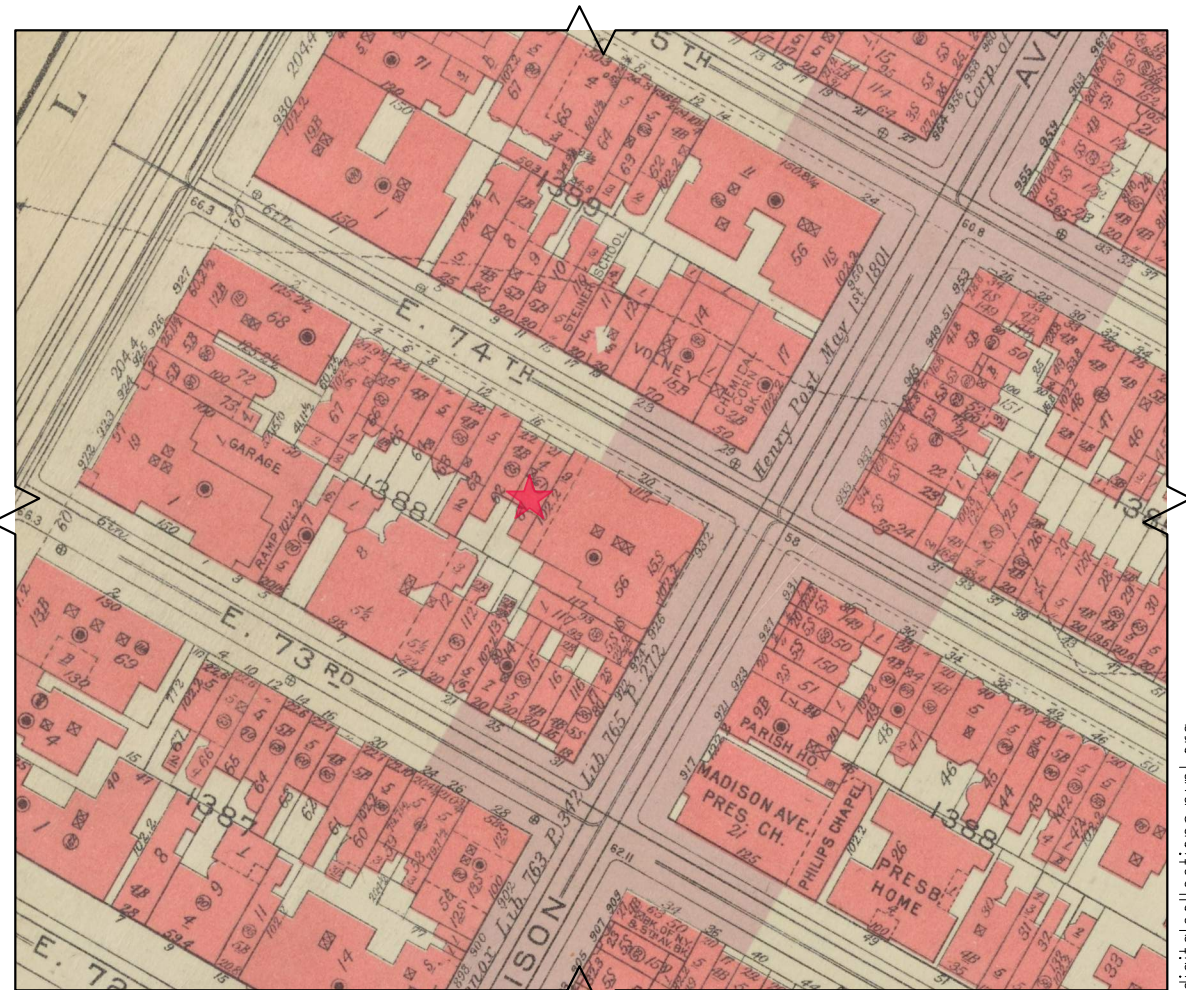


18 EAST 74TH STREET

LANDMARKS PRESERVATION COMMISSION PRESENTATION



digitalcollections.nypl.org



BOROUGH: 1-MANHATTAN
 BLOCK: 1388
 LOT: 61
 COUNTY: NEW YORK
 COMMUNITY BOARD: 108
 ZONING DISTRICT: R8B, LH-1A
 ZONING MAP: 8C
 CLIMATE ZONE: 4A

NO. OF STORIES: 6
 NO. OF DWELLING UNITS: 1
 CONSTRUCTION CLASS: 2-B
 OCCUPANCY CLASS: R-3, J-3 (1968 CODE)
 CO NUMBER: 102522003F
 BIN: 1041516
 LPC DOCKET NO. LPC-24-05842

DRAWING INDEX

LPC-01 Cover Sheet
 LPC-02 Historic Photos
 LPC-03 Street Views
 LPC-03A Panoramic Views
 LCP-04 Detail Photos, Existing
 LPC-05 Elevations
 LPC-06 2001 Facade, Approved
 LPC-07 Demolition Plans
 LPC-08 Construction Plans
 LPC-09 Facade Details
 LPC-09A Window Details
 LPC-10 Materials Board
 A-405.01 Facade Partial Elevations
 A-406.01 Facade Details
 A-602.05 Building Elevations
 A-901.02 Photographs
 A-902.01 Photographs

APPENDIX

DM-103.03 4th & 5th Floor Demo. Plans
 DM-104.03 6th & Penthouse Demo. Plans
 A-103.03 4th & 5th Floor Plans
 A-104.03 6th & Penthouse Plans
 A-312.03 MZA Approved Windows
 A-5 2001 Kiffner Approved Facade Work

Excerpt from Upper East Side Historic District Designation Report, Volume 1, 1981, page 701

EAST 74TH STREET South Side
 No. 18 (1388/61)

Erected	Date	Architect	Owner
Present Facade	c.1871 1921	by unknown by A. Wallace McCrea	for James A. Coburn for Mrs. Leontine N. Berry

ARCHITECTURE

Original Style Italianate
 Present Style neo-Italian Renaissance

Elements Four-story residence; limestone front; rusticated base with large, central round-arched entrance and cartouche with building address; double-doors with egg and dart moldings; service door and window with iron grilles; three round-arched windows with balustrades on second floor; balustrade parapet at roof.

Alterations 1921 - new facade

HISTORY House originally built as one of a row of seven (Nos. 6-18)

References: New York City, Department of Buildings, Manhattan, Plans, Permits, and Dockets.
 New York County, Office of the Register, Liber Deeds and Mortgages.



Tax Photo c.1940s



LPC Designation Photo



Front Facade, April 2023

PA



Side Facade, May 2023

PA

A B



maps.google.com

A



maps.google.com

A

B



maps.google.com

B



maps.google.com

PATINO

Architecture, PLLC
www.patino-architecture.com

Private Residence
18 East 74th Street, New York, NY

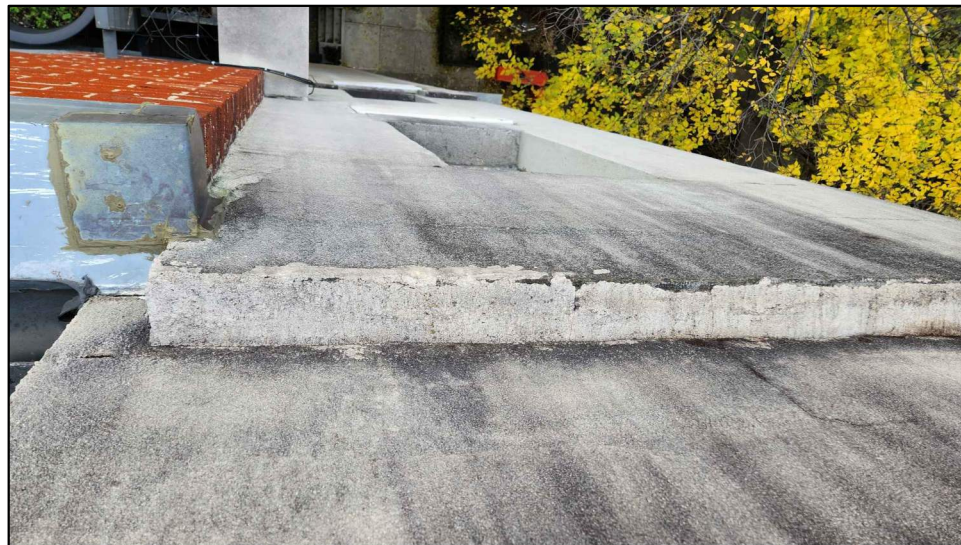
Panoramic Views
LPC-03A.0
P68-23 03.14.2024



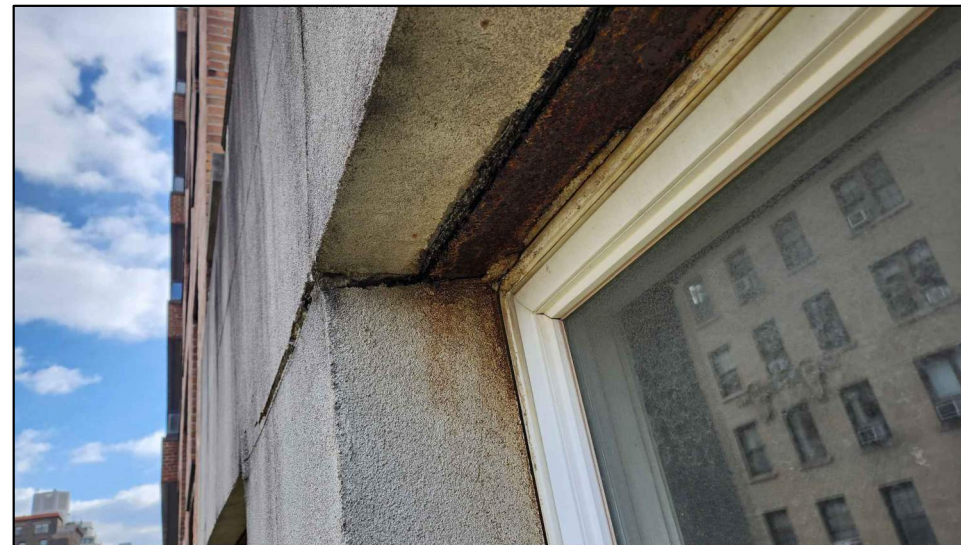
Existing Front Elevation, Floors 5 & 6



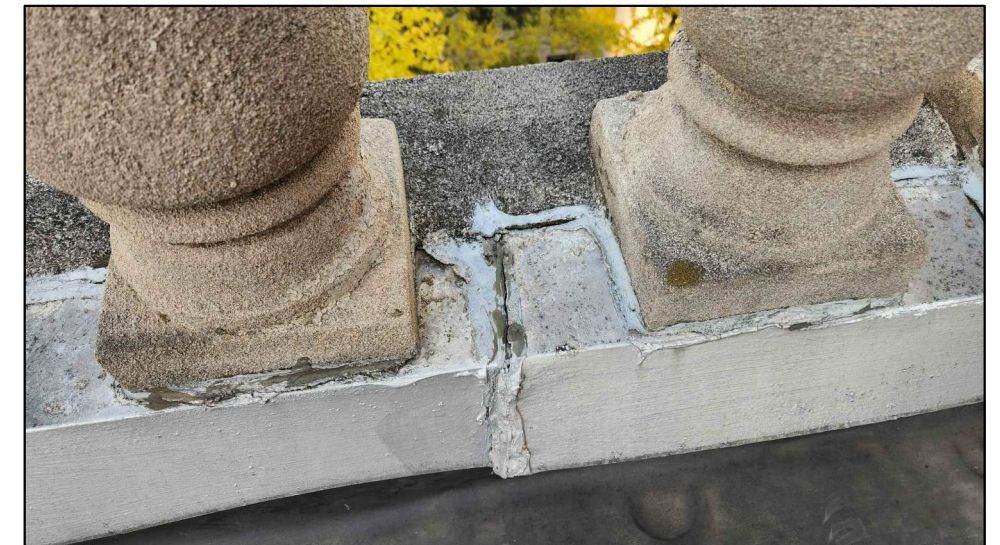
Existing Side Elevation, Floors 5 & 6



Ragged edges & discoloration of deteriorated EIFS



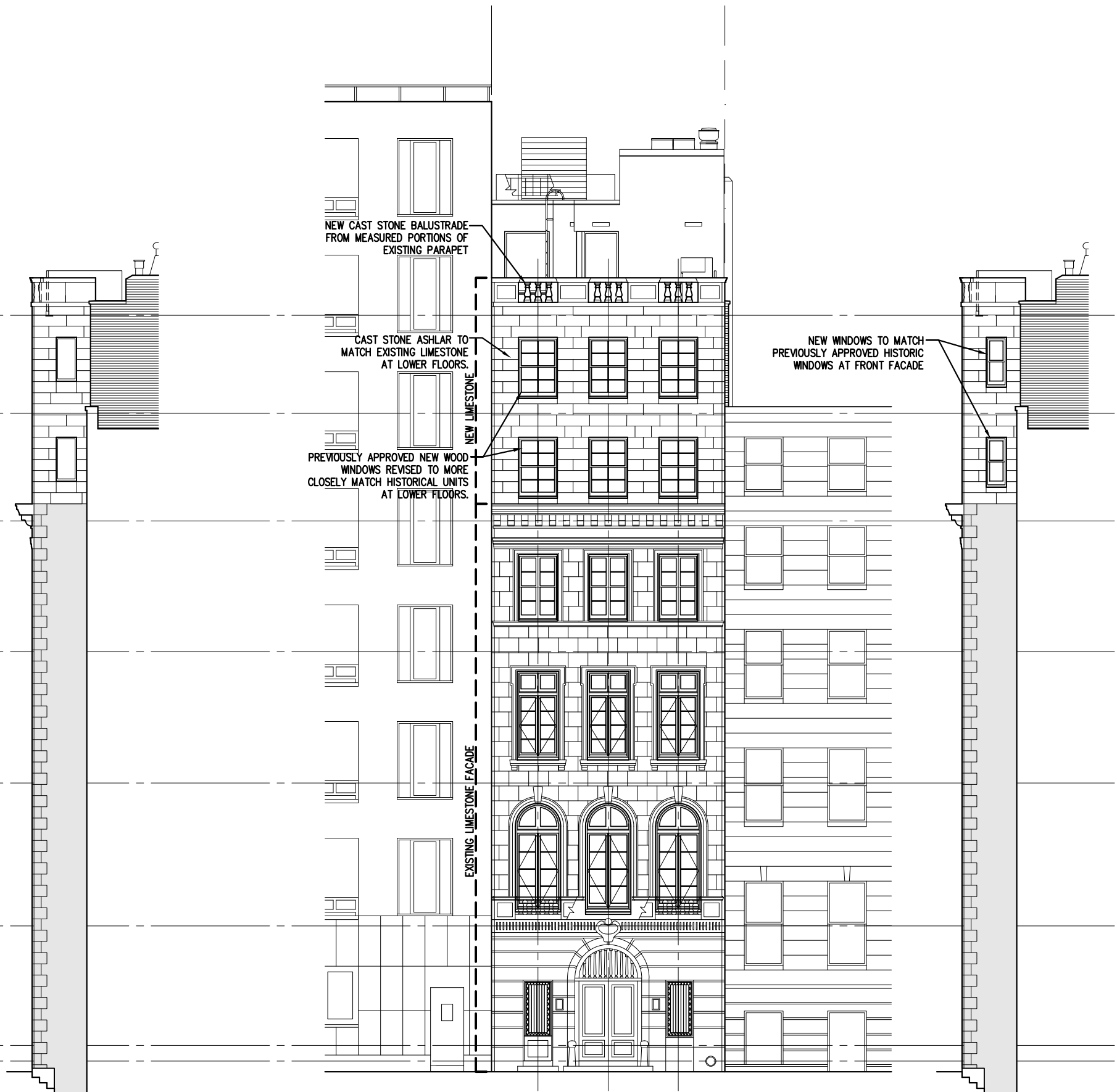
Corroded lintels, rust-jacking, rust-staining around window, delaminating EIFS, no sign of flashing



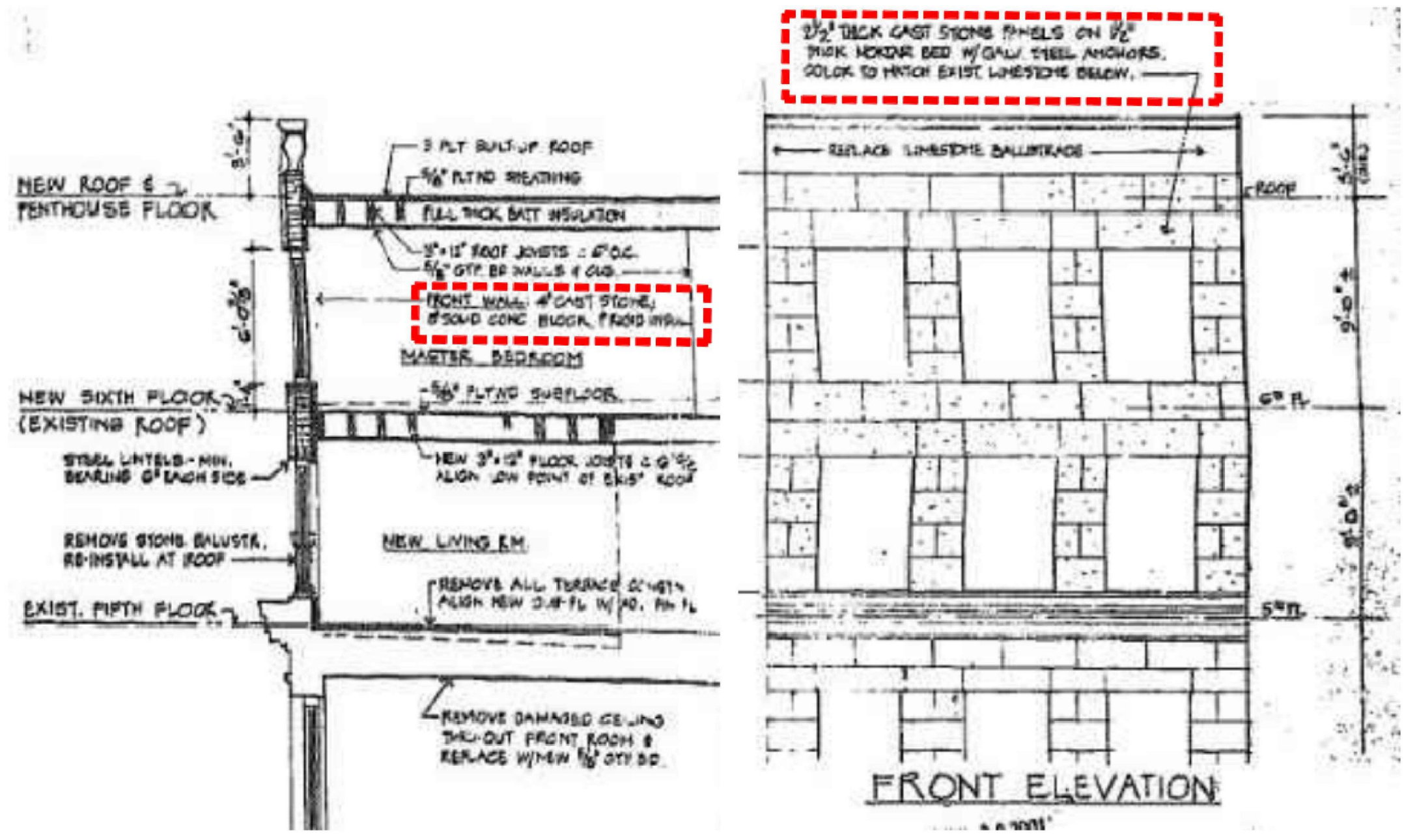
Salvaged stone balusters bearing on EIFS/CMU



