

BLOCK: 1388  
LOT: 61  
CONSTRUCTION CLASS: 2-B  
BUILDING OCC GROUP CLASS: R-3  
ZONING MAP: 8C  
BIN: 1041516  
ZONING DISTRICT: R8B  
NO. OF STORIES: 6  
NO. OF DWELLING UNITS: 1  
CO NUMBER: 102522003F

AREA OF WORK  
18 East 74th Street,  
New York, NY 10021

PROPOSED REVISION SUMMARY

THIS APPLICATION PRIMARILY SEEKS APPROVAL FOR THE REBUILDING OF THE UPPER TWO STORIES (5 & 6) OF THE STREET FACADE WALL .THE CURRENTLY APPROVED APPLICATION CALLS ONLY FOR THE REPLACEMENT OF THE EXISTING WINDOWS ON THE FACADE OF THESE TWO FLOORS.

A 1991 APPLICATION WAS APPROVED FOR THE ADDITION OF FLOORS 5 AND 6.  
THE FRONT FACADE OF THESE FLOORS WAS CALLED OUT TO BE CAST STONE IN THIS 1991 APPLICATION.  
HOWEVER, IT HAS SUBSEQUENTLY BEEN DETERMINED THAT THE FACADE WAS ACTUALLY CONSTRUCTED OF EIFS.  
ALTHOUGH CAST STONE WAS PREVIOUSLY APPROVED, WE ARE TECHNICALLY PROPOSING A CHANGE OF THE EXISTING WALL FINISH FROM EIFS TO CAST STONE.

ALSO PROPOSED IS THE INFILL OF ABANDONED AIR CONDITIONER OPENINGS WITH LIMESTONE AND GENERAL LIMESTONE REPAIR.

HISTORIC DATA:  
Date built 1871  
Façade altered 1921

Tax maps here  
Z:\Projects\2021\2021-114 18 East 74th Street, NY\Data\LPC

Bromley maps  
1879 shows a building, no footprint  
1921 shows building, no rear yard extension  
1925 shows the extension

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

Date:  
c.1871, Architect unknown. Renovated 1921 by A. Wallace McCrea for Owner James A. Mrs. Leon.

Style:  
Italianate neo-Italian Renaissance. Four-story residence; limestone front; rusticated base with large, central entrance and cartouche with building address; double doors with egg and dart frieze; service door and window with iron grilles; three round-arched windows with faux balcony on second floor; balustrade parapet at roof. 1921 - new facade. House originally built as one of a row of seven (Nos. 6-18).

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



AREA OF REVISION

FRONT (NORTH) FACADE - CURRENT





FRONT (NORTH) FACADE) - 1946



FRONT (NORTH) FACADE - CURRENT

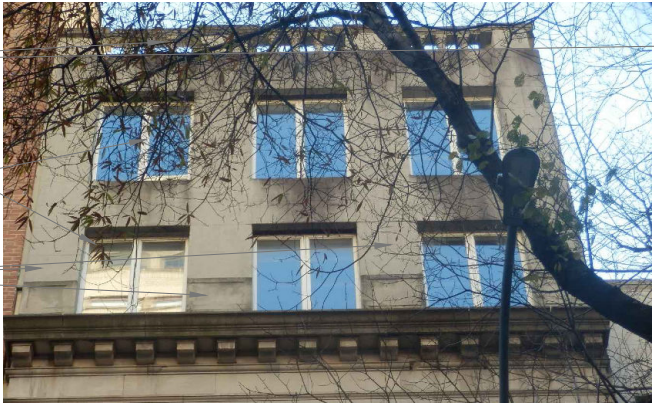
- RECONSTRUCT EXISTING HISTORIC BALUSTRADE
- EXISTING NON-HISTORIC WINDOWS TO BE REPLACED WITH NEW HISTORICALLY CONSISTENT WINDOWS
- EXISTING NON-HISTORIC EIFS EXTERIOR WALL TO BE REPLACED WITH NEW CAST STONE ASHLAR
- EXISTING NON-HISTORIC WINDOWS TO BE REPLACED WITH NEW HISTORICALLY CONSISTENT WINDOWS

- AREA OF WORK
- EXTENSIVE STAINING AT EIFS.

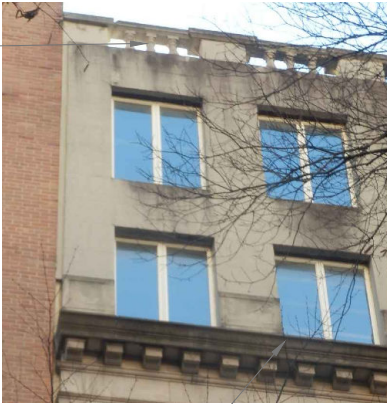
- AIR CONDITIONER OPENING TO BE INFILLED WITH CAST STONE.

