

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

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

December 27, 2024

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

RE: 1 East 78th Street (Metropolitan Museum Historic District) – *Juan C. Matiz* – A French Neoclassical building designed by Horace Trumbauer and constructed in 1900-1912. Application is to provide ADA compliant access to the basement level.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2024, the Board unanimously approved the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 1 East 78th Street, The James B. Duke House, is now the home of the Institute of Fine Arts of New York University; and

WHEREAS the building must be prepared to receive people who have disabilities; and

WHEREAS the first floor is raised above sidewalk level; and

WHEREAS the building is surrounded by a 52" high stone wall that is interrupted by the central entrance stair; and

WHEREAS the architectural composition of the building precludes incorporating a ramp up to the first floor; and

WHEREAS there is an existing areaway at the eastern end of the building with an entrance to the building within the areaway; and

WHEREAS there is an ornamental gate within the stone wall providing access to the stair within the areaway; and

WHEREAS the areaway is 7'-11" wide; it can accommodate a 3'-8" wide stair and a 3'-8" wide ramp; and

WHEREAS the basement level is 5'6 ½" below sidewalk level; and

WHEREAS the distance is too short for a ramp to descend to basement level; and

WHEREAS a ramp will be constructed to a landing 1'-7 ¼" below sidewalk level; and

WHEREAS a lift will be constructed to connect the landing to the basement level 3'-11 ¼" below the landing; and

WHEREAS stairs from basement to cellar remain; and

WHEREAS the arrangement of stairs and ramp will enable egress from the cellar and basement to be maintained; and

WHEREAS original granite steps will be used where in good condition and new granite steps to match will be used where needed; and

WHEREAS the lift will be gray in color to match the granite; and

WHEREAS new railings will match the existing; and

WHEREAS the granite base and ornamental guard rail at the stair opening to subcellar will remain; and

WHEREAS most of the improvements will be hidden from view; and

WHEREAS there is no change to the exterior facade or wall; and

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

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

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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, 8th Council District