

July 25, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-23-11878

**163-165 East 78th Street – 163-165 East 78th Street House –
Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 818 2472 3239

Passcode: 755950

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

163 EAST 78TH STREET TOWNHOUSE

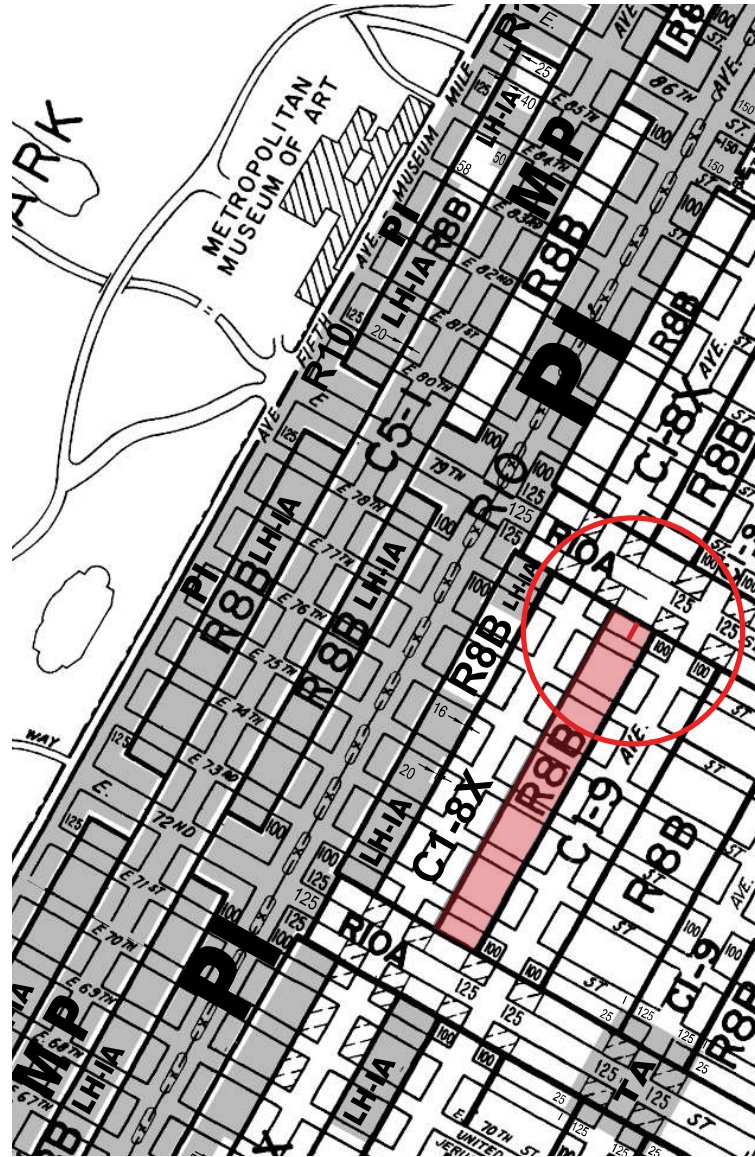
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3. NEIGHBORHOOD STUDY	11
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INTRODUCTION



1. SITE INFORMATION



163 EAST 78TH STREET, 10075
DISTRICT INFORMATION

INDIVIDUAL LANDMARK
MANHATTAN (BOROUGH 1)
BLOCK: 1413
LOT: 26

ZONING DISTRICT: R8B
UNDERLYING REGULATION: R8B QUALITY HOUSING PROGRAM

YEAR BUILT: 1899

COMMUNITY DISTRICT: MANHATTAN COMMUNITY DISTRICT 8

CITY COUNCIL DISTRICT: COUNCIL DISTRICT 4

SCHOOL DISTRICT: 02

POLICE PRECINCT: 19

FIRE COMPANY: E022

SANITATION BOROUGH: 1

SANITATION DISTRICT: 08

SANITATION SUBSECTION: 3A



163 EAST 78TH STREET, 10075
PROPERTY INFORMATION

ZONING DISTRICT: R8B RESIDENTIAL

ZONING MAP: 8-C

STREET WIDTH (78TH STREET): NARROW (60')

BUILDING CLASS: ONE FAMILY DWELLINGS - CITY RESIDENCE (A4)

NUMBER OF BUILDINGS: 1

RESIDENTIAL UNITS: 1

NUMBER OF FLOORS: 4

GROSS FLOOR AREA: 5670SF

LOT AREA: 3,678 SF

LOT FRONTAGE: 36 FT

LOT DEPTH: 102.17 FT

LOT TYPE: INTERIOR

LOT FRONTAGE (78TH STREET): 36'

LAND USE: ONE AND TWO FAMILY BUILDINGS

MAX. FAR:
RESIDENTIAL: 4.0

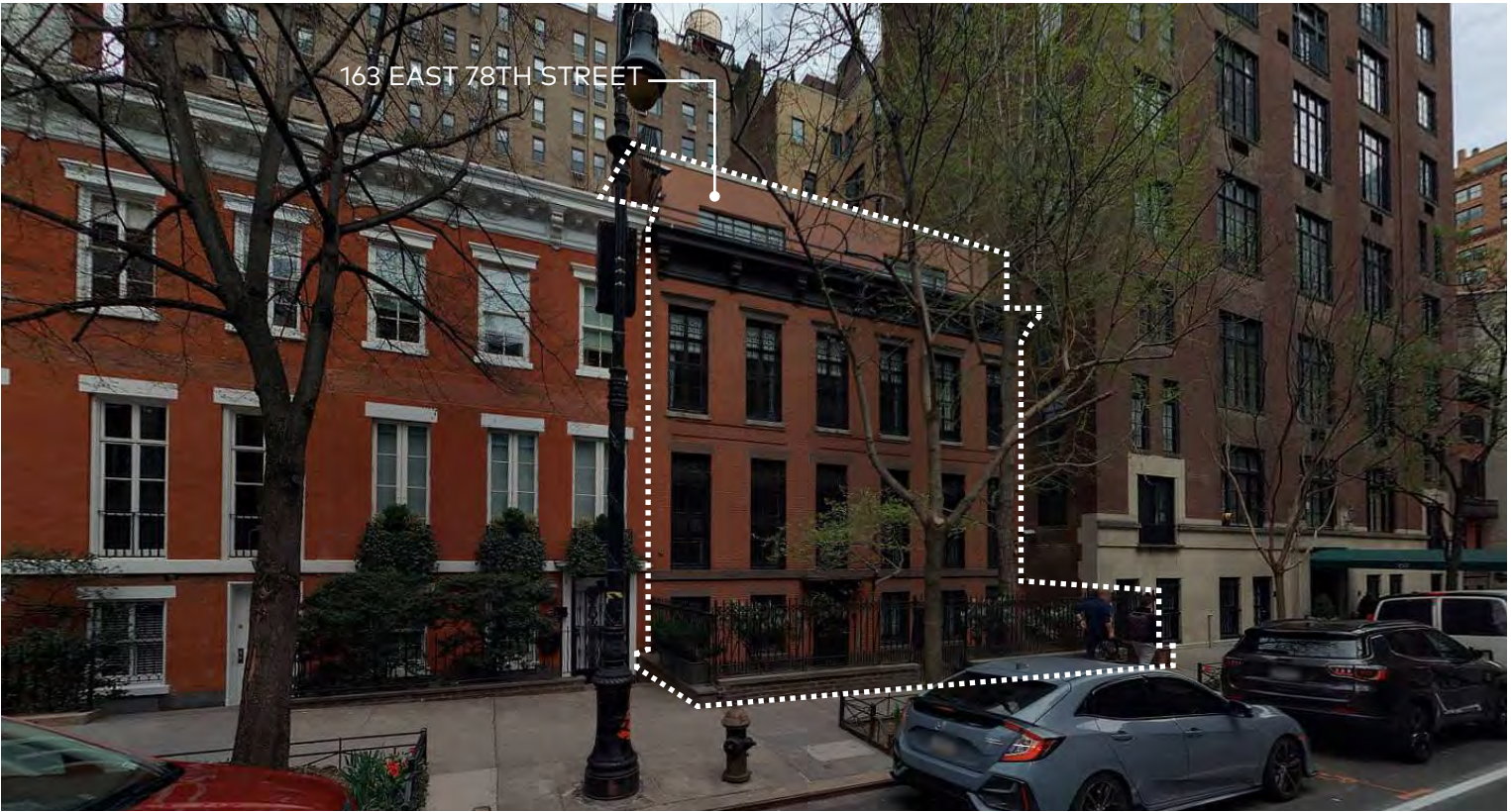
MAX. ALLOWABLE FA: 14,712SF

YARD REQUIREMENT:
RESIDENTIAL: 30' (REAR)

HEIGHT AND SETBACK:
FRONT YARD SETBACK TO ALIGN WITH NEIGHBORING BUILDING
15' SETBACK ABOVE 55' MIN. - 65' MAX. BASE HEIGHT
75' MAX BUILDING HEIGHT



OVERALL SITE LOCATION



SITE PERSPECTIVE | LOOKING EAST



SITE PERSPECTIVE | LOOKING WEST

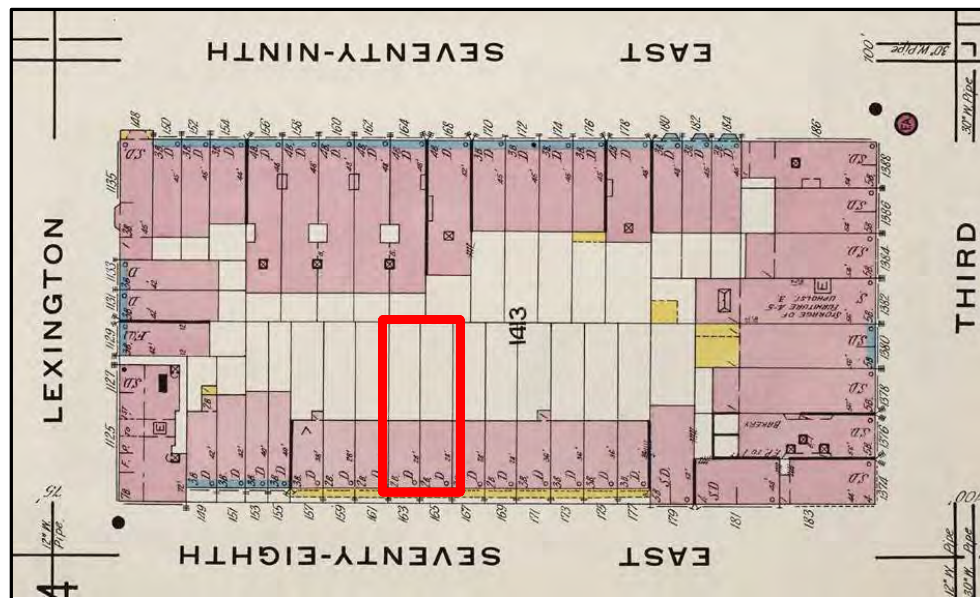


FRONT ELEVATION VIEW - EXISTING

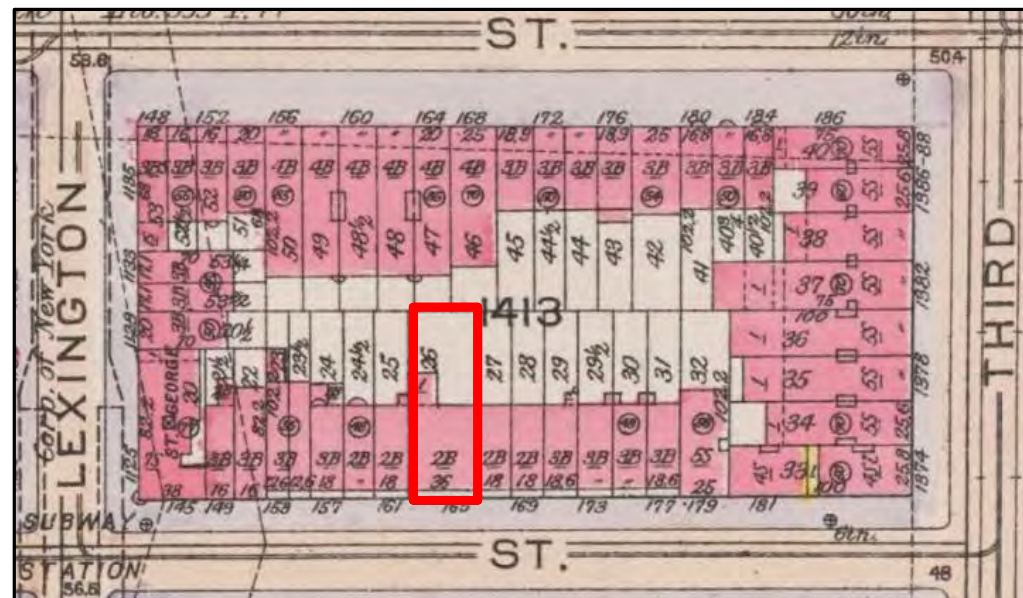


REAR ELEVATION VIEW - EXISTING

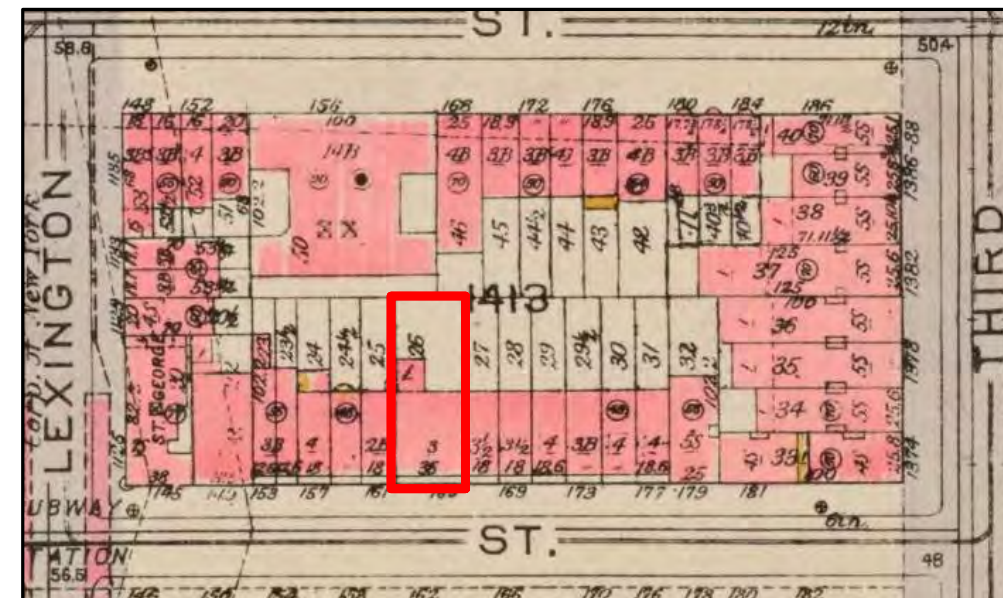
2. HISTORIC BACKGROUND



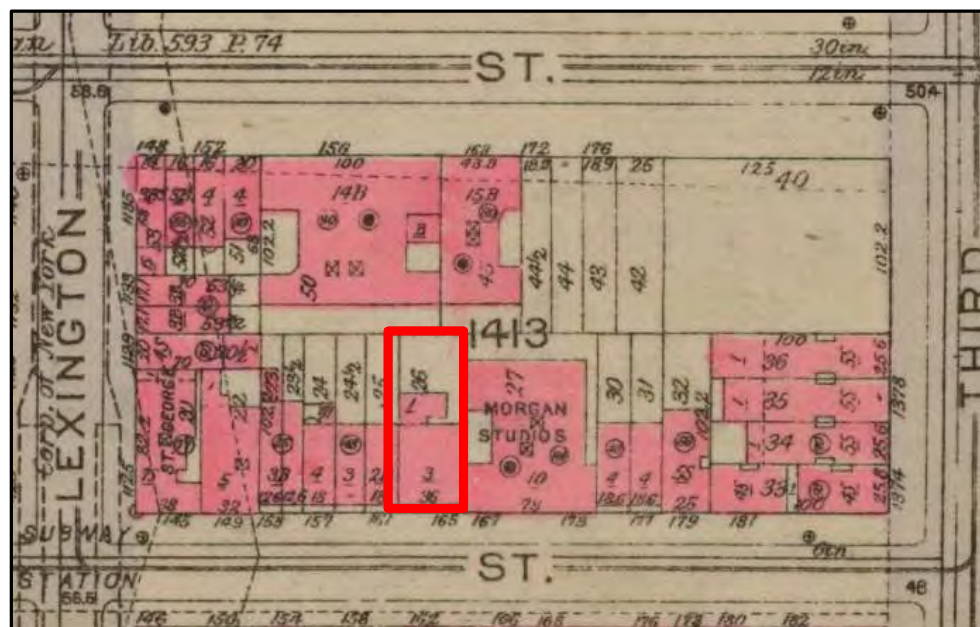
1911



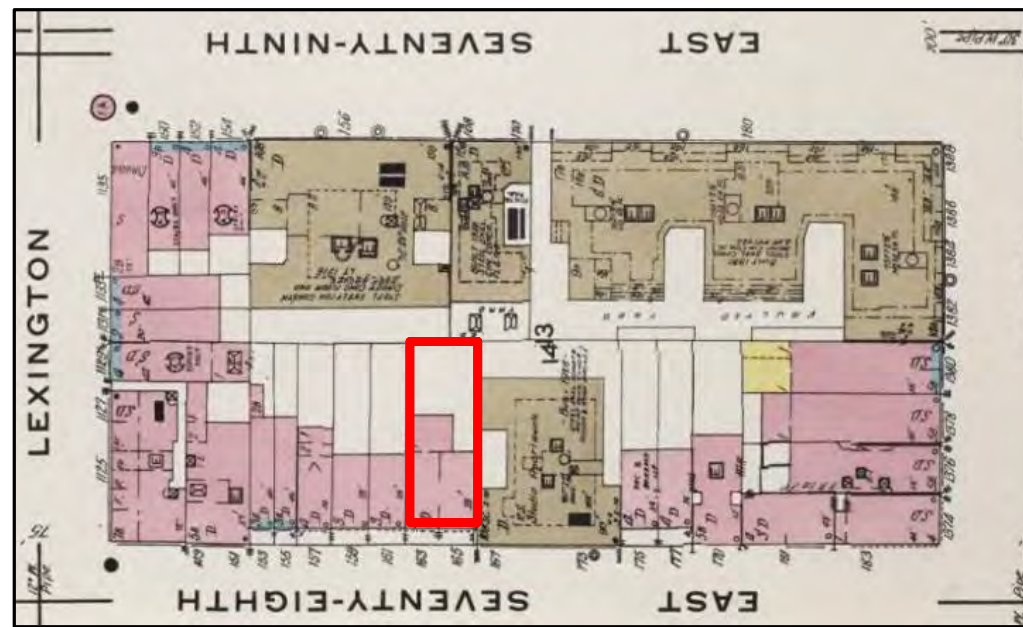
1916



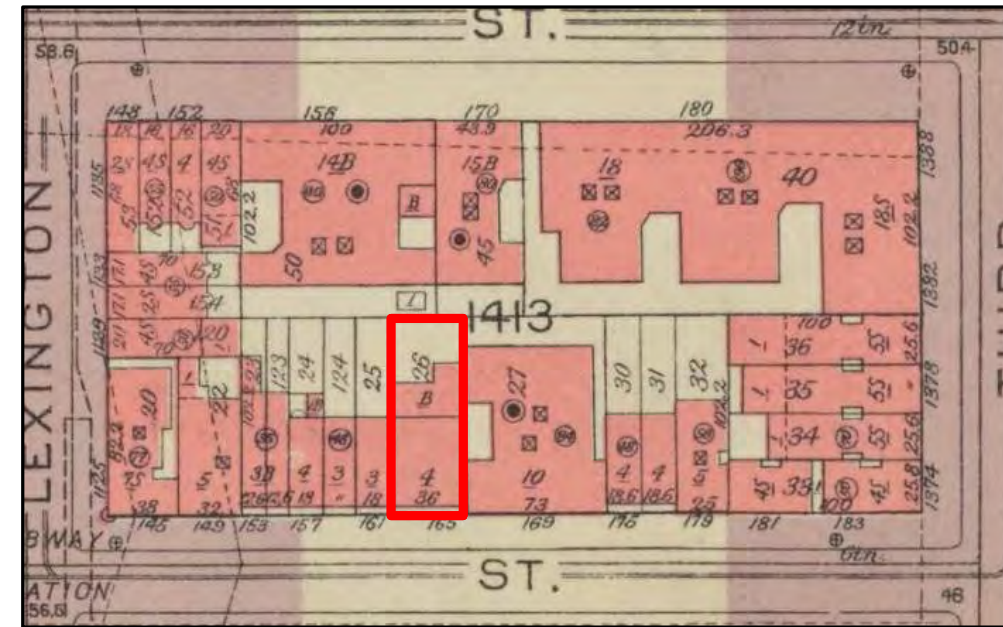
1923



1930



1939



1956



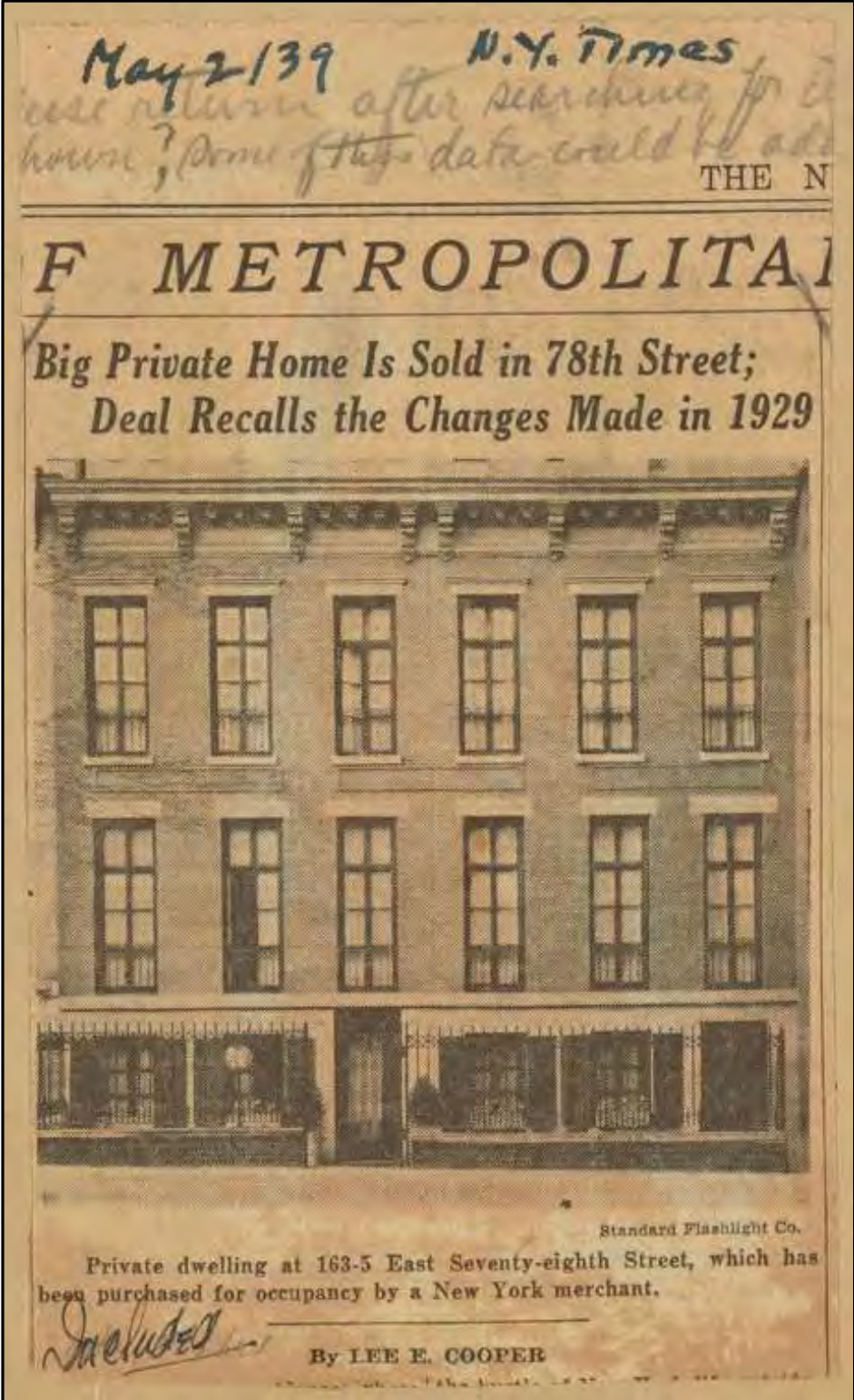


East 78th Street, 1928



East 78th Street, 1930 (NYPL)





1939 News Article (NYPL)





East 78th Street, 1939 (Tax Photos, NYC Municipal Archives)



East 78th Street, 1940 (Tax Photo, NYC Municipal Archives)



3. NEIGHBORHOOD STUDY



158, 160, 162A East 78th Street
 (Non-Landmarked buildings across the street)



