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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, January 13, 2025 – 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, January 15, 2025**. 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, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, David Helpern, Valerie Mason, John McClement, Jane Parshall, and Marco Tamayo.

**Approximate Number of Public Attendees:** 47

**Resolutions for Approval:**

**Item 1:** 23 East 74<sup>th</sup> Street

**Item 2:** 809 Madison Avenue

**Item 3:** 945 Madison Avenue: Former Whitney Museum of American Art

**Item 1: 23 East 74th Street (Upper East Side Historic District) – Michael Licht AIA** – A Neo-Italian Renaissance building designed by Schwartz & Gross and constructed in 1924-1925. Application is for the replacement of a 160 square foot solarium on a 14th floor terrace of a 16-story building.

**WHEREAS** 23 East 74th Street is an apartment house located on the north side of East 74<sup>th</sup> Street one lot west of Madison Avenue; and

**WHEREAS** this apartment on the 14<sup>th</sup> floor was created as a full floor combination in 1998 with the current “solarium” enclosure as part of the combination; and

**WHEREAS** the “solarium” replaced an awning on the open terrace at least since the 1939-1940 Tax Photographs; and

**WHEREAS** the applicant proposes a new “solarium” structure with a footprint identical to that of the existing structure but with a flatter roof, color to match existing windows, and more robust operable openings; and

**WHEREAS** the new “solarium” presents a more visible presence when viewed from the street largely due to the flatter roof structure, although it is no taller in overall height; and

**WHEREAS** the “solarium” is on a secondary façade and presents its shorter dimension toward Madison Avenue; and

**WHEREAS** the distance from the street and the relative modesty of the change were acknowledged by the Committee;

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

**Board Members in Favor:** 7-1-0-0 (Ashby, Camp, Cohn, Helpen, McClement, Parshall, Tamayo)

**Board Members Opposed:** (Birnbbaum)

**Item 2: 809 Madison Avenue (Upper East Side Historic District)** – *Sherida E. Paulsen, FAIA* – A Neo-Renaissance building designed by F. B. & A. Ware and constructed in 1924-1925. Application is for a new storefront display window at the East 68th Street façade.

**WHEREAS** there are two retail stores on the ground floor of the northeast portion of the two-story base of 809 Madison Avenue; and

**WHEREAS** the two stores originally had matching brass storefronts; and

**WHEREAS** the storefront of the northerly store on the corner was changed to a storefront that did not match the overall design, the details, or the material of the original storefronts; and

**WHEREAS** the applicant seeks to add a storefront display window on the northern façade at the northeast corner of the building; and

**WHEREAS** there are similar corner conditions along Madison Avenue; and

**WHEREAS** the proposed display window will match the original storefront except for the doorway and the crown over the doorway that includes the street address; and

**WHEREAS** the proposed display window will match the storefront on the eastern end of the north façade except for the door; and

**WHEREAS** the proposed display window will be compatible with the character and materials of the main building entrance on East 68<sup>th</sup> Street; and

**WHEREAS** the proposed and original storefronts will have the same materials: brass frame, black metal sign band, black painted metal band with brass verticals at the bottom of the frame, and granite base; and

**WHEREAS** the proposed storefront frame will be proportioned to match and align with the original storefront; and

**WHEREAS** the glass panel within the frame will be 6'-10" wide by 5'-2" high; and

**WHEREAS** the sign band will be ten inches high, and the brass letters will be six inches high to match the original storefront; and

**WHEREAS** the proposed display window will be centered on the line of residential windows above; and

**WHEREAS** the proposed display window anticipates the removal and replacement of the non-historic storefront with a new storefront to match the historic storefront; and

**WHEREAS** the proposed display window will appear as if it were part of the original design of the base of the building; and

**WHEREAS** the proposed storefront display window is appropriate and contextual within the historic district;

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

**Board Members in Favor:** 6-1-2-0 (Camp, Chu, Cohn, Helpen, McClement, Parshall)

**Board Members Opposed:** (Birnbbaum)

**Board Members Abstained:** (Ashby, Tamayo)

**Item 3: 945 Madison Avenue: Former Whitney Museum of American Art (Upper East Side Historic District)** – *PBDW Architects* – A modern style building designed by Marcel Breuer and constructed in 1966. Application is to create a new elevator bulkhead on the roof and new entry signage lighting.

