

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, June 16, 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, June 18, 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, Gayle Baron, Alida Camp, Anthony Cohn, David Helpern, John McClement, Jane Parshall, Abraham Salcedo, Marco Tamayo, and Christina Davis (Public Member).

Approximate Number of Public Attendees: 22

Resolutions for Approval:

Item 1: 122 East 66th Street

Item 2: 4 East 66th Street

Item 3: 10 East 82nd Street

Item 4: 15 East 88th Street

Item 1: 122 East 66th Street (Upper East Side Historic District) – *Martin Lee Griggs, Walter B. Melvin Architects* – A Neo-Regency style building designed by Thomas Harlan Ellett and constructed in 1931-1932. Application is for the closing of through-wall penetrations below three windows on the 4th floor, north façade, the installation of three through-wall penetrations above three windows on the 4th floor, north façade, and the installation of three through-wall penetrations above three windows on the 4th floor, south façade.

WHEREAS 122 East 66th Street is the home of the Cosmopolitan Club; and

WHEREAS the Cosmopolitan Club has been investing year by year in bringing the building back to its 1930s glory; and

WHEREAS the Club must replace outmoded air conditioning units; and

WHEREAS there are five windows across the face of the fourth floor; and

WHEREAS there are grilles with through wall units behind the grilles on the three easterly windows, an asymmetrical arrangement; and

WHEREAS the grilles are 18” high and 44” wide and are set tight to the undersides of the windowsills; and

WHEREAS the grilles and through-wall units will be removed; and

WHEREAS the openings will be filled with brick to match closely the color of the original brick, which is covered with paint; and

WHEREAS the infill brick will be painted to match the painted brick façade; and

WHEREAS the units to be removed will be replaced with three new units, above the middle window and the two end windows, a symmetrical arrangement reflecting the symmetrical design of the building; and

WHEREAS the new through-wall units will be set behind new, frameless, aluminum louvers flush with the brick wall; and

WHEREAS the new louvers will be 18” high and 46” wide and set 10” above the windows; and

WHEREAS the new aluminum grilles will be painted to match the color of the brick façade; and

WHEREAS the new air conditioning units will be less visible than the current units; and

WHEREAS the visual impact of the new through wall units will be minimized; and

WHEREAS the new through wall penetrations for air conditioning units are contextual and appropriate within the historic district; and

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

Board Members in Favor: 9-1-0-0 (Ashby, Baron, Camp, Cohn, Davis, Helpern, McClement, Parshall, Salcedo)

Board Members Opposed: (Tamayo)

Item 2: 4 East 66th Street (Upper East Side Historic District) – Jeffrey Flanigan– A neo-Italian Renaissance style building designed by J.E.R. Carpenter and Cross and Cross and constructed in 1919-1920. Application is for modifications to four windows at the 11th story secondary façades.

WHEREAS 4 East 66th Street sits on the southeast corner of Fifth Avenue and 66th Street, sharing the Fifth Avenue blockfront with the Temple Emanuel complex; and

WHEREAS the applicant proposes to alter four openings on the 11th floor, enlarging the openings and replacing the windows; and

WHEREAS the applicant proposes these changes to the secondary facades that face south and west, visible over the lower buildings of Temple Emanuel; and

WHEREAS the applicant proposes to replace the existing windows on the south façade with French doors and balconettes identical to those previously approved for the eighth floor and similar to those approved on the ninth floor; and

WHEREAS the applicant proposes to enlarge an opening on the west secondary façade and to introduce a window identical to one previously approved for use on the eighth floor and aligning with it and the corresponding window on the tenth floor; and

WHEREAS the new south-facing French doors will be bronze and the new west-facing window will be wood, non-operable, but simulating a double-hung configuration (eight over eight) common to the original building design; and

WHEREAS the proposed interventions are on what have always been secondary yet visible facades, the applicant has made appropriate efforts to conform both to the original design and subsequent alterations; and

WHEREAS insofar as the building has no window master plan the Committee urges 4 East 66th Street to adopt a plan that will, over time, return the building fenestration to its original operation and materials;

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

Board Members in Favor: 8-2-0-0 (Baron, Cohn, Davis, Helpern, McClement, Parshall, Salcedo, Tamayo)

Board Members Opposed: (Ashby, Camp)

Item 3: 10 East 82nd Street (Metropolitan Museum Historic District) – Suk Design Studio – A neo-Federal style rowhouse designed by an unknown architect and constructed in 1888, with an alteration in the neo-Federal style by Bradley Delehanty in 1920. Application is to replace the existing facades and construct a rooftop and rear yard addition.

