

March 25, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-07306

6 East 74th Street – Upper East Side Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 495 4752

Passcode: 610462

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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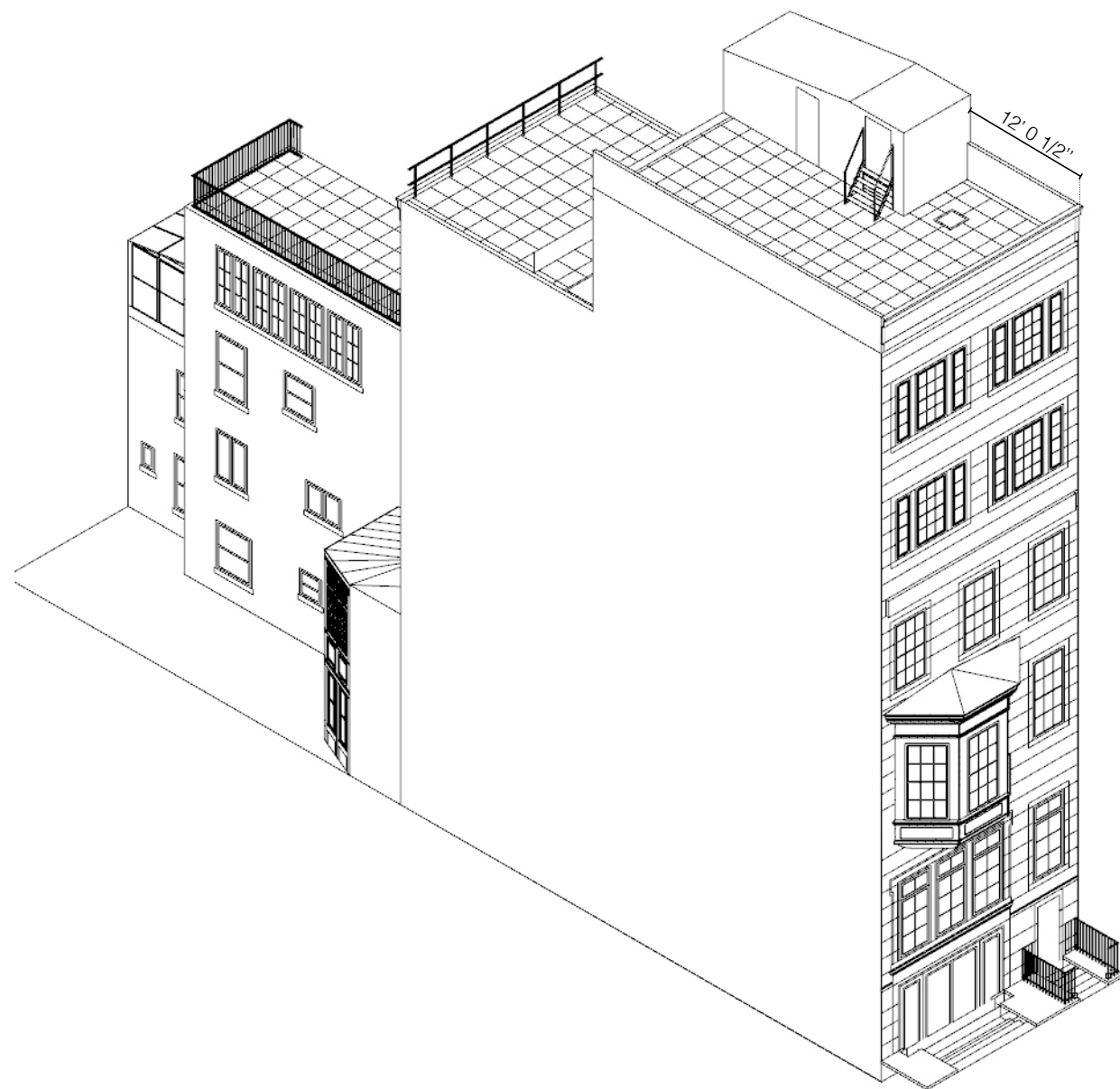
6E 74th Street
New York, NY, 10021
March 2025