**WHEREAS** 945 Madison Avenue has been calendared for possible designation as an individual and interior landmark by the New York City Landmarks Preservation Commission; and

**WHEREAS** 945 Madison Avenue is the former home of the Whitney Museum and has been acquired by Sotheby's for use as an auction house and administrative offices; and

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A, The proposed NEW ELEVATOR AND ELEVATOR BULKHEAD AND THE NEW SIGNAGE and PART B, The proposed NEW LIGHTING AND CEILING TREATMENT OF THE EXISTING MARQUEE (CANOPY)**

**PART A, New Elevator and Elevator Bulkhead and the New Signage**

**WHEREAS** this application has been split into two parts for the purposes of the resolution – the new elevator and elevator bulkhead and the new signage are taken together as the first part; and

**WHEREAS** the proposed elevator will replace an existing elevator that only served the first floor and the basements, requiring exhibition/auction material entering the building to go down to the basement before being delivered to the display galleries; and

**WHEREAS** the proposed elevator will serve all floors and allow for the more direct loading of exhibitions; and

**WHEREAS** the proposed elevator bulkhead on the roof will be 10'-3" taller than the adjacent egress stair bulkhead and 18' square; and

**WHEREAS** the proposed bulkhead will sit at more or less the center of the east demising wall and will be visible only from a stretch of the north side of 75<sup>th</sup> Street from mid-block to just east of Park Avenue; and

**WHEREAS** the applicants propose to continue the board-formed concrete of the existing demising walls both on the east and south and to continue the pattern and directionality of the other roof structures; and

**WHEREAS** the bulkhead will present a minimal change to the overall appearance of the building; and

**WHEREAS** several members of the public and the Committee noted that the change in use from a museum to an auction house will significantly increase the number of deliveries and urged that the applicants come before other appropriate committees in order to clarify this issue; and

**WHEREAS** the applicants propose a minor change to the entry signage on Madison Avenue; and

**WHEREAS** the applicants propose to add black-painted cut-out metal letters to the lower frame of the existing poured concrete vitrine at the Madison Avenue entrance; and

**WHEREAS** the letters will be 8" high and will be attached to the vitrine on the underside of the vitrine at an existing concrete joint; and

**WHEREAS** the letters will be rear illuminated by the use of dimmable LEDs; and

**WHEREAS** the display panel will be lit using existing fixtures mounted within the vitrine; and

**WHEREAS** the changes to the signage and vitrine lighting will be minimal;

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

**Board Members in Favor:** 8-1-0-0 (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, McClement, Parshall)

**Board Members Opposed:** (Tamayo)

**PART B, New Lighting and Ceiling Treatment of the Existing Marquee (Canopy)**

**WHEREAS** this application has been split into two parts for the purposes of the resolution – the new lighting and ceiling treatment of the existing marquee (canopy) is taken as the second part; and

**WHEREAS** the applicant proposes to add LED strip lighting to the underside of the existing marquee/canopy and to lighten the surface of the underside with a “wash” of acrylic paint to brighten the entrance; and

**WHEREAS** the proposed “wash” will be readily reversible and will not obscure the board-formed pattern of the surface; and

**WHEREAS** the proposed lighting will be powered from an existing conduit; and

**WHEREAS** the Committee noted that there are no other painted concrete surfaces on the building exterior; and

**WHEREAS** the Committee noted that a sensitive and thorough cleaning of the canopy (and indeed the entire visible concrete structure) will brighten the underside of the marquee/canopy as can be seen in the photos dating from the building’s construction; and

**WHEREAS** notwithstanding the applicants’ good intentions and sensitivity to the existing structure, the Committee believes that this intervention will upset the balance between the bare exterior and the brightly lit lobby within;

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

**Board Members in Favor:** 6-3-0-0 (Ashby, Birnbaum, Camp, McClement, Parshall, Tamayo)

**Board Members Opposed:** (Chu, Cohn, Helpern)

**Items 4&5: Old Business/New Business**

The meeting was capped off by a discussion on the Rusell Page Garden at The Frick Collection. There being no further business the meeting was adjourned at 9:30 PM.

**Anthony Cohn and David Helpern, Co-Chairs**