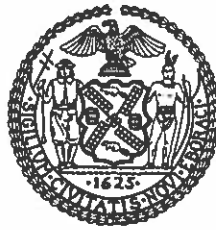


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

October 20, 2016

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 110 East 78th Street – Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 19, 2016, the board unanimously adopted the following resolution regarding **110 East 78th Street (between Park and Lexington Avenues) – Upper East Side Historic District – Kinlin Rutherford Architects**. Application for work at the front elevation.

WHEREAS 110 East 78th Street is a neo-Grec style residence designed by R. W. Buckley and constructed in 1879-80.

WHEREAS the applicant proposes to put a new front elevation on the house so that the front elevation, in general, is restored to its historic condition

WHEREAS the applicant will replicate exactly the front elevation from the roof to the banding at the top of the ground level or first floor

WHEREAS at the ground level, the changes proposed by the applicant include changing the front door from 3' wide to 3' 6" wide to distinguish the main entry to the house from the secondary entry.

WHEREAS at the main entry door (to be widened) the applicant proposes to bring out the crown banding above the door by approximately 2 ¾" so that more definition is given to the main entry door.

WHEREAS on either side of the entry door the applicant proposes to add side casements; the detailing for the side casements/lights will match exactly the detailing around the windows at the upper floors.

WHEREAS at the areaway, the applicant proposes to create one larger areaway from the two existing areaways; the areaway will extend beyond the property line since its width will change from 6' 1 ¼" to 7'9". [requiring a "Revocable Consent" from the Department of Transportation] {This has already been approved by the Transportation Committee of Community Board #8}

WHEREAS the hand rail/fencing for the new modified areaway will match the railing there now; the new black painted metal railing will have the same detailing as shown in historic photos.

WHEREAS above the banding at the top of the ground/first floor, the applicant proposes to change color of all the window from beige to black

WHEREAS the applicant proposes to remove the existing black metal safety bars at the ground level. [The bars are at one window and two doors.]

WHEREAS the applicant is not introducing any new vocabulary to the front elevation; the proposed changes at the ground level are sensitive to the rest of the front elevation.

WHEREAS the proposed changes at the ground level and the change in paint color for the windows on the 2nd, 3rd, and 4th floors are contextual and appropriate within the historic district.

THEREFORE BE IT RESOLVED that this application is approved as presented.

This recommendation was unanimously adopted.

Sincerely,

James G. Clynes

James G. Clynes
Chairman

David Helpen + Jane Parshall

David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District