

February 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04398

**1 East 78th Street – New York University Institute of Fine Arts
(formerly James B. Duke Mansion) – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 346 6303

Passcode: 677288

By Phone: 646-558-8656 (NY)

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.



JAMES B. DUKE HOUSE

THE INSTITUTE OF FINE ARTS

1 EAST 78TH STREET



- PROVIDE ADA ACCESS TO THE BASEMENT FLOOR
- NO CHANGE TO EXTERIOR FACADE



DUKE MANSION

1 East 78th Street

New York, NY 10075

architect

MAD

Matiz Architecture & Design

244 5th Ave, 5th Floor

New York, NY 10001

T. 212 982 4613

www.MAD-NYC.com

structural engineer

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| 5 | LPC PRESENTATION | 01.27.25 |
| 4 | LPC PRESENTATION | 01.15.25 |
| 3 | COMMUNITY BOARD 8 PRESENTATION | 12.09.24 |
| 2 | 100% DD/LPC SUBMISSION | 10.28.24 |
| 1 | 50% DESIGN DEVELOPMENT | 12.22.23 |
| | revision | date |
| | | drawing title |

project number

2201A

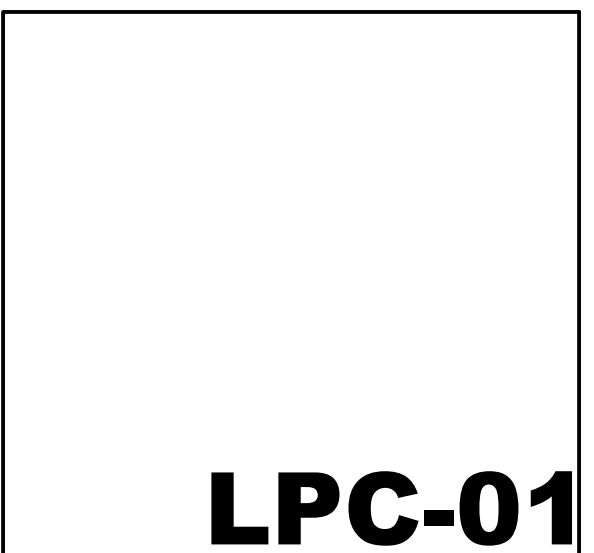
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AS NOTED

SITE PLAN & HISTORIC PHOTO



LPC-01

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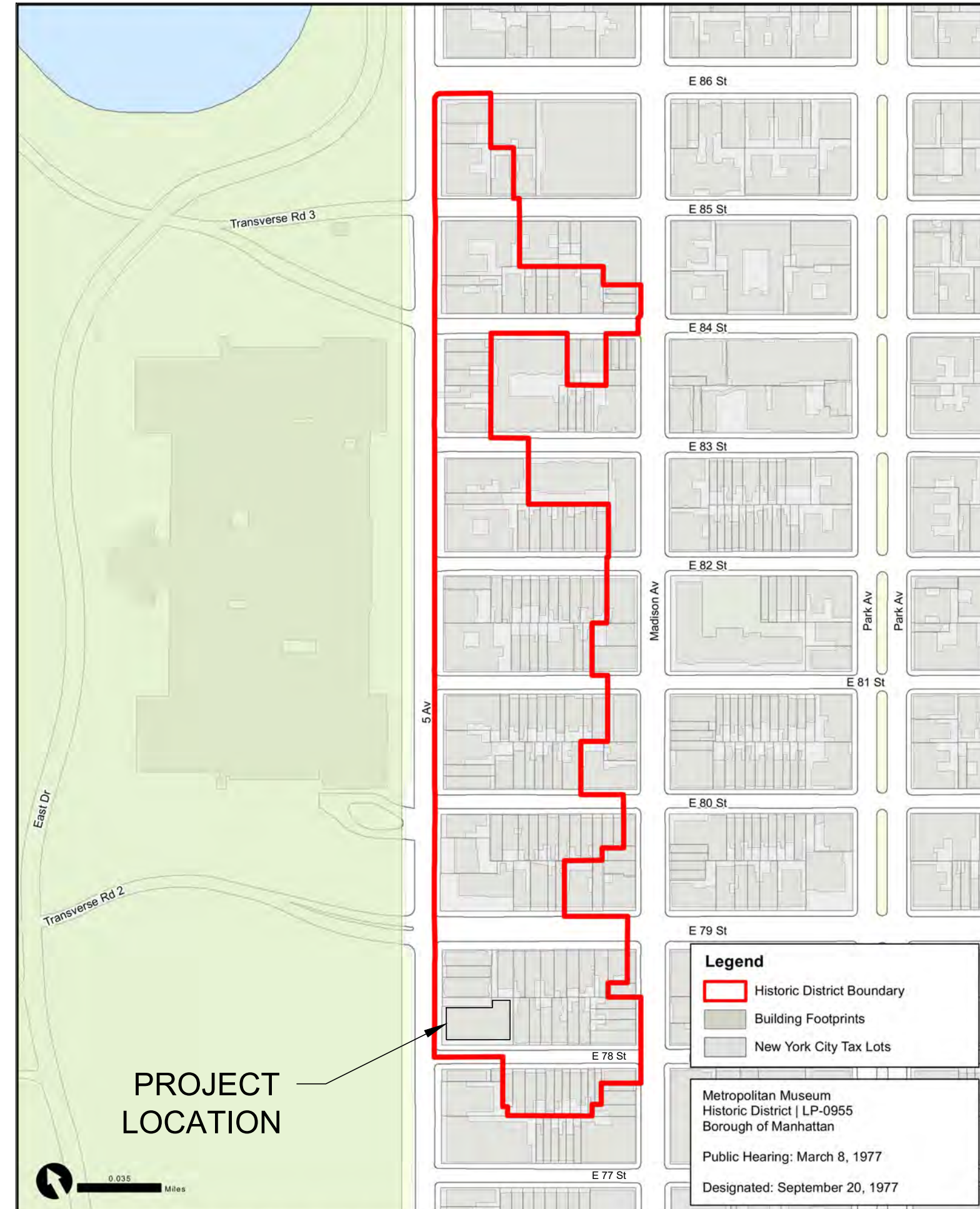
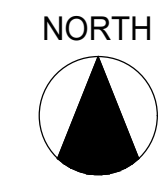
21 HISTORICAL TAX PHOTO 1980
NTS



11 PHOTO OF CURRENT CONDITIONS 2023
NTS



20 NYC TAX MAP
NTS



10 METROPOLITAN MUSEUM HISTORIC DISTRICT (RED OUTLINE)
NTS

ADDRESS: 1 EAST 78TH STREET
TAX BLOCK: 1393
TAX LOT: 1
ZONE: R10 & R8B
MAP: 8C



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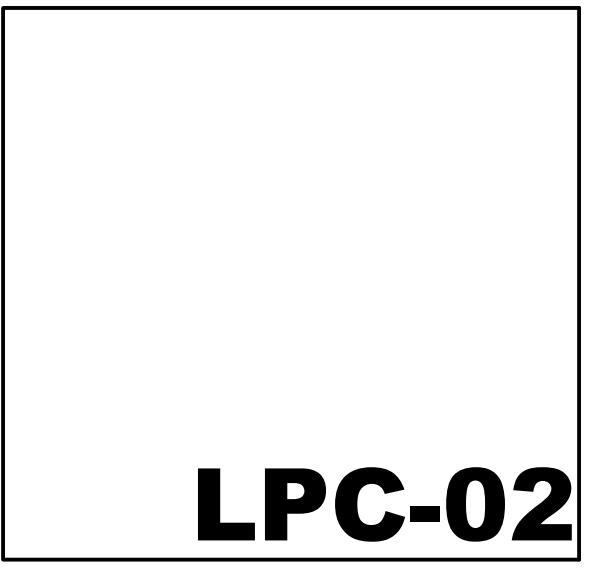
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date
01.27.25
scale
AS NOTED

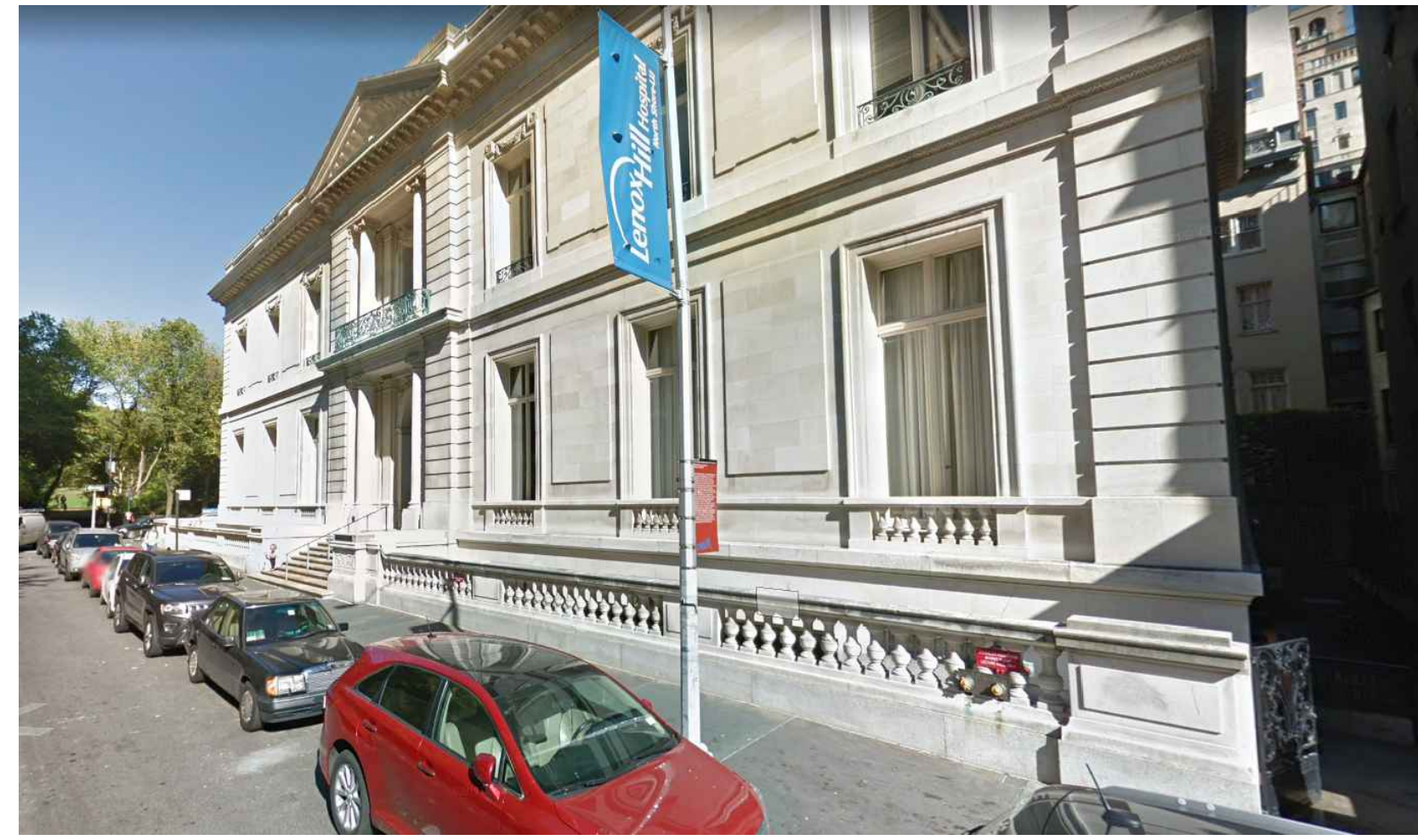
SITE PLAN & HISTORIC
PHOTO



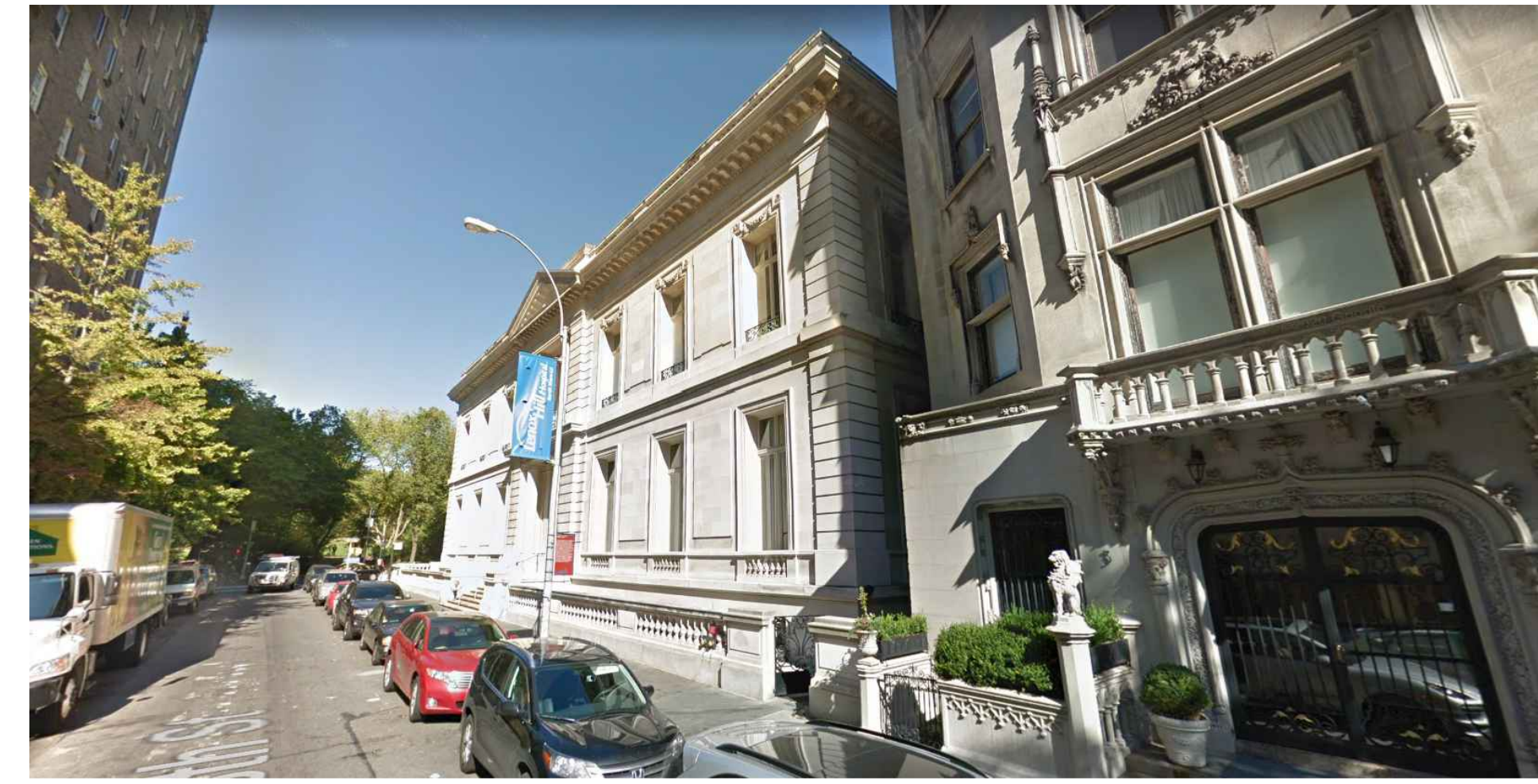
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32 EXISTING NORTHERN VIEW OF FRONT FACADE
NTS



