

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-08086

2 East 78th Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

Passcode: 987924

By Phone: 646-828-7666 (NY)

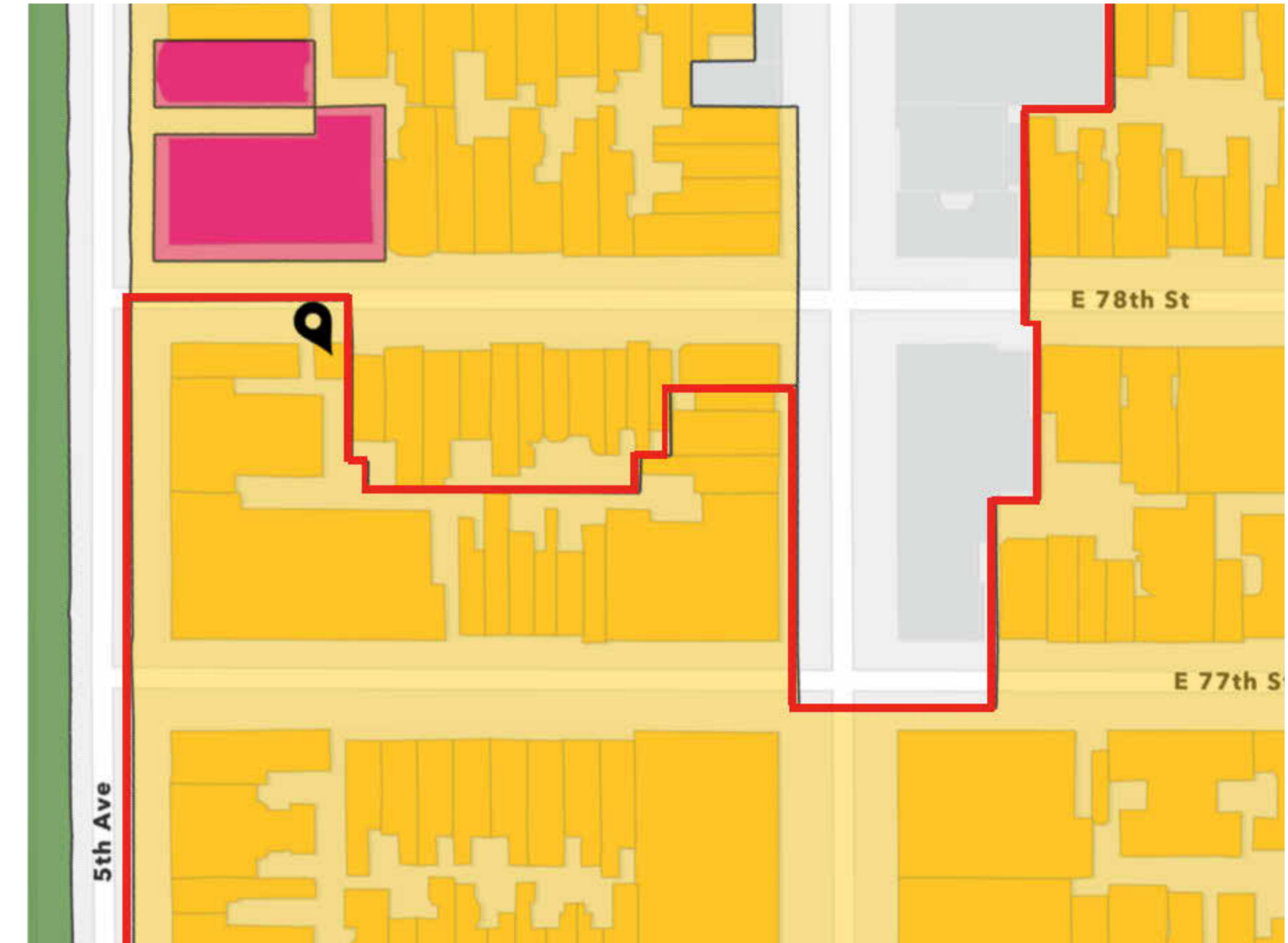
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

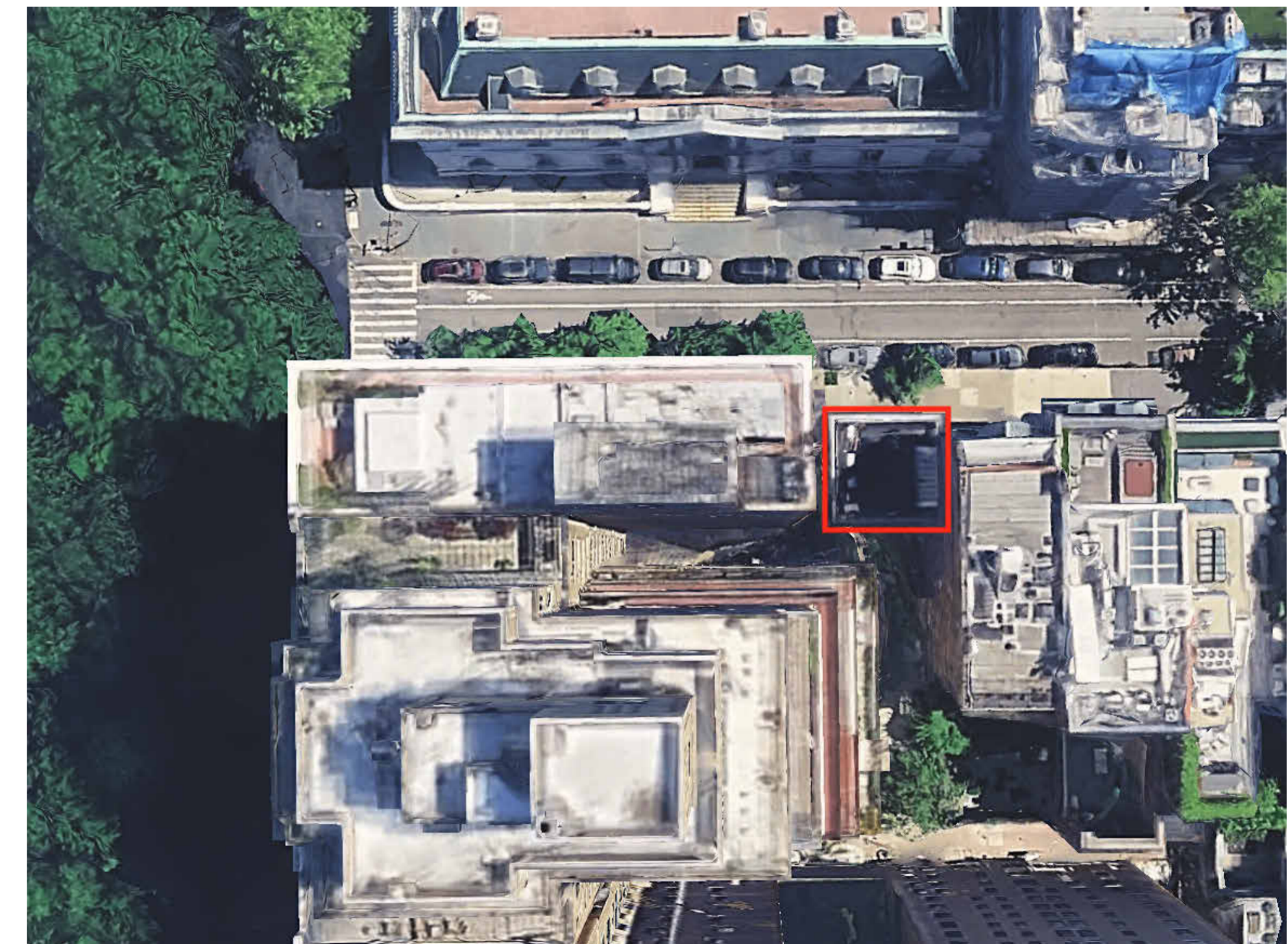
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CONSTRUCTED 1937, DESIGNED BY IRVING MARGON



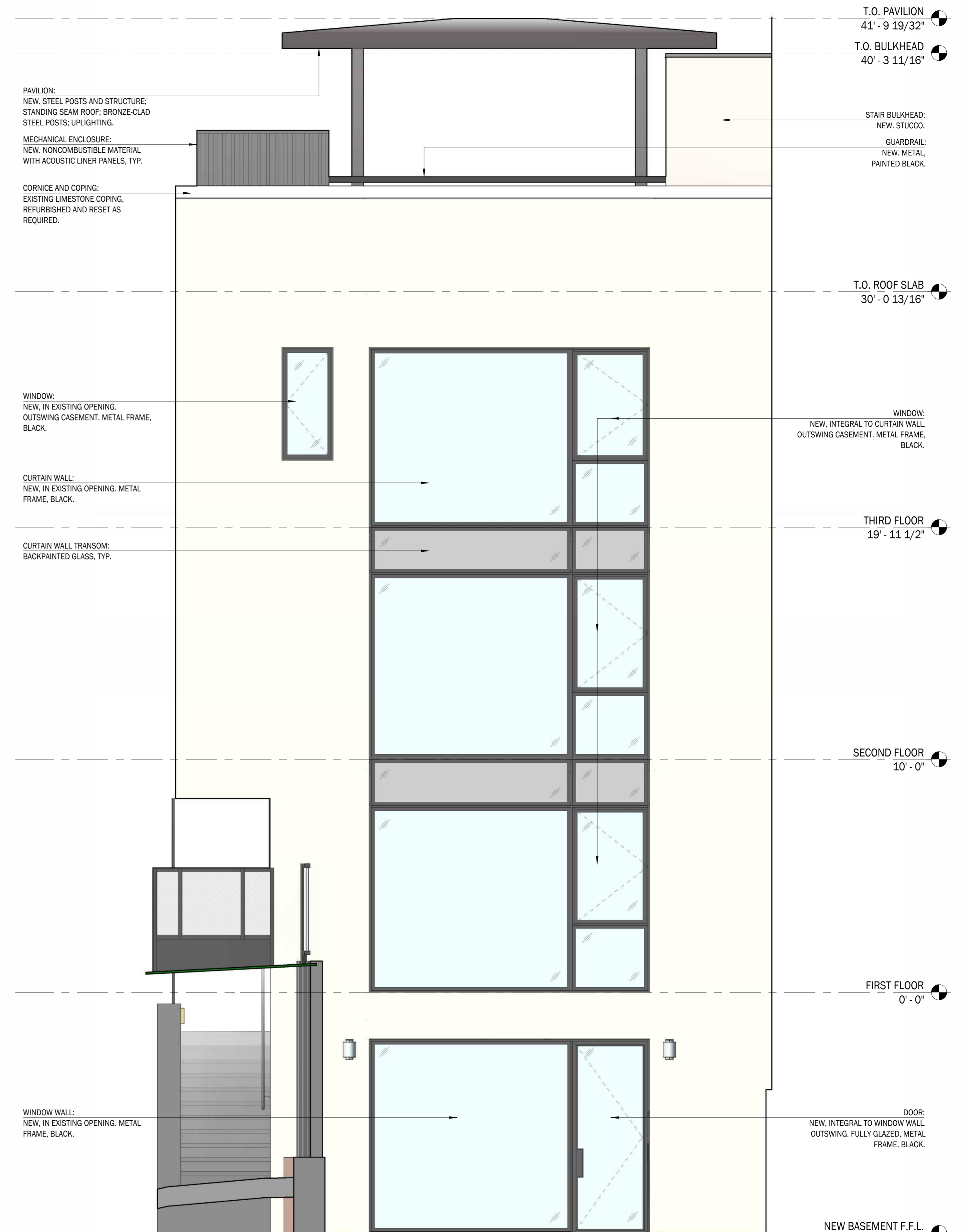
UPPER EAST SIDE HISTORIC DISTRICT



AERIAL VIEW OF SITE



DRAWING 1 | NORTH ELEVATION: PROPOSED | 3/8" = 1'-0"



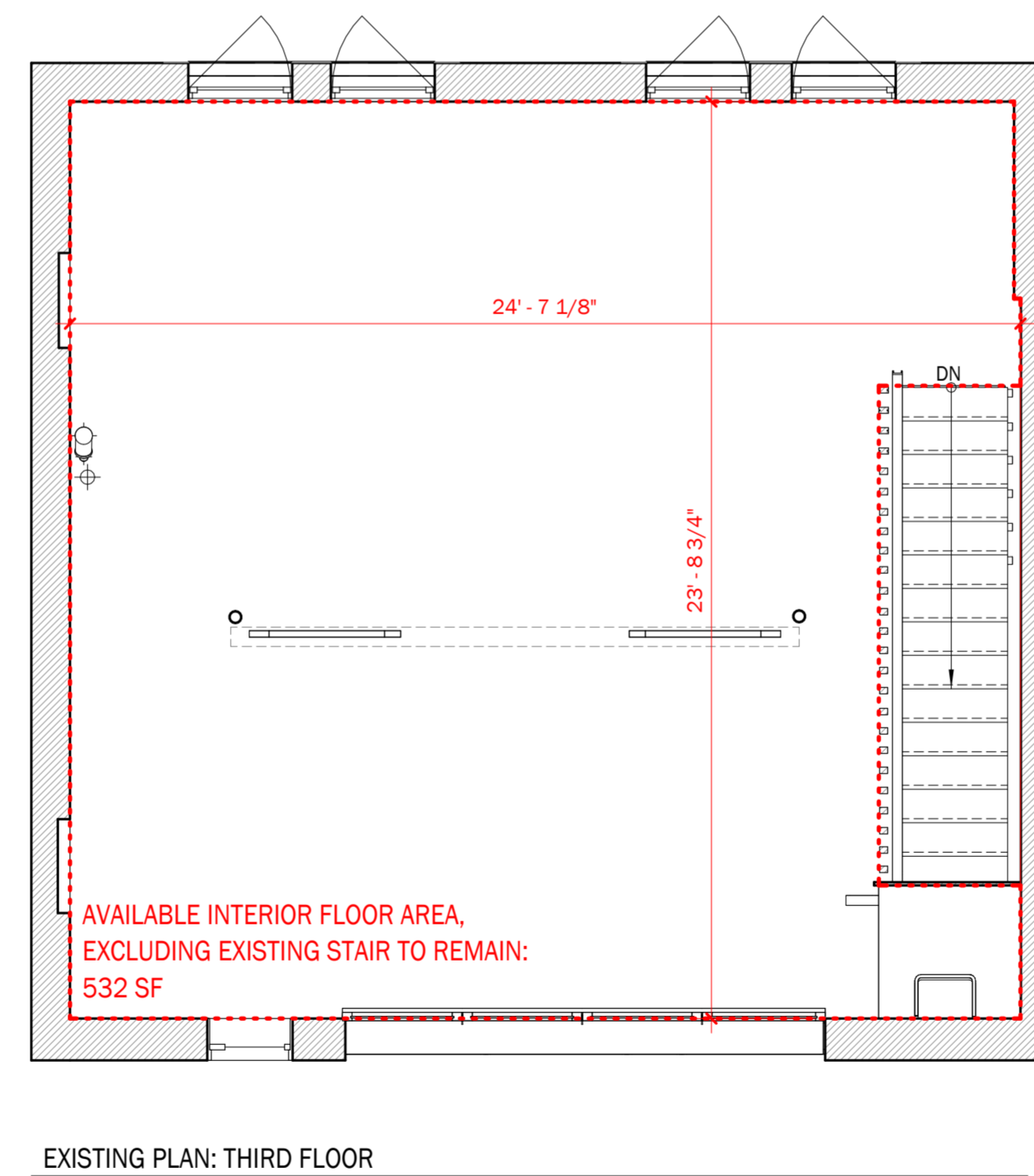
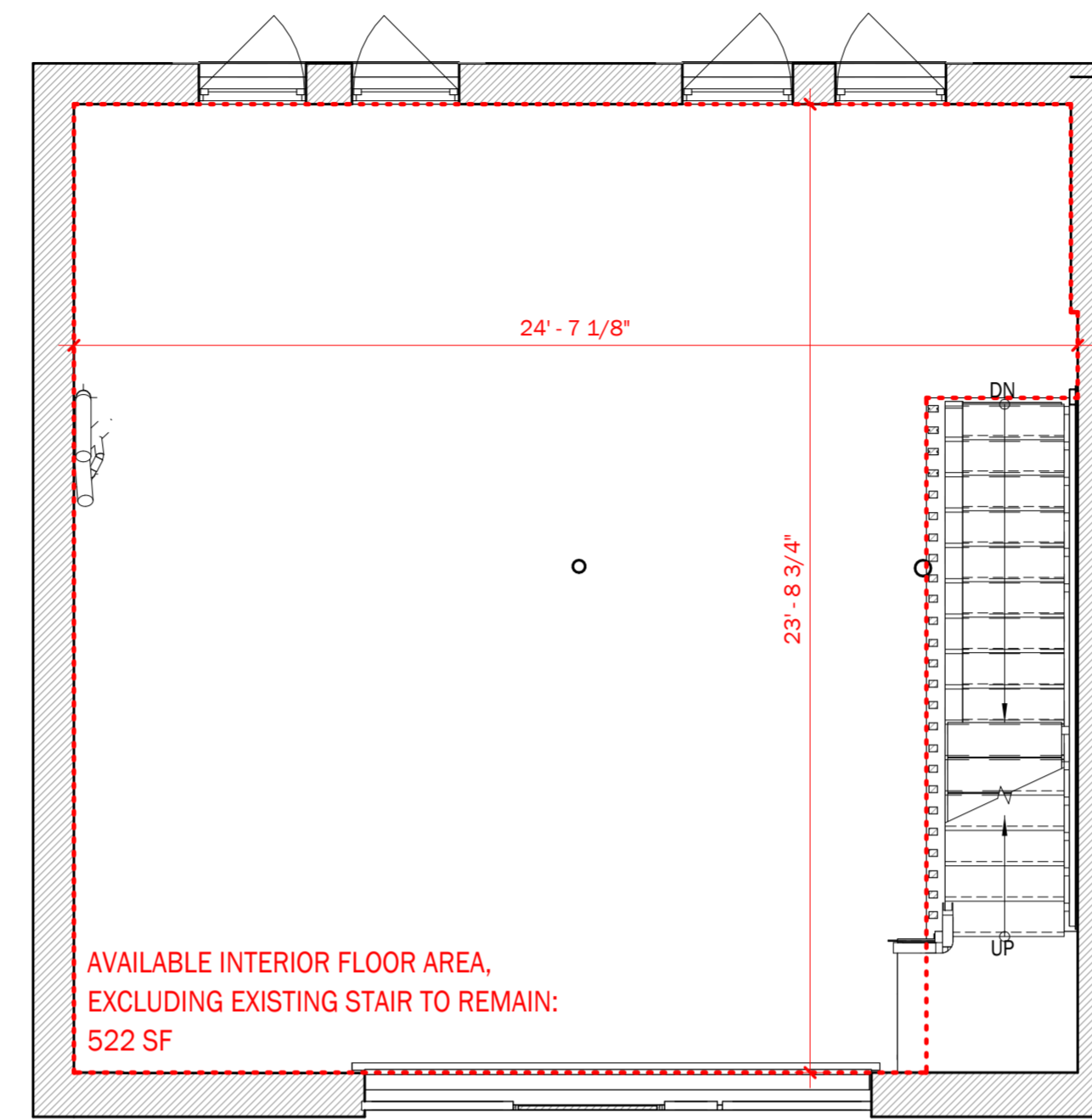
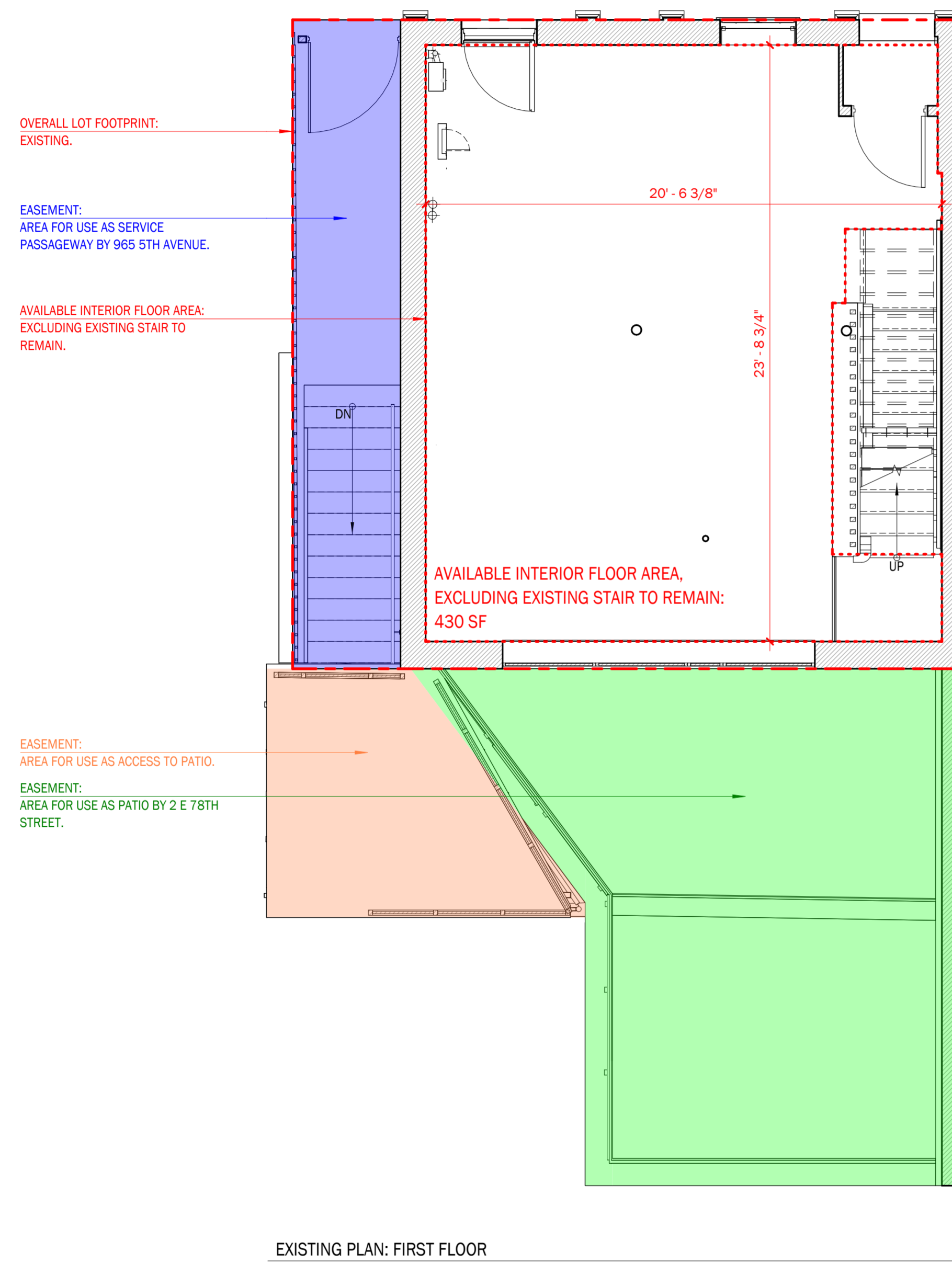
DRAWING 2 | SOUTH ELEVATION: PROPOSED | 3/8" = 1'-0"



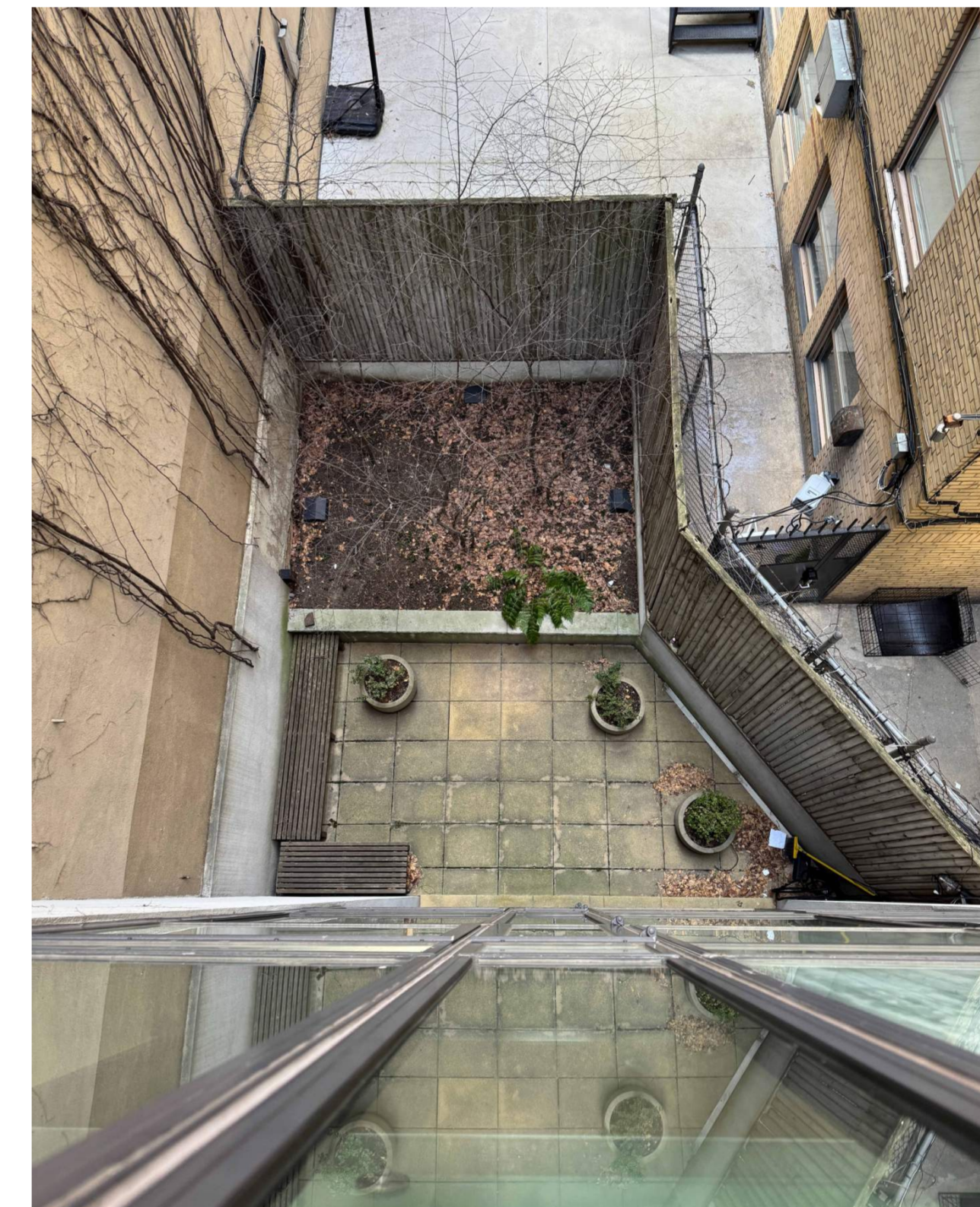
1940 (TAX PHOTO)



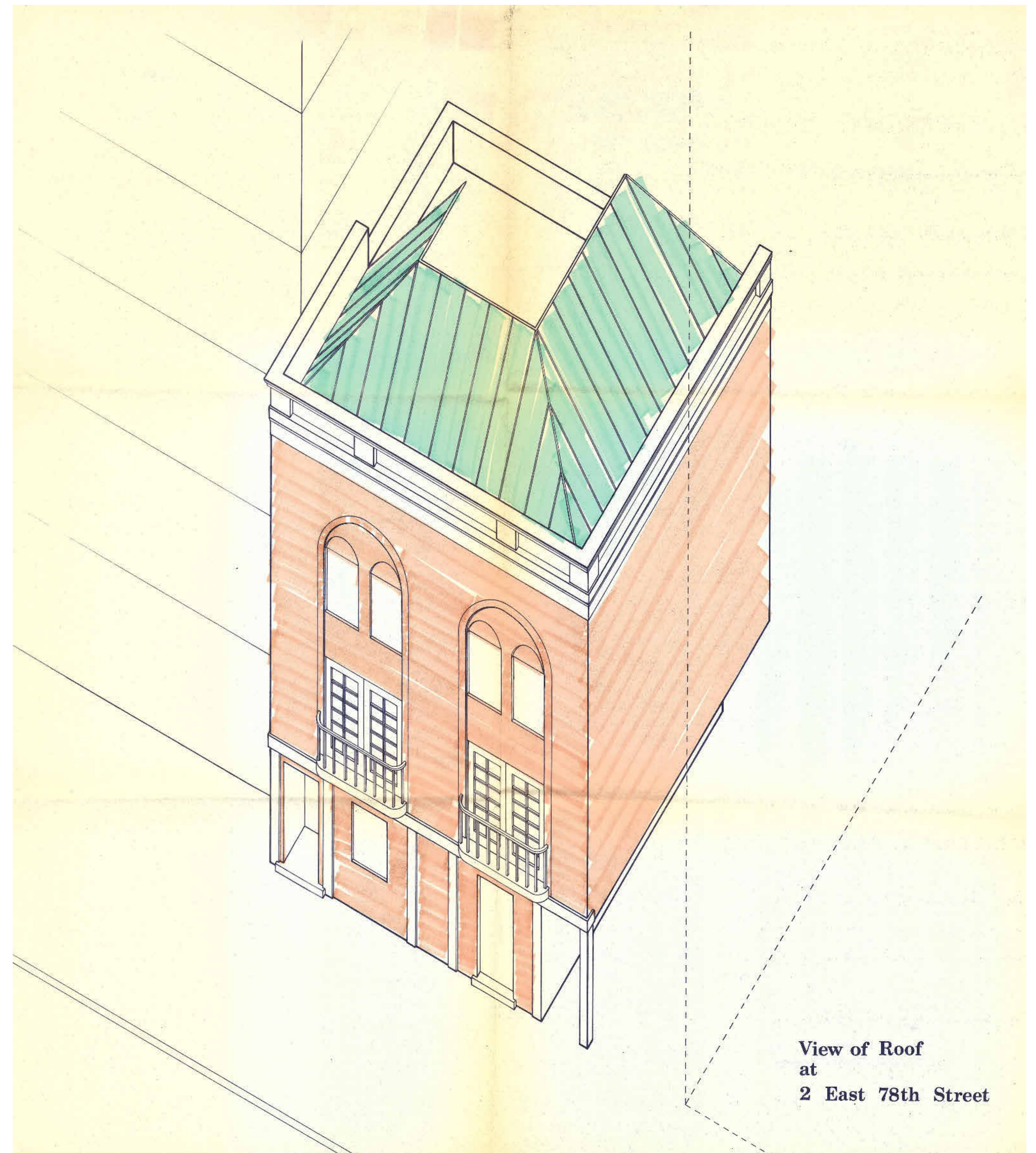
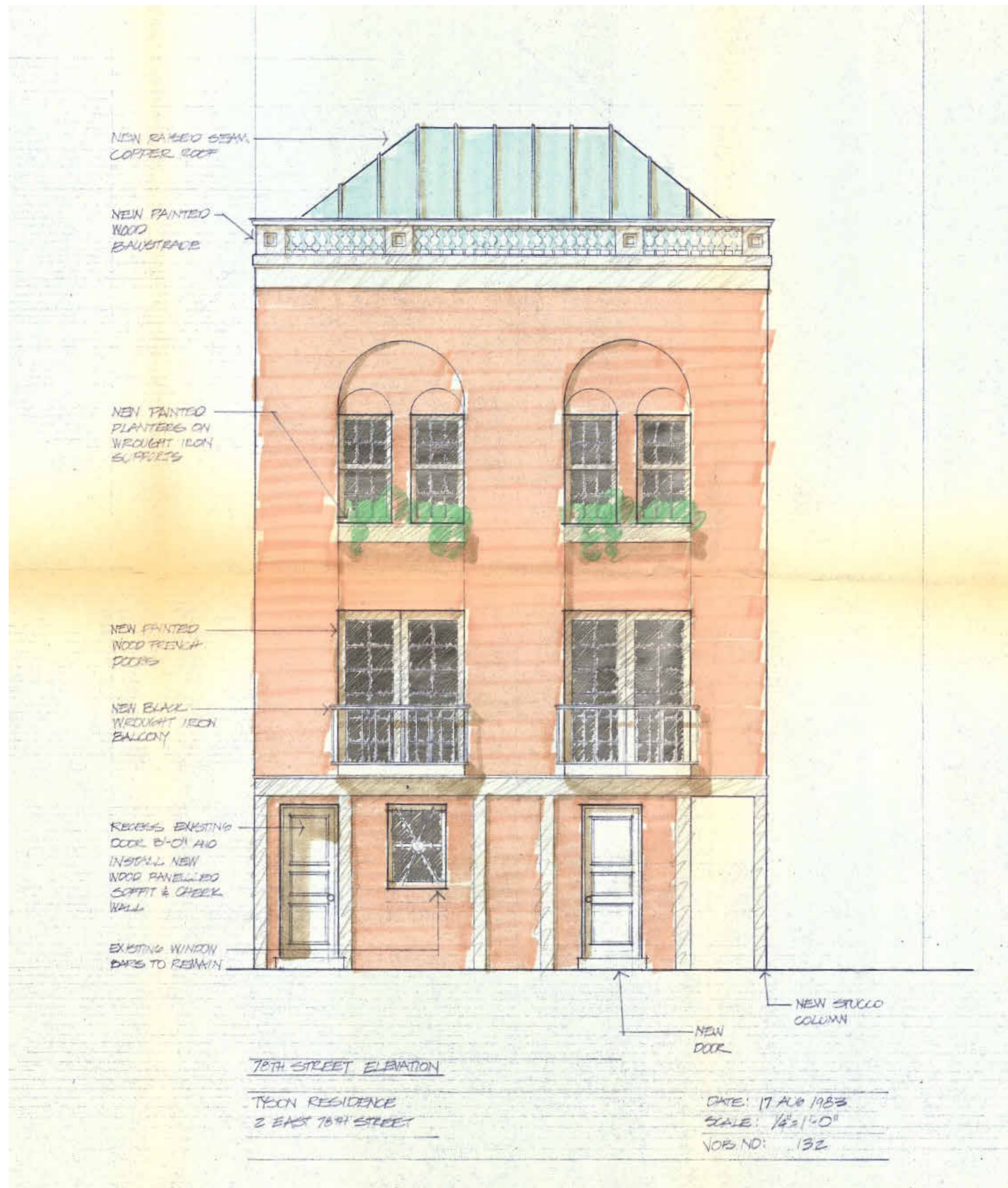
1981 (DESIGNATION PHOTO)

