

May 20, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-07704

**157 East 78th Street – 157 East 78th Street House –
Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 839 5980

Passcode: 052350

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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157 East 78th Street House
Individual Landmark
157 East 78th Street

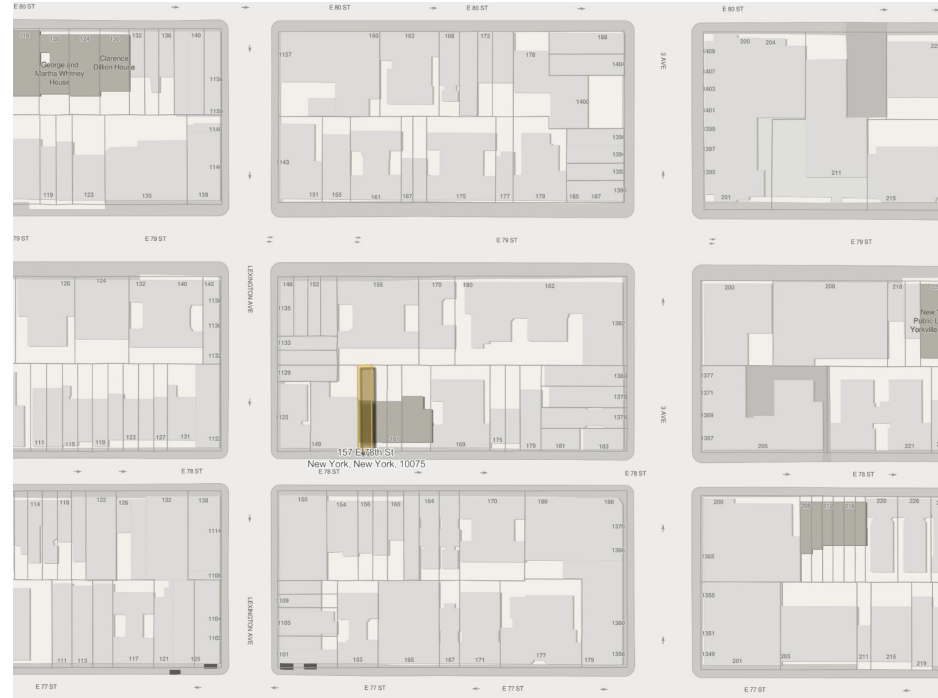
LANDMARKS PRESERVATION COMMISSION | Public Hearing
20 MAY 2025

Contents

- Introduction
- Site Information
- Historic Background
- Neighborhood Study
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Introduction

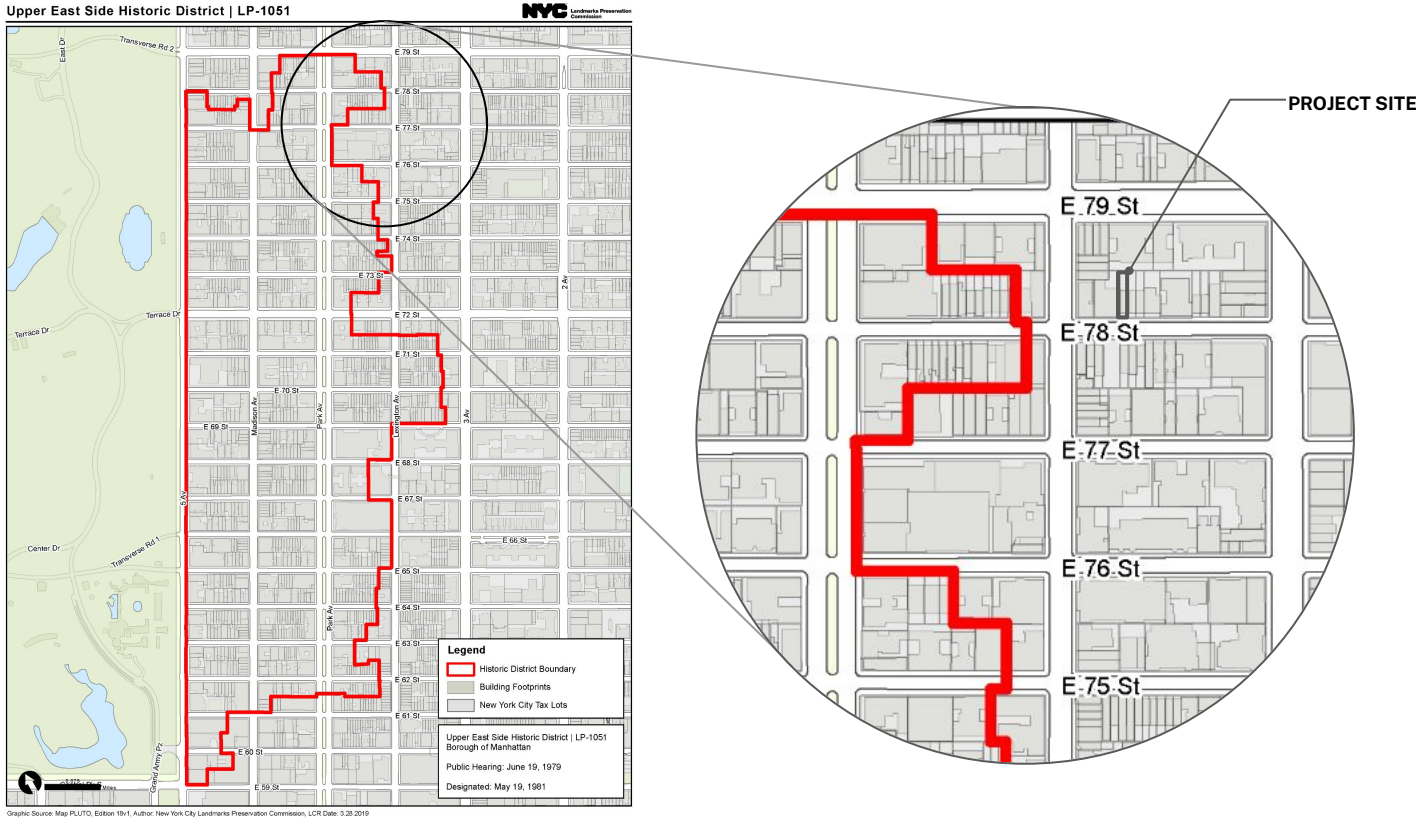
Introduction



Introduction



Introduction Location Context



Site Information

Site Information



PROPERTY INFORMATION

Zoning Map: 8C

157 East 78th Street
Individual Landmark
Manhattan, Borough 1
Block/Lot: 1413/24

Street Width: Narrow (60')
Building Class: One & Two Family Dwellings
Number of Buildings: 1
Number of Floors: 4
Gross Floor Area: 2,880 sq. ft.
Lot Area: 1,839 sq. ft.
Lot Frontage: 18 ft
Lot Depth: 102.17 ft
Lot Type: Interior
Land Use: One & Two Family Buildings

Max. FAR: Residential: 4.0
Commercial: 9.0

Max. Allowable FA: 3,105.84 sq. ft. (per Duane Morris)

Yard Requirement: Residential: 30' (Rear)
Height and Setback: Front Yard Setback to align with
neighboring building to the east.
Building:
15' setback above 55' min-65' max base height;
75' max building height

Site Information



Aerial View



Streetview. Looking NW towards Project Site.



Streetview. Looking NE towards Project Site.

