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

July 21, 2023

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

RE: 163 East 78th Street (Individual Landmark) - *Thomas J. Zoli, Principal Architect, Workshop/APD* - A Vernacular style building with Italianate influence designed by Henry Armstrong and constructed in 1861, combined in 1911, and altered in 1929 and 1939 with the latter by A.L. Muller. Application is for a one-story addition, a rear-yard extension, and window replacement.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on July 19, 2023, the board unanimously approved the following resolution by a vote of 39 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS the applicant proposes to replace windows, add a two-story extension in the rear, and add a penthouse to this four-story individual landmark;

WHEREAS the building is a double townhouse, 36'-0" wide, 42'-0" high, and 60'-0" long from front to back;

WHEREAS the windows to be replaced on the second and third floors of the front of the building will appear the same as the current windows as to proportions and thickness of mullions and muntins;

WHEREAS the proposed windows will visually replicate the transoms of the current windows, will be full height, and will replicate the original French doors;

WHEREAS the metal gates on the current windows will be removed and replaced with metal railings;

WHEREAS the existing cast stone sills under the third-floor windows will be replaced with brownstone sills to match sills and lintels on the face of the building;

WHEREAS the ground floor façade will be similar to the existing;

WHEREAS the double lintel over the service door at the eastern end will be changed to the single lintel that runs across the face of the building;

WHEREAS the brick on the stucco on the fourth floor will be replaced with brick to match the brick below;

WHEREAS the punched in windows on the fourth floor will be extended to full height and will match the French doors and windows on the second and third floors;

WHEREAS the front façade will be raised twelve inches to match the height of the party wall to the west and a metal cap in the color family of the brownstone will be added;

WHEREAS the building will be extended in the rear so that the third and fourth floor facades align with the facades of the adjacent townhouses and the first and second floors extended further to an overall length of 70 feet, to leave a 32-foot-long rear yard;

WHEREAS a conservatory type structure, about half the width of the building, will be added on the easterly end of the third floor;

WHEREAS the facade of the first and second floors in the rear will be divided into four bays;

WHEREAS the two bays in the center on the ground floor will be fully glazed with glass doors to the garden;

WHEREAS the two side bays on the ground floor will have full width windows that start about 3'-0" above grade;

WHEREAS all four bays of the second floor will be fully glazed;

WHEREAS the two bays of the conservatory will be fully glazed;

WHEREAS the first and second floors and the conservatory will have large-scale, multi-pane glazing;

WHEREAS the west half of the third floor and the fourth floor will have punched in multi-pane windows;

WHEREAS the fourth floor will have a multi-pane glass door to the roof of the conservatory;

WHEREAS the penthouse to be added to the fourth-floor roof will be placed towards the rear of the building with a small setback from the rear façade;

WHEREAS the front of the penthouse will be a sloped, south facing skylight;

WHEREAS the rear façade will have multi-pane windows;

WHEREAS the penthouse will be 11'-11" high in relation to the roof;

WHEREAS the overall height of the building to the top of the penthouse will be 52'-8" and the overall height to the top of the elevator shaft and mechanical equipment will be 55'-6";

WHEREAS the mock-up of the penthouse is highly visible from the corner of East 78th Street and Lexington Avenue;

WHEREAS the areaway will not be changed in size;

WHEREAS the free form planting areas in the areaway will be changed to symmetrical “L” shaped planters on the east and west sides;

WHEREAS the low brick wall will be replaced with a new brick wall, the bluestone paving will be replaced with new bluestone paving, a new bluestone ramp will be set at the eastern edge of the areaway to lead to the service door, and the existing black metal railing and gates will be refurbished and reinstalled;

WHEREAS the proposed, highly glazed rear façade is contemporary and not consistent with the overall character of the historic facades;

WHEREAS the proposed penthouse is not in character with the historic architecture and is highly visible from street level;

WHEREAS the proposed additions to the house are not contextual and appropriate for this individual landmark;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED**.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District