

# Landmarks Preservation Commission Presentation

## **116 E 78th St Townhouse New York, NY 10075**

*September 16, 2024*

### **Title Page**

116 E 78 St  
New York, NY 10075

*9/16/2024 LPC Presentation*

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## Street Facade

116 E 78 St  
New York, NY 10075

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## Location Map

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**Overhead View**

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## Garden View

116 E 78 St  
New York, NY 10075

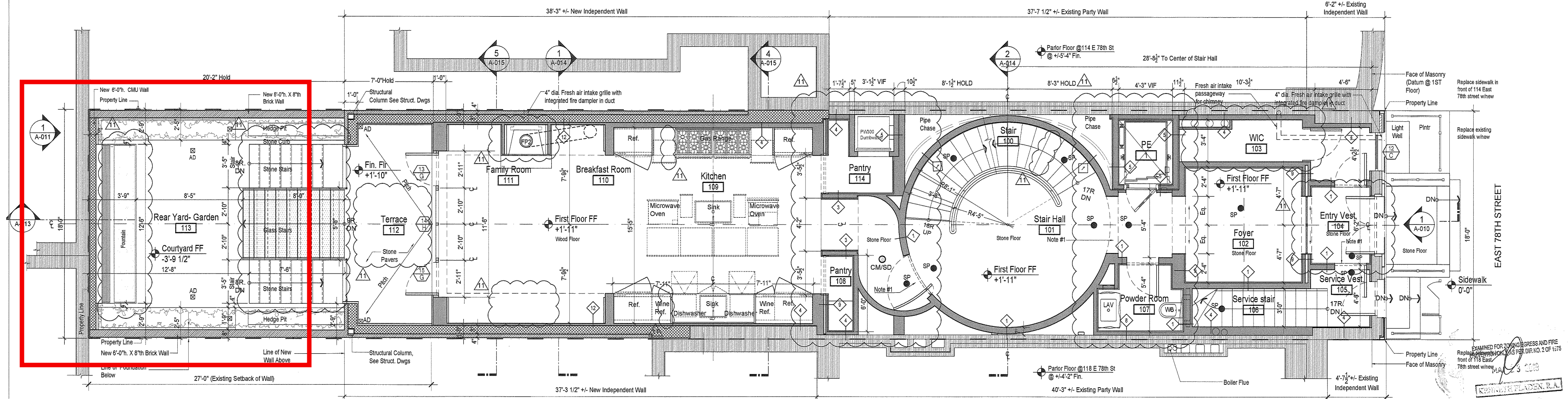
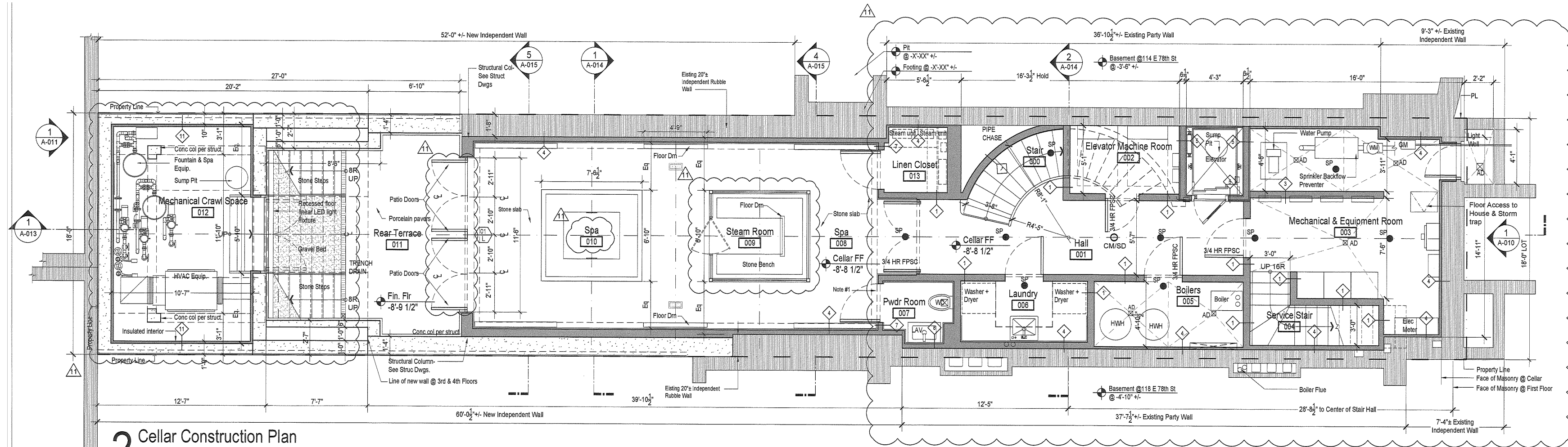
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ROOM	FLOOR AREA	MINIMUM LIGHT AREA	WINDOW/SKYLIGHT AREA PROVIDED	MINIMUM VENTILATION	VENTILATION PROVIDED
Family Rm, Breakfast Rm & Kitchen	403 SF	41 SF (10%)	98 SF	21 SF (5%)	48 SF

**MATERIAL LEGEND**

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONCRETE WALL
- NEW DRYWALL PARTITION PER SCHEDULE
- NEW BRICK VENEER/WALL
- NEW CMU VENEER/WALL

**CONSTRUCTION NOTES**

SEE ENGINEERING DRAWINGS FOR ALL STRUCTURAL, MECH., PLUMBING, SPRINKLER AND ELECTRICAL DRAWINGS.

ALL INTERIOR PARTITION TYPES ARE 1 HR RATED WALL TYPE UNLESS OTHERWISE NOTED; SEE A-115 FOR WALL TYPE DETAILS

**PLAN SYMBOLS**

- OPENING PROTECTIVE SPRINKLER HEAD (FILED UNDER SEPARATE APPLICATION)
- 12" MIN WALL ABOVE OPENING
- AREA PROTECTED BY SPRINKLER & 2HR RATED PARTITION
- KIDDE COMBINED SMOKE/CARBON MONOXIDE DETECTOR INSTALLED AS PER LL 7/2004; HARDWIRED AS PER BC 908.7
- EXHAUST VENT
- DRYER EXHAUST VENT; SEE MECH DWGS



# **Cellar & Ground Floor Plan** **2019 As-Built**

116 E 78 St  
 New York, NY 10075

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*Existing configuration and built condition*

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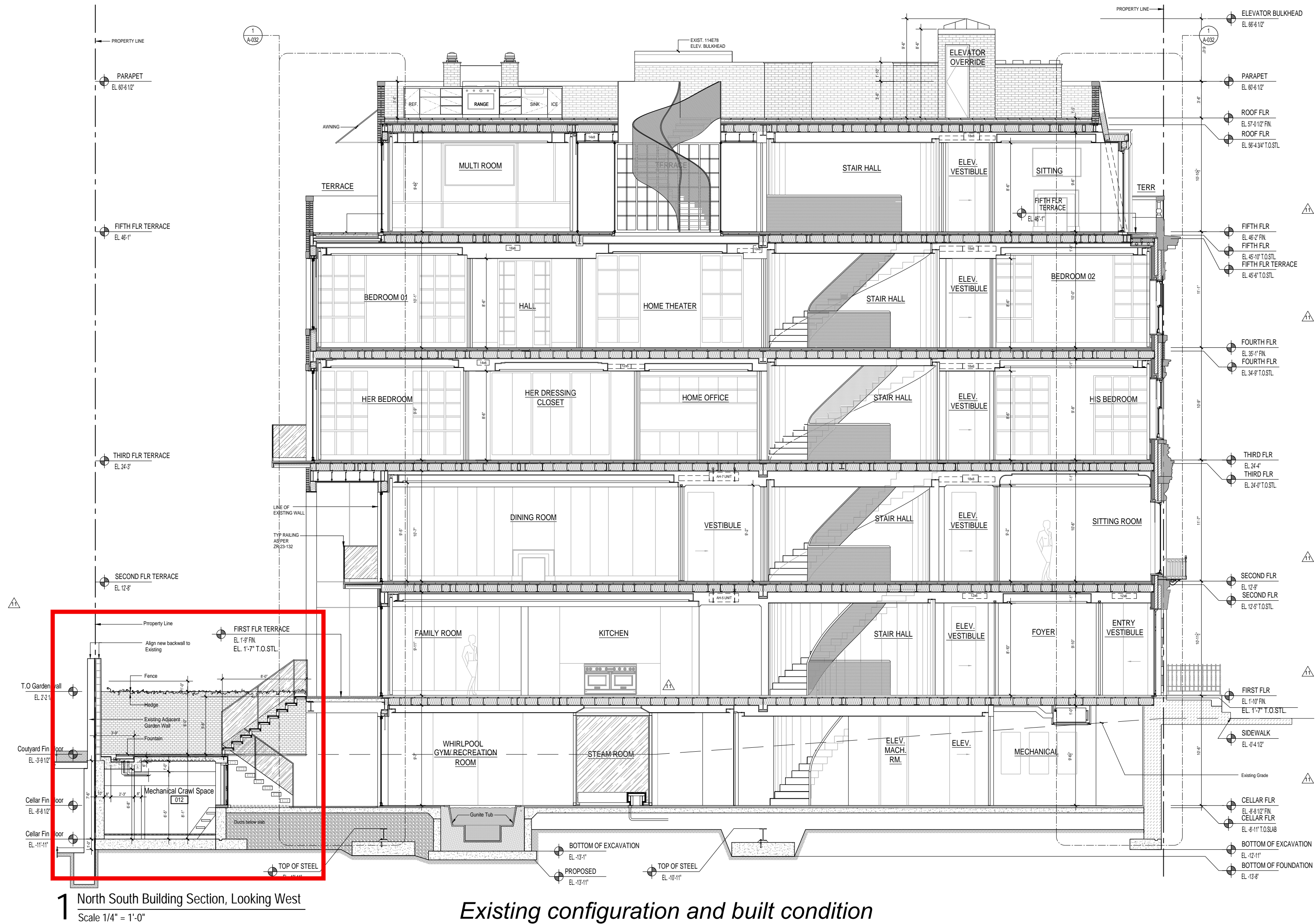
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**Longitudinal Section**  
**2019 As-Built**

116 E 78 St  
New York, NY 10075

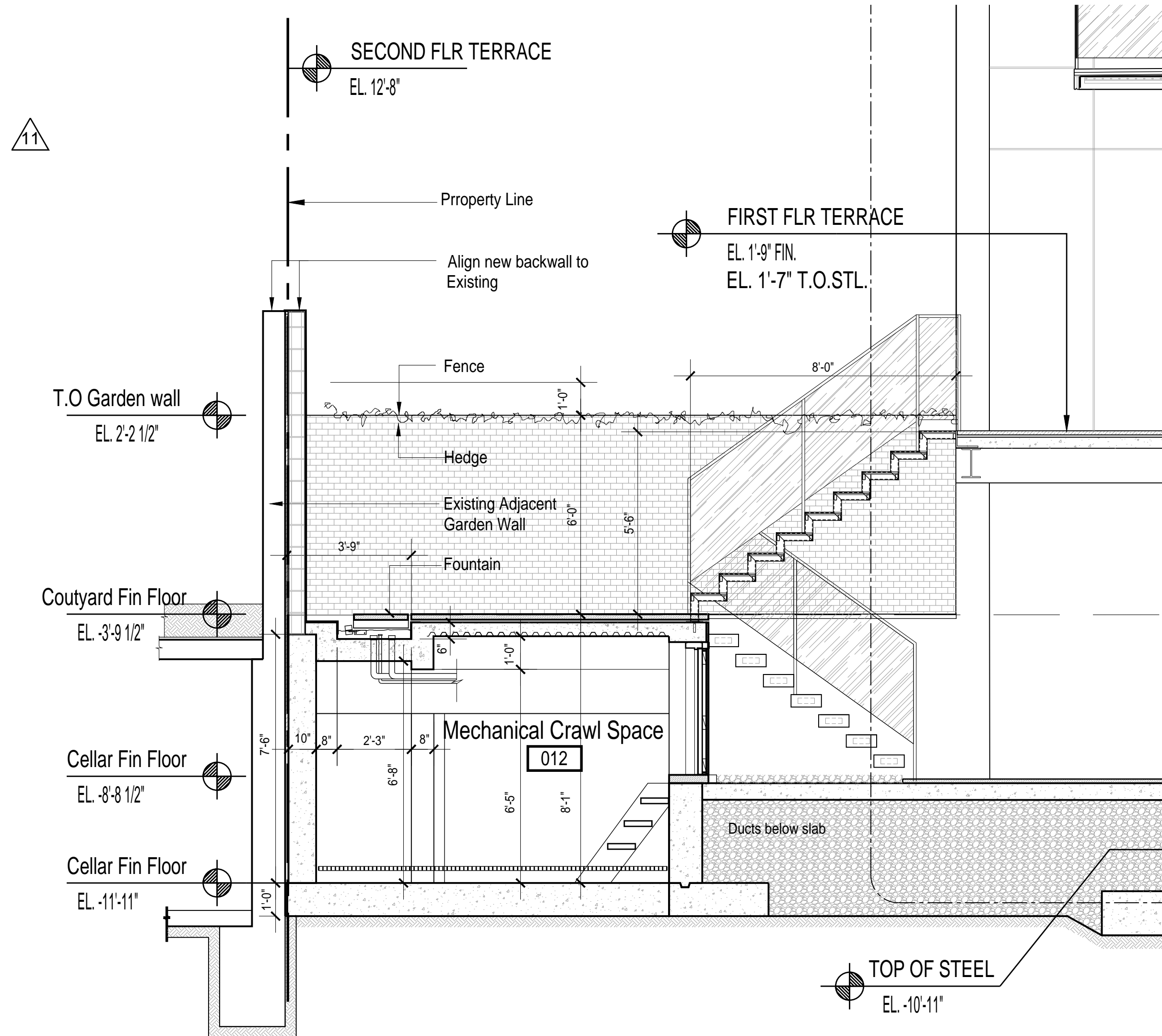
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*Existing configuration and built condition*

