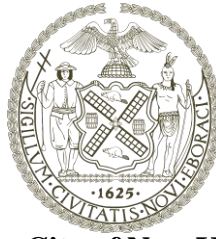


Valerie S. Mason
Chair

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
Monday, May 18, 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, April 22, 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: Elizabeth Ashby, Michele Birnbaum, Alida Camp, Sarah Chu, Christina Davis*, Jane Parshall, Miles Fink, David Helpern, John McClement, Jane Parshall, Kimberly Selway, Marco Tamayo, Adam Wald

**Public Member*

Approximate Number of Public Attendees: 20

Resolutions for Approval:

Item 1: 11 East 76th Street

Item 2: 125 East 64th Street

Item 3: 116 East 80th Street

Item 1: 11 East 76th Street (Upper East Side Historic District) – *Behrang Behin* – A Neo-Renaissance building designed by Alexander M Welch and constructed in 1895-1896. Application is to obtain a certificate of appropriateness for an eventual certificate of occupancy from a multiple dwelling to a 1 (One) family dwelling. Work includes renovation of partitions, ceilings and finishes as per plans filed herewith.

WHEREAS the applicant seeks a Certificate of Appropriateness as a prelude to obtaining a Certificate of Occupancy for the conversion of this multi-family dwelling to a one family dwelling; and

WHEREAS 11 East 76th Street was built as one of a row of six townhouses in 1895-96; and

WHEREAS the applicant will enlarge the building vertically by extending the fifth floor toward the front and adding a new bulkhead on top; and

WHEREAS the applicant will enlarge the building in the rear by adding a partial fifth floor; and

WHEREAS the height of the fifth floor will be increased from 8'-7" to 10'-6" in the rear and will continue at a height of 10'-6" for the enlargement of the floor in the front; and

WHEREAS the overall height of the building excluding chimneys will be increased from 63'-3" to 67'-3 3/4" plus 11'-5" for the new bulkhead for a total height of 78'-8 3/4"; and

WHEREAS the chimneys will be raised to 8'-1" above the roof in the front and 9'-1" above the mechanical equipment in the rear; and

WHEREAS the face of the fifth floor will be held back from the front façade; and

WHEREAS light and air will be provided to the front of the fifth floor with a sloped skylight with glass panels that will be operable; and

WHEREAS the enlargement of the fifth floor will not be visible from across the street or from an angle from up and down the street except for the chimneys; and

WHEREAS photographs of the mockup reveal that the chimneys will be partially visible; and

WHEREAS the front façade is made of limestone and grey brick masonry; and

WHEREAS wood windows on front façade will be replaced with wood windows in kind; and

WHEREAS new wood windows will have insulated glass; and

WHEREAS steel window guards will be removed from first floor windows but retained on cellar windows; and

WHEREAS wood entrance doors will be replaced with glass door with steel bars similar to other entrance doors along the street; and

WHEREAS the existing decorative metal transom above the entrance doors will be retained; and

WHEREAS the rear façade is red brick with punched openings; and

WHEREAS existing grillages on the rear will be removed and salvaged; and

WHEREAS new window openings will be made and some existing window openings will be enlarged in the rear to create windows that meet, as a minimum, Code requirements for light and air and create a composed design for the façade; and

WHEREAS new windows will be steel with insulated glass; and

WHEREAS mechanical equipment and a small green roof are set behind the bulkhead on the rear portion of the roof; and

WHEREAS the front façade and rear façade will be repaired including replacement of brick molds on the front; and

WHEREAS existing and new steel bars on the front including the cellar windows and new front doors and new and existing railings on the rear will be painted black; and

WHEREAS new steel windows and aluminum skylight will have an espresso-colored powder coat; and

WHEREAS the restoration of the front façade will retain the original design; and

WHEREAS the alteration of the rear façade will be done with matching brick; and

WHEREAS the repairs on the front façade maintain the integrity of the original design; and

WHEREAS the modifications on the rear façade are compatible with the original design; and

WHEREAS the enlargement in the front has no visual impact (except for the chimneys) when viewed from the street; and

WHEREAS the enlargement in the rear is modest in scale; and

WHEREAS all aspects of work for the building are done discreetly and respectfully; and

WHEREAS the proposed enlargements, restoration, and 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 (7-5-1-0): Chu, Davis*, Fink, Helpern, McClement, Parshall, Wald

Opposed: Baron, Birnbaum, Camp, Selway, Tamayo

Abstained: Ashby

Item 2: 125 East 64th Street (Upper East Side Historic District) – *Shiva Singh* – A Neo-Grec style building designed by John McCool and constructed in 1876 with alterations to the façade by William F. Dominick in 1924. Application is to for changing front windows on the ground floor and the upper 6 front windows to a 4 over 4 grid pattern windows.