162 East 78th Street
 (Rooftop addition around 2010)
158 East 78th Street

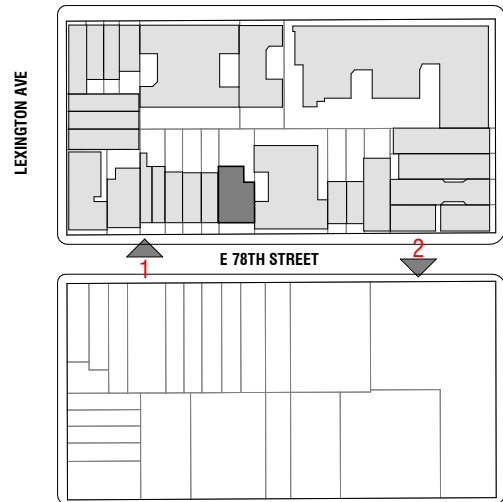


157 East 78th Street
 Individual Landmark
 (Mansard addition in 1877; Rear addition- 1914)



159 East 78th Street
161 East 78th Street
 Individual Landmarks (Rear-yard additions)





163 E78TH STREET

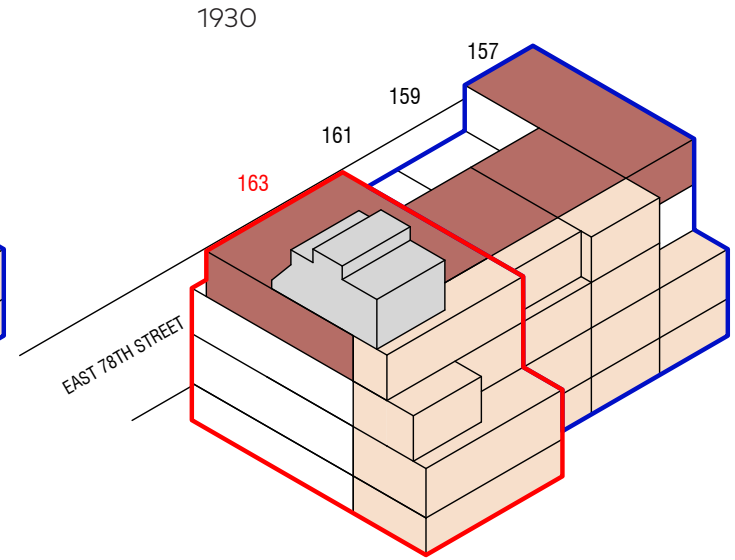
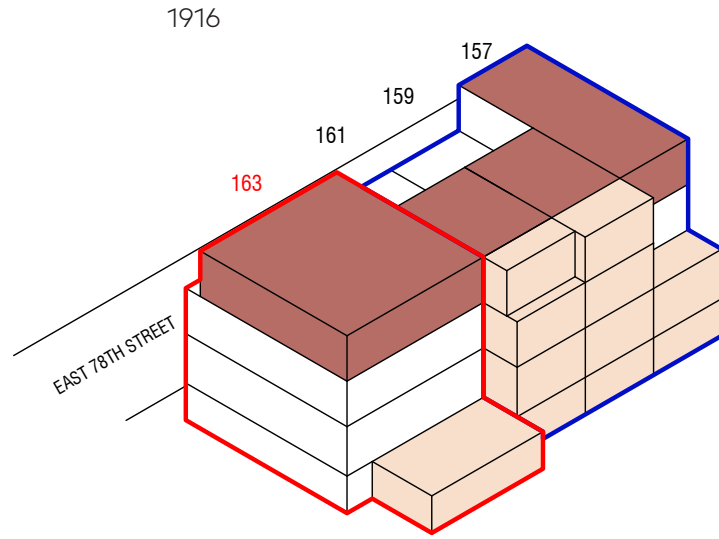
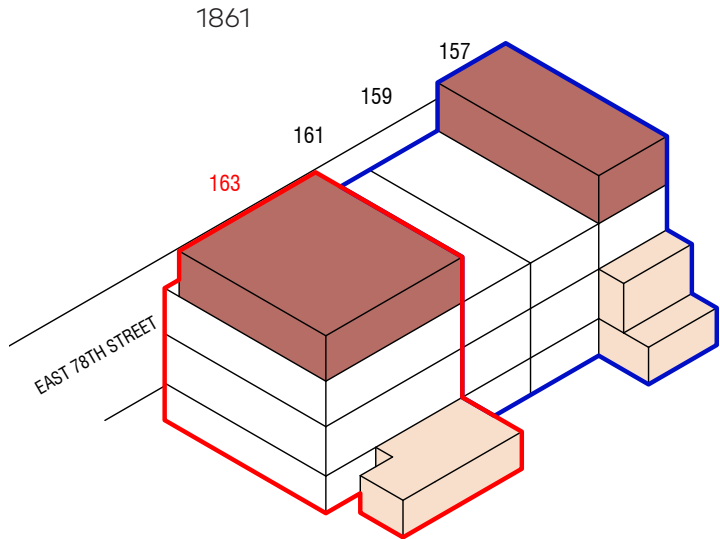
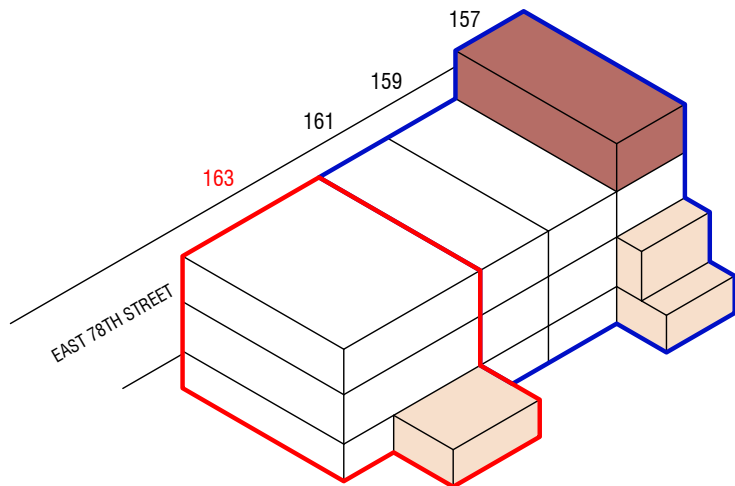
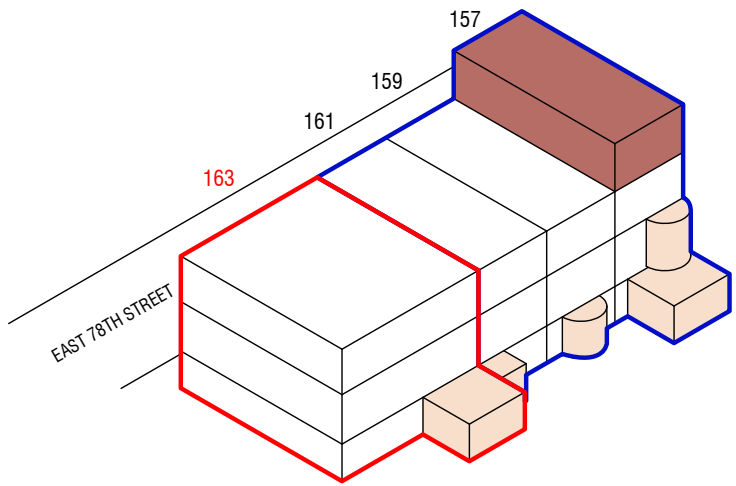
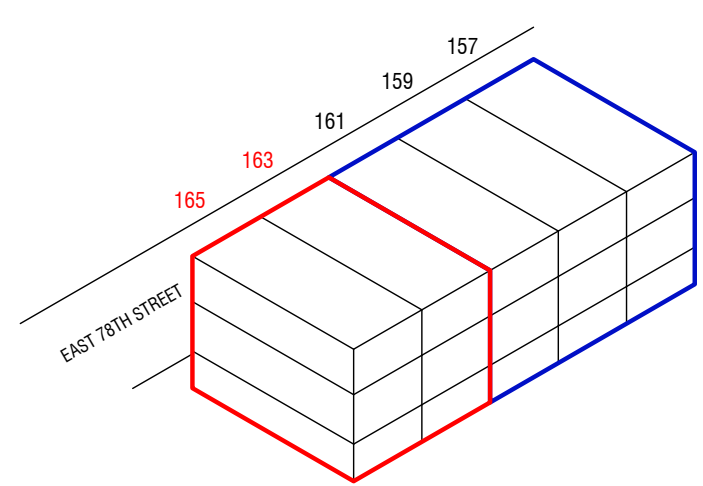
1

BUILDING BLOCK VIEW LOOKING NORTH ALONG EAST 78TH STREET



2

BUILDING BLOCK VIEW LOOKING SOUTH ALONG EAST 78TH STREET



- ORIGINAL BUILDINGS
- 163 E 78TH ST
- 157 E 78TH ST
159 E 78TH ST
161 E 78TH ST
- REAR YARD ADDITION
- ROOFTOP ADDITION
- BULKHEAD

BLOCK PLAN AND BUILDING ALTERATION TIMELINE DIAGRAM

4. PROPOSED DESIGN



FRONT AERIAL VIEW - EXISTING CONDITIONS



FRONT AERIAL VIEW - PROPOSED DESIGN



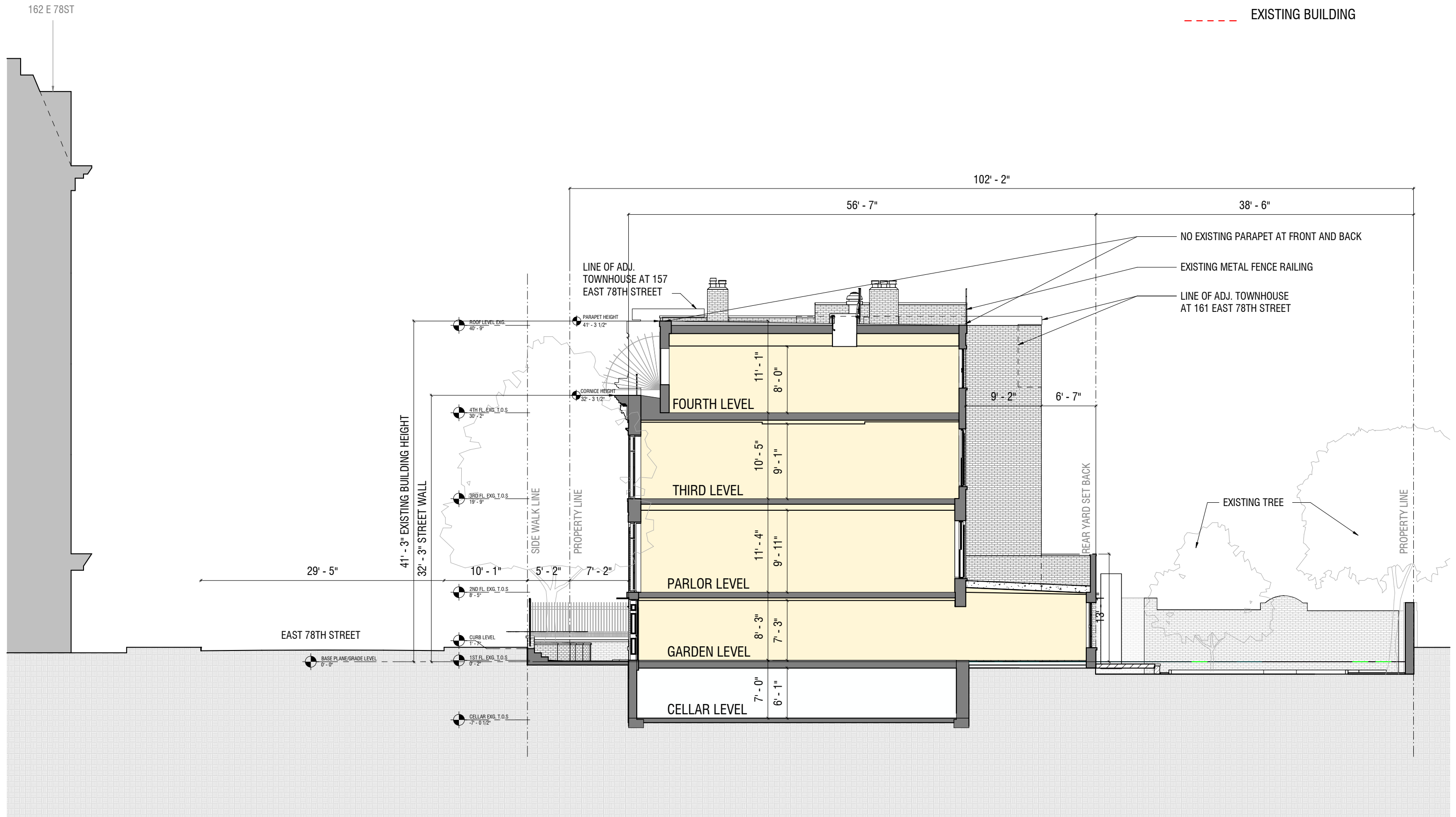
REAR AERIAL VIEW - EXISTING CONDITIONS



REAR AERIAL VIEW - PROPOSED DESIGN

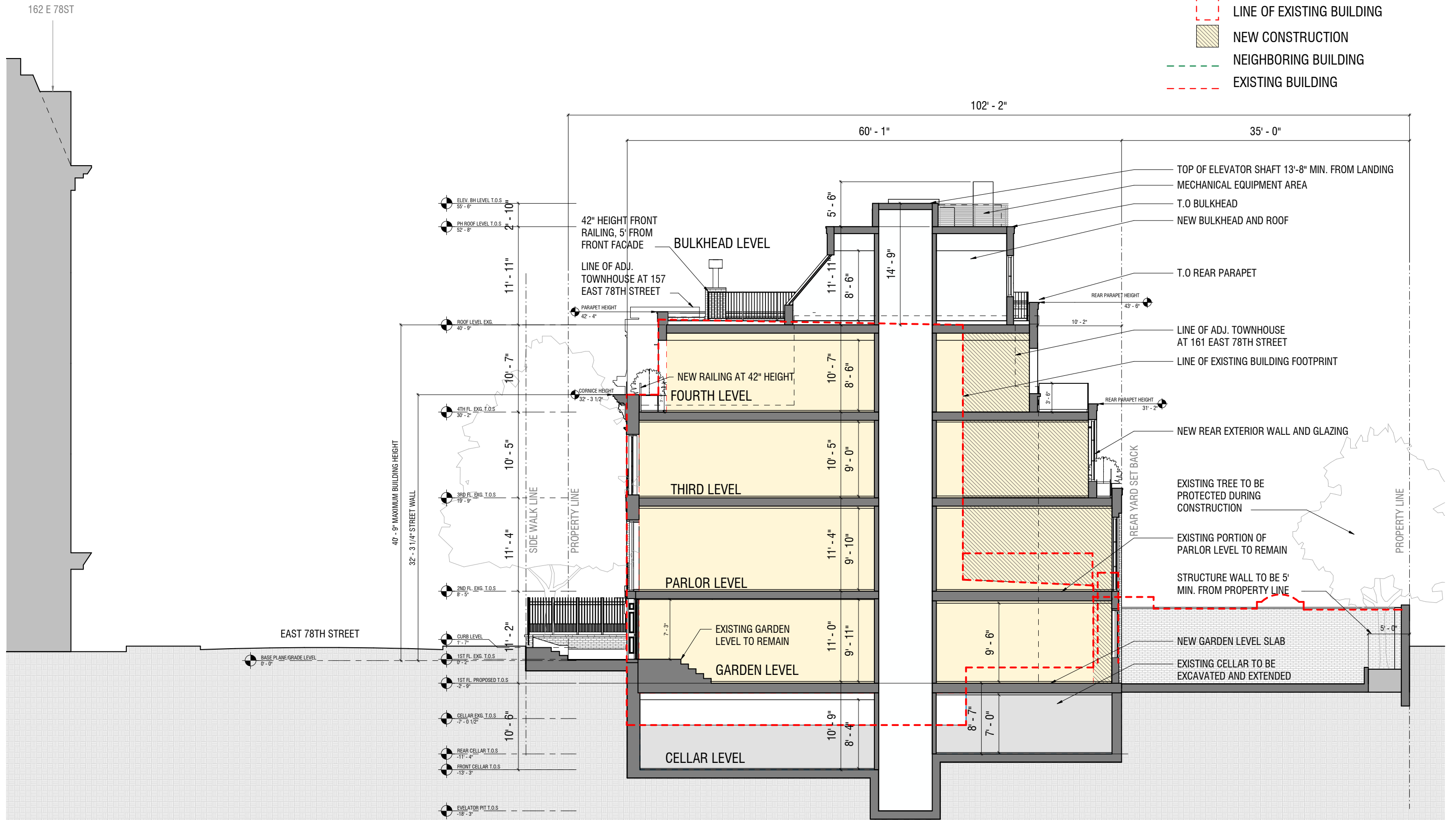
LEGEND

- ZFA
- NEIGHBORING BUILDING
- EXISTING BUILDING



EXISTING BUILDING SECTION

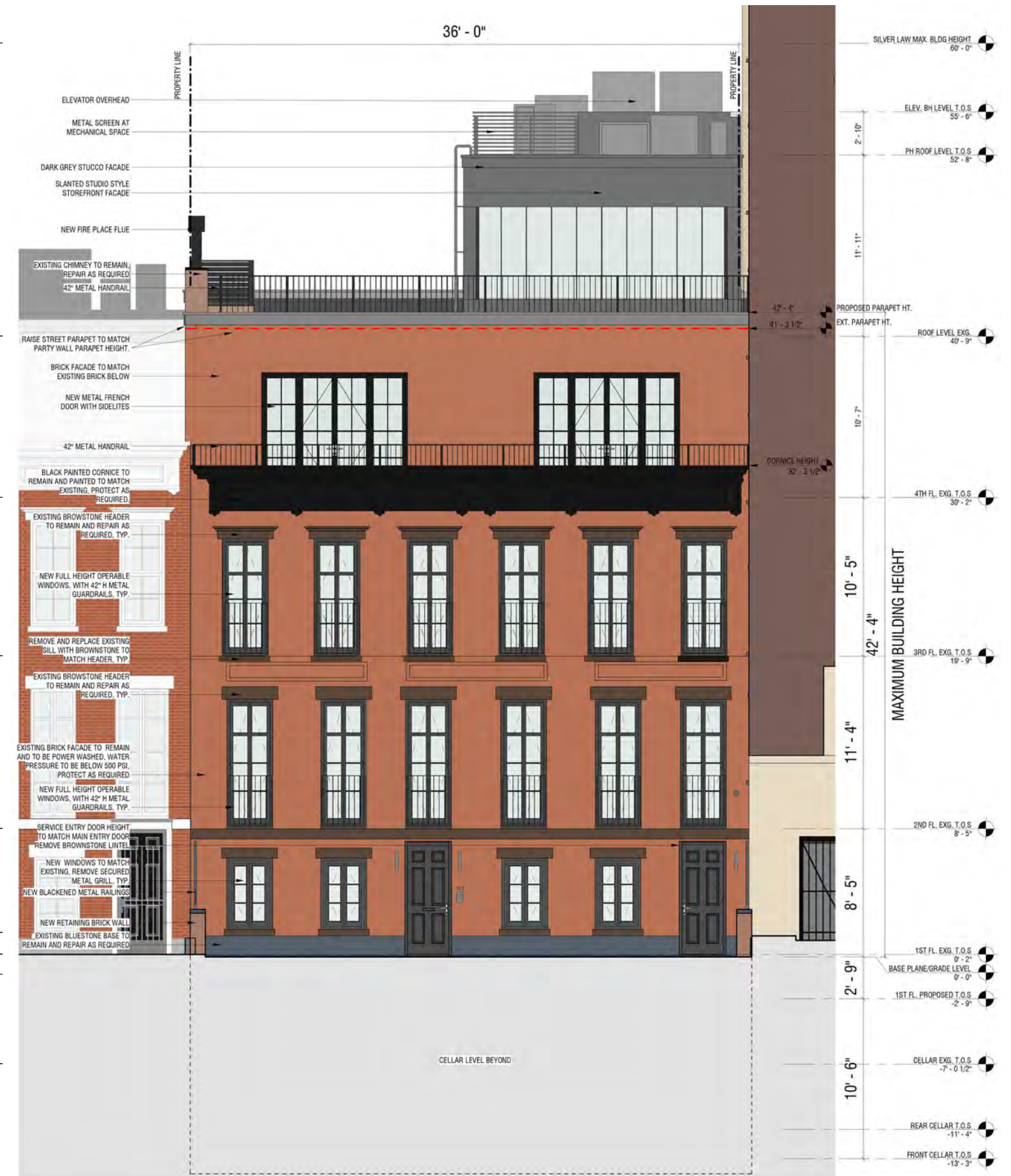
- ZFA
- EXCAVATED AREA
- LINE OF EXISTING BUILDING
- NEW CONSTRUCTION
- NEIGHBORING BUILDING
- EXISTING BUILDING



PROPOSED BUILDING SECTION



FRONT ELEVATION - EXISTING CONDITIONS



FRONT ELEVATION - PROPOSED DESIGN



REAR ELEVATION - EXISTING CONDITIONS



REAR ELEVATION - PROPOSED DESIGN

1. ENTRY DOOR AND PARLOR DOOR

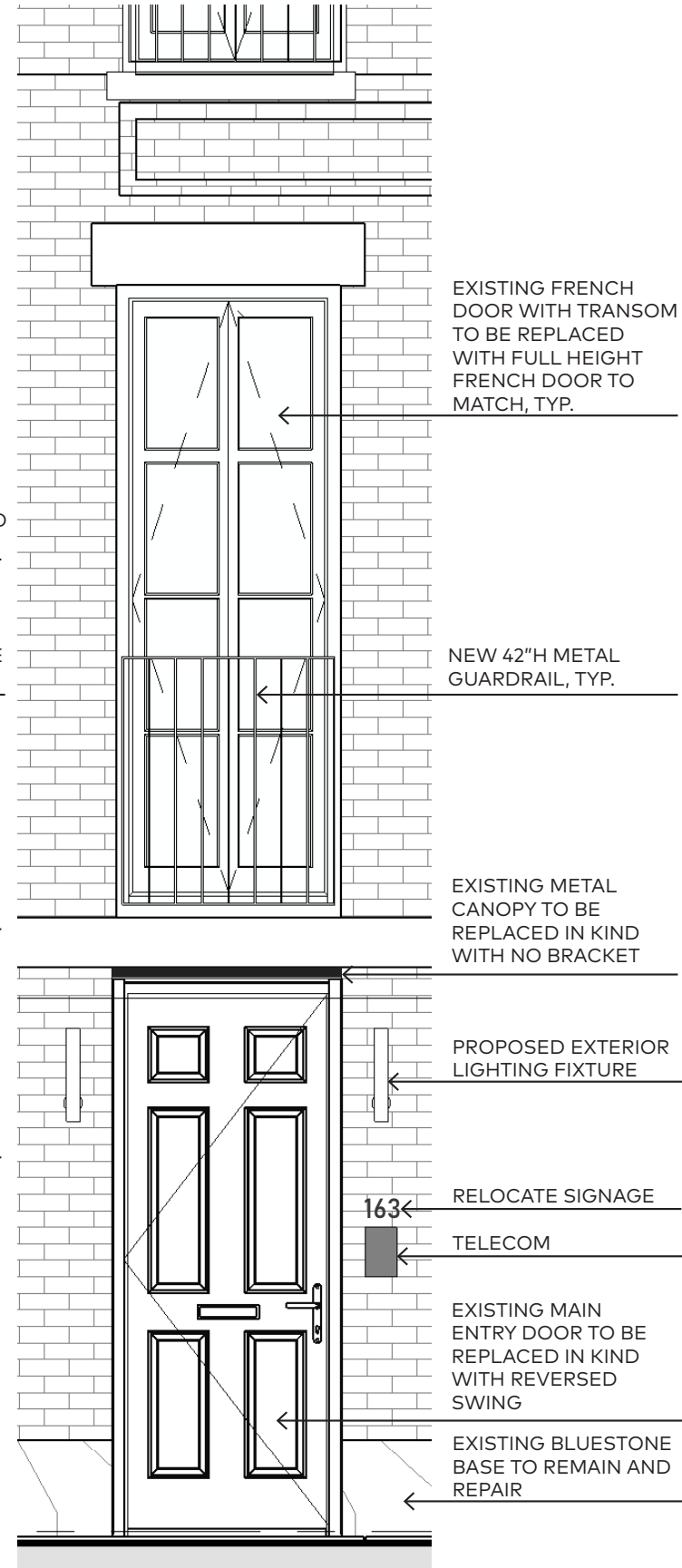


EXISTING BRICK FACADE TO REMAIN AND TO BE POWER WASHED / REPOINTED AS REQUIRED

EXISTING METAL GATE TO BE REMOVED

EXISTING BROWNSTONE HEADER TO REMAIN AND REPAIR

EXISTING METAL GATE TO BE REMOVED, TYP.



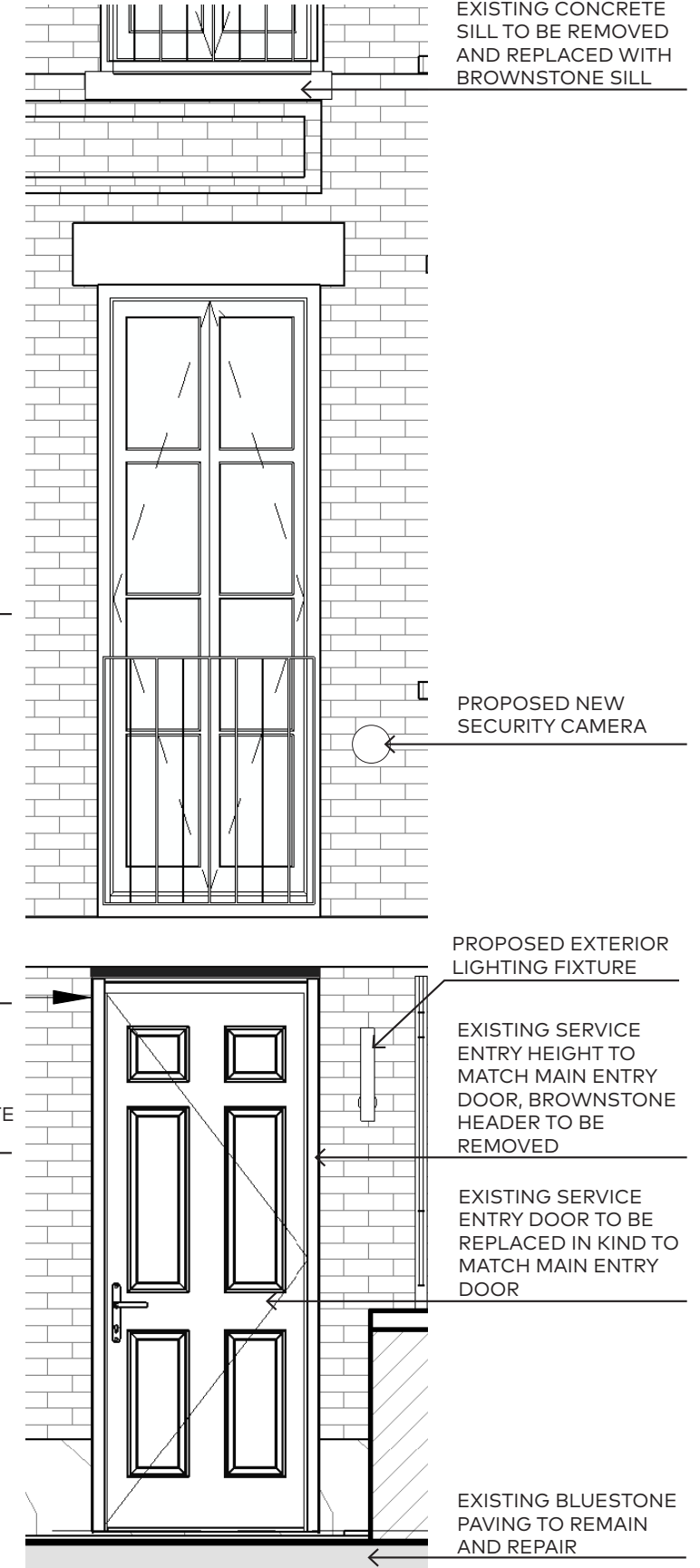
2. SERVICE ENTRY DOOR

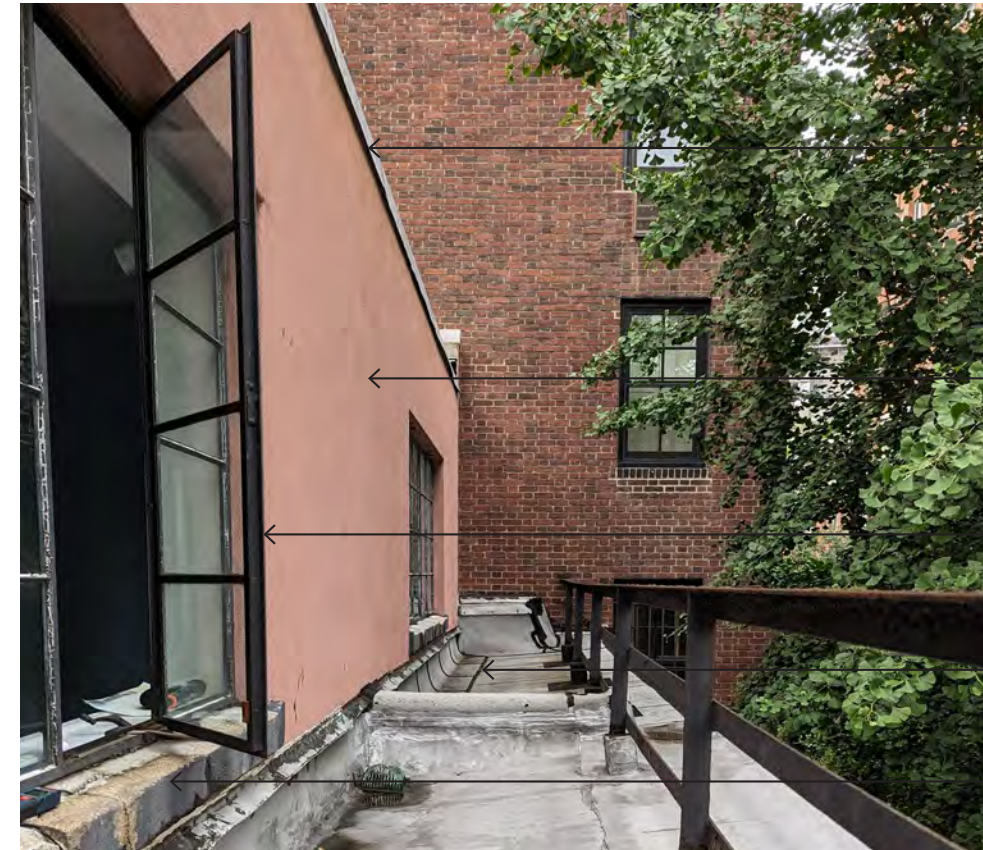


EXISTING SECURITY CAMERA TO BE REMOVED AND REPLACED

EXISTING LIGHTING TO BE REMOVED AND REPLACED

EXISTING METAL GATE TO BE REMOVED.





