Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

October 27, 2026

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

RE: 797 Madison Avenue (Between East 67th Street and East 68th Street) (Upper East Side Historic District) – *Juan Matiz* – A neoclassic style building designed by Thom & Wilson and constructed in 1881. Application is for the modification to the lower retail façade, new awnings, MEP additional rooftop equipment, interior renovations and an addition on the rear of the existing commercial building.

Dear Chair Kersavage,

At the Full Board meeting of Community Board 8 Manhattan held on October 21, 2026, the Board unanimously approved the following resolution by a vote of in 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 791 Madison Avenue sits midblock on the east side of Madison Avenue between East 67th Street and East 68th; and

WHEREAS the townhouse, bult in 1881 to the designs of Thom and Wilson, was built as part of a group of similarly styled townhouses. The subject townhouse was altered to accommodate retail uses on the lower floors sometime between 1916 and 1940. While the original (as of 1940) storefront surround remained intact up to the time of designation in the late 1970's, the actual glazing was replaced, and cannot be considered original; and

WHEREAS the applicant proposes to occupy the entire building for use as a collectible design gallery and studio; and

WHEREAS the applicant further proposes to alter the existing storefront while maintaining the existing egress and convenience stairs; and

WHEREAS the new storefront will replace the anodized aluminum framing members with bronze and create a new limestone surround roughly the same size as existing. The new storefront will have a somewhat altered rhythm from the existing condition, with the three equal parts of the existing replaced by more clearly an A-B-A bay structure, with the flanking door bays sized to the required door openings to the egress stair and the showroom entry; and

WHEREAS the showroom space will occupy a double-height space with the "spandrel" line marked with an onyx panel; and

WHEREAS the pin-mounted bronze letters bearing the owner's name and logo will sit on the horizontal on the second floor; and

WHEREAS the only other changes to the Madison Avenue facade will be planting at the third-floor level and awnings on the existing windows on the third, fourth, and fifth floors. These awnings will reinforce the single-tenant use of the entire building; and

WHEREAS the rear of the building will be expanded by about 550 square feet (total) on the third, fourth and fifth floors, projecting into the rear yard only to the depth of an existing partial addition at the third floor; and

WHEREAS the new structure will match the existing, presumably original, fabric in both material and detailing, with the windows, currently non-original aluminum double-hung units, replaced by steel casements; and

WHEREAS the addition will only be visible from an opening between buildings on East 67th Street; and

WHEREAS minor criticisms on the part of the Committee related to the proposed color of the awnings were not considered disqualifying; 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