

James G. Clynes  
Chairman

Latha Thompson  
District Manager



505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(212) 758-4340  
(212) 758-4616 (Fax)  
info@cb8m.com - E-Mail  
www.cb8m.com - Website

## The City of New York Manhattan Community Board 8

September 28, 2016

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

**Re: 157 East 78th Street-Individual Landmark**

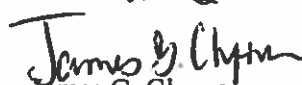
Dear Chair Srinivasan:

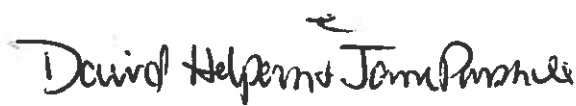
At the Full Board meeting on Wednesday, September 21, 2016, the board adopted the following resolution regarding **157 East 78<sup>th</sup> Street-(between Lexington and Third Avenues)-Individual Landmark-Eric Hammarberg, architect-Italianate style row house designed by Henry Armstrong and constructed in 1861. Application for chimney modification.**

**WHEREAS** 157 East 78<sup>th</sup> Street is a four story townhouse;  
**WHEREAS** a new a 170 foot high building was erected adjacent to and on the west side of 157 East 78<sup>th</sup> Street, approximately 120 feet taller than the house;  
**WHEREAS** two north chimneys on the west side in the rear are still in use;  
**WHEREAS** the two chimneys are not visible from across the street but are visible from the rear yard;  
**WHEREAS** the chimneys must either be extended above the top of the new building or shifted 15 feet to the east of the new building;  
**WHEREAS** if the existing chimneys were extended next to and above the new building, the velocity of the air from the induced draft due to the height would change the air pressures inside and outside the house – and thereby change the environment within the house;  
**WHEREAS** the owner proposes to angle the chimneys up at 45 degrees and to terminate them 15 feet to the east of the new building;  
**WHEREAS** the owner will also angle the chimneys towards the rear of the house to minimize the visibility of the chimneys;  
**WHEREAS** the tops of the relocated chimneys will be 22 feet above the rear of the house and about 20 feet above the front of the house due to the slope of the roof to the rear;  
**WHEREAS** the relocated chimneys will be round, stainless steel, insulated flues;  
**WHEREAS** the proposed chimneys will not be visible from across the street but will be visible from the rear yard;  
**WHEREAS** the architect stated that he would specify that the flues have a matt finish instead of a polished finish to minimize the possibility of reflected sunlight;  
**THEREFORE BE IT RESOLVED** that this application is approved as presented.

This recommendation was adopted by a vote of 47 in favor, 1 opposed, 0 abstention, and 1 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