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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
Monday, March 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, March 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, Alida Camp, Sarah Chu, Christina Davis (Public Member), Ed Hartzog, David Helpen, Valerie Mason, John McClement, Jane Parshall, Judy Schneider, Kimberly Selway, and Marco Tamayo.

**Approximate Number of Public Attendees:** 49

**Resolutions for Approval:**

**Item 1:** 1000 Fifth Avenue: Metropolitan Museum of Art

**Item 2:** 6 East 74th Street

**Item 1: 1000 Fifth Avenue: Metropolitan Museum of Art (Individual Landmark)** – *Beyer Blinder Belle and Frida Escobedo* – 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 for demolition and for the new building for the Modern and Contemporary collection, the “Tang Wing,” at the southwest corner of the Metropolitan Museum of Art. **(Joint item with the Parks and Waterfront Committee)**

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A, The proposed BUILDING and PART B, The proposed LANDSCAPE**

**PART A, The Building**

**WHEREAS** the Metropolitan Museum of Art requires increased and improved gallery space for the display of modern and contemporary art; and

**WHEREAS** the proposed location for the new galleries is the southwest corner of the museum building; and

**WHEREAS** the interior of the southwest wing has inadequate and inappropriate space for the display of modern and contemporary art; and

**WHEREAS** the envelope of the southwest corner has deteriorated and must be replaced; and

**WHEREAS** the current southwest corner galleries are known as the Lila Acheson Wallace Wing (LAW); and

**WHEREAS** the Lila Acheson Wallace Wing will be demolished and reconstructed as the “Tang Wing” for modern and contemporary art; and

**WHEREAS** the location is consistent with the Roche-Dinkeloo Master Plan approved by the City in 1971 and completed in 1991; and

**WHEREAS** the new Tang Wing will use the same footprint as the current LAW Wing; and

**WHEREAS** the new Tang Wing will be no taller than the adjacent Kravis Wing; and

**WHEREAS** the new wing will be fully accessible; and

**WHEREAS** the new wing will significantly reduce the use of energy; and

**WHEREAS** the Met is a collection of architectural styles expressive of their times; and

**WHEREAS** the Met can be seen as a collection of 21 buildings which comprise a campus like a medieval town, with narrow streets and open plazas; and

**WHEREAS** the evolution of the Met has created historic layers that set a context for the new wing; and

**WHEREAS** the massing of the new wing reflects the improved circulation and increased gallery space within the wing; and

**WHEREAS** the proportioning of the new wing marries it to the overall massing of the Met; and

**WHEREAS** the setbacks reduce the perception from the Park of the volumes required for the galleries; and

**WHEREAS** the use of Indiana limestone marries the wing to the primary exterior material of the Met; and

**WHEREAS** the use of limestone anchors the new wing at the corner; and

**WHEREAS** the new wing extends the roof and cornice alignments of the museum; and

**WHEREAS** the design of the facades continues the Roche-Dinkeloo planning concept of stone modulated with glass volumes; and

**WHEREAS** the belt sawn and split face stone textures of the new Tang Wing complement but vary from the sandblasted stone textures of the museum facades; and

**WHEREAS** the stone in the new Tang Wing is made up of custom shaped bricks that can be made into solid rain screens or Celosia (porous) screens set in front of glazing; and

**WHEREAS** the proportions of the stone bricks become smaller level by level, enhancing the perspective views; and

**WHEREAS** the new Tang Wing has five levels with terraces on Levels 4 and 5 with views of the City; and

**WHEREAS** the Celosia screens filter natural light during the day, which is desired for the artwork; and

**WHEREAS** the daylight facilitates wayfinding; and

**WHEREAS** the Celosia screens emit a soft glow of light at night; and

**WHEREAS** the Tang Wing maintains the scale of the overall museum building; and

**WHEREAS** the Tang Wing balances the needs of the Met with an addition that in its materials and proportions completes the massing of the Met with a unique design; and

**WHEREAS** the Tang Wing extends the Met’s tradition of expanding with a design that is expressive of its time; and

**WHEREAS** the Tang Wing is contextual and appropriate for this individual landmark;

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

**Board Members in Favor:** 11-1-0-0 (Ashby, Birnbaum, Camp, Chu, Davis, Helpen, Mason, McClement, Parshall, Schneider, Selway)