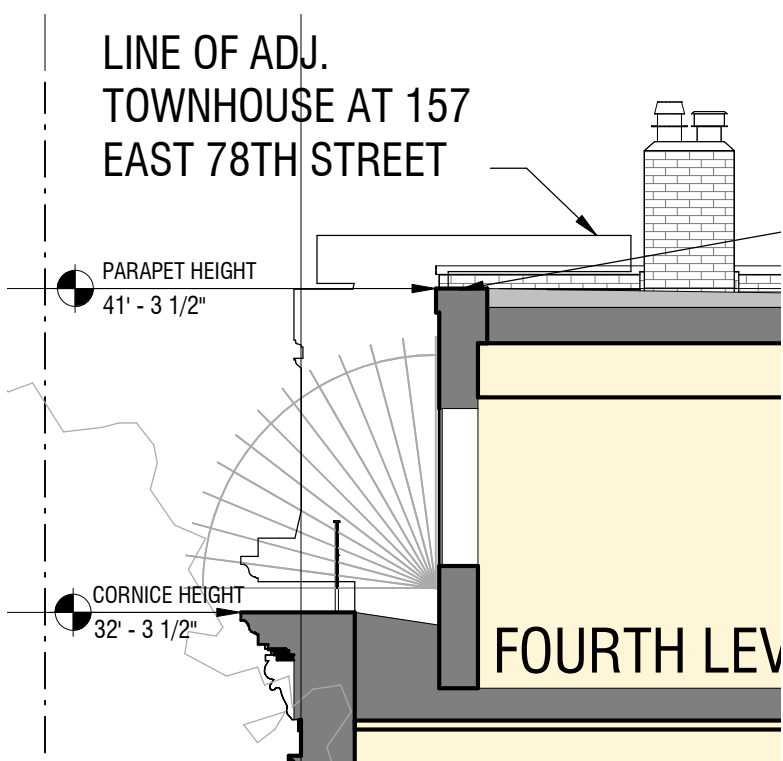
- EXISTING ROOF EDGE WITH NO PARAPET

- EXISTING STUCCO TO BE REMOVED TO BRICK LAYER, RECLADDING WITH NEW BRICK TO MATCH BRICK AT EXISTING MAIN FACADE

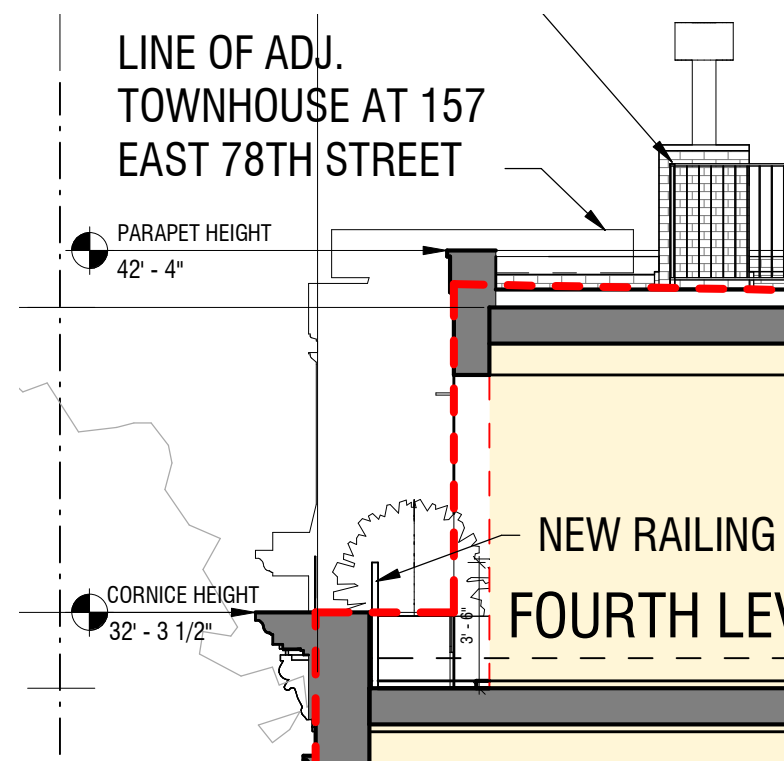
- EXISTING WINDOW TO BE REPLACED WITH FULL HEIGHT DOOR

- EXISTING ROOFING TO BE REPAIRED AS REQUIRED

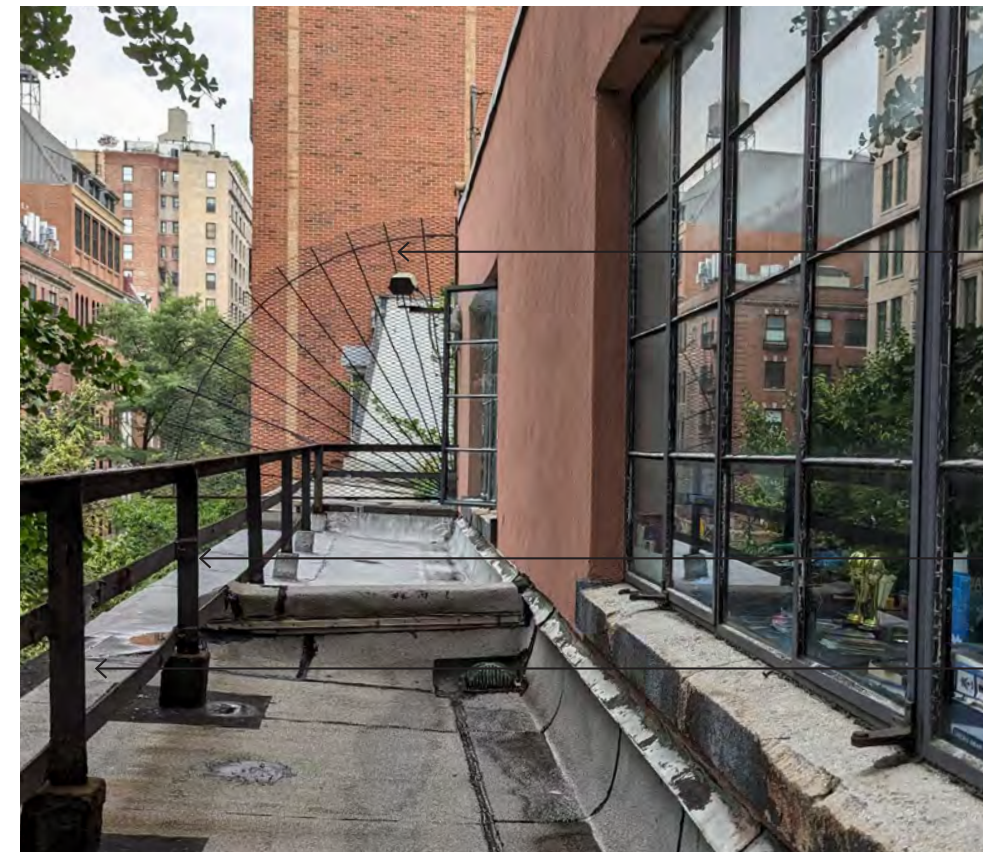
- EXISTING WINDOW SILL TO BE REMOVED



SECTION AT EXISTING 4TH FLOOR FACADE



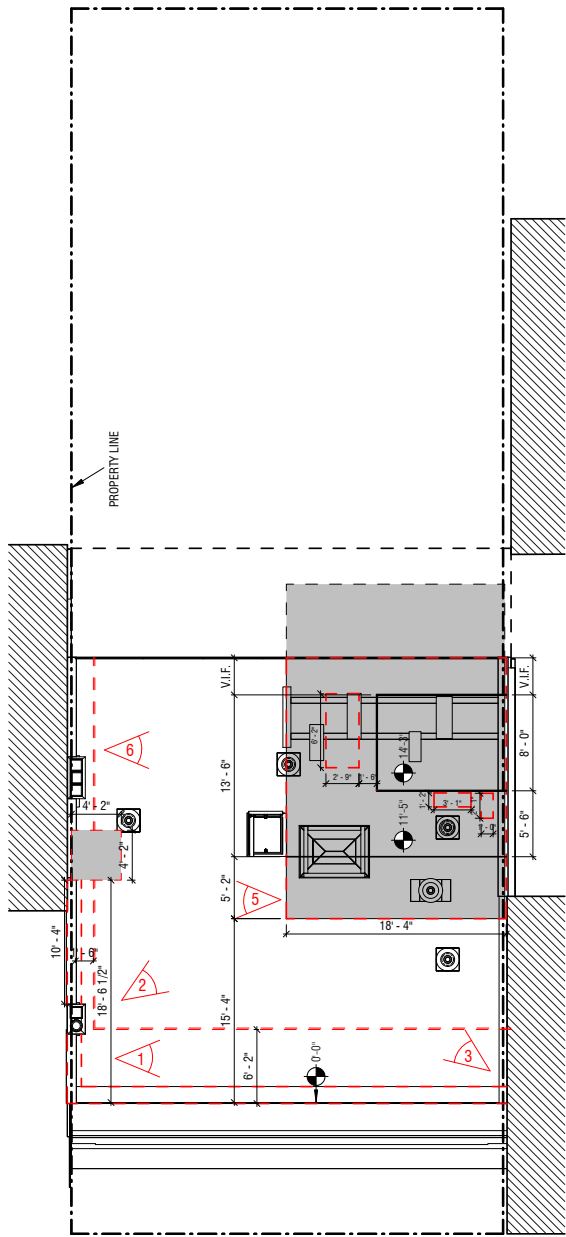
SECTION AT PROPOSED 4TH FLOOR FACADE



- EXISTING SECURITY FENCE TO BE REMOVED

- EXISTING RAILING TO BE REPLACED WITH NEW 42\"/>

EXISTING CORNICE TO REMAIN AND REPAIR AS REQUIRED



PROPOSED SETBACK RAILING AT 42" HEIGHT

PROPOSED PARAPET TO ALIGN WITH PARTING WALL HEIGHT

1

VIEW LOOKING EAST - PROPOSED PARAPET AND SET BACK RAILING



PROPOSED GENERATOR

PROPOSED PENTHOUSE

PROPOSED SETBACK RAILING AT 42" HEIGHT

3

VIEW LOOKING WEST - PROPOSED SET BACK RAILING



PROPOSED SETBACK RAILING AT 42" HEIGHT

PROPOSED MECHANICAL SHAFT

5

VIEW LOOKING WEST - PROPOSED MECHANICAL SHAFT



PROPOSED GENERATOR

PROPOSED AIR-COOLED CONDENSING UNIT

PROPOSED PENTHOUSE

2

VIEW LOOKING EAST - PROPOSED PENTHOUSE



PROPOSED AIR-COOLED CONDENSING UNIT

PROPOSED PENTHOUSE

PROPOSED SETBACK RAILING AT 42" HEIGHT

4

VIEW LOOKING NORTH - PROPOSED PENTHOUSE

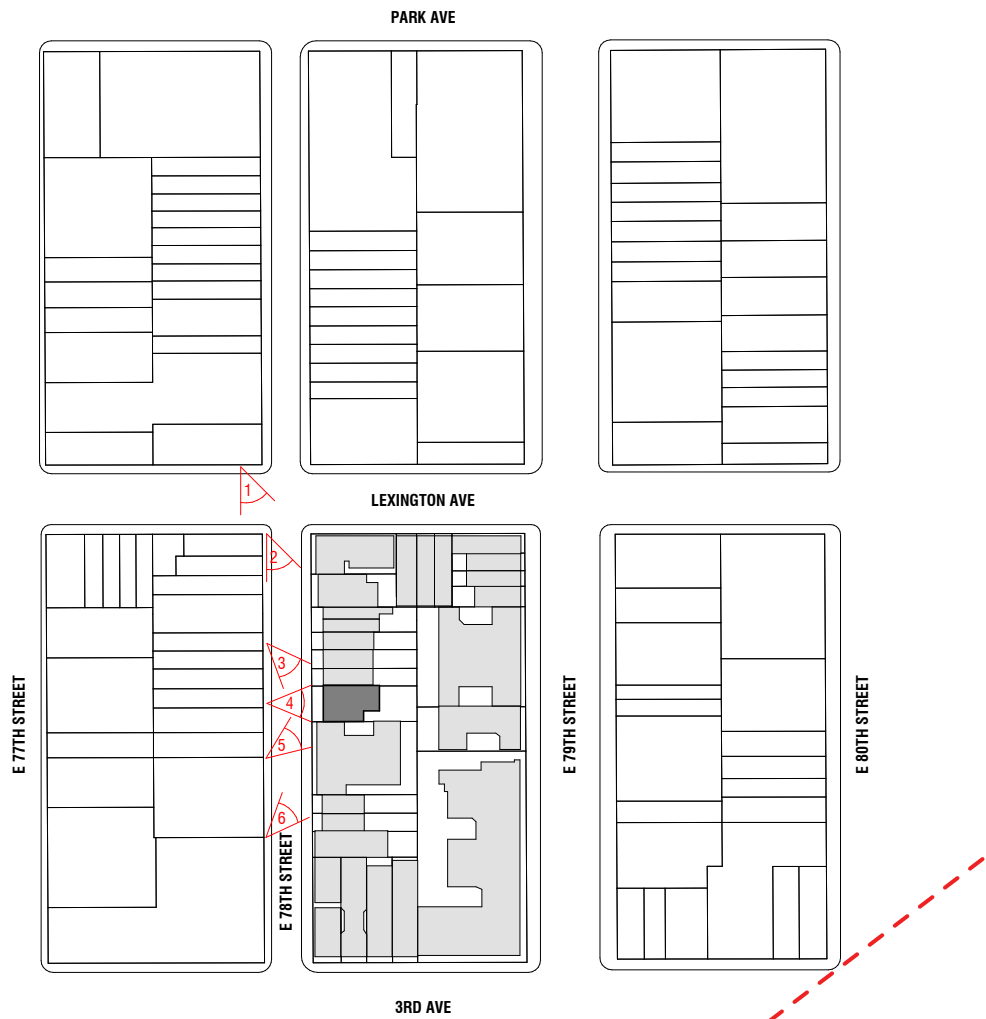


PROPOSED GENERATOR

PROPOSED PENTHOUSE

6

VIEW LOOKING EAST - PROPOSED PENTHOUSE



1
VIEW LOOKING EAST FROM LEXINGTON AVE TO 3RD AVE



2
VIEW LOOKING EAST FROM LEXINGTON AVE TO 3RD AVE



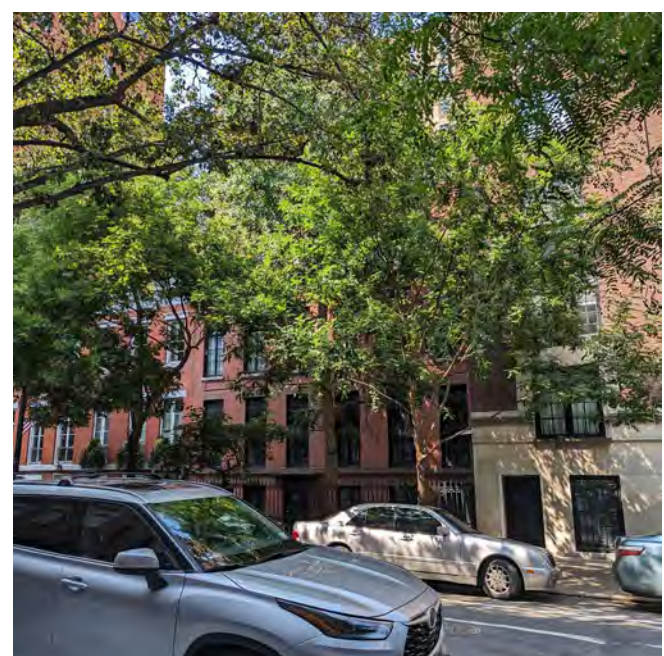
3
VIEW LOOKING EAST FROM LEXINGTON AVE TO 3RD AVE



- GENERATOR
- PROPOSED ELEVATOR BULKHEAD
- PROPOSED AIR-COOLED CONDESINSING UNIT
- PROPOSED PENTHOUSE
- PROPOSED SET BACK RAILING AT 42"
- PROPOSED PARAPET HEIGHT