WHEREAS 10 East 82nd Street is a four-story building with a basement and a cellar; and

WHEREAS the building is 19'-6" wide by 58'-6" long; and

WHEREAS 10 East 82nd Street was built in the Queen Anne style in 1888; and

WHEREAS 10 East 82nd Street was altered in 1920 in the neo-Federal style; and

WHEREAS the original brownstone stoop and Queen Anne details were removed; and

WHEREAS the original cornice was removed and replaced with a lower, smaller cornice; and

WHEREAS the wrought iron balcony was added in 1960 to further change the architectural character of the building; and

WHEREAS the front façade is in poor condition; and

WHEREAS the applicant seeks to modify the neo-Federal style in the replacement of the front façade; and

WHEREAS the new front facade will be made of limestone; and

WHEREAS the building will have a wide, central entrance with a pair of doors; and

WHEREAS the original and current windows are double hung, multi-pane; and

WHEREAS the proposed windows for the front façade are wood casements painted black; and

WHEREAS the arched windows on the first floor will be replaced with French doors; and

WHEREAS the continuous metal railing on the first floor will be replaced with a metal railing at each of the three windows; and

WHEREAS a new cornice is located between the second and third floors, like an applique; and

WHEREAS a new, heavier cornice is located at the roof; and

WHEREAS the rear of the house will be extended 8'-10" to the south, leaving a 30-foot rear yard; and

WHEREAS the cellar level will extend under the rear yard an additional 25 feet; and

WHEREAS the rear yard will be paved except for the five feet between the cellar and the property line; and

WHEREAS the basement and first floor facades in the rear will be fully glazed, including windows and doors, the full width of the building and the full height of each floor; and

WHEREAS the second floor will have a railing that extends the full width of the building; and

WHEREAS the second, third, and fourth floors will have casement windows in black painted metal; and

WHEREAS the basement and first floor enframements for the glass walls will be limestone; and

WHEREAS the second, third, and fourth floor facades will be brick masonry; and

WHEREAS a new stair and stair bulkhead will be added to the roof; and

WHEREAS the rear of the building is 55'-1" high, and the front of the building is 58'-5" high to create a pitched roof; and

WHEREAS the roof will be leveled to a height of 57'-3"; and

WHEREAS the top of the bulkhead will be 67'-3" high; and

WHEREAS the bulkhead will be angled down towards the street; and

WHEREAS the bulkhead will not be seen from the street, but the chimney extension will be seen; and

WHEREAS the change from a brick façade to a limestone façade is questionable given the modest size and scale of the building; and

WHEREAS the extra wide entrance with the pair of doors is too large for the building; and

WHEREAS the window openings on the front façade are larger than the original openings and are proportionately too large for the building; and

WHEREAS the full width and full height of the glazing of the basement and the first floor have a modernist character; and

WHEREAS the brick façade of the second, third, and fourth floors, with its large window openings, seems squeezed between the limestone and glass two story base; and

WHEREAS the building does not have a consistency of approach in that it looks forward and backward in its stylistic interpretations;

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

Board Members in Favor: 10-0-0-0 (Ashby, Baron, Camp, Cohn, Davis, Helpern, McClement, Parshall, Salcedo, Tamayo)

Item 4: 15 East 88th Street (Expanded Carnegie Hill Historic District) – *David Briggs, Loci Architecture PLLC* – A neo-Federal style building designed by Delano & Aldrich and constructed in 1920. Application is for window replacement in existing openings on the front & rear facades, and includes related sealant, flashing, weatherproofing, miscellaneous trim and finish patching.

WHEREAS 15 East 88th Street is a single-family townhouse recently purchased by the St. David's School and converted to educational use; and

WHEREAS the applicant proposes to replace the existing windows and make repairs to the existing brick exterior; and

WHEREAS the applicant proposes to change the windows from wood double-hung type to a combination of fixed and tilt-turn aluminum; and

WHEREAS the existing windows on the garden side at the ground floor level are curved in plan, and the applicant proposes to replace them with straight windows; and

WHEREAS the profiles of the proposed windows are much thicker than the existing windows; and

WHEREAS the wood windows are a character-defining element of the simple, restrained street facade; and

WHEREAS the curved windows at the garden front, thirteen feet in height, represent a major design element of an unusually elegant facade; and

WHEREAS the benefits of energy conservation are, in this instance, outweighed by the importance of the original materials;

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

Board Members in Favor: 9-1-0-0 (Ashby, Baron, Camp, Cohn, Helpern, McClement, Parshall, Salcedo, Tamayo)

Board Members Opposed: (Davis)

Items 5&6: Old Business/New Business

There being no further business the meeting was adjourned at 8:09 PM.

Anthony Cohn and David Helpern, Co-Chairs