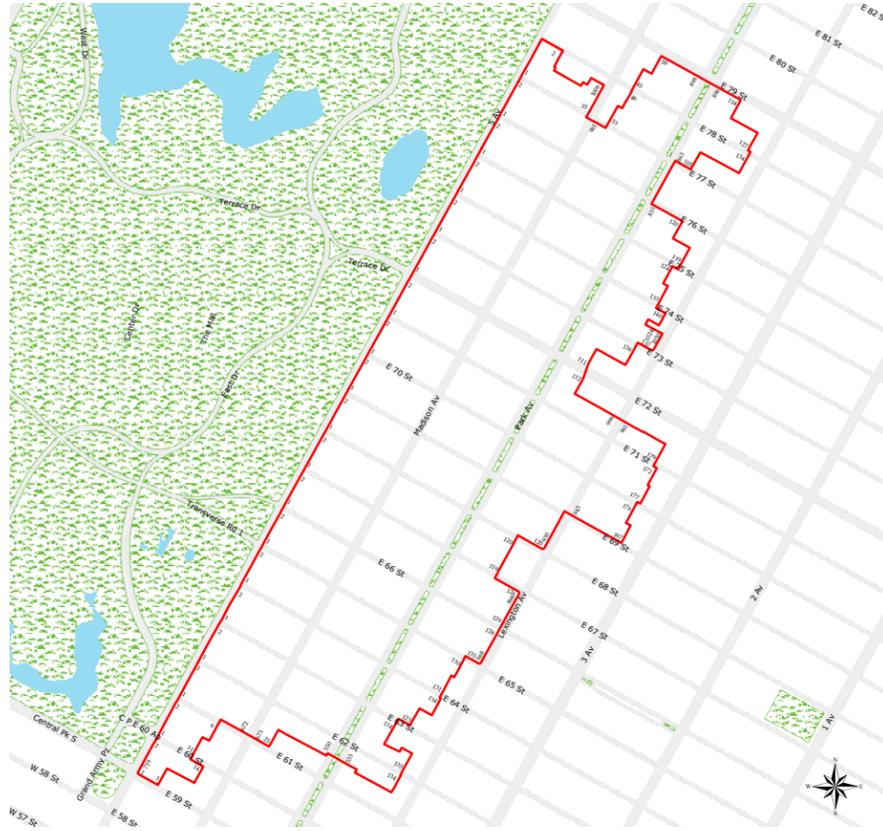
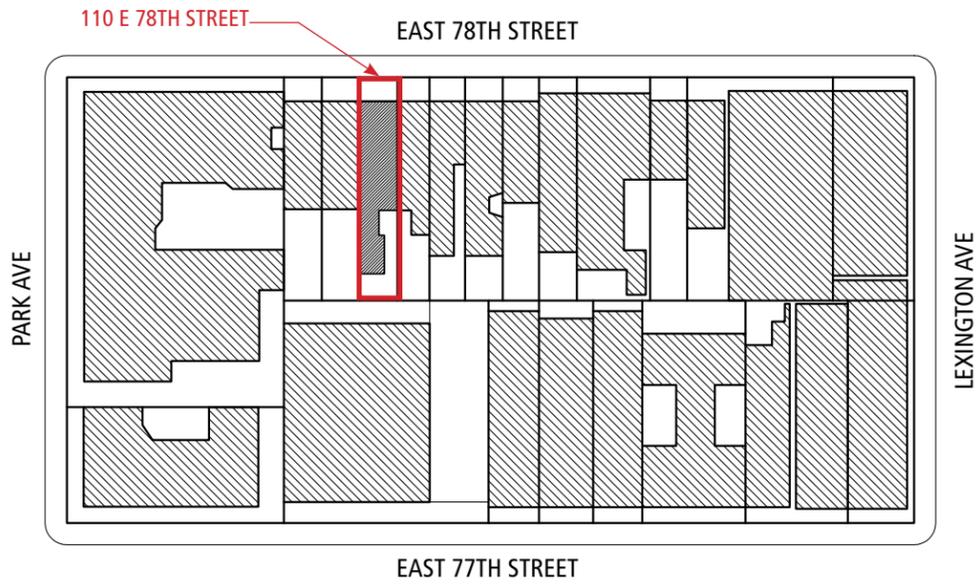


1. GENERAL PROJECT INFORMATION

HISTORICAL DISTRICT MAP UPPER EAST SIDE



SOURCE: WWW.NYC.GOV/LANDMARKS



ADDRESS: 110 EAST 78TH STREET
DATE BUILT: 1879 - 1880
ORIGINAL ARCHITECT: R. H. BUCKLEY



110 E 78TH STREET - FRONT FACADE, CIRCA 1940



110 E 78TH STREET - FRONT FACADE, CIRCA 1980

2. PANORAMIC VIEWS AT EAST 78TH STREET



EAST

PANORAMIC VIEW OF THE 78TH STREET (SOUTH SIDE)

WEST



WEST

PANORAMIC VIEW OF THE 78TH STREET (NORTH SIDE)

EAST

3. FRONT FACADE HISTORICAL RESEARCH

HISTORICAL DATA

EAST 78TH STREET BETWEEN PARK AVENUE & LEXINGTON AVENUE

ORIGINALLY, BOTH SIDES OF THIS BLOCK WERE LINED WITH HANDSOME ONE-FAMILY BROWNSTONE DWELLINGS WHICH WERE BUILT BETWEEN THE 1860s AND 1880s. THEY WERE BUILT IN ITALIANATE AND NEO-GREC STYLES IN SEVERAL ROWS BY DEVELOPERS AND BUILDERS WHO SOON SOLD THEM TO NEW OWNERS. MANY HAVE BEEN EITHER PARTIALLY OR TOTALLY ALTERED IN ACCORDANCE WITH LATER, MORE FASHIONABLE STYLES, BUT A FEW RETAIN THEIR ORIGINAL APPEARANCE AND OTHERS STILL HAVE MUCH DETAIL AT THE UPPER FLOORS AND THEIR CORNICES. ALTHOUGH SOME BUILDINGS HAVE HAD ONE OR TWO STORIES ADDED, SUCH ADDITIONS WERE USUALLY RECESSED BEHIND THE CORNICE LINES, AND THE ENTIRE BLOCK IS OF DOMESTIC SCALE AND APPEARANCE. NOS 106 AND 110, WHICH WERE BUILT IN 1879, BOTH ORIGINALLY HAD BROWNSTONE STOOPS WHICH HAVE BEEN REMOVED ALTHOUGH THE UPPER FLOORS ARE UNCHANGED AND THE ORIGINAL CORNICE SURVIVE.

