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

February 17, 2023

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, New York 10007

**RE: 828 Madison Avenue (FORMERLY THE WESTBURY HOTEL) (Upper East Side Historic District)** *BW Architects* - A Neo-Renaissance building designed by George Pelham and constructed in 1925-26. Application is for proposed alteration of 21 existing windows and a new door and transom on 70<sup>th</sup> Street.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 15, 2023, the board approved the following resolution by a vote of 37 in favor, 4 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** the Westbury was completed as a hotel in 1927 and was converted to condominium apartments in 1999;

**WHEREAS** a new members club is proposed for the northern portion of the ground and 2<sup>nd</sup> floors;

**WHEREAS** the applicant proposes changes to the northern service entry on East 70<sup>th</sup> Street to accommodate the members club and to replace 21 windows on the south, west, and north elevations with new windows to match existing windows;

**WHEREAS** the applicant proposes to replace the existing windows now framed in painted white aluminum with a bronze anodized finish; the rest of the windows on the first and 2<sup>nd</sup> floors present as having bronze frames and will not be changed;

**WHEREAS** the windows to be replaced include 17 windows on the Madison Avenue elevation, 3 windows on East 69<sup>th</sup> Street and 1 window on East 70<sup>th</sup> Street;

**WHEREAS** the windows to be changed would remain double hung windows;

**WHEREAS** on East 70<sup>th</sup> Street there is an existing 7'1" wide service door flanked a small window;

**WHEREAS** the applicant proposes to widen or expand the granite frame around the existing door to accommodate a second door; existing window to the left of the door would be replaced with a new service door and transom to accommodate this change;

**WHEREAS** the new opening would be 11'4";

**WHEREAS** when 828 Madison Avenue was converted from a hotel to condominiums, Beyer Blinder Belle Architects used solid bronze, elegant and with heft, for the retail windows on the first and second floors;

**WHEREAS** real bronze rather than an “bronze anodized finish” should be used for the windows;

**WHEREAS** windows with a “bronze anodized finish” are not contextual or appropriate within the historic district or for a building of this stature;

**THEREFORE BE IT RESOLVED** that this application is disapproved as presented.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District