**Detail Section @ Courtyard**  
**2019 As-Built**

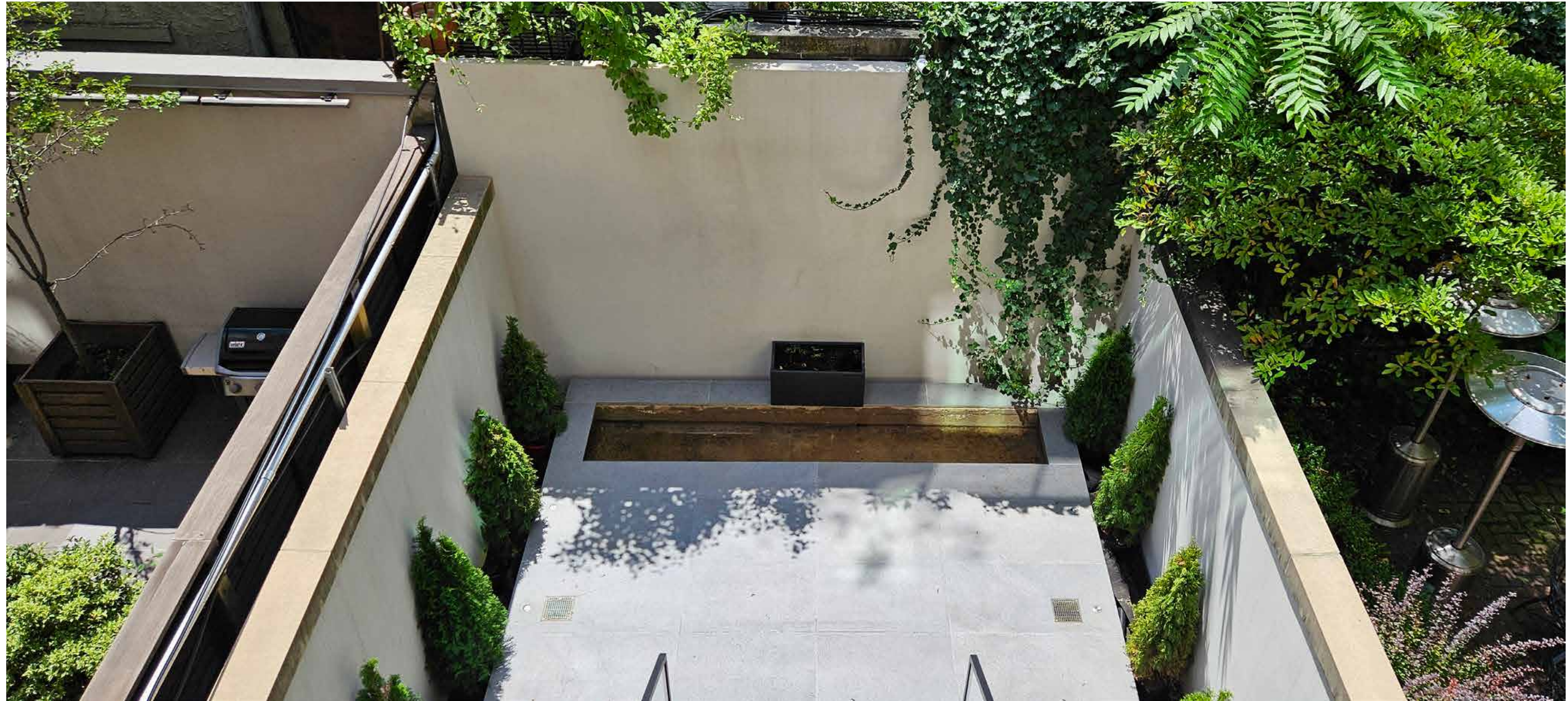
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**116 E 78th Courtyard with neighboring backyards**  
***View from second floor***

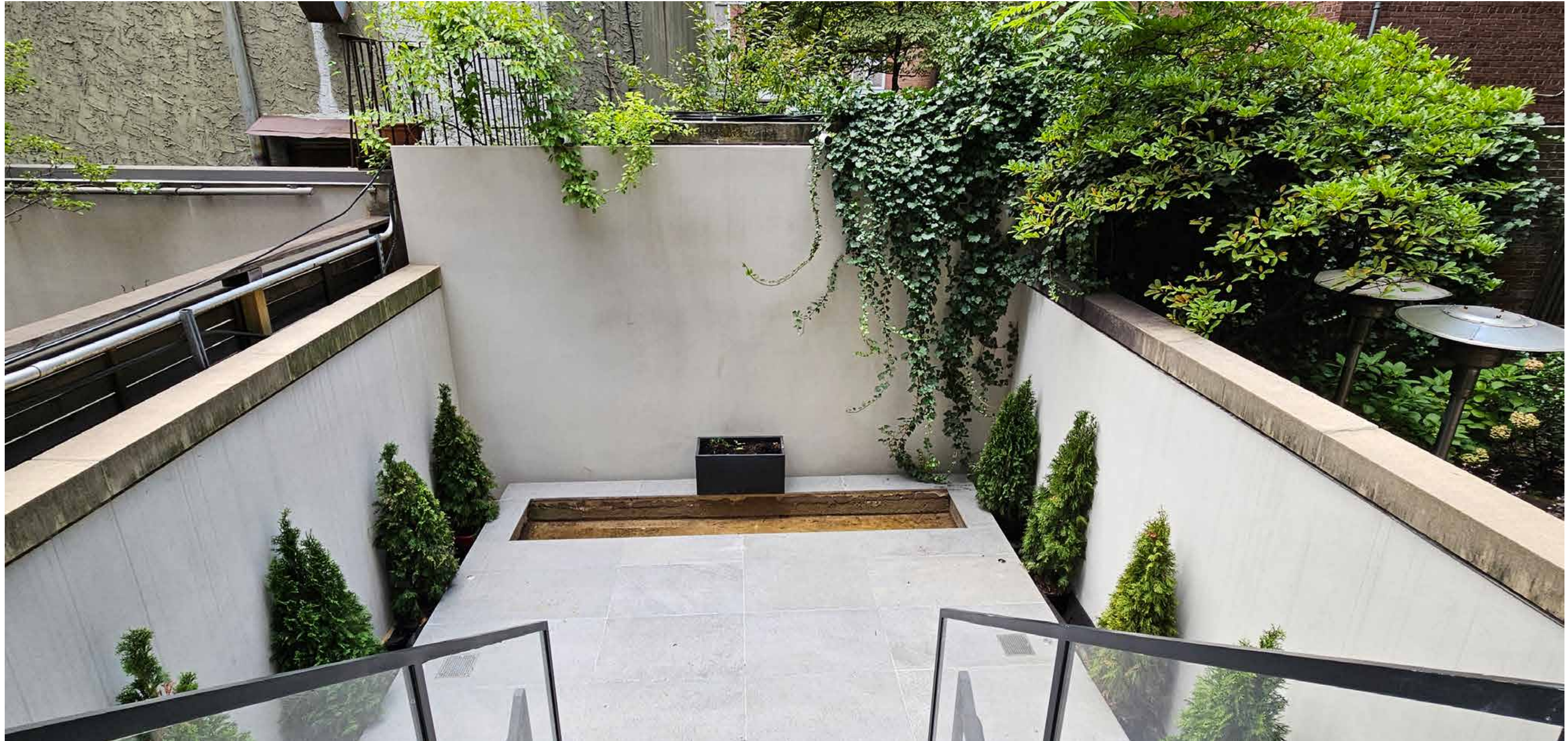
116 E 78 St  
New York, NY 10075

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**116 E 78th Courtyard**  
***View from ground floor***

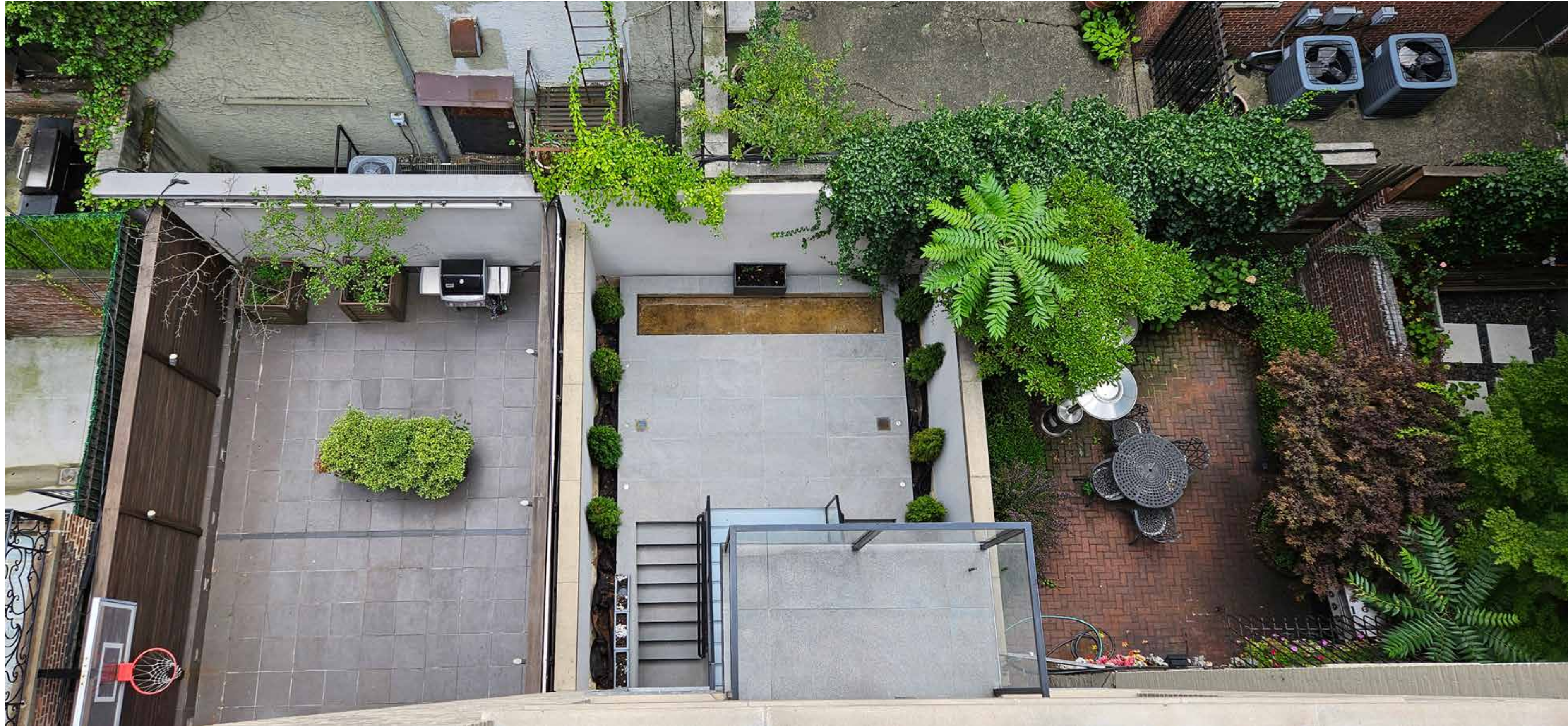
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**116 E 78th Courtyard with neighboring backyards**  
*View from roof*

