

The current proposal is:

Preservation Department – Item 12, LPC-26-10574

**116 East 80th Street – Lewis Spencer and Emily Coster Morris
House – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 104 6126

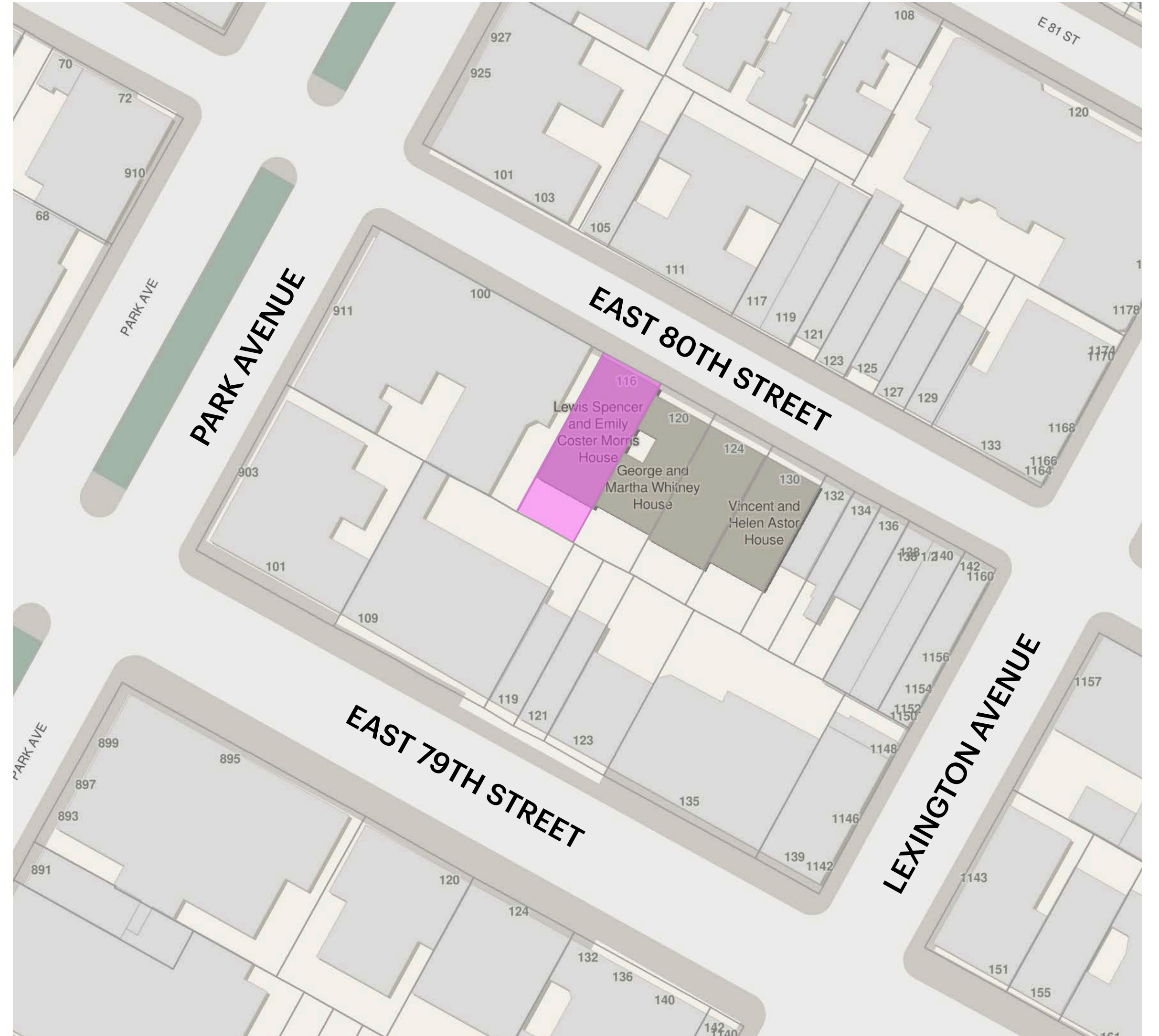
Passcode: 717488

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

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ZR Section 75-422 Transfer of Development Rights from Landmarked Buildings

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of development rights from a Landmark site (the granting lot) to receiving lots within the surrounding area, provided that the following are approved by the Landmarks Preservation Commission:

