

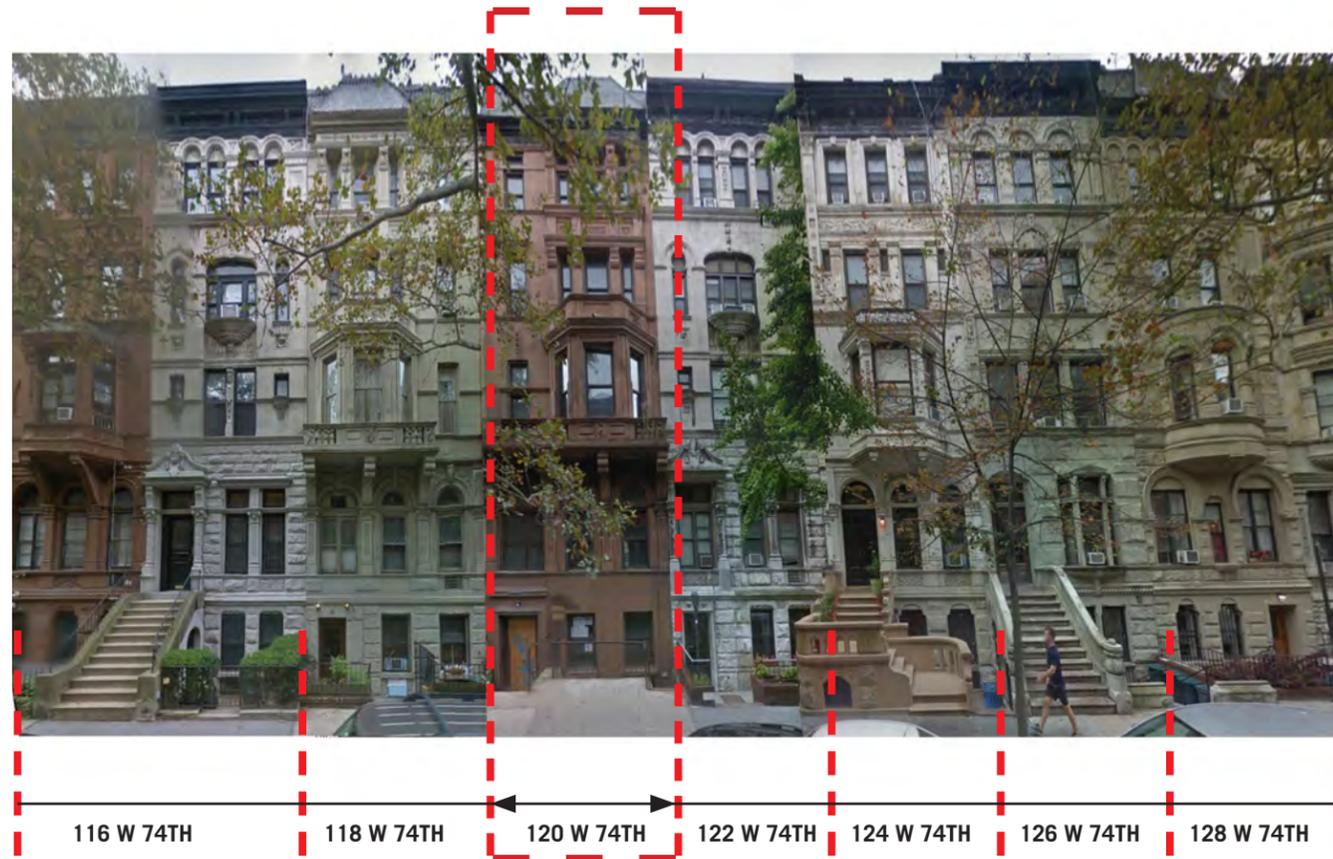
SANBORN MAP FOR:  
 120 WEST 74TH STREET, NEW YORK, NY 10023  
 BLOCK: 1145; LOT 41  
 ZONING MAP PAGE: 8c; ZONE: R8B



120 WEST 74TH STREET  
 EXISTING FRONT ELEVATION (CONTEXT)



120 WEST 74TH STREET  
 EXISTING FRONT ELEVATION



120 WEST 74TH STREET  
EXISTING FRONT ELEVATION AND CONTEXT



120 WEST 74TH STREET  
EXISTING FRONT ELEVATION  
(LOWER FRONT FACADE)



120 WEST 74TH STREET  
EXISTING FRONT ELEVATION  
SIDE VIEW INCLUDING AREAWAY  
(LOWER FRONT FACADE)



120 WEST 74TH STREET  
EXISTING FRONT ELEVATION  
(UPPER FRONT FACADE)



120 WEST 74TH STREET  
EXISTING FRONT ELEVATION ENTRY



120 WEST 74TH STREET  
EXISTING BRICK MOLD  
UNDERNEATH CASING OF  
REPLACEMENT WINDOWS-  
TO BE RESTORED

120 WEST 74TH STREET  
EXISTING FRONT ELEVATION  
(DECORATIVE CORNICE AND  
BRACKETS UNDER THIRD FLOOR)





120 WEST 74TH STREET  
1940s TAX PHOTO

REV. 4-27-1919

**BUREAU OF BUILDINGS**  
BOROUGH OF MANHATTAN, CITY OF NEW YORK

NOTICE—This Application must be TYPED and filed in TRIPlicate.  
"SPECIFICATIONS—SHEET A" (Form 102) must be filed with EVERY Alteration Application.  
"SPECIFICATIONS—SHEET B" (Form 103) must be filed, in addition, for every building which is  
erected in height or occupancy changed so as to increase over 25% of the height or  
occupancy of the City of New York.

Received JAN 14 1920  
FOR THE BOROUGH  
OF MANHATTAN

ALT. APPLICATION No. 102

LOCATION 120 West 74th Street.

Classified 101

**SPECIFICATIONS—SHEET A**

(1) **SYSTEM OF BUILDING TO BE ADOPTED**  
Any other building or use of premises granted for use? Ord  
10

(2) **ESTIMATE COST OF ALTERATION:** \$ 10,500

(3) **OCCUPANCY (in kind):** Private Dwelling  
Of present building  
Of building as altered Bachelor Apartments

(4) **SIZE OF EXISTING WINDOW:**  
At street level 22' 0" feet front 6' 0" feet deep  
At typical floor level 22' 0" feet front 6' 0" feet deep  
Height 4' 0" to 5' stories 6' 0" feet deep

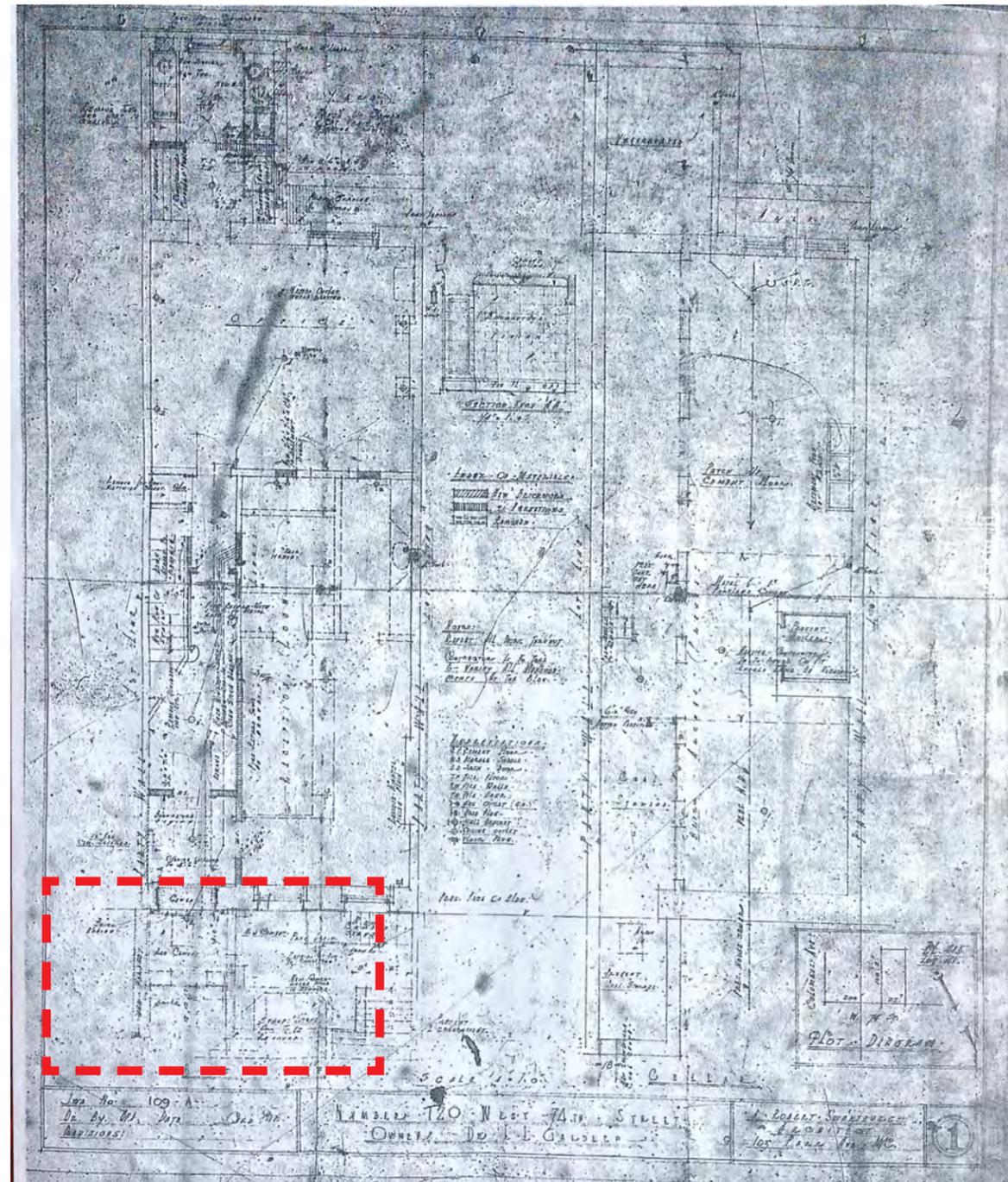
(5) **SIZE OF WINDOW AS ALTERED:**  
At street level 10' feet front 5' 0" feet deep  
At typical floor level 10' feet front 5' 0" feet deep  
Height 5' 0" feet front 5' 0" feet deep

(6) **CHARACTER OF CONSTRUCTION OF PROPOSED BUILDING:** Ordinary  
(When ordinary or unusual)