110 EAST 78TH STREET TOWNHOUSE

ERECTED: 1879-80

ARCHITECT: R. W. BUCKLEY FOR THOMAS BENNET (OWNER)

STYLE: NEO-GREC

ELEMENTS: FOUR-STORY RESIDENCE; BROWNSTONE FACING; ENTRANCE AT GROUND LEVEL; A BROAD BELT COURSE WITH A WATER TABLE EXTENDS ACROSS THE FACADE AT THE LEVEL OF THE PARLOR FLOOR AND JUST ABOVE IT ARE THREE FULL LENGTH WINDOWS; ALL WINDOWS HAVE ONE-OVER-ONE SASH; MODILLIONED AND BRACKETED ROOF CORNICE.

ALTERATIONS: 1927 - STOOP REMOVED, NEW ENTRANCE MADE THROUGH BASEMENT, INTERIOR ALTERATIONS BY HENRY S. LION FOR JENNIE M. NATHAN.

HISTORY: BUILT AS ONE OF A GROUP OF THREE HOUSES (Nos. 106-110). BETWEEN 1907 AND 1930 THE HOUSE WAS OWNED BY P.WILLIAM AND JENNIE M. NATHAN. THE WELL-KNOWN WRITER AND EDITOR JOEL ELIAS SPINGARN (1875-?) OWNED AND OCCUPIED THE HOUSE FROM 1935 TO 1957.

