Landmarks Preservation Commission
April 18, 1968, Number 2
LP-021

157 EAST 78TH STREET HOUSE, Borough of Manhattan. Completed 1861.

Landmark Site: Borough of Manhattan Tax Map Block 1413, Lot 24.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 157 East 78th Street House and the proposed designation of the related Landmark Site. (Item No. 40). The hearing had been duly advertised in accordance with the provisions of law. Two witnesses spoke in favor of designation. There were no speakers in opposition to designation. The Commission has been informed that the owner of 157 East 78th Street favors the proposed designation.

DESCRIPTION AND ANALYSIS

There is a charm and sparkle in the appearance of this four-story red brick house with painted stone trim at 157 East 78th Street. Standing next to two other similar row houses and sharing a party wall with its easterly neighbor, this residence and its adjacent dwellings were built from one set of architectural drawings and specifications in 1861. They are in the vernacular of the period and reveal an Italianate influence in the style of the windows and especially in the modillions and ornate brackets of the cornice, crowning the residence. In uniformity of size and quality of design, this House and its adjoining neighbors to the East add color, character and dignity to Seventy-eighth Street.

A narrow areaway two steps down from the sidewalk separates the building from the property line. The recessed paneled entrance door on the ground floor is enframed by an arched and gabled brick entranceway slightly Gothic in character. At the second floor level a stone band course, which continues on into the two adjacent houses serves as a sill for the floor length French door at this level. The plain lintels of the first and second floor and the cap-molded lintels of the third floor windows are identical in the three houses as is the impressive cornice which adorns this residence at the roof line. At a later date a fourth floor was added, having a slate-covered Mansard roof with three pedimented dormer windows which complements the residence.

John Turner, painter, purchased the three lots at 157, 159 and 161 East 78th Street in 1860 for $500 apiece. The houses were constructed by Henry Armstrong, a builder, who erected eleven houses on this street. In the tax assessment book for 1861, the owners were listed as Turner & Armstrong and the house was assessed for $1,800. Number 157 was bought in 1863 by Henry Shaw for $4,000, and the conveyance carried the notation that "Easterly wall of house on said lot being party wall."

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 157 East 78th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the 157 East 78th Street House is an admirable example of mid-Nineteenth Century residential brick architecture, that it was constructed in the vernacular of the period, with Italianate influence, that this row house has dignity and individual character and that it lends refinement to the street and to the neighborhood.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 157 East 78th Street House, Borough of Manhattan and designates Tax Map Block 1413, Lot 24, Borough of Manhattan, as its Landmark Site.
159 EAST 78TH STREET HOUSE, Borough of Manhattan. Completed 1861.

Landmark Site: Borough of Manhattan Tax Map Block 1413, Lot 124.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 159 East 78th Street House and the proposed designation of the related Landmark Site. (Item No. 41). Two witnesses spoke in favor of designation. The Commission continued the public hearing until December 27, 1966 (Item No. 14). At that time no speakers appeared to testify. Both hearings were duly advertised in accordance with the provisions of law. There were no speakers in opposition to designation at either meeting. The owner of 159 East 78th Street has indicated to the Commission that he is glad to have his property designated.

DESCRIPTION AND ANALYSIS

There is a charm and sparkle in the appearance of this three-story red brick house with painted stone trim at 159 East 78th Street. Standing between two other similar row houses and sharing party walls with its neighbors, this residence and its adjacent dwellings were built from one set of architectural drawings and specifications in 1861. They are in the vernacular of the period and reveal an Italianate influence in the style of the windows and especially in the modillions and ornate brackets of the cornice, crowning the residence. In uniformity of size and quality of design, this House and its adjoining neighbors add color, character and dignity to Seventy-eighth Street.

A narrow areaway three steps down from the sidewalk separates the building from the property line. The slightly recessed paneled entrance door on the ground floor is enframed and enriched by a heavy rope molding. At the second floor level a stone band course, which continues on into the two adjacent houses, serves as a sill for the floor length French doors at this level. The plain lintels of the first and second floors and the cap-molded lintels of the third floor windows are identical in the three houses as is the impressive cornice which adorns this residence at the roof line.

John Turner, painter, purchased the three lots at 157, 159, and 161 East 78th Street in 1860 for $500 apiece. The houses were constructed by Henry Armstrong, a builder, who erected eleven houses on this street. In the tax assessment book for 1861, the owners were listed as Turner & Armstrong and the House was assessed for $1,800. Number 159 was bought that same year by Enoch George Myers for $4,000, and the conveyance carried the notation that "Both side walls of house on said lot being party walls."

