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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, April 14, 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, April 16, 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, Alida Camp, Anthony Cohn, David Helpern, John McClement, Jane Parshall, Kimberly Selway, and Marco Tamayo.

Approximate Number of Public Attendees: 20

Resolutions for Approval:

Item 1: 52 East 64th Street

Item 2: 755 Madison Avenue

Item 3: 157 East 78th Street

Item 4: 140 East 74th Street

Item 1: 52 East 64th Street (Upper East Side Historic District) – *New York Design Architects, LLP* – A Classical style building designed by an unknown architect and constructed before 1879, with a reconstructed façade by Frederick Sterner in 1916-1917. Application is for alterations to the front and rear façades, restoration work at the front façade, and a single-story addition at the roof.

WHEREAS 52 East 64th Street was constructed as an individual building and not part of a row; and

WHEREAS 52 East 64th Street is built on a twenty-foot-wide parcel up to the property line in the front; and

WHEREAS the cracks and deterioration in the limestone façade will be repaired; and

WHEREAS the front entrance is on the basement level two feet down from the sidewalk; and

WHEREAS the entrance will be moved up to grade; and

WHEREAS moving the entrance up will be achieved by taking out one course of limestone between the parlor floor and the second floor, raising the basement level about two feet and raising the parlor floor about two feet; and

WHEREAS the changes to achieve the new entrance level are not based on a precedent to achieve the on-grade entrance, still, the applicant showed examples of buildings on which limestone courses have been changed and approved by the Landmarks Preservation Commission; and

WHEREAS the building currently has a front entrance and a service entrance aligning with the windows above; and

WHEREAS the new entrance will be placed in the center of the façade with windows either side whose outer edges align with the outer edges of the windows above; and

WHEREAS a new lantern light fixture will be placed either side of the new windows at the entrance; and

WHEREAS new planters will be placed in front of the building to either side of the new windows at the entrance but behind the initial steps of the stoops of the buildings on either side; and

WHEREAS the new piers and cornice at the entrance level will match the piers and cornice that currently exist; and

WHEREAS the new windows will be insulated glass, multi-pane, and double hung to match the existing window configurations; and

WHEREAS new planter boxes will be added at the windows at the parlor, second, third, and fourth floor levels; and

WHEREAS the existing roof slopes from front to back; and

WHEREAS the roof will be demolished to enable a penthouse to be erected as the fifth floor of the building; and

WHEREAS the floor of the new penthouse will be set at the lowest level of the existing roof; and

WHEREAS the new penthouse will be set back fifteen feet from the front façade; and

WHEREAS the roof will have a stair bulkhead and skylight on one side and mechanical equipment on the other; and

WHEREAS the rooftop addition is not visible from the street; and

WHEREAS the existing extension in the rear is about half the width of the lot and extends almost to the rear property line; and

WHEREAS the rear extension will be demolished; and

WHEREAS the location of the existing rear wall behind the extension will remain; and

WHEREAS the rear yard will be 28'-10 ½" deep; and

WHEREAS the rear façades of the basement and parlor floors will align; and

WHEREAS the rear façades of the second, third, and fourth floors will align and will be set back 5'-0" from the face of the rear basement and parlor floors; and

WHEREAS the façade of the new penthouse floor will be set back 5'-0" from the rear façades of the second, third, and fourth floors; and

WHEREAS the windows of the rear façades will be insulated glass and multi-pane; and

WHEREAS the windows in the basement, parlor, and second floor façades will be full height and full width; and

WHEREAS the basement level will have a pair of doors in the center opening to the rear yard, and the second-floor level will have a pair of doors opening to the terrace; and

WHEREAS the windows of the third and fourth floor façades will be double hung; and

WHEREAS the windows at the penthouse will be full height and full width with a pair of doors to the terrace; and

WHEREAS the rear façades will be clad in red brick; and

WHEREAS windowsills and lintels will be bluestone to match the existing; and

WHEREAS the rooftop penthouse will be clad in a sand color stucco to match limestone; and

WHEREAS all windows and doors are wood; and

WHEREAS the “storefront” windows on the basement, parlor, and second floor rear façade will be painted black; and

WHEREAS the front entrance door and railings will be painted black; and

WHEREAS windows and doors, except as previously noted, will be painted in a historic “midnight” color; and

WHEREAS lantern lights will be black/aged copper; and

WHEREAS planters at the front will have a natural sand color; and

WHEREAS the restoration and replication of the limestone will be done seamlessly; and

WHEREAS the restoration and renovation of the house will be accomplished in the spirit of the Frederick Sterner design; and

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

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

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

Item 2: 755 Madison Avenue (Upper East Side Historic District) – Sugarhouse PLLC – A no-style building designed by Anthony M. Pavia and constructed in 1959. Application is for limited demolition and general construction for the installation of a new storefront.