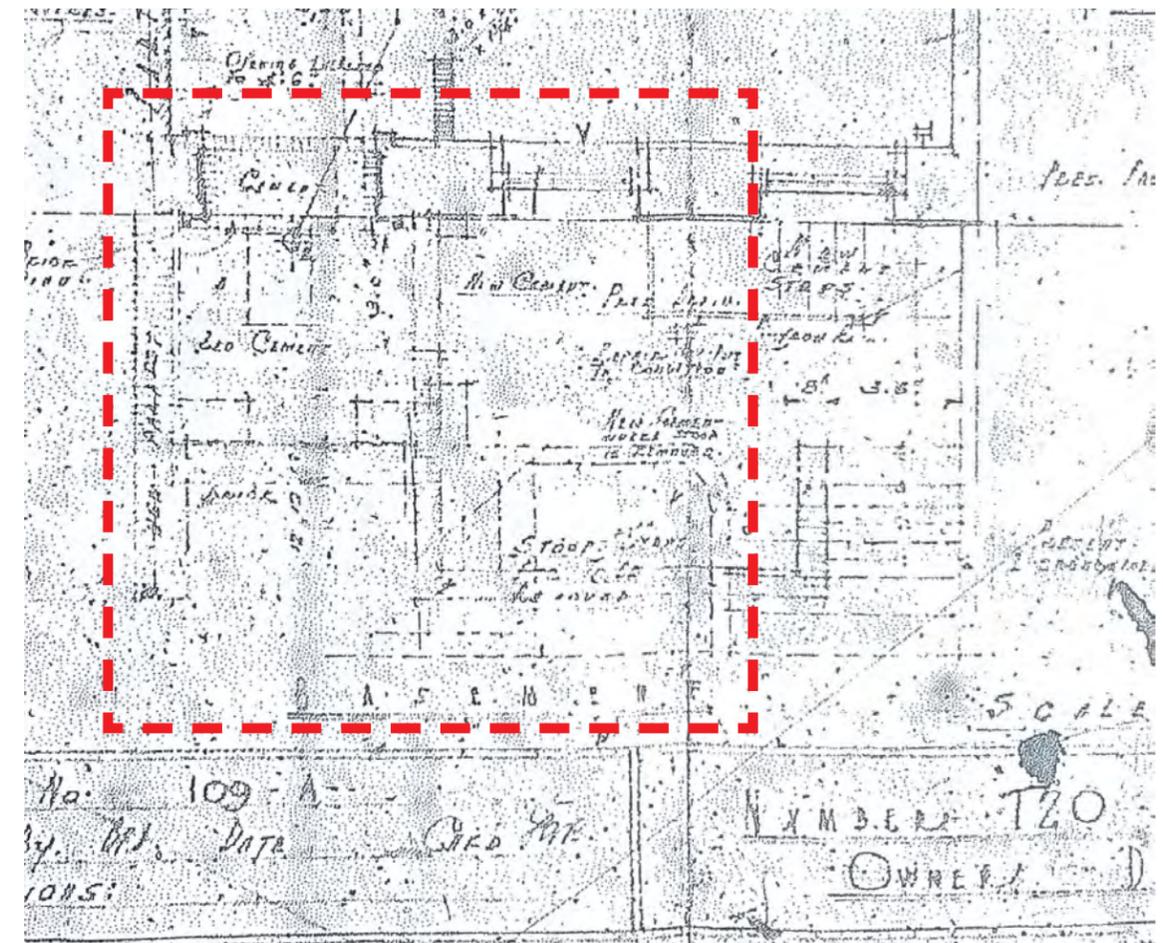
(7) **STATE CLEARLY IN WHAT MANNER THE BUILDING WILL BE ALTERED:**  
Removal of Stoop  
Installation of both doors  
General Repairs  
Removal of Stoop  
New Sash and Doors, etc.

(Page 2)

120 WEST 74TH STREET  
ALTERATION AGREEMENT FROM 1/14/1920  
LISTING "REMOVAL OF STOOP"



120 WEST 74TH STREET  
 DRAWINGS SUBMITTED WITH ALTERATION  
 APPLICATION SHOWING REMOVAL OF  
 EXISTING BOX STOOP DATED 1/14/1920



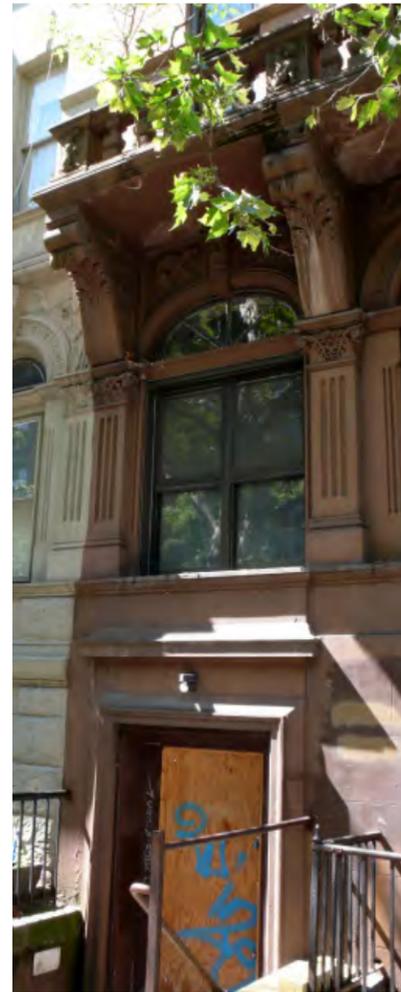
120 WEST 74TH STREET  
 DRAWINGS SUBMITTED WITH ALTERATION  
 APPLICATION SHOWING REMOVAL OF  
 EXISTING BOX STOOP DATED 1/14/1920-  
 ENLARGED



120 WEST 74TH STREET  
EXISTING WINDOW  
SHOWING PREVIOUS DOOR  
BLOCKING AND DOOR  
SADDLE (INTERIOR VIEW)



120 WEST 74TH STREET  
EXISTING WINDOW  
SHOWING PREVIOUS DOOR  
SADDLE - LOCATION OF  
PROPOSED DOOR AT  
PARLOR LEVEL  
(INTERIOR VIEW)



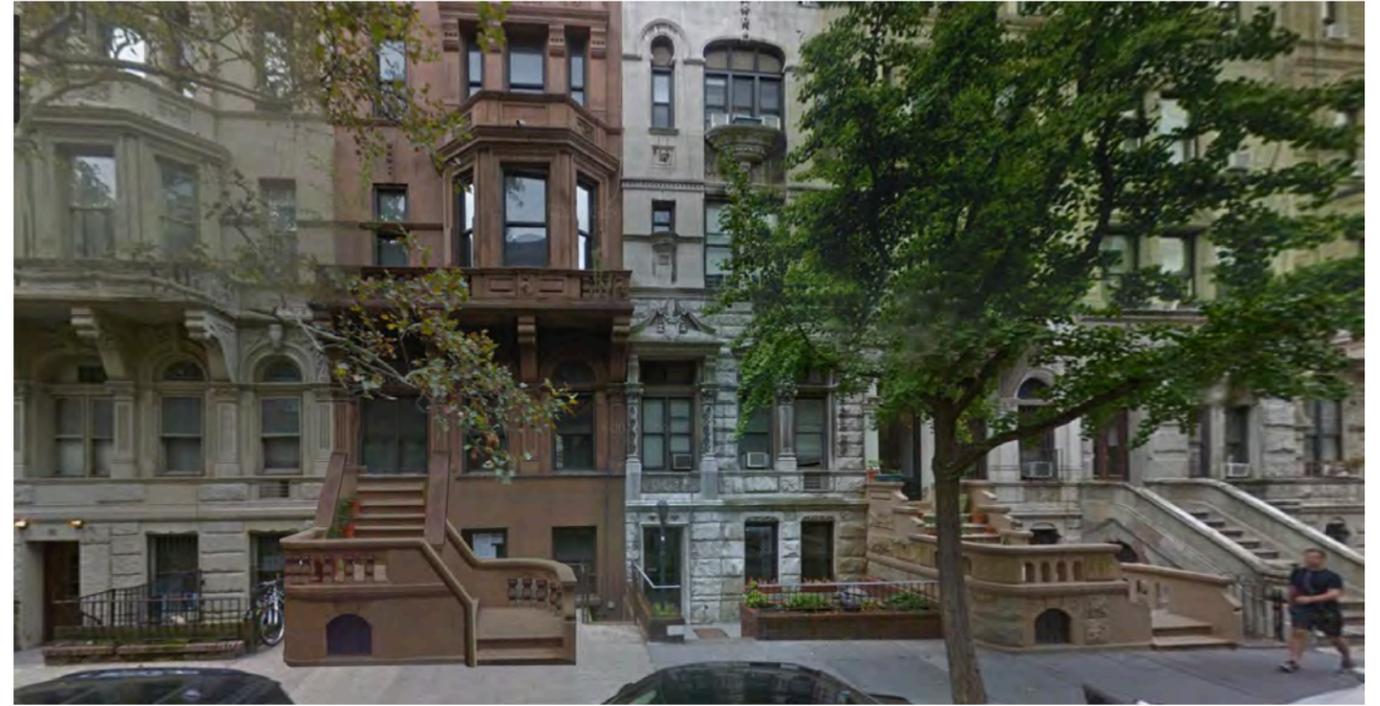
120 WEST 74TH STREET  
EXISTING WINDOW  
WHERE PREVIOUS STOOP  
WAS LOCATED  
(EXTERIOR VIEW)



