

NEW YORK CITY  
LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS & DOCUMENTS

for proposed Restoration & Alteration of:  
134-138 East 74th Street  
Upper East Side Historic District  
New York, NY 10021



PETER PENNOYER ARCHITECTS

PETER PENNOYER  
ARCHITECTS

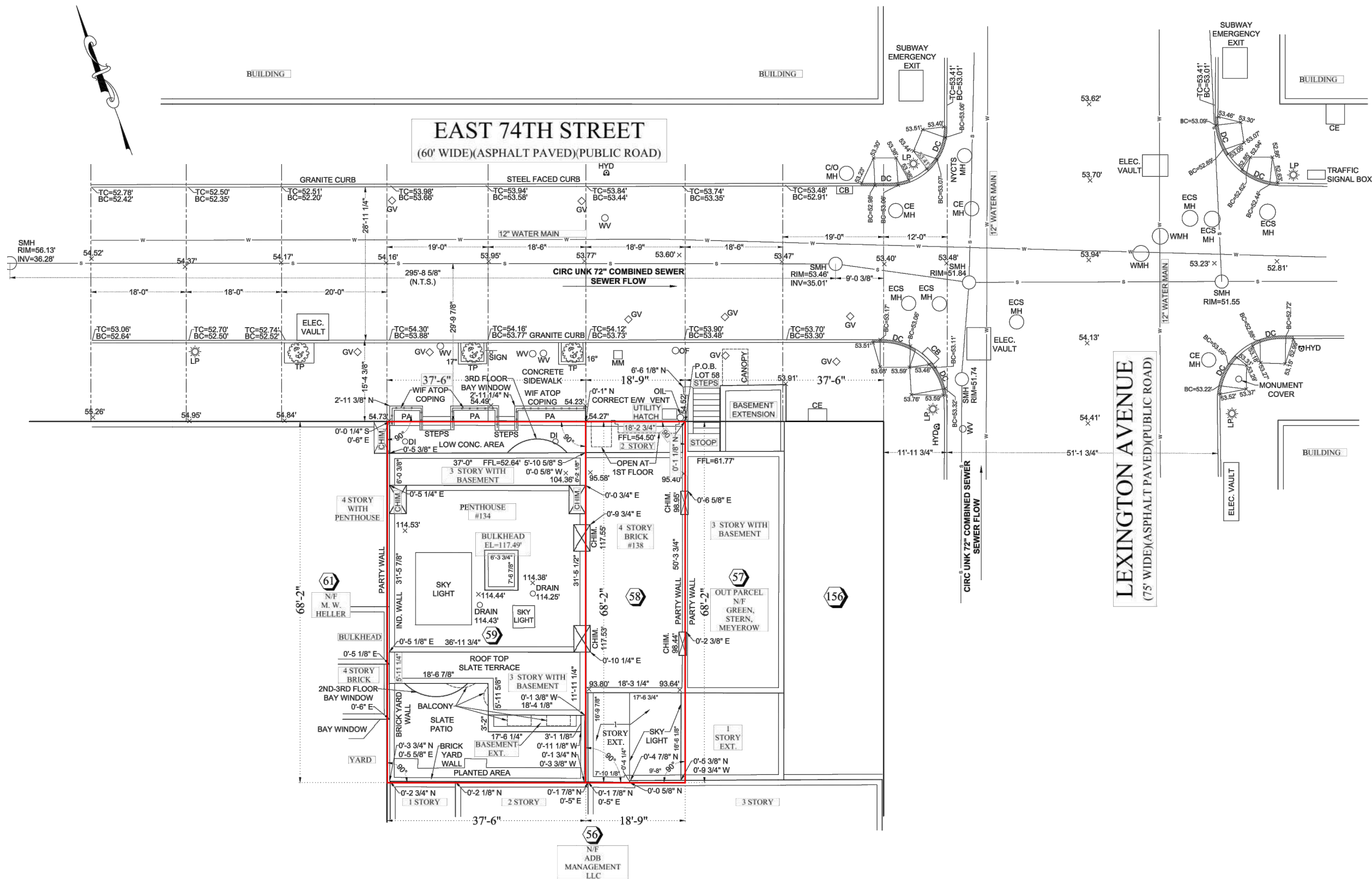
136 Madison Ave, 11th Flr, NYC 10016  
Telephone 212 779 9765

ISSUED TO LPC 5/8/2023  
PRELIMINARY LPC REVIEW 5/5/2023  
PRELIMINARY LPC REVIEW 4/6/2023  
ISSUE: DATE:

Project:  
134-138 E 74TH ST  
NEW YORK, NY  
10021

TITLE SHEET

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	Drawing No.	LC-00
	Project No.	3710
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PROPERTY SURVEY

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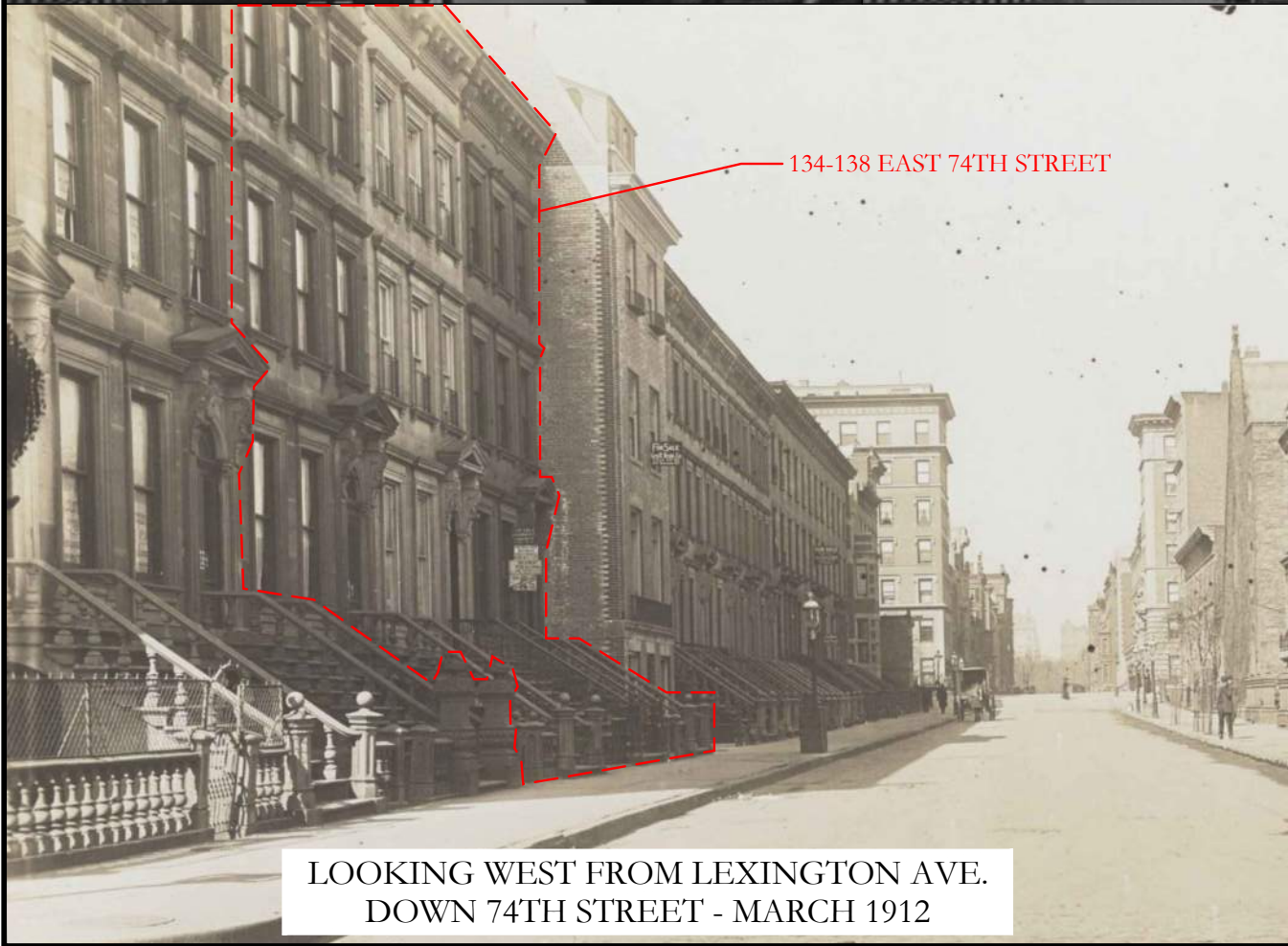
140 EAST 74TH STREET - 1940S TAX PHOTO



138 EAST 74TH STREET - 1940S TAX PHOTO



134 EAST 74TH STREET - 1940S TAX PHOTO



LOOKING WEST FROM LEXINGTON AVE.  
DOWN 74TH STREET - MARCH 1912



LOOKING EAST FROM 134 E  
74TH STREET STOOP - MAY 1913

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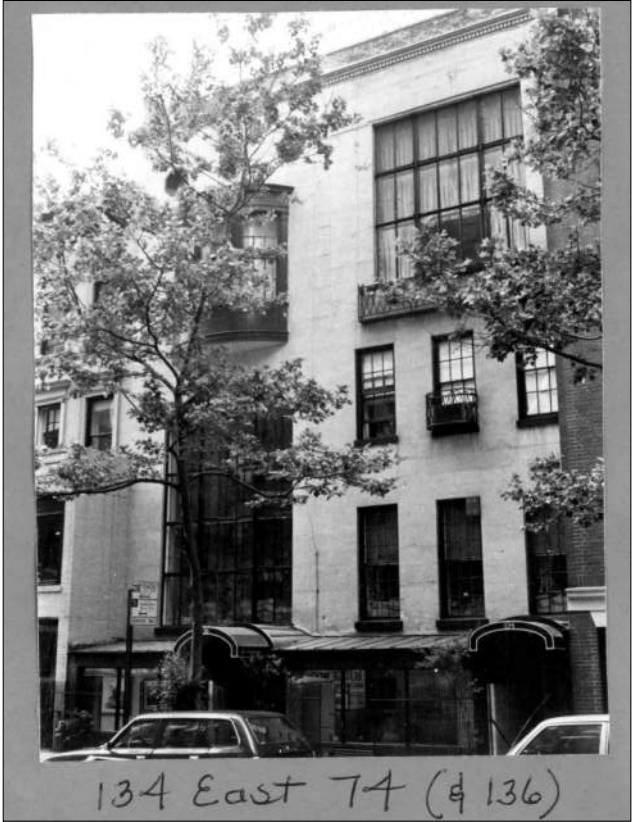
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HISTORIC PHOTOGRAPHS

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134-136 EAST 74TH STREET - DESIGNATION PHOTO



138 & 140 EAST 74TH STREET - DESIGNATION PHOTO

EAST 74TH STREET South Side

No. 134 (1408/59)

	Date	Architect	Owner
Erected	1871-75 by	John G. Prague for	Warren Beeman
Present Facade	1928 & 1930	W. & W. F. Crockett and E. P. Mellon & W. L. Smith	Lucian Hamilton Tyng and Tethell Realty Corp.

ARCHITECTURE

Original Style Italianate

Present Style Modern

Elements Two four-story (originally three-story and basement) buildings that have been combined on the interior and have a uniform facade; large rectangular studio window on fourth floor of No. 134, large segmental-arched studio window on second floor of No. 136; oriel and three small octagonal openings above studio window of No. 136; extension at ground floor out to building line.

Alterations 1920 - stoop removed at No. 134.

1928 - front facade altered, studio added to third floor at No. 134.

1930 - front facade of No. 136 altered and buildings combined on interior.

HISTORY Houses originally built as two of a group of 28 Italianate residences.

References: New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

EAST 74TH STREET South Side

No. 138 (1408/58)

	Date	Architect	Owner
Erected	1871-75 by	John G. Prague for	Warren Beeman

ARCHITECTURE

Style Italianate

Elements Four-story building; brownstone facing; upper stories retain original lintels and sills at windows; bracketed roof cornice.

Alterations 1928 - two-story brick commercial extension added to front by William A. Giesen for Lingren Realty Corp.

