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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, December 15, 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, December 17, 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, Anthony Cohn, Sarah Chu, Christina Davis\*, David Helpern, John McClement, Jane Parshall, and Marco Tamayo.

*\*Public Member*

**Approximate Number of Public Attendees:** 15

**Resolutions for Approval:**

**Item 1:** 133 East 95th Street

**Item 2:** 168 East 75th Street

**Item 3:** 1185 Park Avenue, Apt. #1AL

**Item 1: 133 East 95th Street (Expanded Carnegie Hill Historic District) – Mark Bearak** – A Neo-Federal style building designed by Frank Wennemer and constructed in 1889-90. Application is for modifying the original application for horizontal rear addition on each floor, interior wall reconfiguration, upgraded utilities throughout, addition of central CV via VRF system, renovation of rear yard, and direct replacement of front window. The new design is more modest in its approach by reducing the depth and number of floors in the addition.

**WHEREAS** this application modifies the application reviewed by Community Board 8 in September 2025 for the front and rear of the building; and

**WHEREAS** this application is limited to the rear of the building; and

**WHEREAS** the applicant stated that the staff at the LPC is reviewing the front of the building based on the September application and therefore had the front excluded from the current application; and

**WHEREAS** the new elevator proposed in the September application is moved towards the front of the building to facilitate a reduction in the size of the rear addition; and

**WHEREAS** the cellar floor, which contains habitable space, is extended below grade towards the rear property line; and

**WHEREAS** the outdoor stair from the first floor to the rear yard will be demolished; and

**WHEREAS** the basement floor of the addition will be 30 feet from the rear property line as opposed to just over 27 feet in the September application; and

**WHEREAS** the first-floor addition will be the same length as the basement; and

**WHEREAS** the second-floor addition will be set back from the first floor; and

**WHEREAS** the basement level of 131 is shorter than the basement level of 133 and the first floor is set back from the basement; and

**WHEREAS** the proposed three-story addition at 133 is larger than the existing two-story addition at 131; and

**WHEREAS** the proposed addition in the rear of 133 is larger than any addition approved since the establishment of the historic district; and

**WHEREAS** 135 does not have a rear addition; and

**WHEREAS** 131 and 135 have multilight windows; and

**WHEREAS** 133 is proposed to have multilight windows on the first and second floors to emulate the multilight windows in 131 and 135; and

**WHEREAS** the doors at basement level of 133 have large single sheets of glass; and

**WHEREAS** the multilight windows at 133 have larger panes of glass than those of the buildings either side and do not replicate the scale of the existing windows; and

**WHEREAS** 133 extends five feet in front of the building line of numbers 115 through 141; and

**WHEREAS** the September application proposed a fence in front to match the adjoining fences; and

**WHEREAS** the fence in front of 133 is a critical element in the overall composition because 133 is five feet forward of the line of buildings; and

**WHEREAS** the proposed fence should have been included in the current application and reviewed by CB8; and

**WHEREAS** the bulk of the proposed three-story addition in the rear of 133 is much larger than the two-story addition at 131; and

**WHEREAS** the scale of the proposed addition in the rear of 133 is disproportionate in relation to the adjoining buildings; and

**WHEREAS** the design of the façade of the proposed addition is not harmonious with the adjoining buildings; and

**WHEREAS** the proposed addition in the rear of 133 is not contextual or appropriate with the historic district;

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

**Board Members in Favor:** 9-0-1-0 (Ashby, Birnbaum, Camp, Chu, Cohn, Helpern, McClement, Parshall, Tamayo)

**Board Members Abstained:** (Davis\*)

**Item 2: 168 East 75th Street (Upper East Side Historic District Extension)** – *Claude Hurt, Jr. RA* – An Arts and Crafts style building designed by B. Muldron in 1880 and substantially altered in 1902. Application is for a 2-story vertical addition, façade alterations and restorations and the conversion of an existing 2-family residence to single family occupancy.

