

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

November 17, 2022

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9th Floor  
New York, New York 10007

**RE: 7 East 81st Street (Metropolitan Museum Historic District) - Studio CAHS** - A four-story row house designed by Griffith Thomas and erected in 1878-79. Application is for the expansion of the cellar into the rear yard (underground) and a non-visible rooftop addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on November 17, 2022, the board approved the following resolution by a vote of 42 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 7 East 81st Street is a four story row house designed by Griffith Thomas and constructed in 1878-1879;

**WHEREAS** the applicant is proposing to extend an approved bulkhead and extend excavation at the rear yard (under the rear yard);

**WHEREAS** at the rear, excavation would be extended an additional 21 1/2' with a 5' setback from the rear property line;

**WHEREAS** at the roof, the applicant proposes that the previously approved (at the LPC) L-shaped elevator bulkhead and stair landing now become occupiable space by infilling the footprint which adds 115 sq. ft. to the space;

**WHEREAS** even with the addition of a skylight, the elevator bulkhead, now enlarged, is not visible from the public way;

**WHEREAS** the proposed modifications to the bulkhead amend a previously approved Certificate of Appropriateness;

**WHEREAS** the rooftop addition is glazed on both sides; formerly the front elevation presented as an “orangerie” — however, the “orangerie” now presents as the rear elevation with glazing at the front elevation;

**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 Eric Adams, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Mark Levine, 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 Julie Menin, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District