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

October 25, 2024

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

**RE: 1000 Fifth Avenue: Metropolitan Museum of Art (Individual Landmark)** – *Beyer Blinder Belle* – A Beaux-Arts style building designed by numerous architects, chiefly, Calvert Vaux and Jacob Wrey Mould, who designed the initial Ruskinian Gothic structure of the MET, and constructed in the 1880s, with additions in the 2000s. Application is to restore the three original entrance doors on the plaza at 83rd Street to create an additional step-free entrance to the Museum’s public spaces, as well as undertake a mechanical infrastructure project to replace the north side chiller plant, a project that involves the installation of new cooling towers behind a new louvered screen wall partially visible at 83rd Street.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 23, 2024, the Board approved the following resolution by a vote of 36 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** the Metropolitan Museum seeks to restore the 83rd Street entrance and replace the north side chiller plant; and

**WHEREAS** the restoration of the original three entrances will provide accessible entrances with a direct connection to the Great Hall, reduce congestion at the 81st and 82nd Street entrances, and reduce crowding on the Plaza; and

**WHEREAS** the replacement of the outmoded chiller plant with the new plant will reduce electrical consumption by 54% from the current consumption and increase resilience by moving the plant above the level of recent flooding; and

**WHEREAS** the construction work for the new entrances will be at Wing E, and the construction work for the chiller plant will be in Wings W and X; and

**WHEREAS** Wing E was designed by McKim, Meade & White with three entrances; and

**WHEREAS** the stone infill of the two original entrances either side of the current single entrance is visible; and

**WHEREAS** the stone infill of the two original entrances will be removed to recreate the original openings; and

**WHEREAS** the current door and transom in the single entrance will be removed to recreate the three original openings; and

**WHEREAS** the new doors will be similar to the main entrance 82nd Street doors in design and material; and

**WHEREAS** the new doors will have dark bronze frames with clear glass infills; and

**WHEREAS** the new doors will have dark bronze transoms, soffits, and jamb extensions; and

**WHEREAS** the tops and bottoms of the door frames will align with the joints in the Indiana limestone; and

**WHEREAS** recessed push buttons for the power-actuated doors will be set into the jamb extensions; and

**WHEREAS** there will be a recessed light in each soffit; and

**WHEREAS** the jamb extensions and the soffits will be 18 inches deep; and

**WHEREAS** the transom panels will be 23" high and 6'-3" wide; and

**WHEREAS** the transoms will include signs with 4-inch-high light bronze letters on the dark bronze panels; and

**WHEREAS** the language of the signs will be determined separately from this application; and

**WHEREAS** the existing blade sign will remain; and

**WHEREAS** the current chiller plant is in the cellar, where, due to climate change, it is subject to flooding; and

**WHEREAS** the new chiller plant will be one floor up, replacing existing shops; and

**WHEREAS** two existing light wells will be filled in; and

**WHEREAS** the shops will be relocated to and expanded on the fifth floor; and

**WHEREAS** the existing south side and screen wall will remain; and

**WHEREAS** the existing north side cooling towers will be removed; and

**WHEREAS** new vertical cooling towers will be placed on the north side; and

**WHEREAS** the new cooling towers will sit on steel dunnage girders over the Grace Rainey Rogers Auditorium, supported on the remaining masonry walls from the McKim, Mead & White design; and

**WHEREAS** a new screen wall, similar to the design of the screen wall on the south side, will be placed in front of the new cooling towers; and

**WHEREAS** the new screen wall will match the aluminum louver panels in of the screen wall on the south side in material and color; and

**WHEREAS** the north and south sides are not perfectly symmetrical with respect to the numbers of doors and the McKim, Meade & White pediment in front of the proposed screen wall on the north; and

**WHEREAS** the screen walls are not visible from the eastern side of Fifth Avenue but become slightly visible as one progresses east on 81st and 83rd Streets; and

**WHEREAS** the north cooling towers are not visible or are minimally visible from locations in Central Park; and

**WHEREAS** this project is contextual and appropriate for the individual landmark;

**THEREFORE, BE IT RESOLVED** that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

Anthony Cohn and David Helpern  
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York  
Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District

Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District