

May 12, 2026  
Public Hearing

The current proposal is:

Preservation Department – Items 5 & 6, LPC-26-09397 & LPC-26-09379

## **159-161 East 78th Street – 159-161 East 78th Street House Individual Landmark**

**To testify virtually, please join Zoom**

**Webinar ID:** 165 564 9542

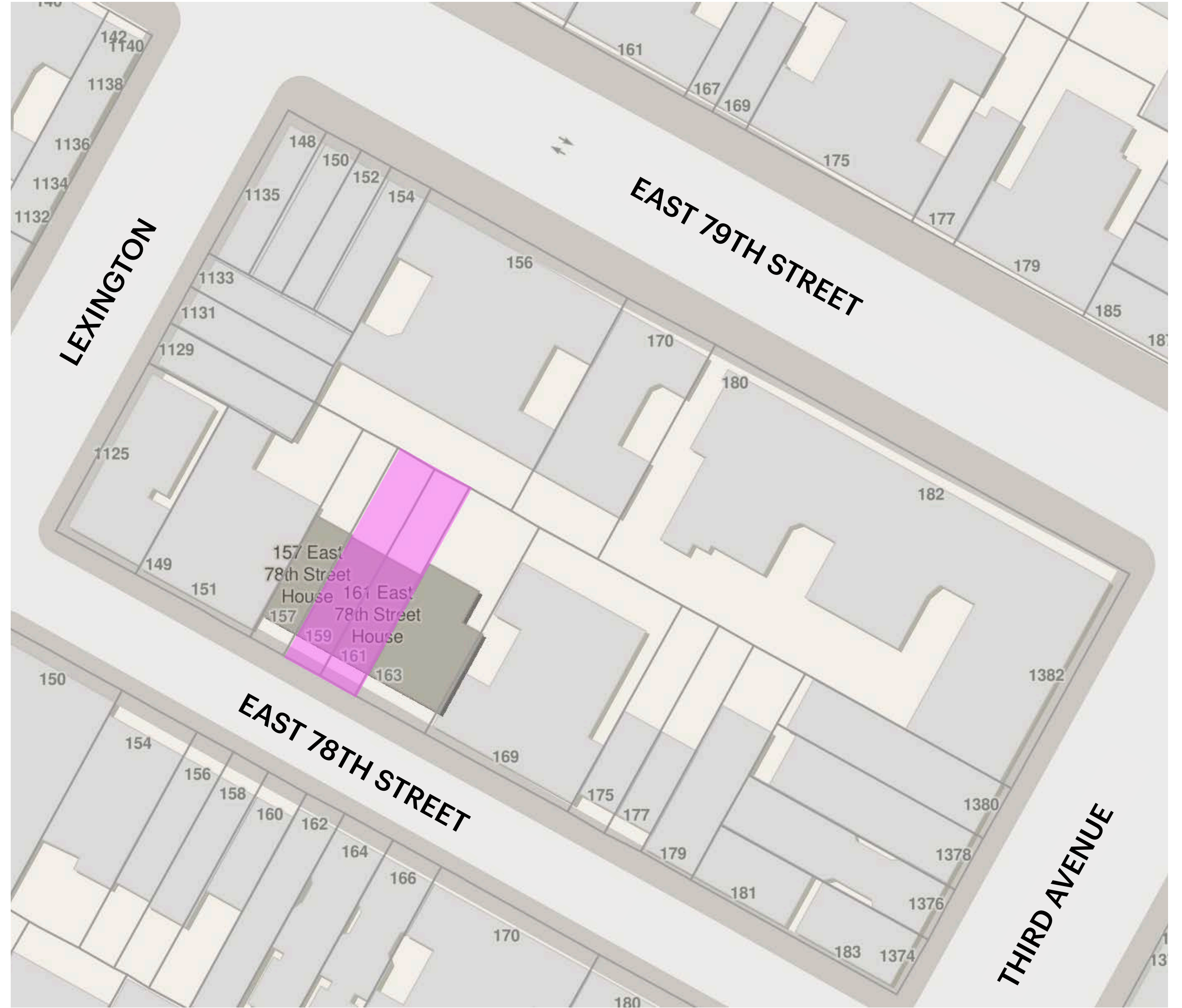
**Passcode:** 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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## ZR Section 75-422

### Transfer of Development Rights from Landmarked Buildings

A transfer of development rights from a Landmark site (the granting lot) to receiving lots within the surrounding area may be certified by the City Planning Commission provided that the following are approved by the Landmarks Preservation Commission:

