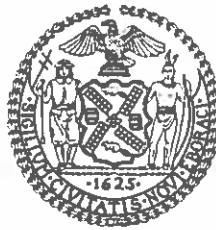


**James G. Clynes**  
Chairman

**Latha Thompson**  
District Manager



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

April 17, 2015

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

### **Re: 10 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, April 15, 2015, the board adopted the following resolution regarding **10 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District-Kevin Byrne, Architect**-A townhouse designed by Charles Graham and constructed in 1886-87. Application is for work at the front and rear elevations and for a rooftop addition

**WHEREAS** 10 East 78th Street is a townhouse designed by Charles Graham and constructed in 1886-87.

**WHEREAS** the existing front elevation is red brick with steel casement windows with the entry door on the right side at the ground floor (1st floor)

**WHEREAS** the applicant proposes to reclad the front elevation in limestone, add a cornice, change the windows (that present as stepped-in) to wood with plain glass operable panes with a fixed transom above, add decorative iron metal Juliet balconies to the windows at the 2nd and 3rd floors, add a decorative iron gate to the fence at the ground (1st floor), and change the entrance from the side to the center of the ground floor

**WHEREAS** the proposed limestone facade and the decorative iron work for the front fence, gate and Juliet balconies are in line with the front elevations of neighboring buildings, particularly the house directly east of 10 East 78th Street.

**WHEREAS** the total height of the building will be increased by 20"; this increase will be incorporated into the existing floors by slightly adding to the height of each floor.

**WHEREAS** the proposed bulkhead addition for mechanical equipment only is set back and not visible from the public way.

**WHEREAS** at the rear, there is an L-shaped extension that covers most of the rear yard; it was added after WWII; the shape of the extension allows for a third elevation facing east.

**WHEREAS** the extension also allows for a small yard at the east elevation in addition to the small yard at the south elevation.

**WHEREAS** from 77th Street, both the south elevation and east elevation are visible from an alley extending in from 77th St.

**WHEREAS** the top portion of the 9'4" extension will be reduced by approximately 27 sq. ft. to create a terrace at the third floor; the footprint/envelope of the building will not be changed.

**WHEREAS** the rear elevation (consisting of the south elevation plus the east elevation) will be clad in a stucco color that approximates the color of the limestone at the front elevation.

**WHEREAS** all the windows will be changed to wood and will be realigned to give unity and symmetry to the rear elevation; there will also be an external stair at the first floor to access the rear yard.

**WHEREAS** the original house at 10 East 78th Street was constructed in 1877 and clad in brownstone

**WHEREAS** the house in the Designation Report for the Metropolitan Museum Historic District is brick with casement windows, which were installed in 1945-46.

**WHEREAS** there are no historical references to the original 1877 elevation in the 1945-46 redesign.

**WHEREAS** the new design for 10 East 78th Street presents as French neoclassical especially in the design for the windows with the clear glazing and transoms above and decorative iron metal Juliet balconies.

**WHEREAS** the use of limestone for the front elevation and the overall French neo-classical "style" proposed by the applicant references many of the houses/institutions both on the block and within the historic district and is contextual and appropriate to the streetscape

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

*This recommendation was approved by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.*

Sincerely,



James G. Clynes  
Chairman



David Helpen 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 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