



Presentation to the
Manhattan Community Board 8
Landmarks Committee

19 East 74th Street

Upper East Side Historic District

21 July 2021



Upper East Side
Historic District





1940 Tax Photo



1980 Tax Photo



1981 Designation Photo



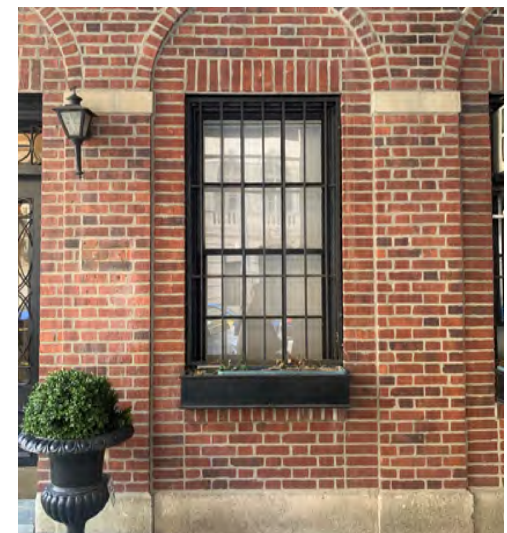




Existing Exterior Front Ground Floor Elevation



Proposed Exterior Front Ground Floor Elevation





14 E 74th St



14 E 81st St



42 E 74th St



14 E 74th St



14 E 81st St



42 E 74th St



48 E 81st St



59 E 78th St



48 E 81st St



59 E 78th St



21 East 73rd Street



160 East 81st Street





Existing Front Windows - Exterior



Existing Front Windows - Exterior



Existing Front Windows - Interior



Existing Front Windows - Interior

Top of Elevator
Machine Room
EL: +66'-0" A.G.

Maximum Building Height
EL: +60'-0" A.G.

Fifth Floor
EL: +43'-4" A.G.

Fourth Floor
EL: +32'-7" A.G.

Third Floor
EL: +21'-2" A.G.

Second Floor
EL: 11'-1" A.G.

First Floor
EL: 0'-3" A.G.
EL: 0'-0" Grade

Existing elevator machine room

Existing stair bulkhead

Existing stone lintel
Existing painted steel windows
Existing wood double-hung window
Existing window AC unit

Existing stone lintel
Existing painted steel windows
Existing wood double-hung window
Existing window AC unit

Existing boiler flue
Existing painted steel windows
Existing wood double-hung window
Existing window AC unit

Existing window AC unit
Existing glass and metal door

Existing metal windows
Existing glass and metal door
Existing window AC unit

Existing wood and glass door

New skylight

New stucco bulkhead

New metal elevator steel door

New 42" metal railing

Existing stone lintel to remain
New steel window in existing masonry opening
New steel window in existing masonry opening

Existing stone lintel to remain
New steel window in existing masonry opening
New steel window in existing masonry opening

New stone lintel to match existing
New steel window in existing masonry opening
New steel window in new masonry opening

Existing boiler flue to be removed

New light fixture
New steel windows and doors in new masonry opening
New 42" metal railing

Existing metal windows to remain

Existing glass and metal door to remain
Restore glazing

New light fixture
New metal and glass door with security bars

Top of Bulkhead
EL: +66'-0" A.G.

Maximum Building Height
EL: +60'-0" A.G.

Upper Roof
EL: +57'-1" A.G.
Lower Roof
EL: +54'-7" A.G.

Fifth Floor
EL: +43'-4" A.G.

Fourth Floor
EL: +32'-7" A.G.

Third Floor
EL: +21'-2" A.G.

Rear Terrace
EL: 11'-11" A.G.
Second Floor
EL: 11'-1" A.G.

First Floor
EL: 0'-3" A.G.

Living Room Floor
EL: 1'-3" B.G.

Rear Yard
EL: 2'-10" B.G.

Cellar
EL: 10'-2" B.G.



Existing Rear Ground Floor



Existing Rear Terrace - Second Floor



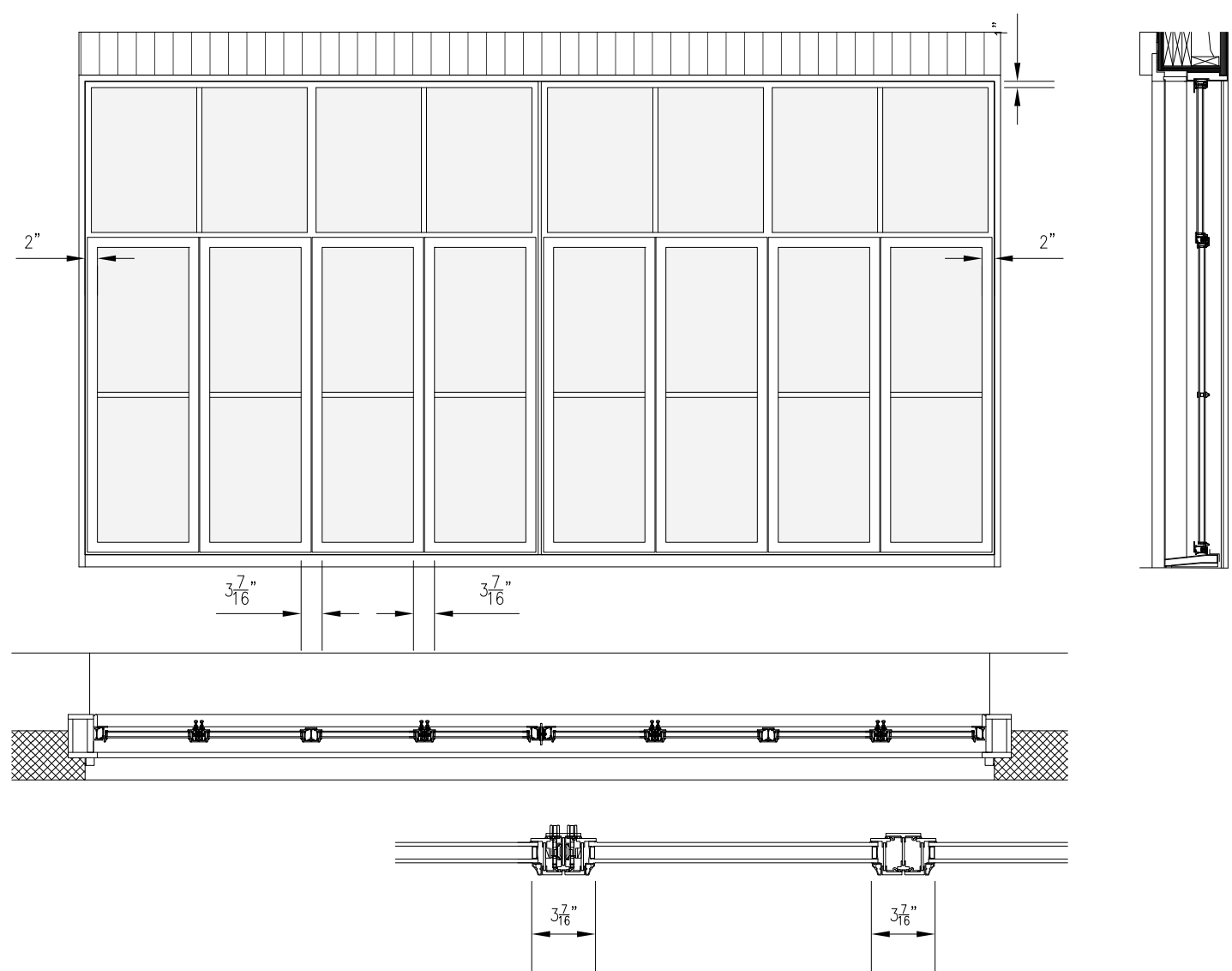
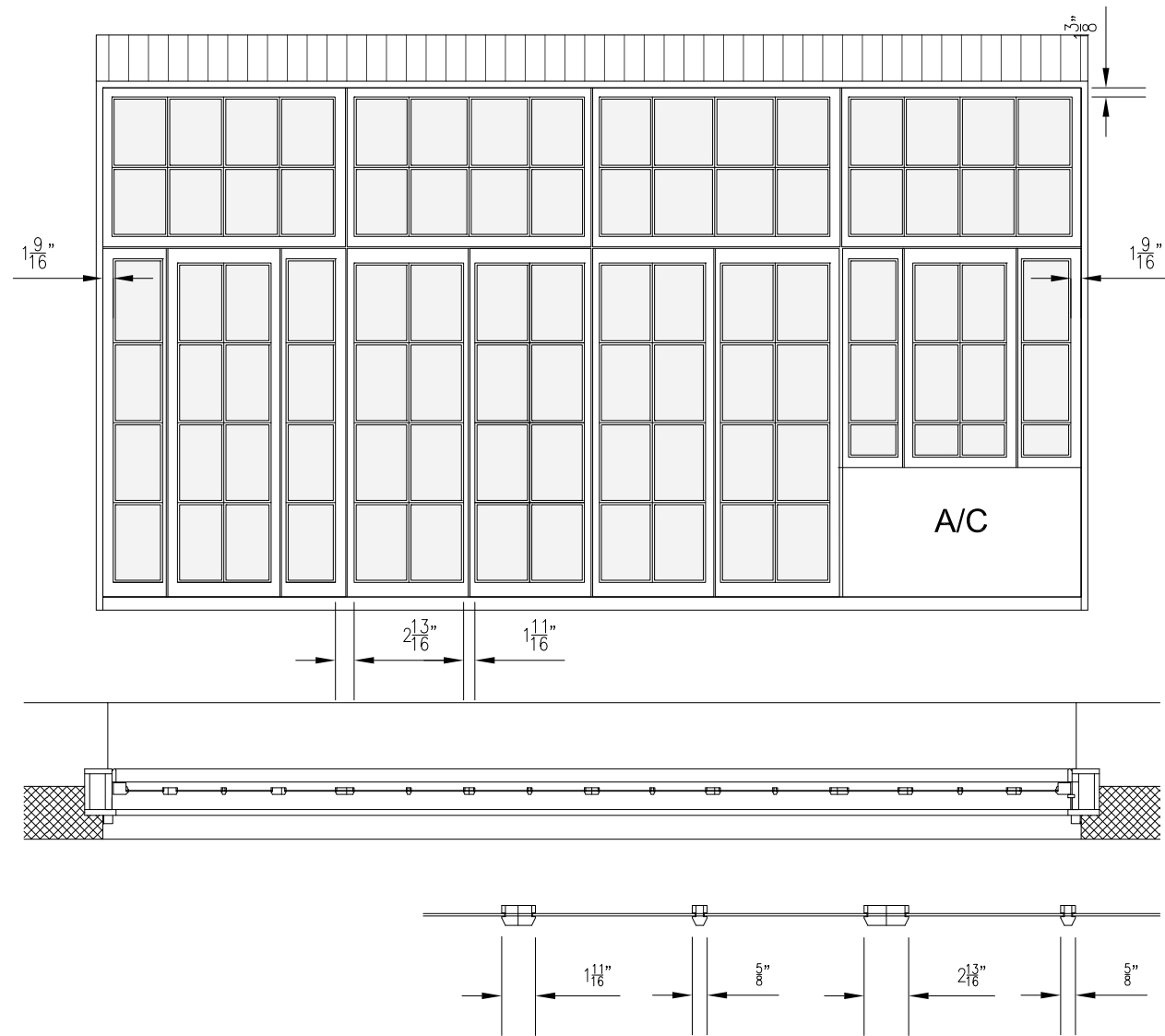
Existing Rear Facade - Third, Fourth, and Fifth Floors



