Valerie S. Mason
Chair

Ian McKnight
District Manager

505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, October 20, 2025 – 6:30 PM
This meeting was conducted via Zoom.

PLEASE NOTE: When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, October 22, 2025**. They may testify for up to two minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

MINUTES:

Board Members Present: Elizabeth Ashby, Michele Birnbaum, Alida Camp, Sarah Chu, David Helpern, John McClement, Jane Parshall, Kimberly Selway, and Marco Tamayo.

Approximate Number of Public Attendees: 45

Resolutions for Approval:
Item 1: 109 East 73rd Street and 111-113 East 73rd Street: The Buckley School
Item 2: 1000 Fifth Avenue: Metropolitan Museum of Art
Item 3: 710- 712 Madison Avenue
Item 4: 985 Fifth Avenue
Item 5: 75 East 77th Street

Item 1: 109 East 73rd Street and 111-113 East 73rd Street: The Buckley School (Upper East Side Historic District) (Between Park and Lexington Avenues) – A neo-Italian Renaissance building designed by George B. Post & Sons in 1906-09 and constructed 1911-12 with significant alterations by Brown, Lawford & Forbes, Modern in 1962. Application is for 109 East 73rd is being combined with the existing school building at 111-113 East 73rd Street. The scope of work at No. 109 includes new entry infill, a rear yard extension, increasing the roof level at the rear of the building, constructing a new stair bulkhead and mechanical equipment at the roof, creating interior connections to No. 111 and relocating interior floor levels to align with the existing building. The existing elevator at No. 113 will be extended to provide accessible service to the roof level and rooftop fence will be replaced.

WHEREAS The Buckley School seeks to convert 109 East 73rd Street into a building for the kindergarten; and

WHEREAS this project is to improve the facilities for the existing students as there will be no increase in the number of students; and

WHEREAS the kindergarten will be relocated from the school's Hubbell building, which is two blocks to the east; and

WHEREAS The Buckley School will align the floors of 109 East 73rd Street with existing school buildings at 111 and 113 East 73d Street; and

WHEREAS the edge of the new 3rd floor at 109 will align with the inside face of the front wall; and

WHEREAS there will be an inner window that will align with the inside face of the front wall; and

WHEREAS the horizontal stone transom bar will be extended to the inside face of the front wall; and

WHEREAS the inner window will be laminated textured glass to conceal the end of the new third floor which is set above the top of the Juliette balcony in front of the former windows; and

WHEREAS the historic window will be replaced with a fixed window with the historic profile below the transom bar; and

WHEREAS there will be an operable window with the historic profile above the bar; and

WHEREAS the existing pair of entrance doors will be replaced with a single door to meet ADA requirements; and

WHEREAS the new door will be oak with multi-pane glazing to match the glazing of the window and doors at the ground floor of 111; and

WHEREAS the opaque transom will be retained; and

WHEREAS wood windows will be replaced with wood windows; and

WHEREAS 109 is 22'-6 7/8" wide; and

WHEREAS about half the width of 109 extends to the rear property line; and

WHEREAS the open corner is 10'-5 3/8" wide by 14'-3 7/8" long; and

WHEREAS the open corner of 109 will be infilled to enable classrooms at both ends of the building; and

WHEREAS the rear of the 109 building is currently painted white; and

WHEREAS the rear of the 109 building will be red brick as it was prior to being painted; and

WHEREAS the windows on the east face of 109 will be replaced with windows that are similar to and aligned with the windows in the rear of 111 and 113; and

WHEREAS the windows in the rear will be aluminum; and

WHEREAS the roof of 109 will be raised in the rear and a bulkhead added over the stair on the westerly side of the building; and

WHEREAS the neighbor's metal chimneys will be adjusted upwards but will not be visible from street level; and

WHEREAS the solid brick parapet at 109 conceals the mechanical equipment from surrounding buildings; and

WHEREAS a new metal fence will be installed at 111-113; and

WHEREAS roof heights vary from 59' – 10 7/8" at 111-113 to 75'-7 ½" at 109; and

WHEREAS the elevator, located in 113, will be extended; and

WHEREAS the top of the elevator bulkhead will be 84'-10 7/8" in height; and

WHEREAS the elevator bulkhead will not be visible from the east but will be visible from the west; and

WHEREAS the tying together of the three buildings will improve the operations of the school; and

WHEREAS the changes to 109 East 73 rd Street and 111-113 are substantive; and

WHEREAS the proposed changes to 109 East 73 rd Street and 111-113 are not appropriate and contextual within the historic district; and