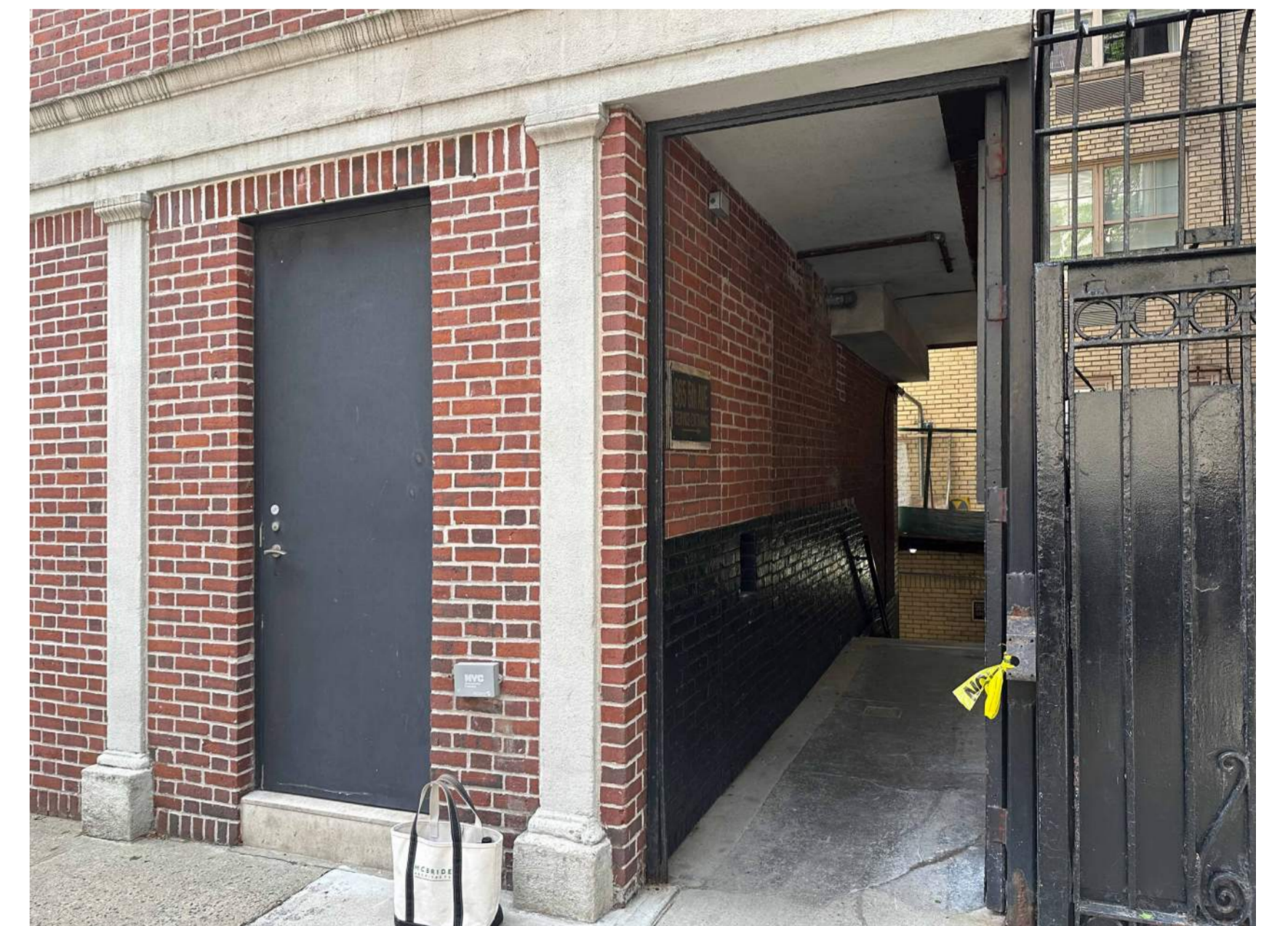


VIEW OF EXISTING SERVICE PASSAGEWAY FROM STREET



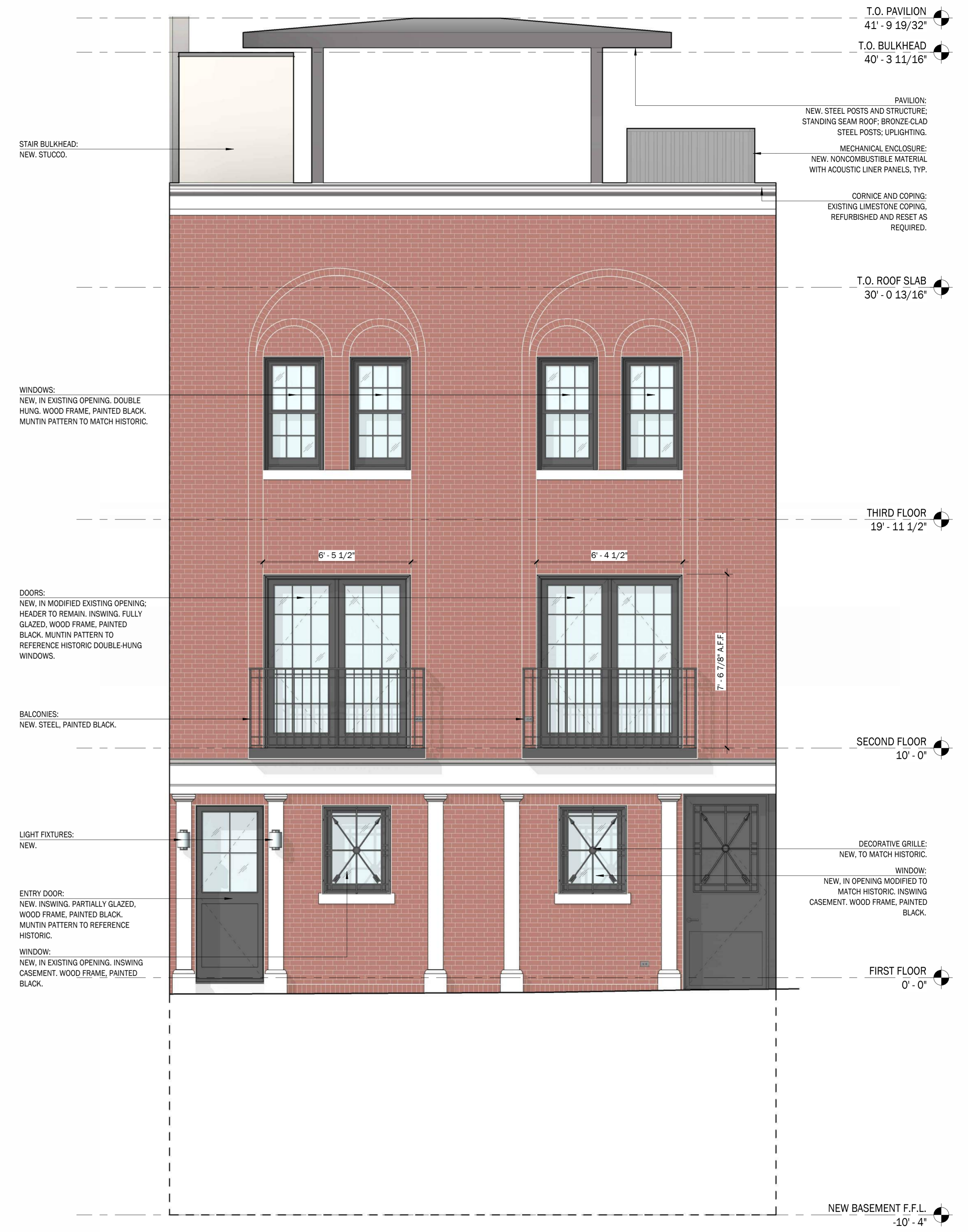
VIEW OF EXISTING REAR PATIO FROM ROOF



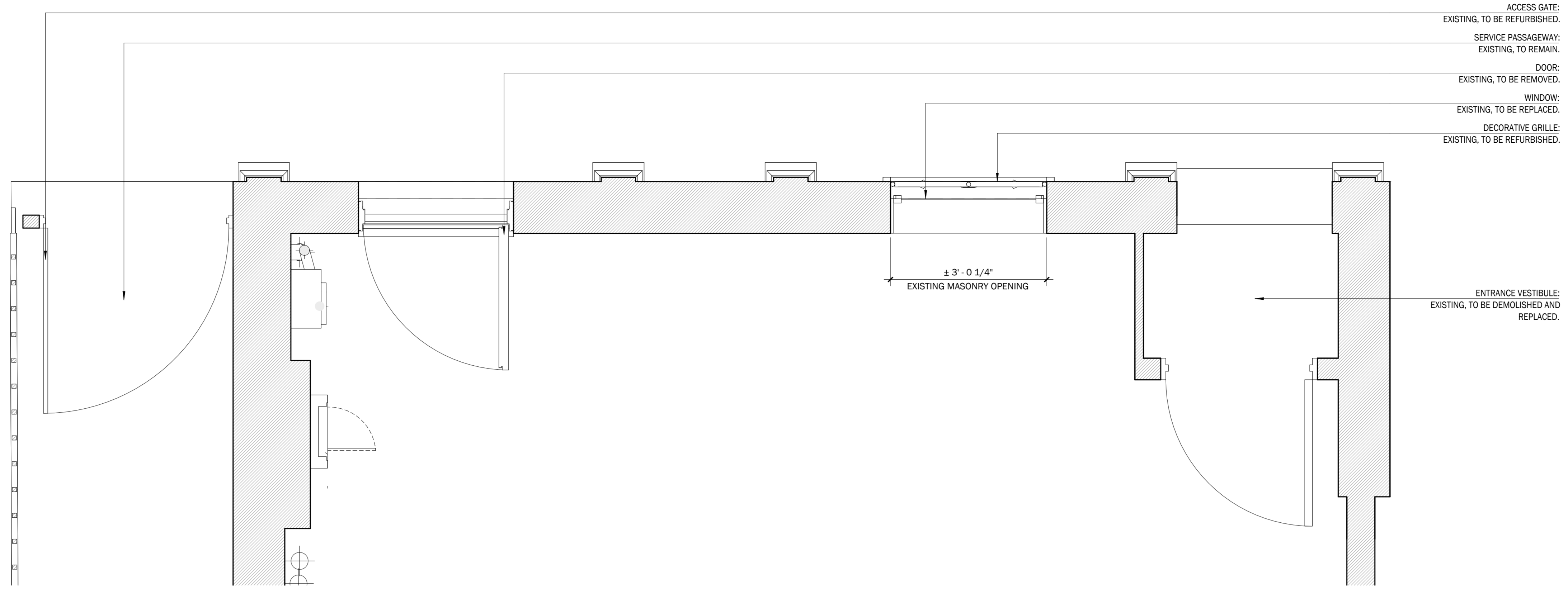




DRAWING 1 | NORTH ELEVATION: EXISTING



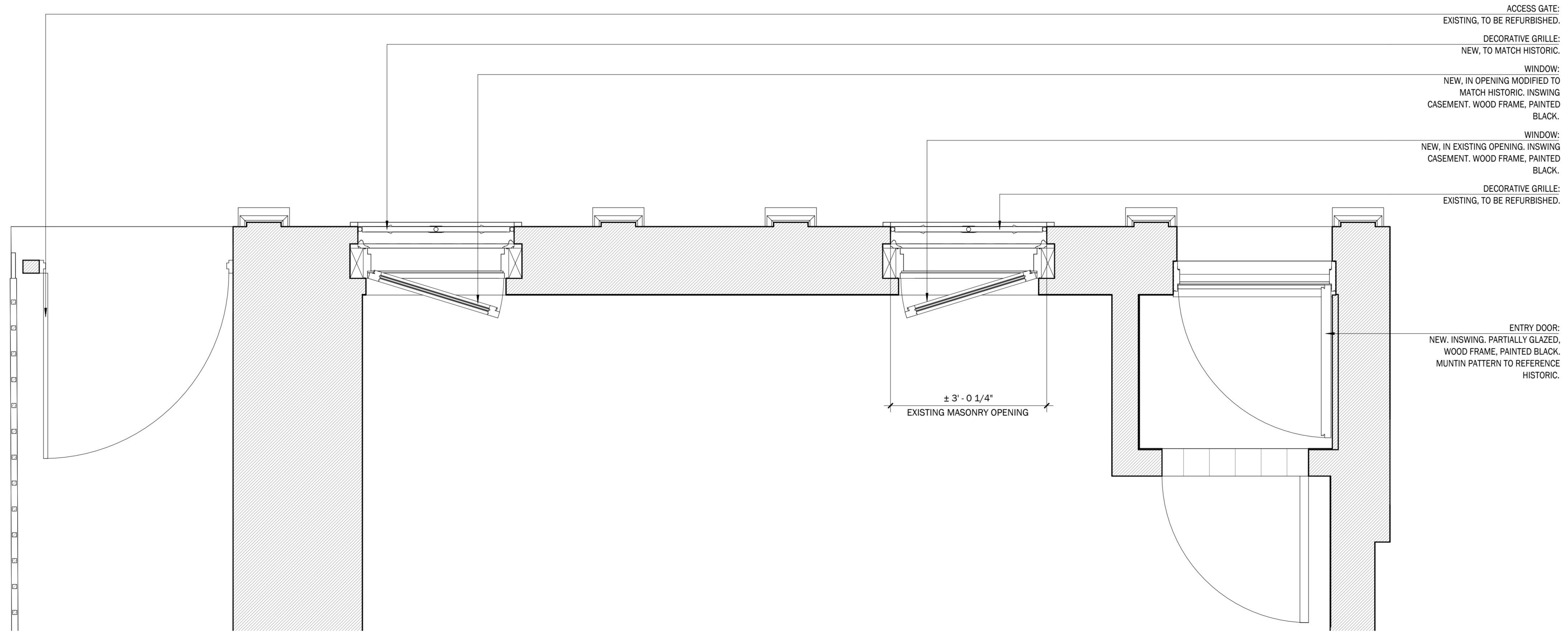
DRAWING 2 | NORTH ELEVATION: PROPOSED



ACCESS GATE:
EXISTING, TO BE REFURBISHED.
SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.
DOOR:
EXISTING, TO BE REMOVED.
WINDOW:
EXISTING, TO BE REPLACED.
DECORATIVE GRILLE:
EXISTING, TO BE REFURBISHED.

ENTRANCE VESTIBULE:
EXISTING, TO BE DEMOLISHED AND
REPLACED.

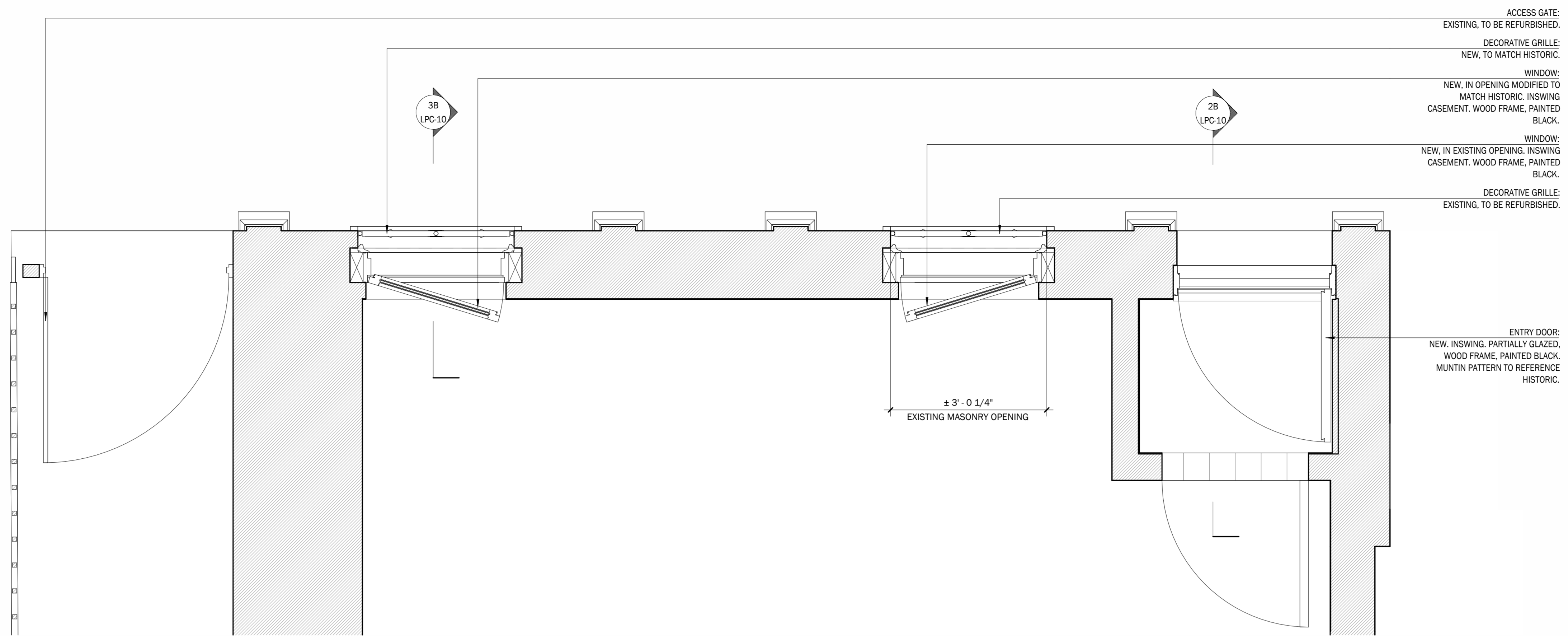
DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR | EXISTING | 3/4" = 1'-0"



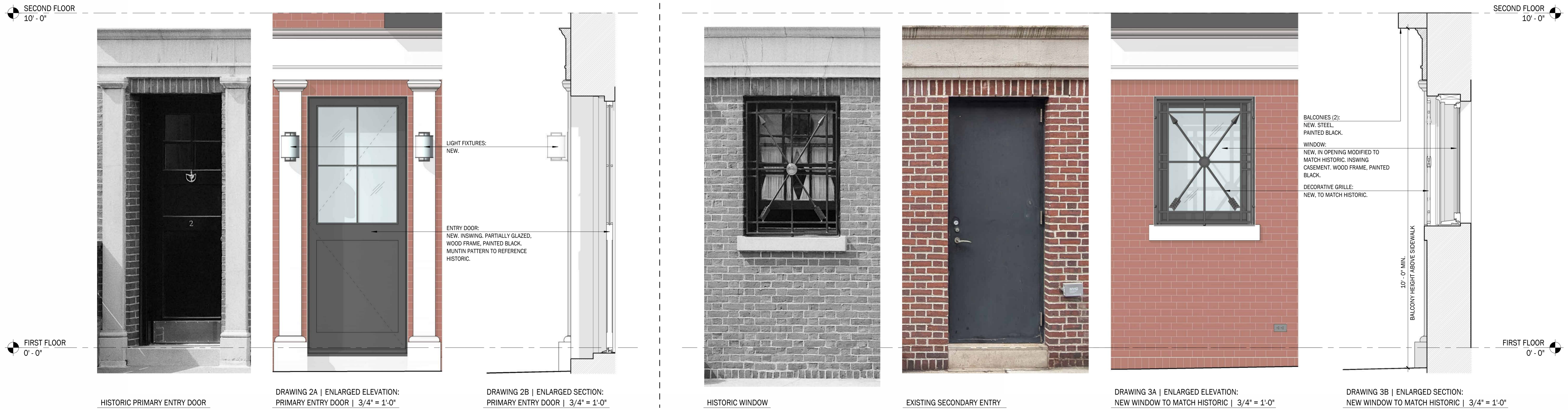
ACCESS GATE:
EXISTING, TO BE REFURBISHED.
DECORATIVE GRILLE:
NEW, TO MATCH HISTORIC.
WINDOW:
NEW, IN OPENING MODIFIED TO
MATCH HISTORIC. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.
WINDOW:
NEW, IN EXISTING OPENING. INSWING
CASEMENT. WOOD FRAME, PAINTED
BLACK.
DECORATIVE GRILLE:
EXISTING, TO BE REFURBISHED.

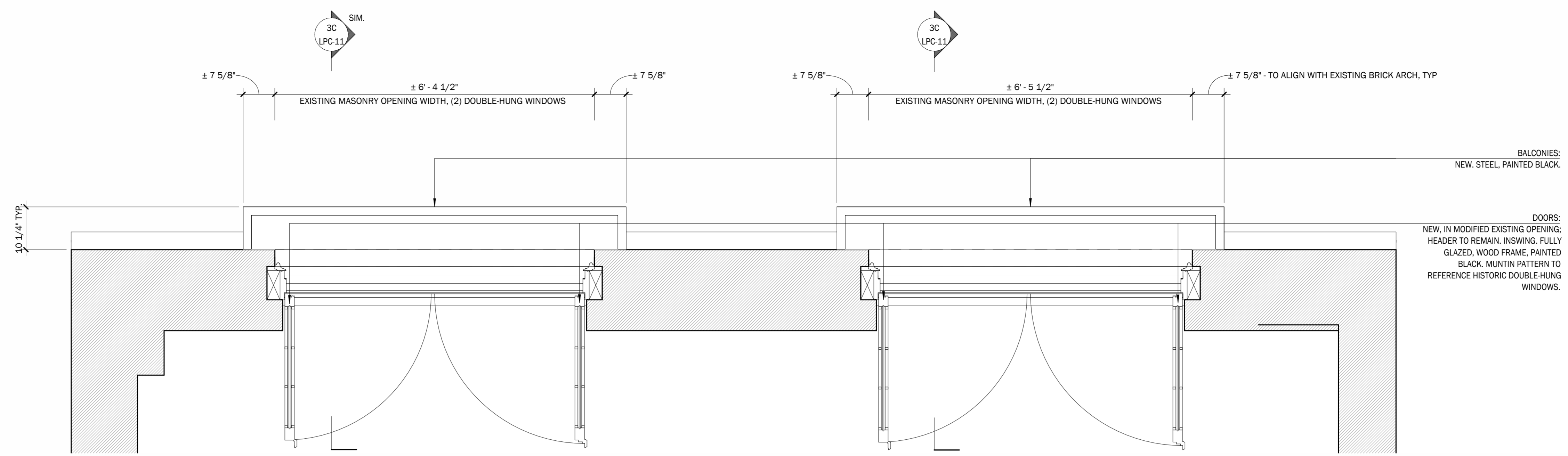
ENTRY DOOR:
NEW, INSWING, PARTIALLY GLAZED,
WOOD FRAME, PAINTED BLACK.
MUNTIN PATTERN TO REFERENCE
HISTORIC.

DRAWING 2 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR | PROPOSED | 3/4" = 1'-0"



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR

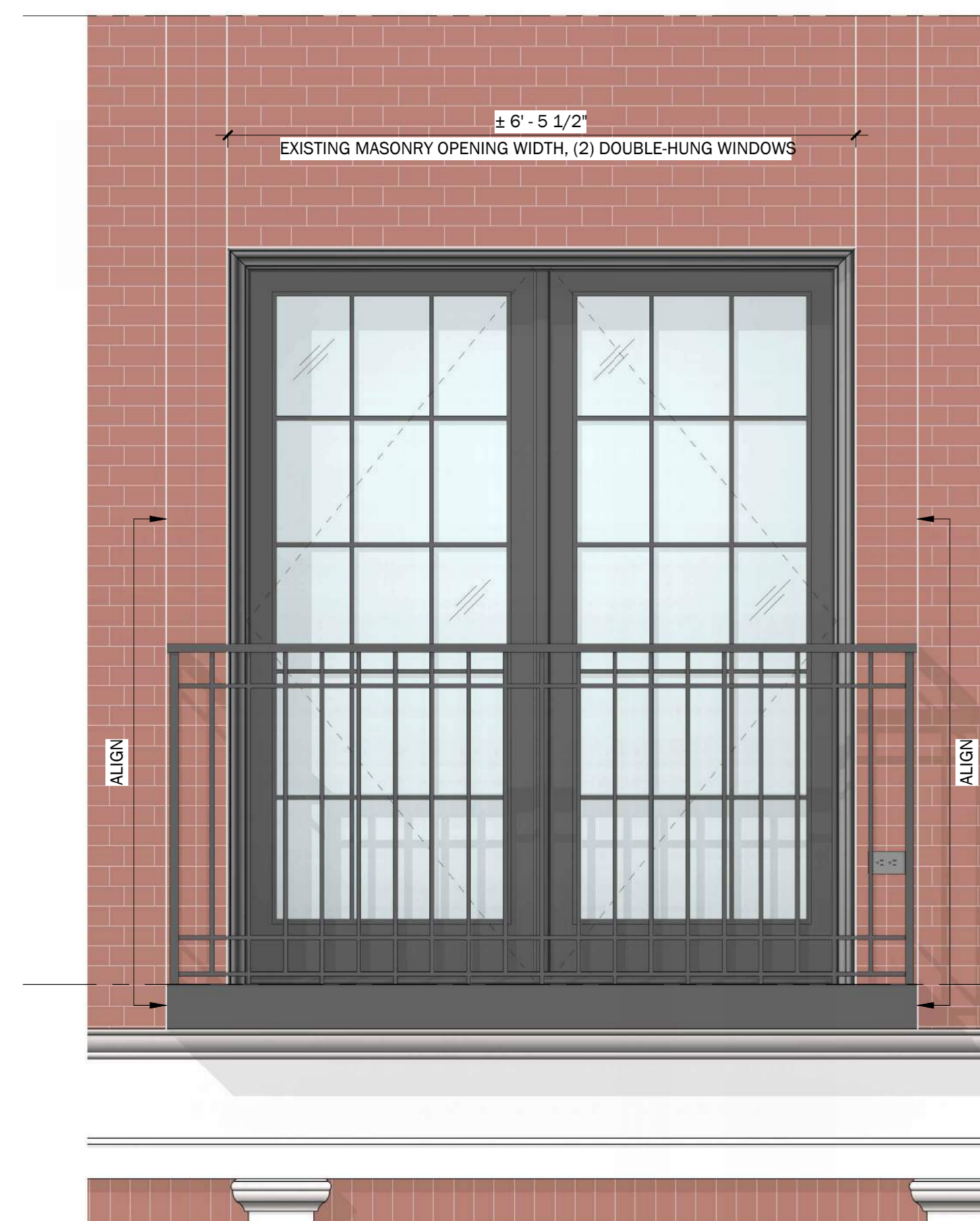




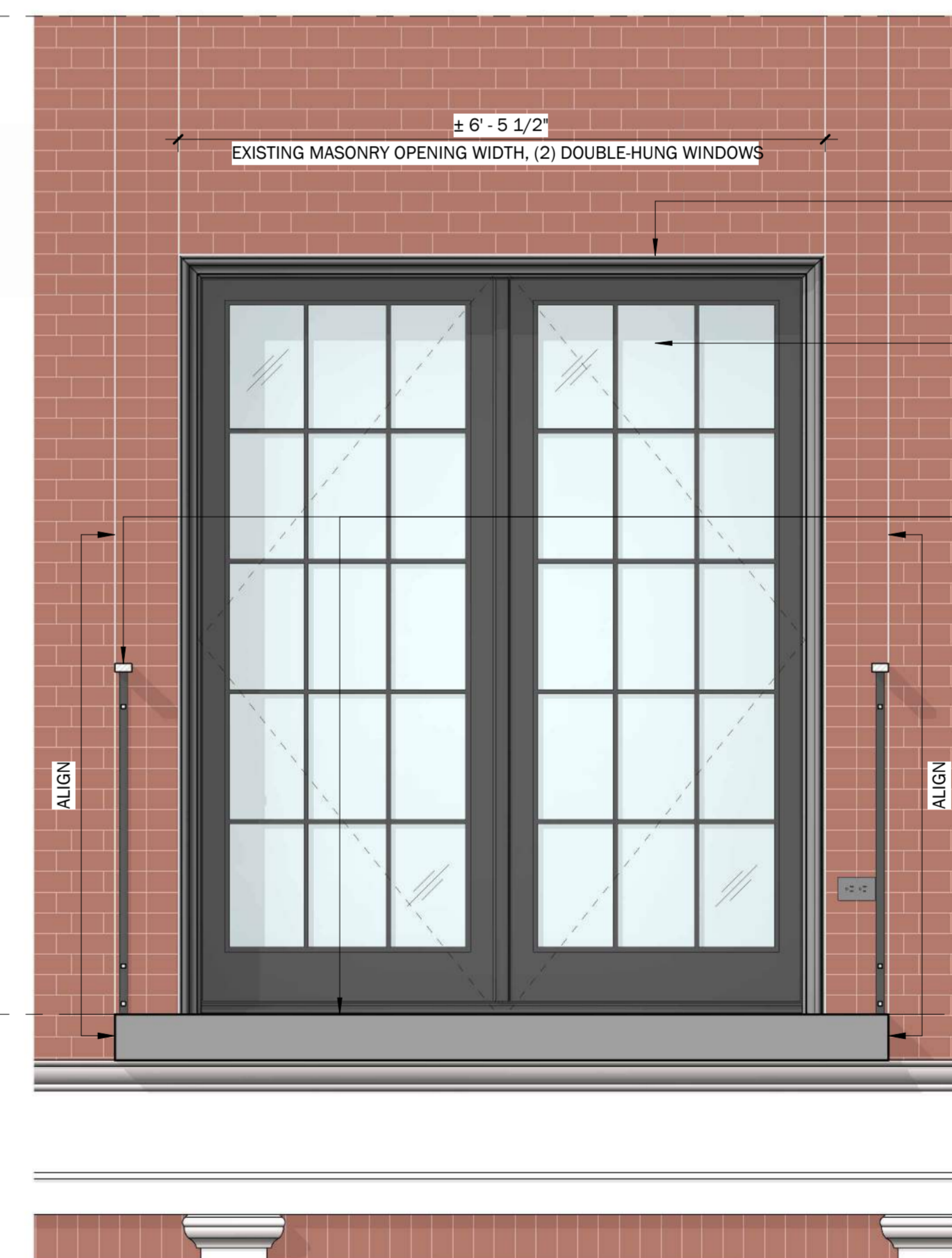
DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT SECOND FLOOR | 3/4" = 1'-0"



