

Valerie S. Mason
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**

April 22, 2024

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

RE: 41 East 74th Street (Upper East Side Historic District) – *Sherida E. Paulsen, FAIA* – A Queen Anne style building designed by James E. Ware and constructed in 1879, with a façade alteration by Gurdon S. Parker in 1941. Application is for an alteration of the street façade, including realigning the lowest two stories, a new face brick and stone base, new stone cornice, window replacements, and a new stoop, as well as for a full height extension, a two-story addition, and an adjusted grade in the rear yard.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 17, 2024, the Board approved the following resolution by a vote of 32 in favor, 10 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 41 East 74th Street is a building with no significant architectural detail;

WHEREAS the building had lost its ornamentation over time;

WHEREAS this lack of detail creates an opportunity to introduce a style for the building that fits with the range of styles on the Street;

WHEREAS the renovation starts with the realignment of the floors;

WHEREAS the basement level will be raised to be flush with the sidewalk and increase the ceiling height in the cellar;

WHEREAS the second floor will be raised to make up for the height lost on the first floor by raising the cellar level;

WHEREAS the cellar will be extended by excavating under the rear yard;

WHEREAS an “L” shaped stoop will be added to the front of the building echoing the stoop that was originally built;

WHEREAS the stoop will not extend out further than the original stoop;

WHEREAS the outer edge of the stoop will align with the edge of the areaway of the building next door to the east;

WHEREAS the edge of the stoop will be ten feet from the curb;

WHEREAS the sills of the second-floor windows will be raised six inches;

WHEREAS the stucco and one layer of face brick will be removed from the existing façade;

WHEREAS a new layer of brick will be applied to the façade;

WHEREAS a new limestone cornice will be installed;

WHEREAS the new cornice will project and mask the view of the new bulkhead;

WHEREAS the windows will be double hung, one over one, to match the original windows;

WHEREAS the major materials include medium-colored red and brown brick, limestone stoop and base, red oak wood doors, cast stone sills and lintels, white windows, and black iron railings;

WHEREAS the rear of the building will be reconfigured to eliminate the narrow extension;

WHEREAS the top three floors will be set back to align with the façade of the building to the east;

WHEREAS the bottom two floors will be set forward of the upper floors to create a 30-foot rear yard;

WHEREAS the rear yard, which was at the original basement level, will be raised to be at the new first floor level;

WHEREAS the ground floor will have full height windows;

WHEREAS the windows above will be double hung, one over one, wood windows;

WHEREAS the major materials include medium-colored red and brown brick, cast stone sills and lintels, black windows, and a stucco bulkhead;

WHEREAS this redesign looks to the history of the building, the neighboring buildings; and the street;

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

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
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