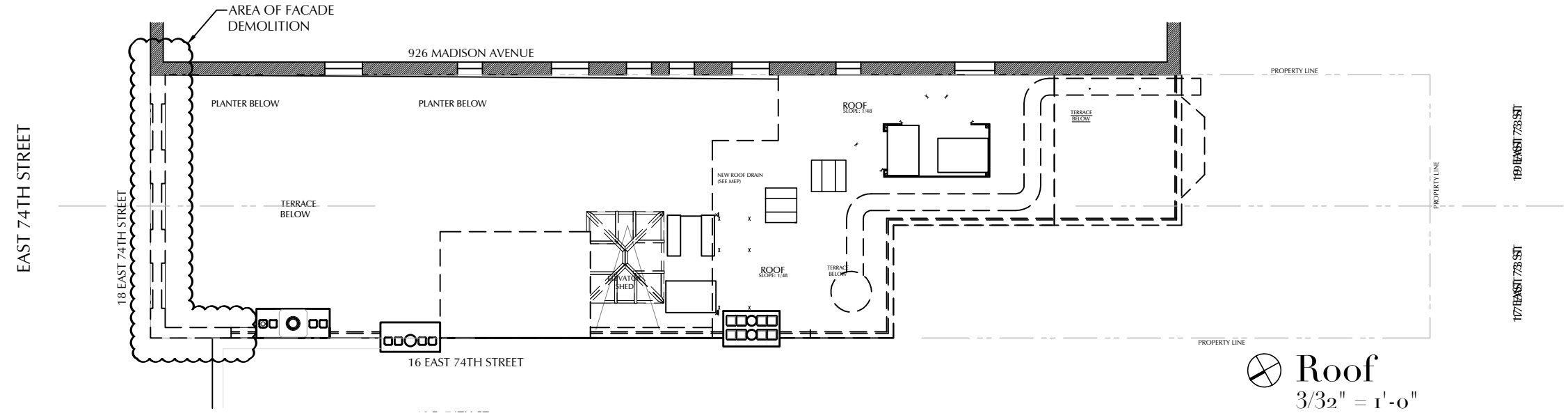
Existing Front & Side Elevations



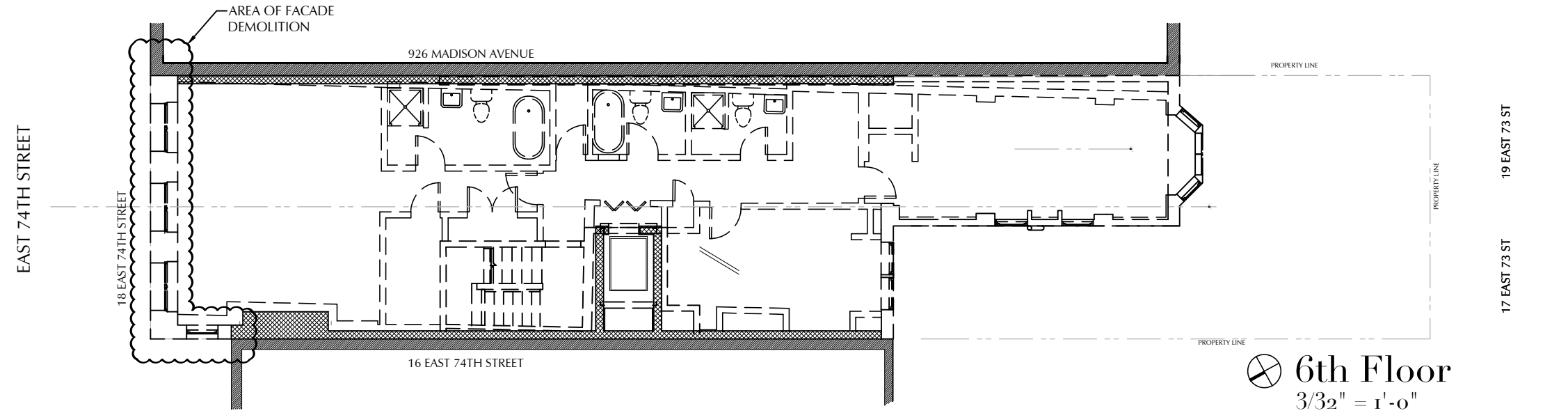
Proposed Front & Side Elevations



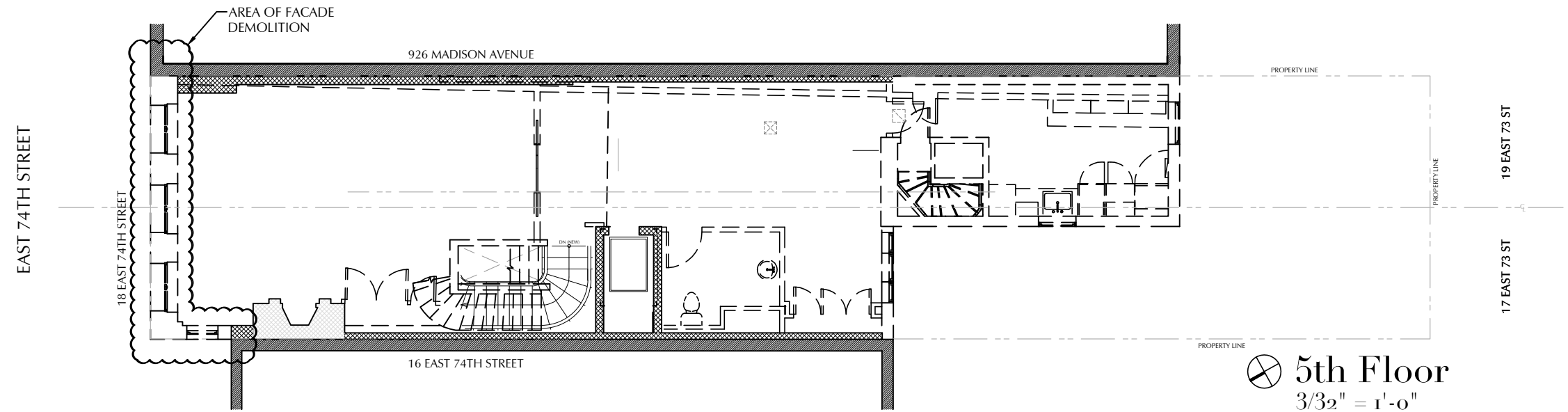
from sheet A-5 of 2001 Facade Renovation Drawings



⊗ Roof
3/32" = 1'-0"

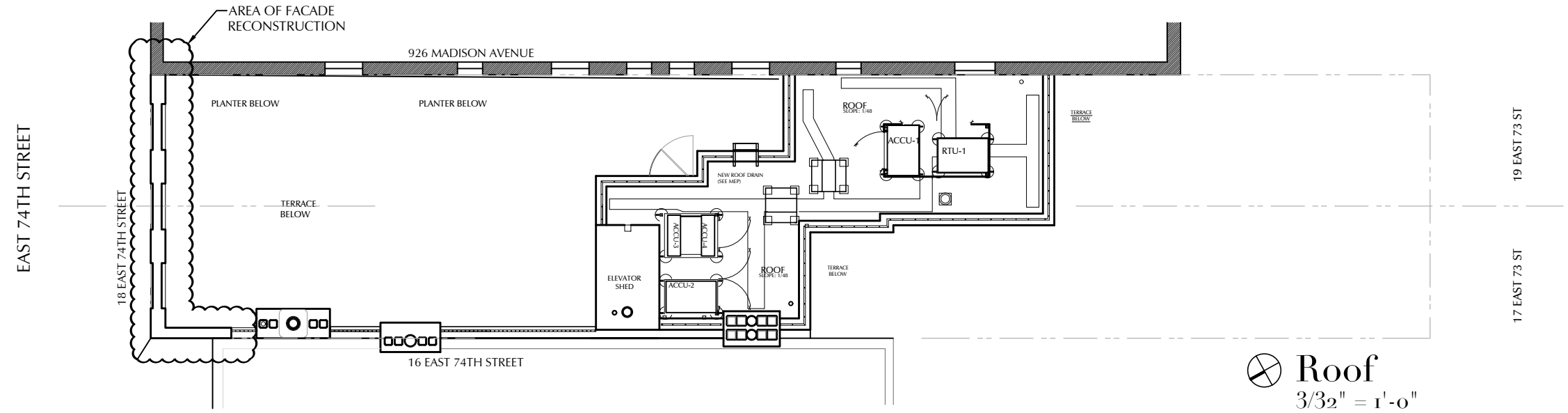


⊗ 6th Floor
3/32" = 1'-0"

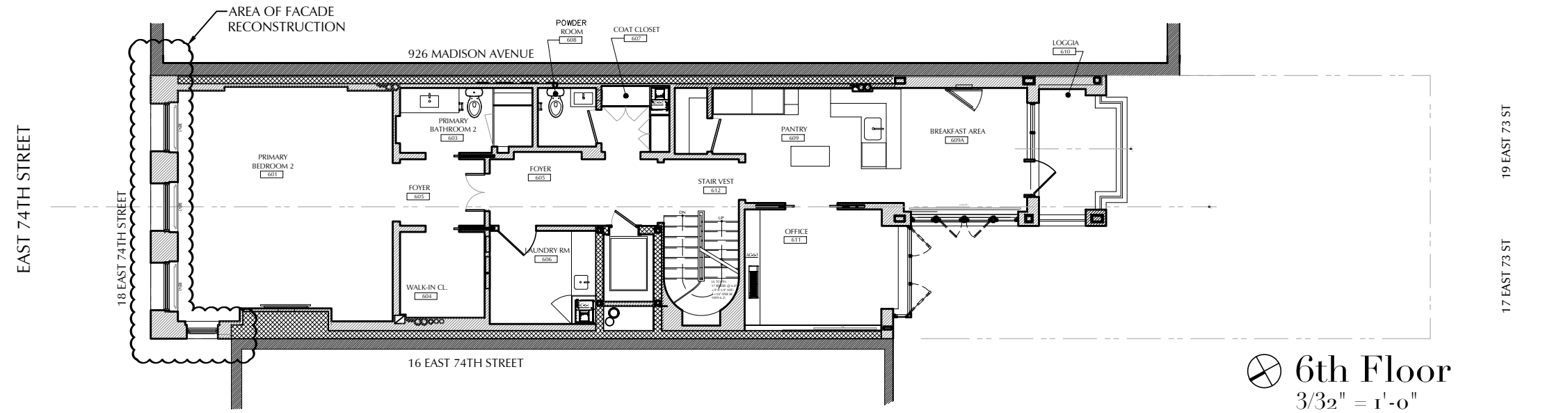


⊗ 5th Floor
3/32" = 1'-0"

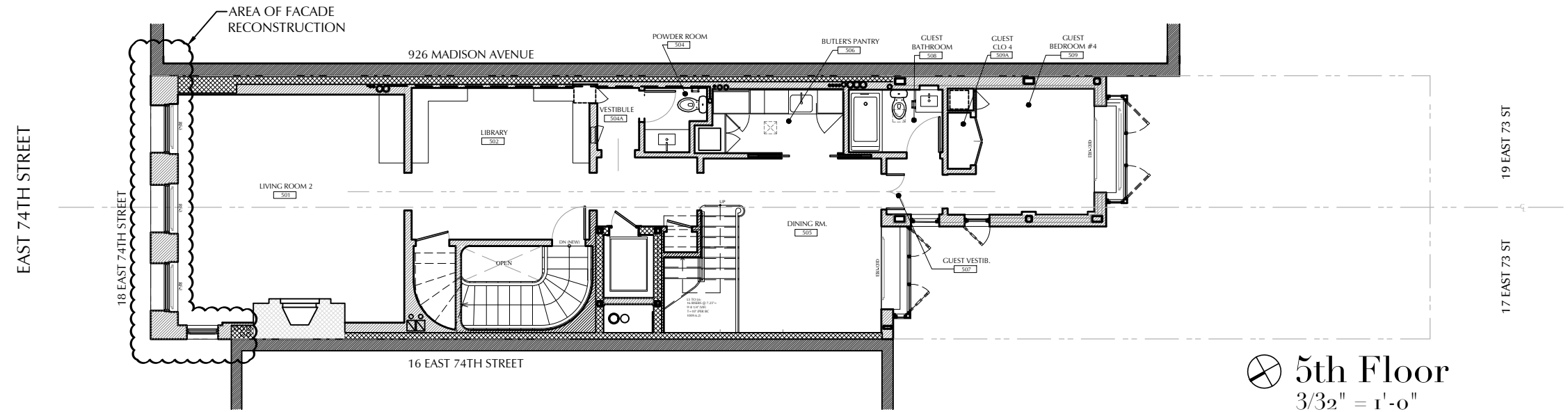
Private Residence
18 East 74th Street, New York, NY



⊗ Roof
3/32" = 1'-0"

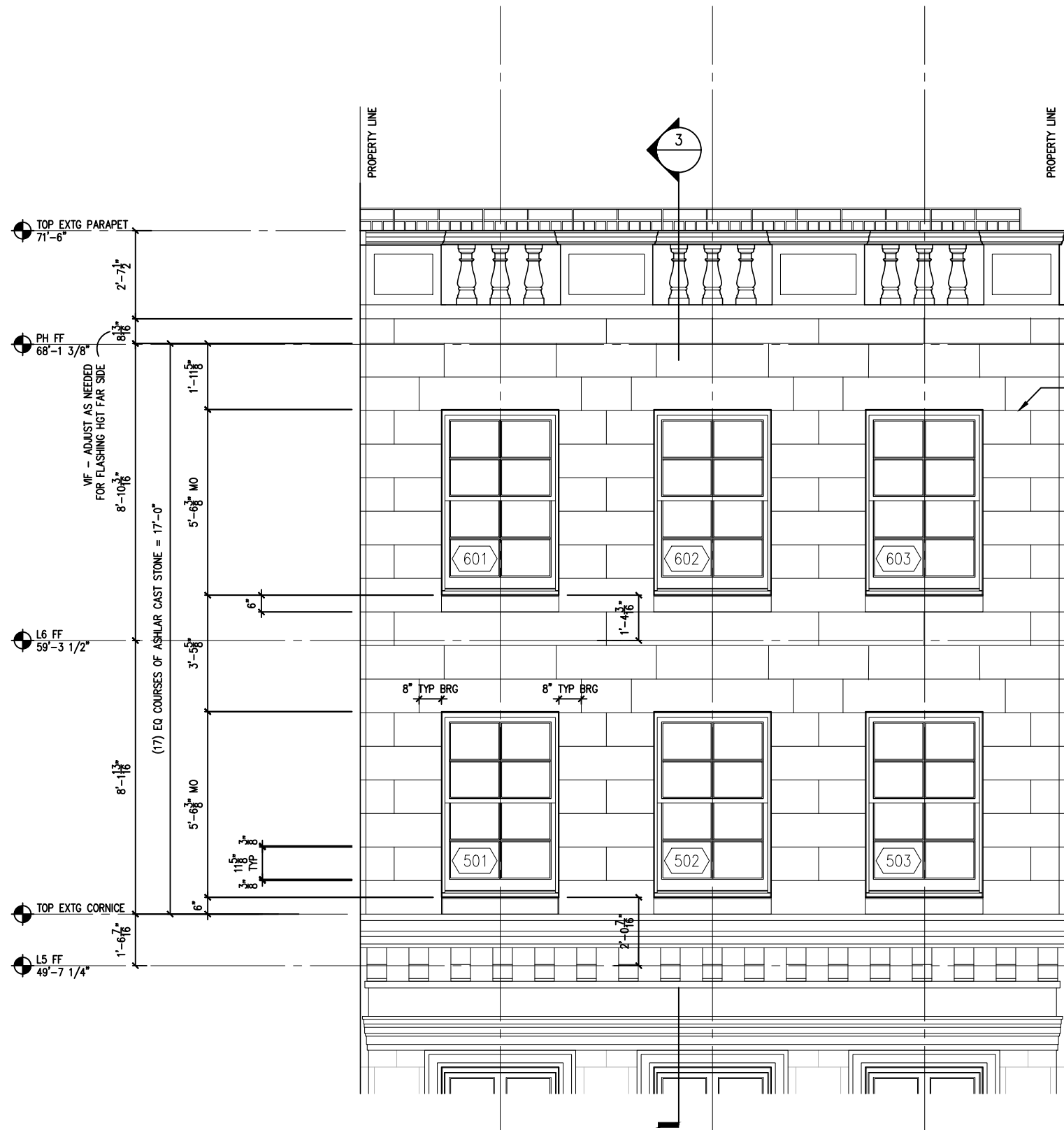


⊗ 6th Floor
3/32" = 1'-0"

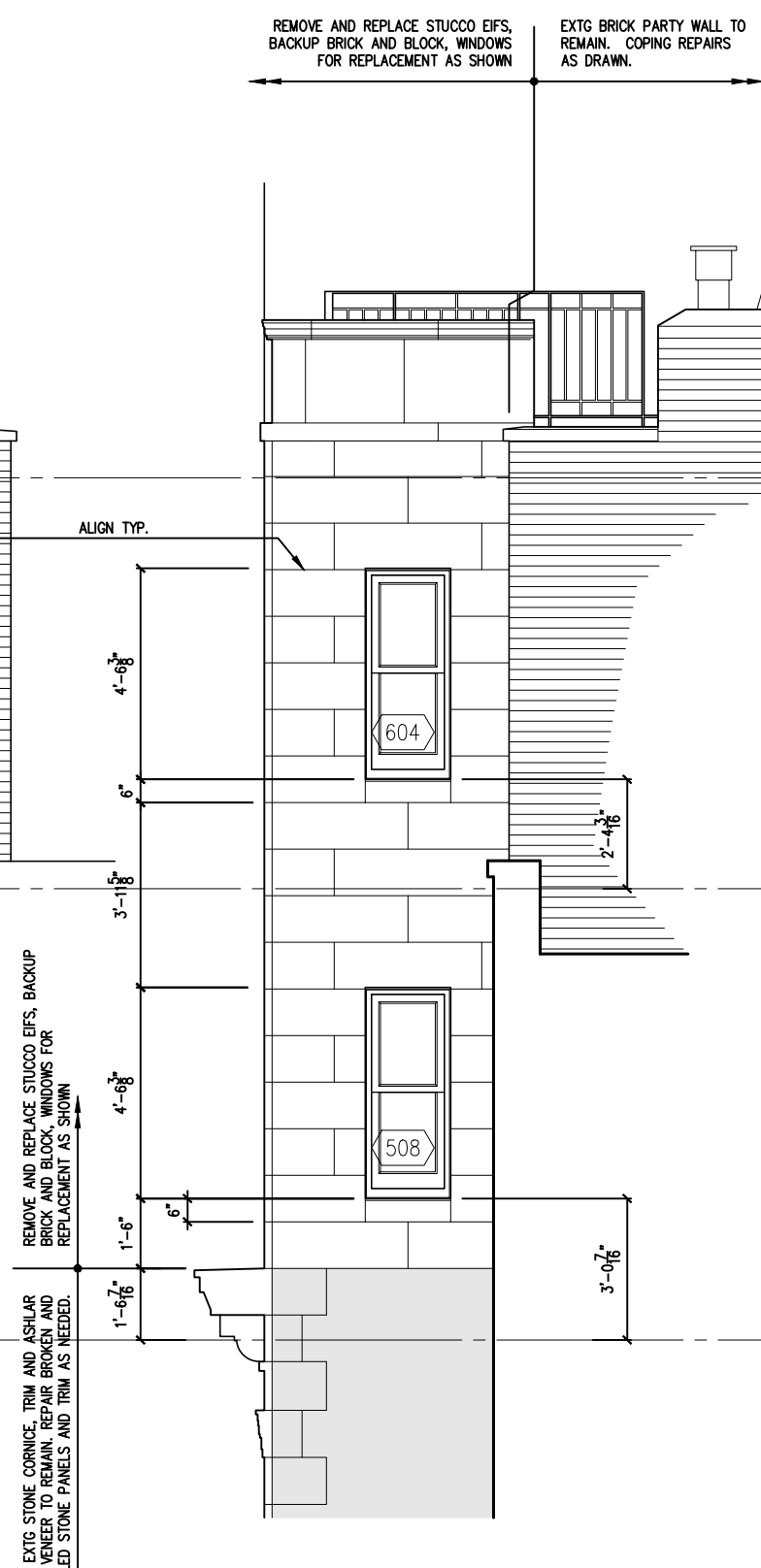


⊗ 5th Floor
3/32" = 1'-0"

