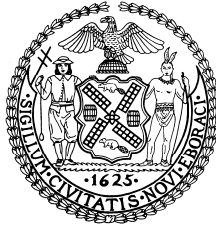


Jacqueline Ludorf
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

July 25, 2011

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

Re: 116 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, July 20, 2011, the board adopted the following resolution regarding **116 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District – Mr. Lee H. Harris, Architect**. Application is to replace the windows and the doors and to alter the façade and the rooftop.

WHEREAS 116 East 78th Street is a neo-Georgian style residence constructed in 1866 and altered in 1909-10 by Rouse & Goldstone.

WHEREAS 116 East 78th Street has a brick and limestone façade, a rusticated stone first story with brick above; a parlor floor with full length windows each with an iron balcony with a center window distinguished by a broken-arch pediment with a cartouche supported on carved console brackets. The cornice has been removed and the fifth floor is set back of the cornice line and now presents as a plaster mass.

WHEREAS at the front, the applicant proposes to replace all the windows with in-kind wood windows and restore all of the existing iron-work.

WHEREAS at the top of the house, the applicant proposes restoring the original entablature including the balustrade with a mansard dormered roof above. The roof will be made of a lead-coated copper.

WHEREAS at the rear, there is a complicated series of additions, including an addition that is raised up on columns or pillars so that it provides a cover for a patio at the ground level and presents as a cantilever over the ground level. The applicant's intent is to capture some of the elements of the front elevation and reinterpret them at the rear.

WHEREAS the applicant proposes to lower the bulkheads at the roof and thus lower the roof by 2 ½' and pull back the rear elevation by 1' so that the rear yard increases from 19' 2" to a deeper 20' 3". The masonry of the rear elevation will continue down to the ground level, thus removing the cantilevered aspect of the house.

WHEREAS also at the rear, the applicant proposes pulling back the 5th floor by approx. 7 ½'

WHEREAS at the roof, the stair bulkhead (now 12' x 8') will be removed so that the projections for the mechanicals on the roof will be decreased by approx. 96 sq. ft.

WHEREAS the brick proposed for the rear elevation will match the brick at the front elevation; the window surrounds at the rear will be made of limestone and there will be Juliet balconies at some of the windows at the 2nd and 3rd floors.

WHEREAS the windows at the rear elevation will be similar to a "Hopes" window and will have steel frames.

WHEREAS at the rear, the applicant is not trying to create a “historicist” elevation, but rather an elevation that does have a few of the elements of the front elevation but not entirely mimicking the front.

WHEREAS at the front of the house, the applicant proposes to install a fence and projecting gates that were part of the original drawings for the house but never executed. The motifs/elements on the existing grillwork for the doors and windows that are being restored at the ground level will be repeated in the new fence and gates. The new fence and projecting gates will be 29” high and will align with the existing front steps.

WHEREAS the applicant proposes to restore the original character to the house with an appropriate and elegant design.

WHEREAS the applicant proposes to reduce the overall mass of the building.

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

This recommendation was approved by a vote of 40 in favor, 0 opposed and 0 abstentions.

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member