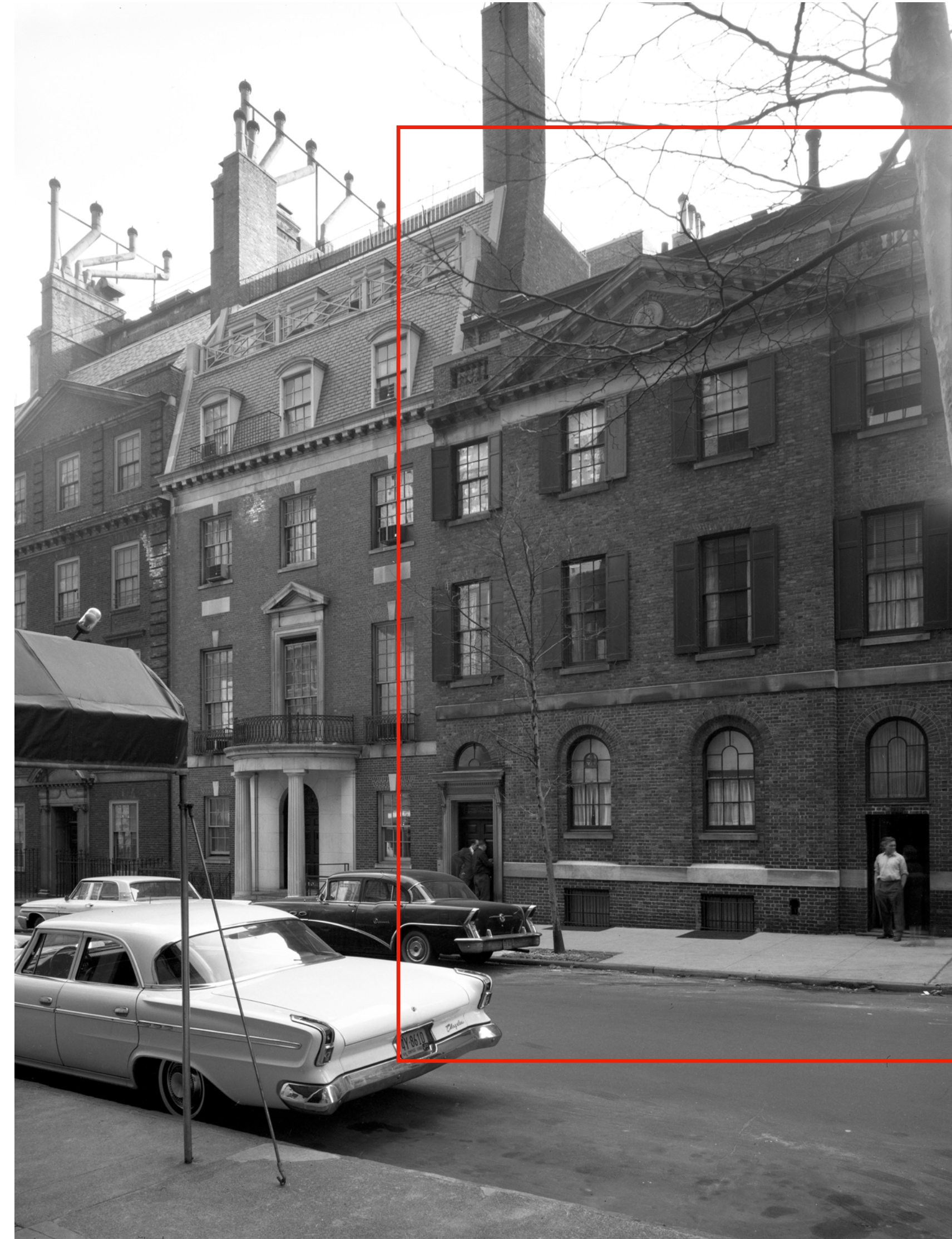
- Materials to demonstrate the establishment of a program for the continuing maintenance of the landmark building or other structure; and
- A report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark building or other structure.

116 East 80th Street is seeking approval for the transfer of all of its unused development rights (approximately 6,300 sf)

