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**The City of New York
Community Board 8 Manhattan
Landmarks Committee
Monday, November 17, 2025 – 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 19, 2025**. 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 Bores, Anthony Cohn, Sarah Chu, Miles Fink, David Helpern, John McClement, Jane Parshall, Kimberly Selway, and Marco Tamayo.

Approximate Number of Public Attendees: 45

Resolutions for Approval:

Item 1: 779 Fifth Avenue

Item 2: 800 Fifth Avenue

Item 3: 870 Fifth Avenue

Item 4: 53 East 77th Street

Item 5: 950 Park Avenue, Unit 12B

Item 1: 779 Fifth Avenue (Upper East Side Historic District) (Between East 59th and East 60th Streets)– David C. Acheson – A Neo-Romanesque and Neo-Gothic style building designed by Schultze & Weaver and constructed in 1927, with a façade designed by Michael Graves & Associates and constructed in 1984. Application is for a facade painting update, restoration, & signage in relation to the Michael Graves storefront.

A motion to approve the application failed to pass with a vote of 5 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause. A substitute motion to disapprove the application was introduced.

WHEREAS the Sherry Netherland has four storefronts facing Fifth Avenue; and

WHEREAS the northern storefront is to the north of the main entrance and the other three are to the south of the main building entrance; and

WHEREAS the storefronts are double height; and

WHEREAS the double height rectilinear frames are the same for all storefronts; and

WHEREAS the north and south storefronts have pairs of double hung windows above; and

WHEREAS the two storefronts to the north of the south storefront have arched openings above; and

WHEREAS the arched openings have spans that are the same as the widths of the storefronts; and

WHEREAS the metal frames, beams, and mullions proportion the storefront glazing the same for the three southern storefronts; and

WHEREAS the three southern storefronts are the same or close to the same as the original storefronts; and

WHEREAS the northern storefront was redesigned by Michael Graves; and

WHEREAS the northern storefront as designed by Graves had a central multi pane glass door with an oculus centered in a panel above, all set in a heavy metal frame; and

WHEREAS a Grecian Cup was set above the top of the entrance door frame; and

WHEREAS the metal frames of the storefronts and the metal liners of the arches are the original color, “Essex Green”, a dark, gray green; and

WHEREAS the metal in the Graves storefront was Essex Green but the frame for the entrance was a red wine color;

WHEREAS the oculus was clear glass with the sign on the glass; and

WHEREAS the Grecian Cup was bronze and gold; and

WHEREAS the current storefront has Essex Green metal, brown entrance frame, dark bronze Grecian Cup, clear oculus, and signs on the glass panels either side of the entrance; and

WHEREAS the applicant will restore the Graves design by maintaining the Essex Green metal, the clear oculus, and the bronze and gold Grecian Cup; and

WHEREAS the applicant has retail stores internationally; and

WHEREAS the applicant has a bright green logo color; and

WHEREAS the applicant will paint the entrance frame with the bright green logo color; and

WHEREAS the applicant will hang a stained glass sign behind the clear oculus, which will enable the sign to be removed and changed; and

WHEREAS the bright green entrance frame creates a discordant note in relation to the original storefronts, with the original Essex Green color; and

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

Board Members in Favor: 6-5-0-0 (Ashby, Baron, Birnbaum, McClement, Parshall, Selway)

Board Members Opposed: (Bores, Cohn, Fink, Helpen, Tamayo)

Item 2: 800 Fifth Avenue (Upper East Side Historic District) (Between East 61st and East 62nd Streets) – Robert A.M. Stern Architects (RAMSA) – A Post-modern style building designed by Ulrich Franzen & Associates and constructed in 1979. Application is for partial demolition and reconstruction of residential building.