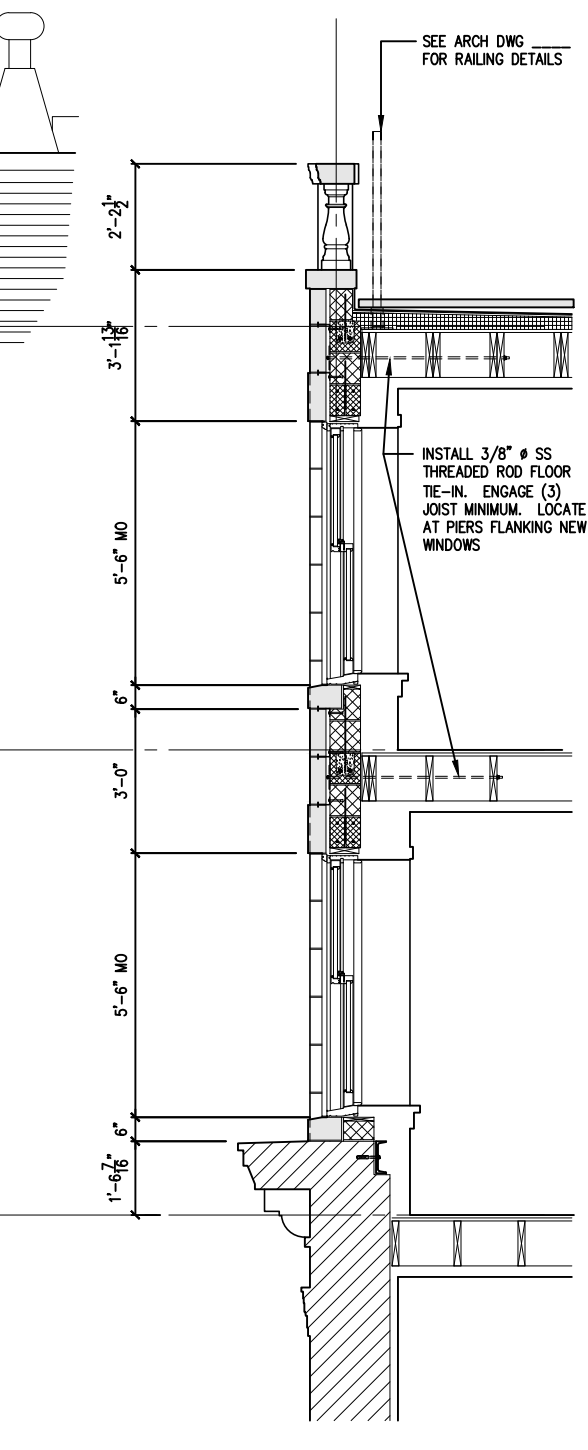
Private Residence
18 East 74th Street, New York, NY



1 Partial Elevation Looking South
Scale: 1/4"=1'-0"



2 Partial Elevation Looking East
Scale: 1/4"=1'-0"

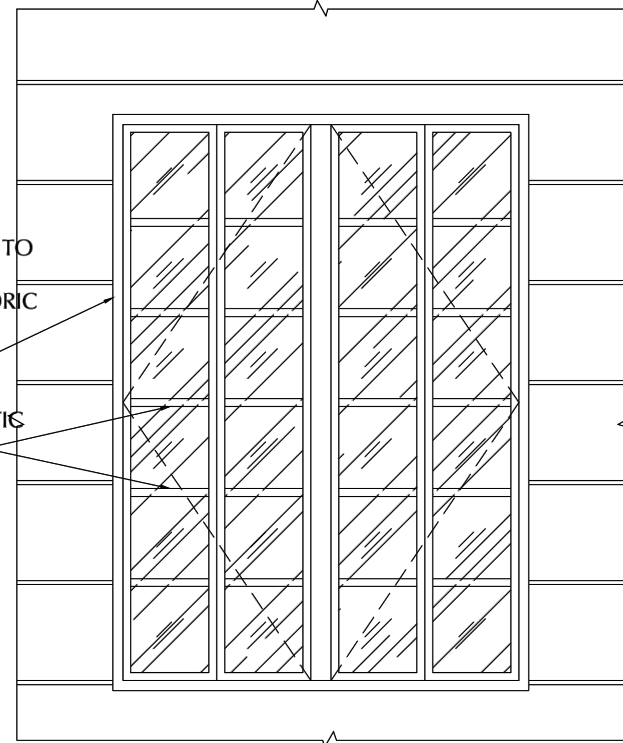


3 Section Looking East
Scale: 1/4"=1'-0"

from sheet A-405

NON HISTORIC
CASEMENT WINDOWS TO
BE REMOVED AND
REPLACED WITH HISTORIC
WOOD WINDOWS,
TYP.

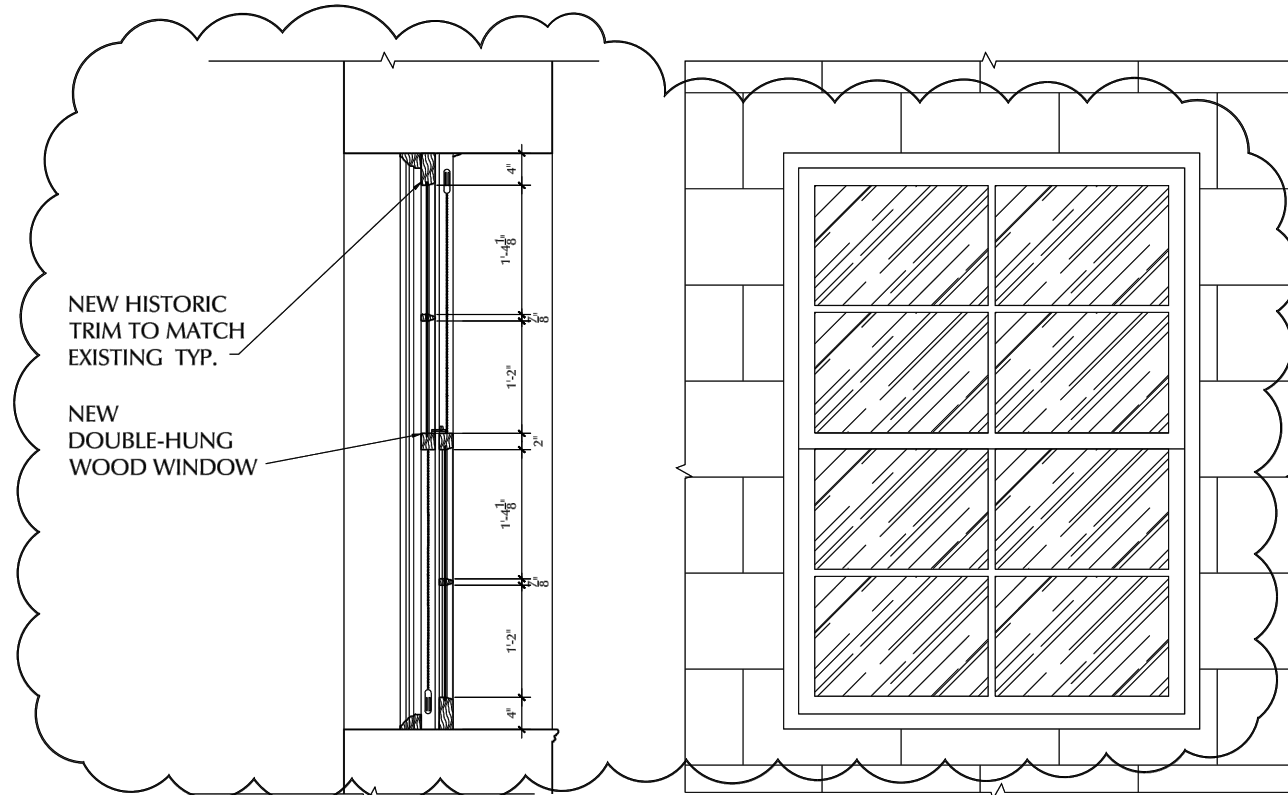
FAUX APPLIQUEE PLASTIC
MUNTINS, TYP.



1 ELEVATION L5 & 6 WINDOWS EXISTING
SCALE: 1" = 1'-0"

NEW HISTORIC
TRIM TO MATCH
EXISTING TYP.

NEW
DOUBLE-HUNG
WOOD WINDOW



3 SECTION L5 & L6 WINDOWS PROPOSED
SCALE: 1" = 1'-0"

4 ELEVATION L5 & 6 WINDOWS PROPOSED
SCALE: 1" = 1'-0"

from Sheet A-312.03, as Approved by LPC on 07/20/2022



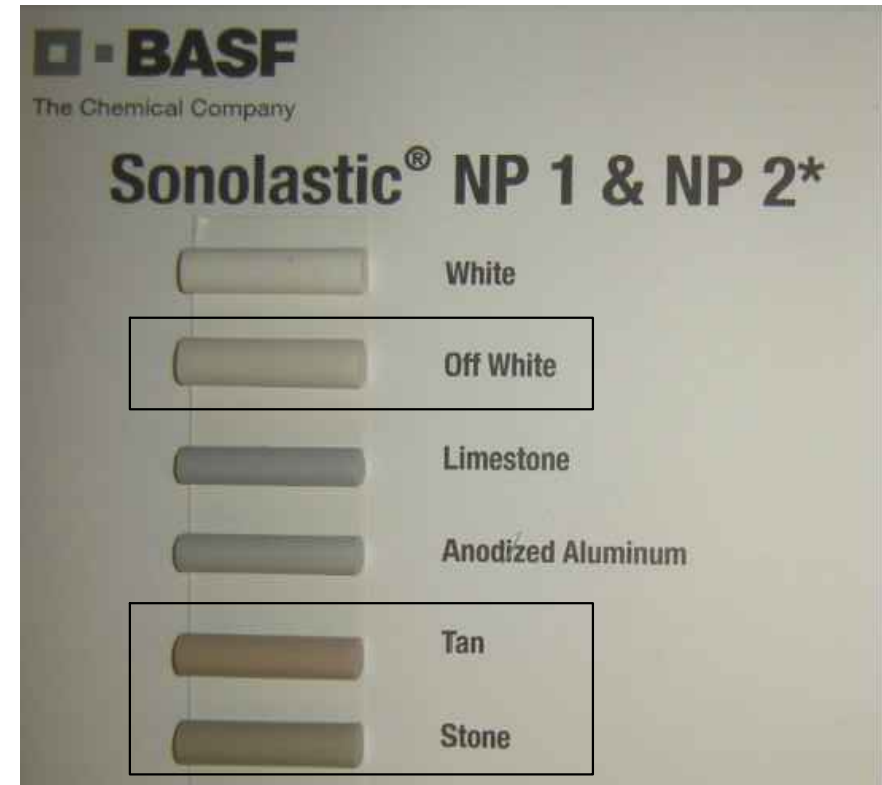
Nicholson & Galloway

Limestone

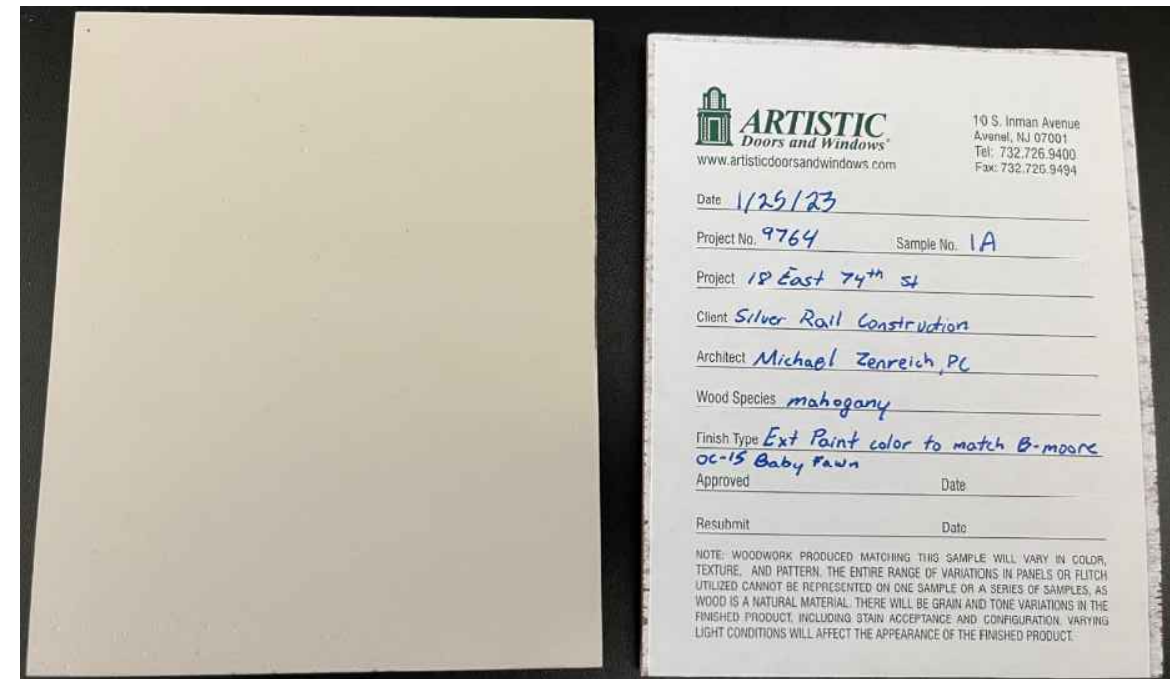


Nicholson & Galloway

Cast Stone



Brickmold Sealant (VIF)



Window Color

Consultants

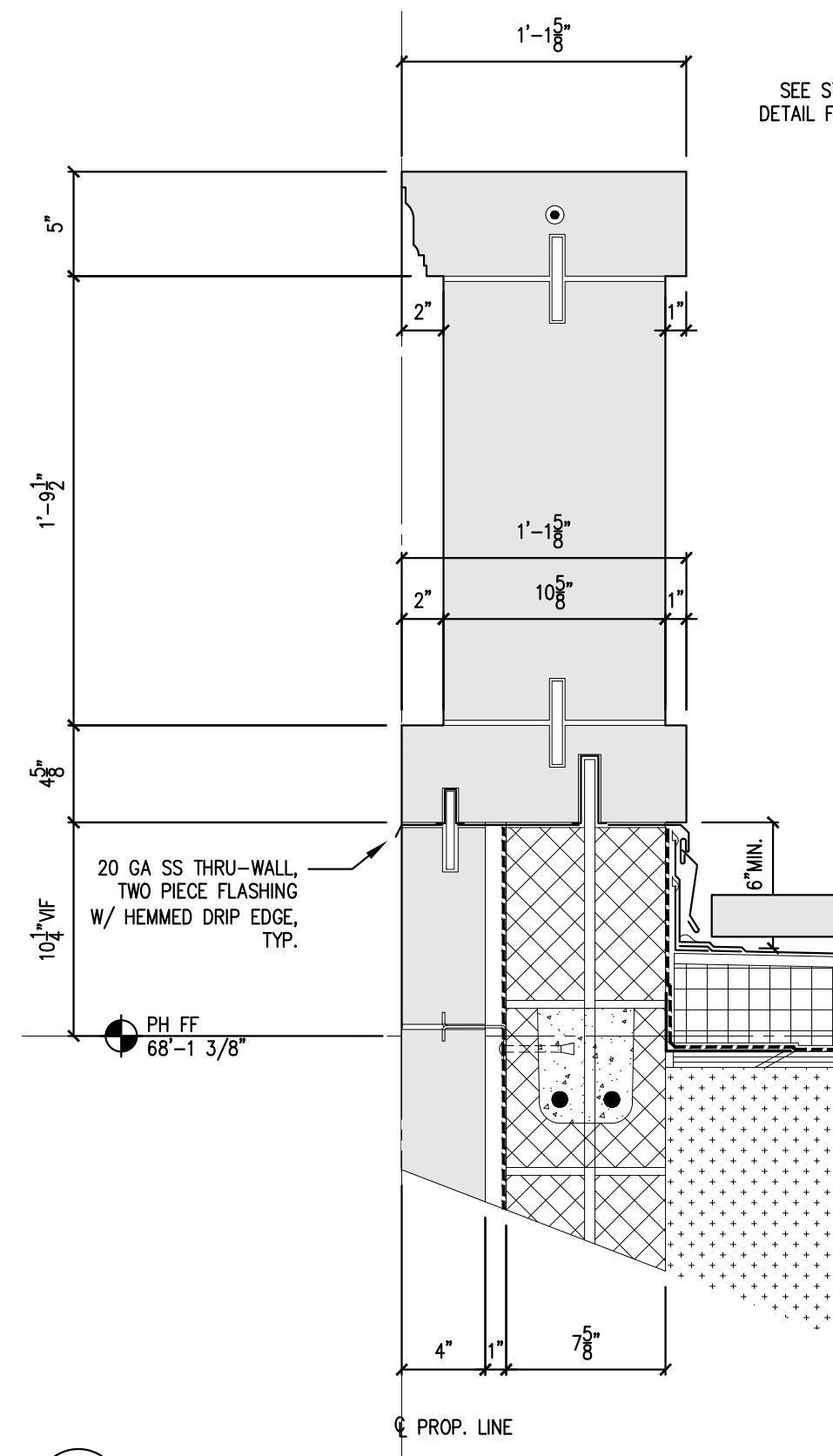
DESIGNER
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER
Consulting Engineering Services
811 Middle Street
Middletown CT 06457
860.632-1682

