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

July 21, 2025

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

RE: 78 East 79th Street (Upper East Side Historic District) – *Charles Huang, RA, RAND Engineering & Architecture, DPC* – A Queen Anne style building designed by Anson Squires and constructed in 1882. Application is for the installation of a painted metal fence/gate/planter/garbage enclosure at the 78 East 79th Street building areaway.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on July 16, 2025, the Board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 78 East 79th Street no longer has a stoop; and

WHEREAS the applicant desires an entryway that is in scale with the house; and

WHEREAS the applicant wants an enclosed garbage area at the front of the house; and

WHEREAS the house is set back 6'-5" from the north property line; and

WHEREAS the lot is 17'-0" wide; and

WHEREAS the areaway will be set by the east and north property lines and by the wall that extends the length of the stoop of 76 East 79th Street to the west; and

WHEREAS the areaway will be defined by a combination planter/fence/screen to the north and east; and

WHEREAS the metal fence is inspired by the ironwork on the balcony and the ground floor windows; and

WHEREAS the gate in the metal fence will be at the western end of the fence, opposite the main entrance door; and

WHEREAS the fence and gate will be made of picket spears like the window guard spears; and

WHEREAS the fence varies in height from 2'-9 1/2 " to 3'-0" in relation to the slope of the concrete paving; and

WHEREAS the planter runs from east to west behind the fence; and

WHEREAS the planter is 1'-5 1/2" deep; and

WHEREAS the garbage bin will be in the southeast corner of the areaway; and

WHEREAS the planter/screen/fence assembly on the eastern side of the new areaway will hide the garbage bin; and

WHEREAS a short metal fence extends up from the low stone wall at 76 East 79th Street; and

WHEREAS the height of the planter at 78 East 79th Street aligns with the top of the low stone wall at 76 East 79th Street; and

WHEREAS the height of the fence at 78 East 79th Street aligns with the top of the metal fence on the low stone wall; and

WHEREAS the planter/fence/gate/screen assembly will be bolted into the concrete paving and will be removable for repairs of the metalwork and/or repairs of the concrete paving; and

WHEREAS the planter/fence/gate/screen assembly extends the language of the metal on the house; and

WHEREAS the planter/fence/gate/screen assembly creates a transition from the public way to the entrance door of the house that is related both to 78 and 76 East 79th Street; and

WHEREAS the proposed areaway defined by the proposed planter/fence/gate/screen assembly is contextual and appropriate 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