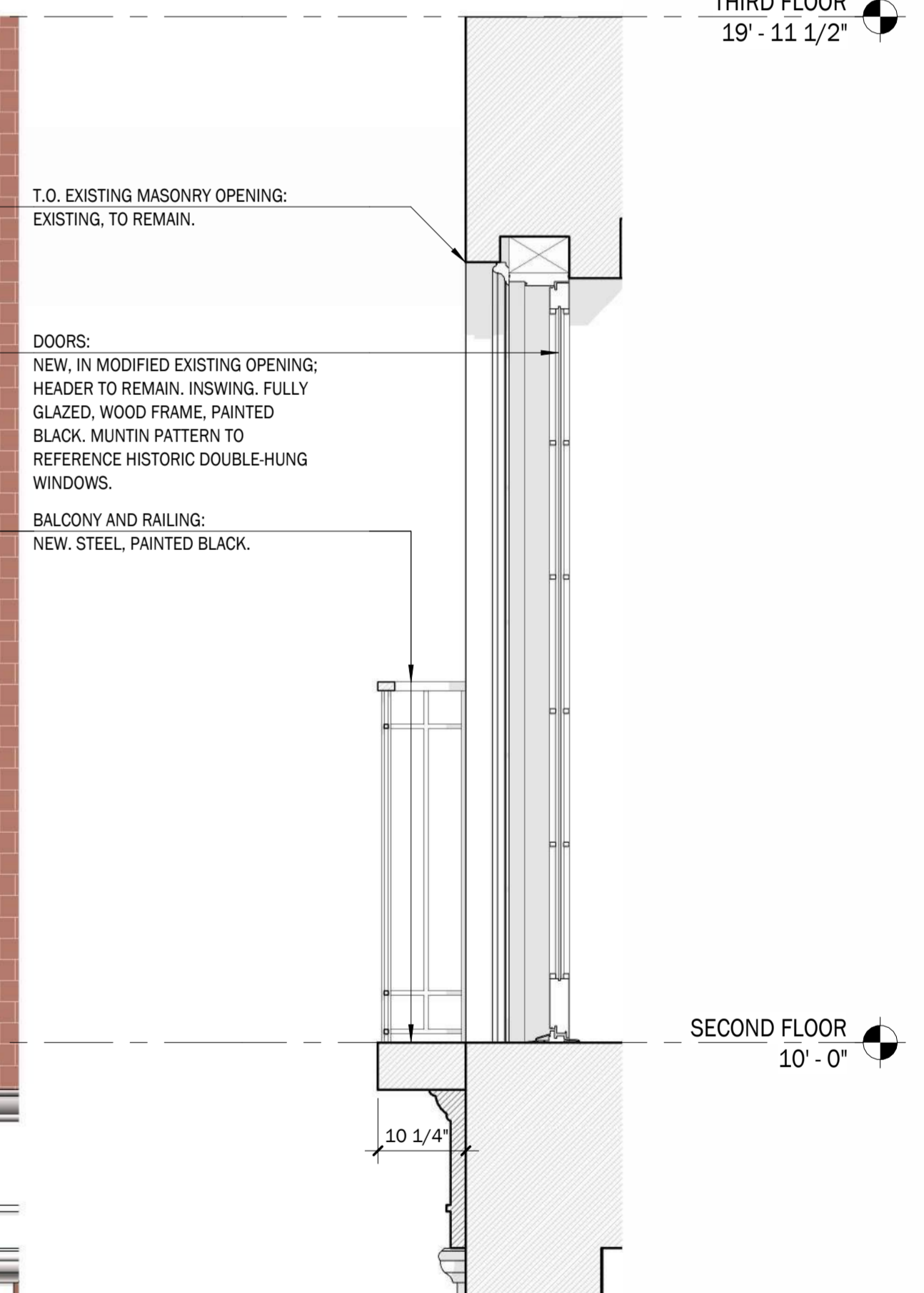
1983 CERTIFICATE OF APPROPRIATENESS APPROVAL



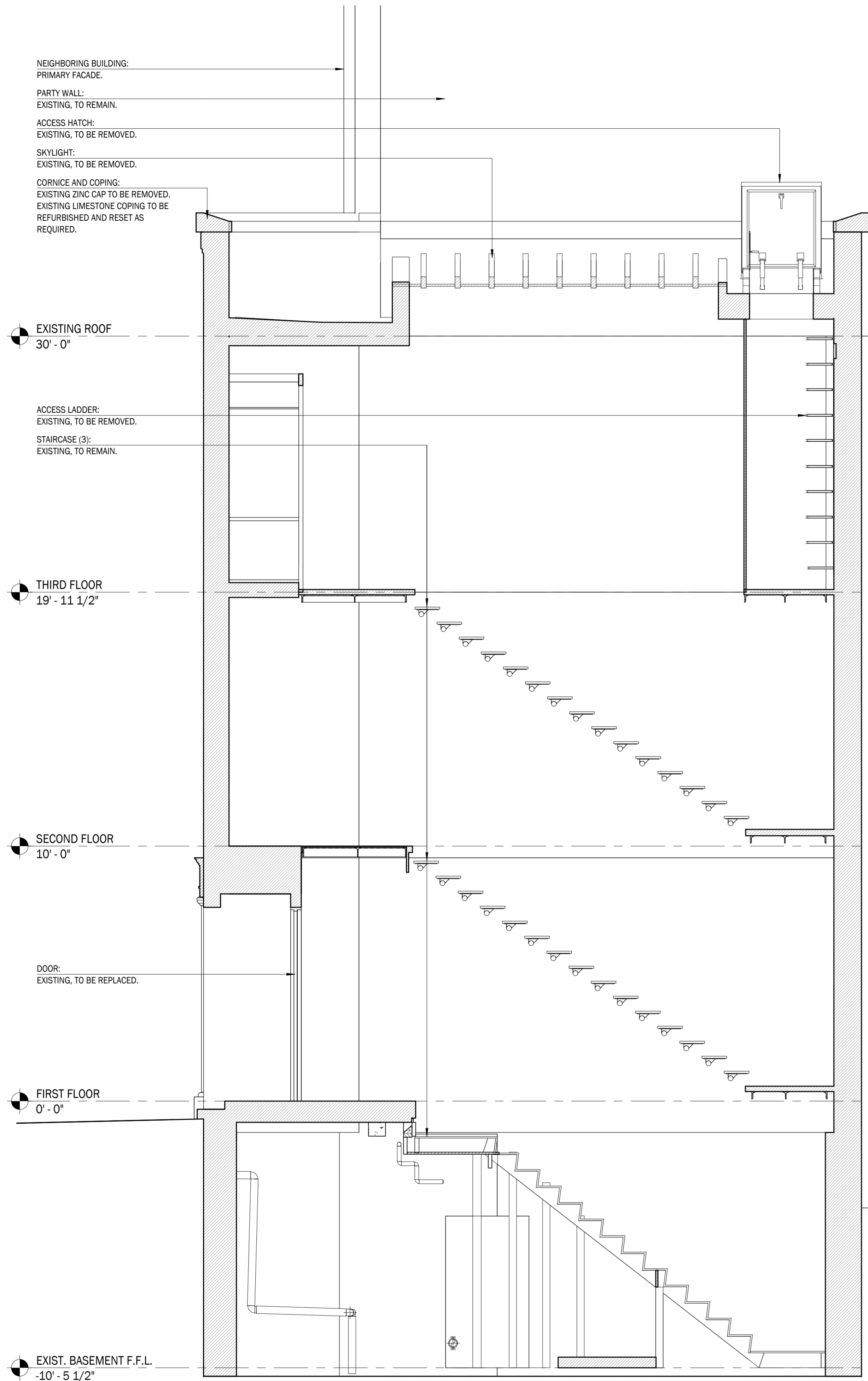
DRAWING 3A | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



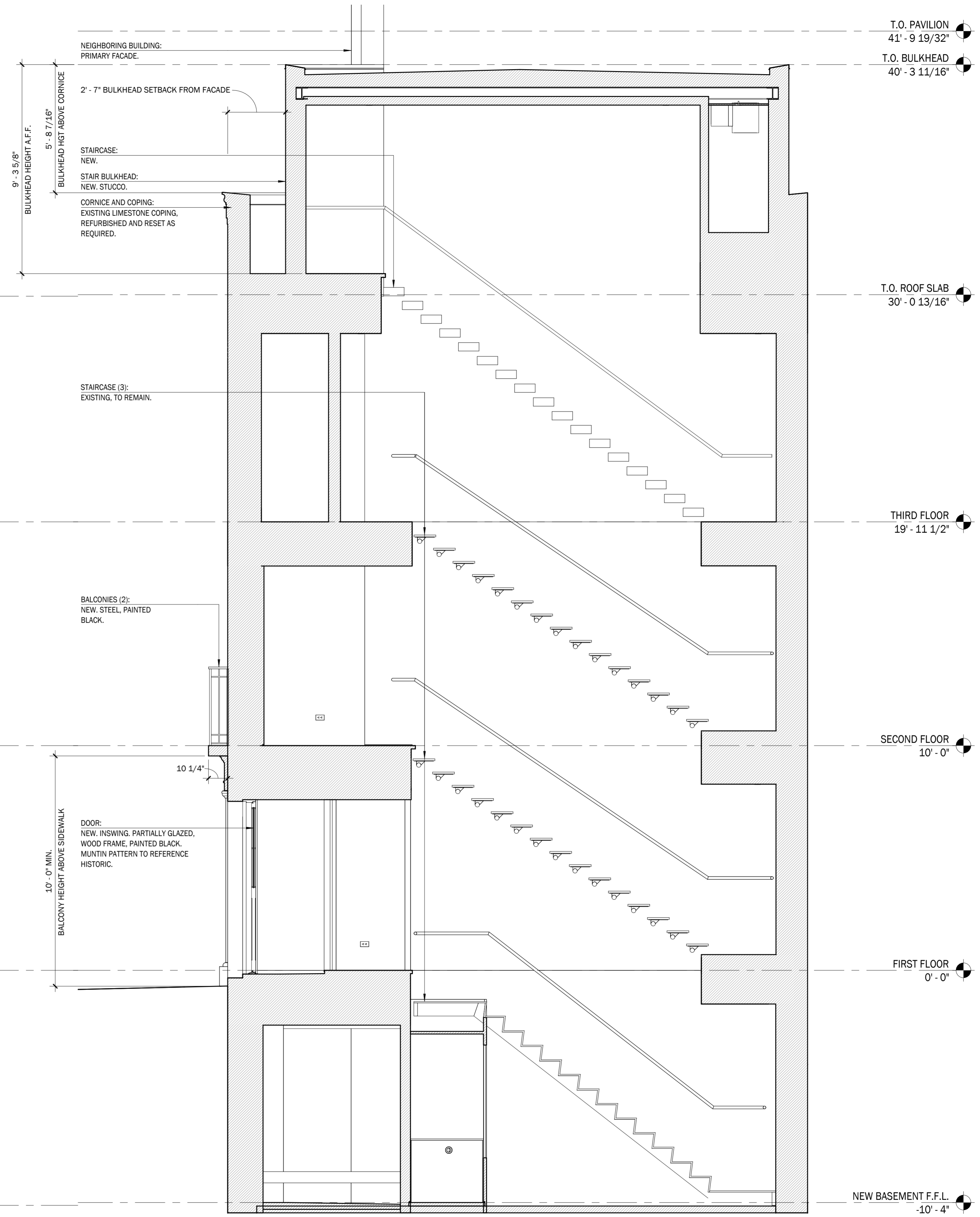
DRAWING 3B | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITHOUT GUARDRAIL | 3/4" = 1'-0"



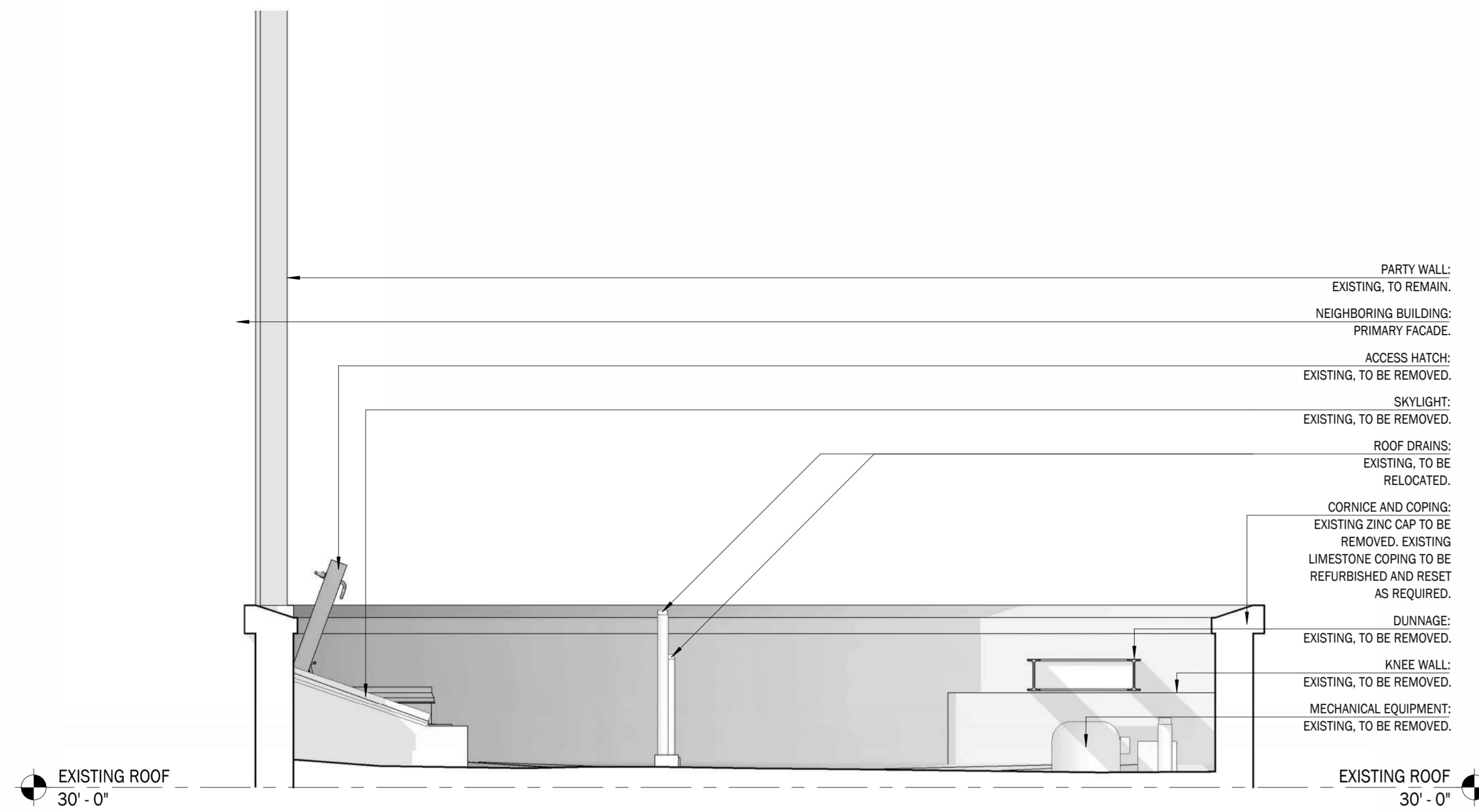
DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"



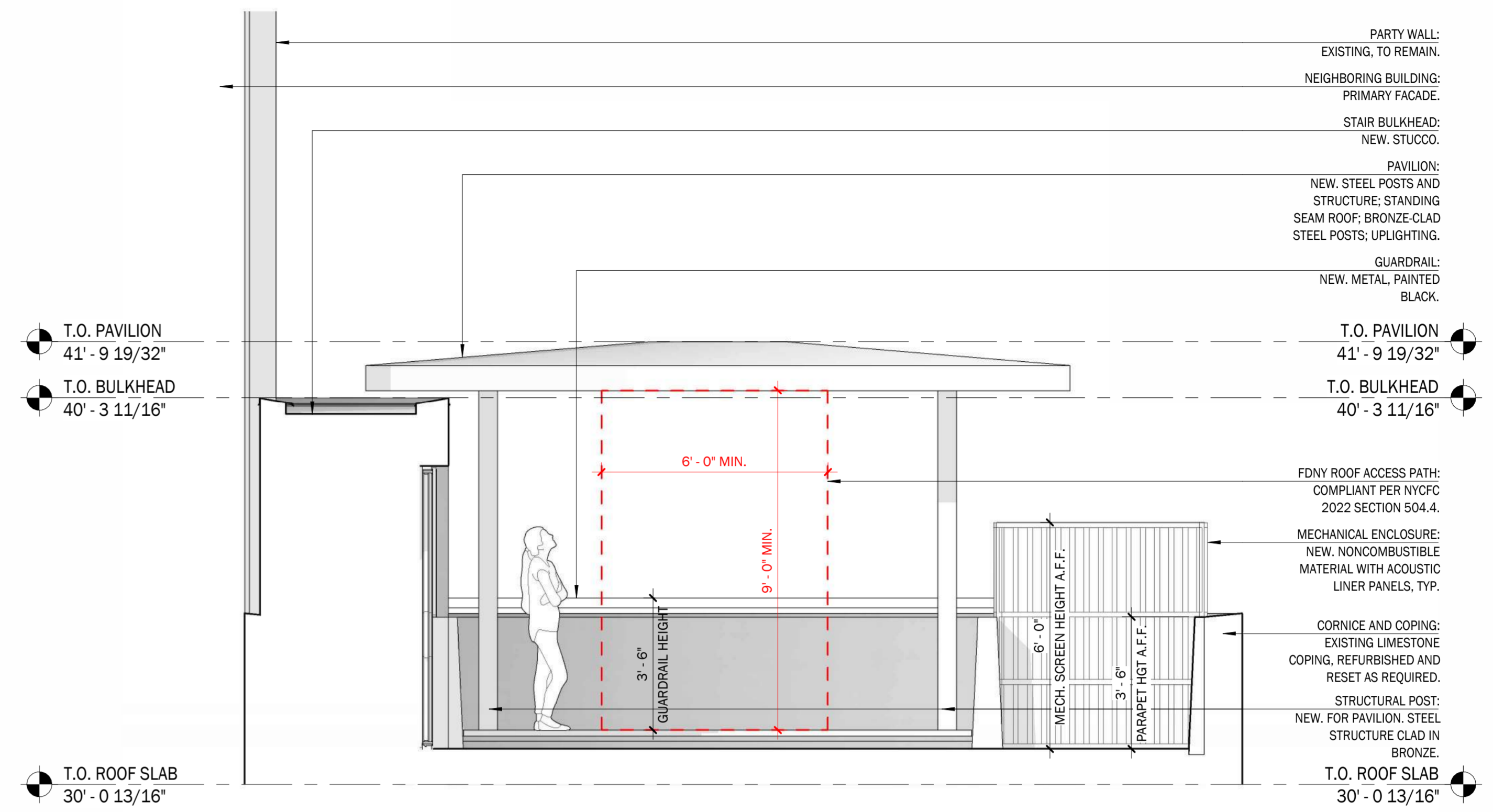
DRAWING 1 | LONGITUDINAL SECTION @ INTERIOR STAIR FACING EAST: EXISTING



DRAWING 2 | LONGITUDINAL SECTION @ INTERIOR STAIR FACING EAST: PROPOSED



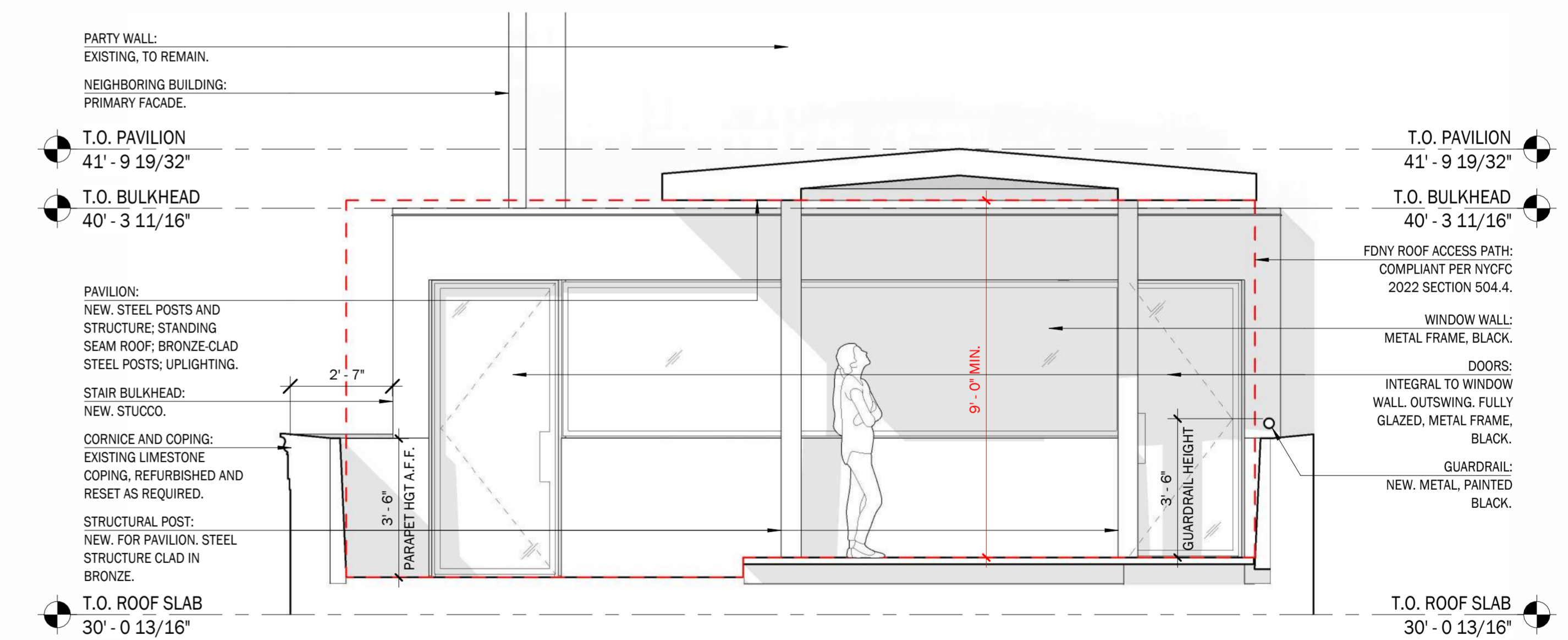
DRAWING 1 | SOUTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



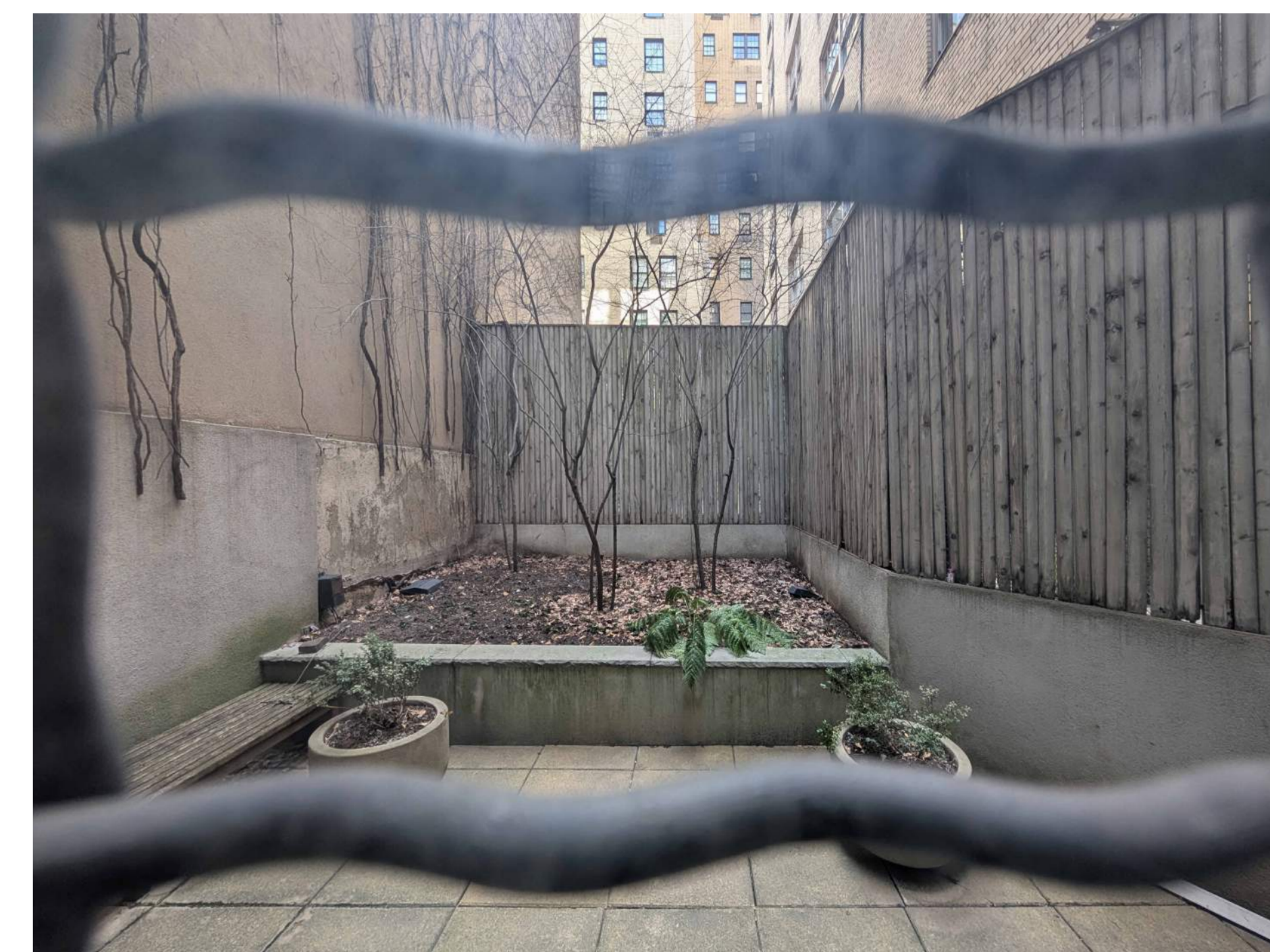
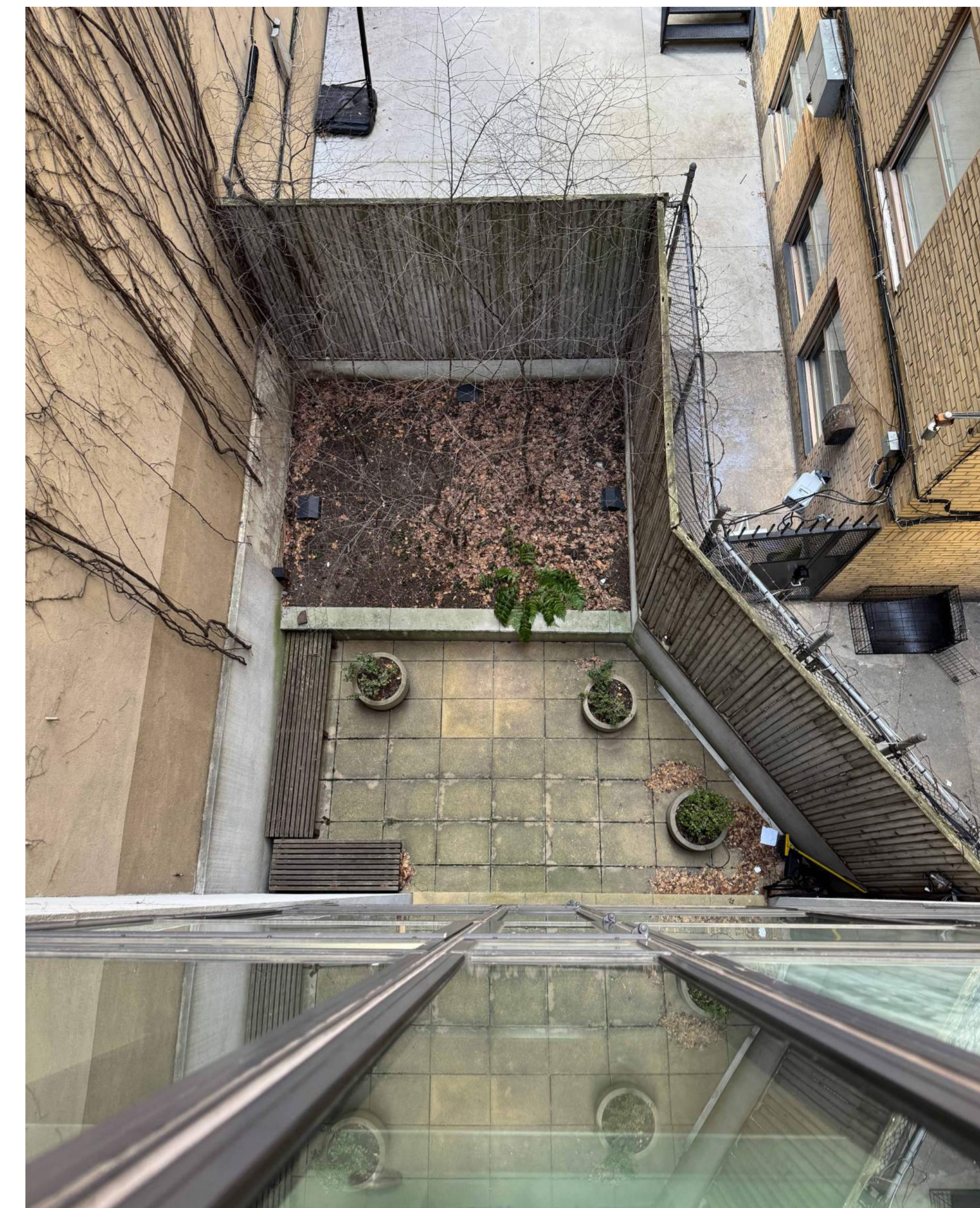
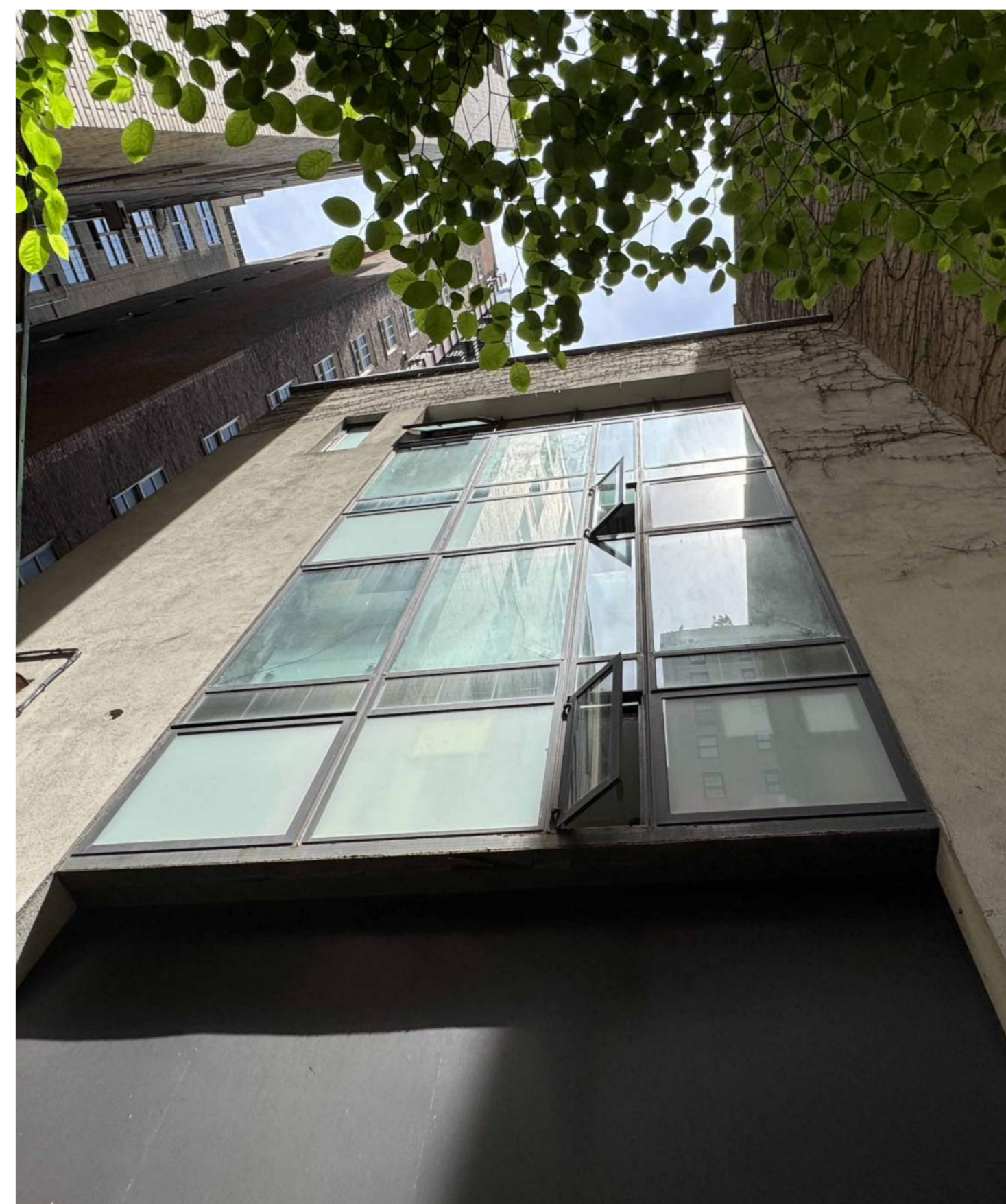
DRAWING 2 | SOUTH ELEVATION AT ROOF: PROPOSED | 3/8" = 1'-0"



DRAWING 3 | EAST ELEVATION AT ROOF: EXISTING



DRAWING 4 | EAST ELEVATION AT ROOF: PROPOSED



PARTY WALL:
EXISTING, TO REMAIN.