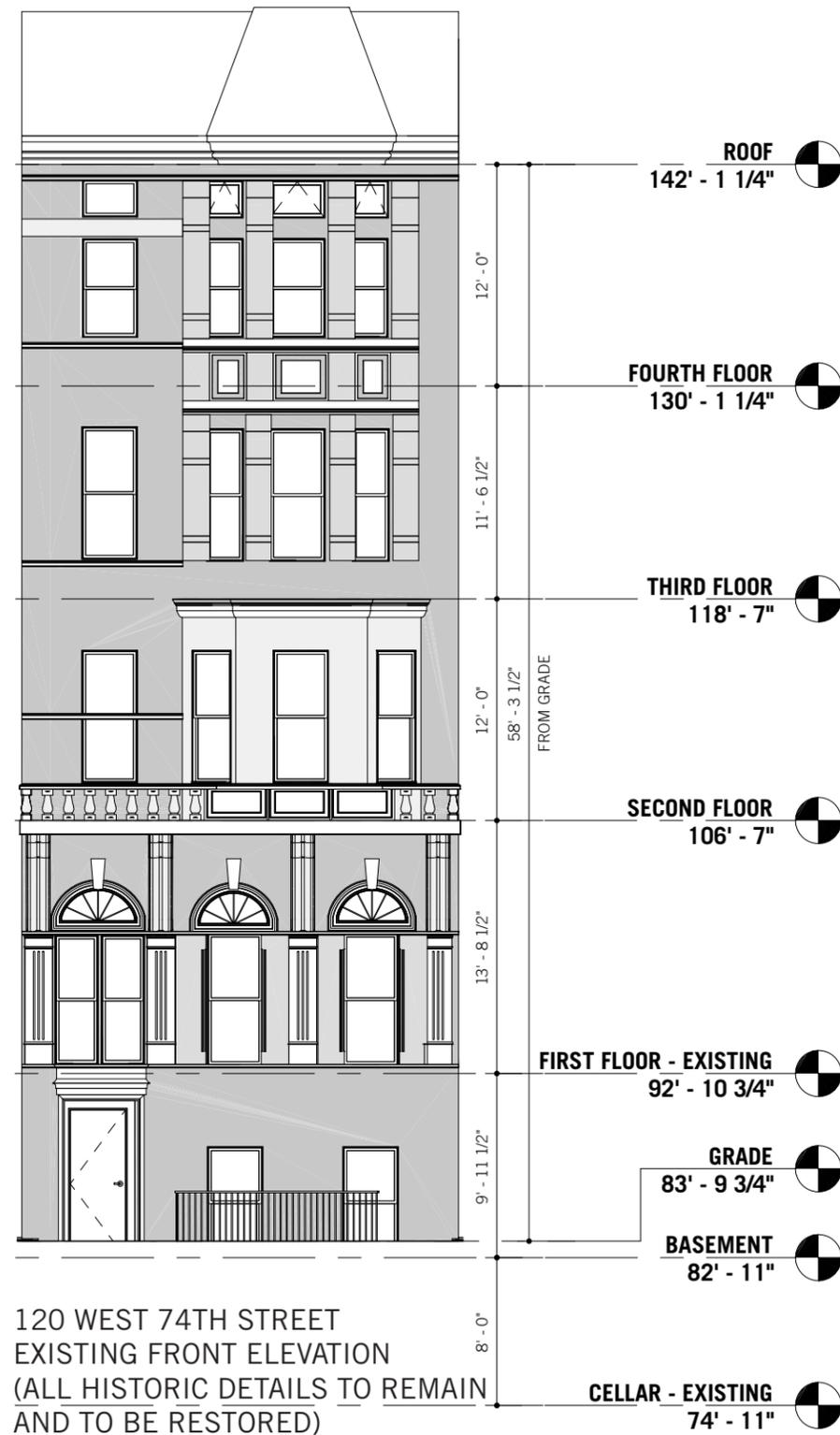
TAX PHOTO FOR 114 WEST 74TH STREET  
HOUSE AND STOOP DESIGNED BY THE SAME  
ARCHITECT: THOM & WILSON



120 WEST 74TH STREET  
EXISTING ENTRY



120 WEST 74TH STREET  
PROPOSED STOOP RENDERING



**SCOPE OF WORK**

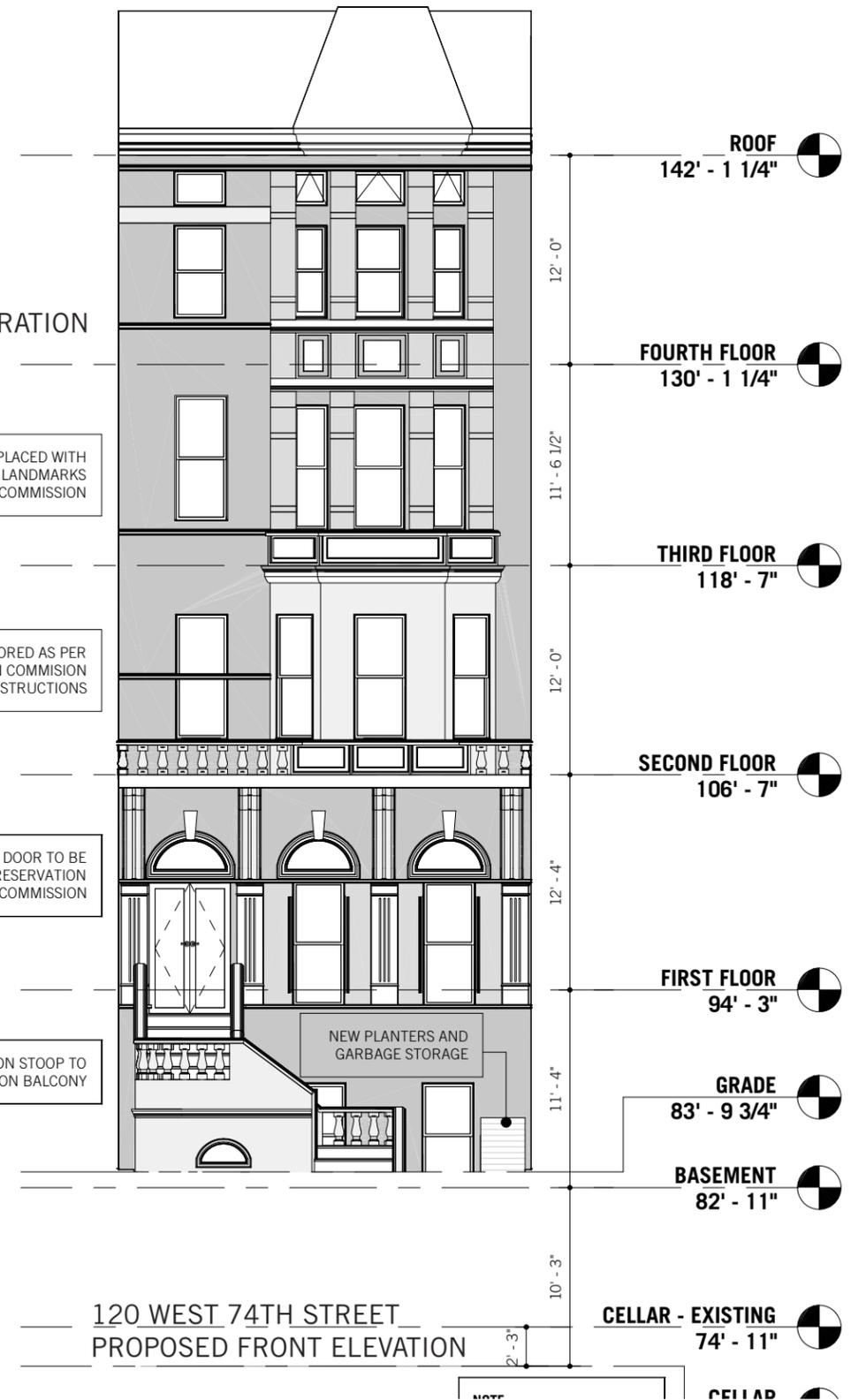
- WINDOW REPLACEMENT
- STOOP RESTORATION
- CORNICE RESTORATION
- DECORATIVE MOTIF RESTORATION
- BROWNSTONE FACADE MATERIAL RESTORATION

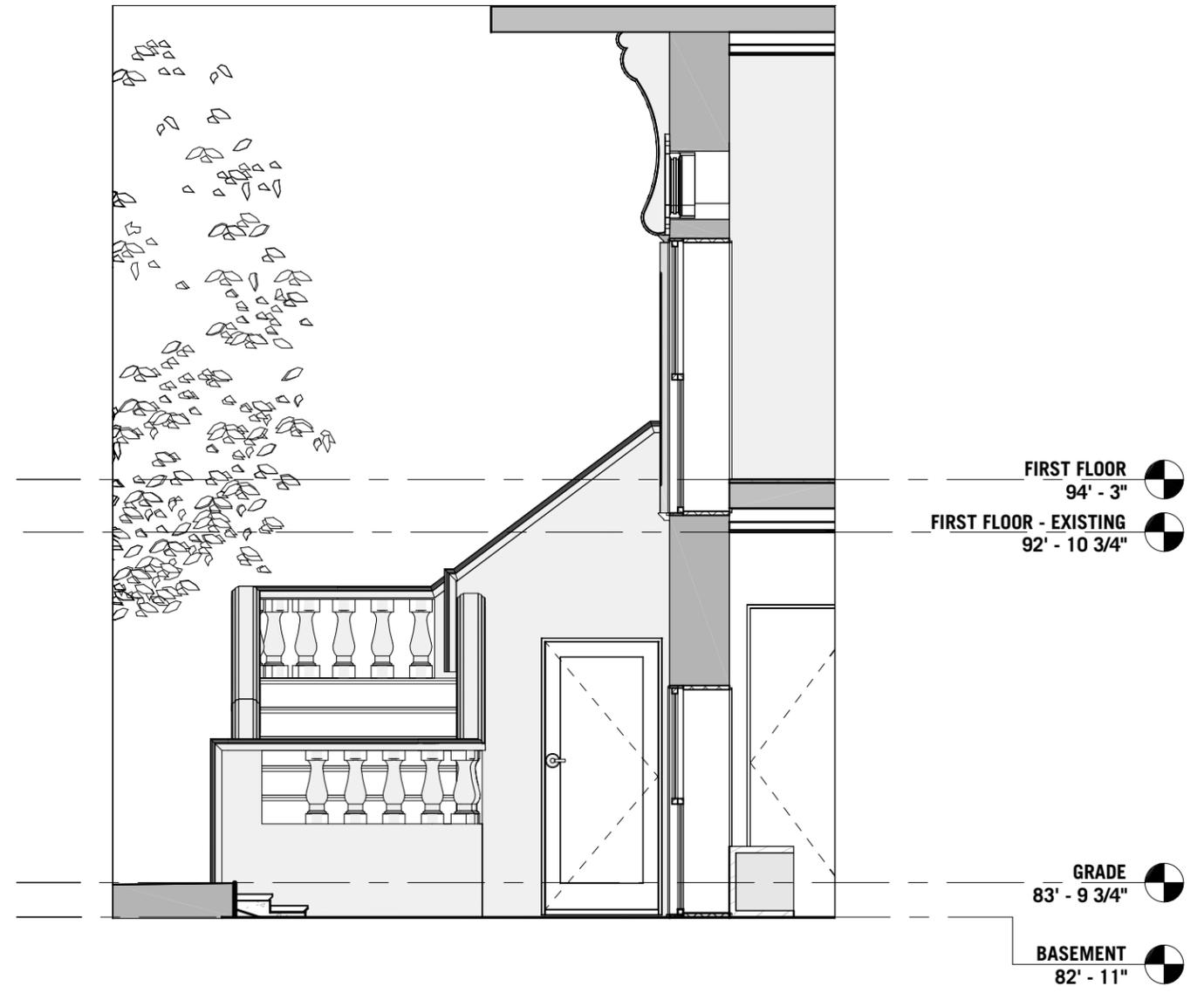
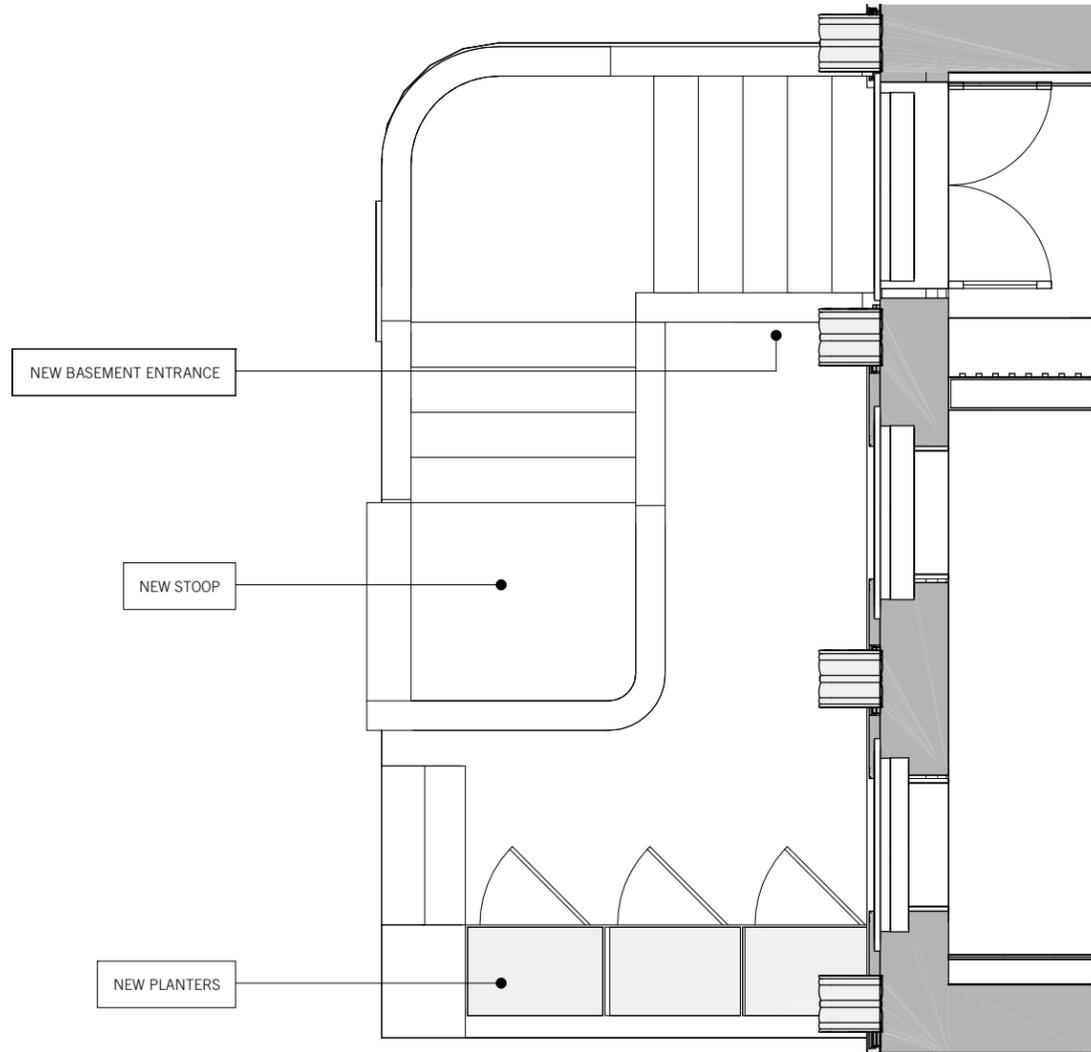
NOTE: ALL WINDOWS REPLACED WITH WIDOWS APPROVED BY LANDMARKS PRESERVATION COMMISSION