Site Information



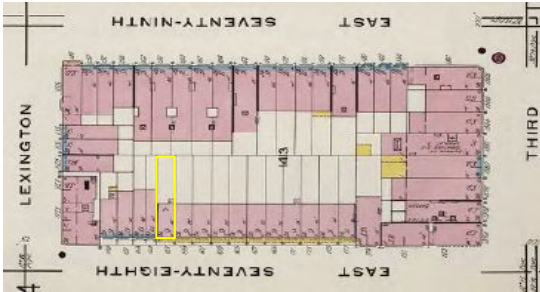
Existing Rear Facade View.



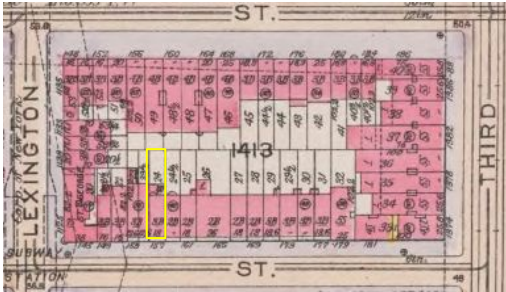
Existing Front Facade View.

Historic Background

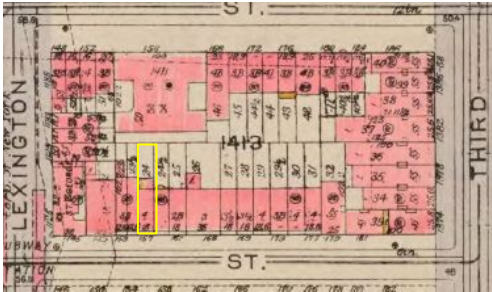
Historic Background



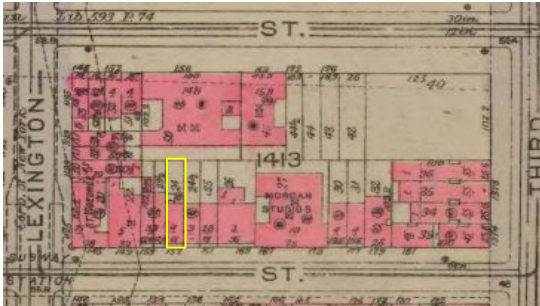
1911



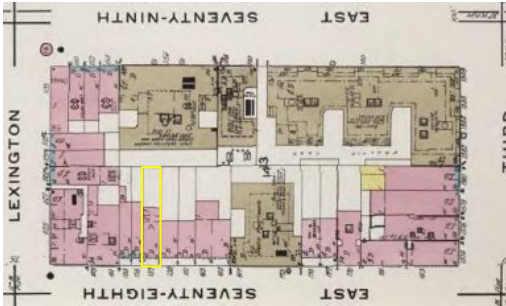
1916



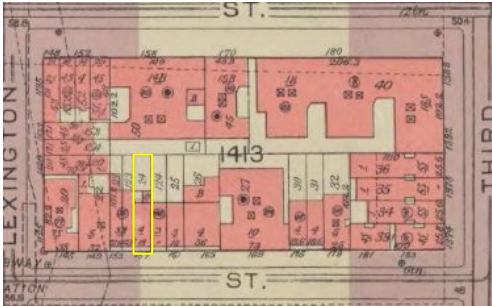
1923



1930



1939



1956

Historic Background 1928

165 East 78th St



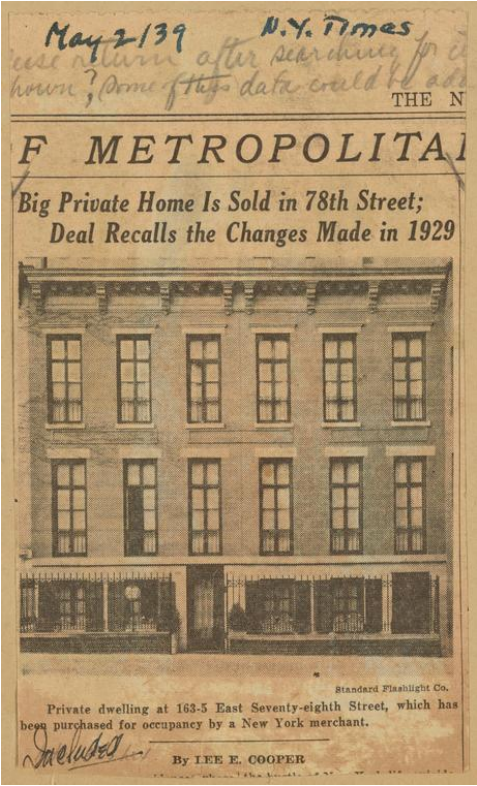
East 78th Street, 1928. New York Public Library

Historic Background 1930-1939

PROJECT SITE



East 78th Street, 1930, New York Public Library.



Private dwelling at 163-5 East Seventy-eighth Street, which has been purchased for occupancy by a New York merchant, 1939 New York Times, New York Public Library.

Historic Background 1939

PROJECT SITE



East 78th Street, 1939. Tax Photo, NYC Municipal Archives.



Historic Background c.1979

PROJECT SITE



157 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.

PROJECT SITE



157 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.

Historic Background c.1979



161 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.



161 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.



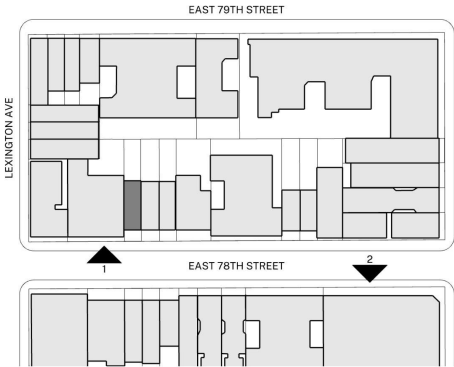
161 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.

Neighborhood Study

Neighborhood Study Street Elevation @ East 78th Street



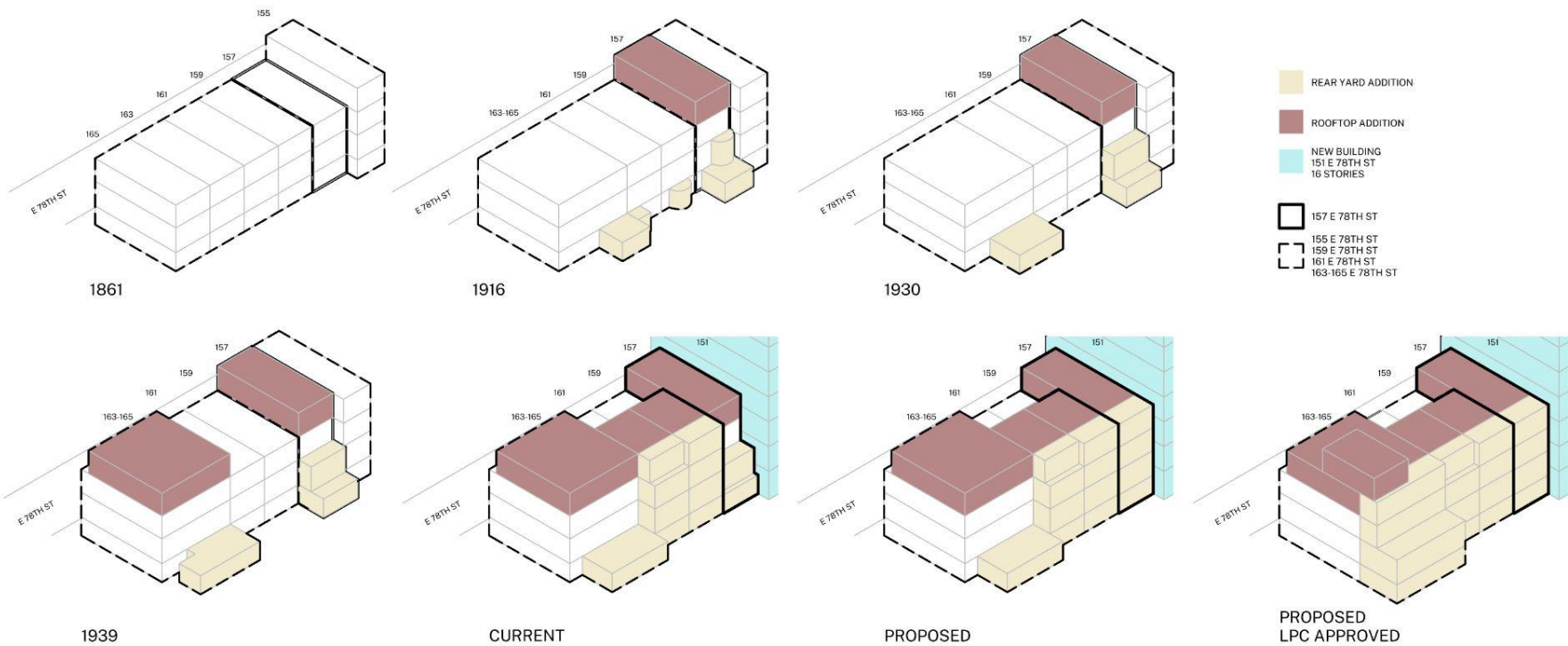
1 North Street Elevation. Composite photo survey.



