

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

COMMUNITY BOARD 8 Landmarks Committee Public Hearing
14 APRIL 2025

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- Site Information
- Historic Background
- Neighborhood Study
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Introduction

Introduction



Site Information

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

Site Information



PROPERTY INFORMATION

Zoning Map: 8C

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

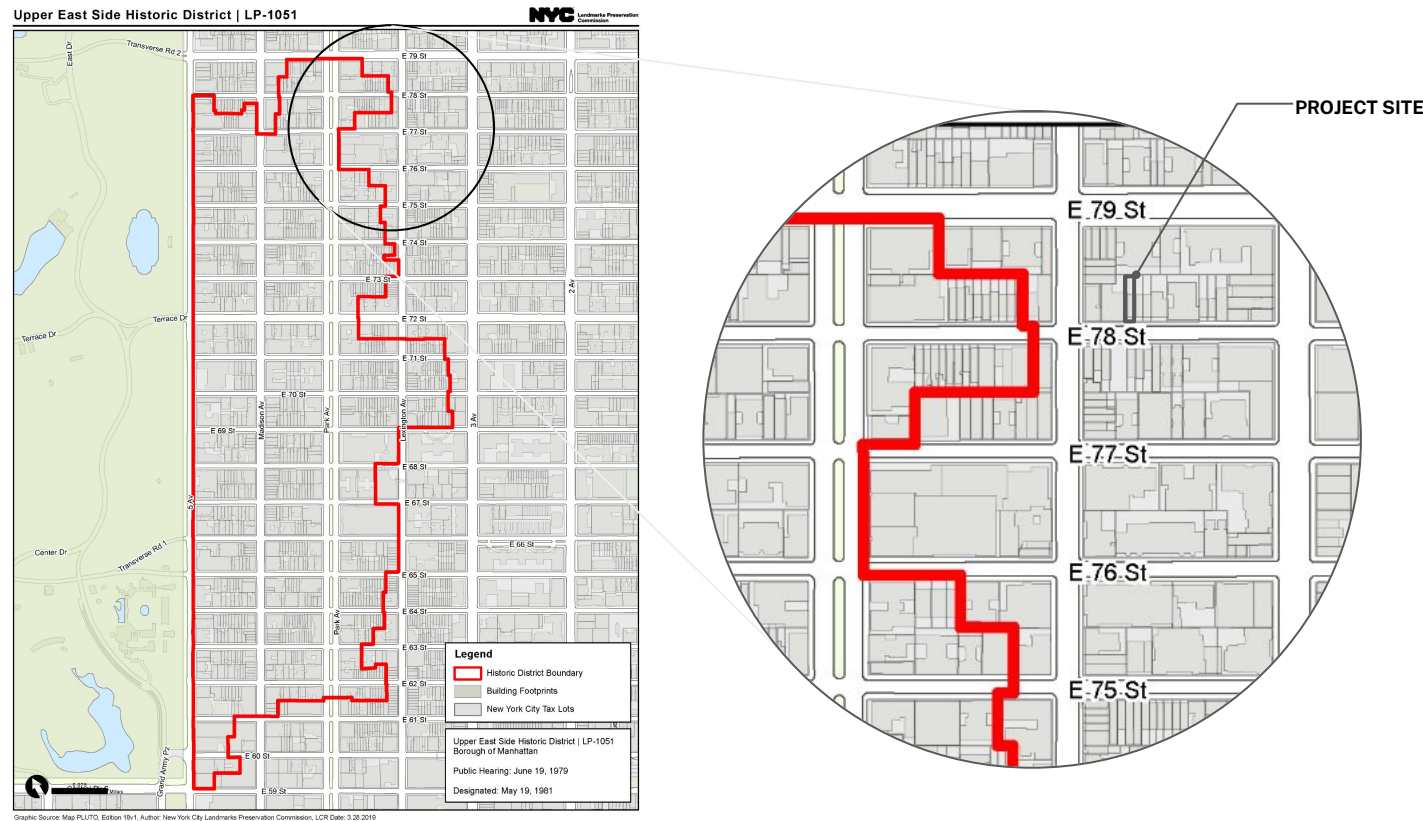
Street Width: Narrow (60')
Building Class: One & Two Family Dwellings
Number of Buildings: 1
Number of Floors: 4
Gross Floor Area: 2,880 sq. ft.
Lot Area: 1,839 sq. ft.
Lot Frontage: 18 ft
Lot Depth: 102.17 ft
Lot Type: Interior
Land Use: One & Two Family Buildings

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

Upper East Side Historic District



Site Information



Aerial View



Streetview. Looking NW towards Project Site.



Streetview. Looking NE towards Project Site.

