

The current proposal is:

Preservation Department – Item 6, LPC-25-07704

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

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

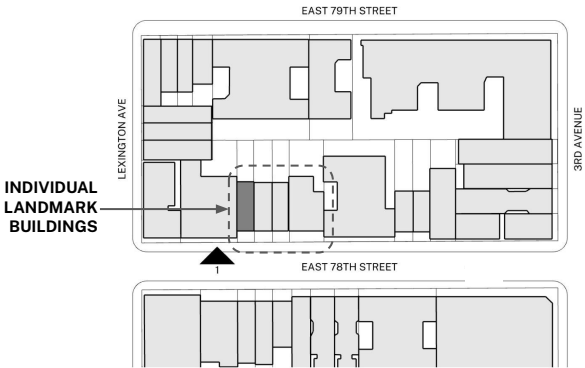
Landmarks Preservation Commission, Public Meeting
12 AUGUST 2025

Site Context

Neighborhood Study Street Elevation @ East 78th Street



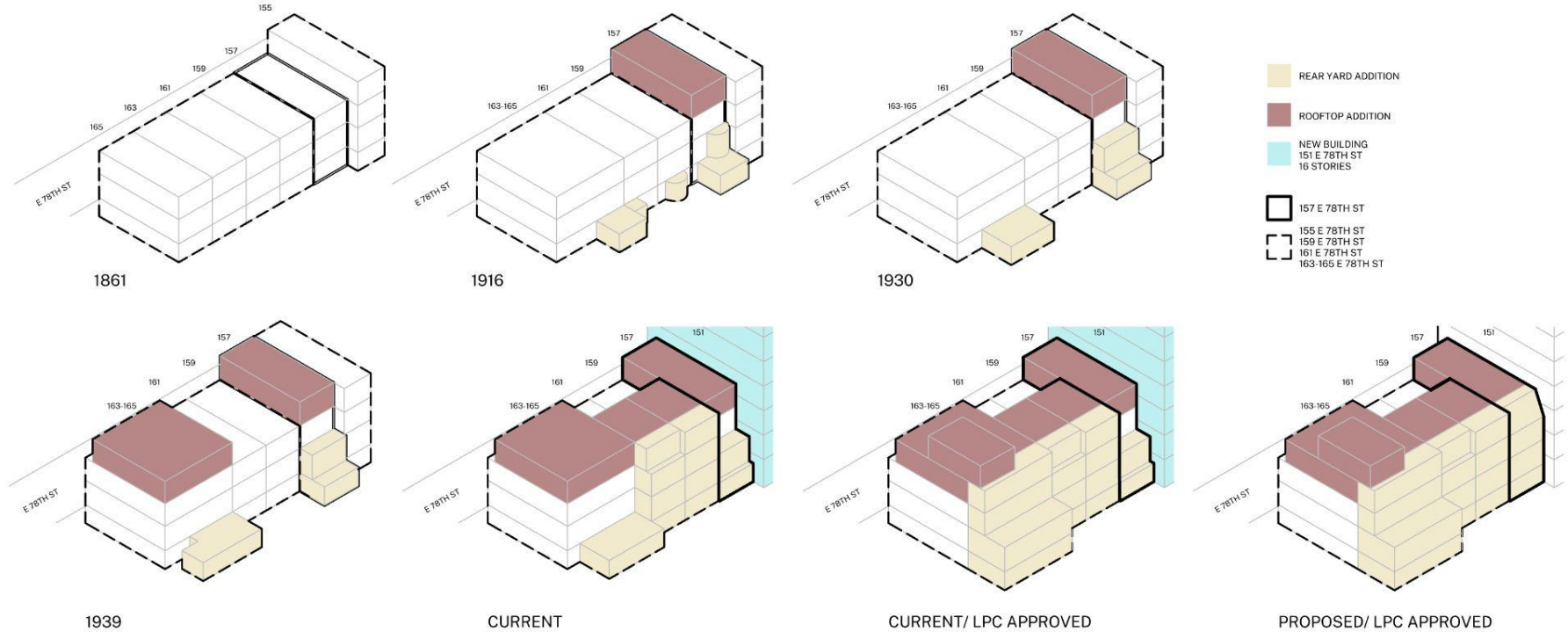
1 North Street Elevation. Composite photo survey.



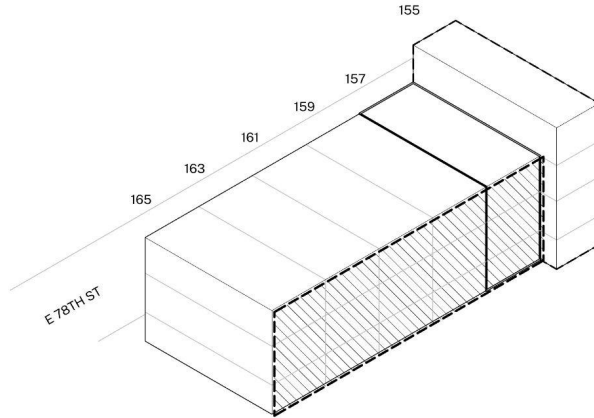
Neighborhood Study Block Plan



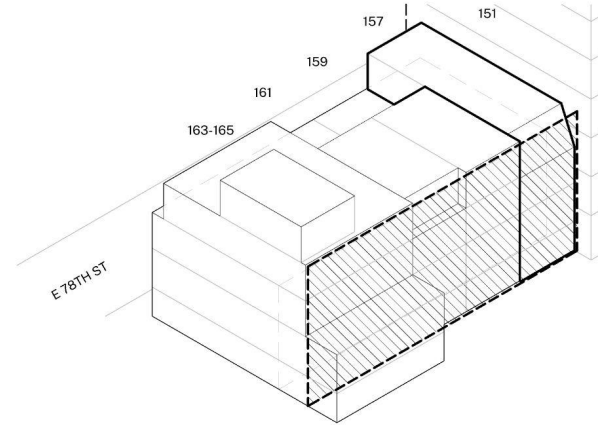
Neighborhood Study Building Alteration Timeline