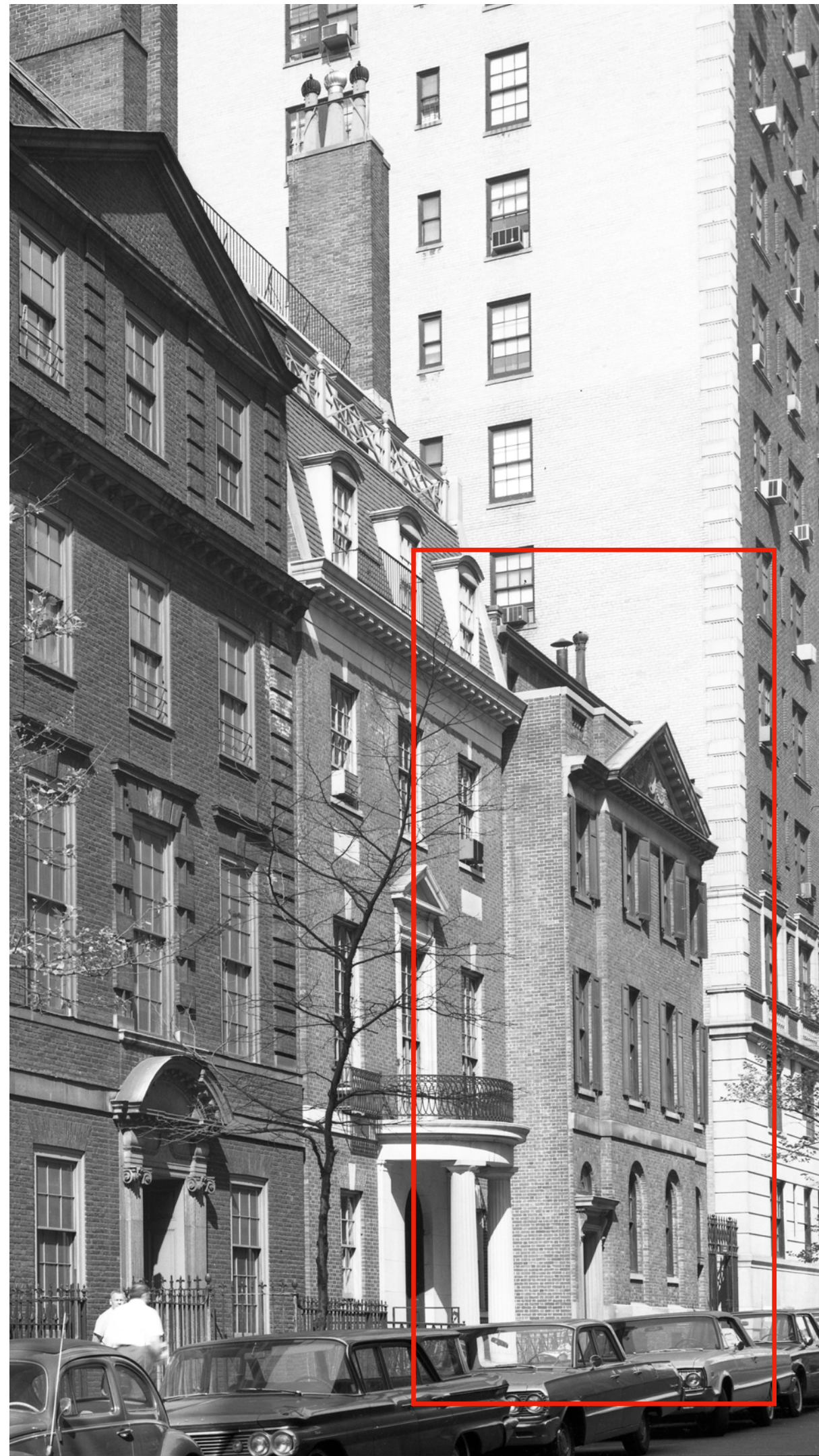




ca. 1940 Tax Photo, NYC Municipal Archives



1968, NYC Landmarks Preservation Commission Designation Photo



1968, NYC Landmarks Preservation Commission Designation Photo



ca. 1990, Friends of the Upper East Side

HISTORIC CONTEXT

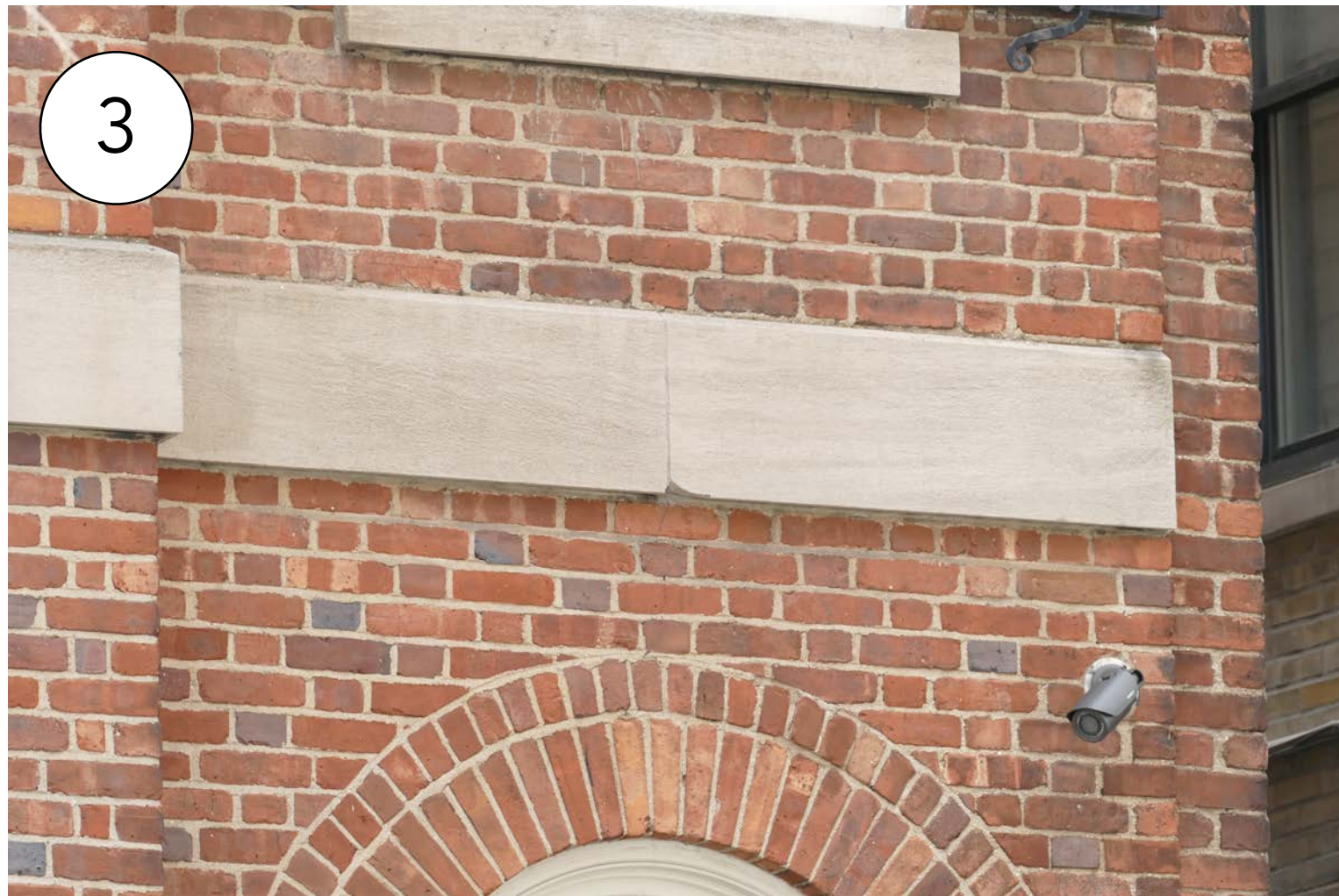


ca. 1940 Tax Photo, NYC Municipal Archives



2026, Existing Conditions Survey by HQ

LIMESTONE CONDITIONS (FRONT FACADE)



- 1 Overall photo of limestone door surround
- 2 Detail of top of door surround showing minor soiling
- 3 Stringcourse above first floor in good condition; minor chip in limestone
- 4 Stringcourse above basement level in good condition; some soiling and biological growth