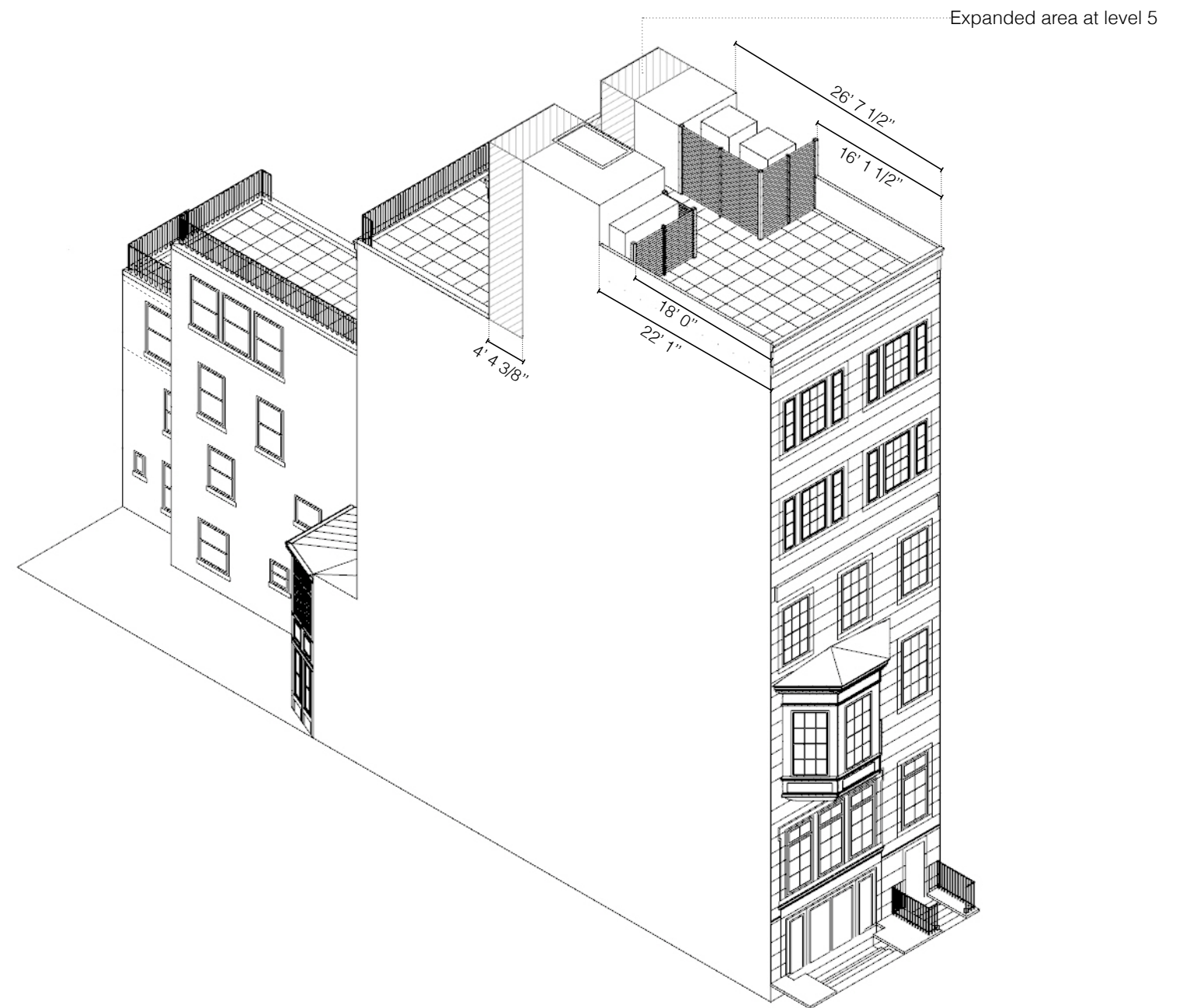
NYCity Map, site highlighted



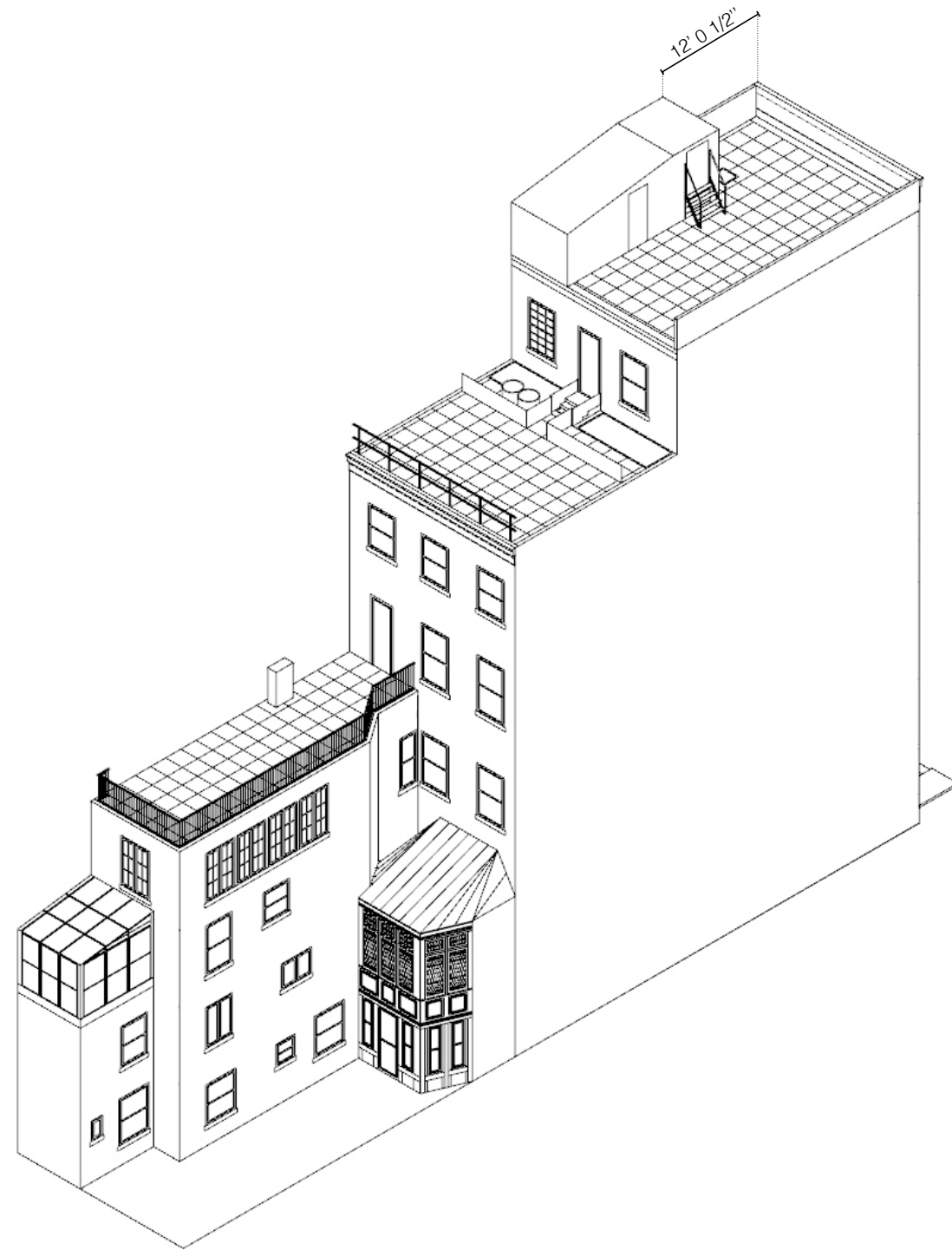
Front facade - Streeteasy