Site Information



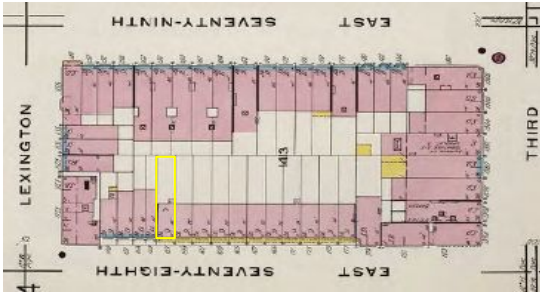
Existing Rear Elevation View.



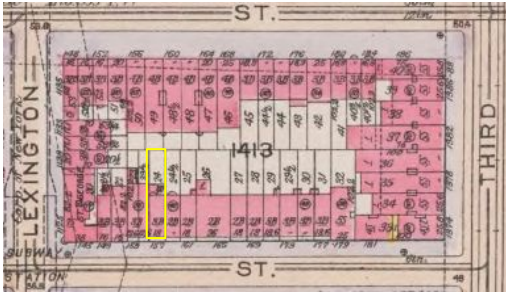
Existing Front Elevation View.

Historic Background

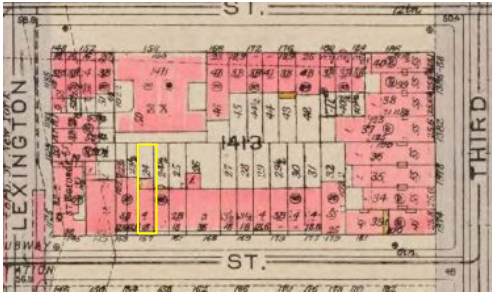
Historic Background



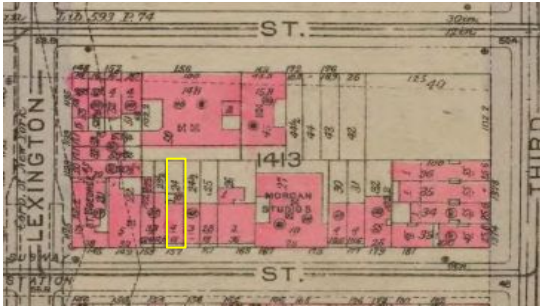
1911



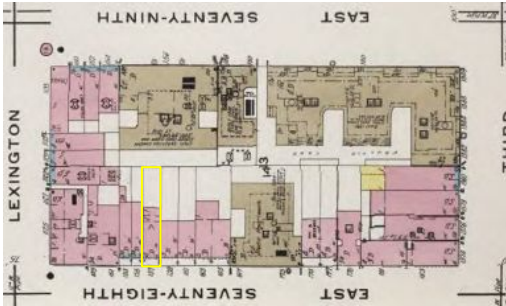
1916



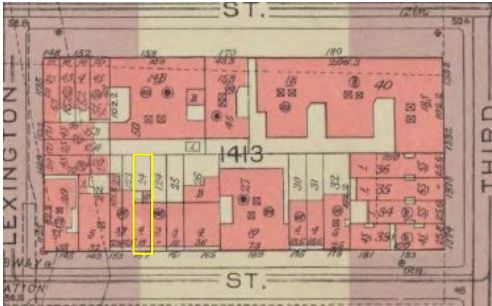
1923



1930



1939



1956

Historic Background 1928

165 East 78th St



East 78th Street, 1928. New York Public Library

Historic Background c.1930a

PROJECT SITE



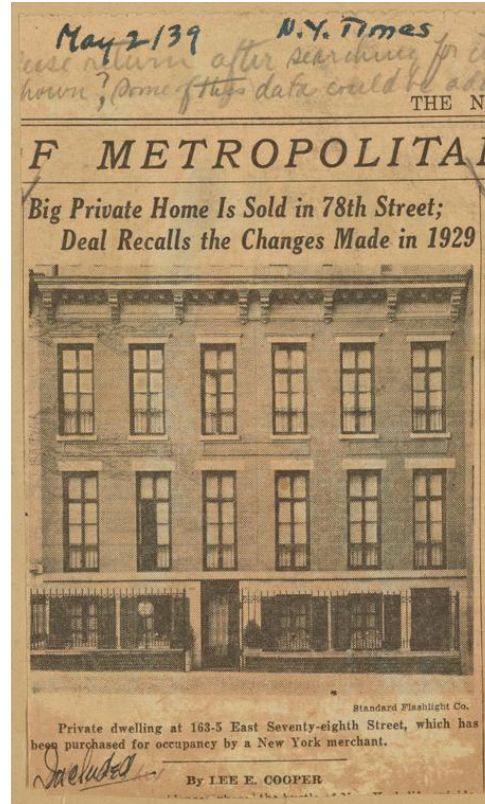
East 78th Street, 1930, New York Public Library.