Existing Rear Windows - Interior



Existing Rear Windows - Interior



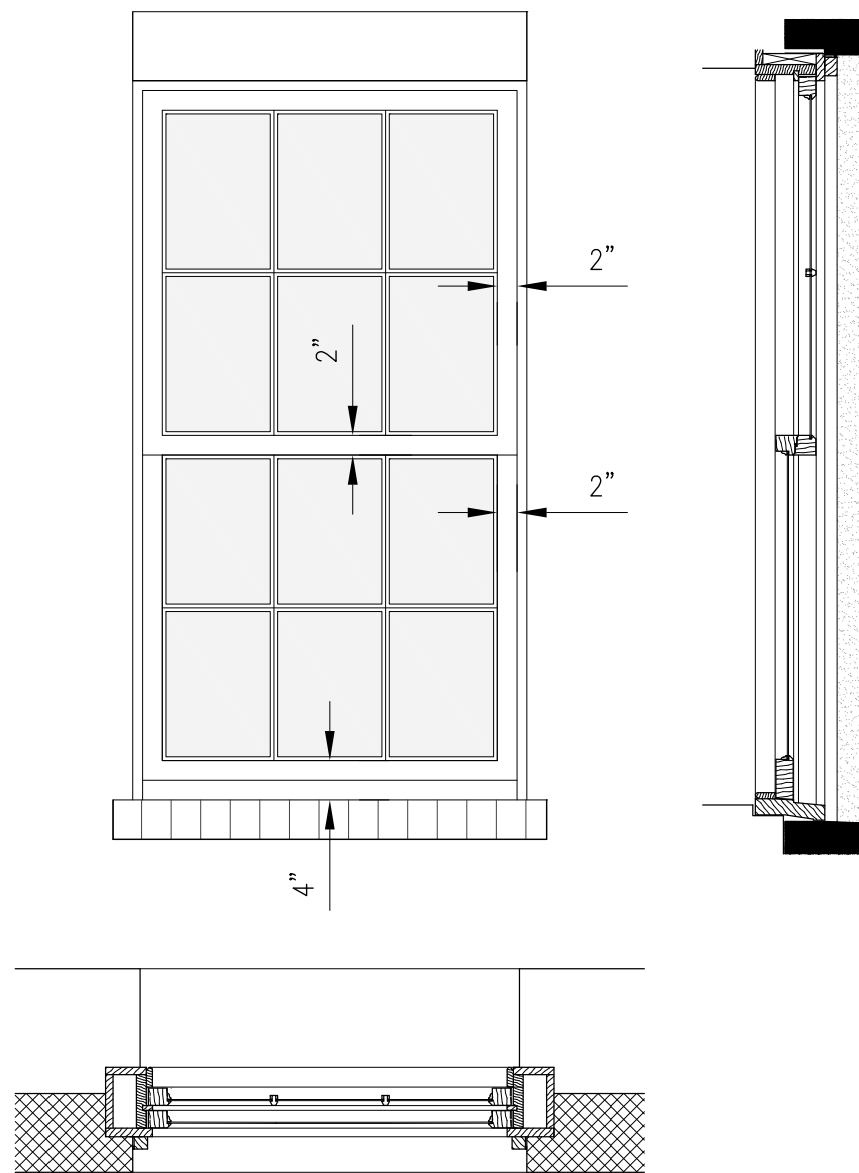
Existing Painted Steel Windows

Glazing Diminution Calculations:

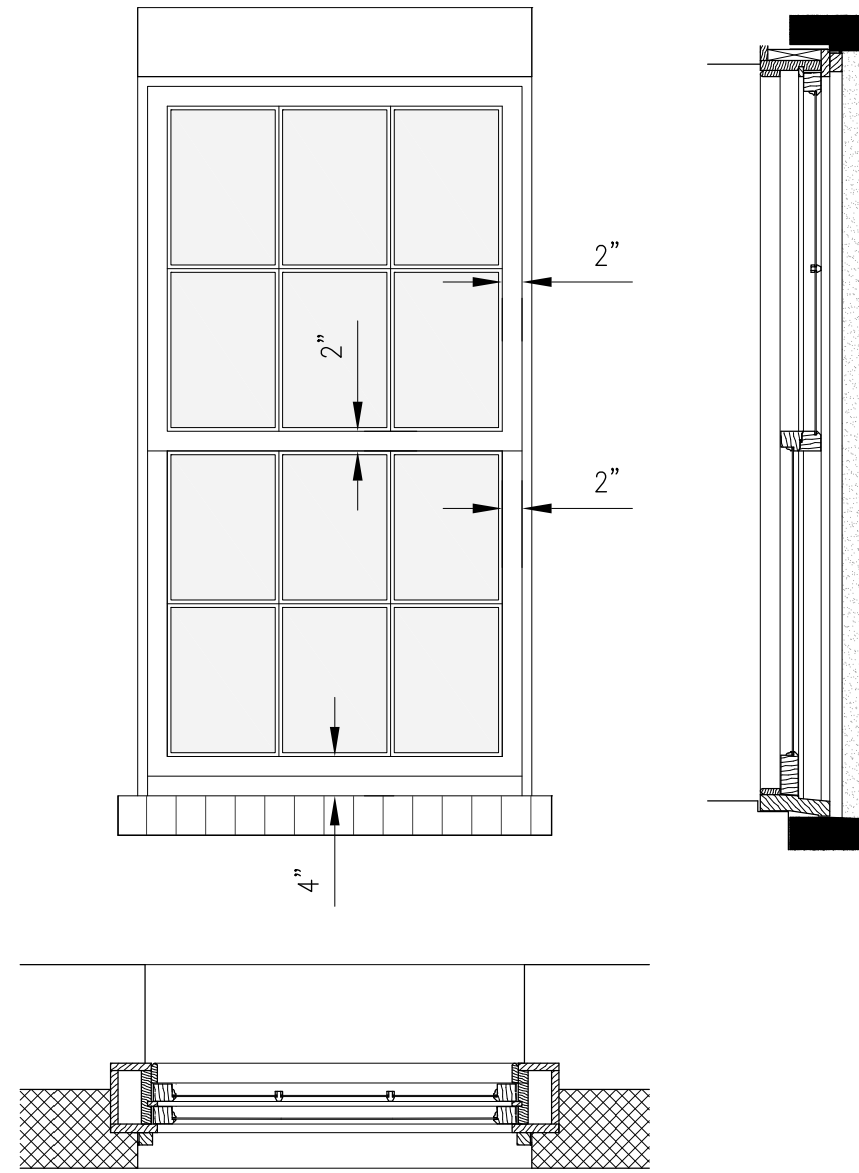
Existing Windows with A/C Unit: 7249.67 SQ IN of transparent glazing
 Proposed Windows: 8843.97 SQ IN of transparent glazing
 Percentage Increase in Glazed Area: 18.0%

Existing Windows without A/C Unit: 7735.02 SQ IN of transparent glazing
 Proposed Windows: 8843.97 SQ IN of transparent glazing
 Percentage Increase in Glazed Area: 12.5%

Proposed Painted Steel Windows



Existing Double-Hung Wood Window



Proposed Double-Hung Wood Window

Top of Elevator
Machine Room
EL: +66'-0" A.G.

