

Valerie S. Mason  
Chair

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District Manager



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

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January 22, 2025

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

**RE: 23 East 74th Street (Upper East Side Historic District)** – *Michael Licht AIA* – A Neo-Italian Renaissance building designed by Schwartz & Gross and constructed in 1924-1925. Application is for the replacement of a 160 square foot solarium on a 14th floor terrace of a 16-story building.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on January 15, 2025, the Board approved the following resolution by a vote of 39 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 23 East 74th Street is an apartment house located on the north side of East 74th Street one lot west of Madison Avenue; and

**WHEREAS** this apartment on the 14th floor was created as a full floor combination in 1998 with the current “solarium” enclosure as part of the combination; and

**WHEREAS** the “solarium” replaced an awning on the open terrace at least since the 1939-1940 Tax Photographs; and

**WHEREAS** the applicant proposes a new “solarium” structure with a footprint identical to that of the existing structure but with a flatter roof, color to match existing windows, and more robust operable openings; and

**WHEREAS** the new “solarium” presents a more visible presence when viewed from the street largely due to the flatter roof structure, although it is no taller in overall height; and

**WHEREAS** the “solarium” is on a secondary façade and presents its shorter dimension toward Madison Avenue; and

**WHEREAS** the distance from the street and the relative modesty of the change were acknowledged by the Committee;

**THEREFORE, BE IT RESOLVED** that this application is **APPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason*

Valerie S. Mason  
Chair

*Anthony Cohn and David Helpern*

Anthony Cohn and David Helpern  
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York  
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  
Honorable Diana Ayala, NYC Council Member, 8<sup>th</sup> Council District