PROJECT SITE



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

Historic Background 1939



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.

PROJECT SITE



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

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



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.

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.

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.

Neighborhood Study

Neighborhood Study Street Elevation @ East 78th Street



1 North Street Elevation. Composite photo survey.



Neighborhood Study Street Elevation @ East 78th Street



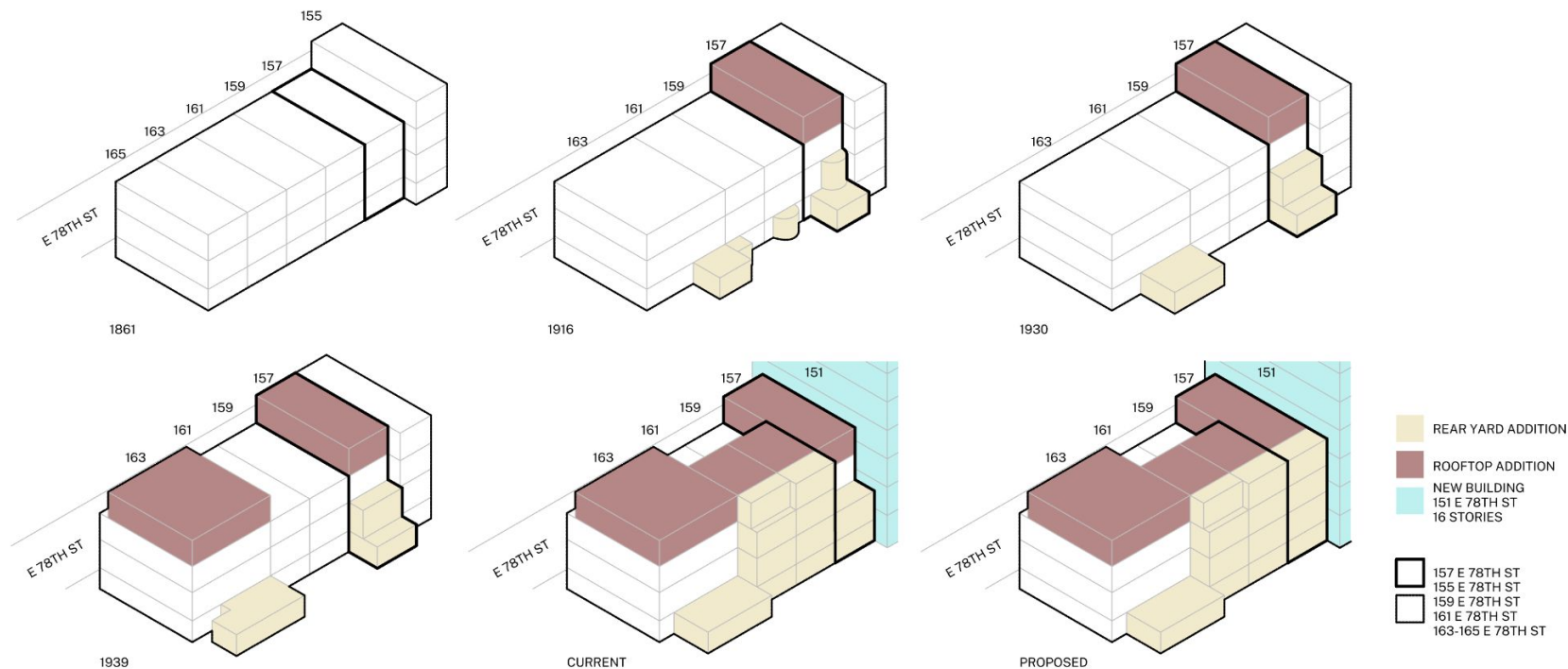
2 South Street Elevation. Composite photo survey.