CORNICE AND COPING:
EXISTING ZINC CAP TO BE REMOVED.
EXISTING LIMESTONE COPING TO BE
REFURBISHED AND RESET AS
REQUIRED.

EXISTING ROOF
30' - 0"

WINDOW:
EXISTING, TO BE REPLACED.

CURTAIN WALL:
EXISTING, TO BE REPLACED.

THIRD FLOOR
19' - 11 1/2"

SECOND FLOOR
10' - 0"

SOFFIT:
EXISTING, TO BE REMOVED.

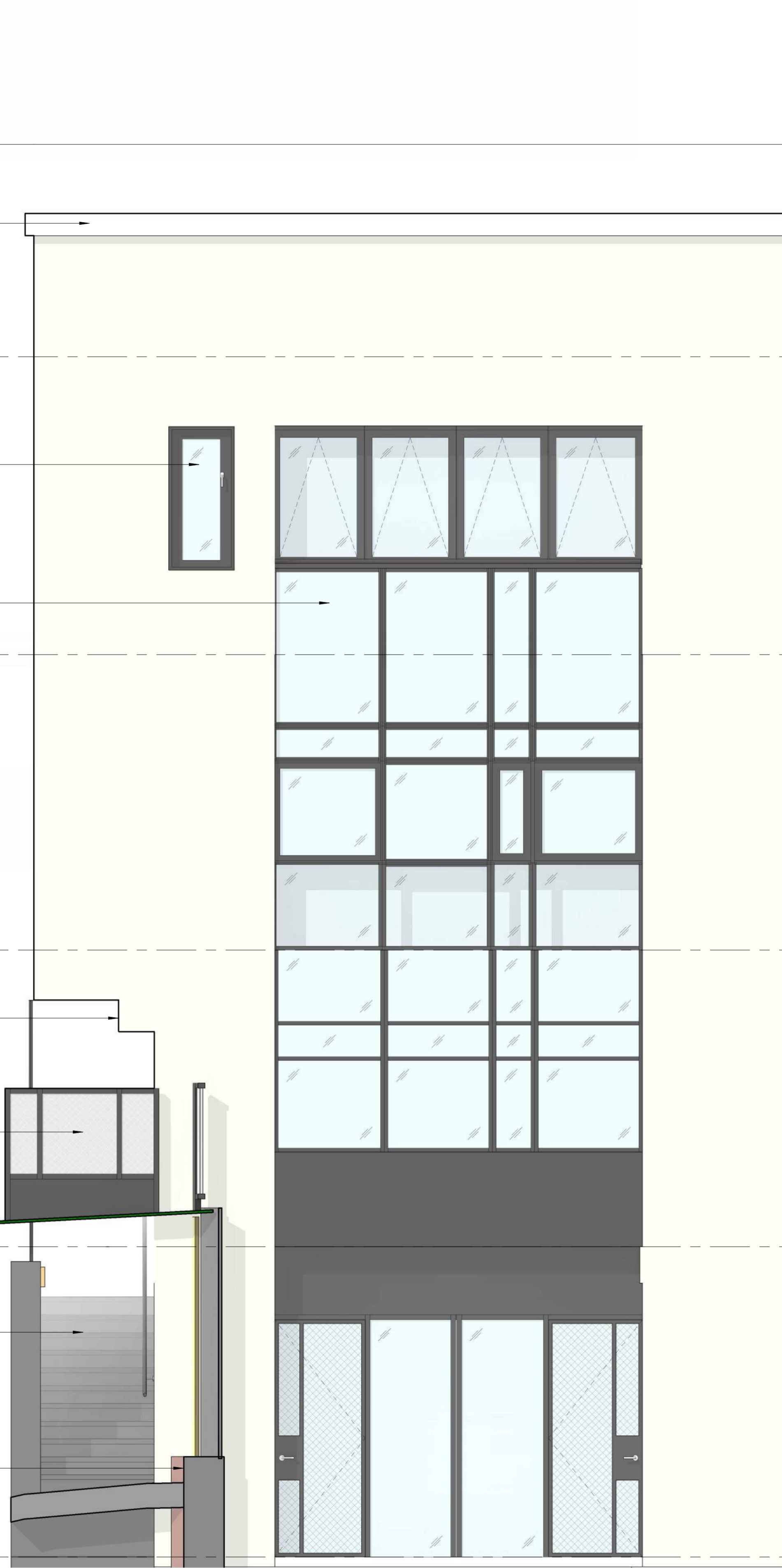
SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

FIRST FLOOR
0' - 0"

SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

RETAINING WALL:
EXISTING, TO BE REPAINTED.

EXIST. BASEMENT F.F.L.
-10' - 5 1/2"



DRAWING 1 | SOUTH ELEVATION: EXISTING

PAVILION:
NEW. STEEL POSTS AND STRUCTURE,
STANDING SEAM ROOF. BRONZE-CLAD
STEEL POSTS; UPLIGHTING.

MECHANICAL ENCLOSURE:
NEW. NONCOMBUSTIBLE MATERIAL
WITH ACOUSTIC LINER PANELS, TYP.

CORNICE AND COPING:
EXISTING LIMESTONE COPING,
REFURBISHED AND RESET AS
REQUIRED.

WINDOW:
NEW, IN EXISTING OPENING.
OUTSWING CASEMENT. METAL FRAME,
BLACK.

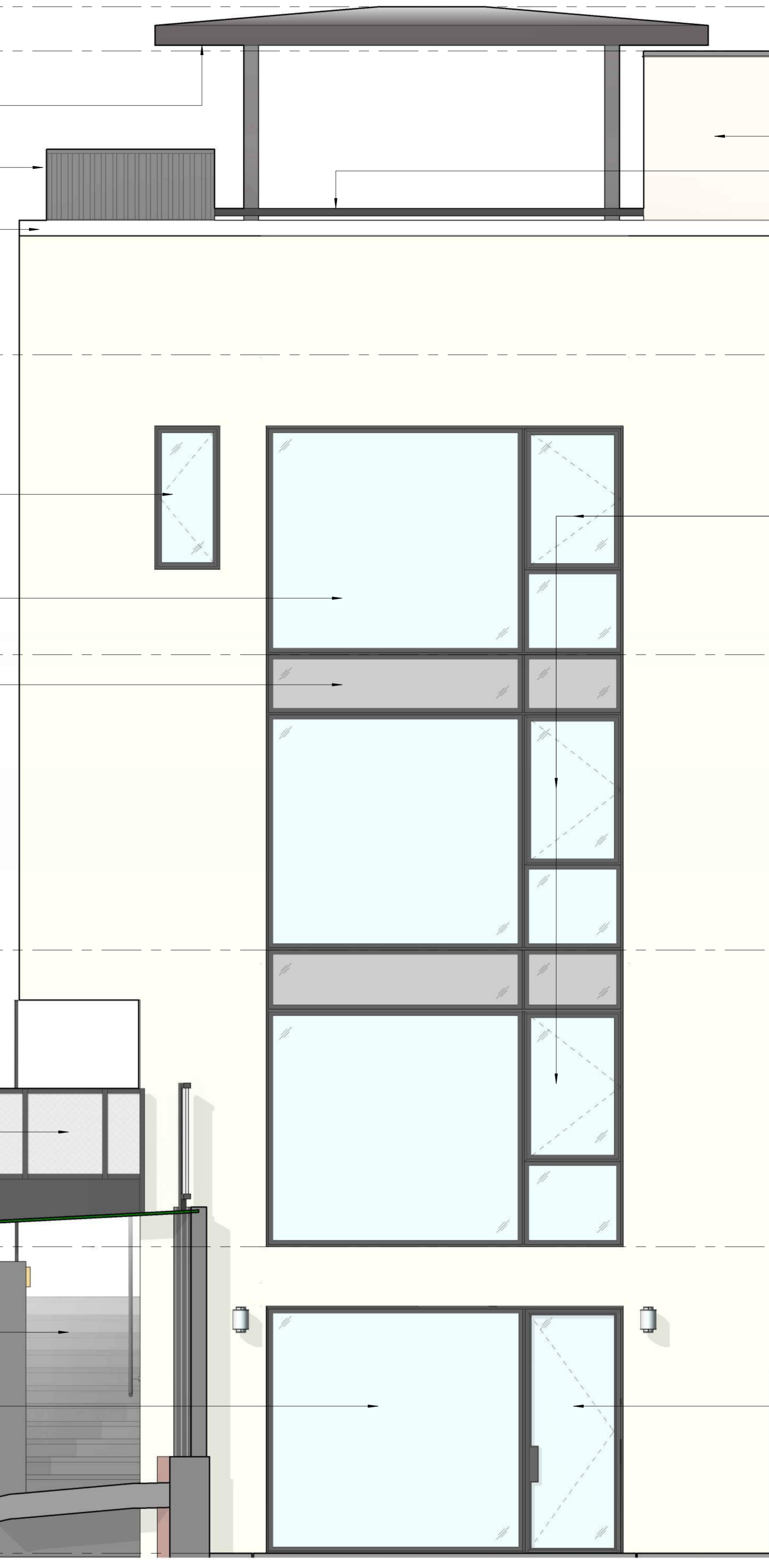
CURTAIN WALL:
NEW, IN EXISTING OPENING. METAL
FRAME, BLACK.

CURTAIN WALL TRANSOM:
BACKPAINTED GLASS, TYP.

SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

WINDOW WALL:
NEW, IN EXISTING OPENING. METAL
FRAME, BLACK.



DRAWING 2 | SOUTH ELEVATION: PROPOSED

T.O. PAVILION
41' - 9 19/32"

T.O. BULKHEAD
40' - 3 11/16"

STAIR BULKHEAD:
NEW. STUCCO.

GUARDRAIL:
NEW. METAL,
PAINTED BLACK.

T.O. ROOF SLAB
30' - 0 13/16"

WINDOW:
NEW, INTEGRAL TO CURTAIN WALL
OUTSWING CASEMENT. METAL FRAME,
BLACK.

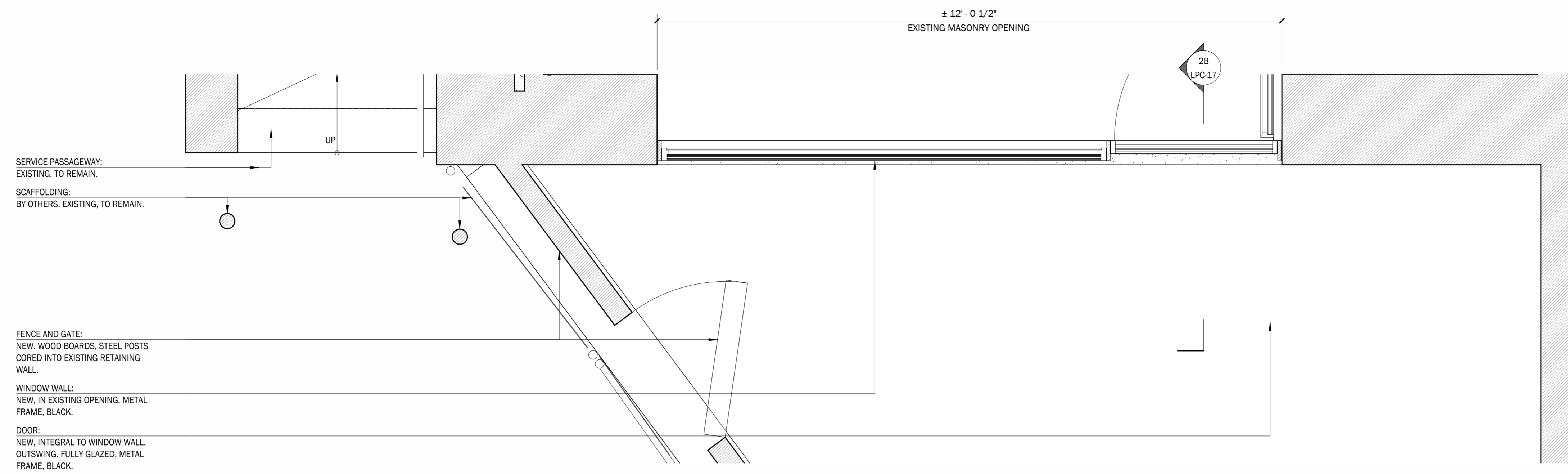
THIRD FLOOR
19' - 11 1/2"

SECOND FLOOR
10' - 0"

FIRST FLOOR
0' - 0"

DOOR:
NEW, INTEGRAL TO WINDOW WALL
OUTSWING. FULLY GLAZED, METAL
FRAME, BLACK.

NEW BASEMENT F.F.L.
-10' - 4"



SERVICE PASSAGEWAY:
EXISTING, TO REMAIN.

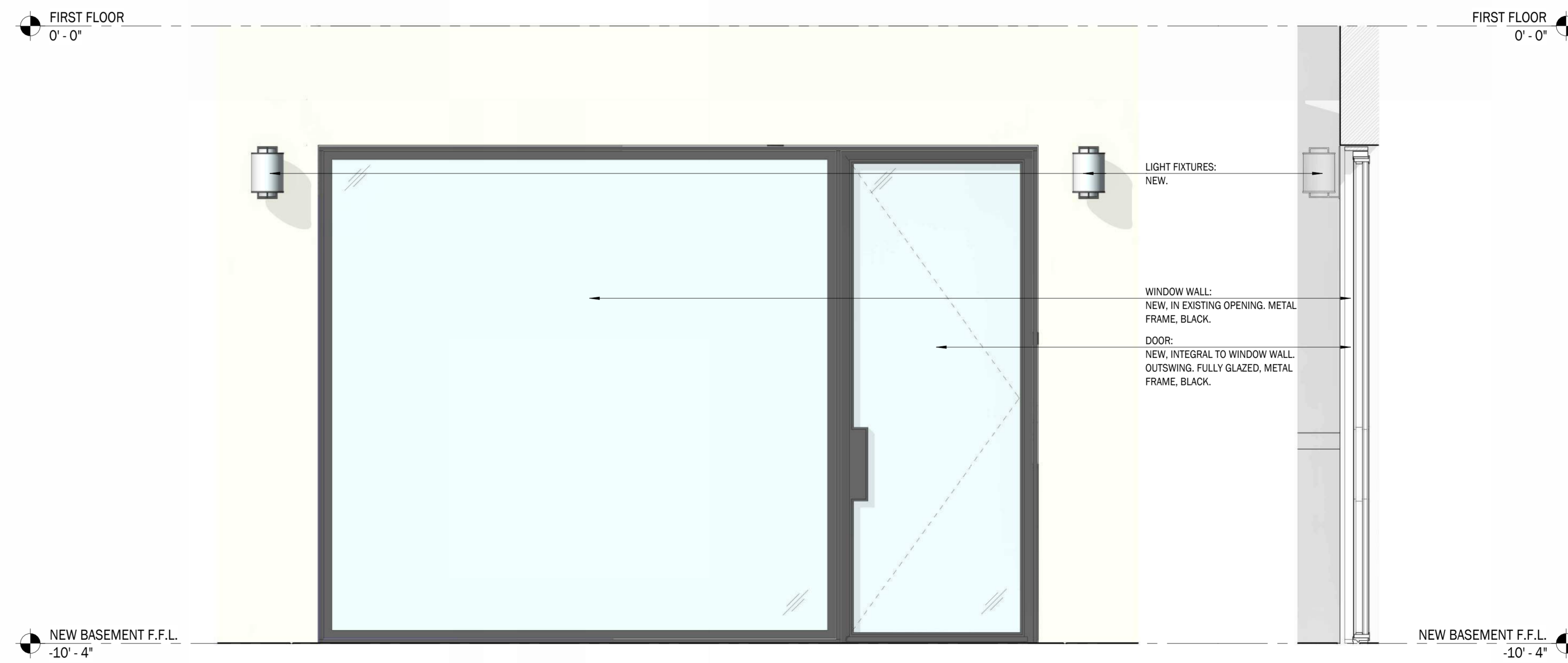
SCAFFOLDING:
BY OTHERS, EXISTING, TO REMAIN.

FENCE AND GATE:
NEW, WOOD BOARDS, STEEL POSTS
CORED INTO EXISTING RETAINING
WALL.

WINDOW WALL:
NEW, IN EXISTING OPENING, METAL
FRAME, BLACK.

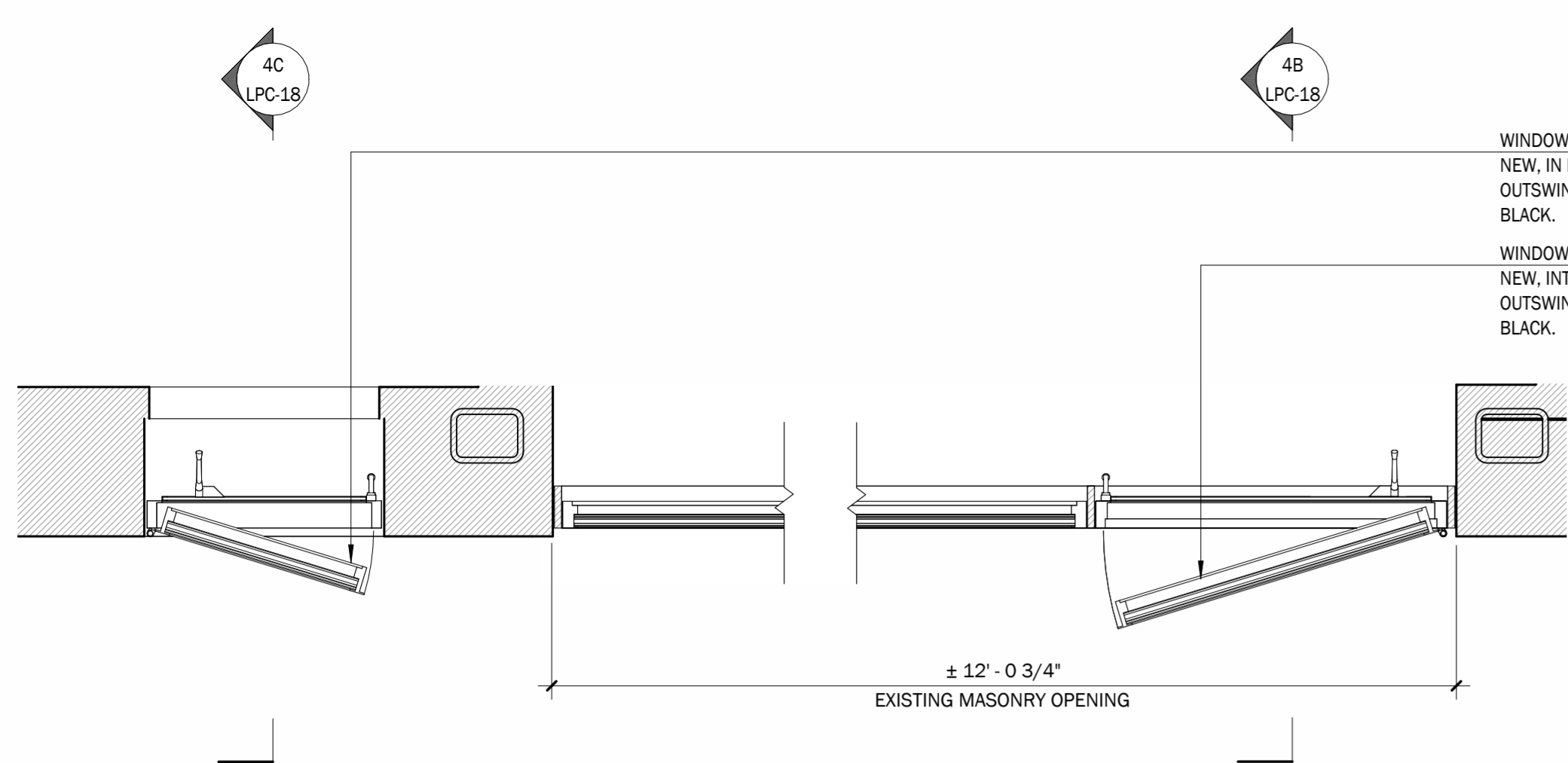
DOOR:
NEW, INTEGRAL TO WINDOW WALL,
OUTSWING, FULLY GLAZED, METAL
FRAME, BLACK.

DRAWING 1 | ENLARGED PLAN: REAR FACADE AT BASEMENT LEVEL | 3/4" = 1'-0"

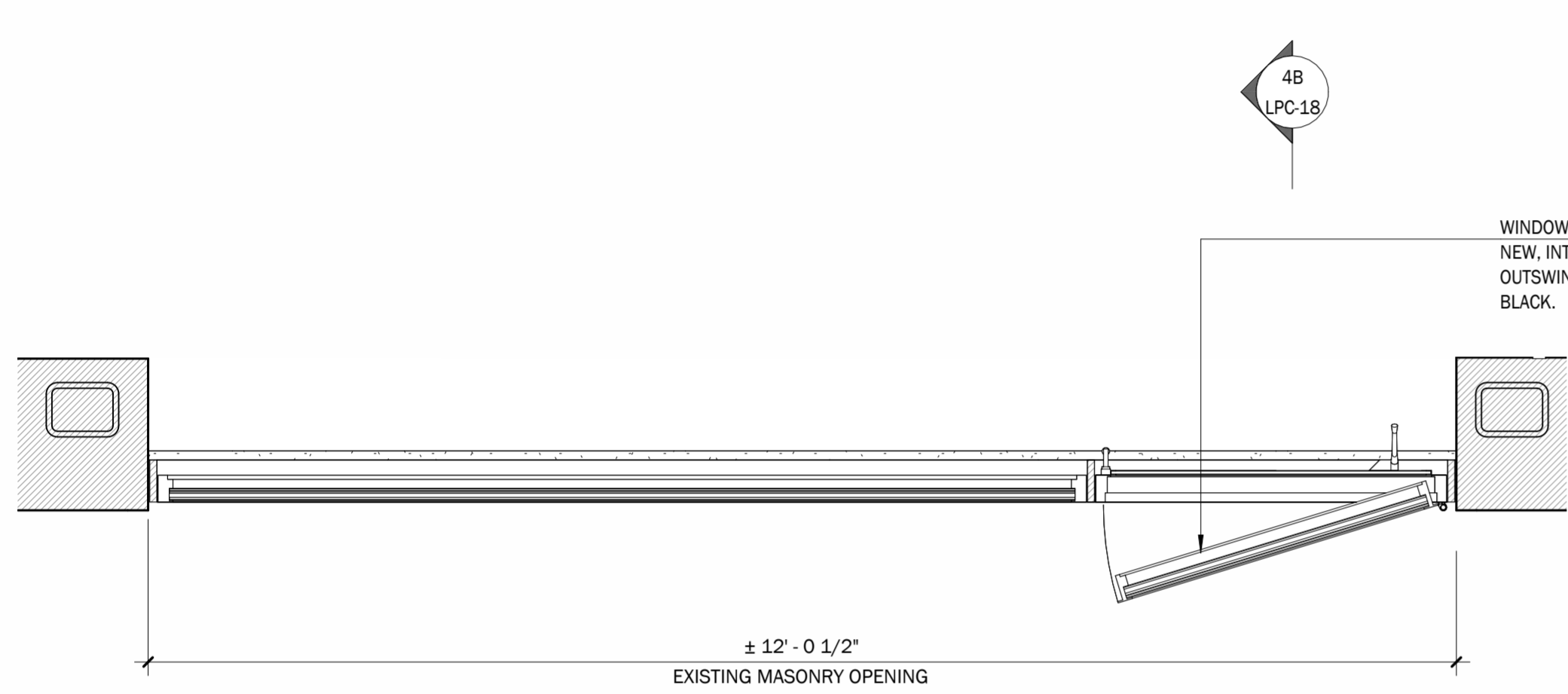


DRAWING 2A | ENLARGED ELEVATION: WINDOW WALL | 3/4" = 1'-0"

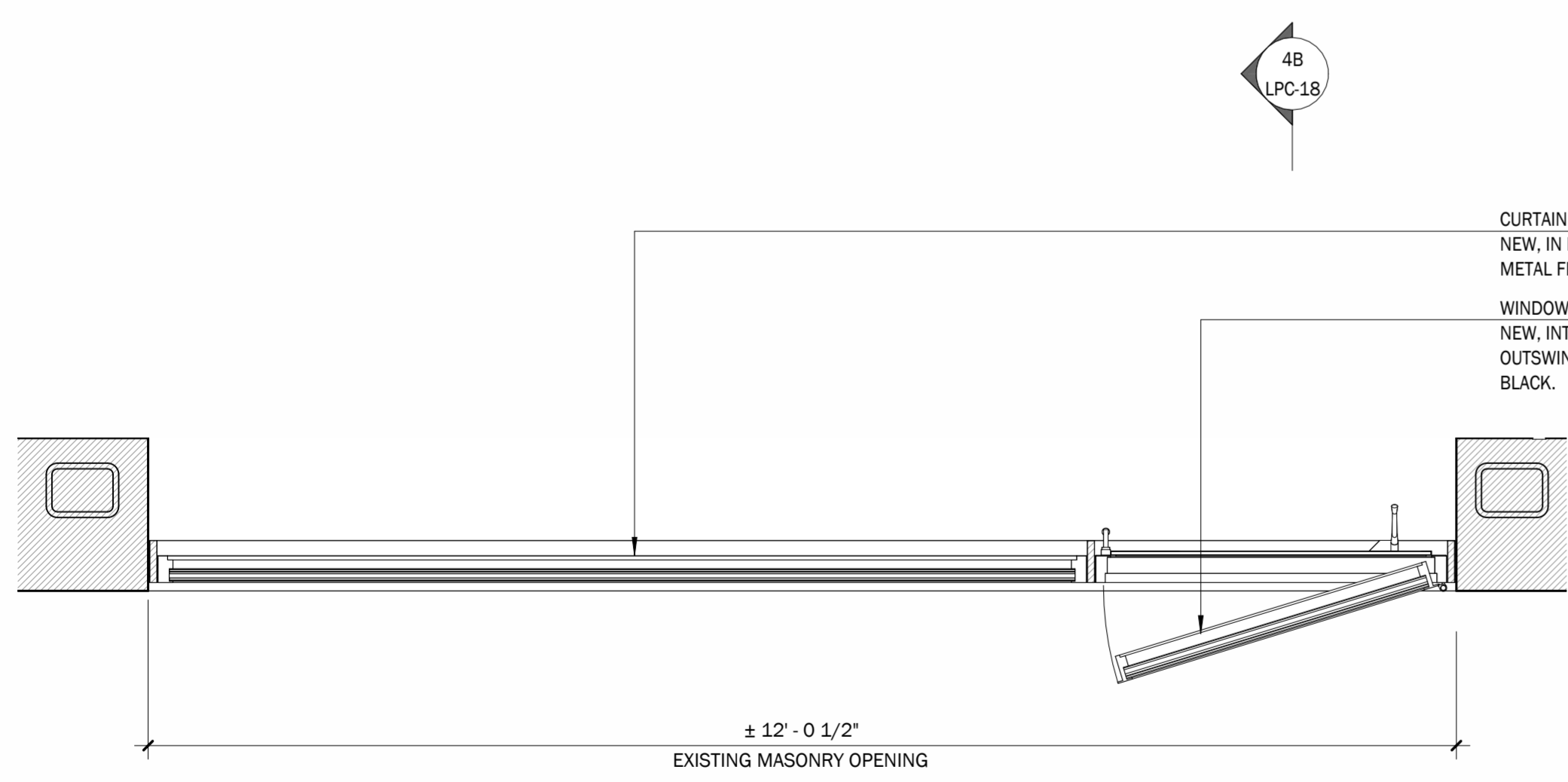
DRAWING 2B | ENLARGED SECTION:
WINDOW WALL | 3/4" = 1'-0"