4
VIEW LOOKING NORTH TO 163 EAST 78TH STREET

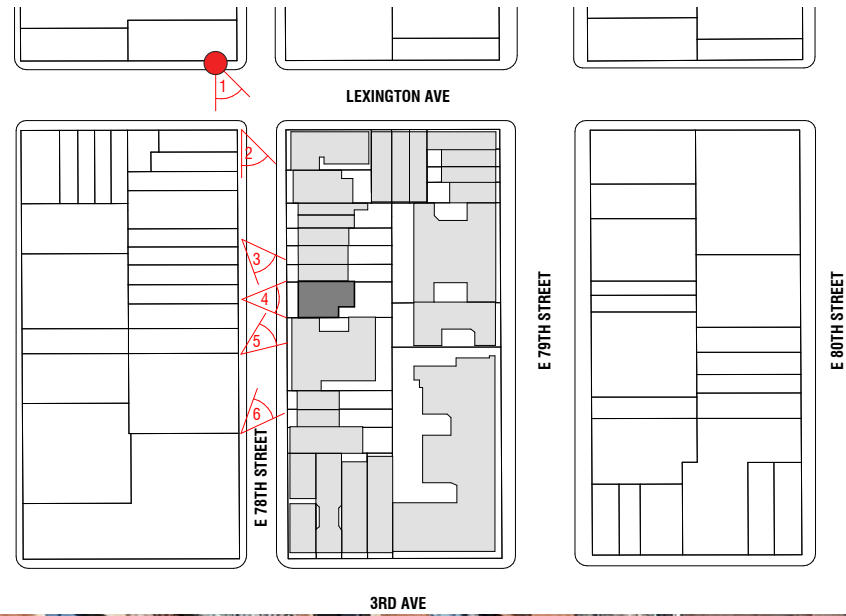


5
VIEW LOOKING WEST FROM 3RD AVE TO LEXINGTON AVE



6
VIEW LOOKING WEST FROM 3RD AVE TO LEXINGTON AVE

W



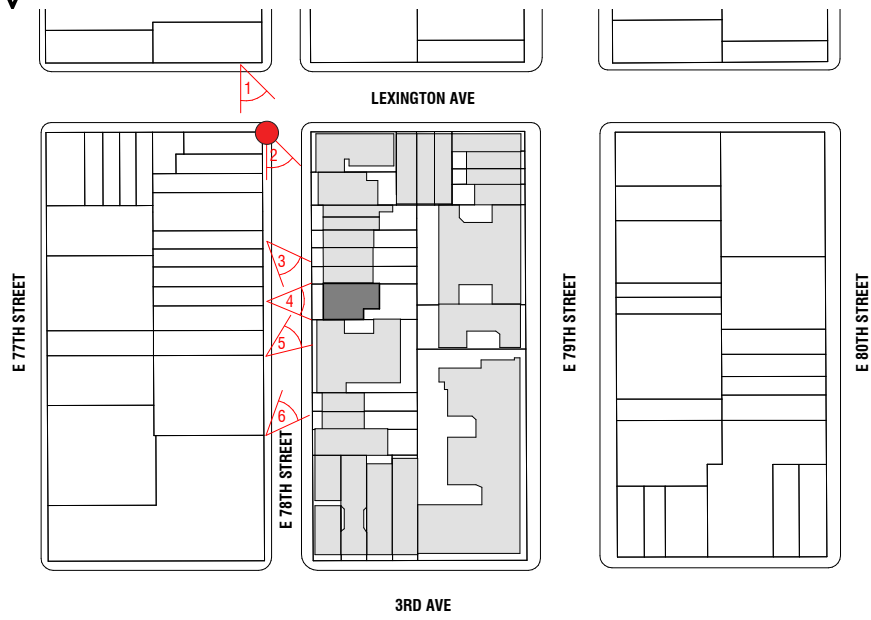
EXISTING CONDITIONS WITH MOCKUP

VIEW FROM CORNER LEXINGTON AVE AND EAST 78TH STREET



PHOTO MONTAGE OF PROPOSED DESIGN

W



EXISTING CONDITIONS WITH MOCKUP

VIEW FROM CORNER LEXINGTON AVE AND EAST 78TH STREET



PHOTO MONTAGE OF PROPOSED DESIGN



FRONT PERSPECTIVE VIEW - EXISTING CONDITIONS



FRONT PERSPECTIVE VIEW - PROPOSED DESIGN



FRONT PERSPECTIVE VIEW - EXISTING CONDITIONS



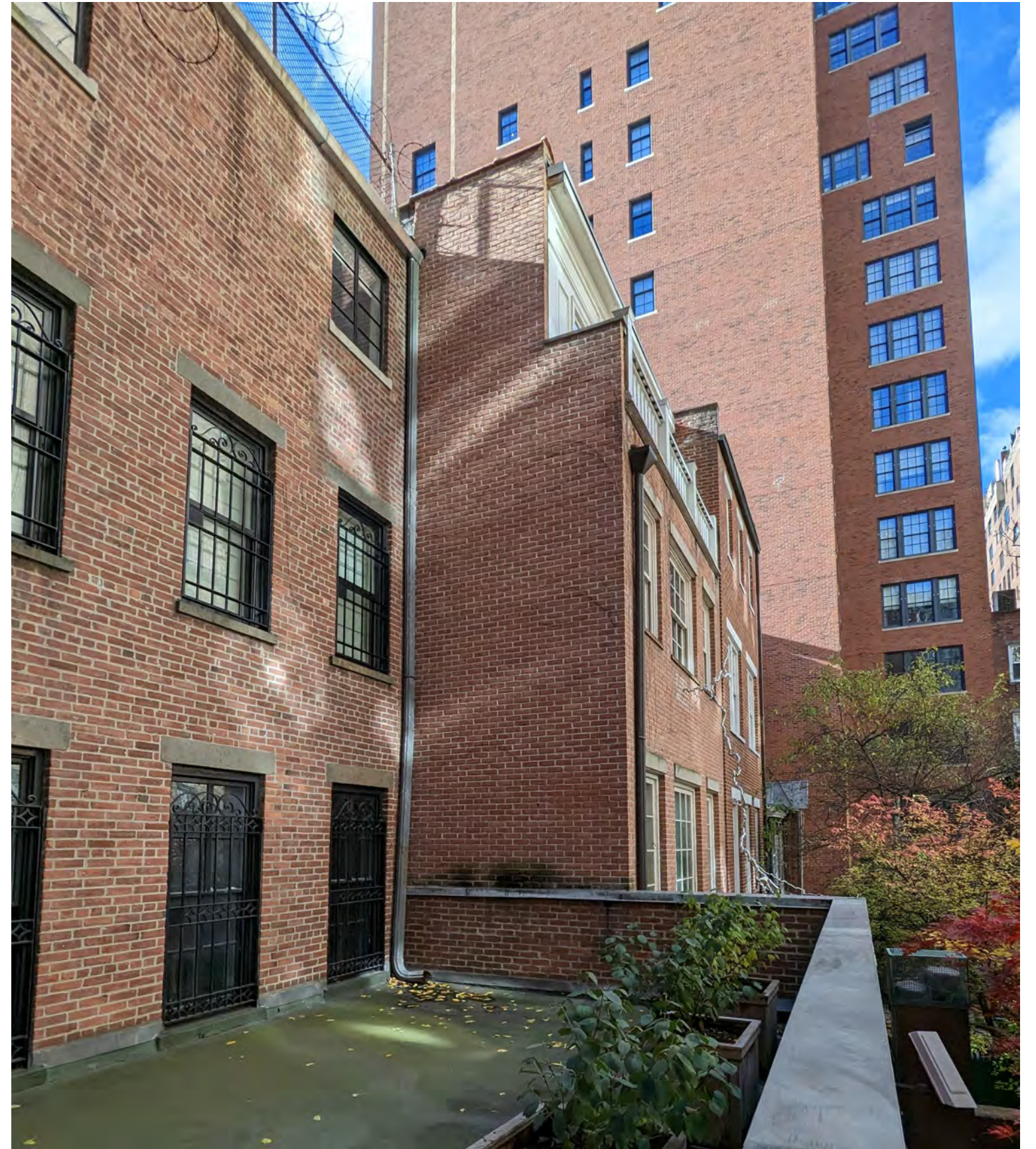
FRONT PERSPECTIVE VIEW - PROPOSED DESIGN



FRONT PERSPECTIVE VIEW - EXISTING CONDITIONS



FRONT PERSPECTIVE VIEW - PROPOSED DESIGN



REAR PERSPECTIVE VIEW - EXISTING CONDITIONS



REAR PERSPECTIVE VIEW - EXISTING CONDITIONS



REAR PERSPECTIVE VIEW - PROPOSED DESIGN



REAR PERSPECTIVE VIEW - EXISTING CONDITIONS



REAR PERSPECTIVE VIEW - PROPOSED DESIGN



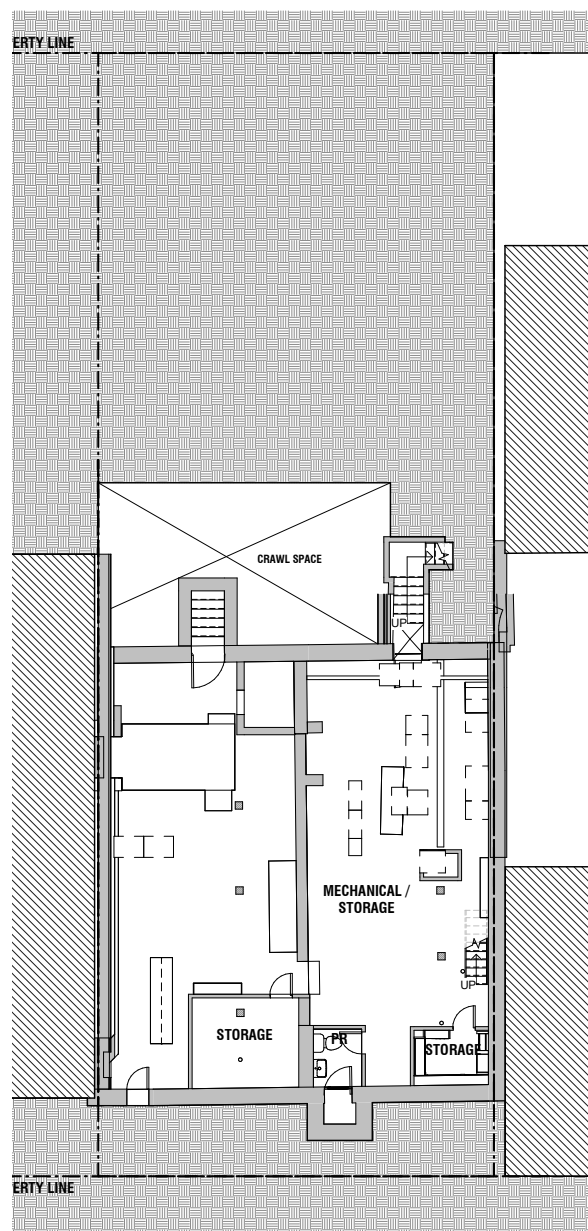
FRONT PERSPECTIVE VIEW - EXISTING CONDITIONS



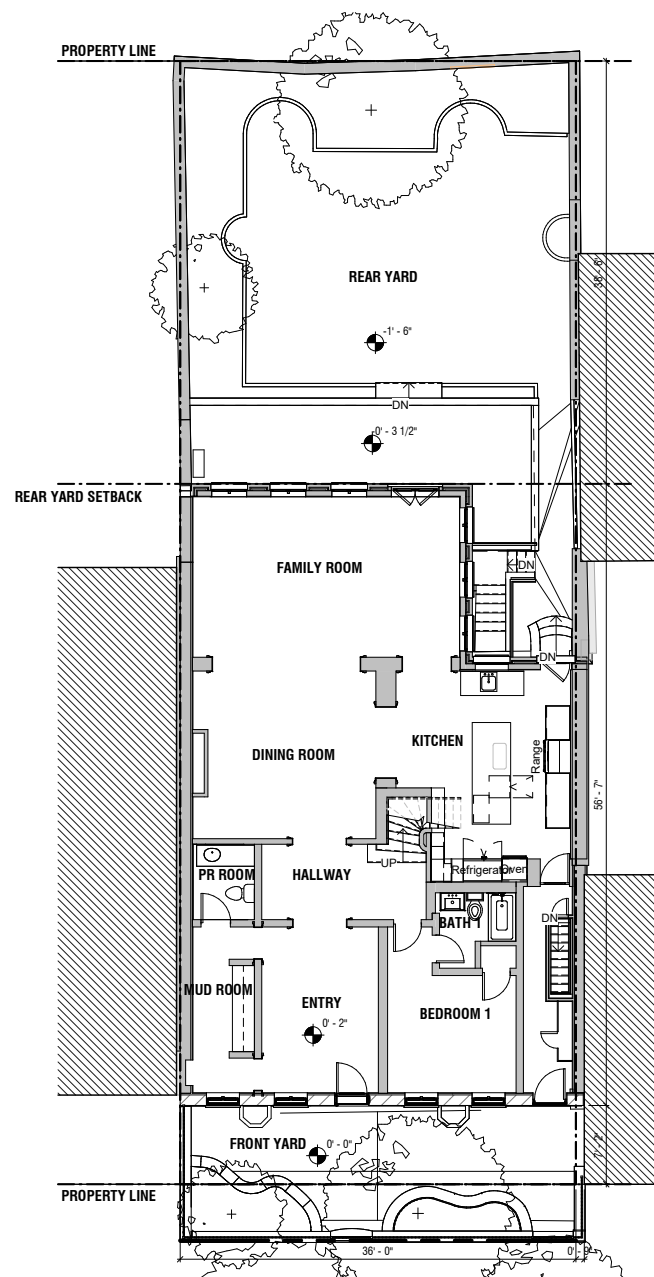
FRONT PERSPECTIVE VIEW - PROPOSED DESIGN

THANK YOU

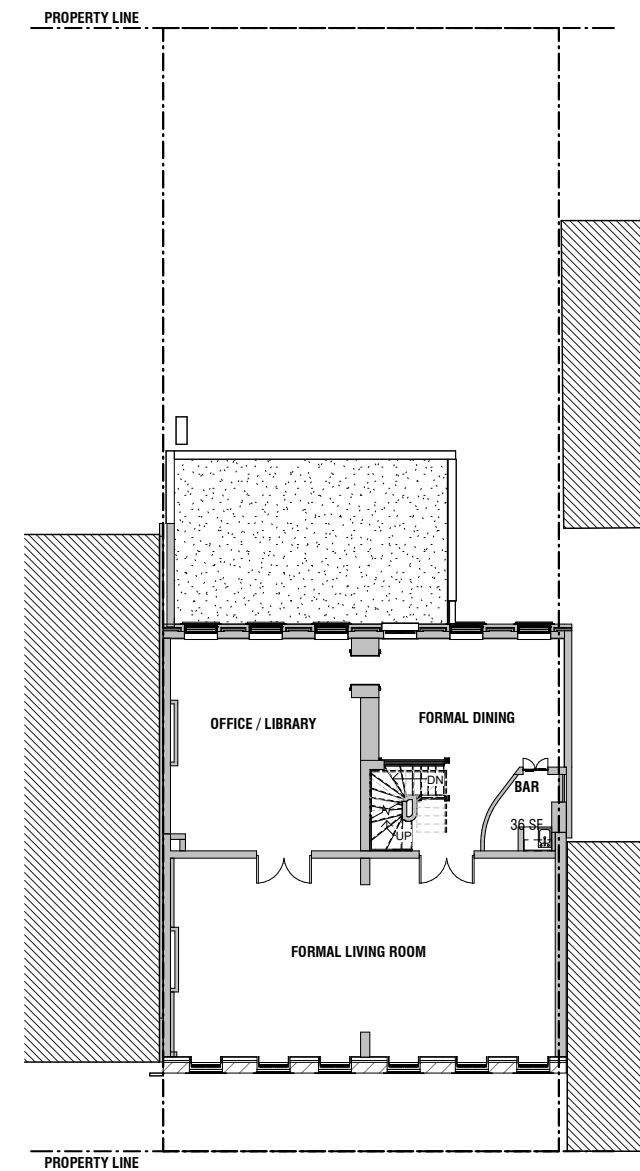
5. APPENDIX



CELLAR PLAN
2,022 GSF

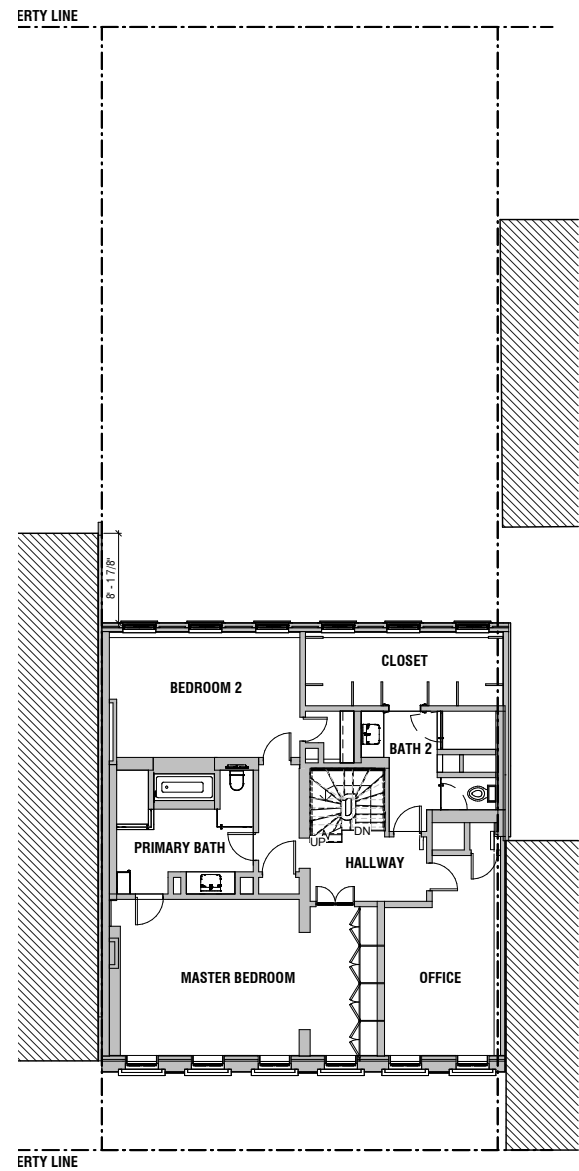


1ST FLOOR PLAN - ENTRY LEVEL
1,982 GSF

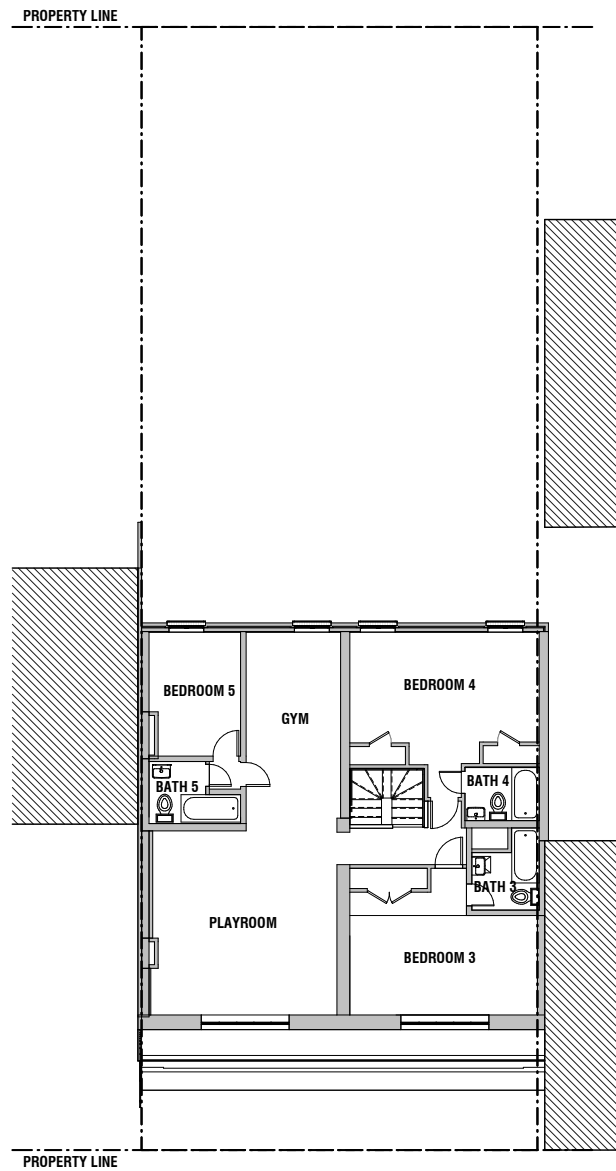


2ND FLOOR PLAN - PARLOR LEVEL
1,482 GSF

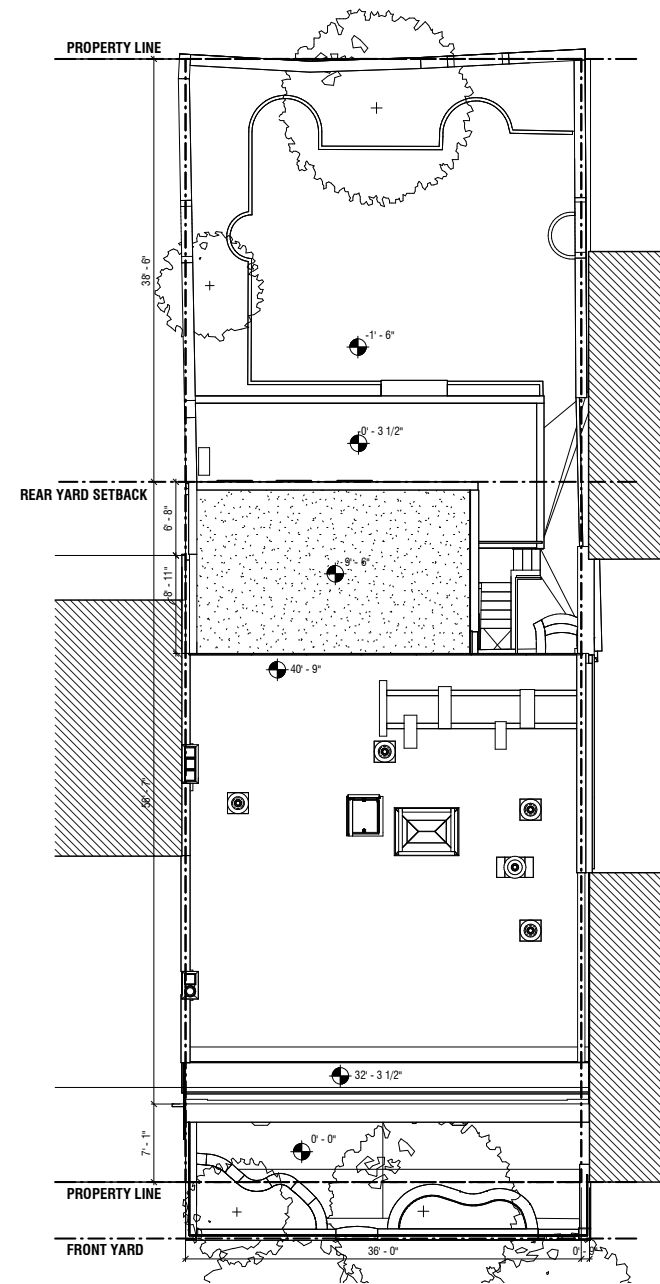




3RD FLOOR PLAN - PRIMARY SUITE
1,482 GSF

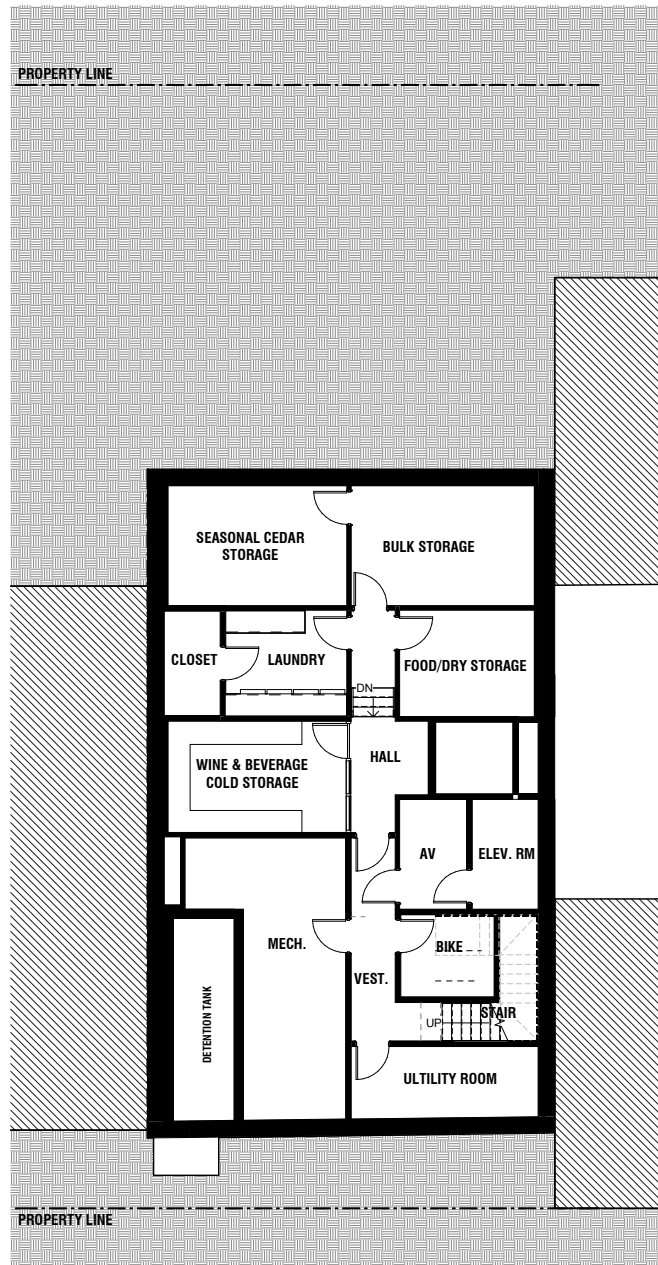


4TH FLOOR PLAN - BEDROOMS
1,344 GSF

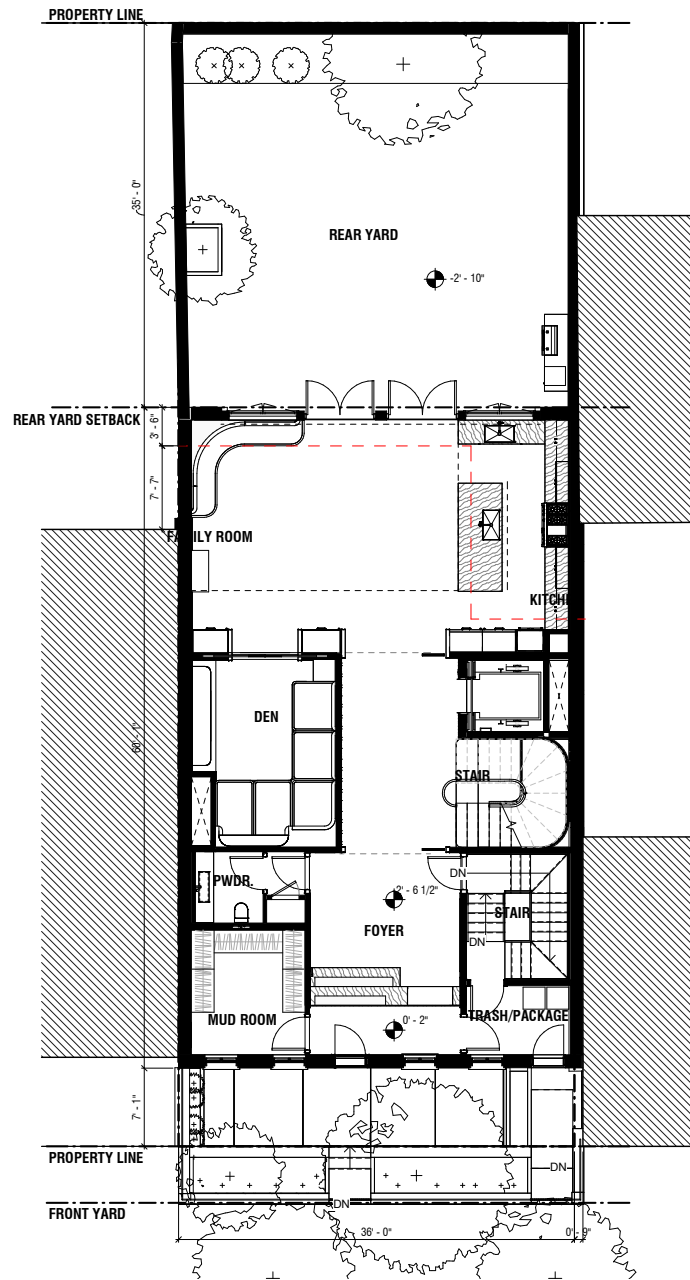