Neighborhood Study Block Plan



Neighborhood Study Building Alteration Timeline



Neighborhood Study Existing Rear Facades



163-165



163-165

161

159

157

Neighborhood Study Existing Rear Facades



Neighborhood Study Front Entrances



157



159



161

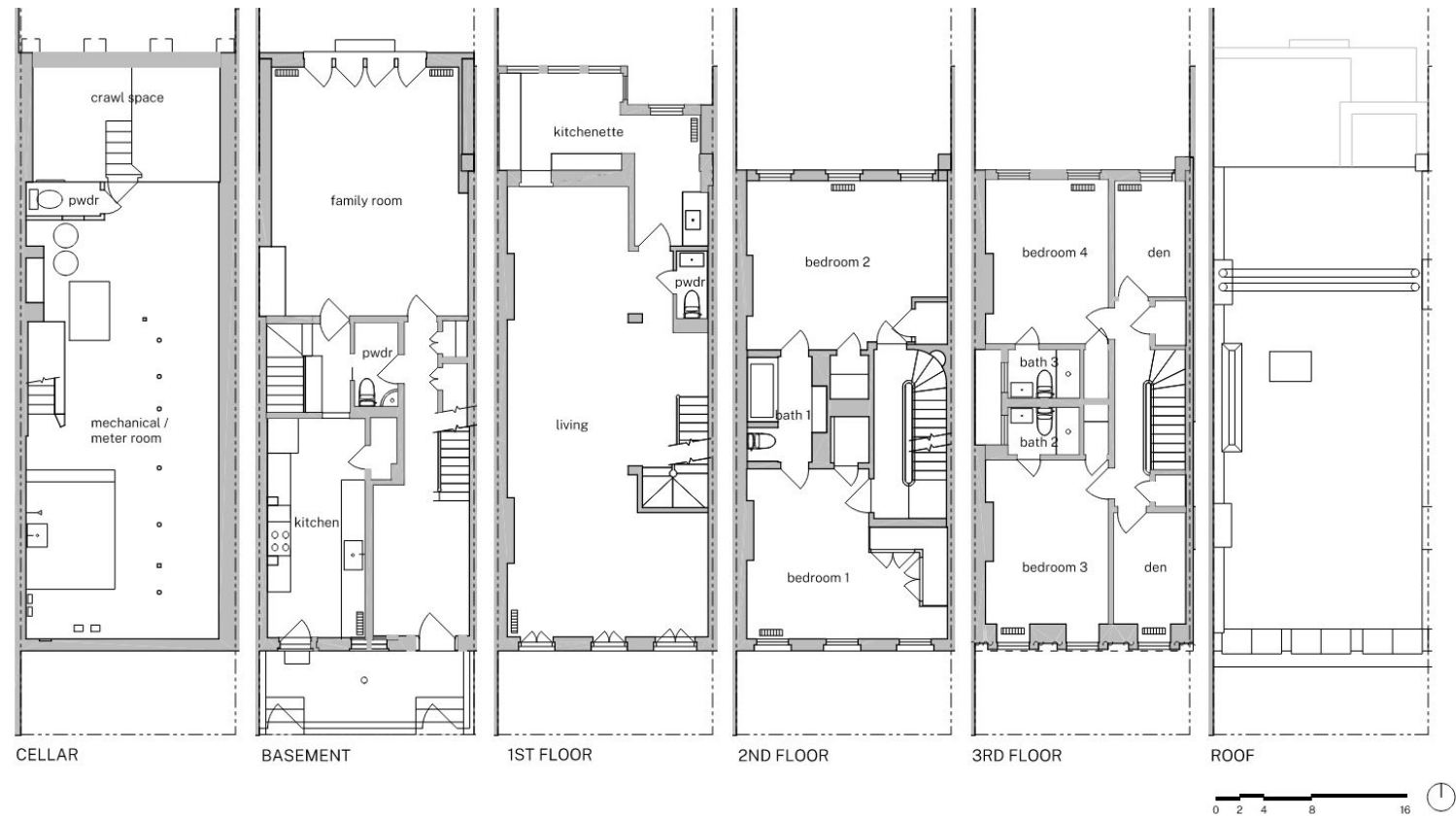