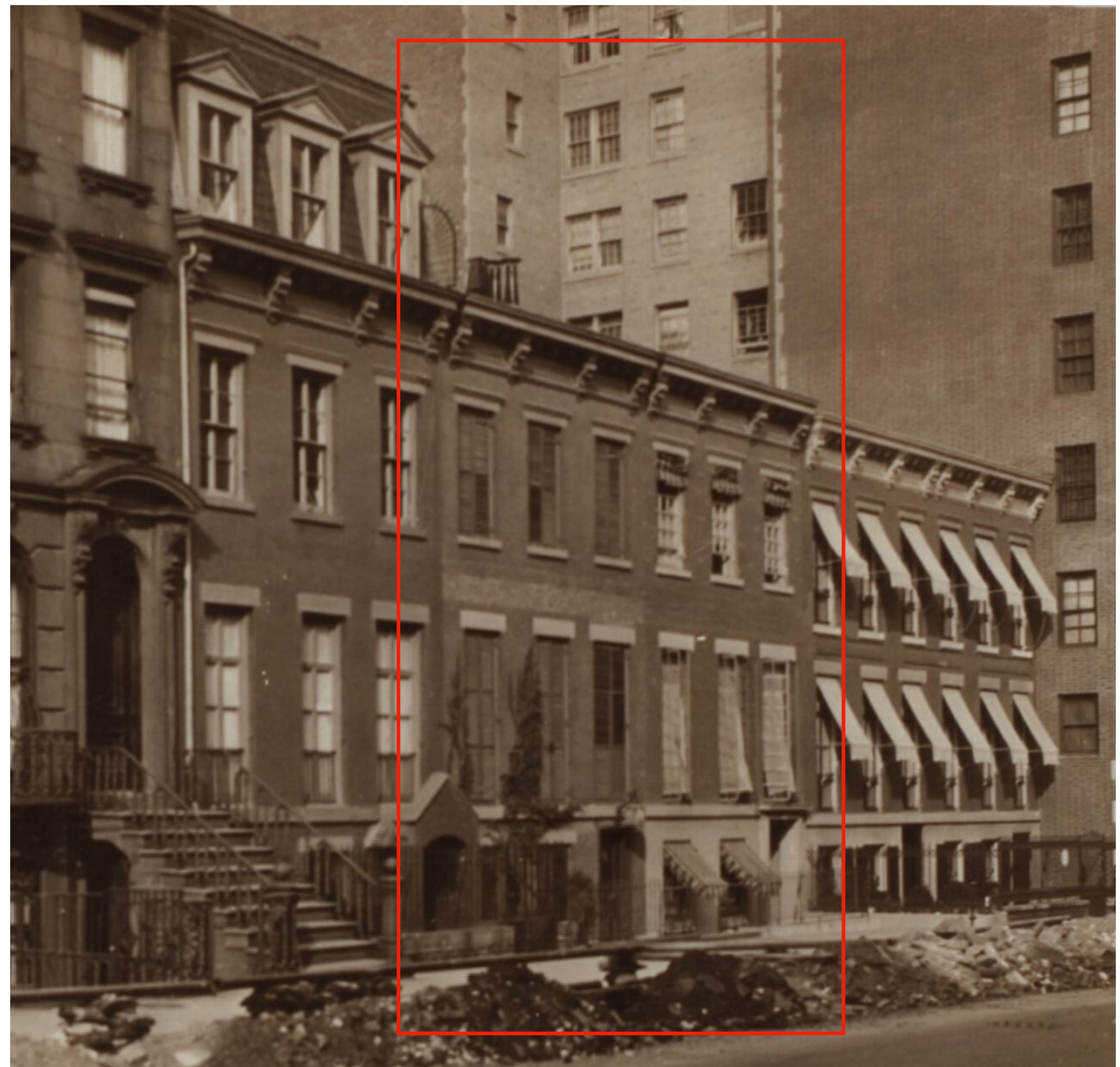
- Materials to demonstrate the establishment of a program for the continuing maintenance of the landmark building or other structure; and
- A report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark building or other structure.

The properties located at 159-161 East 78th Street are seeking approval for the transfer of all unused development rights, approximately 4,200 sf per property.