31 EXISTING NORTHERN VIEW FROM BUILDING CORNER
NTS

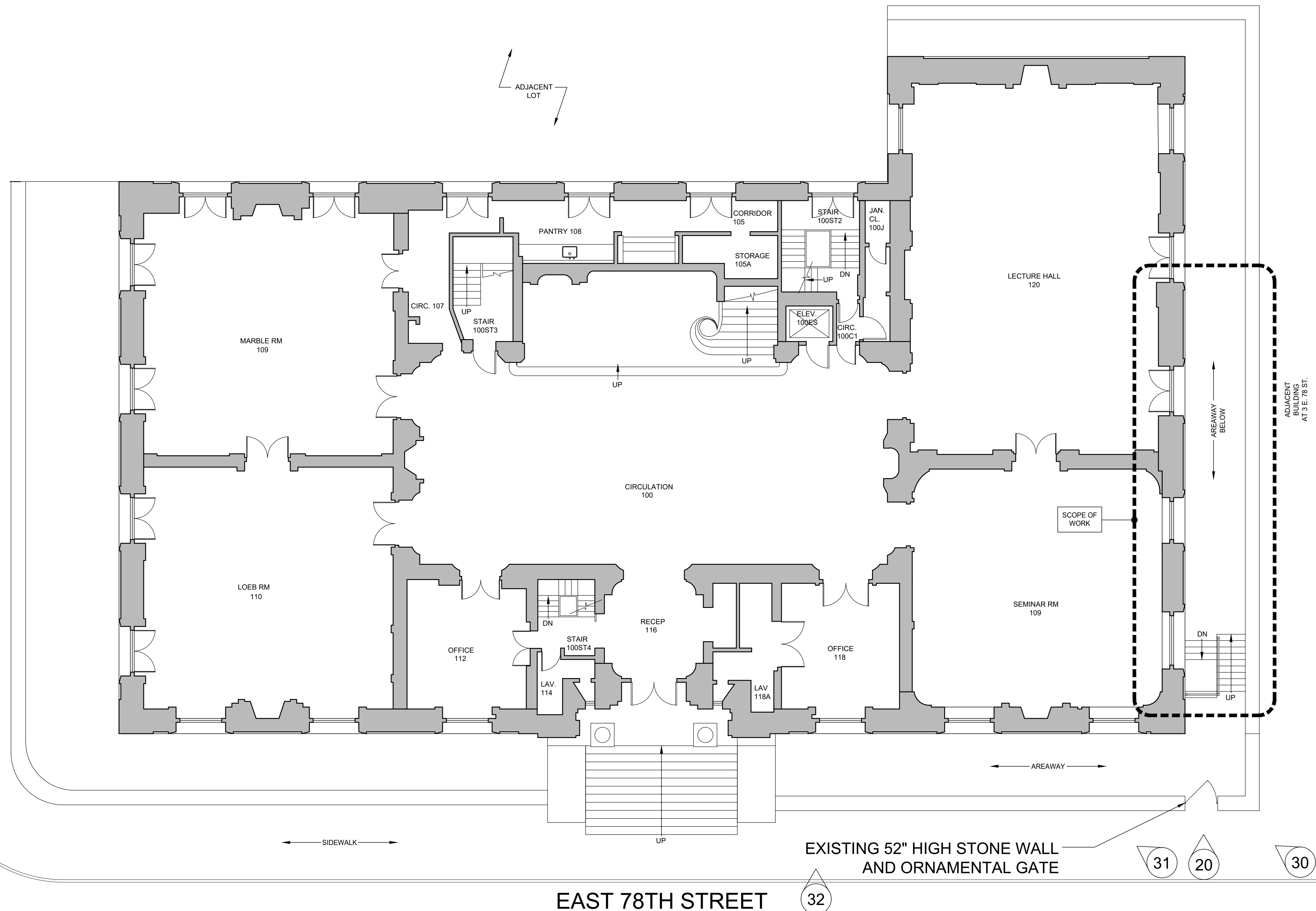


30 EXISTING NORTHERN VIEW FROM FRONT OF 3 E. 78TH ST.
NTS



20 EXISTING EAST 78TH STREET VIEW FROM SIDEWALK
NTS

FIFTH AVENUE



10 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1' - 0"

PROJECT SCOPE:

- A. PROVIDE ADA ACCESS TO THE BASEMENT FLOOR
- B. INSTALL ADA LIFT ON EAST SIDE OF BUILDING WITHIN AREAWAY
- C. MAJORITY OF PROPOSED IMPROVEMENTS ARE HIDDEN FROM STREET LINE OF SIGHT
- D. NO CHANGE TO EXTERIOR FACADE
- E. REBUILDING OF EXTERIOR ACCESS STAIRWAY DUE TO DETERIORATING STRUCTURAL STEEL. (RELATED AND SEPARATE PROJECT BY NYU WITH OTHER PROFESSIONAL)

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**FIRST FLOOR
REFERENCE PLAN**

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| project number | 2201A |
| date | 01.27.25 |
| scale | AS NOTED |

LPC-03
MADMADMADMADMAD



22 EAST 78TH GOOGLE STREET VIEW
 NTS (LPC REQUEST FOR NO SCAFFOLDING VISIBLE)



21 EAST 78TH GOOGLE STREET VIEW
 NTS (LPC REQUEST FOR NO SCAFFOLDING VISIBLE)



20 EAST 78TH GOOGLE STREET VIEW
 NTS (LPC REQUEST FOR NO SCAFFOLDING VISIBLE)



12 EXISTING EAST 78TH STREET VIEW FROM SIDEWALK
 NTS



11 EXISTING EAST 78TH STREET VIEW FROM SIDEWALK
 NTS



10 EXISTING EAST 78TH STREET VIEW FROM SIDEWALK
 NTS

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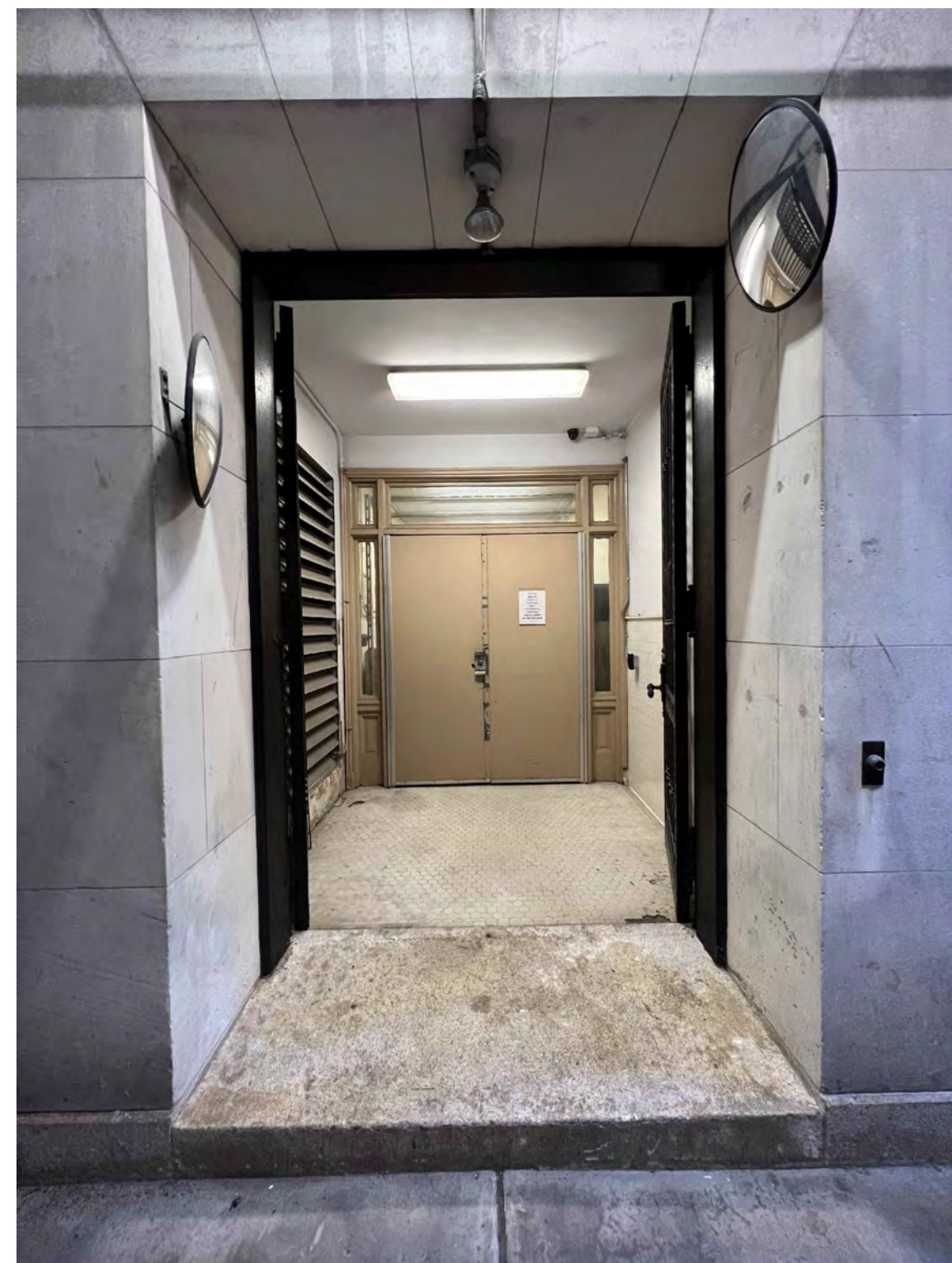
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ADDITIONAL PHOTOS

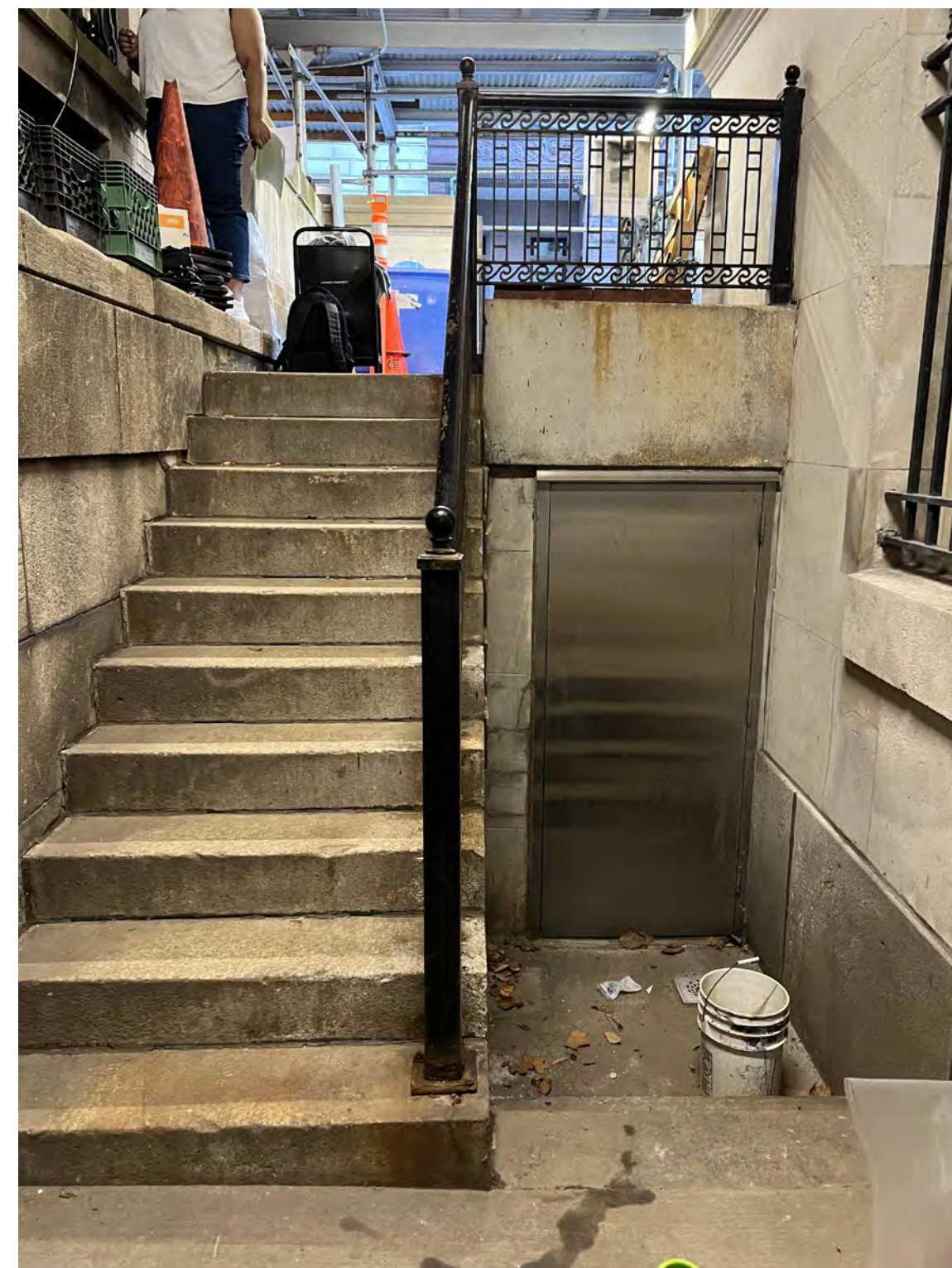
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| project number | 2201A |
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| scale | AS NOTED |



