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
Landmarks Committee
Monday, September 14, 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, September 16, 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, Alida Camp, Sarah Chu, Christina Davis*, Miles Fink, John McClement, Jane Parshall, Kimberly Selway, Nancy Sipp*, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees: 10

Resolutions for Approval:
Item 1 (T279/R143): 6 East 67th Street
Item 2 (T307/R144): 939-941 Madison Avenue
Old Business (T334/R145): 210 East 62nd Street

Item 1 (T279/R134): 6 East 67th Street (Between Fifth Avenue and Madison Avenue) (Upper East Side Historic District) – *Joseph Jattuso* – A Beaux-Arts style building designed by James E. Ware and constructed in 1880-1881, with updates made to the façade by Clinton & Russell in 1923. Application is for the installation of two flagpoles and flags serving the ambassador's residence and offices of the Slovak Republic.

> **WHEREAS** 6 East 67th Street is a Beaux-Arts style building designed by James E. Ware and constructed in 1880-1881, with updates made to the facade by Clinton & Russell in 1932; and

WHEREAS the Ministry of the Interior of the Slovak Republic requires that the nation's Consulates display the national flag and the flag of the European Union, per their 2004 E.U. Membership Treaty; and

WHEREAS the applicant proposes two new 12' "outrigger" flagpoles each with a 4' x 6' flag to be placed at the 2nd floor; and

WHEREAS the flagpoles will extend out 8'3" from the front elevation at an approximately 45-degree angle; and

WHEREAS the flags will be raised from windows on the 2nd floor; and

WHEREAS the applicant proposes a satin aluminum finish for both the flagpoles and the escutcheons (protective plates); and

WHEREAS there will be a series of anchors drilled into the stone (with one anchor at the grout joint) at the front elevation at the 2nd floor to support the flagpole; the anchors will be coved by the 2 escutcheons; and

WHEREAS the flagpoles will be centered between the three windows on the front elevation with the escutcheons to be placed on the stone courses;

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

Motion M341 to approve the application for 6 East 67th Street passed unanimously.

Yes (15): (Angelos, Ashby, Baron, Birnbaum, Camp, Cohn, Davis*, Fink, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

Item 2 (T307/R144): 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.

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.**

Motion M342 to APPROVE the 939-941 Madison Avenue application passed unanimously (16-0-0-0)

Yes (16): (Angelos, Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Davis*, Fink, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

5. New Business

There were no items of New Business.

6. Old Business

Julianne Bertagna, President of the Treadwell Farm Historic District Association, returned to the Landmarks Committee with an update on the conditions at 210 East 62nd Street. The Board received the initial application in 2016, and as of 2026, no action has been taken by the Landmarks Preservation Commission (LPC) to address the building's deteriorating exterior. A motion for a follow up resolution to the LPC addressing these same concerns with more urgency was then introduced.

WHEREAS 210 East 62nd Street is in the Treadwell Fram Historic District; and

WHEREAS the Treadwell Farm Historic District Association sent a letter dated September 11, 2026, to the CB8 Landmarks Committee requesting help in combating the deterioration of 210 East 62nd Street; and

WHEREAS the letter included history of the proposed renovation and the current condition of the building; and

WHEREAS this resolution incorporates information that was documented in the letter; and

WHEREAS this resolution adds to the repeated statements of CB8 support for maintaining the scale and character of the house; and

WHEREAS 210 East 62nd Street received a Certificate of Appropriateness in 2016 from the Landmarks Preservation Commission (LPC); and

WHEREAS construction went beyond the intent and the limits that were approved; and

WHEREAS the interior of the building was gutted, the rooftop addition was built oversized and across adjoining property lines, and the cellar was excavated with illegal underpinning of adjacent property; and

WHEREAS the building received Stop Work Orders in December 2017; and

WHEREAS the building had accumulated over $700,000 in fines, which reportedly have not been paid but of which $293,000 remains due; and

WHEREAS the property returned to the LPC after having allowed the 2016 Certificate of Appropriateness to expire; and

WHEREAS the applicant sought a new Certificate of Appropriateness that would incorporate approved but improperly built elements from the 2016 Certificate of Appropriateness; and

WHEREAS the resolution from CB8 in June of 2024 fully described the proposed construction work including the unprecedented rear yard and rooftop additions; and

WHEREAS the resolution from CB8 was unanimous in its disapproval of the new application for a Certificate of Appropriateness; and

WHEREAS the LPC did not make a decision but urged the applicant to make the substantial revisions necessary to enable the building to receive a new Certificate of Appropriateness; and

WHEREAS the Owner and Architect were to meet again early in 2025 with the LPC, yet it appears as if the non-compliant work remains unresolved; and

WHEREAS the building is unfinished and in a deteriorated condition; and

WHEREAS the cementitious stucco has been removed from the front façade and most windows have been removed; and

WHEEAS the entry and sidewalk are often covered with debris and are not cleaned by the owner but by neighbors who clean trash, leaves, snow, and ice but cannot be responsible for unsanitary and hazardous conditions; and

WHEREAS the rear façade is boarded up with openings that allow pigeons to fly in; and

WHEREAS the building presents environmental and fire hazards to the neighbors; and

WHEREAS there are remedies that the Landmarks Preservation Commission could take; and

WHEREAS the LPC could undertake another inspection; and

WHEREAS the LPC could use its enforcement capabilities to require the owner to repair the building; and

WHEREAS the LPC could request the Department of Buildings to undertake another inspection and use its enforcement capabilities to require the owner to enclose and stabilize the building; and

WHEREAS the LPC could request that all relevant City agencies such as the Fire Department and Department of Environmental Protection inspect and implement their enforcement capabilities; and

WHEREAS the LPC could require the owner to appear before an administrative law judge at the City's Office of Administrative Trials and Hearings (OATH) to implement fines based on the LPC Notices of Violation; and

WHEREAS the LPC could require the NYC Department of Finance to take over the collection process and use its enforcement options if the owner does not respond to OATH; and

WHEREAS the current condition of 210 East 62nd Street is an eyesore, a disruption to the continuity of the 62nd Street facades, a blight on the streetscape, and a detraction from the Treadwell Farm homeowners' quiet enjoyment of their historic properties; and

WHEREAS over a ten-year period the owner has demonstrated a lack of respect for the 210 East 62nd Street property, for the Treadwell Farm historic district, and for the Landmarks Preservation Commission, there should no longer be delays in bringing the owner to task; and

WHEREAS the owner appears to be using the time-tested approach of delay tactics to avoid its civic and legal responsibilities for the property; and

WHEREAS the deterioration of the building must be stopped before the building is deemed unsafe and demolished; and

WHEREAS it is incumbent on the Landmarks Preservation Commission to use all its resources to save 210 East 62nd Street and the integrity of the Treadwell Farm Historic District;

THEREFORE, BE IT RESOLVED by Community Board 8 that the Landmarks Preservation Commission undertake the actions set forth herein without delay.

Motion M343 to APPROVE the resolution for 210 East 62nd Street passed unanimously.

Yes (16): (Angelos, Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Davis*, Fink, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

There being no further business, the meeting was adjourned at 7:58 PM.

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