

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(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 22, 2024

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

RE: 61 East 77th Street (Upper East Side Historic District) – *Christopher J. Stone* – A Neo-Federal style building with Beaux-Arts style features designed by Harde and Hasselman and constructed in 1916. Application is to replace the existing front stoop to remove a step at the entry door and add a step to the outer steps to the sidewalk, replace the existing entry doors with touch pad-activated doors complying with ADA requirements, provide a walkway over a former window areaway behind an existing fence, and provide an ADA handicap lift at the east end of this areaway.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 17, 2024, the Board approved the following resolution by a vote of 40 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 61 East 77th Street is a Neo-Federalist style building with Beaux-Arts style features;

WHEREAS 65 East 77th Street is a modern addition to the 77th Street building;

WHEREAS the purpose of the application is to make the stairs at the stoop code compliant, eliminate the unsafe step up at the entrance doors, and provide accessibility for people with disabilities;

WHEREAS the existing front stoop and railings are symmetrical in front of the original 61 East 77th Street building;

WHEREAS the stoop will be reconstructed by adding one step to the front and three steps to create a platform at the top that is at the same elevation as the interior lobby;

WHEREAS the four steps will move the stoop towards the curb by seven inches;

WHEREAS the four existing pillars are symmetrical about the front of the original East 77th Street building;

WHEREAS the pillars are connected by metal picket fences that terminate at piers in the building's façade;

WHEREAS the modern addition is tied to the original building at the ground level by continuing the plane and materiality of the front wall and the cornice at the top of the front wall;

WHEREAS the lift for people with disabilities will be in front of the modern addition;

WHEREAS the lift will be over an existing areaway;

WHEREAS the equipment for powering the lift will be concealed by a freestanding wall and column that is in line with the pillars;

WHEREAS the wall and column replicate the coursing of the wall of the modern addition;

WHEREAS the column is about the same height as the pillars and the wall is set down from the column;

WHEREAS the pillars have projecting caps, the new column has a flush cap, and the wall has no cap;

WHEREAS the lift is 4'-8" wide and the space in front of the lift is 5'-0" wide to enable a wheelchair to turn around;

WHEREAS six vertical posts are eliminated from the eastern fence of the stoop to enable a walkway from the lift to the platform at the top of the stoop;

WHEREAS the posts in the existing fences terminate in arrow heads;

WHEREAS the new column and wall are connected to the easternmost post by a concrete base with a recess for trash and a metal fence above;

WHEREAS the connecting metal fence is similar to the existing fences but without arrowheads;

WHEREAS new metal handrails are added at either side of the steps and a new metal handrail is added at the center of the steps;

WHEREAS the stoop and the walkway will be concrete in a grey color already approved by the Landmarks Preservation Commission;

WHEREAS the lift will be black to match the color of the fences and railings;

WHEREAS the changes to the stoop and the addition of the lift are discretely integrated into the composition of the building;

WHEREAS this project is appropriate and contextual within the historic district;

THEREFORE, BE IT RESOLVED THAT this application is **APPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Anthony Cohn and David Helpern

Valerie S. Mason
Chair

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District