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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Wednesday, April 20, 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, April 22, 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: Bill Angelos, Elizabeth Ashby, Michele Birnbaum, Sarah Chu, Anthony Cohn, Miles Fink, David Helpern, John McClement, Jane Parshall, Kimberly Selway, Nancy Sipp*, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees: 20

Resolutions for Approval:
Item 1: 1 East 75th Street
Item 2: 159-161 East 78th Street
Item 3: 790 Madison Avenue
Item 4: 31 East 63rd Street

Item 1: 1 East 75th Street (Upper East Side Historic District) – *Ambrose Aliaga-Kelly* – A Renaissance style building designed by H. D. Hale and J. G. Rogers and constructed between 1907 and 1909. Application is for the installation of exterior platform lift and door operators at main building entrance.

WHEREAS 1 East 75th Street sits on the northeast corner of 75th Street and Fifth Avenue and was designated an Individual Landmark in 1967 (LP-0415); and

WHEREAS the impressive building was built as the residence of Edward Harkness in 1909, and has been the Headquarters of the Commonwealth Fund since 1952 following the death of the widow of Mr. Harkness in 1950; and

WHEREAS the applicant proposes to introduce a wheelchair lift and door operator for accessibility; and

WHEREAS the height of the entrance and the "moat" that separates the sidewalk from the building precludes the use of a ramp; and

WHEREAS to that end, the applicant proposes to introduce a lift that will "store between the west side of the entry stairs and the ornamental fence that surrounds the "moat"; and

WHEREAS the applicant proposes to install a signaling post adjacent to the fence which will activate the lift and the door opener and posts to support the guiderails; and

WHEREAS the lift and its associated hardware and guiderails will be painted to match the existing bronze metalwork of the fence and entry door; and

WHEREAS the installation of the lift will result in an easily reversible change to the existing building and minimal visual disruption of the facade; and

WHEREAS the Committee commended the applicants for their clear and concise presentation and noted the simple elegance of the proposed solution; and

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

Board Members in Favor (13-0-0-0): (Angelos, Ashby, Birnbaum, Chu, Cohn, Fink, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

Item 2: <u>159-161 East 78th Street (Individual Landmark)</u> – A Vernacular style building with Italianate influences designed by Henry Armstrong and constructed in 1861. Application is to request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission regarding the continuing maintenance program for the landmarks in connection with a transfer of development rights pursuant to Section 75-42 of the Zoning Resolution.

WHEREAS 159 and 161 East 78th Street sit on the north side of 78th Street between Lexington and Third Avenues and were designated Individual Landmarks in 1968 (LP- 0422 and LP-0423, respectively); and

WHEREAS the three-story buildings were built for the painter John Turner in 1861 as part of a row of 11 houses on the block built by Henry Armstrong; and

WHEREAS the houses retained their charm through a number of renovations and are now single-family residences with different owners; and

WHEREAS under Section 75-42 of the Zoning Resolution as part of the City of Yes for Housing Opportunity the owners have entered into a transfer of development rights (4,000 SF for each building)

with the developers of a nearby proposed development at the southeast corner of 75th Street and Lexington Avenue; and

WHEREAS the transfer of development rights will preserve the existing floor area of the two houses and preclude any additions to them; and

WHEREAS to that end, the applicants propose to designate 20% of the consideration for the transfer to a restoration program and an additional 10% to continued maintenance; and

WHEREAS the proposed restoration scope for both buildings will include selective brick replacement where brick is either cracked or spalled, brick patching at areas where embeds have been removed, removing any existing paint from brick surfaces, removing incompatible mortar and re-pointing where required, patching brownstone trim where necessary, repainting missing or flaking paint at brownstone trim; and

WHEREAS additionally, for 159 East 78th Street, the proposed restoration scope will also include front facade window replacement to match the historic wood windows in material, configuration, operation, and details; and

WHEREAS a periodic inspection shall occur every ten years and will include all portions of the existing building envelope as well as inspecting for structural integrity; and

WHEREAS the Committee commended the applicants for their clear and concise presentation and noted the benefit of a thorough restoration and continued maintenance program to the buildings and the general public; and

WHEREAS although the Transfer of Development Rights does not sit within the formal purview of the Committee, several committee members pointed out the difficulty in weighing the transfer against the potential development to which the rights are to be transferred absent any information concerning the nature and potential appearance of the receiving project, prompting votes against the application; and

WHEREAS nonetheless, several committee members noted that the visual improvements and the preclusion of any rooftop or rear yard additions to the applicant's properties outweighed the unknown quality of the receiving development; and

WHEREAS the Transfer of Development Rights is an as-of-right action taken under the Zoning Resolution;

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

Board Members in Favor (9-0-4-0): (Angelos, Ashby, Birnbaum, Cohn, Fink, Helpern, McClement, Sipp*, Wald)
Opposed: (Chu, Parshall, Selway, Tamayo)

Item 3: <u>790 Madison Avenue (Upper East Side Historic District)</u> – *Daniel C. Ruzeu* – A Neo-Grec style building designed by F.S. Barus and constructed in 1871. Application is to change the finish of the storefront mullions and entry door from mirror-polished stainless steel to gold stainless steel and for signage.