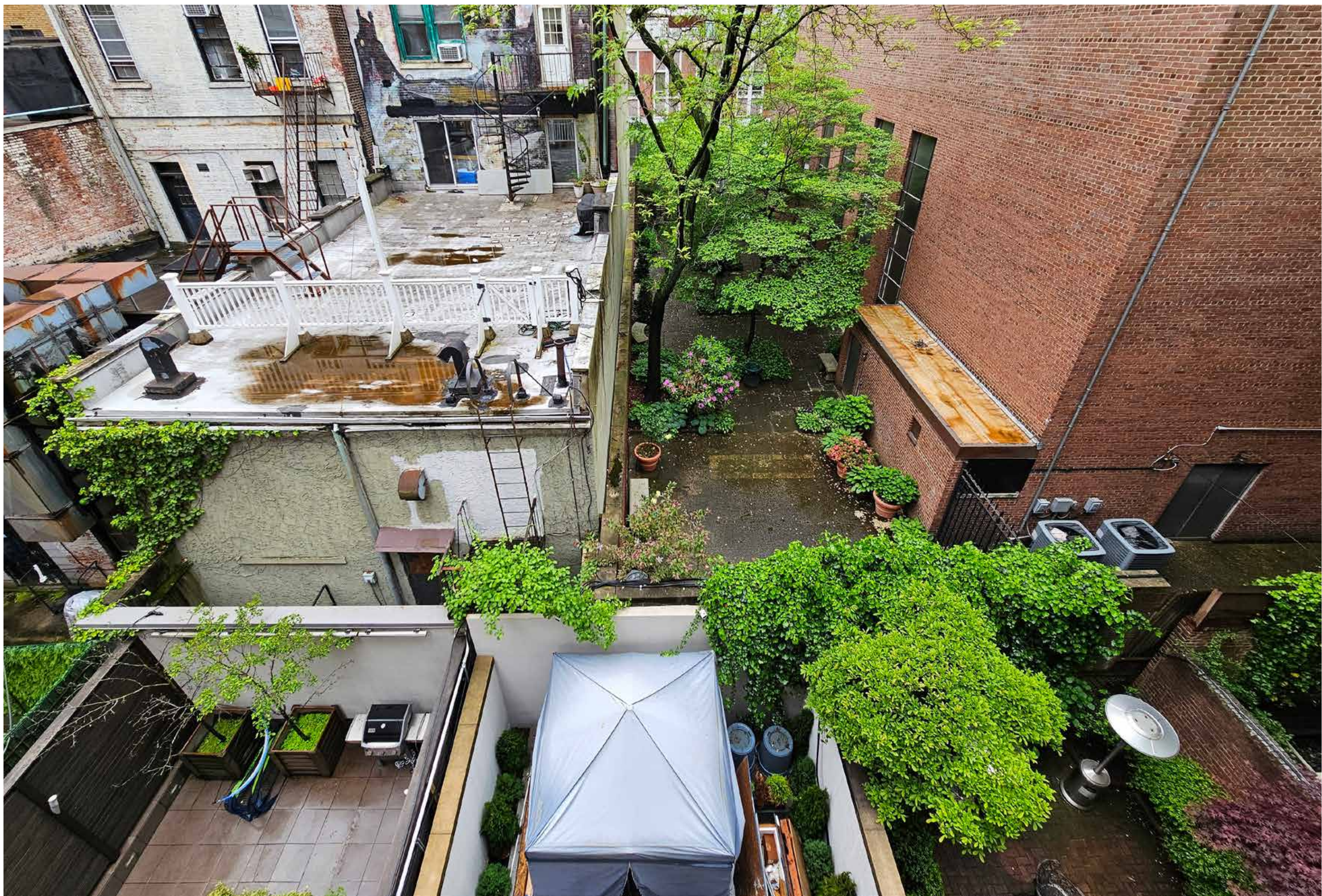
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**116 E 78th Courtyard with neighboring backyards**  
*View from 5th floor*

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**Fall View from 77th Street**  
*Fall/Winter*

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**Spring View from 77th Street**  
***Spring/Summer***

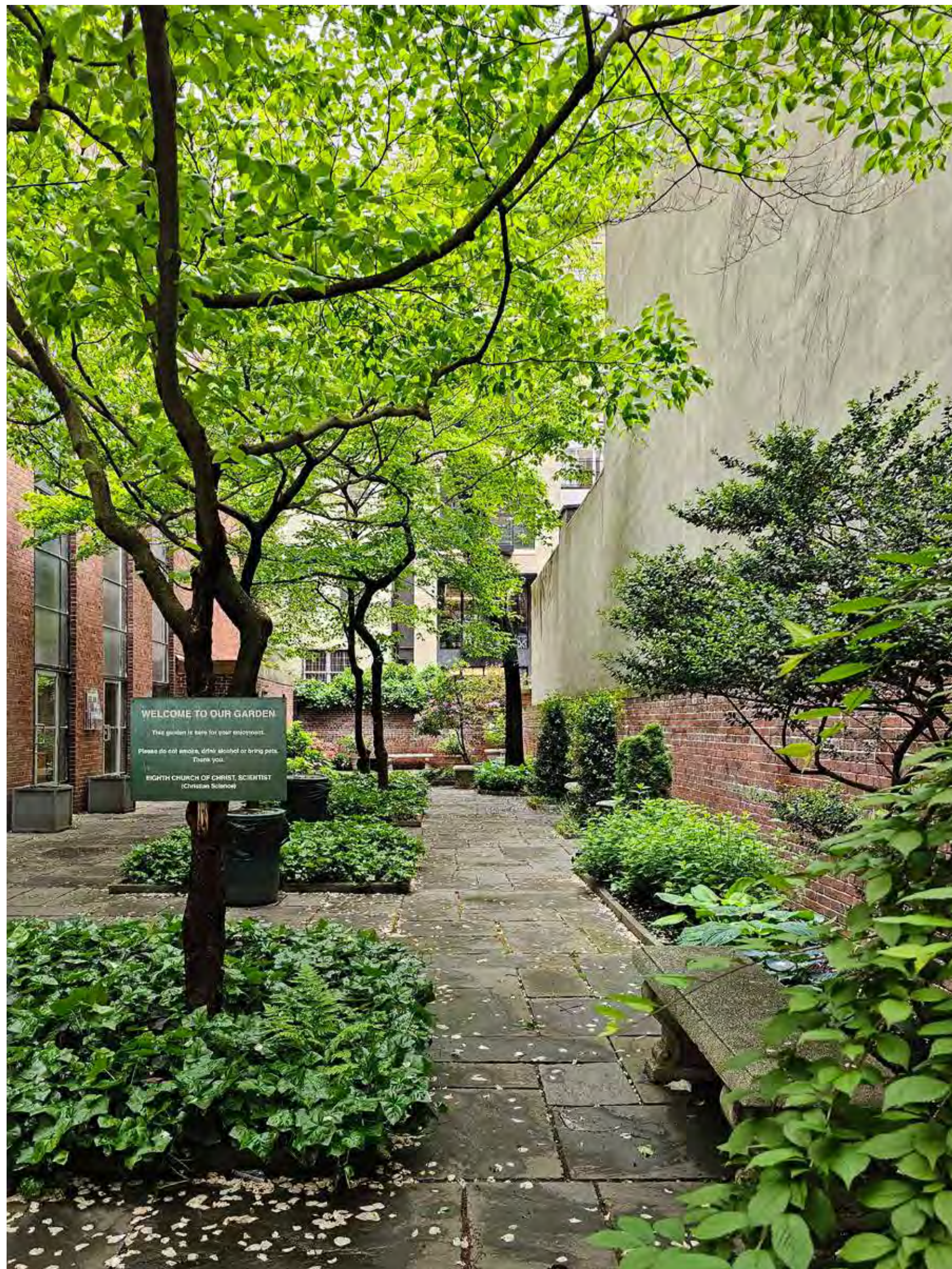
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**Spring Views from 77th Street**  
***Church garden***

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Spring Views from 77th Street  
*Church garden*

116 E 78 St  
New York, NY 10075

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Reference Plans and Previous Approvals

Reference Information

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New York, NY 10075  
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Original Cellar, Subcellar Floor Plan  
1909-2011

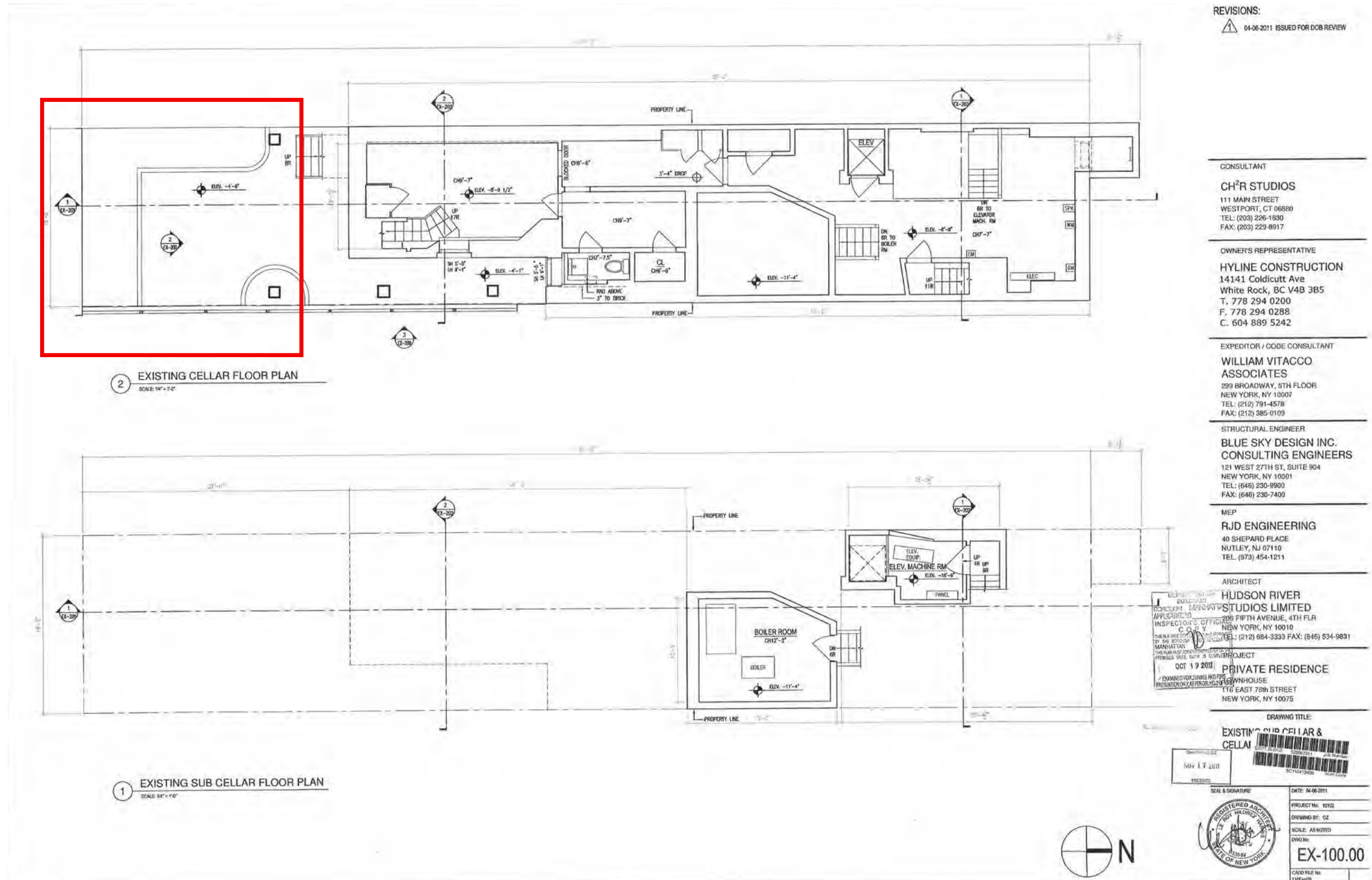
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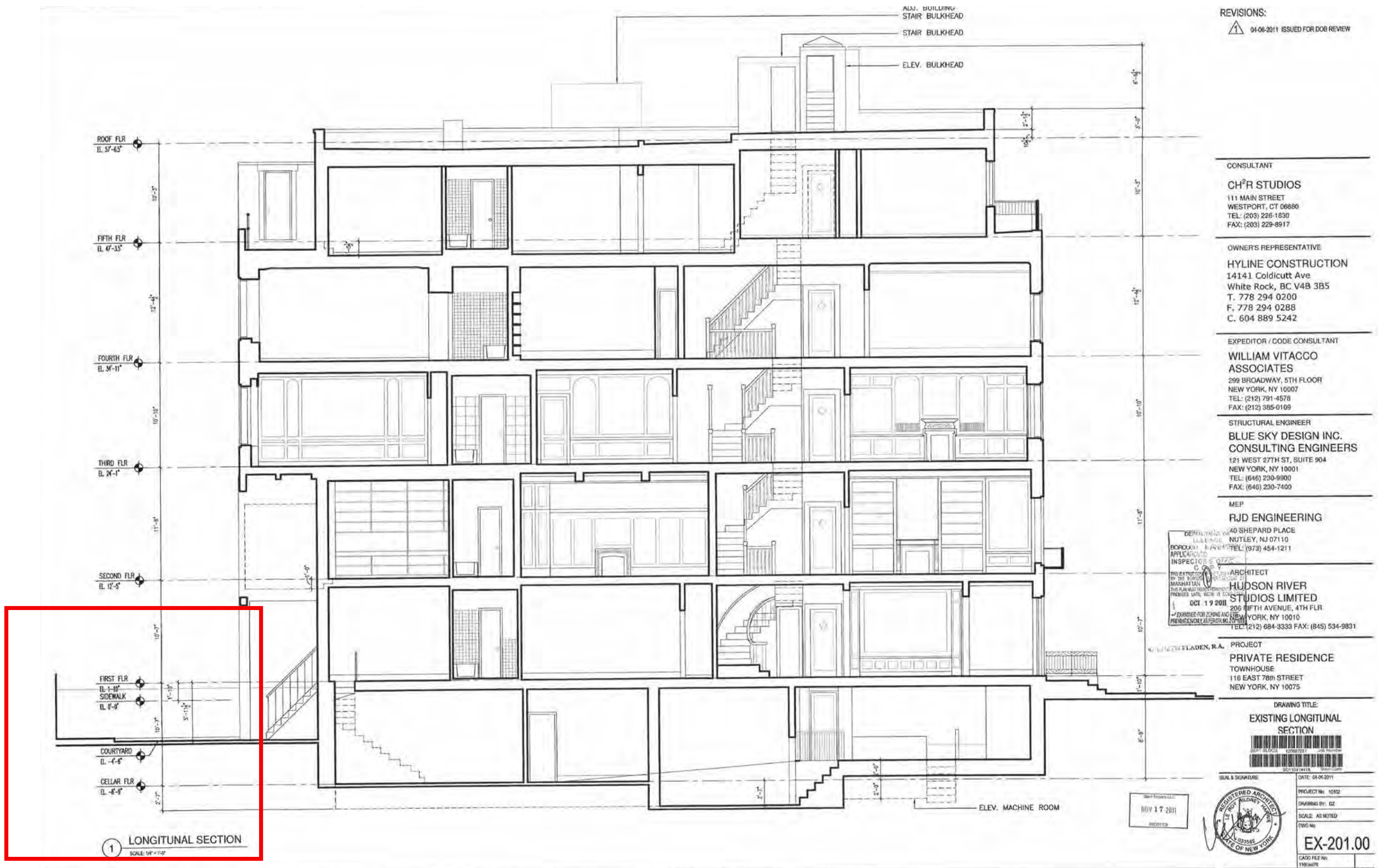
Original set