**WHEREAS** 168 East 75th street is the westernmost of a group of five residences built as speculative brownstones in 1880-81 and converted to “automobile stables” in 1902; and

**WHEREAS** this group formed the first group of private automobile garages in New York City; and

**WHEREAS** sometime between the 1940 tax photos and the District designation in 2010 the street facades underwent a variety of alterations while maintaining the basic character of the group; and

**WHEREAS** the applicant proposes to alter the street façade of 168 East 75th Street to align more closely with the alterations made to its neighbor, which includes the addition of windows flanking the central arched opening at the second floor; and

**WHEREAS** the applicant further proposes to remove air conditioning sleeves from the façade and to patch the brick with matching masonry units and to replace the existing windows with metal-clad wood matching the original muntin pattern; and

**WHEREAS** the applicant proposes to add a two-story rooftop addition, set back from the original gable, but visible from the public way with an overall height of 21 feet above the top of the original gable end; and

**WHEREAS** the applicant proposes a rear façade with no particular architectural merit and failed to show even a photo of the existing rear facade; and

**WHEREAS** Committee members stated their preference for historical accuracy by restoring the original window type and configuration over consistency with the near neighbor; and

**WHEREAS** Committee members recognized the continued unity of the five-building ensemble and found the proposal disturbed that unity; and

**WHEREAS** Committee members uniformly strenuously objected to the height, mass and fenestration of the proposed rooftop addition;

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

**Board Members in Favor:** 10-0-0-0 ( Ashby, Birnbaum, Camp, Chu, Cohn, Davis\*, Helpern, McClement, Parshall, Tamayo)

**Item 3: 1185 Park Avenue, Apt. #1AL (Expanded Carnegie Hill Historic District)** – *JP Fishman Architect PLLC* – A Neo-Gothic style building designed by Schwartz & Gross and constructed in 1928-29. Application is for installation of a louver in place of the existing window and modification of existing door opening to a window.

**WHEREAS** 1185 Park Avenue is a neo-Gothic style building designed by Schwartz & Gross and constructed in 1928-1929; and

**WHEREAS** 1185 Park Avenue is the only remaining grand courtyard apartment building on Park Avenue; the building’s striking triple arch entrance with a rare porte cochere leads into a beautifully landscaped central courtyard; and

**WHEREAS** there is a window Master Plan for 1185 Park Avenue; replacement windows are aluminum, not wood; and

**WHEREAS** there are three components to this application: 2 louvered windows on East 94th Street plus a third opening on the interior courtyard; and

**WHEREAS** a louvered window presents as a full-width and full-height window that hides mechanical equipment; the actual louver is behind what appears to be a window but there is no glazing and in appearance is dark; there is a simulation of a window since the louvers are behind a perimeter frame; and

**WHEREAS** on East 94th Street, the applicant proposes to remove an existing door and replace with a louver; the space behind the door was formerly a doctor’s office and will now be a bathroom; and

**WHEREAS** the new louver would present as a window with an 8-over-8 grid of a window applied to the louver; and

**WHEREAS** the intent is for the proposed louver to externally match in design the Window Master Plan for 1185 Park Avenue; and

**WHEREAS** to the east of the existing door, the 5th window to the east of the door at the ground floor — would also be converted to a louver; and

**WHEREAS** at the courtyard, the applicant proposes a pair of windows or punched openings to be cut into a brick wall — part of the interior courtyard facade; and

**WHEREAS** the new louvers would vent interior mechanical equipment; the openings would match in width and height Master Plan approved windows; and

**WHEREAS** replacing the door on 94th Street with a louver disrupts the continuity of the facade and the streetscape; and

**WHEREAS** the door and its stoop are part of the defining elements of this kind of building; the applicant could have a mock door and thus retain one of the visible attributes of 1185 Park Avenue; and

**WHEREAS** louvers should not be on the ground floors of any building; and

**WHEREAS** the lack of width on the courtyard wall where the punched opening for a pair of louvers to be added negates this solution for the venting of mechanical equipment; the width of the wall is too small for the openings; the openings will present as a pair of holes in the courtyard; and

**WHEREAS** even though there are existing louvers on the upper floors at 1185 Park Avenue, in elevation, they present as blanks; and

**WHEREAS** the window Master Plan allows aluminum windows; replacement windows in this magnificent Schwartz and Gross building must replicate the original historic wood windows; Community Board 8's Landmarks Committee is disappointed that they do not;

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

**Board Members in Favor:** 9-0-0-0 (Ashby, Birnbaum, Chu, Cohn, Davis\*, Helpern, McClement, Parshall, Tamayo)

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