HISTORY Built as one of a group of 28 Italianate houses

References: New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

134, 136 & 138 PROPERTY REPORT

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DESIGNATION PHOTOGRAPHS &  
PROPERTY REPORT

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1034 LEXINGTON AVE.

140 E. 74th ST.

138 E. 74th ST.

134 E. 74th ST.

132 E. 74th ST.

130 E. 74th ST.

PROPERTIES TO BE CONSIDERED IN THIS SUBMISSION



1034 LEXINGTON AVE.

140 E. 74th ST.

138 E. 74th ST.

134 E. 74th ST.

132 E. 74th ST.

130 E. 74th ST.

128 E. 74th ST.

126 E. 74th ST.

124 E. 74th ST.

120 E. 74th ST.

01

LC-04

EXISTING BLOCK ELEVATION - NORTH FACADES

1/16" = 1'-0"

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EXISTING STREET ELEVATION

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**NOTE:**  
THE FOLLOWING NYC BUILDING CODE SECTION APPLIES TO 138 EAST 74TH STREET, REQUIRING STAIR ACCESS TO THE ROOF LEVEL VIA A BULKHEAD:

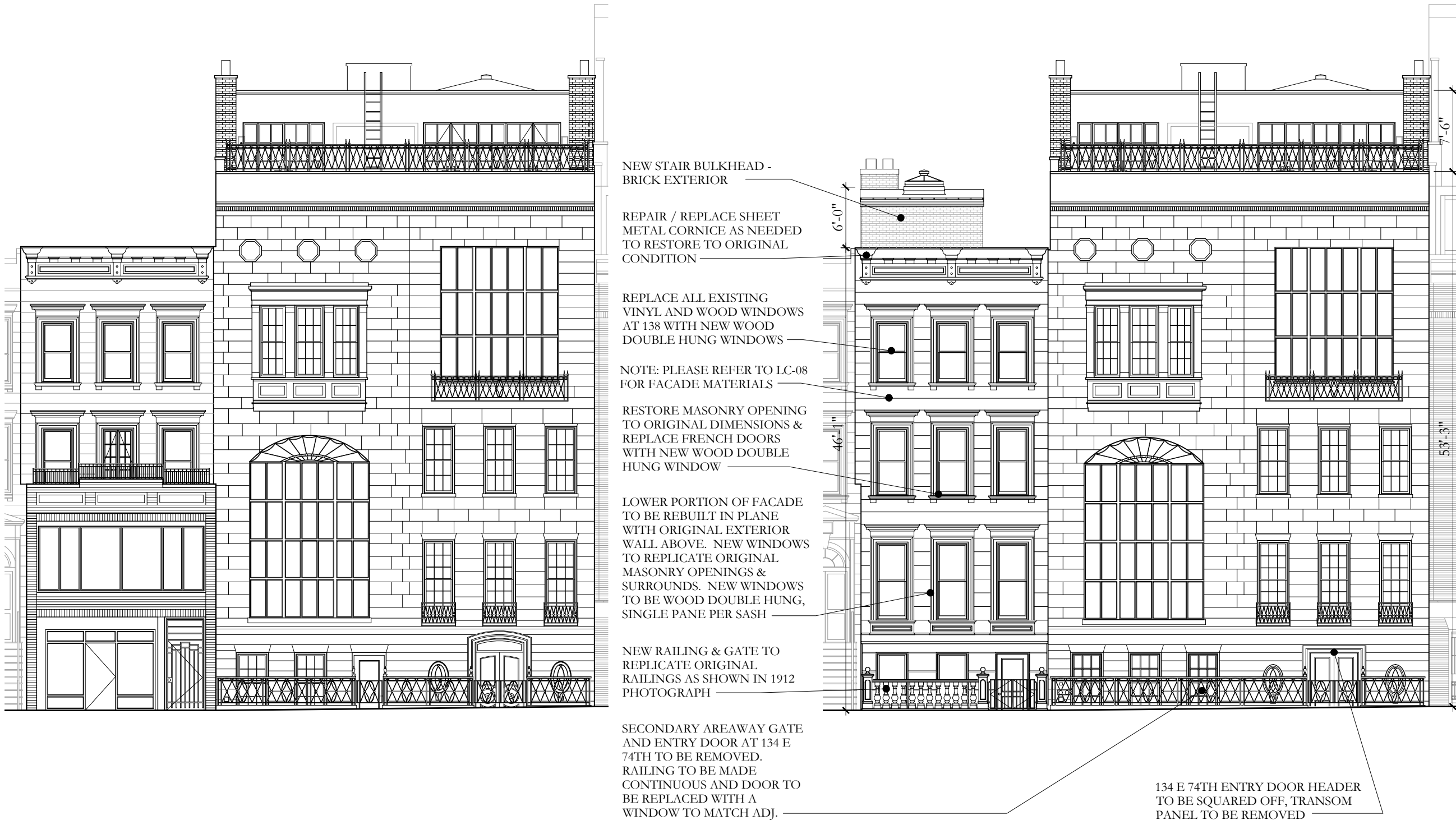
**1009.13: STAIRWAY TO ROOF AND ROOF ACCESS.**  
IN BUILDINGS FOUR OR MORE STORIES OR MORE THAN 40 FEET IN HEIGHT ABOVE GRADE, ONE STAIRWAY SHALL EXTEND TO THE ROOF SURFACE THROUGH A STAIRWAY BULKHEAD COMPLYING WITH SECTION 1509.2, UNLESS THE ROOF HAS A SLOPE STEEPER THAN 20 DEGREES. ACCESS TO SETBACK AND ROOF AREAS MAY BE THROUGH A DOOR OR WINDOW OPENING TO THE ROOF. STAIRS TERMINATING AT THE LEVEL OF A SETBACK SHALL PROVIDE ACCESS TO THE SETBACK ROOF AREAS EXCEPT WHERE THE SETBACK IS LESS THAN 4 FEET IN WIDTH AND 10 FEET IN LENGTH, MEASURED FROM THE INSIDE OF THE PARAPET WALL.

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EXISTING & PROPOSED FRONT  
ELEVATIONS

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01  
LC-05  
EXISTING FRONT ELEVATIONS - 134-138 E 74TH  
3/32" = 1'-0"

02  
LC-05  
PROPOSED FRONT ELEVATIONS - 134-138 E 74TH  
3/32" = 1'-0"



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FRONT FACADE PHOTOS

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	Scale:
	N/A
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	LC-06
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CORNICE TO BE  
RESTORED/REPLACED AS  
NEEDED

VINYL WINDOWS AT 138 TO BE  
REPLACED WITH WOOD  
DOUBLE-HUNG SINGLE PANE  
PER SASH WINDOWS

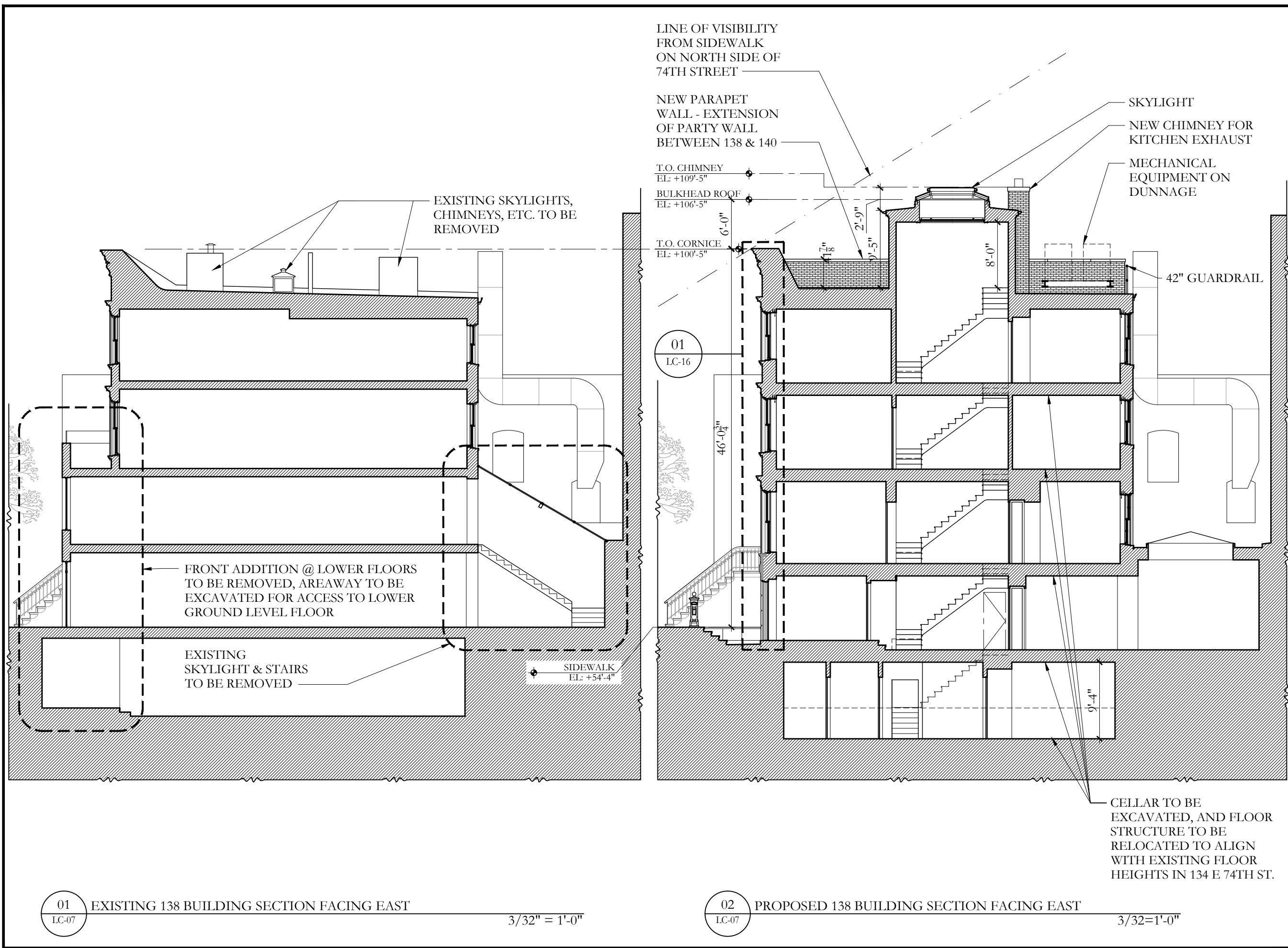
NON-ORIGINAL EXTENSION  
AT GROUND FLOOR & ABOVE  
TO BE REMOVED, LOWER  
PORTION OF FACADE TO BE  
RESTORED MINUS STOOP

ENTRY DOOR AT 134 TO BE  
SQUARED OFF AT THE HEAD -  
SEE PROPOSED ELEVATION &  
DETAILS

SECONDARY ENTRANCE AT  
134 TO BE CHANGED TO A  
WINDOW, GATE AND STEPS  
DOWN TO AREAWAY TO BE  
REMOVED - RAILING TO  
CONTINUE ACROSS AT THIS  
LOCATION