Neighborhood Study Block Plan



Neighborhood Study Building Alteration Timeline



Rear Facades



No. 163-165



No. 161

No. 159



No. 161

No. 159



No. 161

No. 159

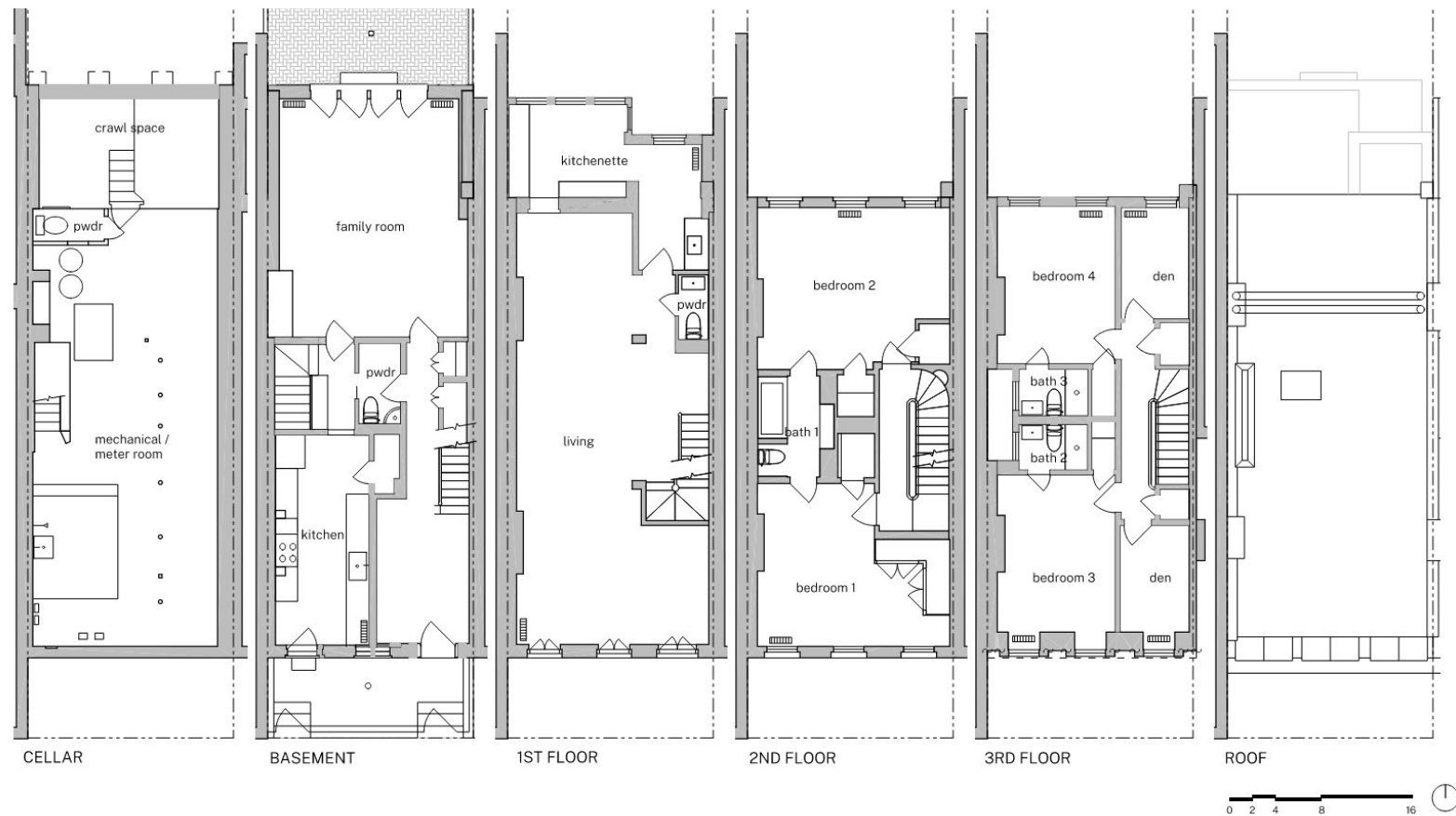
No. 157

163-165 East 78th Street Approved LPC application



Proposed Design

Existing Floor Plans



Proposed Floor Plans



CELLAR

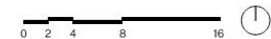
BASEMENT

1ST FLOOR

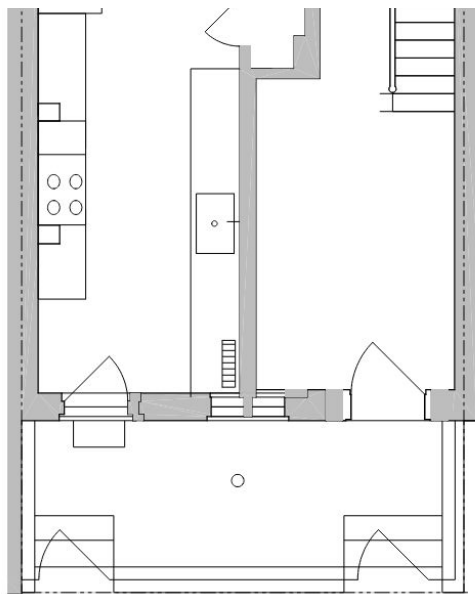
2ND FLOOR

3RD FLOOR

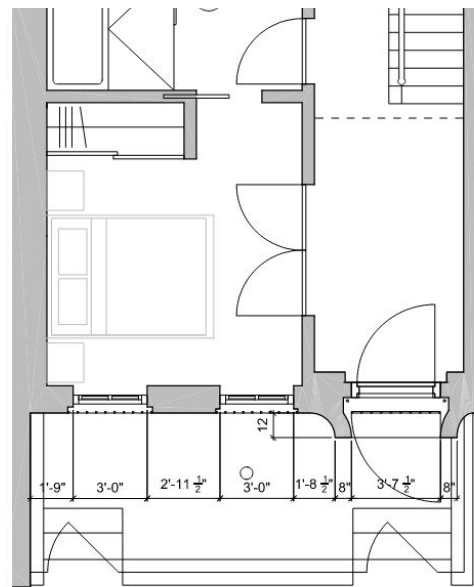
ROOF



Entrance Enframement Enlarged Plan

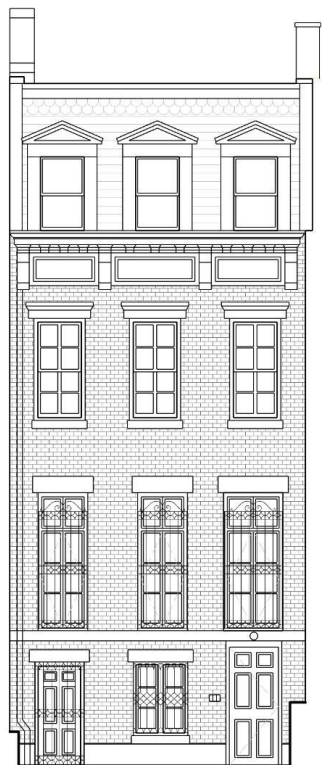


EXISTING

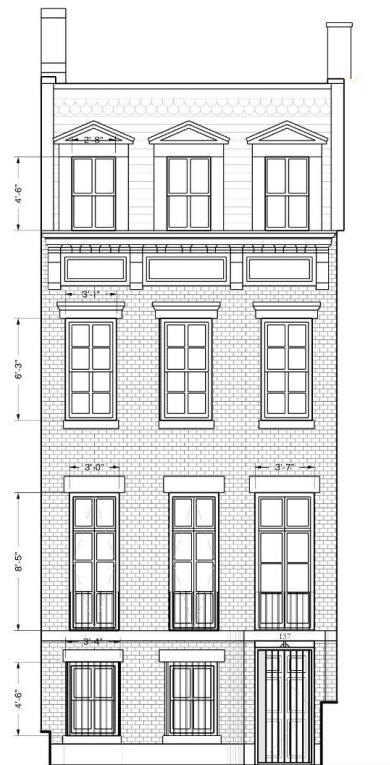
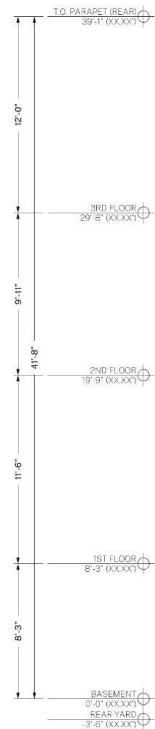