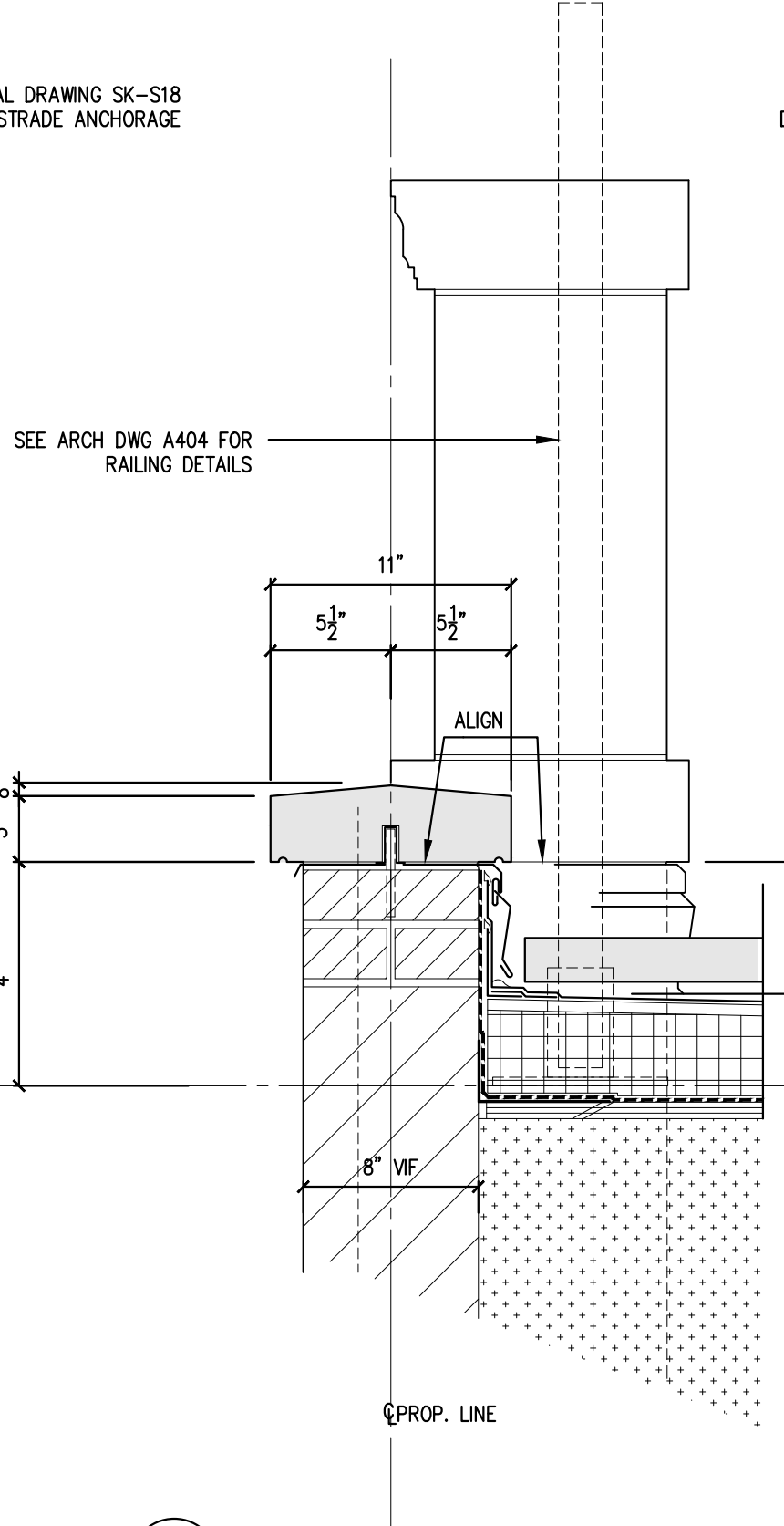
GEOTECH ENGINEER
GZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

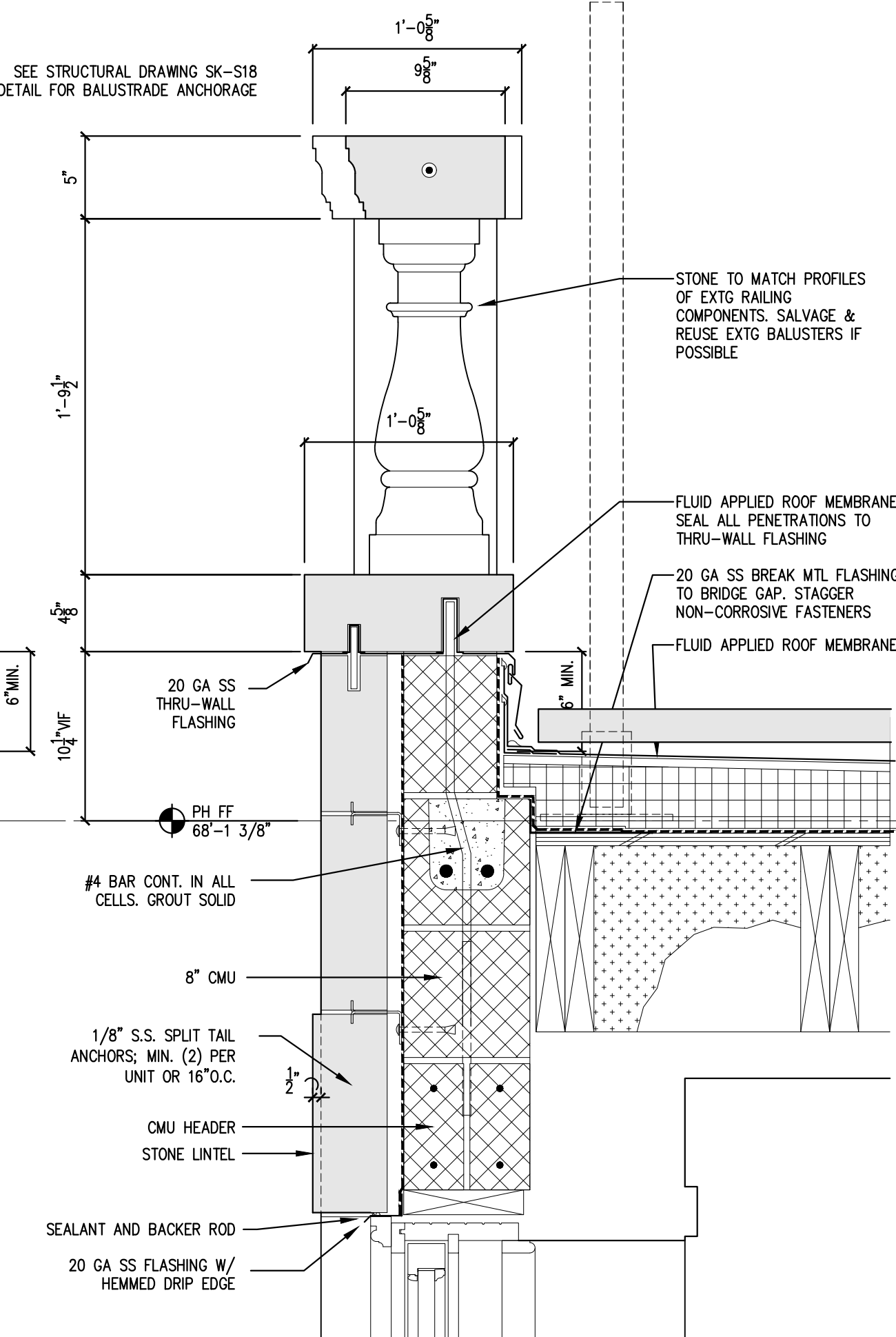
STRUCTURAL ENGINEER
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302



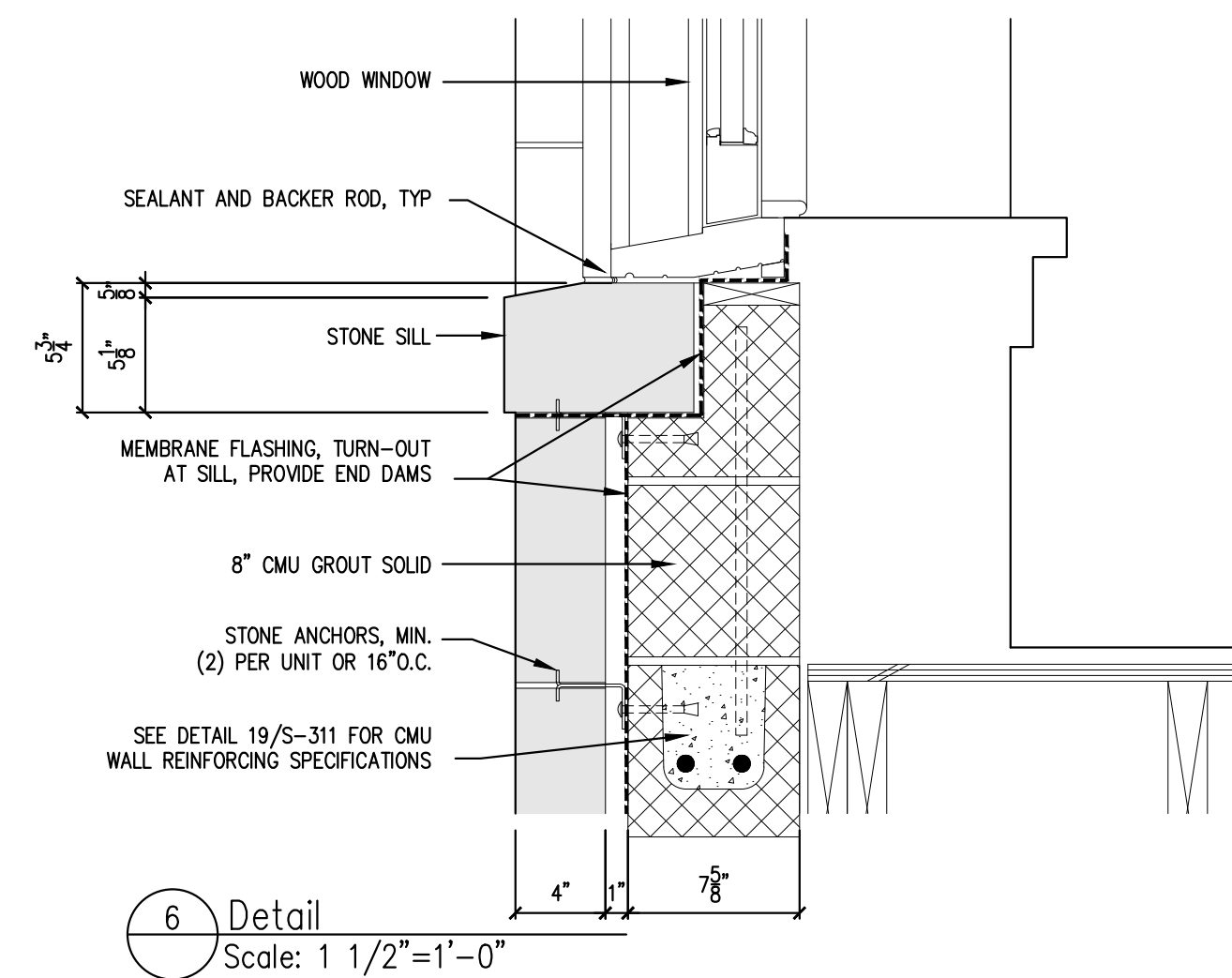
1 Detail
Scale: 1 1/2"=1'-0"



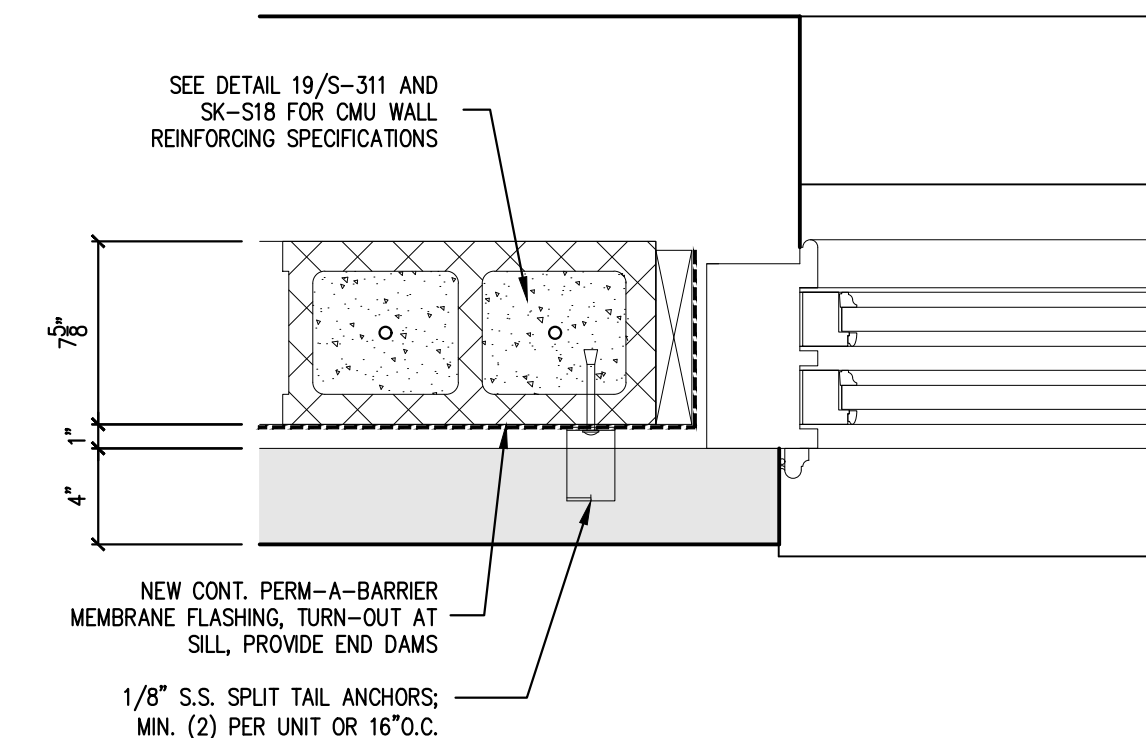
2 Detail
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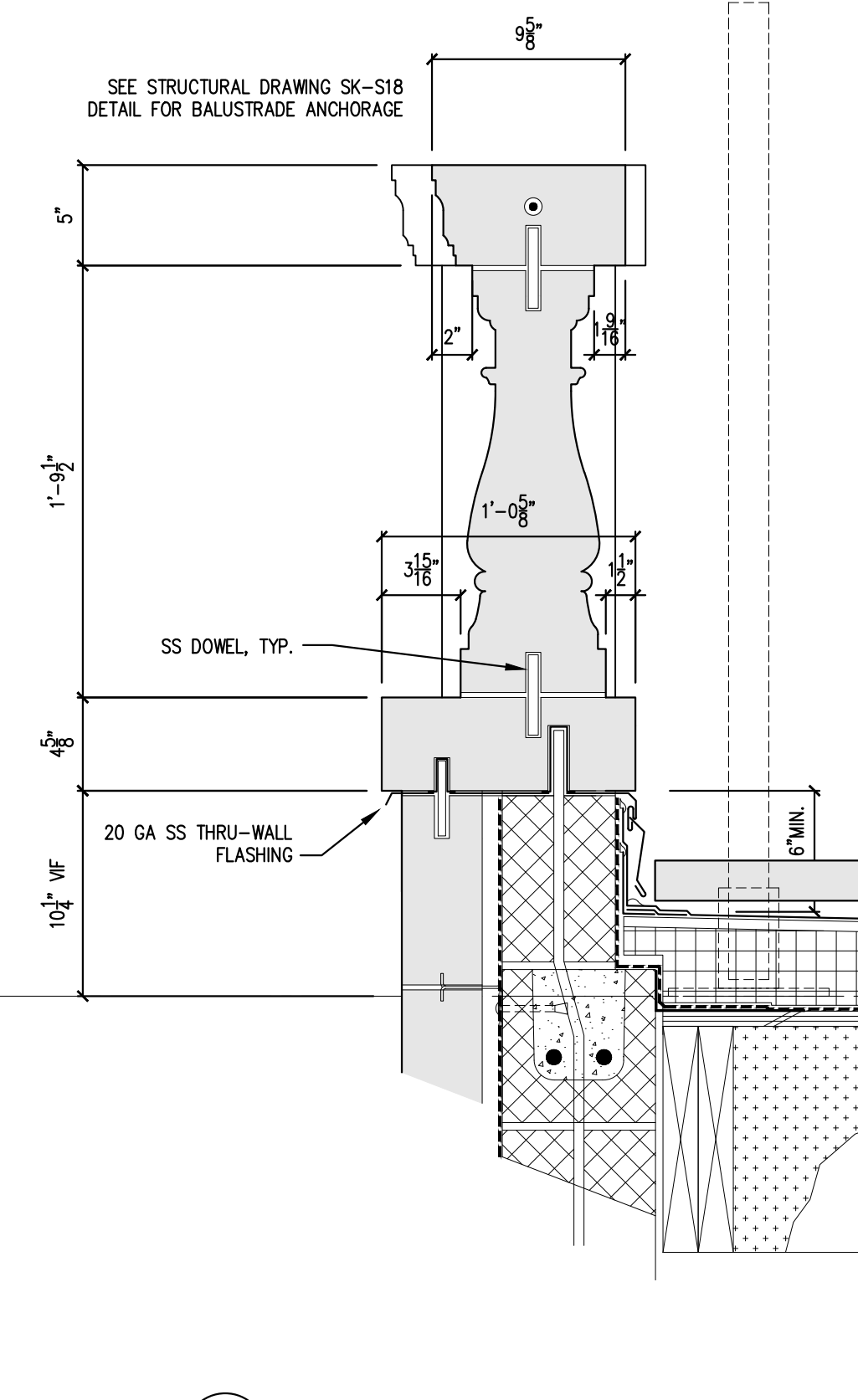
4 Detail
Scale: 1 1/2"=1'-0"