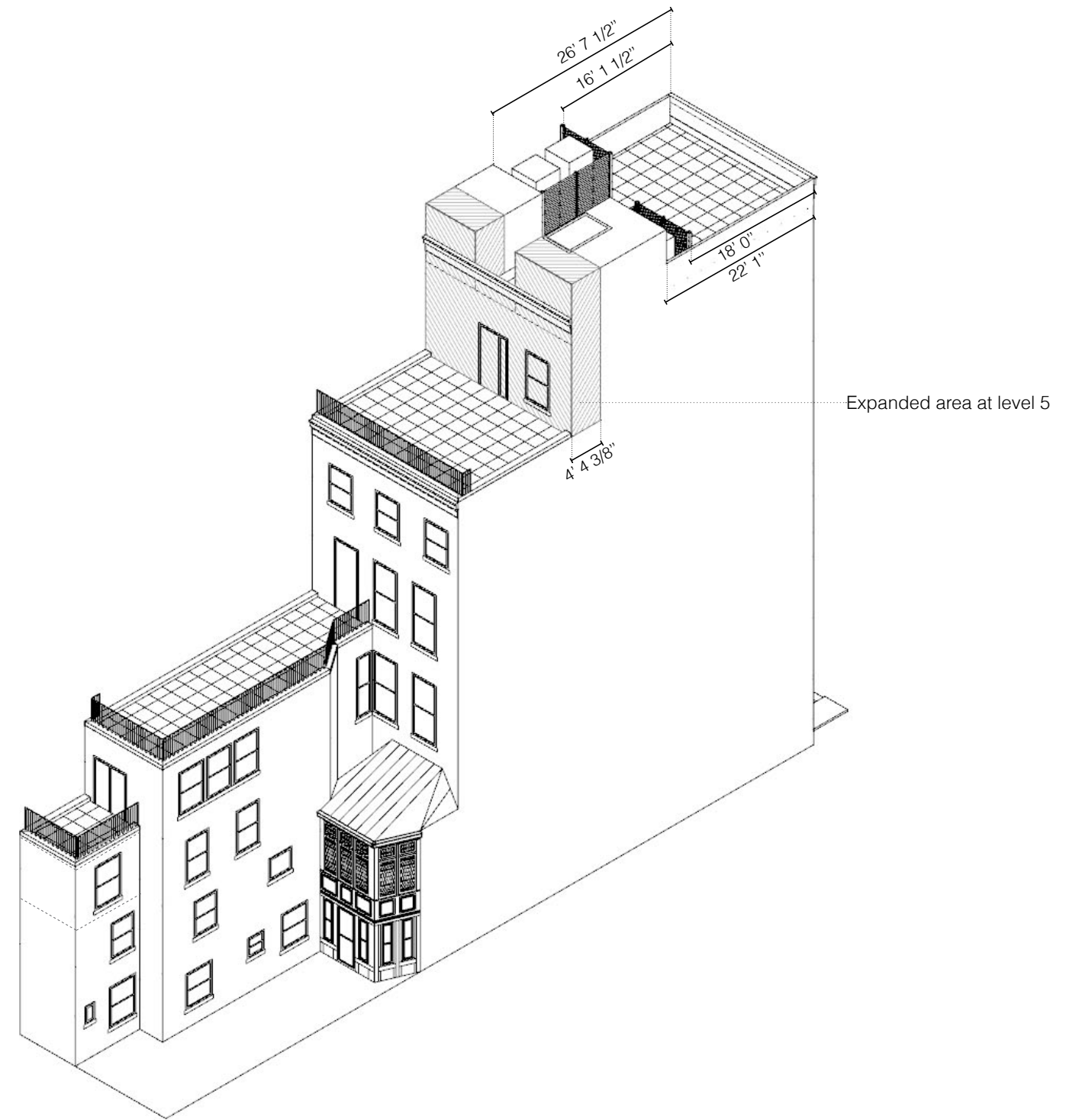
3D Front - Existing



3D Front - Proposed



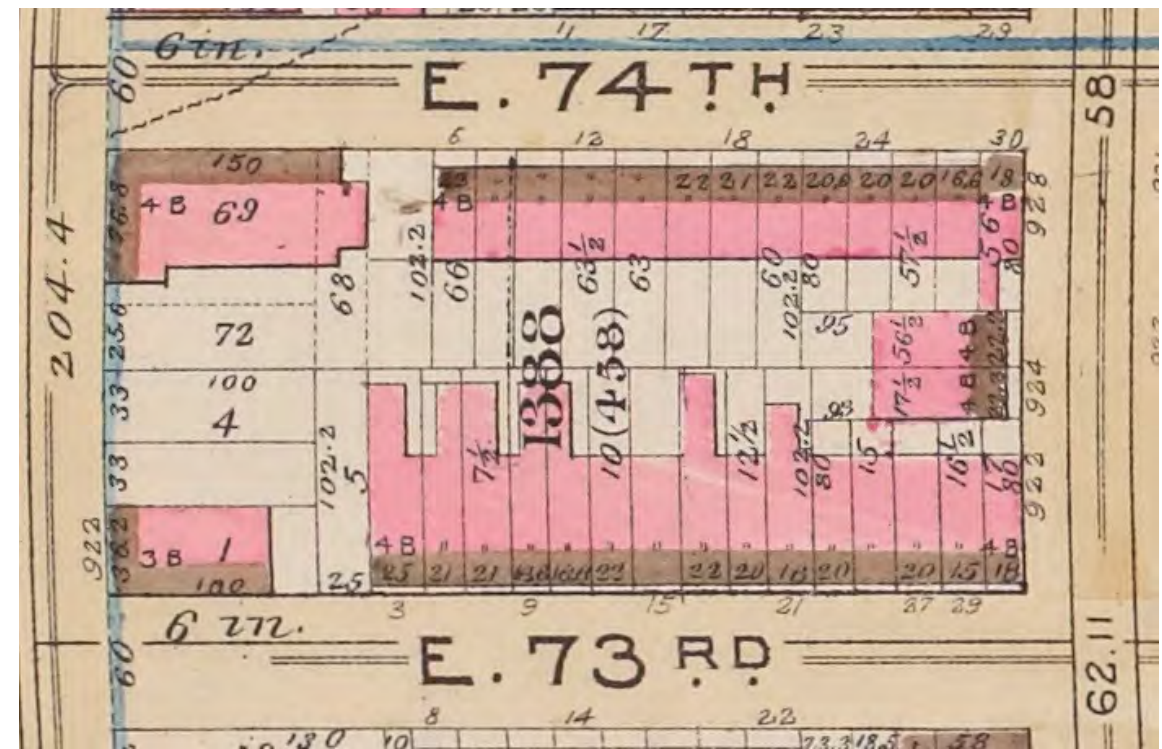
3D Rear - Existing