Neighborhood Study Front Entrances



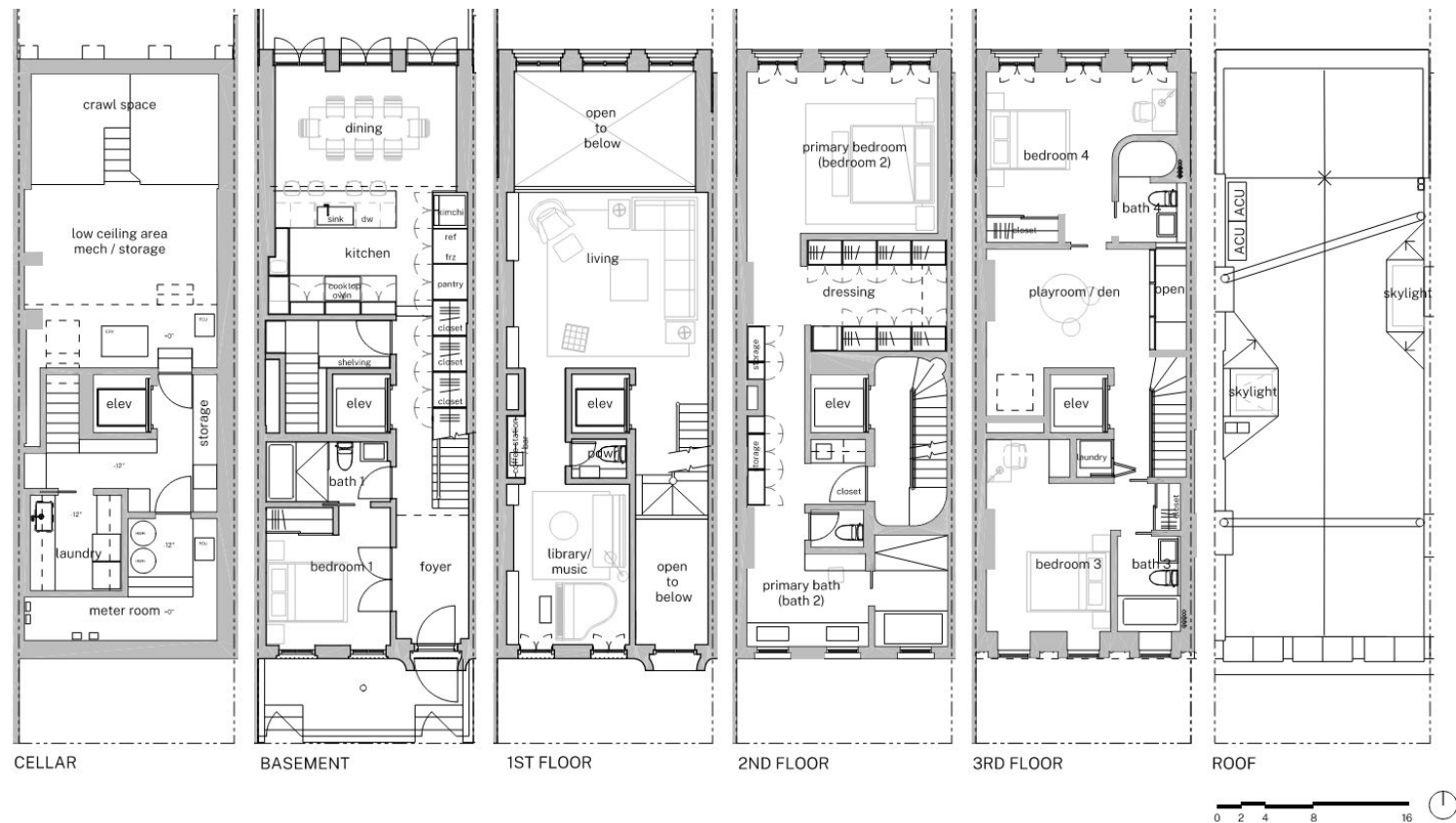
163-165

Proposed Design

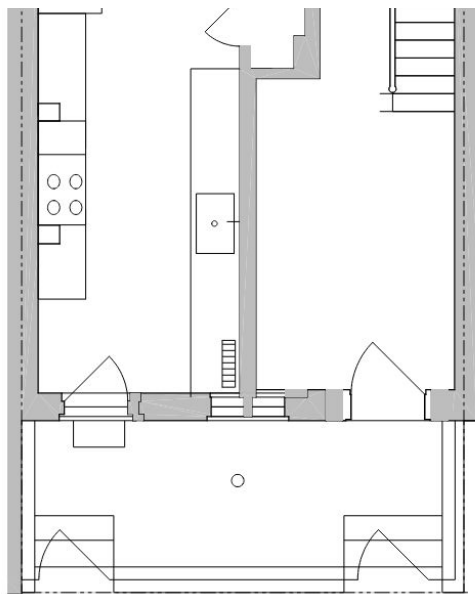
Existing Floor Plans



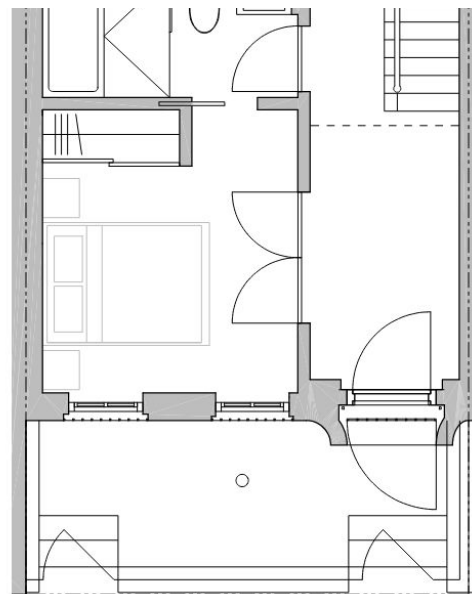
Proposed Floor Plans



Front Facade Enlarged Plan



EXISTING



PROPOSED

