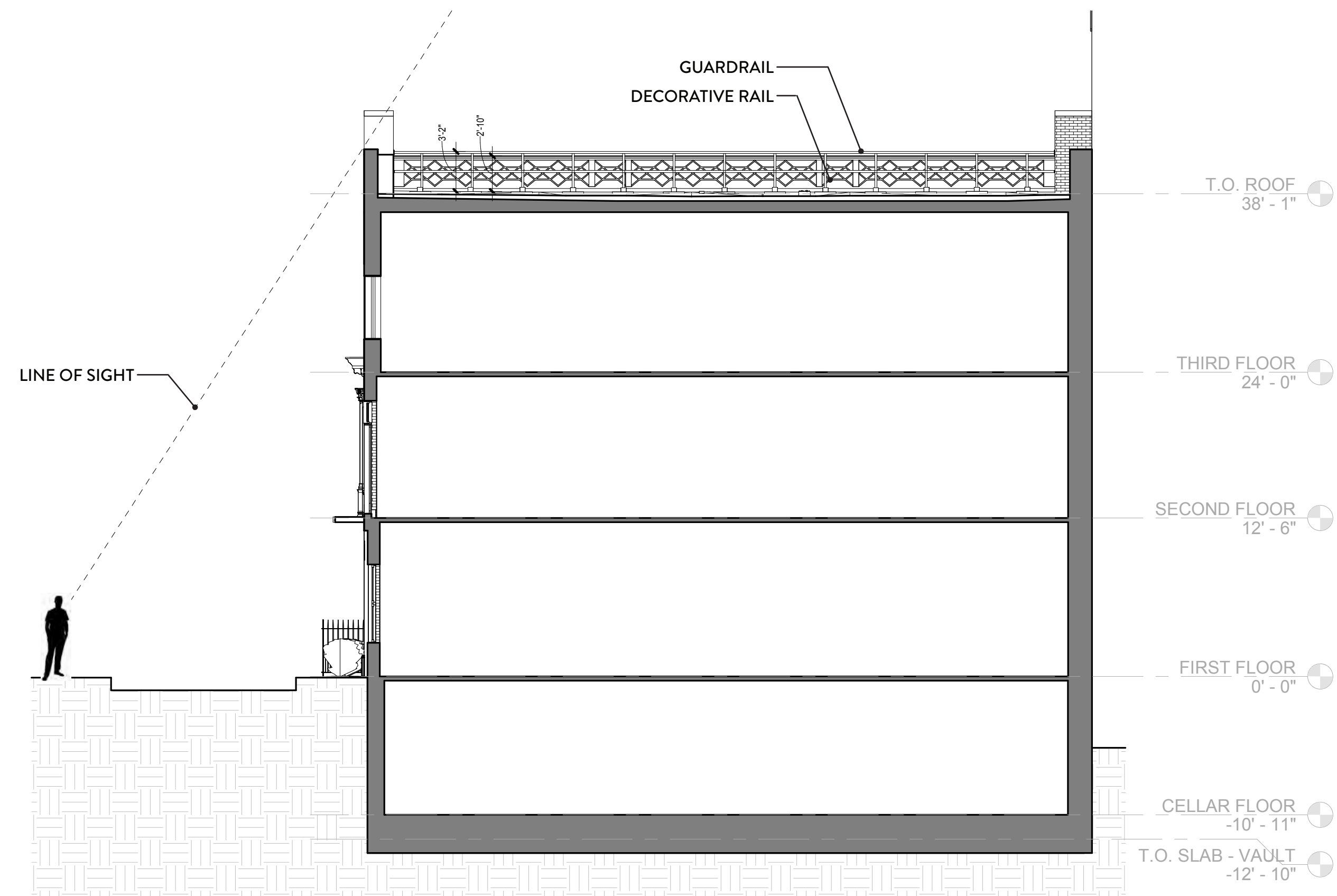
PROPOSED - NORTH/SOUTH - SECTION B



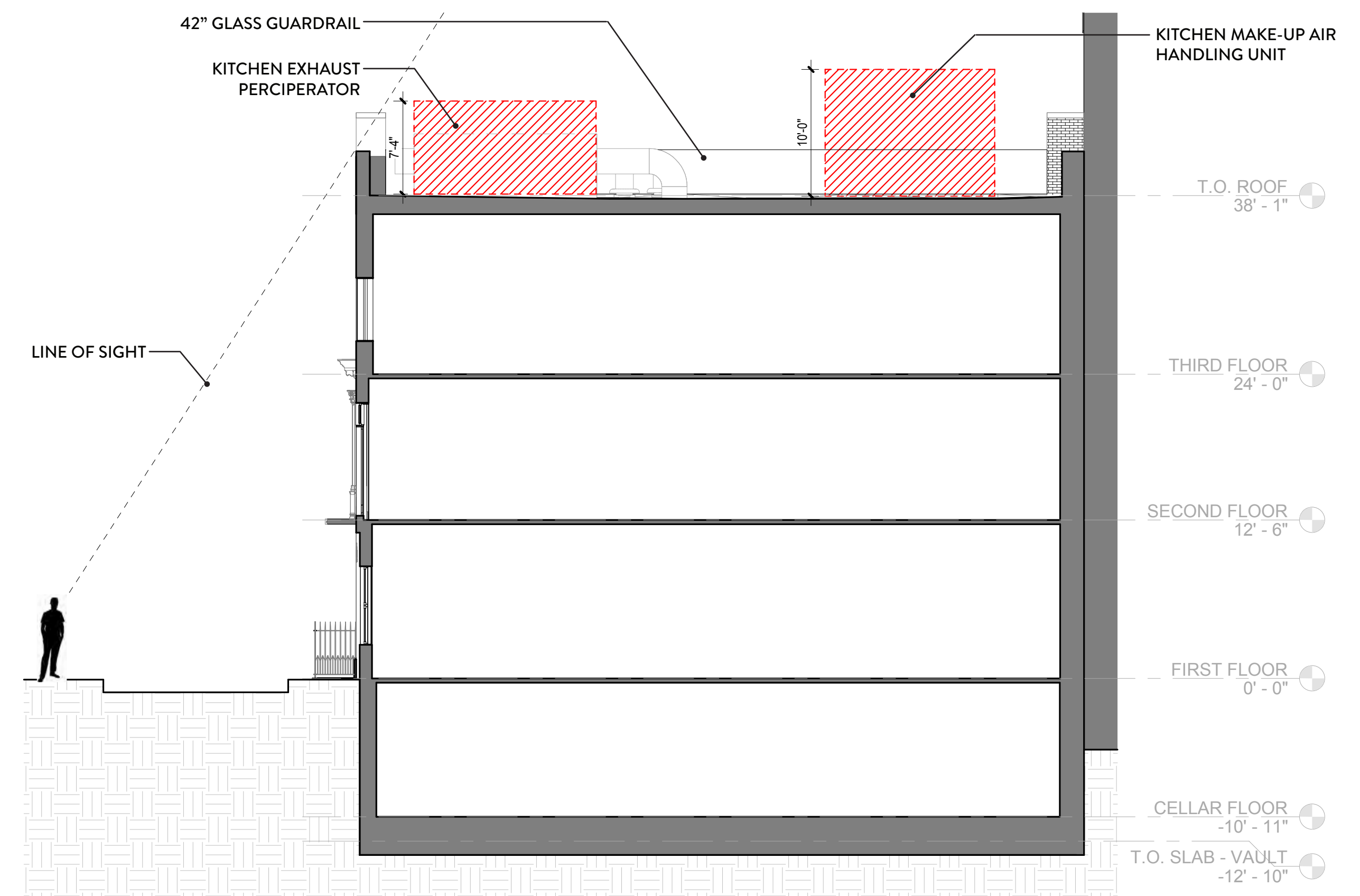
EXISTING - NORTH/SOUTH - SECTION A



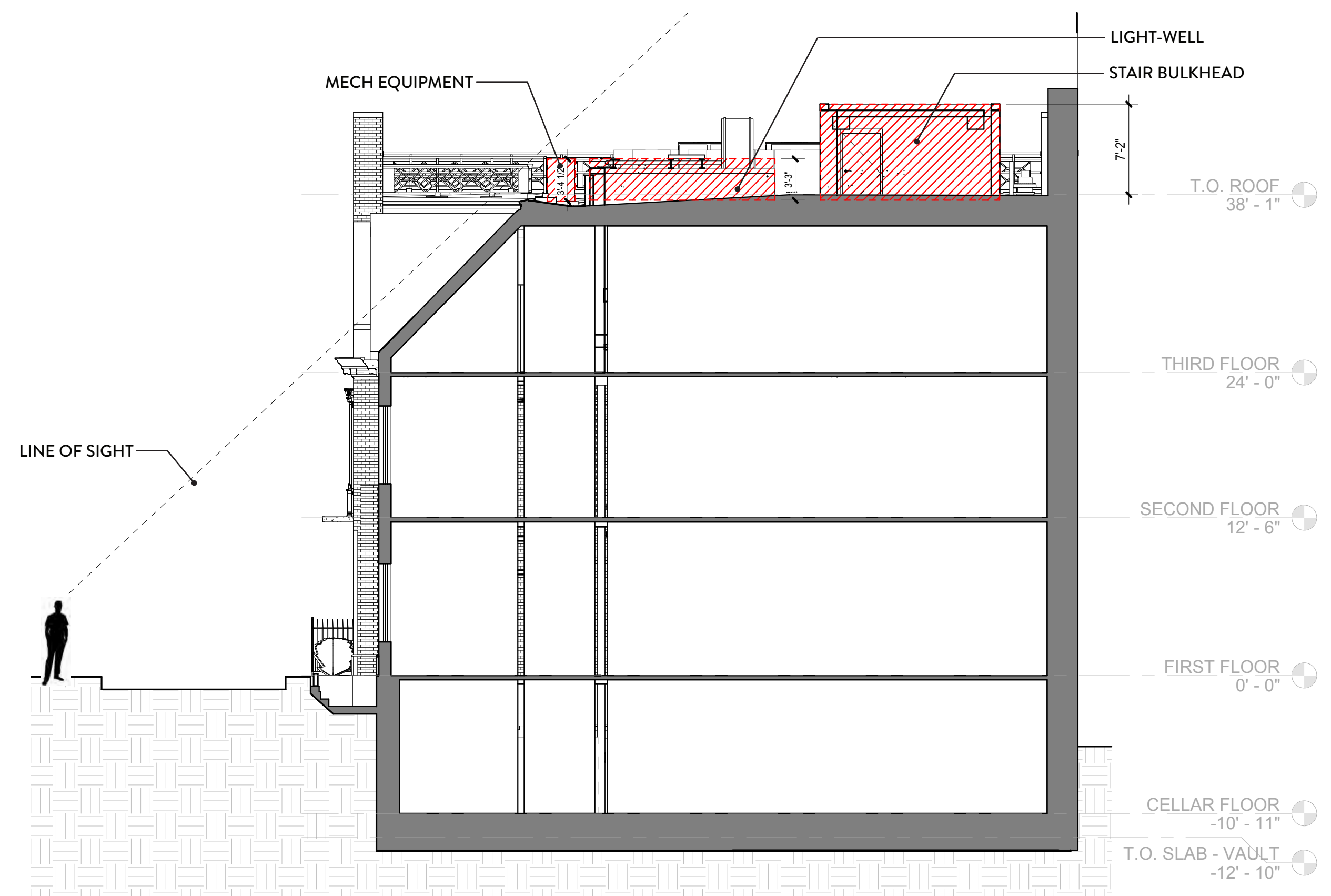
PROPOSED - NORTH/SOUTH - SECTION A



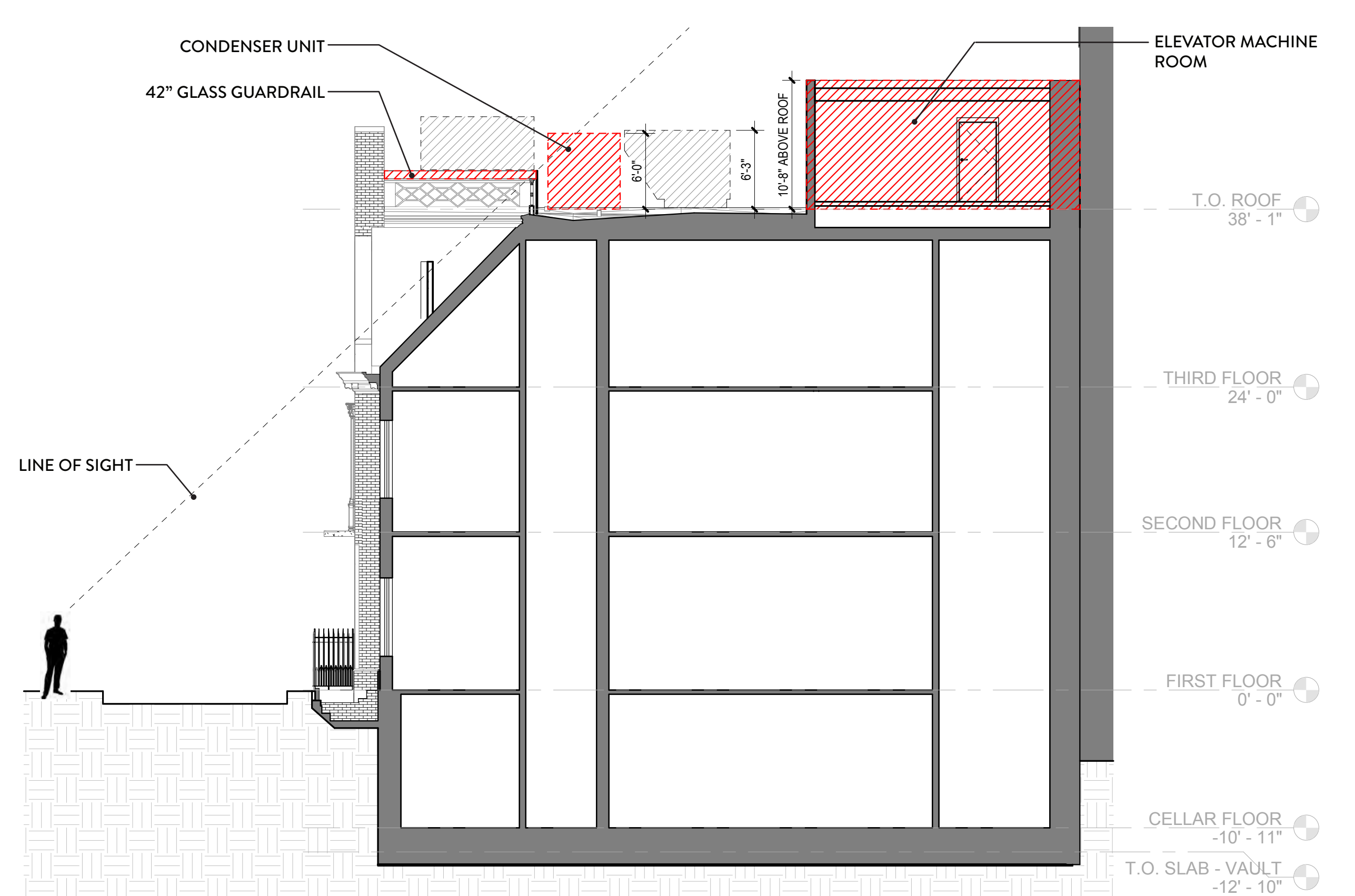
EXISTING - EAST/WEST - SECTION B



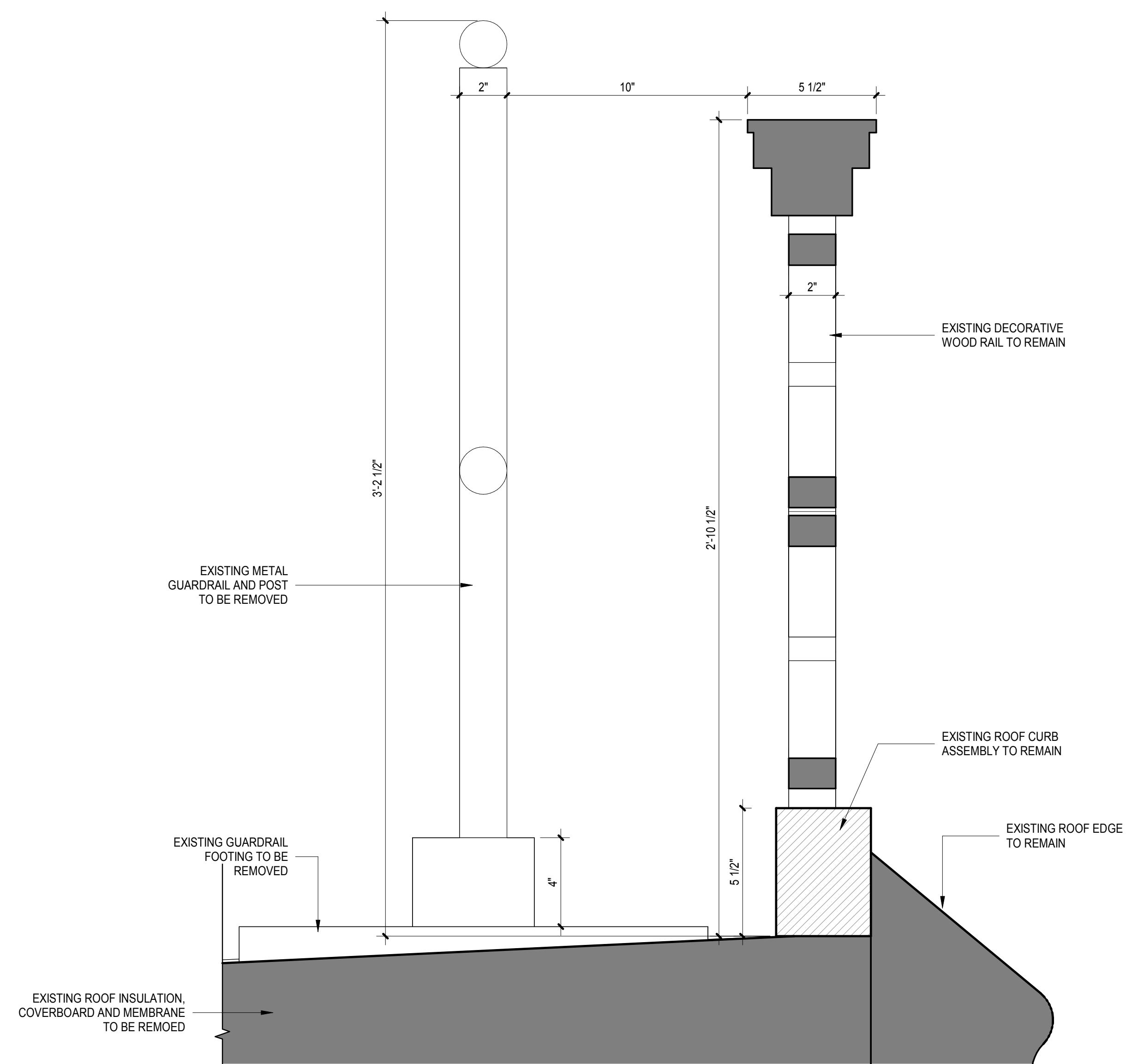
PROPOSED - EAST/WEST - SECTION B



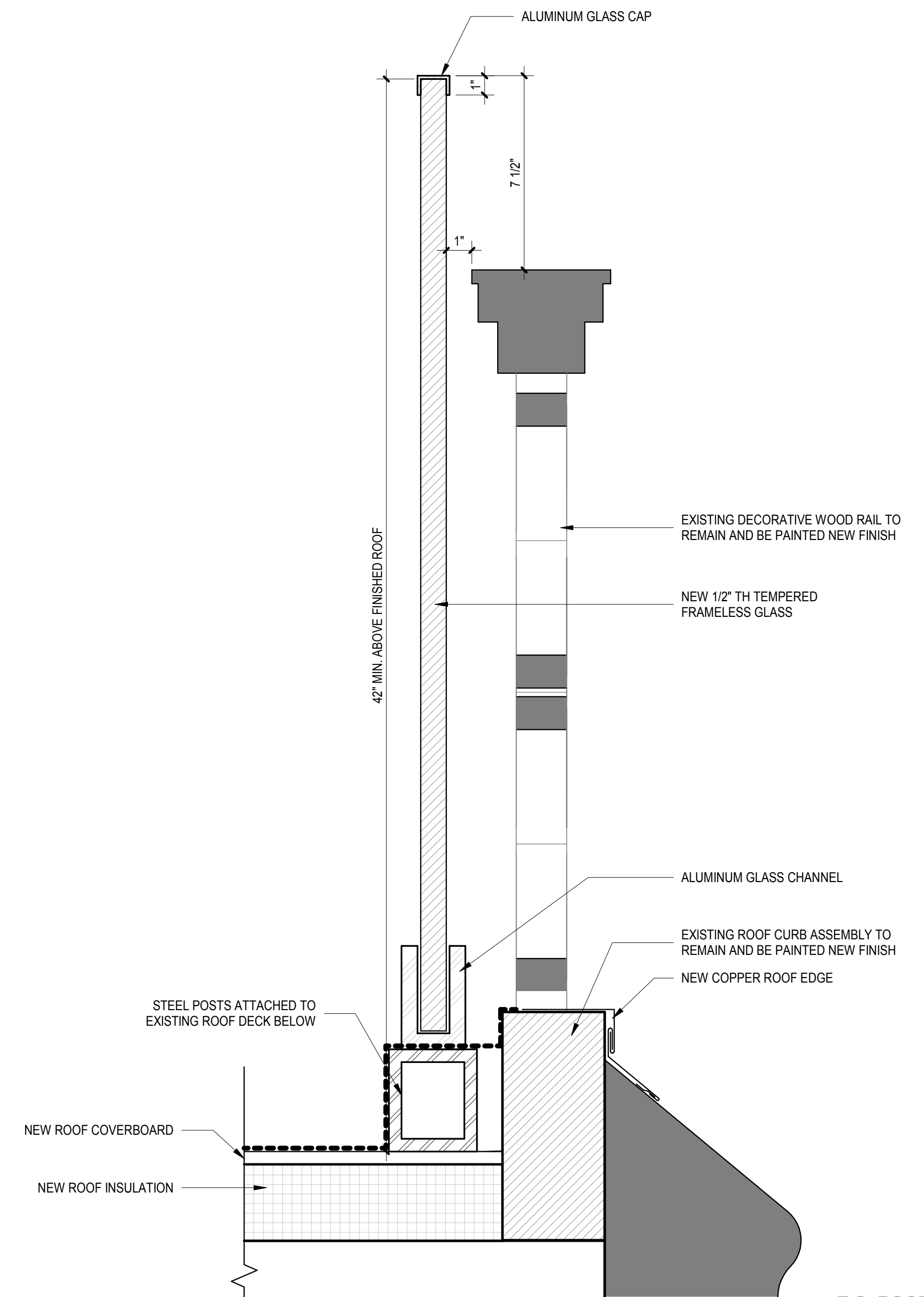
EXISTING - EAST/WEST - SECTION A



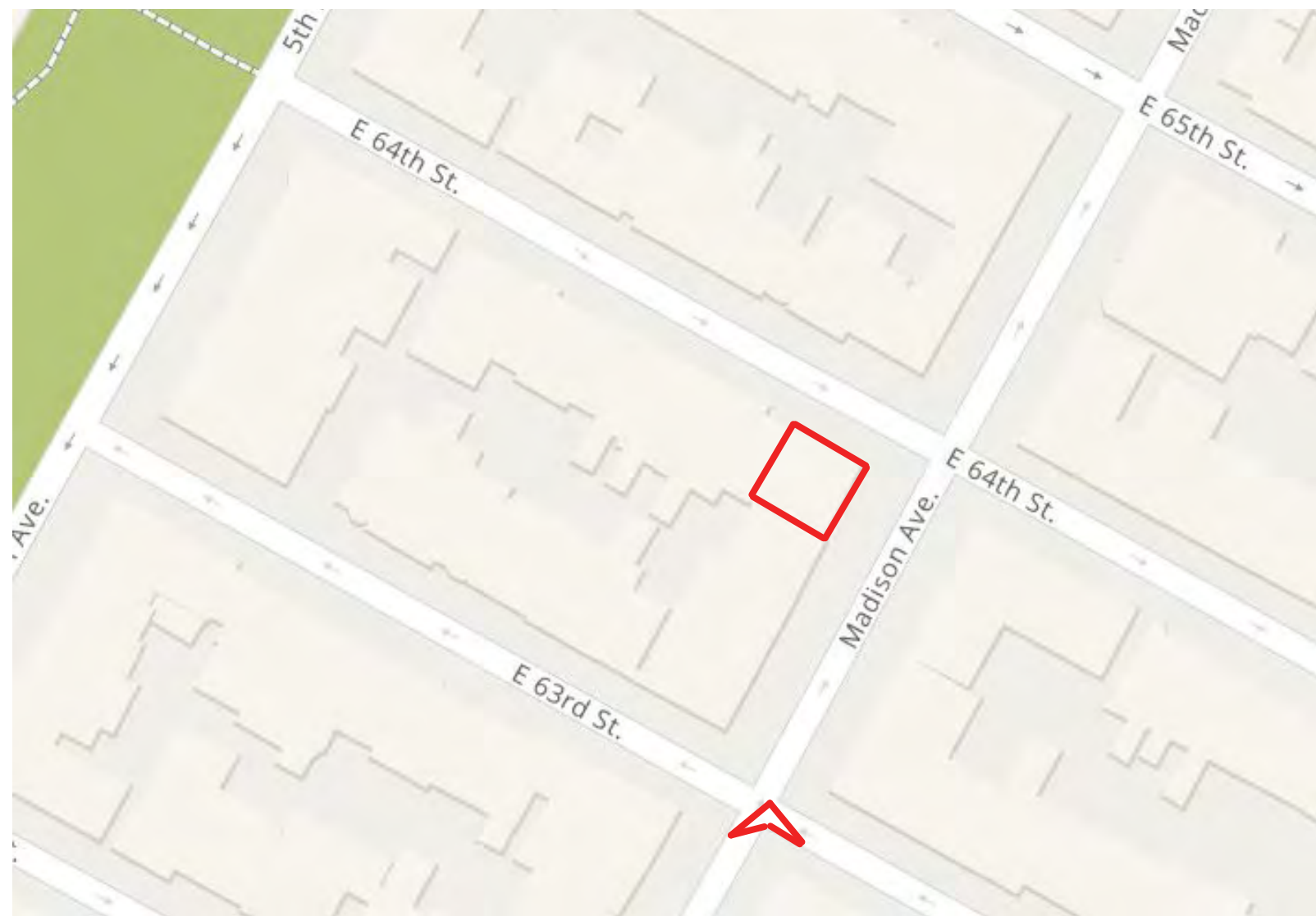
PROPOSED - EAST/WEST - SECTION A



EXISTING ROOF GUARDRAIL



PROPOSED ROOF GUARDRAIL



LOCATION MAP



PROPOSED ZOOM VIEW

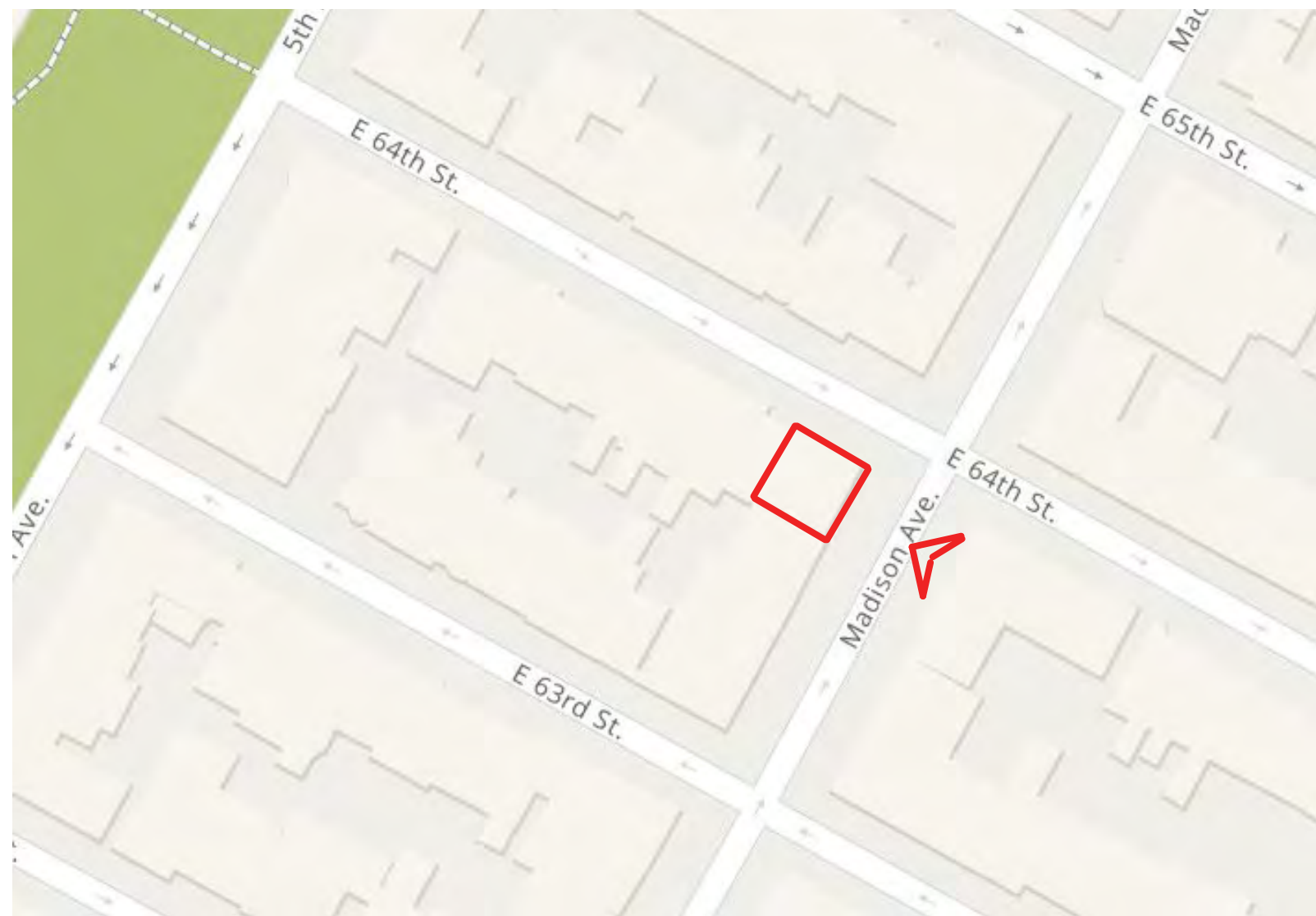


