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The City of New York
Community Board 8 Manhattan
Landmarks Committee
Tuesday, November 16, 2026 – 6:30 PM
Conducted remotely 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.

The full Community Board votes on a resolution to be sent to the appropriate governing agency. These resolutions are advisory; the decision of the governing agency are 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, November 18, 2026**. They may testify for up to two minutes in the Public Session, which they must sign up for no later than 6:45PM.

MINUTES

Board Members Present: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, Christina Davis*, Miles Fink, David Helpern, Valerie Mason, Jane Parshall, Kimberly Selway, Nancy Sipp*, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees:

Resolutions for Approval:

Item 1: T384: 130 East 80th Street
Item 2: T383: 142 East 71st Street
Item 3: T416: 119 East 78th Street

1. **130 East 80th Street (Between Park Avenue and Lexington Avenue) (Individual Landmark) –** *Higgins Quasebarth & Partners* – A neoclassic style building designed by Mott B. Schmidt and constructed in 1927. Application is to request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission regarding the continuing maintenance program for the landmark in connection with a transfer of development rights pursuant to Section 75-42 of the Zoning Resolution.

WHEREAS 130 East 80th Street, also known as The Astor House and now the home of the Junior League, is a neo-Classic style building designed by Mott Schmidt and constructed in 1927; and

WHEREAS 130 East 80th Street is based on Robert Adam's 1774 Society of Arts building in London; and

WHEREAS the architect, in foregoing elaborate ornamentation, achieved exquisite style; and

WHEREAS 130 East 80th Street was acquired by the Junior League in 1947 and designated an individual landmark in 1967; and

WHEREAS 130 East 80th Street is one of four remarkable contiguous individual landmarks in the south side of East 80th Street; 130 East 80th Street was built by Vincent Astor, the son of John Jacob Astor who died when the Titanic sunk; and

WHEREAS under Section 75-42 of the Zoning Resolution of Yes for Housing Opportunity the owners have entered into a transfer of development rights (approximately 6,300 sf) with the developers of a nearby proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the applicant will retain 250 sf of the unused development rights; and

WHEREAS the transfer of development rights will preserve the existing floor area of the house and preclude any additions to it; and

WHEREAS the applicant has already performed extensive recent restoration work including repairs to deteriorated limestone on three elevations, replacement of damaged slate tiles at the roof, work at the front portico and band course, and overall facade cleaning; and

WHEREAS a Section 75-42 transfer requires that the building be brought to a condition of sound repair in addition to establishing a Continuing Maintenance Plan (CMP); and

WHEREAS thus, based on current identified existing conditions, the proposed restoration scope for 130 East 80th Street includes 1) work at the front facade including restoring front door to its historic condition, removing a metal bar at 2nd floor window, removing window guards at 2nd floor, restoring 5th floor windows 2) work at the front portico to provide shoring of portico, replacing a cracked step, repairing cracked limestone below sidewalk 3) work at the rear facade and yard including work on the fire escape, restoring 2nd floor window shutters, upgrading lighting at door at basement level, resetting some uneven papers in garden; and

WHEREAS the LPC requires that 2x the cost of the upfront work outlined above be placed in an escrow account; and

WHEREAS the Continuing Maintenance Plan (CMP) will include an inspection every 10 years and will include all portions of the existing envelope as well as inspecting for structural integrity; and

WHEREAS the applicant proposes 10% of the consideration (dollar amount) for the transfer to a CPM; and

WHEREAS although the Transfer of Development Rights does not sit within the formal purview of the Committee, the Committee pointed out the difficulty of weighing the transfer against the potential development to which the rights are to be transferred without information concerning the nature and potential appearance of the receiving project; and

WHEREAS the Committee is particularly concerned since 130 East 80th Street is the 4th Individual Landmark and the second of the 4 contiguous individually landmarked houses on East 80th Street to apply for the transfer of unused air rights to the same receiving site at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the other three sites are 1) 159 East 78th Street — approved by CB8M April 2026 2) 161 East 78th Street — approved by CB8M April 2026 3) 116 East 80th Street — disapproved by CB8M May 2026; and

WHEREAS the Committee cannot ignore the consequences of a transfer to a receiving site; the receiving site is adjacent to the historic district; and

WHEREAS owners of landmarked buildings are already legally obligated under the 1965 Landmarks Law to maintain their properties "in good repair";

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

M407: T384: Disapprove the Landmarks application for 130 East 80th Street
Motion Passed (7-2-2-3)

Yes (7): Baron, Birnbaum, Camp, Chu, Parshall, Selway, Tamayo
No (2): Cohn, Helpern
Abstained (2): Ashby, Fink
Not voting for cause (3): Davis, Sipp, Wald

2. **142 East 71st Street (Between Lexington Avenue and Third Avenue) (Upper East Side Historic District)** – *Chad Firmstone* – A neo-gothic style building designed by George Pelham and constructed in 1927. Application is for the approval of master window plan for existing windows.