NOTE: FACADE TO BE RESTORED AS PER LANDMARK PRESERVATION COMMISSION INSTRUCTIONS

NOTE: NEW STOOP AND FRONT DOOR TO BE APPROVED BY LANDMARKS PRESERVATION COMMISSION

NOTE: MATCH BALUSTERS ON STOOP TO BALUSTERS ON BALCONY



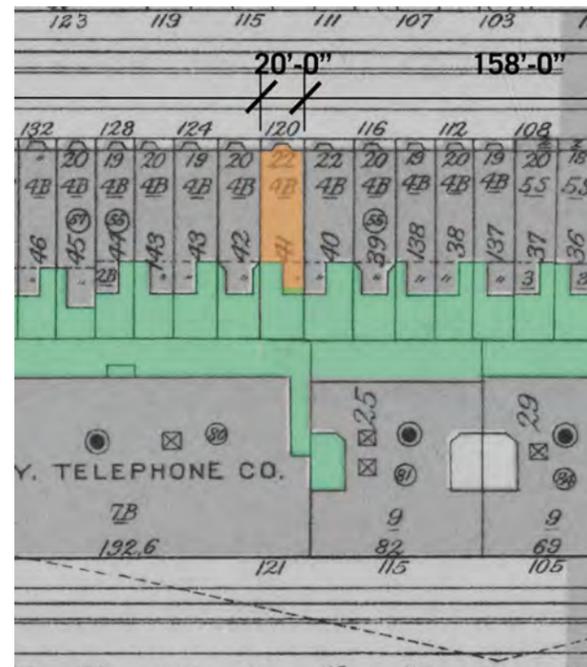




74TH STREET



120 WEST 74TH STREET  
EXISTING ADDITION  
(BACK OF EXISTING ADDITION IS 27'-0" AWAY FROM PROPERTY LINE)

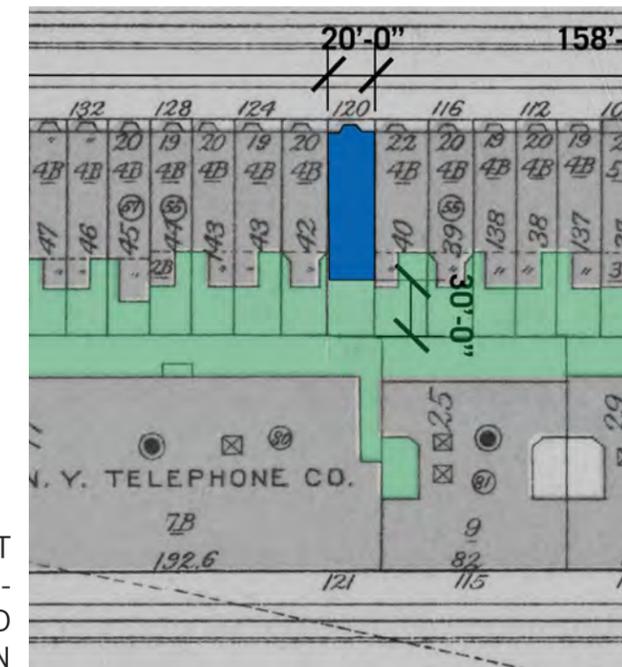


120 WEST 74TH STREET  
SANBORN MAP -  
EXISTING HOUSE AND  
ADDITION

74TH STREET



120 WEST 74TH STREET  
PROPOSED ADDITION  
(BACK OF EXISTING ADDITION IS 30'-0" AWAY FROM PROPERTY LINE)

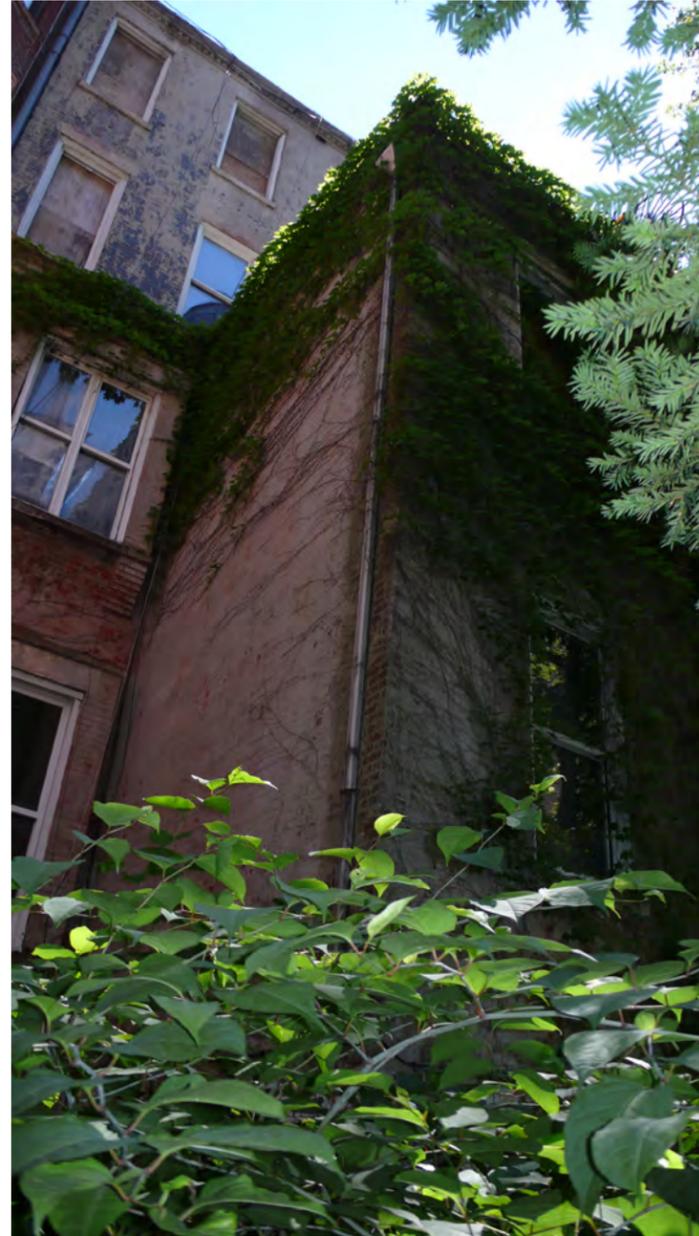


120 WEST 74TH STREET  
SANBORN MAP -  
EXISTING HOUSE AND  
ADDITION

138 W74	136 W74	134 W74	132 W74	130 W74	128 W 74TH	126 W 74TH	124 W 74TH	122 W 74TH	120 W 74TH	118 W 74TH	116 W74	114 W74	112 W74
3 STORY FULL WIDTH ADDITION AT BACKYARD	3 STORY 2/3 ADDITION	3 STORY 1/2 ADDITION	3 STORY 1/2 ADDITION	3 STORY 2/3 ADDITION	3 STORY 2/3 ADDITION	4 STORY FULL ADDITION	4 STORY 2/3 ADDITION	3 STORY 1/2 ADDITION	3 STORY 1/2 ADDITION	3 STORY 1/2 ADDITION	NO ADDITION	3 STORY 1/2 ADDITION	3 STORY 1/2 ADDITION