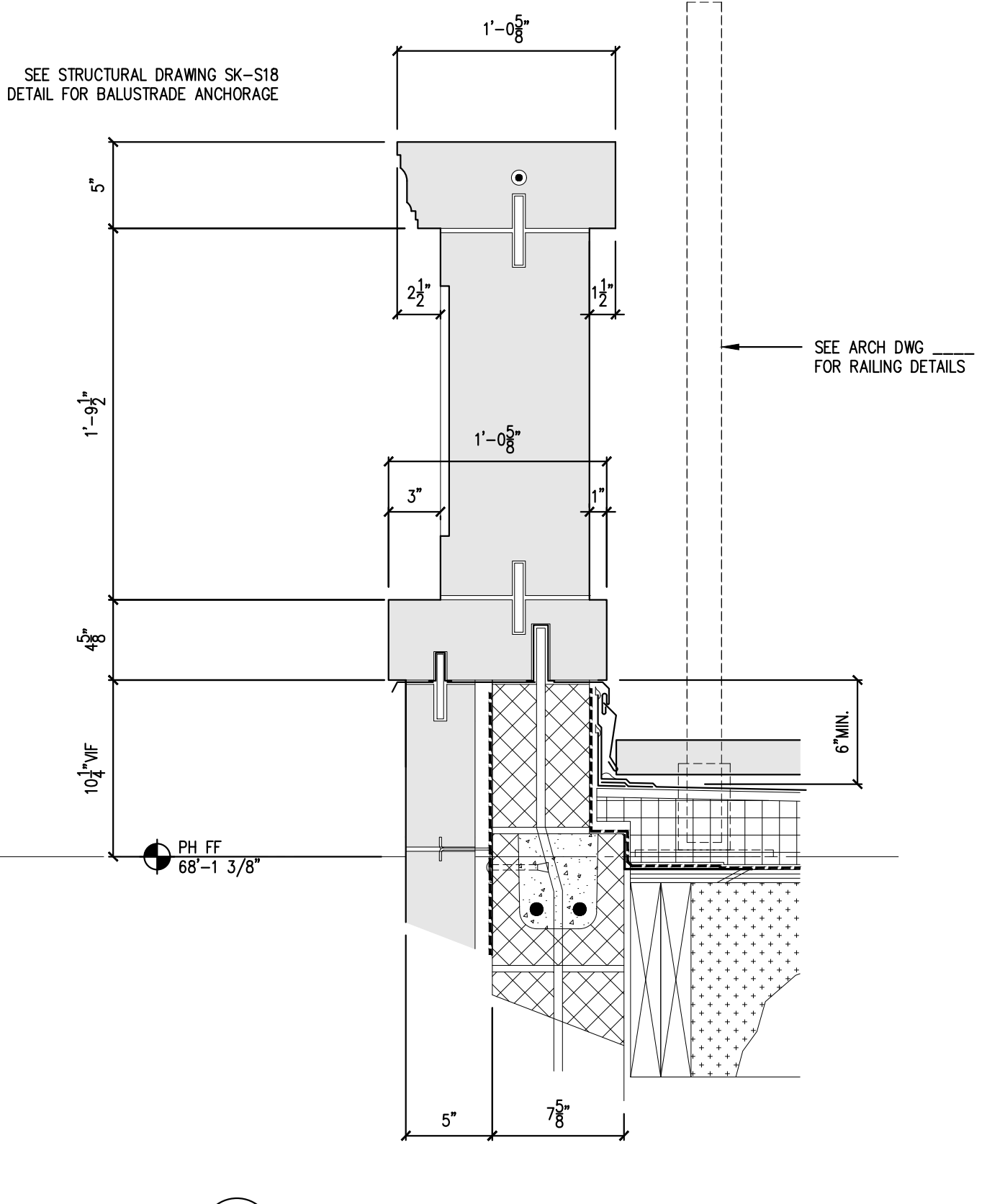
6 Detail
Scale: 1 1/2"=1'-0"



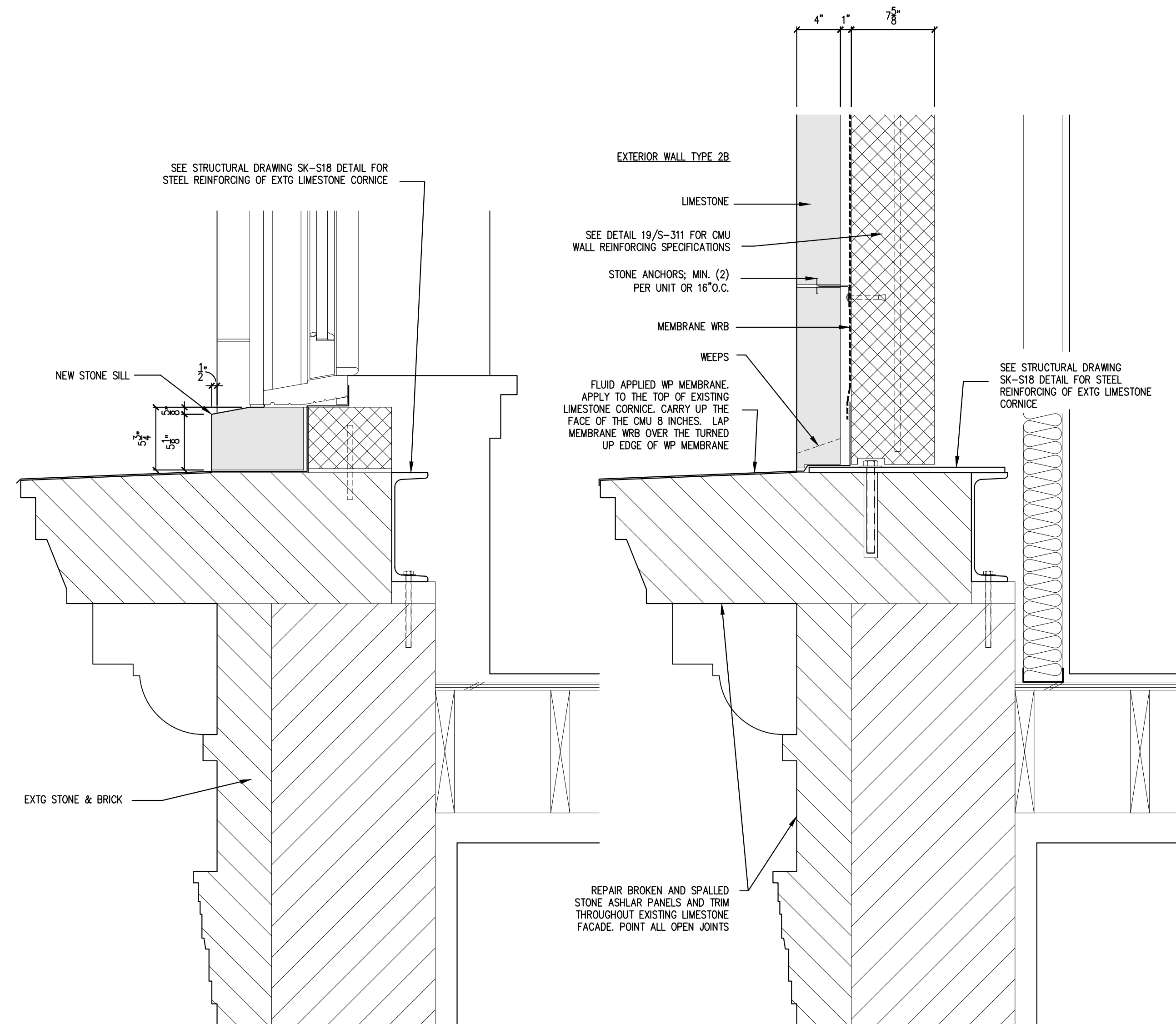
8 Detail
Scale: 1 1/2"=1'-0"



5 Detail
Scale: 1 1/2"=1'-0"



3 Detail
Scale: 1 1/2"=1'-0"

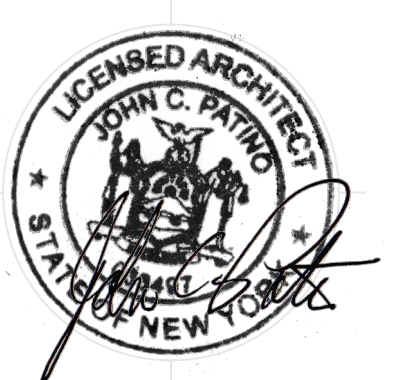


7 Detail
Scale: 1 1/2"=1'-0"

7b Detail
Scale: 1 1/2"=1'-0"

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1	2023.12.16	LPC REV2
No.	DATE	REVISION
ISSUED:	2023.08.31	

Project # P68-23
18 East 74th Street
New York, NY 10021
Townhouse Renovation



Front Facade Details

SCALE: 1 1/2" = 1'-0"
@ 24 x 36

A-406.01

DOB Job #: M00634758-P1

Consultants

DESIGNER
Wesley Moon Inc.
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860.632.1682

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212.594.8140 x 8901

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Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

5	2023.12.16	LPC REV2
4	2023.12.15	LPC REV1
3	2022.07.20	LPC APRVD
No.	DATE	REVISION
ISSUED:	2023.12.15	

Project # P68-23

18 East 74th Street
New York, NY 10021
Townhouse Renovation

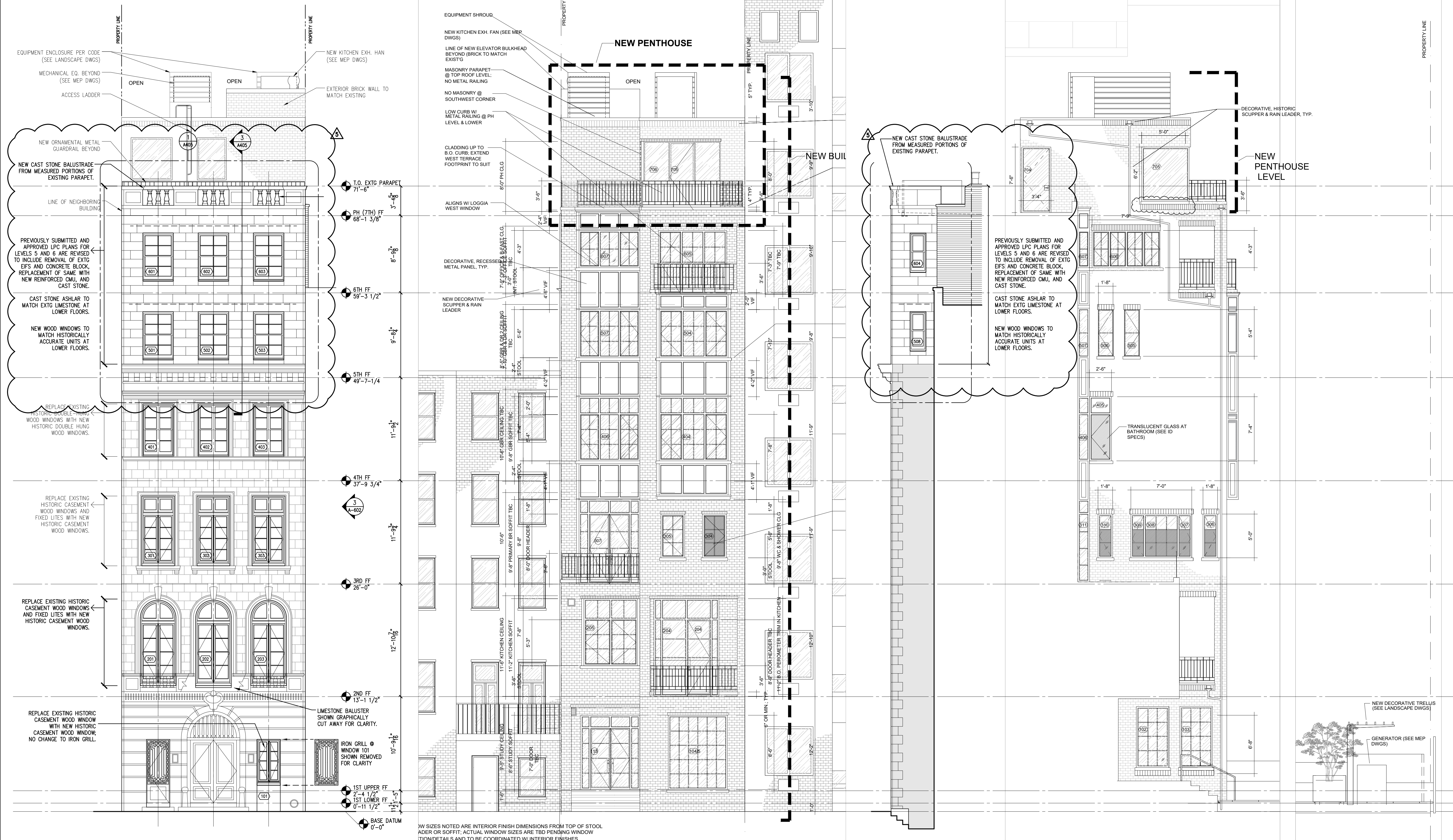


Building Elevations
Proposed

SCALE: 3/16"=1'-0"
@ 24 x 36

A-602.05

DOB Job #: M00634758-P1



1 Front Façade – Proposed
Scale: 3/16"=1'-0"

2 Rear Façade – Proposed
Scale: 3/16"=1'-0"

3 West Façade – Proposed
Scale: 3/16"=1'-0"

(NO CHANGES TO PREVIOUSLY APPROVED REAR FAÇADE)

(NO CHANGES TO PREVIOUSLY APPROVED REAR FAÇADE)

Consultants

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Wesley Moon Inc.
155 East 56th Street, 3rd Flr
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New York, NY 10004
212.244.4546 x 302

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1	2023.12.15	LPC REV1
No.	DATE	REVISION
ISSUED: 2023.12.15		

Project # P68-23

18 East 74th Street
New York, NY 10021
Townhouse Renovation

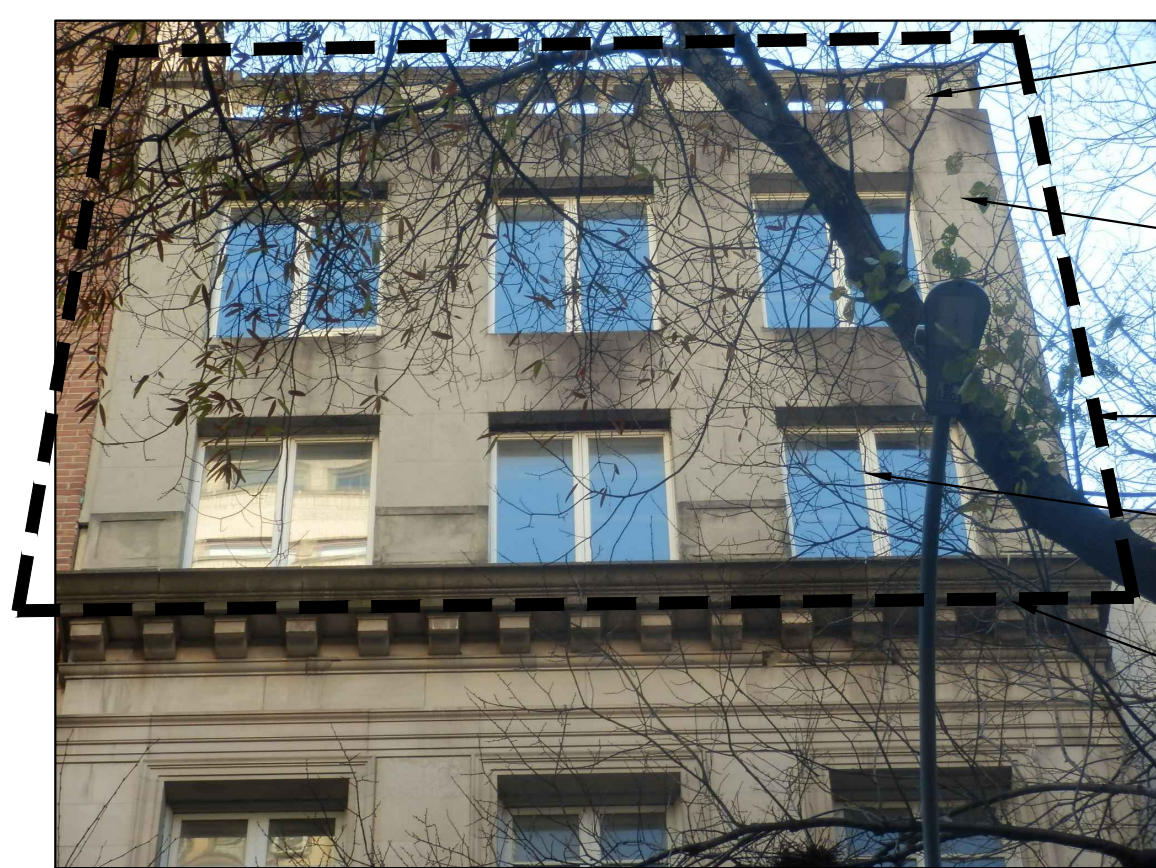


Photos

SCALE: NTS
@ 24 x 36

A-901.02

DOB Job #: M00634758-P1



4 Existing North Facade Photo 5th and 6th Floors
Scale: NA

SALVAGED BALUSTER CAP STONE INSTALLED INCORRECTLY AND LEFT PROJECTING SEVERAL INCHES PAST THE FACE OF THE WALL BELOW

BALUSTRADE RELOCATION FROM 2001 RENOVATIONS IS COMPRISED OF SOME SALVAGED PIECES FROM THE ORIGINAL LIMESTONE BALUSTRADE MIXED IN WITH EIFS ON CMU. THE LIMESTONE PIECES ARE POORLY FITTED AND ARE MISSING KEY PIECES.

EXISTING EIFS ON CMU IS DELAMINATING AND ALLOWING WATER INFILTRATION.

PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

PER THE ORIGINAL LPC APPROVAL, NON-HISTORIC WINDOWS AT LEVEL 5 AND 6 ARE SCHEDULED FOR REPLACEMENT WITH WOOD HISTORIC UNITS MATCHING THE DETAILS FOR MEASURED WINDOWS BELOW.

CORNICE STONES HAVE LOST MOST OF THE HEAD JOINT MORTAR. WATER INFILTRATION IS EVIDENT FROM STAINING AND SPALLING. CORNICE TO REMAIN. DAMAGED STONES WILL BE REPAIRED AND MORTAR JOINTS RE-POINTED.

EXISTING LIMESTONE CORNICE TO REMAIN. REPOINTING AND REPAIRS ONLY



5 Existing Partial West Facade Photo 5th and 6th Floors
Scale: NA

PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

THRU WALL AC UNITS ARE TO BE REMOVED.



1934 TAX PHOTO

1 Front Facade
Scale: NTS



CURRENT

PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS ARE BEING REVISED FOR EXTERIOR WALL AND WINDOWS FOR LEVELS 5 AND 6.

WINDOWS AND LIMESTONE REPAIRS FOR FLOORS ONE THRU FOUR ARE TO BE INSTALLED PER PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS



FOURTH FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS. TYPICAL FOR (3) OPENINGS

THIRD FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS. TYPICAL FOR (3) OPENINGS

SECOND FLOOR WINDOWS PREVIOUSLY APPROVED FOR RESTORATION/REFURBISHMENT. THIS APPLICATION SEEKS TO REMOVE THE THREE UNITS AND INSTALL HISTORICALLY ACCURATE WOOD UNITS IN THE EXISTING LIMESTONE MASONRY OPENINGS. TYPICAL FOR (3) OPENINGS

FIRST FLOOR WINDOW WAS NOT PART OF THE ORIGINAL APPLICATION. THIS APPLICATION SEEKS TO REPLACE THE SINGLE UNIT WITH A HISTORICALLY ACCURATE WOOD UNIT. NO CHANGE TO THE DECORATIVE IRON GRILL WILL BE MADE.



NO CHANGE TO THE ENTRY OR SERVICE DOORS.

