

Nicholas Viest  
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## The City of New York Manhattan Community Board 8

May 22, 2014

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 1 East 78<sup>th</sup> Street (at Fifth Avenue)-Metropolitan Museum Historic District  
3 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District**

Dear Chair Tierney:

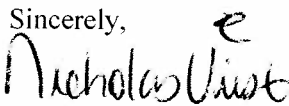
At the Full Board meeting on Wednesday, May 21, 2014, the board adopted the following resolution regarding **1 East 78<sup>th</sup> Street (at Fifth Avenue)-Metropolitan Museum Historic District**-*Scott Marble, Architect*-Louis XV style mansion designed by Horace Trumbauer and built in 1909. Application to install a breezeway and handicap lift.

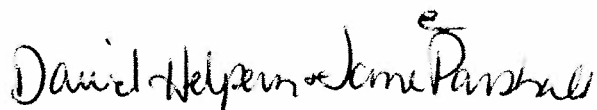
**3 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District**-*Scott Marble, Architect*-Francois I style townhouse designed by C.P.H. Gilbert and built in 1897-99. Application for interior alterations, replace windows or doors, rooftop or rear yard HVAC and new window or door opening.

Since the applications for 1 East 78<sup>th</sup> Street and 3 East 78<sup>th</sup> Street represent two parts of a single project, the two applications were heard and discussed together and the resolution, therefore, applies to both applications

**WHEREAS** the applications are to build a breezeway to connect 1 East 78<sup>th</sup> Street and 3 East 78<sup>th</sup> Street and to install a handicap lift in a 9'-6" wide space between the two buildings on the 1 East 78<sup>th</sup> Street property;  
**WHEREAS** the breezeway will have perforated metal sides and a metal roof;  
**WHEREAS** the existing air conditioning unit in the adjacent courtyard on the 3 East 78<sup>th</sup> Street property will be replaced with a smaller unit;  
**WHEREAS** windows to be replaced on the lower two levels of 3 East 78<sup>th</sup> Street will be replaced in kind;  
**WHEREAS** these are significant buildings by significant architects;  
**WHEREAS** the presentation information did not fully illustrate the proposed changes;  
**WHEREAS** the breezeway and handicap lift are visible from the public way;  
**WHEREAS** the materials are not appropriate to the existing buildings;  
**WHEREAS** the proposed construction disturbs the original fabric of 1 and 3 East 78<sup>th</sup> Street;  
**THEREFORE** be it resolved that these applications are **disapproved** as presented.

*This recommendation was approved by a vote of 41 in favor, 1 opposed, 3 abstentions, and 1 not voting for cause.*

Sincerely,  
  
Nicholas Viest  
Chair

  
David Helpem and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Micah Kellner, NYS Assembly Member, 76<sup>th</sup> Assembly District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District