**Board Members Opposed:** (Tamayo)

## **PART B, The Landscape**

**WHEREAS** the proposed landscape has three goals; and

**WHEREAS** the first goal will create an accessible path from Fifth Avenue to the Great Lawn; and

**WHEREAS** the second goal will establish a diverse planting palette that will promote biodiversity and be appropriate to the scenic landmark; and

**WHEREAS** the third goal will improve the Park and Museum interface through planting, grading, screening, and views; and

**WHEREAS** the project site area has a lawn with a relatively small number of trees that will be transformed by the three goals; and

**WHEREAS** there are planting precedents in Central Park that will inform the landscape design; and

**WHEREAS** the proposed path around the Tang Wing will be graded to eliminate the non-accessible slope; and

**WHEREAS** the proposed landscaping will remove 13 trees and plant 40 to 50 new trees; and

**WHEREAS** the wood from the removed trees will be used locally; and

**WHEREAS** the materials palette will include asphalt paving with sloping granite block curbs, Central Park settee benches, pipe rail fences, and reinforced drivable grass; and

**WHEREAS** the new planting will create a surround of the Tang Wing with trees and plants native to Central Park; and

**WHEREAS** the proposed landscape will improve the scenic views from the public way; and

**WHEREAS** the proposed landscape is contextual and appropriate for the individual landmark;

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

**Board Members in Favor:** 12-0-0-0 (Ashby, Birnbaum, Camp, Chu, Davis, Helpen, Mason, McClement, Parshall, Schneider, Selway, Tamayo)

**Item 2:** 6 East 74th Street (Upper East Side Historic District) – *Thomas Juul-Hansen* – An Eclectic (originally Italianate) style building designed by an unknown architect and constructed in 1871, with alterations in 1898, 1928, and 1952. Application is for alterations to the existing, non-historic rear yard additions, the expansion of an existing penthouse addition 4'8" at the rear, and new elevator/stair bulkheads and mechanical equipment at the roof.

**WHEREAS** 6 East 74th Street is an eclectic (originally Italianate) house designed by an unknown architect and constructed in 1871, with alterations in 1898, 1928, and 1952; and

**WHEREAS** there have been generations of change over the years; the proposed work at 6 East 74th Street fits into the building's history of change; and

**WHEREAS** all proposed work at 6 East 74th Street will take place within the existing building; the work at the roof will be minimally visible; and

**WHEREAS** at the front or north-facing elevation, the applicant proposes a new stair bulkhead and a new louvered metal screen with a gray finish: all new wood windows will be installed in the existing openings; the new stair bulkhead is not visible at the front elevation; and

**WHEREAS** at the rear or south-facing elevation, the applicant proposes

- a) A new stair bulkhead extending out at 4' at the top of the building to be clad in copper; the copper will patinate over time;
- b) A new elevator bulkhead extending out at 4' at the top of the building to be clad in copper; the copper will patinate over time;
- c) New plaster coping to be painted to match the new extension;
- d) At the 5th floor, the rear wall will be bumped out by 5'; a new framed wall finished in stucco to match the existing facade will enclose the extension; the new plane of the bumped out 5th floor will be minimally visible;
- e) The 4th floor windows will remain unchanged; the openings at the 2nd & 3rd floors will be expanded and slightly relocated;
- f) A new black painted metal railing at the existing 3rd floor terrace;
- g) New black aluminum double hung windows in existing openings;
- h) New black aluminum double-hung windows in modified openings;
- i) A new black painted metal railing at the new 2nd floor terrace;
- j) A new black aluminum and glass door to open to the new 2nd floor terrace;
- k) New framed wall to replace the existing greenhouse — now above the 1st floor on an existing extension — will be finished in stucco to match existing facade; the roof of the now enclosed space will become a new terrace at the 2nd floor; and

**WHEREAS** the overall height of 6 East 74th Street does not change; both the elevator bulkhead and the stair bulkhead are 4'5" over the proposed new cornice; and

**WHEREAS** the proposed alterations are small and restrained and scarcely visible;

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

**Board Members in Favor:** 7-2-1-0 (Ashby, Hartzog, Helpen, McClement, Parshall, Schneider, Selway)

**Board Members Opposed:** (Birnbaum, Camp)

**Board Members Abstained:** (Tamayo)

**Items 3&4: Old Business/New Business**

The meeting was capped off by a discussion on the upcoming Voting Reform and Charter Revision Task Force meeting on April 8th.

There being no further business the meeting was adjourned at 9:00 PM.

**Anthony Cohn and David Helpen, Co-Chairs**