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The City of New York
Community Board 8 Manhattan

May 25, 2022

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

RE: 18 East 74th Street (Upper East Side Historic District)- *Michael Zenreich, Architect* - An Italianate neo-Italian Renaissance four-story residence designed by an unknown architect and constructed in 1871 and altered in 1921. Application is for reconstruction of penthouse, construction of elevator bulkhead, reconstruction of rear elevation.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 18, 2022, the board approved the following resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS 18 East 74th Street is a neo-Italian Renaissance 4-story residence constructed in 1871 (architect unknown) and altered in 1921;

WHEREAS the penthouse will be relocated/pushed back 12'6" from front elevation;

WHEREAS the 540 sq. ft. volume of the penthouse will not change;

WHEREAS the stair bulkhead at the roof will be removed and replaced with a new elevator bulkhead;

WHEREAS the new elevator bulkhead will be constructed in the former location of the penthouse (now pushed back);

WHEREAS the new elevator bulkhead will rise 4' above the roof of the reconstructed penthouse;

WHEREAS the height of the penthouse will remain unchanged at 9'; the height of the elevator bulkhead is 13' — the elevator bulkhead will extend 4' above the penthouse roof;

WHEREAS the penthouse level roof will be finished with a deck;

WHEREAS at the roof, there will be the added volume of the elevator extension— very minimally visible from the public way;

WHEREAS at the rear, there is an existing extension into the rear yard that presents as a “dog leg”; this “dog leg” provides a west facing elevation for 18 East 74th Street;

WHEREAS the applicant proposes to pull back the southern face of the “dog leg” to enlarge the area of the rear yard;

WHEREAS the distance from the “dog leg” to the property line will increase from 20’ to 22’ 10”; the rest of the backyard remains at 30’ from the rear elevation to the property line;

WHEREAS the applicant plans a complete restoration of the front elevation including new, in-kind wooden windows; at the rear, the existing bay will be removed and steel casement windows will replace the existing windows;

WHEREAS all window replacement and restoration features have been approved at the staff level at the Landmarks Preservation Commission;

WHEREAS the application is contextual and appropriate within the historic district; the applicant is especially commended for bringing a sense of unity and character to the rear elevation by reducing the “dog leg” and a more symmetrical placement of the windows;

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

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, 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 Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District