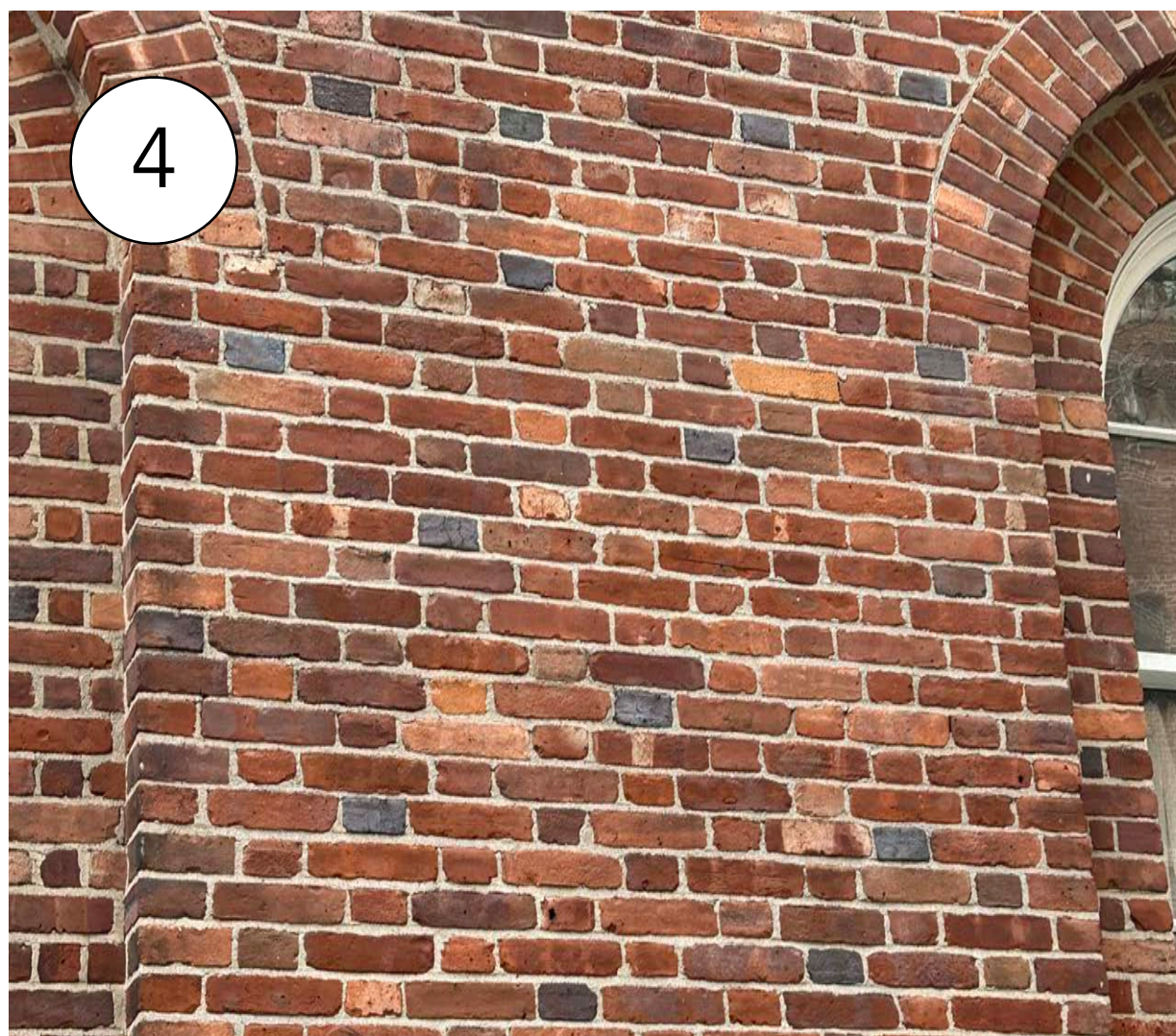
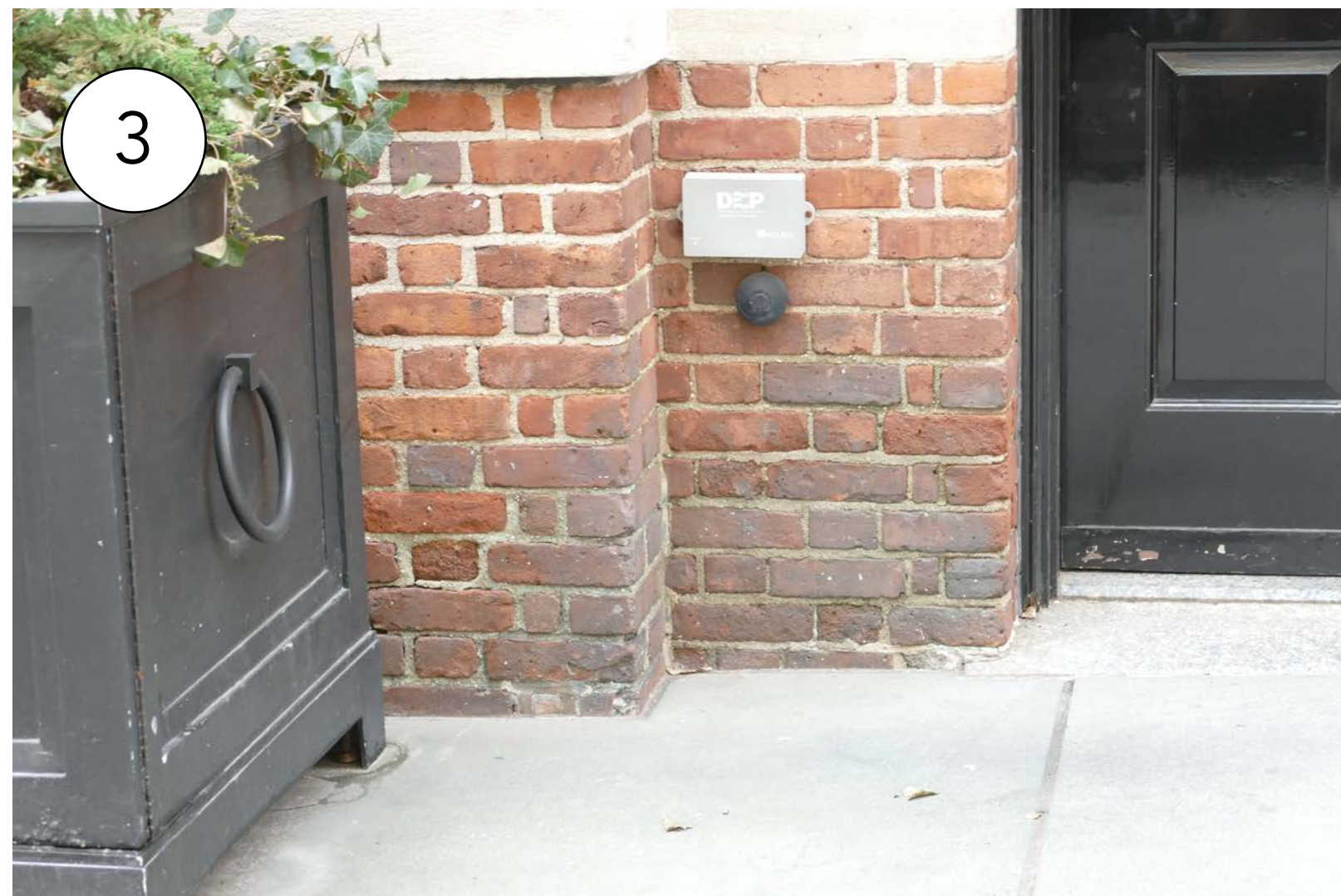
LIMESTONE CONDITIONS (CORNICE, PEDIMENT, AND BALUSTERS)



