

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, May 13, 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, May 15, 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, Michele Birnbaum, Lori Ann Bores, Alida Camp, Sarah Chu, Anthony Cohn, Christina Davis (Public Member), John McClement, Jane Parshall, Abraham Salcedo, Kimberly Selway (Public Member), and Marco Tamayo.

**Approximate Number of Public Attendees:** 4

**Resolutions for Approval:**

**Item 1:** 49 East 67<sup>th</sup> Street – Unanimous Disapproval

**Item 1: 49 East 67th Street (Upper East Side Historic District) – Yellow House Architects** – A Neo-Federal style building designed by Sterner & Wolfe and constructed in 1919. Application is for the replacement of an existing wood door with a new metal-and-glass door.

**WHEREAS** 49 East 67th Street is a single-family five-story building on the north side of East 67th Street between Madison and Park Avenues and contributes to the character of the Upper East Side Historic District; and

**WHEREAS** 49 East 67th Street is a fine example of the renovation work of the architectural firm of Sterner and Wolfe, who were active on the Upper East Side in the first two decades of the 20th Century; and

**WHEREAS** the applicant proposes to recreate the original Juliet balconies at the second floor to their original appearance, which can be approved at Landmarks Commission staff level; and

**WHEREAS** the applicant wishes to alter the front door by replacing the existing painted wood door with a painted wrought iron and glass door; and

**WHEREAS** the proposed door will take its visual cues from the restored railings; and

**WHEREAS** the existing door is not original and is not painted the same color as the original; and

**WHEREAS** the proposed door represents a significant change in both material and appearance; and

**WHEREAS** although the project has been well thought-out and thoroughly documented, it is inappropriate in detail and inappropriate to the period evoked by the design; and

**THEREFORE** be it resolved that this application is **DISAPPROVED** as presented.

**Committee Members in Favor:** Ashby, Birnbaum, Camp, Chu, Cohn, Davis\*, McClement, Parshall, Salcedo, Selway\*, Tamayo

**Board Member in Favor:** Bores

**\* - Public Member**

### **Items 2&3: Old Business/New Business**

The Committee capped off the meeting with an in-depth discussion regarding the City of Yes Housing Opportunity initiative's effect on the rules guiding special or historic districts. Of particular concern were the new rules relating to the Transfer of Development Rights from within Historic Landmark Districts and the lack of community involvement. The Committee agreed to keep this item of discussion in consideration for a future Committee agenda.

There being no further business the meeting was adjourned at 7:42 PM.

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