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

July 17, 2026

Linda Kersavage, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 673 Madison Avenue (Upper East Side Historic District) - *Theodore Bodnar, R.A.* - An Italianate-style row house designed by John G. Prague and constructed in 1871. Application is for the installation of façade lighting on both the Madison Avenue and 61st Street sides of the building.

Dear Chair Kersavage,

At the Full Board meeting of Community Board 8 Manhattan held on July 15, 2026, the Board approved the following resolution by a vote of in 43 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 673 Madison Avenue is an Italinate-style row house designed by John G. Prague and constructed in 1871; and

WHEREAS 673 Madison Avenue is at a significant city corner at the NE corner of Madison Avenue and 61st Street and is an especially notable building since it presents as the gateway to the Upper East Side Historic District; and

WHEREAS 673 Madison Avenue has an especially distinctive pressed metal cornice that has now been restored from previously severe deterioration; and

WHEREAS the applicant proposes to showcase the distinctive cornice with its two unusual and restored pineapples at the corners of the cornice with lighting; and

WHEREAS the applicant proposes 31 black cylinder lights at the cornice; 9 on 61st Street and 22 on Madison Avenue; and

WHEREAS the black cylinder lights will be installed with the least invasive way of installing by means of wires that will run along the inside of the cornice with two screws on the sides of each fixture that will screw into the metal and then be painted to match the color of the cornice; the attachments will not be visible along the horizontal flat plane of the cornice; and

WHEREAS the applicant has also, as part of the restoration of the cornice, reinforced the cornice with horizontal and vertical supports within the underside of the cornice; and

WHEREAS 673 Madison Avenue is at the southernmost point of the Upper East Side Historic District; and

WHEREAS the proposed lighting is an appropriate addition to the district; the building itself has charm and character; and

WHEREAS Matt Bauer, head of the Madison Avenue BID, spoke to the many benefits of having the lighting on the cornice;

THEREFORE, BE IT RESOLVED that the 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 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