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Original Building Longitudinal Section  
1909-2011

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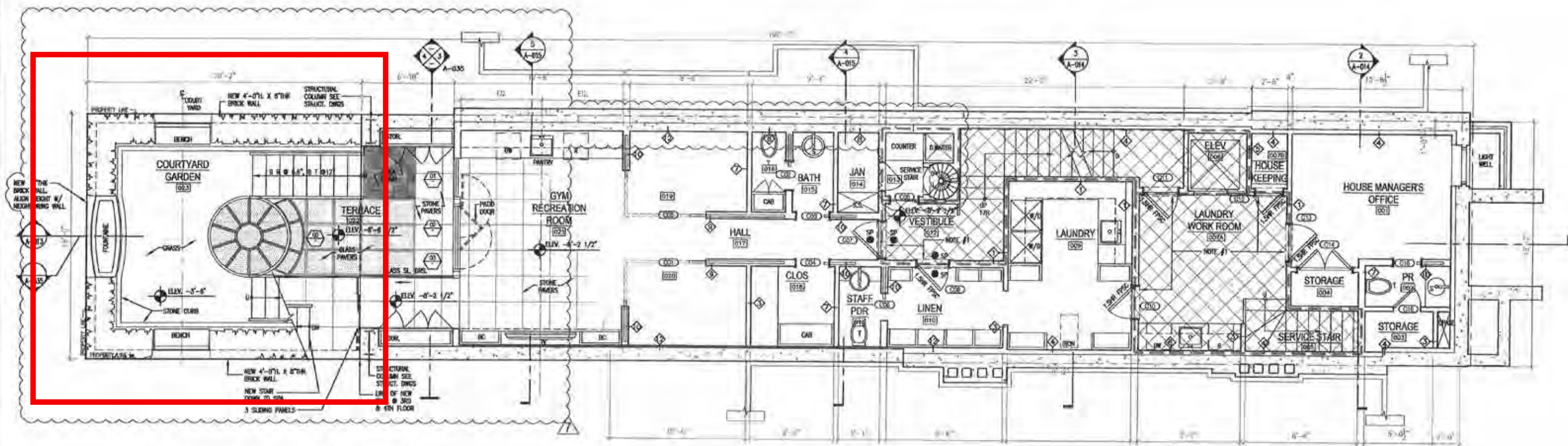
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Original set

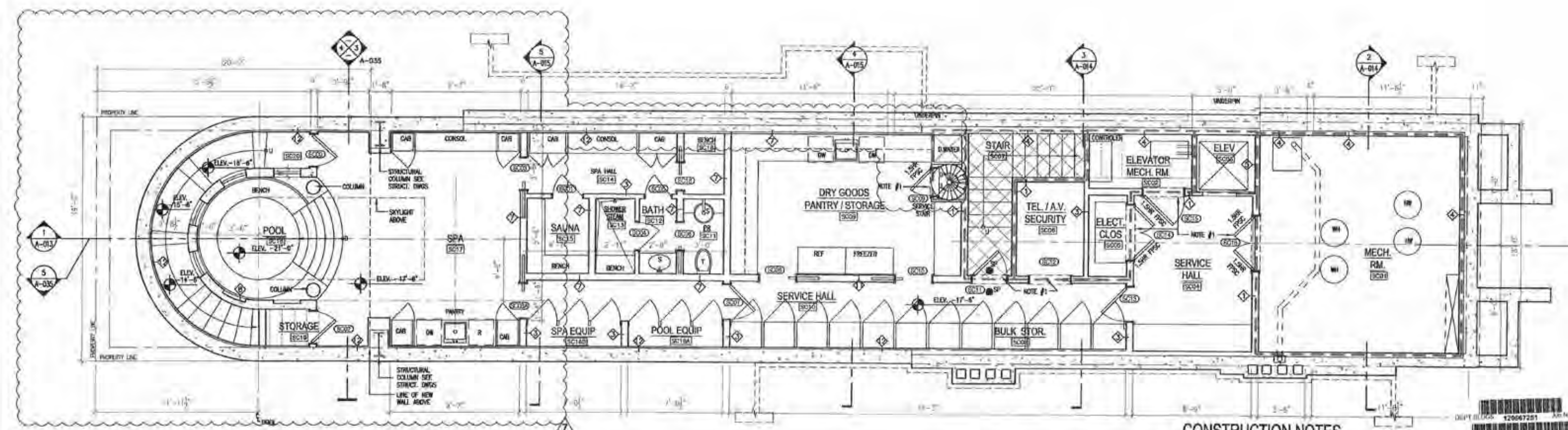
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2 PROPOSED CELLAR FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROSS FLOOR AREA = 1414.59



1 PROPOSED SUB CELLAR FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
GROSS FLOOR AREA = 1645.25

#### CONSTRUCTION NOTES

SEE ENGINEERING DRAWINGS FOR ALL STRUCTURAL, MECHANICAL, PLUMBING, SPRINKLER AND ELECTRICAL DRAWINGS.  
ALL INTERIOR WALL TYPE IS 1 RATED WALL, TYP. UNLESS OTHERWISE NOTED.  
SEE 1-2012 FOR WALL TYPE DETAILS.

**Plan Symbols**  
AREA PROTECTED BY SPRINKLER  
2-HR RATED WALL  
OPENING PROTECTIVE SPRINKLER HEAD 12" MIN. WALL ABOVE DOOR  
NOTE #1



- REVISIONS:**
- 04-06-2011 ISSUED FOR DOB REVIEW
  - 04-18-2011 ARCH. REVISIONS
  - 05-01-2011 ISSUED FOR PRICING
  - 05-15-2011 ISSUED FOR DOB REVIEW
  - 06-03-2011 ISSUED FOR DOB REVIEW
  - 10-07-2011 ISSUED FOR CONTRACT
  - 01-30-2012 AMENDED DOB FILING

**CONTRACTOR**  
**UBERTO CONSTRUCTION**  
129 WEST 86TH STREET  
NEW YORK, NY 10024  
TEL: (212) 874-4100  
FAX: (212) 874-4322

**OWNER'S REPRESENTATIVE**  
**AH+ASSOCIATES**  
208 FIFTH AVENUE, 4TH FLOOR  
NEW YORK, NY 10010  
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FAX: (212) 741-1331

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**WILLIAM VITACCO ASSOCIATES**  
299 BROADWAY, 5TH FLOOR  
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FAX: (212) 385-0109

**STRUCTURAL ENGINEER**  
**BLUE SKY DESIGN INC. CONSULTING ENGINEERS**  
121 WEST 27TH ST, SUITE 904  
NEW YORK, NY 10001  
TEL: (646) 230-9900  
FAX: (646) 230-7400

**MEP**  
**RJD ENGINEERING**  
40 SHEPARD PLACE  
NUTLEY, NJ 07110  
TEL: (973) 454-1211

**ARCHITECT**  
**HUDSON RIVER STUDIOS LIMITED**  
206 FIFTH AVENUE, 4TH FLR  
NEW YORK, NY 10010  
TEL: (212) 684-3333 FAX: (845) 534-8831

**PROJECT**  
**PRIVATE RESIDENCE**  
TOWNHOUSE  
116 EAST 78th STREET  
NEW YORK, NY 10075

**DRAWING TITLE:**  
**PROPOSED SUB CELLAR & CELLAR FLOOR CONSTRUCTION PLAN**

**DATE:** 04-06-2011  
**PROJECT No:** 10102  
**DRAWING BY:** GZ  
**SCALE:** AS NOTED  
**DRG No:** A-100.01

**Project Cellar, Subcellar Floor Plan**  
**2011 Original Approved Project**

116 E 78 St  
New York, NY 10075

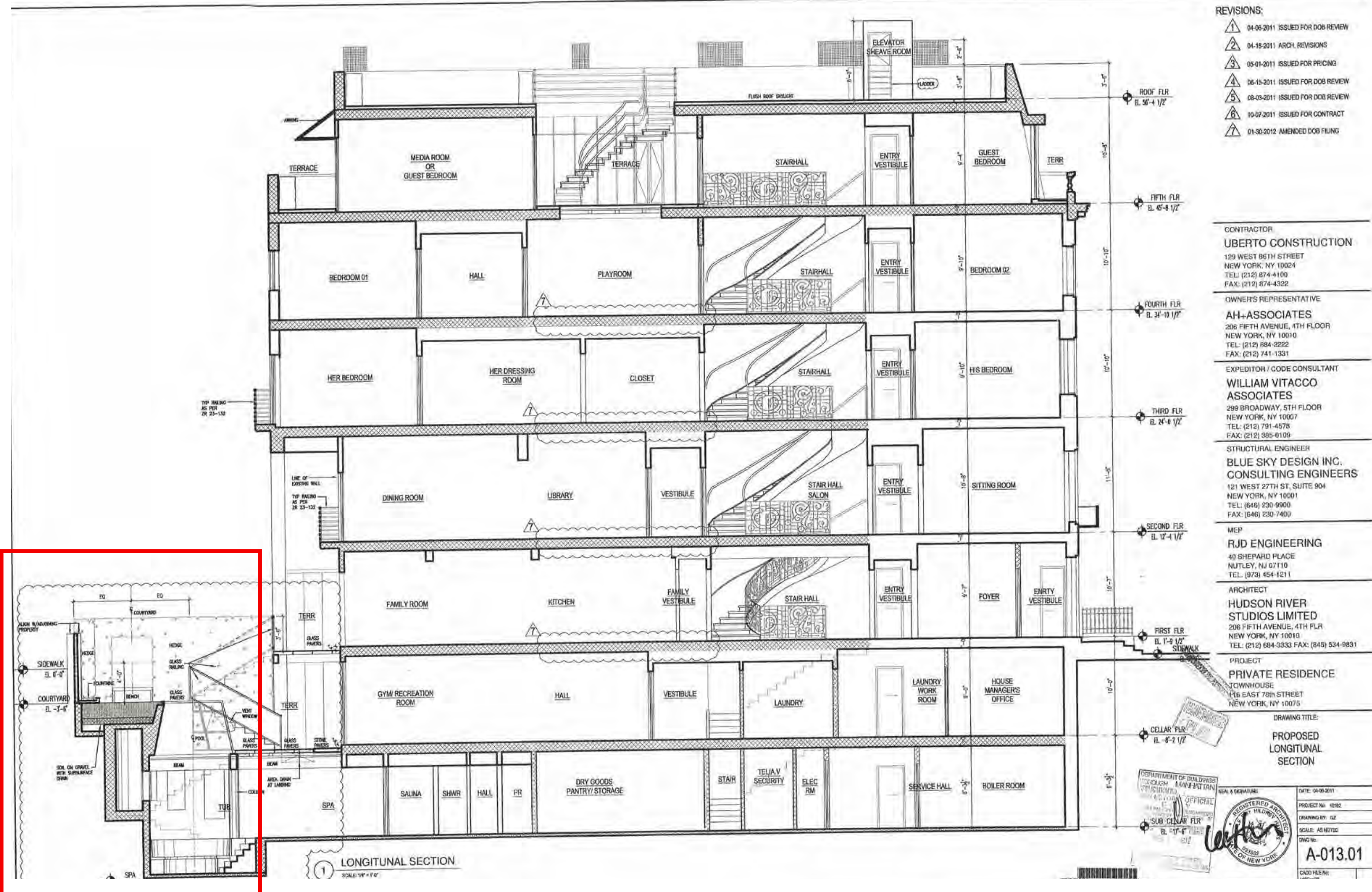
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Longitudinal Section  
 2011 Original Approved Project

