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

November 20, 2025

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

RE: 53 East 77th Street (Upper East Side Historic District) (Between Madison and Park Avenues) – *Studio MDA* – A Neo-Spanish Renaissance style building designed by Henry Rutgers Marshall and constructed in 1901. Application is for modification of approved windows and doors, and signage.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 19, 2025, the Board approved the following resolution by a vote of 42 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS this application is for modifications to an approved application; and

WHEREAS the six small windows in the base will be removed; and

WHEREAS the horizontal fins in the limestone base will be reproportioned to create a horizontal area for a sign; and

WHEREAS the use of the building is for a gallery; and

WHEREAS the name of the gallery will be carved into the stone; and

WHEREAS the double hung windows on the second floor will be removed; and

WHEREAS the windows on the second floor will be replaced with French doors to create balconies with metal railings; and

WHEREAS the design of the entrance door will be revised to include metal details matching the details on the metal railings; and

WHEREAS the house number will be limestone mounted on a limestone plaque over the entrance door; and

WHEREAS the proposed modifications are contextual and appropriate within the historic district; and

THEREFORE BE IT RESOLVED that this application is **APPROVED 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

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