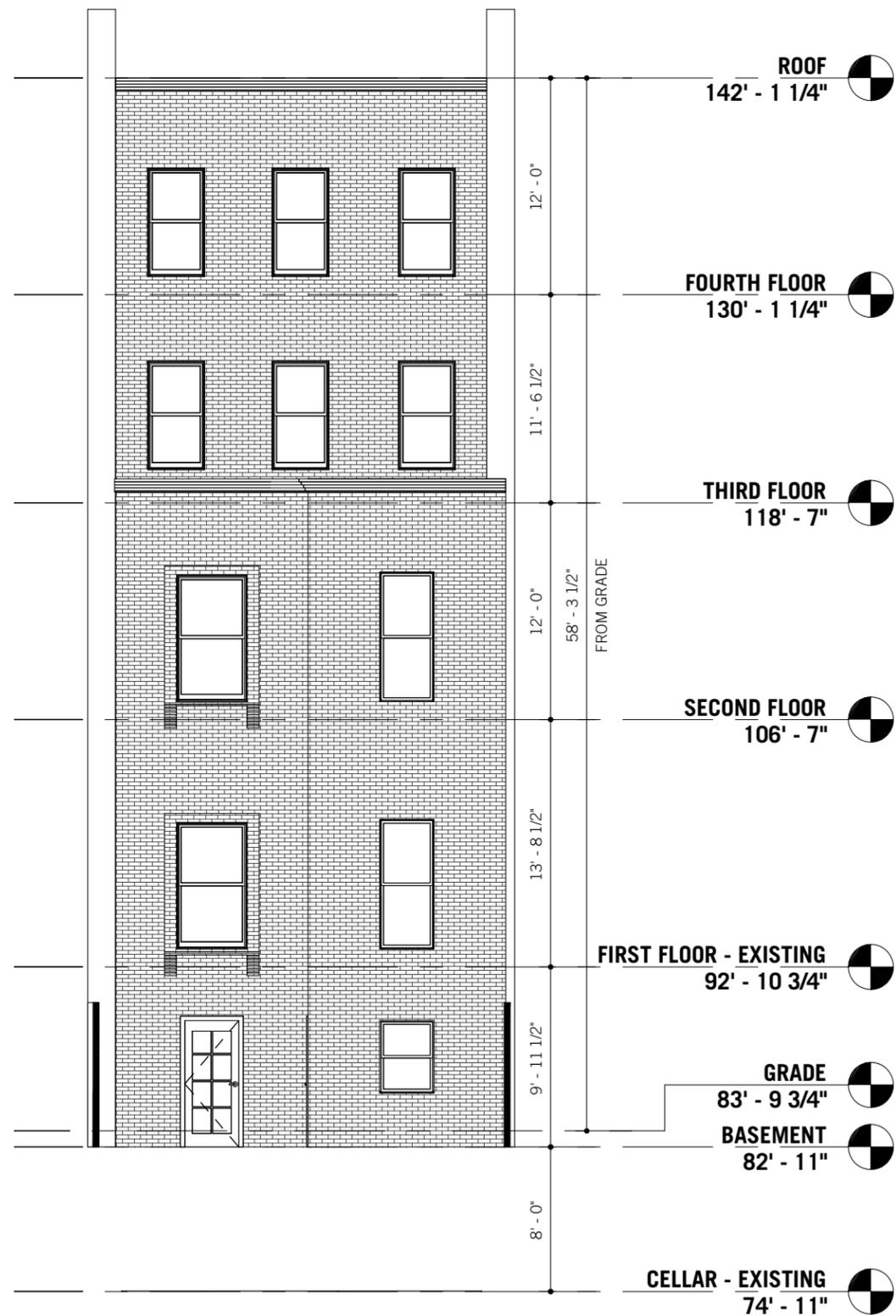
EXISTING BACKYARD PERSPECTIVE AND CONTEXT



120 WEST 74TH STREET  
EXISTING REAR ELEVATION  
(122 WEST 74TH STREET ON LEFT)

120 WEST 74TH STREET  
EXISTING REAR ELEVATION  
(LOOKING EAST AT EXTENSION)

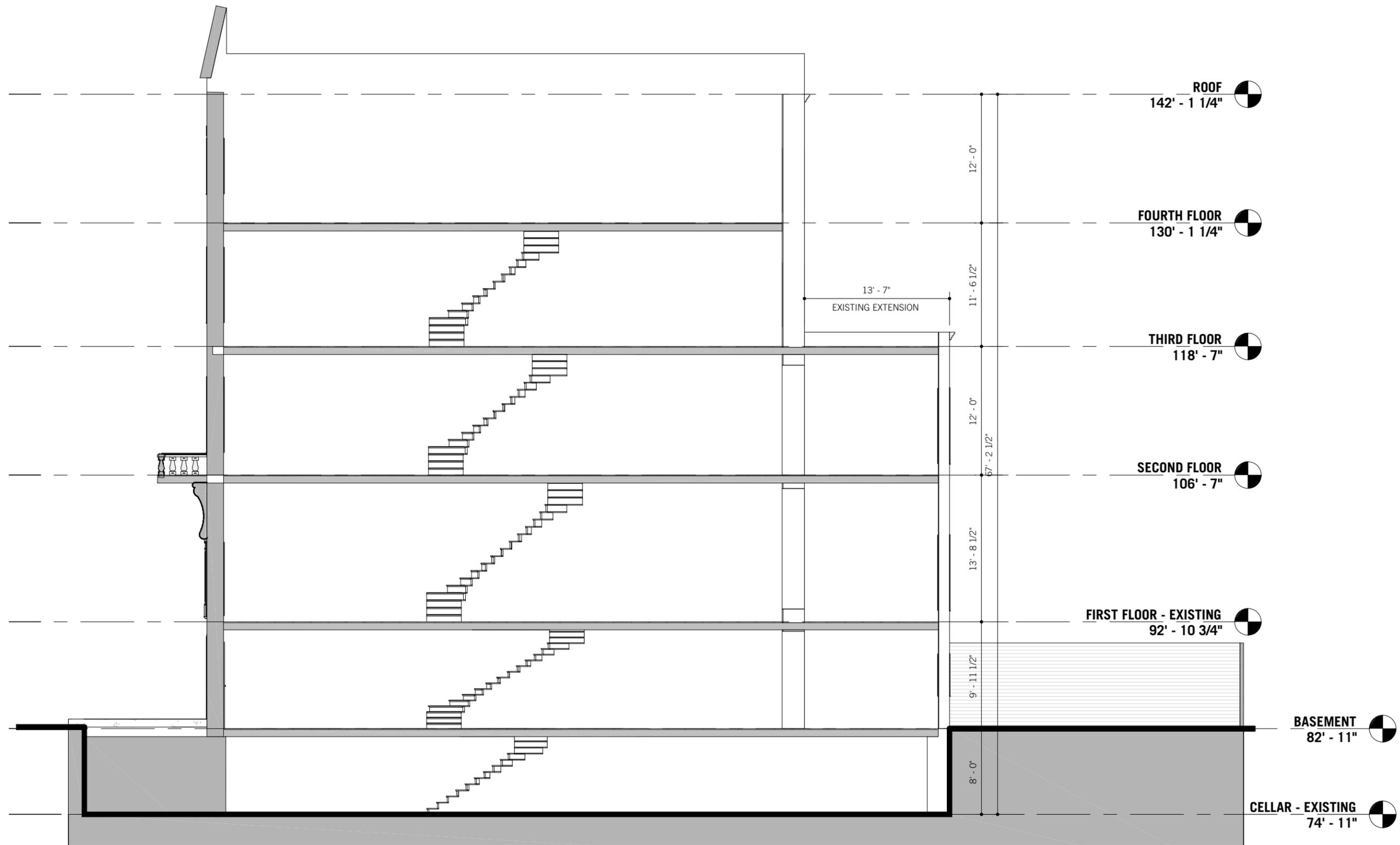
120 WEST 74TH STREET  