116 E 78 St  
 New York, NY 10075

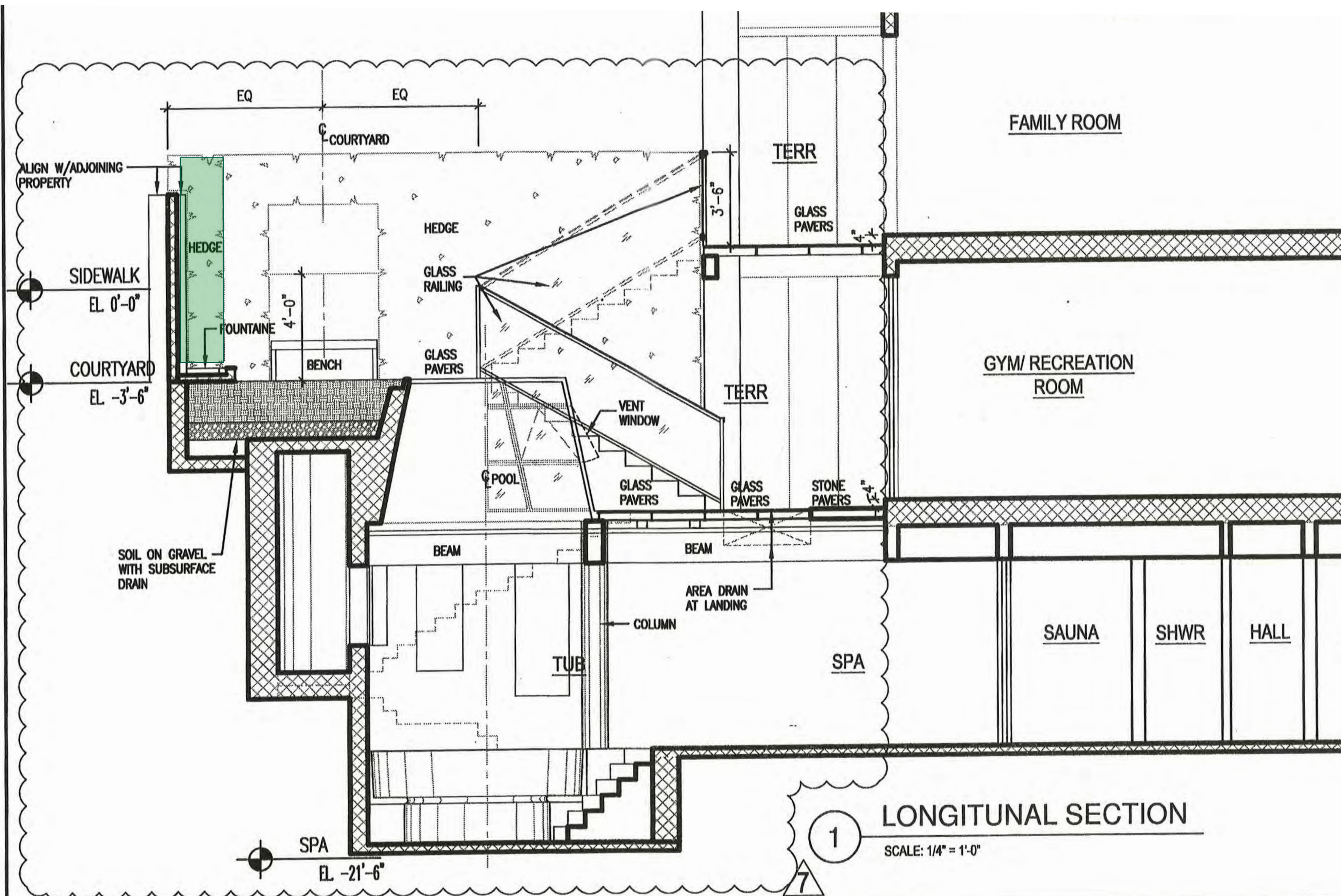
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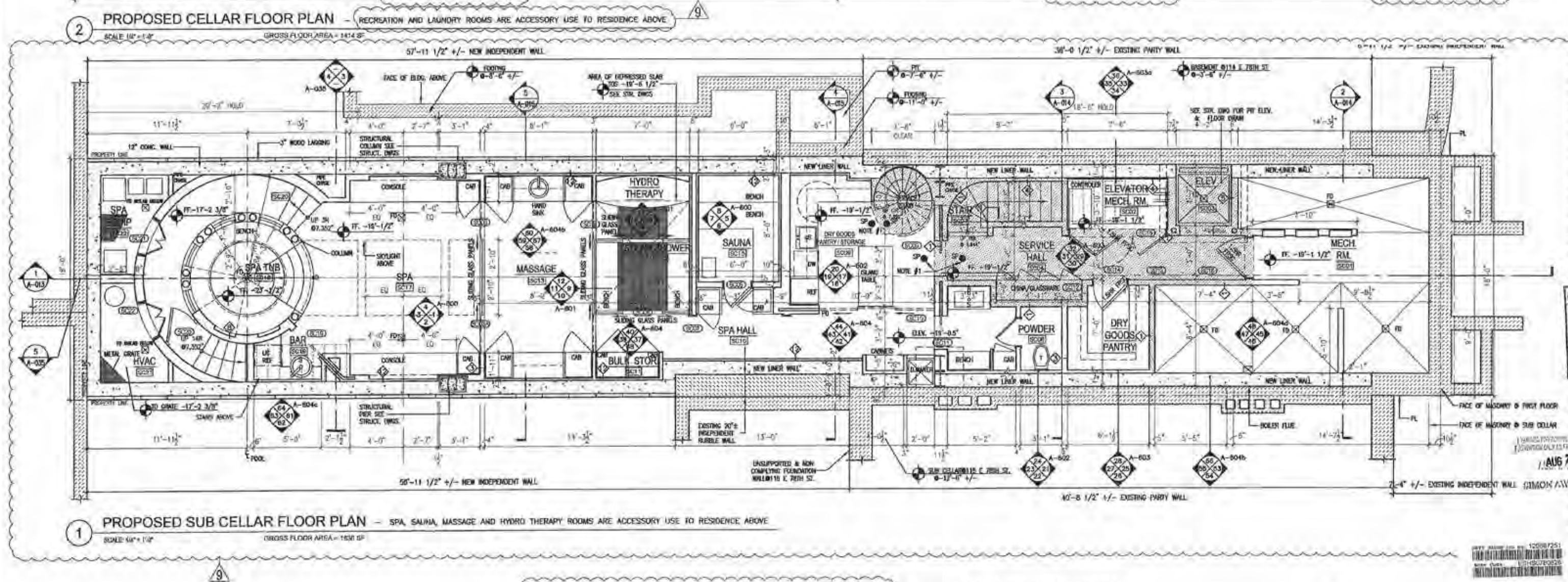
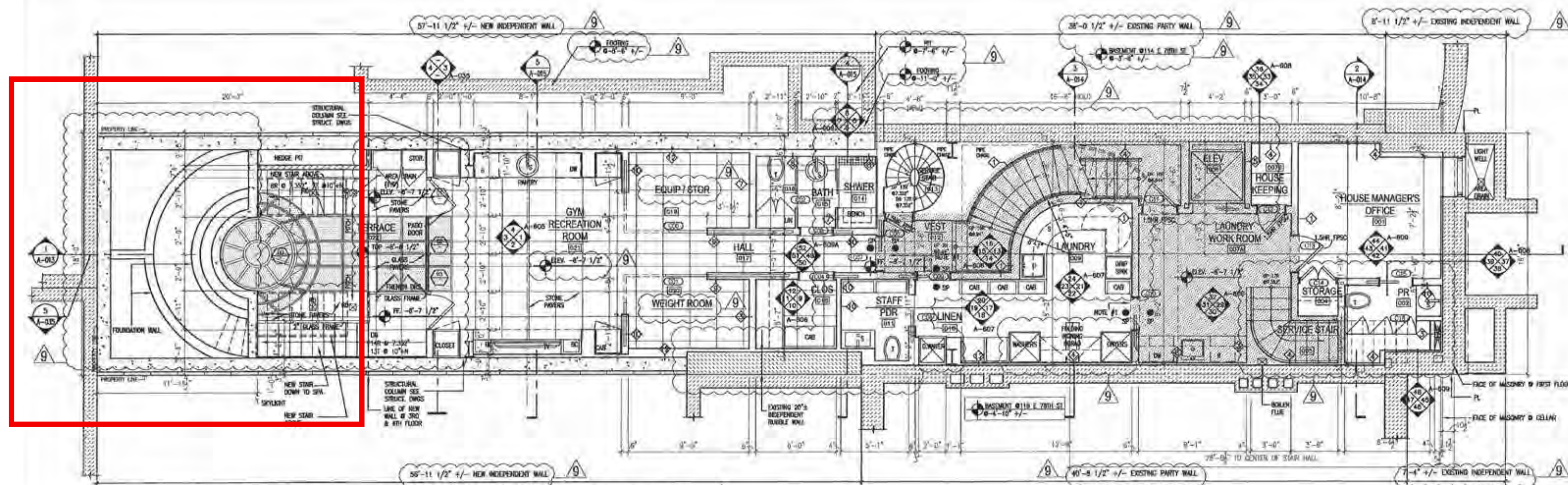
Detail Section @ Courtyard  
2011 Original Approved Project

Original Project

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MATERIAL LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONCRETE WALL
	NEW BRICK VENEER WALL
	NEW CMU VENEER WALL

#### CONSTRUCTION NOTES

SEE ENGINEERING DRAWINGS FOR ALL STR. MECH. PLUMBING SPRINKLER AND ELECTRICAL DRAWINGS.  
ALL INTERIOR WALL TYPE IS TYPE RATED WALL, TYP. UNLESS OTHERWISE NOTED. SEE 1-22A-002 FOR WALL TYPE DETAILS.