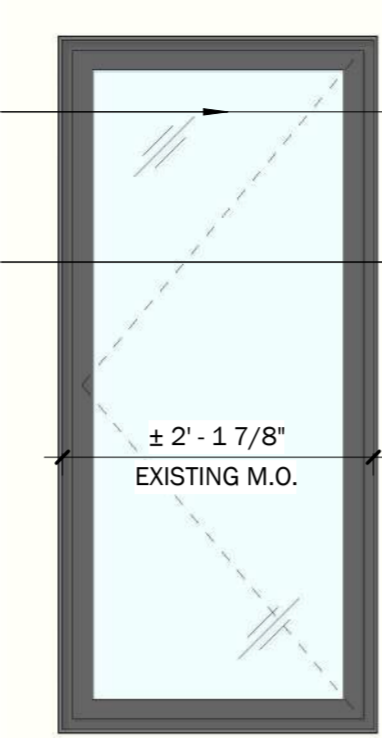
DRAWING 3 | ENLARGED PLAN: REAR FACADE AT THIRD FLOOR | 3/4" = 1'-0"



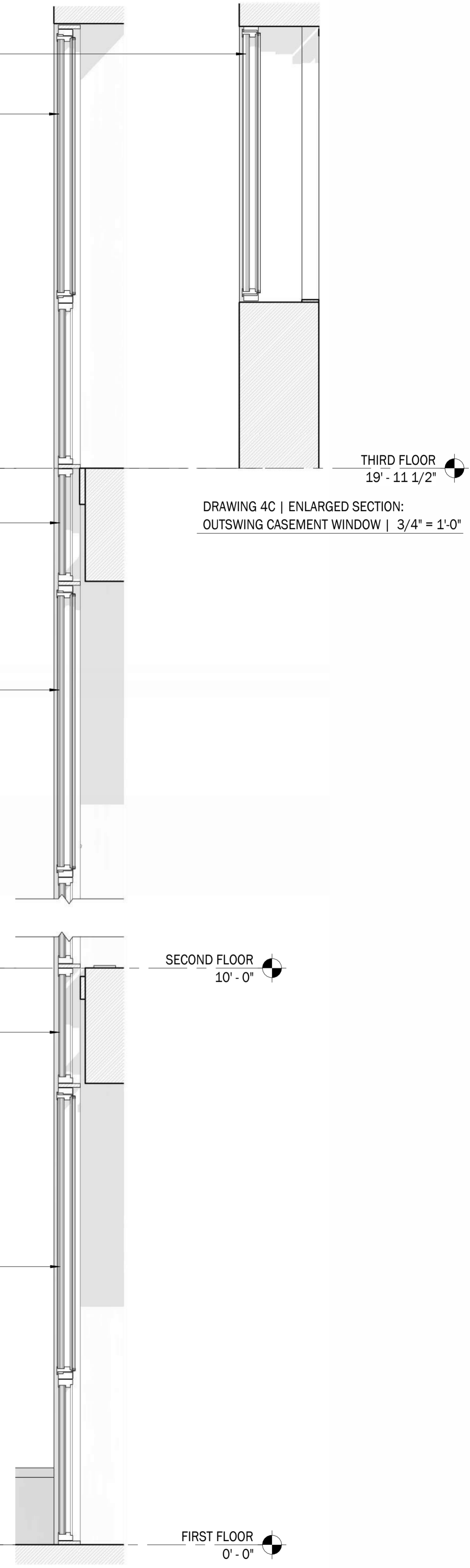
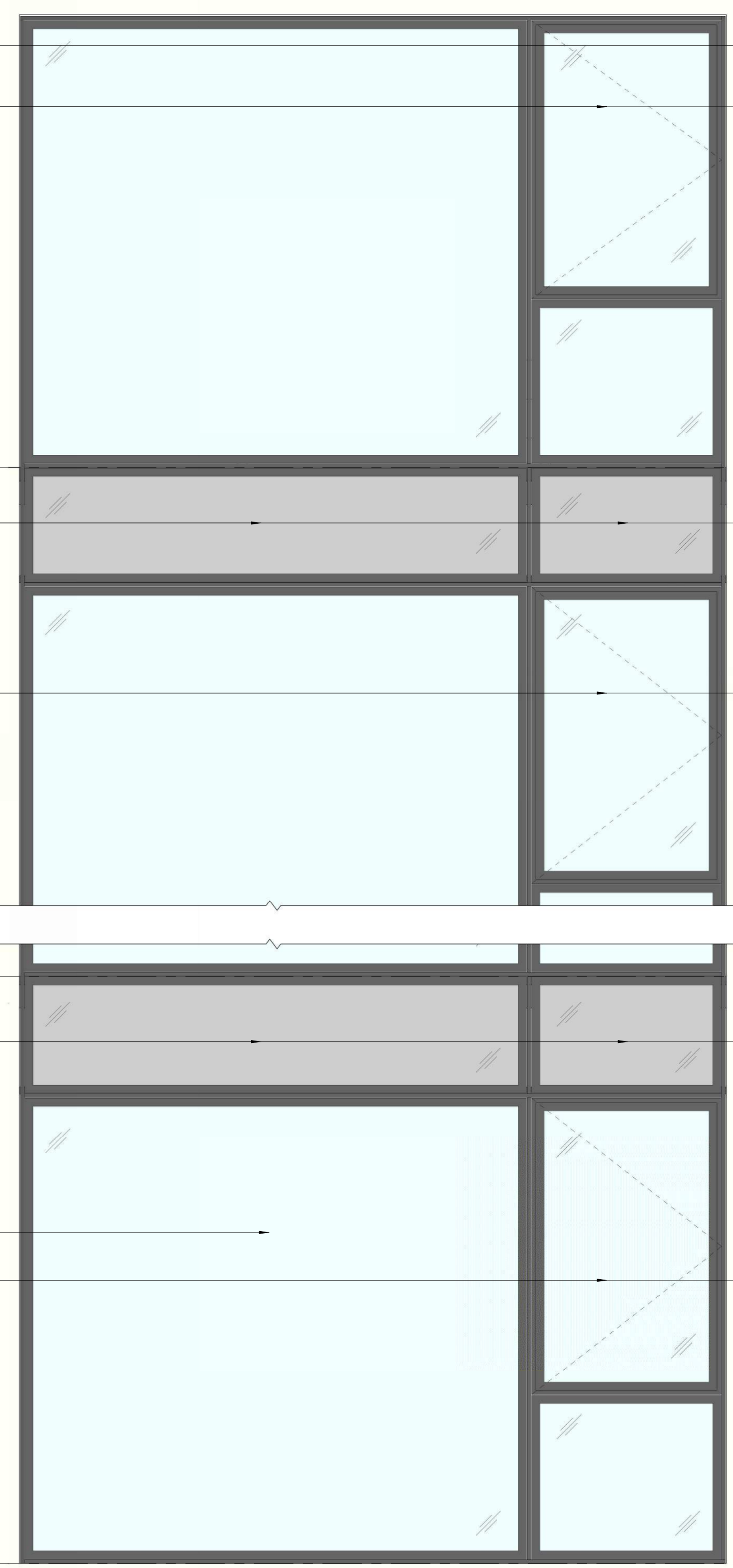
DRAWING 2 | ENLARGED PLAN: REAR FACADE AT SECOND FLOOR | 3/4" = 1'-0"



DRAWING 1 | ENLARGED PLAN: REAR FACADE AT FIRST FLOOR | 3/4" = 1'-0"



DRAWING 4A | ENLARGED ELEVATION: CURTAIN WALL | 3/4" = 1'-0"



DRAWING 4B | ENLARGED SECTION:
CURTAIN WALL | 3/4" = 1'-0"



PAINT, BM HC-190: PRIMARY FACADE DOORS, WINDOWS, METAL GRATES, BALCONIES, AND RAILINGS. SECONDARY FACADE WINDOWS.



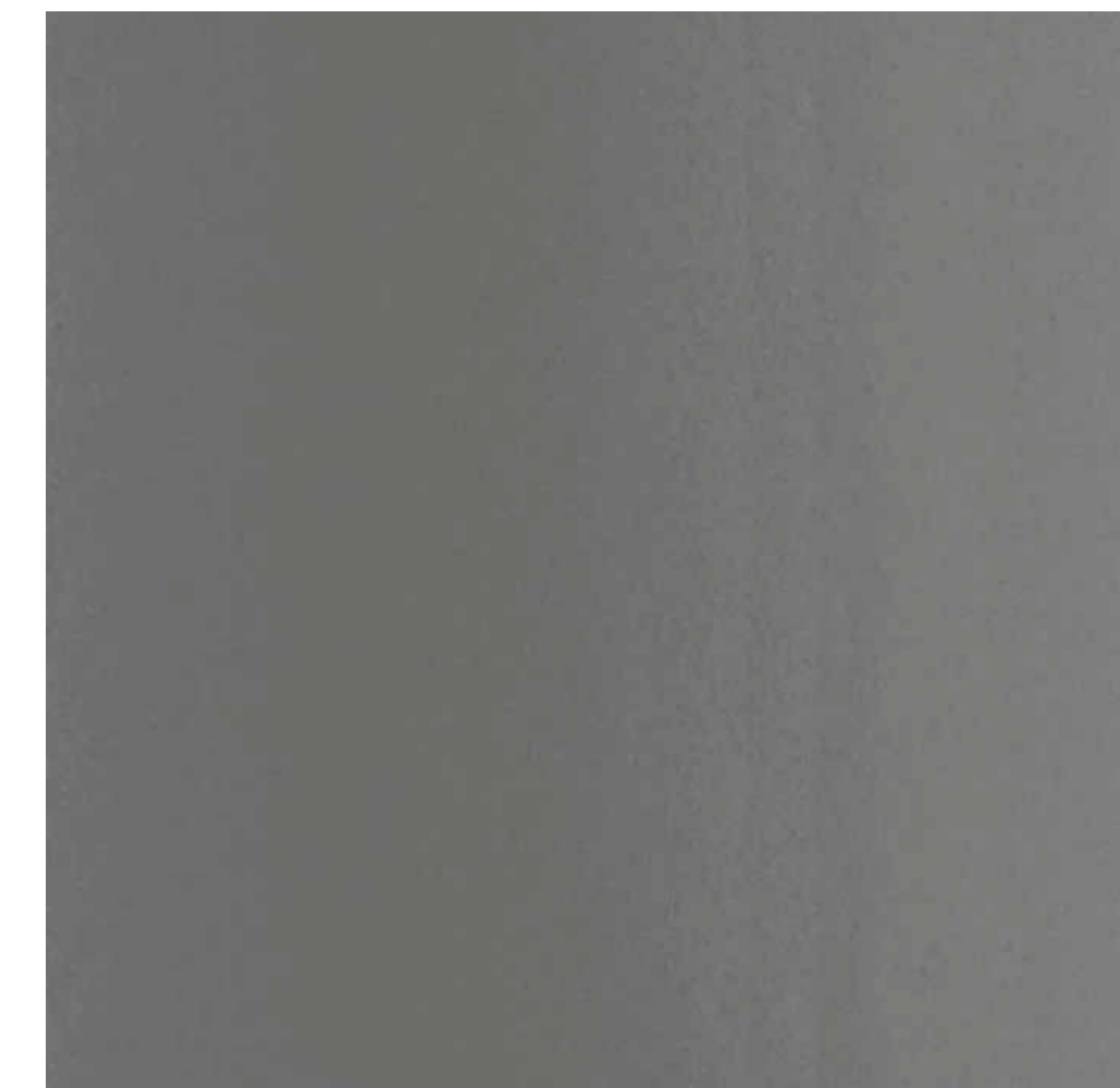
RESTORE EXISTING BRICK, REPLACE EXISTING WINDOWS AT THIRD FLOOR TO MATCH HISTORIC PHOTOS [BLACK FINISH]



HISTORIC WINDOWS



THREE-COAT STUCCO, SOFT WHITE: BULKHEAD EXTERIOR WALLS



FIBER CEMENT BOARD, DARK GREY: ROOFTOP MECHANICAL ENCLOSURE



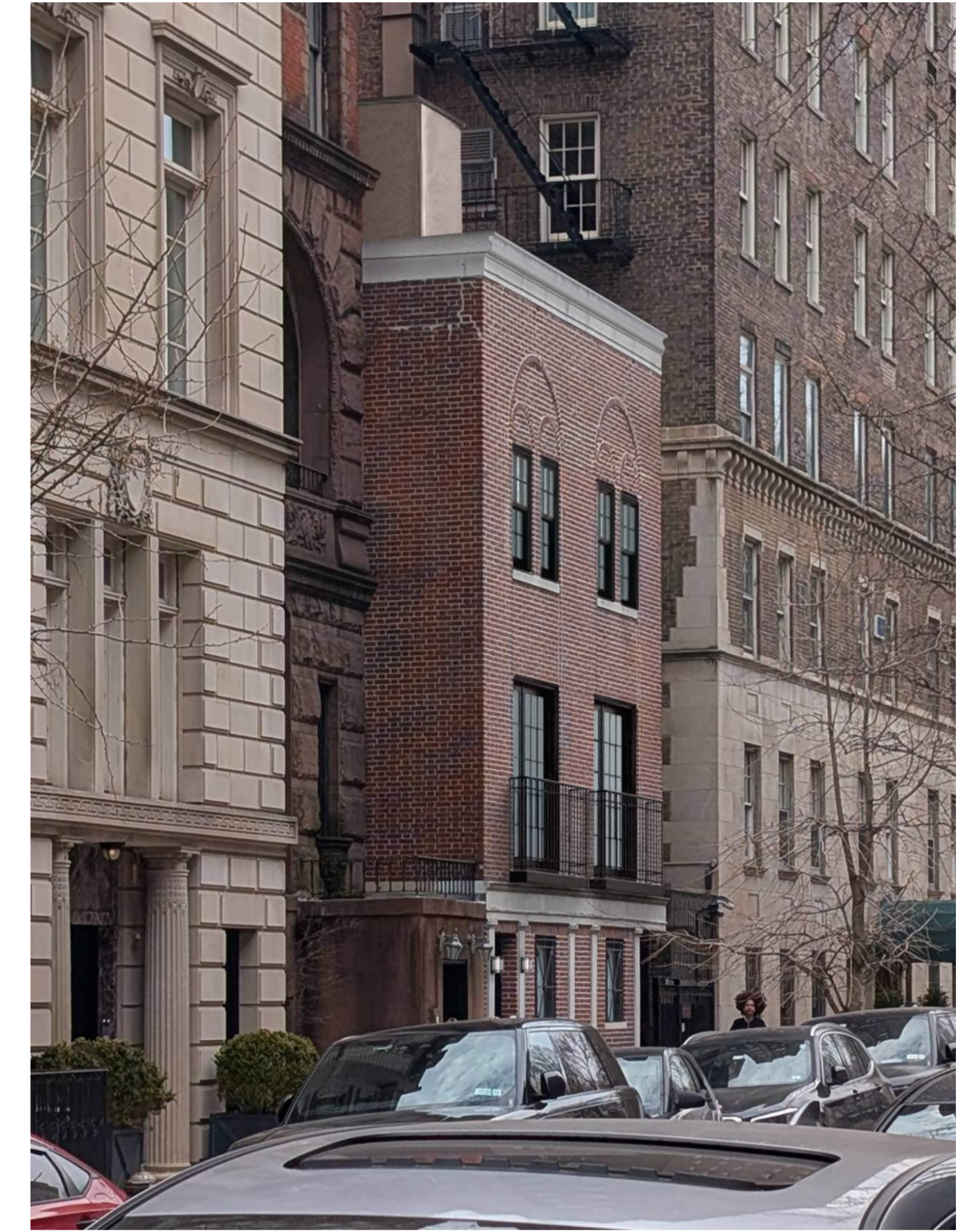
DARK BRONZE: PAVILION ROOF, EAVES, AND COLUMN WRAP; BULKHEAD COPING



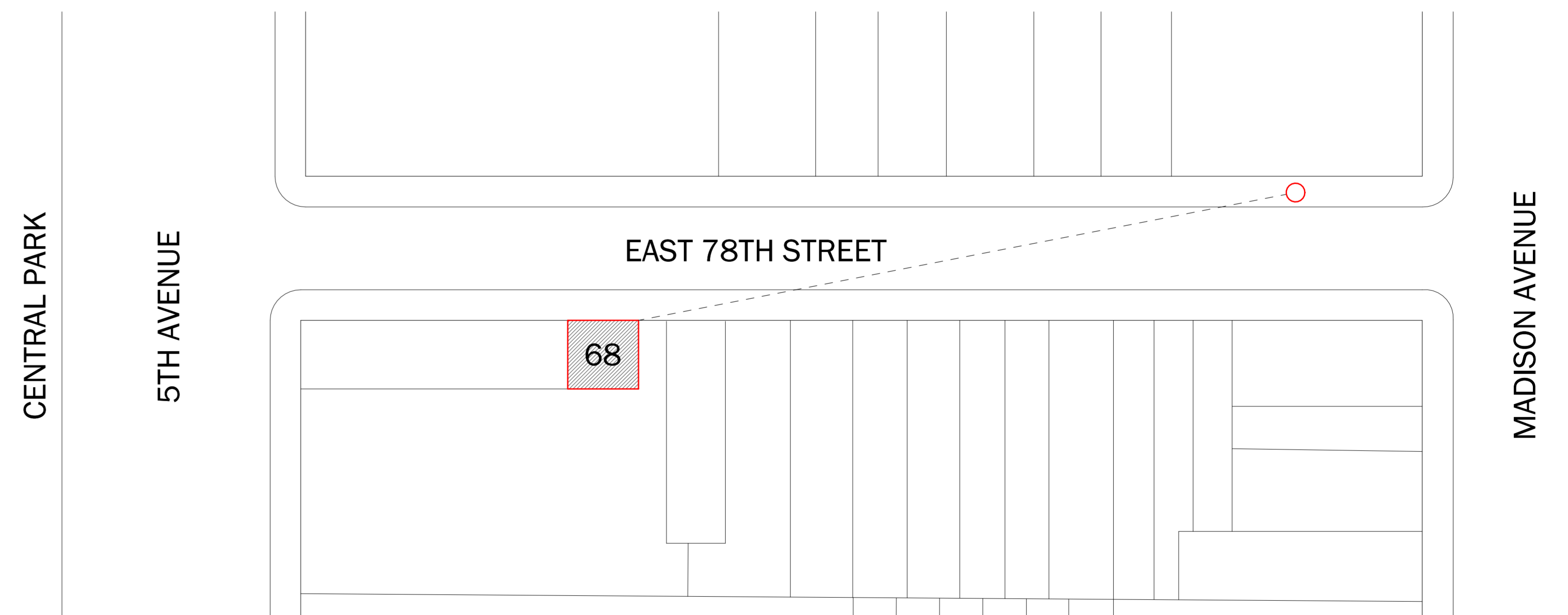
EXTERIOR RENDERING: FROM NORTHEAST ON E 78TH STREET



MOCKUP PHOTO: FROM NORTHEAST ON E 78TH STREET



EXTERIOR RENDERING: FROM NORTHEAST ON E 78TH STREET



KEY PLAN | 1/32" = 1'-0"



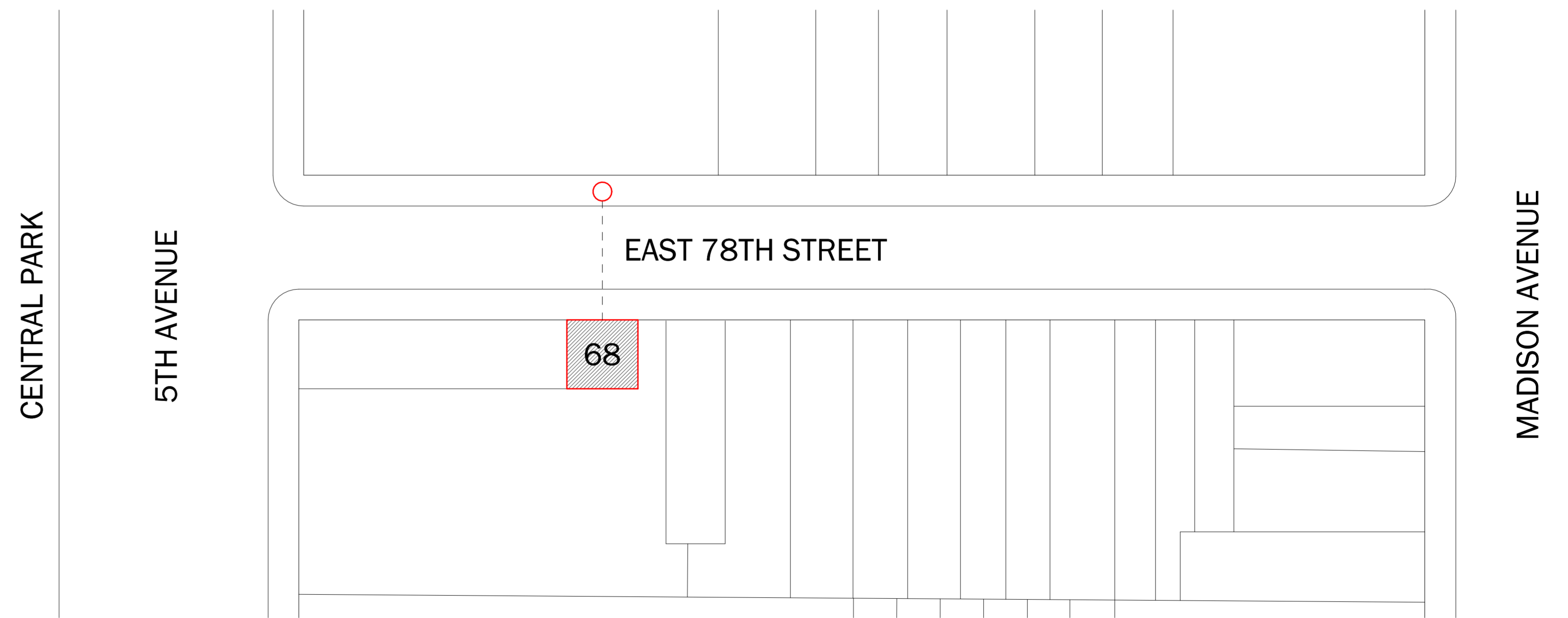
EXTERIOR RENDERING: FROM NORTH ON E 78TH STREET



MOCKUP PHOTO: FROM NORTH ON E 78TH STREET



EXTERIOR RENDERING: FROM NORTHEAST ON E 78TH STREET



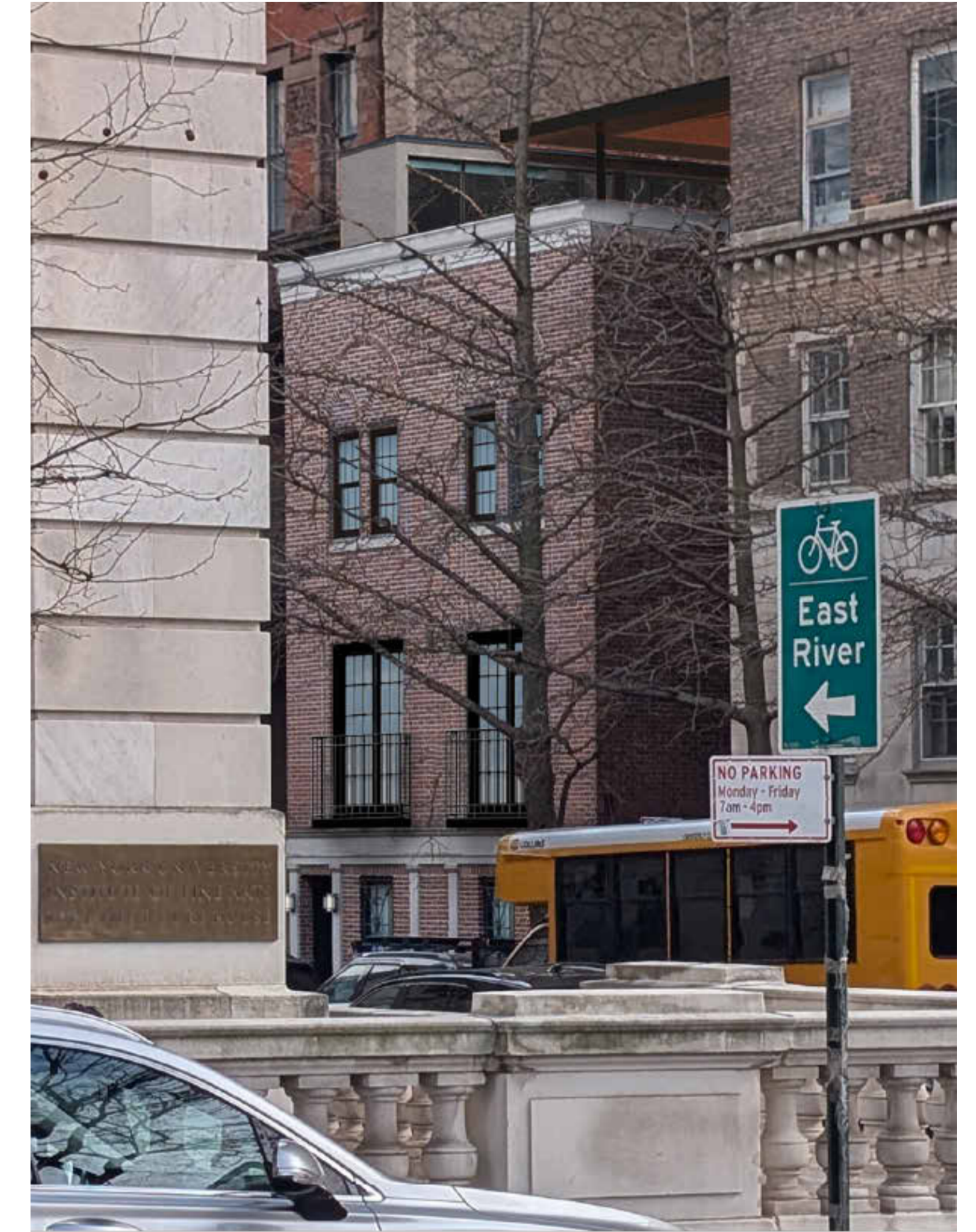
KEY PLAN | 1/32" = 1'-0"



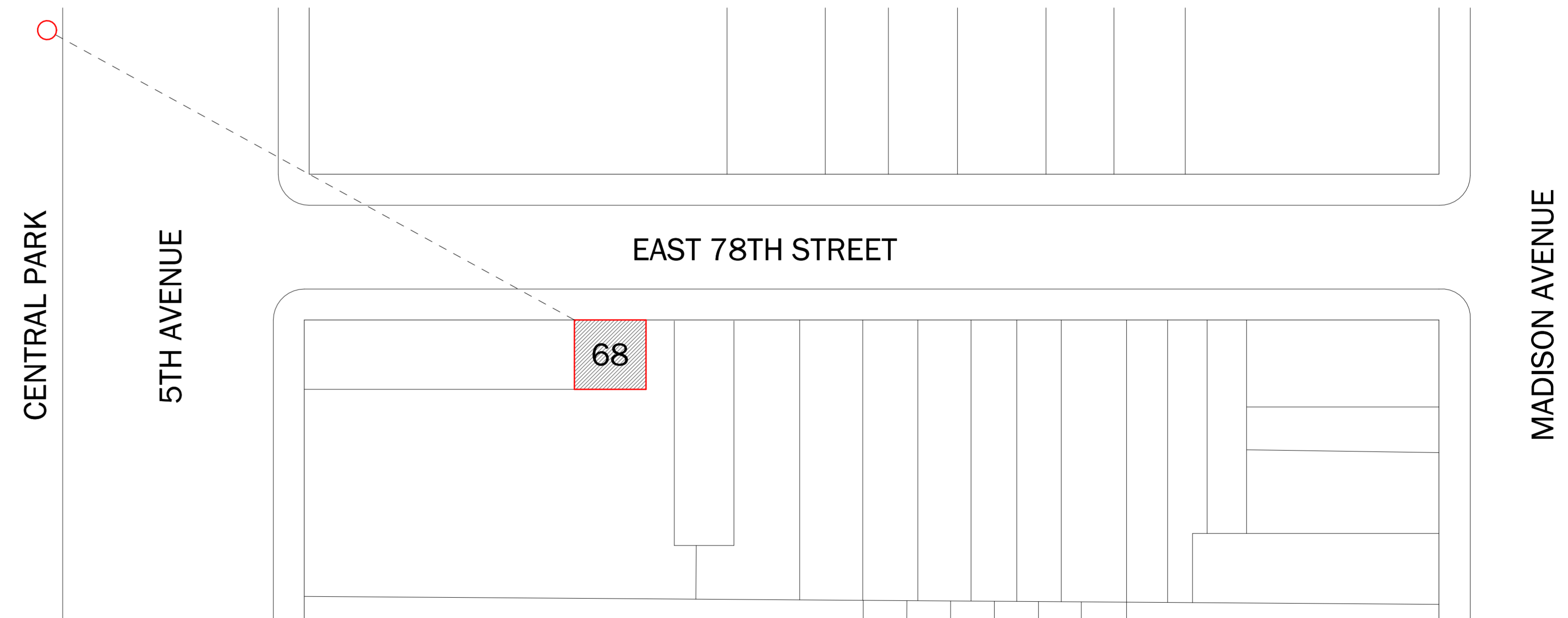
EXTERIOR RENDERING: FROM NORTHWEST ON 5TH AVENUE



MOCKUP PHOTO: FROM NORTHWEST ON 5TH AVENUE



EXTERIOR RENDERING: FROM NORTHWEST ON 5TH AVENUE



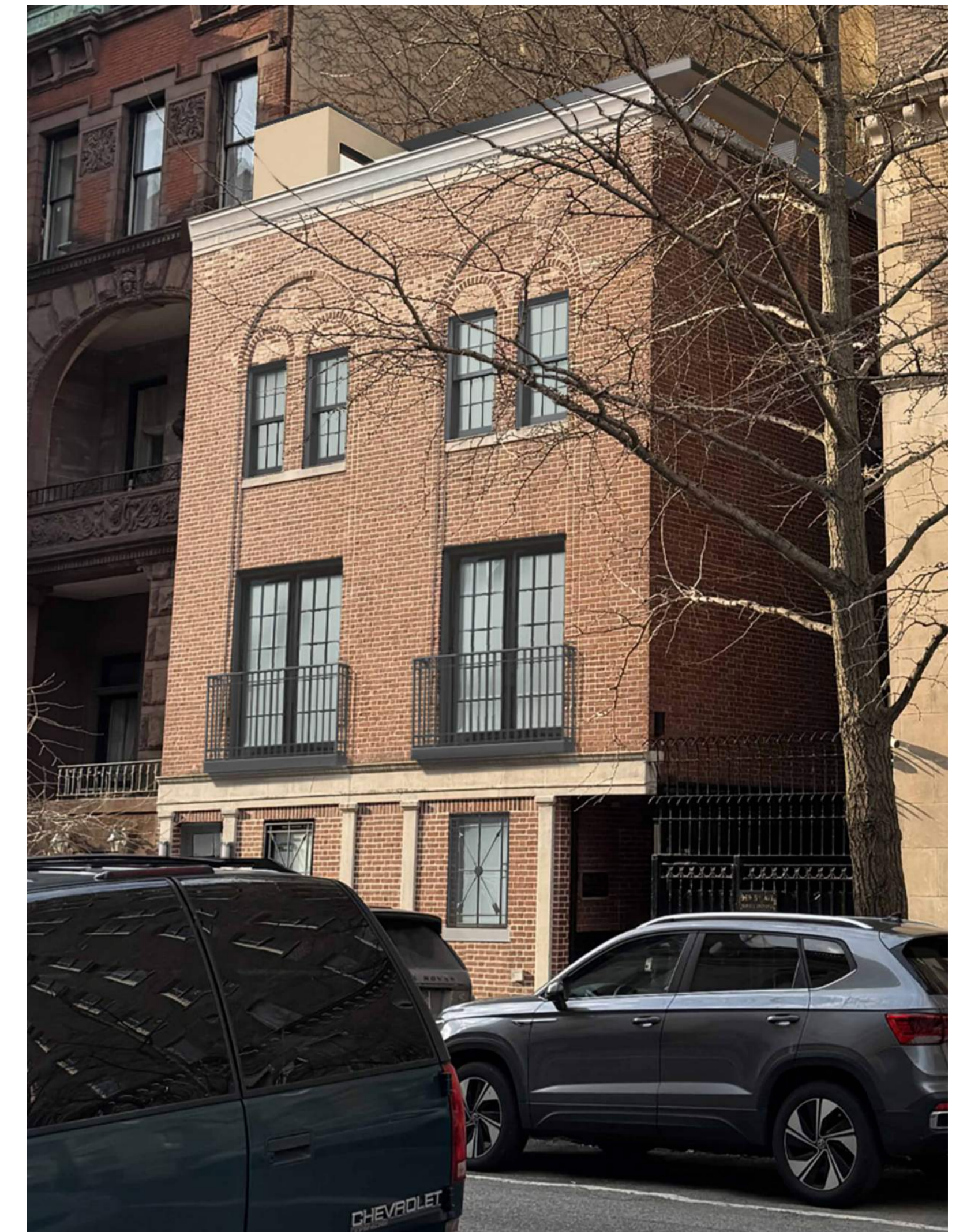
KEY PLAN | 1/32" = 1'-0"