1 Limestone pediment and cornice in good condition; areas of minor soiling

2 Balusters and cornice in good condition; some areas of soiling and water staining

MASONRY CONDITIONS (FRONT FACADE)



- 1 General view of Flemish bond brick in good condition.
- 2 Area of conduit above main entrance and detail view of brick in good condition; small masonry unit adjacent to conduit is missing
- 3 Minor areas of soiling at brick base.
- 4 Detail view of brick at front facade showing intact masonry units and mortar.

MASONRY CONDITIONS (CONTINUED)



1 The minimally-visible setback facade has evidence of brick replacement around openings

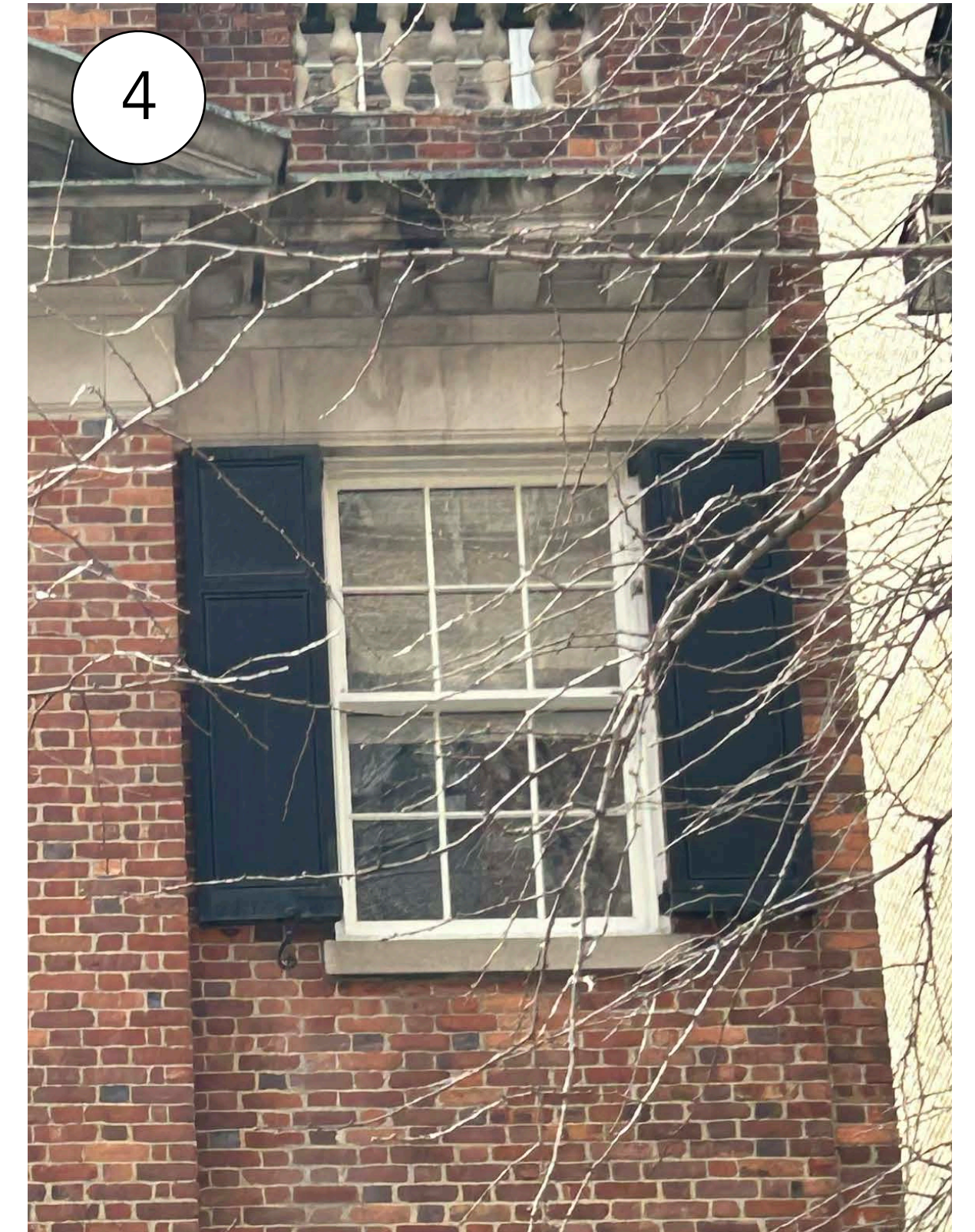
2 Exposed side (west) elevation is in good condition. Brick at upper portion dates to approved rooftop addition (2006).

COPPER CONDITIONS (FRONT FACADE)



- 1 Copper is used for ornament and flashing at upper portion of building.
- 2 Copper above and below balusters is in good condition.
- 3 Copper festoons appear to be in good condition.
- 4 Copper on top of pediment is in good condition, with no warping, holes, or gaps in seams.