#### Plan Symbols

AREA PROTECTED BY SPRINKLER AND 2HR RATED WALL  
NOTE #1 12" MIN. WALL ABOVE DOOR



- REVISIONS:
- 04-08-2011 ISSUED FOR DOB REVIEW
  - 04-18-2011 ARCH. REVISIONS
  - 05-01-2011 ISSUED FOR PRICING
  - 06-15-2011 ISSUED FOR DOB REVIEW
  - 08-03-2011 ISSUED FOR DOB REVIEW
  - 10-01-2011 ISSUED FOR CONTRACT
  - 01-30-2012 AMENDED DOB FILING
  - 04-02-2012 REVISIONS
  - 02-17-2015 AMENDED DOB FILING



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PROJECT  
**PRIVATE RESIDENCE**  
TOWNHOUSE  
116 EAST 78TH STREET  
NEW YORK, NY 10075

DRAWING TITLE:

**PROPOSED SUB CELLAR & CELLAR FLOOR MILLWORK / FIXTURE CONSTRUCTION PLAN**

DATE: 08/24/2015	SCALE: AS SHOWN
PROJECT NO: 1000	DWG NO: A-100.02
DRAWN BY: JSE	CHECKED BY: JSE
DATE: 08/24/2015	DATE: 08/24/2015

## Approved Cellar, Subcellar Floor Plan 2015 Amendment

116 E 78 St  
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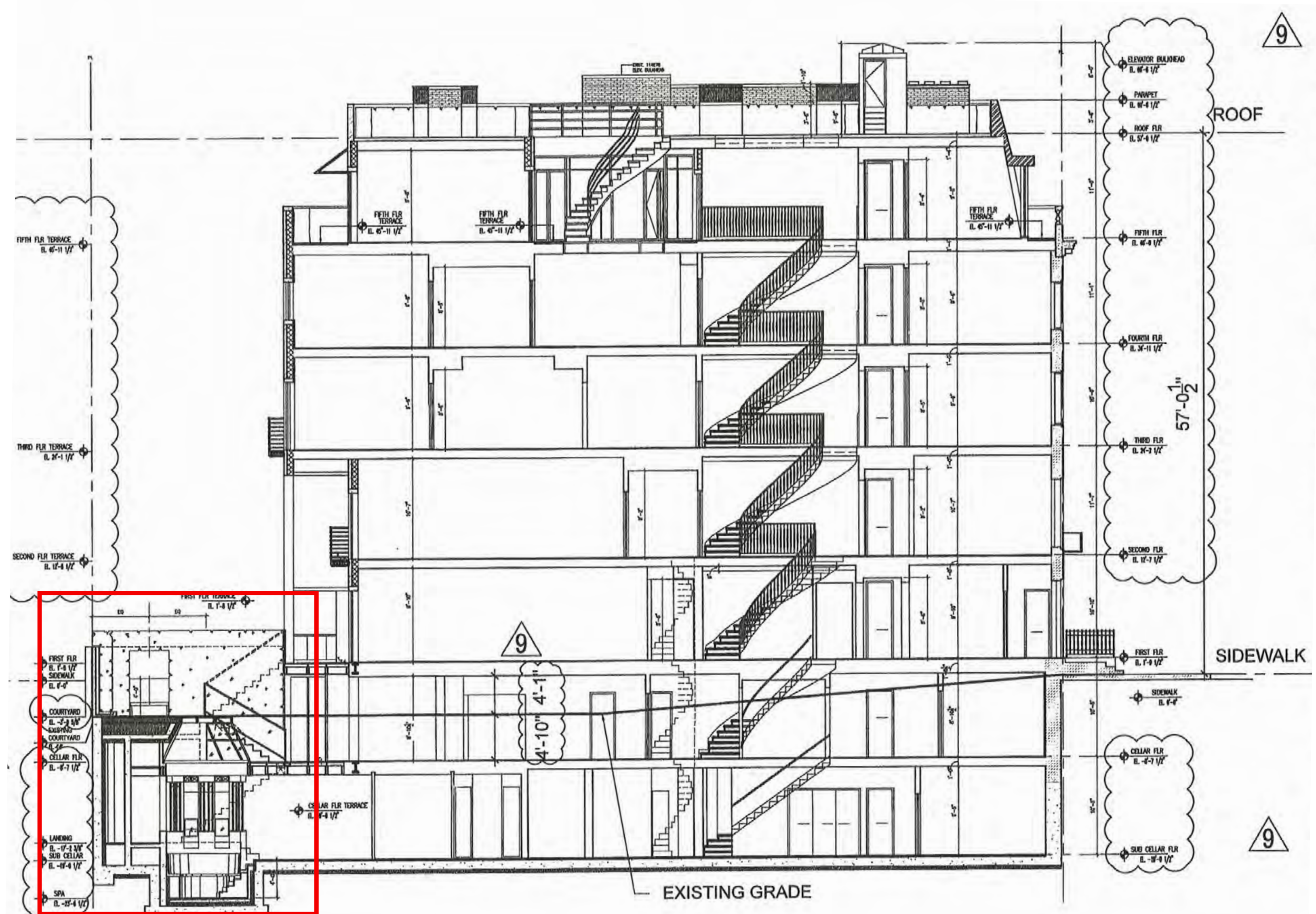
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Expanding the original sub-cellar and subterranean levels below the courtyard

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**Approved Detail Section @ Courtyard**  
**2015 Amendment**

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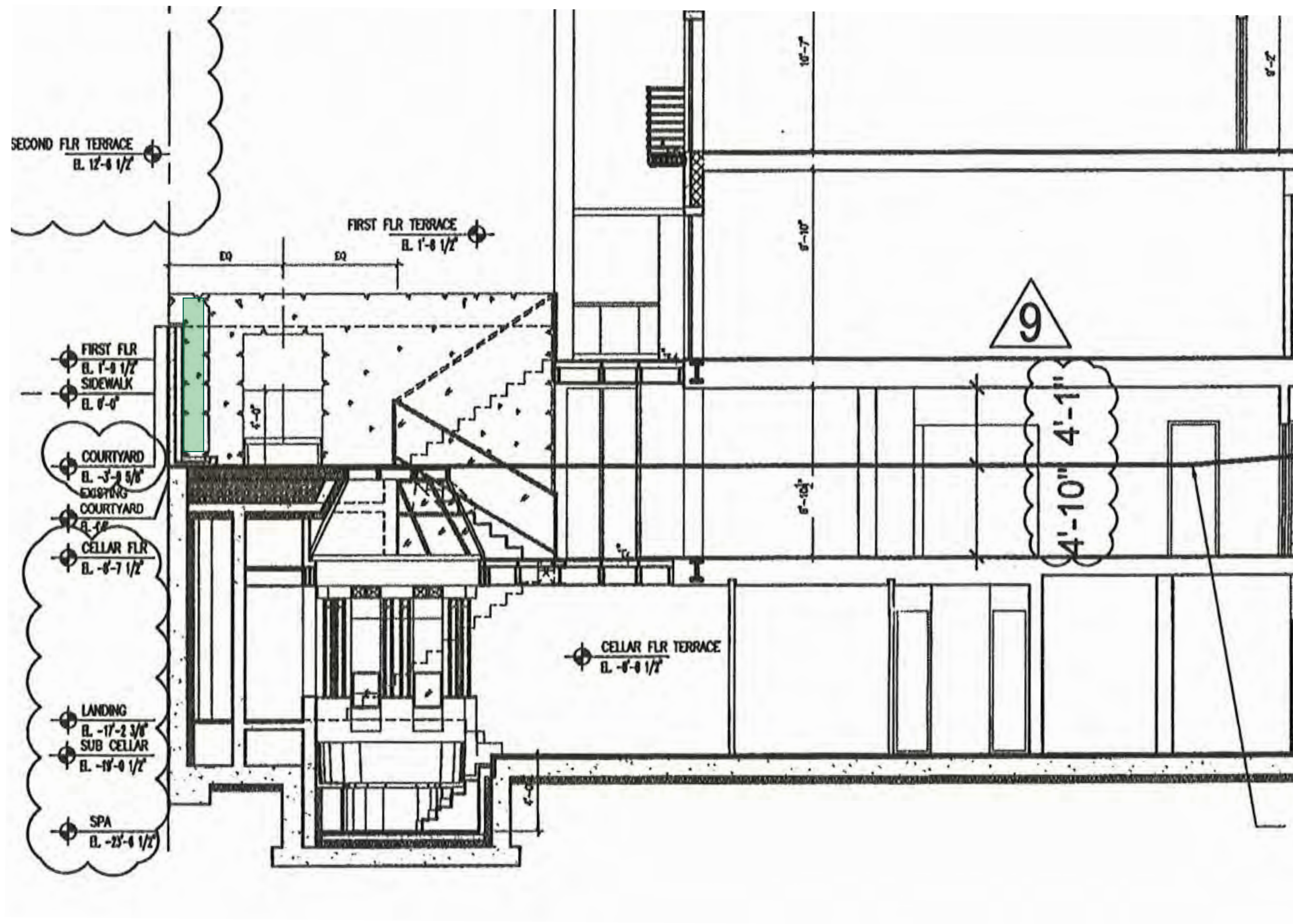
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*Expanding the original sub-cellar and subterranean levels below the courtyard*

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**Approved Detail Section @ Courtyard**  
**2015 Amendment**

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*Expanding the original sub-cellar and subterranean levels below the courtyard*

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Approved Cellar Floor Plan  
2017 Amendment

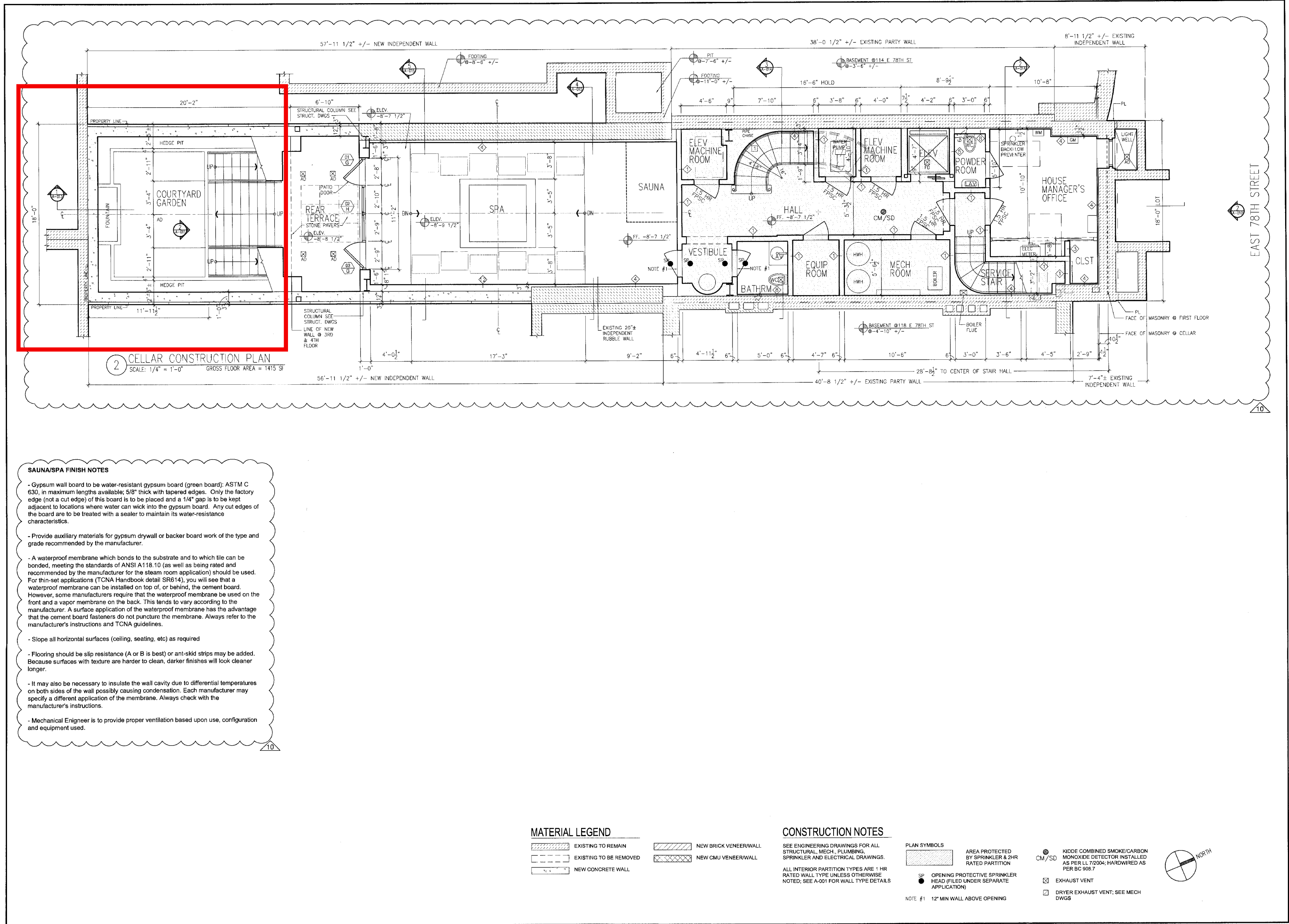
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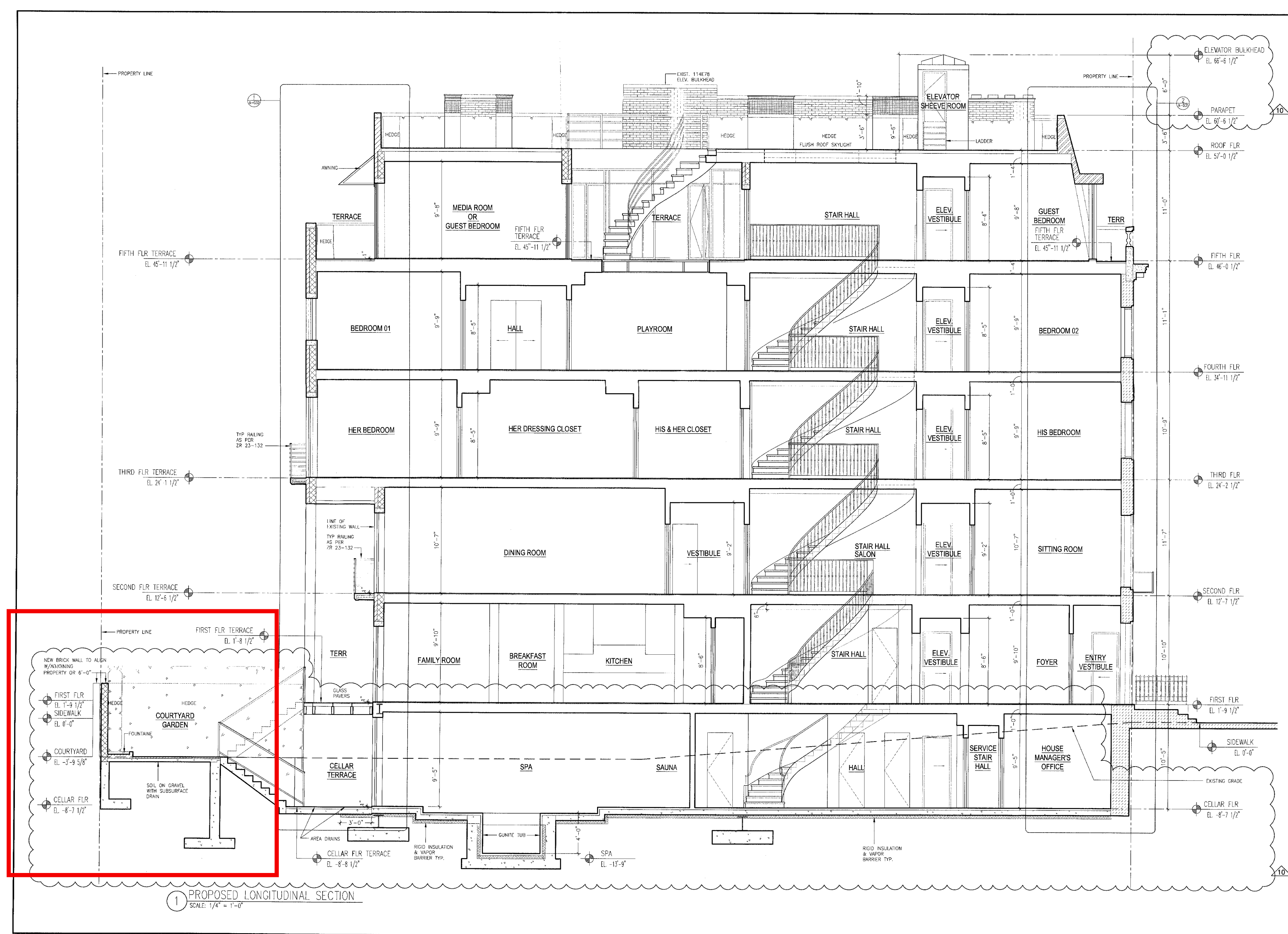
Removing the original sub-cellar and subterranean levels below the courtyard

