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

May 18, 2023

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE:134-138 East 74th Street (Upper East Side Historic District) - *Peter Pennoyer Architects* - Italianate styled buildings designed by John Prague and constructed in 1871-75. Application is for change at street level entry to include the replacement of a service door with window, planters within the entryway and the removal of secondary entry steps at 134 and removal of two-story commercial addition, restoration of façade to include parlor floor windows and street level entry with planters and fencing and a gate, bulkhead addition at rooftop at 138.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 18, 2023, the board approved the following resolution by a vote of 34 in favor, 5 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 134 - 138 East 74th Street are Italianate-style buildings designed by John Prague and constructed in 1871-1875;

WHEREAS the three houses that comprise this application were originally part of a row of 26 houses; the three houses now present as one double house and one narrower house with a total width of almost 50'; they will be combined internally to create a single family home;

WHEREAS remnants of the original historic fabric exist at both the double house and the single house;

WHEREAS at 134 East 74th Street, the applicant proposes: 1) removing a secondary areaway gate and entry door, 2) making the iron railing continuous, 3) replacing the existing secondary entrance door with a window that matches adjacent windows, 4) removing the gate and steps down to the areaway where the proposed new window will now be, 5) replace sheet metal cornice as needed, and 6) at the roof, the applicant proposes to introduce a new stair bulkhead to be clad in brick to accommodate an internal stair;

WHEREAS the facade at 134 East 74th Street is made of Dorchester stone which cannot be exposed; the facade will be painted the same exact color as Dorchester stone;

WHEREAS at 138 East 74th Street, the applicant proposes: 1) new railing and gate to replicate original railings shown in a 1912 photograph, 2) lower portion of facade to be rebuilt in plane (the projecting existing non-original extension at the ground floor and first floor to be removed) with new wood double hung windows and surrounds to replicate original masonry openings, 3) at the ground level the applicant proposes a new door wood door and window and a modified lower entry, 4) at second and third floors replace all existing windows with new double hung wood windows 5) at the third floor replace existing French doors with new wood double hung window, 6) replace sheet metal cornice as needed, and 7) at the roof, the applicant proposes to introduce a new stair bulkhead to be clad in brick to accommodate an internal stair;

WHEREAS the continuing of the iron railing at 134 East 74th Street — the applicant proposes to extend into the sidewalk for approximately 22 “so that the railing at 134 East 74th Street aligns with the railing at 138 East 74th Street and with the predominant fence line along the rest of the block;

WHEREAS the 22’ extension into the sidewalk/public way requires a Revocable Consent from the Department of Transportation;

WHEREAS at the roof the new bulkhead will maintain an 8’ height and have a skylight, the existing chimneys and skylights will be removed and a new chimney for the kitchen exhaust will be installed;

WHEREAS the bulkhead— while setback 16’ from the front elevation — is most visible at the NE corner of 74th Street and Lexington Avenue with an exposure of about 6’ above the parapet line;

WHEREAS the width of 134 East 74th Street is 18’9” — the 22” incursion into the public way will have the exact same width — however, 12’ 4” of sidewalk will remain;

WHEREAS the applicant has presented a sensitive and appropriate intervention at the front elevation that is appropriate within the historic district;

WHEREAS the applicant is to be commended for the detailed and lucid drawings that accompanied the presentation.

THEREFORE BE IT RESOLVED that this application is approved as presented.

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, 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 Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District