Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

September 21, 2026

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

RE: 939-941 Madison Avenue (Between East 74th Street and East 75th Street) (Upper East Side Historic District) – *Brian Ripel* – A Neo-Grec style building designed by S.M. Styles and constructed in 1876. Scope of work is limited to replacing one of the large storefront windows (941 Madison side) with an operable version in kind, to be used only when moving large art pieces into the gallery, not for egress or airflow. This operable storefront would include both the glazed storefront and bulkhead and would utilize a concealed pivot hinge and track. Structural reinforcement would be installed as necessary to accommodate the new operability, all hardware and structure will be invisible at the exterior facade.

Dear Chair Kersavage,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2026, the Board unanimously approved the following resolution by a vote of in 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

> **WHEREAS** 939-941 Madison Avenue sits midblock on the east side of Madison Avenue between East 74th Street and East 75th; and
>
> **WHEREAS** the townhouses, bult in 1876 to the designs of S.M. Styles, were built as part of a group of nine. The two subject townhouses were altered to accommodate retail uses on the lower floors in the early years of the last century, and their storefronts substantially altered in 1942, at which time the buildings were converted to multifamily use and combined. A restoration of those storefronts was undertaken in 2012; and
>
> **WHEREAS** the applicant proposes to combine the retail spaces and install an operating panel at 941 Madison Avenue to facilitate the delivery of large art pieces; and
>
> **WHEREAS** the applicant further proposes to alter a fixed panel to the right of the entry door at 941 Madison Avenue to align its bulkhead with the others in the combined spaces; and
>
> **WHEREAS** the operable panel will be mounted using concealed pivot hardware so as to retain the current fixed-panel appearance; and

WHEREAS the panel will be locked and used only for art moving; and

WHEREAS the pin-mounted sign spanning the combined storefronts (replacing two signs) will be the only additional change to the existing facade; and

WHEREAS the proposal retains the appearance of the combined storefronts while elegantly solving potential operational difficulties; 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 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