Valerie S. Mason
Chair

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The City of New York
Community Board 8 Manhattan

March 23, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 2 East 78th Street (Upper East Side Historic District) – *McBride Architects* – A Neo-Federal building designed by Irving Margon and constructed in 1937. Application is for changes to roof, and the primary facade and rear of the building, including modification of windows and doors.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on March 18, 2026, the Board approved the following resolution by a vote of 39 in favor, 2 opposed, 0 abstention, and 0 not voting for cause.

WHEREAS 2 East 78th Street sits between Madison and Fifth Avenues on the south side of 78th Street; and

WHEREAS the three-story building was built as part of the development of 965 Fifth Avenue to protect light at its northeast exposure in 1938; and

WHEREAS a previous applicant had secured permission from the LPC in 1983 to renovate the structure, but never went forward with the work; and

WHEREAS the applicant proposes to return the structure to its original use as a single-family residence and to make improvements to the entire structure; and

WHEREAS to that end, the applicant proposes to replace the windows on the principal façade with new wood windows, multipaned double-hung on the third floor; and

WHEREAS the applicant proposes to reconfigure the second-floor street-facing windows into wood multi-pane French doors with Juliet balconies extending 30 inches beyond the facade; and

WHEREAS the applicant proposes to replace a non-original door on the street façade with a window matching the original configuration; and

WHEREAS the applicant proposes to add an entry door in its original location, partially glazed with muntin pattern to reference the original door; and

WHEREAS the applicant further proposes to extend the stair to the roof, build a permanent canopy structure 11’-6” tall at its highest and a low enclosure for mechanical equipment; and

WHEREAS the applicant proposes to replace the existing window wall on the south façade with a different pattern of operable and fixed windows within the existing openings in the stucco faced facade; and

WHEREAS the applicant proposes a full program of exterior restoration; and

WHEREAS some Committee members noted the height of the rooftop canopy as a visual problem in addition to noting the height and visibility of the stair bulkhead; and

WHEREAS the Committee applauds the decision to replace the windows with new wood windows, despite possible issues related to maintenance; and

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, David Helpern, and Jane Parshall*

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District