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**The City of New York**
**Community Board 8 Manhattan**
**Landmarks Committee**
**Wednesday, March 16, 2026 – 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, March 18, 2026**. 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, Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, Christina Davis*, David Helpern, John McClement, Jane Parshall, Kimberly Selway, Marco Tamayo, Adam Wald.

**Public Member*

**Approximate Number of Public Attendees:** 15

**Resolutions for Approval:**
**Item 1:** 31 East 63rd Street
**Item 2**: 680 Madison Avenue
**Item 3**: 2 East 78th Street

**Item 1: 31 East 63rd Street (Upper East Side Historic District)** – *Chad Firmstone, AIA* – A no-style building designed by Treanor & Fatio and constructed in 1915. Application is for a horizontal addition on the 5th Floor. The revised presentation incorporates comments from the Community Board.

**NOTE:** The applicant previously submitted a proposal for enlargement at the roof in January, 2026. The full Board disapproved the application.

**WHEREAS** 31 East 63rd Street is a row house constructed in 1877-79 and altered in 1938 by Treanor and Fatio; and

**WHEREAS** 31 East 63rd Street is considered a no-style building in the historic district designation report; and

**WHEREAS** the existing front elevation is considered to be neo-Georgian; and

**WHEREAS** Treanor and Fatio are known for designing the residence of David Rockefeller, 146 East 65th Street among other New York City commissions; in 1920, Maurice Fatio was voted the most important architect in New York; and

**WHEREAS** 31 East 63rd Street is five stories high and has a rooftop bulkhead addition with a skylight over the center stair; and

**WHEREAS** the applicant seeks to enlarge the existing 250 sq. ft. bulkhead by adding a bedroom and an office that will present as a new floor adding 11'4" to the height of 31 East 63rd Street; and

**WHEREAS** for the horizontal addition, the applicant proposes 254 sq. ft. at the front and 260 sq. ft. at the rear; and

**WHEREAS** the addition is set back 7' at the front and 3' at the rear; and

**WHEREAS** about 12" of the addition are visible at the front which is considered acceptable by the Landmarks Preservation Commission; and

**WHEREAS** the addition will be clad in Indiana limestone to match the rest of the house and will have aluminum windows and doors; and

**WHEREAS** aluminum windows and doors are inappropriate within the historic district; the applicant was not able to tell the committee what the windows at the front elevation the house are made of; and

**WHEREAS** the required mock-up was removed because of heavy snow in January and February; and

**WHEREAS** not having the images of the mock-up from the street precludes an understanding of the visibility or lack thereof of the proposed new floor; and

**WHEREAS** there is an asymmetrical street front to the extension that speaks to a lack of deference for the existing building; the design intent does not create a cohesive design for the building; and

**WHEREAS** the simplicity of 1938 Trainor and Fatio alterations at the front elevation should be respected; and

**WHEREAS** the proposed new floor is not contextual or appropriate within the historic district; and

**WHEREAS** the architect for the applicant was respectful of the committee's comments; and

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

**Board Members in Favor (10-1-2-0)**: (Ashby, Baron, Camp, Chu, Cohn, *Davis, Helpern, McClement, Parshall, Selway)
**Abstained**: (Birnbaum)
**Opposed**: (Tamayo, Wald)

**Item 2:** **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.

**WHEREAS** this Neo-Georgian Building was constructed in 1950-51 as the Carlton 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 three floors were renovated to provide more show window area on the ground level, the second floor was raised by setting back the stepped-up floor from the windows; and the third floor was eliminated; and

**WHEREAS** in this initial conversion the solid character of the first floor was maintained and the fenestration on the second and third floors was replicated in aluminum; 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 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 i**s DISAPPROVED as presented.**

**Board Members in Favor (7-0-6-0)**: (Ashby, Birnbaum, Camp, Cohn, Helpern, McClement, Parshall)
**Opposed:** (Baron, Chu, *Davis, Selway, Tamayo, Wald)

**Item 3: 2 East 78th Street (Upper East Side Historic District)** – *McBride Architects* – A Neo-Federal building designed by Irving Margon and constructed in 1937. Application is for changes to roof, and the primary facade and rear of the building, including modification of windows and doors.

**WHEREAS** 2 East 78th Street sits between Madison and Fifth Avenues on the south side of 78th Street; and

**WHEREAS** the three-story building was built as part of the development of 965 Fifth Avenue to protect light at its northeast exposure in 1938; and

**WHEREAS** a previous applicant had secured permission from the LPC in 1983 to renovate the structure, but never went forward with the work; and

**WHEREAS** the applicant proposes to return the structure to its original use as a single-family residence and to make improvements to the entire structure; and

**WHEREAS** to that end, the applicant proposes to replace the windows on the principal façade with new wood windows, multipaned double-hung on the third floor; and

**WHEREAS** the applicant proposes to reconfigure the second-floor street-facing windows into wood multi-pane French doors with Juliet balconies extending 30 inches beyond the facade; and

**WHEREAS** the applicant proposes to replace a non-original door on the street façade with a window matching the original configuration; and

**WHEREAS** the applicant proposes to add an entry door in its original location, partially glazed with muntin pattern to reference the original door; and

**WHEREAS** the applicant further proposes to extend the stair to the roof, build a permanent canopy structure 11'-6" tall at its highest and a low enclosure for mechanical equipment; and

**WHEREAS** the applicant proposes to replace the existing window wall on the south façade with a different pattern of operable and fixed windows within the existing openings in the stucco faced facade; and

**WHEREAS** the applicant proposes a full program of exterior restoration; and

**WHEREAS** some Committee members noted the height of the rooftop canopy as a visual problem in addition to noting the height and visibility of the stair bulkhead; and

**WHEREAS** the Committee applauds the decision to replace the windows with new wood windows, despite possible issues related to maintenance; and

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

**Board Members in Favor (9-0-1-0)**: (Ashby, Baron, Birnbaum, Cohn, Helpern, McClement, Parshall, Selway, Tamayo)
**Opposed**: (Wald)

4. **New Business/Old Business**

There being no further business, the meeting was adjourned at 8:41 PM.

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