EXISTING & MOCK-UP

VIEW FROM SE CORNER OF 63RD AND MADISON



PROPOSED



LOCATION MAP

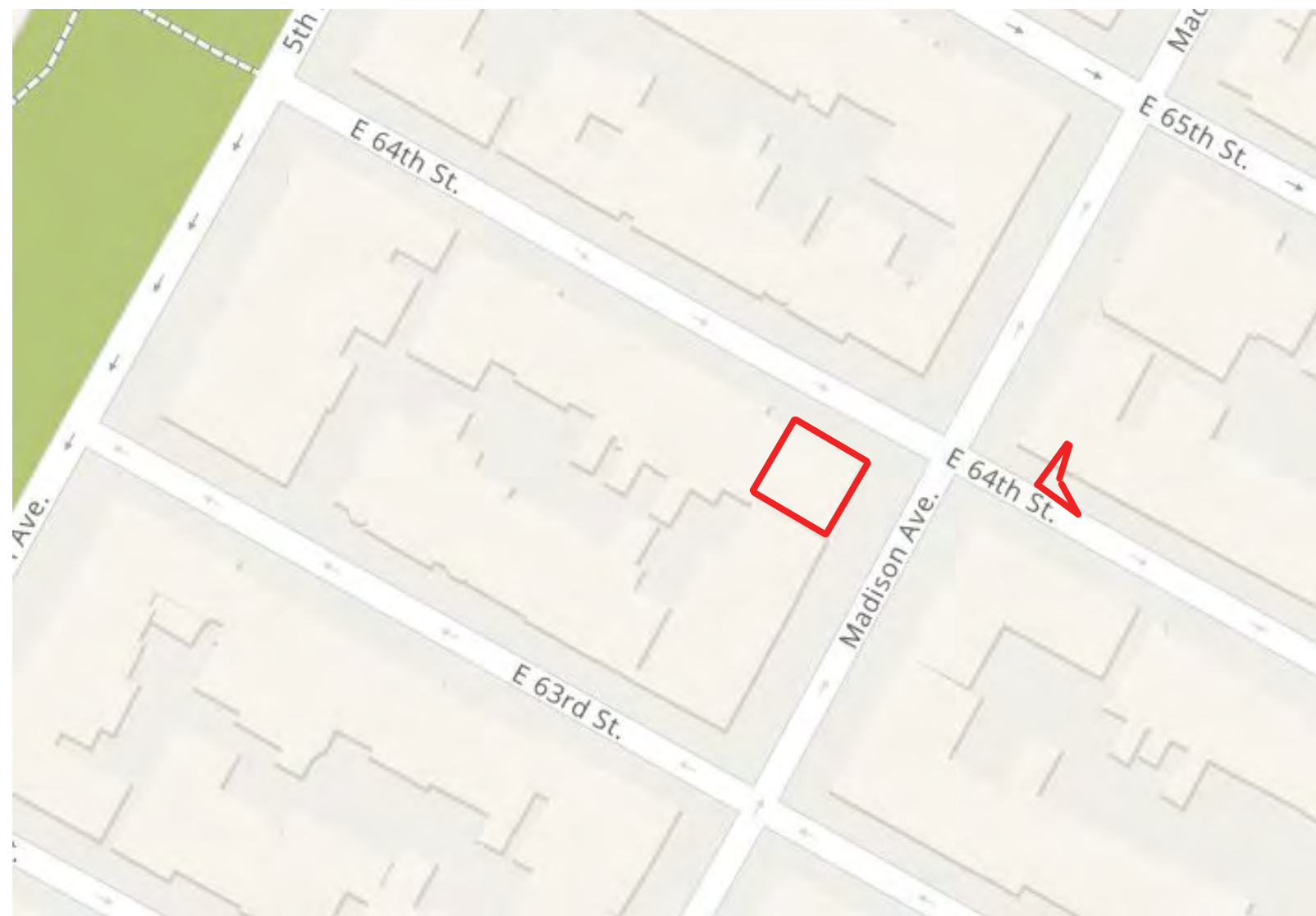


EXISTING & MOCK-UP

VIEW FROM ACROSS STREET ON MADISON AVENUE



PROPOSED



LOCATION MAP



PROPOSED ZOOM VIEW

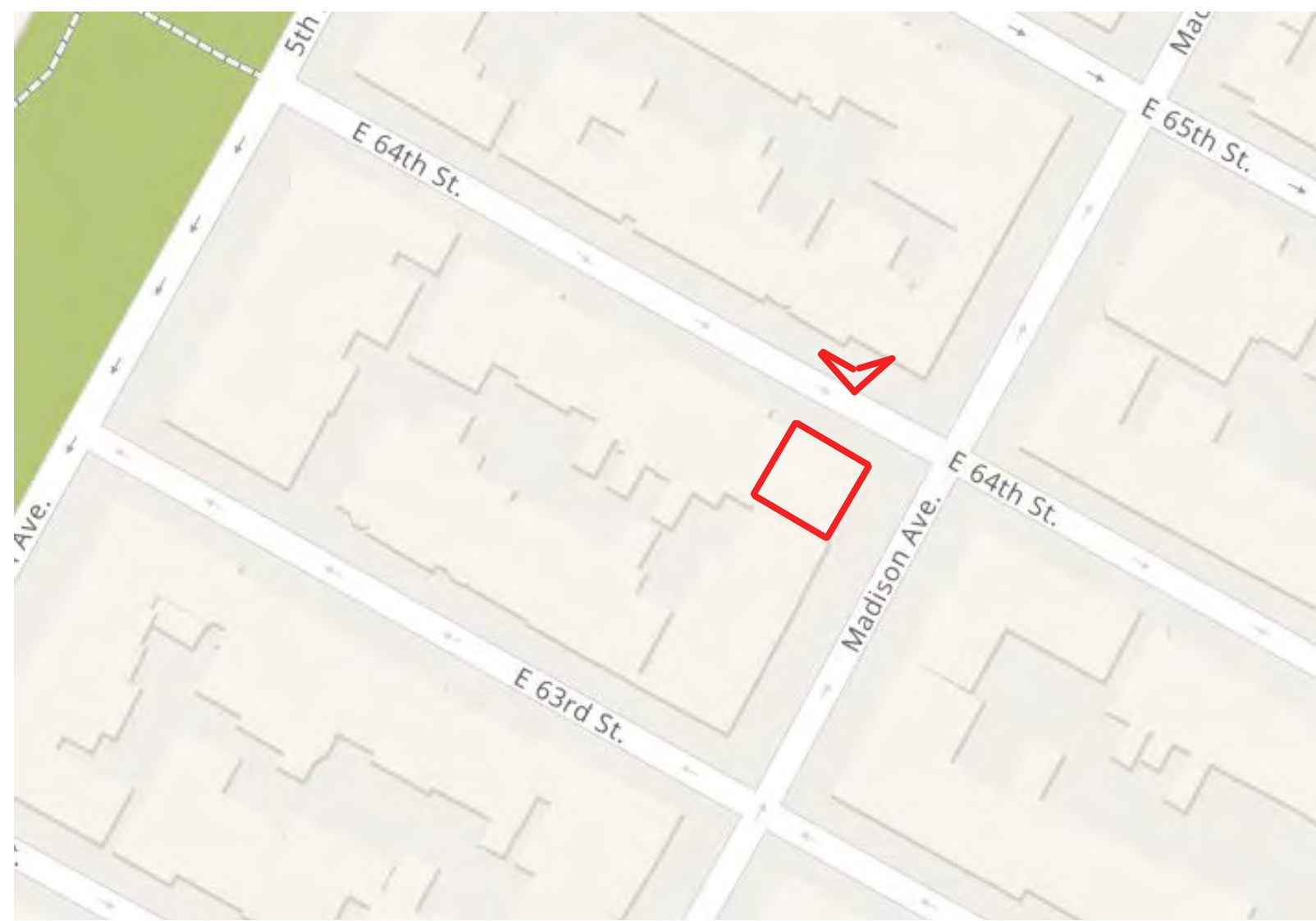


EXISTING & MOCK-UP

VIEW FROM JUST EAST OF MADISON ON 64TH STREET



PROPOSED



LOCATION MAP



PROPOSED ZOOM VIEW

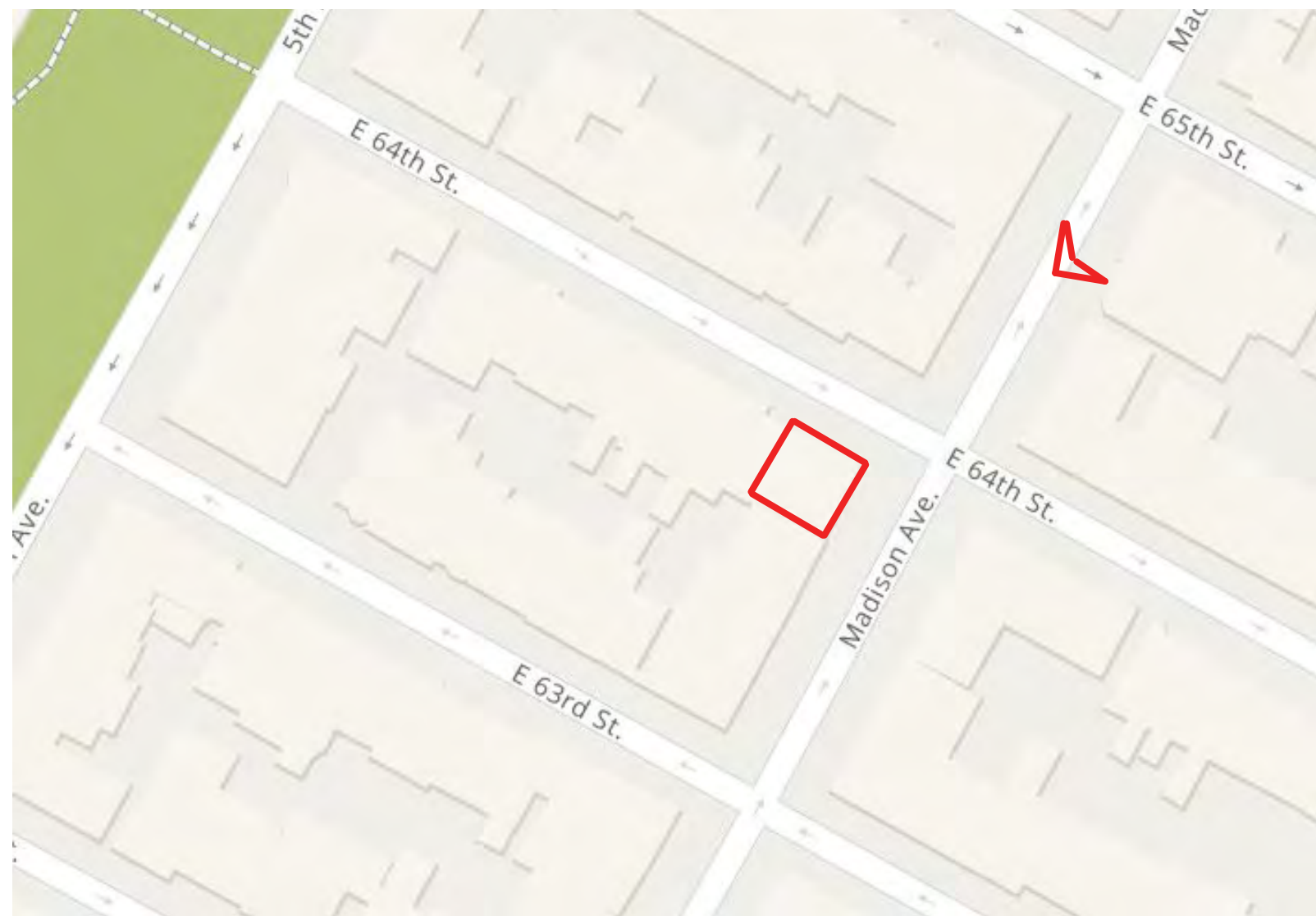


EXISTING & MOCK-UP

VIEW FROM DIRECTLY ACROSS STREET ON 64TH STREET



PROPOSED



LOCATION MAP



PROPOSED ZOOM VIEW

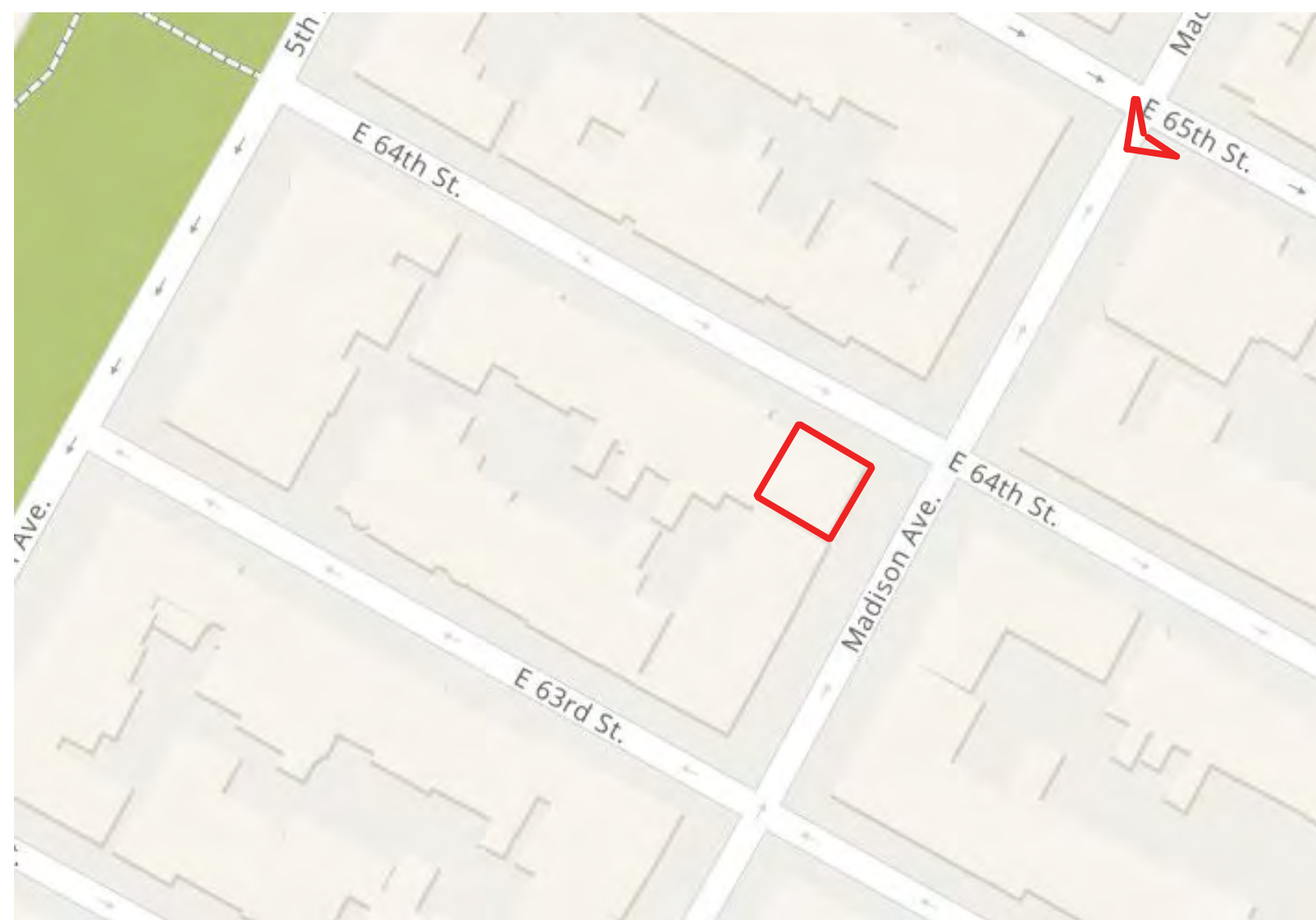


EXISTING & MOCK-UP

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