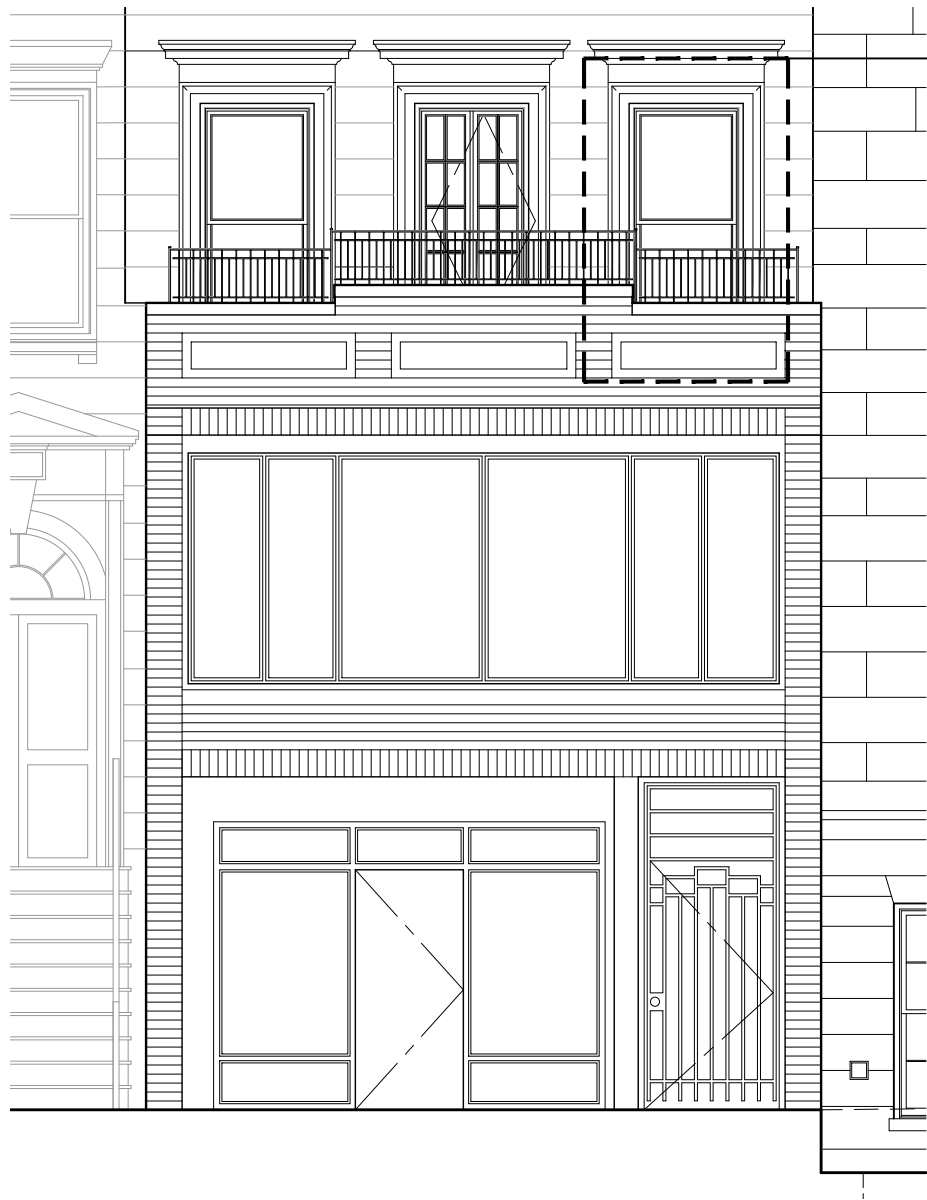
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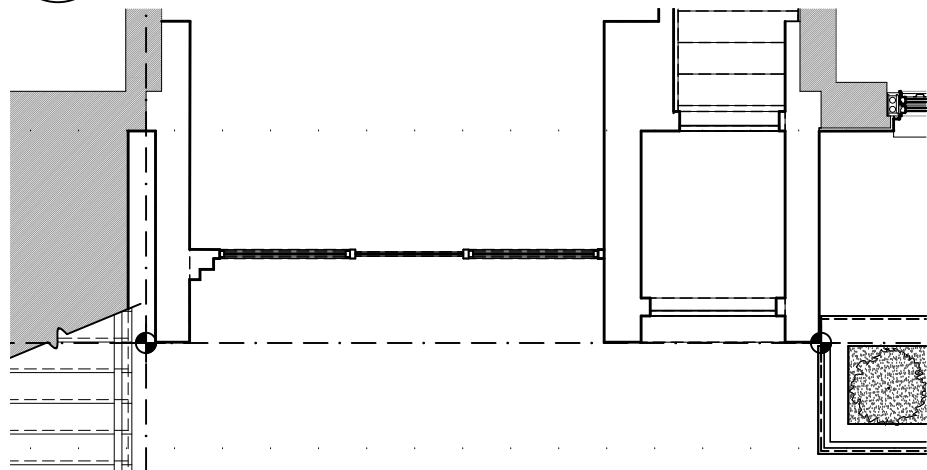
EXISTING & PROPOSED 138  
BUILDING SECTIONS

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	Drawn By: LPH
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02  
LC-08 EXISTING GROUND FLOOR ELEVATION  
3/16" = 1'-0"



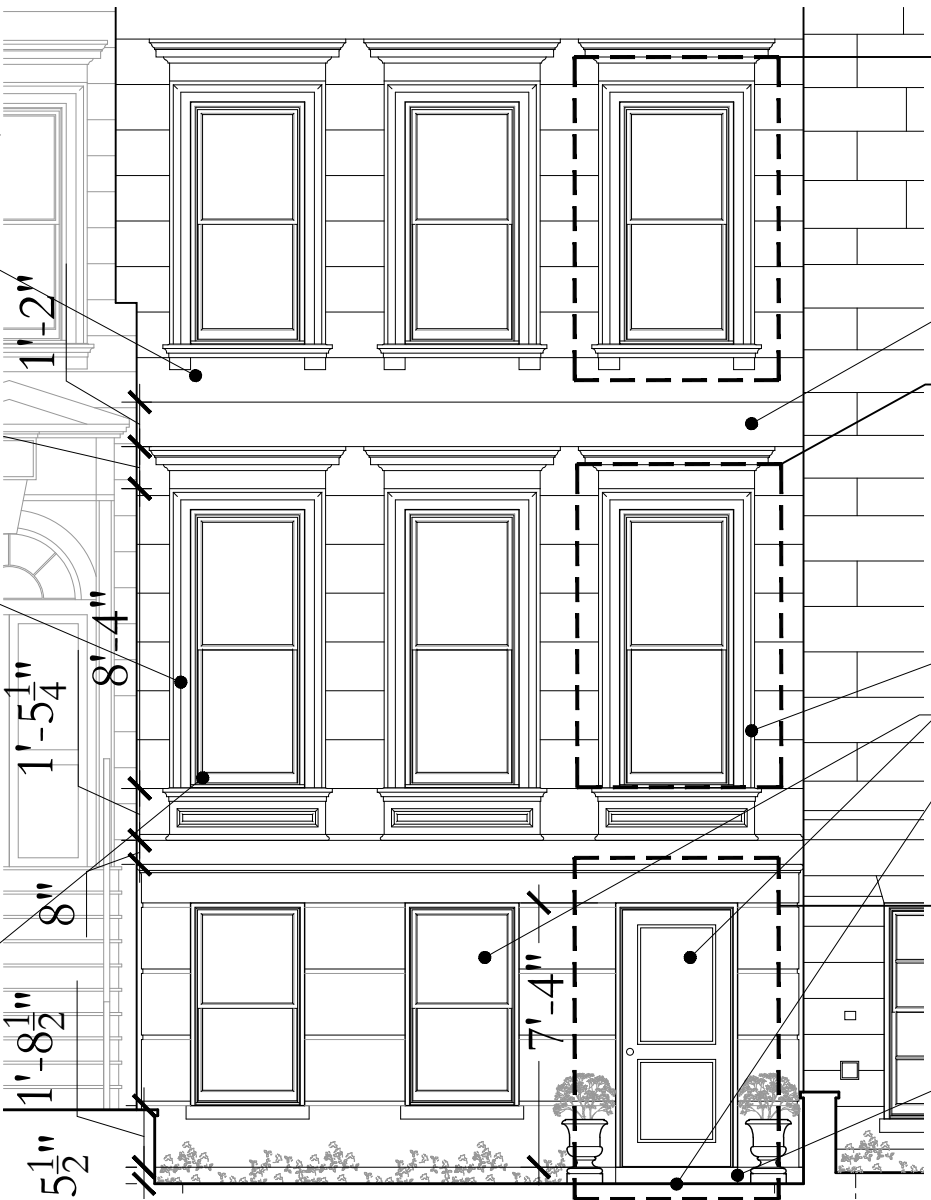
01  
LC-08 EXISTING PLAN @ 138 E 74TH - SIDEWALK LEVEL  
3/16" = 1'-0"

01  
LC-14  
BM-1476 TO MATCH ORIG.  
DORCHESTER STONE

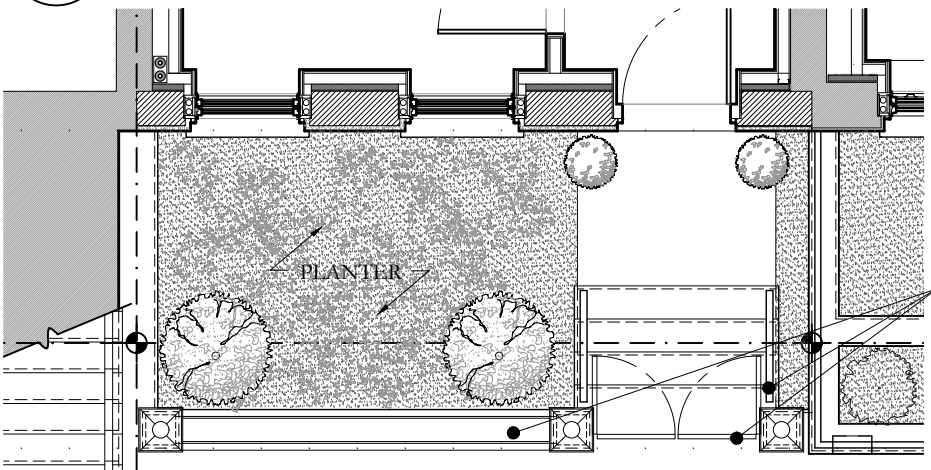
FACADE  
COLOR  
BM-1476 TO MATCH ORIG.  
DORCHESTER STONE

SURROUNDS  
COLOR  
BM HC-190

WINDOW  
FRAME  
& DOOR  
COLOR



04  
LC-08 PROPOSED 138 E 74TH AREAWAY ELEVATION  
3/16" = 1'-0"



03  
LC-08 PROPOSED 138 E 74TH AREAWAY PLAN  
3/16" = 1'-0"

01  
LC-15  
EXG. DORCHESTER STONE  
ABOVE SECOND FLR. TO BE  
CLEANED. THOROCOAT &  
PAINT TO BE REMOVED,  
PATCH AND REPAIR ALL  
AREAS WITH HEAVY DAMAGE.  
ENTIRE FACADE TO BE  
RE-PAINTED TO MATCH  
EXISTING COLOR.

01  
LC-15 SIM.  
LOWER PORTION OF FACADE  
TO BE REBUILT IN PLANE  
WITH ORIGINAL EXTERIOR  
WALL ABOVE. NEW WINDOWS  
TO REPLICATE ORIGINAL  
MASONRY OPENINGS &  
SURROUNDS. NEW WINDOWS  
TO BE WOOD DOUBLE HUNG,  
SINGLE PANE PER SASH

NEW WOOD DOOR &  
WINDOW WITHIN PUNCHED  
OPENINGS - PAINTED  
MODIFIED LOWER ENTRY

01  
LC-17  
NORTH JAY GRANITE

WATER TABLE  
MATERIAL

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EXISTING & PROPOSED 138  
LOWER FACADE & AREAWAY

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Scale: 3/16" = 1'-0"  
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131 EAST 74TH STREET



128 EAST 74TH STREET



124 EAST 74TH STREET



154 EAST 74TH STREET

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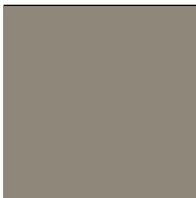
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AREAWAY (SANS STOOP)  
PRECEDENTS

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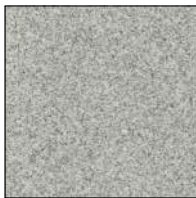