SOURCE: LPC UPPER EAST SIDE HISTORICAL DISTRICT DESIGNATION REPORT - VOLUME I - 1981 PAGES 870 & 873



110 E 78TH STREET - FRONT FACADE (EXISTING CONDITIONS)



110 E 78TH STREET - UPPER LEVELS (EXISTING CONDITIONS)



110 E 78TH STREET - ENTRY LEVEL (EXISTING CONDITIONS)

4. FRONT FACADE WORK



FRONT FACADE (SIDEWALK LEVEL) - EXISTING

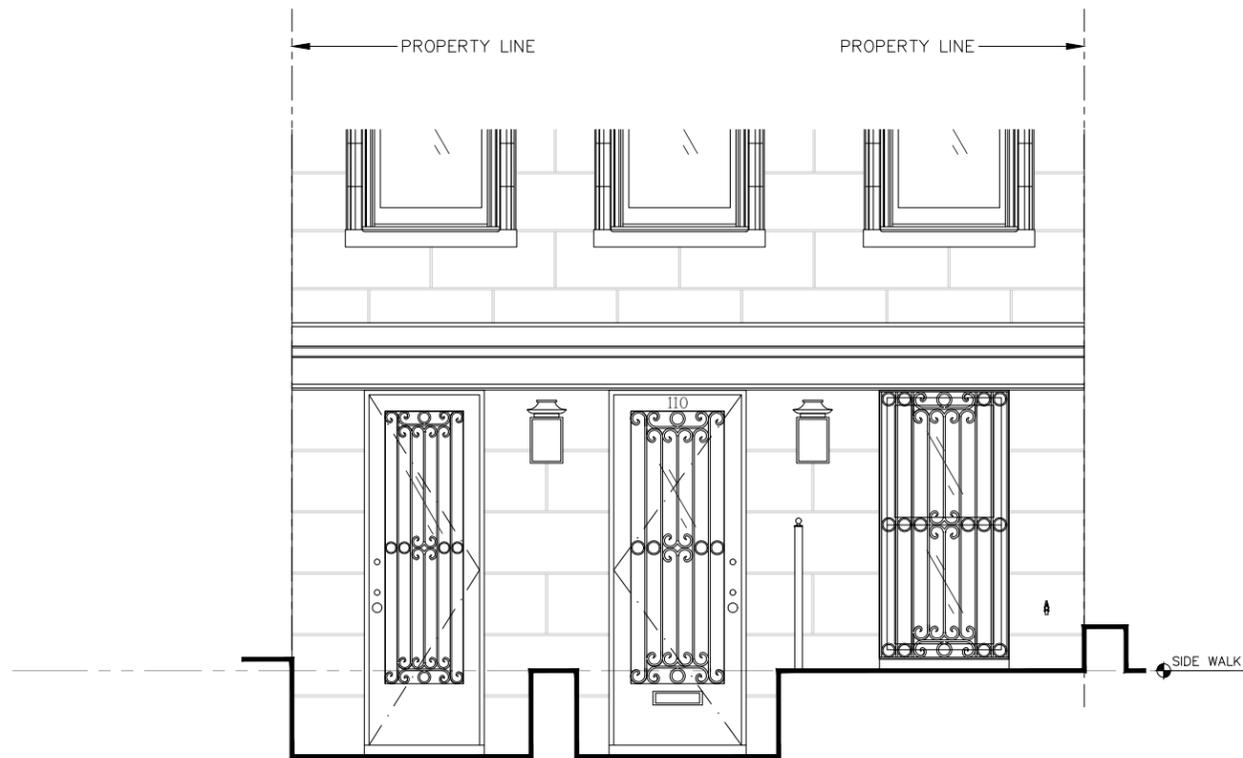
FRONT FACADE (SIDEWALK LEVEL) - PROPOSED



FRONT FACADE & SECTION (FRONT AREAWAY LEVEL) - EXISTING



FRONT FACADE & SECTION (FRONT AREAWAY LEVEL) - PROPOSED



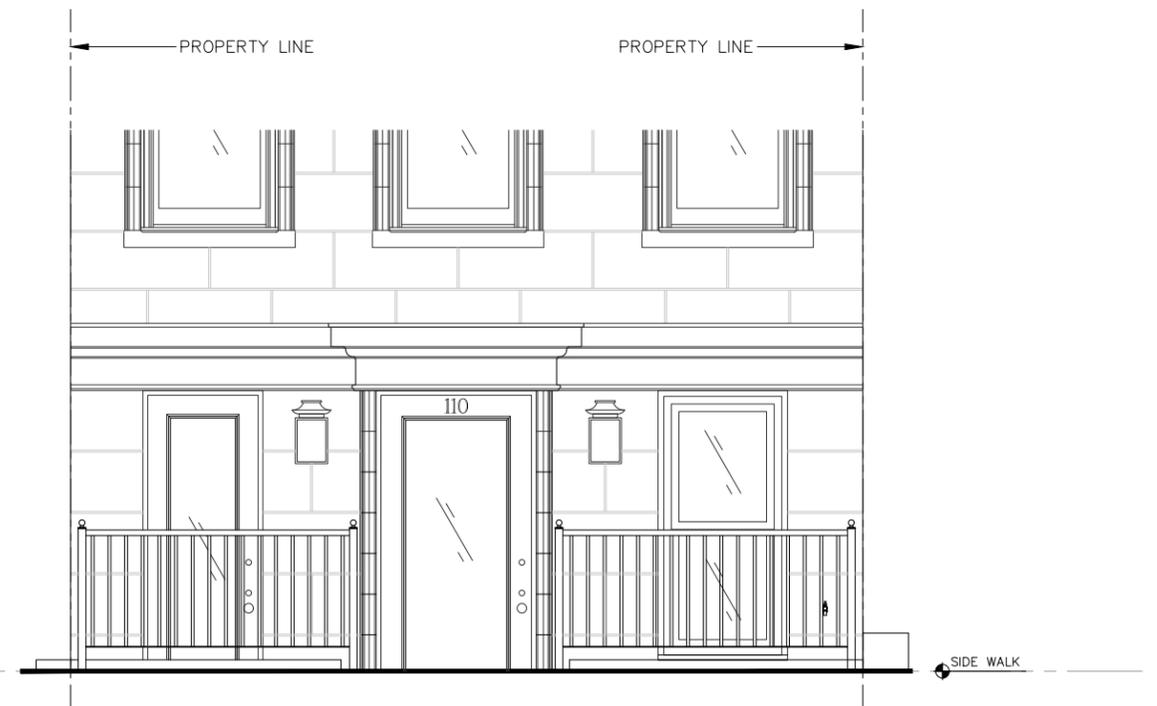
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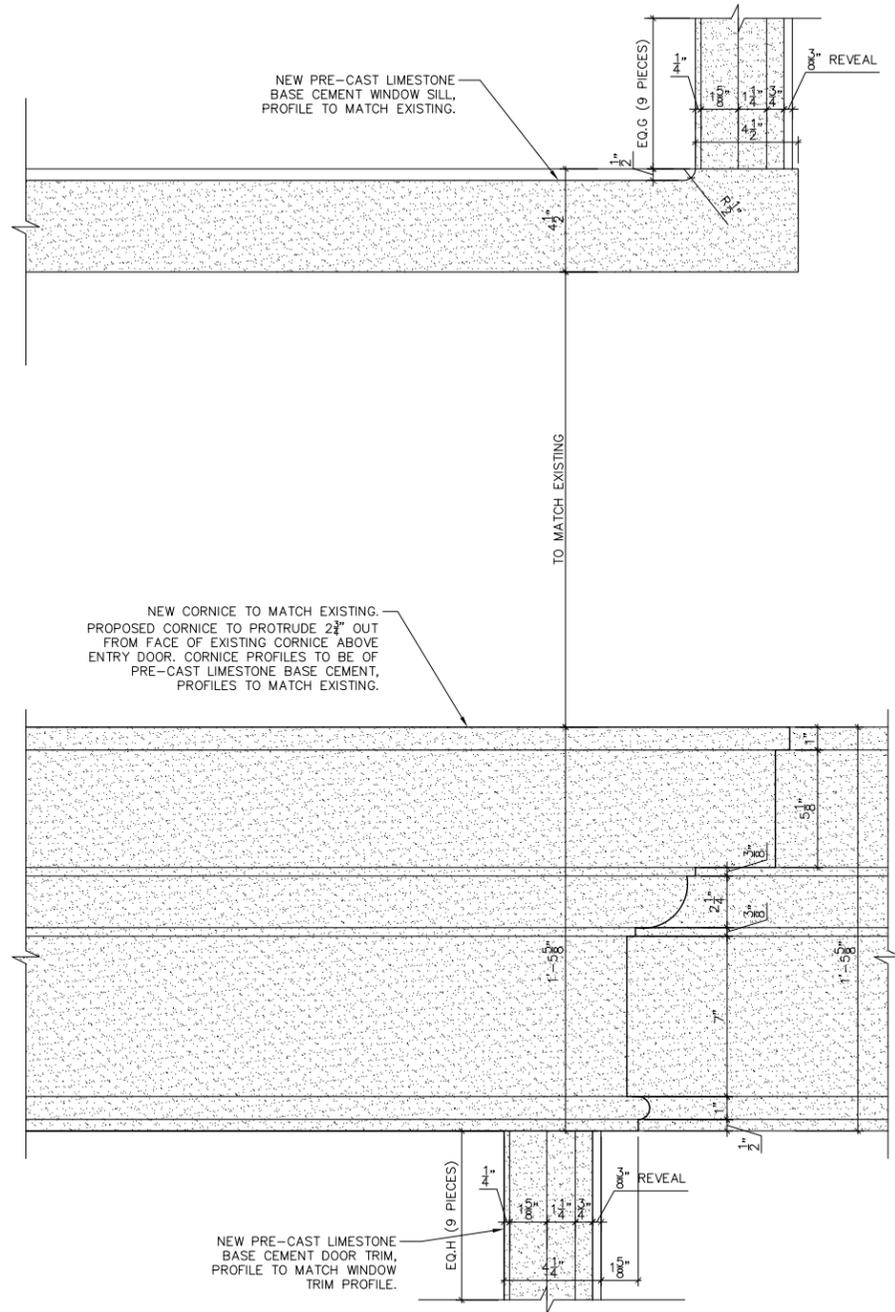
FRONT FACADE (AREAWAY LEVEL) - PROPOSED



