

Russell Squire
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

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

September 28, 2022

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 (Mary MBD) - *O'Neil Langan Architects* - An Italianate style rowhouse designed by John G. Prague and constructed in 1871-75 with a front extension added after 1940. Application if for limited façade renovation.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 21, 2022, the board approved the following resolution by a vote of 41 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 140 East 74th Street is a mixed-use building near the southwest corner of Lexington Avenue and 74th Street and contributes to the character of the Upper East Side Historic District;

WHEREAS the applicant wishes to alter the existing ground floor restaurant sidewalk extension and commercial canopy;

WHEREAS the existing extension is in poor repair;

WHEREAS the proposed alteration will not enlarge the existing building footprint;

WHEREAS the proposed alteration will include new windows and a new entry door, slightly taller than those existing;

WHEREAS the altered extension will be painted a uniform color in keeping with the balance of the building;

WHEREAS the altered extension will not have exterior lighting, nor will it retain the existing, somewhat dilapidated planters;

WHEREAS the windows of the altered extension will have an applied film on the interior to reduce glare to the street;

WHEREAS the new entrance canopy will be shallower in height and dark blue, with the restaurant name on the sides;

WHEREAS the proposed alteration creates a stylish box on 74th Street;

WHEREAS the new doors will be built with applied muntins and a simulated spacer bar grid for the insulated glass units;

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 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