22 EXISTING SIDYARD
NTS



21 EXISTING DOORWAY AT BASEMENT
NTS



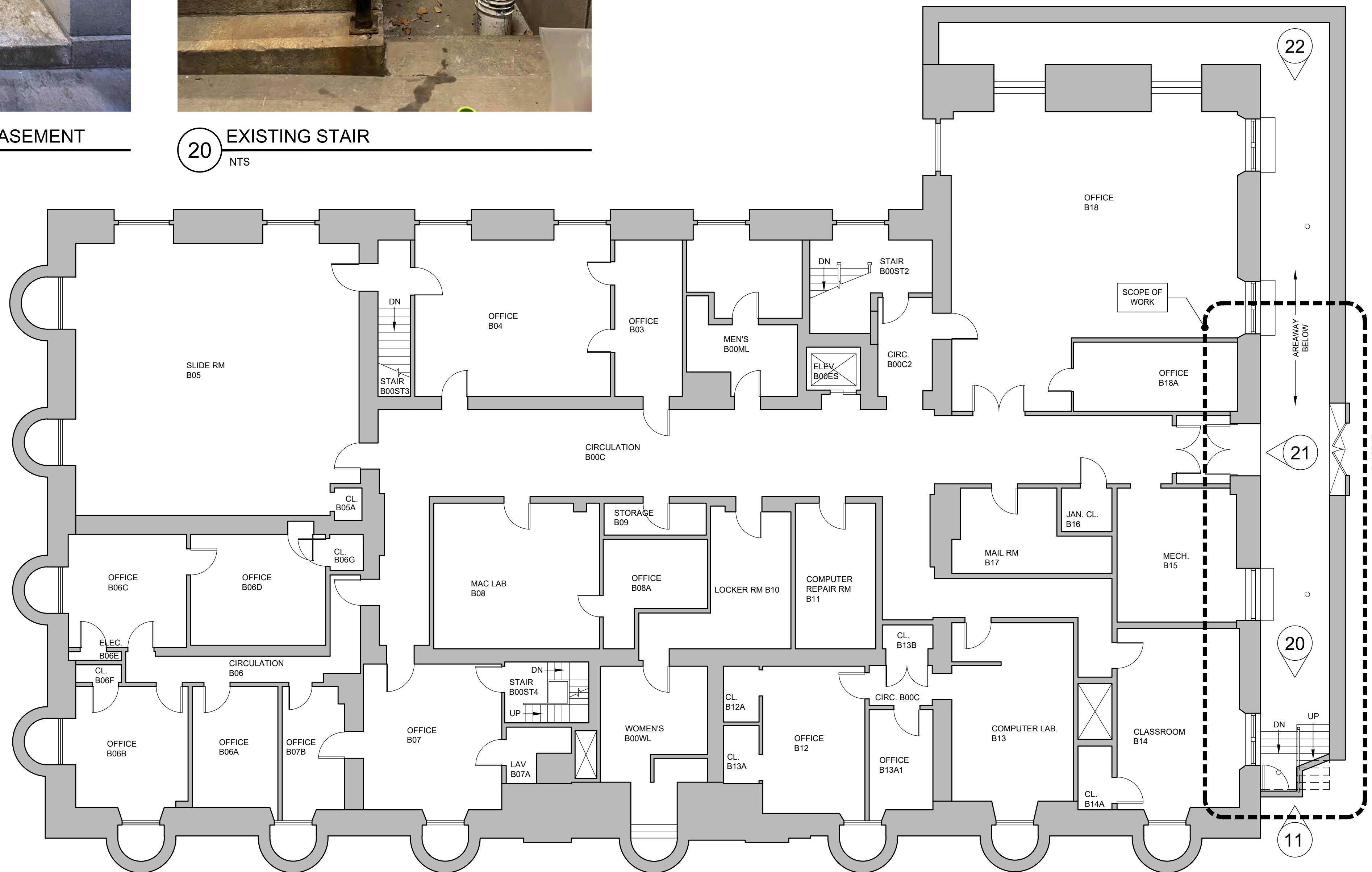
20 EXISTING STAIR
NTS



11 EXISTING STAIR
NTS

CONDITION NOTES:

- A. REBUILDING OF EXTERIOR ACCESS STAIR DUE TO DETERIORATING STRUCTURAL STEEL APPROVED UNDER SEPERATE LPC APPLICATION: LPC-19-33441



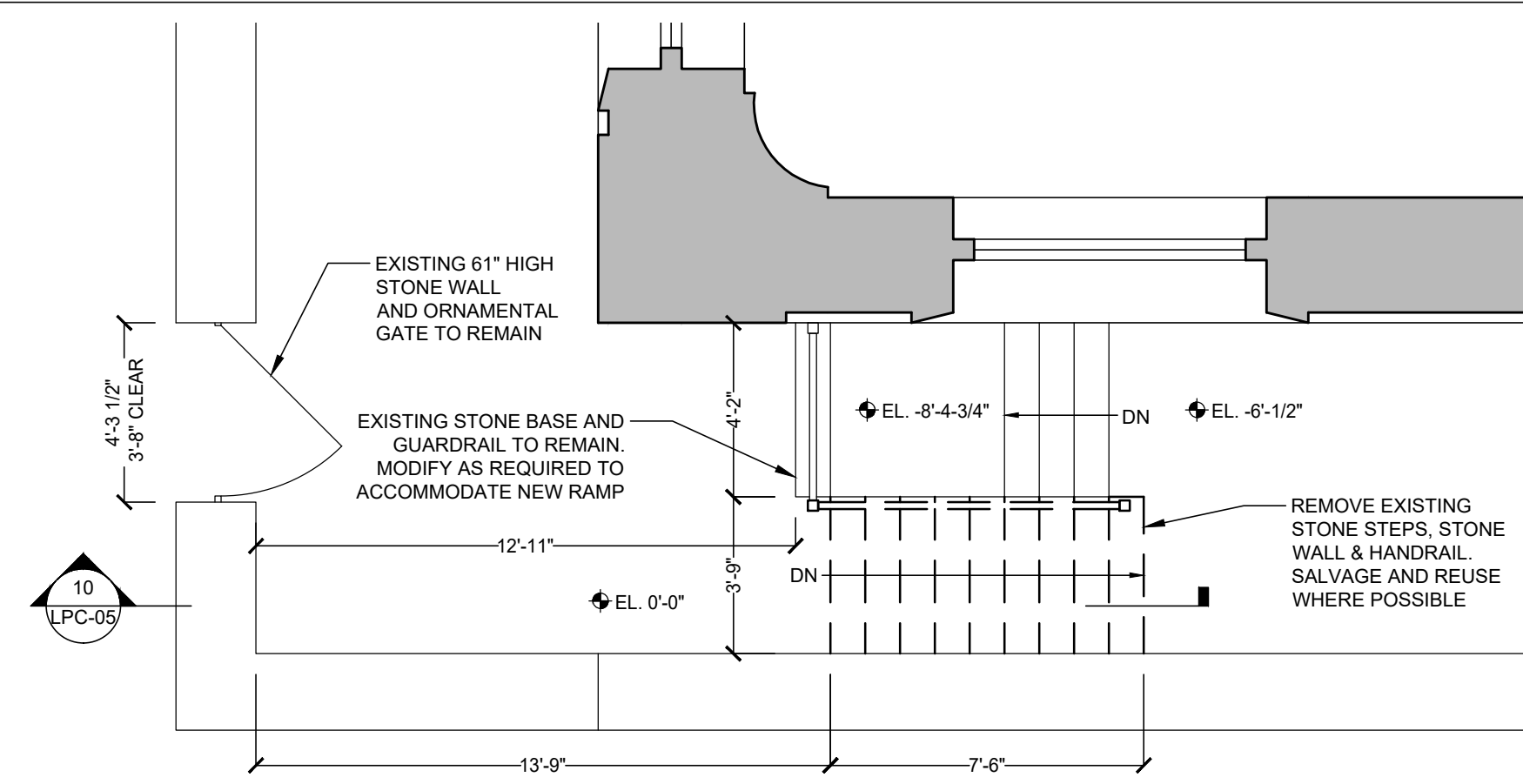
10 EXISTING BASEMENT PLAN
SCALE: 1/8" = 1' - 0"

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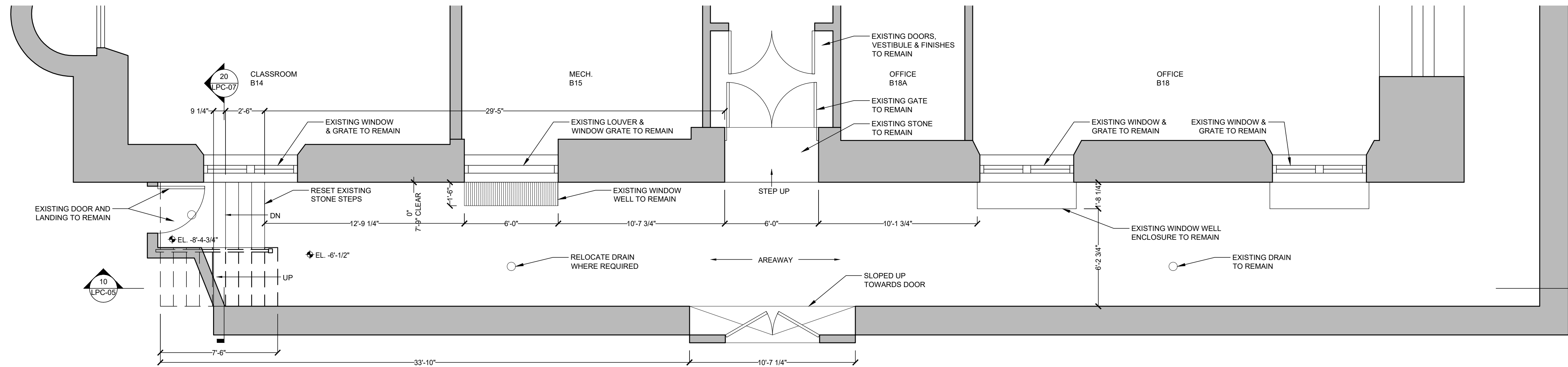
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**BASEMENT
REFERENCE PLAN**

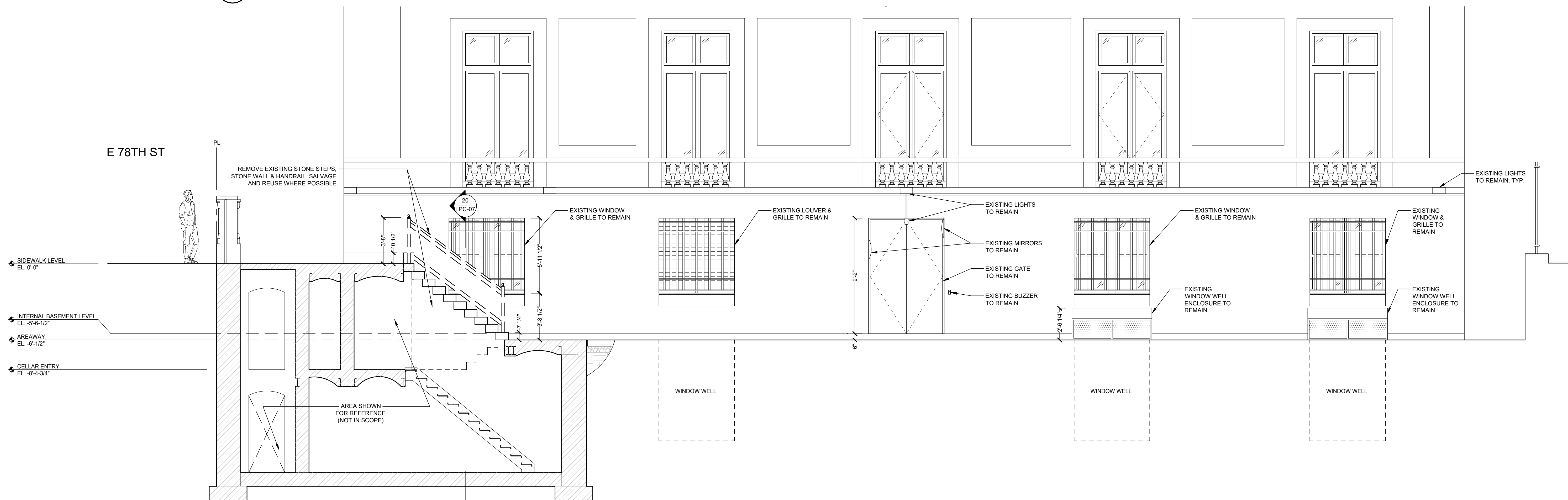
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| project number | 2201A |
| date | 01.27.25 |
| scale | AS NOTED |