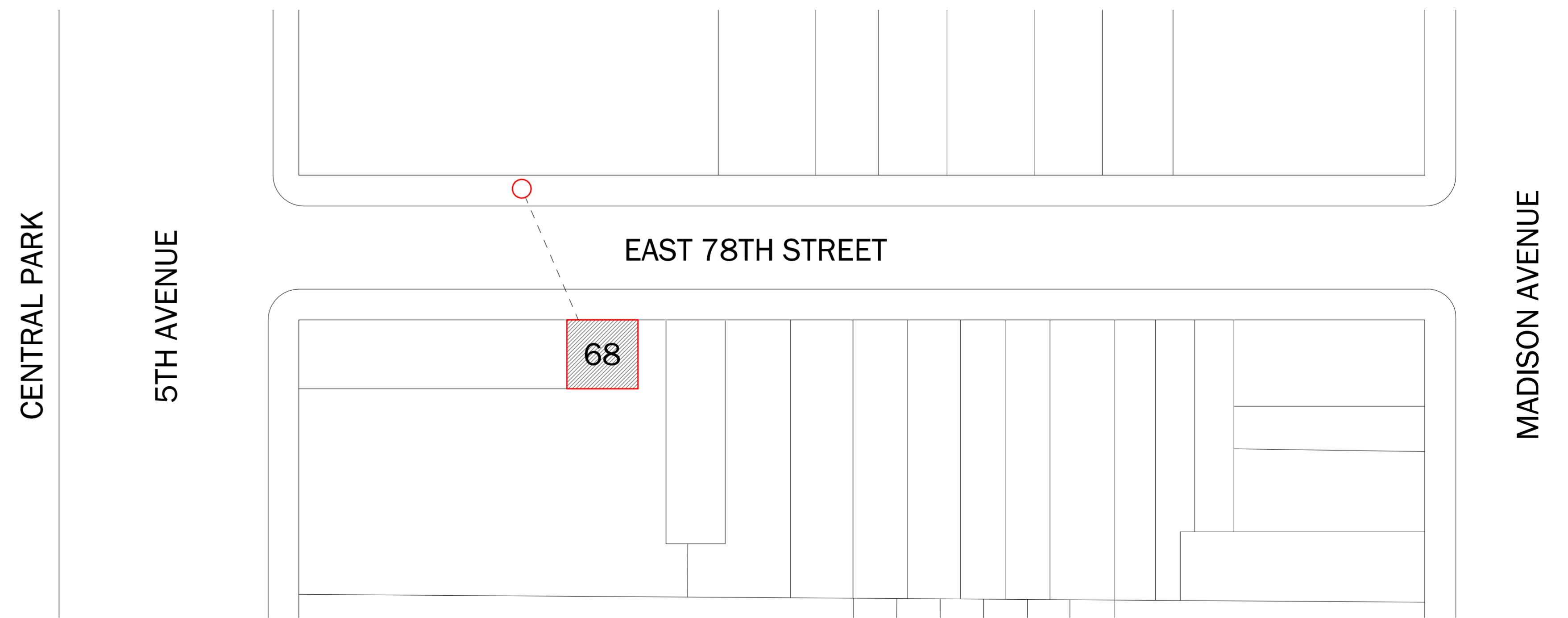
EXTERIOR RENDERING: FROM NORTHWEST ON E 78TH STREET



MOCKUP PHOTO: FROM NORTHWEST ON E 78TH STREET



EXTERIOR RENDERING: FROM NORTHWEST ON ON E 78TH STREET



KEY PLAN | 1/32" = 1'-0"

April 7, 2026
Public Hearing

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Preservation Department – Item 1, LPC-26-08086

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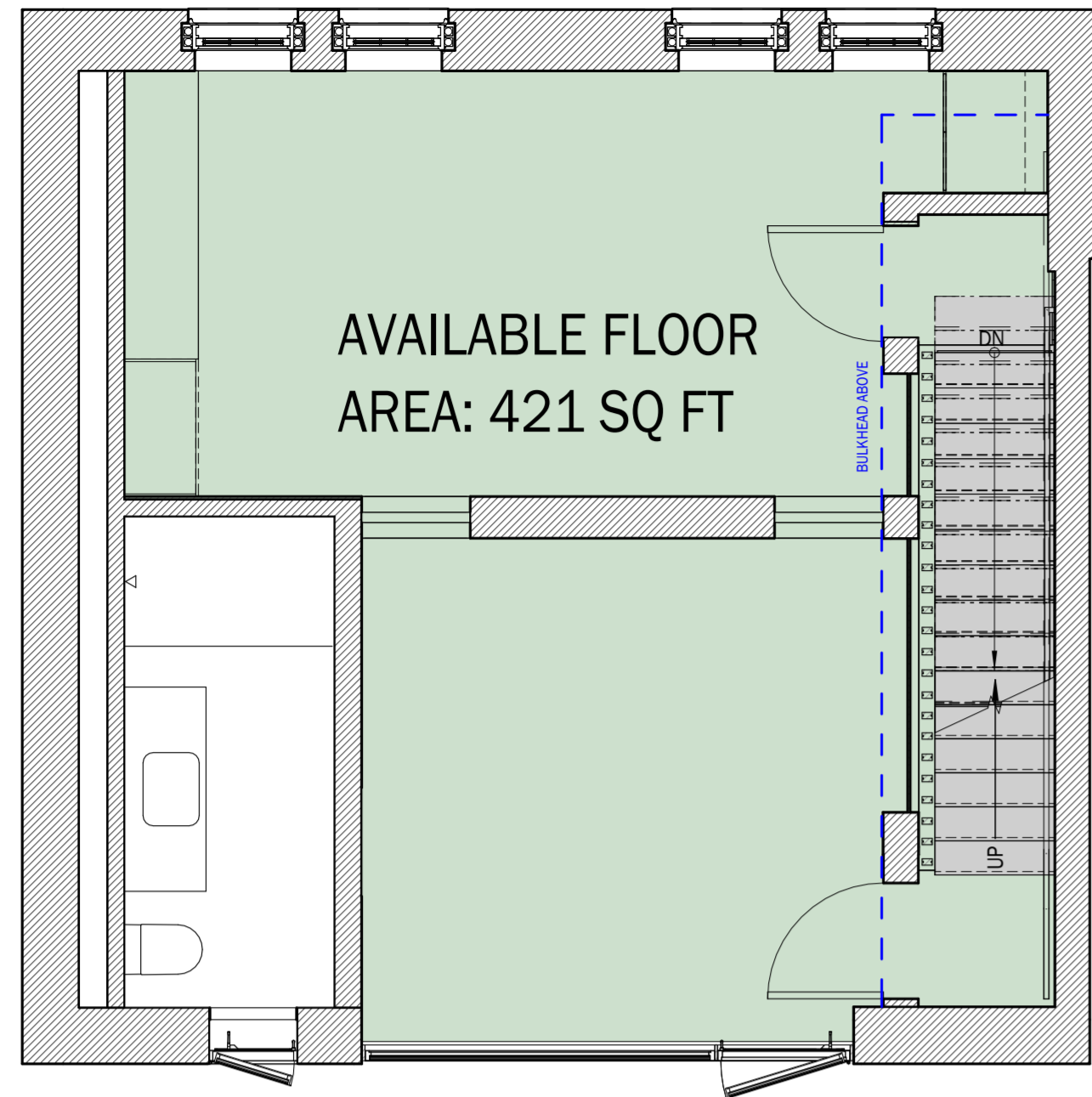
By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

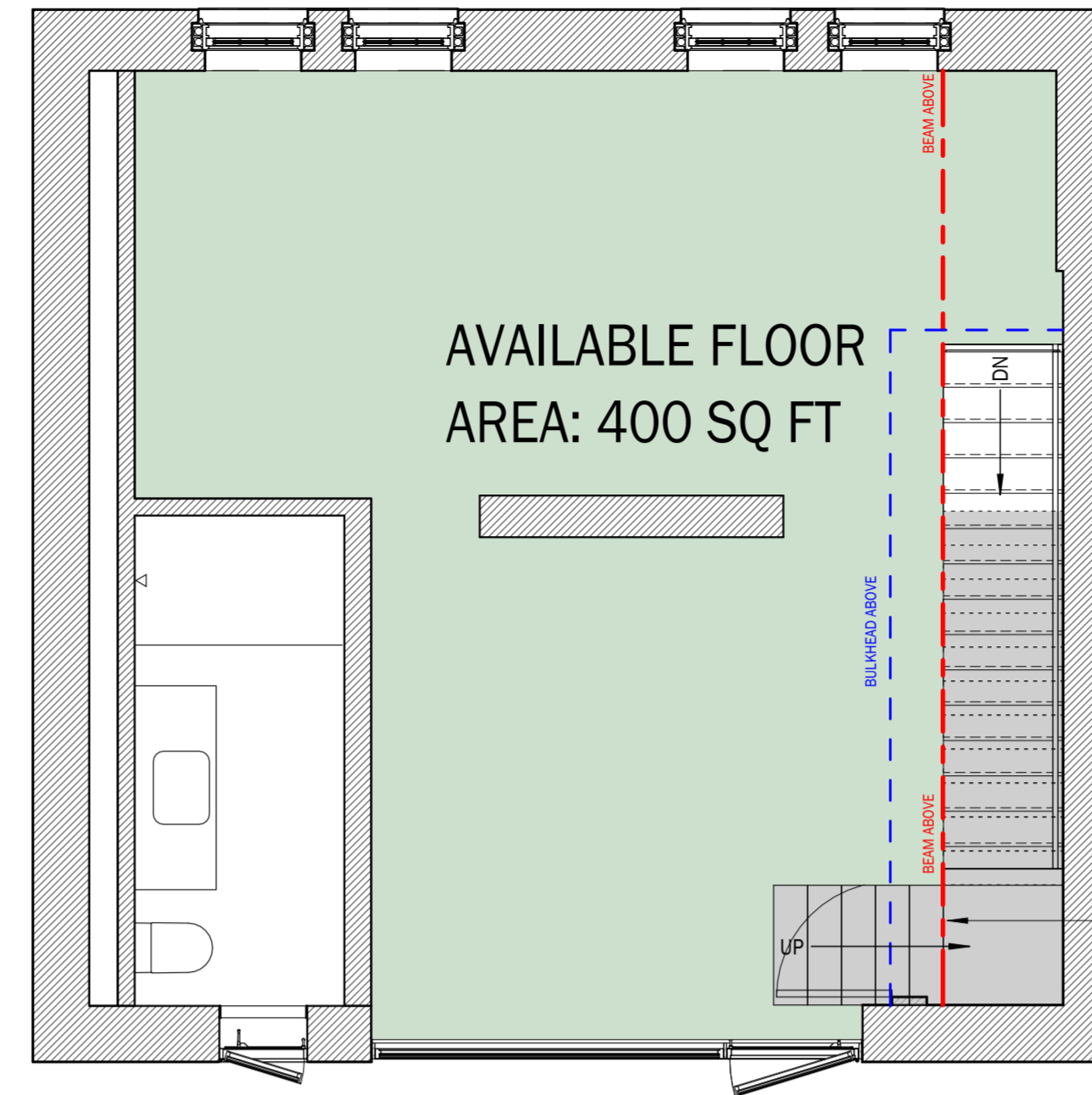
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APPENDIX



- PROPOSED PLAN:**
- SINGLE-RUN STAIR ALONG EAST
 - BATHROOM AT SOUTH WEST CORNER
 - RETAINING EXISTING STAIR STRUCTURE ENSURES (2) OCCUPIABLE ROOMS



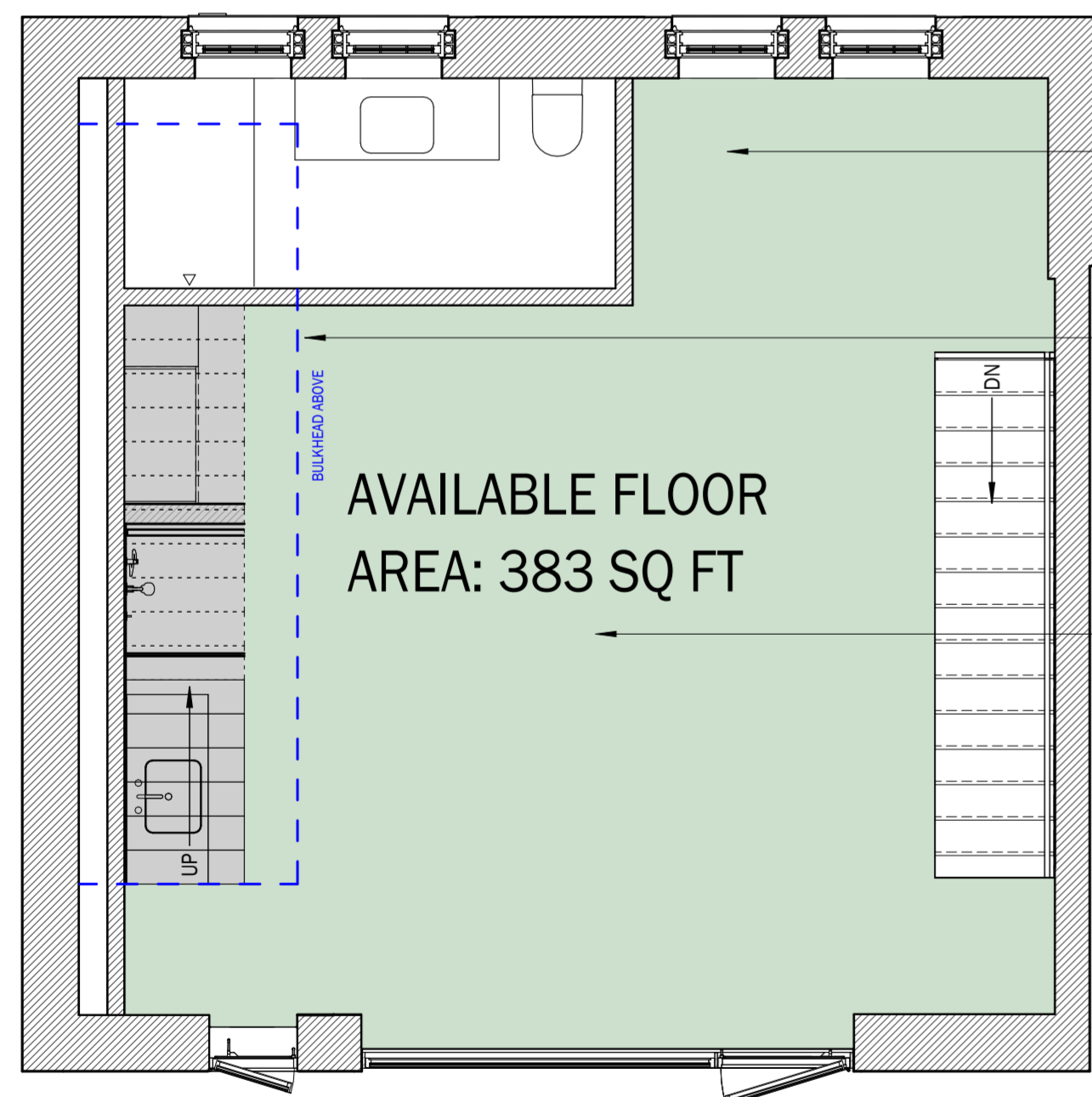
- ALTERNATE PLAN A:**
- L-SHAPED STAIR ALONG SOUTH AND EAST
 - BATHROOM AT SOUTH WEST CORNER

NOTE:
INSUFFICIENT
HEAD HEIGHT
(4' 8") AT
LANDING.



- ALTERNATE PLAN B:**
- SINGLE-RUN STAIR ALONG SOUTH
 - BATHROOM AT NORTH WEST CORNER
 - REDUCES LIGHT FROM STREET

NOTE:
OBSTRUCTS
REQUIRED LIGHT
& AIR FOR (2)
OCCUPIABLE
ROOMS.



- ALTERNATE PLAN C:**
- SINGLE-RUN STAIR ALONG WEST
 - BATHROOM AT NORTH WEST CORNER
 - REDUCES LIGHT FROM STREET

NOTE:
REDUCES LIGHT
FROM STREET
SIDE WINDOWS.

NOTE:
INCREASES
BULKHEAD
VISIBILITY FROM
WEST..

NOTE:
CIRCULATION
OBSTRUCTS
LAYOUT FOR (2)
OCCUPIABLE
ROOMS.



- ALTERNATE PLAN D:**
- SINGLE-RUN STAIR ALONG WEST
 - BATHROOM AT SOUTH EAST CORNER
 - REDUCES LIGHT FROM YARD

NOTE:
CIRCULATION
OBSTRUCTS
LAYOUT FOR (2)
OCCUPIABLE
ROOMS.

NOTE:
INCREASES
BULKHEAD
VISIBILITY FROM
WEST..

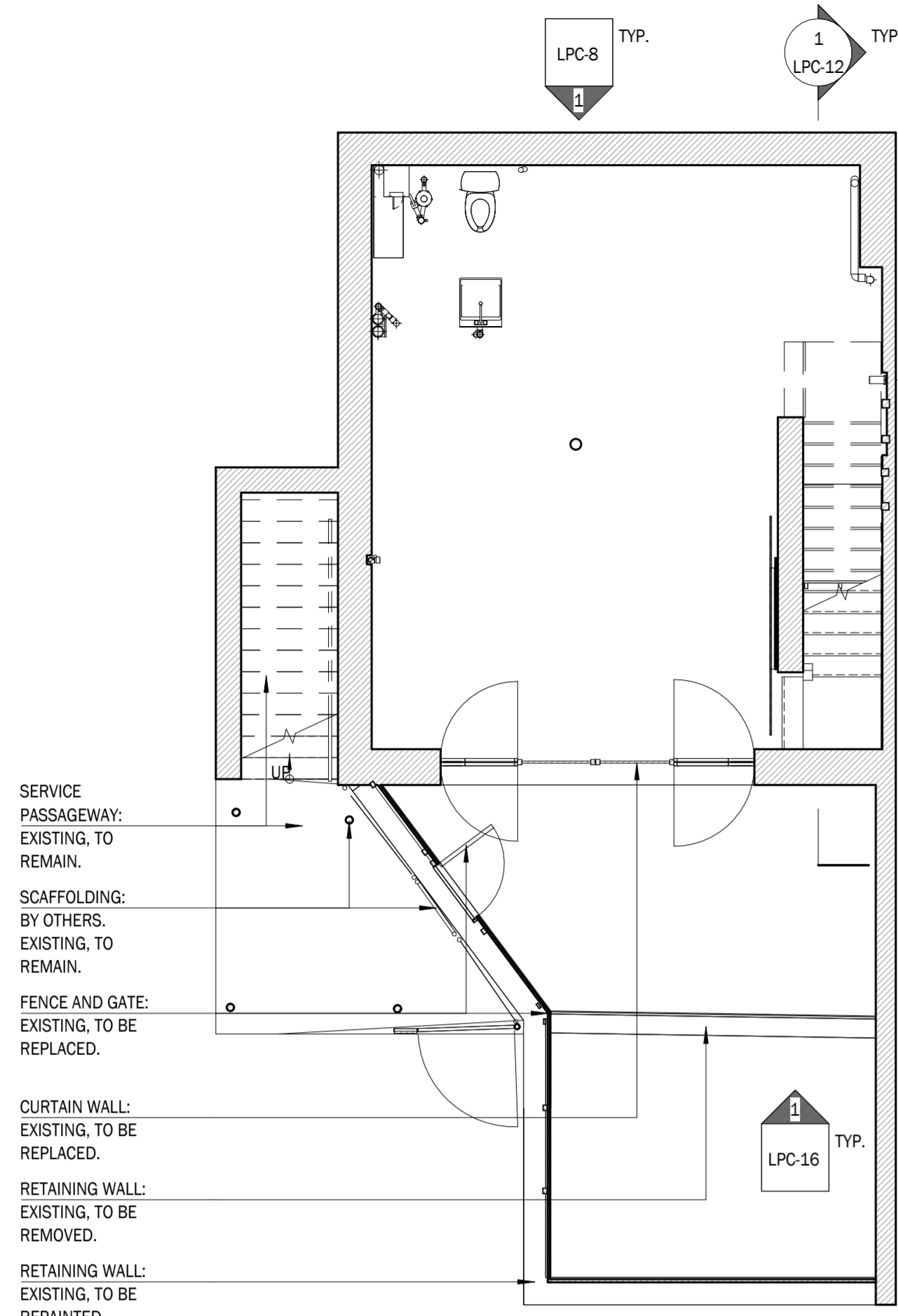
NOTE:
OBSTRUCTS
REQUIRED LIGHT
& AIR FOR (2)
OCCUPIABLE
ROOMS.



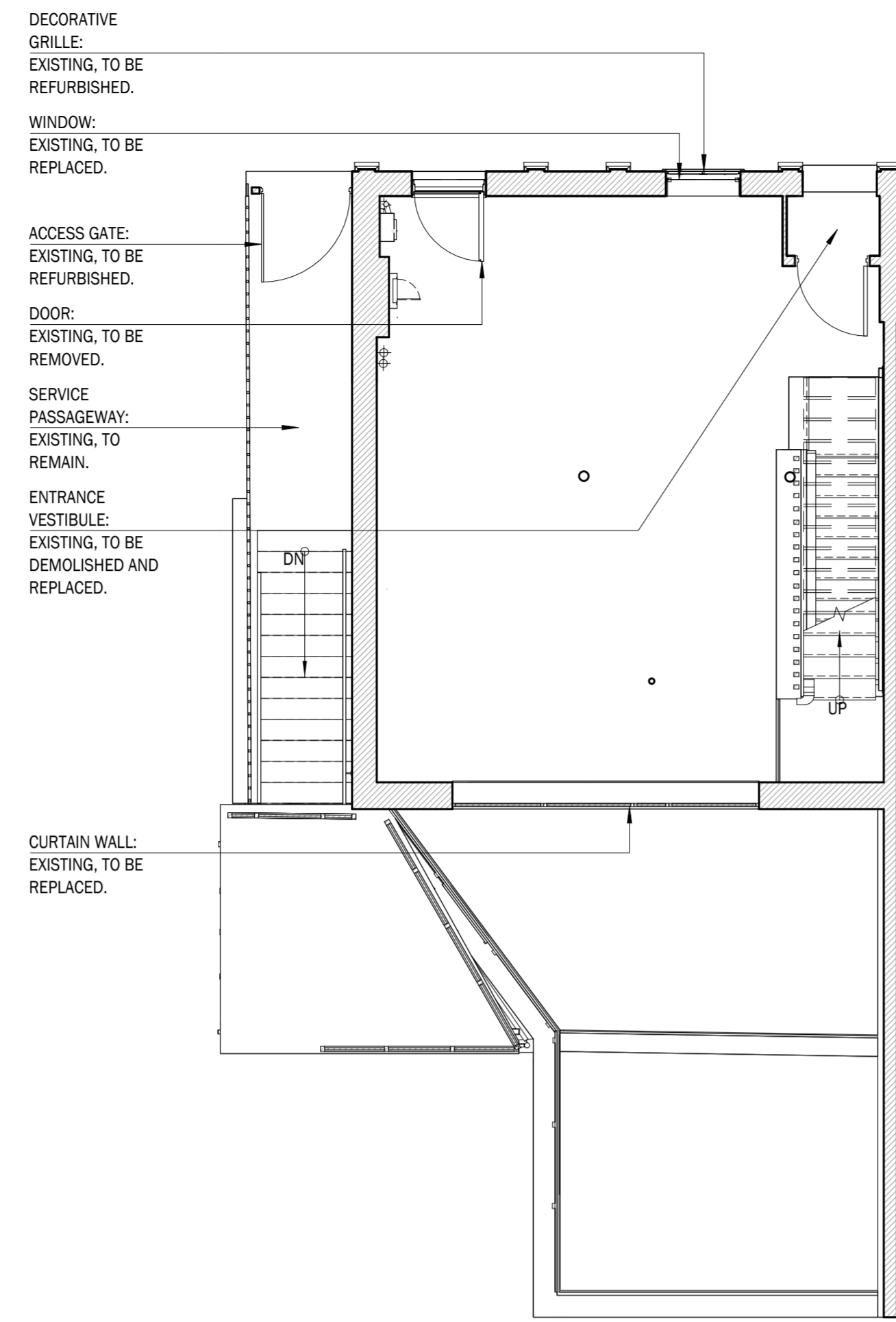
- ALTERNATE E:**
- SPIRAL STAIR AT SOUTH EAST CORNER
 - BATHROOM AT SOUTH WEST CORNER

NOTE:
INSUFFICIENT
HEAD HEIGHT AT
STAIR BELOW.

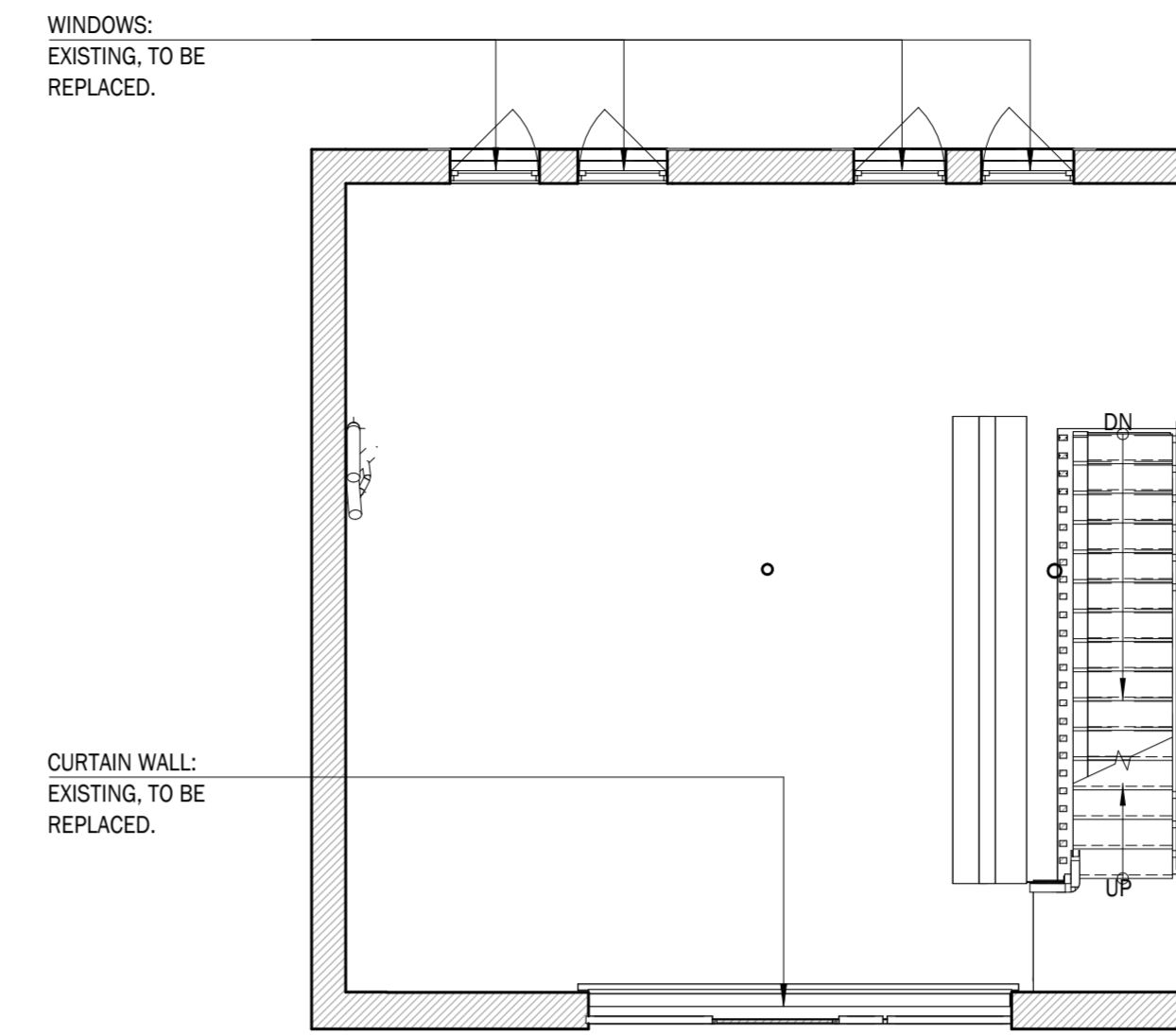
NOTE:
INSUFFICIENT
HEAD HEIGHT AT
MIDPOINT.