PROPOSED

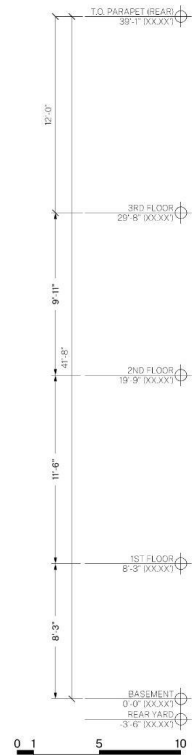
Exterior Elevations Front Facade



EXISTING



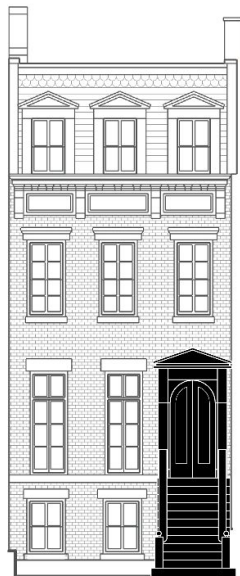
PROPOSED



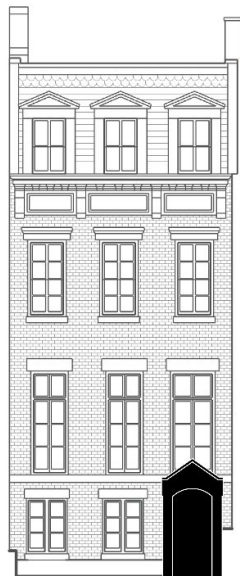
Entrance History



c.1860



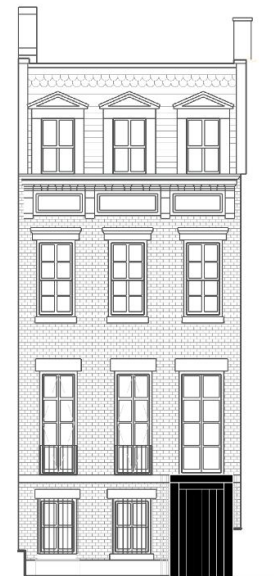
c.1916



c.1930



Mid-20th Century -
Present

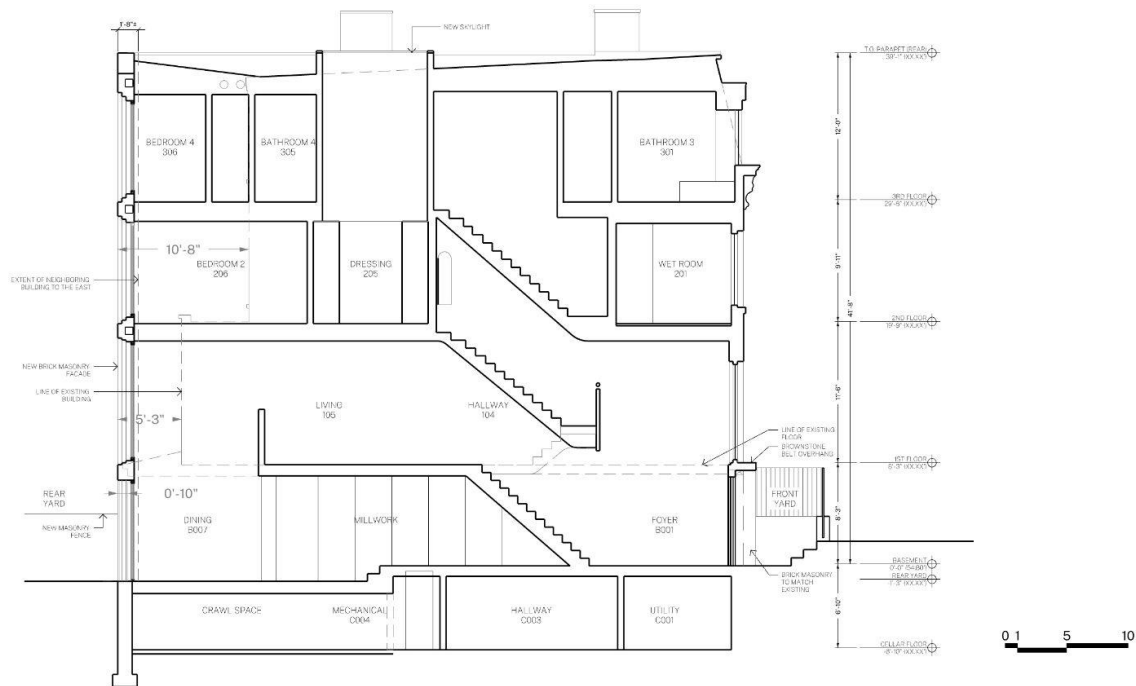


Proposed

