

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

March 26, 2024

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 18 East 74th Street (Upper East Side Historic District) – *Patino Architecture, PLLC* – A Neo-Italian Renaissance building constructed 1871, with a new façade designed by A. Wallace McCrea and constructed in 1921. Application is to change the façade finish to cast stone from existing exterior insulation finishing systems.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on March 20, 2024, the Board approved the following resolution by a vote of 37 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS the original four-story building received a two-story addition in 2001;

WHEREAS the façade of the original four stories is limestone;

WHEREAS the façade material approved by the Landmarks Preservation Commission (LPC) for the 2001 enlargement was cast stone;

WHEREAS the facade of the vertical addition was built of concrete block with an exterior insulation finish system (EIFS);

WHEREAS the EIFS system is built up of layers and has a finish coat similar in appearance to stucco;

WHEREAS the finish coat and the substrate of the EIFS system has deteriorated;

WHEREAS this project will remove the EIFS system and replace it with cast stone;

WHEREAS the windows will be replaced with historic wood windows approved by the LPC in July of 2022;

WHEREAS the original stone balusters that were set above the EIFS addition will be incorporated in a new balustrade terminating the new cast stone façade;

WHEREAS the cast stone is similar in appearance to limestone but not a perfect match;

WHEREAS the LPC often prefers to differentiate new materials from old;

WHEREAS the cast stone is separated from the limestone in that the cast stone begins above the original cornice;

WHEREAS this project is appropriate and contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District