Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

March 23, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 680 Madison Avenue (Upper East Side Historic District) – *Design Republic* – A Neo-Georgian building designed by K.B. Norton and constructed in 1950-51. Application is for creating a storefront master plan and the installation of new windows at the second and third floor.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on March 18, 2026, the Board approved the following resolution by a vote of 39 in favor, 2 opposed, 0 abstention, and 0 not voting for cause.

> **WHEREAS** this Neo-Georgian Building was constructed in 1950-51 as the Carlton House Hotel; and
>
> **WHEREAS** the application is for a storefront master plan and new windows on the second and third floors; and
>
> **WHEREAS** the Landmarks Preservation Commission had approved the conversion of the hotel into retail at the three-story base with residential above about 15 years ago; and
>
> **WHEREAS** for the conversion, the first floor was renovated to provide more show window area on the ground level, but the solidity of the base was maintained; and
>
> **WHEREAS** for the conversion, the casement windows on the second and third floors were replicated in aluminum; and
>
> **WHEREAS** the pattern of the casement windows was maintained because of its importance to the overall design of the building; and
>
> **WHEREAS** in the conversion, the second floor was raised by setting back the stepped-up floor from the windows and the third floor was eliminated to create high floors for the retail; and
>
> **WHEREAS** the current applicant seeks to improve the retail by making more substantive changes to the three-story base; and
>
> **WHEREAS** the applicant surveyed the retail in similar buildings to relate the storefronts at 680

Madison to other storefronts on Madison Avenue in the historic district; and

WHEREAS the proposed master plan will make changes that are intended to relate to the original design of the building; and

WHEREAS the narrow windows on the first floor will be eliminated and windows will be widened; and

WHEREAS the awnings that are over the show windows will be eliminated; and

WHEREAS larger, single light show windows that eliminate the transoms and awnings will be incorporated on the ground floor; and

WHEREAS new ground floor windows on Madison Avenue are related to the original symmetrical design and setbacks; and

WHEREAS new ground floor windows on the side streets are related to the windows above; and

WHEREAS the second-floor casement windows, formerly second and third floor windows, will be removed and replaced with single light windows; and

WHEREAS the existing decorative metal clad entrance doors with the marble portal will remain; and

WHEREAS the existing decorative metal filagree at the transom over the entrance doors will remain; and

WHEREAS the new upper storefront windows will have decorative metal borders; and

WHEREAS the existing decorative fiberglass panels between the upper and lower second floor windows will be replicated; and

WHEREAS there will be new metal pin mounted backlit signage above ground floor windows; and

WHEREAS there will be signs in the upper portions of the upper windows of the second floor; and

WHEREAS the ground floor limestone will be replaced with new limestone; and

WHEREAS there will be a new black granite base to match the existing; and

WHEREAS the solidity of the base will be maintained at the corners; and

WHEREAS the proposed master plan will provide more visibility for the retail; and

WHEREAS the proposed master plan will lose the texture of the original and current glazing; and

WHEREAS the conversion from the hotel maintained the character of the original design; and

WHEREAS the proposed master plan has a contemporary character that does not integrate with the overall design of the building; and

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED as presented.**

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason *Anthony Cohn, David Helpern, and Jane Parshall*

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District