Rowhouse Massing Restoring the Donut



1861



PROPOSED

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



Mansard Roof Mitigating Height in 1870

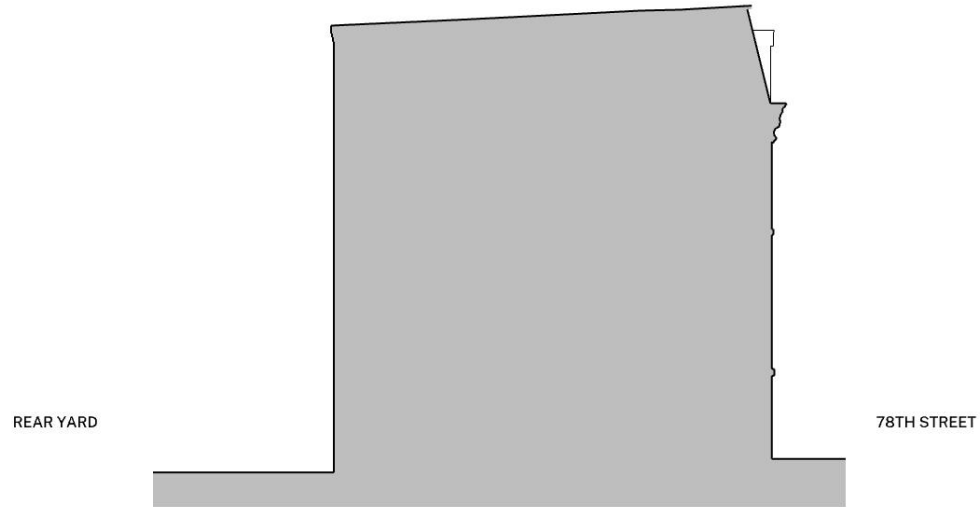


Gilsey Hotel, Stephen Decatur Hatch, 1871

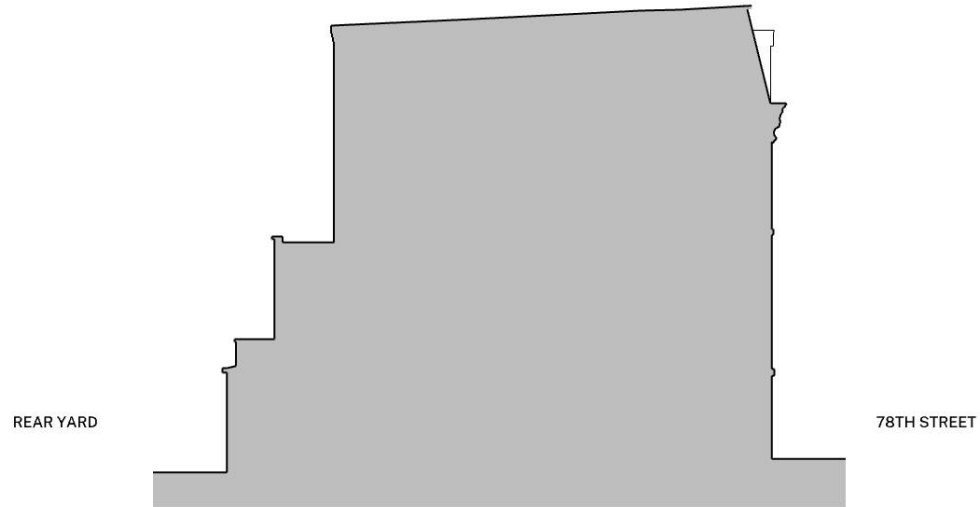
“...to have raised the front walls any higher would have made them appear painfully lofty.”