BM-1476



BM HC-190



NORTH JAY GRANITE

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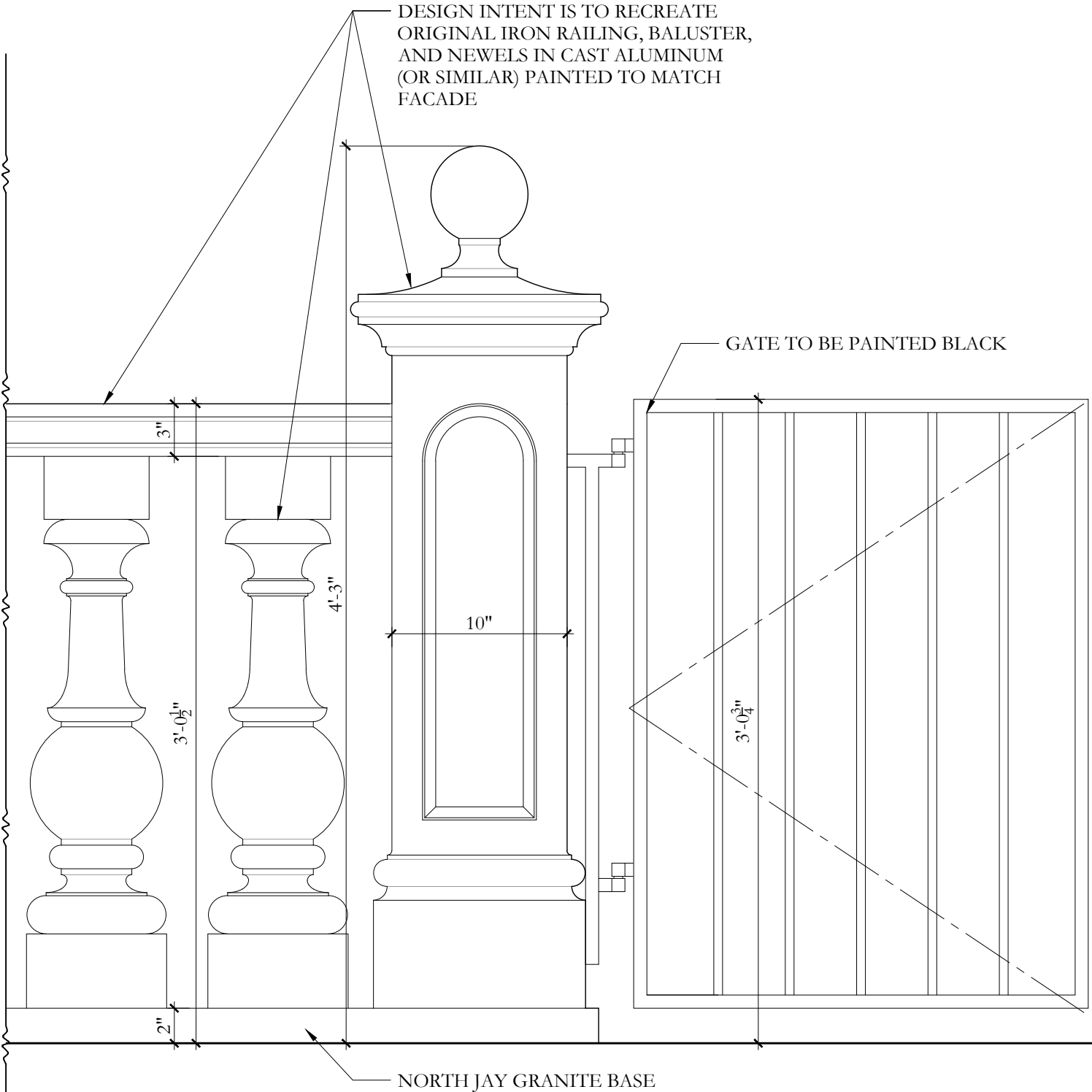
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AREAWAY RAILING DETAILS

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ENLARGEMENT OF 1912 PHOTOGRAPH  
SHOWING CAST IRON RAILINGS AT STOOPS  
ALONG 74TH STREET



01  
LC-10

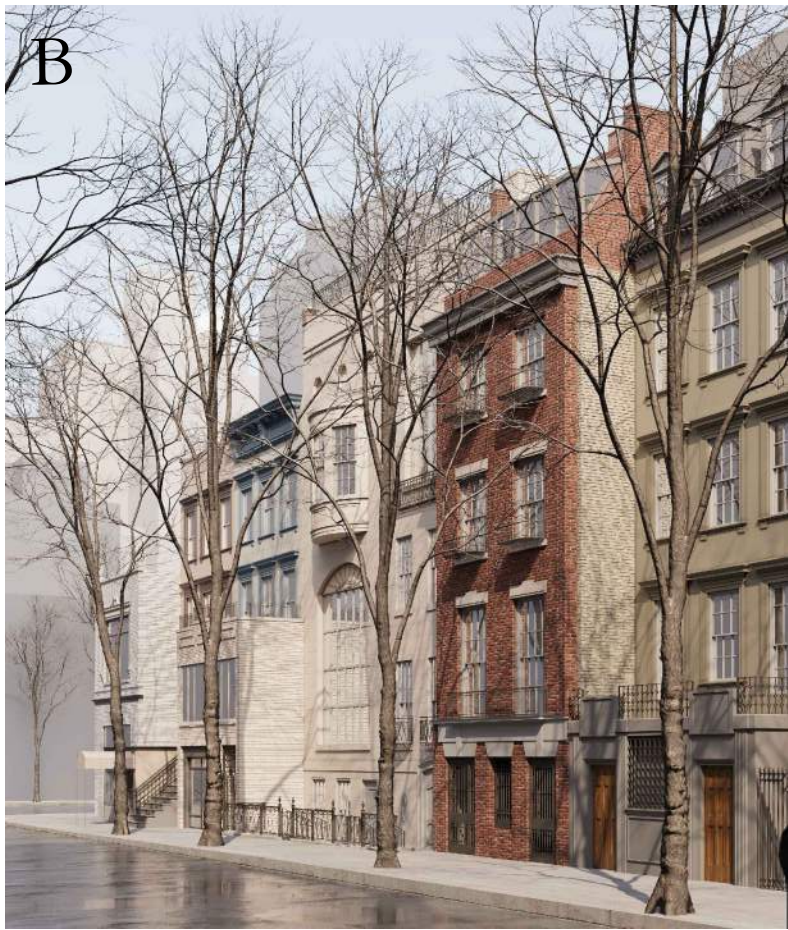
ENLARGED CAST METAL RAILING DETAIL  
@ AREAWAY

1 1/2" = 1'-0"





EXISTING VIEW FROM ACROSS 74TH STREET LOOKING SOUTH



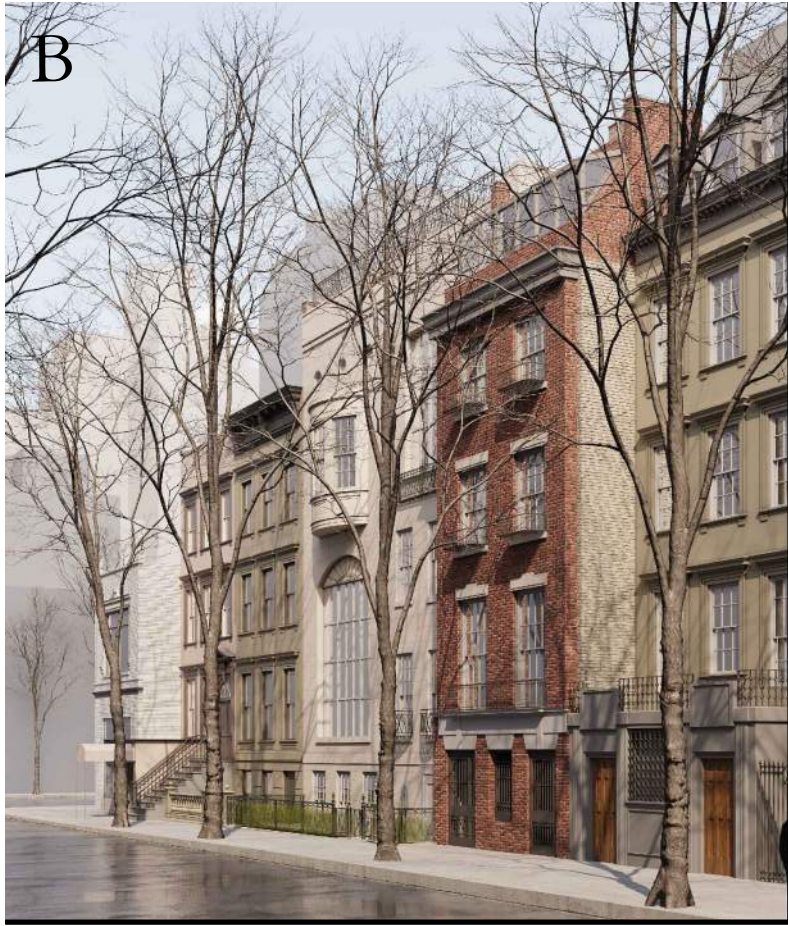
EXISTING VIEW FROM 74TH STREET LOOKING EAST



EXISTING VIEW FROM ACROSS LEXINGTON AVE. LOOKING WEST



PROPOSED VIEW FROM ACROSS 74TH STREET LOOKING SOUTH



PROPOSED VIEW FROM 74TH STREET LOOKING EAST



PROPOSED VIEW FROM ACROSS LEXINGTON AVE. LOOKING WEST

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EXISTING & PROPOSED 3D  
STREET VIEWS

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A



EXISTING VIEW WITH MOCKUP IN PLACE  
FROM ACROSS 74TH STREET LOOKING SOUTH

B



EXISTING VIEW WITH MOCKUP IN PLACE  
FROM 74TH STREET LOOKING EAST

C

NEIGHBORING (#140)  
BUILDING MOCK UP  
(NOT PART OF 134-138  
APPLICATION)

138 STAIR BULKHEAD AND  
PARAPET MOCK UP



EXISTING VIEW WITH MOCKUP IN PLACE FROM  
ACROSS LEXINGTON AVE. LOOKING WEST

NEIGHBORING (140)  
BUILDING MOCK UP  
(NOT PART OF 134-138  
APPLICATION)

138 PARAPET MOCK UP



EXISTING VIEW WITH MOCKUP IN PLACE  
FROM ROOFTOP OF 138 LOOKING EAST (ENLARGED)

138 BULKHEAD AND  
CHIMNEY



EXISTING VIEW WITH MOCKUP IN PLACE  
FROM ROOFTOP OF 138 LOOKING NORTH EAST

138 PARAPET AND  
BULKHEAD  
(EXISTING CHIMNEY TO  
BE REMOVED)



EXISTING VIEW WITH MOCKUP IN PLACE  
FROM ROOFTOP OF 138 LOOKING EAST (ENLARGED)

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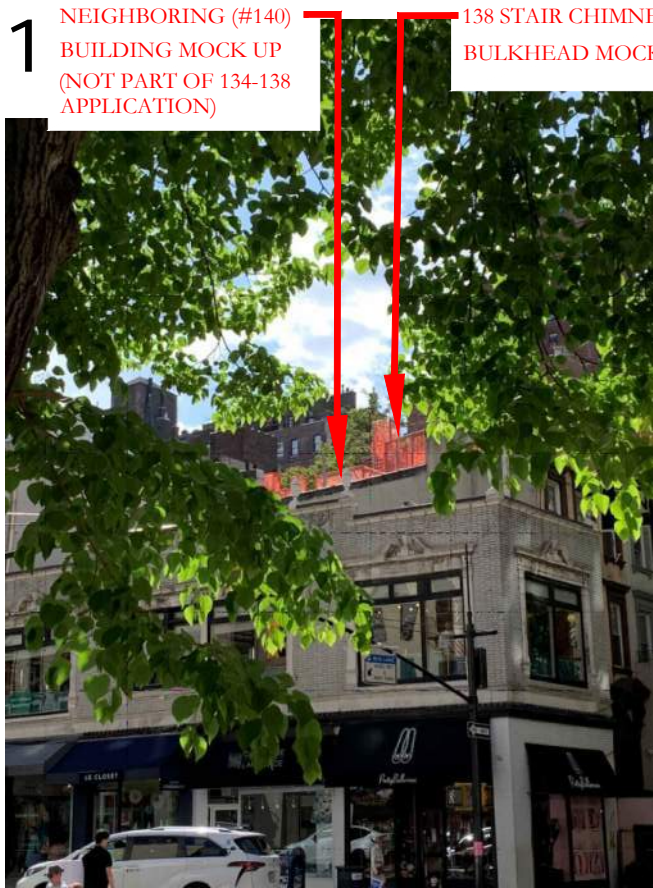
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ROOFTOP MOCKUP IMAGES

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EXISTING VIEW WITH MOCKUP IN PLACE FROM ACROSS LEXINGTON AVE. LOOKING WEST