WINDOW CONDITIONS



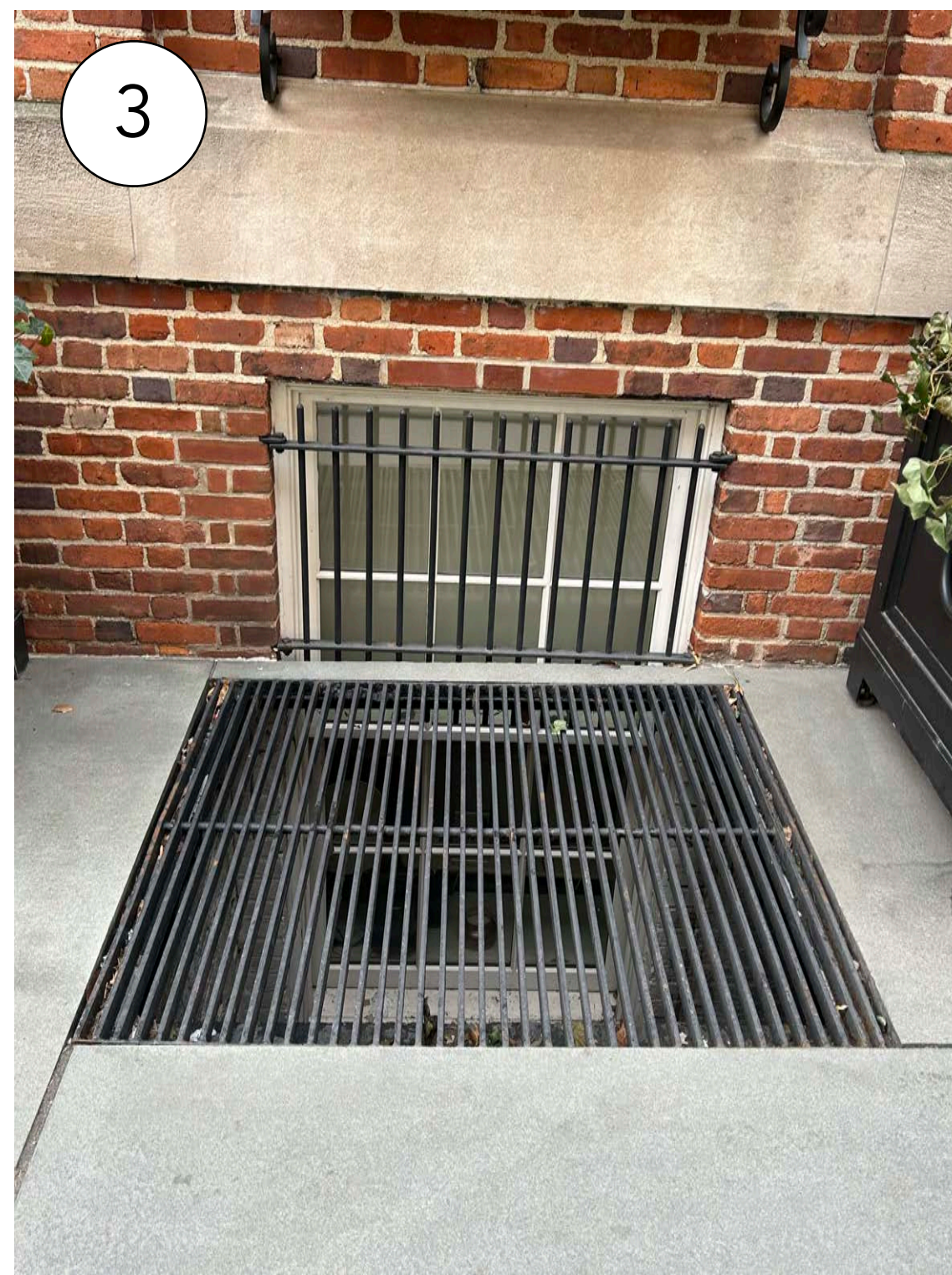
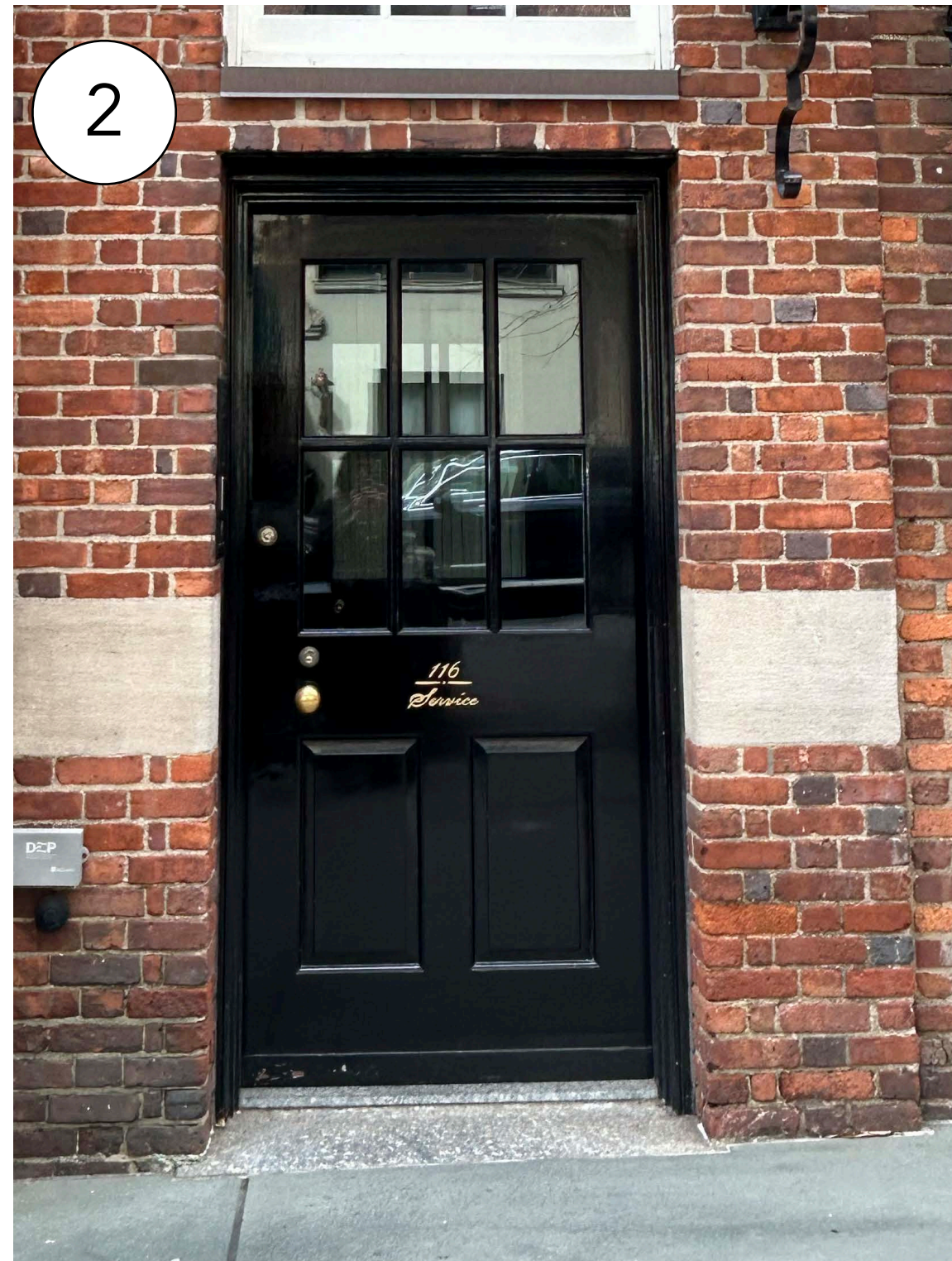
1 Parlor level, single-hung arched window with flower box (2014 LPC approval).