-The Real Estate Record and Guide

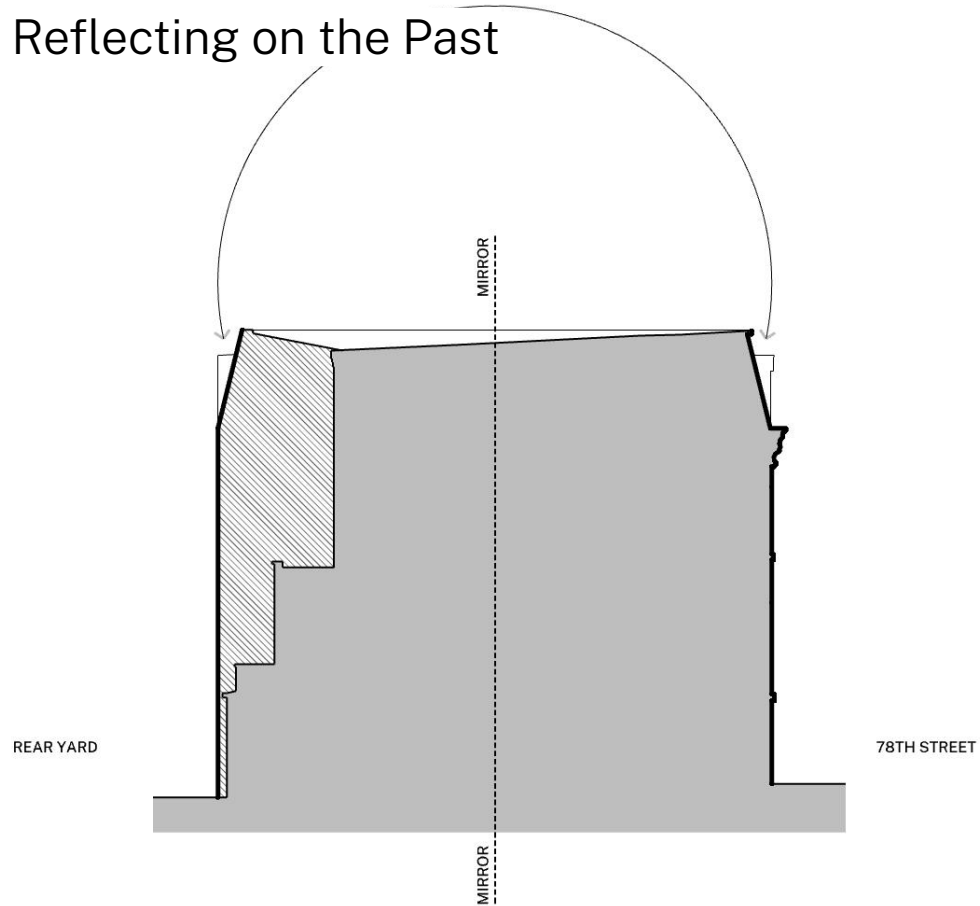
Massing Concept Reflecting on the Past



Massing Concept Reflecting on the Past



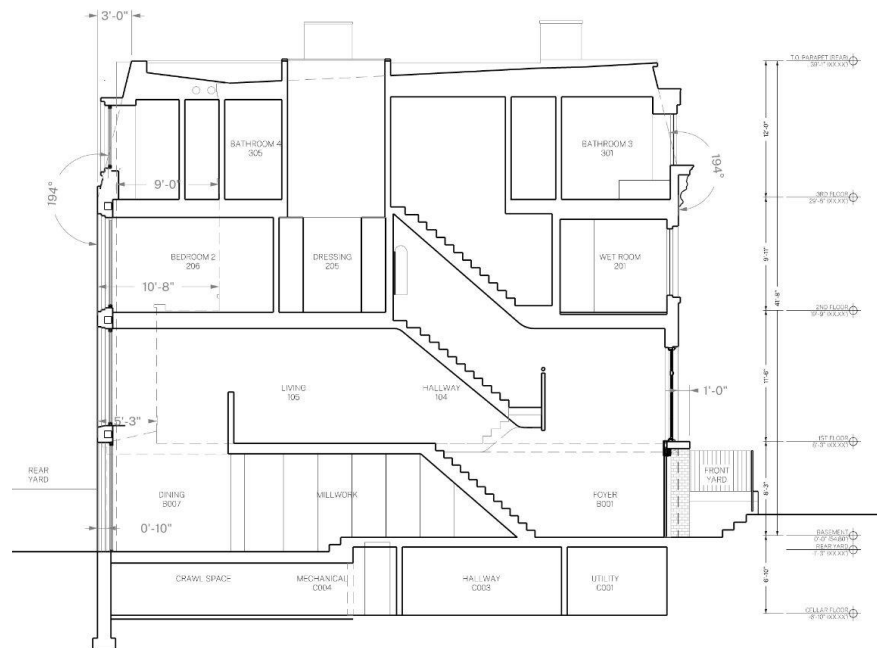
Massing Concept Reflecting on the Past



N-S Building Section



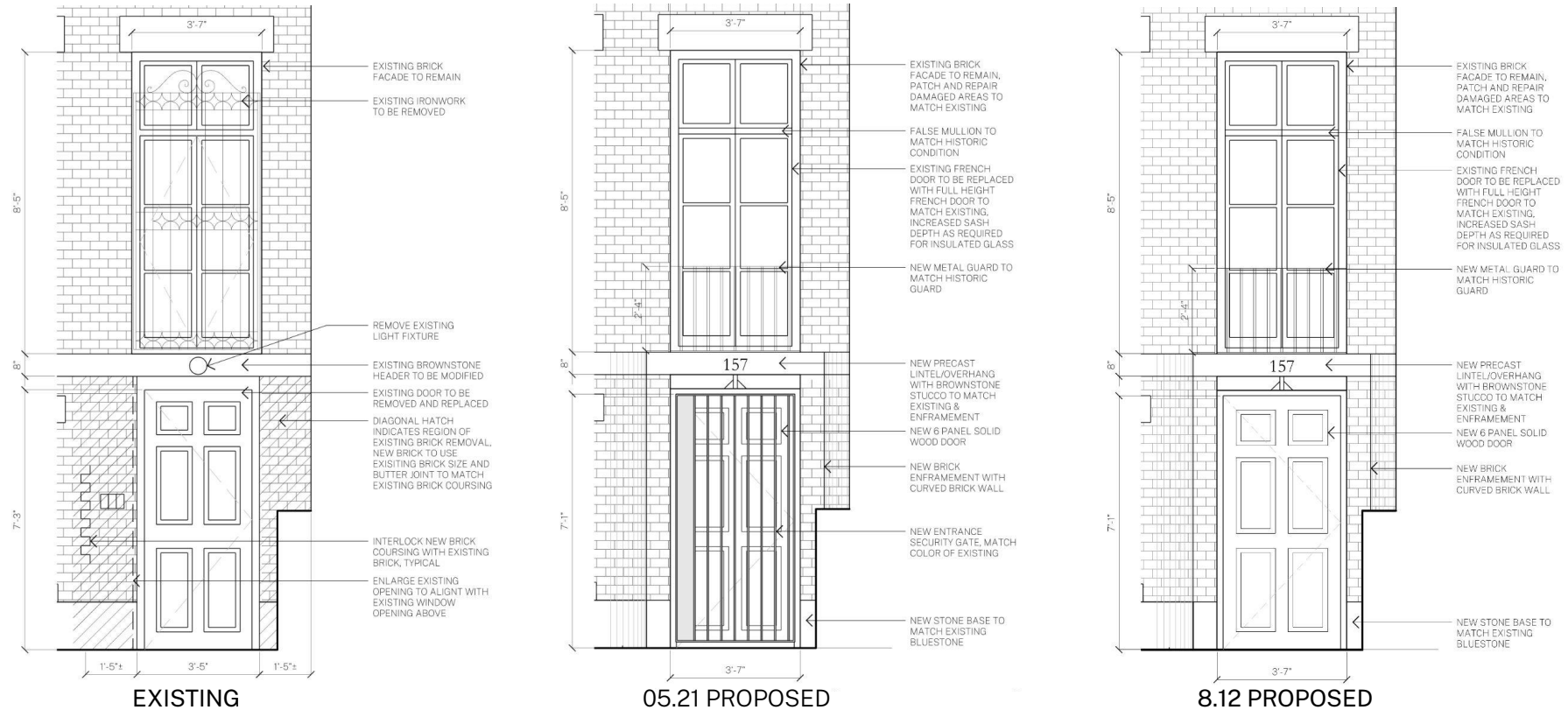
EXISTING



8.12 PROPOSED

Front Facade