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

Board Members in Favor: 9-1-0-0 (Ashby, Birnbaum, Camp, Chu, Cohn, McClement, Parshall, Selway, Tamayo)

Board Members Opposed: (Helpern)

Item 2: 1000 Fifth Avenue: Metropolitan Museum of Art (Individual Landmark) (Between East 80th and 84th Streets) – *Beyer, Blinder, Belle* – A Beaux-Arts style building designed by numerous architects, chiefly, Calvert Vaux and Jacob Wrey Mould who designed the initial Ruskinian Gothic structure of the MET, and constructed in the 1880s, with additions throughout the 2000s. Application is to replace public arrival wayfinding signage in the Fifth Avenue Plaza and the Great Hall.

WHEREAS 1000 Fifth Avenue is a museum complex (The Metropolitan Museum of Art) on the west side of Fifth Avenue between 80th and 84th Streets; and

WHEREAS the Museum is an Individual Landmark, and Interior Landmark and sits within the Central Park Scenic Landmark District; and

WHEREAS the applicant proposes to replace existing signage at the entrances to the museum and within the Great Hall with a new "family" of signage types; and

WHEREAS the purpose of the proposed new signage is to facilitate movement into and through the museum, reduce visual "clutter" through standardization and consistent color for each sign type and to provide vital information about exhibitions; and

WHEREAS the applicant proposes for the Great Hall an interactive screen display at the information desk, large District Identification banners at the three entrance porticos, directional pylons at the porticos, amenity ID banners (Tickets, Gift Shop, etc), and smaller direction ID signs mounted to the walls; and

WHEREAS the attachments for the signs will minimally interfere with the stone and the banners will be narrower so as not to detract from the columns at each of the porticos; and

WHEREAS the exterior signage will include a large banner at the "main" entrance, two smaller banners at the 81st and 83rd street entrances, and a number of directional pylons at the entrances; and

WHEREAS new signage will, by its hierarchical nature and its consistent color scheme, aid the visitor; and

WHEREAS the Committee generally approved of the scheme with some reservations as to the number of signs and some concern over the quantity of exterior signage; and

THEREFORE, be it resolved, this application is **APPROVED as presented.**

Board Members in Favor: 6-3-0-0 (Ashby, Cohn, Helpern, McClement, Selway, Tamayo)

Board Members Opposed: (Birnbaum, Camp, Parshall)

Item 3: 710-712 Madison Avenue (Upper East Side Historic District) (Between East 63rd and 64th Streets) – *Michel Franck, Spacesmith* – An Italianate/Neo-Grec style building designed by Gage Inslee and constructed in 1871. Application is for storefront replacement and infill of non-historic window openings.

WHEREAS Graff, the owner of the building and also the retailer using the first and second floors, seeks to redesign the two-story base; and

WHEREAS the base of the building has non-historic windows; and

WHEREAS the changes to the storefront will have no impact on the historic fabric; and

WHEREAS the two buildings are painted a light color; and

WHEREAS the existing infill between the piers is dark; and

WHEREAS the proposed redesign widens the piers within the storefronts; and

WHEREAS the new piers will be travertine and new metal window frames will be light in color, close in color to the travertine; and

WHEREAS the new stair at the western end of the store will be set behind the solid wall at the western end of the storefront; and

WHEREAS the window at the stair will be obscured with a film on the back of the glass; and

WHEREAS the new metal and glass door at the western end of the store on East 63rd Street will be recessed; and

WHEREAS the stone-balanced door at the northern end of the 712 building will enable egress from the exit stair for the residential floors; and

WHEREAS the main entrance will be on Madison Avenue in the center of the 710 building; and

WHEREAS the main entrance will have a pair of metal and glass doors; and

WHEREAS the spandrel panels are at the height of the second floor; and

WHEREAS the spandrel panels allow for single and double-height spaces; and

WHEREAS showcases with internal lighting are built into the two faces of the corner pier and the pier on the northern side of the entrance doors; and

WHEREAS vitrines with internal lighting are set behind all windows; and

WHEREAS signs on spandrel panels are nine inches high; and

WHEREAS each of the two signs on the upper bands on Madison Avenue and East 63rd Street are 11" high; and

WHEREAS new metal windows on the 3rd, 4th, and 5th floors replicate wood windows including brick moldings; and

WHEREAS the upper three floors will be painted a buff color to closely match the color of the travertine; and

