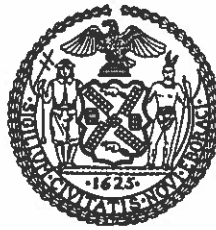


James G. Clynes  
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## The City of New York Manhattan Community Board 8

January 21, 2016

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

**Re: 125 East 78th Street-between Park and Lexington Avenues)-Upper East Side Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, January 20, 2016, the board adopted the following resolution regarding **125 East 78<sup>th</sup> Street-between Park and Lexington Avenues)-Upper East Side Historic District-Stephen Wang, Architect**. Application for a townhouse renovation.

This application was considered and voted on in two parts.

### **Part A- Front of the House**

**WHEREAS** 125 East 78<sup>th</sup> Street is to be converted back to a single family residence from two apartments and a shop;

**WHEREAS** the original four stories of the brownstone are to be restored, exclusive of the original stoop but with the original cornice intact;

**WHEREAS** the main entrance on the ground floor is to be maintained and restored, the second door to the former shop is to be replaced with a wood window to match the original ground floor windows, and the existing window is to be replaced with a wood window to match the original ground floor windows;

**WHEREAS** the windows in the three bay arrangement of the second, third, and fourth floors are to be replaced with wood windows to match the original windows;

**WHEREAS** the wood windows are to be painted black;

**WHEREAS** the fifth floor, which was an addition and which is set back from the front façade, is to be extended towards the front façade;

**WHEREAS** the façade of the enlarged fifth floor is to be brick to match the existing brick of the fifth floor facades;

**WHEREAS** the windows on the front of the enlarged fifth floor are to match the new windows on the rear façade;

**WHEREAS** the mechanical equipment on the roof is to be reconfigured and replaced with new equipment that is slightly higher than the existing mechanical equipment;

**WHEREAS** the new elevator will stop on the fourth floor so that the elevator over-run and penthouse will not rise above the top of the stair enclosure to the roof;

**WHEREAS** the roof is 53'-5" high and the stair bulkhead is 9'-4" above the roof, making the overall height to the top of the bulkhead 62'-9";

**WHEREAS** the new façade of the fifth floor and the mechanical equipment are not visible from the street;

**WHEREAS** the front of the house is appropriate and contextual within the historic district;

**THEREFORE** be it resolved that the front of the house is approved as presented.

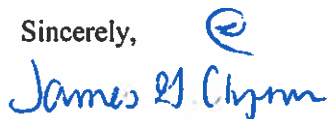
*This recommendation was approved by a vote of 42 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.*

**Part B- Rear of the House**

**WHEREAS** the first four floors of the house will be extended 13'-8" to the rear, leaving a 30 foot deep rear yard in compliance with the Zoning Resolution;  
**WHEREAS** the bay window on the second floor, which is not original, will be demolished;  
**WHEREAS** the top of the fourth floor will become a rear terrace;  
**WHEREAS** the façade of the fifth floor will be restored with brick to match existing;  
**WHEREAS** the rear yard will be lowered to match the level of the rear yard to the east;  
**WHEREAS** the cellar will be extended beyond the rear face of the building to create a light well in which a spiral stair will provide a connection between the cellar and the rear yard;  
**WHEREAS** the four enlarged floors in the rear will be framed with brick piers on either side, with brick spandrel panels on the second and third floors, and a brick fascia on the fourth floor;  
**WHEREAS** the brick will match the original brick of the fifth floor addition;  
**WHEREAS** the house is about 18'-9" wide and the width between the brick piers is about 13 feet;  
**WHEREAS** the windows between the piers are subdivided into four panels of the lift and slide type, each about 39 inches wide;  
**WHEREAS** the windows will have 2 1/8" steel frames with a patinated bronze finish;  
**WHEREAS** the windows on the first and second floors are designed to read as a double height space, with a metal transom above the 7'-6" high windows on the first floor;  
**WHEREAS** the windows on the second floor are 9'-6" high with a glass transom above;  
**WHEREAS** the windows on the third and fourth floors are 9'-0" high;  
**WHEREAS** the window openings are designed as "Juliette Balconies" with clear glass railings directly in front of the lift and slide windows;  
**WHEREAS** the second floor has a cantilevered balcony and stair that leads down to the garden;  
**WHEREAS** the middle window of the fifth floor, rear façade will be converted to a glass door;  
**WHEREAS** the windows on either side of the door will be double hung;  
**WHEREAS** the door and windows will have steel frames with a patinated bronze finish to match the windows below;  
**WHEREAS** the terrace and the roof will have metal railings with vertical bars;  
**WHEREAS** the large glass areas open up the house to the garden;  
**WHEREAS** the rear façade is a modern design with elegant glazing details;  
**WHEREAS** the front and rear facades are seen independently of one another;  
**THEREFORE** be it resolved that the rear of the house is approved as presented.

*This recommendation was approved by a vote of 24 in favor, 8 opposed, 10 abstentions, and 0 not voting for cause.*

Sincerely,

  
James G. Clynes  
Chairman

  
David Helpern 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, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District