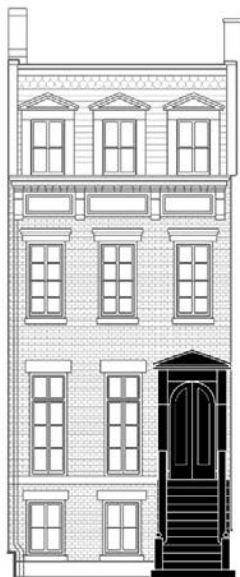
Exterior Elevations Front Facade



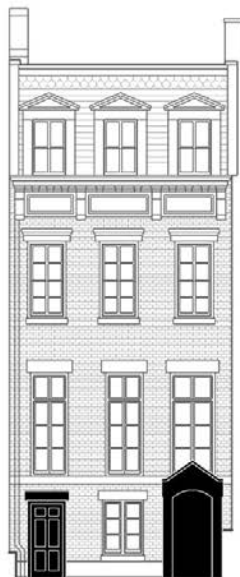
Entrance History



c.1860



c.1916



c.1930



Mid-20th Century -
Present

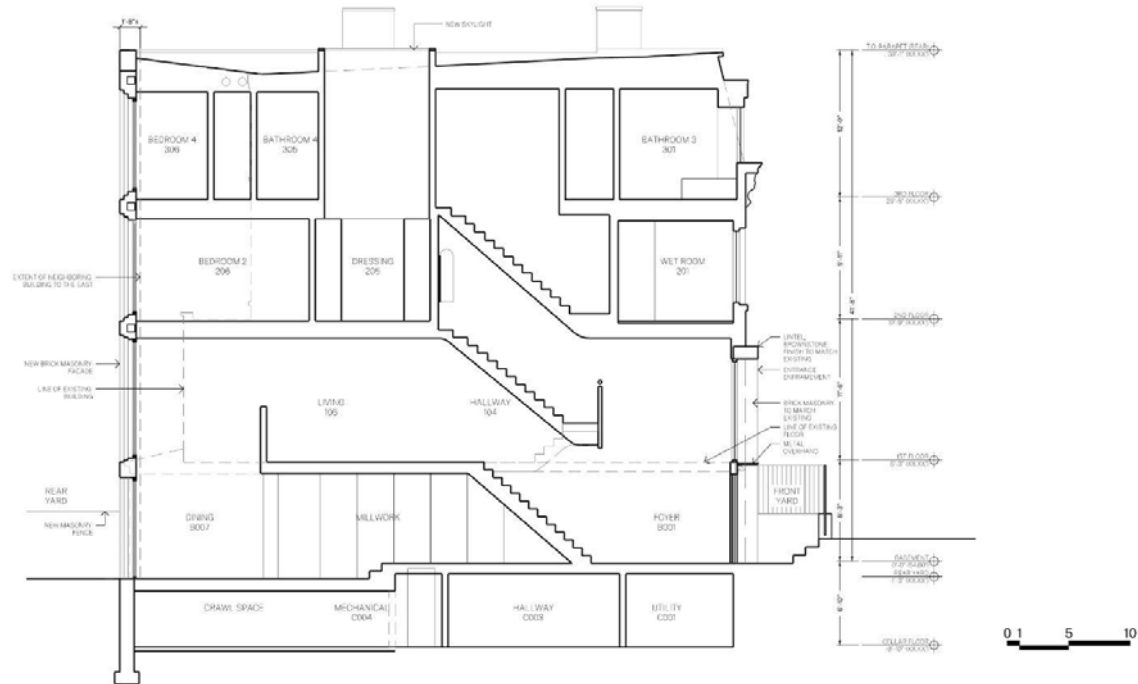


Proposed

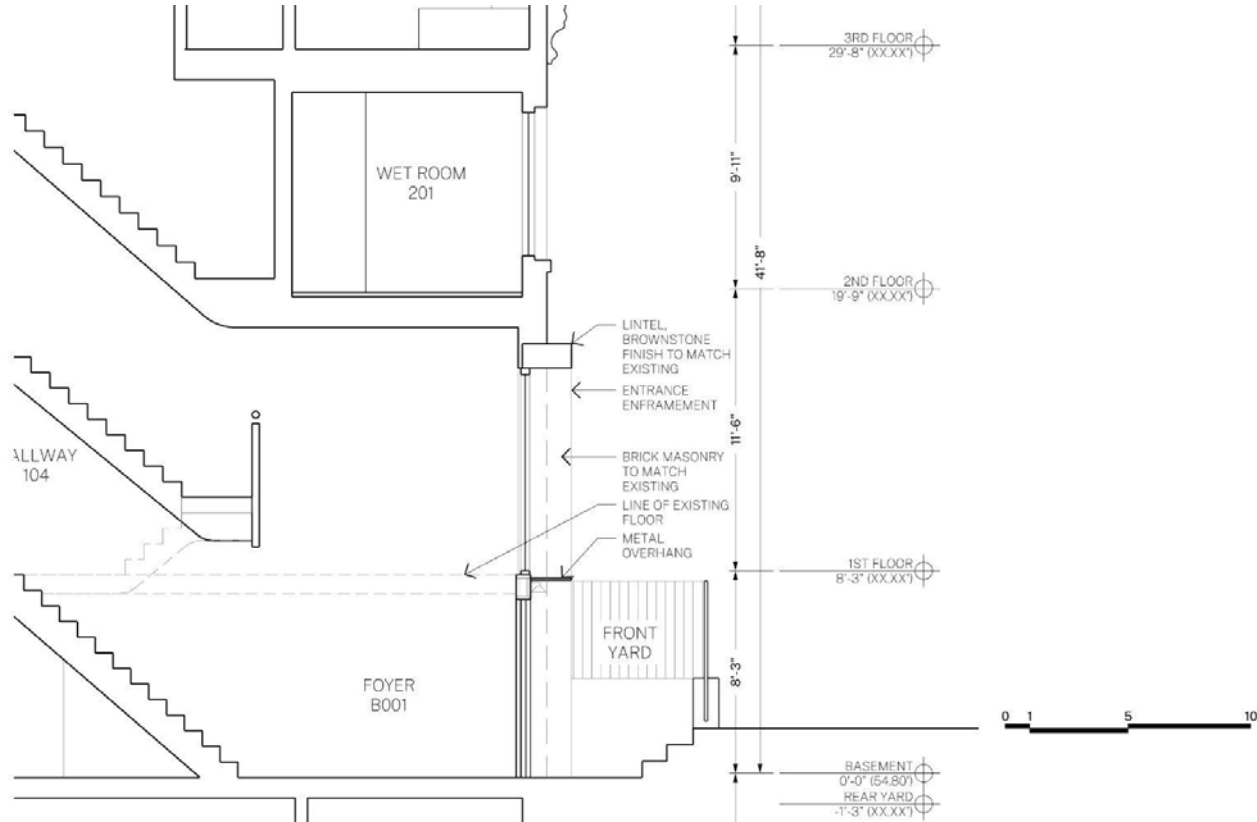
N-S Building Section Existing