Maximum Buildout
EL: +60'-0" A.G.

Stair Landing
EL: +54'-10" A.G.

Fifth Floor
EL: +43'-4" A.G.

Fourth Floor
EL: +32'-7" A.G.

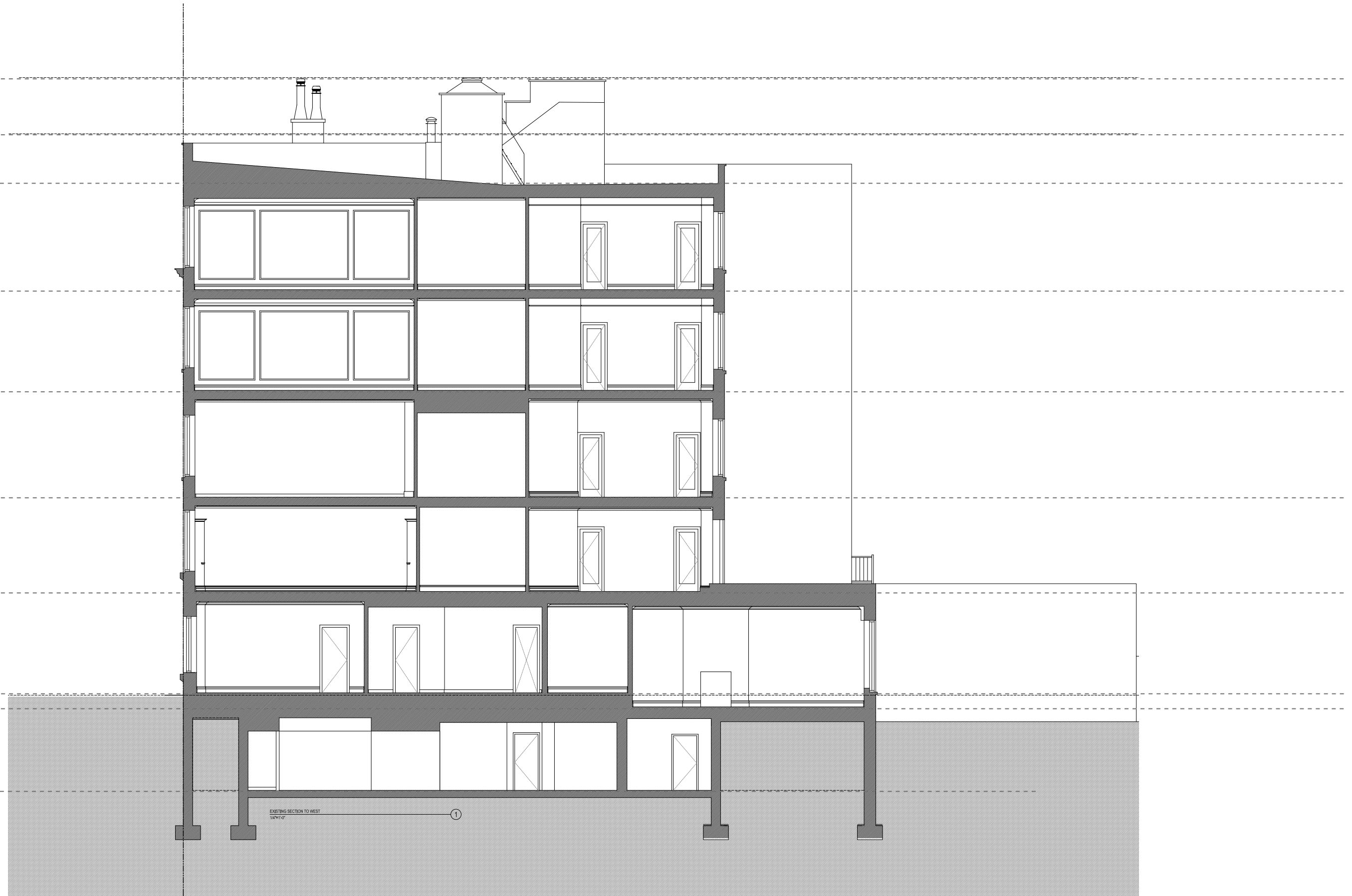
Third Floor
EL: +21'-2" A.G.

Second Floor
EL: 11'-1" A.G.

First Floor
EL: 0'-3" A.G.

Living Room Floor
EL: 1'-3" B.G.

Cellar
EL: 10'-2" B.G.



Top of Bulkhead
EL: +66'-0" A.G.

Maximum Buildout
EL: +60'-0" A.G.

Stair Landing
EL: +54'-10" A.G.

Fifth Floor
EL: +43'-4" A.G.

Fourth Floor
EL: +32'-7" A.G.

Third Floor
EL: +21'-2" A.G.

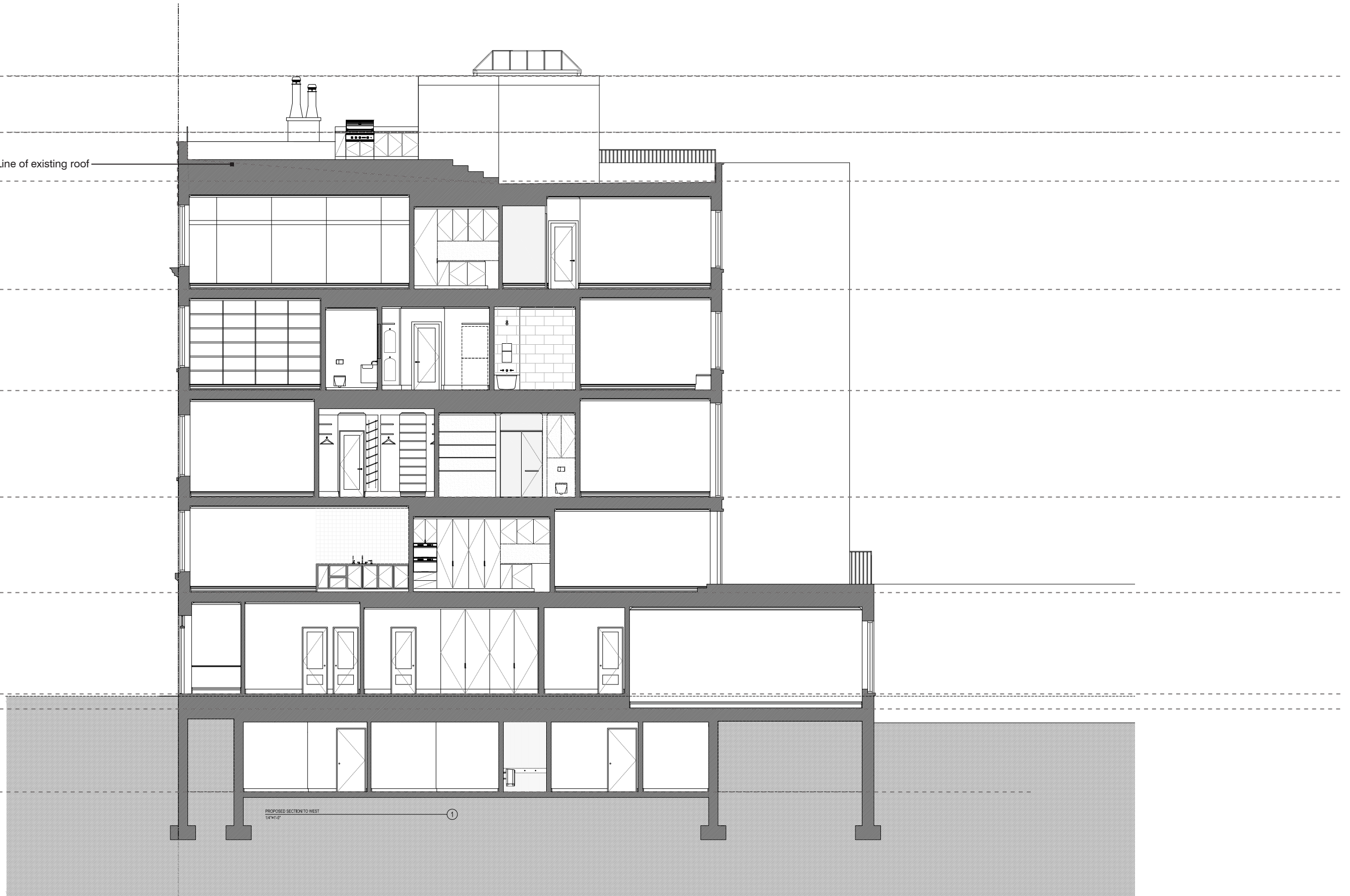
Second Floor
EL: 11'-1" A.G.

First Floor
EL: 0'-3" A.G.

Living Room Floor
EL: 1'-3" B.G.

Cellar
EL: 10'-2" B.G.

Line of existing roof



Top of Elevator
Machine Room

EL: +66'-0" A.G.

Maximum Buildout

EL: +60'-0" A.G.

Stair Landing

EL: +54'-10" A.G.