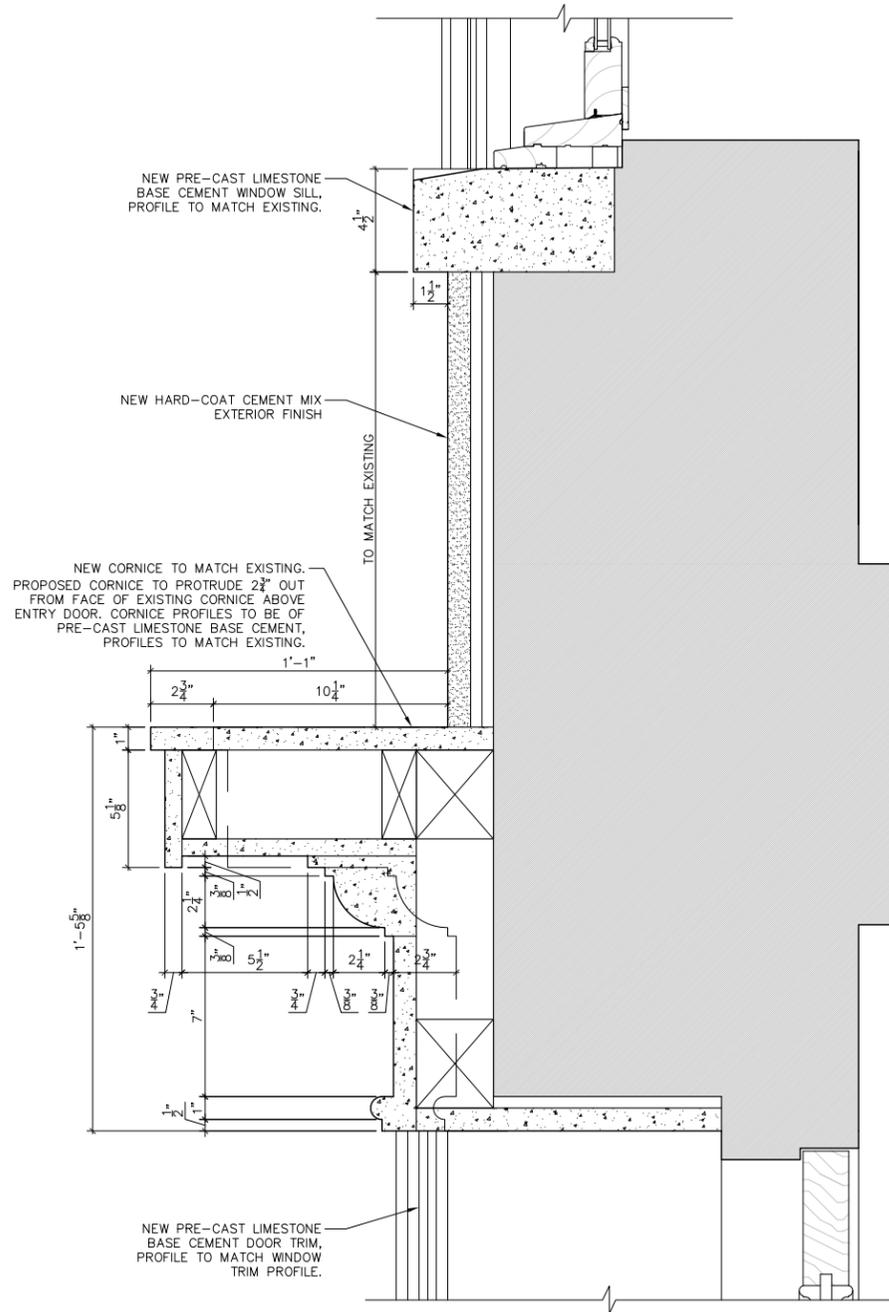
FRONT FACADE (SIDEWALK LEVEL) - EXISTING



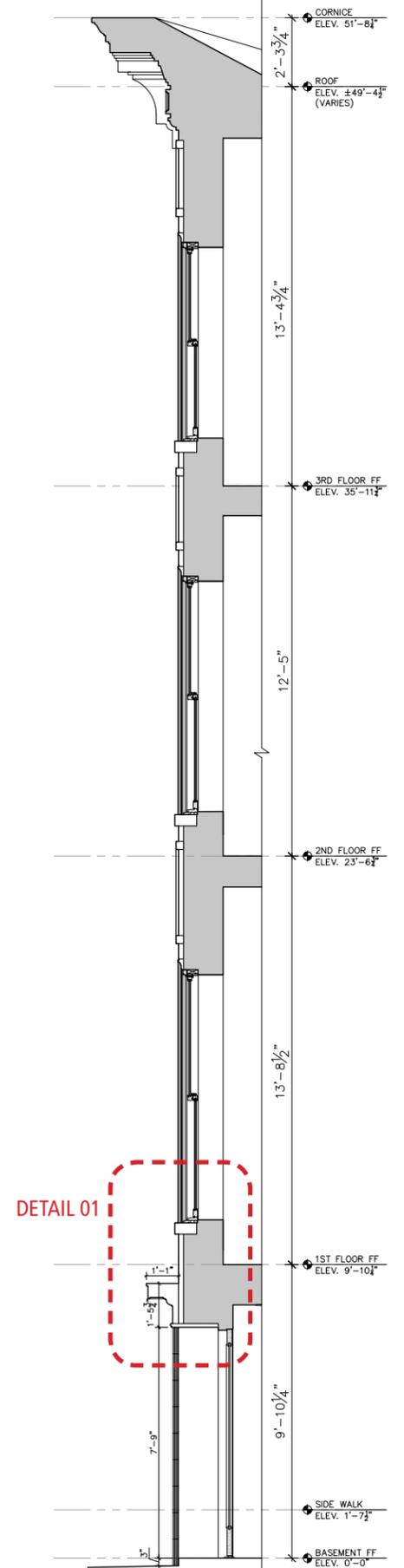
FRONT FACADE (SIDEWALK LEVEL) - PROPOSED



DETAIL 01 (ELEVATION)

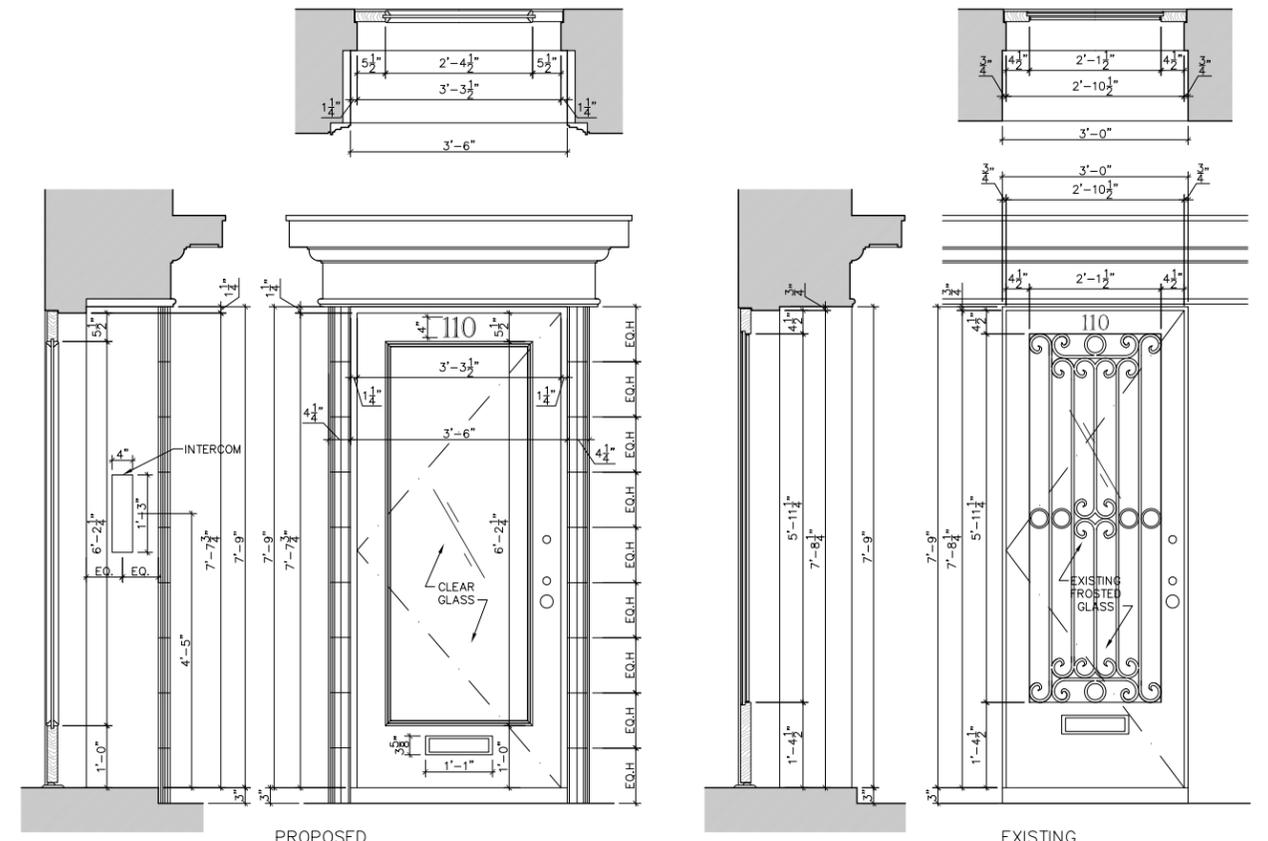


DETAIL 01 (SECTION)