2 Arched transom window above service door.

3 Second-floor, six-over-six wood windows with existing shutters.

4 Third-floor, six-over-six wood windows with existing shutters.

WINDOW AND DOOR CONDITIONS



- 1 Existing paneled door matches historic configuration. Historic leaded transom above is intact and in good condition.
- 2 Existing service entrance door matches historic configuration.
- 3 Basement-level window with grille matches historic configuration (with grille) and is in good condition.

REAR ELEVATION



1

General view of rear facade: masonry, windows, and metal are all in good condition.

2

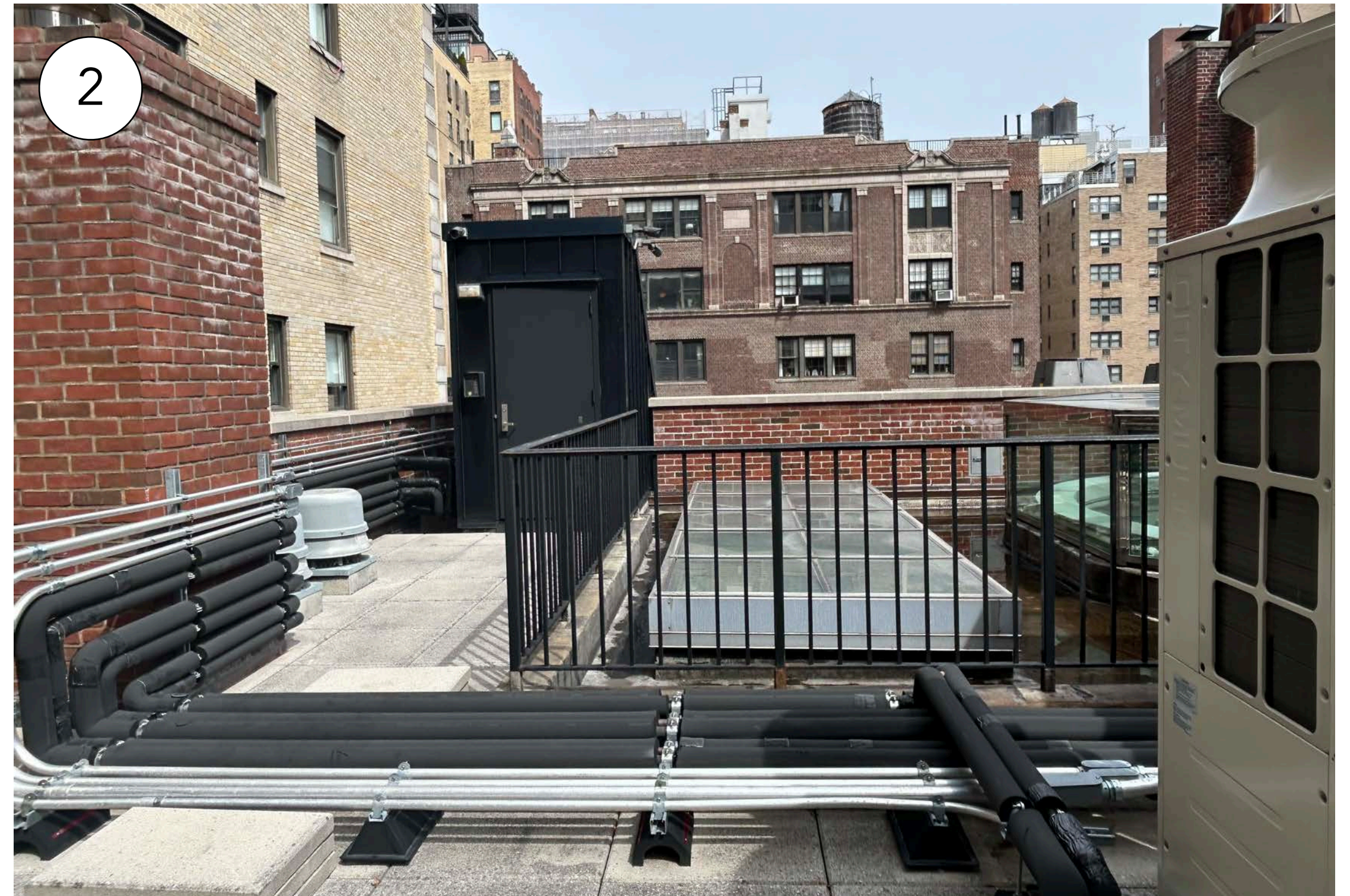
Recent repair showing new bluestone at window sill.

