

Valerie S. Mason
Chair

Will Brightbill
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, November 18, 2024 – 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, November 20, 2024**. 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: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, Christina Davis (Public Member), David Helpern, John McClement, Jane Parshall, Kimberly Selway, and Marco Tamayo.

Approximate Number of Public Attendees: 18

Resolutions for Approval:

Item 1: 823 & 825 Madison Avenue

Item 2: 132 & 134 East 64th Street

Item 3: 945 Madison Avenue (Bruer Building, former Whitney Museum)

Item 1: 823 & 825 Madison Avenue (Upper East Side Historic District) – *Kenneth Park Architects* – A neo-Federal building originally designed by Lamb & Wheeler and constructed in 1880, with a façade alteration designed by S. Edson Gage in 1926, and the current retail façade having been designed by Page Cowley Architects and approved by LPC in 2013. Application is for an alteration to the façade at the first and second floors and a replacement of storefront infill.

WHEREAS 823 & 825 Madison Avenue will become the new flagship store for Carolina Herrera; and

WHEREAS the retail façade of the two-story base of the building has been changed as retail tenants has changed; and

WHEREAS the base of the building has changed five times since 1985 and received Certificates of Appropriateness with each subsequent change in retail tenant; and

WHEREAS the proposed change to the base of the building from limestone to brick will relate to the Federalist design of the upper stories of the building; and

WHEREAS brick piers have typically been part of the base of the building; and

WHEREAS brick piers are typical of many storefronts in the historic district; and

WHEREAS the proposed brick piers at the base will match the brick above and will match the brick of the residential entrance; and

WHEREAS there will be spandrels to divide the glazing between the first and second floors; and

WHEREAS the limestone cornice that separates the two-story base and the floors above will remain; and

WHEREAS the storefront will be divided into three bays; and

WHEREAS the two outer bays on the first floor will have show windows, and the center bay will have entrance doors; and

WHEREAS the design of the second-floor windows is derived from awnings that are frequently seen in the historic district; and

WHEREAS the glazing for the second-floor windows will be sloped outwards from top to bottom; and

WHEREAS the windows will be covered by a representation of an awning made of metal fins that are 1 1/8" wide by 3 1/8" deep; and

WHEREAS the awning fins will be spaced 2 3/8" apart; and

WHEREAS the fin awnings will be suspended on heavy duty piano hinges that will enable the awnings to be raised for cleaning; and

WHEREAS all architectural metal will be anodized black aluminum; and

WHEREAS there will be a logo sign on the pier to the right of the entrance doors; and

WHEREAS the logo sign will be anodized black aluminum; and

WHEREAS the logo sign will be 11 5/8" high by 10 1/2" wide; and

WHEREAS the signs on the fin awnings will have two components: a logo and the full name of the store below; and

WHEREAS the logo will be 1'- 4 1/2" high and the letters for the full name of the store will be 4 3/8" high; and

WHEREAS the signs on the fin awnings will be natural brass; and

WHEREAS all the signs will be non-illuminated; and

WHEREAS the change from limestone to brick makes the base more consistent with the brick façade of the 1981 designation; and

WHEREAS the fin awnings are a unique component that add to the distinction of the Carolina Herrera façade; and

WHEREAS this design enhances the retail character of the block; and

WHEREAS this application is contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **APPROVED AS PRESENTED**.

Board Members in Favor: 7-1-1-0 (Ashby, Camp, Cohn, Helpert, McClement, Selway, Tamayo)

Board Members Opposed: (Parshall)

Board Members Abstained: (Birnbaum)

Item 2: 132 & 134 East 64th Street (Upper East Side Historic District) – *Andreas Tomarides* – A no-style building designed by James Ware and constructed in 1878, with an alteration in 1930. Application is to combine two houses at the interior, install a stoop and restore the parlor-floor entrance at 134 East 64th Street, install a new basement-level entrance at 132 East 64th Street, reface both houses in stucco to replicate original decorative details, but in a limestone color, construct a rooftop addition that is occupiable space and a bulkhead, alter the rear façade at the basement and parlor floors, and excavate the cellar.