- NON-HISTORIC PANELS TO BE REMOVED

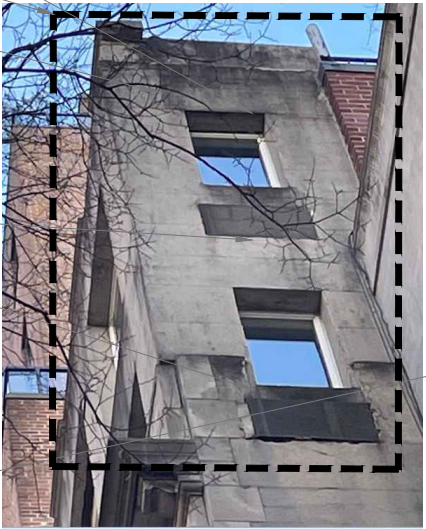
- EXISTING GAPS IN LIMESTONE TO BE REPAIRED
- EXISTING GAPS IN LIMESTONE TO BE REPAIRED
- SPALLED LIMESTONE TRIM TO BE REPAIRED TO MATCH



EXISTING L5, L6 NORTH (FRONT FACADE)



- EXIST'G HISTORIC LIMESTONE CORNICE TO REMAIN AND BE REPAIRED AS NECESSARY



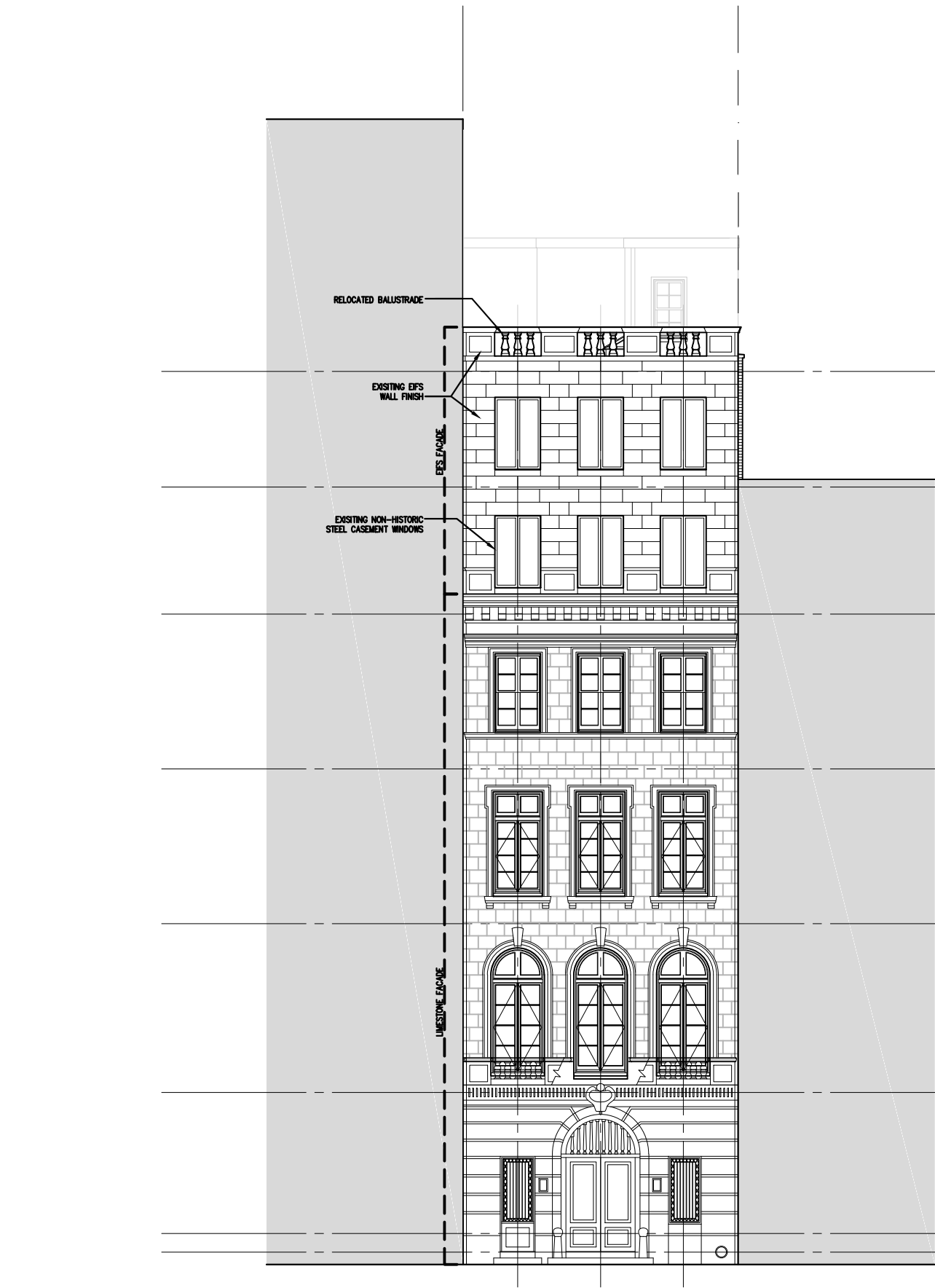
EXISTING L5, L6 NORTH & WEST FACADES



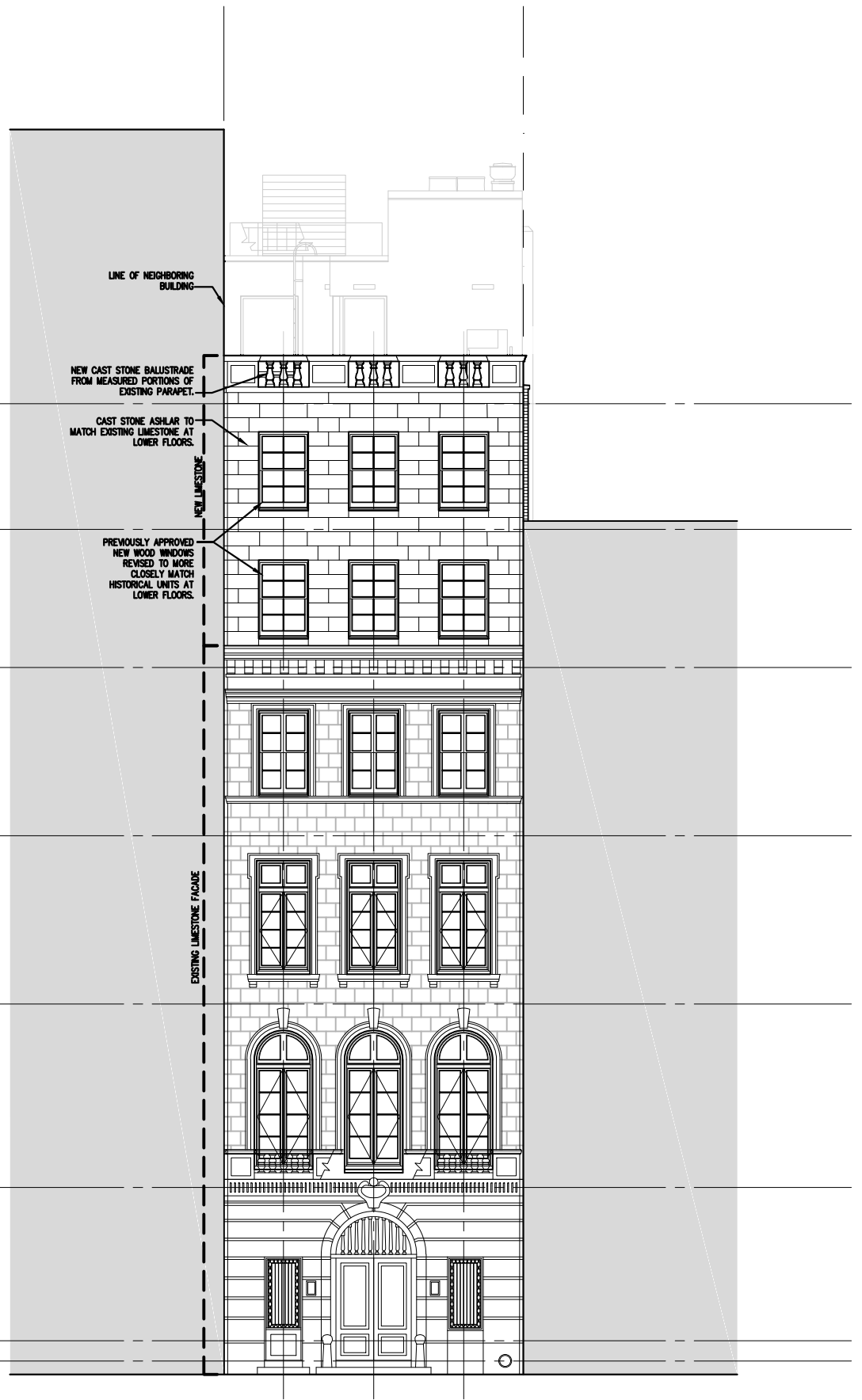
EXISTING L5, L6 NORTH (FRONT FACADE)



