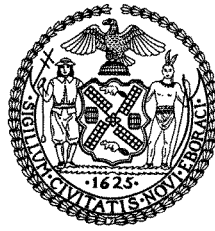


Nicholas Viest
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District Manager



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The City of New York Manhattan Community Board 8

November 22, 2013

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

Re: 12 East 82nd Street (between Fifth and Madison Avenues) - Metropolitan Museum Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, November 20, 2013, the board adopted the following resolution regarding **12 East 82nd Street (between Fifth and Madison Avenues) - Metropolitan Museum Historic District** – *Robert Marx, Roger Ferris + Partners LLC, Architect* - A neo-Georgian style row house built in 1888-89 and altered in 1920 by Bradley Delehanty. Application is for restoration and cleaning, replacement of studio window glazing, and alterations to rear façade including removal of rear extensions and new construction.

THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – The Front Elevation and PART B – The Rear Elevation

PART A – The Front Elevation

WHEREAS 12 East 82nd Street is a neo-Georgian style row house built in 1888-89 and altered in 1920 by Bradley Delehanty.

WHEREAS 12 East 82nd Street was originally one of a row of 6 houses; as part of a 1920s alteration, the stoop was removed, the house was extended to the property line and 2 extensions into the rear yard were added.

WHEREAS in 1945, in a significant alteration, the existing mansard roof was converted from standing seam metal to glass which presents as a glass studio window.

WHEREAS in 2007, the Landmarks Preservation Commission granted a C of A for work to be done at the property – this included permission to demolish and rebuild the extensions at the rear. This work was not completed – as a result the back of the house where the extensions were removed is now open (see Part B).

WHEREAS the applicant proposes to restore the entire front elevation, including the in-kind studio window.

WHEREAS the applicant proposes to eliminate the projecting operable windows (“pop-outs”) and install flush windows in the glass studio window.

WHEREAS the applicant proposes to remove the non-historic security grilles at the 2nd floor and the non-historic light fixtures at the ground level.

WHEREAS the applicant proposes to replace the existing windows with new painted wood double hung windows, repaint the wood doors at the ground level, and install a clear glass guardrail at the rooftop which will be set back 4’.

WHEREAS at the roof, a stair bulkhead, an elevator bulkhead and mechanical equipment will be added, increasing the overall height of the house by 6’4” and set back 17 ½’ from the cornice and encased within a wood acoustical enclosure.

WHEREAS the proposed work at the front elevation is contextual and appropriate within the historic district.

THEREFORE BE IT RESOLVED that Part A of this application is approved as presented.

This recommendation was approved by a vote of 46 in favor, 0 opposed, and 0 abstentions.

PART B – The Rear Elevation

WHEREAS the 2007 Certificate of Appropriateness permitted the removal of the 1920s extensions in the rear – now part of the existing condition; there is now a new owner of the property.

WHEREAS at the rear, as a result of the demolition work approved under the C of A, the townhouse is now open and the rear yard is excavated to the cellar level.

WHEREAS the proposed new rear extension stays within the envelope of the historic volume, although with reduced massing which will allow for a larger rear yard; the incursion into the rear yard will be 10' less than the demolished extension and the rear yard will be increased to 440 square feet creating a rear yard approx. 21' deep.

WHEREAS the design of the new rear elevation is contemporary and is 2' lower than the height of the original extension and will consist mostly of glazing.

WHEREAS the glazing will be framed by gray zinc with brick on the returns

WHEREAS there will be 3 balconies at the 2nd, 3rd and 4th floors and glass handrails at the balconies and at the roof.

WHEREAS the new rear elevation is “frankly” modern with an excessive use of glazing.


WHEREAS there is no relationship between the lovely restrained neo-Georgian front elevation and the new rear elevation.

WHEREAS the new glass elevation is completely out of context within the historic district.

THEREFORE BE IT RESOLVED that Part B of this application is disapproved as presented.

This recommendation was approved by a vote of 26 in favor, 18 opposed, 1 abstention, and 1 not voting for cause.

Sincerely,



Nicholas Viest
Chair



David Helpert 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. Dan Quart, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member