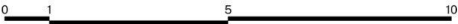
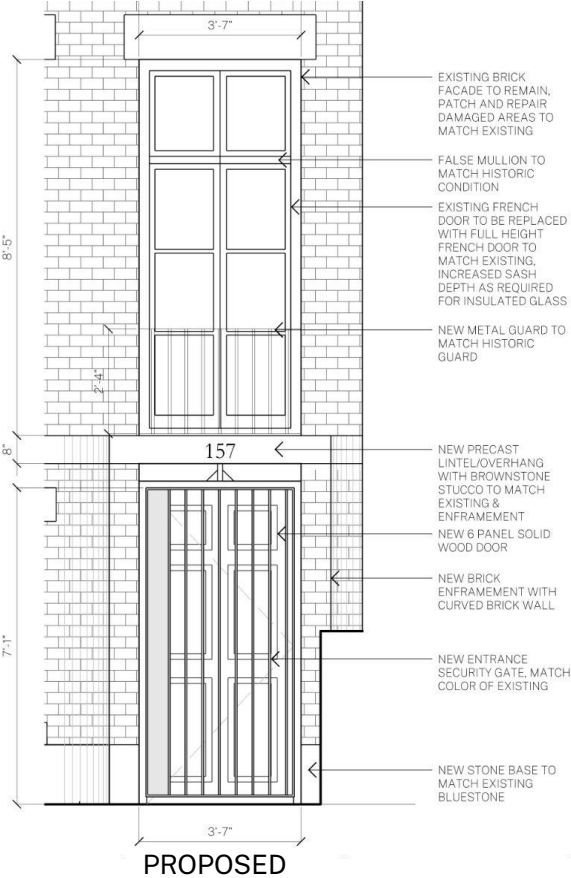
N-S Building Section Existing



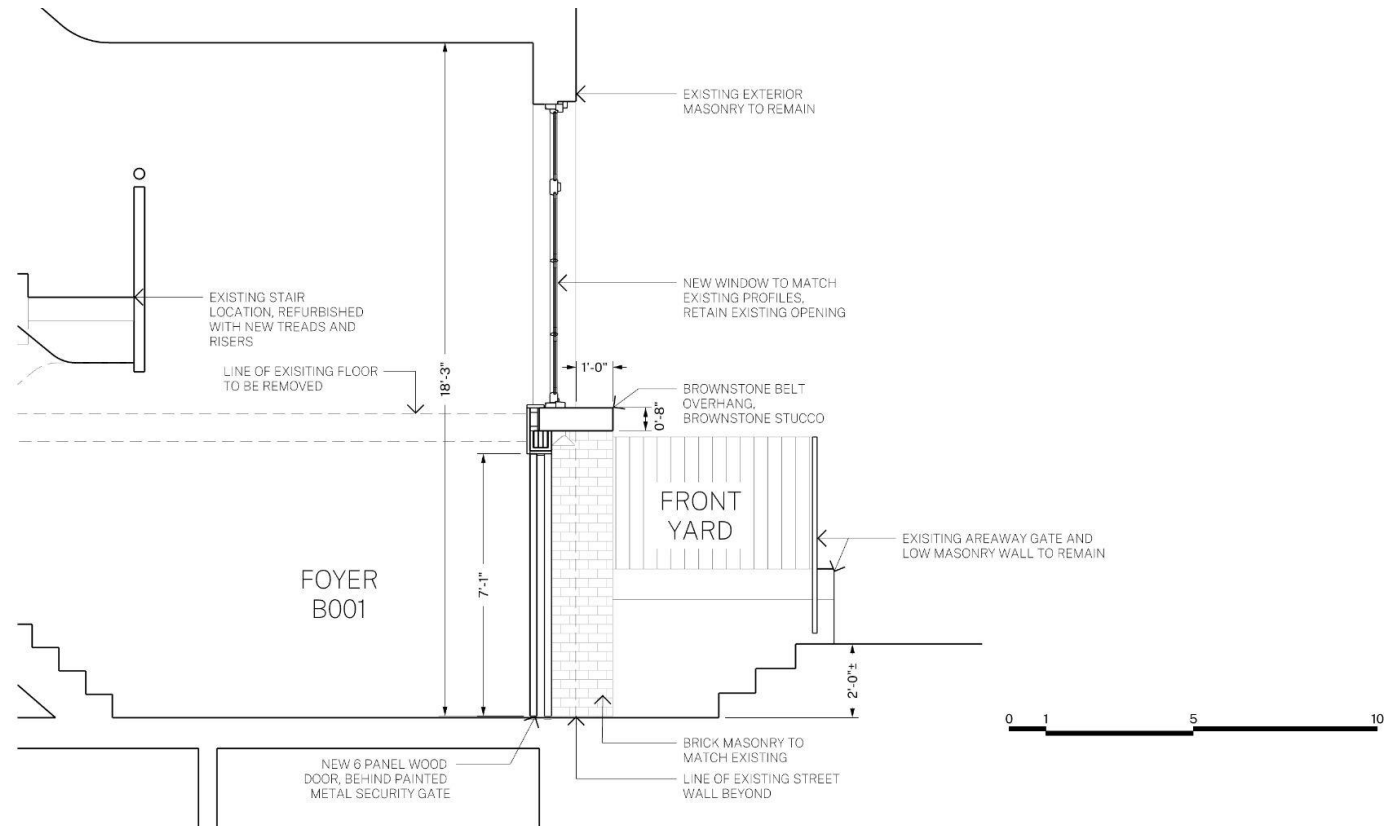
N-S Building Section Proposed



Entry Elevation



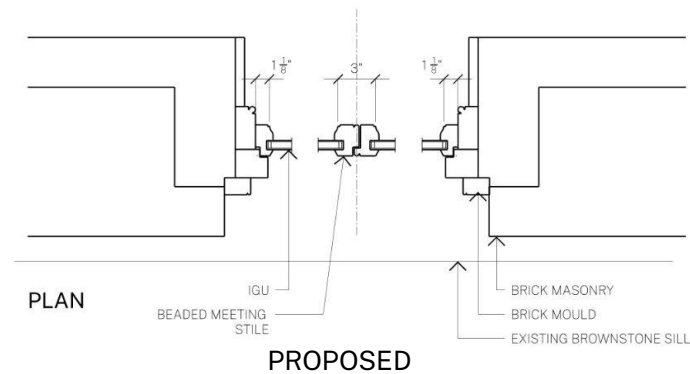
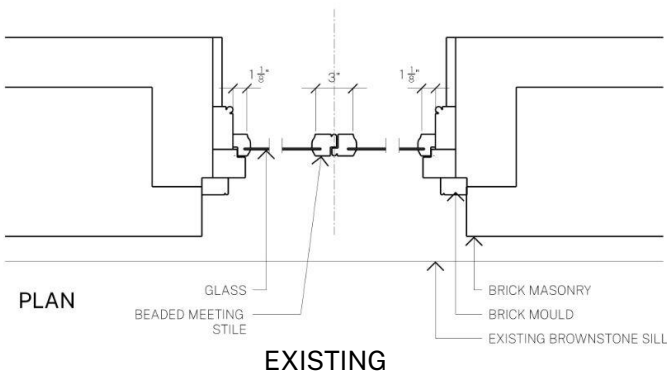
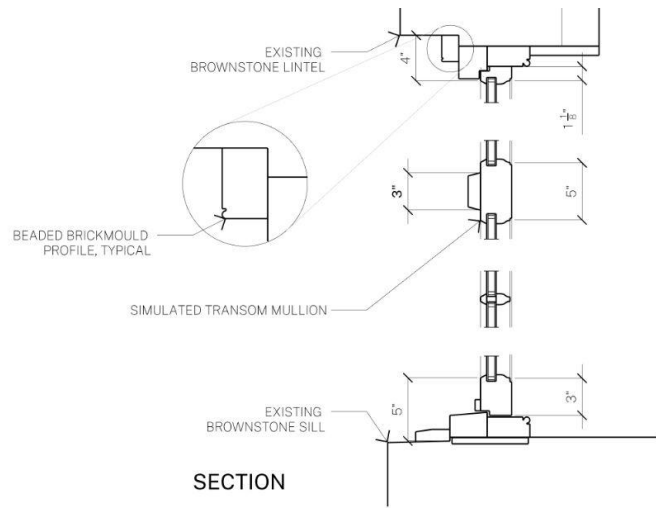
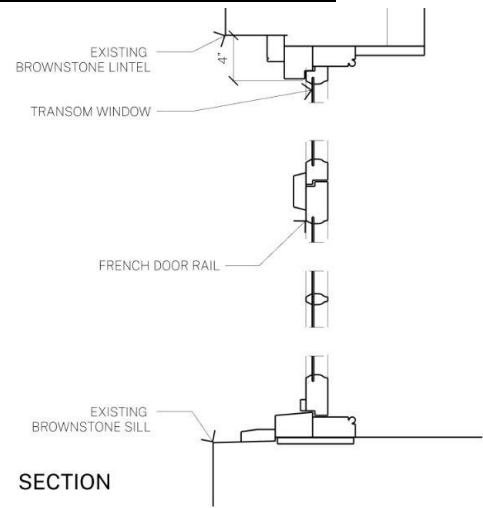
Enlarged Section Entrance