PROPOSED



LOCATION MAP



PROPOSED ZOOM VIEW



EXISTING & MOCK-UP

VIEW FROM 65TH AND MADISON NE CORNER



PROPOSED



September 24, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-25-01748

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

To testify virtually, please join Zoom

Webinar ID: 852 4740 5541

Passcode: 410385

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

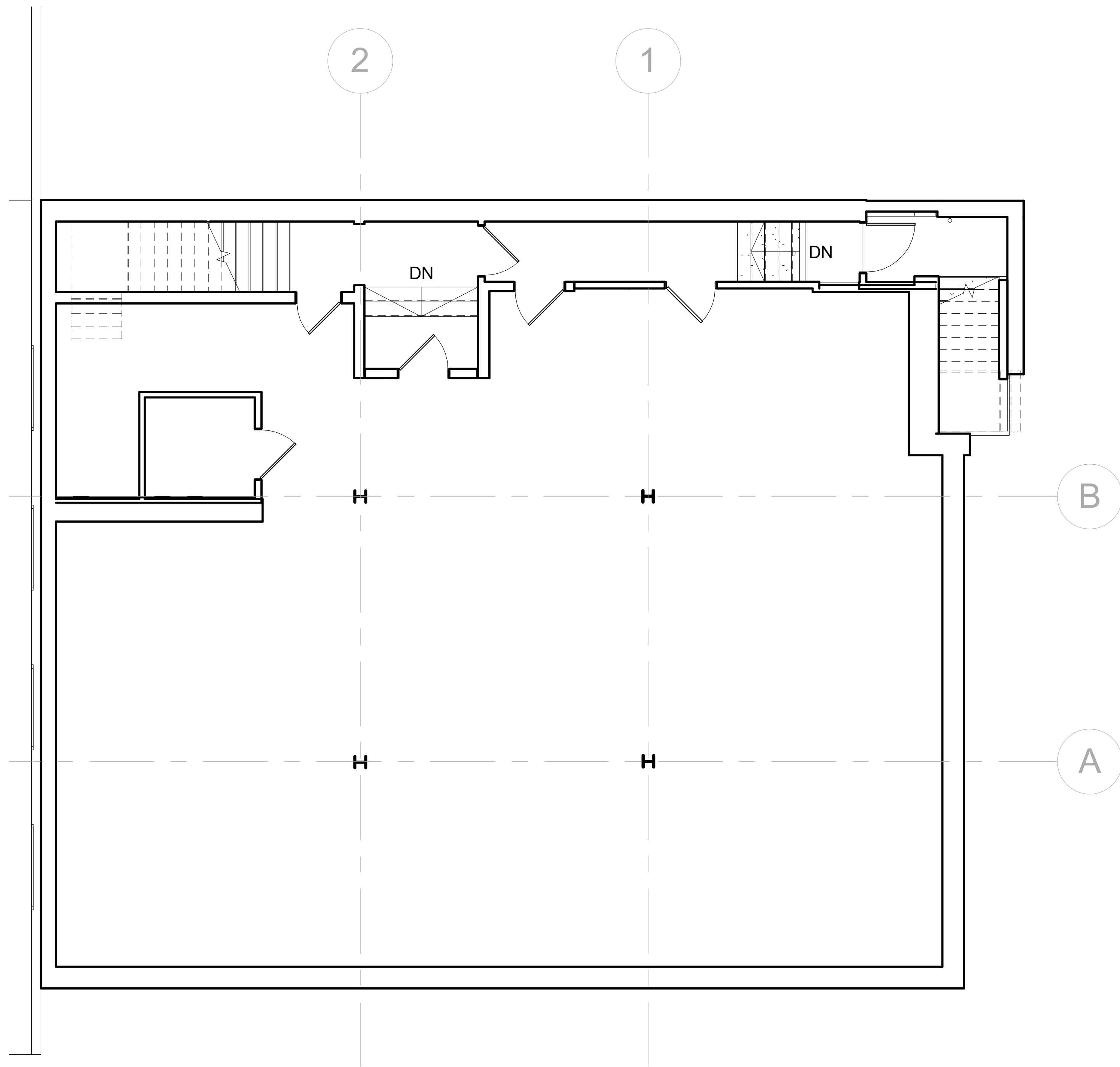
888-475-4499 (Toll free)

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.

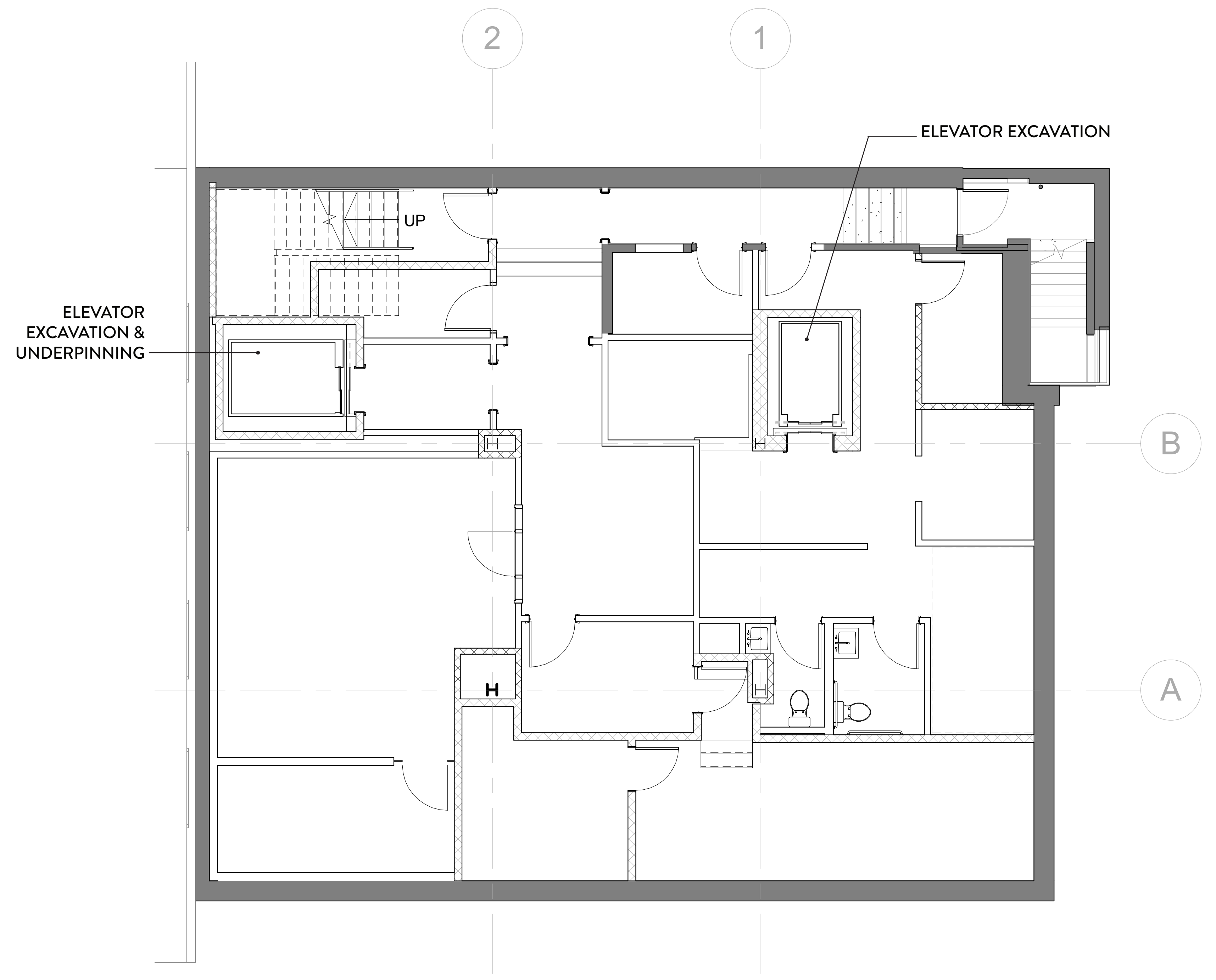
APPENDIX



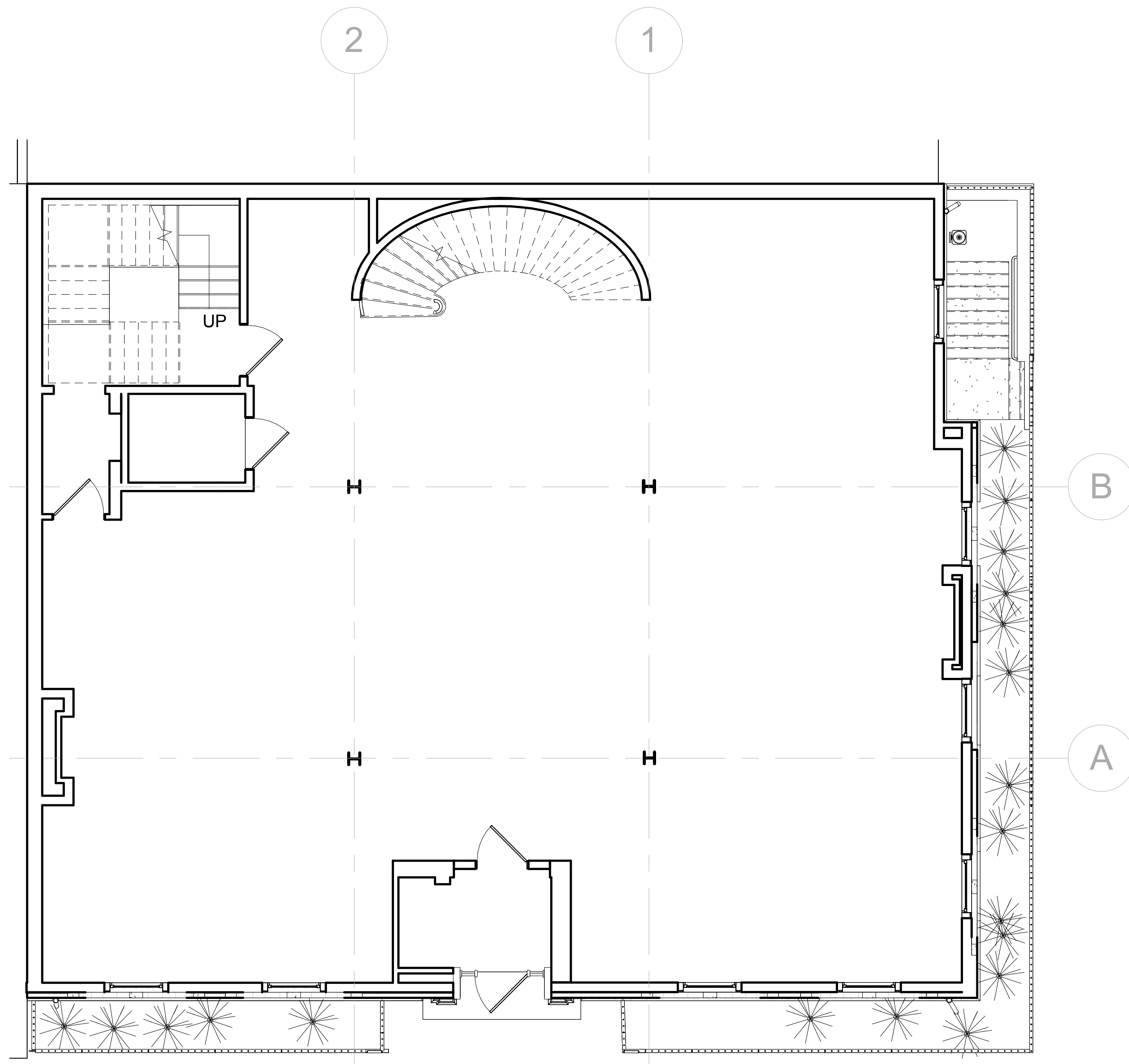
AERIAL VIEWS (GOOGLE EARTH)



