

Valerie S. Mason
Chair

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District Manager



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

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March 24, 2025

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

RE: 6 East 74th Street (Upper East Side Historic District) – *Thomas Juul-Hansen* – An Eclectic (originally Italianate) style building designed by an unknown architect and constructed in 1871, with alterations in 1898, 1928, and 1952. Application is for alterations to the existing, non-historic rear yard additions, the expansion of an existing penthouse addition 4'8" at the rear, and new elevator/stair bulkheads and mechanical equipment at the roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on March 19, 2025, the Board approved the following resolution by a vote of 35 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 6 East 74th Street is an eclectic (originally Italianate) house designed by an unknown architect and constructed in 1871, with alterations in 1898, 1928, and 1952; and

WHEREAS there have been generations of change over the years; the proposed work at 6 East 74th Street fits into the building's history of change; and

WHEREAS all proposed work at 6 East 74th Street will take place within the existing building; the work at the roof will be minimally visible; and

WHEREAS at the front or north-facing elevation, the applicant proposes a new stair bulkhead and a new louvered metal screen with a gray finish: all new wood windows will be installed in the existing openings; the new stair bulkhead is not visible at the front elevation; and

WHEREAS at the rear or south-facing elevation, the applicant proposes

- a) A new stair bulkhead extending out at 4' at the top of the building to be clad in copper; the copper will patinate over time;
- b) A new elevator bulkhead extending out at 4' at the top of the building to be clad in copper; the copper will patinate over time;
- c) New plaster coping to be painted to match the new extension;
- d) At the 5th floor, the rear wall will be bumped out by 5'; a new framed wall finished in stucco to match the existing facade will enclose the extension; the new plane of the bumped out 5th floor will be minimally visible;
- e) The 4th floor windows will remain unchanged; the openings at the 2nd & 3rd floors will be expanded and slightly relocated;
- f) A new black painted metal railing at the existing 3rd floor terrace;
- g) New black aluminum double hung windows in existing openings;
- h) New black aluminum double-hung windows in modified openings;

- i) A new black painted metal railing at the new 2nd floor terrace;
- j) A new black aluminum and glass door to open to the new 2nd floor terrace;
- k) New framed wall to replace the existing greenhouse — now above the 1st floor on an existing extension — will be finished in stucco to match existing facade; the roof of the now enclosed space will become a new terrace at the 2nd floor; and

WHEREAS the overall height of 6 East 74th Street does not change; both the elevator bulkhead and the stair bulkhead are 4'5" over the proposed new cornice; and

WHEREAS the proposed alterations are small and restrained and scarcely visible;

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, 8th Council District