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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, July 13, 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, July 15, 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, Christina Davis*, Miles Fink, John McClement, Jane Parshall, Kimberly Selway, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees: 45

Resolutions for Approval:
Item 1 (T201/R123): 211 East 62nd Street
Item 2 (T251/R124): 673 Madison Avenue
Item 3 (T260/R125; T208/R126): The Lowe Mansion: 56 East 93rd Street; The Spence School: 1307-1309 Madison Avenue

Item 1 (T201/R123): 211 East 62nd Street (Treadwell Farm Historic District) – *Mary Langan* – A no-style building designed by M.C. Merritt and constructed in 1872-1873. Application includes minor exterior modifications to the existing residential building, consisting of alterations to the existing entry door, and replacement of the second-floor balcony guard.

> **WHEREAS** 211 East 62nd Street is a no-style building designed by M.C. Merritt and constructed in 1872-1873; and
>
> **WHEREAS** the Landmarks Preservation Commission refers to the design of 211 East 62nd Street as neoclassical; and

WHEREAS the applicant is requesting the replacement of 2 existing front door security grill + glass door units and the replacement of existing second floor Juliette balcony guard; and

WHEREAS the applicant is proposing a more ornate balcony guard with two medallions worked into the ironwork instead of the existing three; and

WHEREAS the reduction in the number of medallions from three to two will allow increased visibility for the three distinctive leaded windows at the 2nd floor; and

WHEREAS the new balcony guard will be the same height as the existing at 2'8"; one does not step out onto the balcony; and

WHEREAS at the ground level at the front elevation are two identical doors; the applicant proposes new doors with a black finish with a dark bronze color for the grillwork; the grillwork is now painted black; and

WHEREAS the design for the replacement grillwork will mimic the to-be-introduced ornate railing and ironwork at the Juliette balcony above; and

WHEREAS although there was discussion that the design for the grillwork at the two entry doors was two dominate for the austerity of the brick house, the house itself is out-of-context within the streetscape along 62nd Street; and

WHEREAS the applicant is to be commended for making the distinctive leaded windows at the 2nd floor visible by placing only two medallions in the guard rail instead of the existing three;

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

Motion M262 to approve the application passed (8-1-2-0)

Yes (8): Angelos, Davis*, Fink, Helpern, McClement, Parshall, Selway, Wald
No (1): Tamayo
Abstained (2): Ashby, Birnbaum

Item 2 (T251/R124): 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.

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.

Motion M264 to approve the application passed (11-0-1-0)

Yes (11): Angelos, Ashby, Birnbaum, Chu, Davis*, Fink, Helpern, McClement, Parshall, Selway, Wald
Abstained (1): Tamayo

Item 3 (**T260/R125; T208/R126): <u>The Spence School: 56 East 93rd Street (Individual Landmark) and 1307-09 Madison Avenue (Expanded Carnegie Hill Historic District)</u>** – *Sara Grant, AIA, Partner, MBB Architects* – 1307-1309 Madison Avenue is Neo-Georgian style building designed by George V. Harvey in 1890 with updates to the façade by Moore & Landsiedel in 1930; 56 East 93rd Street (The William Goadby and Florence Baker Lowe House, aka the "Lowe Mansion") was designed by Walker & Gillette and constructed in 1930. Application included extension at all floors into the two buildings' rear yards to provide internal connections into the contiguous Lowe Mansion to their east, and an improved mechanicals and an elevator bulkhead; the buildings' rooftops will provide outdoor play area for the Lower School. The proposal will require minimum exterior work on the Mansion, primarily to connect to the row houses and its west lot line. The buildings' current Madison Avenue façades will remain in place and will be refreshed utilizing appropriately similar materials. The general organizational scheme and material composition of the facades will be retained, with the exception of the existing entrance doors, storefront glazing, and the added floor's new rooftop profile.

A motion to DISAPPROVE the Lowe Mansion portion of the application was introduced but failed, resulting in the committee taking no position on the application.

Motion M263 to disapprove failed (5-3-3-0)

Yes (5): Angelos, Ashby, Birnbaum, McClement, Parshall
No (3): Fink, Helpern, Tamayo
Abstained (3): Davis*, Selway, Wald

WHEREAS the Spence School seeks to join 56 East 93rd Street and 1307-09 Madison Avenue to create an enlarged Lower School; and

WHEREAS 55 East 93rd Street is an Individual Landmark; and

WHEREAS 1307-09 Madison Avenue is in the Expanded Carnegie Hill District; and

WHEREAS 55 East 93rd Street, the "Lowe Mansion," currently serves as the Lower School building; and

WHEREAS 1307-09 Madison Avenue will provide space for the enlargement of the Lower School; and

WHEREAS the Project Goals are Stem for Girls, Play and Outdoors, Accessibility, and Infrastructure; and

WHEREAS the two rowhouses, 1307 and 1309, were built as part of a five rowhouse development; and

WHEREAS 1307-09 will be connected to 56 East 93rd Street to meet the programmatic needs of the School; and