30 EXISTING FIRST FLOOR EAST AREAWAY PLAN
SCALE: 1/4" = 1' - 0"



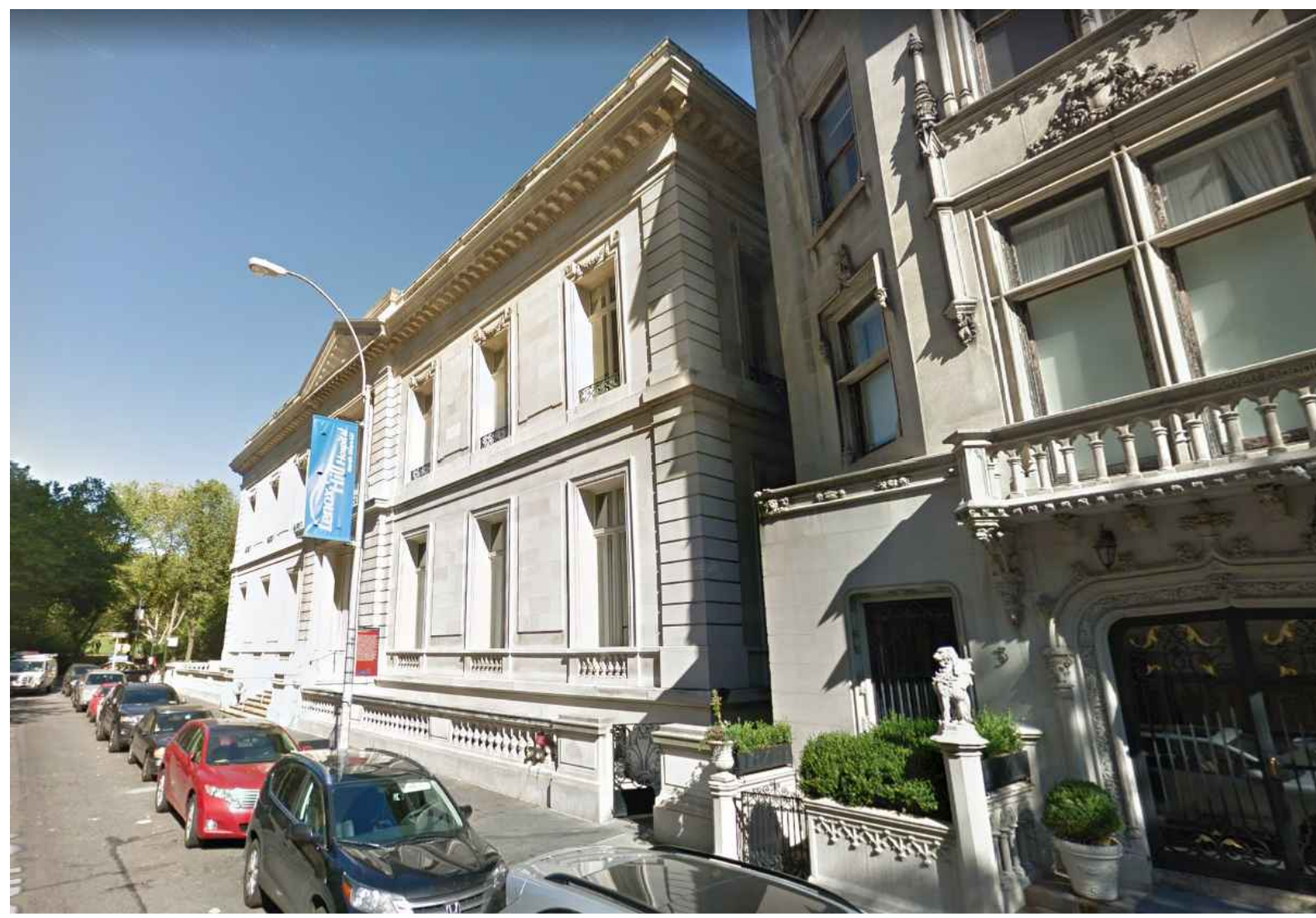
20 EXISTING BASEMENT EAST AREAWAY PLAN
SCALE: 1/4" = 1' - 0"



10 EXISTING WEST SECTION/ELEVATION AT EAST AREAWAY
SCALE: 1/4" = 1' - 0"

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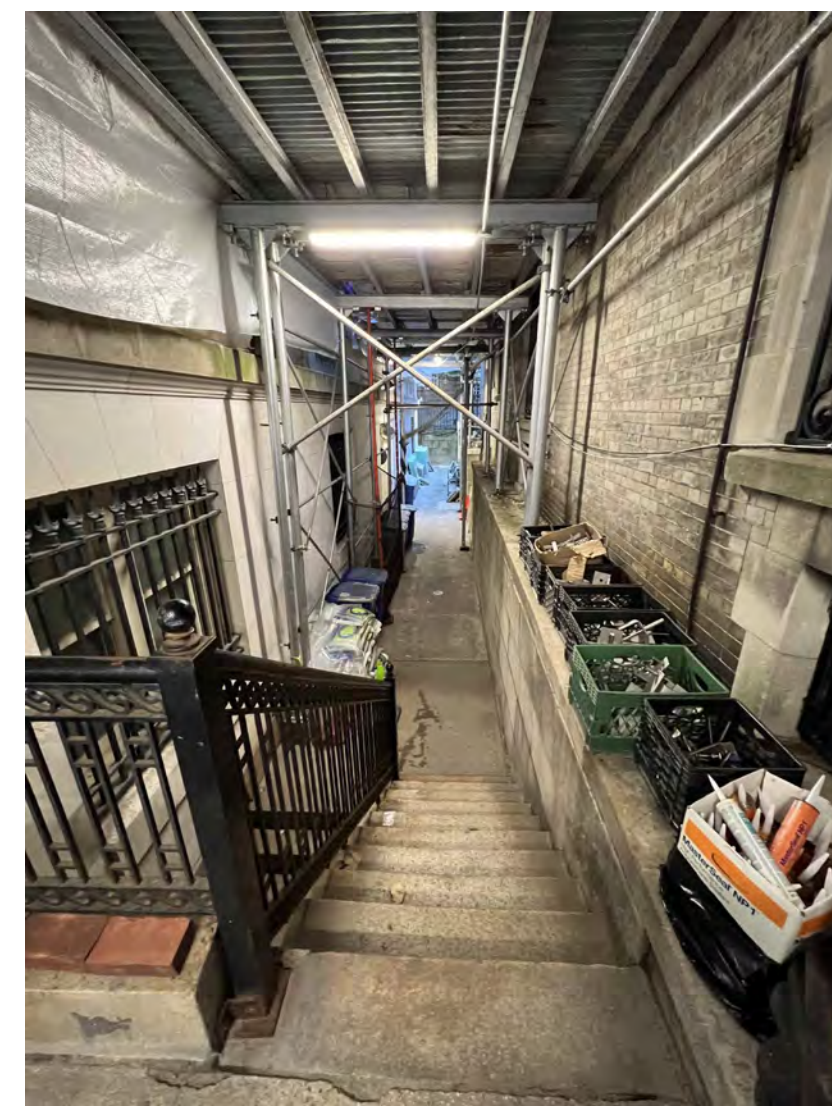
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| | | EXISTING BASEMENT & 1ST FL PLAN, SECTION & ELEVATION |
| | | project number 2201A |
| | | date 01.27.25 |
| | | scale AS NOTED |



