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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, November 18, 2024 – 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, November 20, 2024**. 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, Sarah Chu, Anthony Cohn, Christina Davis (Public Member), David Helpern, John McClement, Jane Parshall, Kimberly Selway, and Marco Tamayo.

**Approximate Number of Public Attendees:** 18

**Resolutions for Approval:**

**Item 1:** 823 & 825 Madison Avenue

**Item 2:** 132 & 134 East 64th Street

**Item 3:** 945 Madison Avenue (Bruer Building, former Whitney Museum)

**Item 1: 823 & 825 Madison Avenue (Upper East Side Historic District)** – *Kenneth Park Architects* – A neo-Federal building originally designed by Lamb & Wheeler and constructed in 1880, with a façade alteration designed by S. Edson Gage in 1926, and the current retail façade having been designed by Page Cowley Architects and approved by LPC in 2013. Application is for an alteration to the façade at the first and second floors and a replacement of storefront infill.

**WHEREAS** 823 & 825 Madison Avenue will become the new flagship store for Carolina Herrera; and

**WHEREAS** the retail façade of the two-story base of the building has been changed as retail tenants has changed; and

**WHEREAS** the base of the building has changed five times since 1985 and received Certificates of Appropriateness with each subsequent change in retail tenant; and

**WHEREAS** the proposed change to the base of the building from limestone to brick will relate to the Federalist design of the upper stories of the building; and

**WHEREAS** brick piers have typically been part of the base of the building; and

**WHEREAS** brick piers are typical of many storefronts in the historic district; and

**WHEREAS** the proposed brick piers at the base will match the brick above and will match the brick of the residential entrance; and

**WHEREAS** there will be spandrels to divide the glazing between the first and second floors; and

**WHEREAS** the limestone cornice that separates the two-story base and the floors above will remain; and

**WHEREAS** the storefront will be divided into three bays; and

**WHEREAS** the two outer bays on the first floor will have show windows, and the center bay will have entrance doors; and

**WHEREAS** the design of the second-floor windows is derived from awnings that are frequently seen in the historic district; and

**WHEREAS** the glazing for the second-floor windows will be sloped outwards from top to bottom; and

**WHEREAS** the windows will be covered by a representation of an awning made of metal fins that are 1 1/8" wide by 3 1/8" deep; and

**WHEREAS** the awning fins will be spaced 2 3/8" apart; and

**WHEREAS** the fin awnings will be suspended on heavy duty piano hinges that will enable the awnings to be raised for cleaning; and

**WHEREAS** all architectural metal will be anodized black aluminum; and

**WHEREAS** there will be a logo sign on the pier to the right of the entrance doors; and

**WHEREAS** the logo sign will be anodized black aluminum; and

**WHEREAS** the logo sign will be 11 5/8" high by 10 1/2" wide; and

**WHEREAS** the signs on the fin awnings will have two components: a logo and the full name of the store below; and

**WHEREAS** the logo will be 1'- 4 1/2" high and the letters for the full name of the store will be 4 3/8" high; and

**WHEREAS** the signs on the fin awnings will be natural brass; and

**WHEREAS** all the signs will be non-illuminated; and

**WHEREAS** the change from limestone to brick makes the base more consistent with the brick façade of the 1981 designation; and

**WHEREAS** the fin awnings are a unique component that add to the distinction of the Carolina Herrera façade; and

**WHEREAS** this design enhances the retail character of the block; and

**WHEREAS** this application is contextual and appropriate within the historic district;

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

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

**Board Members Opposed:** (Parshall)

**Board Members Abstained:** (Birnbaum)

**Item 2: 132 & 134 East 64th Street (Upper East Side Historic District) – *Andreas Tomarides*** – A no-style building designed by James Ware and constructed in 1878, with an alteration in 1930. Application is to combine two houses at the interior, install a stoop and restore the parlor-floor entrance at 134 East 64th Street, install a new basement-level entrance at 132 East 64th Street, reface both houses in stucco to replicate original decorative details, but in a limestone color, construct a rooftop addition that is occupiable space and a bulkhead, alter the rear façade at the basement and parlor floors, and excavate the cellar.

