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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, October 19, 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, October 21, 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, P. Gayle Baron, Michele Birnbaum, Anthony Cohn, Miles Fink, John McClement, Jane Parshall, Kimberly Selway, Nancy Sipp*, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees: 8

Resolutions for Approval:
Item 1 (T373/R175): 797 Madison Avenue

Item 1 (T373/R175): 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.

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

Motion M381 to approve the application for 797 Madison Avenue passed unanimously.

Yes (12): (Angelos, Ashby, Baron, Birnbaum, Cohn, Helpern, McClement, Parshall, Selway, Sipp*, Tamayo, Wald)

5. New Business

There were no items of New Business.

6. Old Business

There were no items of Old Business.

There being no further business, the meeting was adjourned at 7:38 PM.

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