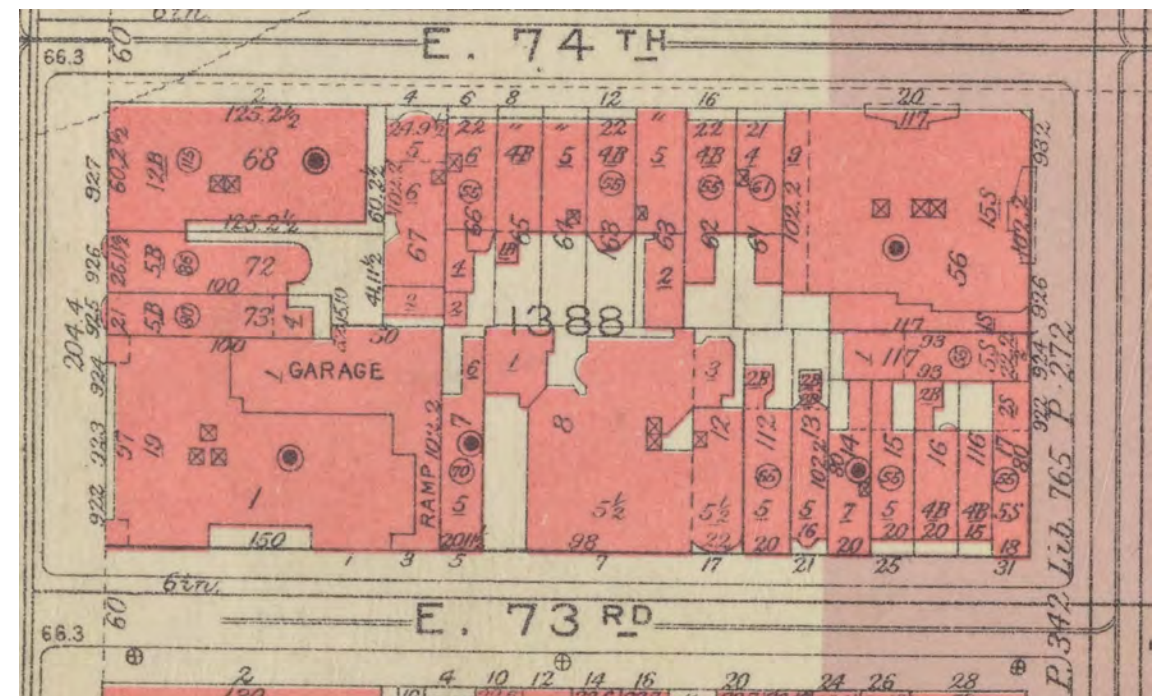
3D Rear - Proposed



c. 1940

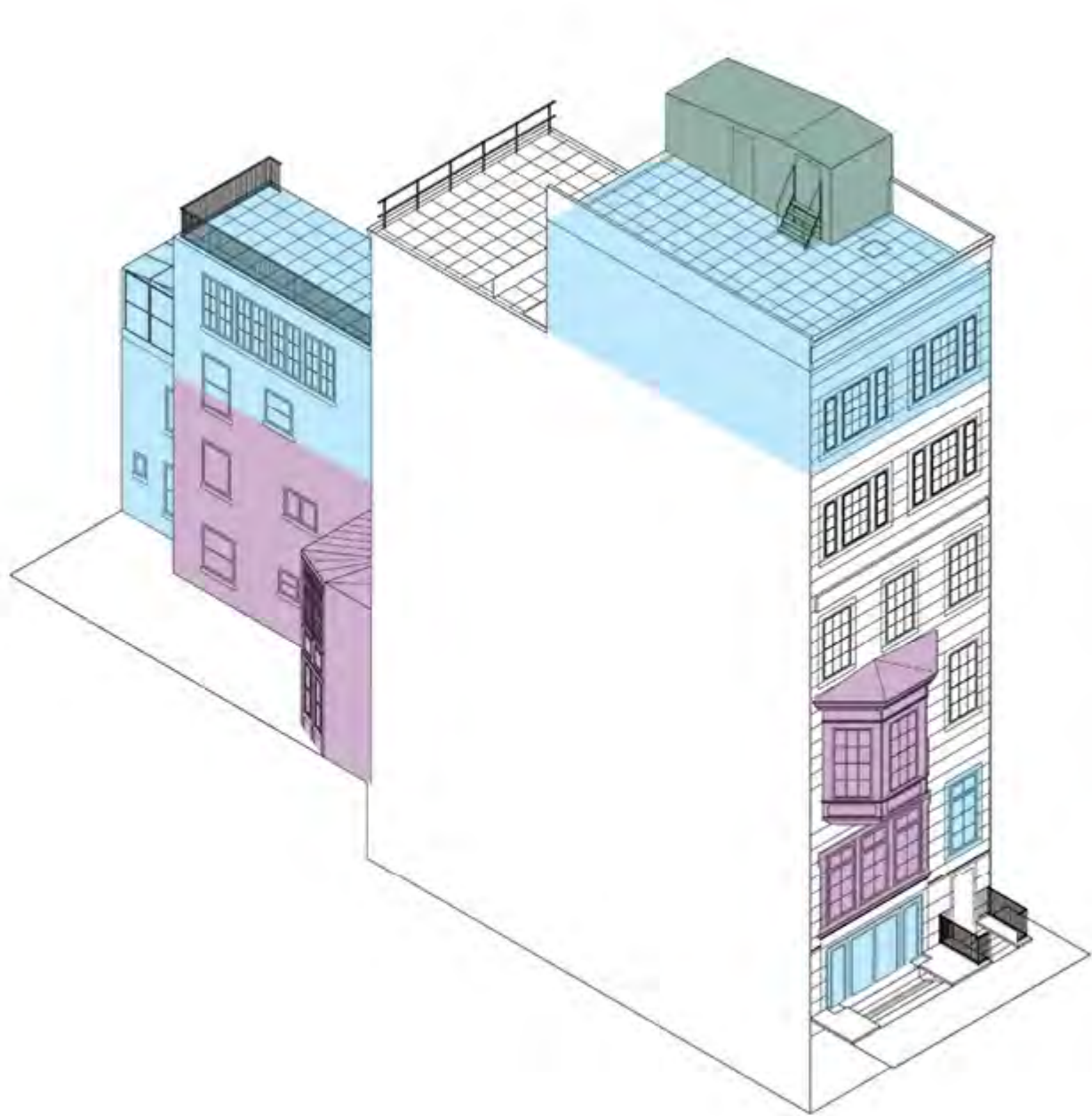


1890 Bromley Map

