Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

September 22, 2025

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

RE: 831-37 Madison Avenue (Upper East Side Historic District) – *David Chipperfield Architects* – A no-style rowhouse originally constructed 1885-6 and altered in 1956. 833 -837 Madison Avenue are three altered rowhouses designed by Charles Buek & Co. (833 Madison), William Schickel (835 Madison) and Thom & Wilson (837 Madison), and constructed in 1884-86. Application to demolish the no-style building at 831 Madison Avenue and construct a new residential building; excavate existing cellars and create new subcellar at 831-837 Madison; install new wood windows and storefront infill and combine interior ground and second floor retail spaces at 833-837 Madison; construct rooftop and rear yard additions at 833 Madison and construct a rear yard addition at 835-837 Madison.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 17, 2025, the Board approved the following resolution by a vote of 22 in favor, 17 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 831-837 Madison Avenue has been transformed over time; and

WHEREAS 831 Madison is a non-contributing building; and

WHEREAS this application includes the demolition of 831 Madison and the construction of a new apartment building with a retail base; and

WHEREAS the new building will be in line with the apartment house at 839 Madison Avenue; and

WHEREAS 831 Madison will be in scale with other apartment houses on Madison Avenue; and

WHEREAS the proposed tower will be 194’-8” tall or 203’-11” tall including the bulkhead; and

WHEREAS the proposed tower will be similar in height to other apartment buildings in the historic district will be shorter than the apartment house across the avenue at 828-854 Madison; and

WHEREAS the new tower has a modernist design with a front façade of limestone, glass, and steel railings and window frames in galvanized steel with a bronze finish; and

WHEREAS the new tower has two materialities, similar to other tall buildings on Madison Avenue; and

WHEREAS the proposed tower uses traditional materials including buff limestone with sandblasted and honed finishes and limestone colored brick; and

WHEREAS existing towers have one material on the front and another on the side, often turning the corner with the front material; and

WHEREAS the limestone façade of the proposed tower turns the corner to meet brick masonry on the sides; and

WHEREAS the new tower steps back on the 15th floor; and

WHEREAS all work to restore the facades of the 833, 835, and 837 buildings above the second floors is being approved at the LPC at the staff level; and

WHEREAS 833 will be enlarged by a three-story vertical addition; and

WHEREAS the façade of the addition will have terracotta colored, textured brick, and terracotta frames at the masonry openings for the windows; and

WHEREAS the two-story base of 839 will be restored, including the extension down to the first floor of the bay window; and

WHEREAS the two-story storefront at 835 will be reconfigured and restored in metal and glass; and

WHEREAS the two stories of windows and frames at 833 will be restored and renovated; and

WHEREAS the proportions of the storefronts at 833 and 835 will be adjusted to align; and

WHEREAS the major horizontal elements of the first two stories of 831 through 837 will align; and

WHEREAS the floors of 833, 835, and 837 will be fully demolished; and

WHEREAS the volumes of 833, 835, and 837 will be re-built so that the first and second floors of 831 through 837 align and retail spaces can be combined; and

WHEREAS all the floors of 831 and 833 will align; and

WHEREAS all new volumes in the rear will be built to the rear property lines; and

WHEREAS the existing apartment houses are on corners and not on interior lots; and

WHEREAS the proposed tower does not detract from the corner building; and

WHEREAS apartment houses on Madison Avenue have typically been built in the styles fashionable at the time of design and construction; and

WHEREAS the proposed tower could have been designed in the neo-classical style of many new limestone apartment houses; and

WHEREAS the proposed tower uses traditional materials in a contemporary design; and

WHEREAS the restoration and design adjustments to 833, 835, and 837 are appropriate in the historic district; and

WHEREAS the proposed modernist tower is contextual and appropriate within the historic district; and

THEREFORE, BE IT RESOLVED that this application is **APPROVED.**

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason *Anthony Cohn and David Helpern*

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District

Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District