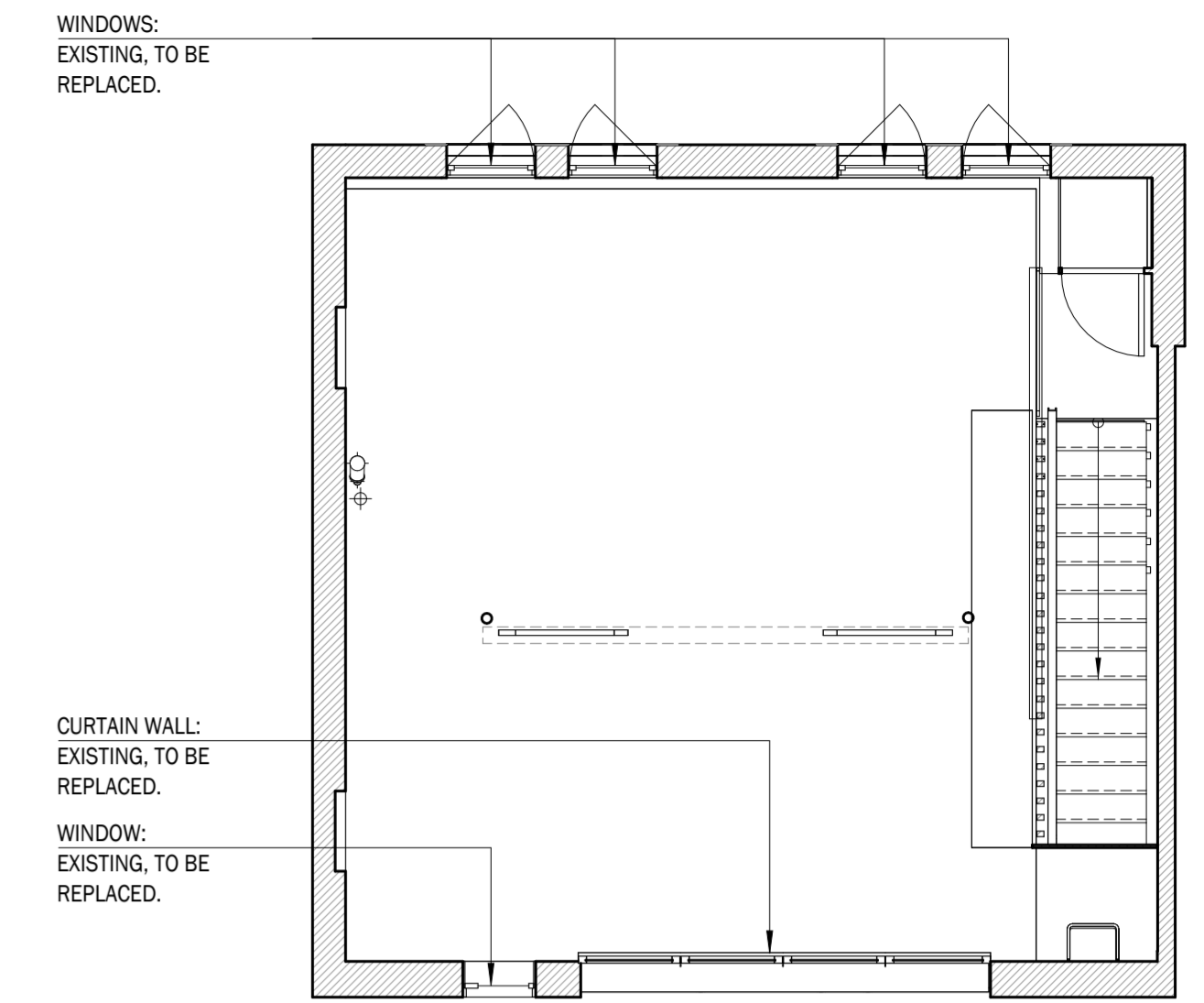
DRAWING 1 | EXISTING PLAN: BASEMENT FLOOR



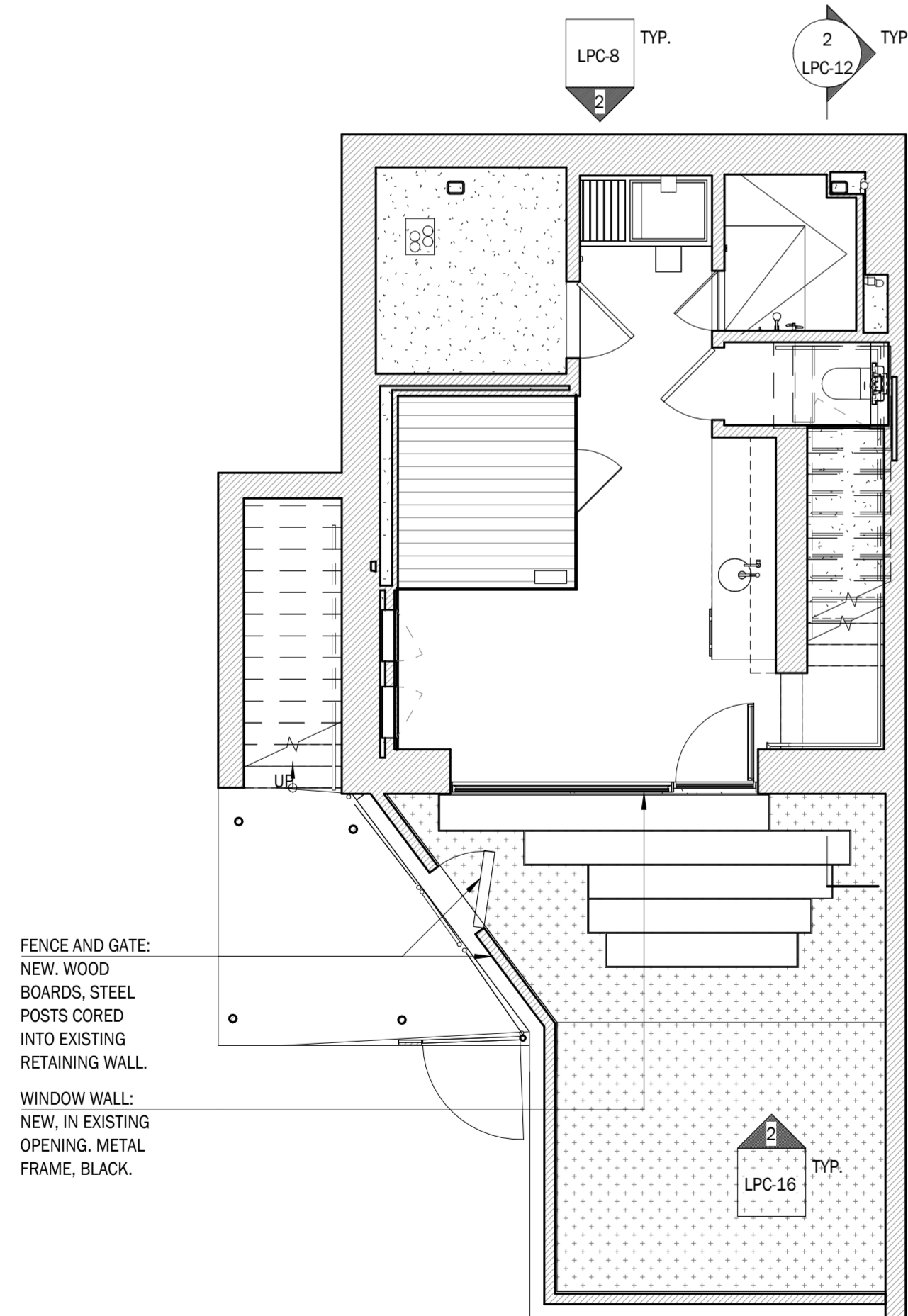
DRAWING 3 | EXISTING PLAN: FIRST FLOOR



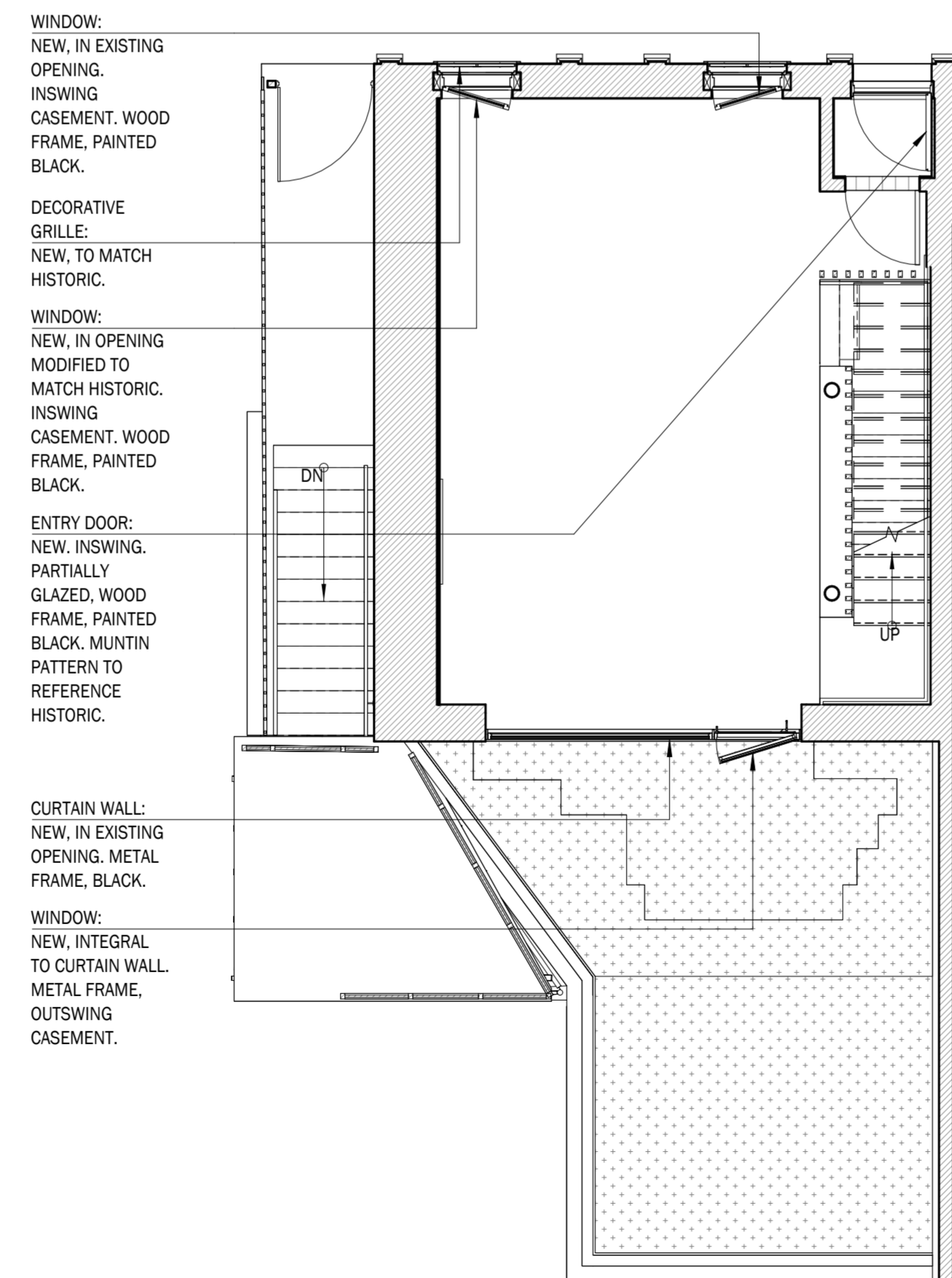
DRAWING 5 | EXISTING PLAN: SECOND FLOOR



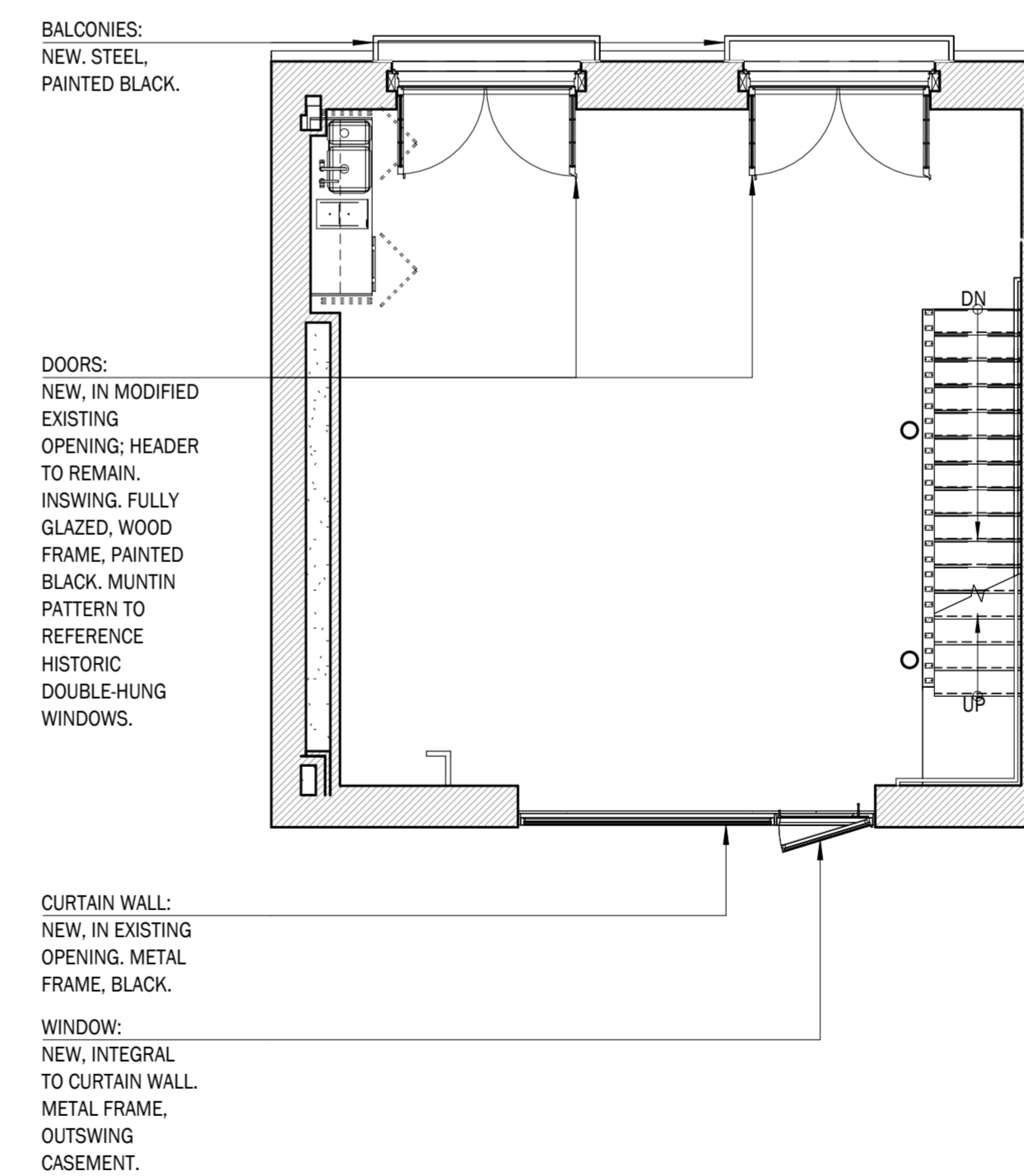
DRAWING 7 | EXISTING PLAN: THIRD FLOOR



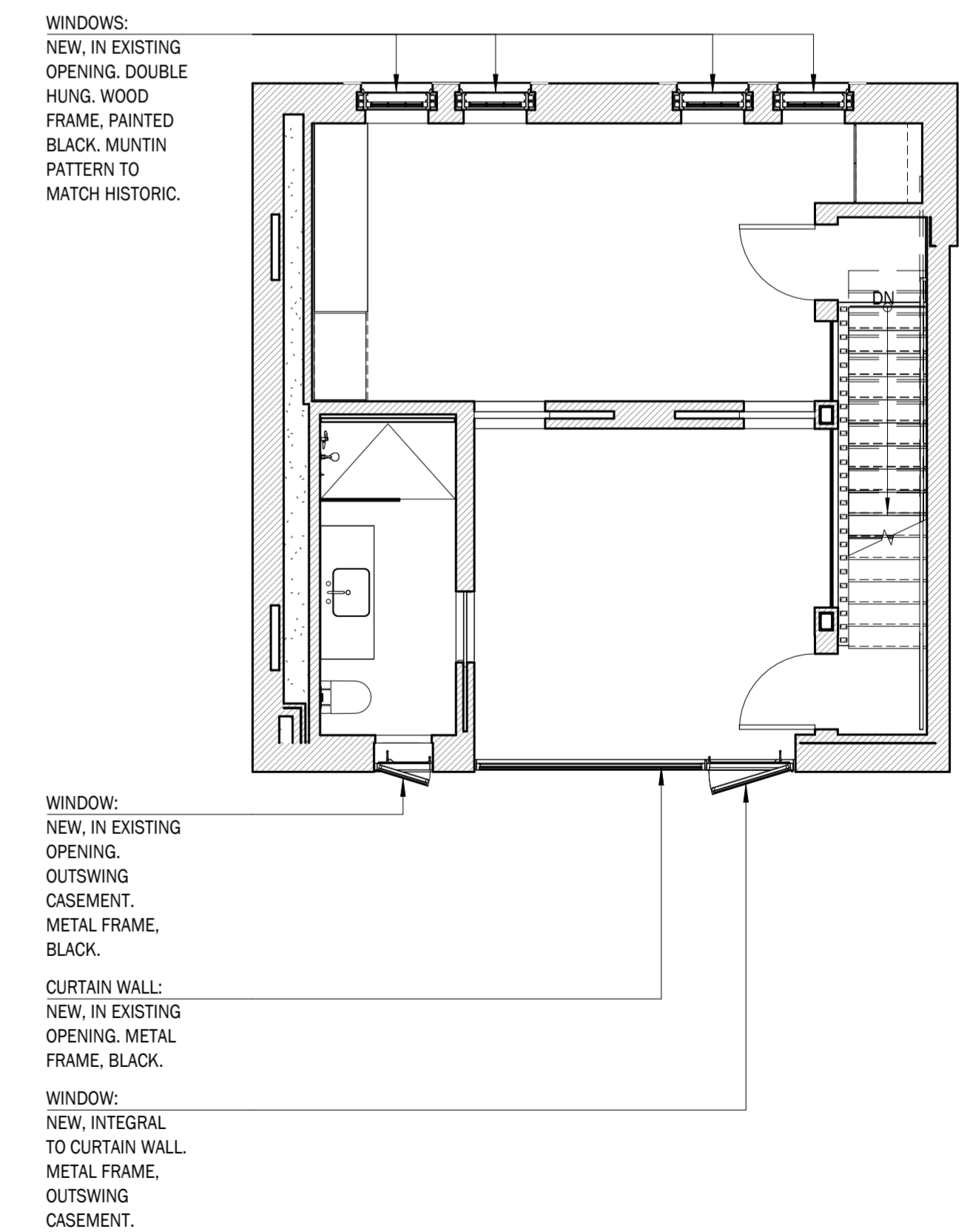
DRAWING 2 | PROPOSED PLAN: BASEMENT FLOOR



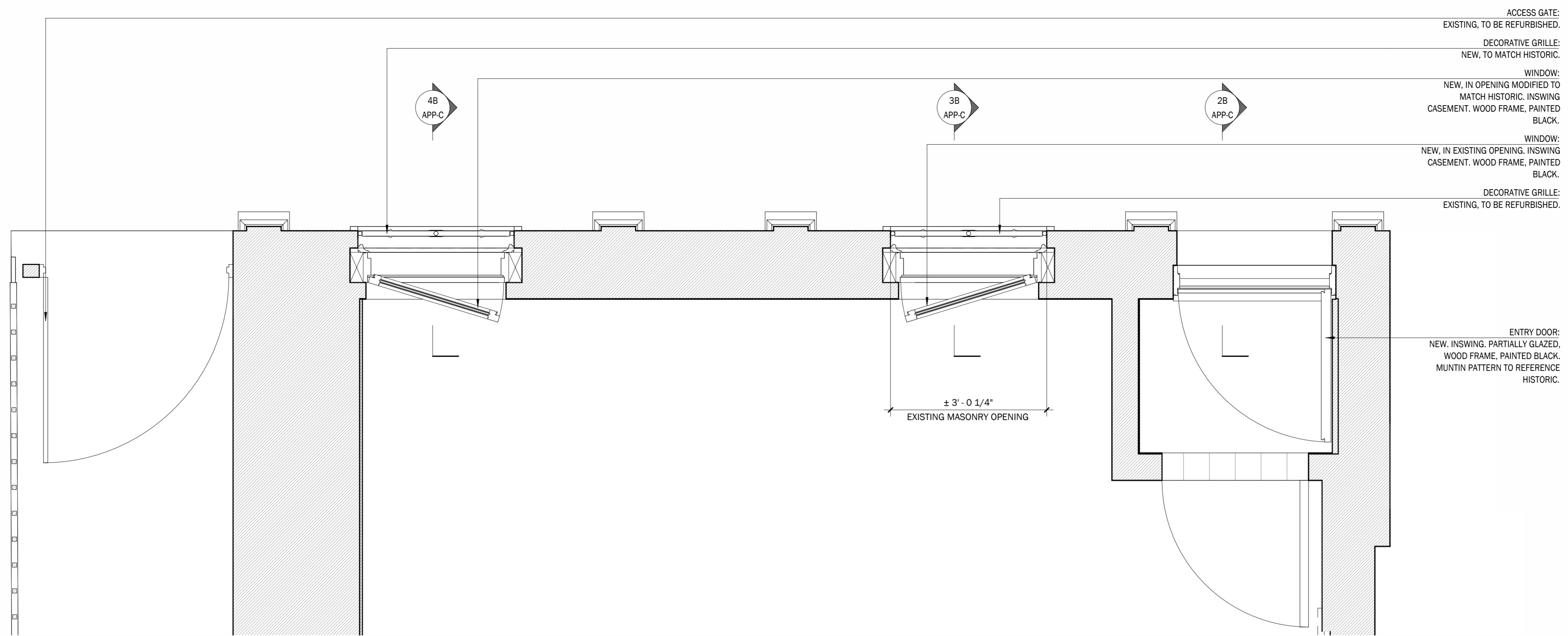
DRAWING 4 | PROPOSED PLAN: FIRST FLOOR



DRAWING 6 | PROPOSED PLAN: SECOND FLOOR



DRAWING 8 | PROPOSED PLAN: THIRD FLOOR



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT FIRST FLOOR



DRAWING 2A | ENLARGED ELEVATION: PRIMARY ENTRY DOOR | 3/4" = 1'-0"

DRAWING 2B | ENLARGED SECTION: PRIMARY ENTRY DOOR | 3/4" = 1'-0"



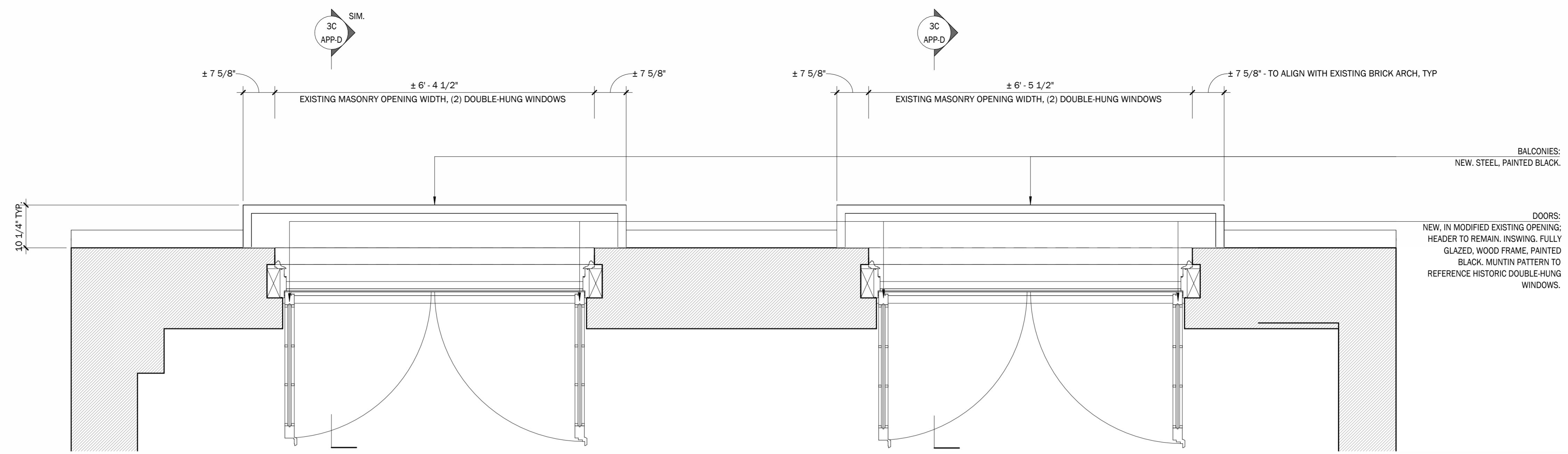
DRAWING 3A | ENLARGED ELEVATION: INSWING CASEMENT WINDOW | 3/4" = 1'-0"

DRAWING 3B | ENLARGED SECTION: INSWING CASEMENT WINDOW | 3/4" = 1'-0"



DRAWING 4A | ENLARGED ELEVATION: NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"

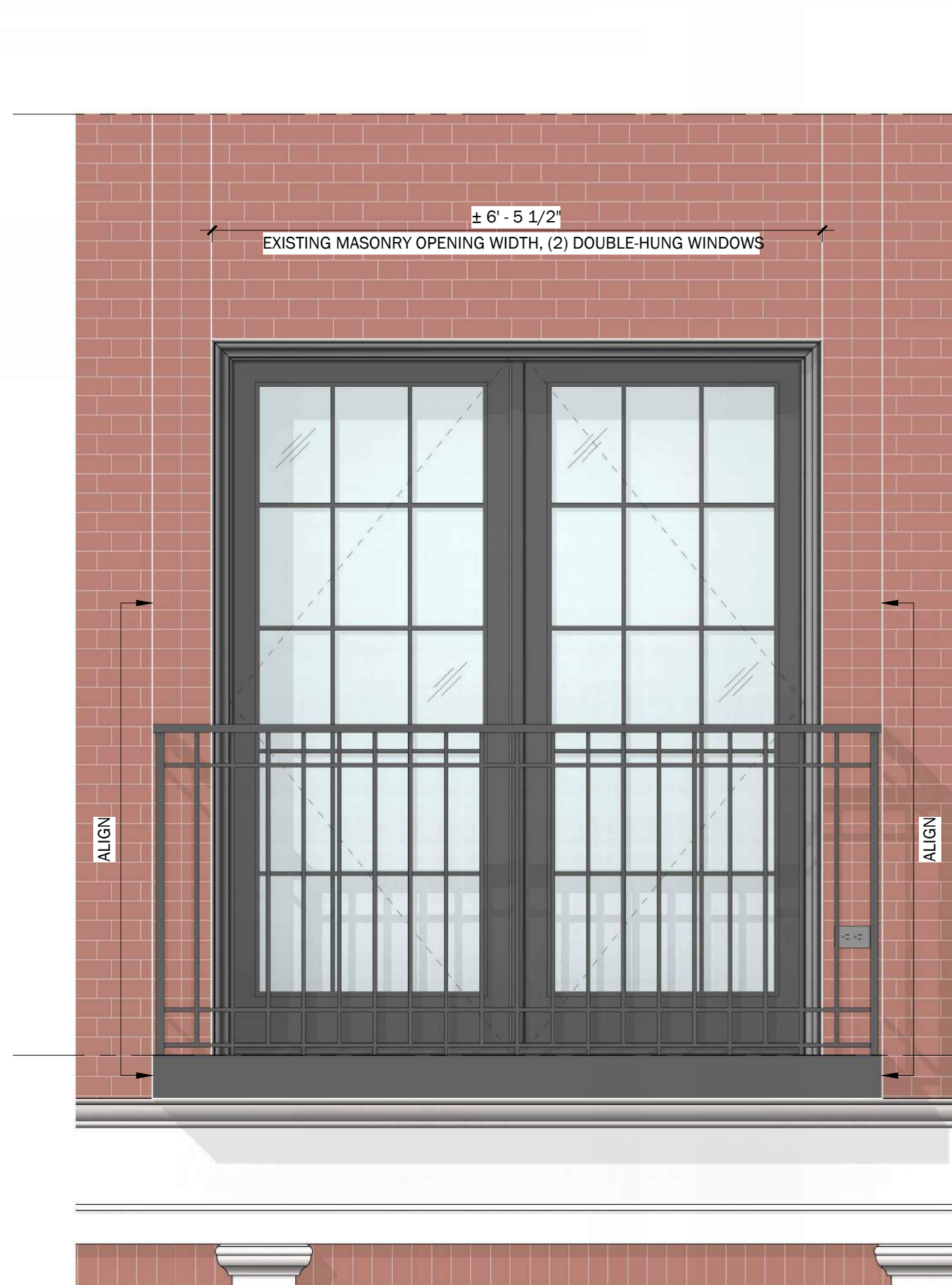
DRAWING 4B | ENLARGED SECTION: NEW WINDOW TO MATCH HISTORIC | 3/4" = 1'-0"



DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT SECOND FLOOR | 3/4" = 1'-0"



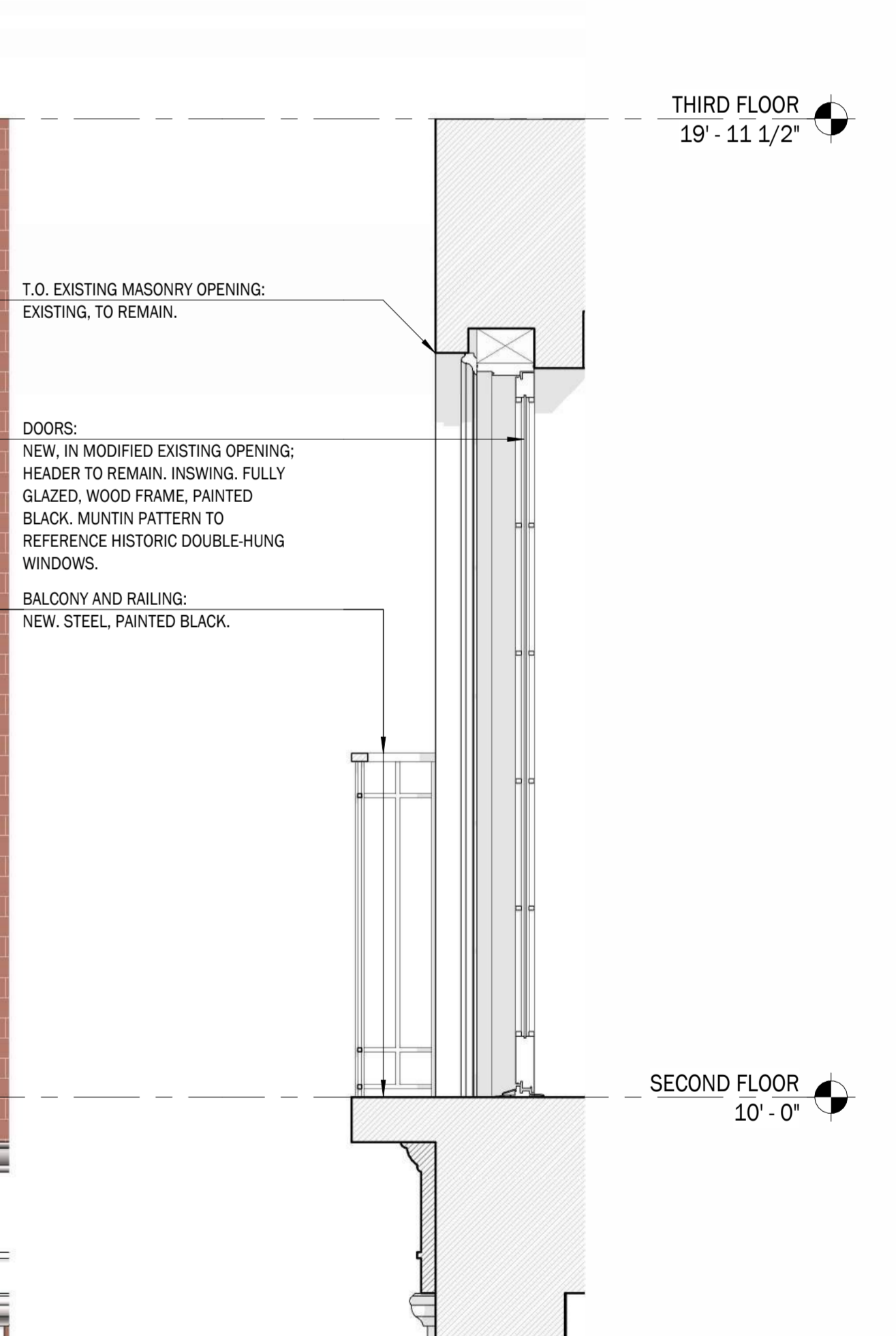
DRAWING 2 | EXISTING ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