1929 (Museum of the City of New York)



1930 (New York Public Library)



159 EAST 78TH STREET, c. 1940 Tax Photo, NYC Municipal Archives



161 EAST 78TH STREET, c. 1940 Tax Photo, NYC Municipal Archives



ca. 1940 Tax Photo, NYC Municipal Archives



1979, Landmarks Preservation Commission

## HISTORIC CONTEXT



Ca. 1940 Tax Photo, NYC Municipal Archives



2025

## 159 EAST 78TH STREET

# MASONRY CONDITIONS



- 1 Incompatible repointing
- 2 Water retention, flaking paint and cracking at sills
- 3 Delaminating bluestone
- 4 Peeling paint at sill and newer brick where PTAC unit was installed previously

# WINDOW CONDITIONS



- 1 Non-historic parlor level multi-light casement windows with partial-height window grille
- 2 Four-over-four wood windows with painted lintels and sills, typical on upper stories
- 3 Basement-level windows with existing window grille

\*Note: windows do not appear to be historic and are being replaced as part of scope approved under docket #LPC-25-07704

# CORNICE



- 1 Wood cornice appears in fair condition. Slight buckling at the architrave from water retention.
- 2 Eastern end of cornice

1983 LPC Approval:  
Rear yard extension and rooftop addition



Rear Facade - Existing Conditions, View from the west



Rear Facade - Existing Conditions, View from the east

## PROPOSED RESTORATION SCOPE

- (i) Selective brick replacement where brick is either cracked or spalled;
- (ii) Brick patching at areas where embeds have been removed;
- (iii) Removing any existing paint from brick surfaces;
- (iv) Removing incompatible mortar and re-pointing where required;
- (v) Patching brownstone trim where necessary;
- (vi) Repainting areas missing or flaking paint at brownstone trim; and,

*For 159 East 78th Street, the proposed restoration scope will also include:*

- (i) Front facade window replacement to match historic in configuration, operation, and details.



1940 Tax Photo

Nine-over-nine windows

Multi-lite casement windows

Recessed entryway (no gate)

Painted ground floor



2025

Planter boxes

# 161 EAST 78TH STREET

# MASONRY CONDITIONS



- 1 Spalling and replacement bricks below water table
- 2 Same as above
- 3 Evidence of incompatible cleaning and replacement bricks. Vertical staining at party wall on the right.
- 4 Replacement brick between parlor and second floor. Delamination of coating at window lintel.

# WINDOWS



- 1 Non-historic wood four-over-four window in good condition. Painted lintels and sills typical throughout.
- 2 Parlor floor casement windows in good condition with non-historic flower box grilles.

# CORNICE



- 1 Cornice appears in good condition
- 2 Eastern end of cornice

# ROOF



1 View to the southeast at the fourth floor roof terrace. Areas of water infiltration observed around perimeter and at interior of house



2 Flaking paint and a deteriorated gutter at the penthouse facade



3 North side of penthouse addition with biological growth and damage to the wood decking

2003 LPC Approval: rear yard extension and rooftop addition



Rear Facade - Existing Conditions



# 161 EAST 78TH STREET

## PROPOSED RESTORATION SCOPE

- (i) Selective brick replacement where brick is either cracked or spalled;
- (ii) Brick patching at areas where embeds have been removed;
- (iii) Removing any existing paint from brick surfaces;
- (iv) Removing incompatible mortar and re-pointing where required;
- (v) Patching brownstone trim where necessary;
- (vi) Repainting areas missing or flaking paint at brownstone trim; and,

*For 161 East 78th Street, the proposed restoration scope will also include:*

- (i) Re-waterproofing penthouse roof and terraces, and replacing decking at front and rear terraces.

## CONTINUING MAINTENANCE PLAN

The Periodic Inspection shall occur every ten years and include (but not be limited to) the following portions of the Designated Structure:

- (i) All masonry portions of the building, including but not limited to:
  - (a) All walls;
  - (b) Foundations;
  - (c) Mortar joints;
  - (d) Lintels, sills, band courses, and cornices;
  - (e) Parapets and copings;
  - (f) Window and door openings; and
  - (g) Caulking, where necessary.
- (ii) All windows (sash and frames), doors and wood cornices;
- (iii) All metal work, including but not limited to:
  - (a) Decorative railings and fences; and
  - (b) Sheet metal dormers and cornices.
- (iv) All areas of the roof, flashing, drainage, and rainwater systems;
- (v) All skylights and bulkheads;
- (vi) Areaways; and
- (vii) Structural integrity.



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# APPENDIX

## 159 E 78TH

- 1983: COFA to construct a rooftop addition and rear yard extension; to extend the rear of the house at the second and third floors to align with the existing ground floor extension.
- 2025: MISC replacing windows in-kind

## 161 E 78TH

- 1955: ALT to construct a rear yard extension at the cellar and ground floor levels
- 2003: COFA to construct a rooftop addition and rear yard extension; removed existing rooftop addition and built a one story rooftop addition



159 EAST 78TH STREET (1979, LPC)



## HISTORIC CONTEXT



161 EAST 78TH STREET (1979, LPC)



Front facades



Rear facades



175-177 East 78th Street, 1929, (Museum of the City of New York)

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