2 Front Facade Details
Scale: N.T.S.

Consultants

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Wesley Moon Inc.
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New York, NY 10022
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POOL DESIGN & ENGINEERING
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STRUCTURAL ENGINEER
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212.244.4546 x 302

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1	2023.12.16	LPC REV2
No.	DATE	REVISION
ISSUED:	2023.12.16	

Project # P68-23

18 East 74th Street
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Townhouse Renovation

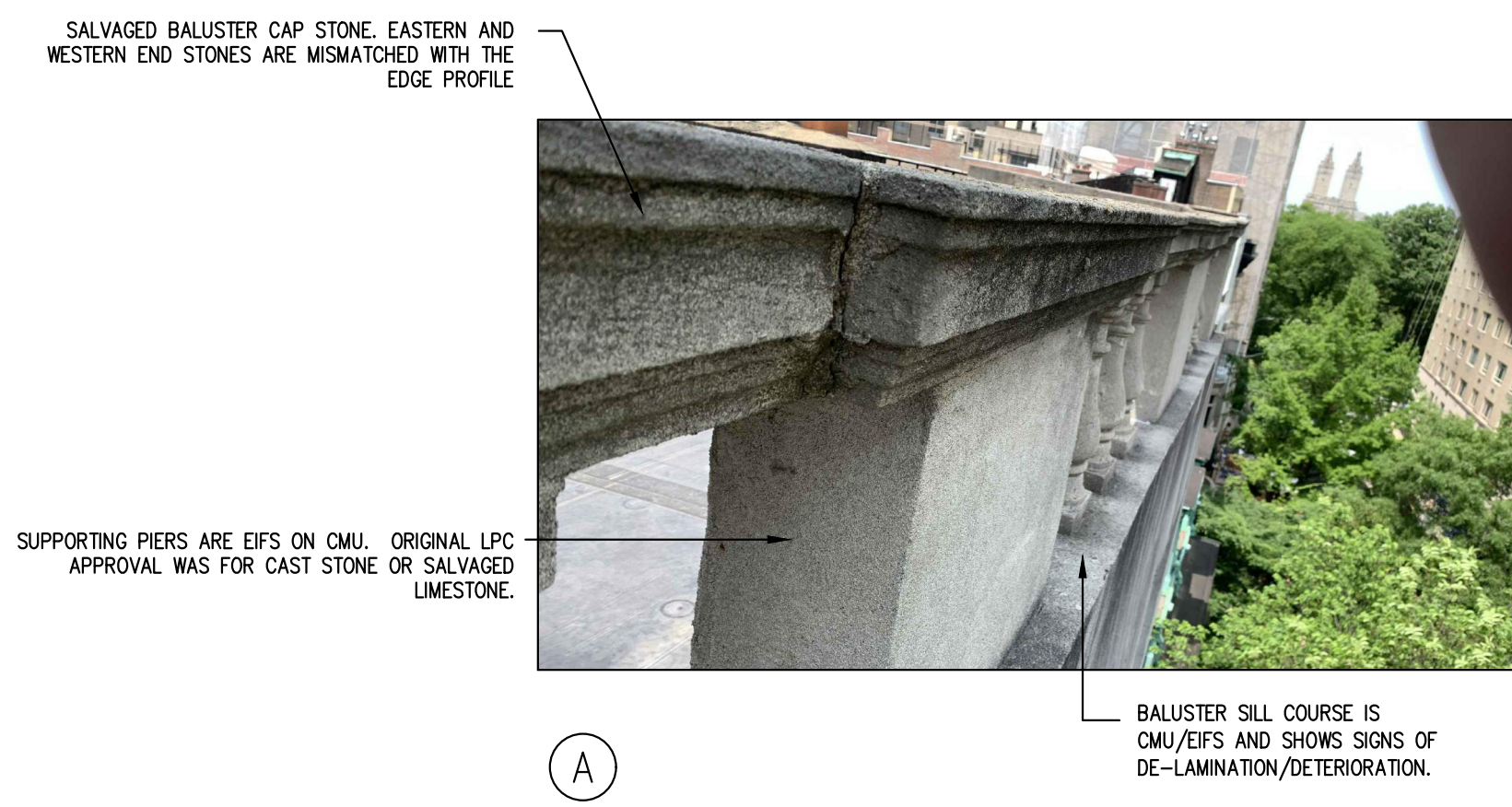


Photos

SCALE: NTS
@ 24 x 36

A-902.01

DOB Job #: M00634758-P1



(A)



(B)

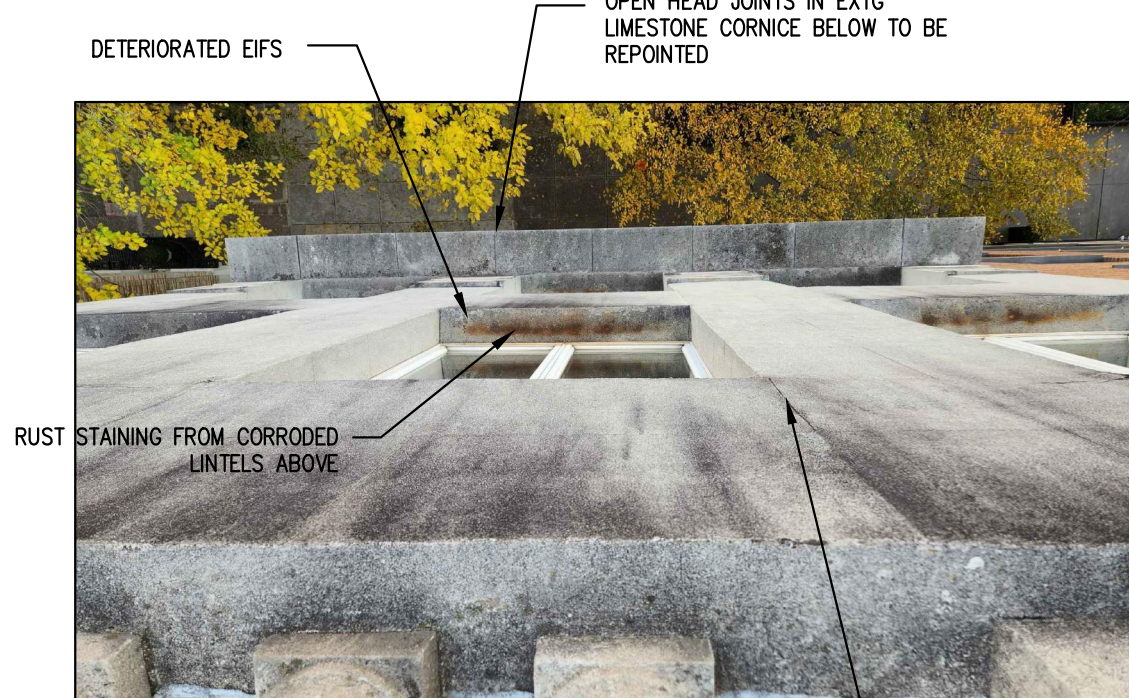


(C)

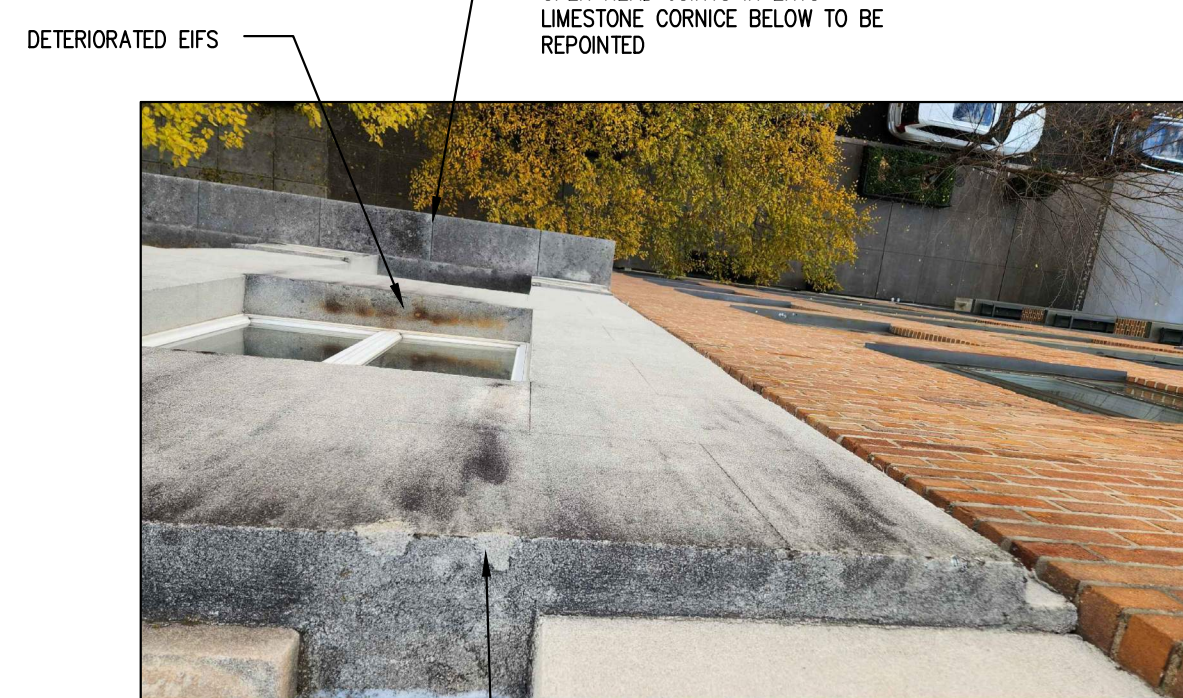
1 Existing 2001 Installation of the Original Baluster
Scale: NA



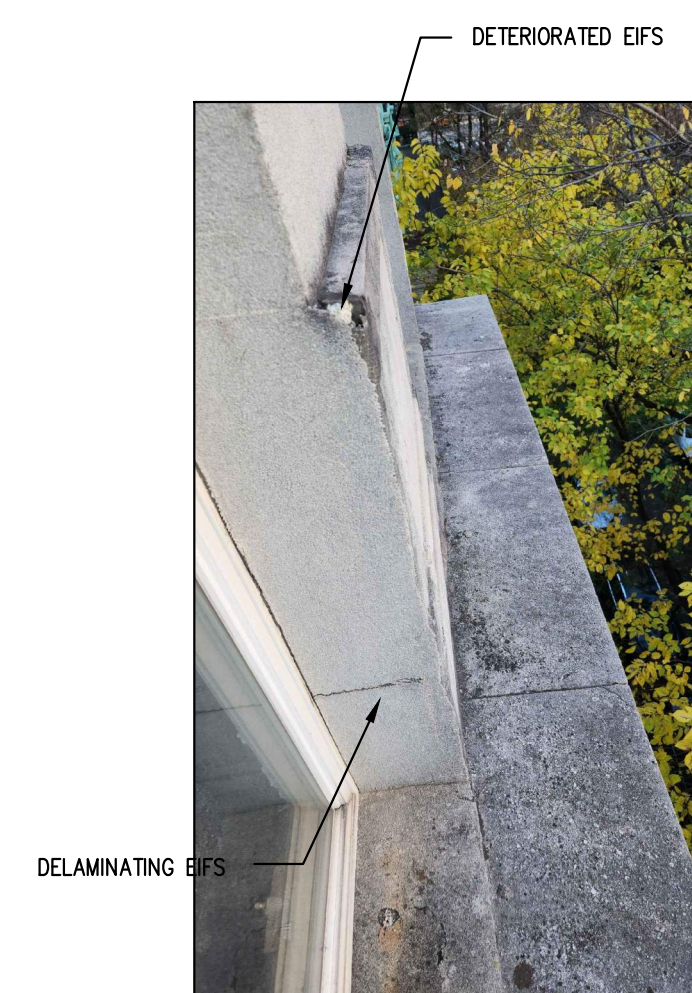
(D)



(E)



(F)



(G)

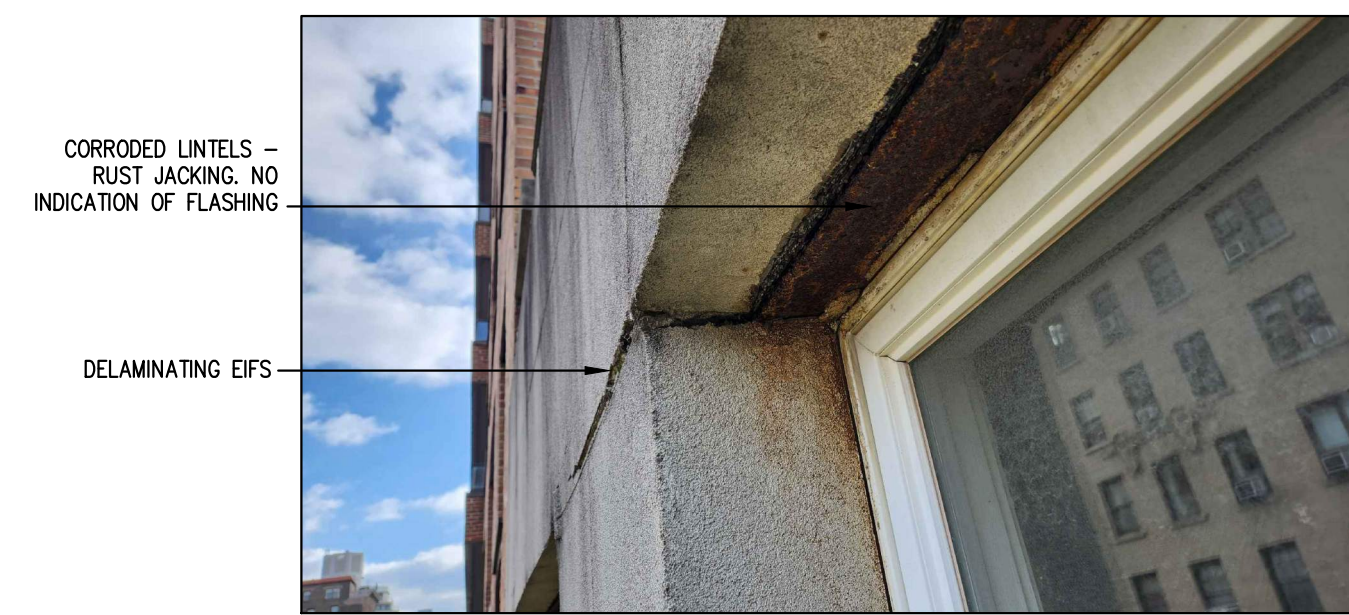


(H)

2 Existing Conditions Floors 5 and 6
Scale: NA



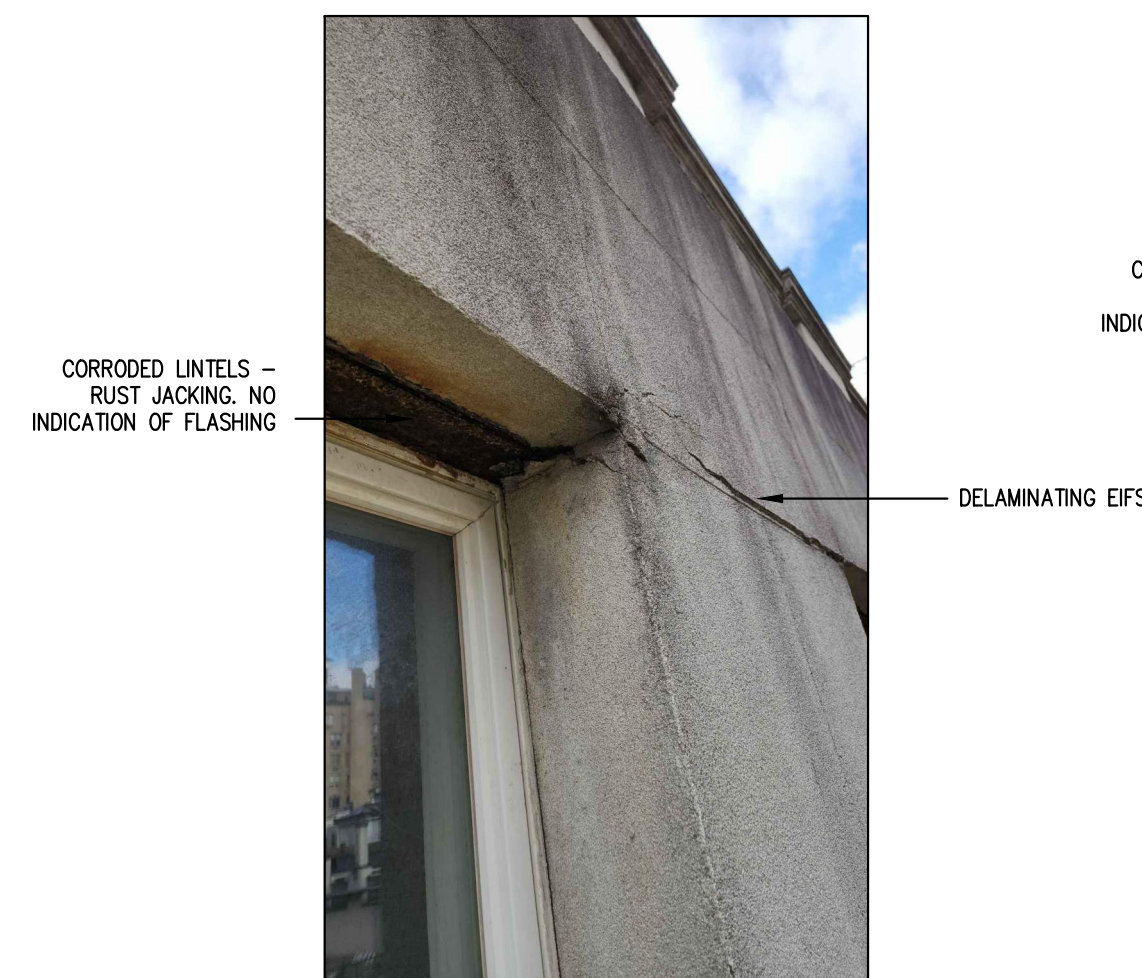
(I)



(J)



(K)



(L)



(M)

3 Existing Conditions Floors 5 and 6
Scale: NA

Consultants

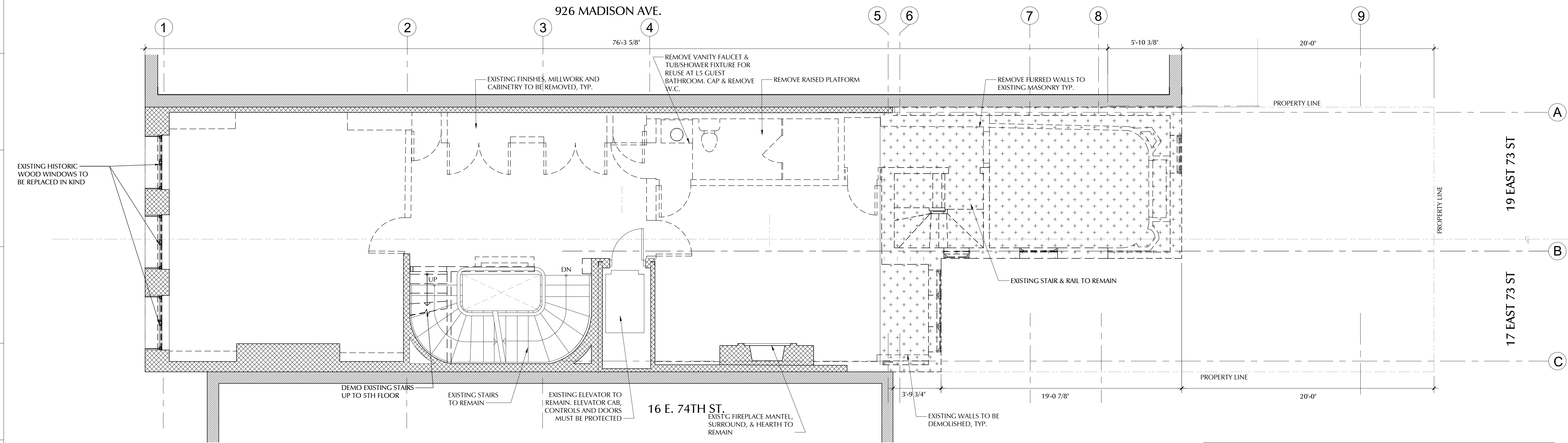
DESIGNER
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155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

