

Valerie S. Mason
Chair

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**The City of New York
Community Board 8 Manhattan**

October 25, 2024

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

RE: 1000 Fifth Avenue: Metropolitan Museum of Art (Individual Landmark) – *Beyer Blinder Belle* – A Beaux-Arts style building designed by numerous architects, chiefly, Calvert Vaux and Jacob Wrey Mould, who designed the initial Ruskinian Gothic structure of the MET, and constructed in the 1880s, with additions in the 2000s. Application is to restore the three original entrance doors on the plaza at 83rd Street to create an additional step-free entrance to the Museum's public spaces, as well as undertake a mechanical infrastructure project to replace the north side chiller plant, a project that involves the installation of new cooling towers behind a new louvered screen wall partially visible at 83rd Street.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 23, 2024, the Board approved the following resolution by a vote of 36 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS the Metropolitan Museum seeks to restore the 83rd Street entrance and replace the north side chiller plant; and

WHEREAS the restoration of the original three entrances will provide accessible entrances with a direct connection to the Great Hall, reduce congestion at the 81st and 82nd Street entrances, and reduce crowding on the Plaza; and

WHEREAS the replacement of the outmoded chiller plant with the new plant will reduce electrical consumption by 54% from the current consumption and increase resilience by moving the plant above the level of recent flooding; and

WHEREAS the construction work for the new entrances will be at Wing E, and the construction work for the chiller plant will be in Wings W and X; and

WHEREAS Wing E was designed by McKim, Meade & White with three entrances; and

WHEREAS the stone infill of the two original entrances either side of the current single entrance is visible; and

WHEREAS the stone infill of the two original entrances will be removed to recreate the original openings; and

WHEREAS the current door and transom in the single entrance will be removed to recreate the three original openings; and

WHEREAS the new doors will be similar to the main entrance 82nd Street doors in design and material; and

WHEREAS the new doors will have dark bronze frames with clear glass infills; and

WHEREAS the new doors will have dark bronze transoms, soffits, and jamb extensions; and

WHEREAS the tops and bottoms of the door frames will align with the joints in the Indiana limestone; and

WHEREAS recessed push buttons for the power-actuated doors will be set into the jamb extensions; and

WHEREAS there will be a recessed light in each soffit; and

WHEREAS the jamb extensions and the soffits will be 18 inches deep; and

WHEREAS the transom panels will be 23" high and 6'-3" wide; and

WHEREAS the transoms will include signs with 4-inch-high light bronze letters on the dark bronze panels; and

WHEREAS the language of the signs will be determined separately from this application; and

WHEREAS the existing blade sign will remain; and

WHEREAS the current chiller plant is in the cellar, where, due to climate change, it is subject to flooding; and

WHEREAS the new chiller plant will be one floor up, replacing existing shops; and

WHEREAS two existing light wells will be filled in; and

WHEREAS the shops will be relocated to and expanded on the fifth floor; and

WHEREAS the existing south side and screen wall will remain; and

WHEREAS the existing north side cooling towers will be removed; and

WHEREAS new vertical cooling towers will be placed on the north side; and

WHEREAS the new cooling towers will sit on steel dunnage girders over the Grace Rainey Rogers Auditorium, supported on the remaining masonry walls from the McKim, Mead & White design; and

WHEREAS a new screen wall, similar to the design of the screen wall on the south side, will be placed in front of the new cooling towers; and

WHEREAS the new screen wall will match the aluminum louver panels in of the screen wall on the south side in material and color; and

WHEREAS the north and south sides are not perfectly symmetrical with respect to the numbers of doors and the McKim, Meade & White pediment in front of the proposed screen wall on the north; and

WHEREAS the screen walls are not visible from the eastern side of Fifth Avenue but become slightly visible as one progresses east on 81st and 83rd Streets; and

WHEREAS the north cooling towers are not visible or are minimally visible from locations in Central Park; and

WHEREAS this project is contextual and appropriate for the individual landmark;

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

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
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, 8th Council District