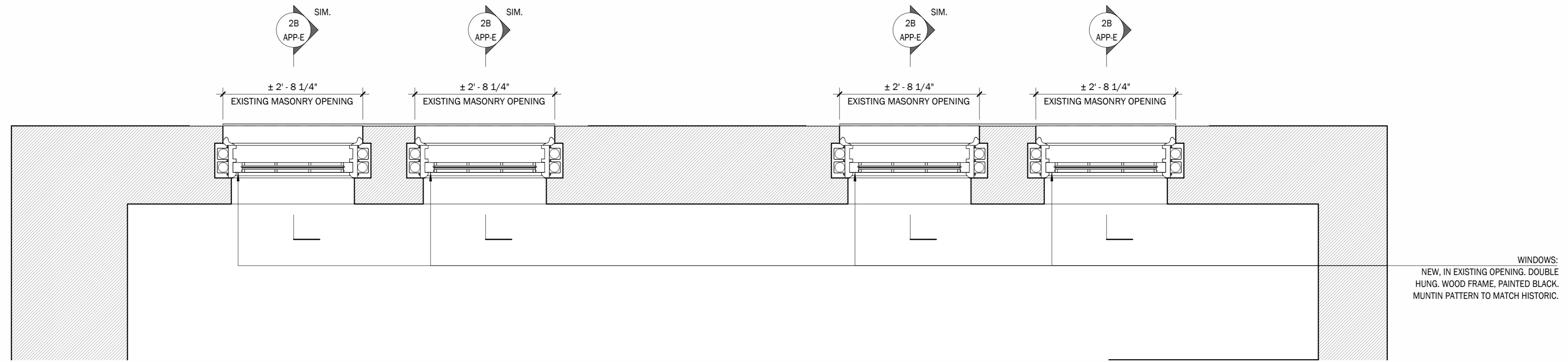
DRAWING 3A | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITH GUARDRAIL | 3/4" = 1'-0"



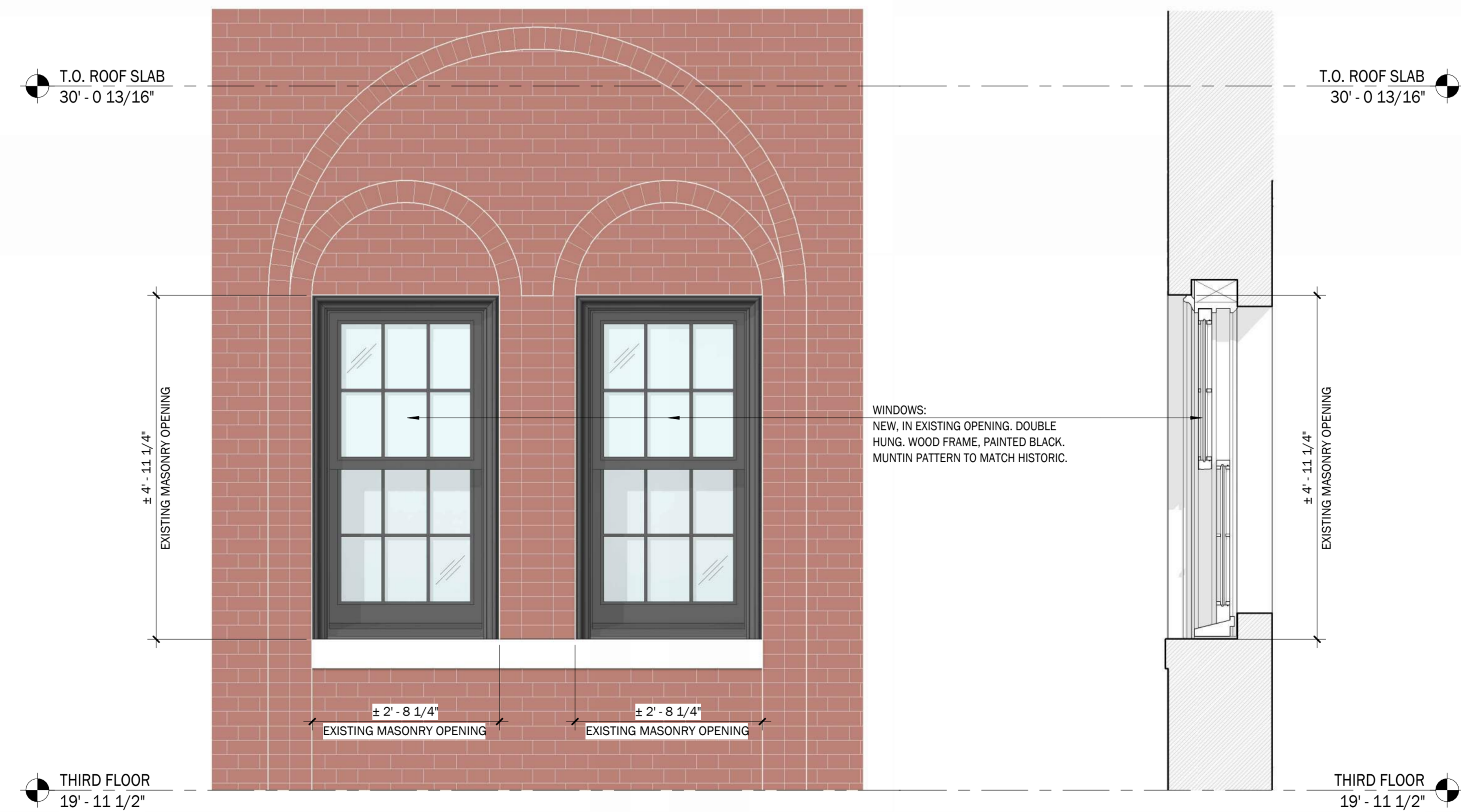
DRAWING 3B | ENLARGED ELEVATION:
SECOND FLOOR FRENCH DOOR WITHOUT GUARDRAIL | 3/4" = 1'-0"



DRAWING 3C | ENLARGED SECTION:
SECOND FLOOR FRENCH DOOR | 3/4" = 1'-0"

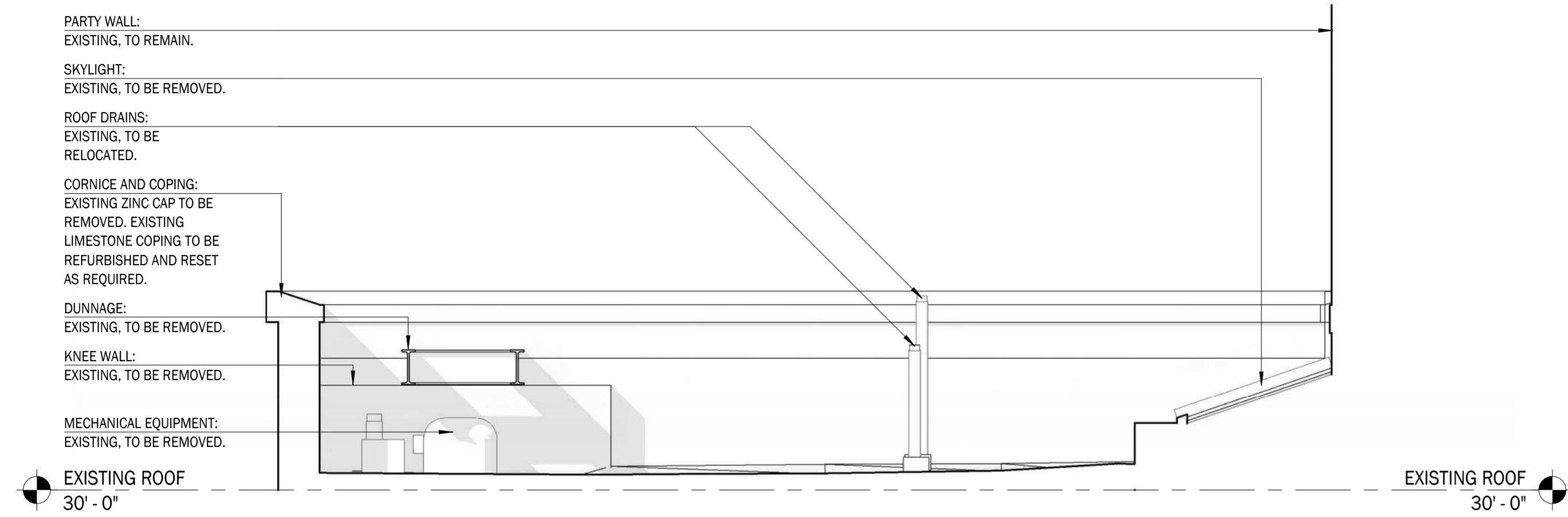


DRAWING 1 | ENLARGED PLAN: PRIMARY FACADE AT THIRD FLOOR | 3/4" = 1'-0"

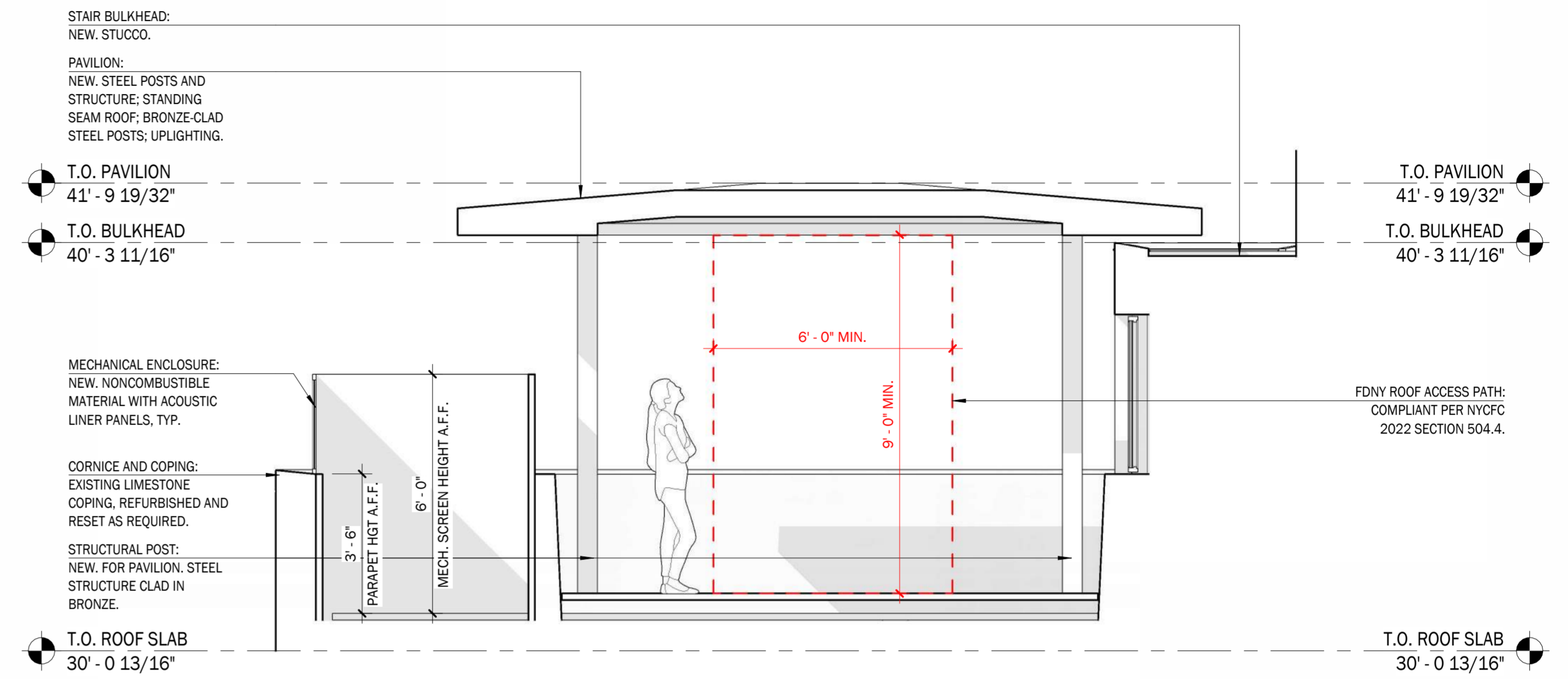


DRAWING 2A | ENLARGED ELEVATION:
THIRD FLOOR DOUBLE-HUNG WINDOWS | 3/4" = 1'-0"

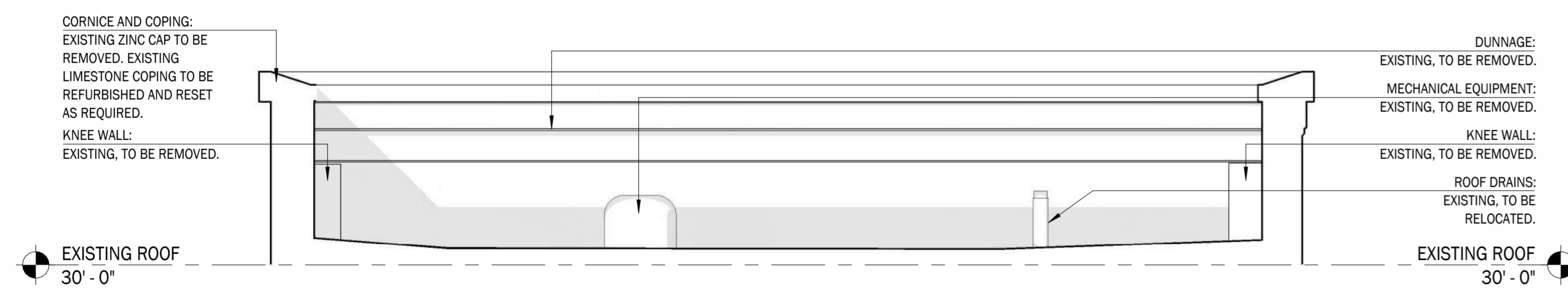
DRAWING 2B | ENLARGED SECTION:
THIRD FLOOR DOUBLE-HUNG WINDOWS | 3/4" = 1'-0"



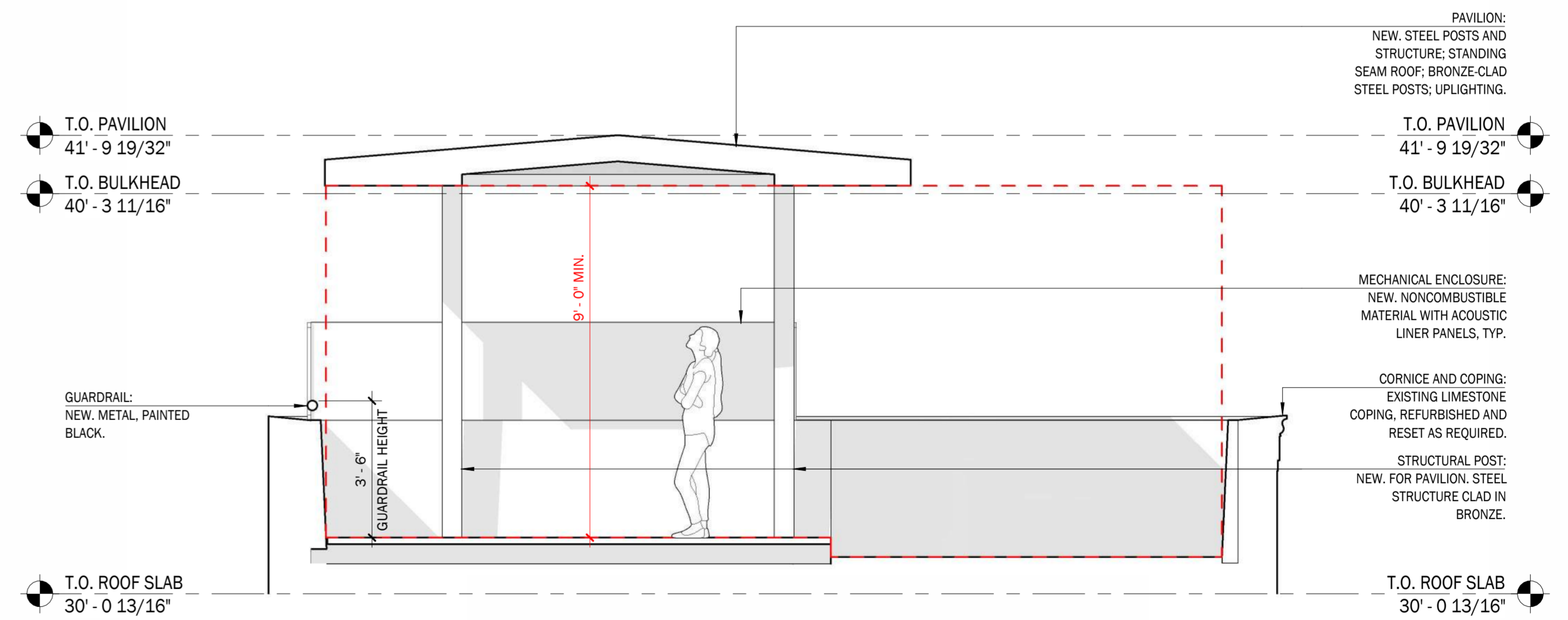
DRAWING 1 | NORTH ELEVATION AT ROOF: EXISTING | 3/8" = 1'-0"



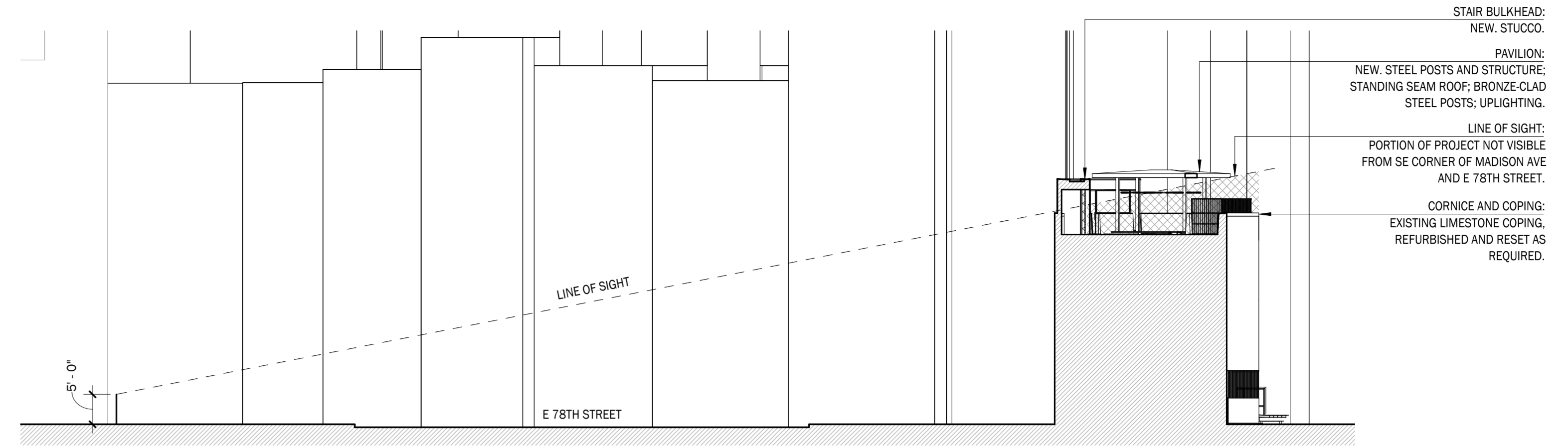
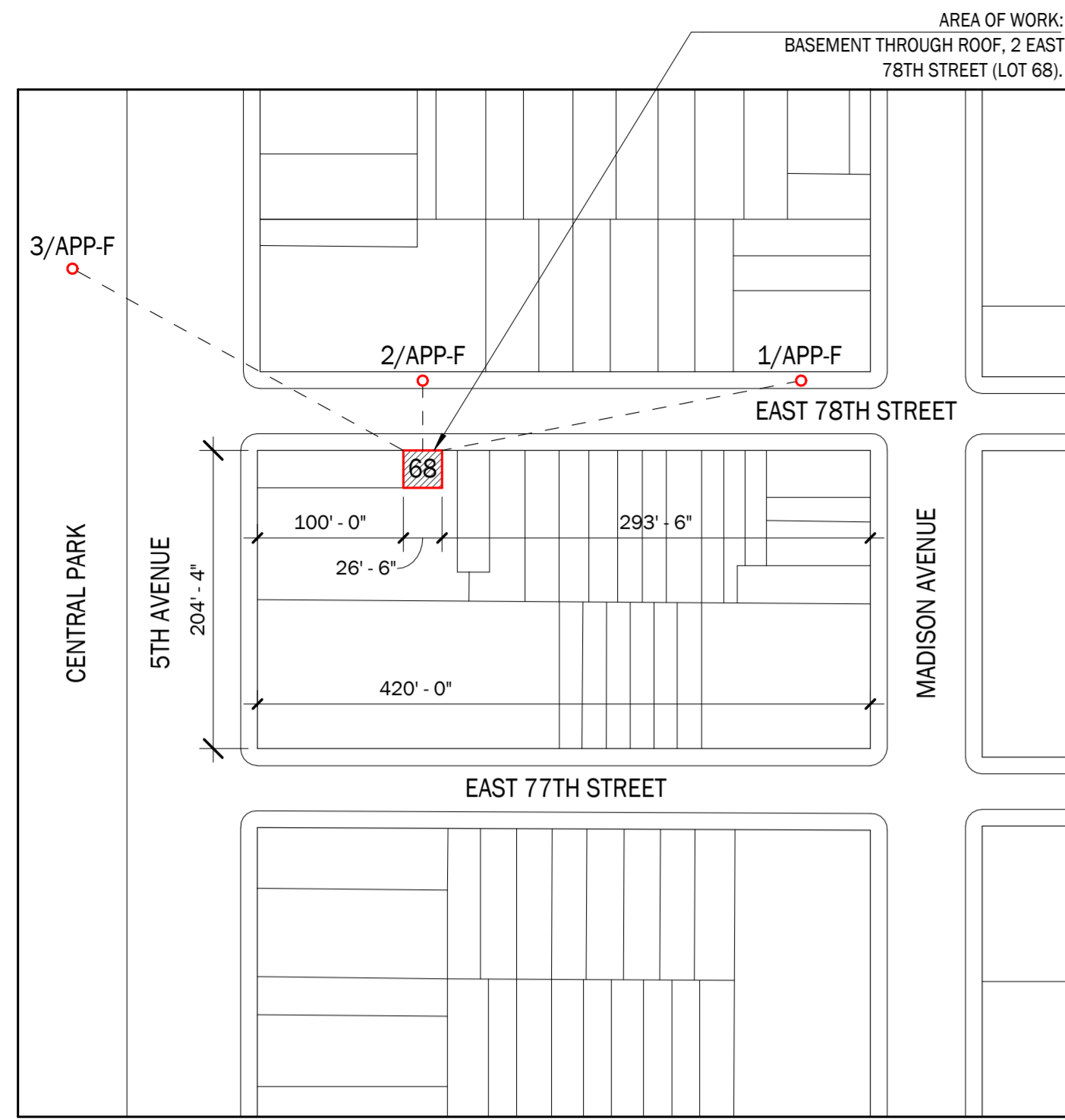
DRAWING 2 | NORTH ELEVATION AT ROOF: PROPOSED | 3/8" = 1'-0"



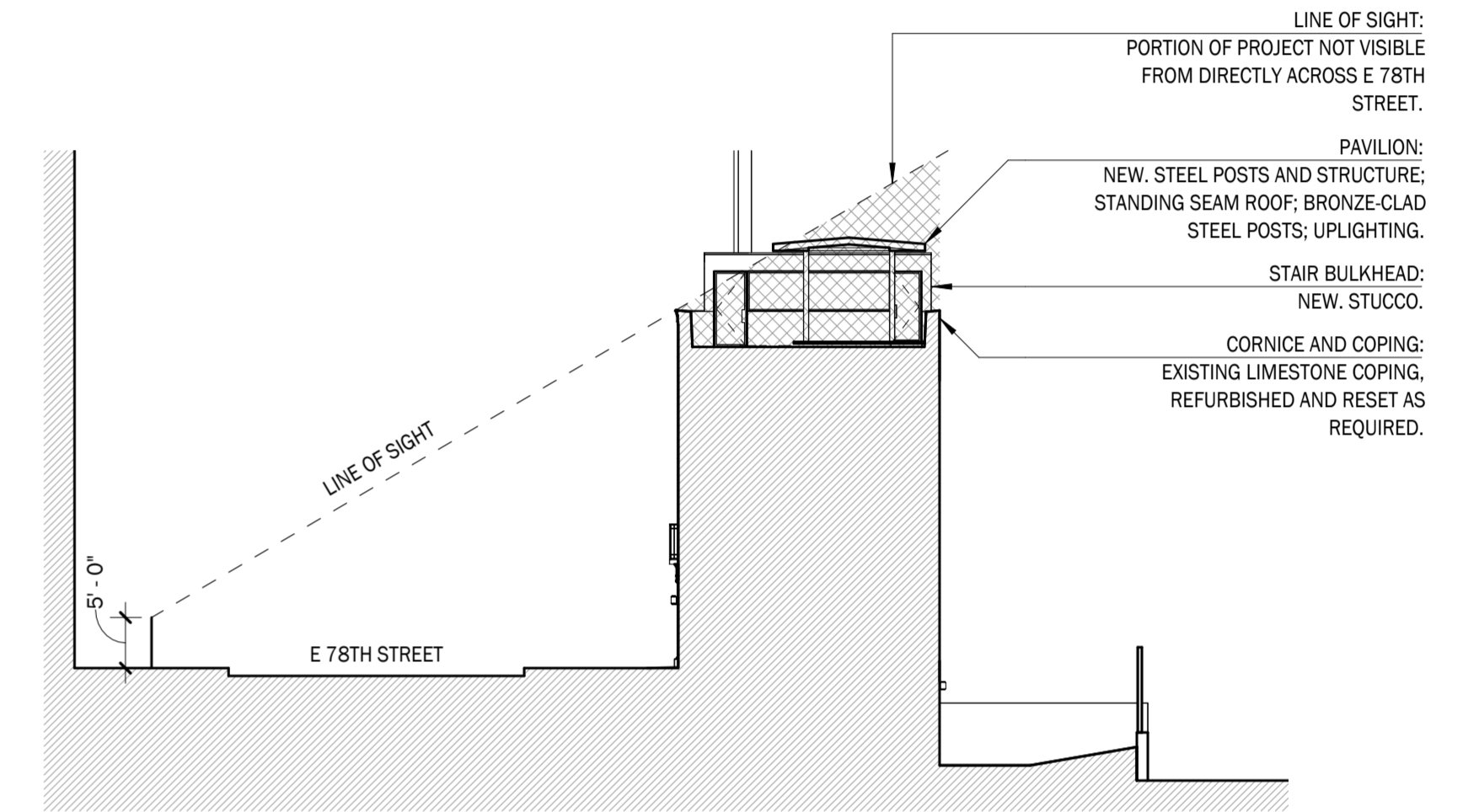
DRAWING 3 | WEST ELEVATION AT ROOF: EXISTING



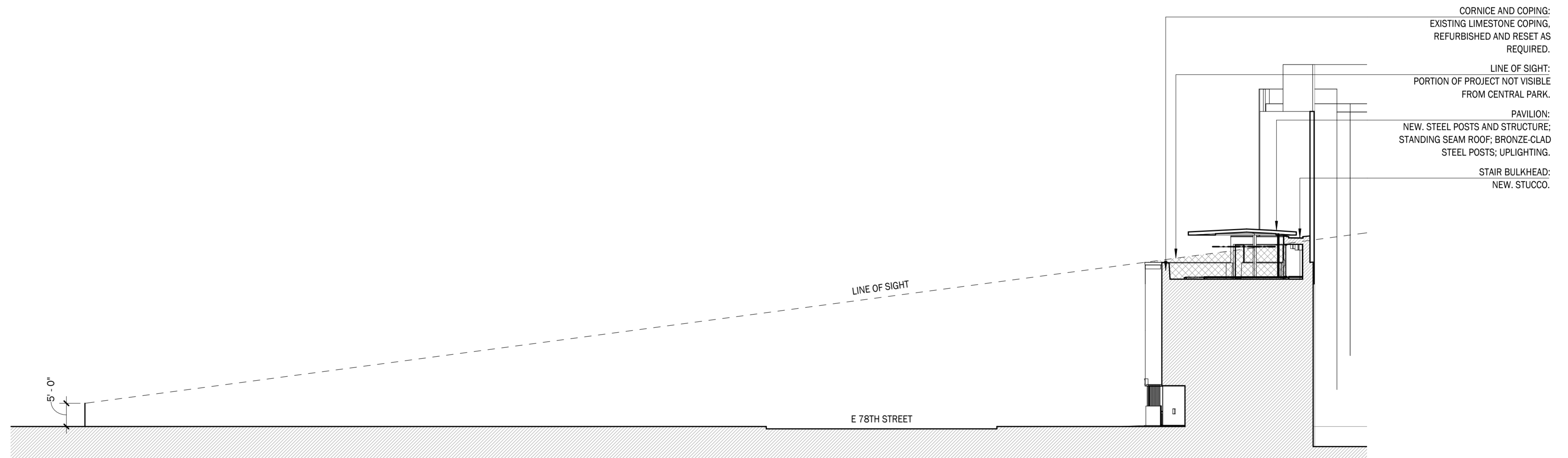
DRAWING 4 | WEST ELEVATION AT ROOF: PROPOSED



DRAWING 1 | SIGHT LINE DIAGRAM: E 78TH STREET, ANGLED VIEW



DRAWING 2 | SIGHT LINE DIAGRAM: E 78TH STREET, STRAIGHT-ON VIEW



DRAWING 3 | SIGHT LINE DIAGRAM: CENTRAL PARK

April 7, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-08086

2 East 78th Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 797 4321

Passcode: 987924

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.