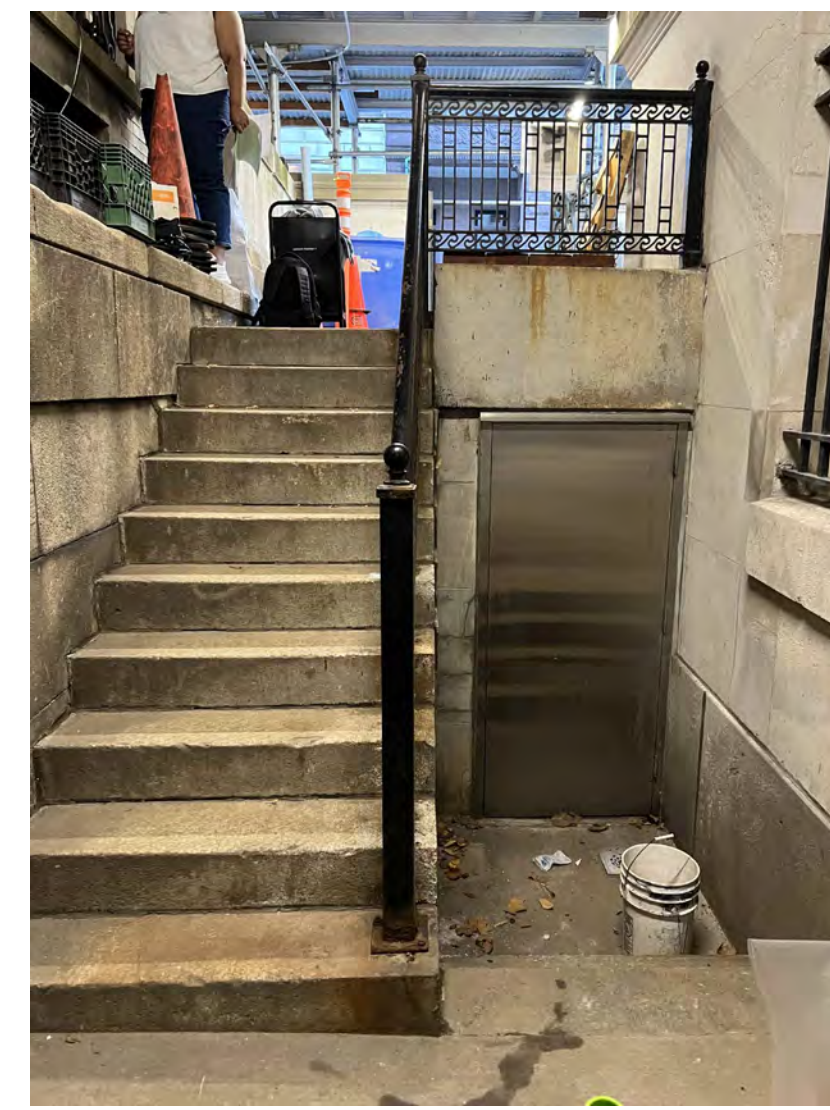
34 EXISTING NORTHERN VIEW FROM FRONT OF 3 E. 78TH ST.
NTS



33 EXISTING VIEW FROM SIDEWALK
NTS



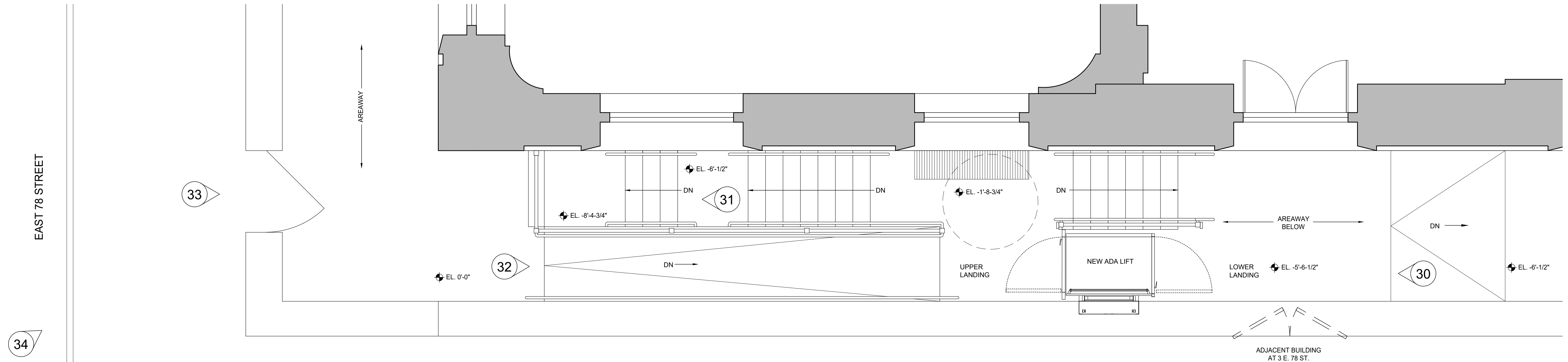
32 EXISTING STAIR
NTS



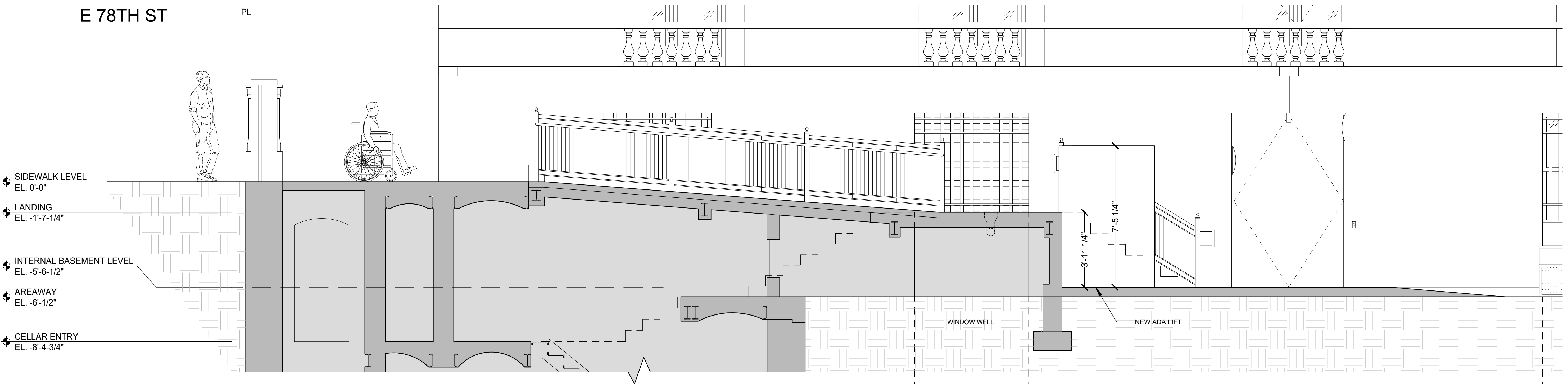
31 EXISTING STAIR
NTS



30 EXISTING AREAWAY
NTS



20 PROPOSED AREAWAY ENLARGED PLAN
SCALE: 3/8" = 1' - 0"



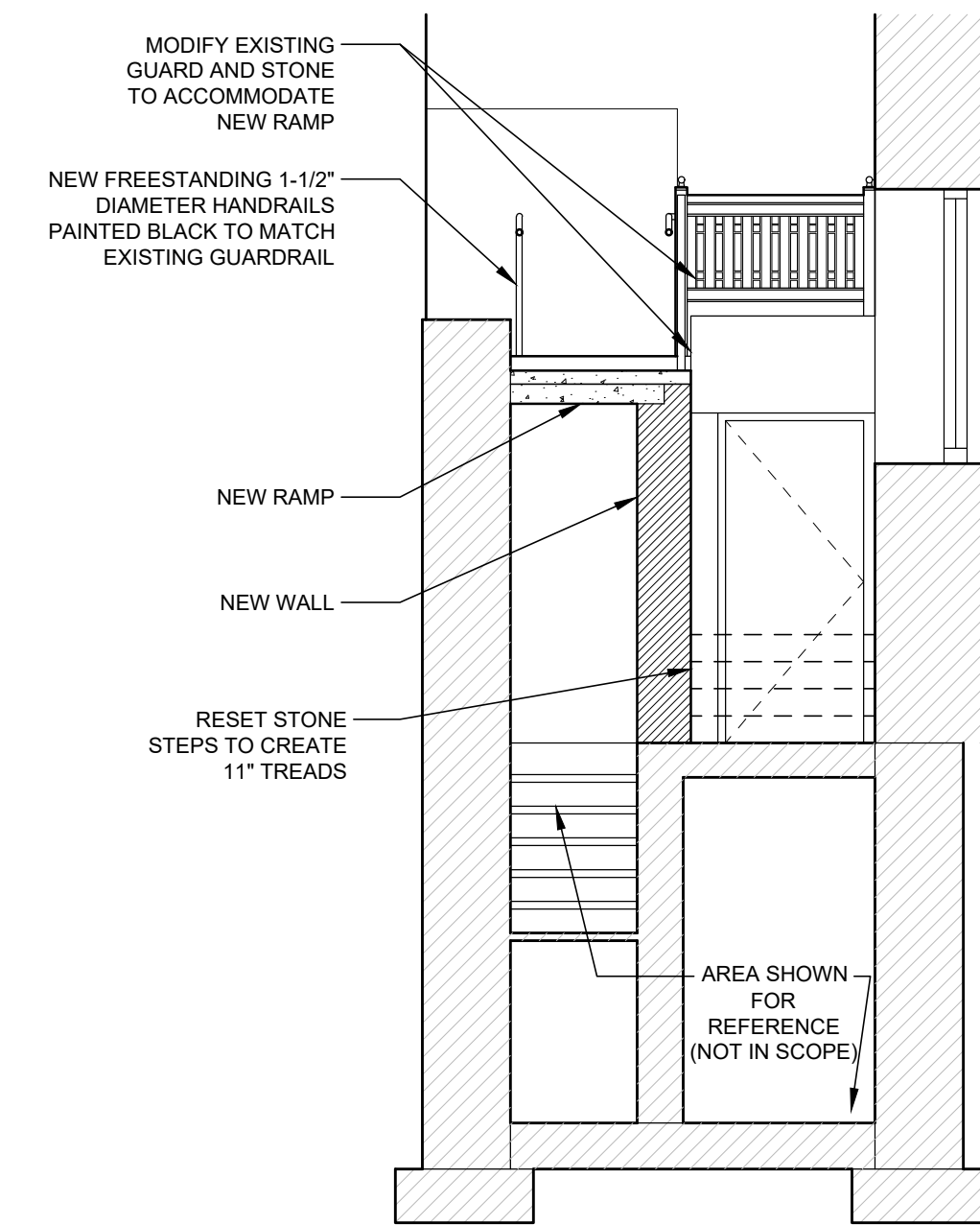
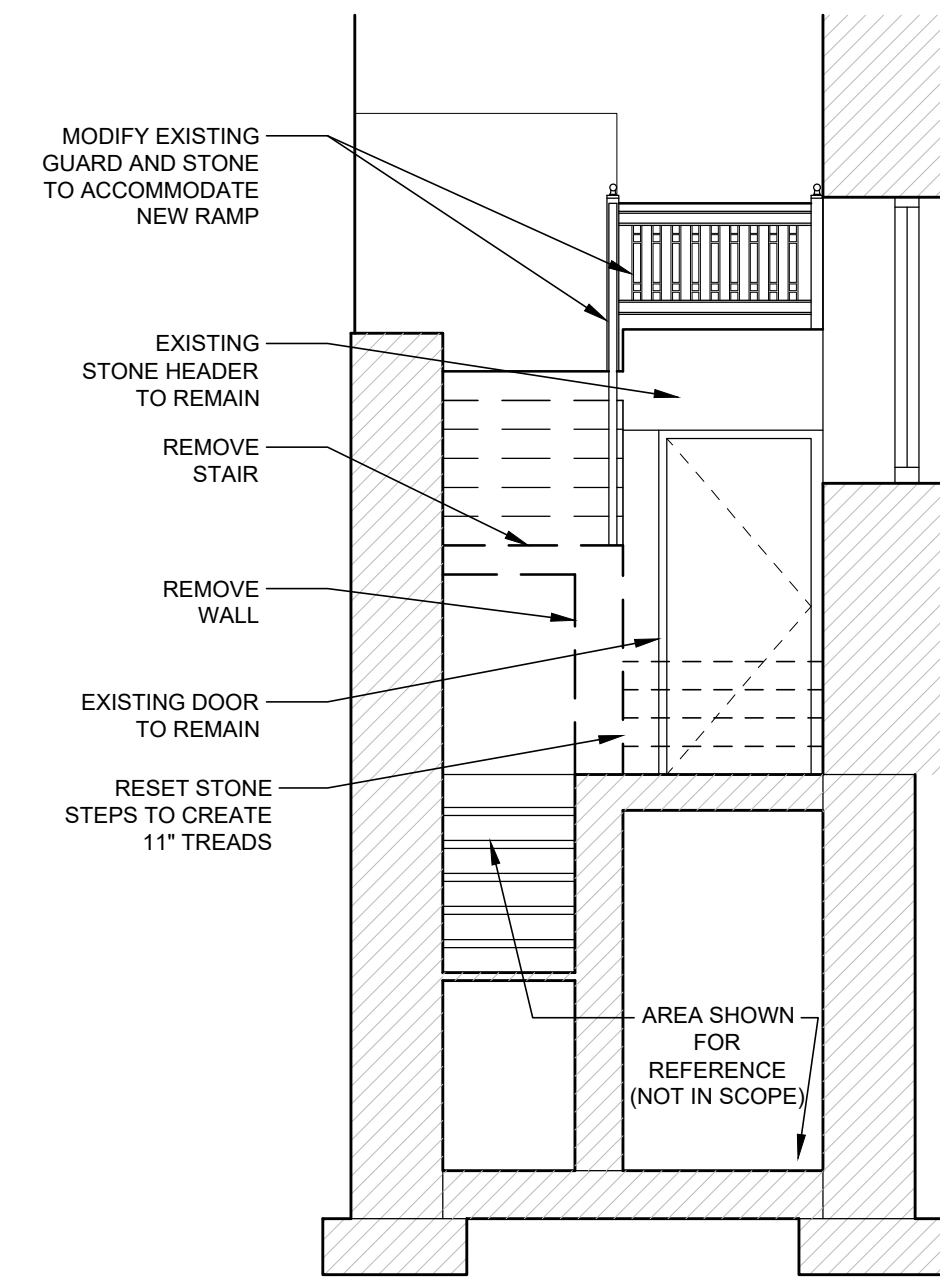
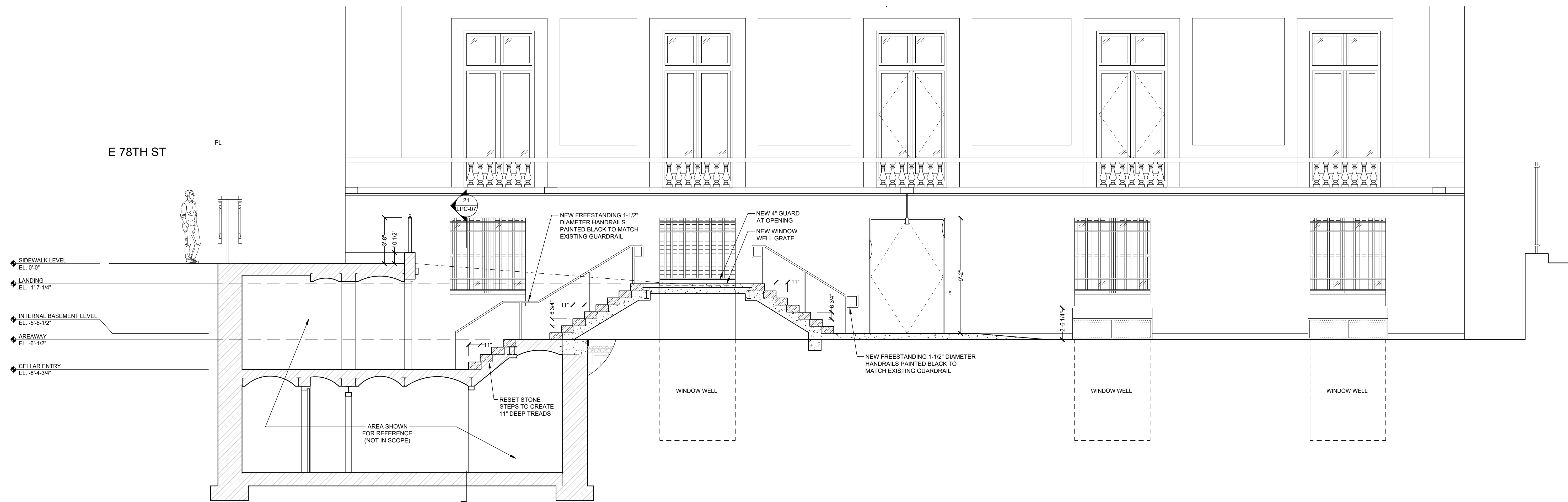
10 PROPOSED ENLARGED WEST SECTION/ELEVATION AT EAST AREAWAY
SCALE: 3/8" = 1' - 0"

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| 2 | 100% DD/LPC SUBMISSION | 10.28.24 |
| 1 | 50% DESIGN DEVELOPMENT | 12.22.23 |

| revision | date | drawing title |
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| | | PROPOSED ENLARGED 1ST FL PLAN & SECTION |

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| project number | 2201A |
| date | 01.27.25 |
| scale | AS NOTED |

LPC-06A
MADMADMADMADMAD


21 PROPOSED CROSS SECTION
 SCALE: 1/4" = 1' - 0"

20 EXISTING CROSS SECTION
 SCALE: 1/4" = 1' - 0"

10 PROPOSED WEST SECTION/ELEVATION AT EAST AREAWAY
 SCALE: 1/4" = 1' - 0"

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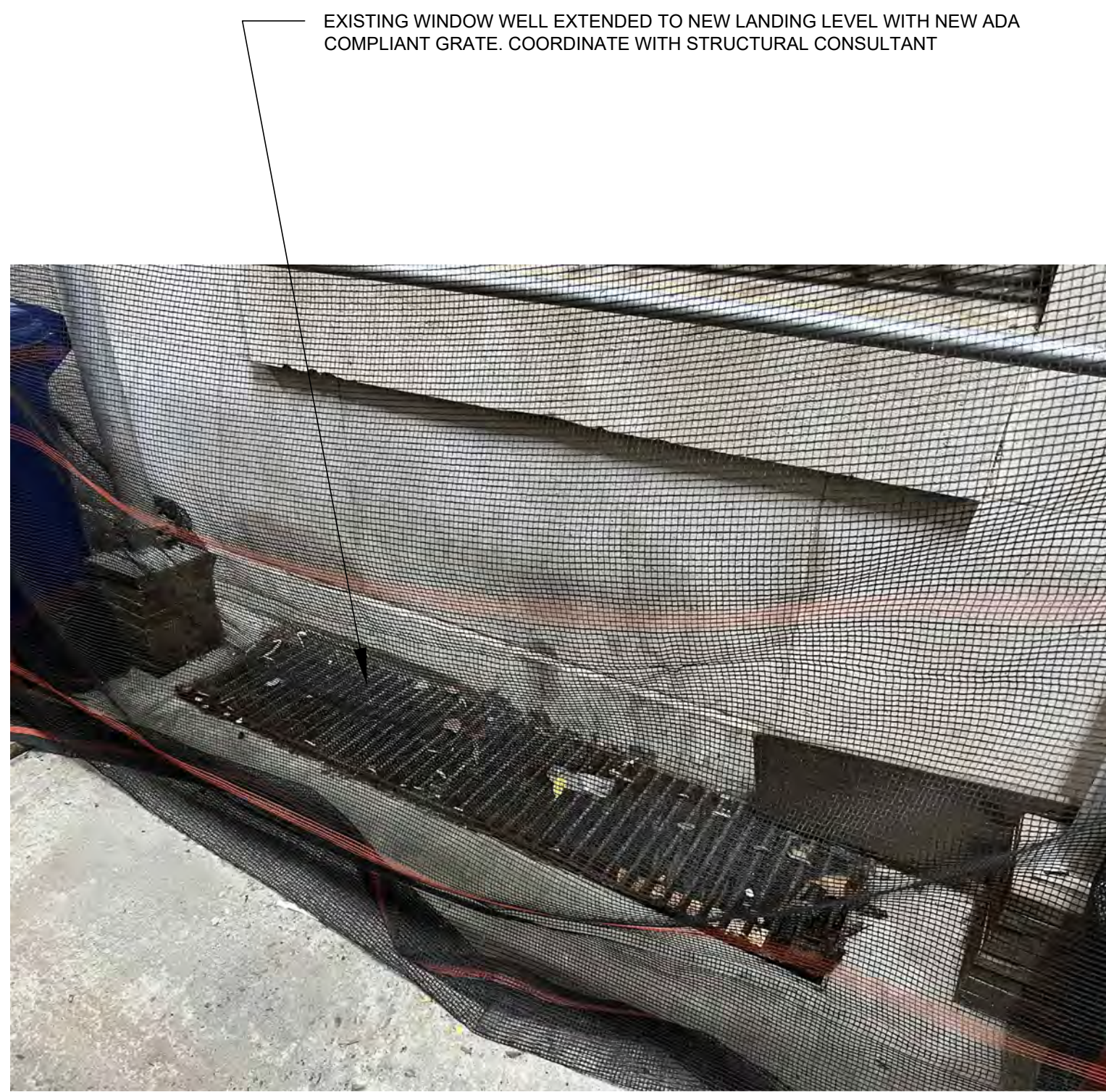
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SECTIONS