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## Approved Longitudinal Section 2017 Amendment

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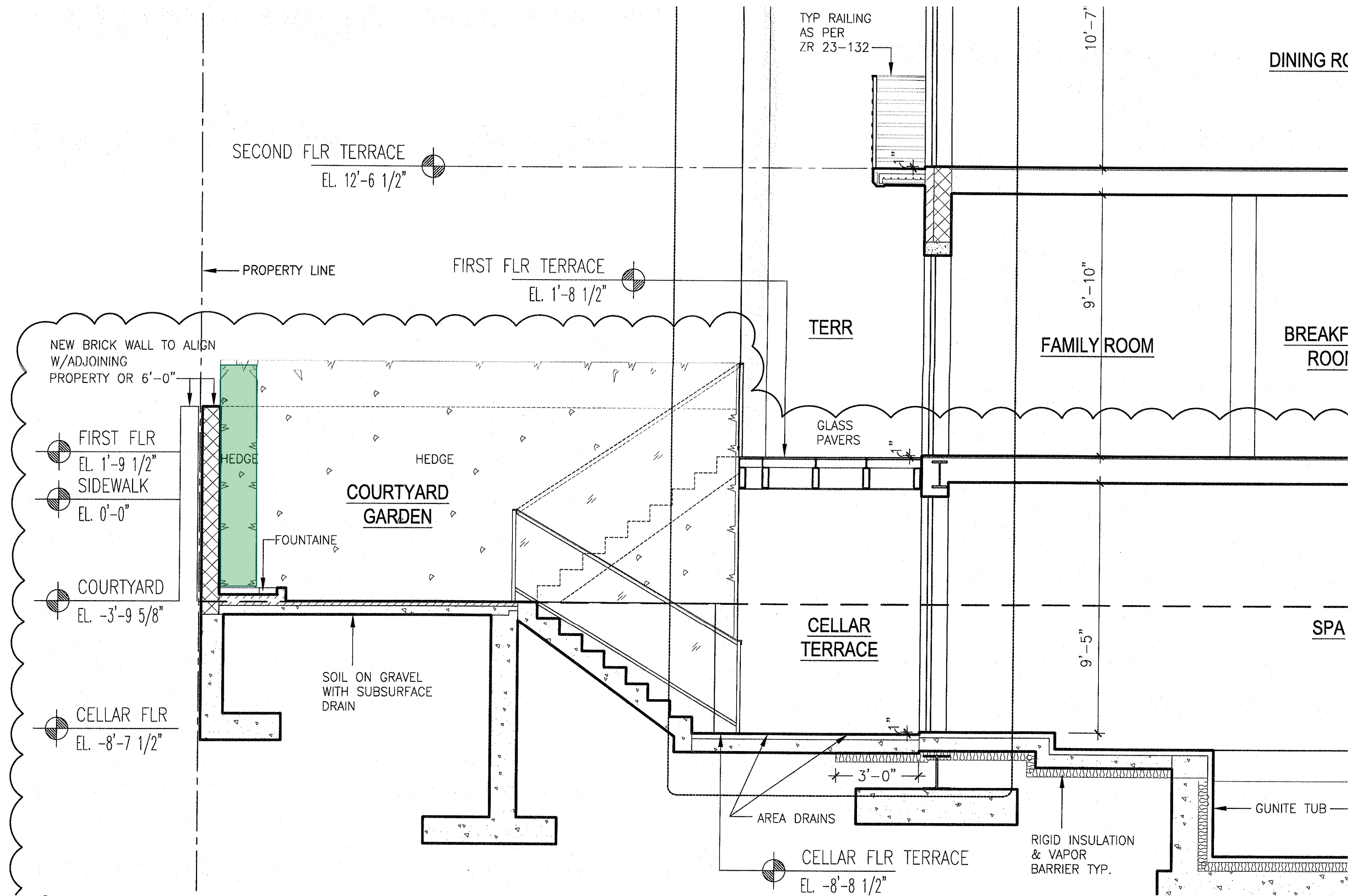
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*Removing the original sub-cellar and subterranean levels below the courtyard*

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**Approved Section @ Courtyard  
2017 Amendment**

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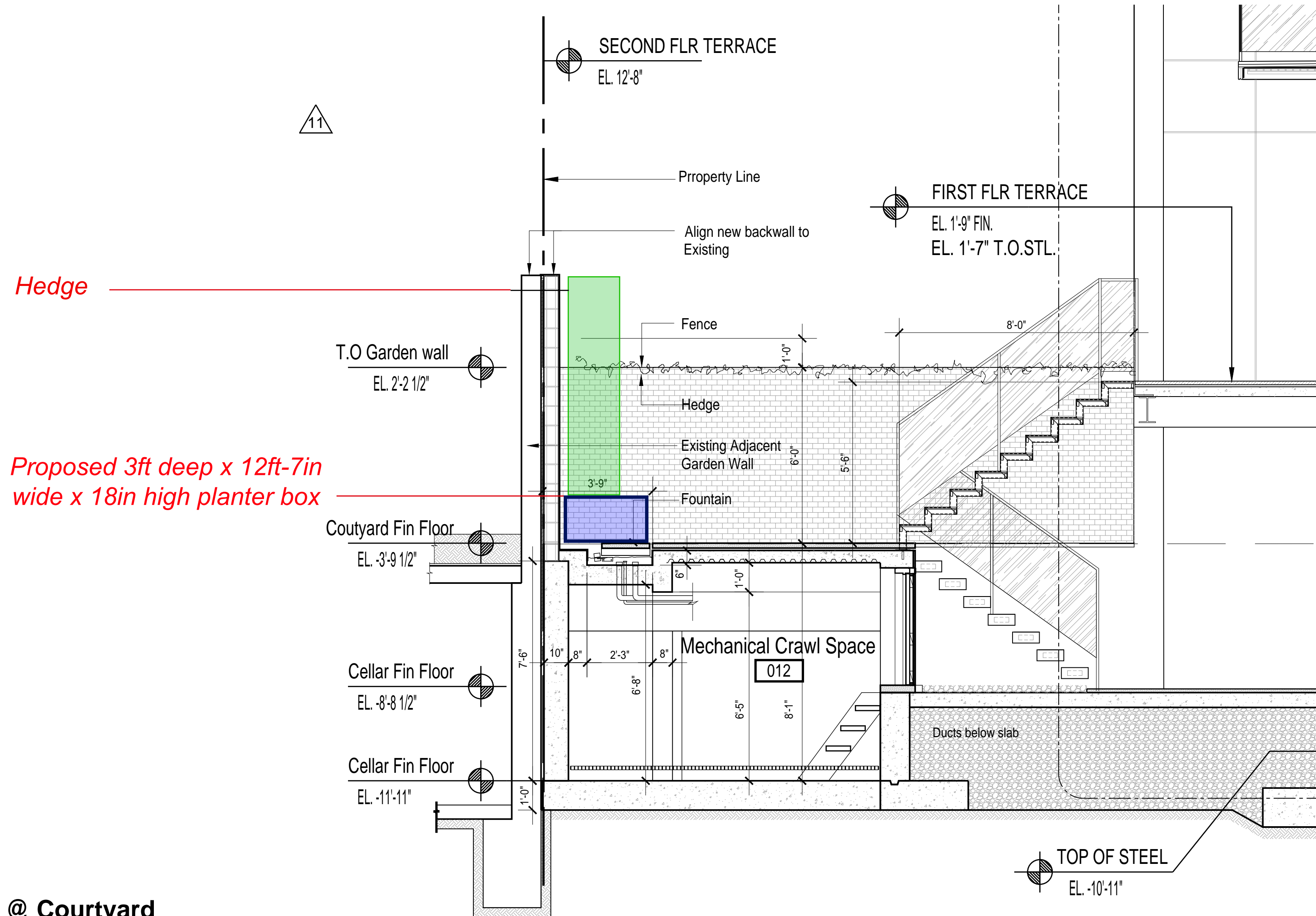
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*Removing the original sub-cellar and subterranean levels below the courtyard*

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Existing configuration and built condition