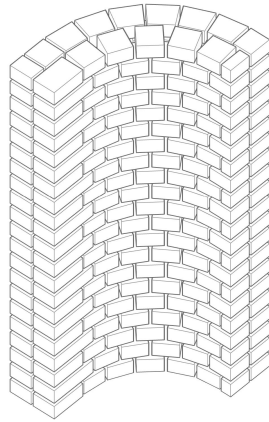
Exterior Elevation South



French Window Details 1st Floor



Entrance Enframement

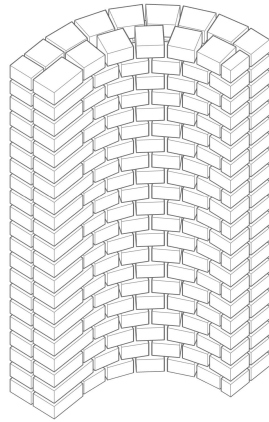


Axonometric Diagram.
Standard brick modules
arrayed along a curve.



Top to Bottom: Curved brick
walls using standard bricks,
Double Stoop House, Park Slope,
Brooklyn.

Entrance Enframement

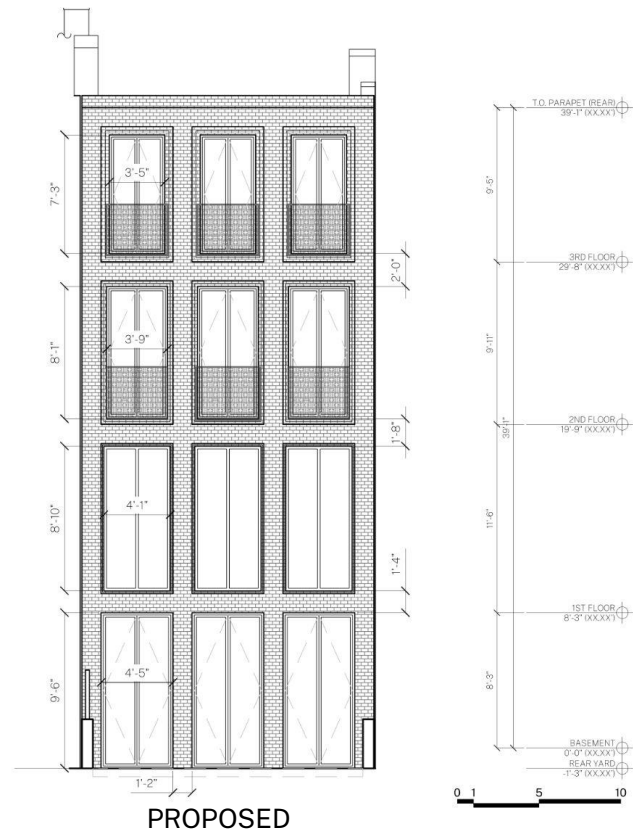


Axonometric Diagram.
Standard brick modules
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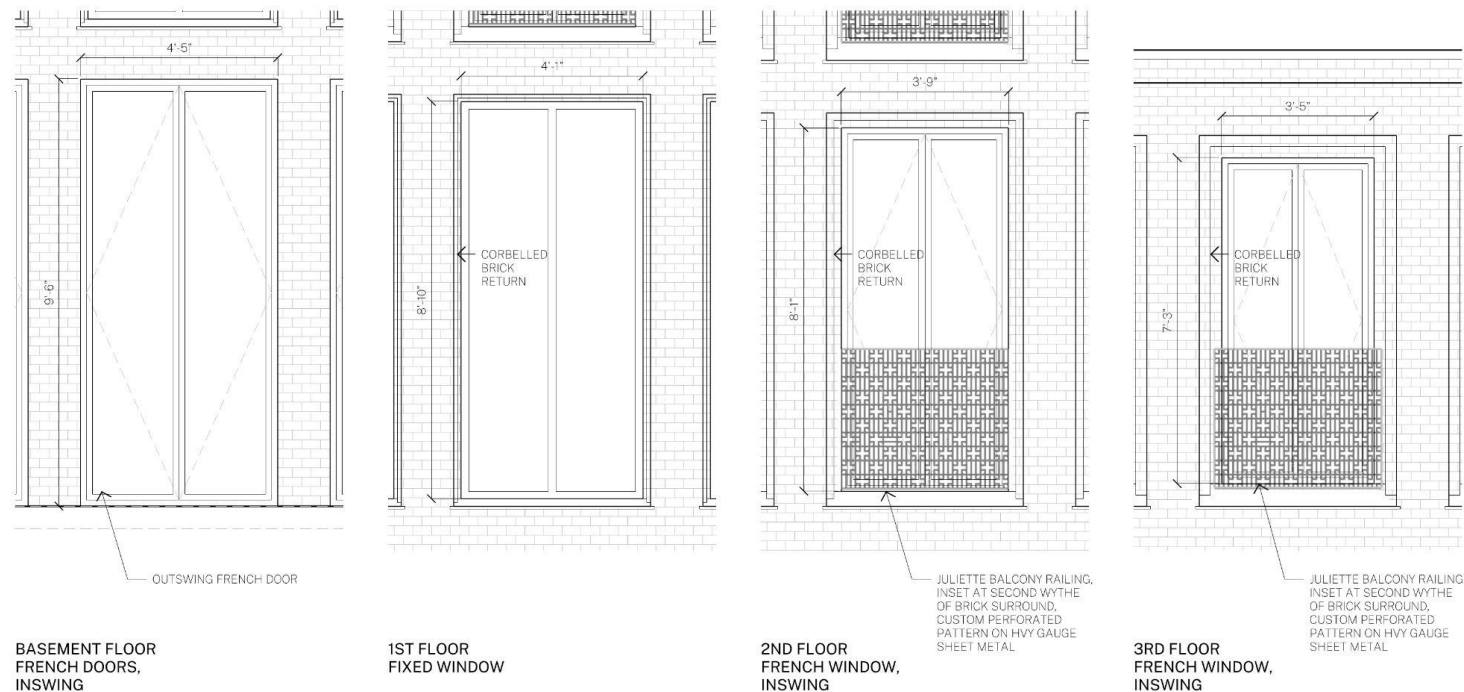


Top to Bottom: Curved brick
walls using standard bricks,
Double Stoop House, Park Slope,
Brooklyn.