ROOF FLOOR PLAN

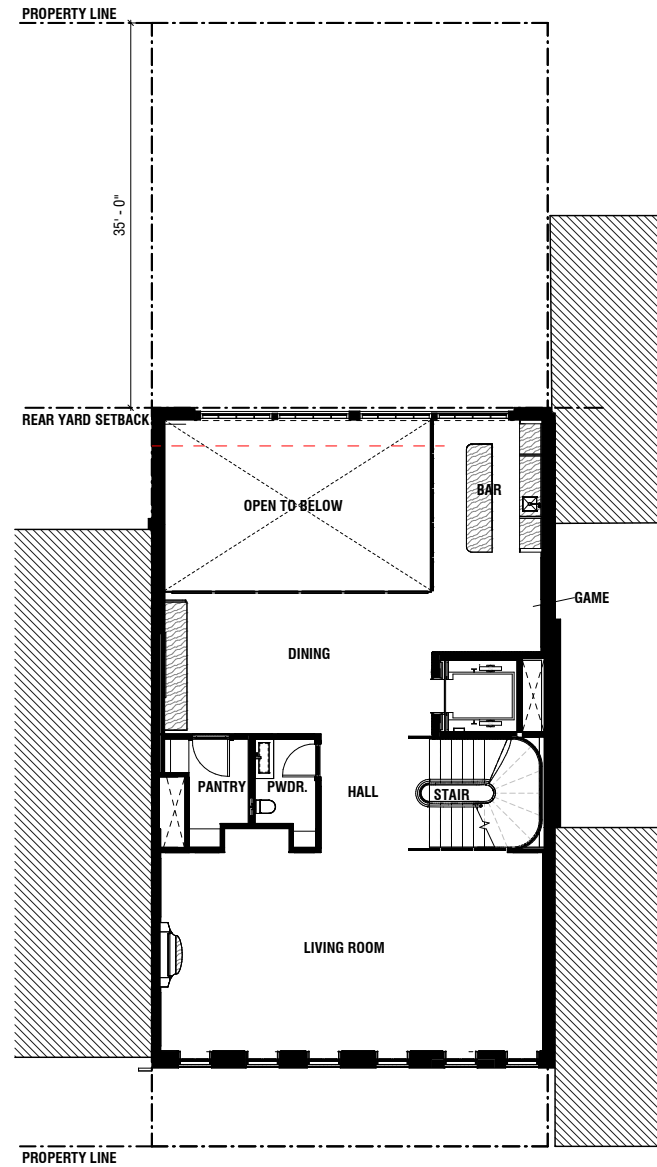




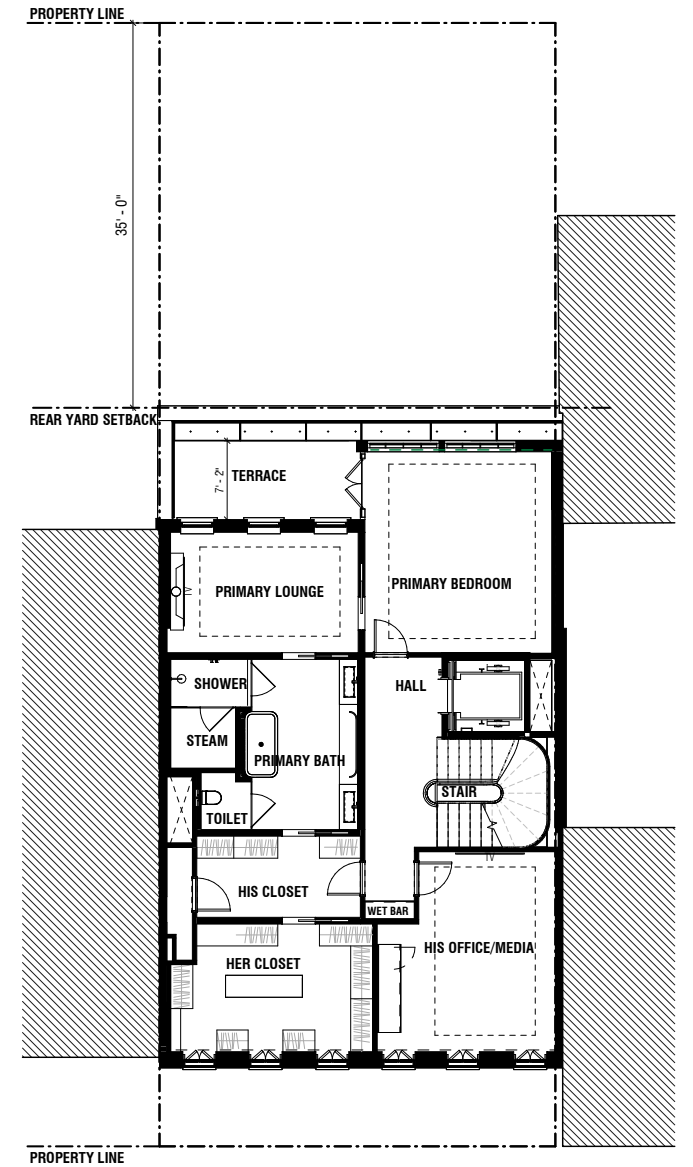
CELLAR PLAN
2,201 GSF



1ST FLOOR PLAN - ENTRY LEVEL
2,081 GSF



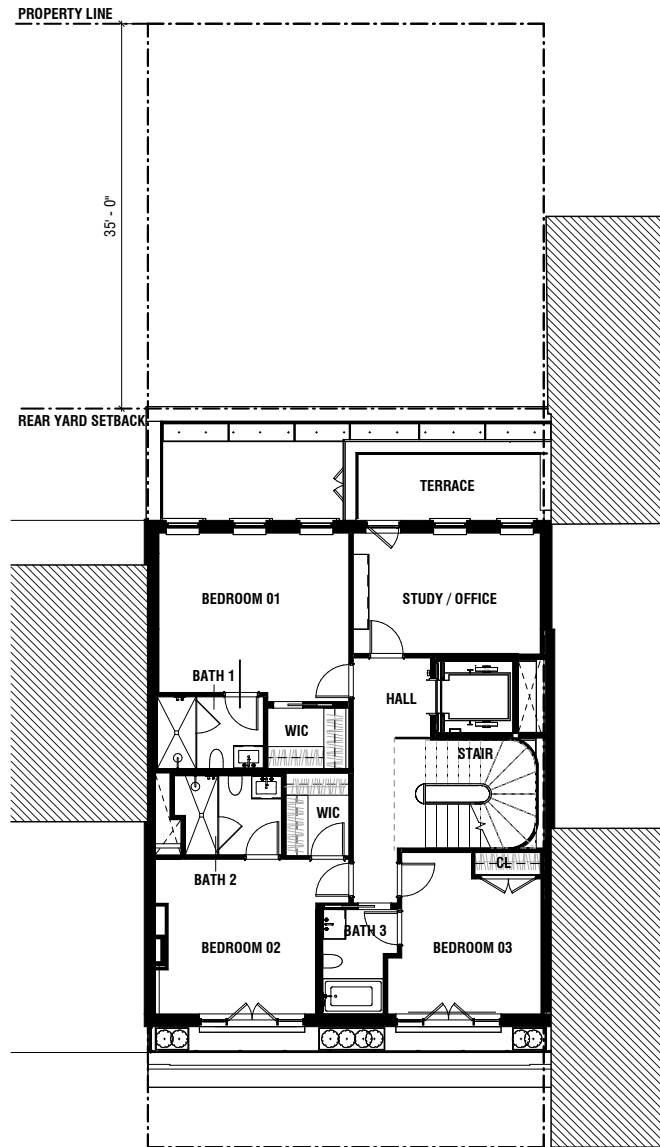
2ND FLOOR PLAN - PARLOR LEVEL
1,756GSF



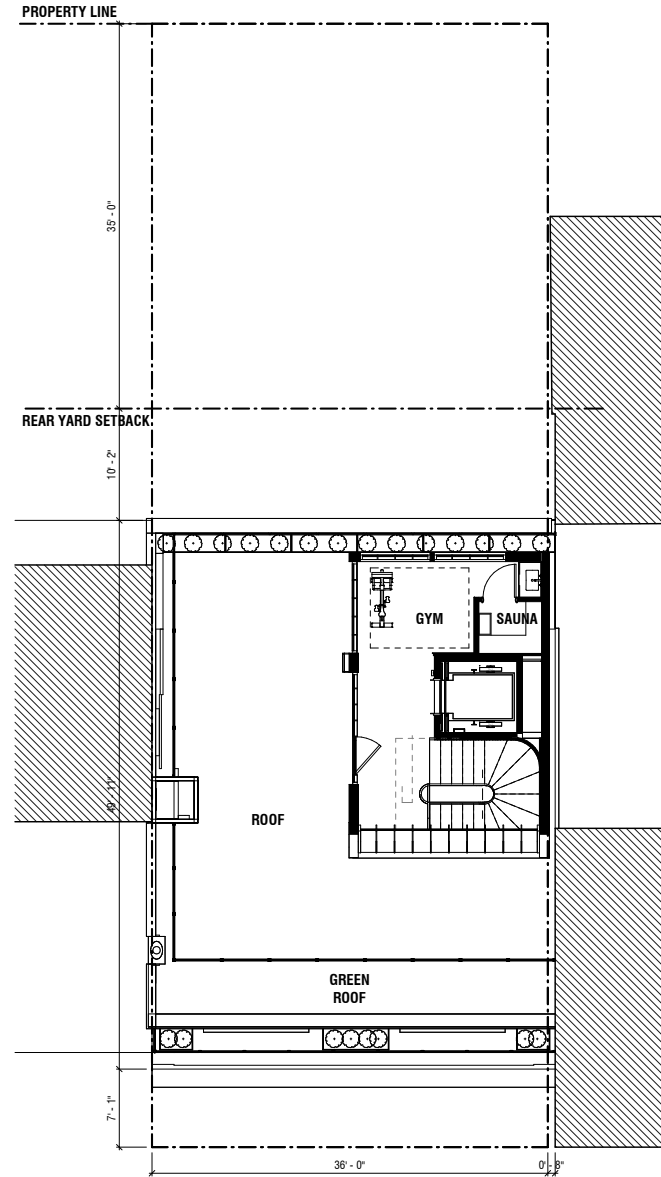
3RD FLOOR PLAN - PRIMARY SUITE
1,858 GSF

TOTAL GSF PROPOSED (9,932 SF)

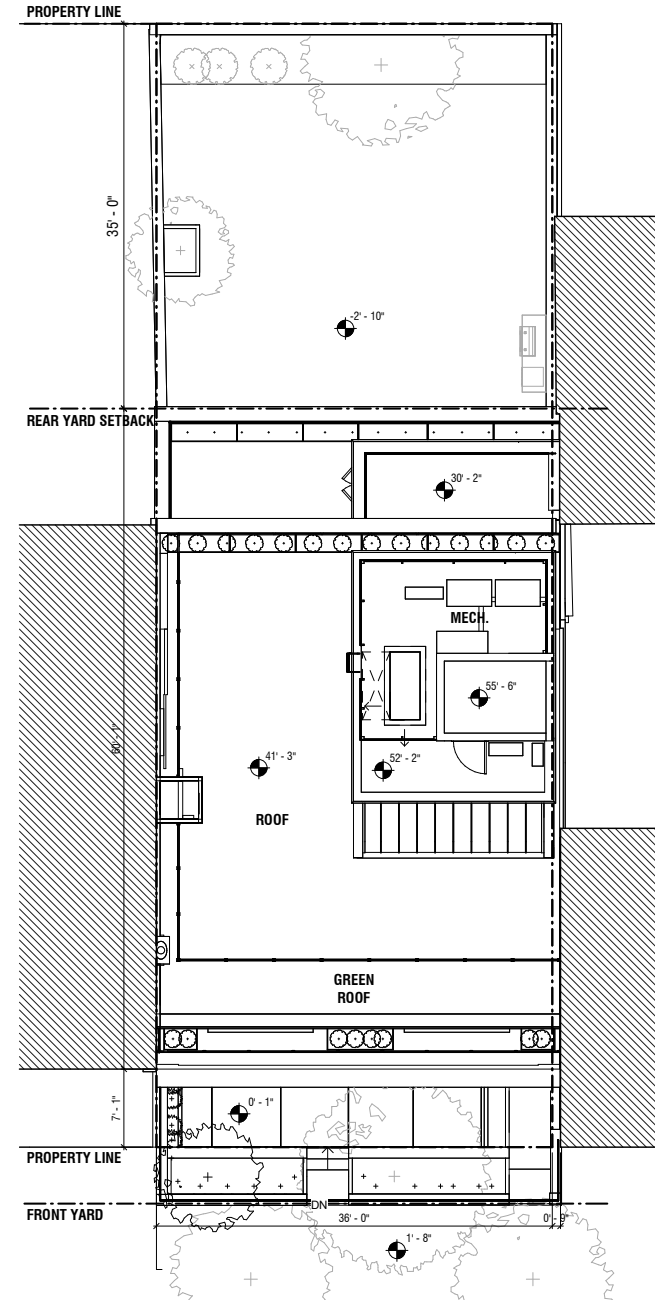




4TH FLOOR PLAN - BEDROOMS
1,592 GSF



PENTHOUSE LEVEL FLOOR PLAN
445 GSF

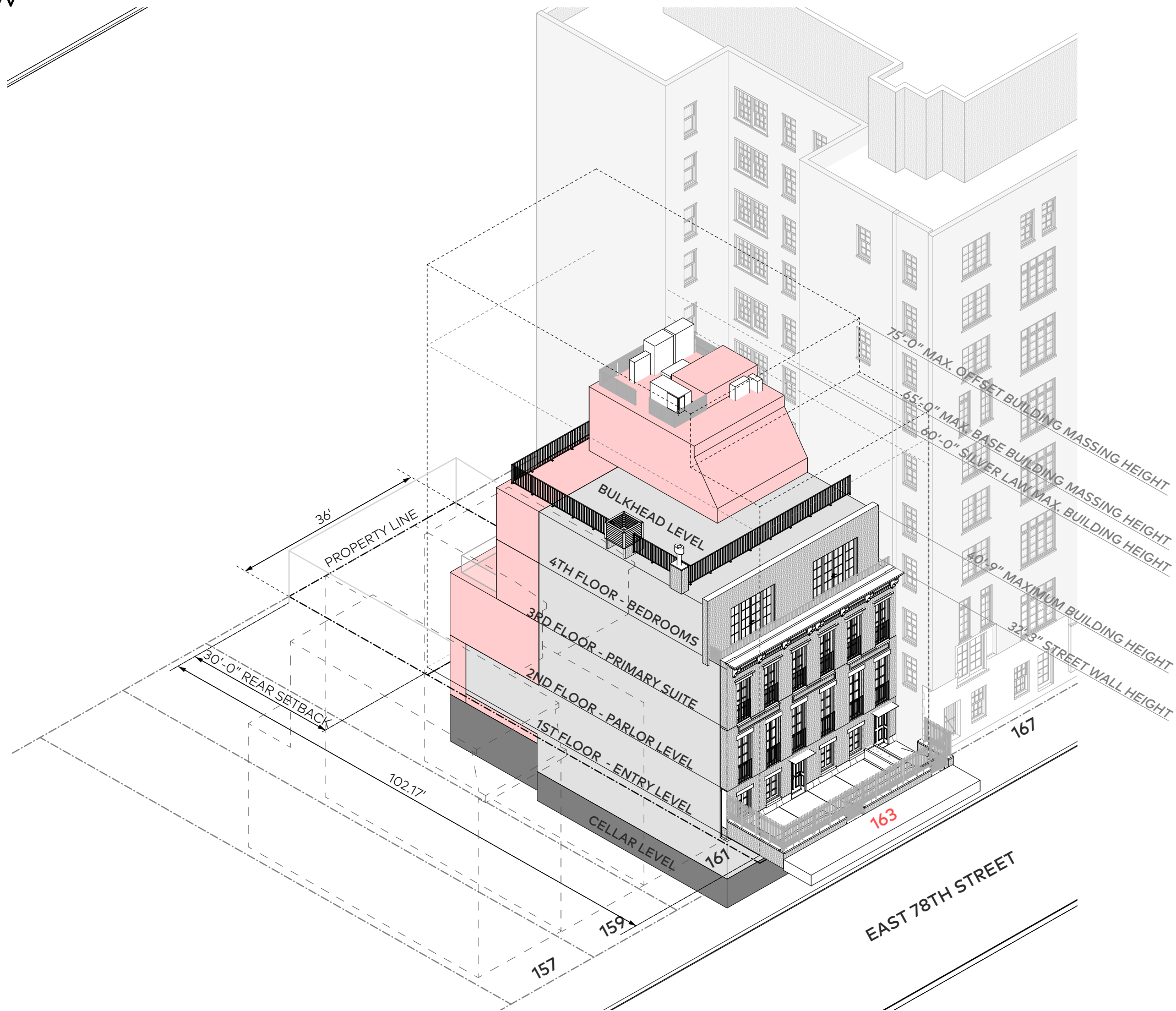


ROOF FLOOR PLAN

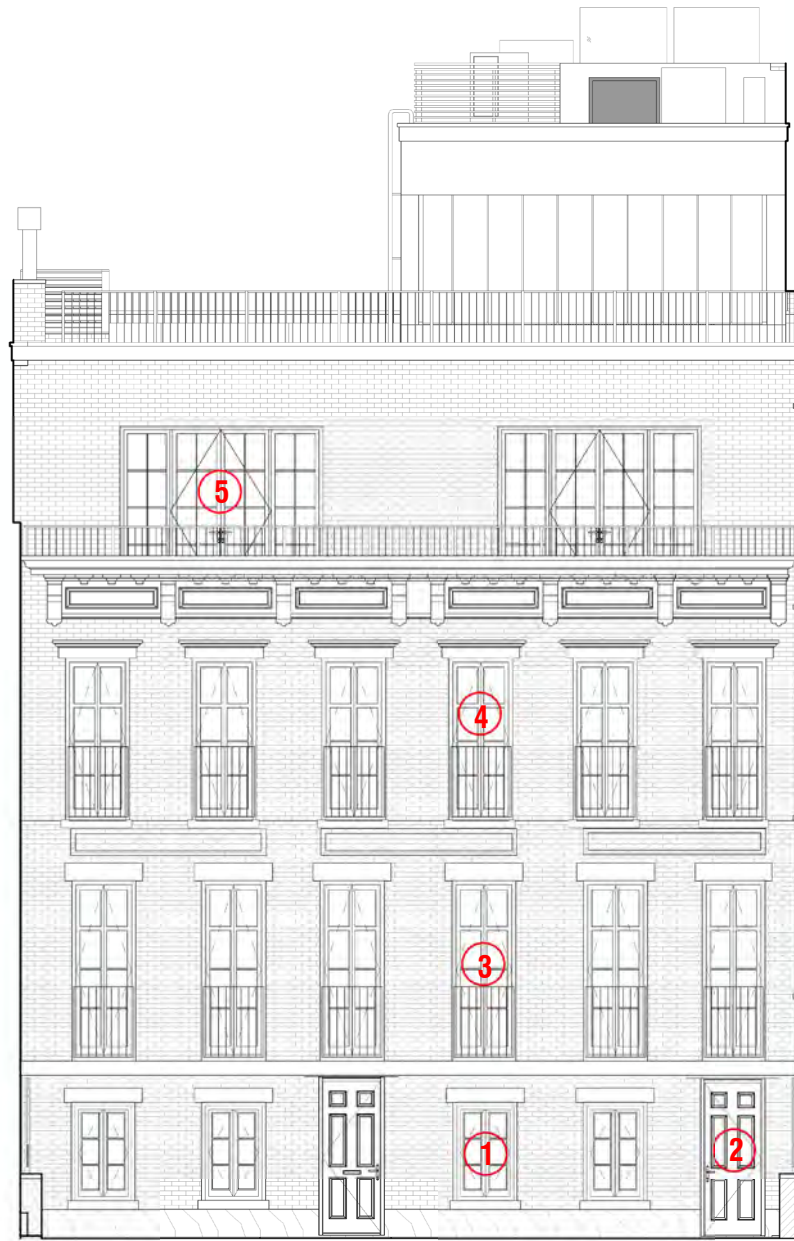
TOTAL GSF PROPOSED (9,932 SF)



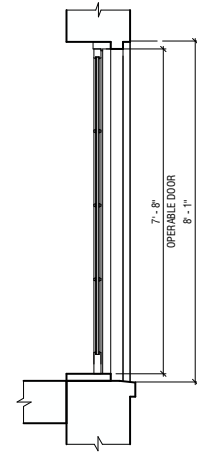
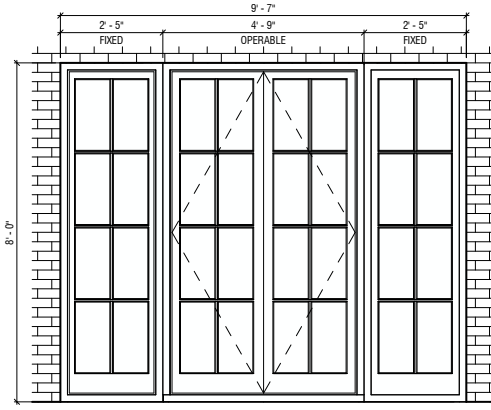
W



- EXISTING BUILDING MASSING
- MAX ALLOWABLE BULK MASSING
- ADDITIONAL SF BELOW GRADE MASSING
- ADDITIONAL SF ABV. GRADE MASSING



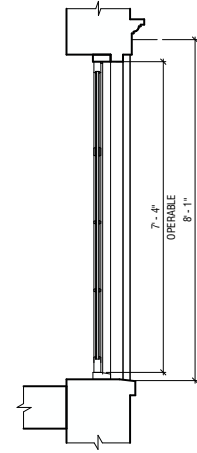
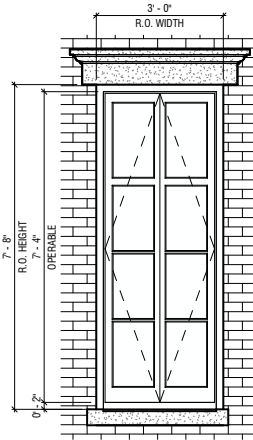
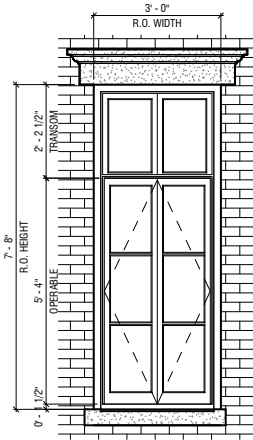
5



LEVEL 4

PROPOSED WINDOW

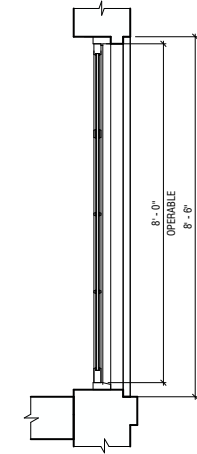
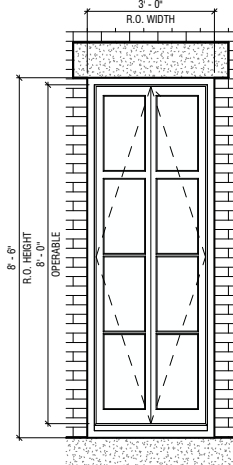
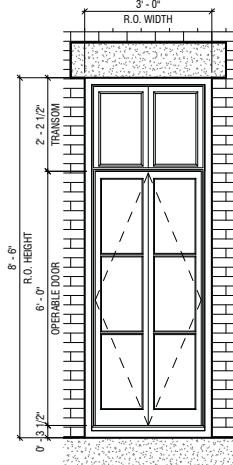
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LEVEL 3 EXISTING WINDOW

PROPOSED WINDOW

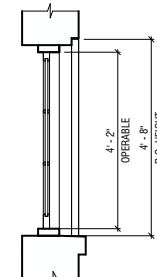
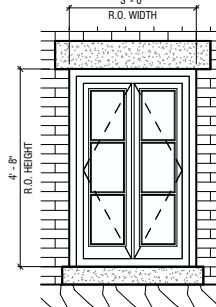
3



LEVEL 2 EXISTING WINDOW

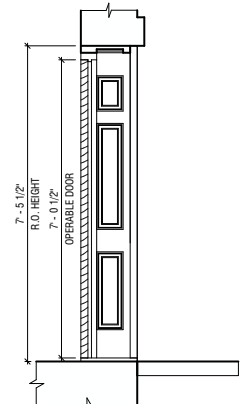
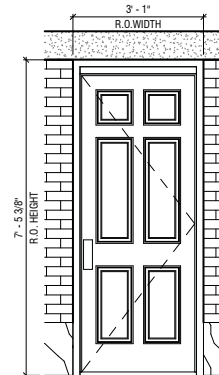
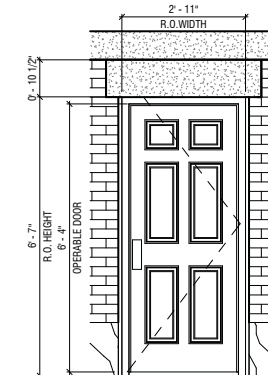
PROPOSED WINDOW

1



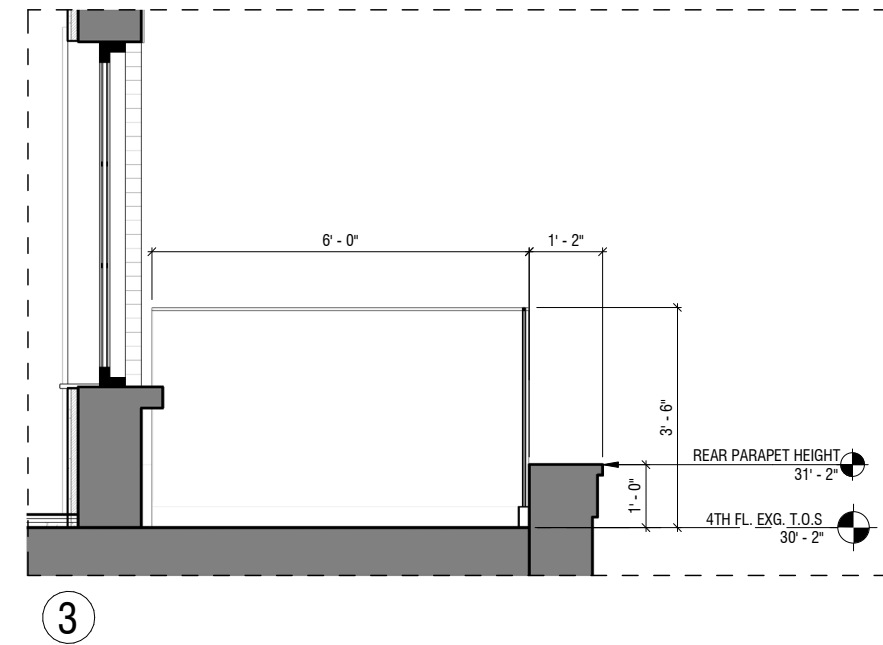
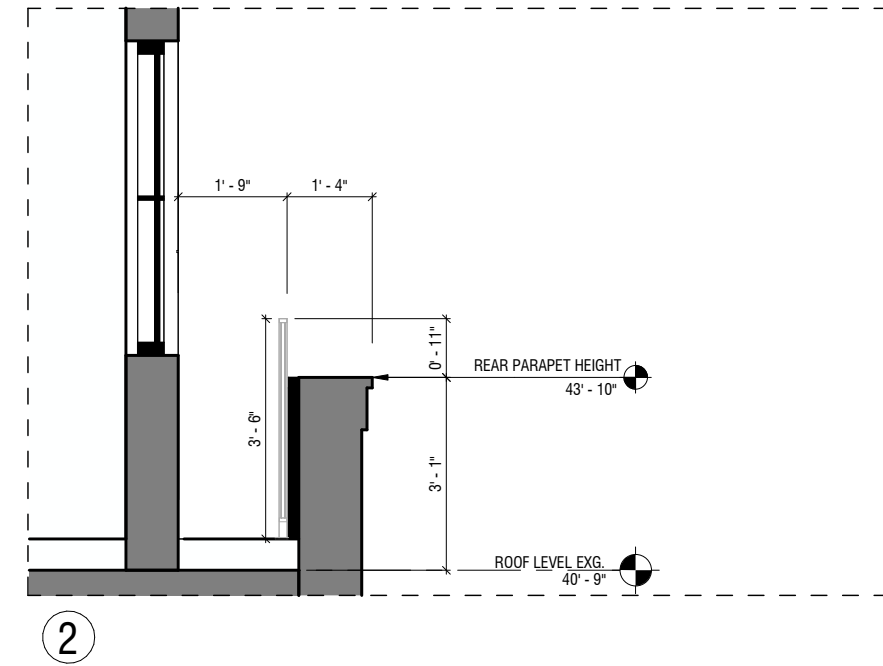
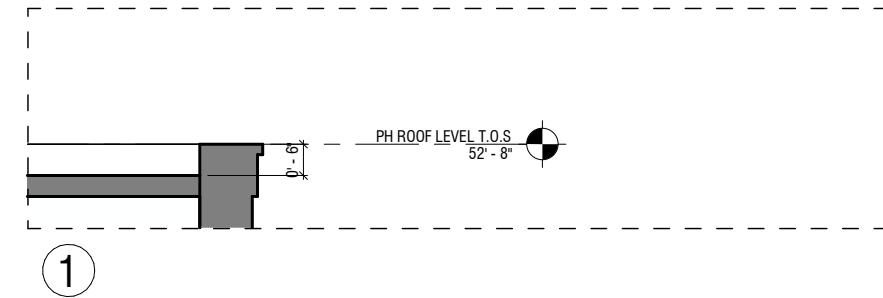
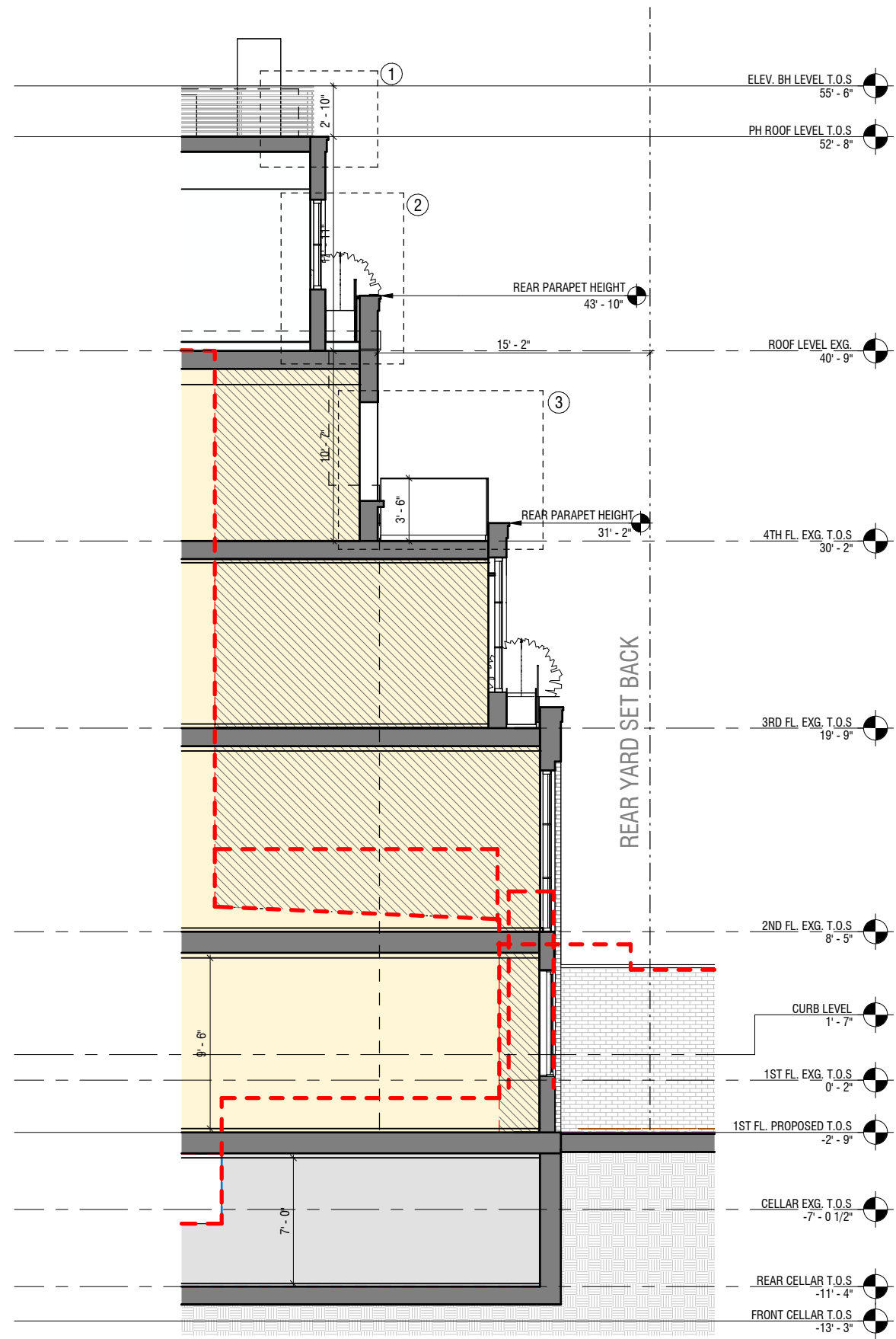
LEVEL 1 PROPOSED WINDOW