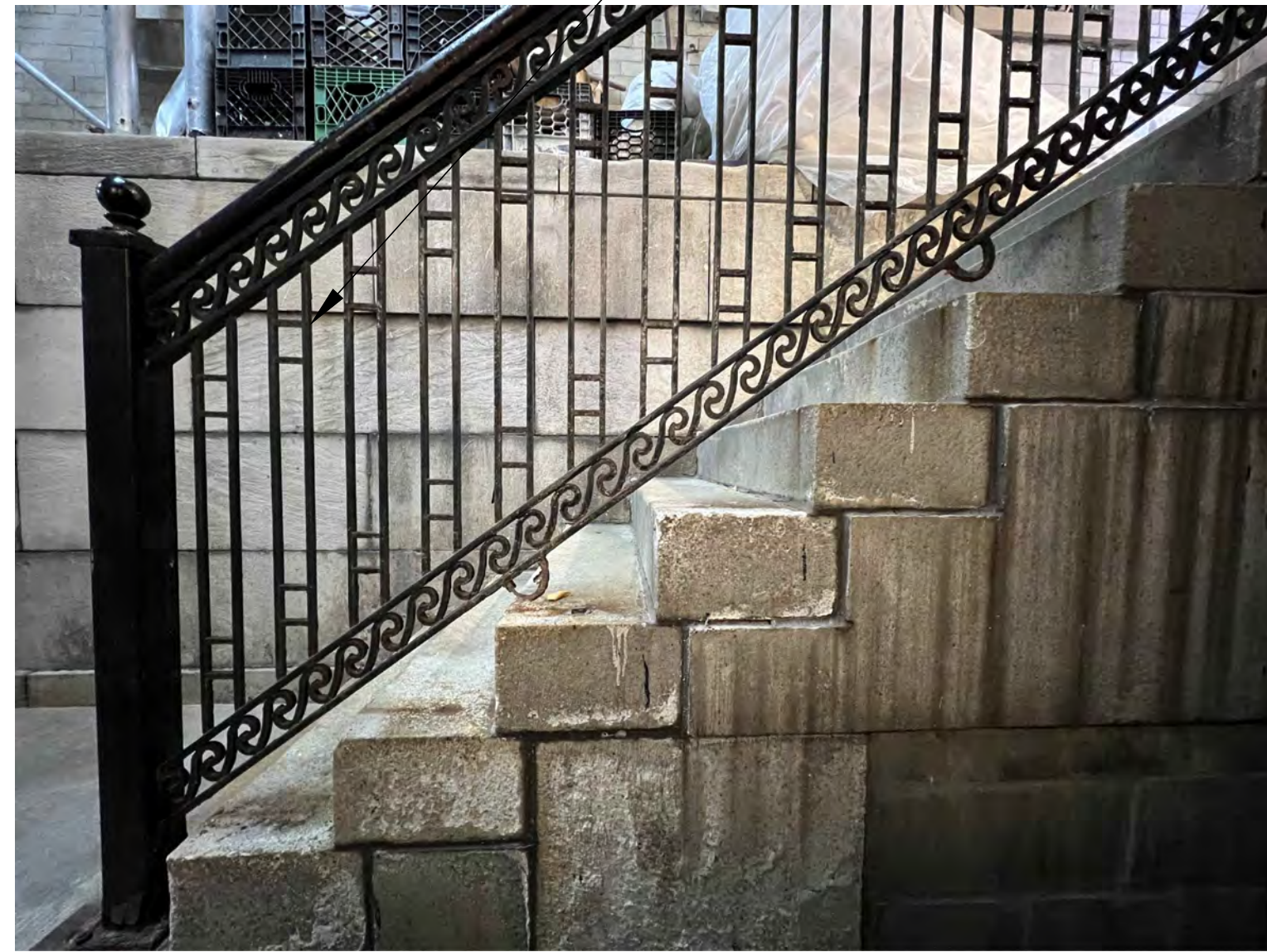
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LPC-07

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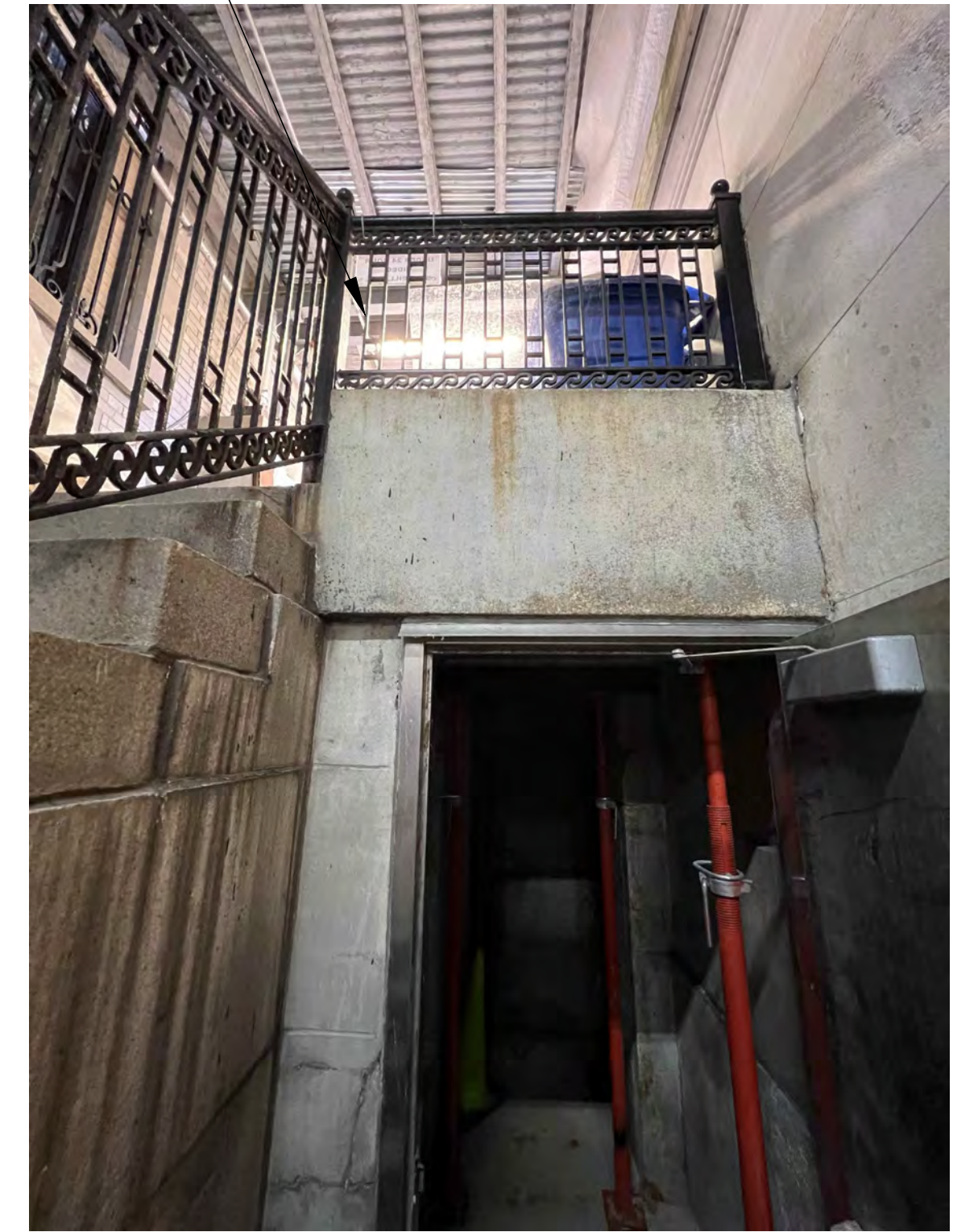


EXISTING WINDOW WELL EXTENDED TO NEW LANDING LEVEL WITH NEW ADA COMPLIANT GRATE. COORDINATE WITH STRUCTURAL CONSULTANT



EXISTING DECORATIVE RAILING TO BE REMOVED & SALVAGED

EXISTING STONE STEPS TO BE REMOVED, SALVAGED & REUSED WHERE POSSIBLE

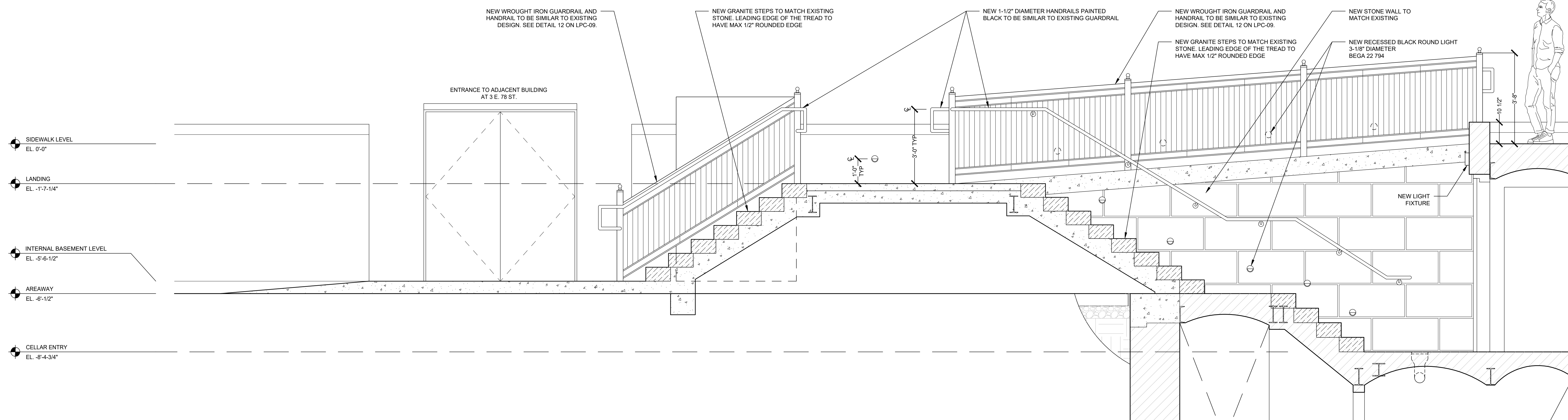


THIS SECTION OF GUARD RAIL TO BE ALTERED AS REQUIRED TO ACCOMMODATE NEW RAMP

23 EXISTING WINDOW WELL GRATE
 NTS

22 EXISTING RAILING & NEWEL POST
 NTS

21 EXISTING RAILING
 NTS

20 EXISTING GUARDRAIL
 NTS

10 PROPOSED EAST SECTION/ELEVATION AT EAST AREAWAY
 SCALE: 1/2" = 1' - 0"

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| 5 | LPC PRESENTATION 01.27.25 |
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drawing title