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212.244.4546 x 302

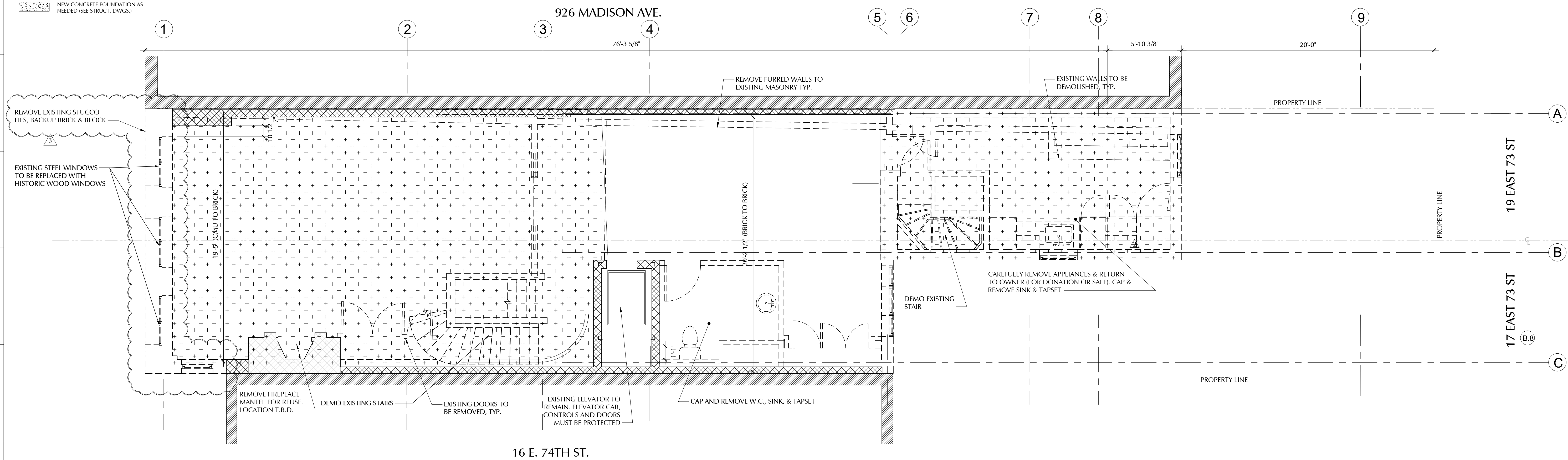


1 FOURTH FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

- TO BE DEMOLISHED
- AREA OF EXCAVATION
- AREA OF FLOOR/JOISTS TO BE REMOVED (SEE STRUCTURAL DWGS.)
- EXISTG PARTITION TO REMAIN
- EXISTG PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW MASONRY WALL
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- DEMO NOTES:**
1. REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
 2. DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
 3. REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
 4. REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
 5. PLUMBING TO BE FILLED SEPARATELY.
 6. REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE).
 7. ELEVATOR IS NOT FOR G.C. TRANSPORT USE.

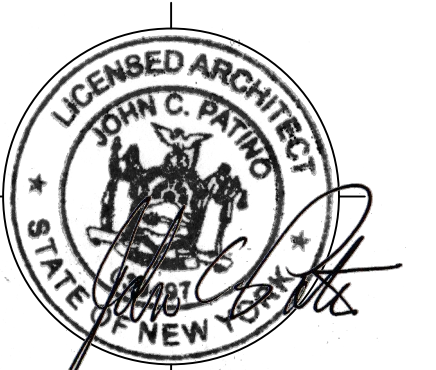


2 FIFTH FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**
The plumbing work is being filed under DOB NOW application # **M00647803-11**

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3	2024.03.11	DOB PAA
2	2022.06.29	DOB PAA
1	2022.03.24	DOB Amd1
No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23
18 East 74th Street
New York, NY 10021
Townhouse Renovation

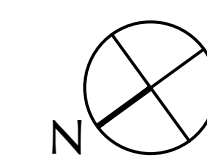


Fourth & Fifth Fl
Proposed Plans

SCALE: 1/4" = 1'-0"
@ 24 x 36

DM-103.03

DOB Job #: M00634458-P5
8 of 28



Consultants

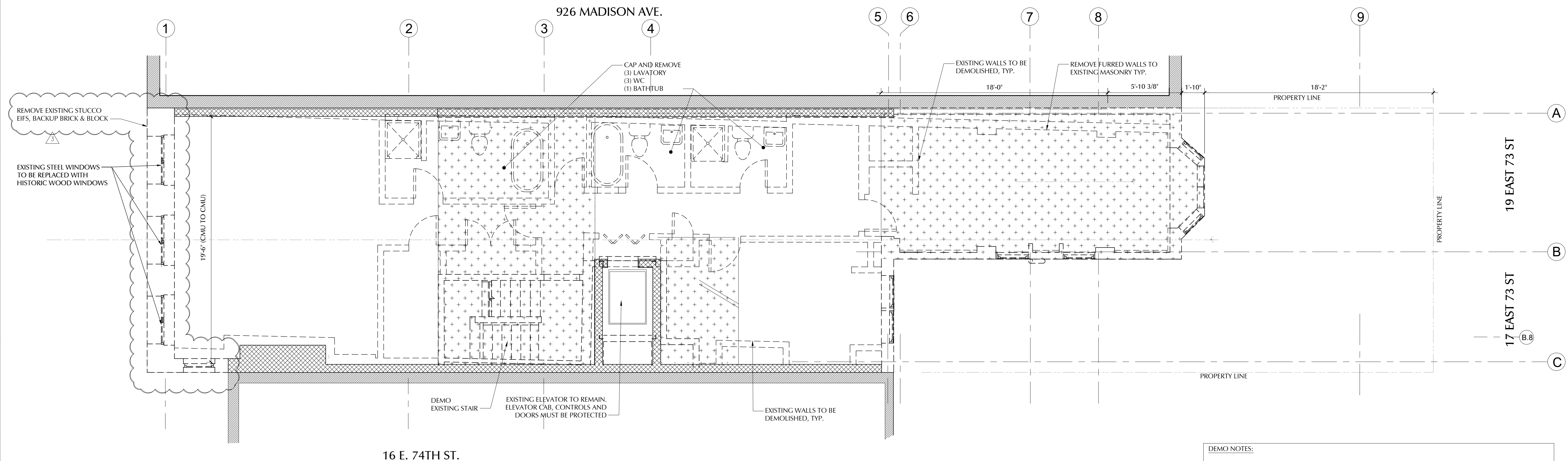
DESIGNER
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER
Consulting Engineering Services
811 Middle Street
Middletown CT 06457
860.632-1682

GEOTECH ENGINEER
GZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

POOL DESIGN & ENGINEERING
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
Newtonville, NY 12128
518.281.9985

STRUCTURAL ENGINEER
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302

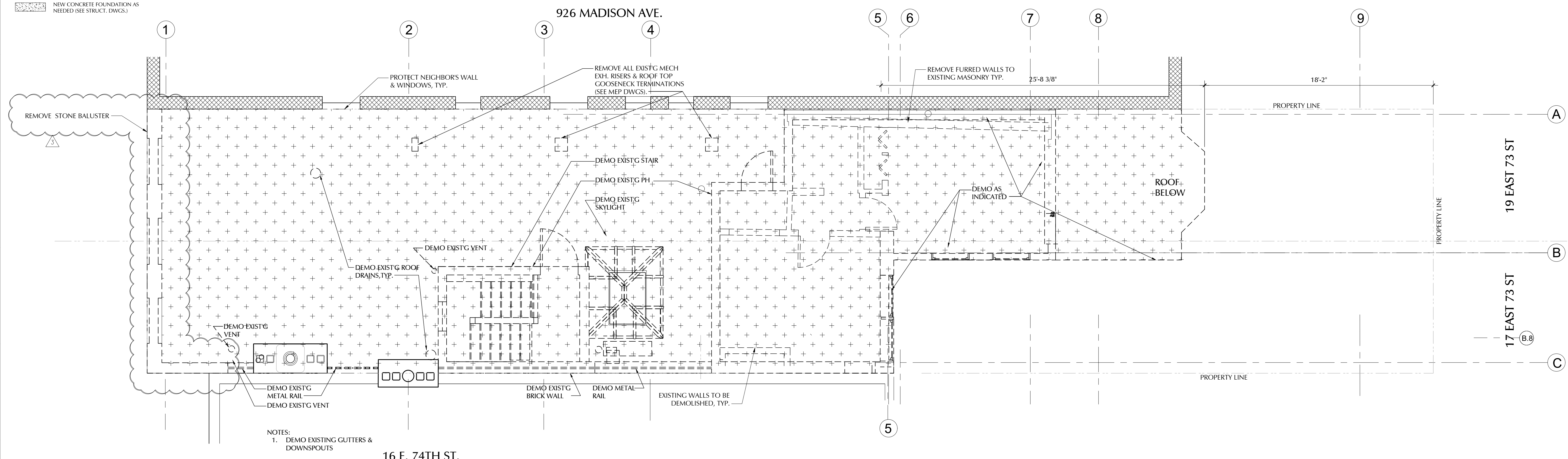


1 SIXTH FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

- TO BE DEMOLISHED
- AREA OF EXCAVATION
- AREA OF FLOOR/JOISTS TO BE REMOVED (SEE STRUCTURAL DWGS.)
- EXISTG PARTITION TO REMAIN
- EXISTG PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW MASONRY WALL
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- DEMO NOTES:**
- REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
 - DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
 - REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
 - REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
 - PLUMBING TO BE FILLED SEPARATELY.
 - REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)
 - ELEVATOR IS NOT FOR G.C. TRANSPORT USE.



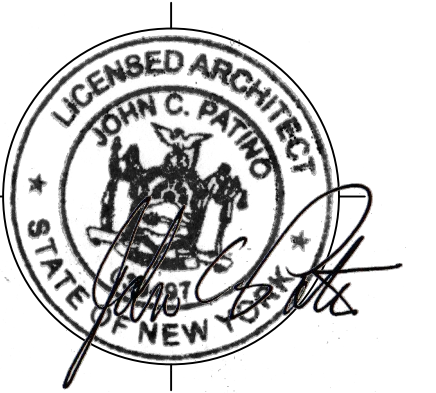
2 PENTHOUSE / ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- NOTES:**
- DEMO EXISTING GUTTERS & DOWNSPOUTS

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New York, NY 10021
Townhouse Renovation

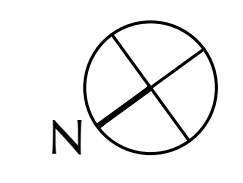


Sixth & Penthouse Fl
Proposed Plans

SCALE: 1/4" = 1'-0"
@ 24 x 36

DM-104.03

DOB Job #: M00634458-P5
9 of 28



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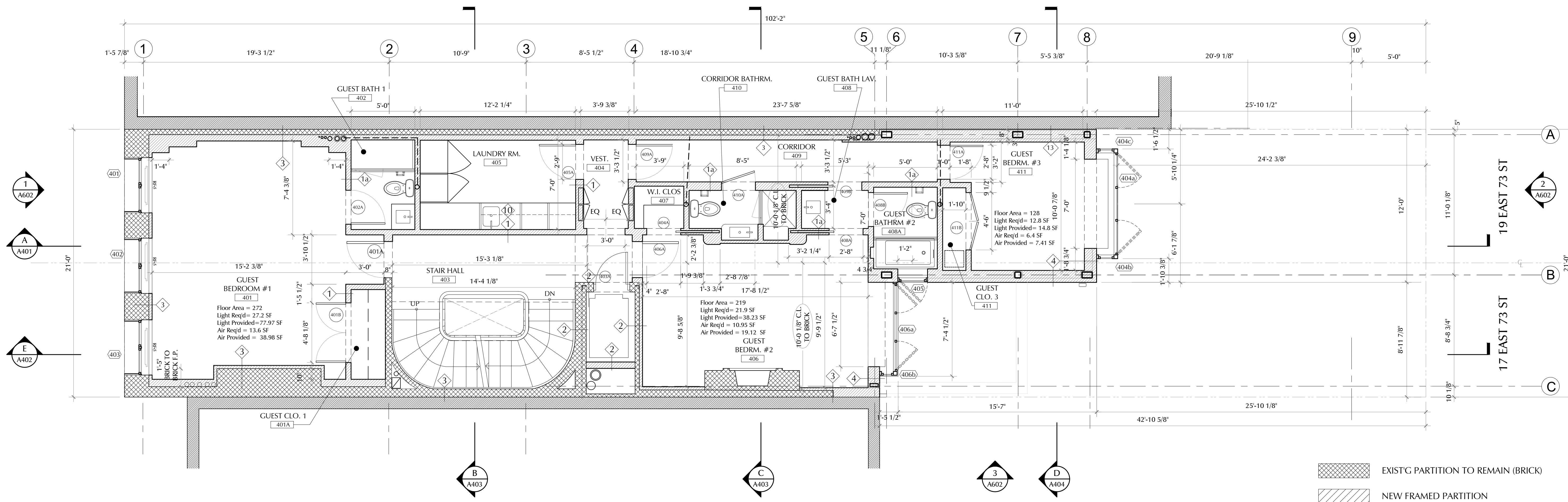
DESIGNER
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
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MEP ENGINEER
Consulting Engineering Services
811 Middle Street
Middletown CT 06457
860 632-1682

GEOTECH ENGINEER
GZA GeoEnvironmental of NY
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New York, NY 10001
212.594.8140 x 8901

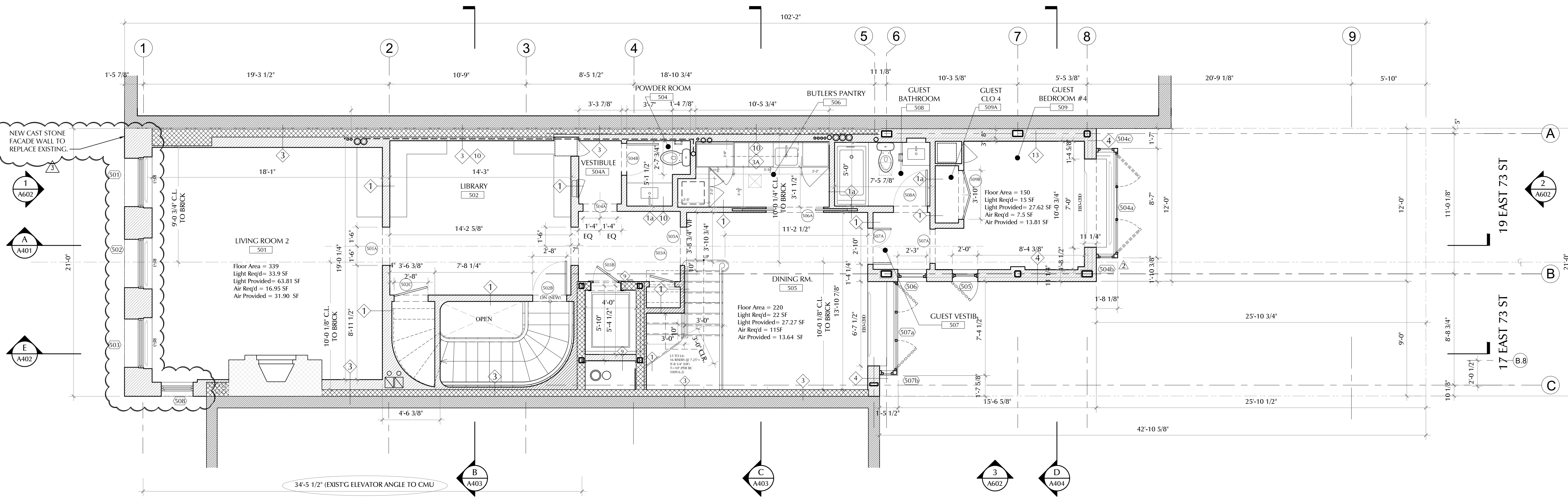
POOL DESIGN & ENGINEERING
Kevin Schaefer, PE
Schaefer Engineering
PO Box 319
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518.281.9985

STRUCTURAL ENGINEER
Old Structures Engineering PC
90 Broad Street, 15th Floor
New York, NY 10004
212.244.4546 x 302



1 FOURTH FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"



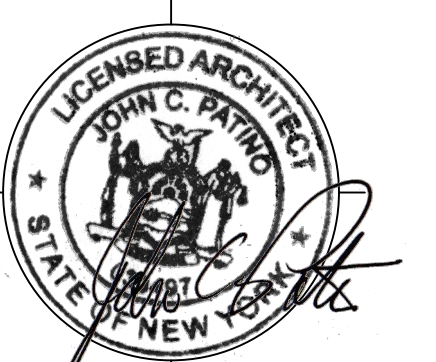
2 FIFTH FLOOR PROPOSED PLAN

SCALE: 1/4"=1'-0"

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3	2024.03.11	DOB PAA	
2	2022.06.29	DOB PAA	
1	2022.03.24	DOB Amd1	
No.	DATE	REVISION	
ISSUED: 2021.12.29			

Project # P68-23

18 East 74th Street
New York, NY 10021
Townhouse Renovation



Fourth & Fifth Fl
Proposed Plans

SCALE: 1/4" = 1'-0"
@ 24 x 36

A-103.03

DOB Job #: M00634458-P5
13 of 28

Consultants

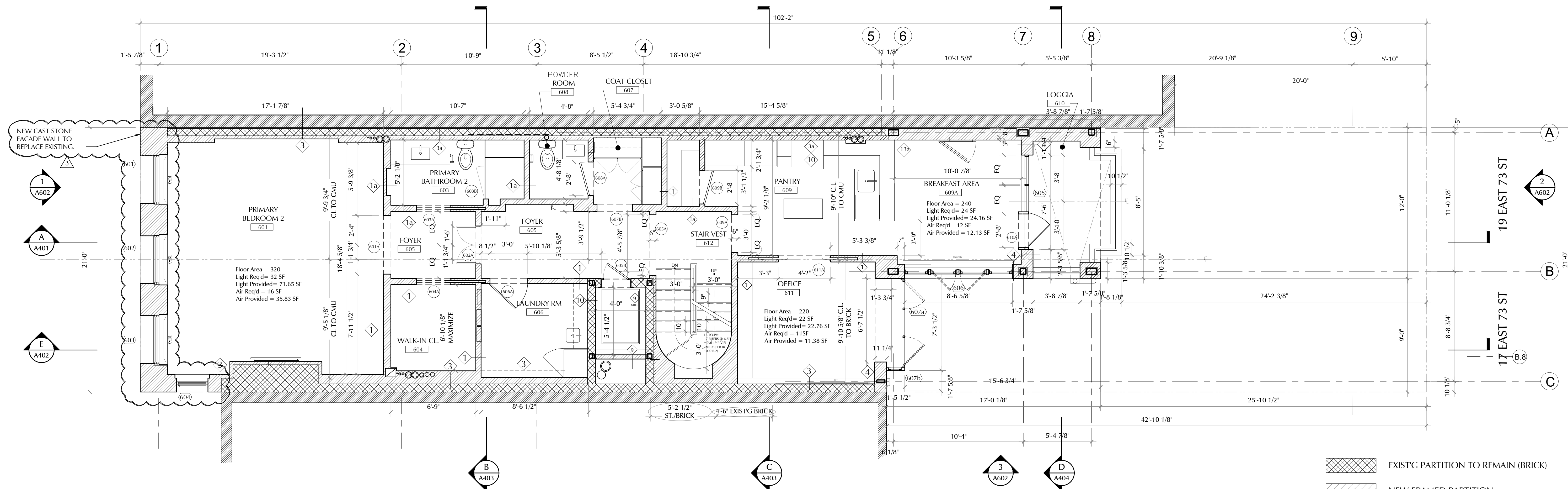
DESIGNER
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER
Consulting Engineering Services
811 Middle Street
Middletown, CT 06457
860.632-1682

