

Valerie S. Mason
Chair

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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 an eighteen-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 enframing; and

WHEREAS the western wall of the enframing 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

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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