EXISTING REAR YARD CONTEXT: PERSPECTIVE

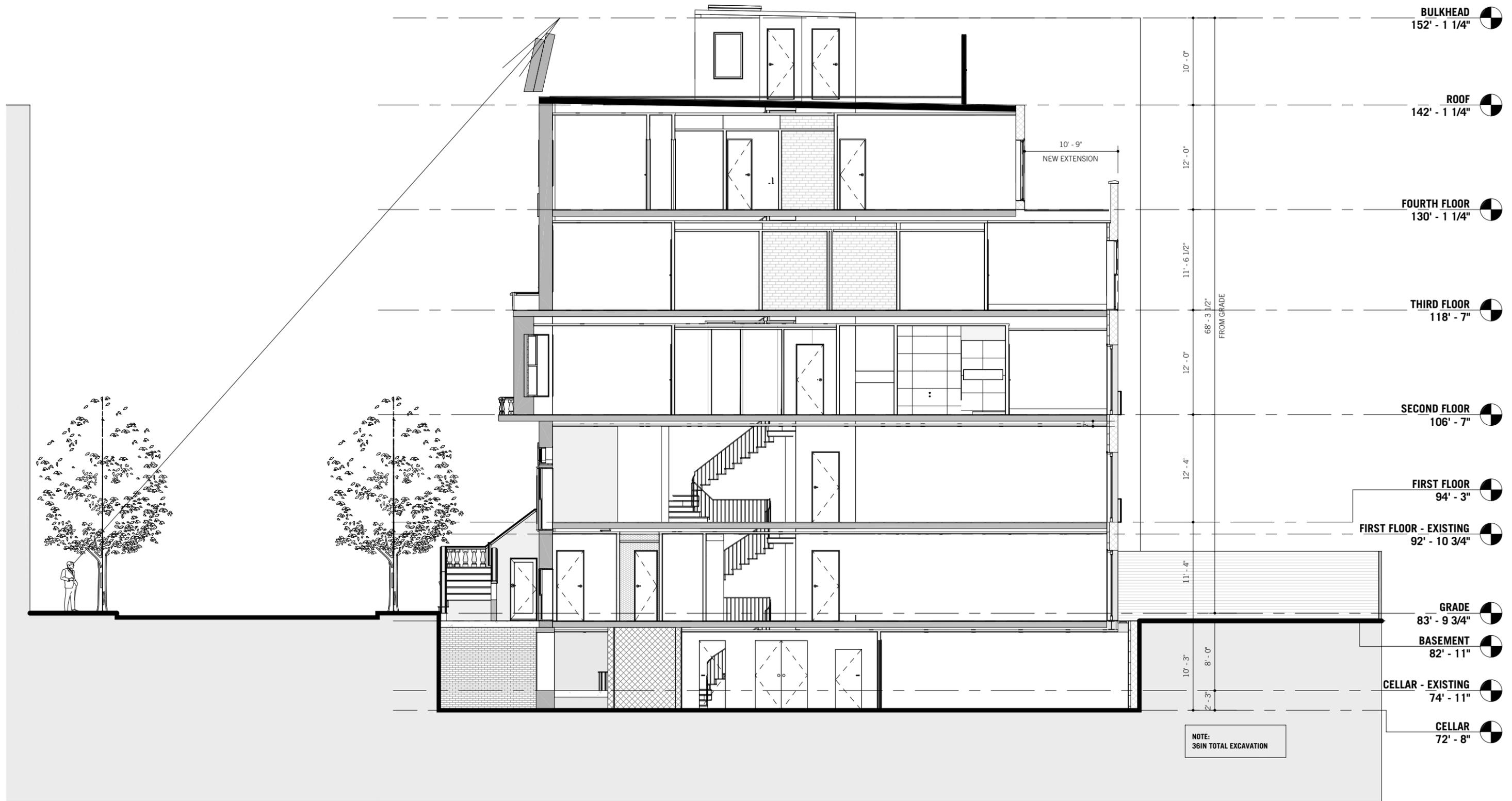


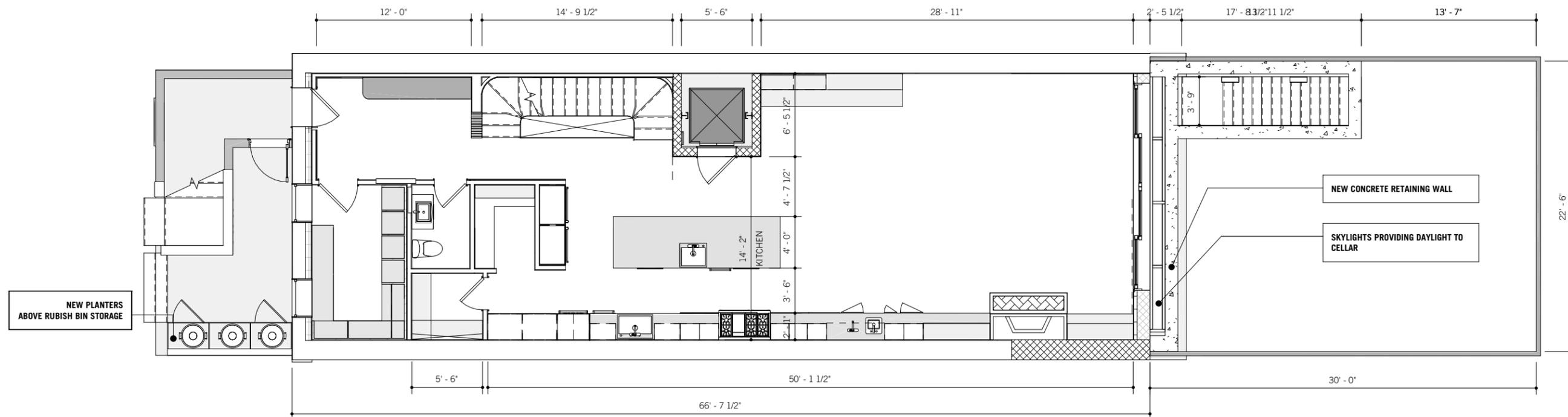
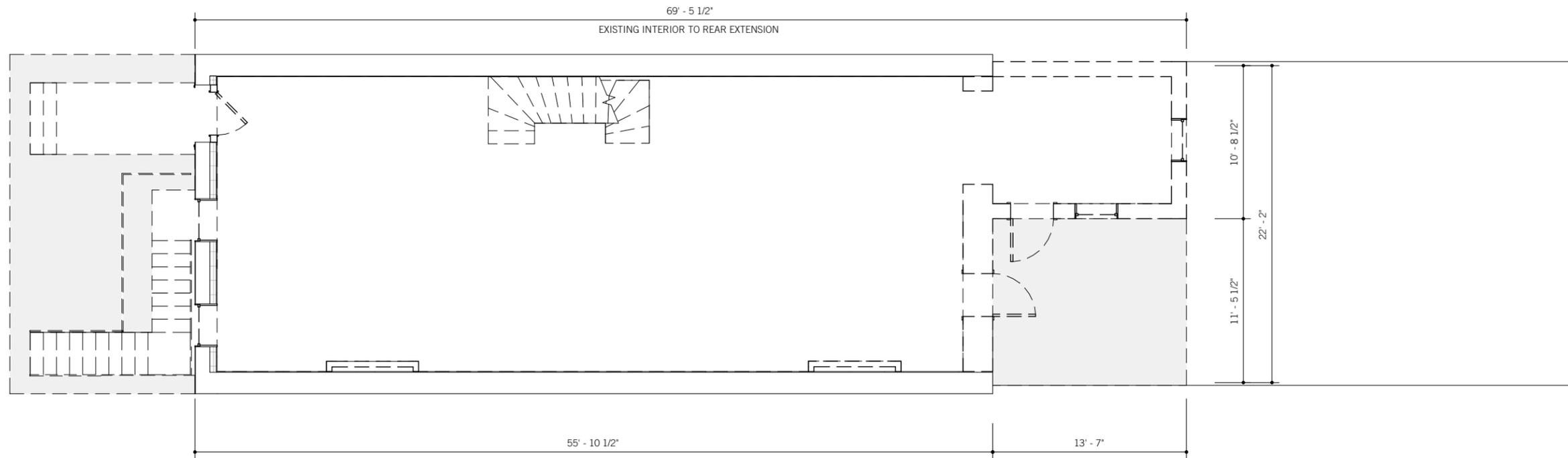
120 WEST 74TH STREET  
EXISTING REAR ELEVATION

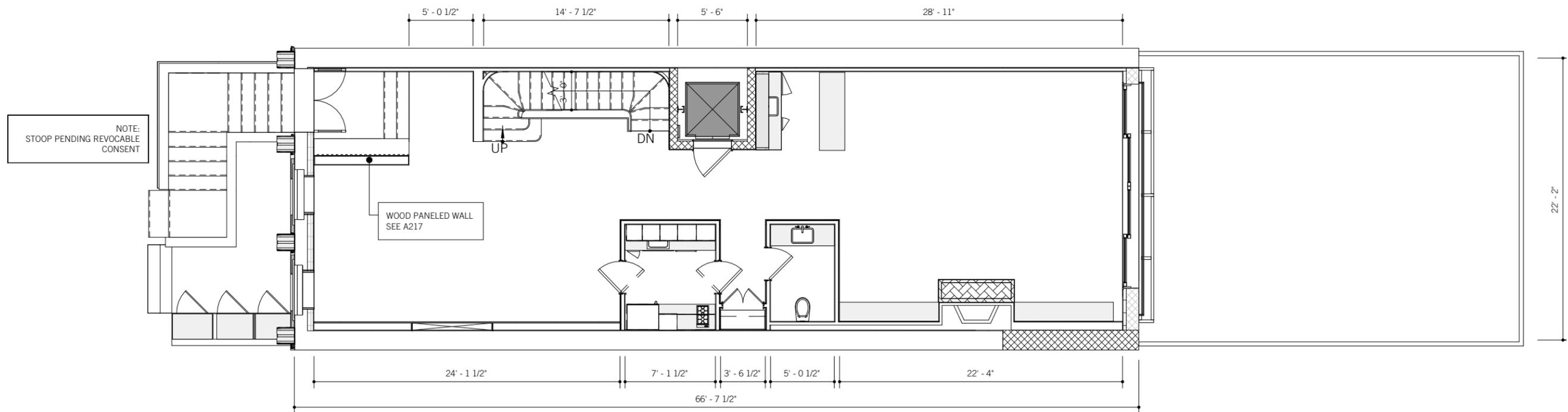
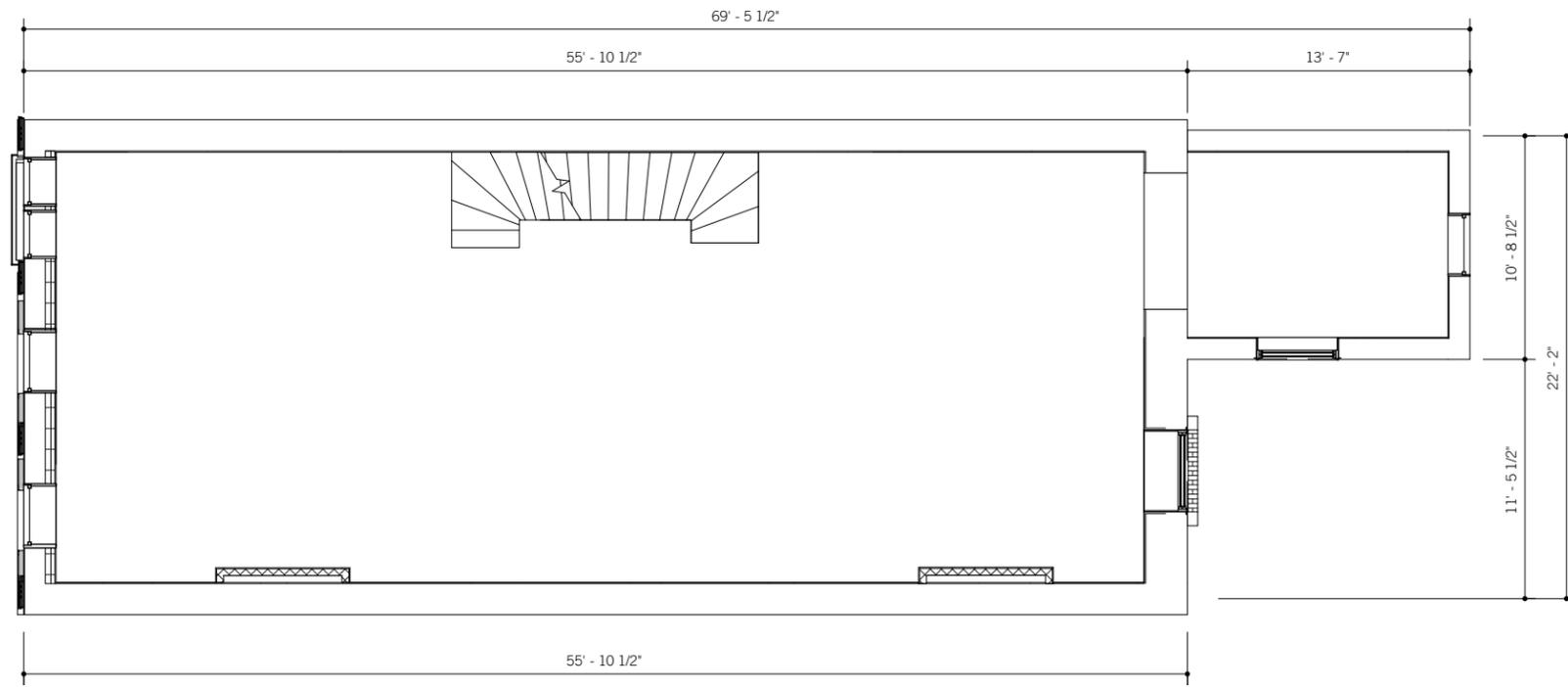


