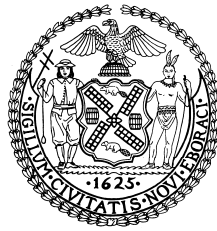


Jacqueline Ludorf  
Chair

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

May 13, 2010

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

**Re: 12 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District**

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, May 12, 2010, the board adopted the following resolution regarding 12 East 78<sup>th</sup> Street (between Fifth and Madison)-Metropolitan Museum Historic District- *Ms. Sarah Lopergolo, Architect* – Application is for restoration of the front façade including replacement of all windows and for a new rear facade.

### **Part 1: The front elevation**

**WHEREAS** 12 East 78<sup>th</sup> Street is one of a row of six brownstones constructed by Charles Graham in 1886-87  
**WHEREAS** the applicant proposes to keep the front elevation exactly as it is  
**WHEREAS** the applicant proposes to restore the stoop and to replace all existing windows with in-kind wooden windows  
**WHEREAS** the existing stucco finish and existing color of the stucco finish will be maintained  
(The Landmarks Preservation Commission is not open to changing the paint color and usually prefers the paint color that was in place when the district was designated)  
**THEREFORE BE IT RESOLVED** that Part 1 of this application is approved as presented

*This resolution was approved by a vote of 41 in favor, 1 opposed and 0 abstention*

### **Part 2: The rear elevation**

**WHEREAS** at the rear, the height is 60' [at the front the height is 50']  
**WHEREAS** the proposed new rear elevation presents as an overglazed modern façade that uses sliding windows  
**WHEREAS** there is no reference at the back to the building to the front of the building  
**WHEREAS** there are precedents to contemporary facades in the rear; the Landmarks Preservation Commission is open to contemporary facades that are sympathetic to the environment.  
**WHEREAS** in this case, however, the applicant is proposing too much glass and too little masonry  
**WHEREAS** the proposed new rear elevation does not make any reference to the front elevation.  
**THEREFORE BE IT RESOLVED** that Part 2 of this application is approved as presented.

*This resolution was approved by a vote of 30 in favor, 9 opposed and 3 abstentions*

Sincerely,

Jacqueline Ludorf  
Chair

Jane Parshall and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Jonathan Bing, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member  
Sarah Lopergolo, Architect