**WHEREAS** 132 and 134 East 64th Street are adjoining townhouses within the Historic District on the south side of East 64th Street near Lexington Avenue; and

**WHEREAS** these buildings were originally built as two of four identical townhouses, only one of which (128 East 64th Street) remains more or less as built; and

**WHEREAS** the applicant proposes to combine the two buildings, currently divided into eight apartments, into a single-family residence; and

**WHEREAS** the applicant proposes to reconstruct the street façade in a manner sympathetic to the original design as represented by 128 East 64th Street; and

**WHEREAS** the applicant proposes to encase the original brownstone with stucco resembling limestone; and

**WHEREAS** the applicant proposes recreating the original stoop, which would project approximately five feet into the public way; and

**WHEREAS** the applicant proposes to build a fence across the entire façade of the combined buildings at the extreme face of the recreated stoop, an encroachment of about five feet in depth and approximately thirty feet in width along East 64th Street; and

**WHEREAS** the applicant proposes to recreate the original ornament of the street façade and replace all the windows with aluminum, rather than wood; and

**WHEREAS** the applicant further proposes to alter the rear façade by filling in a small portion of the lower two floors, replace all the windows with aluminum sash, and greatly enlarge the window openings on the lower two floors; and

**WHEREAS** the applicant proposes adding a habitable rooftop addition and stair bulkhead that will extend the structure about twenty-three feet but will not be visible from the public way; and

**WHEREAS** several Committee members voiced objections to the size of the windows in the rear as a potential nuisance for neighbors on account of light pollution; and

**WHEREAS** several Committee members voiced objection to the size of the rooftop addition notwithstanding its relative invisibility; and

**WHEREAS** several Committee members voiced objections to the stoop and fence projecting five feet into the public way; and

**WHEREAS** several committee members voiced concern that the applicant proposed installing aluminum windows on the street façade;

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

**Board Members in Favor:** 8-3-0-0 (Ashby, Birnbaum, Camp, Cohn, McClement, Parshall, Selway, Tamayo)

**Board Members Opposed:** (Chu, Helporn, Davis)

**Item 3: Presentation from Docomomo US regarding a Request for Evaluation (RFE) Proposal to the NYC Landmarks Preservation Commission for an Interior Landmark Designation of 945 Madison Avenue (Breuer Building, former Whitney Museum).**

**WHEREAS** 945 Madison Avenue, formerly the Whitney Museum, is under consideration by the Landmarks Preservation Commission (LPC) for an Interior Landmark Designation; and

**WHEREAS** consideration by the LPC was requested by Docomomo, an organization dedicated to the preservation of Modern Architecture; and

**WHEREAS** 945 Madison Avenue was designed by Marcel Breuer, one of the foremost modern architects; and

**WHEREAS** the exterior of the building is part of the historic district; and

**WHEREAS** the building is noted for its iconic form as an inverted, stepped ziggurat; and

**WHEREAS** the building has a powerful presence in its monolithic dark gray granite façade pierced by hexagonal window openings; and

**WHEREAS** exterior elements such as the entrance bridge over the sunken sculptural court are built of board-formed concrete; and

**WHEREAS** the interior is an extension of the exterior in its spaces and materials; and

**WHEREAS** the transparency at the entry level reveals the lobby, and the transparency at the lower level connects the cafeteria and sculpture court; and

**WHEREAS** a potential area to be designated is the lobby with its concrete and leather benches, fixed granite and concrete information desk, ceiling grid of circular fixtures, and coat check; and

**WHEREAS** another potential area for designation includes the lower cafeteria level with phone booths, stairwell entrance, and all elements of the main stairwell; and

**WHEREAS** the lobby, stairwell, lower level, bridge, and sculpture court can all be experienced together as a unique sculptural and spatial event; and

**WHEREAS** other potential areas for designation include the fourth-floor gallery, second and third floor galleries, coffered ceilings, window openings, and elevator and stairwell surrounds; and

**WHEREAS** the architectural features within this building create a cohesive interior that, if lost, will not be replicated;

**THEREFORE, BE IT RESOLVED** that Community Board 8 encourage the Landmarks Preservation Commission to preserve interiors of 945 Madison Avenue through an Interior Landmark Designation.

**Board Members in Favor:** 11-0-0-0 (Ashby, Birnbaum, Camp, Chu, Cohn, Davis, Helpern, McClement, Parshall, Selway, Tamayo)

**Items 4&5: Old Business/New Business**

The meeting was capped off by a brief discussion on the Rusell Page Garden at The Frick Collection. There being no further business the meeting was adjourned at 9:07 PM.

**Anthony Cohn and David Helpern, Co-Chairs**