WHEREAS 790 Madison Avenue is a neo-Grec style building designed by F. S. Barus and constructed in 1871; and

WHEREAS 790 Madison Avenue is located on the corner of East 67th Street; the storefront comprises the ground floor, the second floor and lower level; and

WHEREAS 790 Madison Avenue was previously the home to Michael Kors; the two-story storefront will now house Italian luxury brand Jacob Cohen; and

WHEREAS there are a total of 11 storefront windows at the first and second floors along Madison Avenue and at the first and second floors along East 67th Street; and

WHEREAS the applicant proposes to remove the existing metal frames and replace with new metal frames with a satin stainless steel gold finish; and

WHEREAS the applicant also proposes to remove the existing metal frame around the entry doors and replace with a new metal frame with a satin stainless steel gold finish; and

WHEREAS the applicant also proposes signage above the Madison Avenue entry door and at East 67th Street centered above the two storefront windows at the first floor; lettering will be 12" high naming the brand; and

WHEREAS there will be secondary signage 1 1/4th" high at the Madison Avenue corner and at the East 67th Street corner; and

WHEREAS brand symbols/plaques are proposed for either side of the entry door and at the second floor in the center of the first and third storefront windows; and

WHEREAS at second and fourth storefront windows at the second floor discreet 1 1/4" high letters will be centered with the brand name; and

WHEREAS there will be a similar treatment to the 2 windows at the second floor along 67th Street — one containing the brand plaque and the other containing the brand name; and

WHEREAS the applicant does not propose any other changes to either the front elevation or the side elevation; and

WHEREAS there is a third opening on the second floor at the 67th Street elevation which now presents as a black hole; the applicant should consider the same stainless brushed gold finish for this opening;

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

Board Members in Favor (11-1-1-0): (Angelos, Birnbaum, Chu, Cohn, Fink, Helpern, Parshall, Selway, Sipp*, Tamayo, Wald)
Opposed: (McClement)
Abstained: (Ashby)

Item 4: <u>31 East 63rd Street (Upper East Side Historic District)</u> – *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.

WHEREAS 31 East 63rd Street is a four-story building with a basement and a cellar; and

WHEREAS the building has a rooftop bulkhead addition with a skylight over a center stair that is on the western side of the building; and

WHEREAS the applicant seeks to enlarge the bulkhead to create a fifth-floor horizontal addition with an office at the front and a bedroom at the rear; and

WHEREAS the applicant has incorporated in the current application comments on prior iterations from the community board; and

WHEREAS the addition is set back 11'3" from the front façade and 4'4" from the rear façade; and

WHEREAS the front façade is clad in limestone; and

WHEREAS front windows are multi-paned, aluminum-clad wood windows; and

WHEREAS the rear façade is clad in brick; and

WHEREAS rear windows are multi-paned, aluminum clad wood windows; and

WHEREAS the front façade of the proposed addition will be limestone panels to match the existing limestone; and

WHEREAS new front windows will be multi-paned, aluminum clad wood windows similar to the existing front windows; and

WHEREAS new cornice band at the edge of the new roof will match the existing cornice band below; and

WHEREAS new window moldings will match existing window moldings; and

WHEREAS there will be a new black metal railing at the front edge of the new roof; and

WHEREAS the rear façade of the proposed addition will be brick to match existing; and

WHEREAS new rear windows will be multi-paned, aluminum clad wood windows to match existing rear windows; and

WHEREAS new precast window headers will match existing window headers; and

WHEREAS a new steel railing at the front edge of the fifth floor will match the existing steel railing below; and

WHEREAS there will be a new black metal railing at the rear edge of the new roof; and

WHEREAS new scuppers and leaders will match existing; and

WHEREAS the existing HVAC equipment will be raised to the new rear roof; and

WHEREAS the proposed horizontal addition will not be visible from the street from any angle; and

WHEREAS the proposed new floor is contextual and appropriate within the historic district;

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

Board Members in Favor (13-0-0-0): (Angelos, Ashby, Birnbaum, Chu, Cohn, Fink, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

5. 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