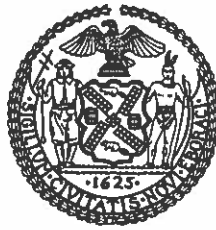


James G. Clynes
Chairman

Latha Thompson
District Manager



505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
info@cb8m.com - E-Mail
www.cb8m.com - Website

The City of New York Manhattan Community Board 8

June 27, 2016

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

CORRECTED COPY

Re: 7 East 84th Street-Metropolitan Museum Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, June 15, 2016, the board adopted the following resolution regarding **7 East 84th Street-(between 84th and 85th Streets)-Metropolitan Museum Historic District-Mark Ferguson, architect-** Application to modify door and garage opening; rear façade alterations and installation of rooftop mechanical equipment and bulkhead.

WHEREAS the façade of this 1880's, 25 foot wide row house was replaced with an "English Regency Style" façade in 1906 with a limestone base at the basement level, a brick façade on the first, second and third floors, and a copper mansard fascia on the fourth floor;

WHEREAS the pair of main, metal and glass entrance doors is in the center of the façade, with a narrow window located either side of the entrance, and a service door located at the western edge;

WHEREAS the windows on the second, third, and fourth floors are organized in a tripartite composition in the center of the façade;

WHEREAS the western window and service door were replaced with a garage entrance in 1975, prior to the designation of the historic district;

WHEREAS the garage door created an asymmetrical relationship around the entrance doors by eliminating the western window and changed the character of the base of the building by eliminating the substantial limestone surround at the western side of the entrance doors;

WHEREAS the proposed design shifts the main entrance to the east, in line with the window above and replaces the garage door with a slightly wider pair of doors, also shifted to the east, with its western edge aligned, approximately, with the western edge of the tripartite windows above;

WHEREAS the proposed design for the base of the building restores the overall symmetry and the substantial character of the limestone base by creating wide piers at either side of the building;

WHEREAS this arrangement creates a wide pier either side of the entrance doors, recalling the original framing of the doors within the limestone wall;

WHEREAS the stucco framing of the existing garage door will be replaced with limestone;

WHEREAS the existing metal and glass doors are being restored, the original stone surround is being rebuilt, the existing limestone is being reused, and new limestone will match the existing;

WHEREAS a lantern style, sconce light fixture will be located at the center of the masonry pier between the garage doors and the main entrance doors;

WHEREAS the façade will be restored to include new, divided light, wood casement windows to match the existing; repair and cleaning of stone; repair and repainting of metal railings at first and third floors; and repair of standing seam copper on mansard roof;

WHEREAS the existing curb and fence will be removed and the areaway in front of the building reorganized to reflect the new locations of the main entrance and garage entrance;

WHEREAS the proposed new decorative metal fence and gate will be six feet high and will be similar in design to the metal fence from 1906;

WHEREAS there is a partial fifth floor which extends to the rear façade;

WHEREAS there is an extension on the eastern side of the lot which includes four floors;

WHEREAS the divided light wood windows on basement through second floor on the rear façade, which are set in a copper clad bay, will be replaced with new, divided light, wood French doors with windows either side and new, painted metal balconies on the first and second floors;

WHEREAS the wood, divided light, double hung windows on the brick faced, third through fifth floors will be slightly re-proportioned and replaced with painted, wood casement windows;

WHEREAS the existing lattice walls on the ground floor of the main building and the extension will be restored;

WHEREAS the ground floor of the extension will receive a new Dutch door and new wood French doors with divided lights to match the existing;

WHEREAS the windows in the extension on the first and second floors will be replaced with divided light, painted, wood casement windows;

WHEREAS the third floor terrace will receive a new wood pergola and a new, decorative metal railing;

WHEREAS the existing stair to the high roof on the western side will be demolished;

WHEREAS a new bulkhead will be built to cover the vertical extension of the elevator and a new stair on the eastern side of the roof;

WHEREAS the new bulkhead will not be visible from the street;

WHEREAS a new skylight will be installed on the eastern side of the roof;

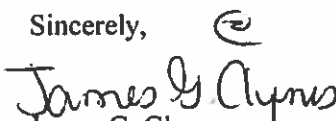
WHEREAS the roof will be converted into a terrace and connected to the lower roof behind the parapet portion of the mansard;

WHEREAS this renovation is contextual and appropriate within the historic district;

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

This recommendation was unanimously approved.

Sincerely,


James G. Clynos
Chairman


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, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District