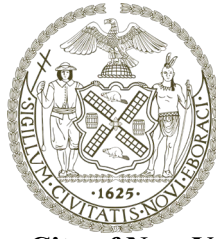


Valerie S. Mason
Chair

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
Landmarks Committee
Wednesday, February 11, 2026 – 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, February 18, 2026**. 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: Bill Angelos, Elizabeth Ashby, Gayle Baron, Michele Birnbaum, Alida Camp, Sarah Chu, Anthony Cohn, Christina Davis*, Miles Fink, David Helpert, John McClement, Jane Parshall, Kimberly Selway, Marco Tamayo, Adam Wald.

**Public Member*

Approximate Number of Public Attendees: 18

Resolutions for Approval:

Item 1: 700 Park Avenue #20A

Item 2: 48 East 73rd Street

Item 3: 168 East 75th Street

Item 1: 700 Park Avenue #20A (Upper East Side Historic District) – Paul Capece, PACS Architecture –
A No Style building designed by Kahn & Jacobs, Paul Resnick & Harry Green and constructed in 1959.
Application is to change the configuration and operation of a window.

WHEREAS 700 Park Avenue is a brick-clad building with masonry openings for windows; and

WHEREAS the typical arrangement of windows within a masonry opening is a picture window with a double hung window either side; and

WHEREAS there is a setback on the 19th floor that steps back on the 20th floor; and

WHEREAS each of the two window arrangements in the 19th floor setback is a picture window with a casement on one side; and

WHEREAS the existing window arrangement in the masonry opening in 20A is the typical arrangement with a picture window in the middle and a double hung window either side; and

WHEREAS the applicant seeks to replace the existing window arrangement in 20A with a large picture window and a casement on one side; and

WHEREAS the proportions for the proposed window arrangement are derived by combining the existing picture window with one side window to create the larger picture window; and

WHEREAS the proposed casement window matches the size of an existing double hung window; and

WHEREAS the proposed window arrangement in 20A will match the window arrangement below and will be the mirror image of the other window arrangement below; and

WHEREAS the texture of the building comes from the standard size masonry openings with the picture window and double hung windows either side; and

WHEREAS the two existing window arrangements in the setback do not detract from the texture of the façade; and

WHEREAS replacing the existing window in 20A with the proposed picture window and casement window combination will not detract from the texture of the façade;

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

Board Members in Favor (10-3-0-0): (Baron, Chu, Cohn, Davis*, Fink, Helpern, McClement, Parshall, Tamayo, Wald)

Opposed: (Ashby, Birnbaum, Camp)

Item 2: 48 East 73rd Street (Upper East Side Historic District) – *Daniel Kaplan, RA* – A Neo-Georgian (Original style: Italianate) building designed by D. & J. Jardine and present façade design by S. Edson Gage, Paul Resnick & Harry Green and constructed in 1870-71, with the present façade constructed in 1911. Application is for the restoration of the facade and replacing windows, removal of the unoriginal sunroom on the roof, constructing a new setback facade for the rooftop addition, interior renovation, and replacement of windows in the rear.

WHEREAS 48 East 73rd Street sits midblock between Madison and Park Avenues on the south side of 73rd Street; and

WHEREAS the applicant proposes to restore the façade to as near to its 1911 condition as possible; and

WHEREAS to that end, the applicant proposes to replace the windows on the principal façade with new wood windows; and

WHEREAS the applicant proposes to restore the original metalwork on the facade; and

WHEREAS the applicant proposes to strip the painted finish at the entry floor, exposing and restoring the original limestone – if too badly damaged, coating with limestone stucco; and

WHEREAS the applicant proposes remove the plaster arched transoms above the new French doors and replace them with radiating-mullioned windows, restoring those second floor openings to what the applicant surmises was their original condition; and

WHEREAS the applicant further proposes to recreate the original cornice and balustrade in cast stone replacing a cornice modified over time; and

WHEREAS the applicant proposes to remove a greenhouse structure added some time after 1940, creating a balcony space at the balustrade level, and replacing the rough plaster wall with brick matching the color of the 1911 façade while introducing new wood windows to the existing rooftop space; and