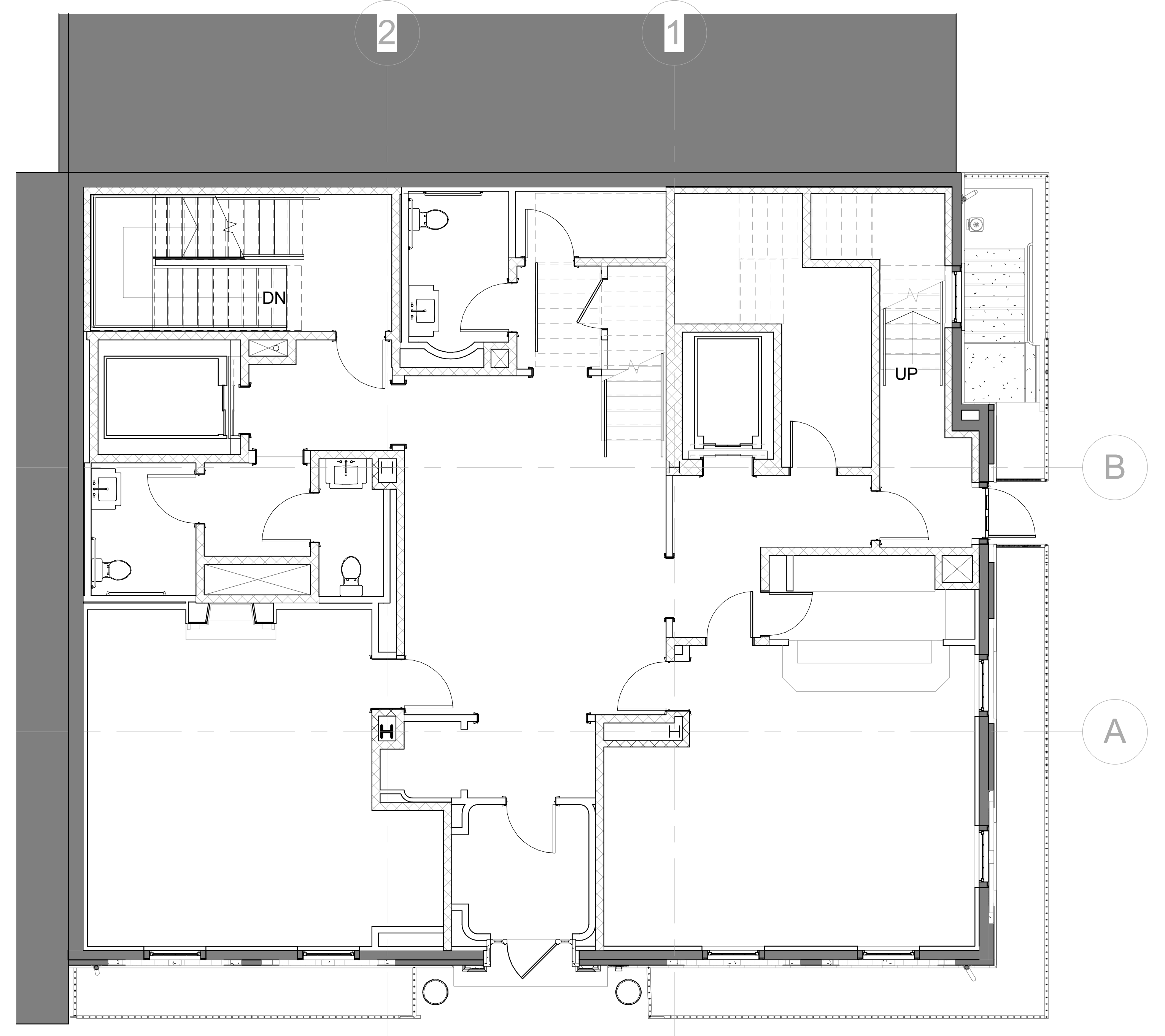
CELLAR - EXISTING



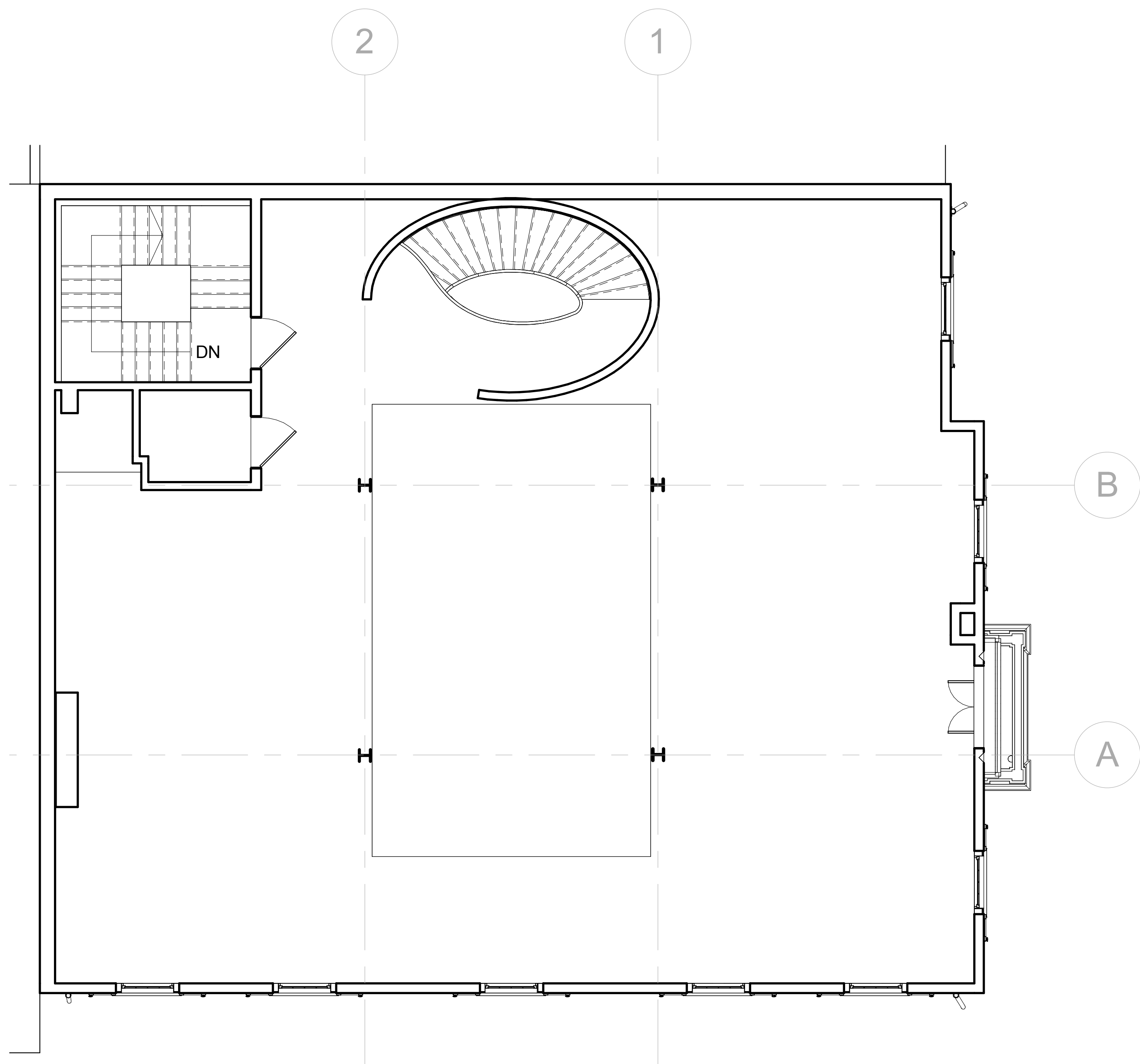
CELLAR - PROPOSED



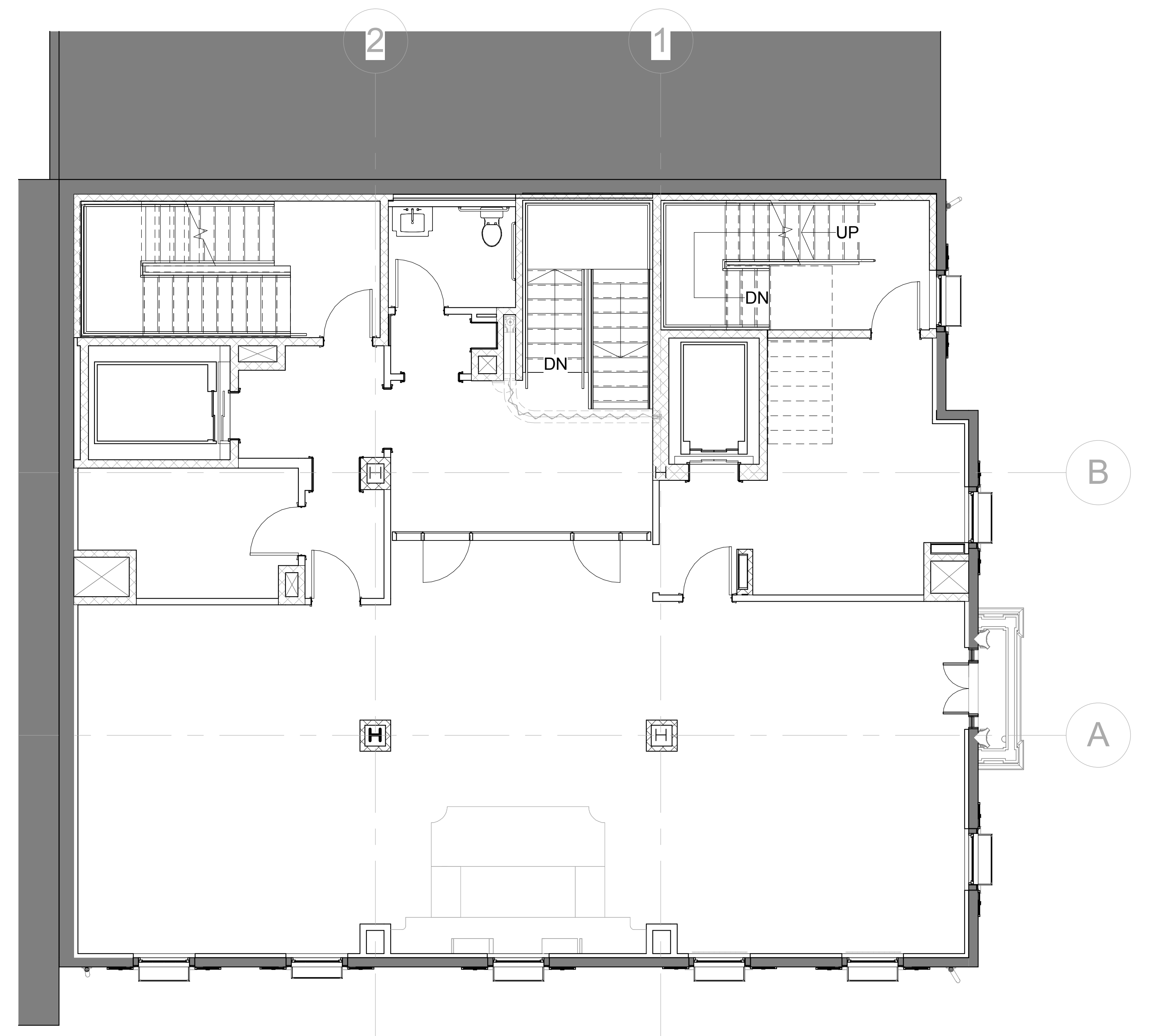
FIRST FLOOR - EXISTING



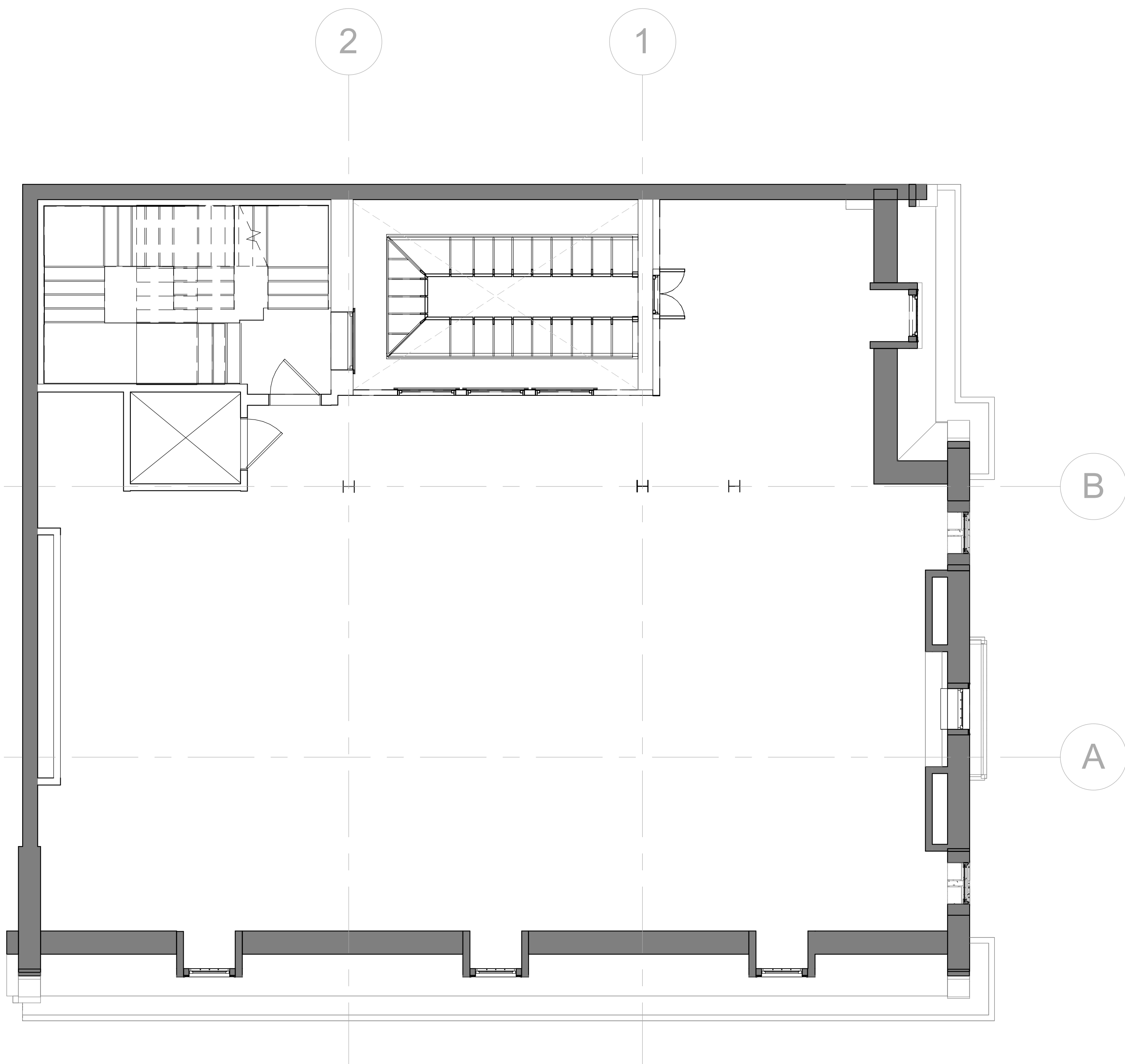
FIRST FLOOR - PROPOSED



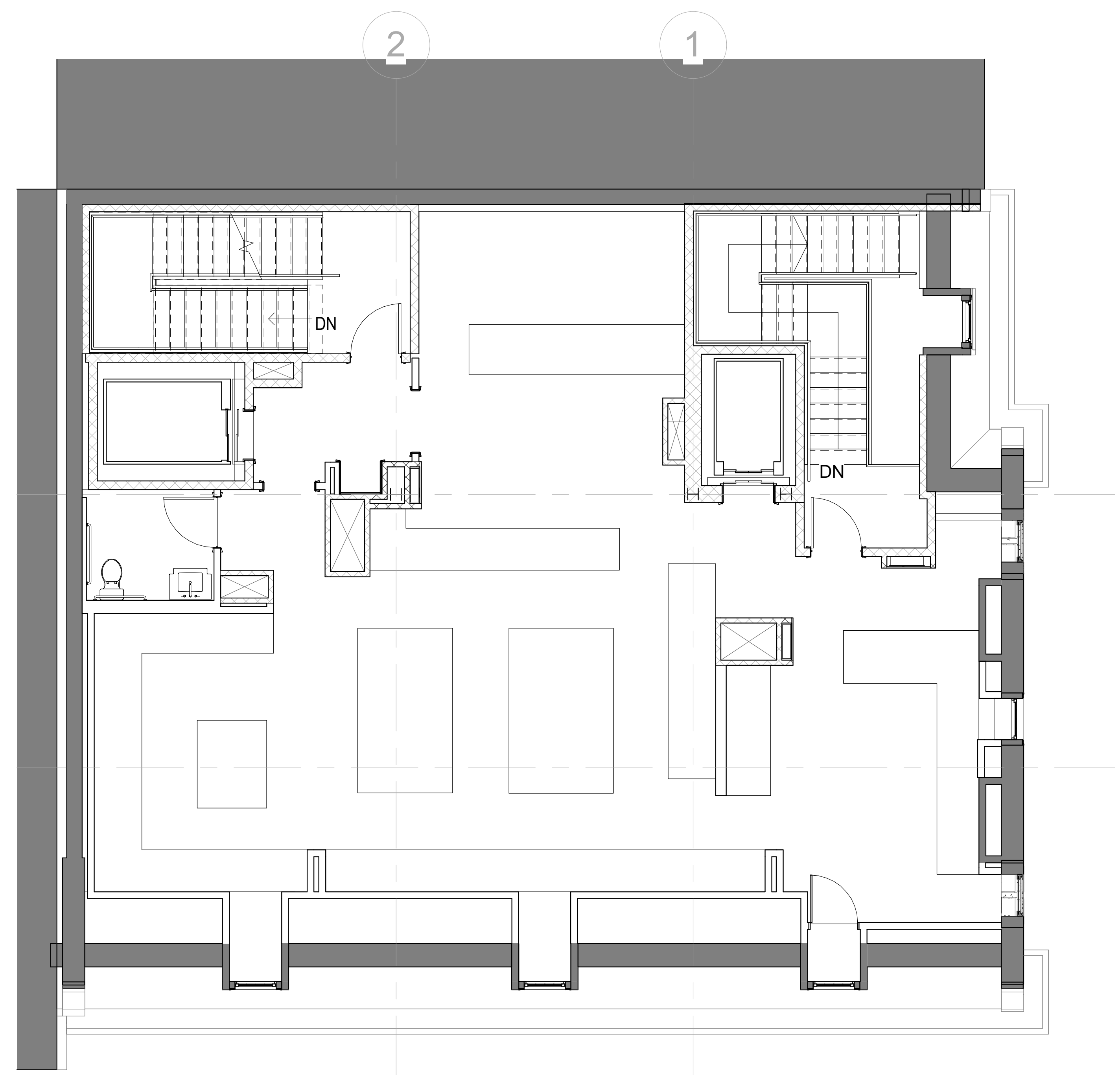
SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED



THIRD FLOOR - EXISTING



THIRD FLOOR - PROPOSED



EXISTING & MOCK-UP

VIEW FROM 64TH BETWEEN MADISON AND PARK



EXISTING & MOCK-UP

VIEW FROM 64TH BETWEEN MADISON AND FIFTH

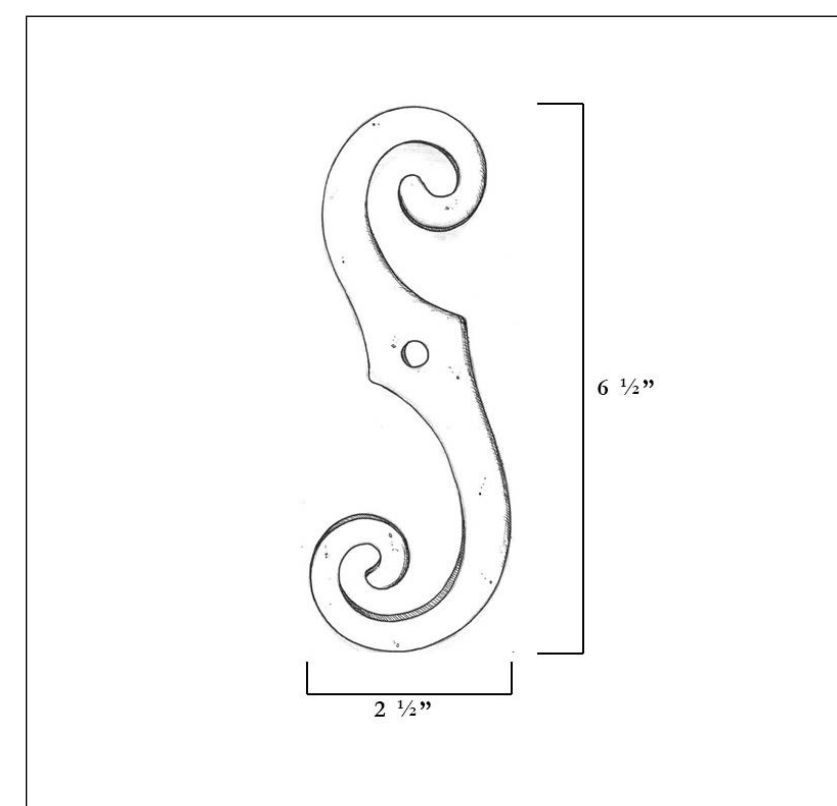


MARBLE FACADE DETAILS



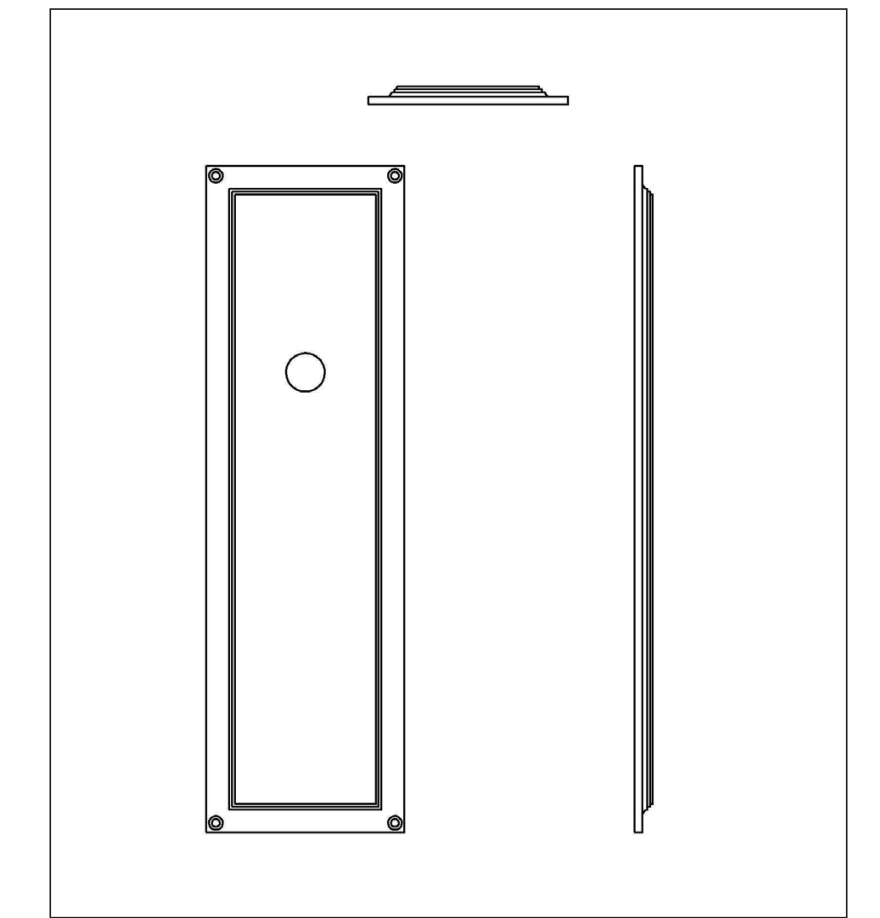
Door knocker NT1090
 This simple, but traditional door knocker is based on an English antique ca.1840. This bespoke product from H. Theophile features unusual conical incised lines at the mounting post. A neoclassical through-bolted strike plate completes the functional assembly.