WHEREAS there will be awnings on the upper three floors and over the window on the second floor above the single door; and

WHEREAS the awnings will be similar in color to the buff-colored masonry; and

WHEREAS awnings will not have signs; and

WHEREAS the exterior of the building will not be lit; and

WHEREAS the storefronts at the base of the building are separated by a reveal; and

WHEREAS the elimination of the dark glass infill, the use of clear glass, the use of travertine for the wider piers, and the lighter overall palette for the building, will create a more inviting storefront; and

WHEREAS the proposed design is appropriate and contextual within the historic district;

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

Board Members in Favor: 7-0-0-0 (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, McClement, Parshall, Selway, Tamayo)

Item 4: 985 Fifth Avenue (Metropolitan Museum Historic District) (Between East 79th and 80th Streets) – *SLCE (Studio Sofield)* – A No-Style building designed by Wechsler & Schimenti and constructed in 1970. Application is for a demolition of existing building and construction of a new building.

PLEASE NOTE THE FULL BOARD VOTED TO APPROVE A PREVIOUS APPLICATION FOR 985 FIFTH AVENUE AT ITS JULY 19TH, 2023 MEETING. THE RESOLUTION IS ATTACHED.

THE APPLICANT HAS WITHDRAWN THE PRIOR APPLICATION TO TAKE ADVANTAGE OF CHANGES TO THE NEW YORK CITY ZONING RESOLUTION THAT RESULTS FROM NEW YORK CITY COUNCIL APPROVAL IN DECEMBER 2024 OF THE "CITY OF YES FOR HOUSING OPPORTUNITY" TO ADDRESS NEW YORK CITY'S HOUSING CRISIS BY UPDATING ZONING RULES TO ALLOW FOR INCREMENTAL ADDITIONAL HOUSING IN EVERY NEIGHBORHOOD.

WHEREAS 985 Fifth Avenue is a no-style apartment building designed by Wechsler & Schimenti and constructed in 1970; and

WHEREAS 985 5th Avenue is now a balconied 25-story apartment building of glass and glazed brick; 985 Fifth Avenue replaced three town houses which had stood on the site; #985, known as one of the Brokaw mansions, #986 and #987; and

WHEREAS the applicant is requesting a Certificate of Appropriateness for a new design for 985 Fifth Avenue so that the applicant may take advantage of City of Yes impact on the New York City Zoning Resolution; and

WHEREAS the City of Yes as-of-right changes to the previously Landmarks Preservation Commission approved application include (1) better alignment of the street wall with the building's neighbor to the north, (2) ability to add a new floor so that the number of floors increases from 19 to 20 floors, (3) making the crown much more symmetrical, and (4) paying $7M into an affordable housing fund; and

WHEREAS since 985 Fifth Avenue Is within a "Park Improvement District", FAR has been increased from 10 FAR to 12 FAR allowing the applicant to increase the height of the new building from 210' to 235' not including the bulkhead; the new bulkhead increases the height to 264'; and

WHEREAS there is also a reduction in the rear yard requirement; now only a 20' rear yard is required; the reduced requirement for the rear yard also allows for more floor area; and

WHEREAS the previous asymmetrical crown of 985 Fifth Avenue is now changed into a more symmetrical crown with the mechanical equipment more elegantly concealed; at the crown at the north facade the flues are now encased in limestone and there is Renaissance revival detailing in the new elegant grillwork for both the west facing, east facing and north facing sides of the crown which allow for more light and shadow; and

WHEREAS the applicant, with the redesign, can carry/ align the cornice line to the Emery Roth designed 993 Fifth Avenue, the adjacent building at the north; this becomes possible as floor height dimensions are teased from floor to floor; (Note that most floors have been increased in height in the new design and the depth of the building has been extended because of the increase in FAR plus the reduction in the rear yard requirement.); and

WHEREAS 985 Fifth Avenue at the north corner of the building is held back so that the Emery Roth rope detailing at the south corner of 993 Fifth Avenue remains visible and also allows for the alignment of the cornice and parapet;

WHEREAS with an intermediate shading of the limestone, a silhouette of the Brokaw mansion will now be visible at the south elevation; and

WHEREAS the new as-of-right improvements to 985 Fifth Avenue are to be applauded over the July 2023 application especially the not-perfectly symmetrical symmetry at the crown and the alignment of the cornice with 993 Fifth Avenue; stretching the building up has helped it since it extends the building skyward; and

