

**Alida Camp
Chair**

**Will Brightbill
District Manager**



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

**The City of New York
Community Board 8 Manhattan**

April 27, 2020

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 106 East 78th Street (between Park and Lexington Avenues) – Upper East Side Historic District – Anik Pearson, Architect – A Neo-Grec style building designed by R.W. Buckley and built in 1879-1880. Application is for work at the front and rear elevations.

Dear Chair Carroll,

THIS APPLICATION WAS VOTED ON IN TWO PARTS.

PART A: Building

At the Full Board meeting of Community Board 8 Manhattan held on April 22, 2020, the board **unanimously APPROVED** the following resolution by a vote of 42 in favor, 0 opposed, 0 abstention, and 0 not voting for cause.

- WHEREAS** 106 East 78th Street is an 18-foot-wide, four story building;
- WHEREAS** the neo-classical details of 106 East 78th Street were removed in 1937 except for the cornice;
- WHEREAS** the applicant intends to return the building to a single-family residence and restore the neo-classical character of the building;
- WHEREAS** 106 East 78th Street was built as one of three adjoining buildings;
- WHEREAS** the applicant has looked to the sister buildings for touchstones for the restoration of 106 East 78th Street;
- WHEREAS** the front façade was originally built with a stucco finish;
- WHEREAS** the restoration will have a stucco finish;
- WHEREAS** the base of the building will have a rusticated character;
- WHEREAS** the stucco will be white with beige surrounds at the windows and doors;
- WHEREAS** the windows and shutters will be black painted wood;
- WHEREAS** the windows will be nine over nine, divided lites;
- WHEREAS** the two front doors will be black painted wood, fully glazed to bring in daylight on the ground floor, with decorative metal overlay on the glass;
- WHEREAS** the fence at the front of the house is made of black painted iron;
- WHEREAS** the existing rear addition has two adjoining volumes extending out from the main façade;
- WHEREAS** the three-story volume extends slightly into the 30-foot rear yard and the two-story volume extends half as far as the three-story volume;
- WHEREAS** the three-story volume will be reduced to two stories and set back slightly to create a 30-foot rear yard;
- WHEREAS** the existing two-story volume will be extended to align with the face of the shortened three-story volume to create a two-story addition the width of the house;
- WHEREAS** the reorganized, two story addition will grow by 76 square feet;
- WHEREAS** the ventilated cornice will be restored;

WHEREAS the windows will be divided lites;

WHEREAS there will be French doors with divided lites to the balcony on the first floor and the terrace on the second floor;

WHEREAS the façade material will be red brick with black painted windows and black iron railings;

WHEREAS the proposed alterations to the facades are contextual within the historic district;

THEREFORE, Part A of this application is **APPROVED** as presented.

PART B: Areaway

At the Full Board meeting of Community Board 8 Manhattan held on April 22, 2020, the board **APPROVED** the following resolution by a vote of 39 in favor, 3 opposed, 0 abstention, and 0 not voting for cause.

WHEREAS the front areaway is three steps down from the sidewalk;

WHEREAS the applicant seeks to extend the front areaway towards the curb;

WHEREAS the existing depth of the areaway is 6'-4" and the distance to the tree pit is 8'-0";

WHEREAS the proposed depth of the areaway of 8'-2" matches the low granite wall of the existing 875 Park Avenue building;

WHEREAS the proposed width between the edge of the areaway and the tree pit would be 6'-2";

WHEREAS this reduction of the width of the sidewalk is not appropriate;

THEREFORE, Part B of this application is **DISAPPROVED**.

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

Alida Camp
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District