DOOR KNOCKER



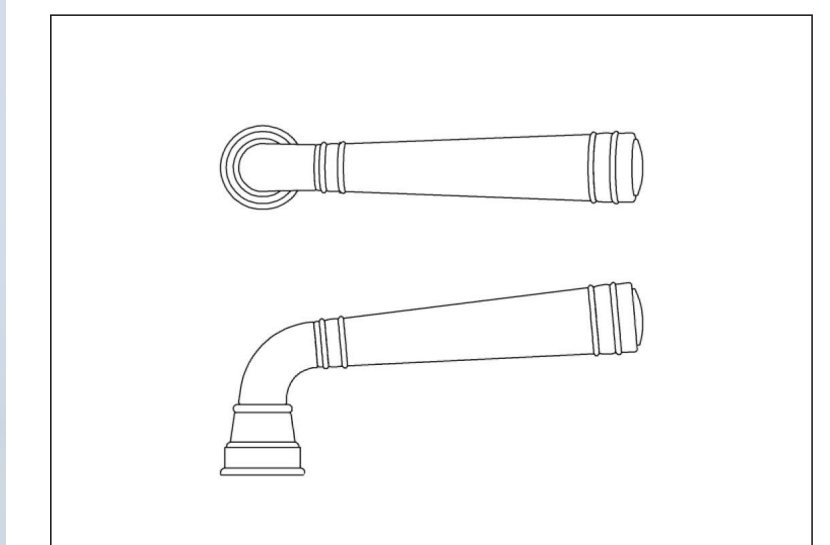
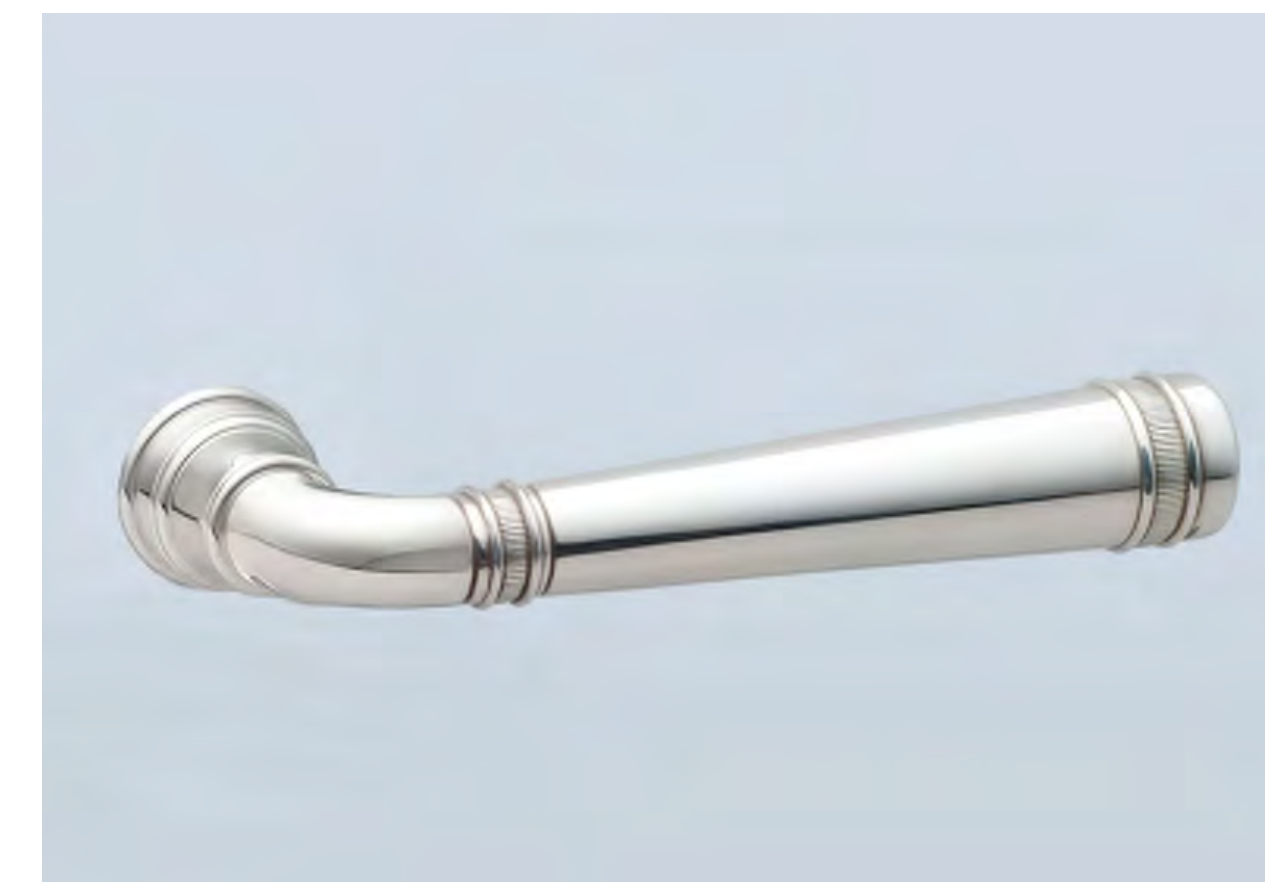
NT4449 Shutter dog
 The traditional curved shutter dog used for exterior shutters attaches to the wall with a stand-off and bolt (not shown). This fitting is available in a brass base metal and can be plated in any desired final finish.

SHUTTER DOG



HT3240v Backplate
 A neoclassical, oversized backplate (dimensions: 3" x 11"; thickness 3/8") features a triple-stepped perimeter and visible mounting screws - it is suitable for principal entrance locations.

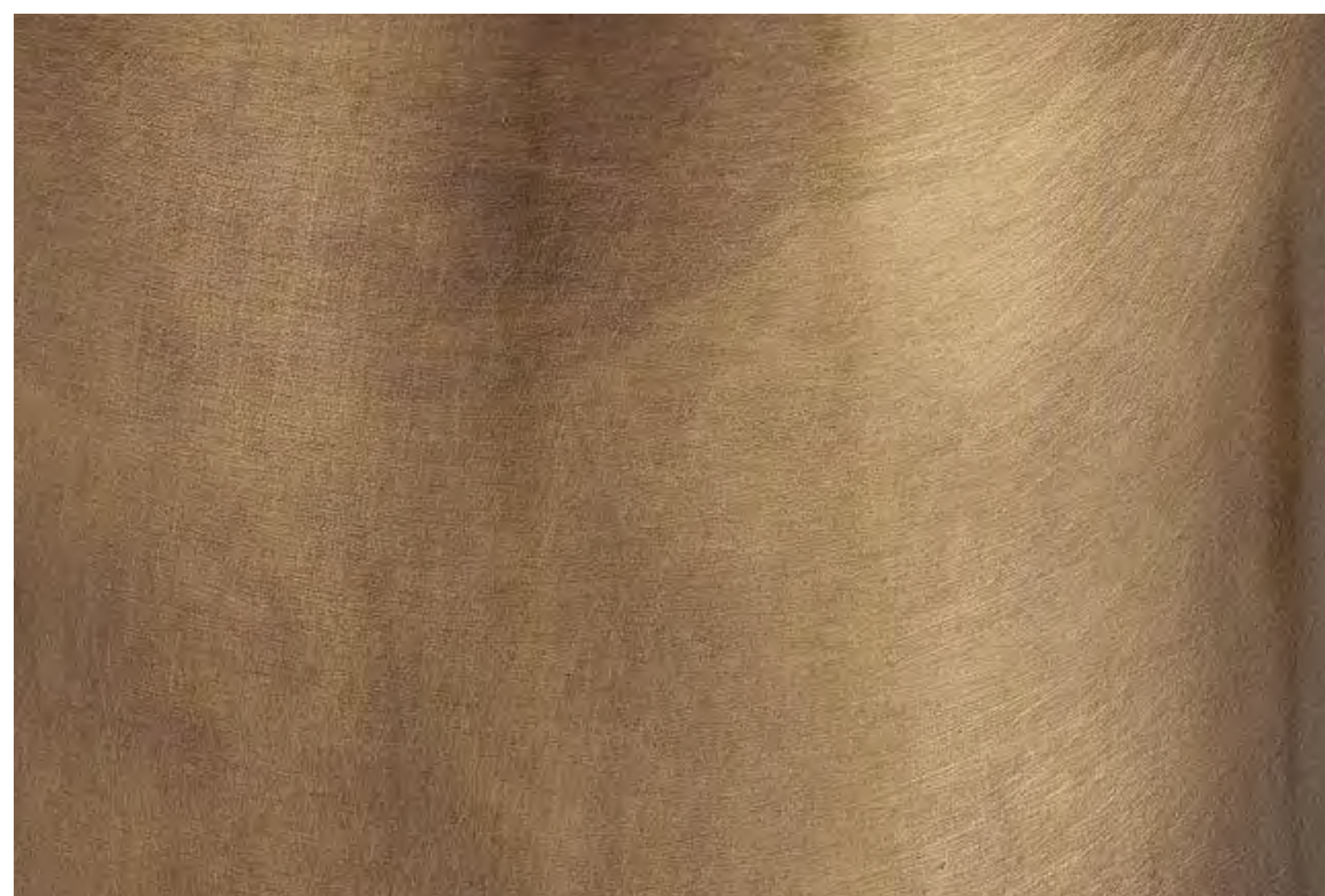
ENTRY DOOR BACKPLATE



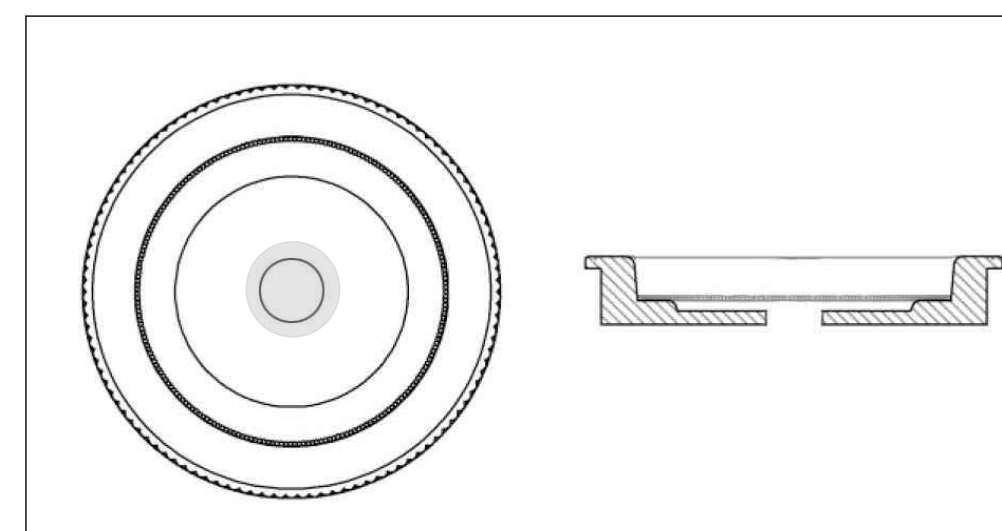
LEVER LENGTH	PROJECTION
4-7/8" overall	2-1/2"
3-1/4" overall	2-1/2"

HT6185 Neoclassical lever
 This elegant and functional handle is distinguished by two bands of fine hand-chased knurling.

ENTRY DOOR LEVER



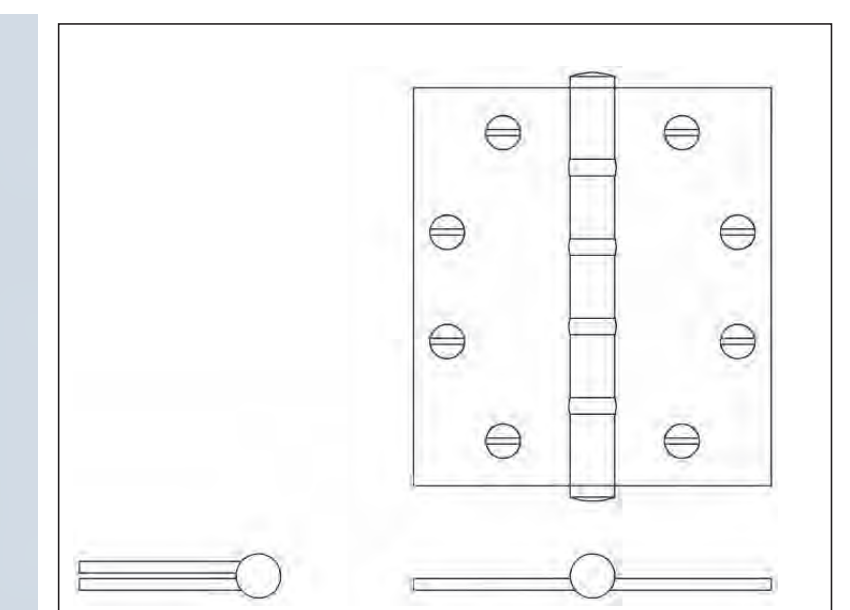
DOOR HARDWARE FINISH - AGED BRASS



DIAMETER	PROJECTION	BOX DEPTH
REFER TO DETAILS ABOVE	REFER TO DETAILS ABOVE	REFER TO DETAILS ABOVE

HT9982 recessed pull
 This trim shown here modified to accept a doorbell call button: it has a delicate half-beaded perimeter and interior beaded detail. A minimal box depth of 7/16" (mortised depth behind face frame) is shown, other depths are also available.

DOORBELL



LEAF HT.	WIDTH	KNUCKLE	LEAF
4"	3-1/2"	1/2"	.17"
4"	4"	1/2"	.17"
4-1/2"	4"	1/2"	.17"
4-1/2"	4-1/2"	9/16"	.18"
5"	4"	9/16"	.18"
5"	4-1/2"	9/16"	.18"
5"	5"	9/16"	.19"
6"	6"	5/8"	.203"

HT0413 heavy-duty ball bearing hinge
 This is a premium four ball-bearing butt hinge. Shown here with HT0980 button finials and the HT2518 radiused bearings. Other sizes, finials, and bearing shapes are available.