WHEREAS PLEASE REFER TO THE JULY 2023 ATTACHED RESOLUTION FOR A FULLER DESCRIPTION OF THE BUILDING DESIGN, INCLUDING THE SIGNATURE ATTENTION TO DETAIL AND WHIMSEY THAT ARE HALLMARKS OF STUDIO SOFIELD; and

WHEREAS this resolution only addresses design changes now allowed through the City of Yes in addition to the centering of the elegantly designed new crown;

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

Board Members in Favor: 7-2-1-0 (Ashby, Birnbaum, Camp, Helpern, McClement, Parshall, Selway, Tamayo)

Board Members Opposed: (Camp, Cohn)

Item 5: 75 East 77th Street (Upper East Side Historic District) (Between Madison and Park Avenues) – *A.O.R. HS2 Architecture* – A Renaissance revival/Neo-Renaissance style building designed by Alexander M. Welch and constructed in 1898. Application is for enlarging exiting windows in non-historic third floor front facade on 77th Street.

A motion to disapprove this application failed by a vote of 3 in favor, 5 opposed, 1 abstention, and 0 not voting for cause. A substitute motion to approve the application was introduced.

WHEREAS 75 East 77th Street is a former carriage house converted to a residence on the north side of 77th Street between Madison and Park Avenues; and

WHEREAS the original structure is largely intact with the exception of a one-story rooftop addition built in 1971 and consisting of a stucco surface with two pairs of aluminum windows directly above the windows below; and

WHEREAS the applicant proposes to enlarge the existing openings at this 1971 rooftop addition by raising the head of the windows by 16 inches and to replace the existing windows with a continuous band of new aluminum casement and fixed windows painted to match the existing stucco wall; and

WHEREAS two of the fixed windows will be shadowboxed so as to mask the wall behind then enhancing the impression of continuous studio windows; and

WHEREAS the applicant proposes no changes to the existing historic structure; and

WHEREAS the alteration will be somewhat masked by the original deeply projecting cornice and not completely visible from the street; and

WHEREAS the Committee noted that the addition from 1971 was particularly unsympathetic to the historic fabric in both material and form; and

WHEREAS the Committee noted that the alterations proposed improve somewhat the current “penthouse”; and

WHEREAS some Committee members expressed the wish that the applicant had made a more significant change to the 1971 addition to enhance rather than contrast with the historic fabric;

THEREFORE, BE IT RESOLVED THAT this application is **APPROVED** as presented.

Board Members in Favor: 5-3-0-0 (Ashby, Helpern, Parshall, Selway, Tamayo)

Board Members Opposed: (Birnbaum, Camp, Cohn)

Items 6&7: Old Business/New Business

There being no further business, the meeting was adjourned at 9:50 PM.

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

Russell Squire
Chair

Will Brightbill
District Manager

505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

The City of New York
Community Board 8 Manhattan

July 21, 2023

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

RE: 985 Fifth Avenue (Between 79th Street and 80th Street) Metropolitan Museum Historic District - *Ward Dennis, Higgins Quasebarth; William Sofield, Studio Sofield, SLCE; Elliot Spitzer, Spitzer Enterprises* - A no-style apartment building designed by Wechsler & Schimenti and constructed in 1970. Application is to demolish the existing building and to construct a new building.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on July 19, 2023, the board unanimously approved the following resolution by a vote of 27 in favor, 6 opposed, 6 abstentions, and 2 not voting for cause.

WHEREAS 985 Fifth Avenue is a no-style apartment building designed by Wechsler & Schimenti and constructed in 1970;

WHEREAS 985 Fifth Avenue is now a balconied 25-story apartment building of glass and glazed brick; 985 Fifth Avenue replaced three town houses which had stood on the site; #985, known as one of the Brokaw mansions, #986 and # 987;

WHEREAS 985 Fifth Avenue is considered a non-contributing building within the historic district;

WHEREAS 985 Fifth Avenue is set back from the street wall by a driveway which is not a typical feature of a Fifth Avenue building;

WHEREAS the applicant proposes to construct a new 210' high as-of-right apartment building to replace the existing building using the classic Fifth Avenue prewar vernacular for design details;

WHEREAS the new building will be clad in limestone at the front elevation; the secondary elevations will be clad in brick with limestone detailing;

WHEREAS historic precedents for the new design include both materials and a classical organization for the base, middle/shaft and top/crown of the proposed building; the shafts of antecedent buildings are usually unadorned and the crowns return to a more elaborate decoration and are 3-dimensional;