Fifth Floor

EL: +43'-4" A.G.

Fourth Floor

EL: +32'-7" A.G.

Third Floor

EL: +21'-2" A.G.

Second Floor

EL: 11'-1" A.G.

First Floor

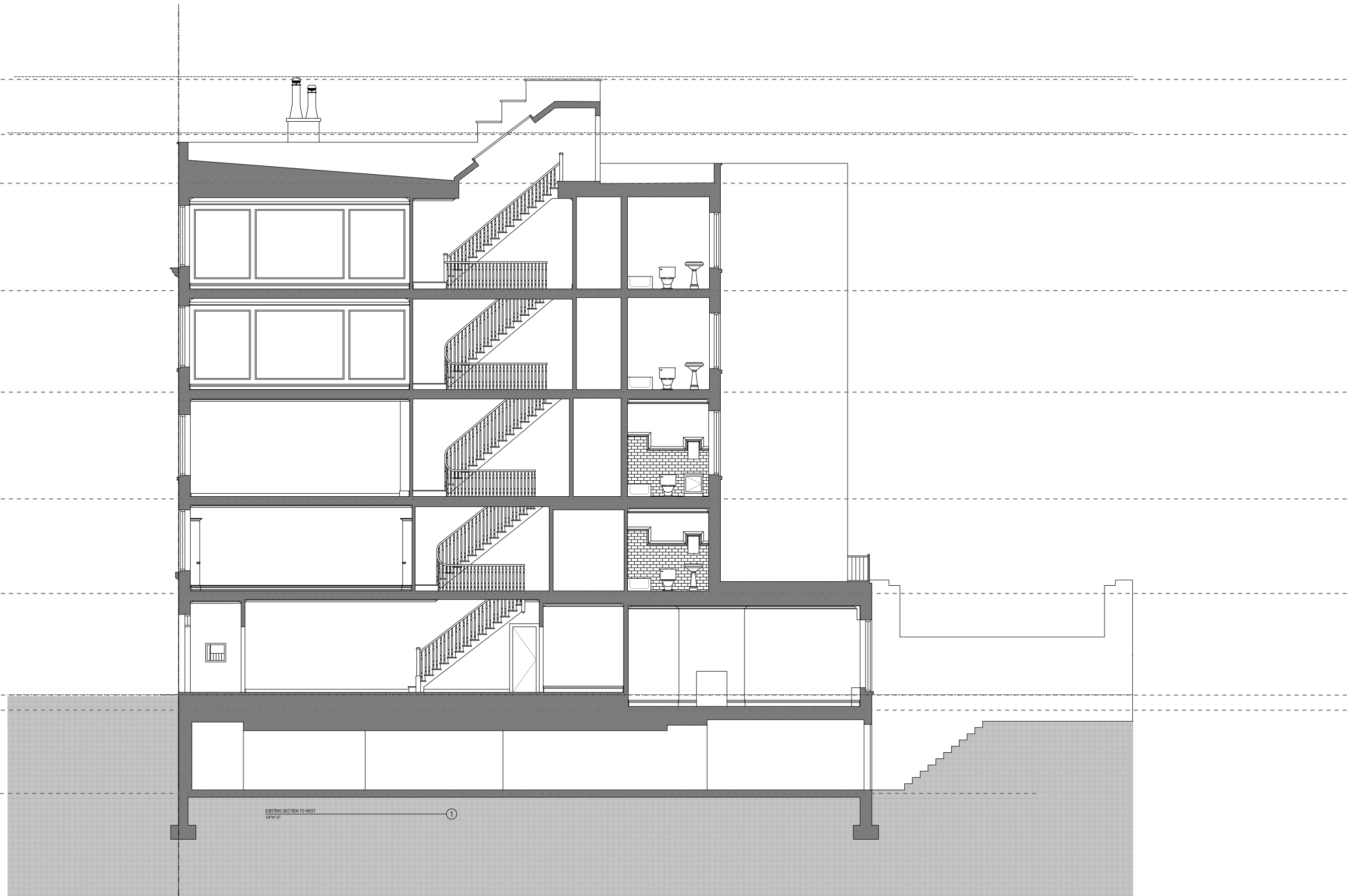
EL: 0'-3" A.G.

Living Room Floor

EL: 1'-3" B.G.

Cellar

EL: 10'-2" B.G.



Top of Elevator
Machine Room
EL: +66'-0" A.G.

Maximum Buildout
EL: +60'-0" A.G.

Stair Landing
EL: +54'-10" A.G.

Fifth Floor
EL: +43'-4" A.G.

Fourth Floor
EL: +32'-7" A.G.

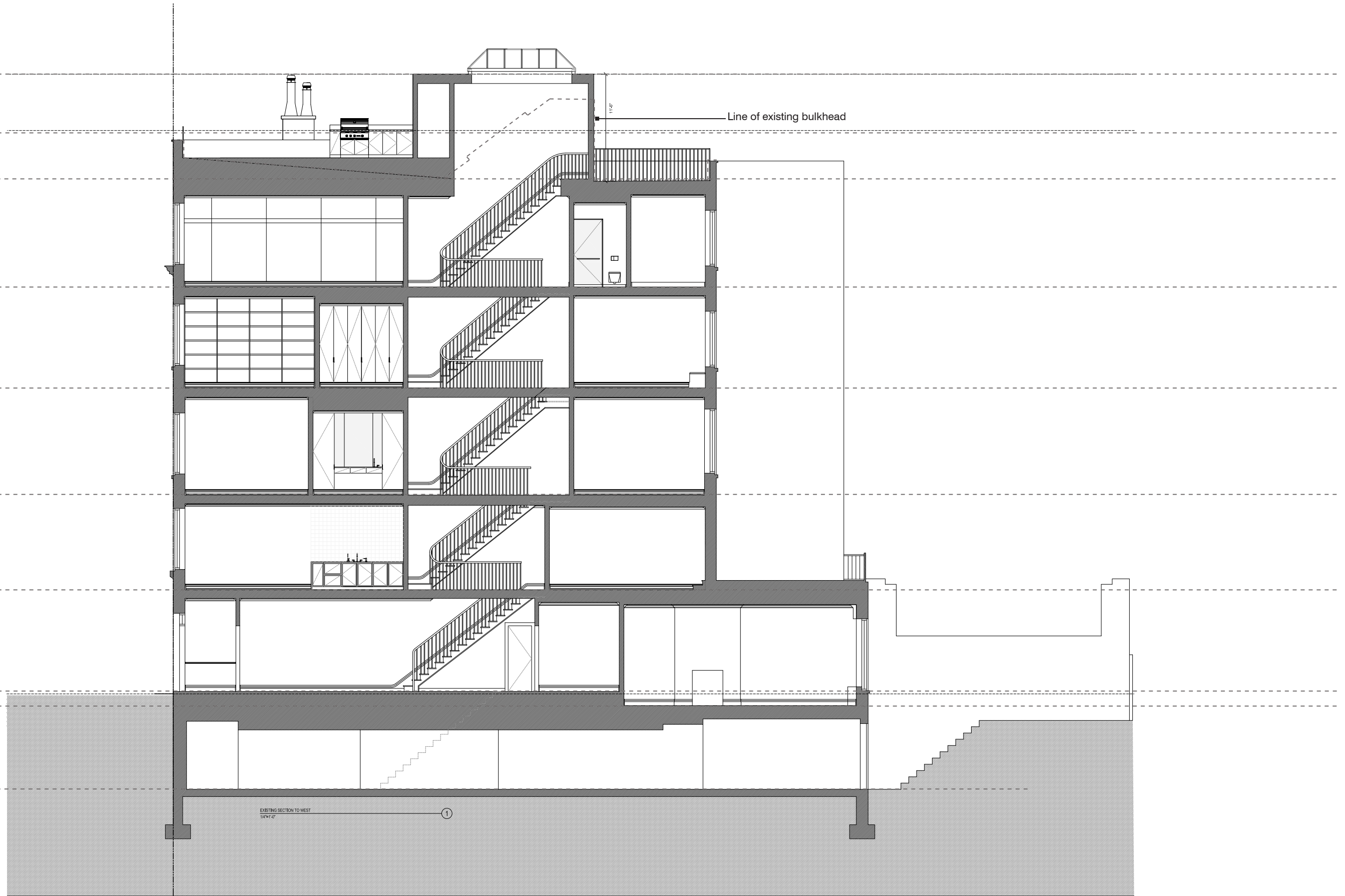
Third Floor
EL: +21'-2" A.G.