2

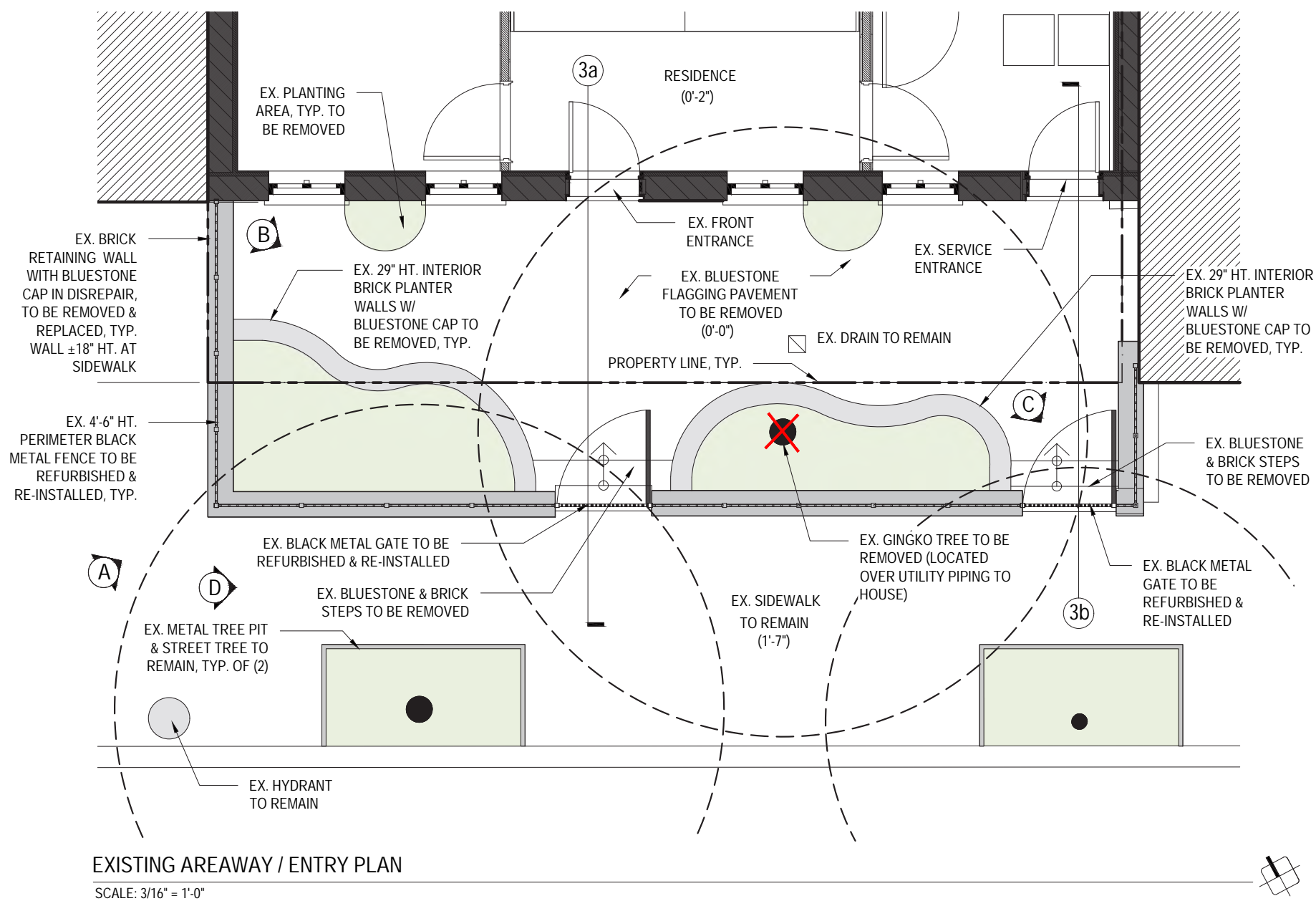


EXISTING SERVICE ENTRY DOOR

PROPOSED SERVICE ENTRY DOOR



5. PROPOSED LANDSCAPE DESIGN



A VIEW OF RETAINING WALL AND PERIMETER FENCE LOOKING NORTHEAST



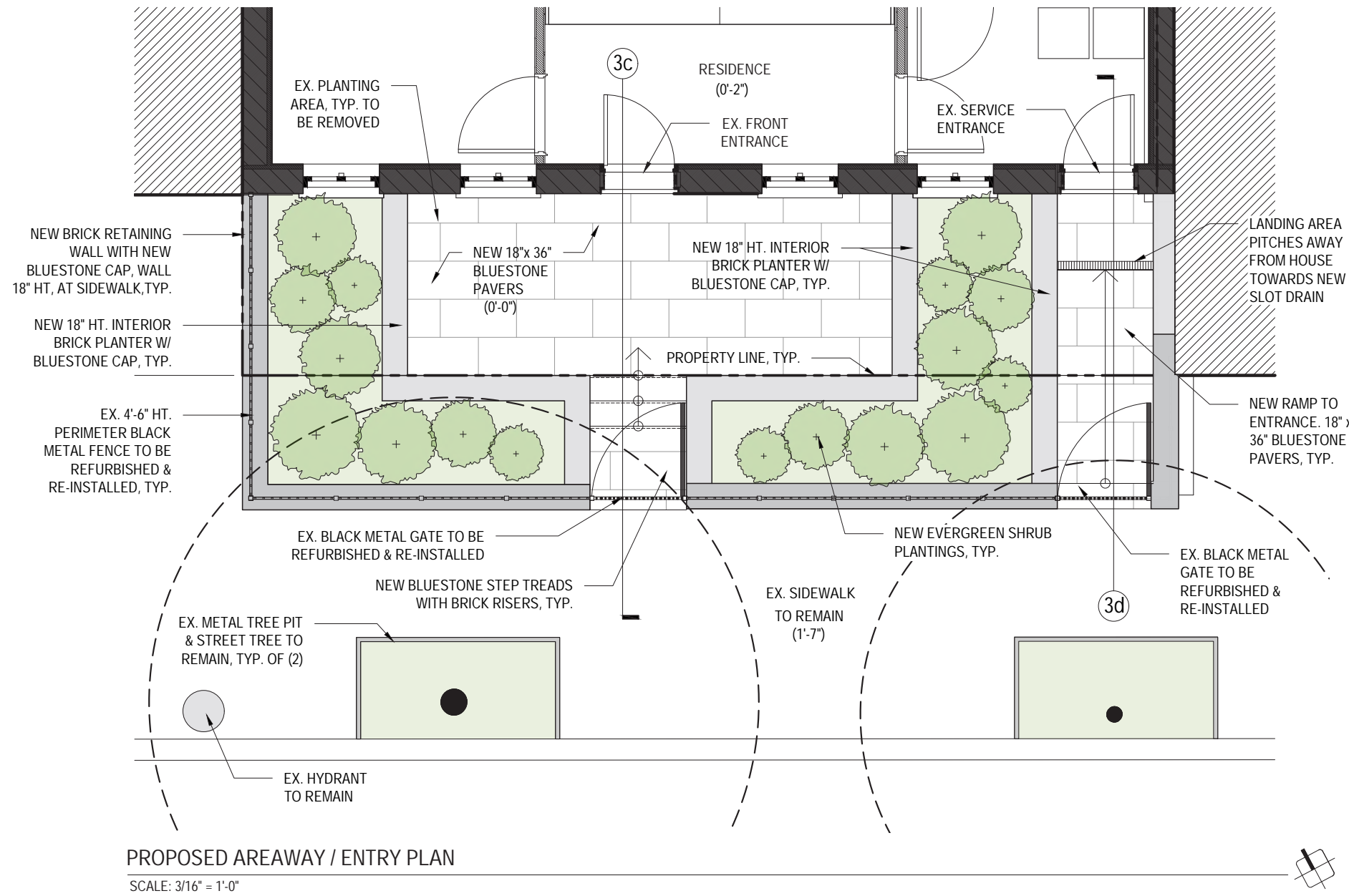
B VIEW OF AREAWAY / ENTRY LOOKING EAST



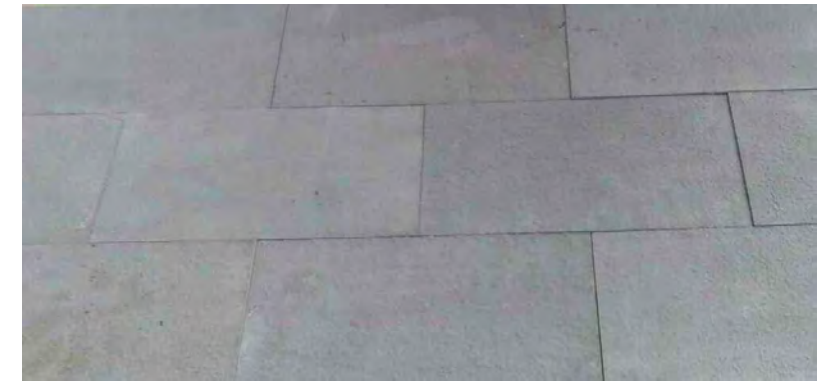
C VIEW OF SERVICE ENTRANCE STAIRS



D VIEW ON SIDEWALK LOOKING EAST



AREAWAY / ENTRY MATERIALS



BLUESTONE PAVERS FOR ENTRY & RAMP: 'TRU BLUE' THERMAL FINISH, 18" x 36" RUNNING BOND PATTERN, 1-1/2" THICK PAVER SET ON CONCRETE SLAB



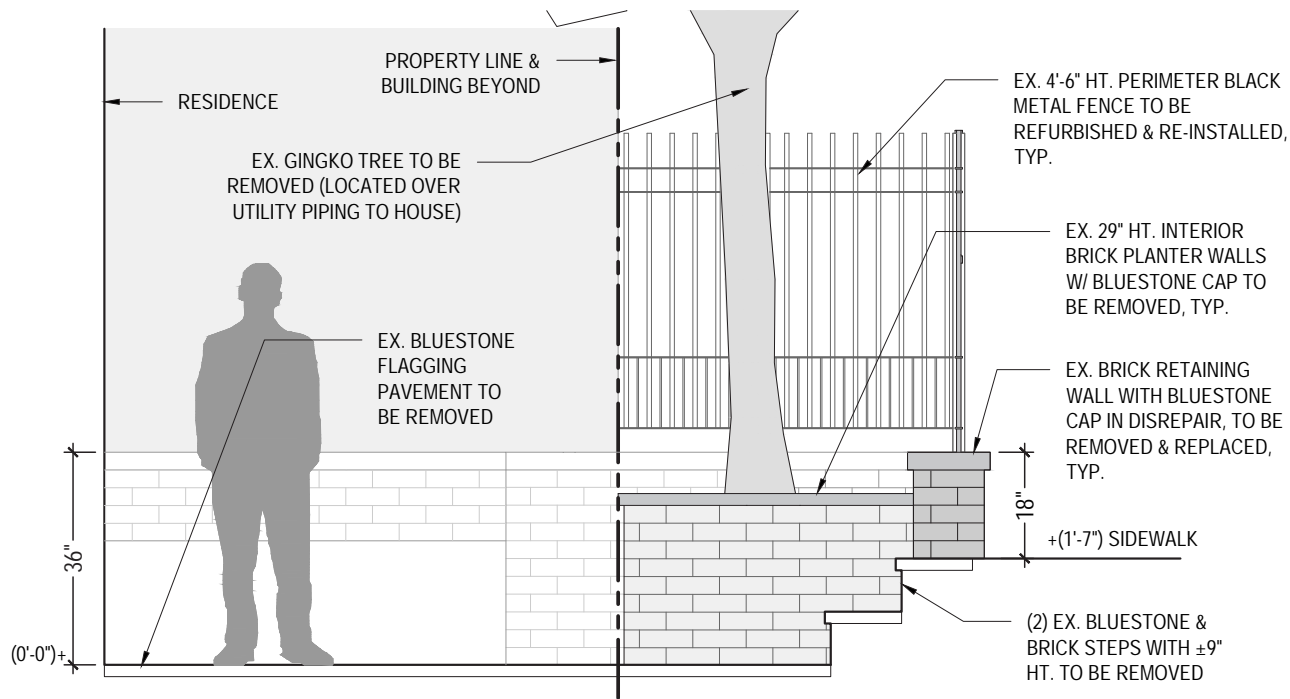
BRICK RETAINING WALLS: RED BRICK TO MATCH TOWNHOUSE FACADE



BLUESTONE STEP TREADS & WALL COPING: 'TRU BLUE' THERMAL FINISH, 2" THICK FOR STEPS, 3" THICK FOR WALL COPING

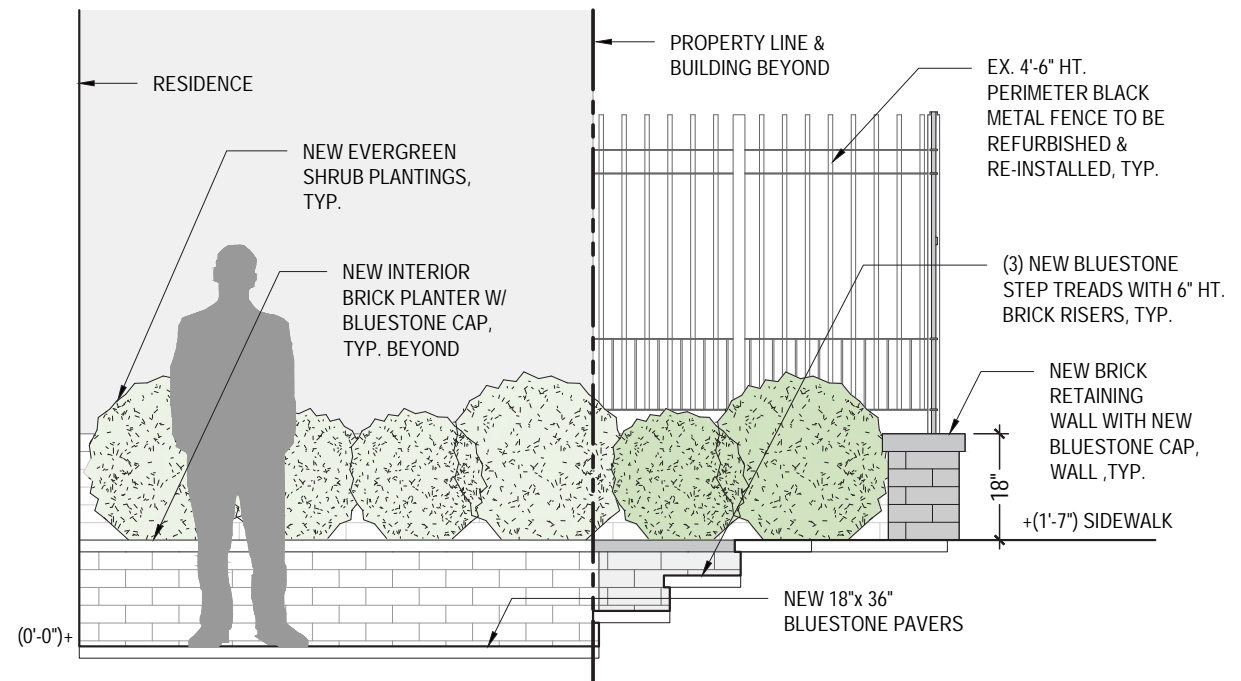


EVERGREEN SHRUB PLANTING: BOXWOODS IN VARIOUS SIZES



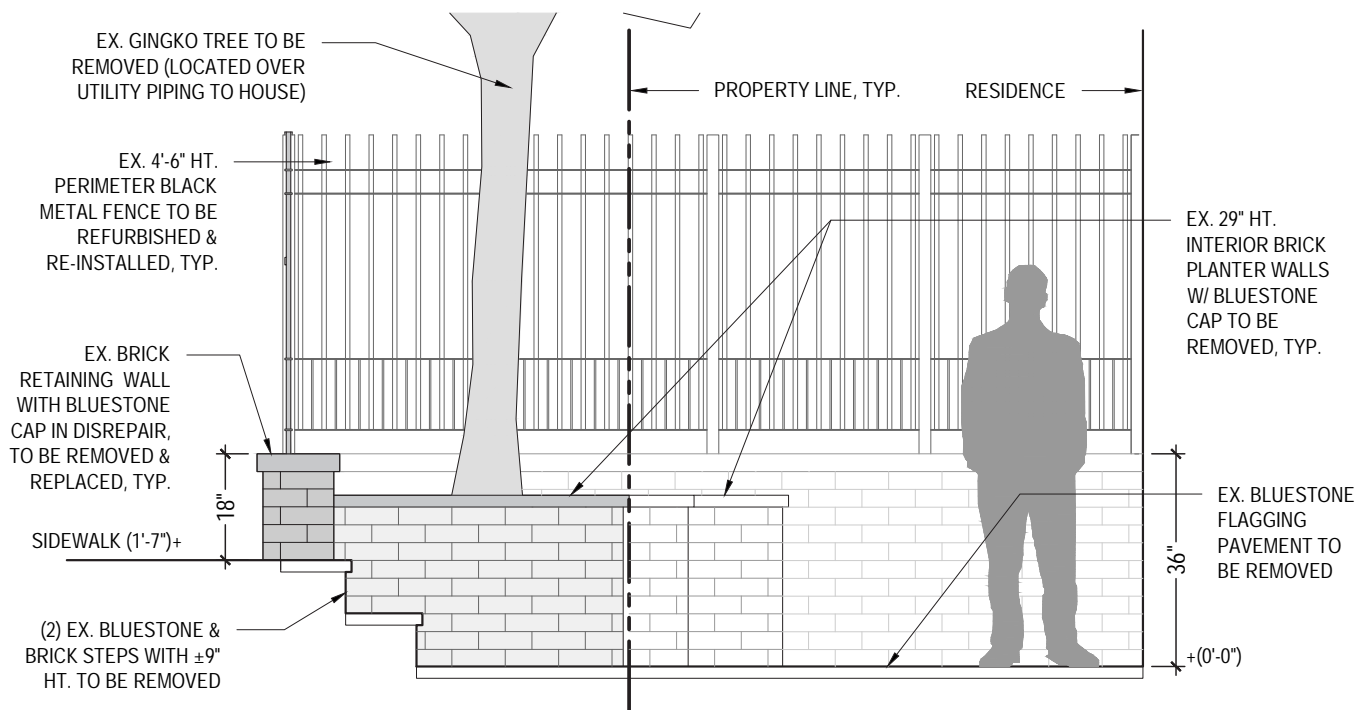
3a EXISTING SECTION THROUGH MAIN GATE - LOOKING EAST

SCALE: 3/8" = 1'-0"



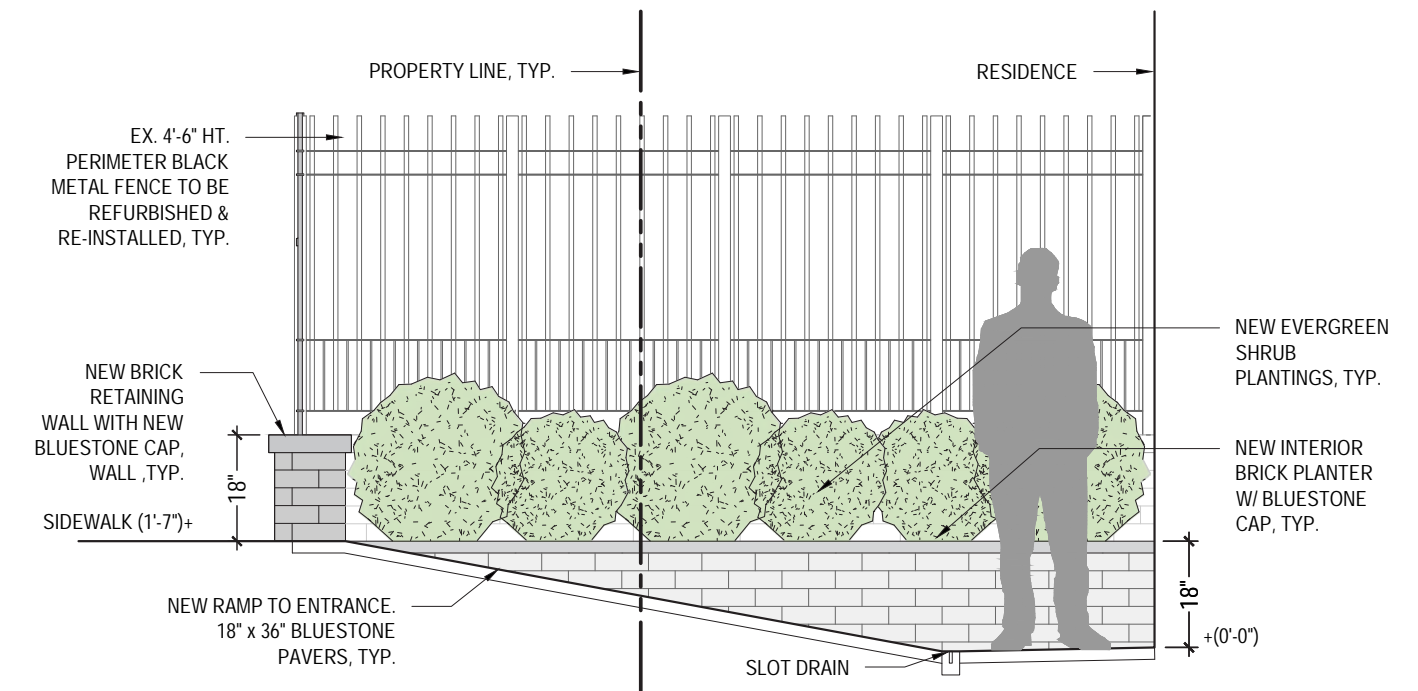
3c PROPOSED SECTION THROUGH MAIN GATE - LOOKING EAST

SCALE: 3/8" = 1'-0"



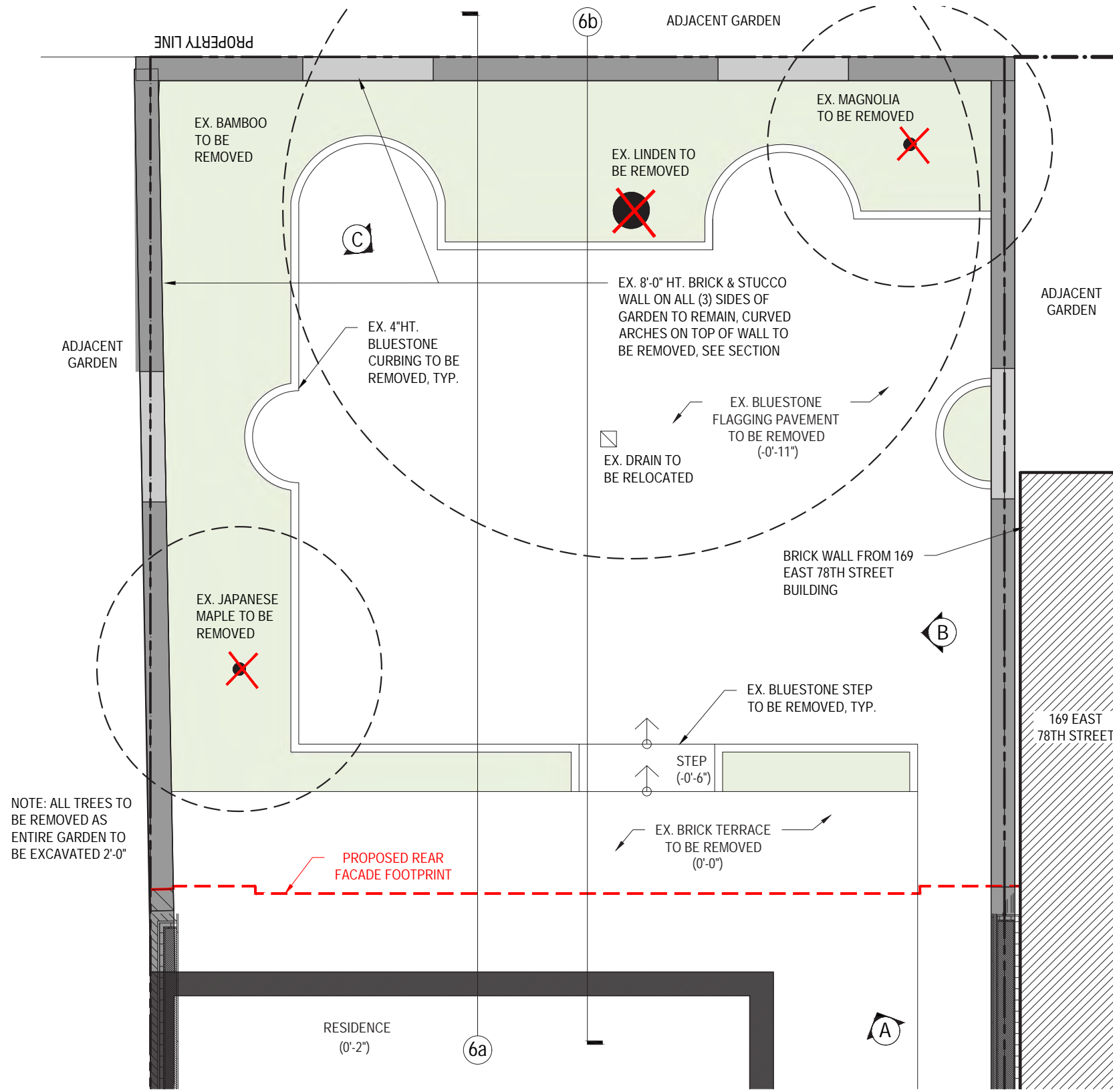
3b EXISTING SECTION THROUGH SERVICE GATE - LOOKING WEST

SCALE: 3/8" = 1'-0"



3d PROPOSED SECTION THROUGH SERVICE GATE - LOOKING WEST

SCALE: 3/8" = 1'-0"



NOTE: ALL TREES TO BE REMOVED AS ENTIRE GARDEN TO BE EXCAVATED 2'-0"

EXISTING REAR GARDEN PLAN
SCALE: 3/16" = 1'-0"