WHEREAS the windows in this five-story building at 125 East 64th Street are not consistent; and

WHEREAS the two double hung windows on the ground floor and the six double hung windows on the third and fourth floors will be replaced; and

WHEREAS the grillage on the two ground floor windows will be removed; and

WHEREAS window air conditioning unit and air conditioning grilles will remain with the intent to replace them in the future with units that do not require outside air; and

WHEREAS the new windows will be four over four multi-pane insulated glass windows; and

WHEREAS the new windows will be double-hung aluminum clad wood windows; and

WHEREAS the multi-pane windows on the second and fifth floors will remain; and

WHEREAS the white windows on the second floor will be restored and painted black; and

WHEREAS the new windows on the first, third and fourth floors will be black so that all windows in the building will be the same color; and

WHEREAS the new and restored windows are contextual and appropriate within the historic district; and

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

Board Members in Favor (11-0-0-1): (Ashby, Baron, Birnbaum, Camp, Chu, Davis*, Fink, McClement, Parshall, Selway, Tamayo)

Not Voting for Cause: (Helpern)

Item 3: 116 East 80th Street (Individual Landmark) – A Neo-Federal style building designed by Cross & Cross and constructed in 1922-1923. Application is to request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission regarding the continuing maintenance program for the landmark in connection with a transfer of development rights pursuant to Section 75-42 of the Zoning Resolution.

WHEREAS 116 East 80th Street is a neo-Federal style building designed by Cross & Cross and constructed in 1922-1923; and

WHEREAS 116 East 80th Street, a residence of elegant simplicity, is four stories high, with an English basement; the details of design and workmanship, the beautifully patterned brick work and the quiet accent of the white stone cornice and pediment all combine to produce a residence of unusual character and distinction; and

WHEREAS 116 East 80th Street was designated an individual landmark in 1966 (LP-0445); it is one of four remarkable contiguous individual landmarks on the south side of East 80th Street between Park Avenue and Lexington Avenue; and

WHEREAS 116 East 80th Street is the former Lewis Spencer Morris House; Lewis Spencer Morris was a descendent of Lewis Morris III who was a member of the second Continental Congress and a signer of the Declaration of Independence; and

WHEREAS under Section 75-42 of the Zoning Resolution as part of the City of Yes for Housing Opportunity the owners have entered into a transfer of development rights (2,405 sq. ft.) with the developers of a nearby proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the transfer of development rights will preserve the existing floor area of the house and preclude any additions to it; and

WHEREAS the proposed restoration scope for 116 East 80th Street includes minimizing the visibility of the existing conduit above the primary entrance, repairing an area of missing brick adjacent to the conduit with new brick to match the existing brick, and patching of existing brick and limestone as necessary if conduit removal is feasible, at the time of window replacement, paint windows and surround to match historic two-color finish; and

WHEREAS the applicant reviewed all existing conditions at all three elevations; the house is in excellent condition, except for the conduit above the primary entrance, due to a careful recent restoration by the owner; and

WHEREAS the Continuing Maintenance Plan (CMP) will include an inspection every 10 years and will include all portions of the existing envelope as well as inspecting for structural integrity; the applicant proposes 10% of the consideration (dollar amount) for the transfer to a CMP; and

WHEREAS although the Transfer of Development Rights does not sit within the formal purview of the Committee, the Committee pointed out the difficulty of weighing the transfer against the potential development to which the rights are to be transferred without information concerning the nature and potential appearance of the receiving project; and

WHEREAS the Committee is particularly concerned because 159 and 161 East 78th Street, an application heard last month, have applied for the transfers of their development rights pursuant to Section 75-42 of the Zoning Resolution — the receiving site is also the proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the Committee cannot ignore the consequences of a transfer to a receiving site; the receiving site is adjacent to the historic district; and

WHEREAS owners of landmarked buildings are already legally obligated under the 1965 Landmarks Law to maintain their properties “in good repair”; and

WHEREAS the Committee recommends that a mechanism be established so that the proposed development at the receiving site can be reviewed as part of a 75-42 application;

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

Board Members in Favor (9-4-0-0): Ashby, Baron, Birnbaum, Camp, Chu, McClement, Parshall, Selway, Tamayo

Opposed: Davis*, Fink, Helpern, Wald

5. New Business/Old Business

There being no further business, the meeting was adjourned at 8:57 PM.

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