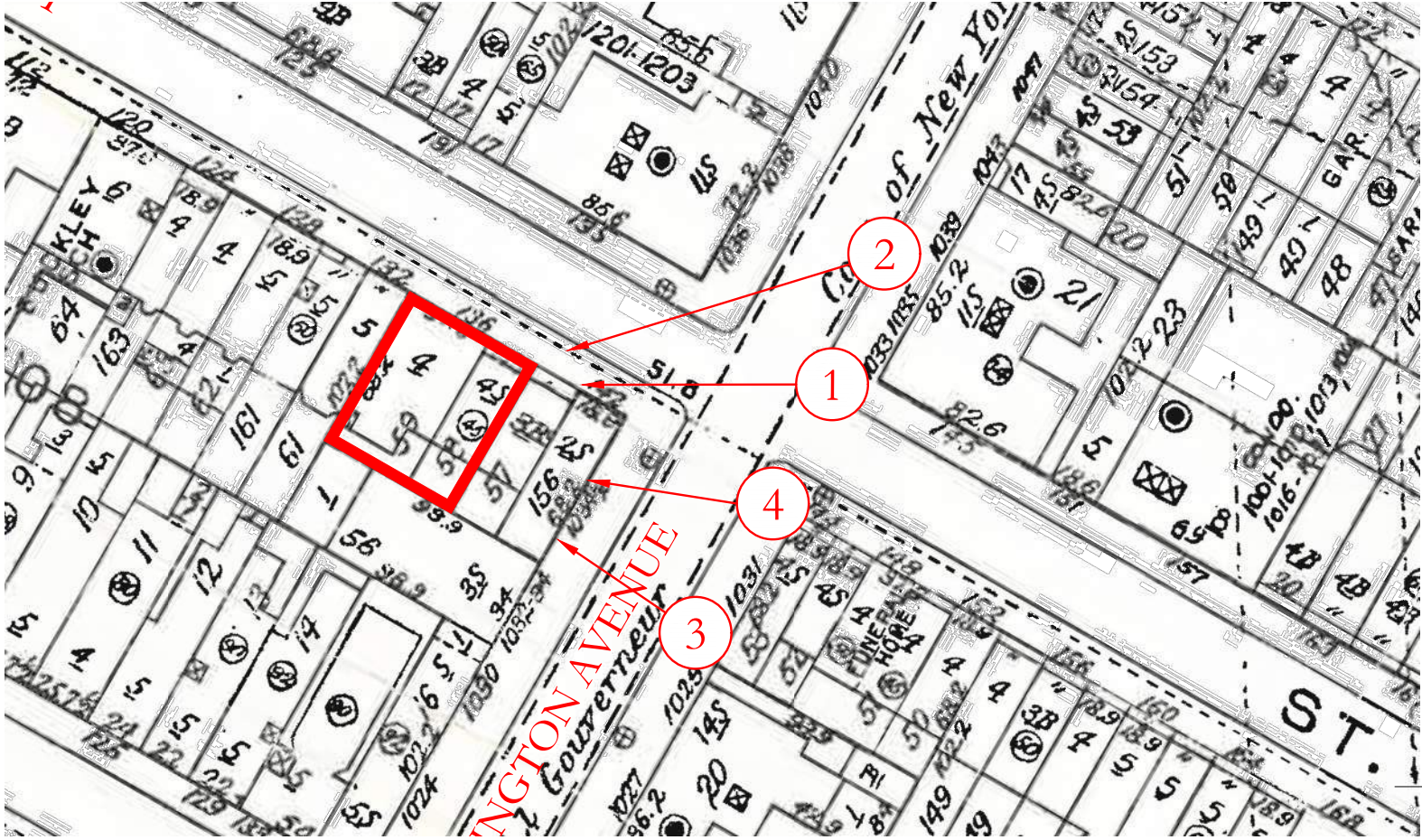
EXISTING VIEW WITH MOCKUP IN PLACE FROM ACROSS LEXINGTON AVE. LOOKING WEST



EXISTING VIEW WITH MOCKUP IN PLACE FROM ACROSS LEXINGTON AVE. LOOKING WEST



EXISTING VIEW WITH MOCKUP IN PLACE FROM ACROSS LEXINGTON AVE. LOOKING WEST



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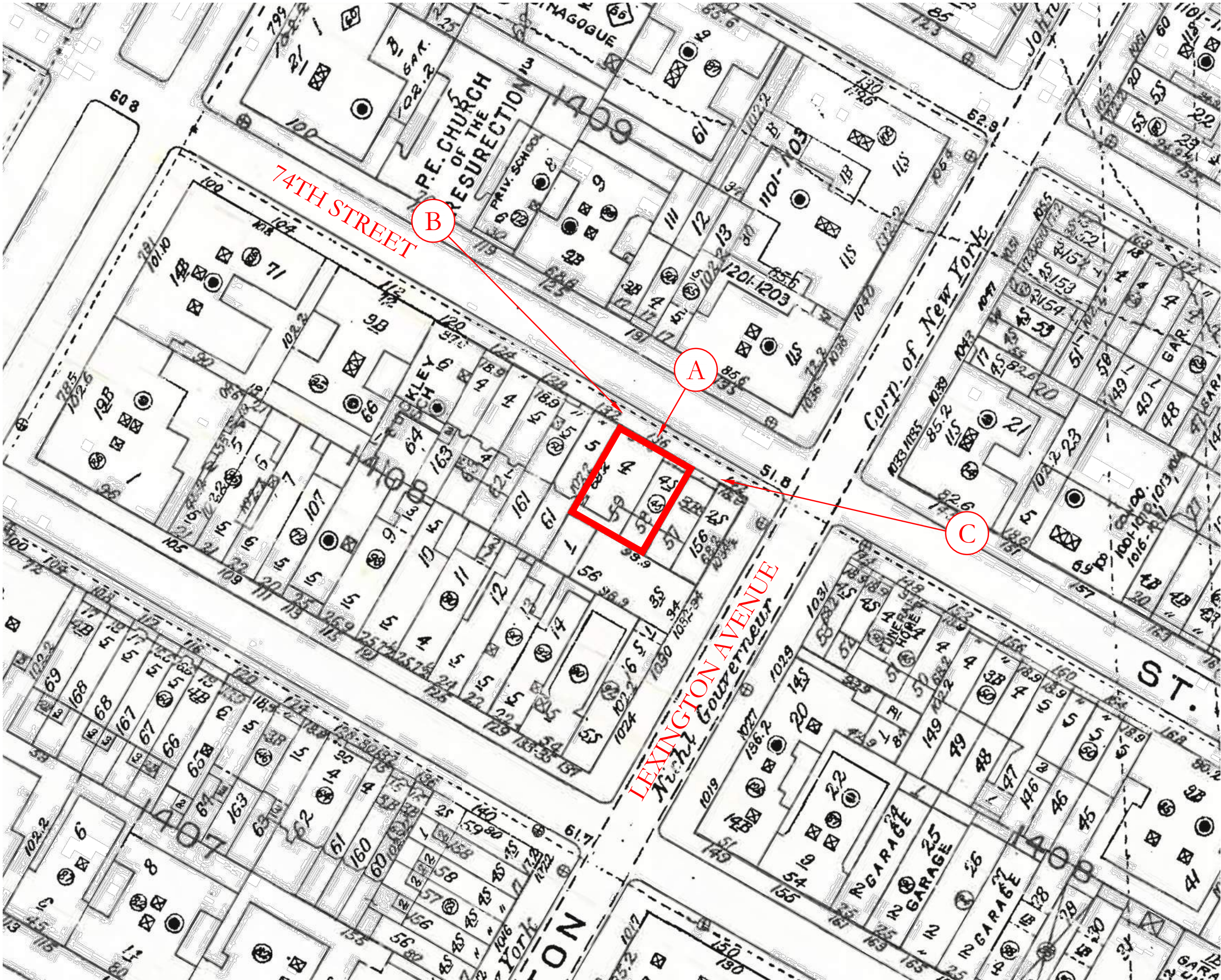
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ROOFTOP MOCKUP IMAGES

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	Drawn By:	AUTHOR
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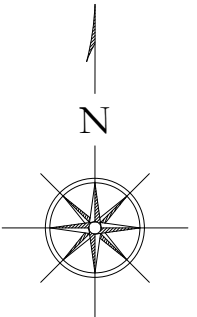
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SANBORN MAP WITH 3D VIEW  
KEY

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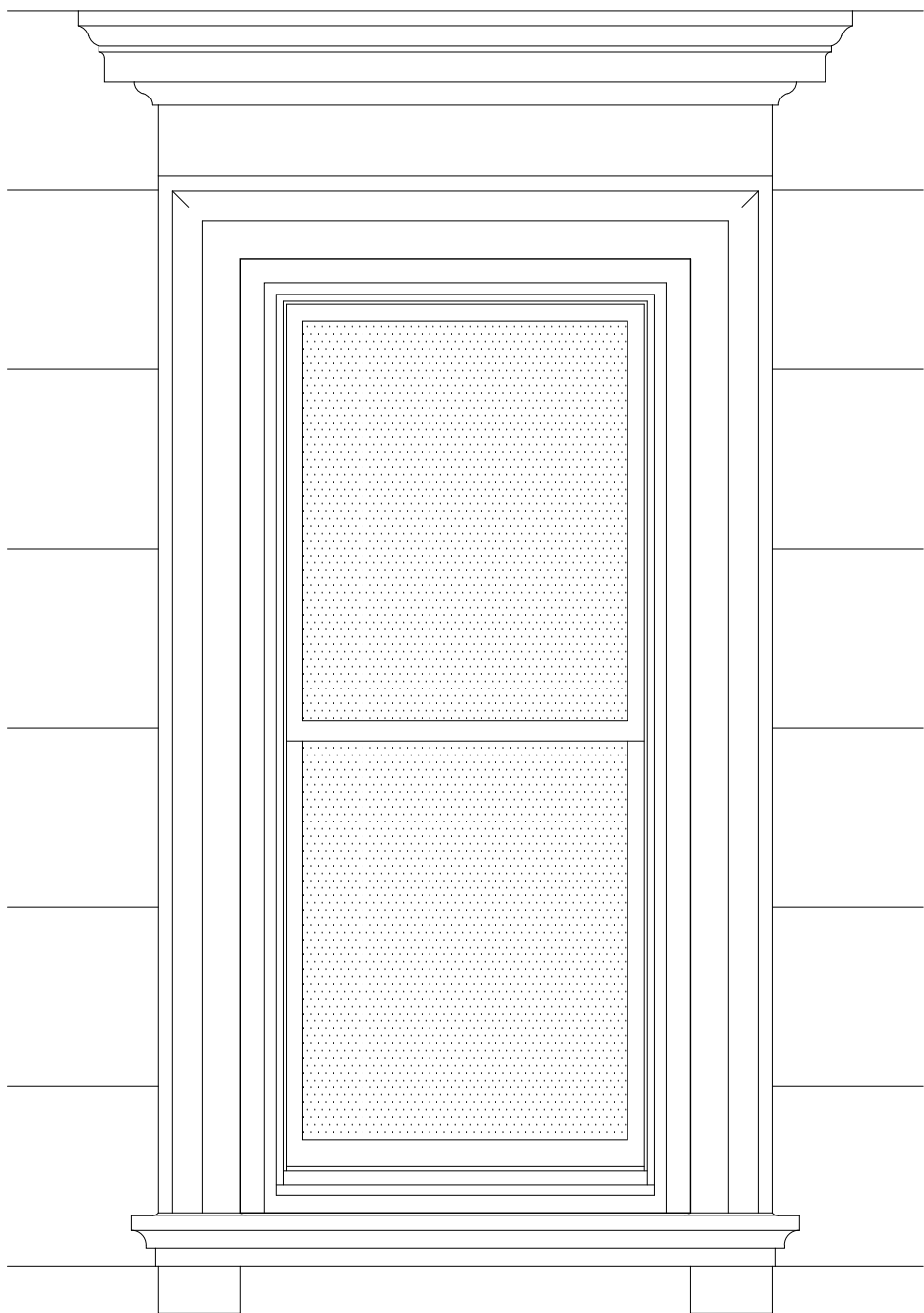


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EXISTING FRONT FACADE  
WINDOW DETAILS

