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

April 18, 2025

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

**RE: 157 East 78th Street (Individual Landmark)** – *Minyoung Song of Model Practice* – A Italianate style building designed by an unknown architect and constructed in 1861, with a Second Empire style mansard roof addition. Application is for a horizontal enlargement on the top two floors in line with the first-floor rear façade.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 16, 2025, the Board approved the following resolution by a vote of 35 in favor, 5 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** 157 East 78th Street is the westernmost of five individual landmark houses; and

**WHEREAS** 157 East 78th Street is a twenty-foot-wide house that is four stories high; and

**WHEREAS** the original three floors have a red brick façade with white painted multi-pane windows; and

**WHEREAS** the top floor is an addition with a mansard roof with white painted windows; and

**WHEREAS** the basement level is four steps down from the sidewalk; and

**WHEREAS** there is a main entrance at the eastern side of the areaway and a service entrance at the western side of the areaway; and

**WHEREAS** the raised panel entrance doors will be replaced with a solid wood door with vertical planks for the main entrance and a window for the former service entrance; and

**WHEREAS** a portion of the first floor will be demolished to create a two-story high entrance; and

**WHEREAS** the double height entrance will be expressed with a brownstone and brick enframement; and

**WHEREAS** the western wall of the enframement will be curved; and

**WHEREAS** the curved wall will be made of standard size bricks; and

**WHEREAS** there will be an entrance overhang at the first-floor level; and

**WHEREAS** there will be Juliette balcony railings at the first-floor windows; and

**WHEREAS** in the rear, the first, second, and third floors will be extended to create a four-story high façade in line with the face of the basement level; and

**WHEREAS** the original brick façade with punched in windows will not be replicated; and

**WHEREAS** the new façade will be a brick grid three bays wide; and

**WHEREAS** the basement level will have three pairs of doors; and

**WHEREAS** the second floor will have inoperable windows as the rear of the first floor will be open to create a double height space; and

**WHEREAS** the second and third floors will have in-opening French doors with railings to create Juliette balconies; and

**WHEREAS** all windows and doors will be full height and half the width of each bay; and

**WHEREAS** in the front, the addition of the double height entrance is out of scale with the house; and

**WHEREAS** in the rear, the contemporary grid is unrelated to the architectural character of the house; and

**WHEREAS** the charm and intimacy of the design of the house is lost in the change to the front façade and in the proposed brick grid for the rear façade; and

**WHEREAS** this project is not contextual and appropriate for the individual landmark;

**THEREFORE, BE IT RESOLVED** that this application is **DISAPPROVED**.

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