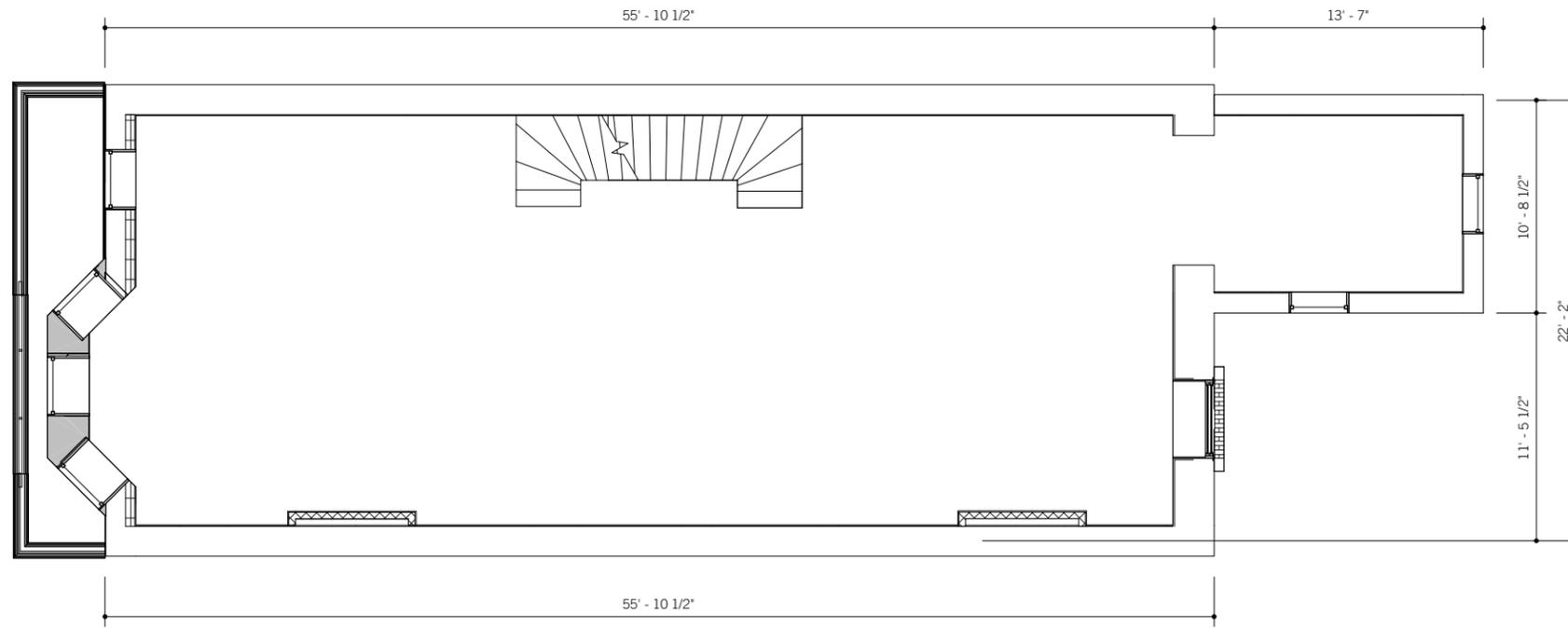
120 WEST 74TH STREET  
PROPOSED REAR ELEVATION



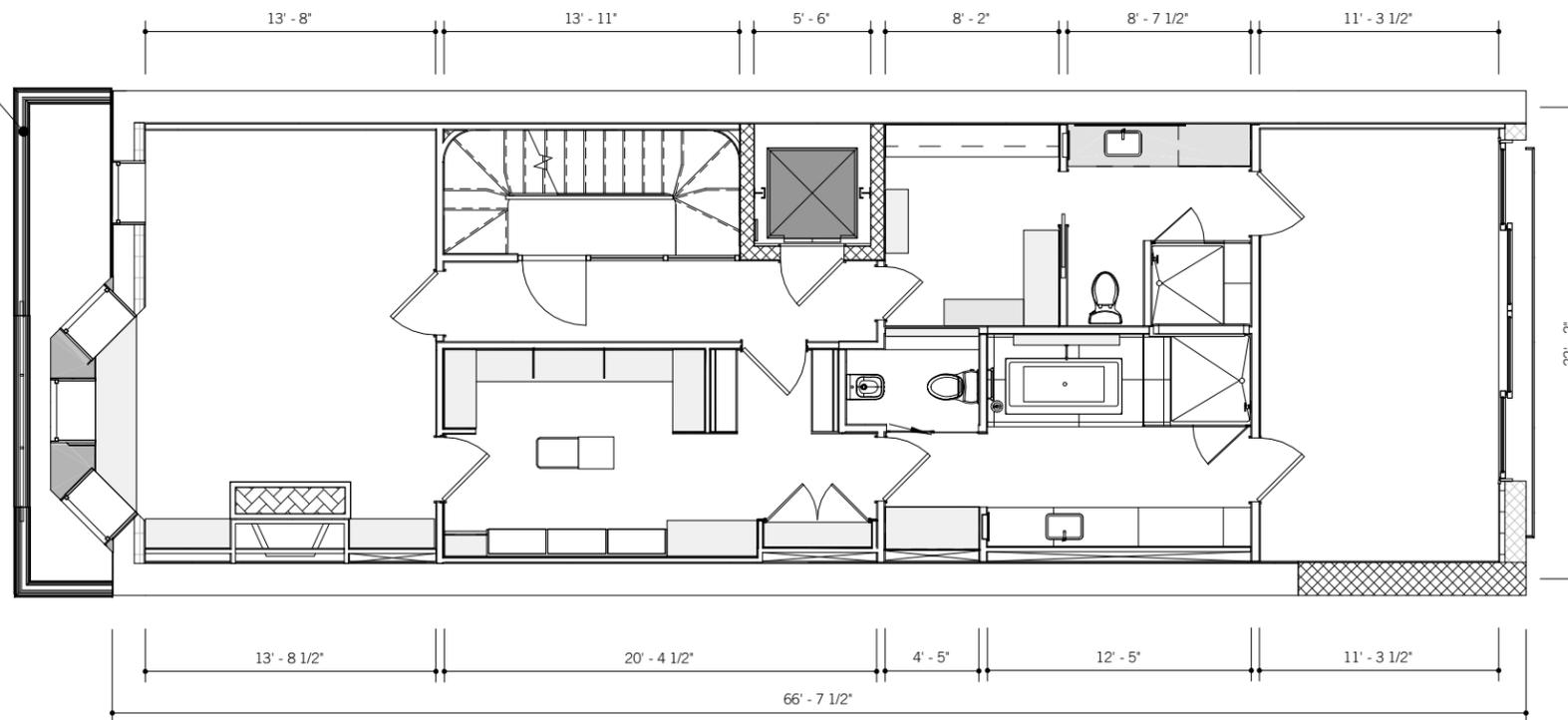


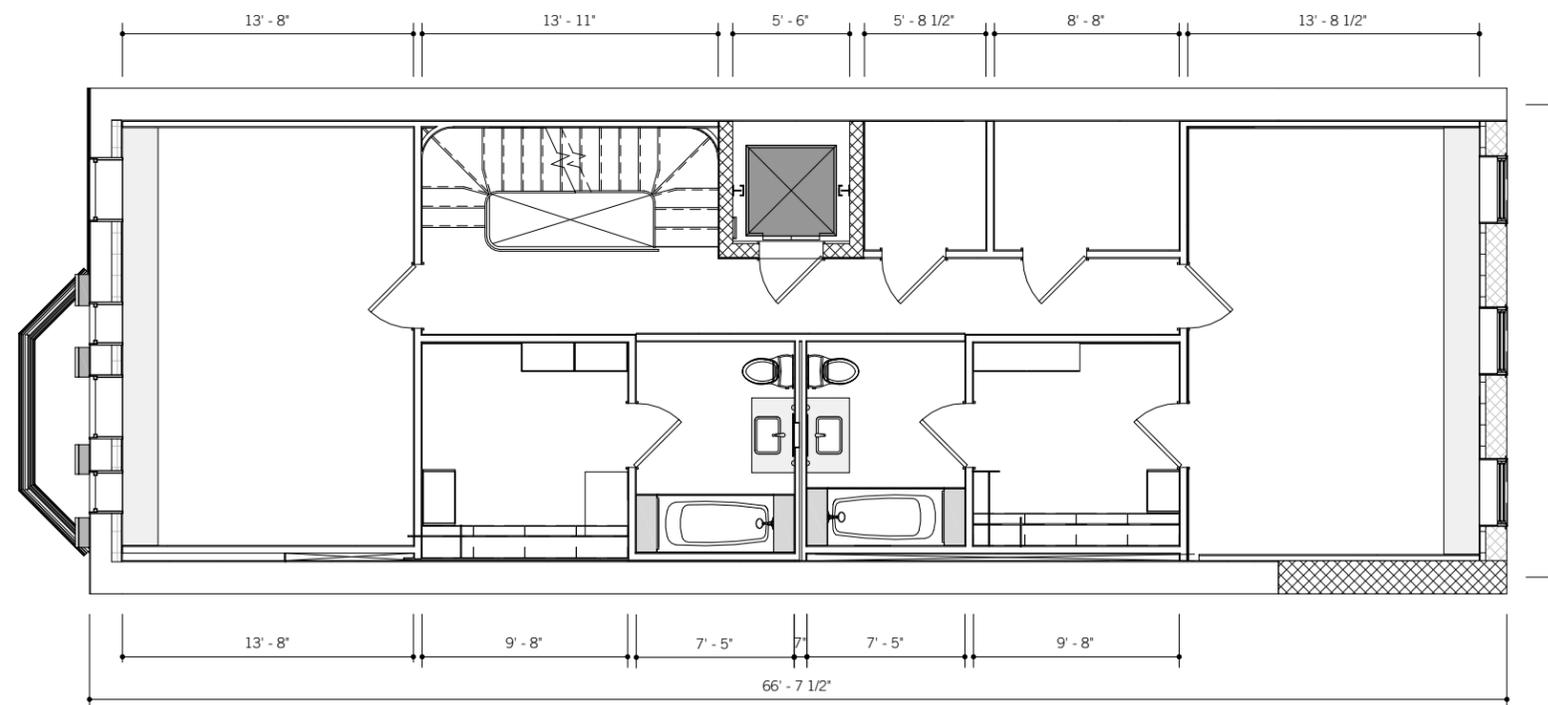
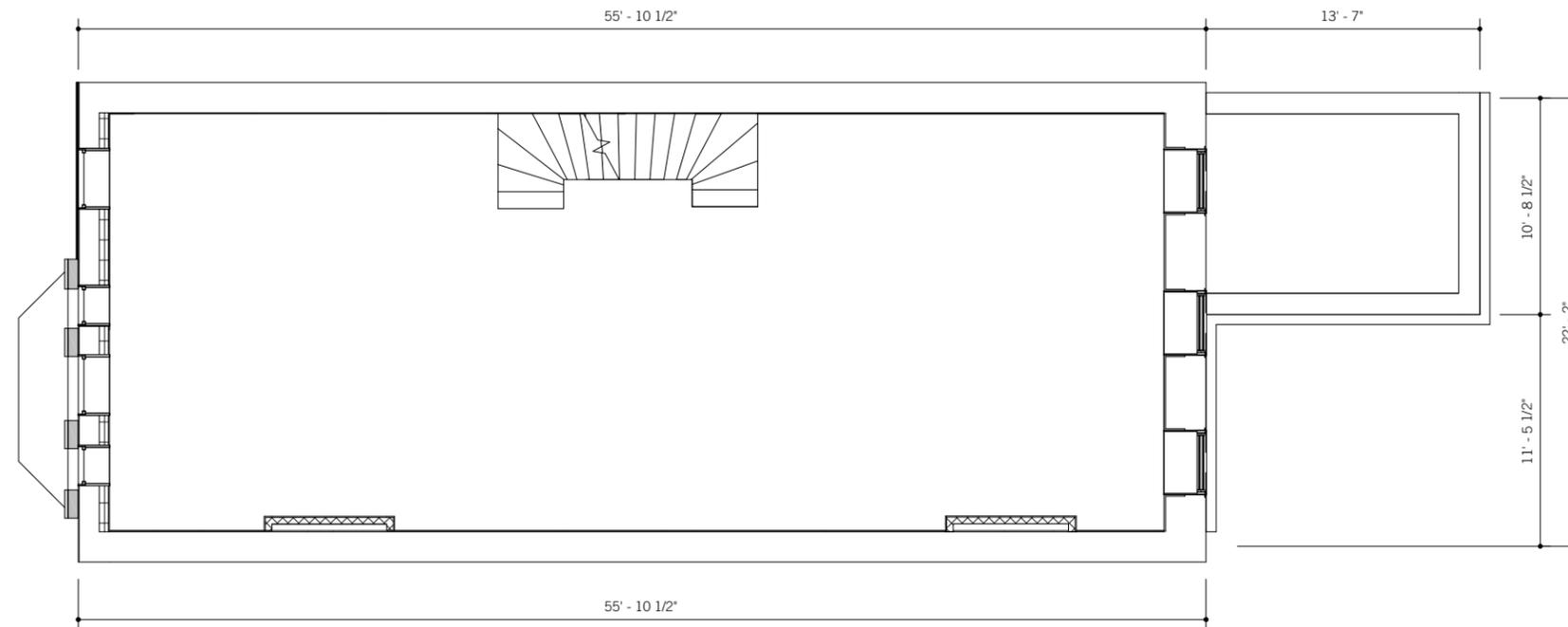