Entry Elevation



Entrance Enframement



PROPOSED 05.21.2025



PROPOSED

Rear Facade

Mansard Roofs at Rear Facades

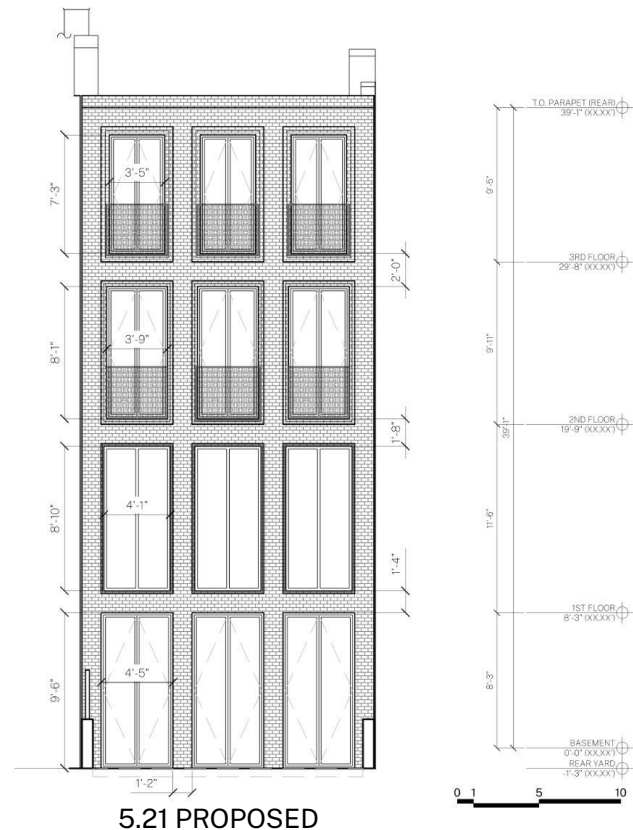


93 St. Johns Place, Park Slope Historic District



56 East 93rd Street, Upper East Side Historic District

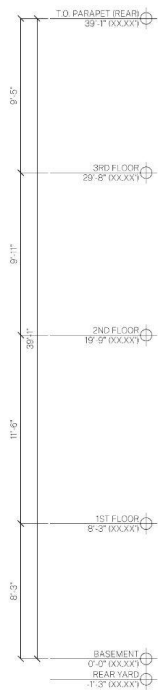
Exterior Elevations Rear Facade 05.21.2025