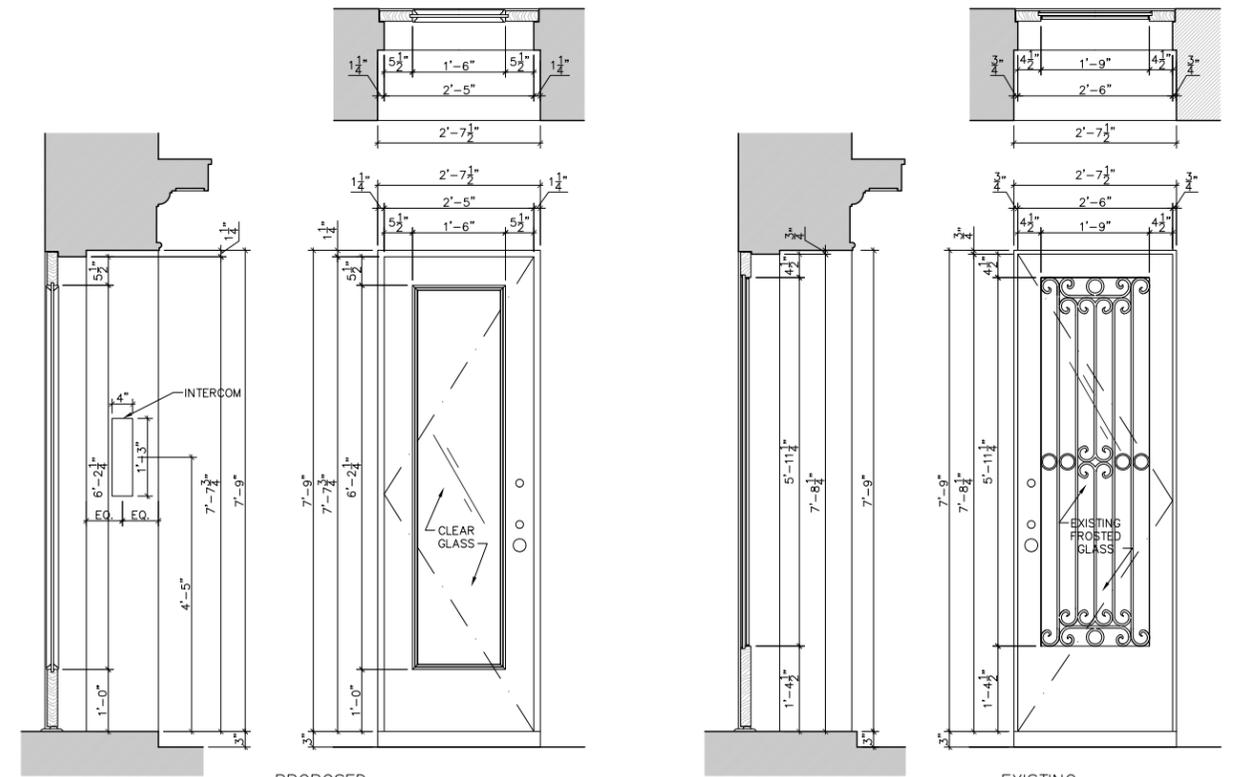
TRIM DETAILS - BASEMENT FLOOR

5. FRONT DOORS REPLACEMENT



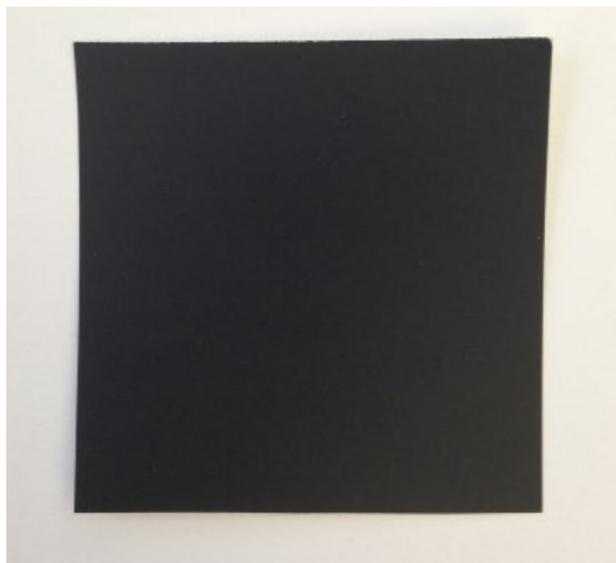
PROPOSED
WOOD DOOR W/ CLEAR GLASS PANEL
PAINTED BLACK — BENJAMIN MOORE READY MIX BLACK
*DOOR BARS TO BE REMOVED

BASEMENT FLOOR - DOOR 102



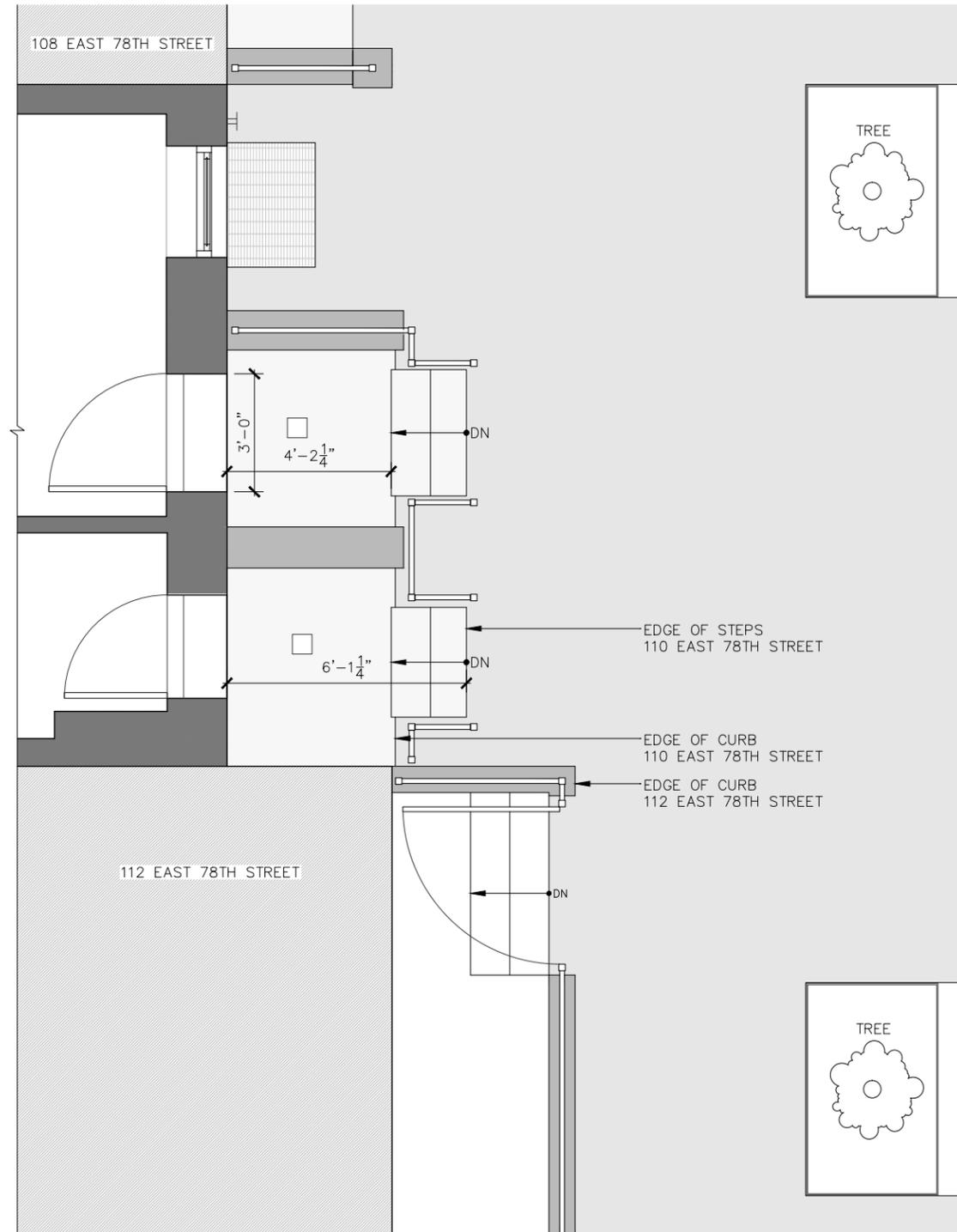
PROPOSED
WOOD DOOR W/ CLEAR GLASS PANEL
PAINTED BLACK — BENJAMIN MOORE READY MIX BLACK
*DOOR BARS TO BE REMOVED