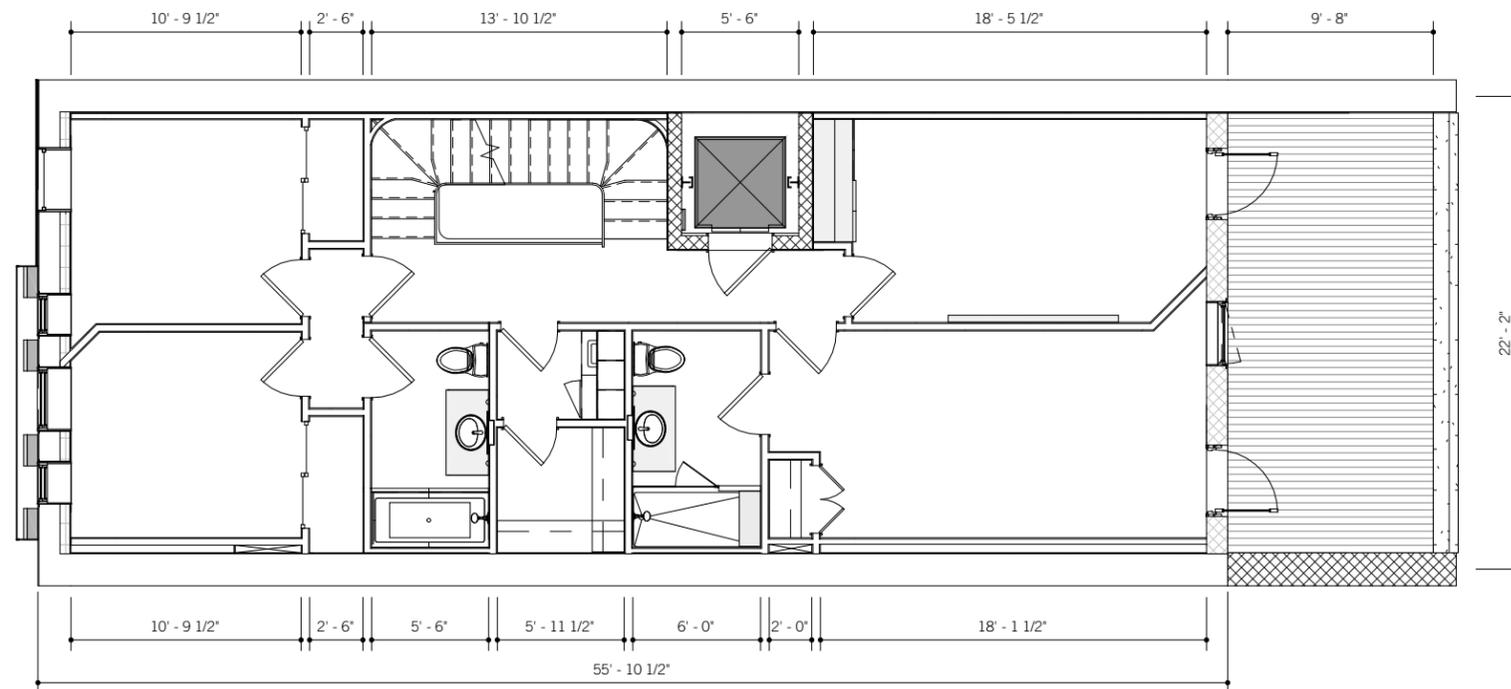
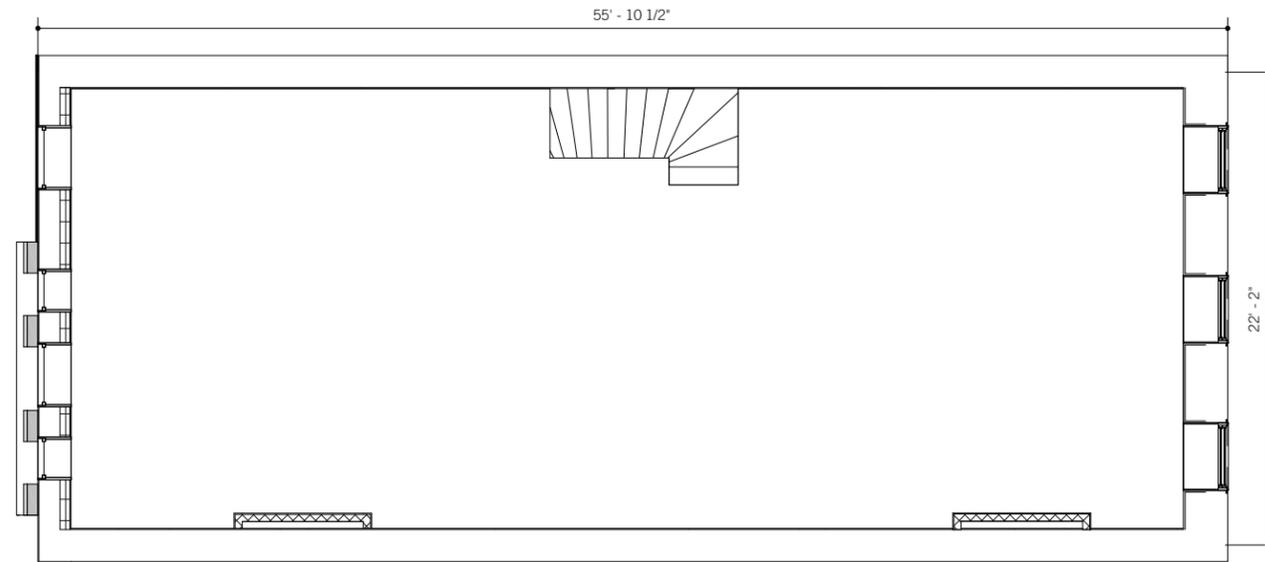


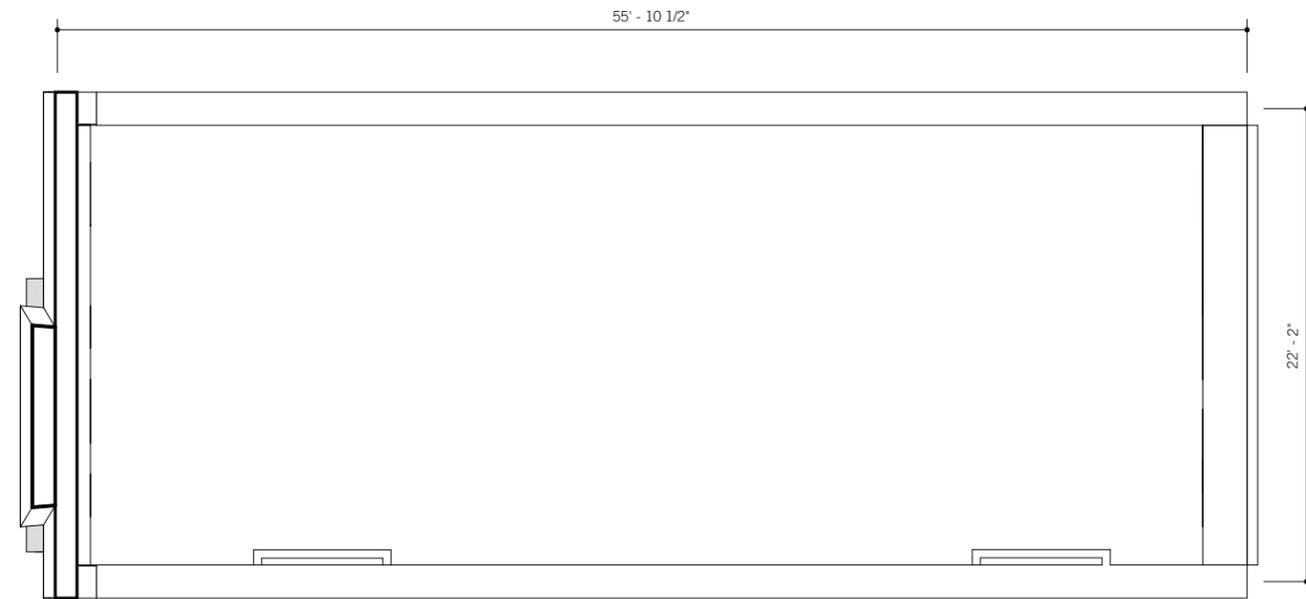


EXISTING 32" RAILING TO NON-ACCESIBLE BALCONY  
 NOT IN SCOPE OF WORK  
 LANDMARK STATUS WOULD PREVENT THE REMOVAL  
 AND REPLACEMENT









NOTE:  
 BULKHEAD HEIGHT IS 68FT- 3IN  
 BUILDING LOT SIZE 2248SQ/FT  
 BULKHEAD AREA 80SQ/FT  
 BULKHEAD LOT COVERAGE 80/2248 = 4%