WHEREAS the Mansion will be preserved and undergo minimal changes; and

WHEREAS the Mansion will undergo structural modifications where the row houses meet the Mansion; and

WHEREAS the rear yard between 1307 and 1309 and the Mansion will be infilled; and

WHEREAS the floors of 1307-1309 will be restructured to match the floor levels of the Mansion; and

WHEREAS the cellar level of 1307-1309 will be excavated to match the cellar level of the below grade gym in the Mansion; and

WHEREAS the restructuring of the floors will include vertical enlargement; and

WHEREAS the floor-to-floor heights 0f 1307-09 will change to match the floor heights in the Mansion; and

WHEREAS the cellar level in 1307-1309 will be replaced by a basement level and a cellar level whose combined height is the same as the height of the gym in the Mansion, thereby adding an additional floor to 1307-1309; and

WHEREAS 1307-1309 and the Manson will have five floors above grade, 1307-1309 will have two floors below the first floor, and the Mansion will have a partial floor below the first floor and a full cellar floor below the partial floor and first floor; and

WHEREAS the gym occupies double height space below the first floor of the Mansion; and

WHEREAS the cellar, the lowest level of the Mansion, will be the location of a geothermal system with standing column wells; and

WHEREAS there is an existing play yard in the rear of the Mansion on a low roof over the first floor; and

WHEREAS the roof of 1307-09 will be at the same elevation as the roof of the Mansion; and

WHEREAS there will be another play yard on the high roof of the Mansion and a ball cage on the high roof of 1307-09; and

WHEREAS the geothermal system eliminates the need for a cooling tower; and

WHEREAS there will be only one mechanical element on the roof in a screened area at the western end of 1307-09; and

WHEREAS the northern face of the connection structure in the rear yard will be 40 feet back from the building line at East 93rd Street; and

WHEREAS the current height of the roof of 1307-1309 is 50 feet above mean curb level and the height of the Mansion is 69 feet above mean curb level; and

WHEREAS the contiguous roof of 1309, the rear infill, and the Mansion will be at the same elevation; and

WHEREAS the top of the ball cage will be at elevation 89’-3,” just below the elevator machine room at 89’-8”, the highest element in the complex; and

WHEREAS the elevation of the Mansion will remain unchanged in that the roof top play yard will be set back behind the line of sight from across East 93rd Street; and

WHEREAS the proposed elevation of the west façade of 1307-09 will eliminate the existing pediment as part of the vertical enlargement; and

WHEREAS the current line of sight from across Madison Avenue extends just above the existing parapet; and

WHEREAS the new line of sight from across Madison Avenue will meet the enlarged façade just below the new top floor; and

WHEREAS the major materials for the Mansion remain limestone, slate and brick; and

WHEREAS the rear yard infill will have a simple glass façade that will defer to the architecture of the Mansion; and

WHEREAS the columns at the storefront will be restored; and

WHEREAS the major materials for the replacement of the storefront will be grey granite, steel, and back painted spandrel glass; and

WHEREAS there will be a screen behind the glass to emit light and provide privacy for the students; and

WHEREAS the west façade of the former residential floors and the façade of the additional floor of 1307-09 will have restored and new stucco, and wood windows to match the originals, painted black; and

WHEREAS the materials for the addition will be brick and bronze panels; and

WHEREAS the materials on the roof will be bronze screen for mechanical, painted steel, and near vanishing mesh for play space; and

WHEREAS the Mansion and 1307-09 are on separate tax lots, the Mansion and 1307-1309 will be considered separately; and

WHEREAS the Mansion will undergo structural reinforcement that could affect the structural integrity of the building where it meets the connection with 1307-1309; and

WHEREAS the mechanical equipment will be removed from the roof; and

WHEREAS the drilling of standing column wells in the cellar could affect the structural integrity of the building; and

WHEREAS the Mansion will have a new play yard on the roof;

THEREFORE, BE IT RESOVED, The Landmarks Committee of Community Board 8 Manhattan takes **NO POSITION** on this application.

1307-1309 MADISON AVENUE SUMMARY

WHEREAS the proposed massing changes the scale of the street fronts; and

WHEREAS the historic roofline with the pediment is lost; and

WHEREAS the proposed massing overwhelms the Mansion; and

WHEREAS pedestrian traffic to and from the school, with its main entrance on East 93rd Street, is not a substitute for retail activity associated with small shops; and

WHEREAS the reconfiguration of the floors precludes a return to retail in the future; and

WHEREAS transparency will be lost on the lower floor by the proposed screen behind the glazing; and

WHEREAS the retention of the window pattern creates relationships of windows to the floors that are awkward and will be visible at times during the day or night dependent on the lighting; and

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

Motion M265 to disapprove the 1307-09 Madison Avenue portion of the application passed (9-0-2-0)

Yes (9): Angelos, Ashby, Birnbaum, Helpern, McClement, Parshall, Selway, Tamayo, Wald
Abstained (2): Davis*, Fink

5. New Business/Old Business

There being no further business, the meeting was adjourned at 9:30 PM.

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