HANDRAIL & GUARDRAIL

 project number
 2201A

date

01.27.25

scale

AS NOTED



33 EXISTING GUARDRAIL MIDDLE
NTS



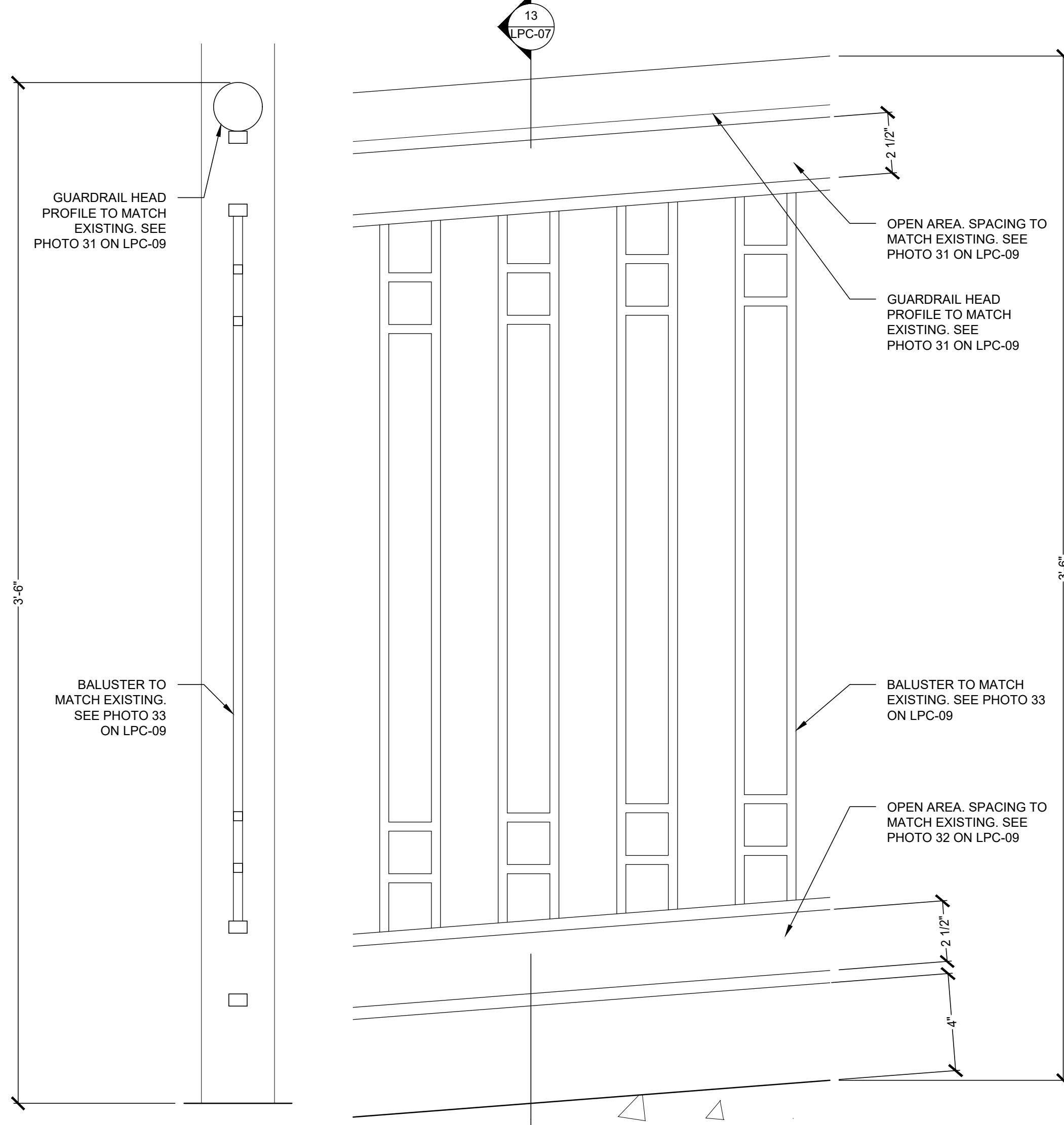
32 EXISTING GUARDRAIL BOTTOM
NTS



31 EXISTING GUARDRAIL TOP
NTS

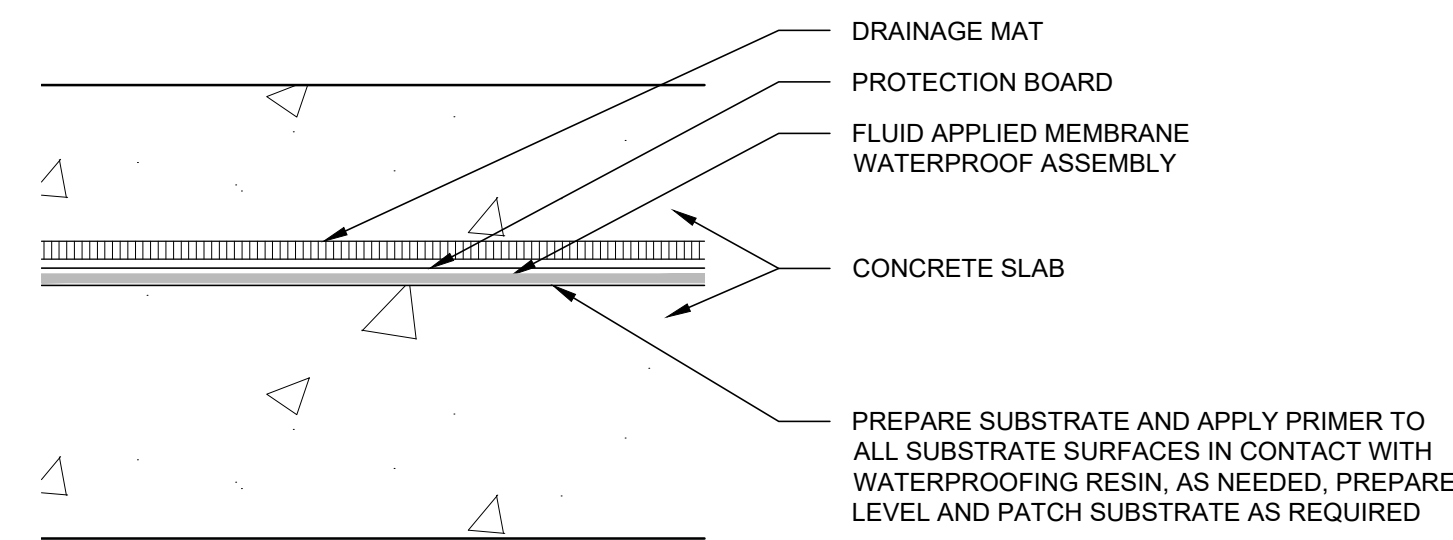


30 EXISTING GUARDRAIL
NTS

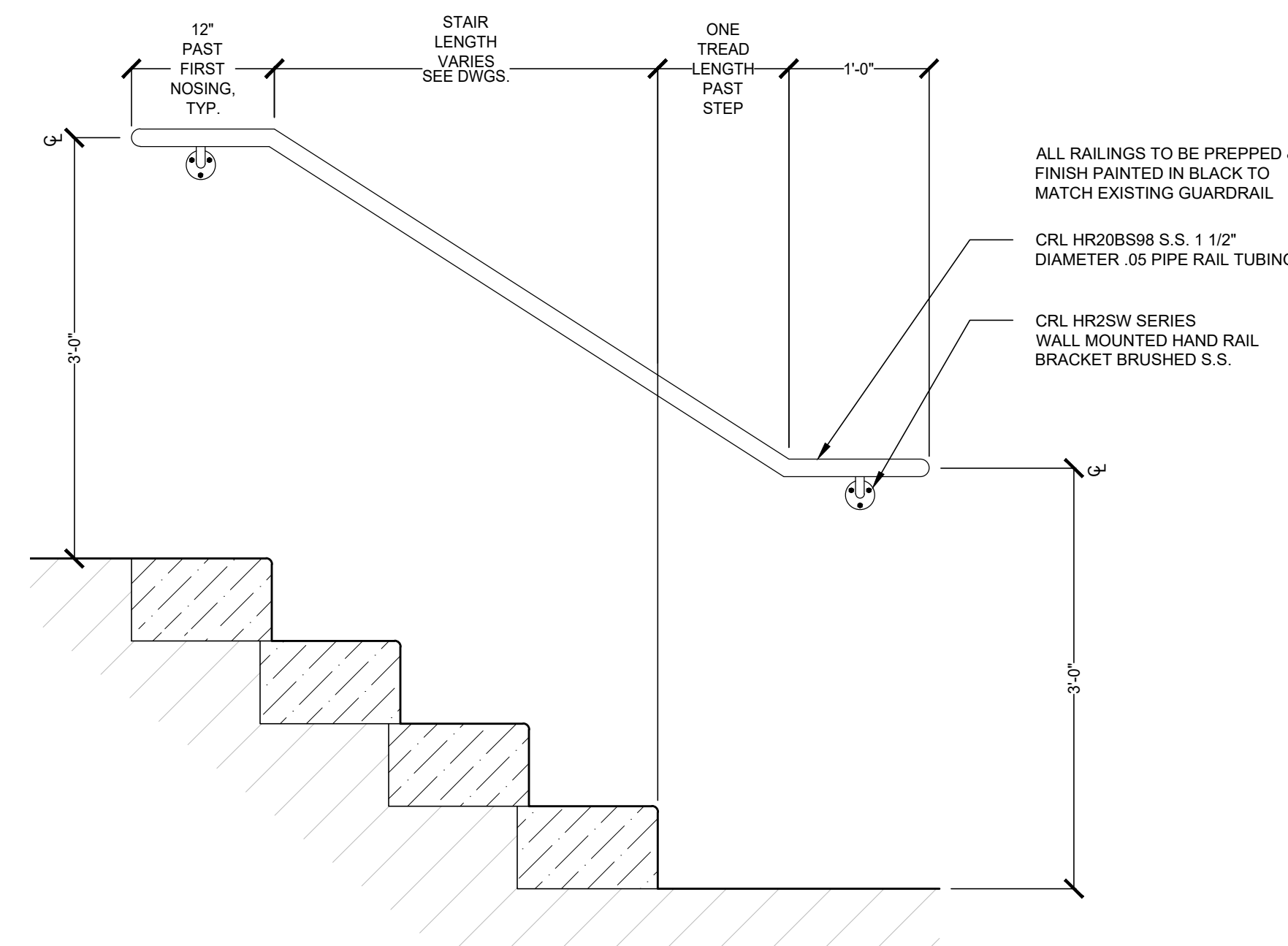


13 GUARDRAIL SECTION
SCALE: 3"=1'-0"

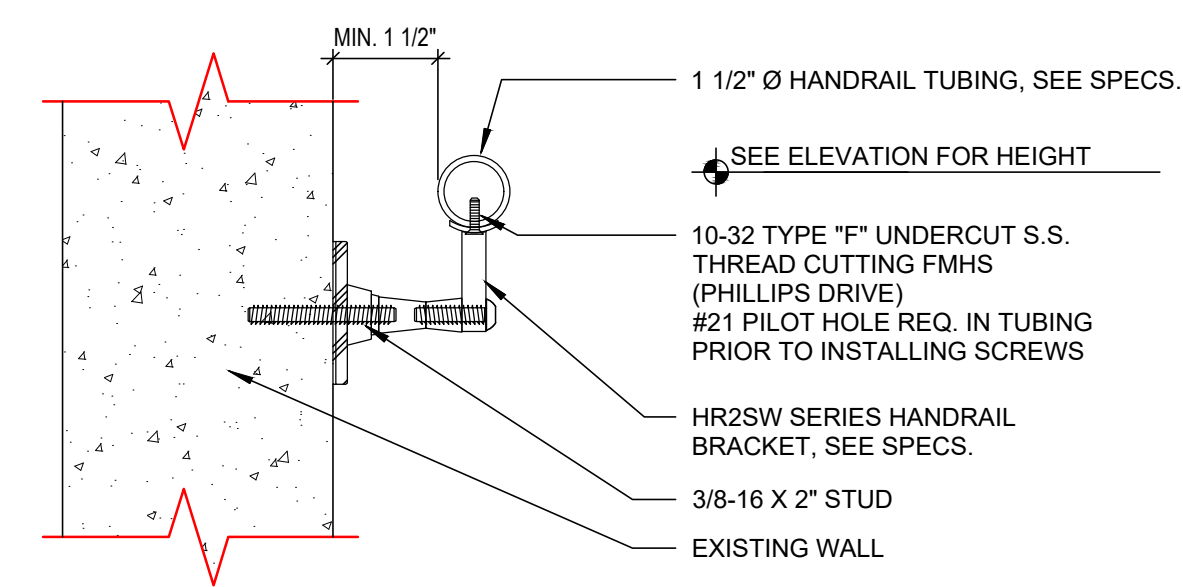
12 GUARDRAIL DETAIL
SCALE: 3"=1'-0"



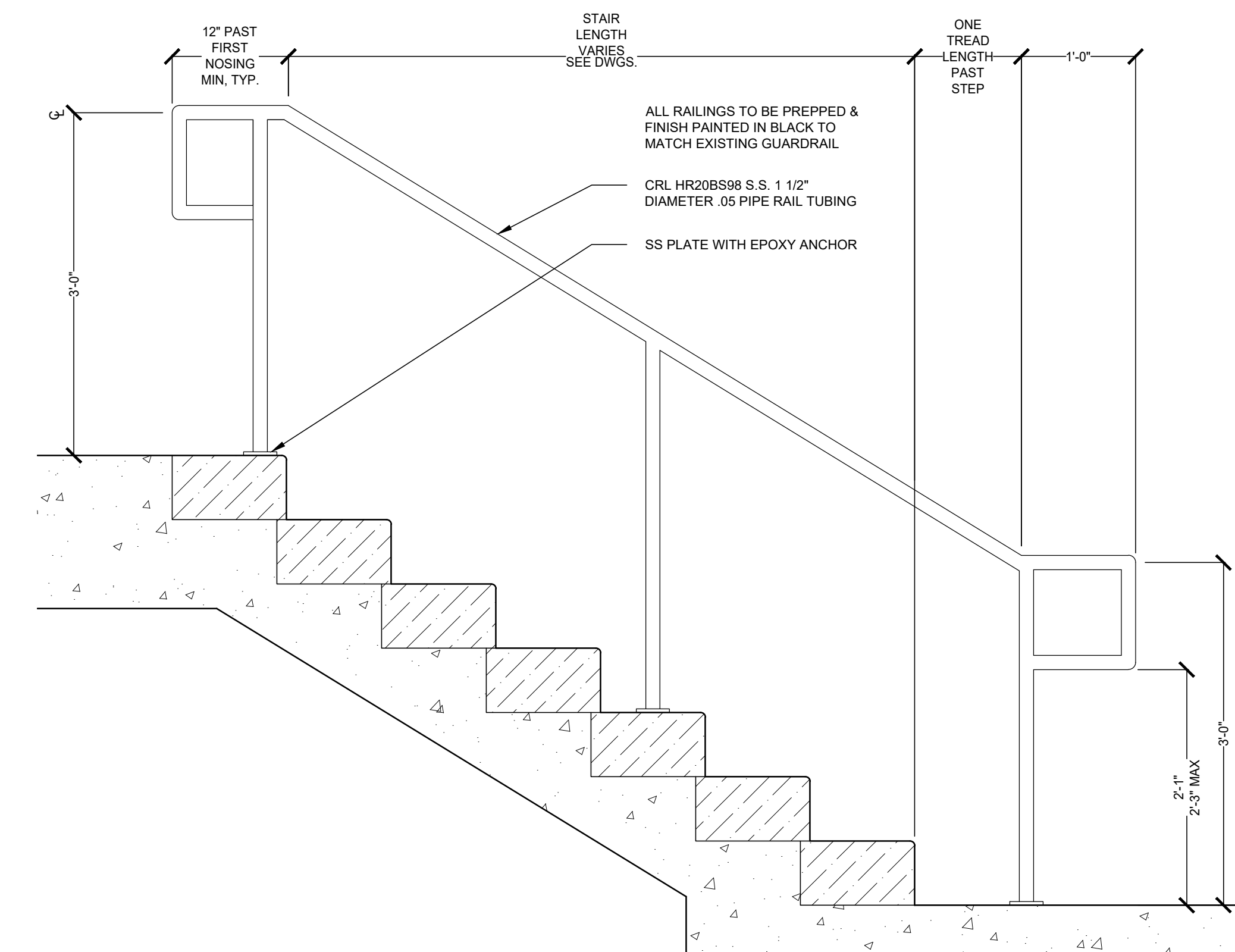
21 TYP WATERPROOFING DETAIL
SCALE: 3"=1'-0"



11 WALL MOUNTED HANDRAIL DETAIL
SCALE: 1"=1'-0"



20 WALL MOUNTED HANDRAIL SECTION
SCALE: 3"=1'-0"



10 FREE STANDING HANDRAIL DETAIL
SCALE: 1"=1'-0"

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PHOTOS & DETAILS

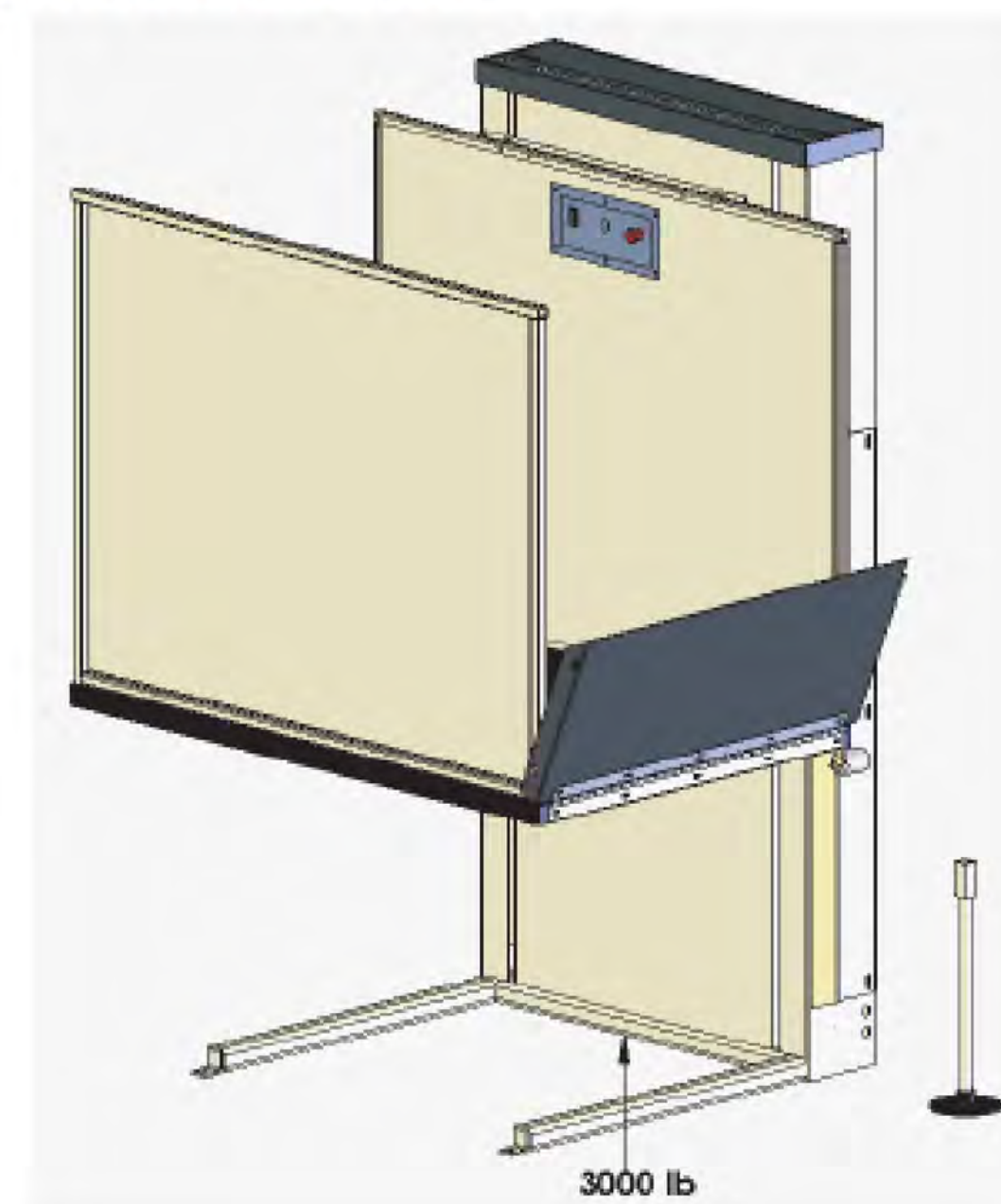
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DRIVE TOWER TO BE EMBEDDED IN WALL

