

Russell Squire
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**The City of New York
Community Board 8 Manhattan**

October 21, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

7 East 81st Street (Metropolitan Museum Historic District) – Alex Gault, Architect – A four story row house designed by Griffith Thomas and erected in 1878-79. Application is for the removal of existing stucco across front of the building and reconstruction of facade in limestone.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 20, 2021, the board approved the following resolution by a vote of 43 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 7 East 81st Street was built originally as one of a row of 10 brownstones;
WHEREAS none of these houses remain as originally designed;
WHEREAS there was an evolution of style and materials in the neighborhood paralleling the phased development of the Metropolitan Museum;
WHEREAS that evolution resulted in the front enlargement of the Metropolitan Museum and many of the houses nearby transitioning from their original materials to limestone facades;
WHEREAS 7 East 81st Street has four stories and a habitable basement, and is about 19 feet wide;
WHEREAS 7 East 81st Street is 57'-8 ½" inches high, less than the allowable 60-foot height;
WHEREAS the stoop and original brownstone details had been removed in a prior renovation;
WHEREAS the existing façade has a stucco veneer;
WHEREAS the stucco veneer is to be removed;
WHEREAS this application proposes a new limestone façade;
WHEREAS this application proposes a design in a classical style to relate to the current context;
WHEREAS the sheet metal cornice will be the one original element to be preserved;
WHEREAS the rusticated base, which is not original, will remain;
WHEREAS all elements of the façade except the cornice and the base will be new;
WHEREAS the proportions and details of the new design are inspired by the proportions and details of buildings in the vicinity;
WHEREAS all the details for the new design have been taken from buildings in the district;

WHEREAS the two windows on the second through fourth floors will have limestone headers, frames, sills, and aprons;

WHEREAS the windows on the second through fourth floors will have divided lights and will be double hung, four over four, wood windows with insulated glass;

WHEREAS the windows on the first floor will be taller than the typical windows, will be similar to French doors, will have limestone headers with limestone brackets, limestone frames, and limestone balustrades;

WHEREAS the basement floor, or ground floor, will have an areaway set down from the sidewalk with a decorative iron fence and gates;

WHEREAS the basement floor will have pair of wood, raised panel doors at the main entrance and a single wood, raised panel door at the service entrance;

WHEREAS the windows will have light grey glass and frames painted beige, the doors will have dark green paint with brushed gold hardware, and the metal will be black;

WHEREAS the proposed façade has a cohesive design incorporating details copied from buildings that reflect the evolution of style and materials represented by the Metropolitan Museum and many of the houses in the district;

WHEREAS the proposed design is appropriate and contextual within the Metropolitan Museum Historic District;

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

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District