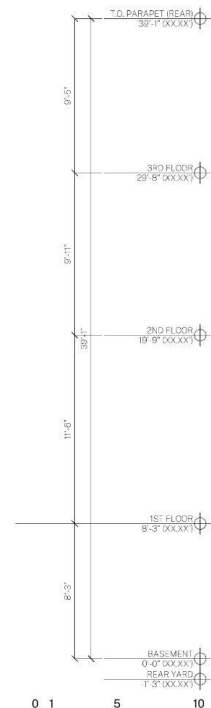
Exterior Elevations Rear Facade



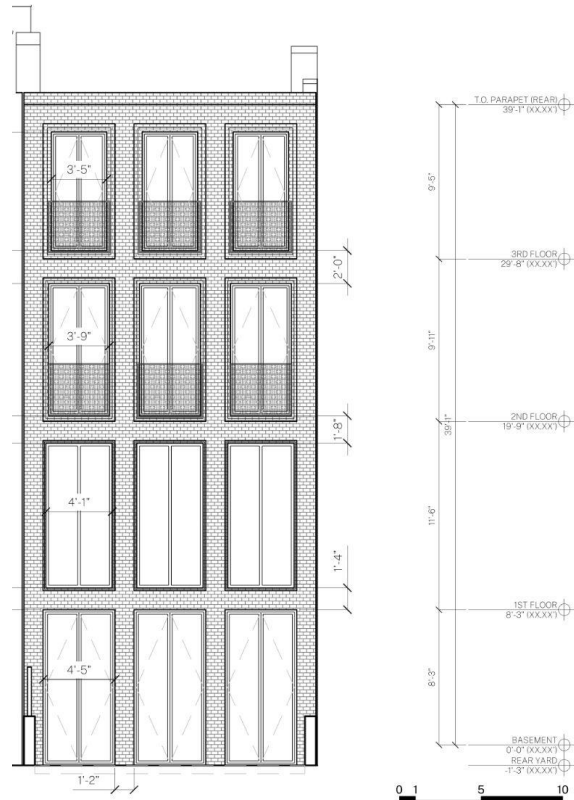
EXISTING



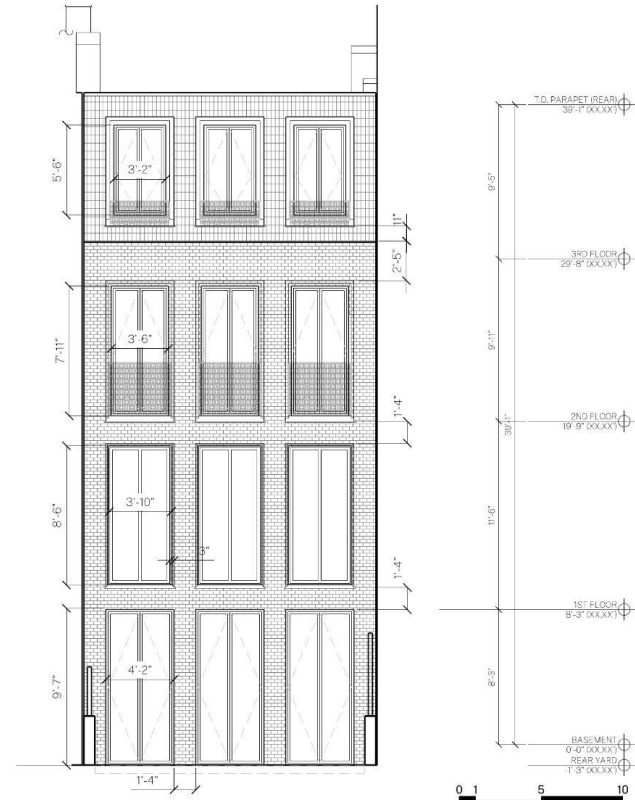
8.12 PROPOSED



Exterior Elevations Rear Facade

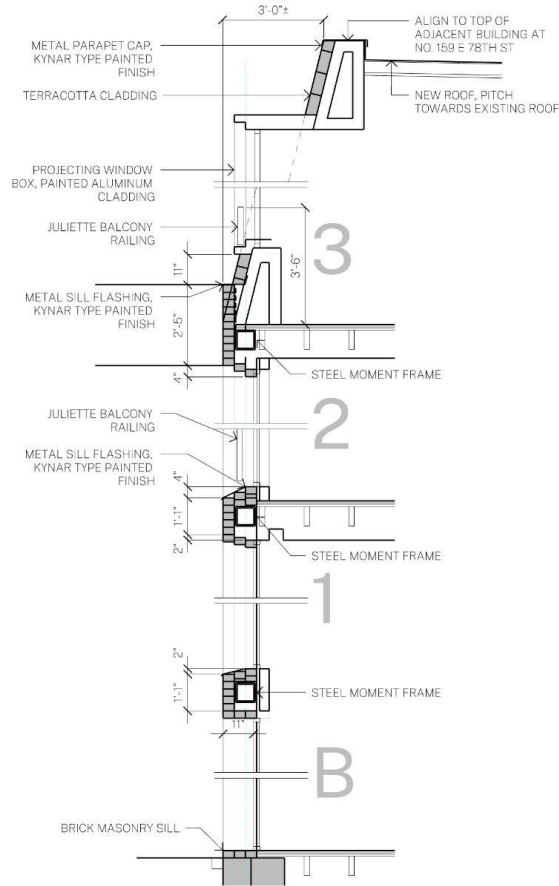
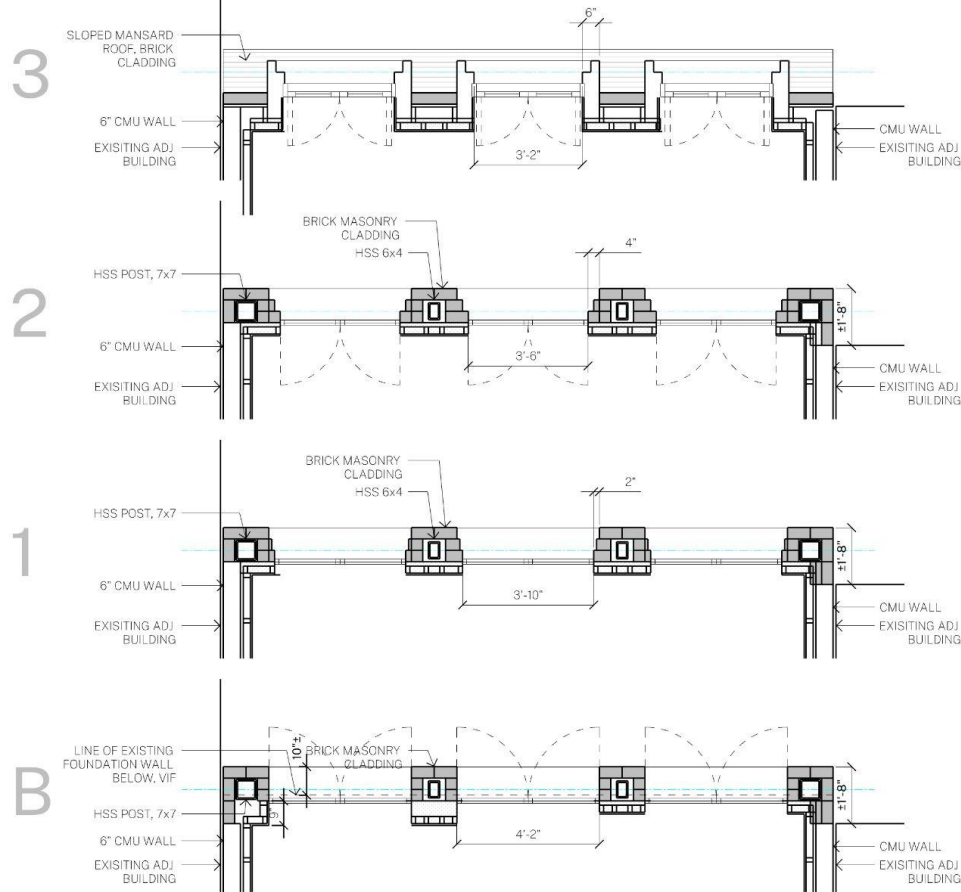