ENTRY DOOR HINGES

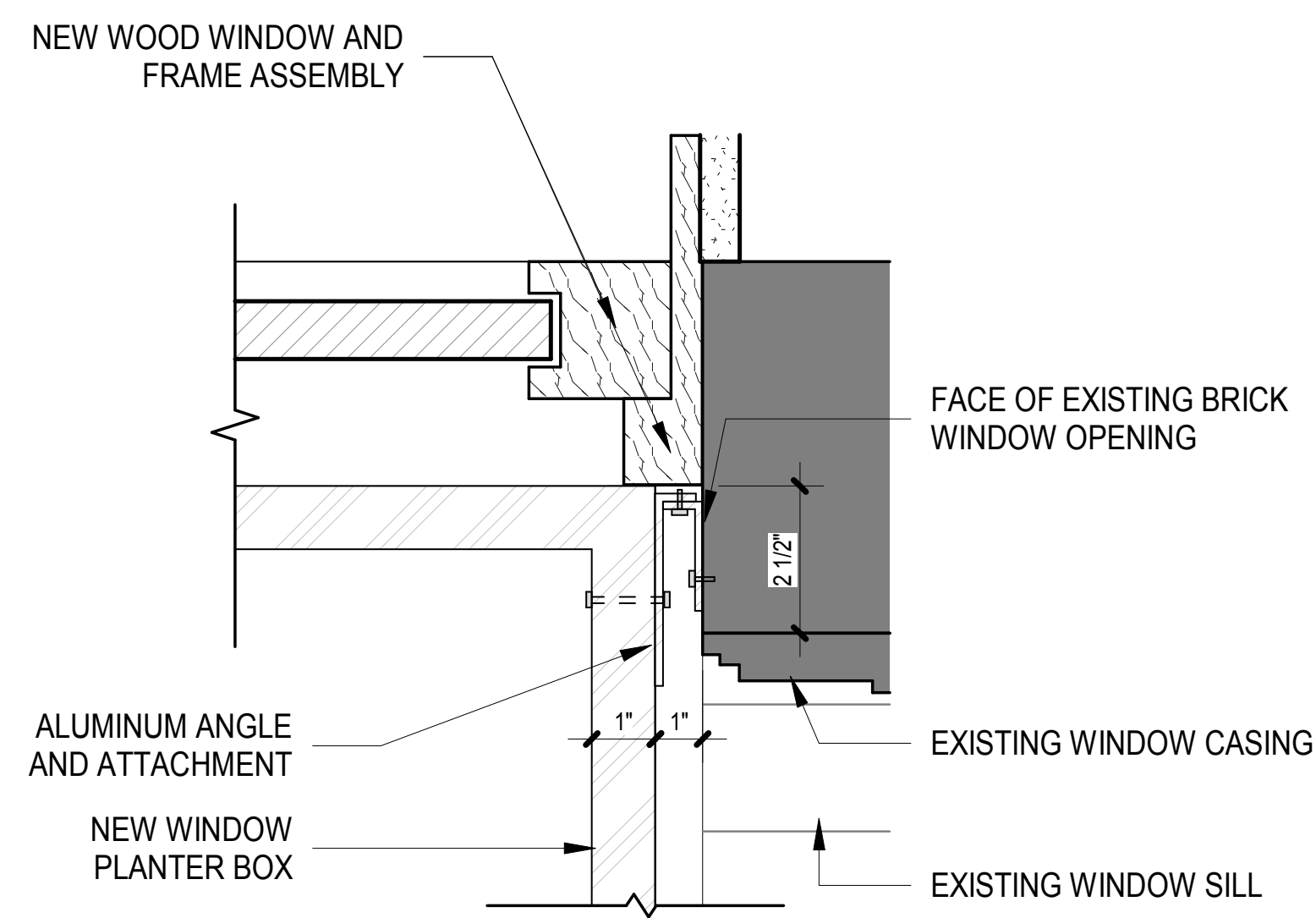


706 MADISON AVENUE, 2020 LPC APPROVED

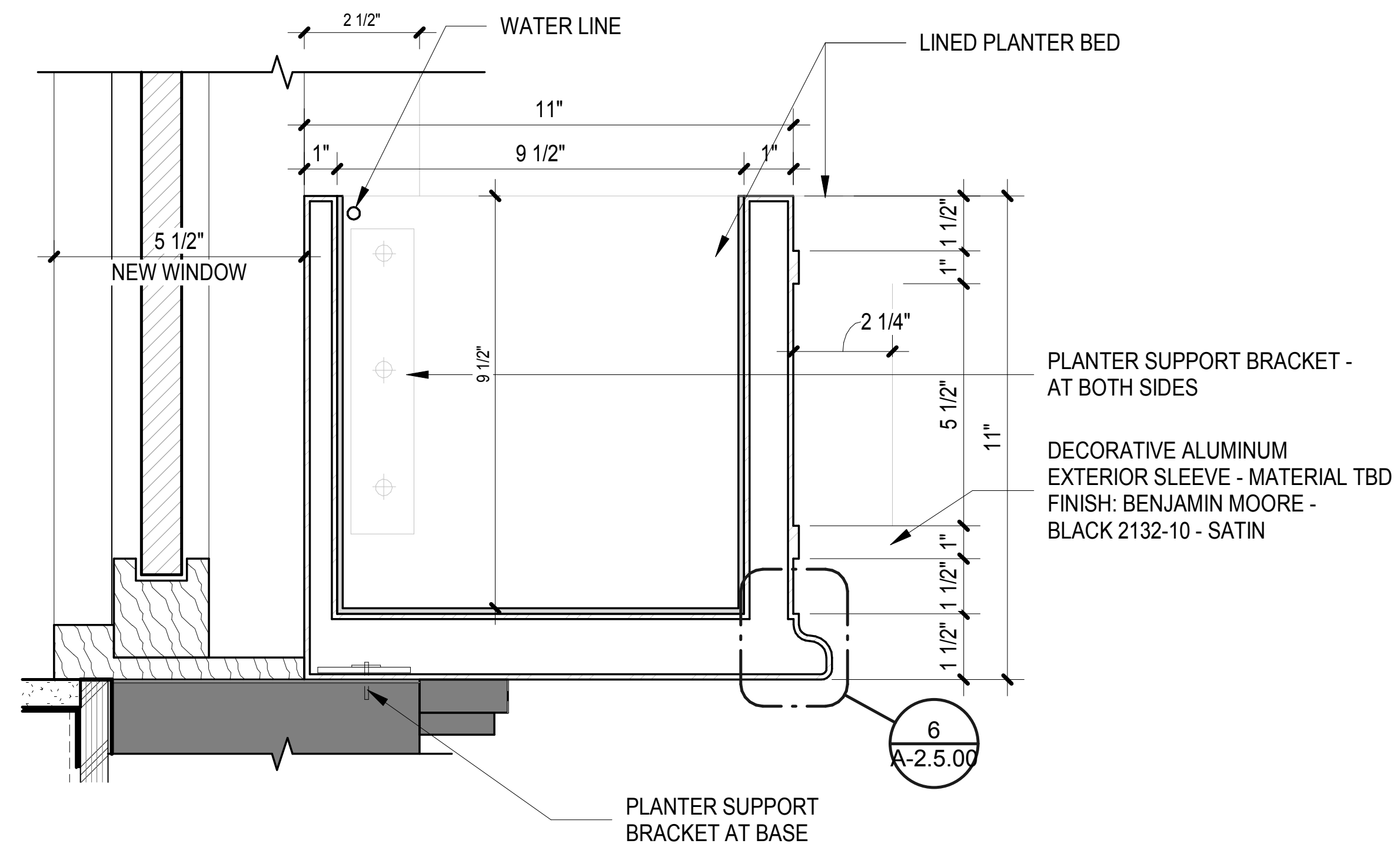


1002 MADISON AVENUE, 2022 LPC APPROVED

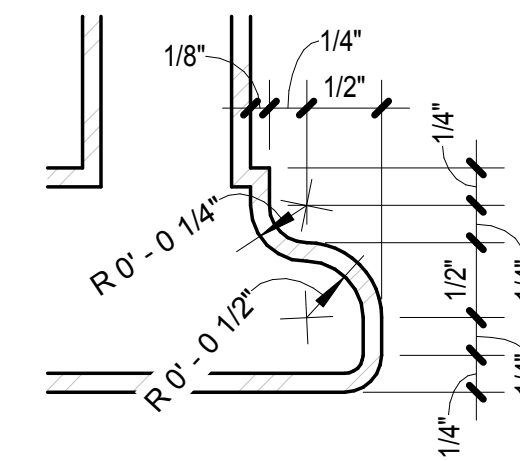




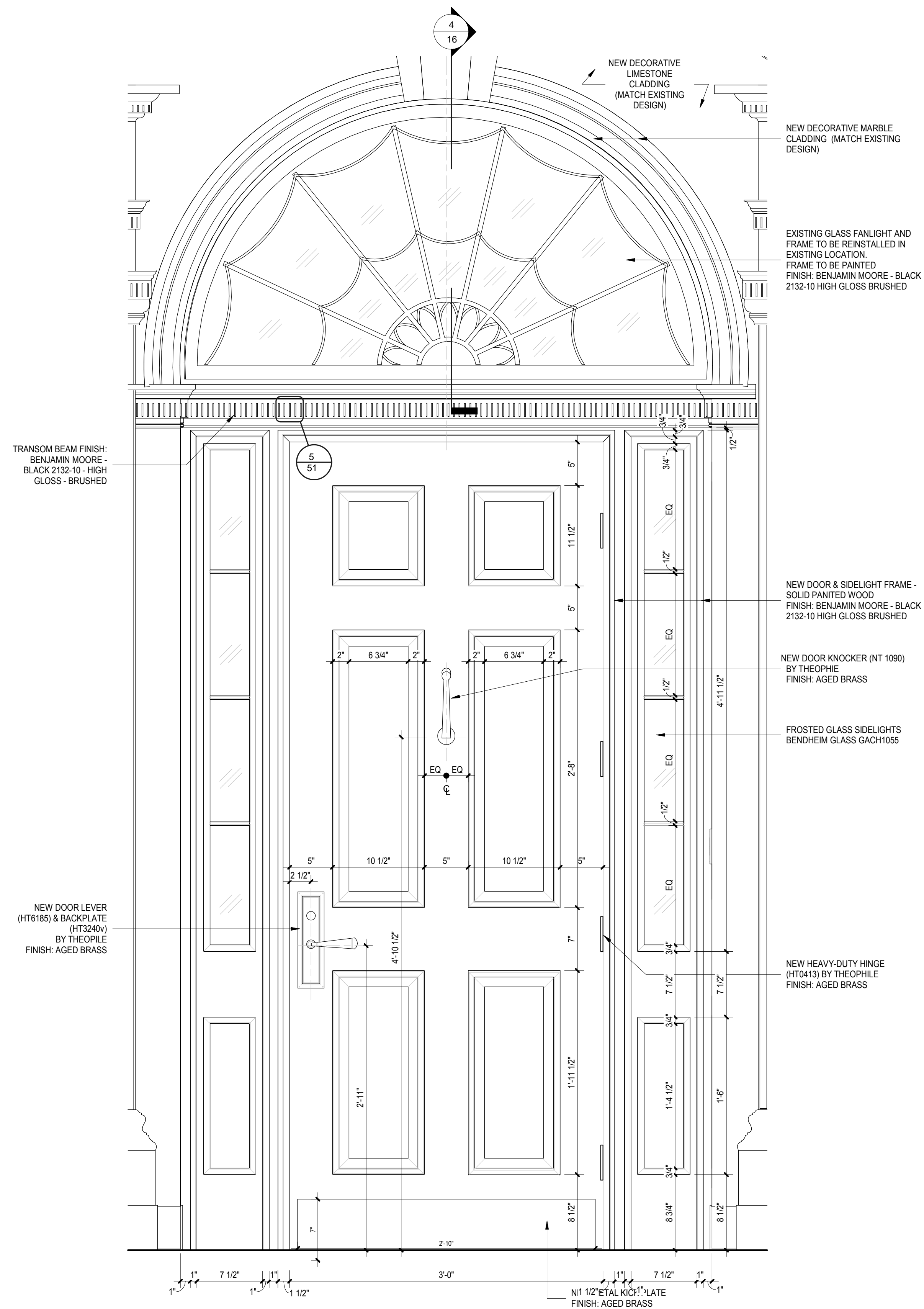
1. PLAN DETAIL - WINDOW PLANTER



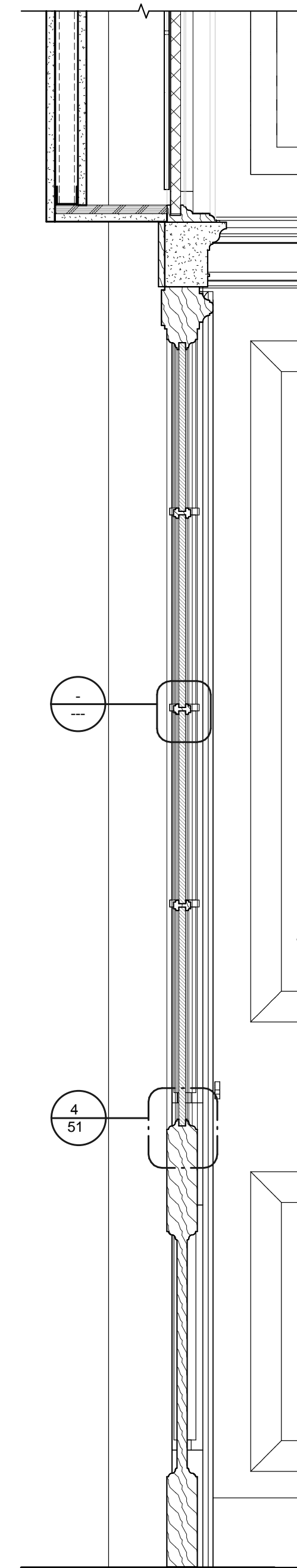
2. SECTION DETAIL - WINDOW PLANTER



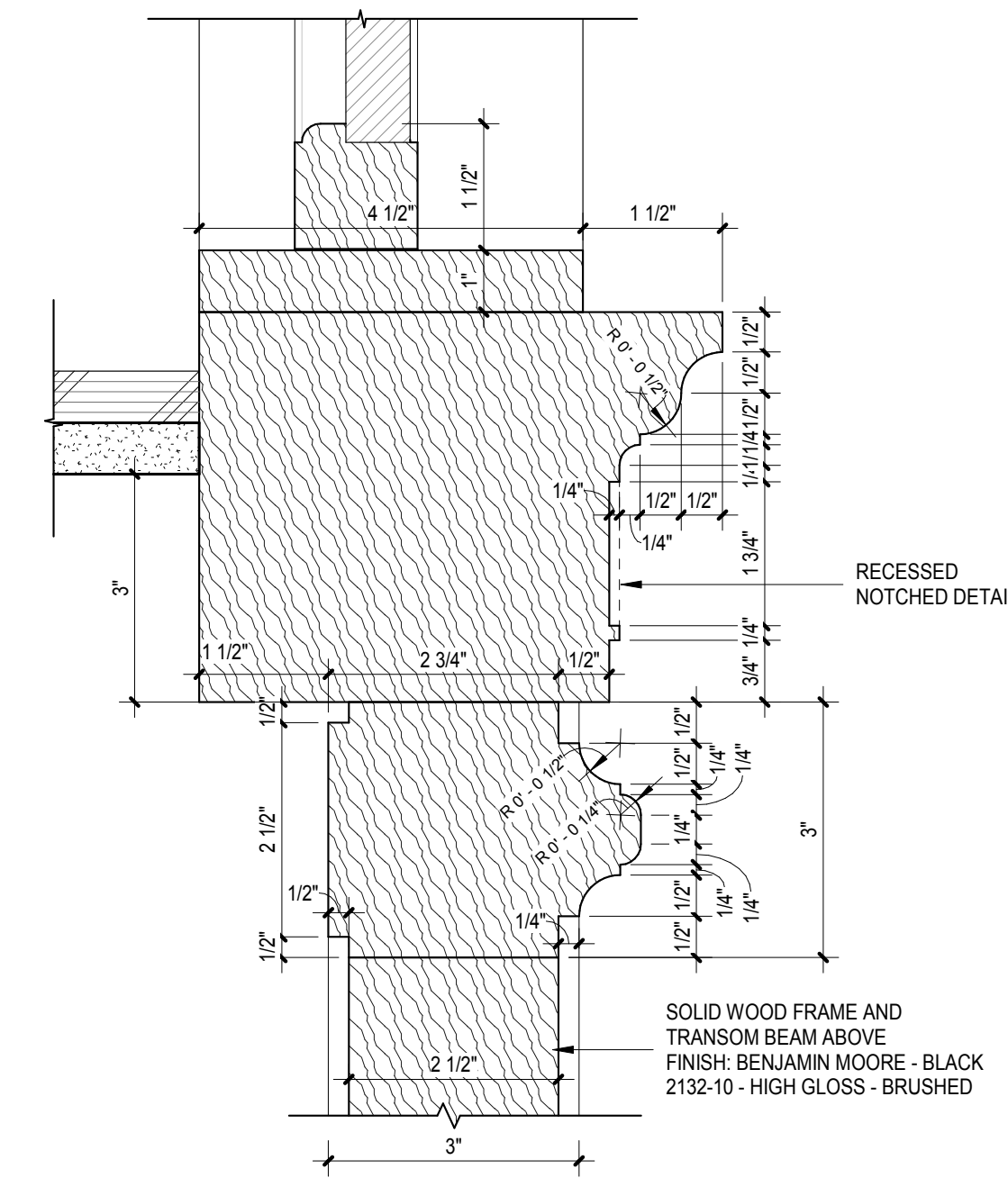
3. DETAIL - PLANTER EDGE



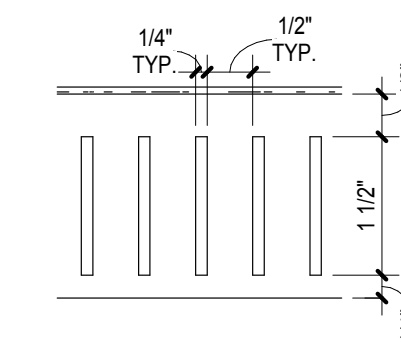
1. ENLARGED PLAN - ENTRY DOOR



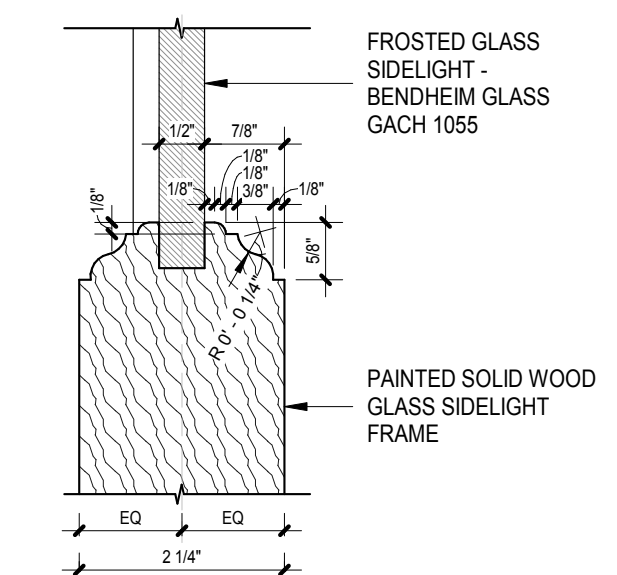
2. SECTION - SIDELIGHT



3. DETAIL - FRAME & TRANSOM



5. DETAIL - BEAM FLUTING



4. DETAIL - LIGHT FRAME



VIEW OF MOCK-UP FROM ROOF

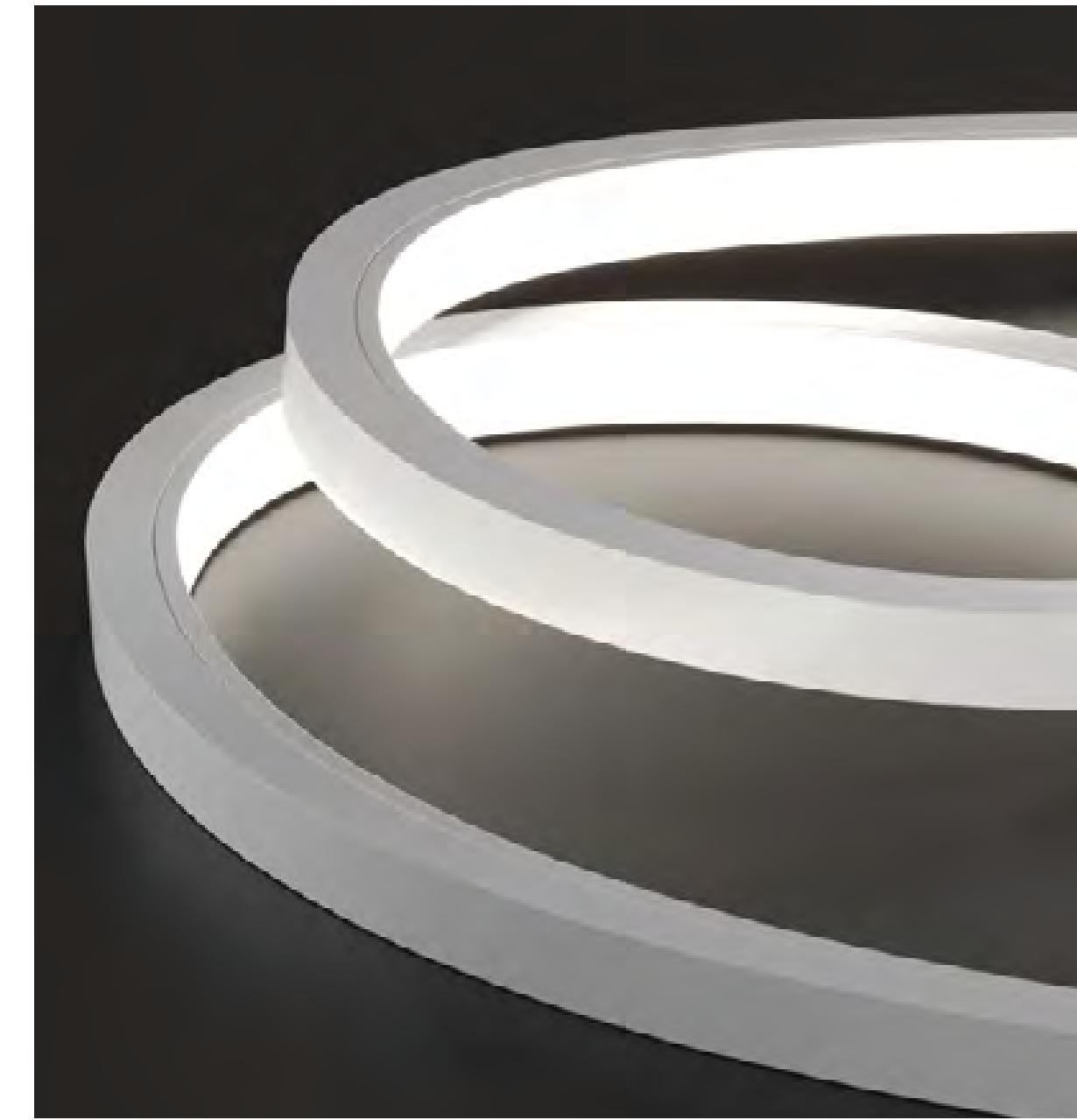




WSE01



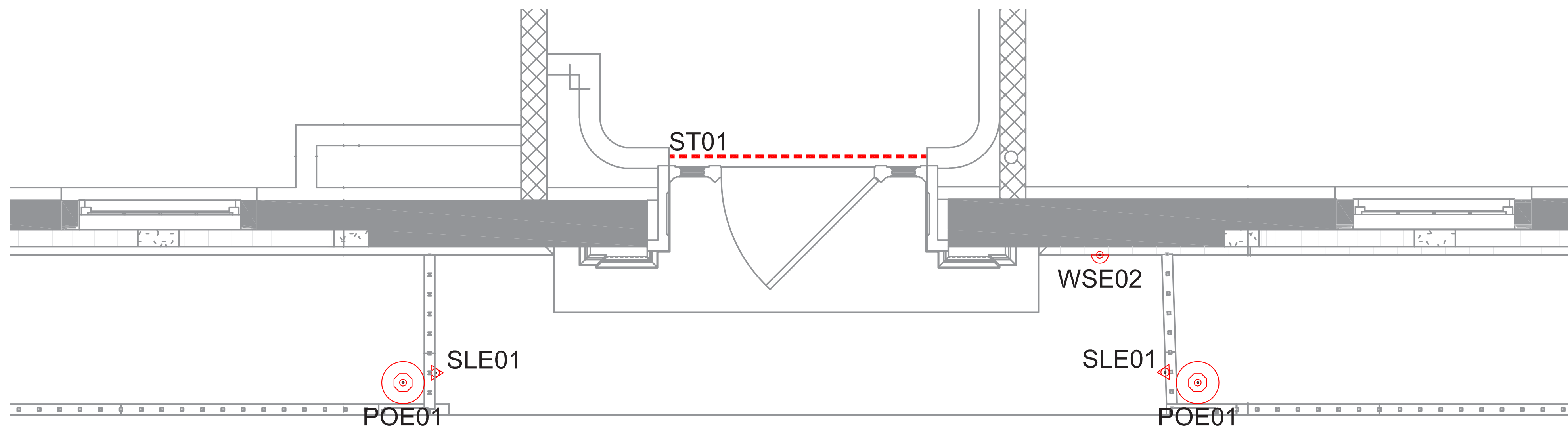
TYPE SLE01



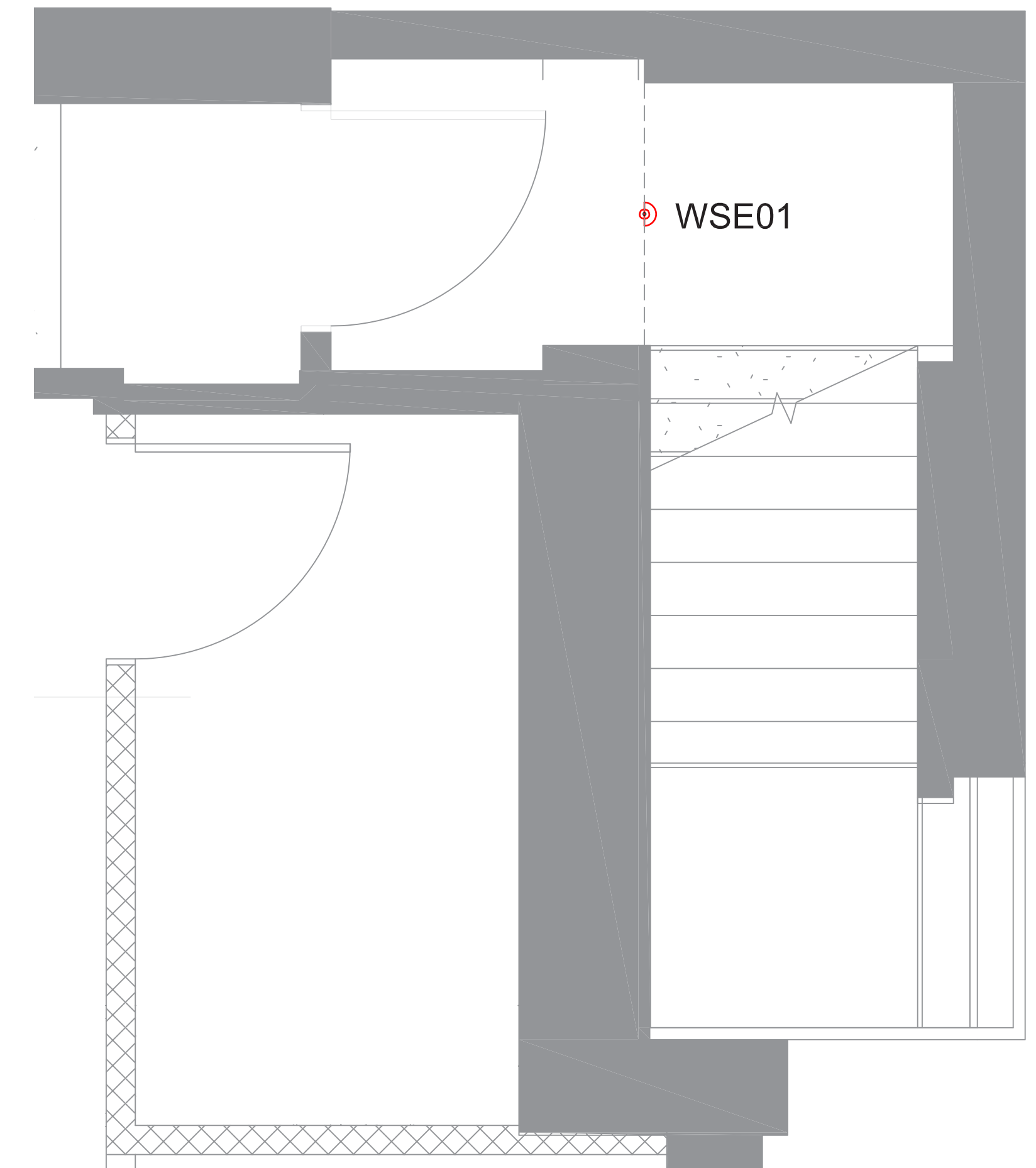
TYPE ST01



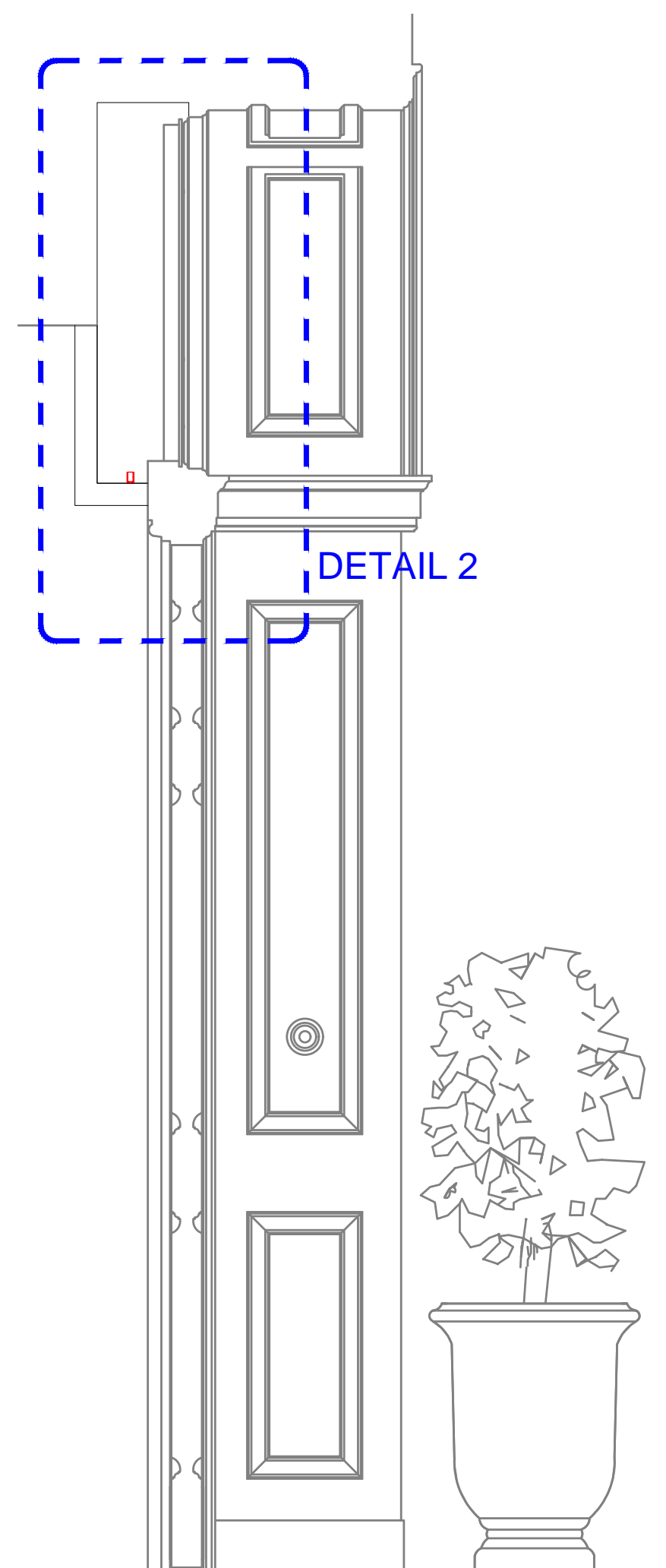
TYPE POE01



