

Alida Camp  
Chair

Will Brightbill  
District Manager



505 Park Avenue, Suite 620  
New York, NY 10022  
(212) 758-4340

(212) 758-4616 (Fax)  
info@cb8m.com – E-Mail  
www.cb8m.com – Website

**The City of New York  
Manhattan Community Board 8**

June 22, 2018

Hon. Frederick Bland, Vice Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, NY, 10007

**RE: 870 Madison Avenue (between East 70<sup>th</sup> and East 71<sup>st</sup> Streets) – Upper East Side  
Historic District *Panorama Windows, Ltd.* – Application is to replace windows.**

Dear Chair Srinivasan:

At the June 20, 2018 Community Board 8 Manhattan Full Board meeting, the Board **DISAPPROVED** the above application with a vote 30 in favor, 10 opposed, 1 abstentions and 0 not voting for cause:

**WHEREAS** 870 Madison Avenue is a five story Neo-Italian Renaissance building; and,  
**WHEREAS** the wood multi-pane windows that remain are in poor condition; and,  
**WHEREAS** the building has commercial use on the first and second floors and residential use on the third, fourth and fifth floors; and,  
**WHEREAS** the existing metal storefront facing Madison Avenue on the first and second floors replaced the original wood windows; and,  
**WHEREAS** the applicant seeks to replace the wood windows on the third through fifth floors facing Madison Avenue and the wood windows on the second through fifth floors on the north and south elevations; and,  
**WHEREAS** the windows will be replaced in kind functionally and operationally including the windows in arched openings; and,  
**WHEREAS** the windows will be multi-pane insulated glass windows with the same number of divisions in each window; and,  
**WHEREAS** the divisions will be made with dividers set within the two panes of insulated glass;  
**WHEREAS** the aluminum frames and mullions will be similar in profile to the original wood windows; and,  
**WHEREAS** the aluminum windows are not appropriate replacements for wood windows in the context of this relatively small building; and,

**THEREFORE BE IT RESOLVED** this application is **DISAPPROVED** as presented. Please advise this office of any action taken regarding this matter.

Sincerely,



Alida Camp  
Chair



David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 14th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 26th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Ben Kallos, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District