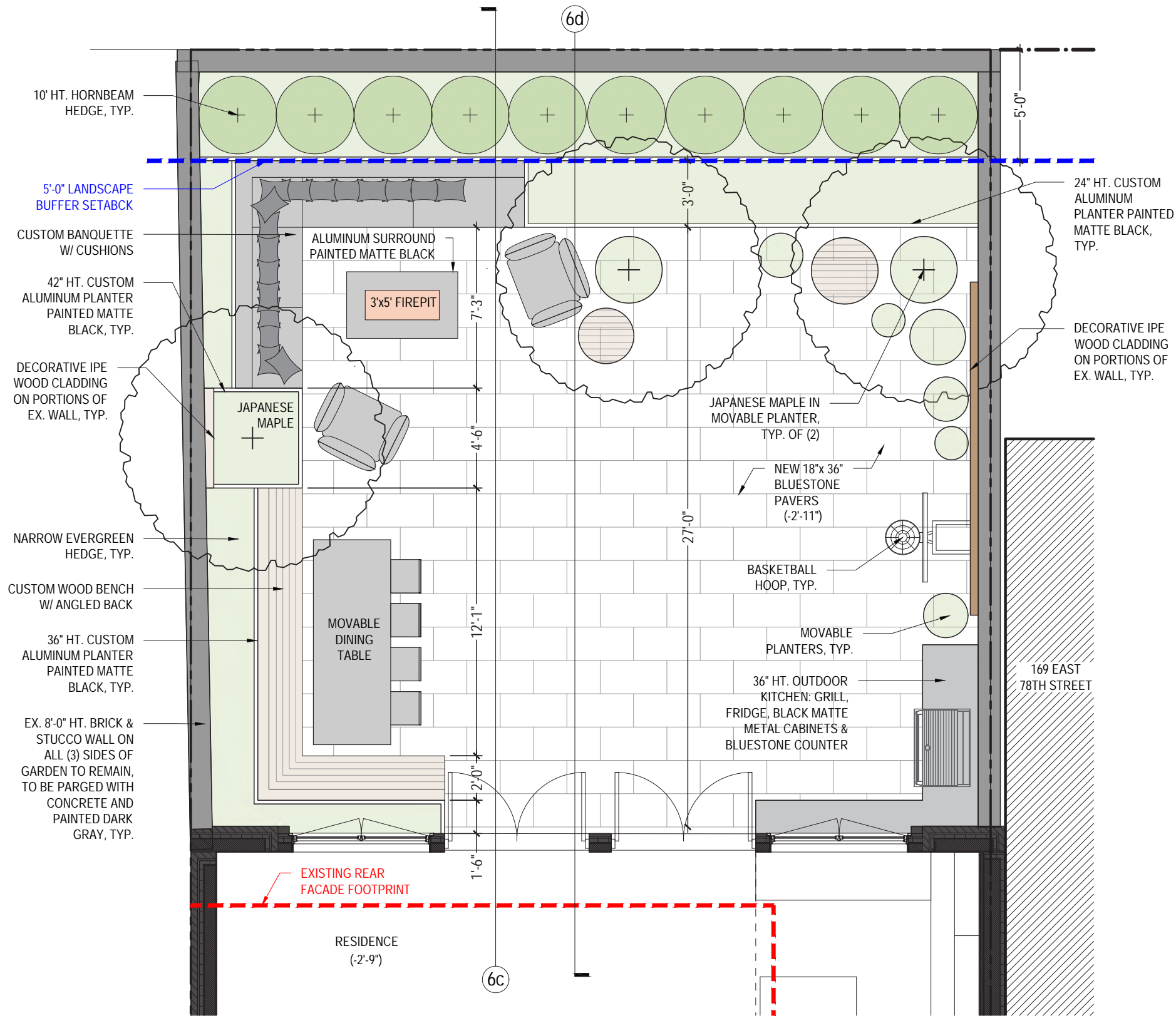
(A) VIEW OF REAR GARDEN LOOKING NORTH



(B) VIEW OF REAR GARDEN LOOKING WEST



(C) VIEW OF REAR GARDEN LOOKING EAST



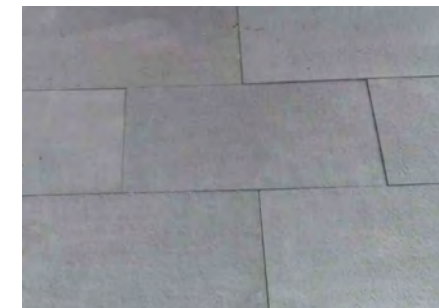
PROPOSED REAR GARDEN PLAN

SCALE: 3/16" = 1'-0"

CONCEPT IMAGE



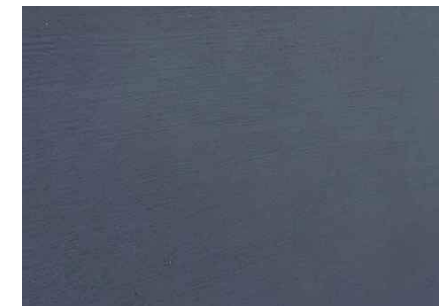
REAR GARDEN MATERIALS



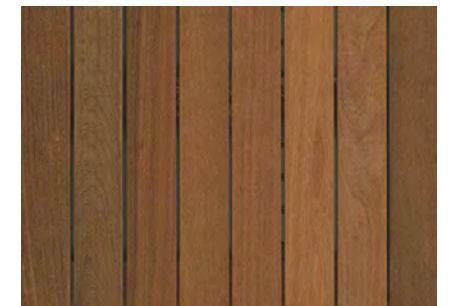
BLUESTONE PAVERS: 'TRU BLUE' THERMAL FINISH, 18" x 36" RUNNING BOND PATTERN, 1-1/2" THICK PAVER SET ON CONCRETE SLAB



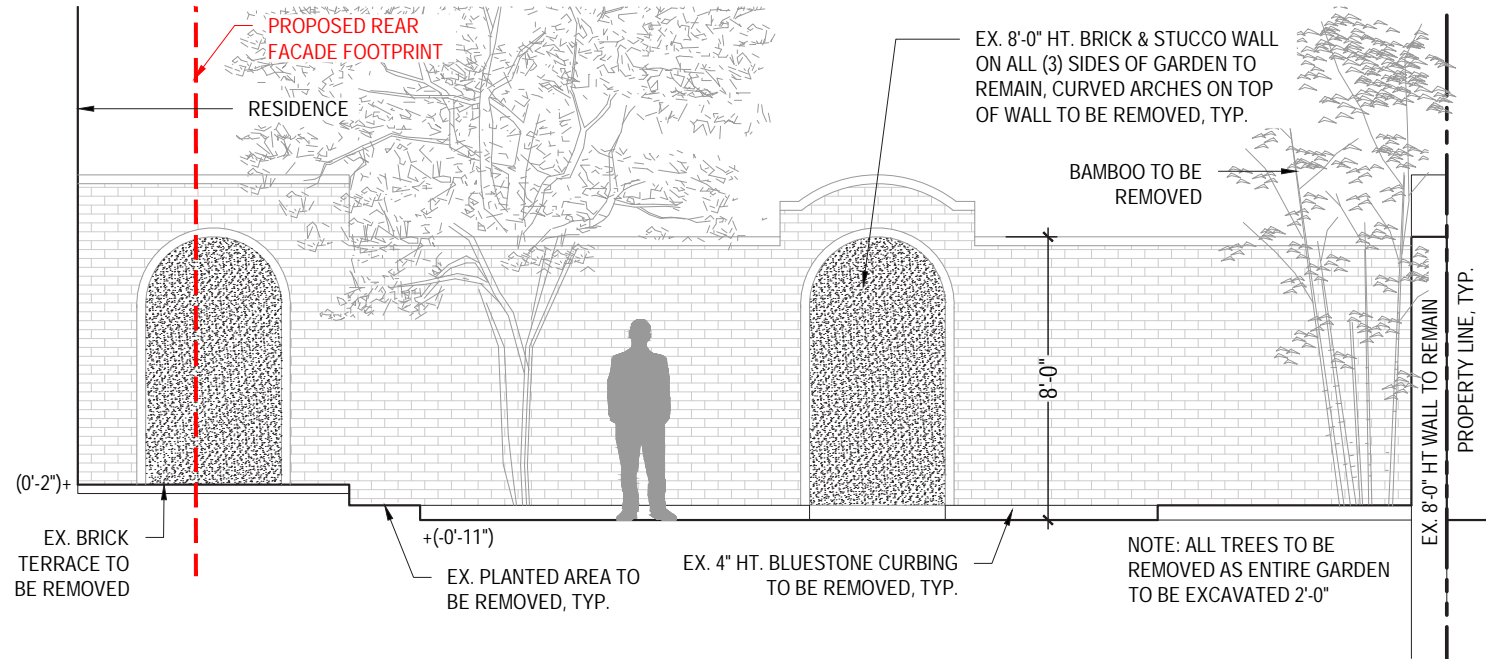
RAISED PLANTERS: CUSTOM ALUMINUM PLANTERS IN VARIOUS HEIGHTS, PAINTED MATTE BLACK



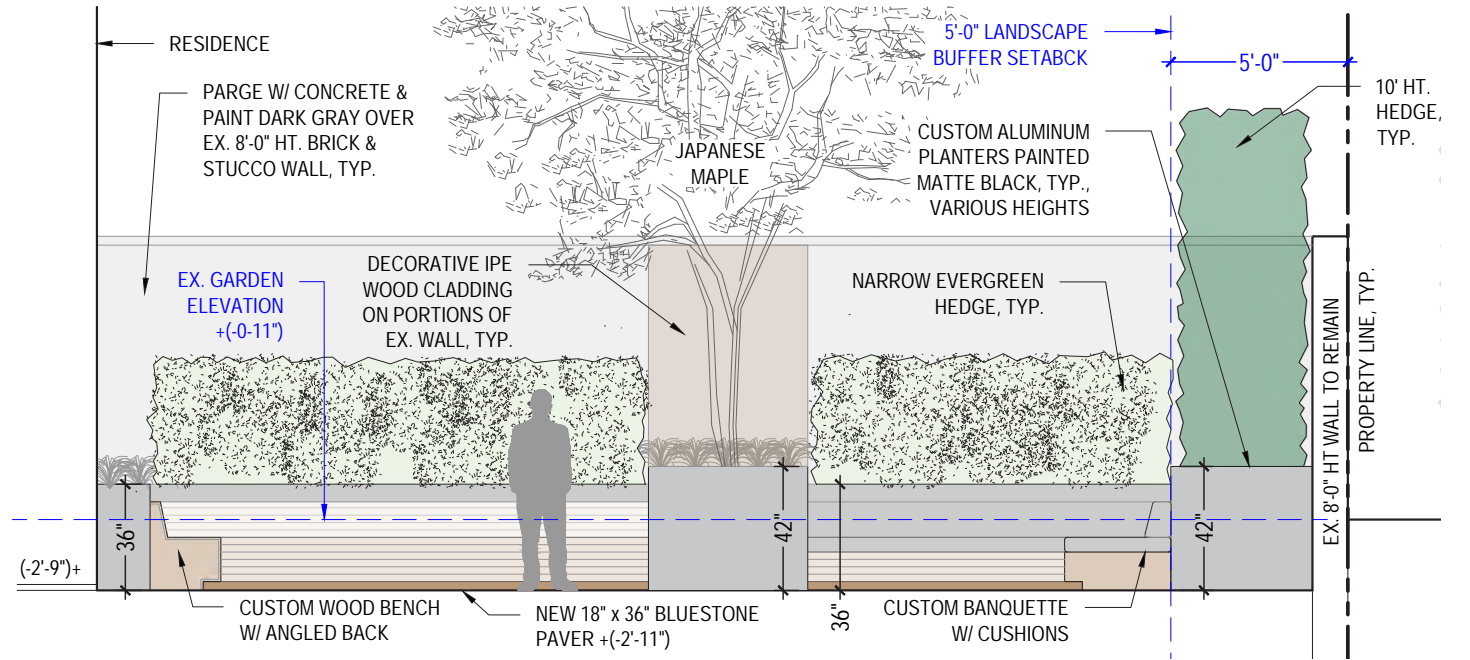
WALL PARGING & PAINTING: PARGE W/ CONCRETE & PAINT DARK GRAY OVER EX. 8'-0" HT. BRICK & STUCCO WALL



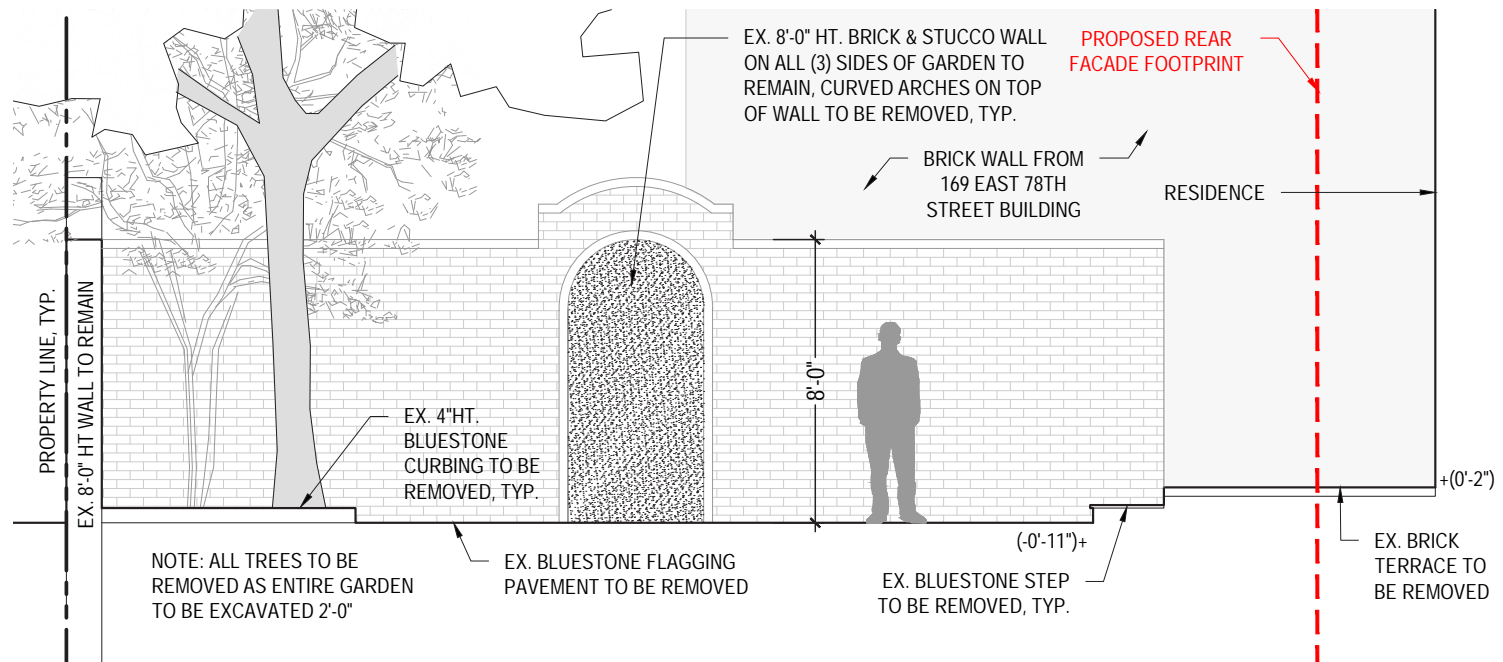
IPE WOOD CLADDING: 1x4 IPE WOOD SLATS FOR DECORATIVE COVERING OF PORTIONS OF EX. WALL



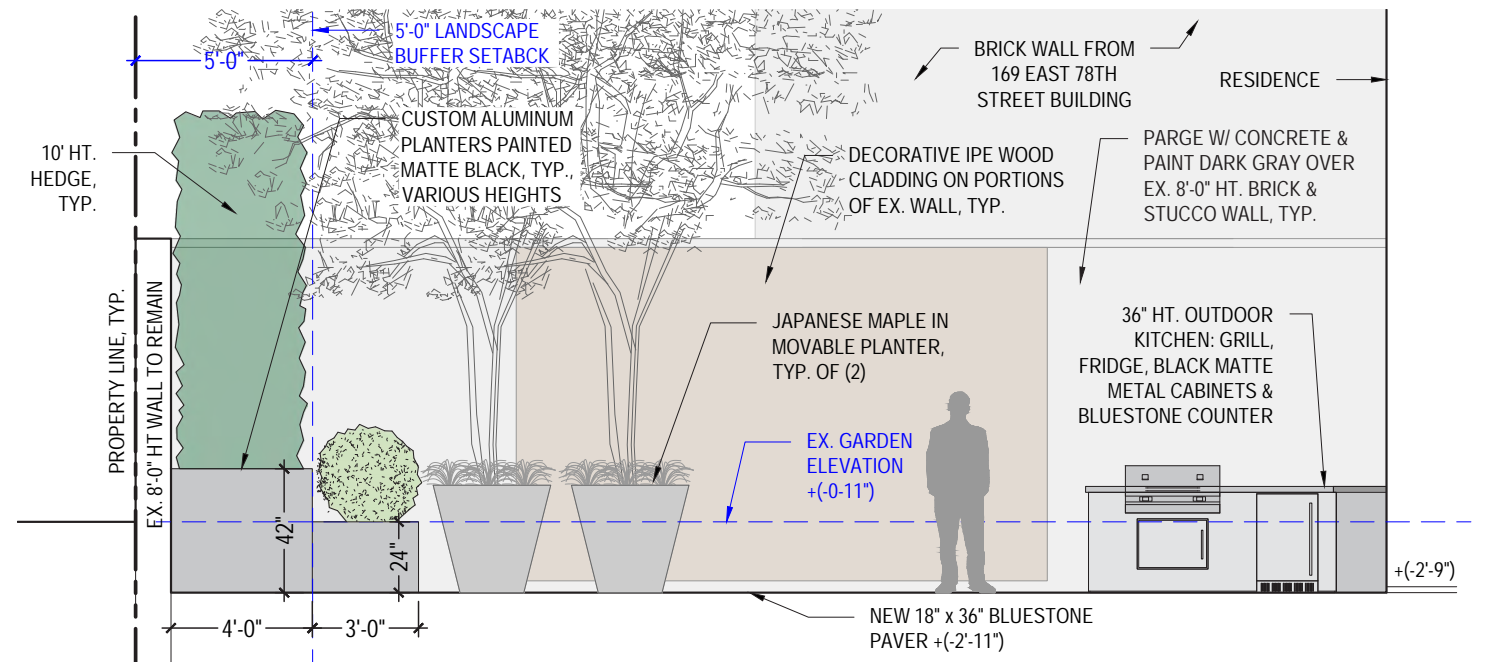
6a EXISTING SECTION THROUGH GARDEN - LOOKING WEST
SCALE: 3/16" = 1'-0"



6c PROPOSED SECTION THROUGH GARDEN - LOOKING WEST
SCALE: 3/16" = 1'-0"



6b EXISTING SECTION THROUGH GARDEN - LOOKING EAST
SCALE: 3/16" = 1'-0"



6d PROPOSED SECTION THROUGH GARDEN - LOOKING EAST
SCALE: 3/16" = 1'-0"



FRONT VIEW - BUILDINGS ALIGNMENT

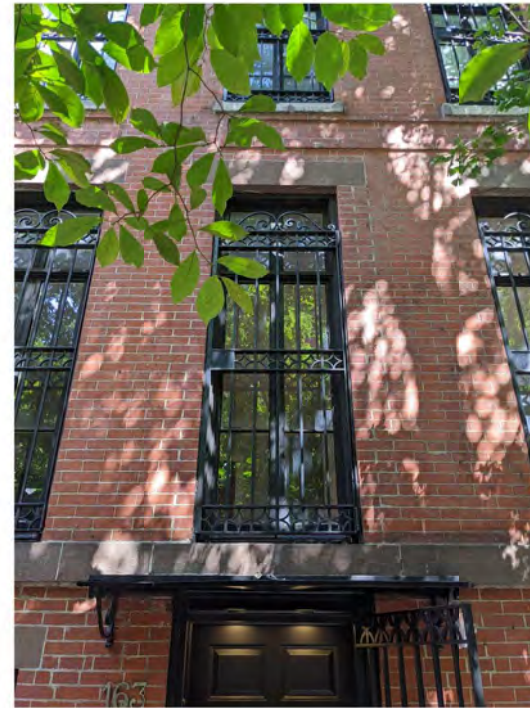


REAR VIEW - BUILDINGS ALIGNMENT



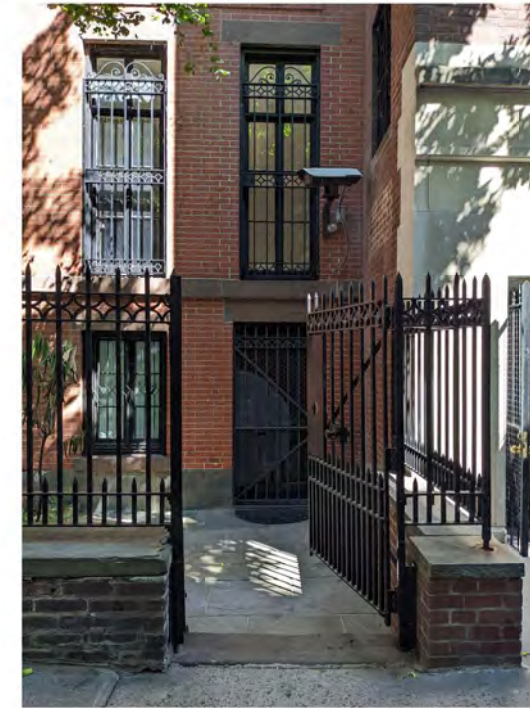
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EXISTING ENTRY - FRONT DOOR



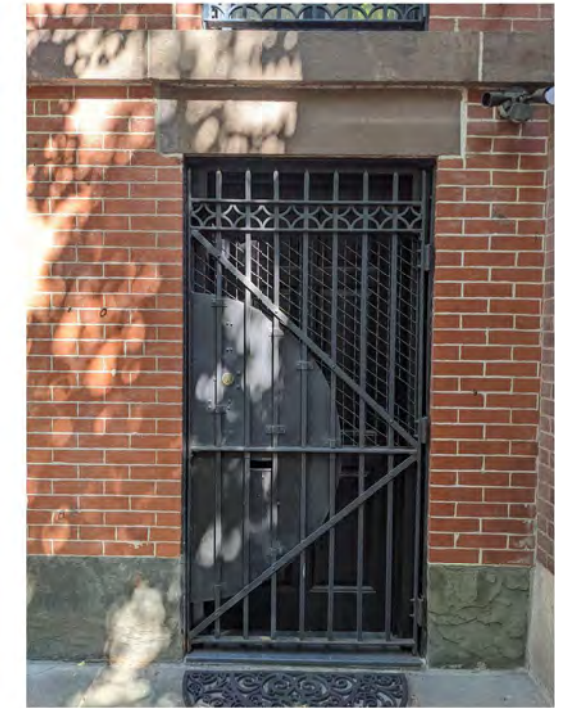
2

EXISTING WINDOW AT LEVEL 02



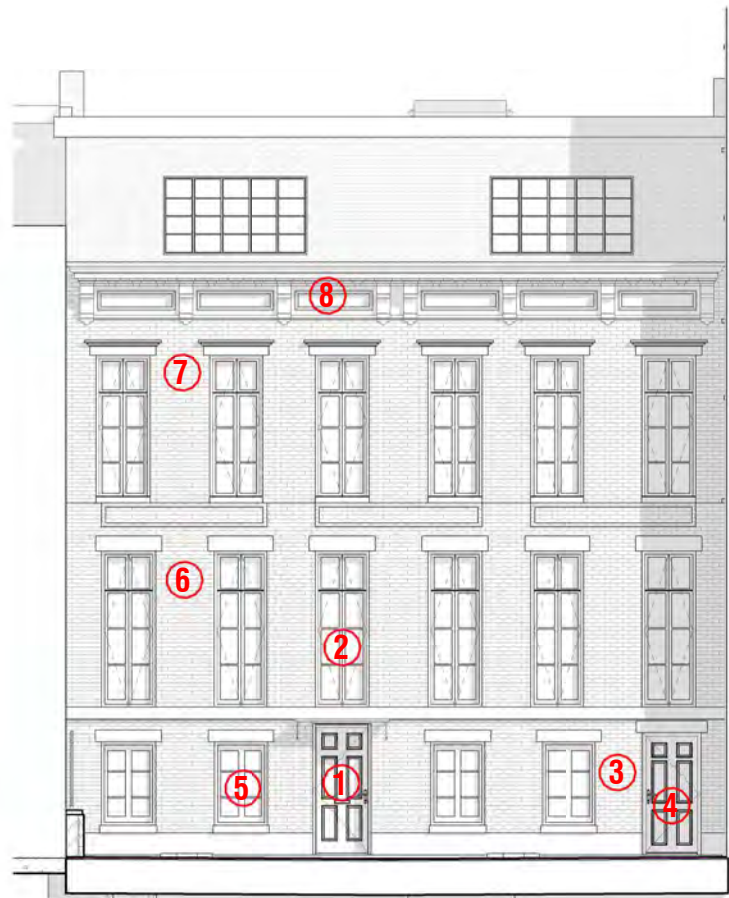
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EXISTING ENTRY - FRONT YARD



