

Valerie S. Mason  
Chair

Ian McKnight  
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**

October 27, 2025

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

**RE: 710-712 Madison Avenue (Upper East Side Historic District)** – *Michel Franck, Spacesmith* – An Italianate/Neo-Grec style building designed by Gage Inslee and constructed in 1871. Application is for storefront replacement and infill of non-historic window openings.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 22, 2025, the Board unanimously approved the following resolution by a vote of 40 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** Graff, the owner of the building and also the retailer using the first and second floors, seeks to redesign the two-story base; and

**WHEREAS** the base of the building has non-historic windows; and

**WHEREAS** the changes to the storefront will have no impact on the historic fabric; and

**WHEREAS** the two buildings are painted a light color; and

**WHEREAS** the existing infill between the piers is dark; and

**WHEREAS** the proposed redesign widens the piers within the storefronts; and

**WHEREAS** the new piers will be travertine and new metal window frames will be light in color, close in color to the travertine; and

**WHEREAS** the new stair at the western end of the store will be set behind the solid wall at the western end of the storefront; and

**WHEREAS** the window at the stair will be obscured with a film on the back of the glass; and

**WHEREAS** the new metal and glass door at the western end of the store on East 63rd Street will be recessed; and

**WHEREAS** the stone-balanced door at the northern end of the 712 building will enable egress from the exit stair for the residential floors; and

**WHEREAS** the main entrance will be on Madison Avenue in the center of the 710 building; and

**WHEREAS** the main entrance will have a pair of metal and glass doors; and

**WHEREAS** the spandrel panels are at the height of the second floor; and

**WHEREAS** the spandrel panels allow for single and double-height spaces; and

**WHEREAS** showcases with internal lighting are built into the two faces of the corner pier and the pier on the northern side of the entrance doors; and

**WHEREAS** vitrines with internal lighting are set behind all windows; and

**WHEREAS** signs on spandrel panels are nine inches high; and

**WHEREAS** each of the two signs on the upper bands on Madison Avenue and East 63rd Street are 11” high; and

**WHEREAS** new metal windows on the 3rd, 4th, and 5th floors replicate wood windows including brick moldings; and

**WHEREAS** the upper three floors will be painted a buff color to closely match the color of the travertine; and

**WHEREAS** there will be awnings on the upper three floors and over the window on the second floor above the single door; and

**WHEREAS** the awnings will be similar in color to the buff-colored masonry; and

**WHEREAS** awnings will not have signs; and

**WHEREAS** the exterior of the building will not be lit; and

**WHEREAS** the storefronts at the base of the building are separated by a reveal; and

**WHEREAS** the elimination of the dark glass infill, the use of clear glass, the use of travertine for the wider piers, and the lighter overall palette for the building, will create a more inviting storefront; and

**WHEREAS** the proposed design is appropriate and contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Anthony Cohn, David Helpern, and Jane Parshall*

Anthony Cohn, David Helpern, and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York  
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  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District