

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

June 20, 2025

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

RE: 10 East 82nd Street (Metropolitan Museum Historic District) – *Suk Design Studio* – A neo-Federal style rowhouse designed by an unknown architect and constructed in 1888, with an alteration in the neo-Federal style by Bradley Delehanty in 1920. Application is to replace the existing facades and construct a rooftop and rear yard addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 18, 2025, the Board approved the following resolution by a vote of 28 in favor, 5 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS 10 East 82nd Street is a four-story building with a basement and a cellar; and

WHEREAS the building is 19'-6" wide by 58'-6" long; and

WHEREAS 10 East 82nd Street was built in the Queen Anne style in 1888; and

WHEREAS 10 East 82nd Street was altered in 1920 in the neo-Federal style; and

WHEREAS the original brownstone stoop and Queen Anne details were removed; and

WHEREAS the original cornice was removed and replaced with a lower, smaller cornice; and

WHEREAS the wrought iron balcony was added in 1960 to further change the architectural character of the building; and

WHEREAS the front façade is in poor condition; and

WHEREAS the applicant seeks to modify the neo-Federal style in the replacement of the front façade; and

WHEREAS the new front facade will be made of limestone; and

WHEREAS the building will have a wide, central entrance with a pair of doors; and

WHEREAS the original and current windows are double hung, multi-pane; and

WHEREAS the proposed windows for the front façade are wood casements painted black; and

WHEREAS the arched windows on the first floor will be replaced with French doors; and

WHEREAS the continuous metal railing on the first floor will be replaced with a metal railing at each of the three windows; and

WHEREAS a new cornice is located between the second and third floors, like an applique; and

WHEREAS a new, heavier cornice is located at the roof; and

WHEREAS the rear of the house will be extended 8'-9" to the south, leaving a 30-foot rear yard; and

WHEREAS the cellar level will extend under the rear yard an additional 25 feet; and

WHEREAS the rear yard will be paved except for the five feet between the cellar and the property line; and

WHEREAS the basement and first floor facades in the rear will be fully glazed, including windows and doors, the full width of the building and the full height of each floor; and

WHEREAS the second floor will have a railing that extends the full width of the building; and

WHEREAS the second, third, and fourth floors will have casement windows in black painted metal; and

WHEREAS the basement and first floor enframements for the glass walls will be limestone; and

WHEREAS the second, third, and fourth floor facades will be brick masonry; and

WHEREAS a new stair and stair bulkhead will be added to the roof; and

WHEREAS the rear of the building is 55'-1" high, and the front of the building is 58'-5' high to create a pitched roof; and

WHEREAS the roof will be leveled to a height of 57'-3"; and

WHEREAS the top of the bulkhead will be 67'-3" high; and

WHEREAS the bulkhead will be angled down towards the street; and

WHEREAS the bulkhead will not be seen from the street, but the chimney extension will be seen; and

WHEREAS the change from a brick façade to a limestone façade is questionable given the modest size and scale of the building; and

WHEREAS the extra wide entrance with the pair of doors is too large for the building; and

WHEREAS the window openings on the front façade are larger than the original openings and are proportionately too large for the building; and

WHEREAS the full width and full height of the glazing of the basement and the first floor have a modernist character; and

WHEREAS the brick façade of the second, third, and fourth floors, with its large window openings, seems squeezed between the limestone and glass two story base; and

WHEREAS the building does not have a consistency of approach in that it looks forward and backward in its stylistic interpretations;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED 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

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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