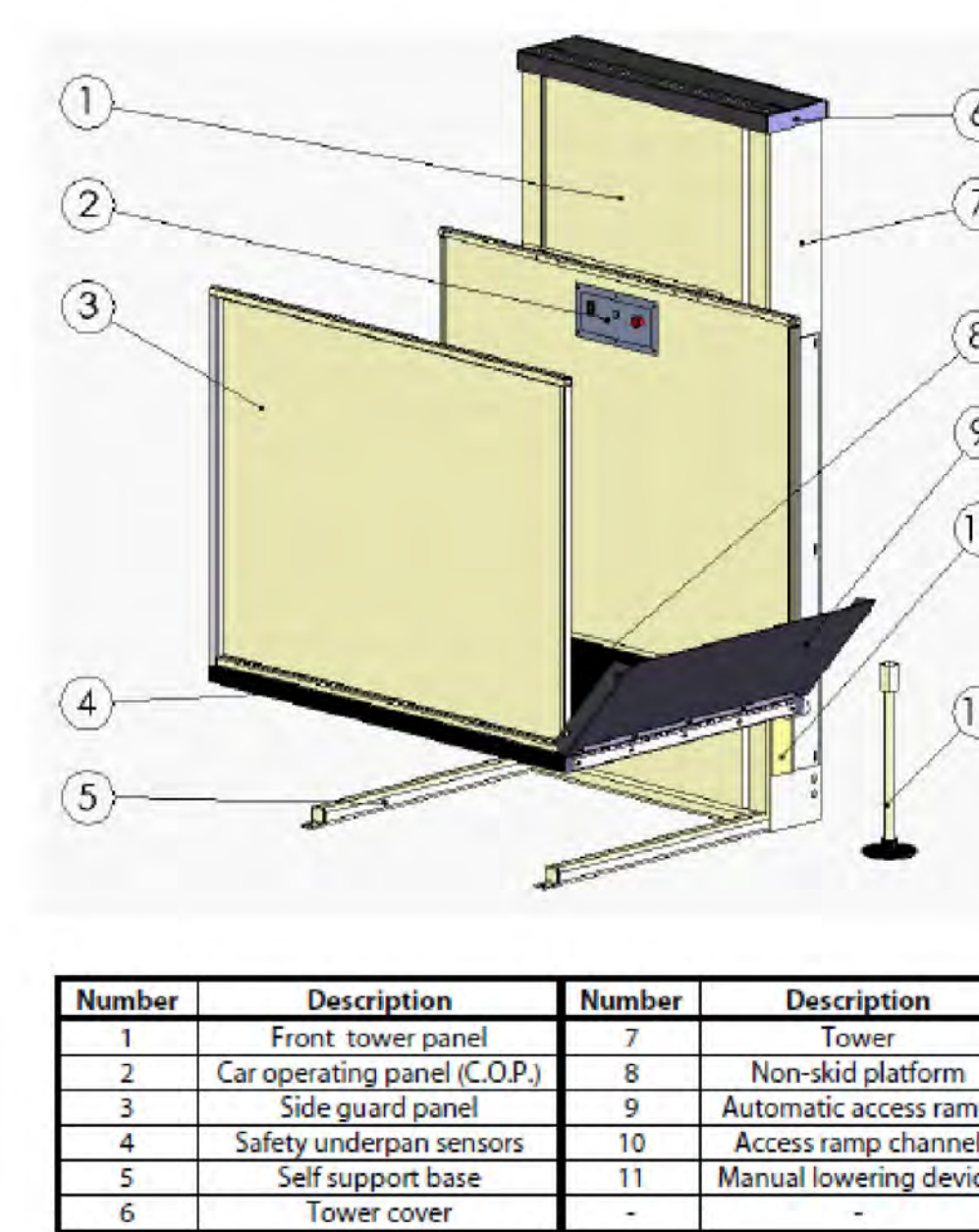
23 UNENCLOSED LIFT FOR REFERENCE
NTS

Figure 3: Floor loading diagram



22 TYPICAL FLOOR LOADING DIAGRAM
NTS

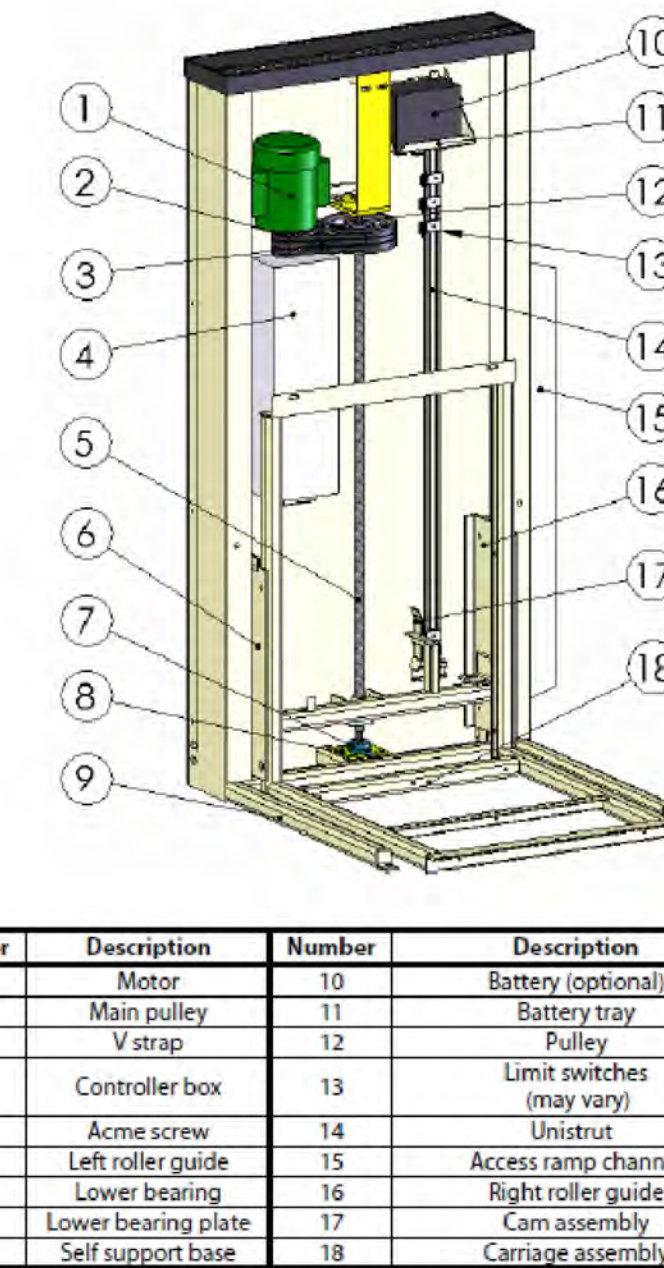
Figure 1: Typical lift, outdoor, unenclosed, no platform gate



| Number | Description | Number | Description |
|--------|------------------------------|--------|------------------------|
| 1 | Front tower panel | 7 | Tower |
| 2 | Car operating panel (C.O.P.) | 8 | Non-skid platform |
| 3 | Side guard panel | 9 | Automatic access ramp |
| 4 | Safety underpan sensors | 10 | Access ramp channel |
| 5 | Self support base | 11 | Manual lowering device |
| 6 | Tower cover | - | - |

21 TYPICAL LIFT SPECIFICATIONS
NTS

Figure 2: Drive tower



| Number | Description | Number | Description |
|--------|---------------------|--------|---------------------------|
| 1 | Motor | 10 | Battery (optional) |
| 2 | Main pulley | 11 | Battery tray |
| 3 | V strap | 12 | Pulley |
| 4 | Controller box | 13 | Limit switches (may vary) |
| 5 | Acme screw | 14 | Unistrut |
| 6 | Left roller guide | 15 | Access ramp channel |
| 7 | Lower bearing | 16 | Right roller guide |
| 8 | Lower bearing plate | 17 | Cam assembly |
| 9 | Self support base | 18 | Carriage assembly |

20 DRIVE TOWER SPECIFICATIONS
NTS

LIFT TO BE IN PEBBLE GREY FINISH. ACTUAL COLOR MAY VARY RAL 7032



RECESSED BLACK ROUND LIGHT
3-1/8" DIAMETER
BEGA 22 794

11 LIGHT SPECIFICATIONS
NTS

SAVARIA MULTILIFT UNENCLOSED HOISTWAY VERTICAL PLATFORM LIFT TYPE 2 WITH PLATFORM GATE, UNENCLOSED HOISTWAY, 36" CAB

| Multilift specifications | |
|--|--|
| Applications | Residential (indoor/outdoor); commercial (U.S.A.) |
| Load capacity | 750 lb (340 kg) |
| Maximum travel distance | 48" (1219 mm); optionally 72" (1829 mm) |
| Levels serviced | 2 |
| Travel speed | 8 ft/min (0.04 m/s) |
| Noise level (for typical installation) | 65.9 dBA (up direction); 65.0 dBA (down direction) Measured at a height of 1m, distance of 1m, in front of the motor with all panels on |
| Cab types/sizes | Type 2 (enclosed and unenclosed hoistway): • 34" x 48" (863 mm x 1219 mm) • 34" x 54" (863 mm x 1371 mm) • 34" x 60" (863 mm x 1524 mm) Type 3/4 (enclosed and unenclosed hoistway): • 35" x 47" (889 mm x 1194 mm) • 35" x 53" (889 mm x 1346 mm) • 35" x 59" (889 mm x 1499 mm) Type 2 with platform gate (unenclosed hoistway): • 36" x 48" (914 mm x 1219 mm) • 36" x 54" (914 mm x 1371 mm) • 36" x 60" (914 mm x 1524 mm) Type 3/4 with platform gate (unenclosed hoistway): • 36" x 47" (914 mm x 1194 mm) • 36" x 53" (914 mm x 1346 mm) • 36" x 59" (914 mm x 1499 mm) All enclosure - Type 2, Type 3, Type 3 with 45° opening, Type 4, Type 4 with 45° opening • 36" x 48" (914 mm x 1219 mm) • 36" x 54" (914 mm x 1371 mm) • 36" x 60" (914 mm x 1524 mm) Type 2, 3, or 4 (with/without platform gate and with enclosure) • 42" x 48" (1067 mm x 1219 mm) • 42" x 54" (1067 mm x 1371 mm) • 42" x 60" (1067 mm x 1524 mm) NOTE that the 42" wide cab units are not self-supporting and need wall mounting. |
| Side guard panels | 42 1/8" (1070 mm) side guard panels on platform |
| Cab access | Front/rear access - standard (platform Type 2) 90 degree access - optional (platform Type 3 and 4) |
| Power supply | 120 VAC, 15 A, 60 Hz, single phase (must be a dedicated electrical line) |
| Drive system | Acme screw and back-up nut 1 hp (0.75 Kw) motor, 110 VAC Optional 1 hp, 24-volt battery model available |
| Control system | Electronic-free relay logic controller |
| Finish | Beige electrostatic powder coat paint on all steel surfaces and vacuum-formed plastics |
| Features | Call/send stations at landings Continuous-pressure type buttons Operating control buttons on platform Emergency manual lowering/raising device Low-voltage controls Underpan sensors Non-skid platform surface Automatic access ramp (167); field reversible to suit installation needs Emergency stop button |

10 LIFT SPECIFICATIONS
NTS

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| 10 | | |
| 9 | | |
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | LPC PRESENTATION | 01.27.25 |
| 4 | LPC PRESENTATION | 01.15.25 |
| 3 | COMMUNITY BOARD & PRESENTATION | 12.09.24 |
| 2 | 100% DD/LPC SUBMISSION | 10.28.24 |
| 1 | 50% DESIGN DEVELOPMENT | 12.22.23 |

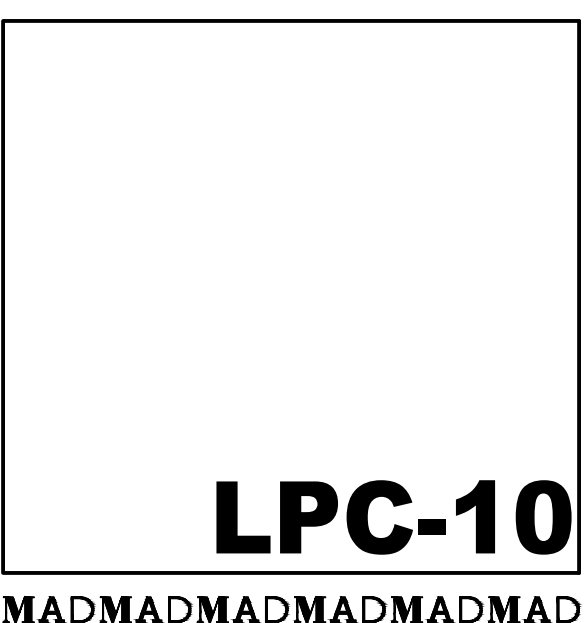
revision date
drawing title

LIFT SPECIFICATIONS

project number
2201A

date
01.27.25

scale
AS NOTED



February 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-25-04398

**1 East 78th Street – New York University Institute of Fine Arts
(formerly James B. Duke Mansion) – Individual Landmark
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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.