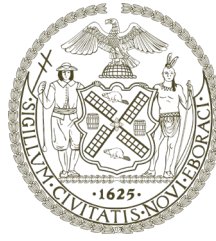


Valerie S. Mason
Chair

Ian McKnight
District Manager



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**The City of New York
Community Board 8 Manhattan**

May 22, 2026

Angie Master, Acting Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 116 East 80th Street (Individual Landmark) – A Neo-Federal style building designed by Cross & Cross and constructed in 1922-1923. Application is to request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission regarding the continuing maintenance program for the landmark in connection with a transfer of development rights pursuant to Section 75-42 of the Zoning Resolution.

Dear Acting Chair Master,

At the Full Board meeting of Community Board 8 Manhattan held on May 20, 2026, the Board approved the following resolution by a vote of 27 in favor, 15 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 116 East 80th Street is a neo-Federal style building designed by Cross & Cross and constructed in 1922-1923; and

WHEREAS 116 East 80th Street, a residence of elegant simplicity, is four stories high, with an English basement; the details of design and workmanship, the beautifully patterned brick work and the quiet accent of the white stone cornice and pediment all combine to produce a residence of unusual character and distinction; and

WHEREAS 116 East 80th Street was designated an individual landmark in 1966 (LP-0445); it is one of four remarkable contiguous individual landmarks on the south side of East 80th Street between Park Avenue and Lexington Avenue; and

WHEREAS 116 East 80th Street is the former Lewis Spencer Morris House; Lewis Spencer Morris was a descendent of Lewis Morris III who was a member of the second Continental Congress and a signer of the Declaration of Independence; and

WHEREAS under Section 75-42 of the Zoning Resolution as part of the City of Yes for Housing Opportunity the owners have entered into a transfer of development rights (2,405 sq. ft.) with the developers of a nearby proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the transfer of development rights will preserve the existing floor area of the house and preclude any additions to it; and

WHEREAS the proposed restoration scope for 116 East 80th Street includes minimizing the visibility of the existing conduit above the primary entrance, repairing an area of missing brick adjacent to the conduit with new brick to match the existing brick, and patching of existing brick and limestone as necessary if conduit removal is feasible, at the time of window replacement, paint windows and surround to match historic two-color finish; and

WHEREAS the applicant reviewed all existing conditions at all three elevations; the house is in excellent condition, except for the conduit above the primary entrance, due to a careful recent restoration by the owner; and

WHEREAS the Continuing Maintenance Plan (CMP) will include an inspection every 10 years and will include all portions of the existing envelope as well as inspecting for structural integrity; the applicant proposes 10% of the consideration (dollar amount) for the transfer to a CMP; and

WHEREAS although the Transfer of Development Rights does not sit within the formal purview of the Committee, the Committee pointed out the difficulty of weighing the transfer against the potential development to which the rights are to be transferred without information concerning the nature and potential appearance of the receiving project; and

WHEREAS the Committee is particularly concerned because 159 and 161 East 78th Street, an application heard last month, have applied for the transfers of their development rights pursuant to Section 75-42 of the Zoning Resolution — the receiving site is also the proposed development at the southeast corner of 79th Street and Lexington Avenue; and

WHEREAS the Committee cannot ignore the consequences of a transfer to a receiving site; the receiving site is adjacent to the historic district; and

WHEREAS owners of landmarked buildings are already legally obligated under the 1965 Landmarks Law to maintain their properties “in good repair”; and

WHEREAS the Committee recommends that a mechanism be established so that the proposed development at the receiving site can be reviewed as part of a 75-42 application;

THEREFORE BE IT RESOLVED THAT this application is **DISAPPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member, 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Honorable Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District