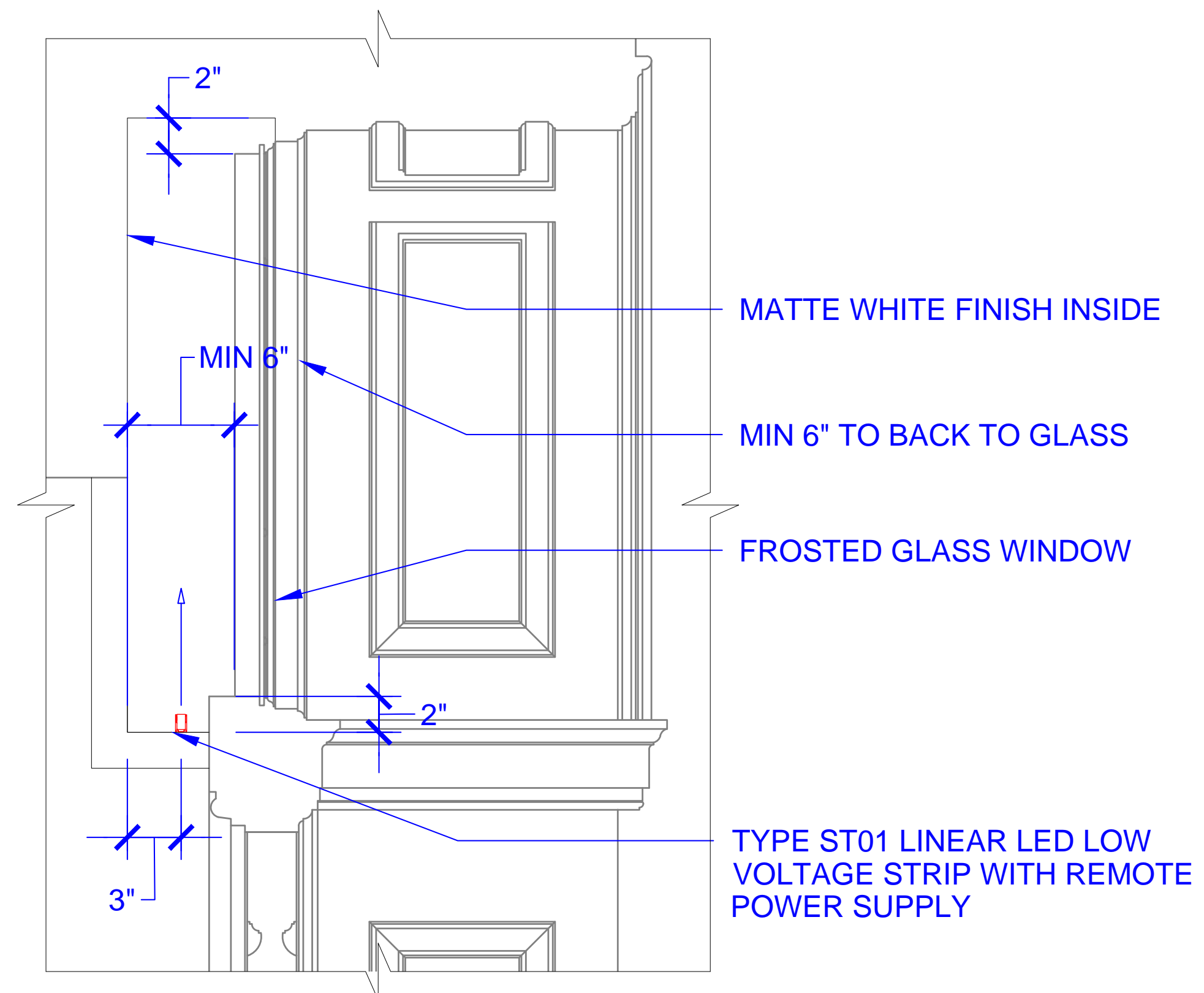
EXTERIOR LIGHTING PLAN - GROUND ENTRY DOOR



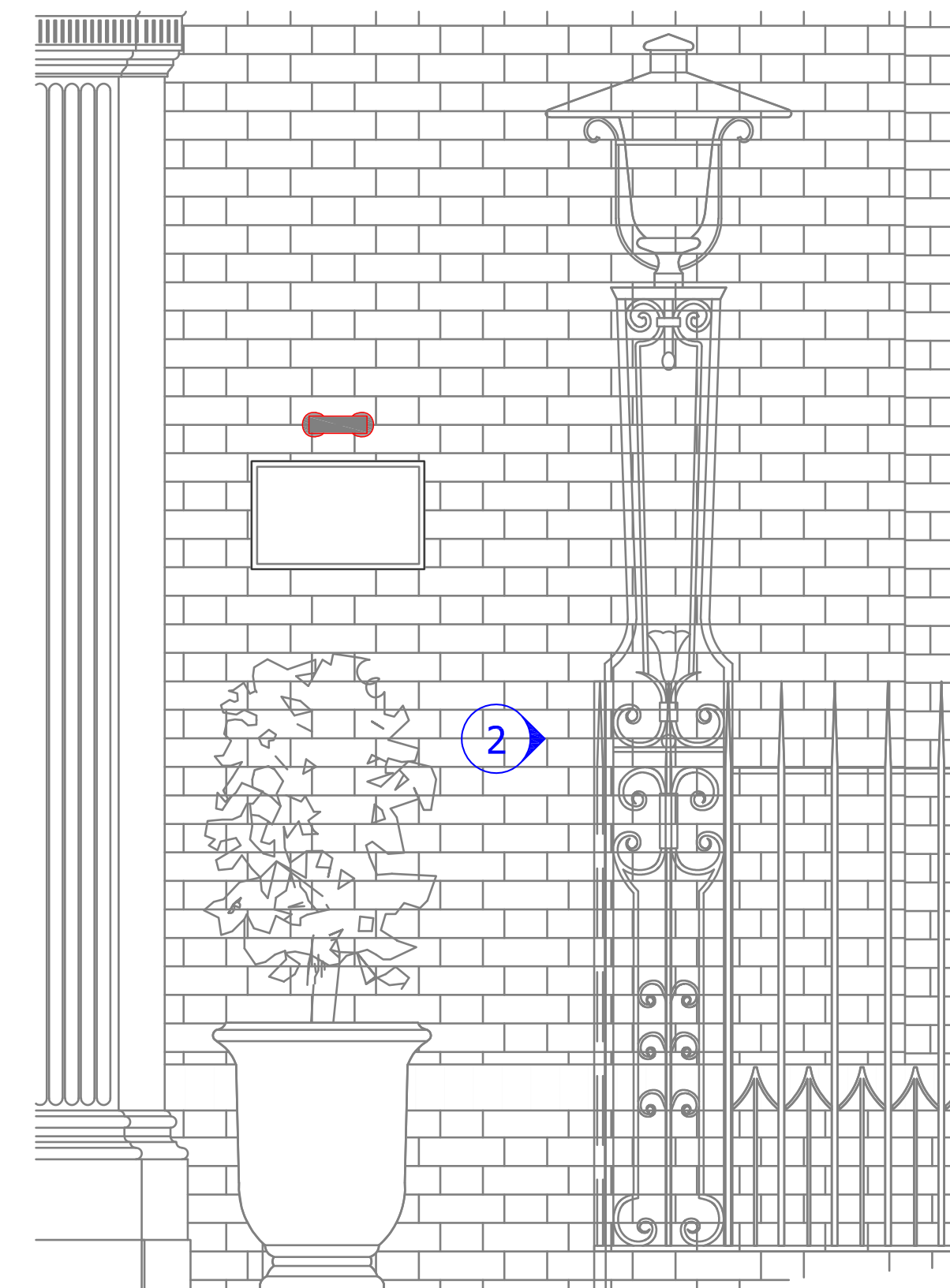
EXTERIOR LIGHTING PLAN - CELLAR EXIT DOOR



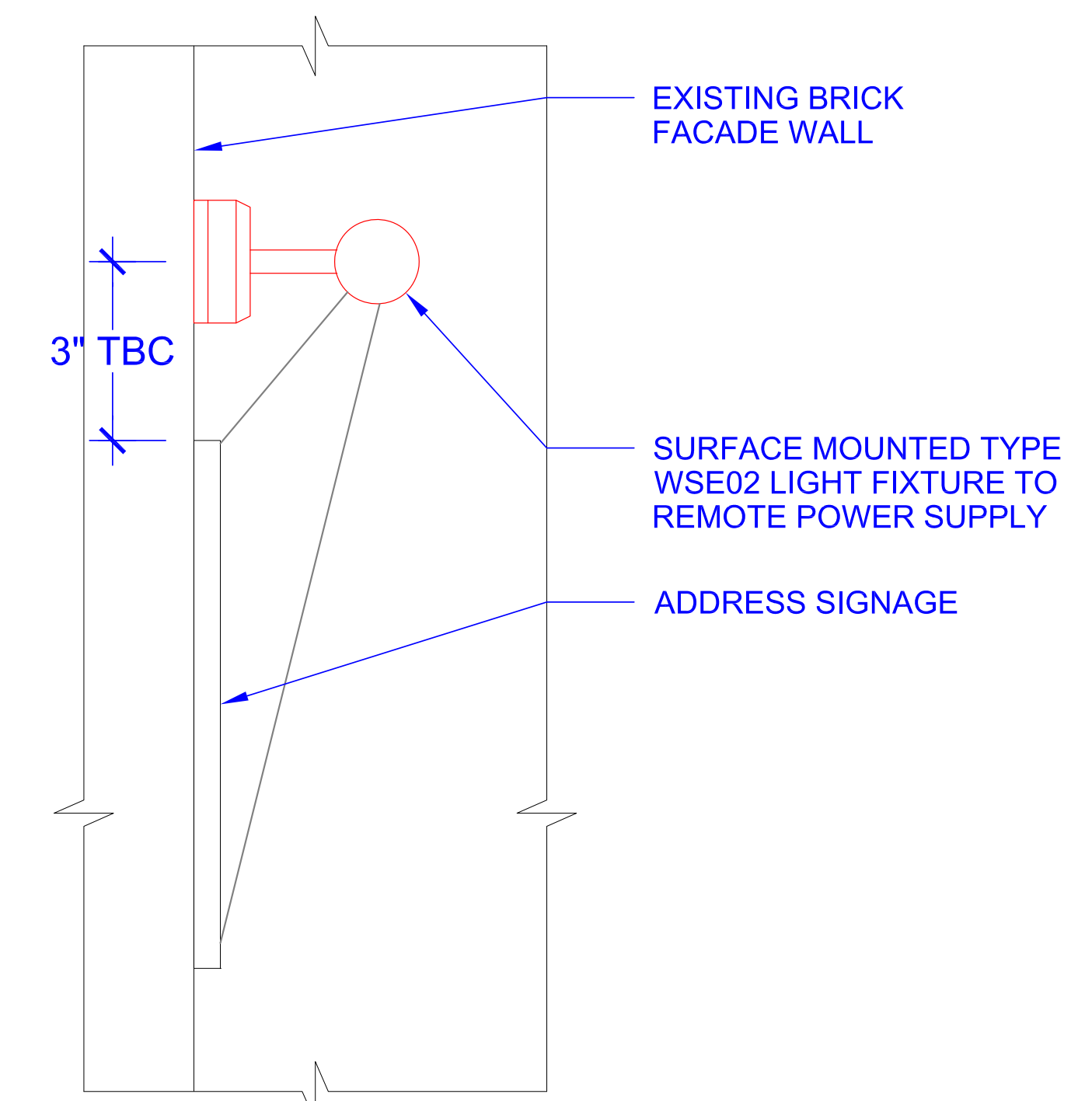
1. ENTRY TRANSOM SECTION



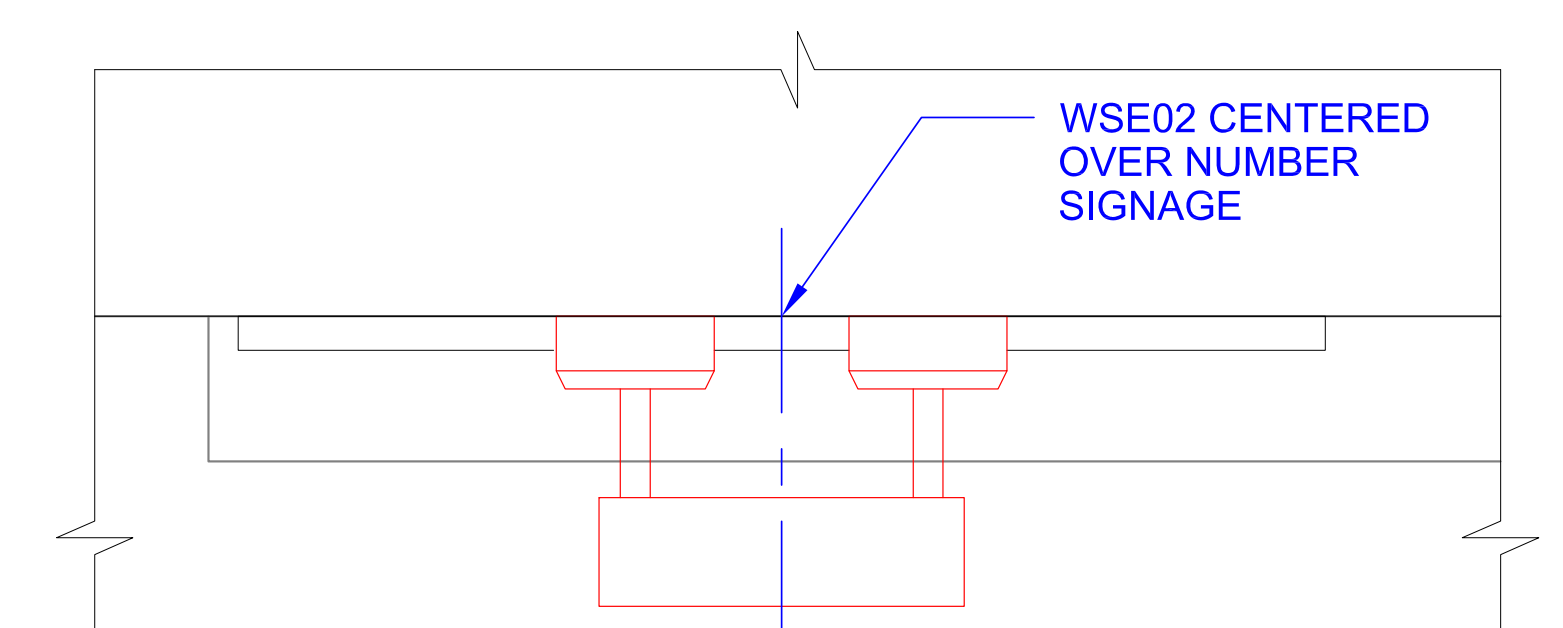
2. ENTRY TRANSOM DETAIL



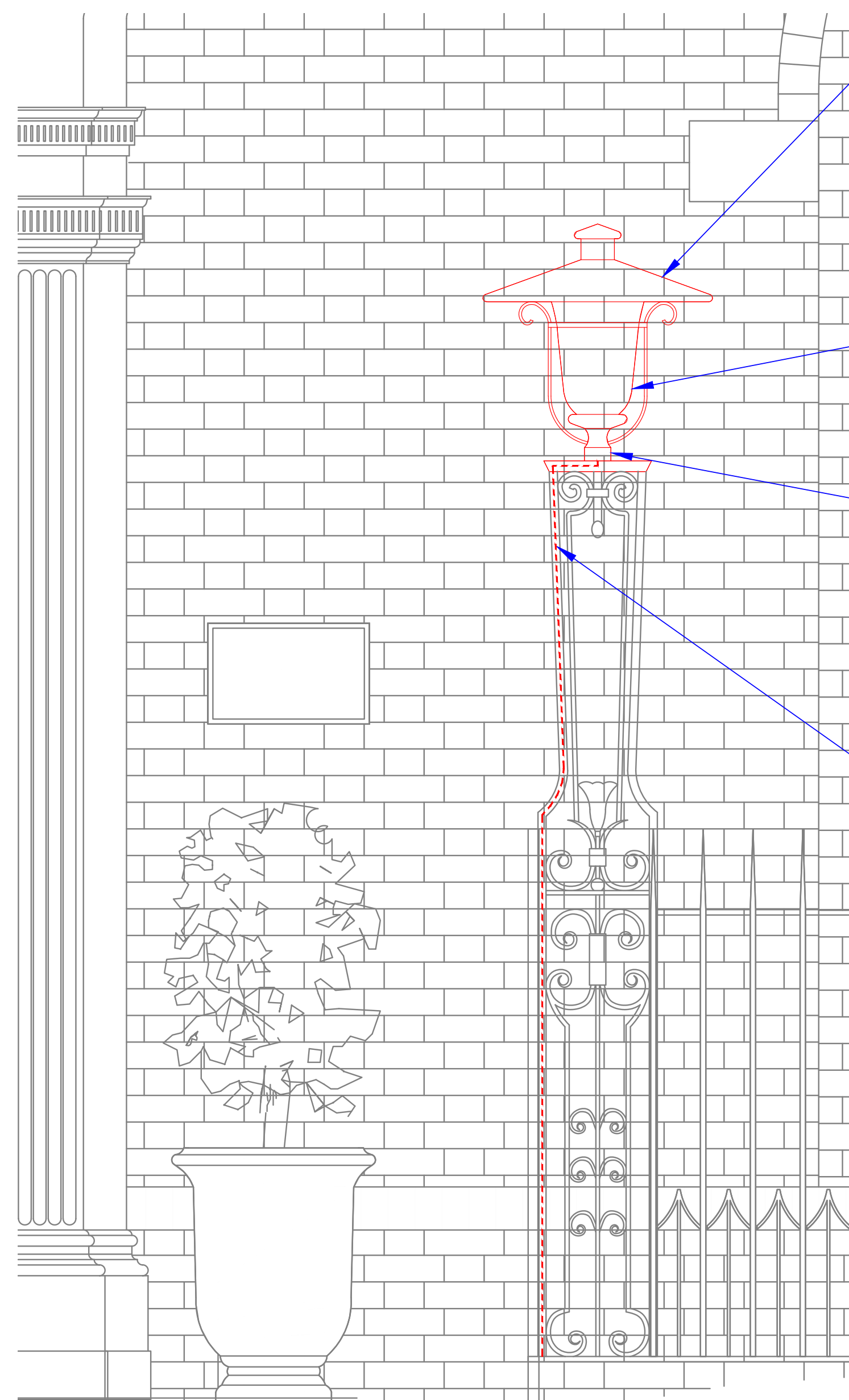
3. ENTRY ADDRESS SIGNAGE



5. ADDRESS SIGNAGE SECTION



4. ADDRESS SIGNAGE PLAN VIEW



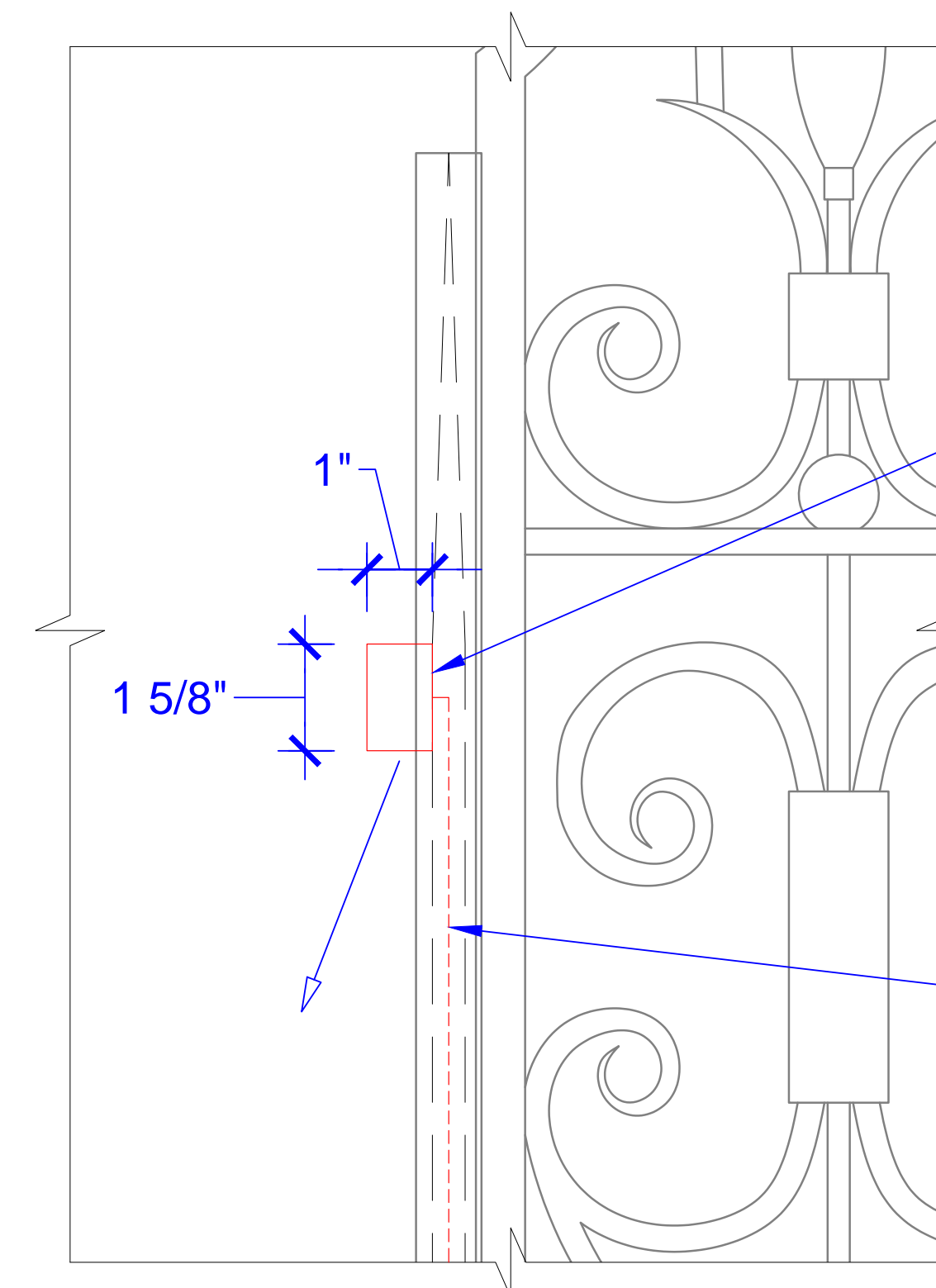
1. EXISTING POST ELEVATION

EXISTING DECORATIVE POST TOP TO BE RESTORED. METAL TO BE STRIPPED OF PAINT, RUST TO BE REPAIRED, ELECTRICAL COMPONENTS TO BE REPAIRED OR REPLACED. FIXTURE TO BE PRIMED & PAINTED TO MATCH FENCE (BLACK).

EXISTING CLEAR SHADE TO BE RECREATED WITH NEW GLASS SHADE AND FROSTED INSIDE TO CONCEAL LED LAMPING WITHIN.

POST TOP CONNECTION TO FENCE TO BE REPAIRED

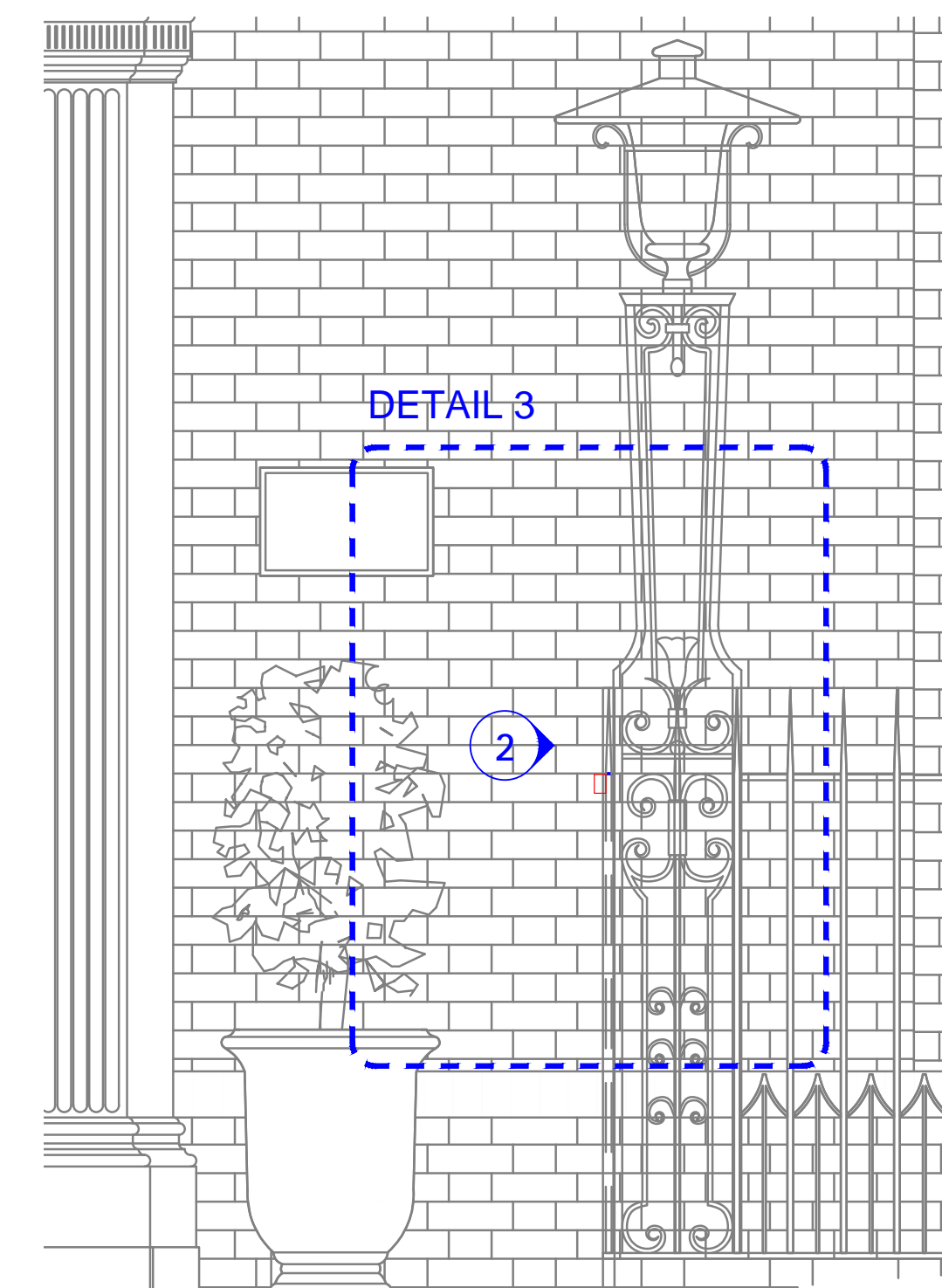
