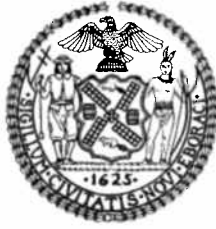


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

November 20, 2014

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

CORRECTED COPY

Re: 130-134 East 78th Street, 126 East 78th Street, 128 East 78th Street, [Allen-Stevenson School] – Upper East Side Historic District.

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, November 19, 2014, the board adopted the following resolution regarding **130-134 East 78th Street, 126 East 78th Street, 128 East 78th Street, [Allen-Stevenson School] – Upper East Side Historic District.** *Klilment Halsband Architects.* Application is to add a rooftop gymnasium, add rear extensions and create a rooftop greenhouse.

130-134 East 78th Street:

WHEREAS 130-134 East 78th Street has an existing outdoor covered play roof;
WHEREAS a proposed roof top gymnasium that was 2'-8" lower than the newly proposed gymnasium was previously approved by the Landmarks Preservation Commission;
WHEREAS the new design for the proposed gymnasium includes a new outdoor covered play space above that is set back from the street wall about half the depth of the proposed gym;
WHEREAS the top of the gym will be terminated with a mansard roof which blocks the view of the mechanical equipment on the roof;
WHEREAS the overall height of the building to the top of the mansard will be 105'-8" and to the top of the covered outdoor play space will be 117'-8";
WHEREAS the overall height of the building will be less than the allowable height under the Zoning resolution of 170'-0";
WHEREAS the façade of the proposed gymnasium will be made of brick to match the brick below the cornice; will have three large windows with divided lights to express the large space within; and will be visually terminated with a new limestone cornice;
WHEREAS the face of the mansard will have a standing seam metal roof;
WHEREAS the design of the top of the gymnasium, which sets the new cornice below the top of the gym and adds a mansard roof to complete the new enclosure, minimizes the height of the street wall with respect to the enlargement of the building;

126 and 128 East 78th Street:

WHEREAS 126 and 128 East 78th Street were built as two, three story townhouses;
WHEREAS 126 and 128 were expanded vertically to five stories;
WHEREAS the fifth stories will be removed to enable a new Art Room to be built in their place;
WHEREAS the new Art Room will have a new Green House above the rear portion of the Art Room;
WHEREAS the Art Room will have a low vertical wall faced with metal panels and a sloping north window wall;

WHEREAS the angle of the north window wall and the north face of the glass roof of the green house are in line with the view angle from the sidewalk to the top of the new metal panel wall and cannot be seen from the street;

WHEREAS the fourth floor windows will be replaced with fixed windows to match the profiles of the existing windows;

WHEREAS the existing colors of the townhouses will remain to reflect their history as two separate structures;

WHEREAS the townhouses are in a 60 foot limited height district and will be submitted to the Board of Standards & Appeals for a variance;

WHEREAS a multi-purpose dance studio will be built in the rear yard of 126 East 78th Street up to the allowable height of 23'-0";

THEREFORE be it resolved that this application is **approved** as presented.

This recommendation was approved by a vote of 24 in favor, 17 opposed, 1 abstention, and 0 not voting for cause.

Sincerely,



Nicholas Viest
Chair



David Helpert 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