WHEREAS 132 and 134 East 64th Street are adjoining townhouses within the Historic District on the south side of East 64th Street near Lexington Avenue; and

WHEREAS these buildings were originally built as two of four identical townhouses, only one of which (128 East 64th Street) remains more or less as built; and

WHEREAS the applicant proposes to combine the two buildings, currently divided into eight apartments, into a single-family residence; and

WHEREAS the applicant proposes to reconstruct the street façade in a manner sympathetic to the original design as represented by 128 East 64th Street; and

WHEREAS the applicant proposes to encase the original brownstone with stucco resembling limestone; and

WHEREAS the applicant proposes recreating the original stoop, which would project approximately five feet into the public way; and

WHEREAS the applicant proposes to build a fence across the entire façade of the combined buildings at the extreme face of the recreated stoop, an encroachment of about five feet in depth and approximately thirty feet in width along East 64th Street; and

WHEREAS the applicant proposes to recreate the original ornament of the street façade and replace all the windows with aluminum, rather than wood; and

WHEREAS the applicant further proposes to alter the rear façade by filling in a small portion of the lower two floors, replace all the windows with aluminum sash, and greatly enlarge the window openings on the lower two floors; and

WHEREAS the applicant proposes adding a habitable rooftop addition and stair bulkhead that will extend the structure about twenty-three feet but will not be visible from the public way; and

WHEREAS several Committee members voiced objections to the size of the windows in the rear as a potential nuisance for neighbors on account of light pollution; and

WHEREAS several Committee members voiced objection to the size of the rooftop addition notwithstanding its relative invisibility; and

WHEREAS several Committee members voiced objections to the stoop and fence projecting five feet into the public way; and

WHEREAS several committee members voiced concern that the applicant proposed installing aluminum windows on the street façade;

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

Board Members in Favor: 8-3-0-0 (Ashby, Birnbaum, Camp, Cohn, McClement, Parshall, Selway, Tamayo)

Board Members Opposed: (Chu, Helpern, Davis)

Item 3: Presentation from Docomomo US regarding a Request for Evaluation (RFE) Proposal to the NYC Landmarks Preservation Commission for an Interior Landmark Designation of 945 Madison Avenue (Breuer Building, former Whitney Museum).

WHEREAS 945 Madison Avenue, formerly the Whitney Museum, is under consideration by the Landmarks Preservation Commission (LPC) for an Interior Landmark Designation; and

WHEREAS consideration by the LPC was requested by Docomomo, an organization dedicated to the preservation of Modern Architecture; and

WHEREAS 945 Madison Avenue was designed by Marcel Breuer, one of the foremost modern architects; and

WHEREAS the exterior of the building is part of the historic district; and

WHEREAS the building is noted for its iconic form as an inverted, stepped ziggurat; and

WHEREAS the building has a powerful presence in its monolithic dark gray granite façade pierced by hexagonal window openings; and

WHEREAS exterior elements such as the entrance bridge over the sunken sculptural court are built of board-formed concrete; and

WHEREAS the interior is an extension of the exterior in its spaces and materials; and

WHEREAS the transparency at the entry level reveals the lobby, and the transparency at the lower level connects the cafeteria and sculpture court; and

WHEREAS a potential area to be designated is the lobby with its concrete and leather benches, fixed granite and concrete information desk, ceiling grid of circular fixtures, and coat check; and

WHEREAS another potential area for designation includes the lower cafeteria level with phone booths, stairwell entrance, and all elements of the main stairwell; and

WHEREAS the lobby, stairwell, lower level, bridge, and sculpture court can all be experienced together as a unique sculptural and spatial event; and

WHEREAS other potential areas for designation include the fourth-floor gallery, second and third floor galleries, coffered ceilings, window openings, and elevator and stairwell surrounds; and

WHEREAS the architectural features within this building create a cohesive interior that, if lost, will not be replicated;

THEREFORE, BE IT RESOLVED that Community Board 8 encourage the Landmarks Preservation Commission to preserve interiors of 945 Madison Avenue through an Interior Landmark Designation.

Board Members in Favor: 11-0-0-0 (Ashby, Birnbaum, Camp, Chu, Cohn, Davis, Helpern, McClement, Parshall, Selway, Tamayo)

Items 4&5: Old Business/New Business

The meeting was capped off by a brief discussion on the Russell Page Garden at The Frick Collection. There being no further business the meeting was adjourned at 9:07 PM.

Anthony Cohn and David Helpern, Co-Chairs