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 159 East 78th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the 159 East 78th Street House is an admirable example of mid-Nineteenth Century residential brick architecture, that it was constructed in the vernacular of the period, with Italianate influence, that this row house has dignity and individual character and that it lends refinement to the street and to the neighborhood.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 159 East 78th Street House, Borough of Manhattan and designates Tax Map Block 1413, Lot 124, Borough of Manhattan, as its Landmark Site.
Landmarks Preservation Commission
April 18, 1968, Number 4
LP-0423

161 EAST 78TH STREET HOUSE, Borough of Manhattan. Completed 1861.

Landmark Site: Borough of Manhattan Tax Map Block 1413, Lot 25.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 161 East 78th Street House and the proposed designation of the related Landmark Site. (Item No. 12). The hearing had been duly advertised in accordance with the provisions of law.

Two witnesses spoke in favor of designation. There were no speakers in opposition to designation. The owners of the 161 East 78th Street House have indicated to the Commission that they would be pleased to have their house designated.

DESCRIPTION AND ANALYSIS

There is a charm and sparkle in the appearance of this three-story red brick house with painted stone trim at 161 East 78th Street. Standing at the eastern end of two other similar row houses and sharing party walls with its neighbors, this residence and its adjacent dwellings to the west were built from one set of architectural drawings and specifications in 1861. They are in the vernacular of the period and reveal an Italianate influence in the style of the windows and especially in the modillions and ornate brackets of the cornice, crowning the residence. In uniformity of size and quality of design, this House and its adjoining neighbors add color, character and dignity to Seventy-eighth Street.

A narrow areaway three steps down from the sidewalk separates this building from the property line. The deeply recessed paneled entrance door on the ground floor is enframed and enriched by plain stone pilasters and cornice-slab. At the second floor level a stone band course, which continues on into the two adjacent houses to the west, serves as a sill for the floor length steel French doors at this level. The plain lintels of the first and second floors and the cap-molded lintels of the third floor windows are identical in the three houses as is the impressive cornice which adorns this residence at the roof line.

John Turner, painter, purchased the three lots at 157, 159, and 161 East 78th Street in 1860 for $500 apiece. The houses were constructed by Henry Armstrong, a builder, who erected eleven houses on this street. In the tax assessment book for 1861, the owners were listed as Turner & Armstrong, and the House was assessed for $1,800. Number 161 was bought that same year by Charles C. Wempley for $4,000, and the conveyance carried the notation that "both side walls of house on said lot being party walls."

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 161 East 78th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the 161 East 78th Street House is an admirable example of mid-Nineteenth Century residential brick architecture, that it was constructed in the vernacular of the period, with Italianate influence, that this row house has dignity and individual character, and that it lends refinement to the street and to the neighborhood.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 161 East 78th Street House, Borough of Manhattan and designates Tax Map Block 1413, Lot 25, Borough of Manhattan, as its Landmark Site.
Landmarks Preservation Commission  
April 18, 1968, Number 5  
LP-0244

163-165 EAST 78TH STREET HOUSE, Borough of Manhattan. Completed 1861.

Landmark Site: Borough of Manhattan Tax Map Block 1413, Lot 26.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 163-165 East 78th Street House and the proposed designation of the related Landmark Site. (Item No. 43). The hearing had been duly advertised in accordance with the provisions of law. Two witnesses spoke in favor of designation. There were no speakers in opposition to designation. The Commission has been informed that the owner of the 163-165 East 78th Street House favors the proposed designation.

DESCRIPTION AND ANALYSIS

Subdued charm and warm mellowness pervade these three-story red brick houses with painted stone trim at 163 and 165 East 78th Street. Standing next to three other row houses and sharing a party wall with their neighbors, these two residences and the adjacent dwellings to the west were built with modifications from one set of architectural drawings and specifications in 1861. They are in the vernacular of the period and reveal an Italianate influence in the style of the windows and especially in the modillions and ornate brackets of the cornice, which crowns these residences. In uniformity of size and quality of design these houses, and their three adjoining neighbors, add color, character and dignity to Seventy-eighth Street.