WHEREAS the applicant proposes removing a dilapidated rear yard addition; and

WHEREAS further proposes new wood windows in existing openings on the garden side, with the exception of a new double-height window at the rear of the narrow rear yard extension; and

WHEREAS Committee members recognized the sincere efforts of the applicant and their architect to restore the building to its 1911 condition; and

WHEREAS to that end, the Committee applauds the decision to replace the windows with new wood windows, despite possible issues related to maintenance; and

WHEREAS Committee members noted that in contrast to many projects that come before this Committee, applicant proposes to reduce the overall area of the building;

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

Board Members in Favor (15-0-0-0): (Angelos, Ashby, Baron, Birnbaum, Camp, Chu, Cohn, Davis*, Fink, Helpen, McClement, Parshall, Selway, Tamayo, Wald)

Item 3: 168 East 75th Street (Upper East Side Historic District) – *Claude Hurt, Jr.* – An Arts & Crafts style building designed by B. Mulron and constructed in 1880-1881 and remodeled by Hill & Stout in 1902. Application is for the restoration of the front facade and two-story addition on the back section of the roof.

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; the five houses were constructed in the “Arts & Crafts” style; and

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

WHEREAS sometime between the 1940 tax photos and the historic district designation in 1910 the street facades underwent a variety of alterations while maintaining the basic character of the group; and

WHEREAS the applicant proposes that the precedent for the application is 170 East 75th Street where there is an addition completed in 2012 by the same architect; and

WHEREAS the applicant proposes to alter the street facade of 168 East 75th Street by removing the air conditioning sleeves, patching the brick with matching masonry units, replacing all existing windows with metal-clad wood matching the original muntin pattern, enlarging the garage from 8' to 8'8", and widening the entrance door from 28" to 32"; and

WHEREAS the applicant has now removed the two proposed windows (refer to attached December 2025 resolution) flanking the central arched opening at the second floor; and

WHEREAS the applicant proposes to add two floors at the roof; the two additional floors will present as sloping back 5' from the parapet so that the addition is not too far forward at 25'8" from the parapet; and

WHEREAS the two-story addition will add 1300 sq. ft. – 850 sq. ft. at the new 5th floor and 450 sq. ft. at the new 6th floor; and

WHEREAS the full 5th floor measures 17' wide x 59' long; the 6th floor will be smaller with two terraces at the front and rear; and

WHEREAS the applicant proposes a slate roof and slate cladding on the slope of the 2-story addition to match existing roof material; and

WHEREAS at the rear elevation at the ground floor and at the second floor, the existing configuration of stucco and windows will be replaced with a glass curtain wall; a previous addition at the ground floor that extends to the lot line will have an alcove subtracted into it to create a door to the outside leading to a small courtyard; and

WHEREAS 168 East 75th Street is now 46'1" high; the addition increases the height to 63' at the top of the 6th floor; the height increases to 67' with the bulkhead at 4'; and

WHEREAS the addition is minimally visible from the public way; and

WHEREAS at the rear elevation the window sizes and location for the two-story rooftop addition will be taken from the lower floors; and

WHEREAS the applicant is to be commended for returning to the Landmarks Committee with a revised application that takes into account comments made at the previous presentation; and

WHEREAS Committee members continue to state their preference for historical accuracy by replacing the windows with wood rather than aluminum; and

WHEREAS Committee members recognize the continued unity of the five-building ensemble and find that the new application continues to disturb that unity and would continue to erode the historical integrity of the streetscape; and

WHEREAS Committee members continue to object to the height and mass of the proposed rooftop addition; the height and massing disrupt the visual integrity of the street wall and presents as a vertical intrusion and appears to be almost 1/2 the building;

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

Board Members in Favor (10-0-3-0): (Angelos, Ashby, Baron, Camp, Cohn, Helpern, McClement, Parshall, Tamayo, Wald)

Abstained: (Birnhaum, Fink, Selway)

4. New Business/Old Business

There being no further business, the meeting was adjourned at 8:30 PM.

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