WHEREAS 800 Fifth Avenue is a thirty-three story market rate rental apartment house on the northeast corner of Fifth Avenue and 61st Street; and

WHEREAS 800 Fifth Avenue was constructed under a Special Permit within the Special Park Improvement District in 1976-79; and

WHEREAS despite the intriguing variations of scale in the fenestration and the attempt to maintain the general height of the Knickerbocker Club to the north, the resulting building failed to generate much critical support; and

WHEREAS the applicant wishes to convert the property to a condominium development; and

WHEREAS in order to comply with the terms of the 1976 Special Permit some portion of the existing structure must remain in place; and

WHEREAS the applicant proposes to maintain the lower five floors of the building, originally used as professional office space while recladding the exterior; and

WHEREAS the applicant proposes to demolish the balance of the existing building and build a new tower with fewer floors while maintaining the overall height; and

WHEREAS the applicant also proposes to reconfigure the existing garden along 61st Street into a motor court similar to that designed by the same architects at 15 Central Park West and 220 Central Park South with an elevator for parking access; and

WHEREAS the proposed building constitutes an improvement over the existing structure in virtually every aspect. Especially noteworthy is the variety of window types, the choice of materials, the treatment of both the 61st Street and east-facing facades, and the general shaping of the tower to harmonize with similarly sized apartment houses on Fifth Avenue; and

WHEREAS the building massing, consistent with the 1976 Special Permit, mediates between the tall buildings to the north and the much taller buildings along Fifth Avenue toward Midtown (The Pierre and the St. Regis); and

WHEREAS some Committee members felt that the proposed tower was too massive and too tall, despite its height being consistent with the 1976 Special Permit; and

WHEREAS some Committee members noted disapprovingly the net loss of apartments in the Community District; and

WHEREAS all Committee members applauded the vast overall benefits to the streetscape and to Fifth Avenue of this project, and recognized the outstanding level of professional care demonstrated in the presentation, which was thorough, complete, and clear;

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

Board Members in Favor: 9-2-0-0 (Ashby, Baron, Birnbaum, Cohn, Fink, Helpern, McClement, Parshall, Selway)

Board Members Opposed: (Bores, Tamayo)

Item 3: 870 Fifth Avenue (Upper East Side Historic District) (Between East 68th and 69th Streets) – *ReDesign Architects / Natalie Rebuck Pearson* – A modern style building designed by William Hohauser and constructed between 1948-1949. Application is for replacement of existing two solariums with two new solariums; replacement of existing windows with new ones; enlargement of existing window opening at inner courtyard side.

WHEREAS 870 Fifth Avenue is a modern-style building designed by William Hohauser and constructed between 1948-1949; 870 Fifth Avenue has many setback terraces; and

WHEREAS the area of work is along 69th Street side and at the rear at the 20th and 21st (penthouse) floors; and

WHEREAS at the south elevation, at the penthouse all existing windows are to be replaced in existing openings and the existing greenhouse to be replaced with a new greenhouse; and

WHEREAS at the south elevation at the 20th floor, the existing greenhouse is to be replaced; and

WHEREAS at the south elevation the existing guardrails for the greenhouses at the 20th floor and at the penthouse are to be removed; and

WHEREAS at the east elevation a new greenhouse will replace the existing greenhouse at the penthouse level and at the 20th floor; and

WHEREAS at the east elevation replacement windows for both the penthouse and the 20th floor are to have the same configuration as the existing windows — Designline 90; and

WHEREAS the guardrails for both greenhouses are to be removed; and

WHEREAS at the north elevation at the 20th floor all existing windows will be replaced; and

WHEREAS at the north elevation at the penthouse an existing 9’8” wide window will be replaced by two windows with brick infill between them; and

WHEREAS at the north elevation an existing 1’11” window will be removed; the opening will be enlarged (now to be 3’4” wide) and moved slightly east; and

WHEREAS there is a 1990 Master Plan for 870 Fifth Avenue; windows above the 19th floor are not included in the Master Plan; and

WHEREAS the existing guardrails at both greenhouses are being removed because the applicant proposes to bring the greenhouses to the slab edge (the slab edge is defined as the outer boundary of a concrete slab that forms the flooring surface of a building); because of this the new greenhouses will be narrower and taller; and

