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

July 23, 2021

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**RE: 19 East 74<sup>th</sup> Street – Upper East Side Historic District** – *Steven Harris Architects* – A simplified neo-Federal five story residence, originally constructed ca. 1869 with a reconstructed façade designed by Schwartz & Gross in 1930. Application is for addition of second entry door to street façade, installation of new ironwork, steel and windows, and enlargement of stair bulkhead on roof.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on July 21, 2021, the board approved the following resolution by a vote of 26 in favor, 5 opposed, 2 abstentions, and 0 not voting for cause.

**WHEREAS** the 1930, brick, front façade of this 20-foot wide, five-story building has a single entrance door and divided multi-pane steel windows;

**WHEREAS** the applicant seeks to convert this building into a two-family house;

**WHEREAS** the ground floor of the front facade has three bays with limestone arches;

**WHEREAS** each bay has recessed brick trim that frames either the entrance door in the westerly bay or double hung wood windows with metal security bars in the center and eastern bays;

**WHEREAS** a second entrance door will be placed symmetrically into the eastern bay by removing the window and the brick below the window but maintaining the recessed brick trim to create the masonry opening for the new door;

**WHEREAS** the new doors will be matching wood and glass doors with vertical, metal security bars in front;

**WHEREAS** the vertical bars on the new doors, which create five vertical areas of glass, are joined with triangular terminations top and bottom;

**WHEREAS** the metal detailing on the existing wood door will not be matched as it is not known if this detailing is original to the new façade from 1930 and the proposed vertical detailing is more consistent with the overall aesthetic of the building;

**WHEREAS** the new doors will have glass transoms with decorative metal detailing, different from but reinterpreting the metal detailing in the transom of the original door;

**WHEREAS** the new window in the center bay will be a double hung wood window to match the original with vertical, metal security bars in front creating a consistency in the metal detailing with the vertical bars on the doors;

**WHEREAS** the existing steel, single pane, multi-pane windows will be removed;

**WHEREAS** the proposed windows will be insulated glass, thermally broken, multi-pane steel windows with larger lights of glass than the originals due to the thicknesses of metal and glass required to achieve energy efficient windows;

**WHEREAS** the new windows will have transoms above, with a similar proportion to the transoms of the original transoms;  
**WHEREAS** the original, typical window had eight lights of glass, the proposed typical window will have four lights of glass;  
**WHEREAS** there were six original windows in the masonry opening on each floor there will be four windows in the masonry opening on each floor;  
**WHEREAS** the rear façade is also of brick masonry;  
**WHEREAS** the center metal and glass door and the metal windows either side will remain;  
**WHEREAS** the existing wood and glass door from the cellar will be replaced with a metal and glass door;  
**WHEREAS** the second through fourth floors are set back, and the second floor has a roof terrace;  
**WHEREAS** a new metal railing with vertical bars will replace the existing railing on the terrace;  
**WHEREAS** the two masonry openings on the second floor will be replaced with a single, full height, masonry opening similar in width to the masonry openings on the front façade;  
**WHEREAS** the five new metal windows and doors, with a transom above, will be set into the new masonry opening;  
**WHEREAS** the windows on the third through fifth floors are asymmetrical with the masonry opening to the east twice the width of the masonry opening to the west;  
**WHEREAS** the steel windows in the double-width openings and the wood windows in the single-width openings will be replaced;  
**WHEREAS** two steel and glass windows with a transom above and one steel and glass window with a transom above will be set into the double width and single width openings, respectively;  
**WHEREAS** the new steel doors and windows on the rear façade will have divided lights similar in proportion to the divided lights on the front façade;  
**WHEREAS** the existing stair bulkhead is 8'0" above the roof and the elevator bulkhead is 11'-5" above the roof;  
**WHEREAS** the elevator and stair bulkheads will be rebuilt as a single bulkhead 11'-5" above the roof;  
**WHEREAS** the existing and proposed bulkheads are not visible from the street;  
**WHEREAS** the proposed design is consistent with the 1930 aesthetic;  
**WHEREAS** this renovation is appropriate and contextual within the historic district;

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

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12th Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District  
Honorable Ben Kallos, NYC Council Member, 5th Council District  
Honorable Keith Powers, NYC Council Member, 4th Council District