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The City of New York Manhattan Community Board 8

April 18, 2011

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

Re: 122 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District

Dear Chair Tierney:

At the Land Use/Full Board meeting on Wednesday, April 13, 2011, the board adopted the following resolutions regarding 122 East 78th Street (Park and Lexington Avenues) – Upper East Side Historic District – Mr. Walter B. Melvin and David Sherman, architects. Application is to alter and create entrances, replace a rooftop extension, demolish the rear extension and construct a new rear façade.

WHEREAS 122 East 78th Street is a neo-Georgian style residence designed by Foster, Gade and Graham and built in 1911-12.

WHEREAS the applicant seeks to 1) alter window openings to create entrances and demolish and replace a rooftop extension facing the street (collectively, the “Proposed Changes to the Front and the Roof”); 2) install a fence along the front of the building (the “Proposed Fence”); and 3) demolish the rear extension and construct a new rear façade (the “Proposed Demolition of the Rear Extension and Construction of a New Rear Façade”).

WHEREAS the Landmarks Committee wishes to vote separately on the above-mentioned three components of the application.

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Proposed Changes to the Front and the Roof:

WHEREAS the applicant proposes to remove the current rooftop addition that has a flat brick wall hanging over 78th Street and replace it with a mansard roof with dormers, matching the top floor as originally intended in terms of design and proportions, to extend no higher than the existing rooftop addition, and including an elevator and stair bulkheads which will not be visible from the street.

WHEREAS at present the front ground level of the building has arches, two of which are fenced in, in front of a two story open area.

WHEREAS the applicant proposes to turn the fence for one of the arches into a door, and to install stairs behind the other fenced-in arch, said stairs to lead to new service entrance door which will replace an existing window.

WHEREAS the proposed changes to the front of the building and to the roof of the building are consistent with the original design and are sensitive to the character of the building.

THEREFORE BE IT RESOLVED that the Proposed Changes to the Front and Roof are approved as presented.

This resolution was approved by a vote of 41 in favor, 0 opposed and 0 abstentions

Proposed Fence:

WHEREAS the applicant proposes to erect a fence along the front of the building, connecting with fences similar in size and style in front of the adjacent buildings on either side, with the center portion of the fence further out from the building than the portions on other side which will be closer to the building. The proposed low fences in front of the east and west portals will be 28" above a curb that varies from 1"-6" high. The proposed fence in front of the center portal will be 3'-5" above the curb. The existing fences (within the portals) are 6'-5" high.

WHEREAS the height and style of the Proposed Fence are appropriate and consistent with the adjoining fences and contribute to the streetscape.

THEREFORE BE IT RESOLVED that the Proposed Fence is approved as presented.

This resolution was approved by a vote of 22 in favor, 17 opposed and 2 abstentions

Proposed Demolition of the Rear Extension and Construction of a New Rear Façade:

WHEREAS the applicant proposes to remove an existing 5-story and 2 story rear yard extension thereby opening up an area 30 feet back from the original rear of the building.

WHEREAS the applicant proposes to construct a new façade on the rear of the building to include three levels of painted steel sash windows, arched windows on the first level, casement windows on the second level, and awning windows on the top level; and a door in the center of the first floor opening out into a rear garden.

WHEREAS the proposed Demolition of the Rear Extension will restore space to the doughnut beyond the building consistent with original design of the building and the original design of neighboring buildings and the proposed Construction of a New Rear Façade is appropriate for the period within which the building was designed and constructed

THEREFORE BE IT RESOLVED that the Proposed Rear Extension and Construction of a New Rear Façade are approved as presented.

This resolution was approved by a vote of 40 in favor, 0 opposed and 1 abstention

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
Hon. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Mr. Diego Lopez, Support for Architects, LLC
Mr. David H. Sherman, AIA