Two steps down from the sidewalk, a wide areaway, enclosed by a low retaining wall with a shoulder high iron picket fence, separates the buildings from the property line. This partially landscaped enclosure adds a sense of privacy and another dimension to the dwellings. The plain lintels of the first and second floors and the cap-molded lintels of the third floor windows are identical in all the houses, as is the impressive cornice which adorns them at the roof line. At the second floor level, in both houses, a continuous stone band course serves as a sill for the floor length French doors. An unusual feature of these two houses is that this same type of wide muntined French doors with a handsome low railing is also repeated at the third floor. The penthouse on the fourth floor is a Twentieth Century addition and sits back several feet from the wall line of the buildings.

John Turner, painter, purchased the two lots at 163 and 165 East 78th Street in 1860 for $500 apiece. The houses were constructed by Henry Armstrong, a builder, who erected eleven houses on this street. In the tax assessment book for 1861, the owners were listed as Turner & Armstrong, and the houses were assessed for $1,500. Number 163 was bought in 1865 by Mary Jane Maguaran, for $4,400, and John McGrath purchased Number 165 for $4,200 in 1864.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 163-165 East 78th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, 163-165 East 78th Street are admirable examples of mid-Nineteenth Century residential brick architecture, that they were constructed in the vernacular of the period with Italianate influence, that these row houses have dignity, individual character and charm and that they lend refinement to the street and to the neighborhood.

Accordingly, pursuant to the provisions of Chapter 3-A of the Charter of the City of New York and Chapter 3-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 163-165 East 78th Street House, Borough of Manhattan and designates Tax Map Block 1413, Lot 26, Borough of Manhattan, as its Landmark Site.
Landmarks Preservation Commission
April 18, 1968, Number 5
LP-024

163-165 EAST 78TH STREET HOUSE, Borough of Manhattan. Completed 1861.

Landmark Site: Borough of Manhattan Tax Map Block 1413, Lot 26.

On November 10, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 163-165 East 78th Street House and the proposed designation of the related Landmark Site. (Item No. 13). The hearing had been duly advertised in accordance with the provisions of law. Two witnesses spoke in favor of designation. There were no speakers in opposition to designation. The Commission has been informed that the owner of the 163-165 East 78th Street House favors the proposed designation.

DESCRIPTION AND ANALYSIS

Subdued charm and warm mellowness pervade these three-story red brick houses with painted stone trim at 163 and 165 East 78th Street. Standing next to three other row houses and sharing a party wall with their neighbors, these two residences and the adjacent dwellings to the west were built with modifications from one set of architectural drawings and specifications in 1861. They are in the vernacular of the period and reveal an Italianate influence in the style of the windows and especially in the modillions and ornate brackets of the cornice, which crowns these residences. In uniformity of size and quality of design these houses, and their three adjoining neighbors, add color, character and dignity to Seventy-eighth Street.

Two steps down from the sidewalk, a wide areaway, enclosed by a low retaining wall with a shoulder high iron picket fence, separates the buildings from the property line. This partially landscaped enclosure adds a sense of privacy and another dimension to the dwellings. The plain lintels of the first and second floors and the cap-molded lintels of the third floor windows are identical in all the houses, as is the impressive cornice which adorns them at the roof line. At the second floor level, in both houses, a continuous stone band course serves as a sill for the floor length French doors.

An unusual feature of these two houses is that this same type of wide muntined French doors with a handsome low railing is also repeated at the third floor. The penthouse on the fourth floor is a Twentieth Century addition and sits back several feet from the wall line of the buildings.

John Turner, painter, purchased the two lots at 163 and 165 East 78th Street in 1860 for $500 apiece. The houses were constructed by Henry Armstrong, a builder, who erected eleven houses on this street. In the tax assessment book for 1861, the owners were listed as Turner & Armstrong, and the houses were assessed for $1,500. Number 163 was bought in 1865 by Mary Jane Maguaran, for $4,400, and John McGrath purchased Number 165 for $4,200 in 1864.

FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 163-165 East 78th Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, 163-165 East 78th Street are admirable examples of mid-Nineteenth Century residential brick architecture, that they were constructed in the vernacular of the period with Italianate influence, that these row houses have dignity, individual character and charm and that they lend refinement to the street and to the neighborhood.

Accordingly, pursuant to the provisions of Chapter 8-A of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 163-165 East 78th Street House, Borough of Manhattan and designates Tax Map Block 1413, Lot 26, Borough of Manhattan, as its Landmark Site.