WHEREAS fenestration on the Fifth Avenue elevation will be larger with smaller windows on the south, east and west-facing elevations; the simple steel casement windows are set fairly deeply into the wall and present as casements — the casements at the middle of the front elevation flank a fixed window;

WHEREAS the proposed building steps back in stages with the limestone crown/mechanical enclosures stepping back even more; the first set back will occur above the 13th floor, another slight set back will occur at the 18th and 19th floors with crown or top of the building set back even further;

WHEREAS there is a decorative railing at the 5th floor of the front elevation, at the 12th floor of the front elevation, at the 14th floor of the front elevation, at the 16th floor of the front elevation, the 18th floor of the front elevation and at the roof of the front elevation;

WHEREAS at the second floor at the front elevation below each window are a set of curved inward shapes as decoration; these present as a limestone post and rail — with metal spandrels;

WHEREAS the railing levels at the 5th floor, at the 12th floor, at the 14th floor and at the 18th floor have different shapes of cast glass infill set into a limestone panel with limestone railings — the same convex limestone shape that is on the second floor is repeated on each decorative railing with a cast glass decorative panel between;

WHEREAS typically rear elevations along Fifth Avenue are visible from Madison Avenue; the side elevation at the north will be mostly brick with limestone at the crown; the south elevation will be brick with slightly more limestone and at the rear, the not completely unconsidered elevation will be mostly brick with limestone at the crown;

WHEREAS at the south-facing elevation, as it meets the front elevation at the corner, the quoining will be limestone to create a solid corner; although 985 Fifth Avenue is not a corner building, the south elevation is decorated and given a fair amount of consideration in its detailing;

WHEREAS there will be a 4-story rusticated base with a prominent 2- story entrance; the detailing at the rusticated base matches exactly the detailing at its neighbor at 988 Fifth Avenue;

WHEREAS the applicant, in the proposed new building, will re-establish the street wall, include set backs at the upper floors and will shift the bulkhead to the south; the new rear yard will be slightly larger;

WHEREAS the applicant plans a green space/garden at both sides of the front entrance with limestone bollards;

WHEREAS at the north elevation, the facade will be pulled back at the corner so that the beautiful rope moulding at 988 Fifth Avenue remains visible;

WHEREAS instead of the traditional lanterns to provide light at the entrance, there will be a more abstract vertical lighting feature that will present as being perpendicular to the more recessed front door; the entrance awning will float from front to rear;

WHEREAS there will be a dog bar at the left of the entrance door set into base and below the left vertical light column; there will be a sculptured bird set on top of the basin for the dog bar;

WHEREAS the metal or grille work on the entry door will have the numbers 985 subtlety set within the grill; the grill with the abstract numbers set into the grill presents as modern and is a way of reminding passers-by of the house that was there previously;

WHEREAS at the service window at the front elevation to the right of the front entrance there is a sculpture of a squirrel with an acorn;

WHEREAS the service door to the south of the front entrance on Fifth Avenue is bronze and in bas relief tells the history of the site highlighting the history especially of the Brokaw houses and their demolition that was a contributing factor to the eventual creation of the Landmarks Preservation Commission; the service door is a homage to what went before;

WHEREAS at the upper part of the building corner cuts diminish the massing; the spandrels for the upper portion are austere; the neoclassical detailing at the upper top or roof includes limestone eggs and limestone railings;

WHEREAS 988 Fifth Avenue, 985's neighbor to the north, will lose some of its lot line windows;

WHEREAS a revocable consent will be required from the Department of Transportation for the part of the green space at the ground at the front elevation that protrudes into the public way;

WHEREAS Studio Sofield is well known for the whimsical touches incorporated into its buildings — in this case the dog fountain and the squirrel — and for its artistic touches such as the grillwork on the front door incorporating the numbers 985 and the repeated patterns as the decorative railings at the front elevation ascend upward and become more elaborate;

WHEREAS the windows at the front elevation present as empty vacant eyes even though deeply set into a flat facade and the building feels too big for the site;

WHEREAS on balance, while the comments about the windows have merit, Studio Sofield brings a unique view with a historical perspective to the proposed design for 985 Fifth Avenue; Studio Scofield is not replicating a 1920s prewar building but rather combining the best elements of a prewar building with a modernist sensibility and is to be applauded;

WHEREAS the attention to detail in the applicant's presentation was superb;

WHEREAS this resolution could never do justice to the applicant's presentation;

THEREFORE BE IT RESOLVED THAT this application is approved as presented.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire *David Helpern and Jane Parshall*

Russell Squire
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: 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