Russell Squire
Chair

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The City of New York
Community Board 8 Manhattan

October 20, 2022

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

RE:3 East 78th Street (Metropolitan Museum Historic District) - *Scott Koniecko, AIA* - A Francois Premiere Revival building designed by C.P.H. Gilbert and constructed in 1897-1899. Application is for changing two un-seeable windows on the fifth floor to a sliding door.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on October 19, 2022, the board approved the following resolution by a vote of 37 in favor, 1 opposed, 2 abstentions, and 0 not voting for cause.

WHEREAS 3 East 78th Street is a Francois I (King of France 1515-1547) or "High Renaissance" revival-style building designed by C.P.H. Gilbert and constructed in 1897-1899.

WHEREAS C.P.H. Gilbert was one of the architectural giants of late 19th and early 20th century townhouses and mansions;

WHEREAS at the 5th story at 3 East 78th Street there is a gabled window consisting of 2 transom windows with sash windows below;

WHEREAS the applicant proposing replacing the sash windows and the center mullion that divides them with a sliding door that extends down for an additional 15" (from 4'4" to 5'8" — the change in height from the underside of the transom — so that the 3'6" balcony is more accessible;

WHEREAS the proposed window to be changed into a sliding door is not visible from the public way;

WHEREAS the existing stonework/carved limestone will not be violated;

WHEREAS the existing railing framing the 3'6" balcony is 36" high; to meet code requirements, the existing balcony will be built up by 6";

WHEREAS the 6" addition to the existing balcony will be mounted on the inside of the existing railing for balcony and thus invades and disturbs original historic fabric;

WHEREAS it was never the intention of the architect that the balcony be used;

WHEREAS the 5th floor window is central to the composition of the front elevation, even though invisible from the public way;

WHEREAS removing the center mullion and changing the window to a sliding door is not appropriate for a building of this caliber and violates the original intent of the architect:

THEREFORE, BE IT RESOLVED THAT this application is disapproved as presented.

Sincerely,

Russell Squire *David Helpern and Jane Parshall*

Russell Squire
Chair

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