Optional solution @ Courtyard  
2019 As-Built

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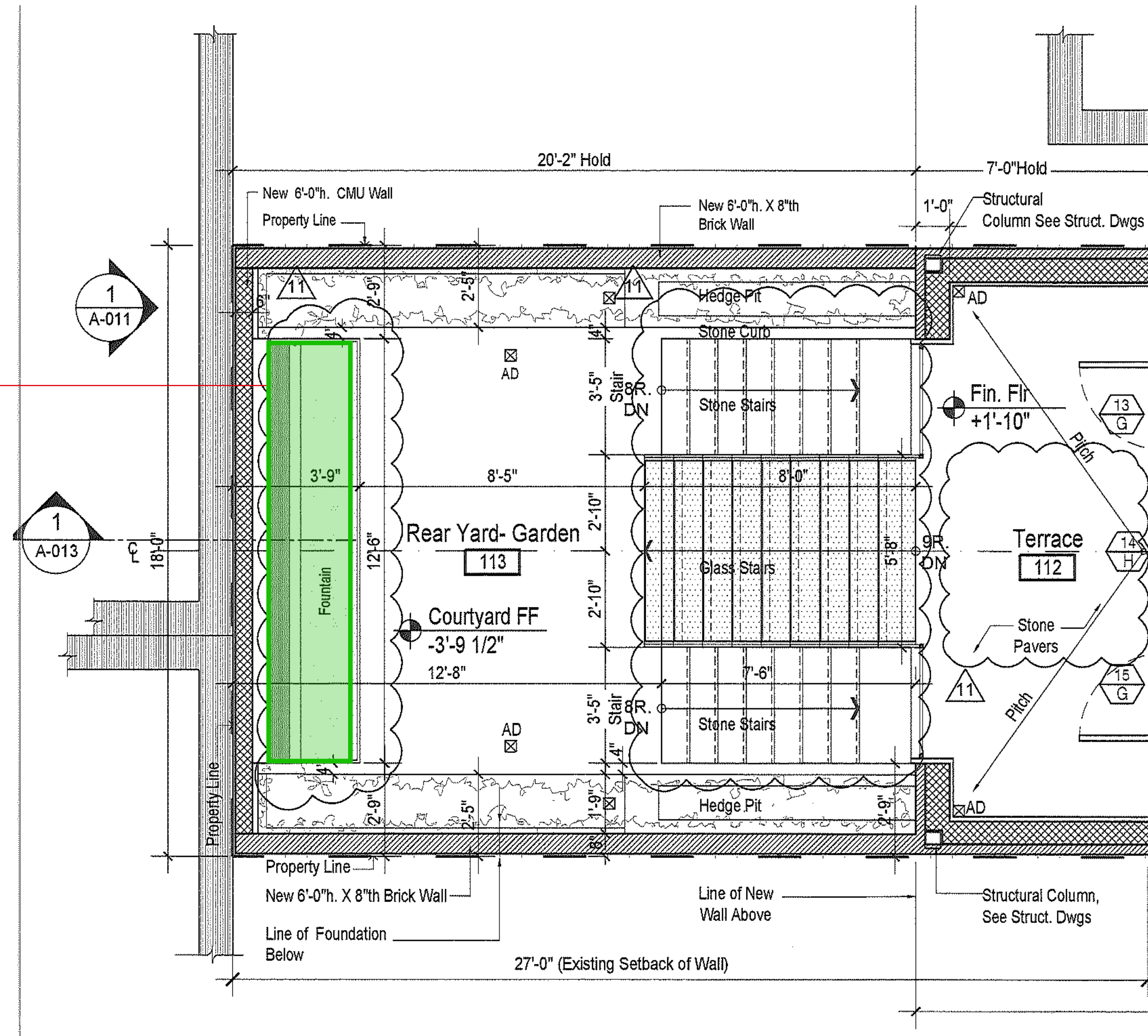
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Hedge &  
Planter



**Optional solution @ Courtyard**  
**2019 As-Built**

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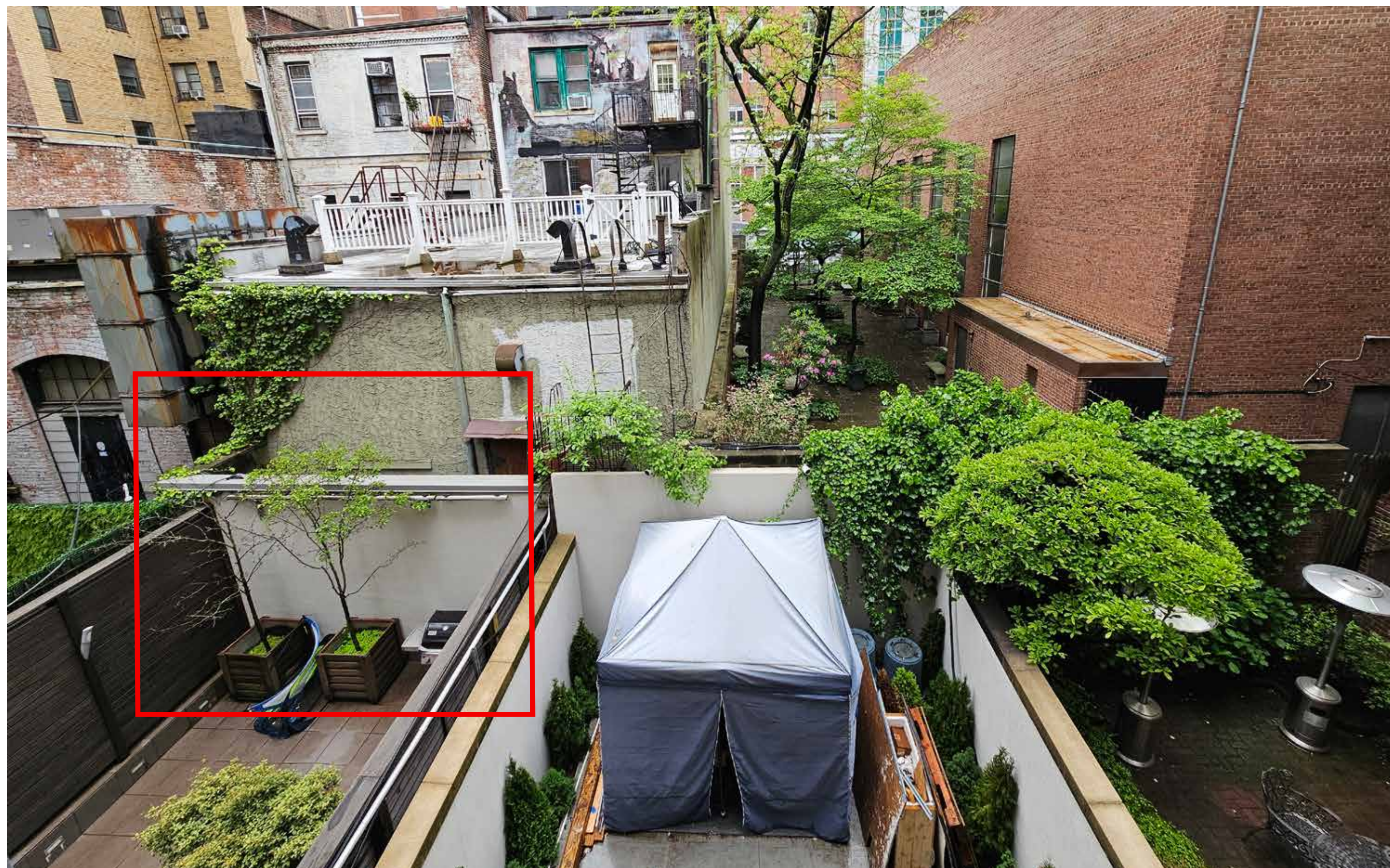
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*Existing configuration and built condition*

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**Courtyard with neighboring backyards**  
*View from second floor*

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



February 2, 2017

ISSUED TO:

Ryan Grieve  
Hyline Construction  
12718 18 Ave  
Surrey, BC V4A 1B7, 00000

Re: MISCELLANEOUS/AMENDMENTS  
LPC - 197134  
MISC 19-8315  
116 EAST 78TH STREET  
HISTORIC DISTRICT  
UPPER EAST SIDE  
Borough of Manhattan  
Block/Lot: 1412 / 164

Pursuant to Section 25 307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 12-4445 (LPC 12-3560) on September 7, 2011, approving a proposal to include demolishing the existing rear additions and existing rear façade in its entirety, and demolishing the existing rooftop addition and bulkheads; constructing a new full-height rear yard addition, featuring a brick veneer, stone lintels, sills and surrounds, and steel door and window assemblies with a dark finish, and incorporating an open setback and terrace at the 1st and 2nd floors and balconies with metal railings at the 2nd and 3rd floors; excavating beneath a portion of the rear yard adjoining the new rear yard addition and constructing a pool and access stair at the sub-cellar, and constructing a potting shed, brick garden walls and a reflecting pool and installing pavers at the rear yard; constructing a new penthouse addition, set back from the front and rear façades with terraces at the front, center and rear of the main roof, featuring a mansard-style front façade with flat-seam metal roofing and metal-clad dormers with multi-light wood casement windows, and a rear façade featuring a brick veneer, a steel door and window assembly and an awning; constructing service bulkheads with a brick veneer and installing mechanical equipment, exhaust vents and chimney extensions, railings, a skylight and a terrace at the main rooftop and the rooftop of the penthouse; and installing new decorative ironwork railings and gates and stone curbs at the areaway and decorative ironwork railings at the stoop all with a black finish; work at the East 78th Street façade, including replacing nine (9) multi-light double-hung wood windows and French doors in kind, with a dark brown painted finish, at the 2nd, 3rd and 4th floors; removing the existing altered inset panels and installing new marble panel insets between the 2nd and 3rd floors; removing the existing altered parapet and constructing a new limestone cornice and balustrade to match the original stonework; restoring the existing decorative

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ironwork grilles and re-installing them on the new metal and glass doors and window to be replaced in kind at the 1st floor, and restoring the existing decorative ironwork balcony railings at the 2nd floor, and repainting black to match existing; cleaning brick and stone masonry and repointing at loose or missing mortar joints as required to match the historic masonry; replacing the existing wall-mounted light fixtures at both sides of the primary entrance with new custom fixtures with a dark finish; and interior alterations, including excavation at the sub-cellar level, reconstruction of floor structures at select locations, and miscellaneous interior alterations building wide; Miscellaneous Amendment 13-0597 (LPC 12-8715) on April 4, 2012 to incorporate modifications to the proposal, including submitting updated DOB filing drawings, including incorporating party wall chimneys at the rear of the rooftop on the elevation and section drawings; adding limestone chimney caps at the partially visible brick bulkheads and chimneys at the front side of the rooftop; eliminating a recessed balcony at the 4th floor at the east lot-line facade; and miscellaneous interior alterations building wide; and revisions and additional work at the rear yard, including eliminating a garden shed structure and excavating additional portions of the rear yard to incorporate a revised below-grade stair well configuration, and re-grading the rear yard and installing planting beds, pavers and a skylight at a higher grade to address site drainage issues and accommodate the revised rear yard plan and access stair configurations; and constructing a masonry wall at the rear lot-line to match the height of the wall at the adjoining lot; Miscellaneous Amendment 15-4735 (LPC 15-2903) on February 27, 2014 to incorporate additional DOB filing drawings for the same scope of work; and Miscellaneous Amendment 17-1749 (LPC 16-5355) on May 19, 2015, expanding the scope of work to include removing and replacing the existing rubble wall at the south end of the west wall in lieu of underpinning; and replacing the underpinning at the east and west party walls with a liner wall; and additional sequence of work documents to support the installation of the new liner wall; modifying the architectural drawings to reflect accurate site survey information; lowering the cellar and sub-cellar floor levels 9" and 18" to accommodate additional structure and maintain usable ceiling heights; increasing the garden wall to 6'-0"; repairing and rebuilding a select area of deteriorated masonry in kind at the 5th floor east party wall; reducing the number of rooftop mechanical units; and incorporating additional DOB filing drawings in support of the modified scope of work.

Subsequently, on January 13, 2017, the Commission received a proposal for an amendment to the work approved under that permit. The proposed amendment consists of changing the architect of record; and expanding and revising the scope of work at the secondary east façade, including omitting the creation of new window openings from the scope of work; at the roof, including installing flat-seam metal in lieu of lead coated copper at the bulkhead roofs; at the rear yard, including modifying the design of the metal stair connecting the 1st floor to the rear yard; and modifying the design of the landscaping and paving; omitting the sub-cellar excavation and construction from the scope of work; and interior alterations at the cellar through 5th floors, as described in a memo, dated January 20, 2014, and as shown in existing conditions photographs and on drawings A-000.02 through A-003.02, A-010.02, A-011.02, A-013.02, A-014.02, A-030.02 through A-032.02, A-100.02 through A-104.02, and DM-100.02 through DM-106.02, dated (revised) December 10, 2016 and prepared by Marc Ackerson, RA.

Accordingly, the Commission reviewed the drawings and finds that that the work will not result in damage to or loss of any significant historic fabric; that the work will not detract from the special architectural or historic character of the building or district; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 12-4445 (LPC 12-3560) is hereby amended.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of mock-ups of new limestone and marble, pointing mortar, areaway ironwork shop drawings, and a light fixture cut sheet, prior to the commencement of work. Please contact Victor Tomanek at vtomanek@lpc.nyc.gov to schedule a site visit once samples are available for review. This permit is also contingent on the understanding

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that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original of historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Victor Tomanek at vtomanek@lpc.nyc.gov.

Victor Tomanek

cc: Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency

approval seal  
2011 initial set  
2012 amendment  
2017 amendment

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LPC Amendment Letter  
02/02/2017

116 E 78 St  
New York, NY 10075

9/16/2024 LPC Presentation

Removing the original sub-cellar and subterranean levels below the courtyard

plainspace  
architecture and design dpc

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plainspaceinc.com



# Landmarks Preservation Commission Presentation

**116 E 78th St Townhouse  
New York, NY 10075**

*September 16, 2024*

**Thank you!**

116 E 78 St  
New York, NY 10075

*9/16/2024 LPC Presentation*

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architecture and design dpc

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