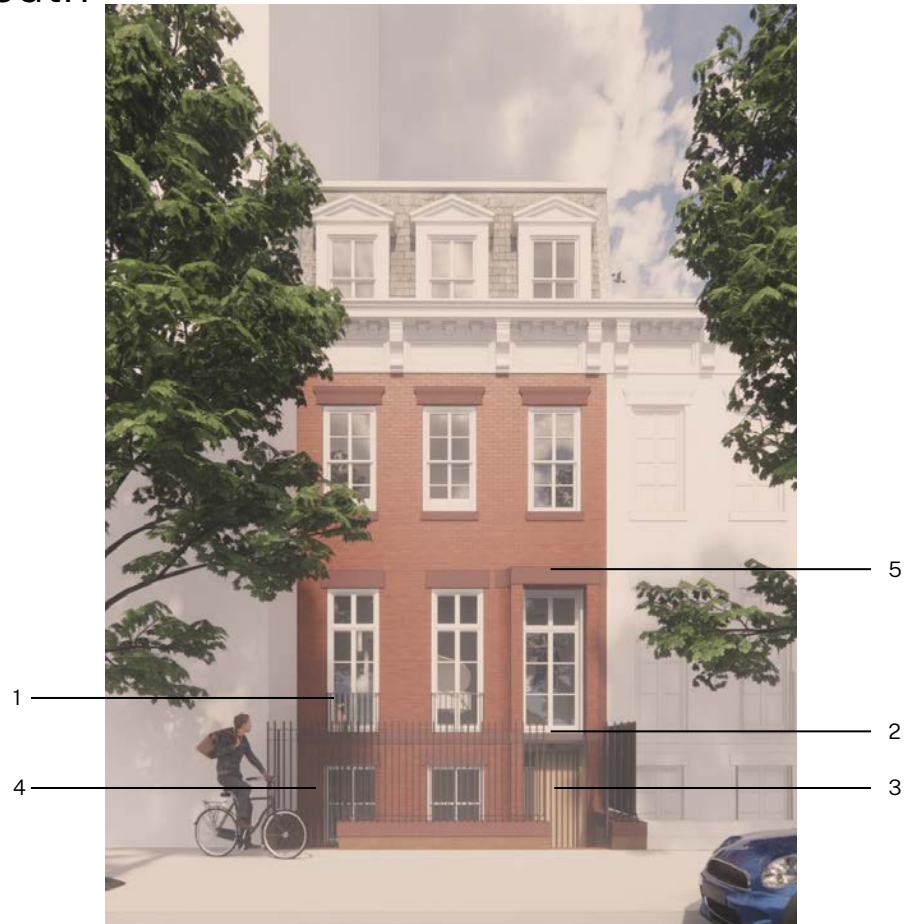
N-S Building Section Proposed



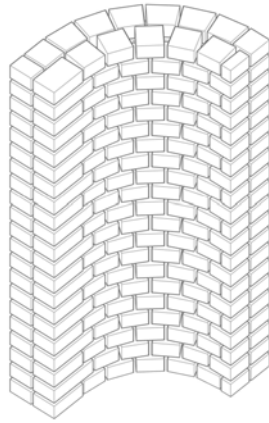
Enlarged Section Entrance



Exterior Elevation South



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.

Exterior Elevations Rear Facade

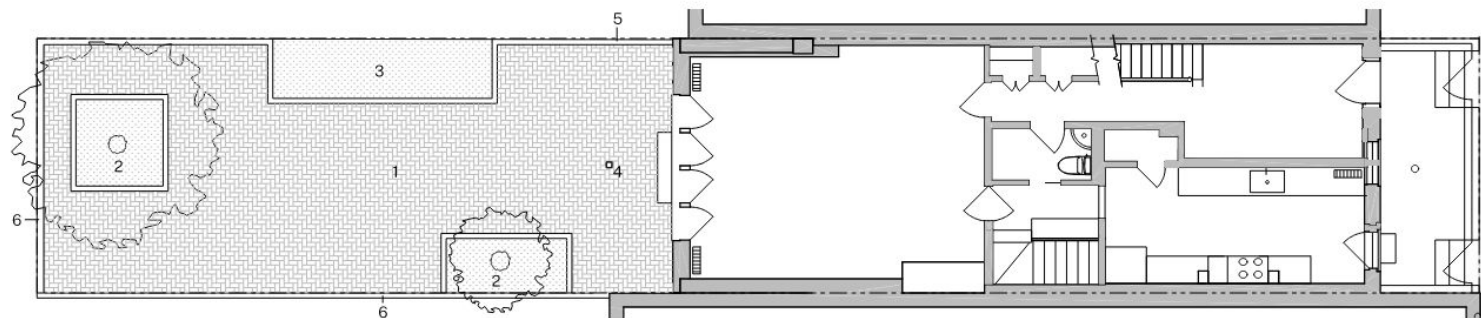