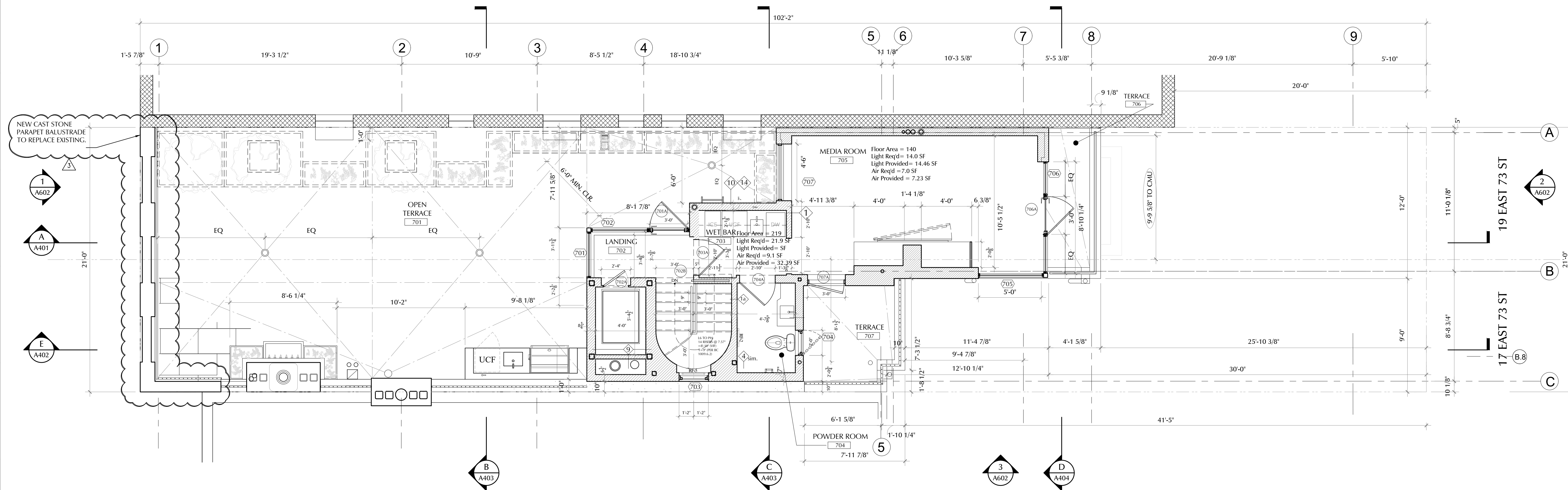
GEOTECH ENGINEER
GZA GeoEnvironmental of NY
104 West 29th Street, 10th Flr
New York, NY 10001
212.594.8140 x 8901

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Schaefer Engineering
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212.244.4546 x 302



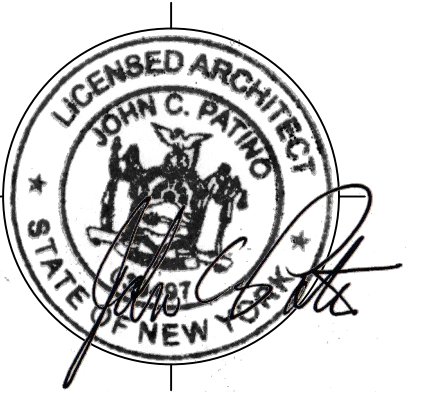
1 SIXTH FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"



2 PENTHOUSE / ROOF FLOOR PROPOSED PLAN
SCALE: 1/4"=1'-0"

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No.	DATE	REVISION
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Project # P68-23
18 East 74th Street
New York, NY 10021
Townhouse Renovation



Sixth & Penthouse Fl
Proposed Plans

SCALE: 1/4" = 1'-0"
@ 24 x 36

A-104.03

DOB Job #: M00634458-P5
14 of 28

149 West 36th Street, 7 Fl.
New York, N.Y. 10018
Tel. (212) 242-7440

**18E74, LLC NEW YORK,
NY 10021**
TOWNHOUSE RENOVATION

DESIGNER:
Wesley Moon Inc.
155 East 56th Street, 3rd Flr
New York, NY 10022
212.785.0392

MEP ENGINEER:
Hamood Maalik
HHF Design Consulting, Ltd.
1751 Second Avenue, Ste 201
New York, NY 10128
212.876.5341

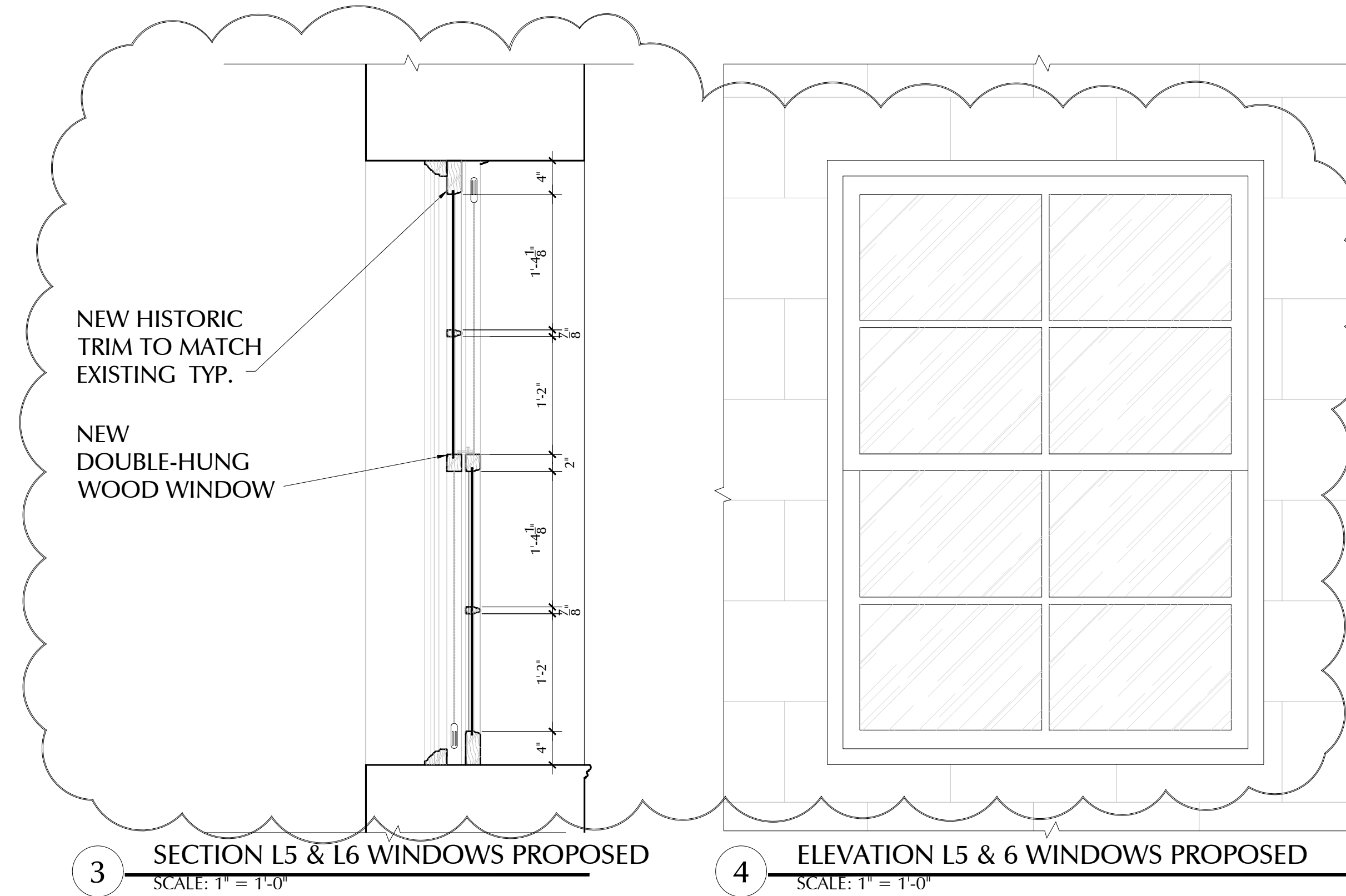
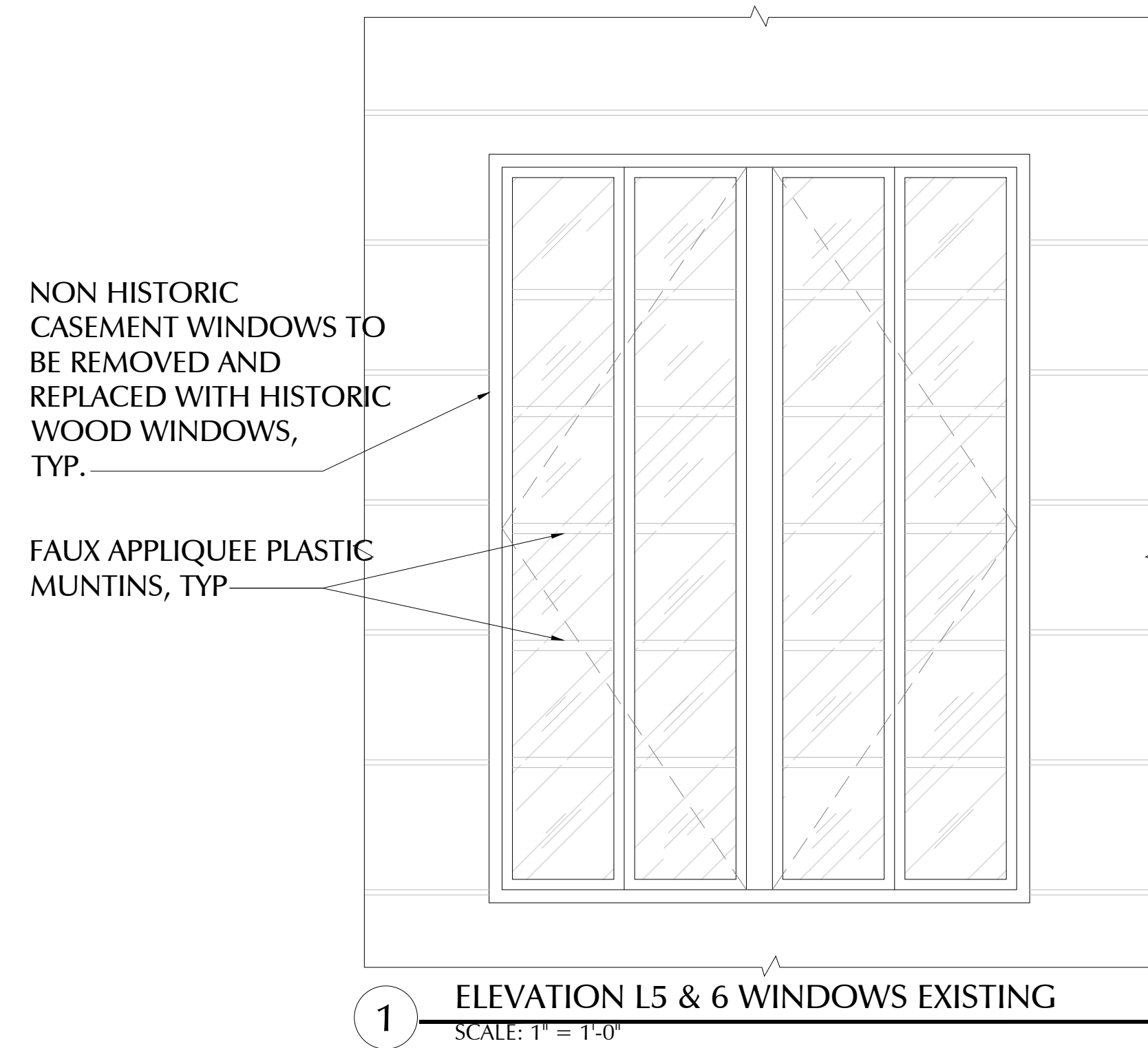
GEOTECH ENGINEER:
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104 West 29th Street, 10th Flr
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212.594.8140 x 8901

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212.244.4546 x 302

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Issue Name	Issue Date
Issued for Demo 1 (Filing,LPC)	11.22.2021
Issued for Demo 1 (Bid)	11.30.2021
Re-Issued for LPC	12.23.2021
Issued for Demo 1 (DOB)	12.29.2021
LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021
LPC Review Set - Updated	04.08.2022
PRELIM. PRICING SET	04.22.2022
LPC Review Set - Updated	06.17.2022
DOB PAA & BID SET	06.29.2022



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Seal:

Location :
**18 East 74th Street
New York, NY 10021**

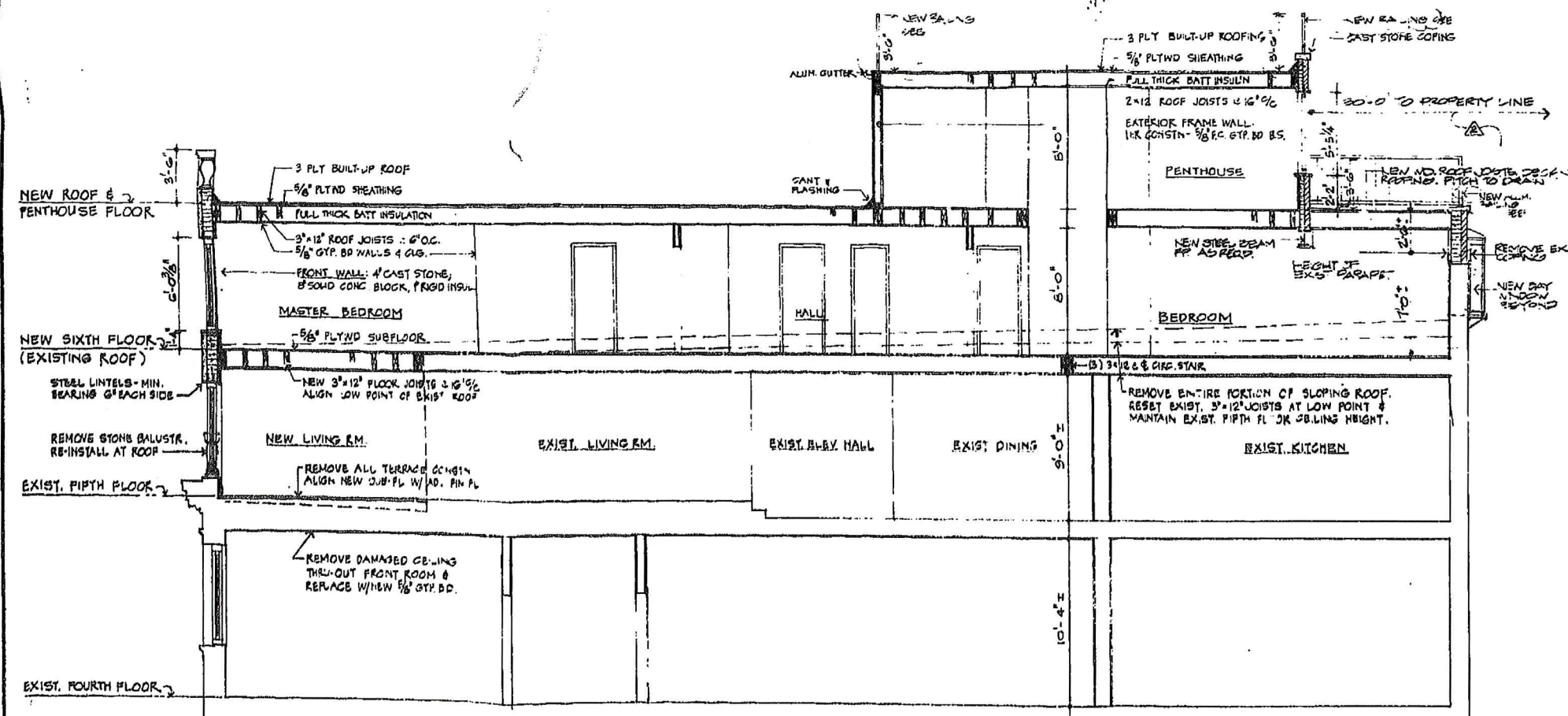
Title:
**WINDOWS
FRONT FACADE**

Date: **03.16.2022**
Scale: **As Noted**
Project #: **2021 - 114**
Drawing No.:

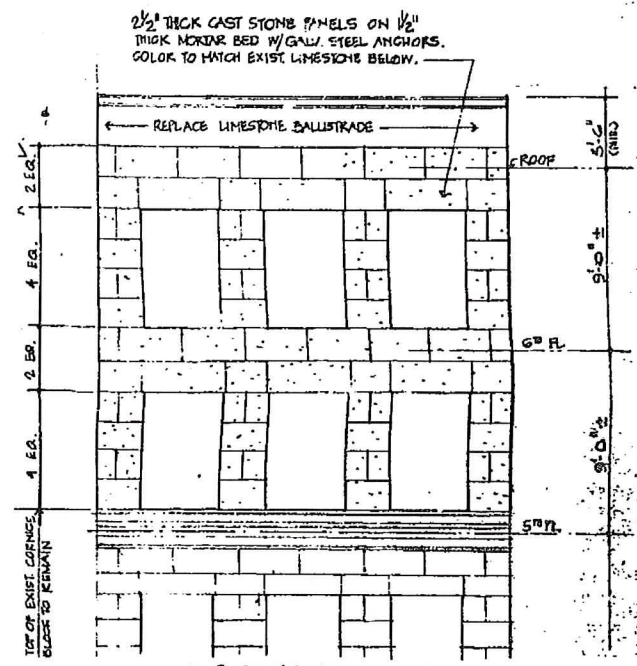
A-312.03

DOB Job#:

N.Y.C. L.P.C.
07-02-01
APPROD.



LONGITUDINAL SECTION



FRONT ELEVATION

JUL 30 2001

APPROVED BY CALVIN KIIFNER #2195
Professional Certification
PROFESSIONAL SEAL
Date: 7/30/01
State: NY

CALVIN KIIFNER
ARCHITECT A.I.A.
110 FIFTH AVENUE
NEW YORK, NY 10010

**ADDITIONS & ALTERATIONS TO
ONE FAMILY DWELLING**
18 EAST 74TH STREET
NEW YORK, NY 10021

SCALE: 1/4" = 1'-0"

DATE: JANUARY 17, 2001 REV. W/ NOTE 6/21/01

DRAWN BY: CK

DRAWING TITLE:
**LONGITUDINAL SECTION
PART FRONT ELEVATION**

DRAWING NUMBER:
A-5

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