4

EXISTING ENTRY - SERVICE DOOR



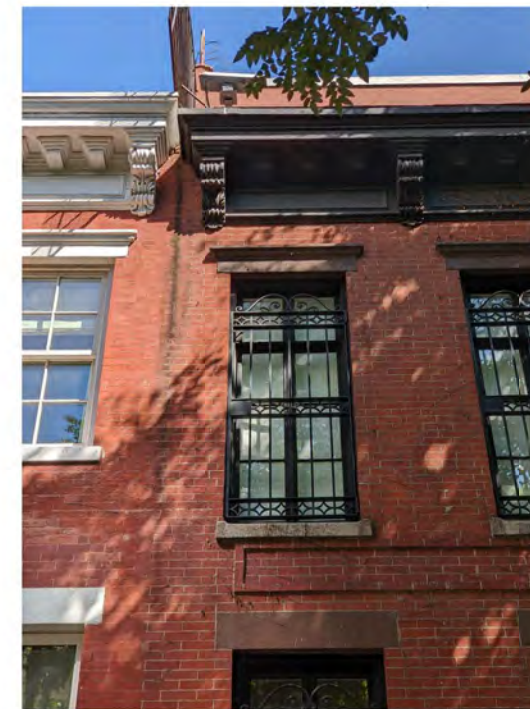
5

EXISTING WINDOW AT LEVEL 01



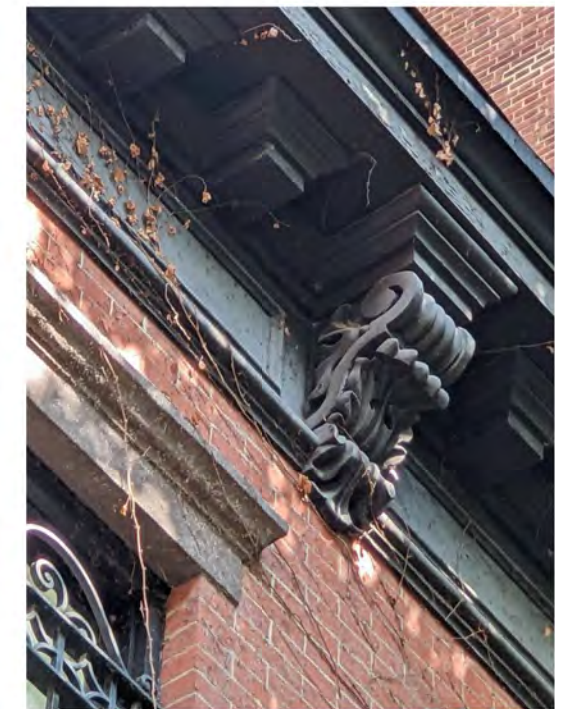
6

EXISTING WINDOW AT LEVEL 03



7

EXISTING CORNICE SOUTH WEST CORNER



8

EXISTING CORNICE DETAIL



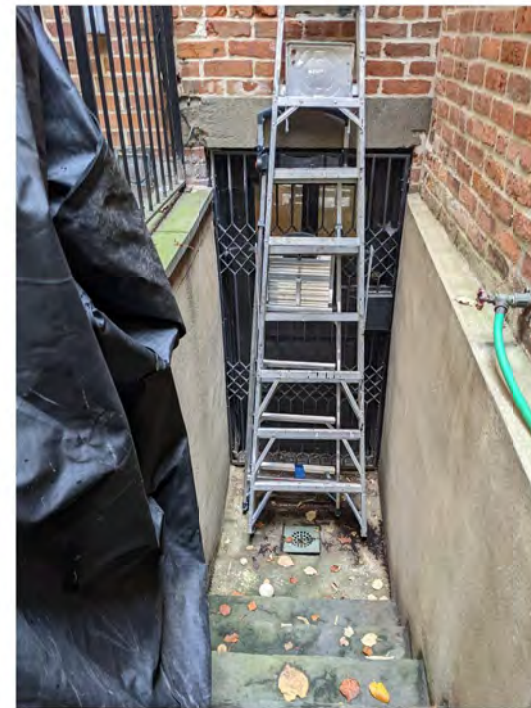
1

EXISTING REAR ENTRY



2

EXISTING REAR ENTRY AND STAIR TO CELLAR



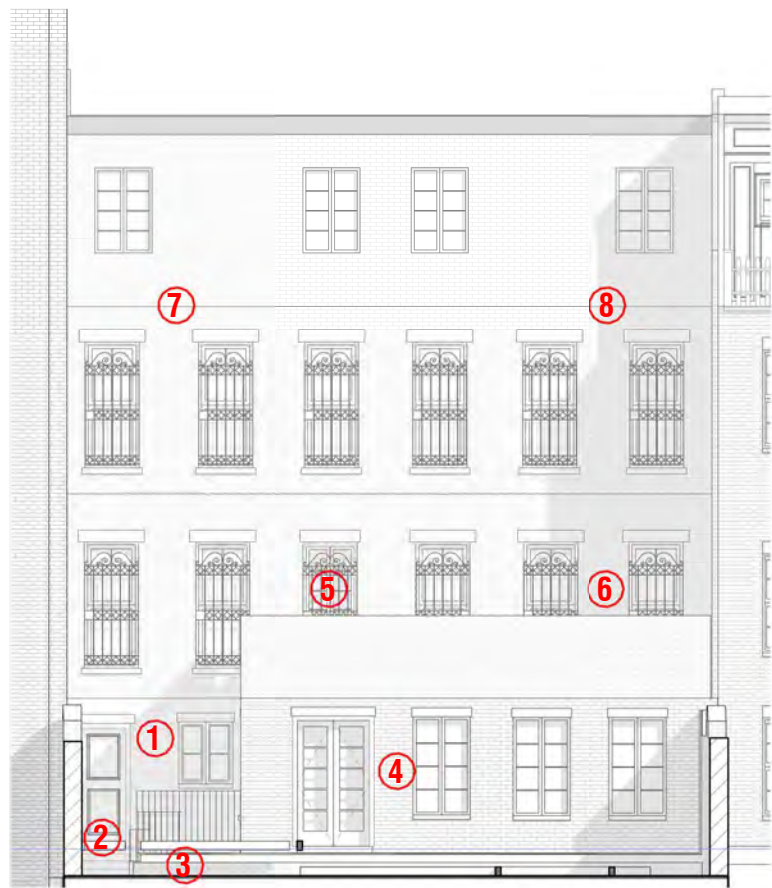
3

EXISTING REAR ENTRY TO CELLAR LEVEL



4

EXISTING REAR WINDOWS AT LEVEL 01



5

EXISTING REAR WINDOW AND DOOR TO TERRACE ON LEVEL 02



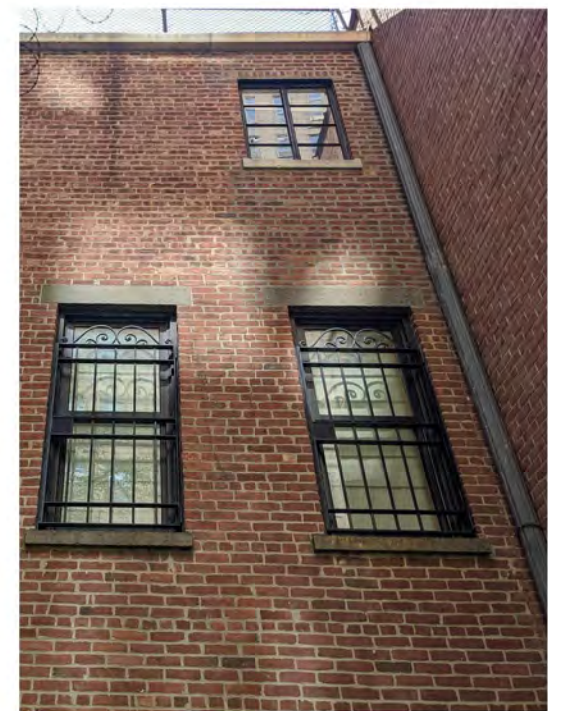
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EXISTING REAR WINDOWS AT LEVEL 02



7

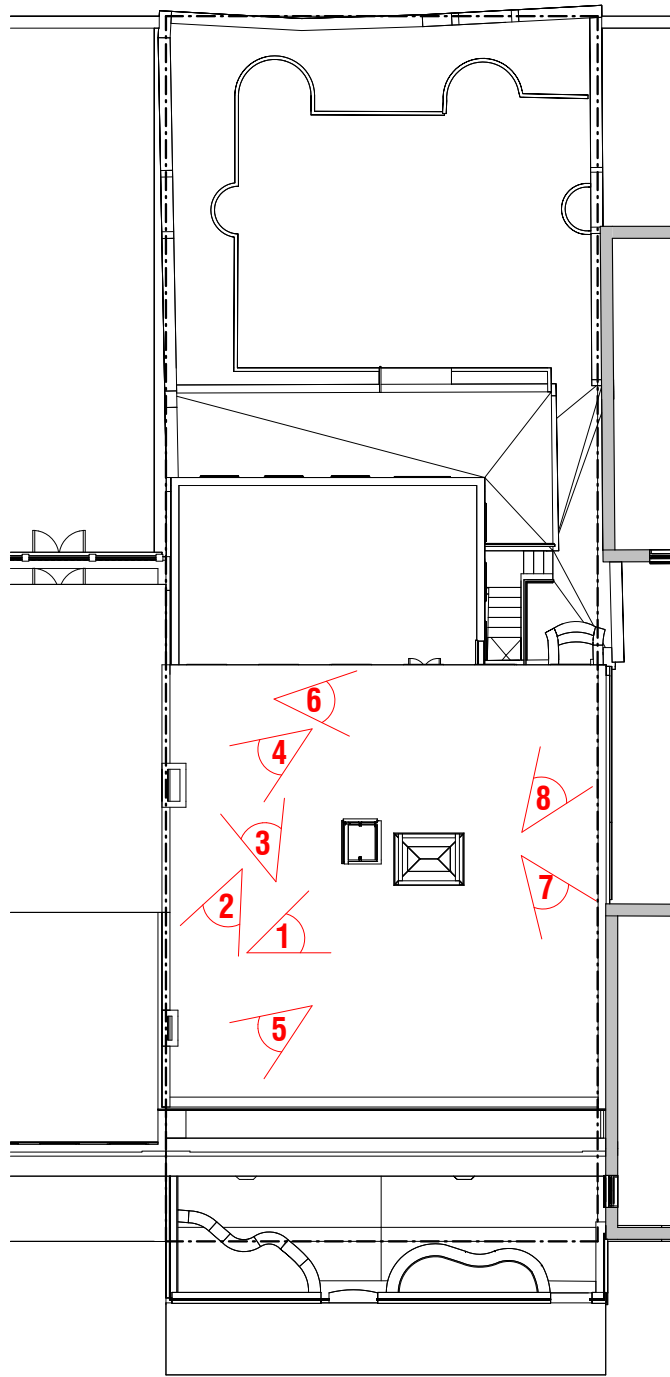
EXISTING REAR WINDOWS AT LEVEL 02 AND LEVEL 03 - NORTH EAST CORNER



8

EXISTING REAR WINDOWS AT LEVEL 02 AND LEVEL 03 - NORTH WEST CORNER

REAR FACADE EXISTING DETAILS



1

EXISTING ROOF ACCESS AND SKYLIGHT



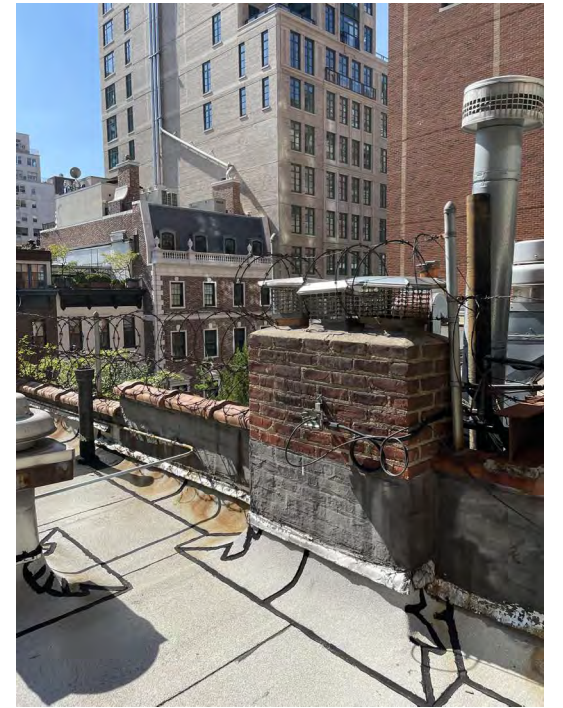
2

EXISTING EXHAUST



3

EXISTING WEST PARAPET AND REAR CHIMNEY



4

EXISTING REAR CHIMNEY



5

EXISTING SOUTH PARAPET AND FRONT CHIMNEY



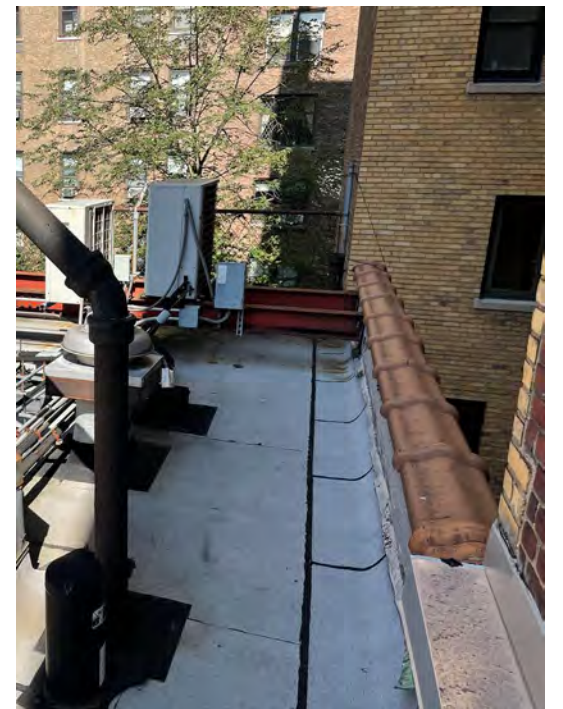
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EXISTING NORTH PARAPET AND EQUIPMENT



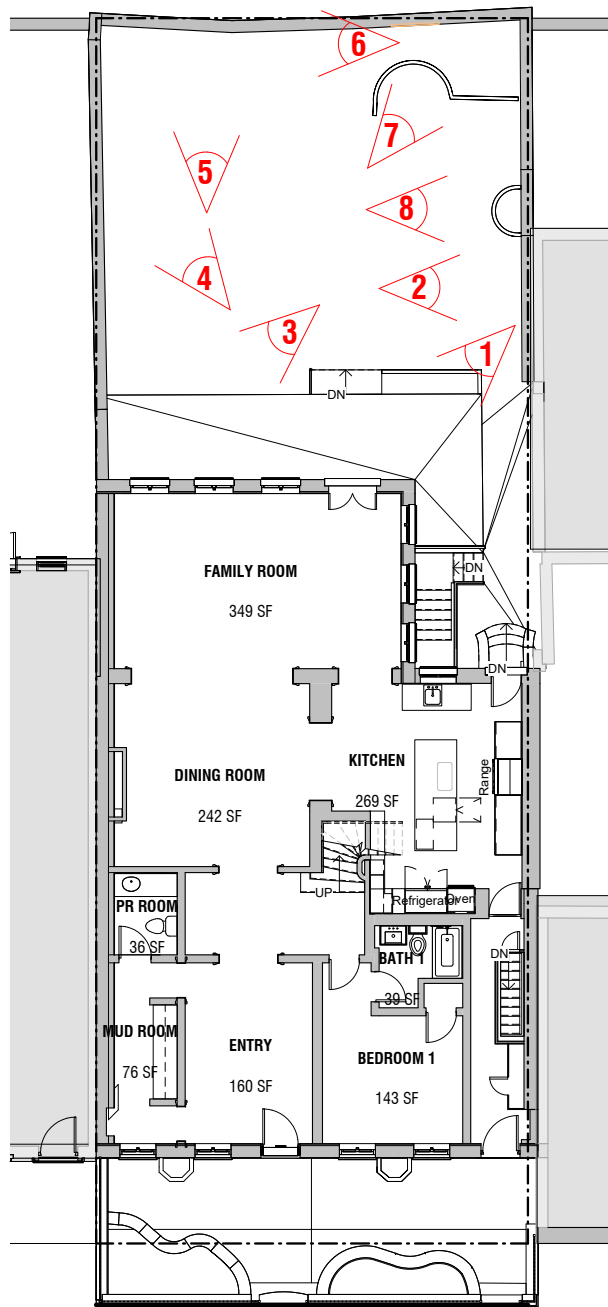
7

EXISTING ROOF EDGE



8

EXISTING EAST PARAPET



1

EXISTING REAR ENTRY PATIO



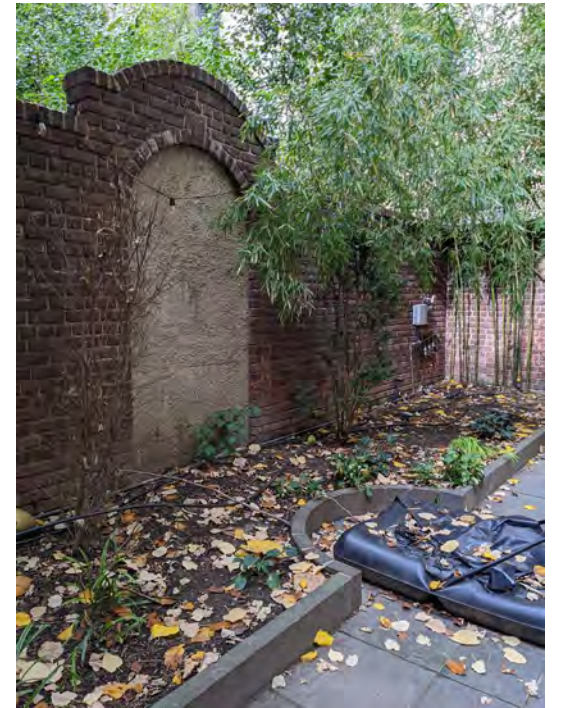
2

EXISTING ADJACENT WALL TO THE EAST



3

EXISTING ADJACENT WALL TO THE WEST



4

EXISTING ADJACENT WALL TO THE NORTH WEST



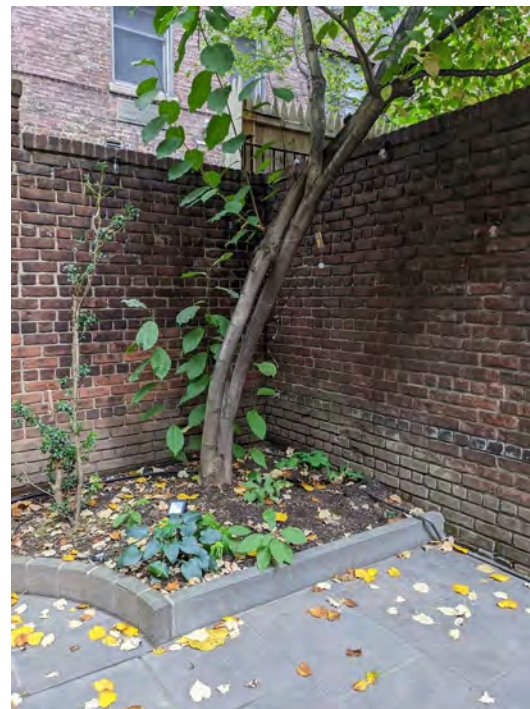
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EXISTING ADJACENT WALL TO THE NORTH



6

EXISTING ADJACENT WALL TO THE NORTH



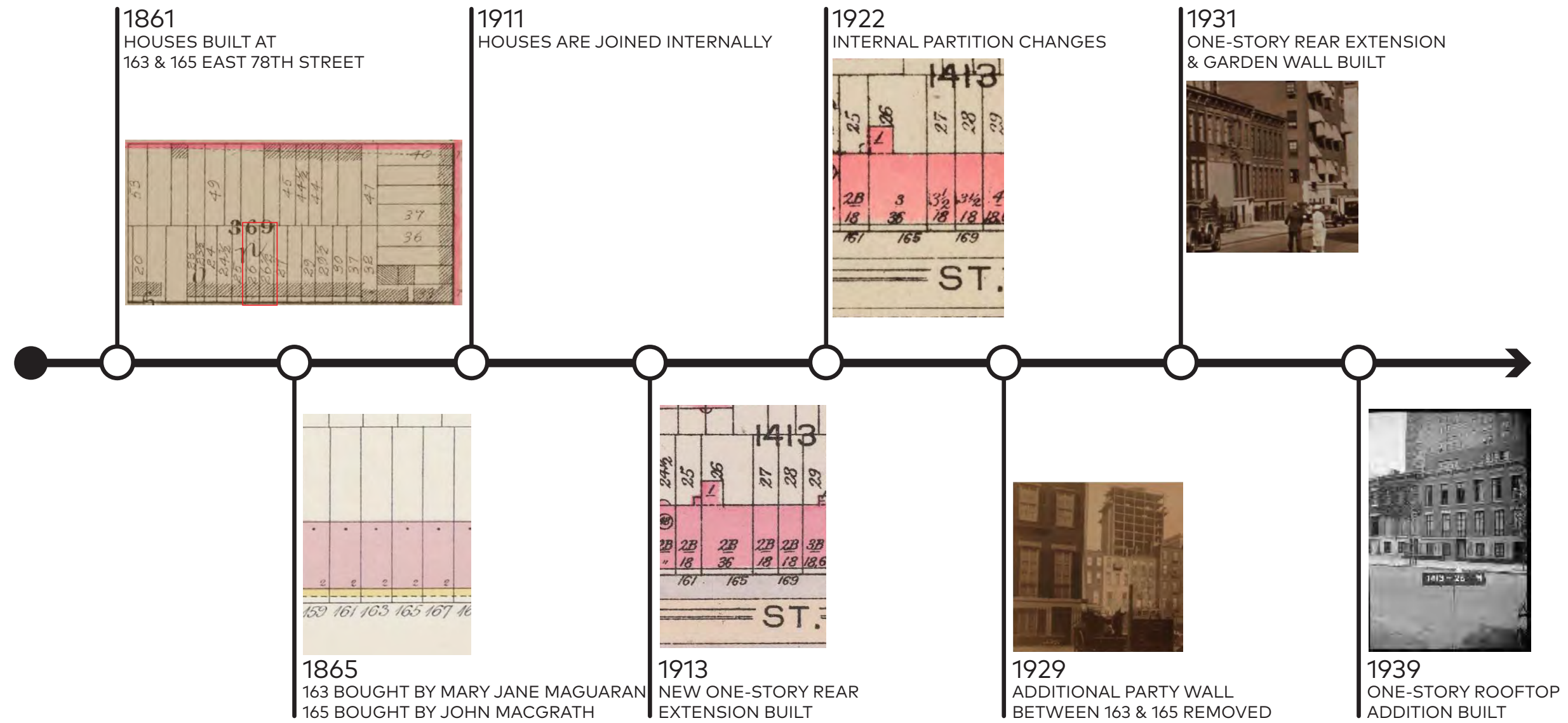
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EXISTING ADJACENT WALL AT THE NORTH - EAST CORNER



8

EXISTING ADJACENT WALL TO THE EAST

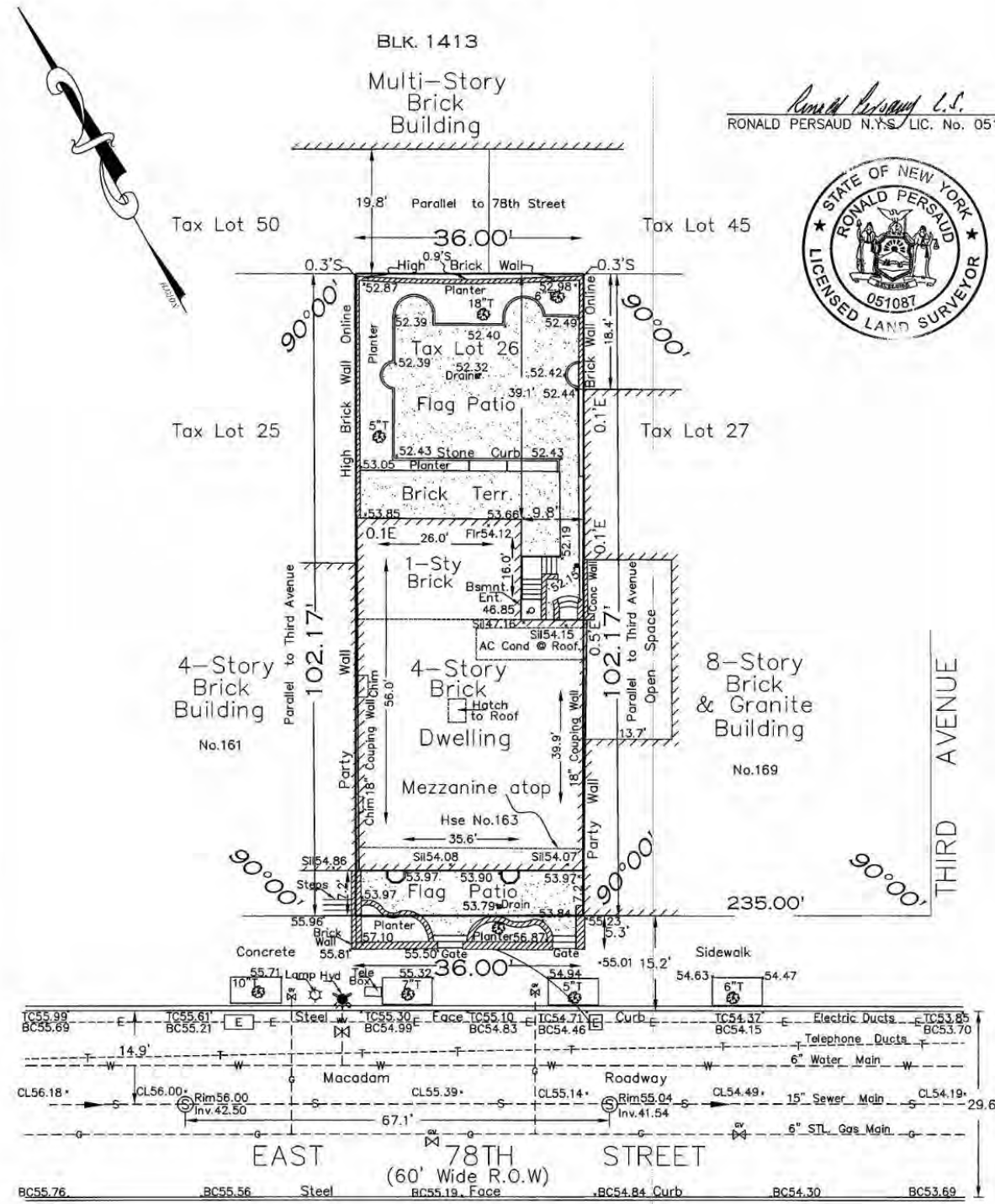


CHRONOLOGY DIAGRAM

Survey of plot situate in the Borough of Manhattan, County, City and State of New York, shown and designated as Tax Lot No. 26 in Block 1413 on the Official Tax Map of the Borough of Manhattan, New York State.
 Also known as 163 78TH Street, New York N.Y.
 Block 1413 Tax Lot No.26 : Area=3,678sq.ft. 0.08 Acres

RONALD PERSAUD, L.S.
 LAND SURVEYOR
 15 South Tenth Ave
 MOUNT VERNON, N.Y. 10550
 Tele : (914) 523-5808
 Email: ronaldpersaud1510@gmail.com

Ronald Persaud L.S.
 RONALD PERSAUD N.Y.S. LIC. No. 051087



Locations of all utilities and substructures are approximate only based on surface evidence and existing plans. The information given on the survey pertaining to utilities and substructures is not certified to accuracy or completeness. Consult with the appropriate company or agency before designing or constructing improvements.
 All Elevations referenced to the North American Vertical Datum of 1988. +16.50 Denotes Elevation value in feet.
 Unauthorized alteration or addition to this survey map is a violation of Section 7209 Subsection 2, of the New York State Education Law.
 No guarantee is implied by this map as to the existence or non-existence of any easements of record that would affect subject property, unless surveyor has been furnished a complete copy of the title report.
 Dimensions shown from structures to property lines are not intended to be used for construction of fences, structures or other improvements.

"Surveyed As In Possession" Surveyed: August 24, 2022 SCALE : 1" = 16' Map Drafted: September 3, 2022 INDEX: COO-186

July 25, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-23-11878

**163-165 East 78th Street – 163-165 East 78th Street House –
Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 818 2472 3239

Passcode: 755950

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.