Exterior Elevation North



Appendix

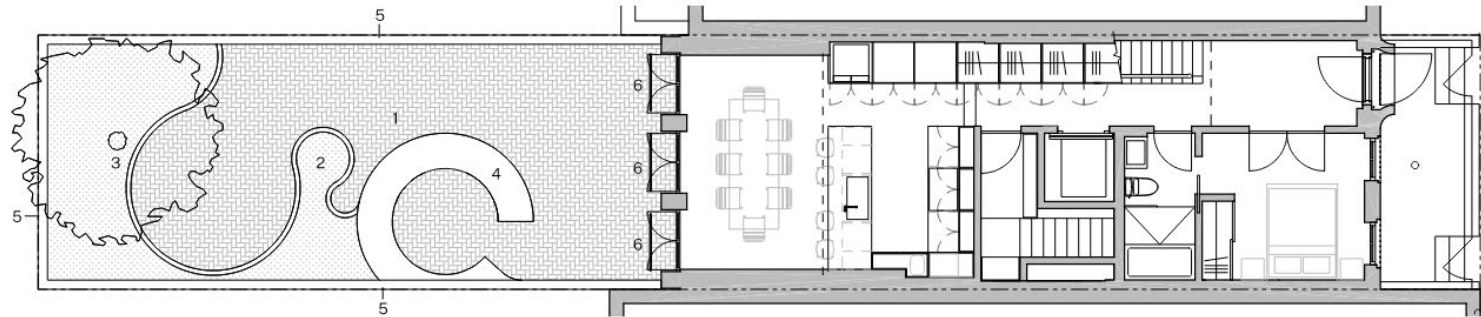
Existing Rear Yard Plan



- 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



163-165 East 78th Street Approved LPC application



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.

Thank you!