BASEMENT FLOOR - DOOR 101



PAINT COLOR SAMPLE TO BE USED ON DOORS (EXTERIOR) & IRONWORK

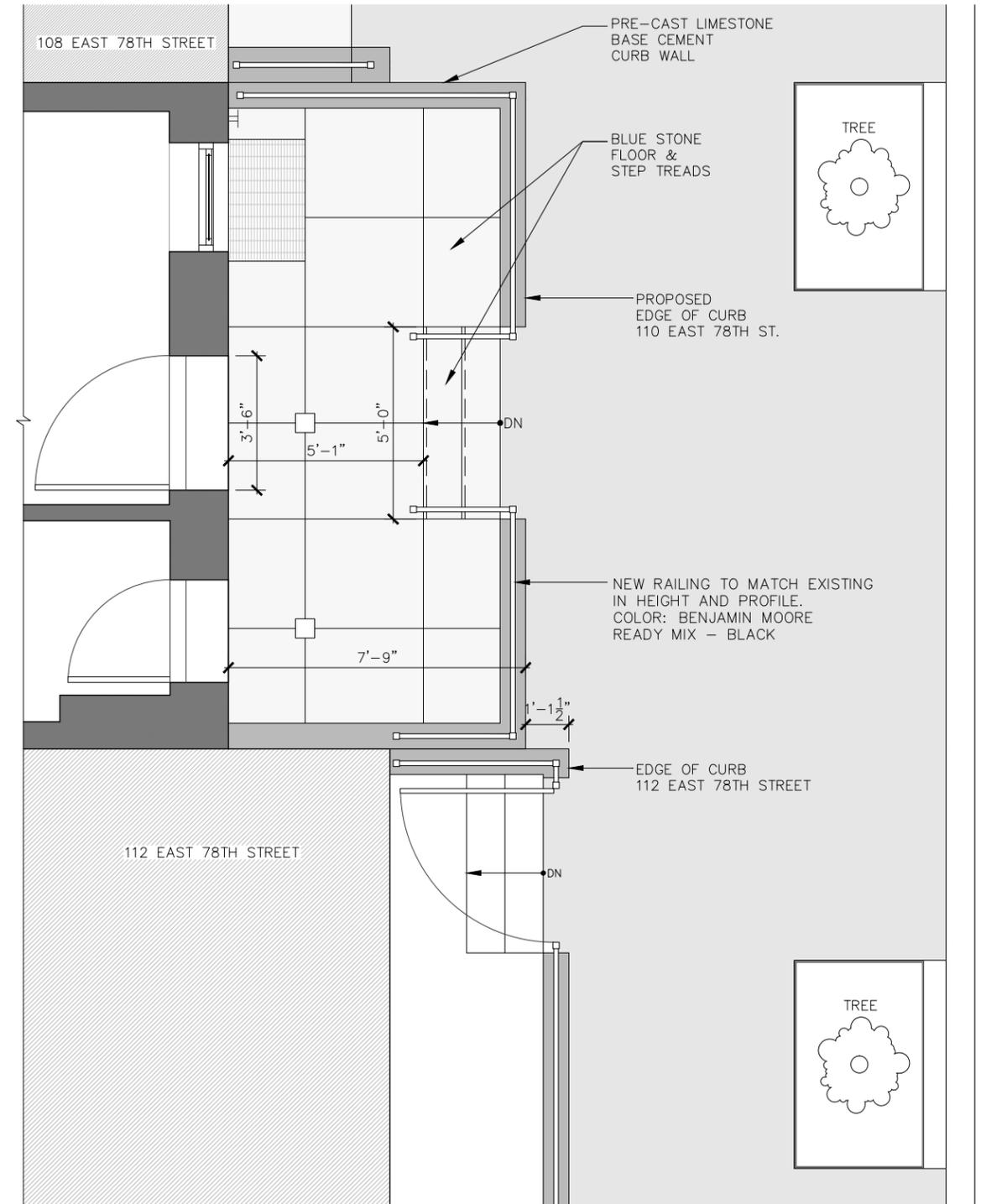
6. FRONT AREAWAY EXTENSION



FRONT AREAWAY - EXISTING

- AREA OF SIDEWALK PAVEMENT
- CURB WALL AT FRONT YARD
- AREA OF FRONT COURTYARD (LOWER THAN SIDEWALK LEVEL)