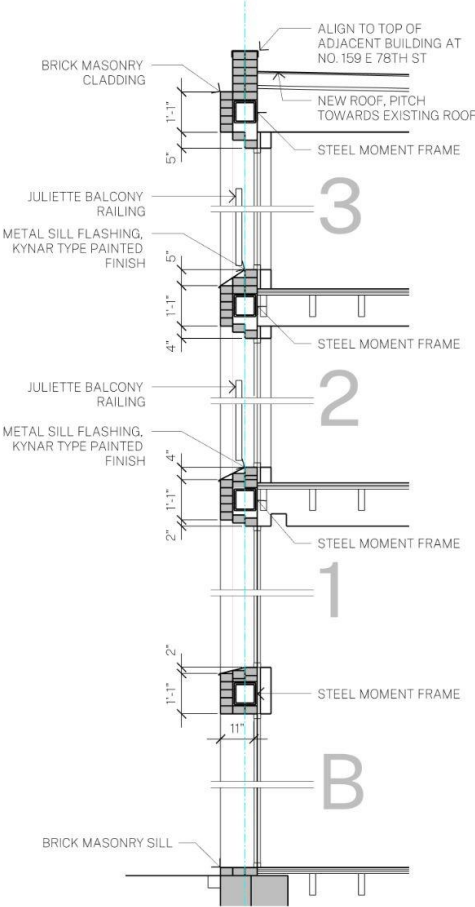
Exterior Elevations Rear Facade



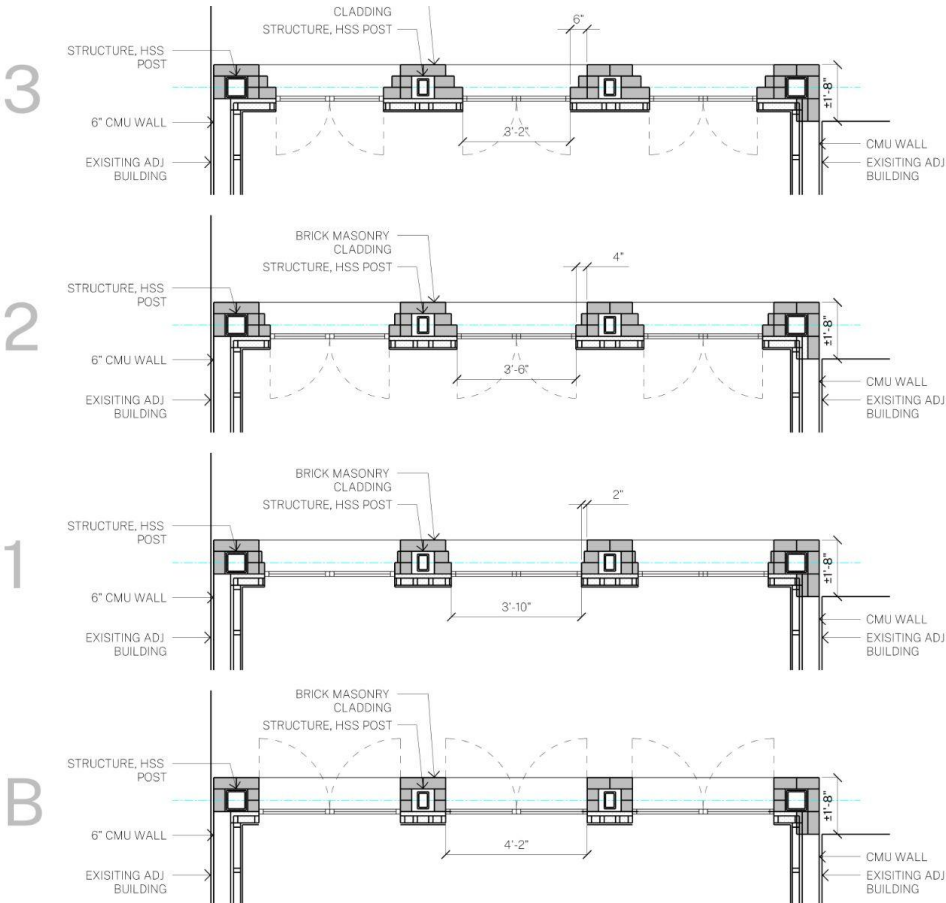
Rear Facade Enlarged Window Elevations



Wall Section Rear Facade



Enlarged Plan Rear Facade



Exterior Elevation North



Exterior Elevation Contextual Composite View



EXISTING



PROPOSED

Thank You!

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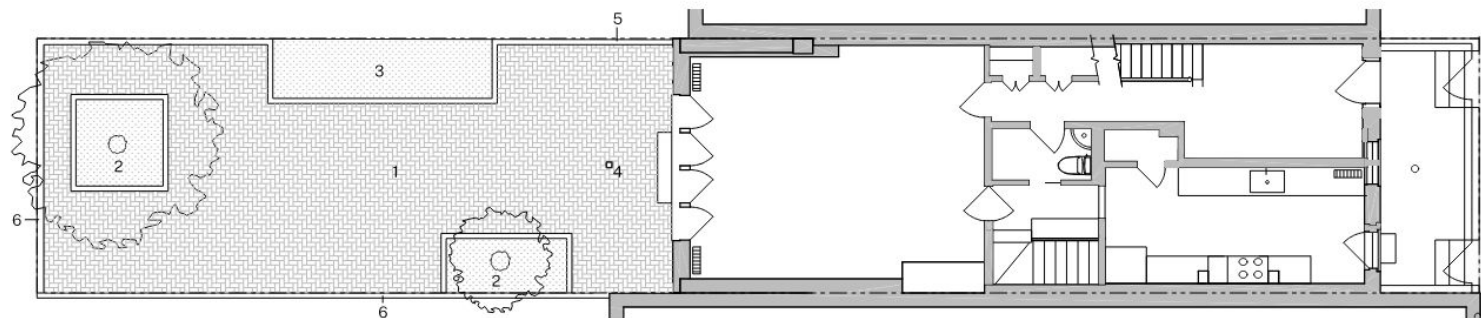
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Appendix