EXISTING BLACK CONDUIT TO BE REPLACED WITH NEW CONDUIT AND MOUNTED CLEANLY ALONG BACKSIDE OF FENCE



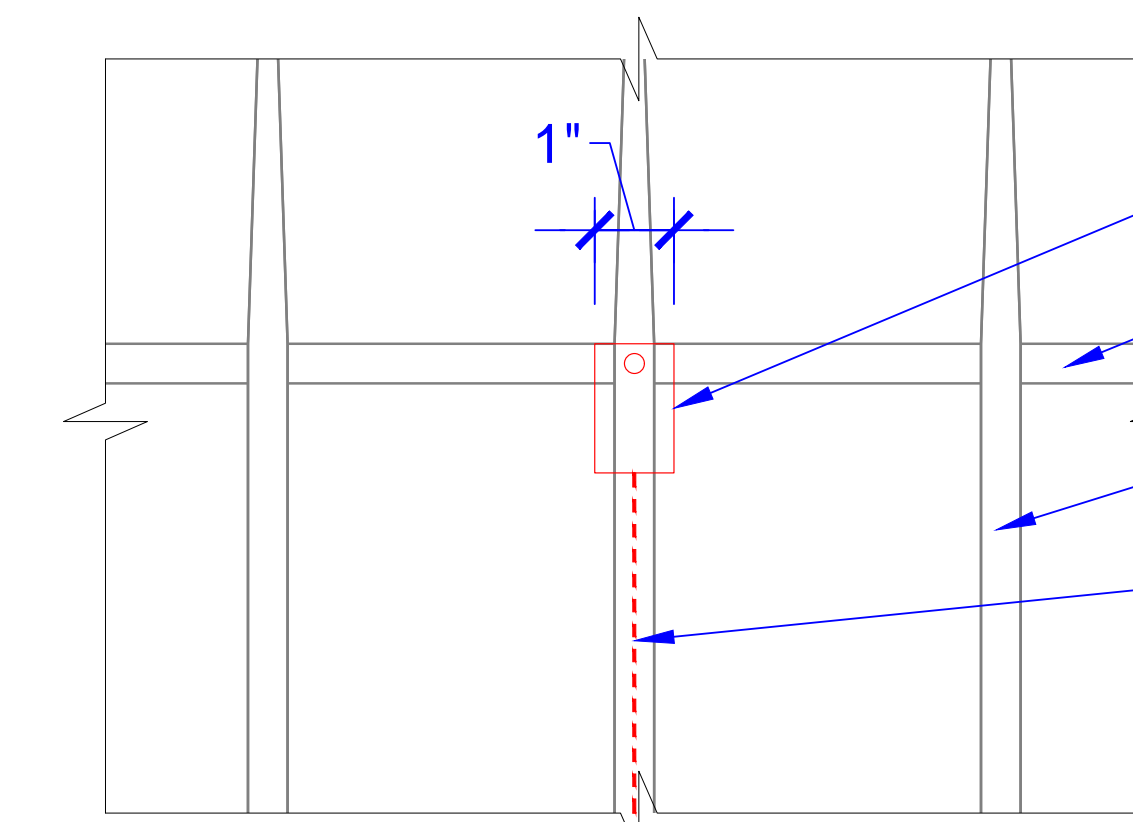
4. SIGNAGE LIGHT SECTION B

TYPE SLE01 LIGHT FIXTURE ATTACHED TO FENCE

LOW VOLTAGE CABLE TO RUN ALONG BACK SIDE OF FENCE AND SECURED WITH BLACK ZIP TIES TO MATCH FENCE FINISH



2. SIGNAGE LIGHT ELEVATION



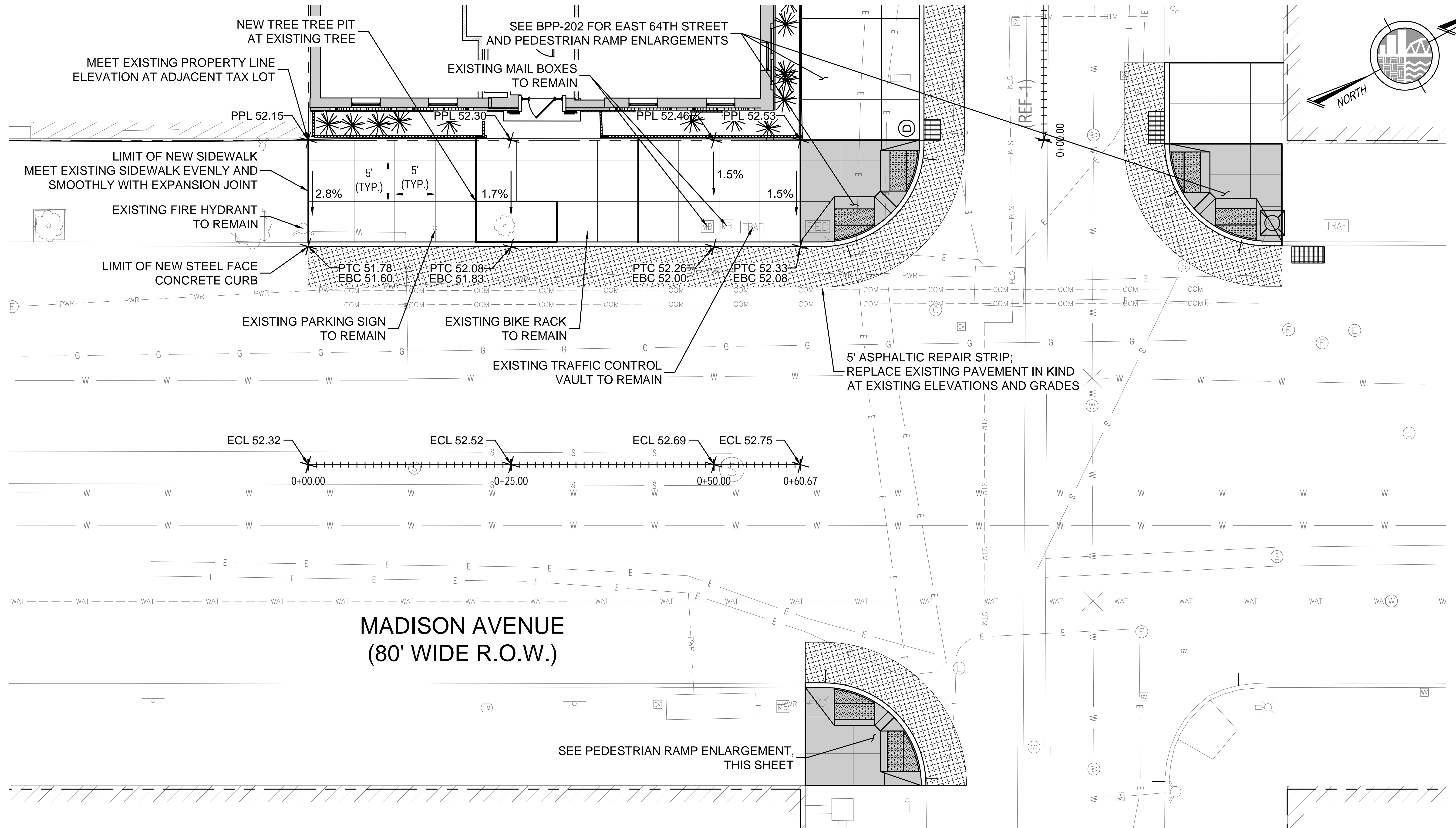
3. SIGNAGE LIGHT SECTION A

TYPE SLE01 LIGHT FIXTURE ATTACHED TO FENCE

FENCE HORIZONTAL BAR

FENCE VERTICAL POSTS

LOW VOLTAGE CABLE TO RUN ALONG BACK SIDE OF FENCE AND SECURED WITH BLACK ZIP TIES TO MATCH FENCE FINISH



PROPOSED BUILDERS PAVEMENT PLAN

The current proposal is:

Preservation Department – Item 6, LPC-25-01748

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

To testify virtually, please join Zoom

Webinar ID: 852 4740 5541

Passcode: 410385

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (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.