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	VARIES
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01 138 E 74TH - EXISTING NORTH FACADE WINDOW ELEVATION  
LC-14 3/4" = 1'-0"

DEPTH OF MASONRY  
OPENING TO BRICK MOULD  
TO BE MAINTAINED IN NEW  
WINDOW INSTALLATION

EXISTING VINYL WINDOW  
TO BE REMOVED

EXISTING STONE  
SURROUND TO REMAIN  
IN PLACE

CONFIGURATION OF  
INTERIOR FINISHES VARIES

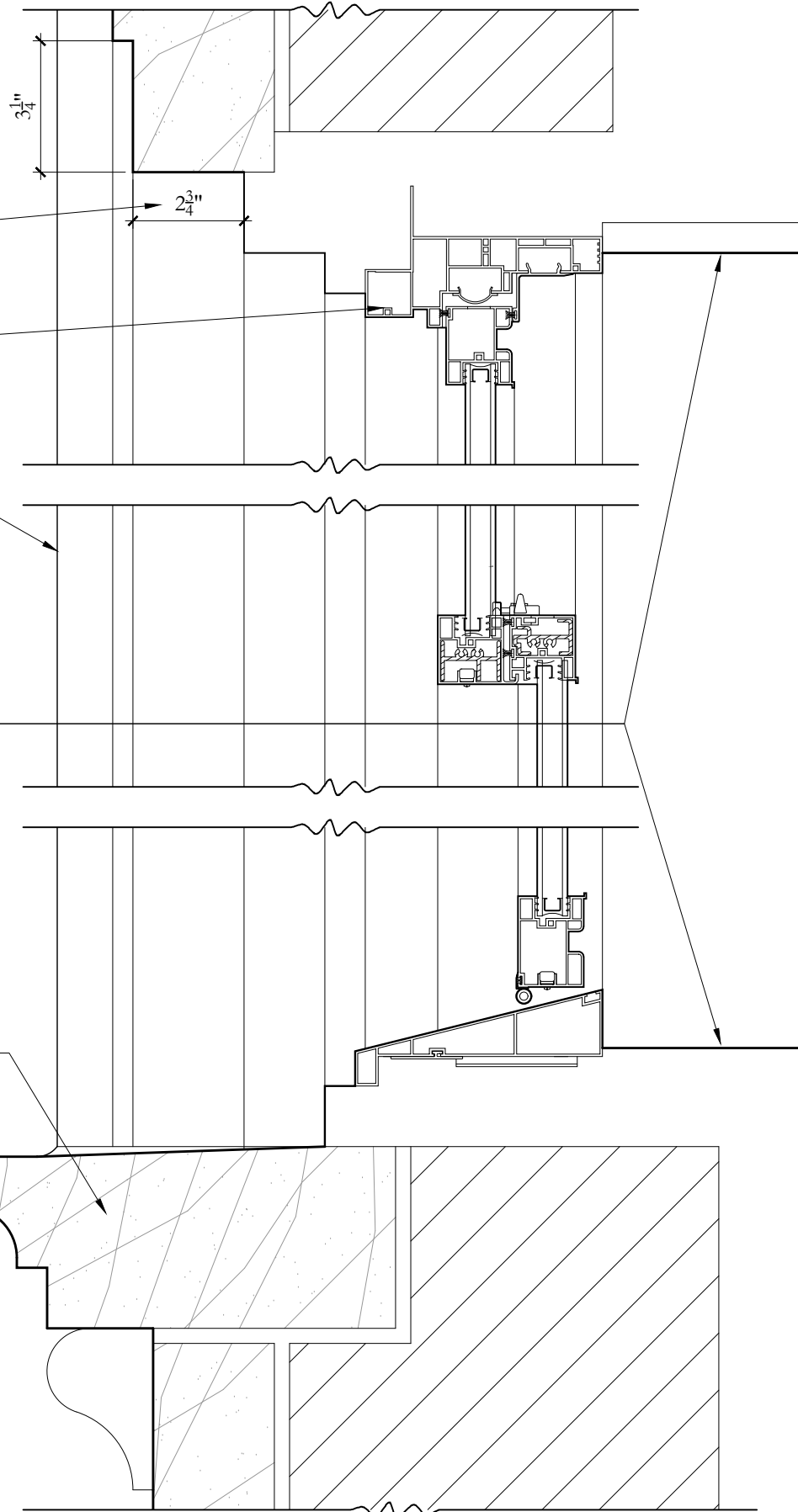
NEW MASONRY OPENINGS  
& SURROUNDS ON 1ST &  
2ND FLOORS TO  
REPLICATE EXISTING  
OPENINGS & SURROUNDS  
ON THOSE ABOVE

4 1/4"

1 1/4"

1 1/2"

1 1/2"



02 EXISTING WINDOW SECTION DETAIL  
LC-14 3" = 1'-0"



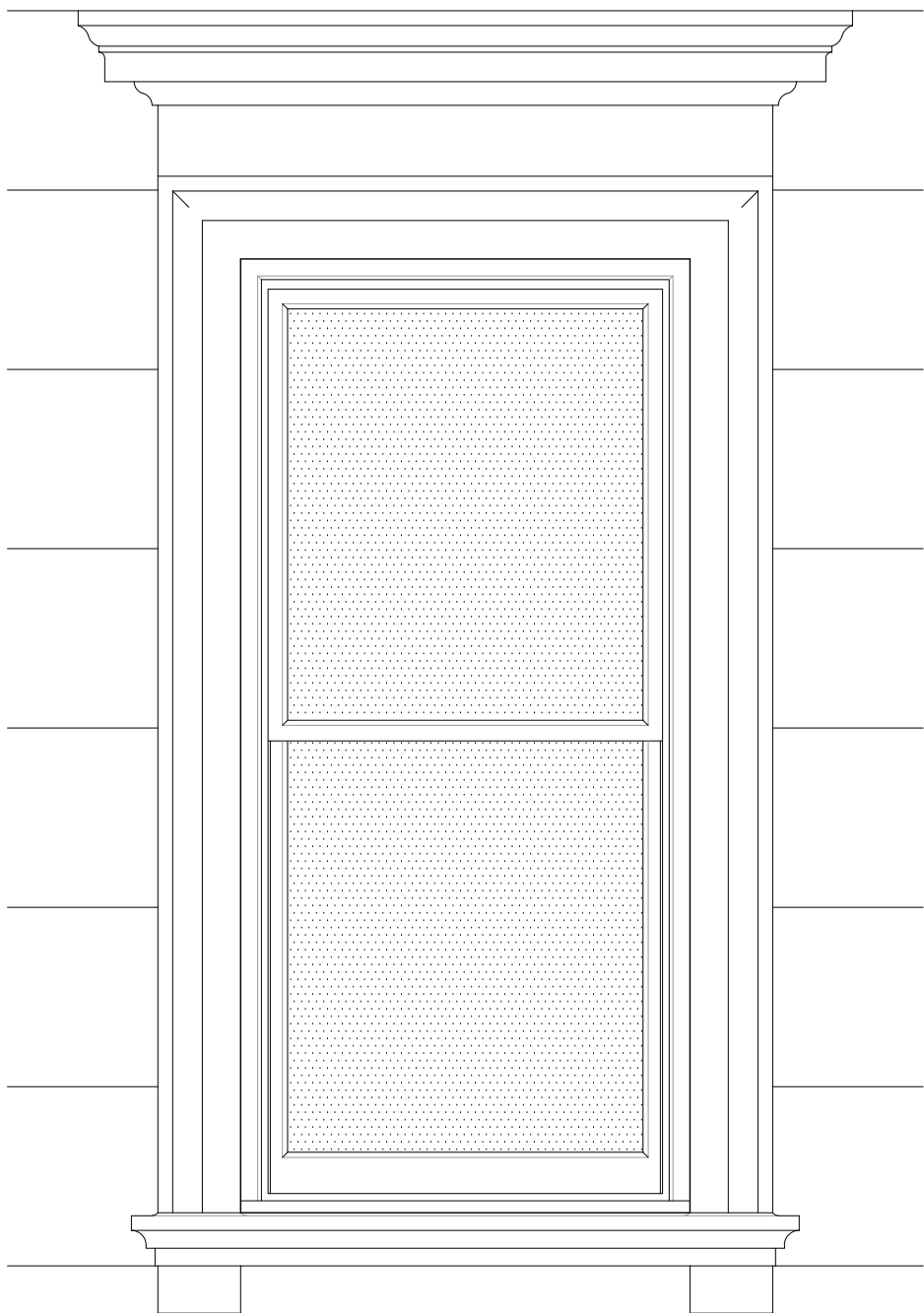
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PROPOSED FRONT FACADE  
WINDOW DETAILS

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DEPTH OF MASONRY  
OPENING TO BRICK MOULD  
TO BE MAINTAINED IN NEW  
WINDOW INSTALLATION

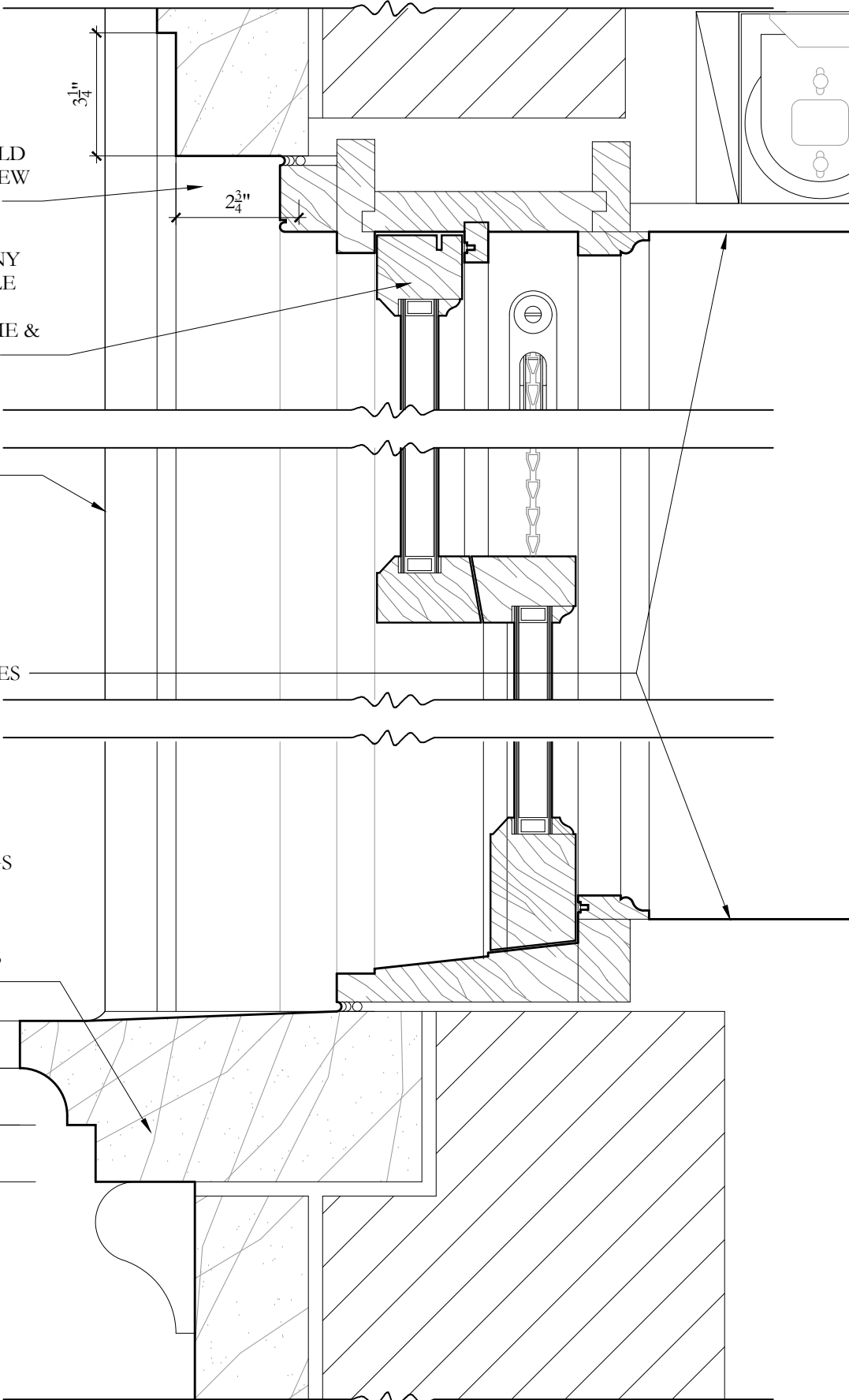
NEW PAINTED MAHOGANY  
WEIGHT-&-CHAIN DOUBLE  
HUNG WINDOW WITH  
TRADITIONAL SASH FRAME &  
GLAZING STOP PROFILES