WHEREAS the proposed replacement greenhouses will have flat sloped roofs as opposed to the existing curved roofs and will be painted a Navajo beige to match the paint on the windows; the existing greenhouses are painted black; and

WHEREAS the 1990 Master Plan did not include the penthouse area and the setback areas at the top of 870 Fifth Avenue because visibility from the public way is minimal; and

WHEREAS the proposed Navajo beige color of the replacement greenhouses will integrate the greenhouses more advantageously to 870 Fifth Avenue; the height and width modifications to the greenhouses are modest; and

WHEREAS the proposed replacement greenhouses are an improvement with greater depth, less width and greater height;

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

Board Members in Favor: 12-0-0-0 (Ashby, Baron, Birnbaum, Bores, Chu, Cohn, Fink, Helpert, McClement, Parshall, Selway, Tamayo)

Item 4: 53 East 77th Street (Upper East Side Historic District) (Between Madison and Park Avenues) – Studio MDA – A Neo-Spanish Renaissance style building designed by Henry Rutgers Marshall and constructed in 1901. Application is for modification of approved windows and doors, and signage.

WHEREAS this application is for modifications to an approved application; and

WHEREAS the six small windows in the base will be removed; and

WHEREAS the horizontal fins in the limestone base will be reportioned to create a horizontal area for a sign; and

WHEREAS the use of the building is for a gallery; and

WHEREAS the name of the gallery will be carved into the stone; and

WHEREAS the double hung windows on the second floor will be removed; and

WHEREAS the windows on the second floor will be replaced with French doors to create balconies with metal railings; and

WHEREAS the design of the entrance door will be revised to include metal details matching the details on the metal railings; and

WHEREAS the house number will be limestone mounted on a limestone plaque over the entrance door; and

WHEREAS the proposed modifications are contextual and appropriate within the historic district; and

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

Board Members in Favor: 11-1-0-0 (Ashby, Baron, Birnbaum, Bores, Chu, Helpern, Miles, McClement, Parshall, Selway, Tamayo)

Board Members Opposed: (Cohn)

Item 5: 950 Park Avenue, Unit 12B (Park Avenue Historic District) (Between East 81st and East 82nd Streets) – *Tomer Tal and Skyline Windows* – A Renaissance Revival style building designed by J.E.R Carpenter and constructed in 1919-20. Application is for window replacement at visible facades.

A motion to disapprove the application failed to pass with a vote of 5 in favor, 5 opposed, 2 abstentions, and 0 not voting for cause. A substitute motion to approve the application was introduced.

WHEREAS 950 Park Avenue is a thirteen-story cooperative apartment house on the southwest corner of Park Avenue and 82nd Street; and

WHEREAS 950 Park Avenue has no window replacement master plan; and

WHEREAS sometime between the 1940 tax photos and the District designation in 2014 the original wood double-hung windows were replaced with aluminum tilt and turn and casement windows; and

WHEREAS two previous applications for window replacement were approved by the Landmarks Preservation Commission (CofA 17-7305 and 19-19188). Both were replacement of tilt and turn windows with similar units but with panning that imitated the brickmold of the original wood windows; and

WHEREAS the applicant proposes to replace his windows on the twelfth floor with units consistent with those approved in 2017 and 2019; and

WHEREAS all Committee members deplored the original decision to replace the original wood double-hung windows with the current aluminum types; and

WHEREAS the Committee as a whole expressed the view that a building-wide window replacement master plan should be pursued by the cooperative; and

WHEREAS several Committee members stated their preference for historical accuracy by restoring the original window type and configuration over building-wide consistency; and

WHEREAS after an initial disapproval resolution failed, a resolution of approval as presented was moved and seconded; and

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

Board Members in Favor: 7-5-0-0 (Bores, Chu, Cohn, Fink, Helpern, McClement, Selway)

Board Members Opposed: (Ashby, Baron, Birnbaum, Parshall, Tamayo)

Items 6&7: Old Business/New Business

There being no further business, the meeting was adjourned at 9:18 PM.

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