WHEREAS 142 East 71st Street sits on the northeast corner of Lexington and Third Avenues; and

WHEREAS the eleven-story apartment building, built in 1927 to the designs of George Pelham has undergone window replacement over the years, transitioning from wood nine-over nine windows to aluminum one over one windows; and

WHEREAS the applicant proposes to implement a Window Replacement Master Plan for the continued use of aluminum one over one windows; and

WHEREAS the applicant argues that since none of the current windows are original, and only a few are configured with a nine over nine mullion pattern, they be permitted to continue with the current windows in perpetuity; and

WHEREAS the Committee recognizes the current near uniformity; and

WHEREAS the Committee believes a Window Master Plan to be somewhat aspirational in nature, and as such encourages eventual uniformity; and

WHEREAS this Committee has always encouraged a return to original window materials and configuration wherever possible; and

WHEREAS the windows of this, and every apartment house, constitute a character-defining element of the historic nature of the building; and

WHEREAS as a consequence this Committee cannot approve a Window Master Plan that will forever enshrine windows that this Committee finds inimical to the Historic District; and

THEREFORE be it resolved that this application is **DISAPPROVED** as presented.

M408: T383: Disapprove Landmarks application at 142 East 71 Street
Motion Passed (11-0-1-0)

Yes (11): Ashby, Baron, Birnbaum, Camp, Cohn, Fink, Helpern, Parshall, Selway, Sipp, Tamayo
Abstained (1): Wald

3. **119 East 78th Street (Between Park Avenue and Lexington Avenue) (Upper East Side Historic District) –** *Anik Pearson Architects* – A Neoclassic style building designed by Harvey Stevenson & Eastman Studds and constructed in 1871 with major alterations made in 1936. Application is for the restoration and refinishing of the existing street-facing facade, modifications to the ground-floor entry configuration and second-floor windows, and updates to select architectural and decorative elements.

WHEREAS the façade of 119 East 78th Street has evolved substantively since its construction in 1871; and

WHEREAS the original building had been set back from the property line; and

WHEREAS the building was altered in 1936 to include an extension to the property line; and

WHEREAS the façade of the 1936 extension was a new design that fit with the nearby houses; and

WHEREAS the 1936 façade was coated in a brownstone stucco similar in color to the original façade; and

WHEREAS the 1936 stucco is cracked in many locations including on the sidewall returns; and

WHEREAS the deteriorated stucco is allowing water to enter the house; and

WHEREAS the 1936 stucco has deteriorated to create an unsustainable condition; and

WHEREAS the 1936 stucco must be fully stripped and replaced; and

WHEREAS the replacement of the stucco creates an opportunity for a restoration or revised façade design; and

WHEREAS the current application proposes many changes to the 1936 façade design; and

WHEREAS the 1936 design has brownstone colored stucco and the proposed design has “clay beige” colored stucco; and

WHEREAS the ground floor of the 1936 design has a pedimented main entrance on the western side and a recessed service entrance on the eastern side; and

WHEREAS the proposed ground floor is perfectly symmetrical with the same door design for the main entrance and the service entrance; and

WHEREAS the pediment is being replaced with a cornice band that extends from rusticated corner to rusticated corner; and

WHEREAS the central window is being extended downward so that it matches the doors either side in height; and

WHEREAS the windows on the existing second floor are set in a narrow masonry opening and abut one another in a continuous band; and

WHEREAS the new windows on the second floor are aligned with the windows above and are enlarged downward; and

WHEREAS the existing third and fourth floors have a painted metal clad central bay with wide center windows and narrow windows either side; and

WHEREAS the curved central bay on the third and fourth floors is retained with the same window arrangement as the existing building but with a clay beige stucco finish; and

WHEREAS the curved central bay in the new design is extended downwards to incorporate new second floor windows; and

WHEREAS the existing curved central bay is terminated with a narrow-painted metal frieze that extends across the building from edge to edge; and

WHEREAS the proposed façade replicates the metal frieze but, in the clay, beige colored stucco; and

WHEREAS the existing facade has a tall parapet with thin coping stones set within the corner piers; and

WHEREAS the proposed façade has the same parapet but with a deep coping in clay beige stucco; and

WHEREAS there is a muted contrast between the dark colored pergola on the roof and the existing brownstone colored façade; and

WHEREAS there is a vibrant contrast between the dark colored pergola and the light-colored stucco on the proposed façade; and

WHEREAS the change from the asymmetrical design of the base to a symmetrical design eliminates the clarity between the main entrance door and the service door; and

WHEREAS there is a clear definition between the metal clad bow and the masonry piers in the existing design, but that definition is lost in the proposed design with its light stucco finish throughout; and

WHEREAS the existing metal freeze creates a clear termination to the curved metal bow, but the proposed stucco frieze continues the monochromatic undifferentiated elements of the façade; and

WHEREAS the dark pergola emerges comfortably from behind the brownstone-colored parapet but the dark pergola merges oppressively from behind the light-colored parapet; and

WHEREAS the current façade merges comfortably with the streetscape the proposed façade asserts itself and will stand out conspicuously from its neighbors; and

WHEREAS the proposed façade is a new design and not a restoration; and

WHEREAS the proposed design detracts from the character of the house; and

WHEREAS the new design transforms the character of the house to the detriment of the streetscape; and

WHEREAS the proposed façade is not contextual and appropriate within the historic district;

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

M409: T416: Disapprove Landmarks application at 119 East 78th Street
Motion Passed (8-2-0-0)

Yes (8): Ashby, Birnbaum, Camp, Cohn, Helpern, Parshall, Selway, Sipp
No (2): Tamayo, Wald

4. Old Business

No items of Old Business were discussed.

5. New Business

No items of New Business were discussed.

There being no further business, the meeting was adjourned at 8:36 PM.

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