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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, December 11, 2023 – 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, December 13, 2023**. 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, Michele Birnbaum, Alida Camp, Anthony Cohn, David Helpern, Jane Parshall, Abraham Salcedo, Marco Tamayo, and Kimberly Selway (Public Member).

Resolutions for Approval:

Item 1: 935 Park Avenue - Unanimous Approval

Item 2: 735 Madison Avenue - Unanimous Approval

Item 1: 935 Park Avenue (Park Avenue Historic District) – *Walter Sedovic Architects* – A Neo-Italian Renaissance Revival-style building designed by Sugarman, Hess & Berger and constructed in 1923-24. Application is for a new pergola and railing at the upper penthouse roof, new stairs from the lower penthouse roof to upper penthouse roof, and the removal of the existing pergola on the lower penthouse roof.

WHEREAS 935 Park Avenue is a neo-Italian Renaissance revival -style 16 story apartment building designed by Sugarman, Hess and Berger and constructed I. 1923-24.

WHEREAS the lower terrace off the penthouse is now planted and maintained;

WHEREAS the applicant proposes a new planted pergola and terrace at the roof of the existing penthouse to create a second outdoor space;

WHEREAS the proposed new roof/terrace garden is approximately 12' wide x 16' deep and is oriented to take advantage of the sunset;

WHEREAS the pergola will be 10' high to the underside of the rafters so that there is the same sense of space and comfort when one is within the pergola — given the proportions of the pergola — as there is within the penthouse;

WHEREAS the height of the proposed pergola is 10'6" to the top of the rafters;

WHEREAS the existing pergola at the lower terrace will be demolished;

WHEREAS at the north facade, the applicant proposes a stair from the lower terrace to the to-be-created upper terrace for maintenance of the new terrace and pergola and for maintenance of existing rooftop mechanicals;

WHEREAS the applicant also proposes to install a railing around the perimeter of the roof (now the terrace); the railing will be 42" high;

WHEREAS the railing will be made of steel; the support columns for the pergola will be made of steel;

WHEREAS the treads for the new stair will be made of wood, the pergola will be made of wood, the top part of the railing will be made of wood;

WHEREAS new prefabricated pane liked concrete pavers will be installed on the entire area of the rooftop terrace;

WHEREAS parts of the new terrace to be planted at grade, sedum mats with plant material indigenous to New York State will be used;

WHEREAS the pre-existing and to-be-demolished pergola at the penthouse level is visible from the public way;

WHEREAS a small corner at 4 1/2' to 5' of the proposed new pergola at the upper terrace (the roof of the penthouse) is minimally visible from the south side of 80th Street — from every other vantage point, the new proposed pergola is not visible from the public way;

WHEREAS the applicant's proposal is attractive and well proportioned; the proposed pergola is minimally visible;

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

Committee Members in favor: Ashby, Baron, Birnbaum, Camp, Cohn, Helpen, Parshall, Tamayo

Board Member in favor: Salcedo

Public Member in favor: Selway

Item 2: 753 Madison Avenue (Upper East Side Historic District) – TPG Architecture – A no style brick building designed by Anthony M. Pavia and constructed in 1959. Application is for new vinyl decals installed on the interior of storefront windows.

WHEREAS this application is for a temporary location of the Alexander McQueen store;

WHEREAS the shop is in a modernist brick building from 1959;

WHEREAS the shop front is of a modern design;

WHEREAS the shop is on the northeast corner of Madison Avenue and East 65th Street;

WHEREAS the height of the storefront windows on Madison Avenue and East 65th Street is 9'-11 1/2";

WHEREAS there is one show window and an entrance with a pair of glass doors on Madison Avenue;

WHEREAS there are three show windows on East 65th Street;

WHEREAS vinyl decals will provide abstract shapes that allow views into the store;

WHEREAS the decals are black in color and cover conditions that are considered unsightly;

WHEREAS the decals are applied to the interior side of the glass;

WHEREAS the decal in the show window on Madison Avenue is 18'-0" long and the opening in the decal is 13'-2 1/2" long;

WHEREAS the decal in the show window on East 65th Street at the corner is 22'-9 1/2" long with two overlapping openings in the decal that are 16'-3 and 6'-10" long;

WHEREAS the decal width in the show window to the east of the corner window is 12'-11 1/2" long with two overlapping openings in the decal that are 5'-8 1/2" and 9'-5" long;

WHEREAS the decal width of the easternmost window is 9'-3 1/2" long and it has no openings;

WHEREAS there will be an "Alexander McQUEEN" sign in white letters on the black vinyl in the easternmost window;

WHEREAS the decals are designed to provide large openings for viewing into the store;

WHEREAS the shapes of the decals maintain the visibility associated with retail on Madison Avenue;

WHEREAS the decals complement the modern storefront and modernist building;

WHEREAS the openings in the decal maintain the visibility consistent with the retail on Madison Avenue;

WHEREAS the decals are contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED THAT this application is **APPROVED** as presented.

Committee Members in favor: Ashby, Baron, Birnbaum, Camp, Cohn, Helpern, Parshall, Tamayo

Board Member in favor: Salcedo

Public Member in favor: Selway

There being no further business the meeting was adjourned at 8:04 PM.

David Helpern and Jane Parshall, Co-Chairs