5.21 PROPOSED



8.12 PROPOSED

Rear Facade Enlarged Plan & Wall Section



Exterior Elevation Rear Facade

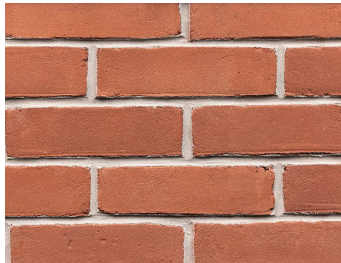


LPC HEARING, MAY 21, 2025



PROPOSED

Exterior Elevation Material Palette



BR Brick Veneer
Glen-Gery, 56-DD



MTL Brick Red
RAL 040 4040

BR
Vertical stack bond pattern

MTL

MTL

BR
Horizontally staggered
brick pattern

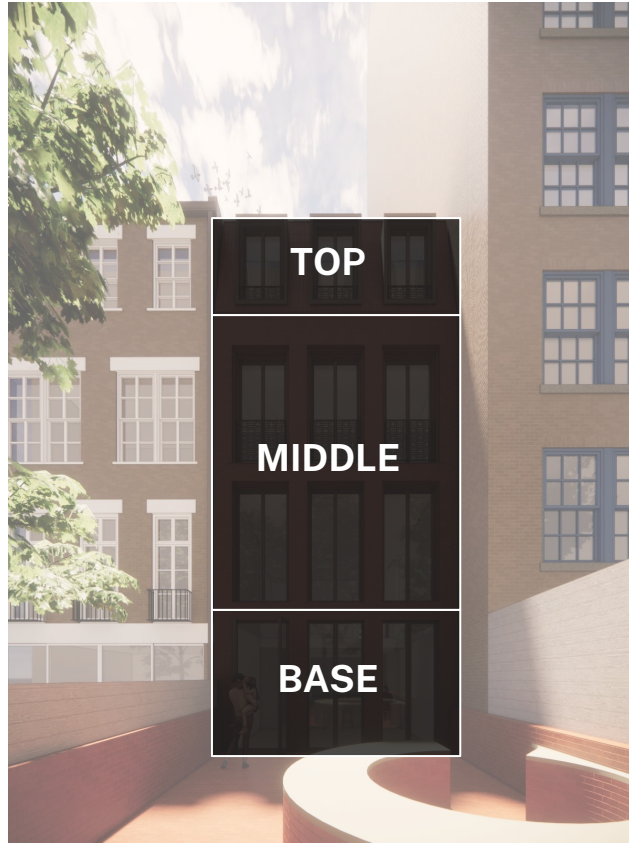


PROPOSED

Rear Facade Mansard Roof



Italianate Style Classical Tripartite Division

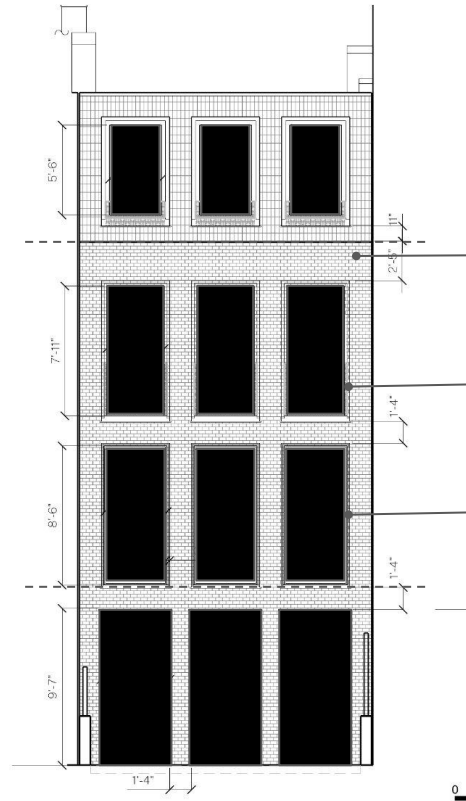


Sloped mansard roof, with projecting window bays.

Corbelled window surrounds, increased articulation corresponding with increased elevation.

Punched opening, minimal articulation.

Italianate Style Window Variation by Level

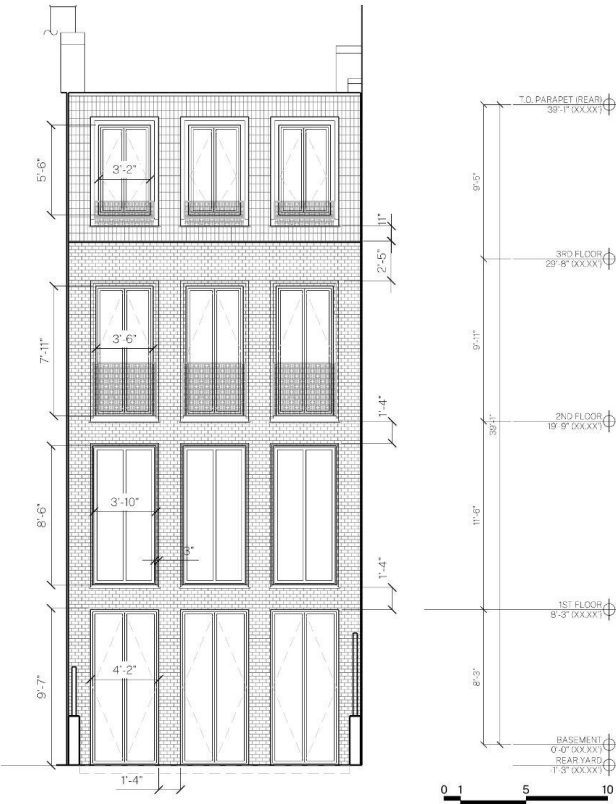


Increased horizontal weight,
2.5X thickness of brick
dimension below.

Corbeling of the window
surrounds is more pronounced
at the top of the building,
introducing detail, texture, and
ornamentation.

Window sizes decrease in width
and height as you move from
bottom to top.

Italianate Style Window Variation by Level





Exterior Elevation Contextual Composite View



EXISTING



PROPOSED

Thank you!



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Appendix

Site Information



Existing Rear Facade View.

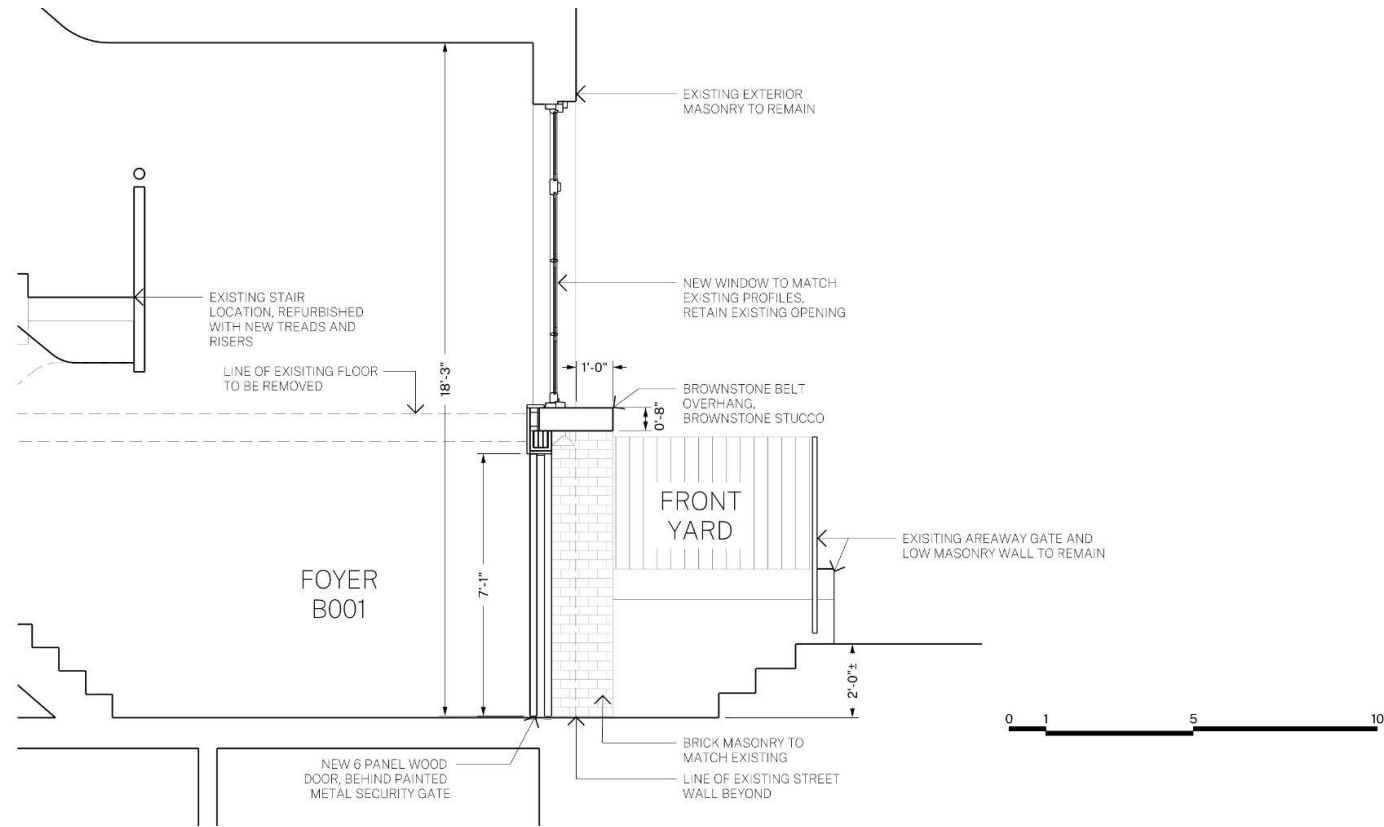


Existing Front Facade View.