WHEREAS 755 Madison Avenue is a no-style apartment house located on the northeast corner of 65th Street and Madison Avenue with retail stores occupying the entirety of the Madison Avenue frontage; and

WHEREAS the applicant (“Alice and Olivia”) currently occupies a portion of that frontage and has acquired an additional bay to the north of the existing storefront; and

WHEREAS the applicant proposes a new storefront to incorporate the additional street frontage; and

WHEREAS the current storefront has a lower window head height due to the presence of a reinforced concrete beam, the presence of which the applicant proposes to minimize visually in order to regularize the window head heights across the entire collection of storefronts on Madison Avenue; and

WHEREAS the applicant proposes to create a visually continuous storefront with three large openings corresponding to the column spacing and consequently unequal; and

WHEREAS the proposed storefront windows will have curved corners at the head and be red painted aluminum with a solid panel at the ground level decorated with brass rosettes; and

WHEREAS the solid portions of the storefront will be clad with limestone in a diagonal layout with darker limestone accents; and

WHEREAS the new signage will be shadow lit letters above the new red entry doors; and

WHEREAS several Committee members expressed delight at the “playful”, “charming”, and “whimsical” façade treatment, noting that it will enliven its portion of Madison Avenue;

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

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

Board Members Abstained: (Selway)

Item 3: 157 East 78th Street (Individual Landmark) – *Minyoung Song of Model Practice* – A Italianate style building designed by an unknown architect and constructed in 1861, with a Second Empire style mansard roof addition. Application is for a horizontal enlargement on the top two floors in line with the first-floor rear façade.

WHEREAS 157 East 78th Street is the westernmost of five individual landmark houses; and

WHEREAS 157 East 78th Street is a twenty-foot-wide house that is four stories high; and

WHEREAS the original three floors have a red brick façade with white painted multi-pane windows; and

WHEREAS the top floor is an addition with a mansard roof with white painted windows; and

WHEREAS the basement level is four steps down from the sidewalk; and

WHEREAS there is a main entrance at the eastern side of the areaway and a service entrance at the western side of the areaway; and

WHEREAS the raised panel entrance doors will be replaced with a solid wood door with vertical planks for the main entrance and a window for the former service entrance; and

WHEREAS a portion of the first floor will be demolished to create a two-story high entrance; and

WHEREAS the double height entrance will be expressed with a brownstone and brick enframement; and

WHEREAS the western wall of the enframement will be curved; and

WHEREAS the curved wall will be made of standard size bricks; and

WHEREAS there will be an entrance overhang at the first-floor level; and

WHEREAS there will be Juliette balcony railings at the first-floor windows; and

WHEREAS in the rear, the first, second, and third floors will be extended to create a four-story high façade in line with the face of the basement level; and

WHEREAS the original brick façade with punched in windows will not be replicated; and

WHEREAS the new façade will be a brick grid three bays wide; and

WHEREAS the basement level will have three pairs of doors; and

WHEREAS the second floor will have inoperable windows as the rear of the first floor will be open to create a double height space; and

WHEREAS the second and third floors will have in-opening French doors with railings to create Juliette balconies; and

WHEREAS all windows and doors will be full height and half the width of each bay; and

WHEREAS in the front, the addition of the double height entrance is out of scale with the house; and

WHEREAS in the rear, the contemporary grid is unrelated to the architectural character of the house; and

WHEREAS the charm and intimacy of the design of the house is lost in the change to the front façade and in the proposed brick grid for the rear façade; and

WHEREAS this project is not contextual and appropriate for the individual landmark;

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

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

Item 4: 140 East 74th Street (Upper East Side Historic District) – O’Neil Langan Architects – A Italianate style building designed by John G. Prague and constructed in 1871-1875. Application is for the construction of a rooftop stair bulkhead clad in stucco and a steel railing at the east parapet.

WHEREAS 140 East 74th Street is single-family owner-occupied townhouse with a restaurant on the lower floor located on the south side of 74th street just west of Lexington Avenue; and

WHEREAS the building directly to the east on Lexington Avenue is only two floors tall, exposing the east side of 140 East 74th Street to partial view from the avenue and street; and

WHEREAS the applicant proposes to replace an existing roof hatch with a minimally sized stair bulkhead and code-compliant railing to accommodate an extension of the existing stair to the roof; and

WHEREAS the proposed stair bulkhead will be minimally visible from the north on Madison Avenue; and

WHEREAS the bulkhead and railing will be somewhat more visible from the east side of Lexington Avenue with the railing somewhat more visible; and

WHEREAS the stair bulkhead will be clad in light-colored stucco intended to blend into its surroundings, and the railing will be painted black; and

WHEREAS several Committee members expressed concern over the visibility of the proposed additions and the simplicity of the intervention; and

WHEREAS other Committee members noted that the proposal would become part of the streetscape with its generally “jumbled” and disorganized roof features, whether minimally visible or otherwise, and approved of the restraint shown by the applicant;

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

Board Members in Favor: 5-1-2-0 (Cohn, Helpern, McClement, Parshall, Selway)

Board Members Opposed: (Camp)

Board Members Abstained: (Ashby, Tamayo)

Items 5&6: Old Business/New Business

There being no further business the meeting was adjourned at 8:21 PM.

Anthony Cohn and David Helpern, Co-Chairs