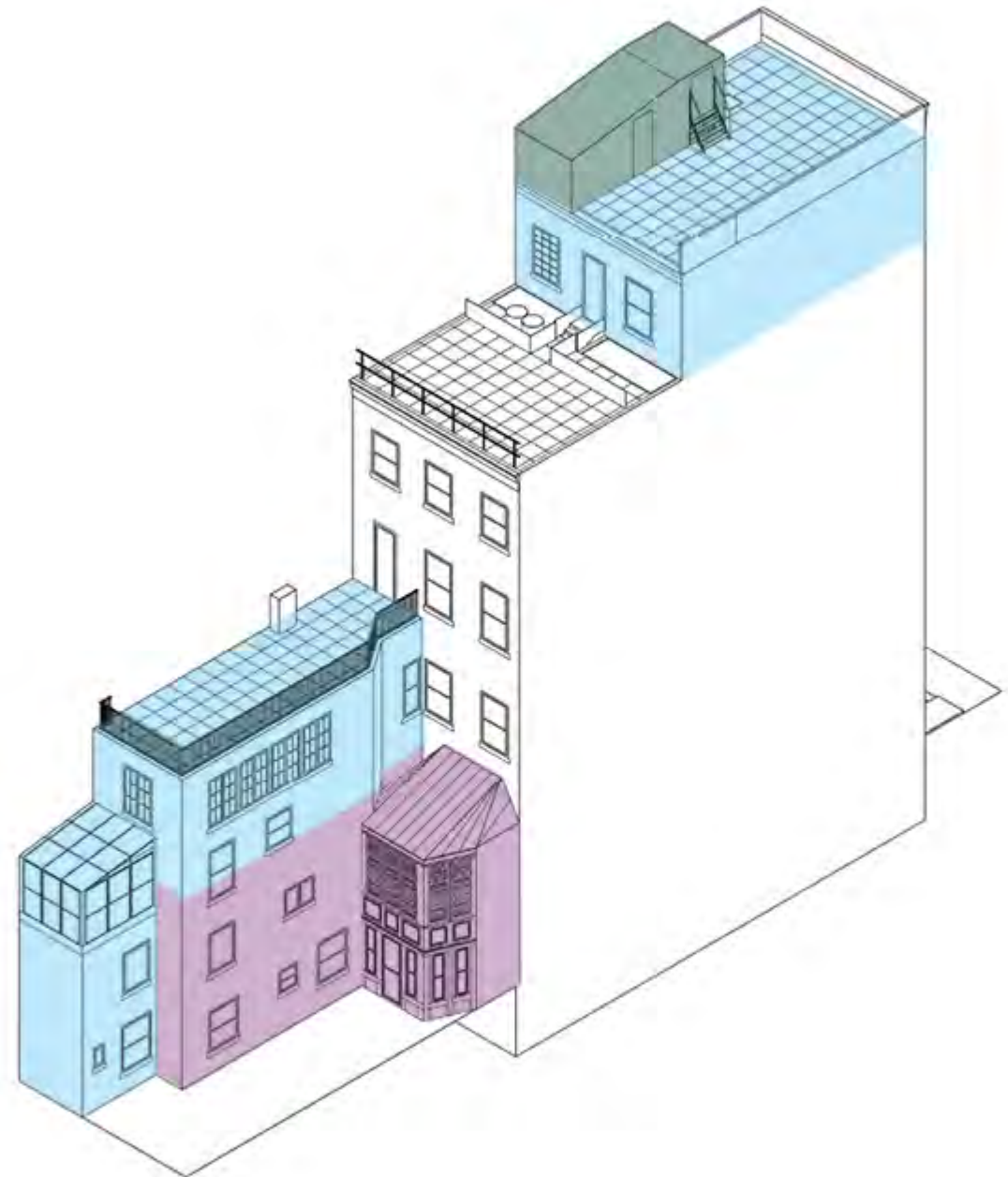


1956 Bromley Map

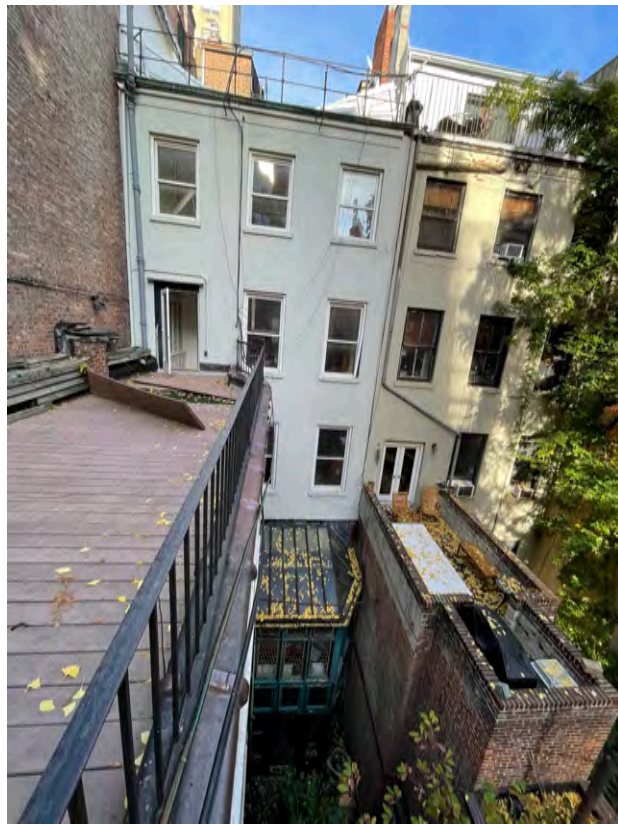
- 1898
- 1928
- 1952



3D Front - Existing



3D Rear - Existing