EXISTING STONE  
SURROUND TO REMAIN  
IN PLACE

CONFIGURATION OF  
INTERIOR FINISHES VARIES

NEW MASONRY OPENINGS  
& SURROUNDS ON 1ST &  
2ND FLOORS TO  
REPLICATE EXISTING  
OPENINGS & SURROUNDS  
ON THOSE ABOVE

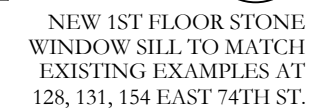
4 1/4"  
1 1/4"  
1 1/2"  
1 1/2"



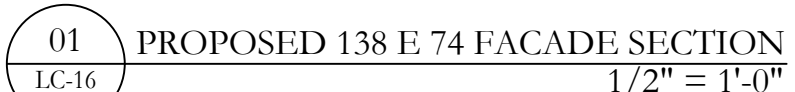




EXISTING STONE  
WINDOW ENTABLATURE  
TO REMAIN. RESTORE TO  
ORIGINAL CONDITION



NEW STONE WINDOW  
ENTABLATURE TO MATCH-  
EXISTING ORIGINALS

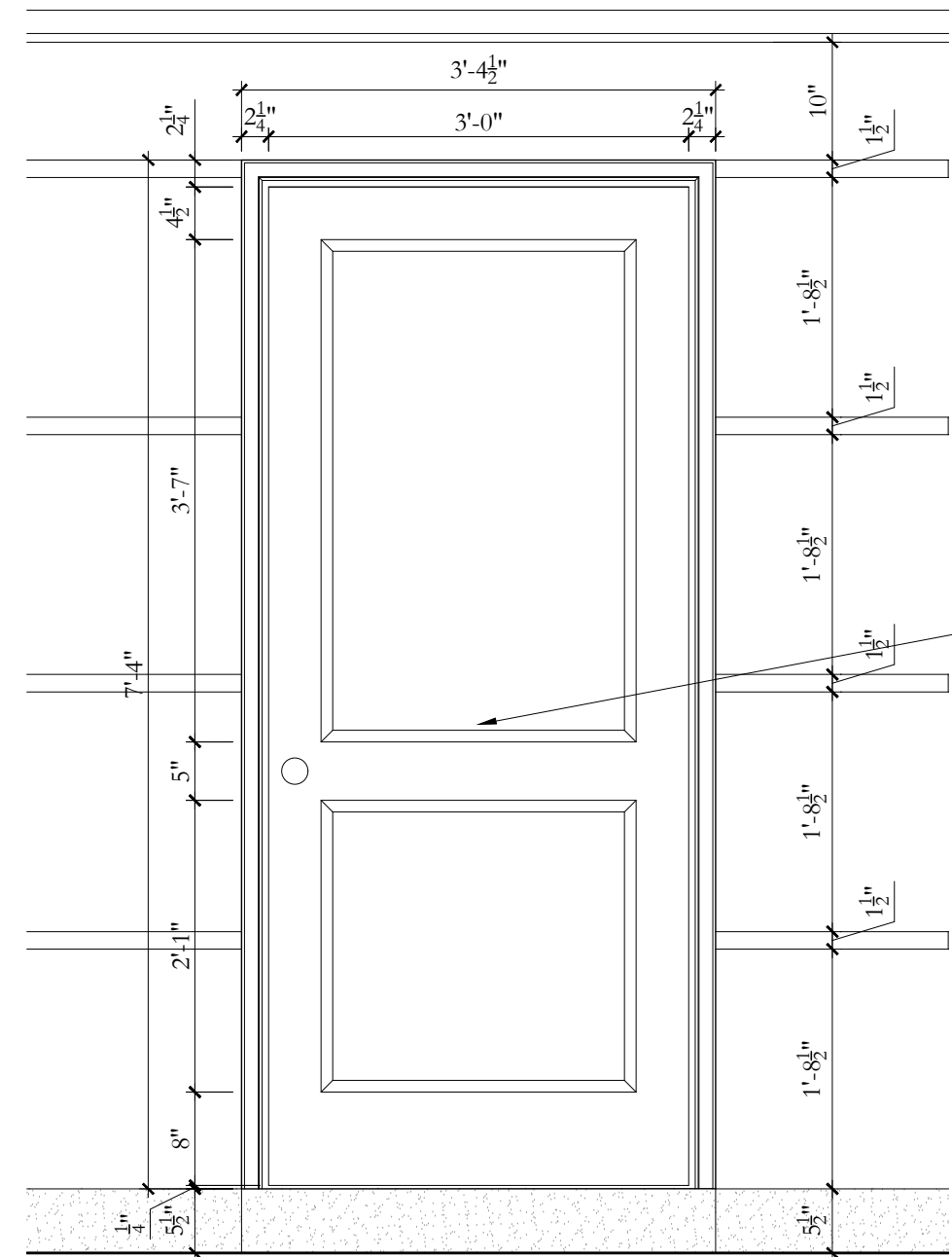


Project:  
134-138 E 74TH ST  
NEW YORK, NY  
10021

## PROPOSED 138 E 74 FACADE SECTION AND DETAILS

<i>Seal and Signature:</i>	<i>Date:</i> 05/08/2023	
	<i>Scale:</i> AS NOTED	
	<i>Drawn By:</i> PPA	
	<i>Drawing No.</i>  LC-16	
	<i>Project No.</i> 3710	17 of 19