ROOF



1

1 View of the roof looking south



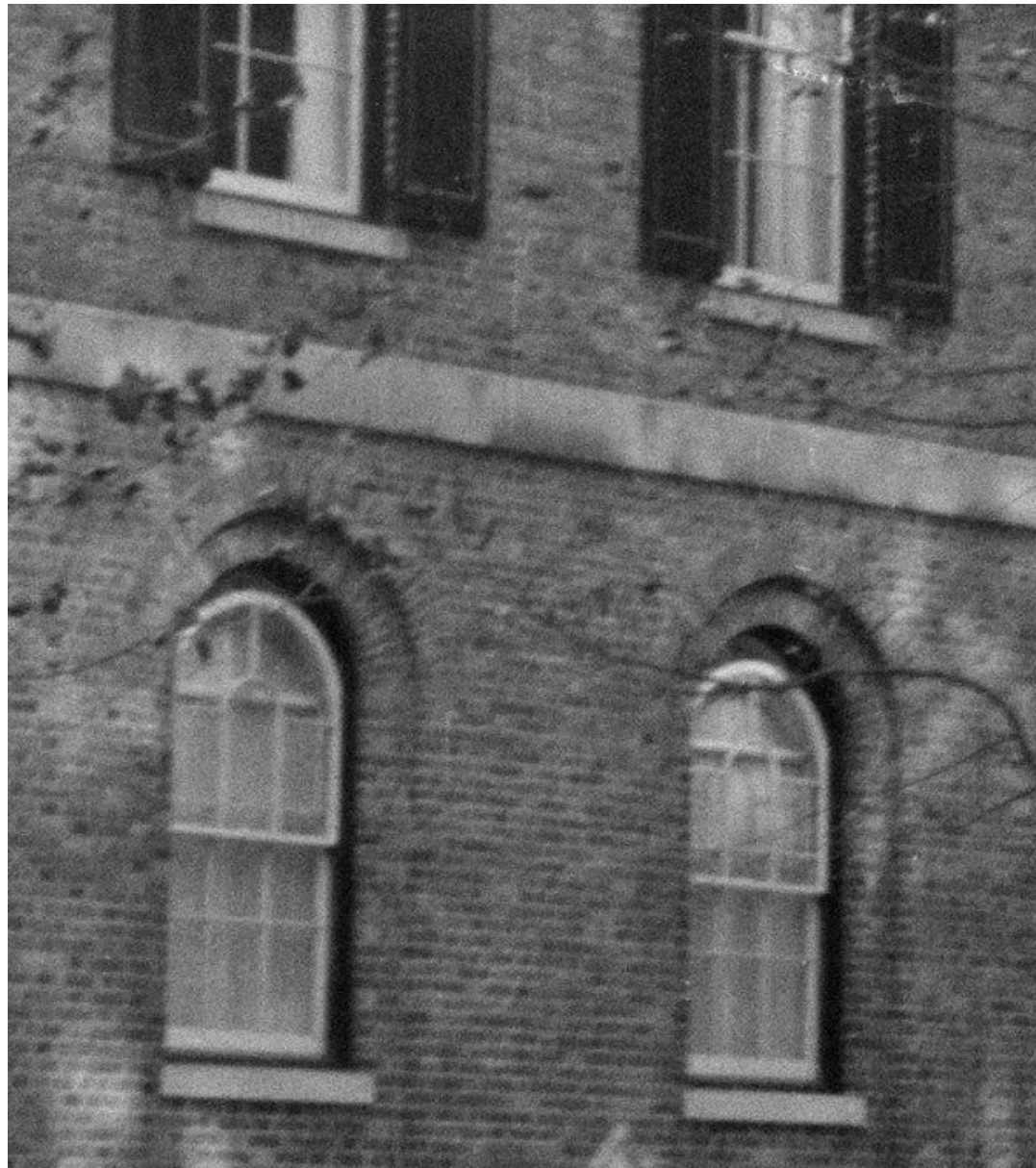
2

2 View of the roof looking north



PROPOSED RESTORATION SCOPE

- (i) Minimize visibility of the existing conduit above primary entrance
- (ii) Repair area of missing brick adjacent to conduit with new brick to match existing
- (iii) Patch existing brick and limestone as necessary if conduit removal is feasible



- (iv) At time of window replacement, paint windows and surround to match historic two-color finish

CONTINUING MAINTENANCE PLAN

The Periodic Inspection, undertaken every 10 years, shall 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) Entrance surrounds, sills, band courses, balusters, and cornices;
 - (e) Parapets and copings;
 - (f) Window and door openings; and
 - (g) Caulking, where necessary.
- (ii) All windows (sash and frames), doors and shutters;
- (iii) All metal work, including but not limited to:
 - (a) Decorative metalwork at pediment; and
 - (b) Window grilles at basement level.
- (iv) All areas of the roof, flashing, drainage, and rainwater systems;
- (v) All skylights and bulkheads; and
- (vi) Structural integrity.

10% of the proceeds generated from the transfer will be placed into a continuing maintenance fund



FUTURE RESTORATION SCOPE METHODOLOGY

- (i) Cracked bricks will be repaired or replaced as necessary to match the existing bricks in size, color, and finish
- (ii) Missing or deteriorated mortar will be repointed to match the existing in color, texture, tooling, strength, and permeability
- (iii) Cracked limestone units will be repaired or replaced in-kind as necessary
- (iv) Deteriorated copper will be repaired or replaced in-kind as necessary
- (v) Failing windows will be repaired or replaced as necessary, matching the historic material, configuration, operation, details, and with two-toned historic finish
- (vi) Facade will be cleaned as necessary in connection with other work that requires mobilization



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