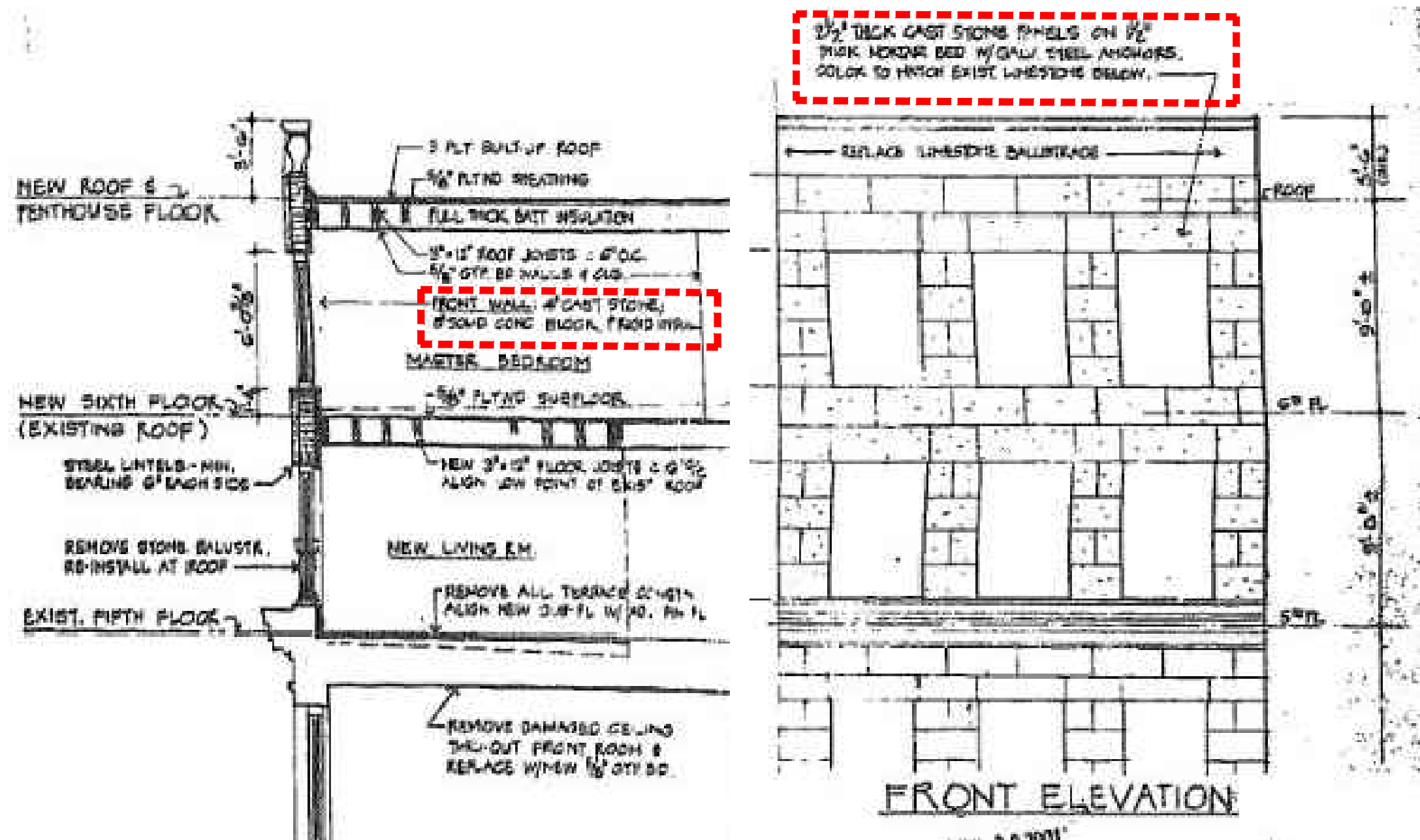




1 Front Facade Existing  
Scale: 3/32"=1'-0"



2 Front Facade Proposed  
Scale: 3/32"=1'-0"



FROM 2001 FACADE RENOVATION DRAWINGS





(32) FLYERS TOTAL

- FLYER ON LAMPPOST
- XX FLYER AT ADDRESS
- XX NO FLYER AT ADDRESS