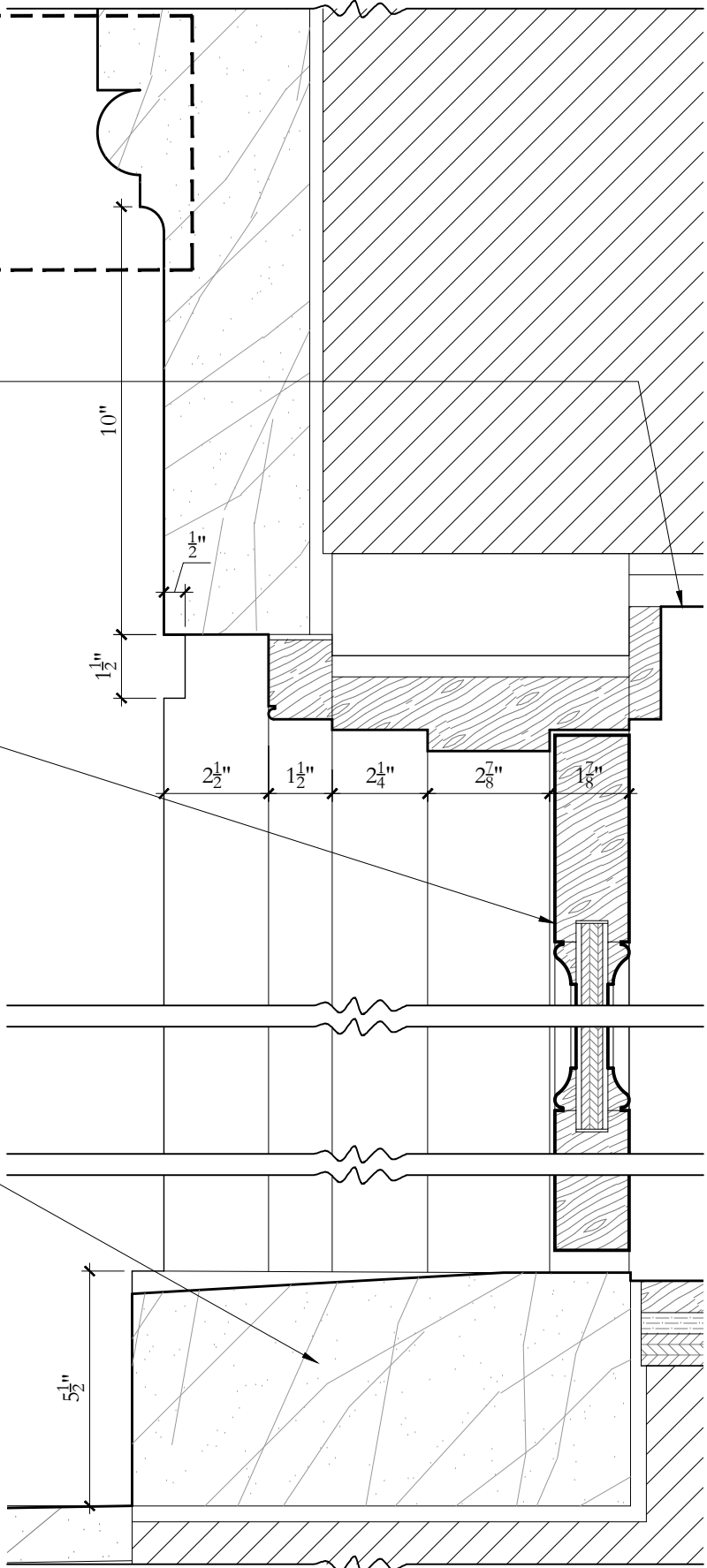


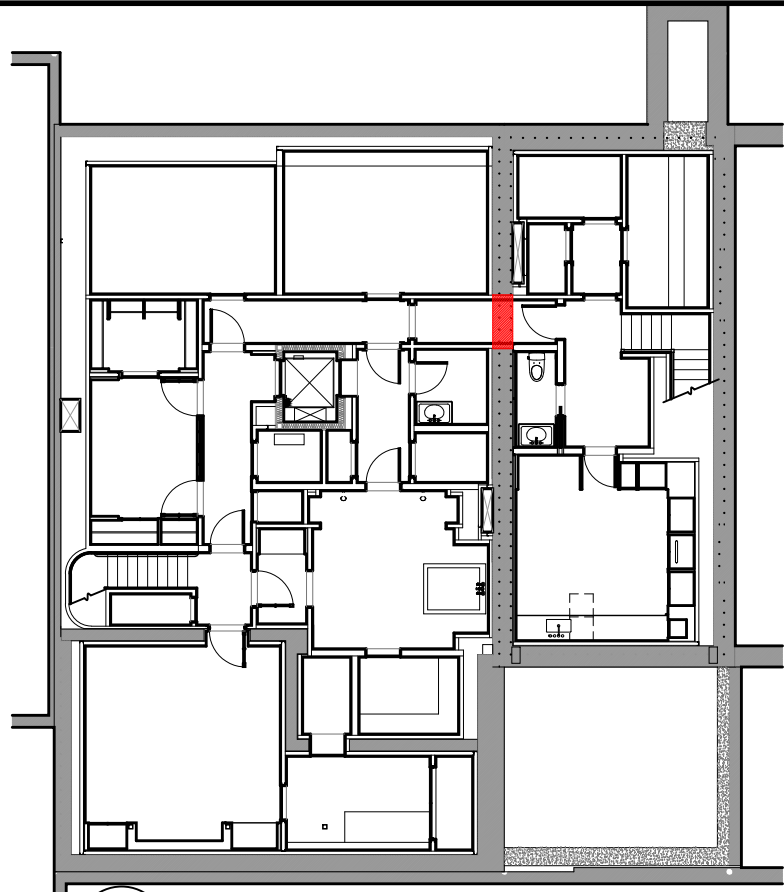
CONFIGURATION OF  
INTERIOR FINISHES VARIES

NEW PAINTED WOOD  
PANELED DOOR

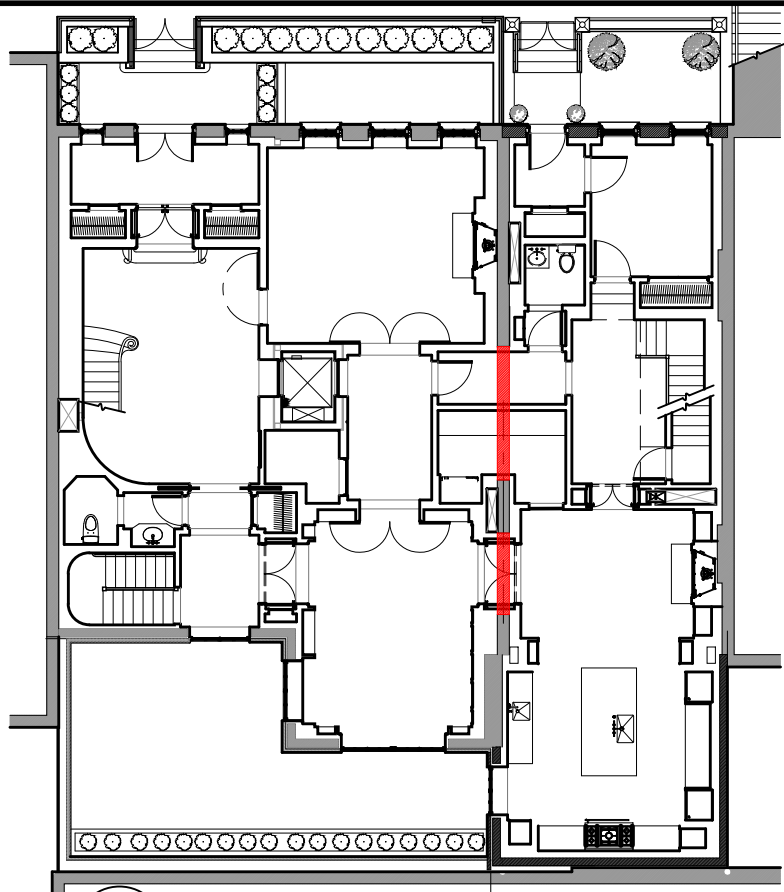
DOOR SET IN PUNCHED  
OPENING WITHOUT  
ENFRAMEMENT. SEE  
PRECEDENT IMAGE OF  
124 E. 74TH ST.

NORTH JAY GRANITE  
EXTERIOR SILL AND  
WATER TABLE

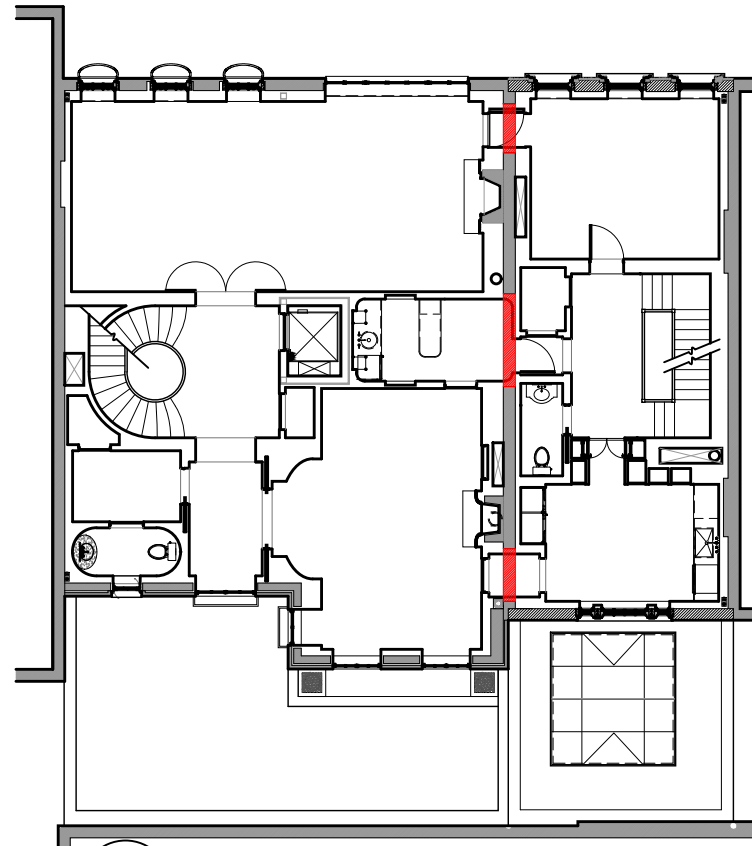




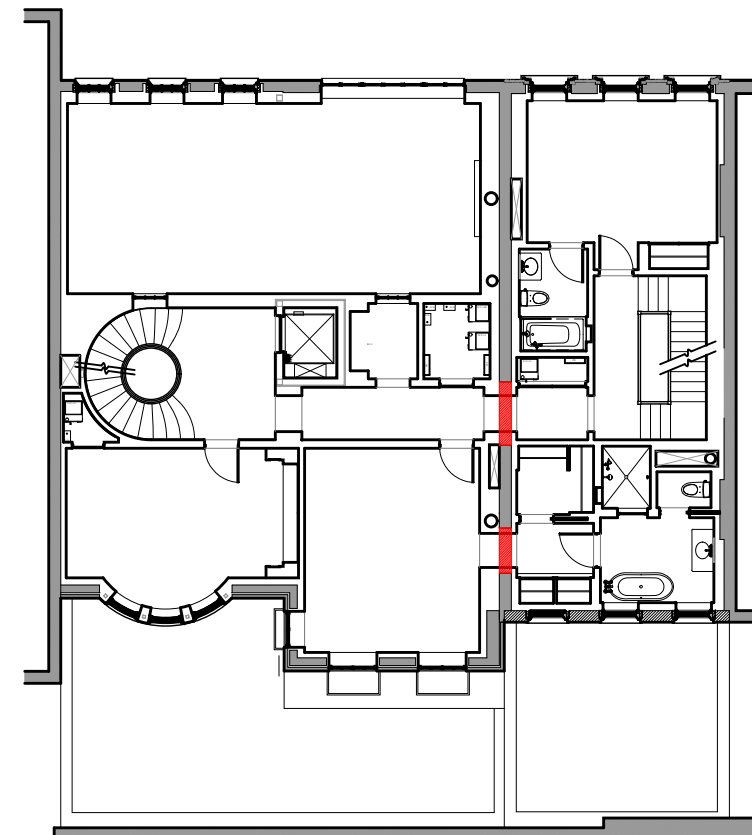
01 CELLAR - NEW PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"



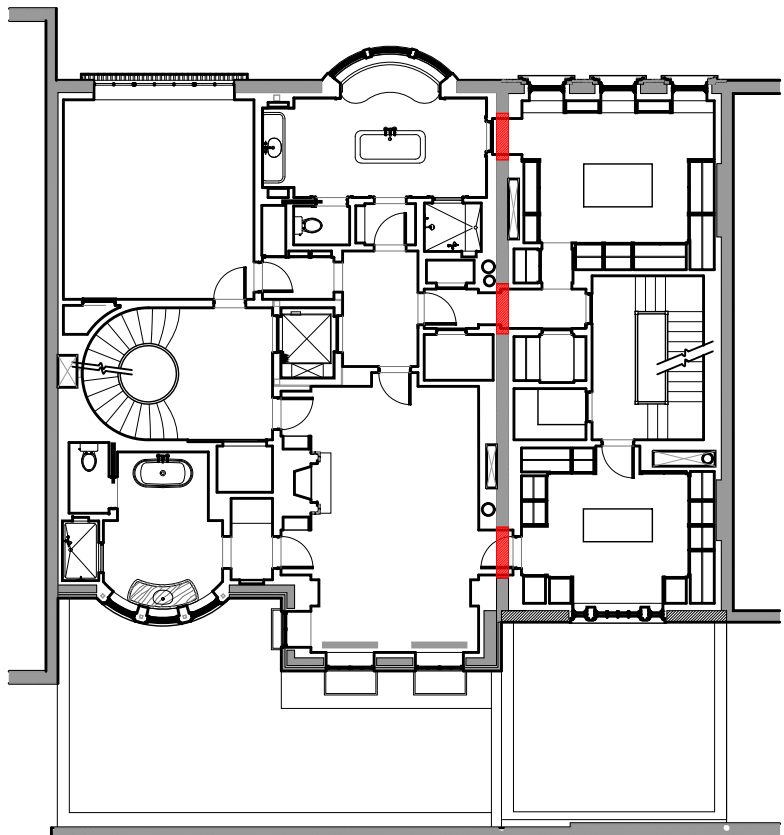
02 GROUND FLOOR - PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"



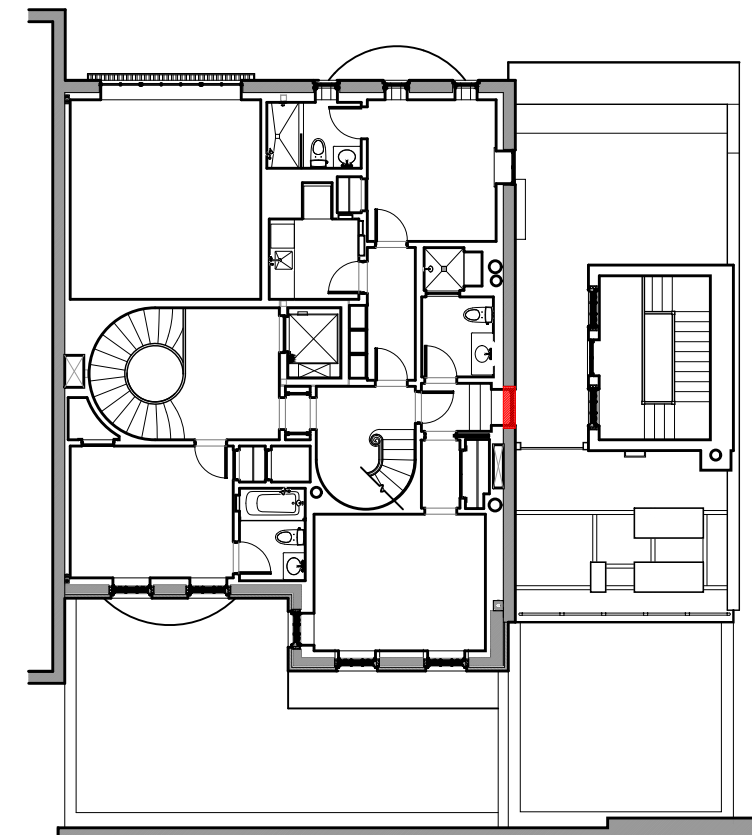
03 1ST FLOOR - PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"



04 2ND FLOOR - PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"



05 3RD FLOOR - PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"



06 4TH FLOOR - PARTY WALL OPENINGS  
LC-18 1/16" = 1'-0"

PETER PENNOYER  
ARCHITECTS

136 Madison Ave, 11th Flr, NYC 10016  
Telephone 212 779 9765

NOTE:  
PROPOSED NEW  
OPENINGS IN EXISTING  
PARTY WALL BETWEEN  
134 & 138 E 74TH STREET  
ARE INDICATED ON  
FLOOR PLANS IN RED

PRELIMINARY LPC REVIEW 5/5/2023  
PRELIMINARY LPC REVIEW 4/6/2023  
ISSUE: DATE:

Project:  
134-138 E 74TH ST  
NEW YORK, NY  
10021

PARTY WALL PENETRATION  
PLANS

Seal and Signature:	Date:	04/06/23
	Scale:	1/16" = 1'-0"
	Drawn By:	LPH
	Drawing No.	LC-18
	Project No.	3710
		19 of 19



NEW YORK CITY  
LANDMARKS PRESERVATION COMMISSION

ARCHITECTURAL DRAWINGS & DOCUMENTS

for proposed Restoration & Alteration of:  
134-138 East 74th Street  
Upper East Side Historic District  
New York, NY 10021



PETER PENNOYER ARCHITECTS

PETER PENNOYER  
ARCHITECTS

136 Madison Ave, 11th Flr, NYC 10016  
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ISSUED TO LPC 5/8/2023  
PRELIMINARY LPC REVIEW 5/5/2023  
PRELIMINARY LPC REVIEW 4/6/2023  
ISSUE: DATE:

Project:  
134-138 E 74TH ST  
NEW YORK, NY  
10021

FINAL SHEET

Seal and Signature:	Date:	05/08/2023
	Scale:	N/A
	Drawn By:	LPH
	Drawing No.	LC-00
	Project No.	3710

01 of 19