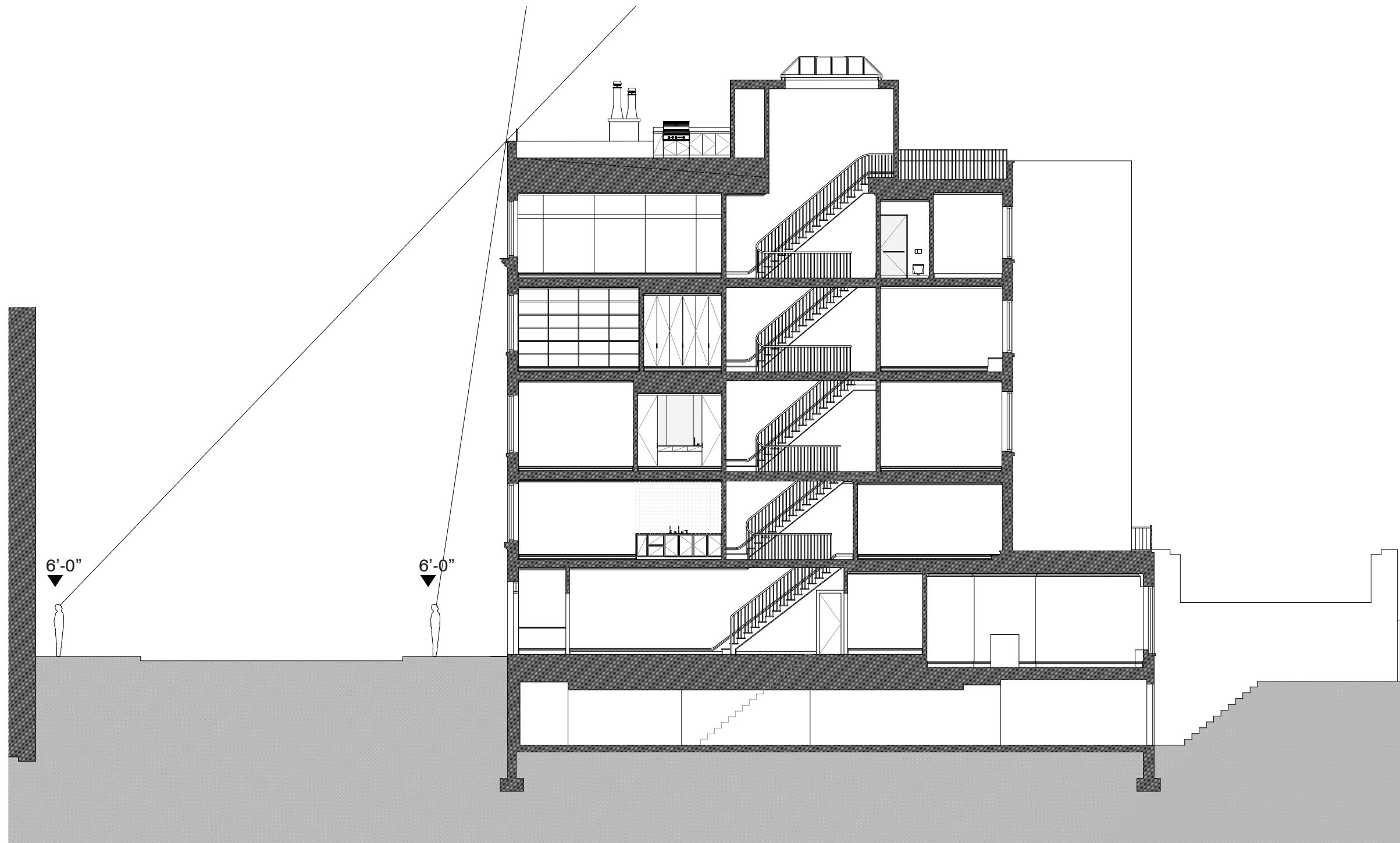
Second Floor
EL: 11'-1" A.G.

First Floor
EL: 0'-3" A.G.

Living Room Floor
EL: 1'-3" B.G.

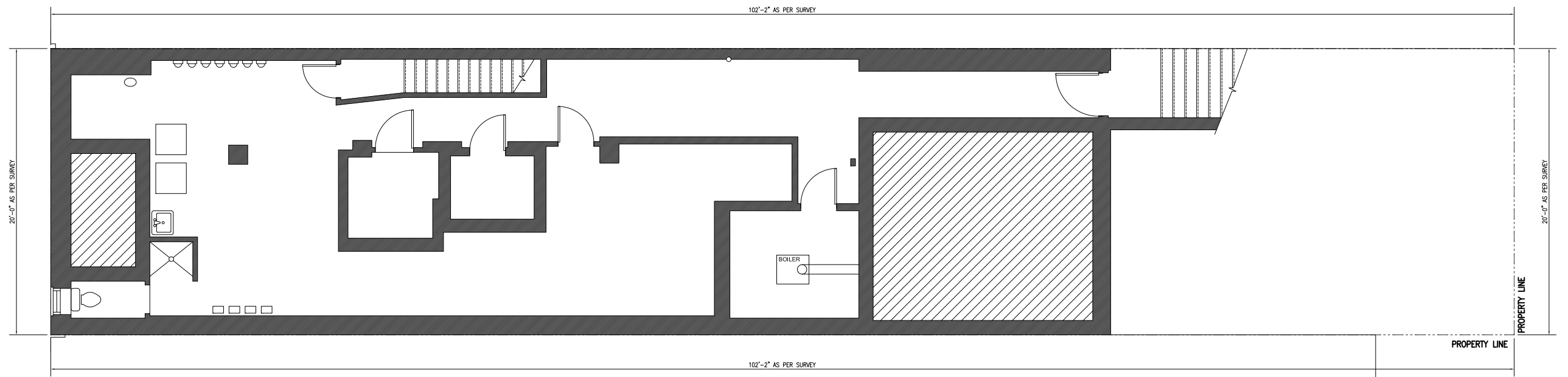
Cellar
EL: 10'-2" B.G.