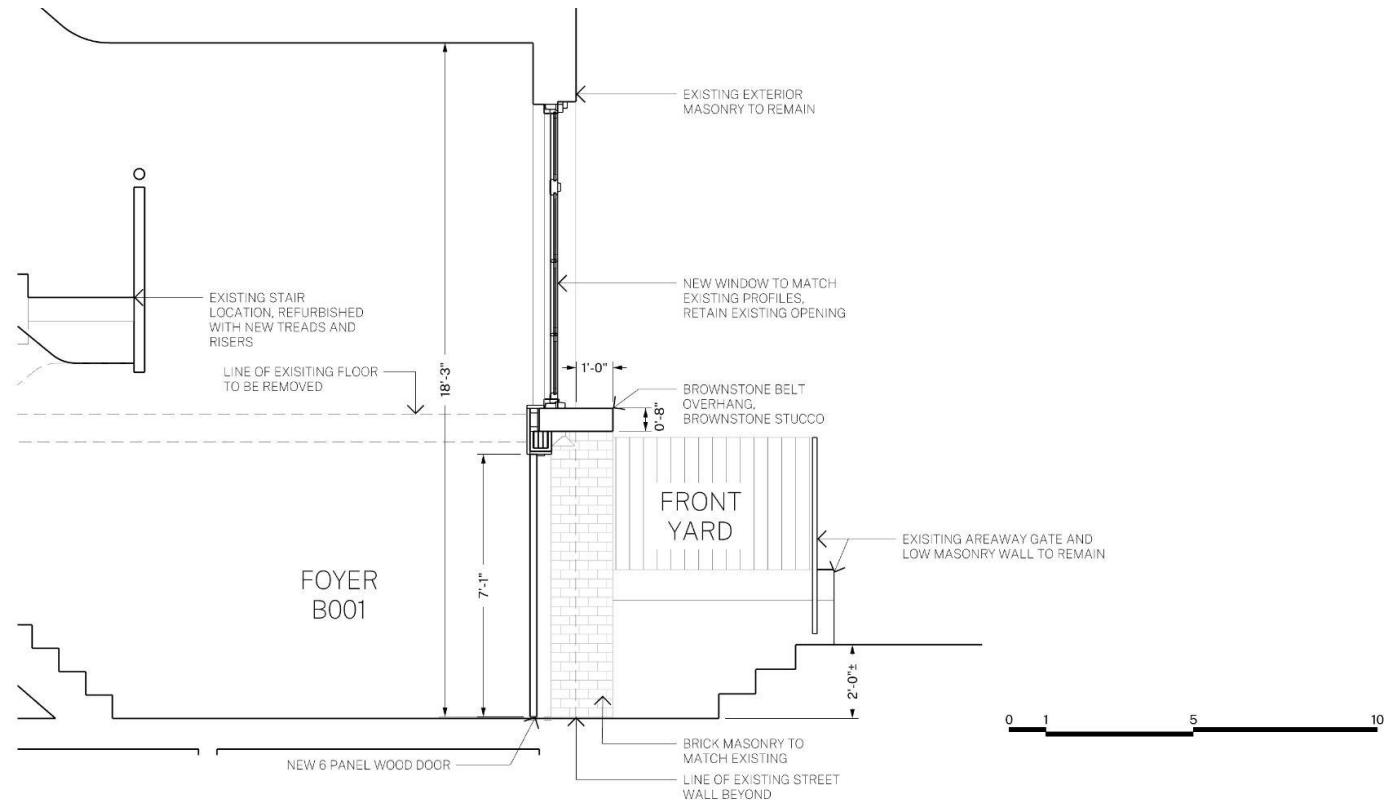
163-165 East 78th Street Approved LPC application