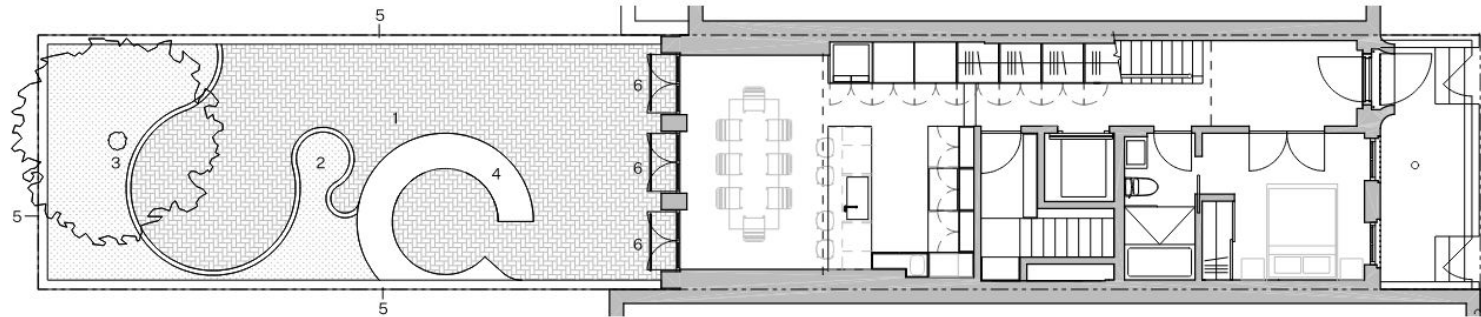
Existing Rear Yard Plan



- 1 BRICK PAVER
- 2 TREE IN PLANTER
- 3 PLANTER
- 4 DRAIN
- 5 CHAINLINK FENCE
- 6 WOOD FENCE OVER RETAINING WALL



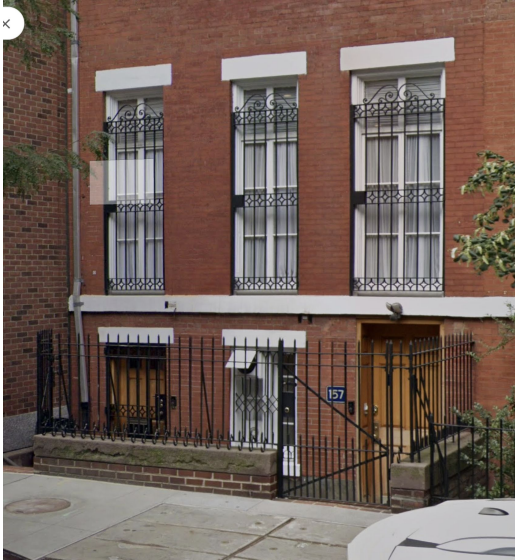
Proposed Rear Yard Plan



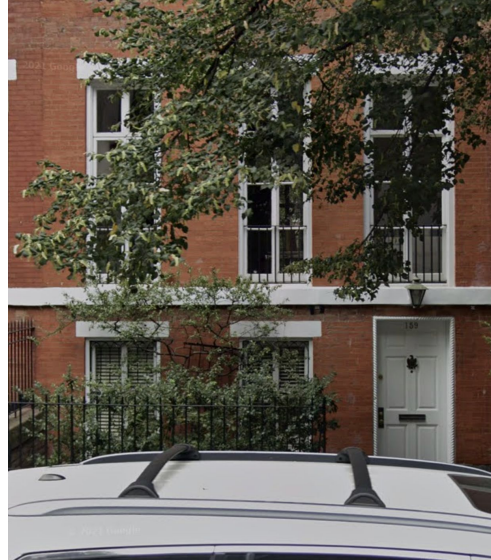
- 1 BRICK PAVER
- 2 PLANTER
- 3 EXISTING TREE TO REMAIN
- 4 OUTDOOR BAR
- 5 NEW WOOD FENCE OVER NEW BRICK WALL
- 6 NEW TRENCH DRAIN



Neighborhood Study Front Entrances



No. 157



No. 159



No. 161

Neighborhood Study Front Entrances



No. 163-165

Neighborhood Study Existing Rear Facades



Entrance Enframement



38 & 40 8th Avenue, Park Slope Historic District

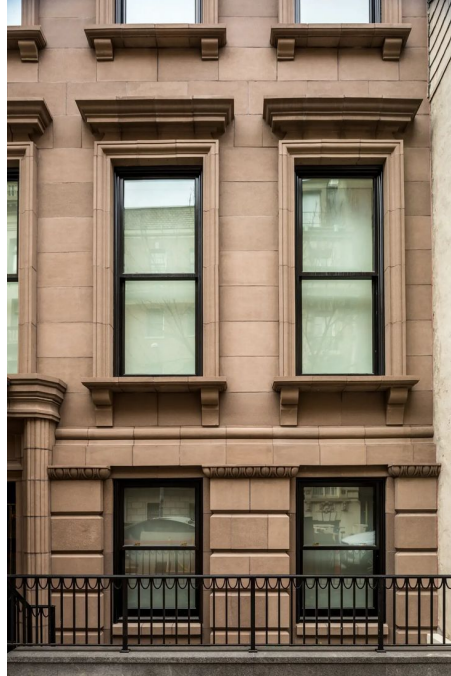


50 8th Avenue, Park Slope Historic District

Italianate Architectural Details



Entrance Bracket Detail



Enframement, Upper East Side
Townhouse, MKCA



Arched openings.

Site Information



ZONING DISTRICT INFORMATION

Zoning Map: 8C

157 East 78th Street
Individual Landmark
Manhattan, Borough 1
Block/Lot: 1413/24

Zoning District: R-8B, C1-8X

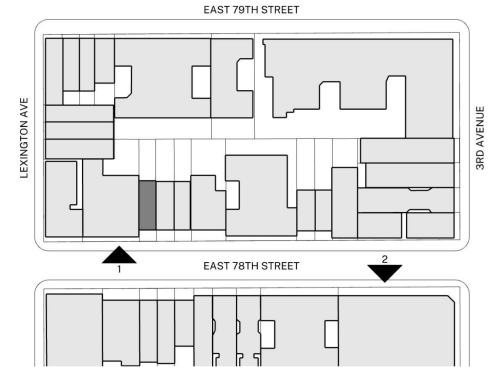
Year Built: 1861

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

Neighborhood Study Street Elevation @ East 78th Street



2 South Street Elevation. Composite photo survey.



Historic Background 1980

PROJECT SITE



East 78th Street Houses, view of south facades.
Landmarks Preservation Commission.



East 78th Street Houses, view of south facade of 159.
Landmarks Preservation Commission.



East 78th Street Houses, view of main entry door of 159.
Landmarks Preservation Commission.

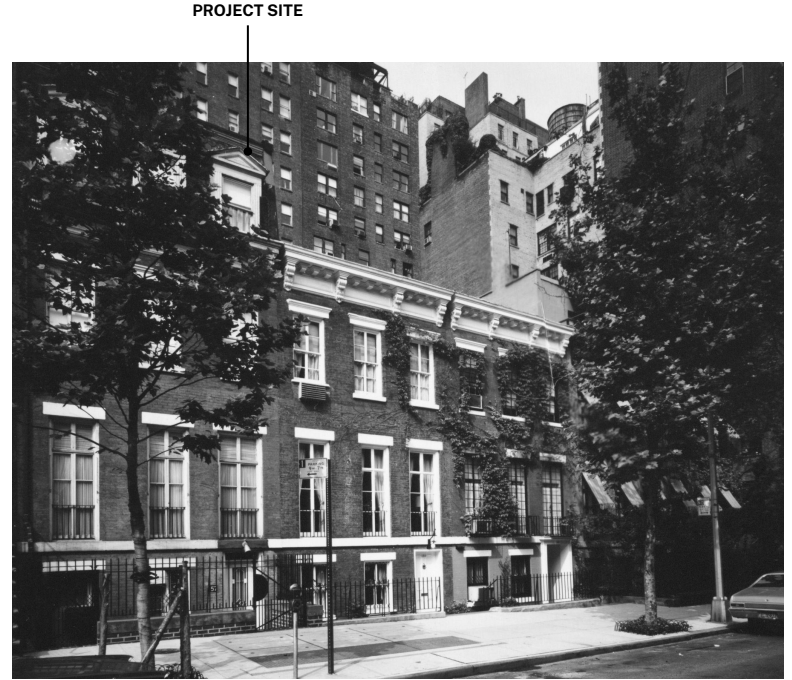
Historic Background c.1979



159 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.



159 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.



159 East 78th Street House, The Landmarks Preservation Commission Designation Photo Collection.

Historic Background c.1979



163-165 East 78th Street, The Landmarks Preservation Commission Designation Photo Collection.

PROJECT SITE



163-165 East 78th Street, The Landmarks Preservation Commission Designation Photo Collection.



163-165 East 78th Street, The Landmarks Preservation Commission Designation Photo Collection.

Neighborhood Study Existing Rear Facades



No. 163-165



No. 163-165

No. 161

No. 159

No. 157

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