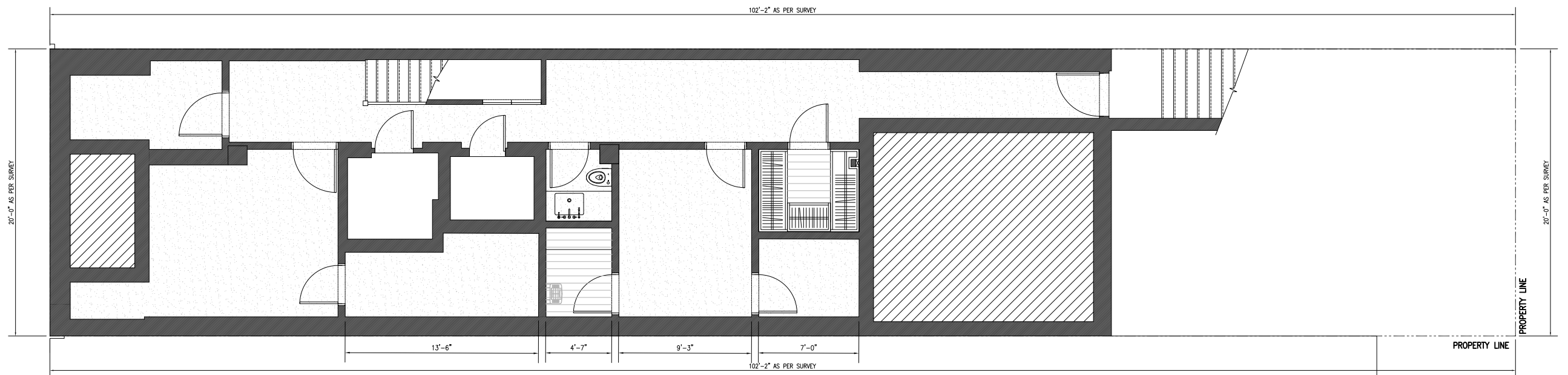




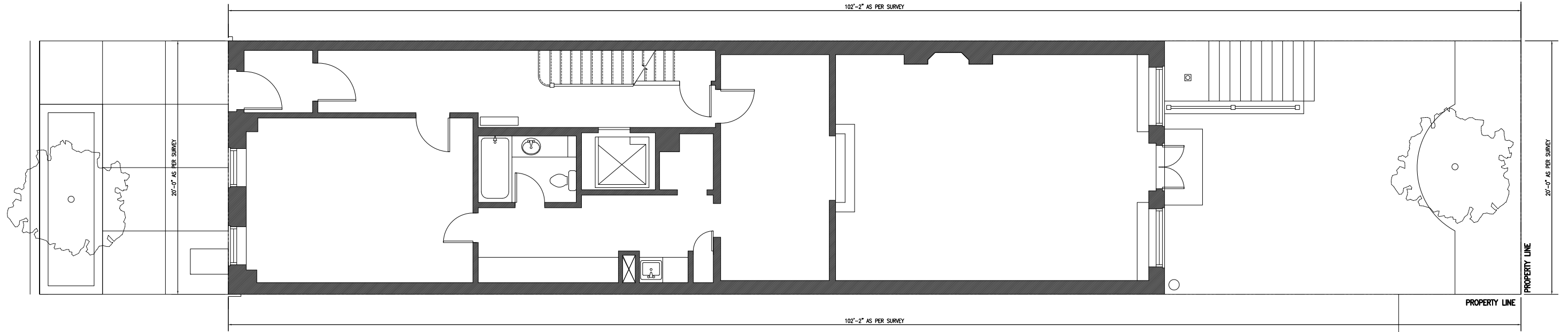




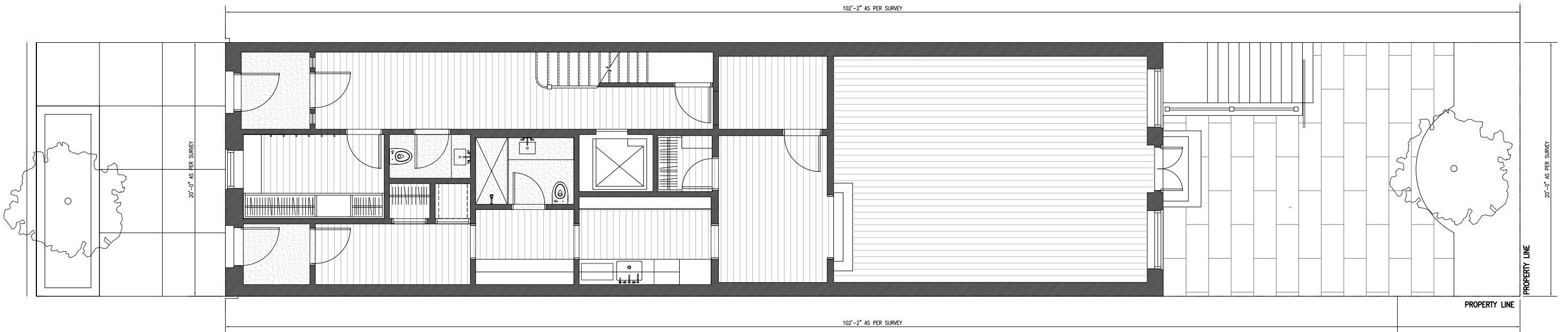
Existing Basement Plan



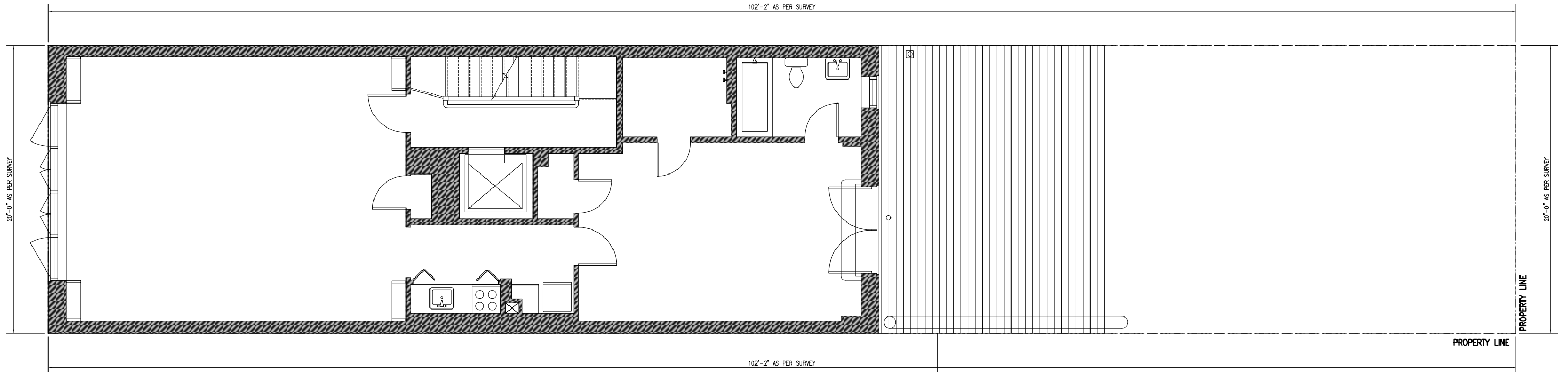
Proposed Basement Plan



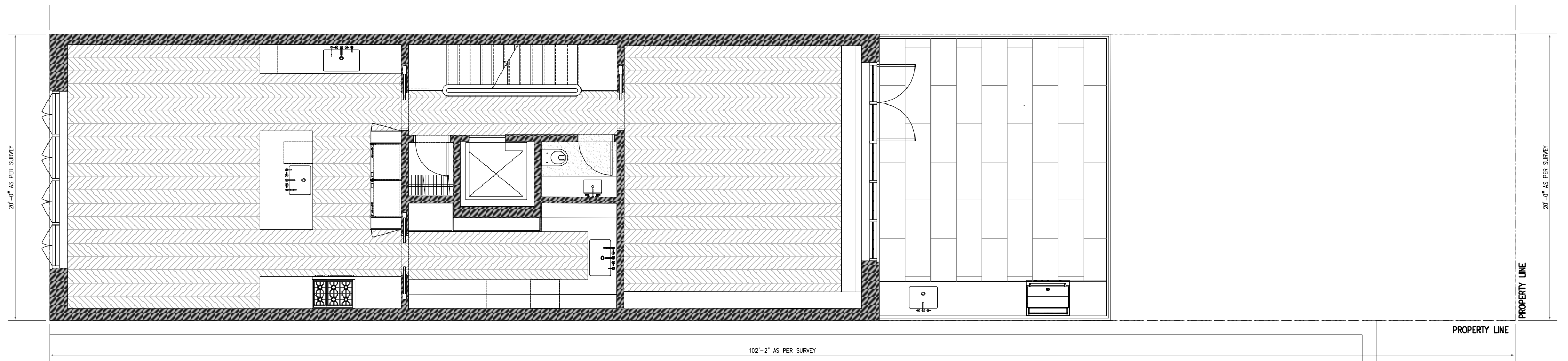
Existing First Floor



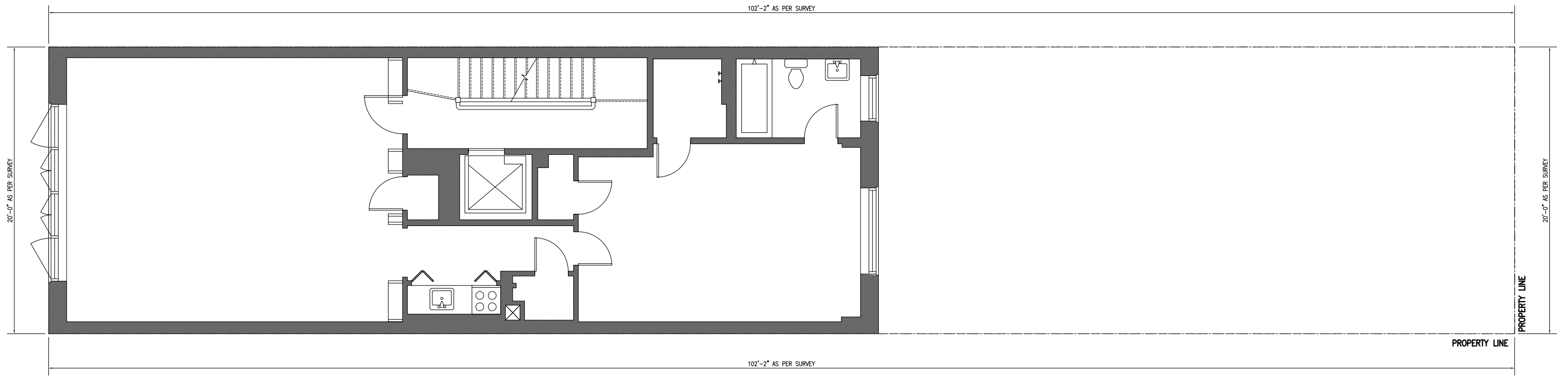
Proposed First Floor



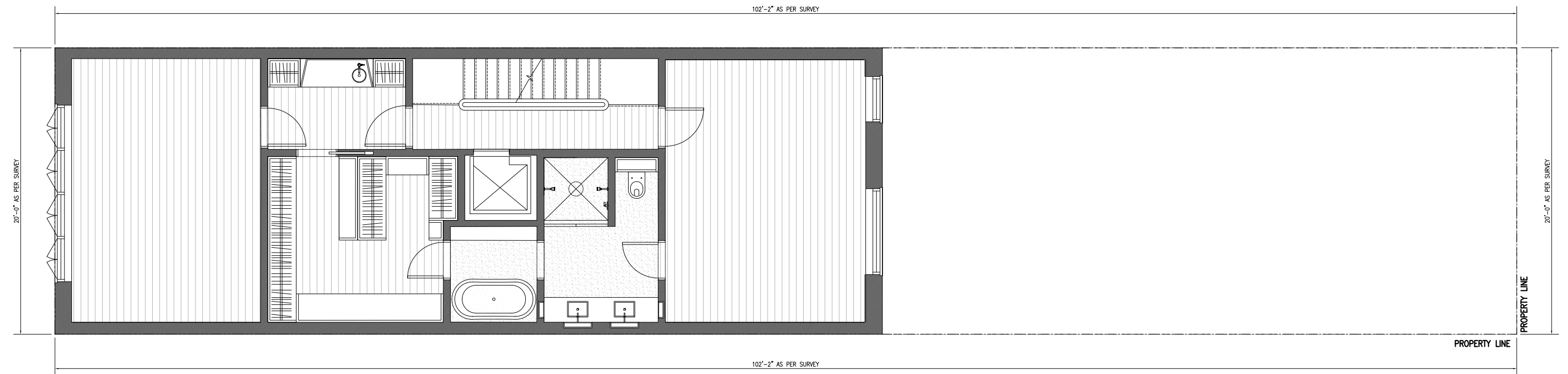
Existing Second Floor