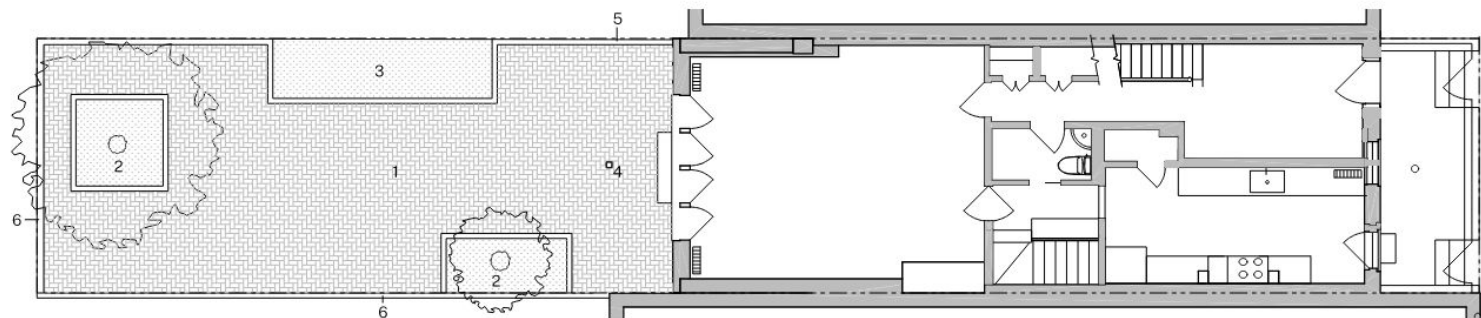
Enlarged Section Entrance 05.21.2025



Enlarged Section Entrance



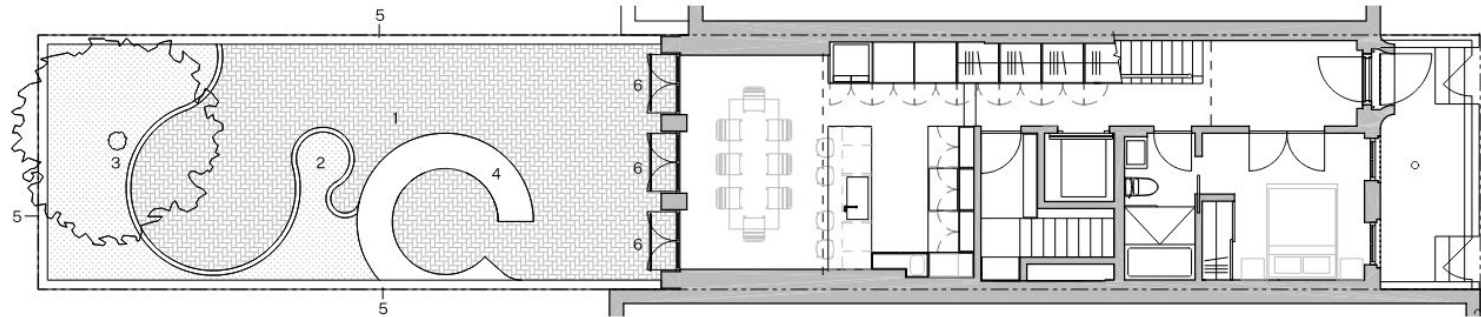
Existing Rear Yard Plan



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



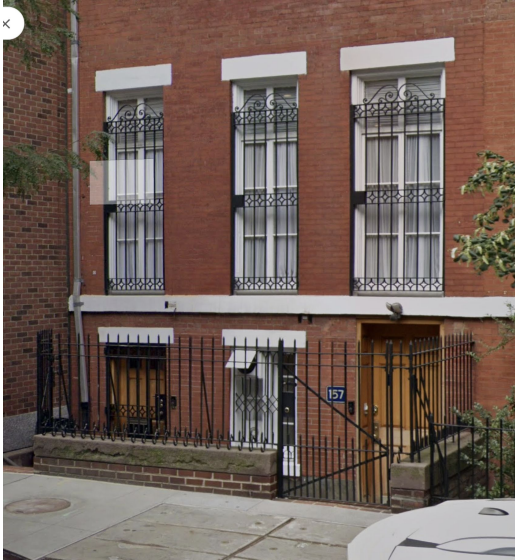
Proposed Rear Yard Plan



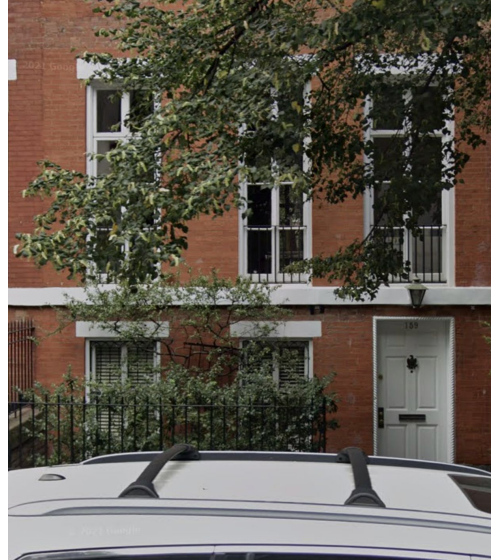
- 1 BRICK PAVER
- 2 PLANTER
- 3 EXISTING TREE TO REMAIN
- 4 OUTDOOR BAR
- 5 NEW WOOD FENCE OVER NEW BRICK WALL
- 6 NEW TRENCH DRAIN



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

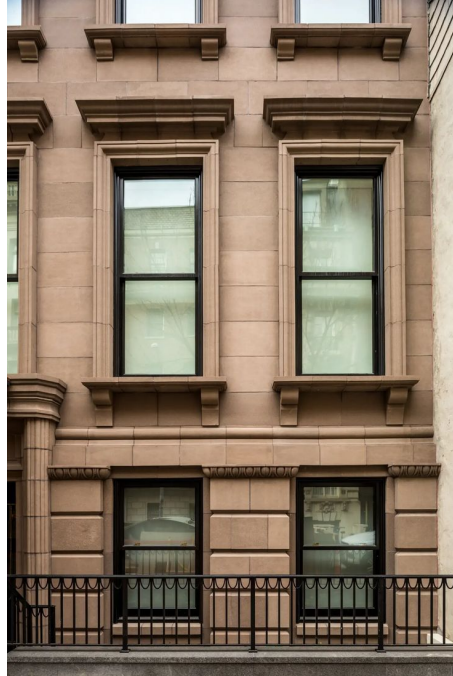


50 8th Avenue, Park Slope Historic District

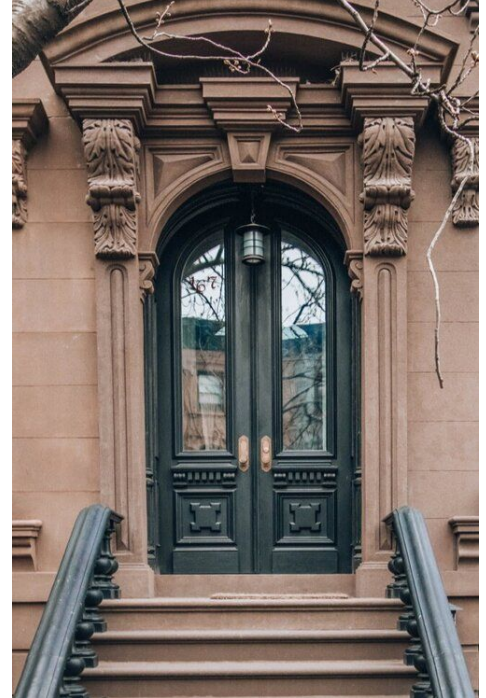
Italianate Architectural Details



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

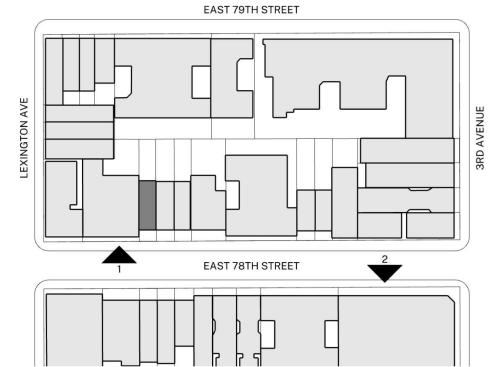
Year Built: 1861

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.



N-S Building Section Proposed 05.21.2025



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