

Valerie S. Mason  
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**The City of New York  
Community Board 8 Manhattan**

April 18, 2025

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

**RE: 140 East 74th Street (Upper East Side Historic District)** – *O’Neil Langan Architects* – A Italianate style building designed by John G. Prague and constructed in 1871-1875. Application is for the construction of a rooftop stair bulkhead clad in stucco and a steel railing at the east parapet.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 16, 2025, the Board approved the following resolution by a vote of 39 in favor, 1 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** 140 East 74th Street is single-family owner-occupied townhouse with a restaurant on the lower floor located on the south side of 74th street just west of Lexington Avenue; and

**WHEREAS** the building directly to the east on Lexington Avenue is only two floors tall, exposing the east side of 140 East 74th Street to partial view from the avenue and street; and

**WHEREAS** the applicant proposes to replace an existing roof hatch with a minimally sized stair bulkhead and code-compliant railing to accommodate an extension of the existing stair to the roof; and

**WHEREAS** the proposed stair bulkhead will be minimally visible from the north on Madison Avenue; and

**WHEREAS** the bulkhead and railing will be somewhat more visible from the east side of Lexington Avenue with the railing somewhat more visible; and

**WHEREAS** the stair bulkhead will be clad in light-colored stucco intended to blend into its surroundings, and the railing will be painted black; and

**WHEREAS** several Committee members expressed concern over the visibility of the proposed additions and the simplicity of the intervention; and

**WHEREAS** other Committee members noted that the proposal would become part of the streetscape with its generally “jumbled” and disorganized roof features, whether minimally visible or otherwise, and approved of the restraint shown by the applicant;

**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