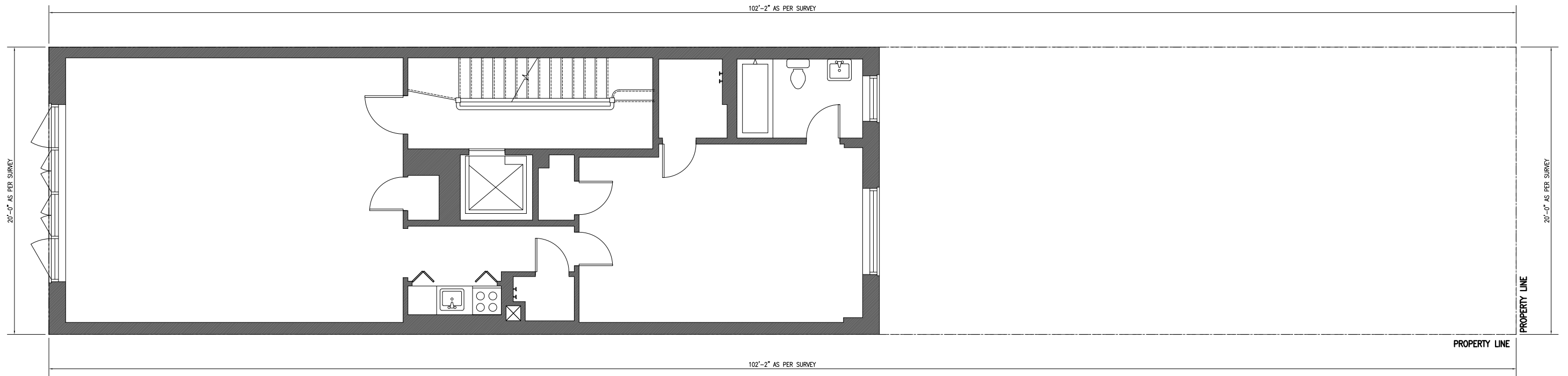
Proposed Second Floor



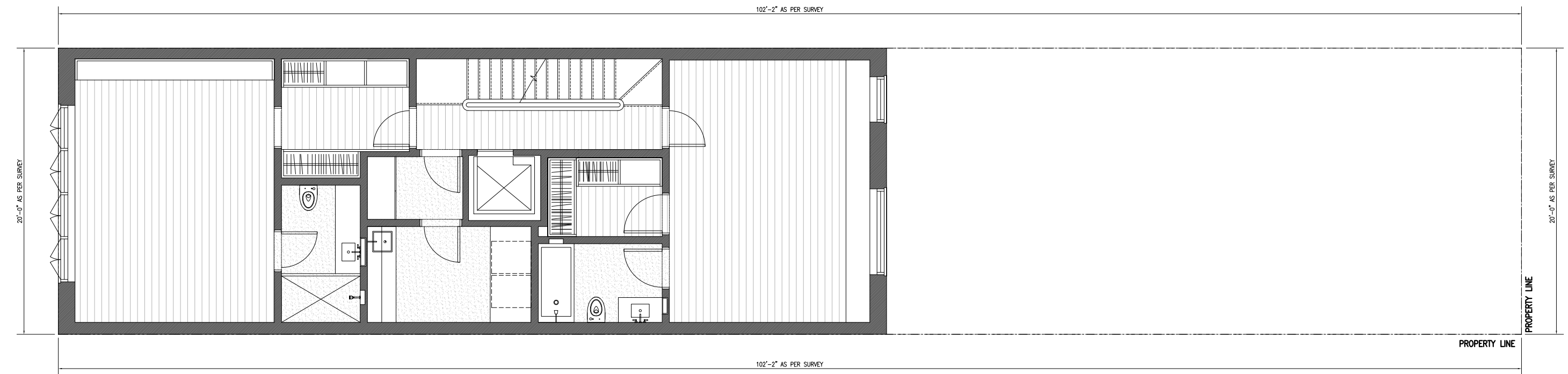
Existing Third Floor Plan



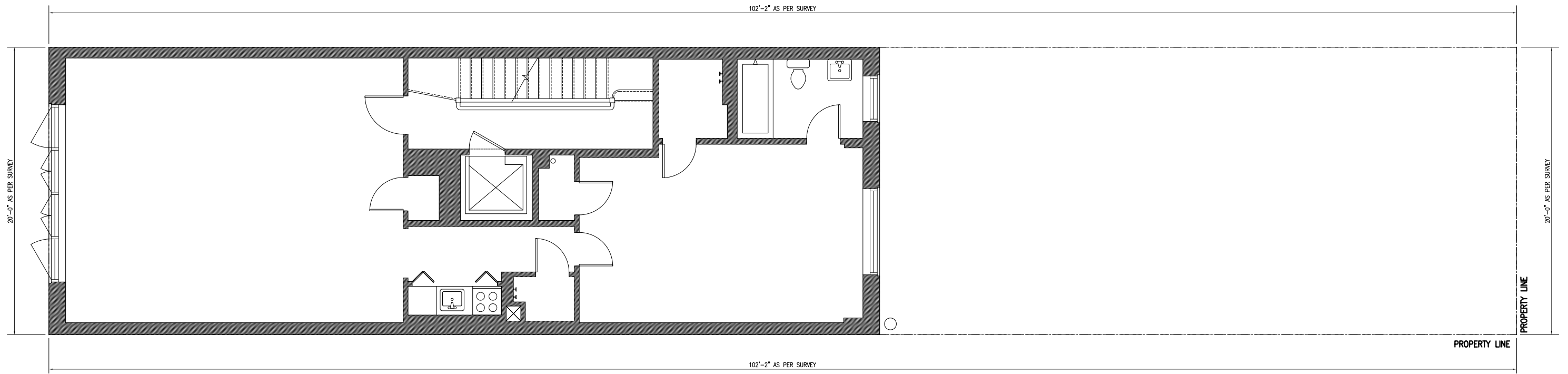
Proposed Third Floor Plan



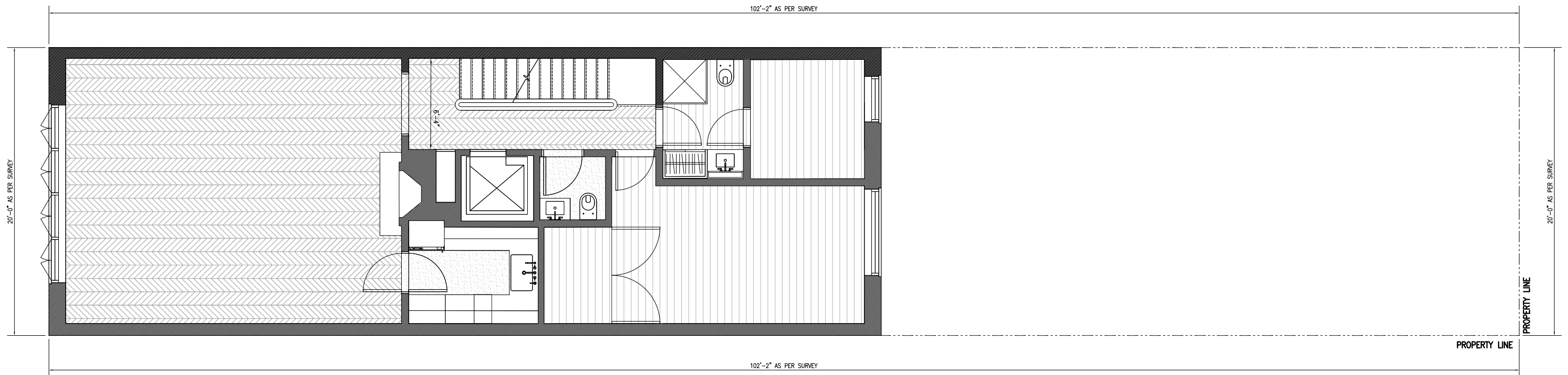
Existing Fourth Floor Plan



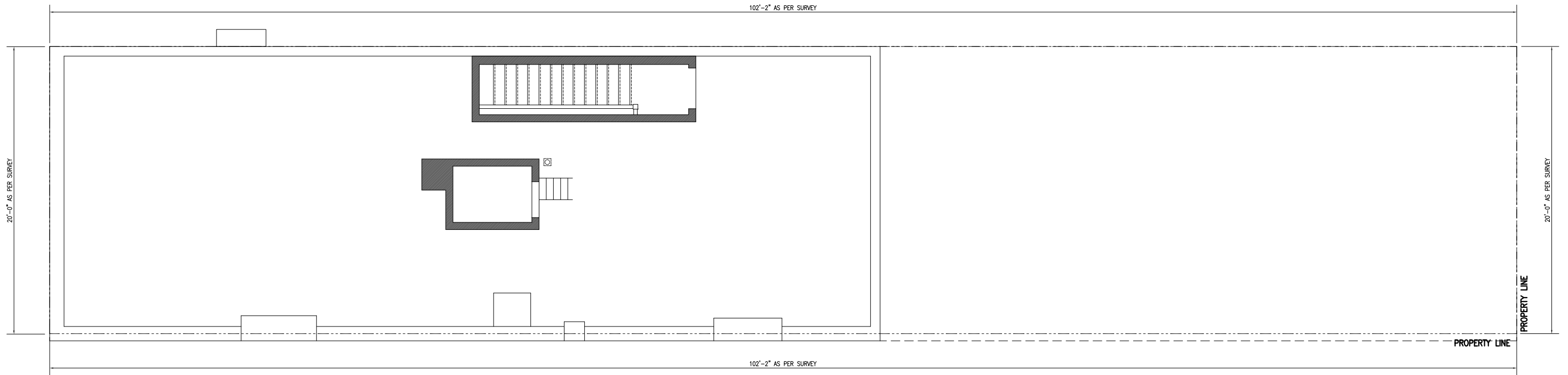
Proposed Fourth Floor Plan



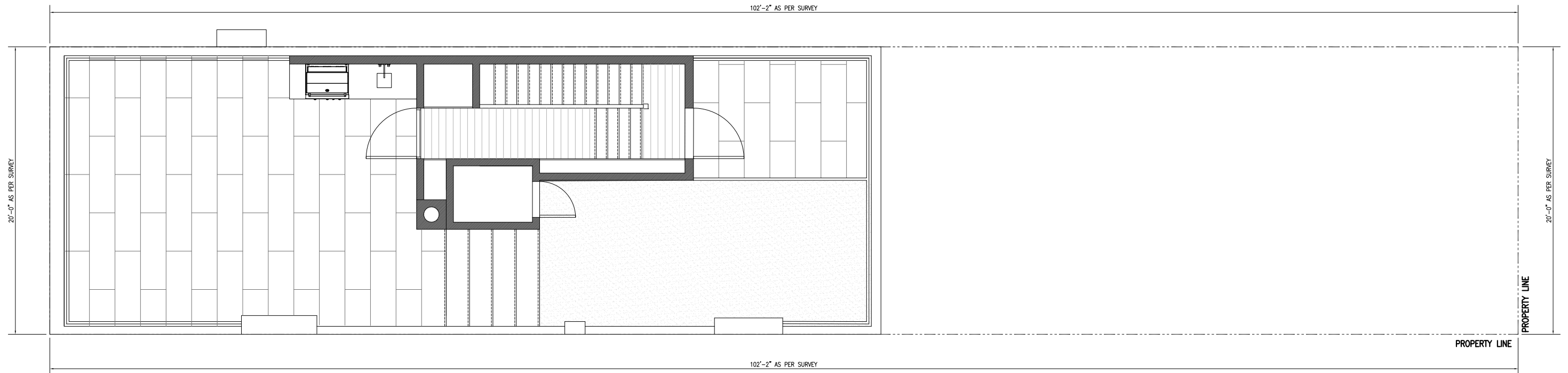
Existing Fifth Floor Plan