EAST 78TH STREET



FRONT AREAWAY - PROPOSED

EAST 78TH STREET





VIEW OF EAST 78TH STREET SIDEWALK (SOUTH-EAST) - EXISTING

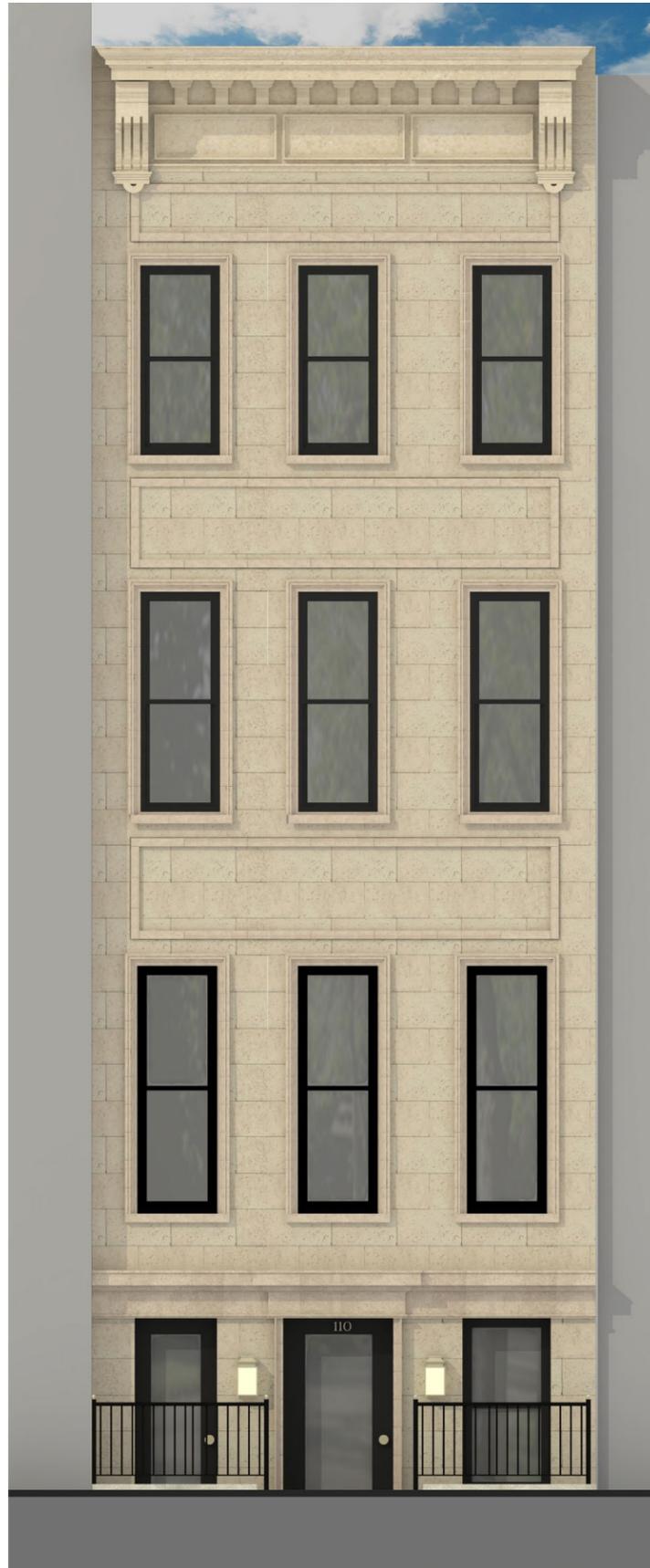


VIEW OF EAST 78TH STREET SIDEWALK (SOUTH-EAST) - PROPOSED

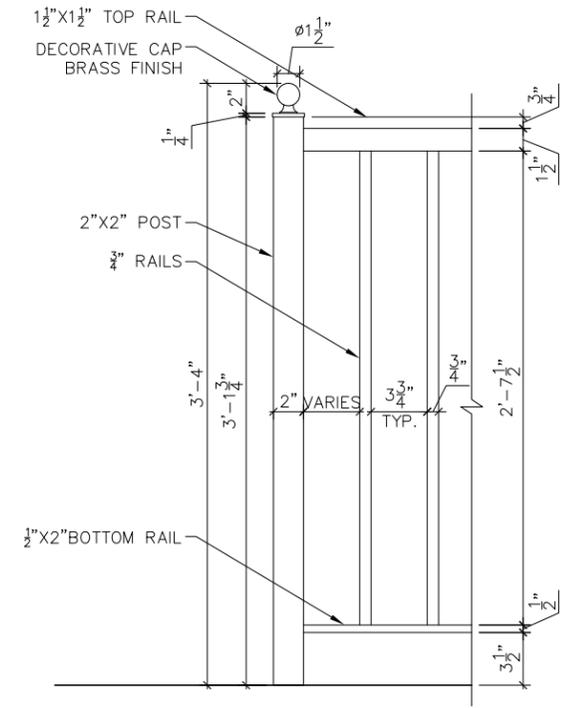
7. RENDERINGS & RAILING DETAIL



FRONT FACADE (FRONT AREAWAY LEVEL) - PROPOSED



FRONT FACADE (SIDEWALK LEVEL) - PROPOSED



RAILING DETAIL - PROPOSED RAILING TO MATCH EXISTING (PAINTED BLACK - BENJAMIN MOORE - READY MIX - BLACK)



FRONT AREAWAY - PROPOSED