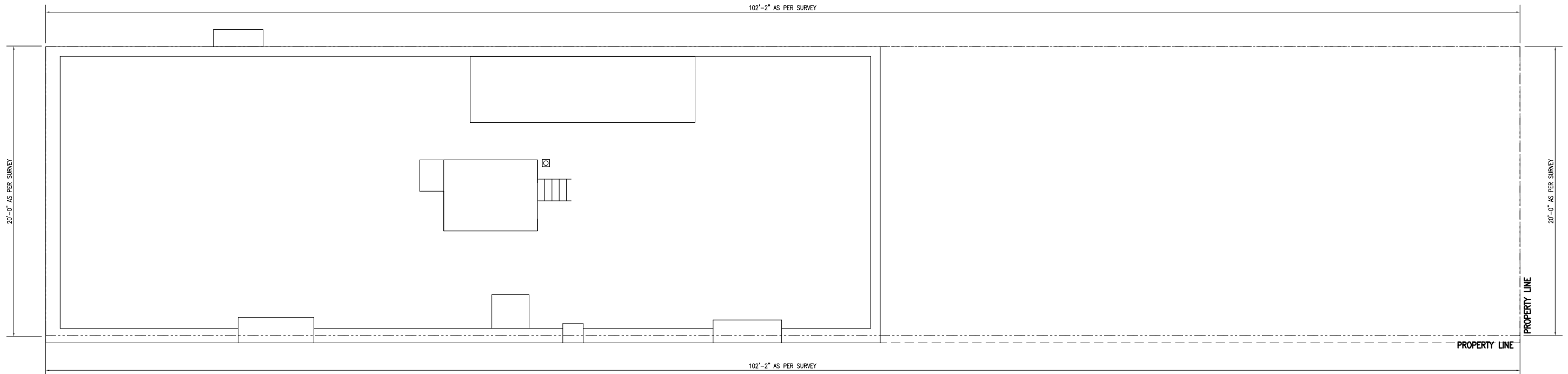
Proposed Fifth Floor Plan



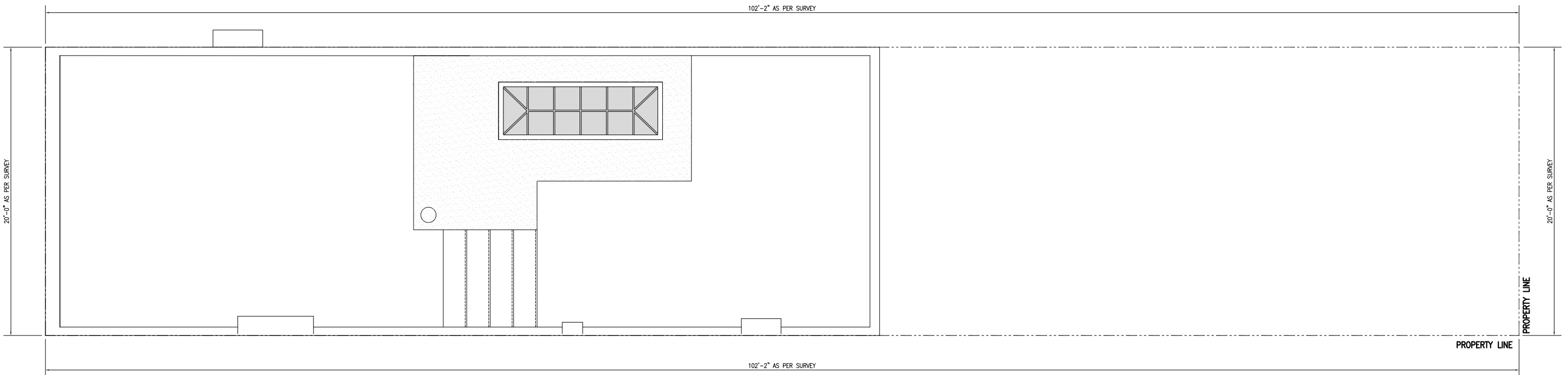
Existing Roof Plan



Proposed Roof Plan



Existing Bulkhead Roof Plan



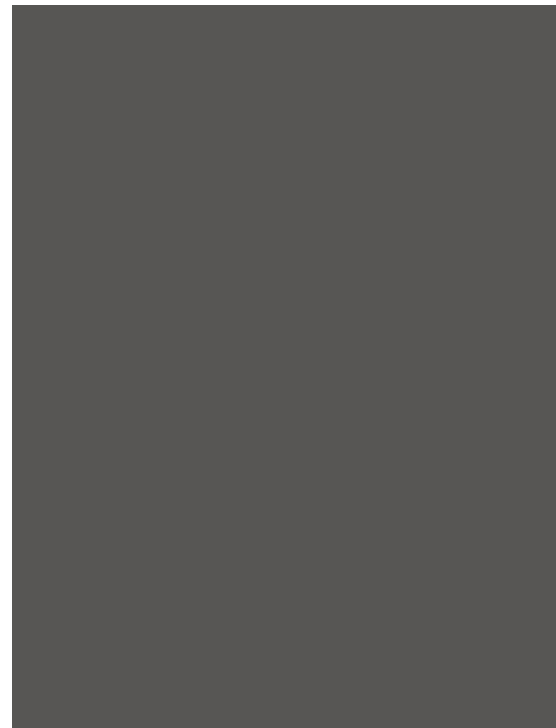
Proposed Bulkhead Roof Plan



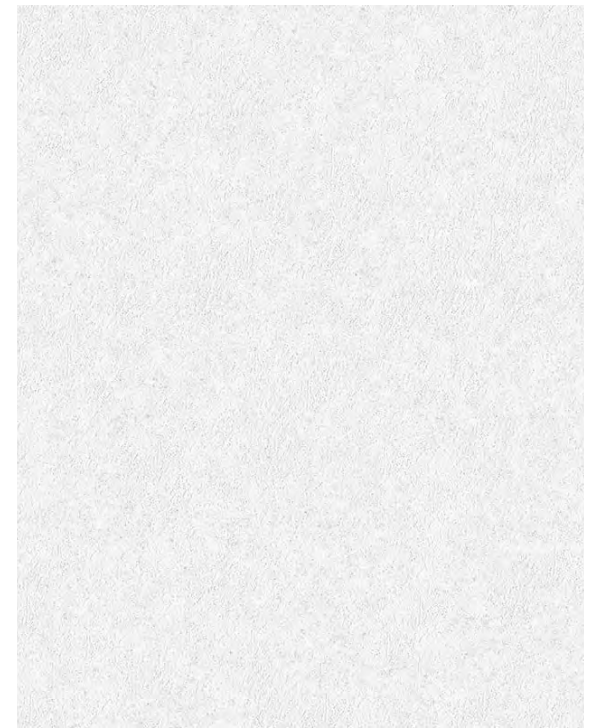
Existing Street Facade Masonry



Existing Rear Facade Masonry



Window Paint (BM 2134-30 Iron Mountain)



White Stucco



Steel Windows