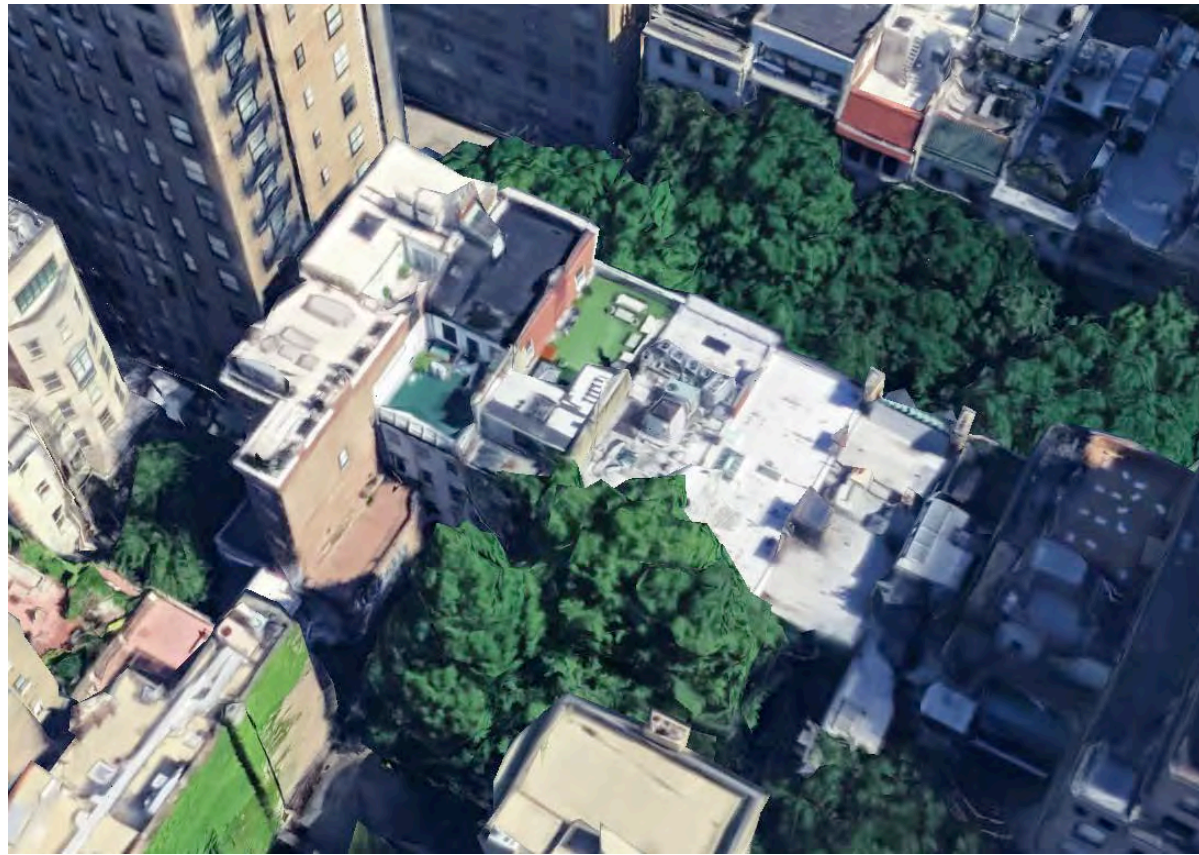


6 E74th Street, New York, NY, 10021

thomas juul-hansen, llc

REAR FACADE

March 2025



6 E74th Street, New York, NY, 10021

FULL BLOCK PLAN

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March 2025



Existing stair & elevator bulkhead

North Elevation - Existing
3/32" = 1'-0"



New stair bulkhead with copper panel cladding
New louvered metal screen painted in bronze color

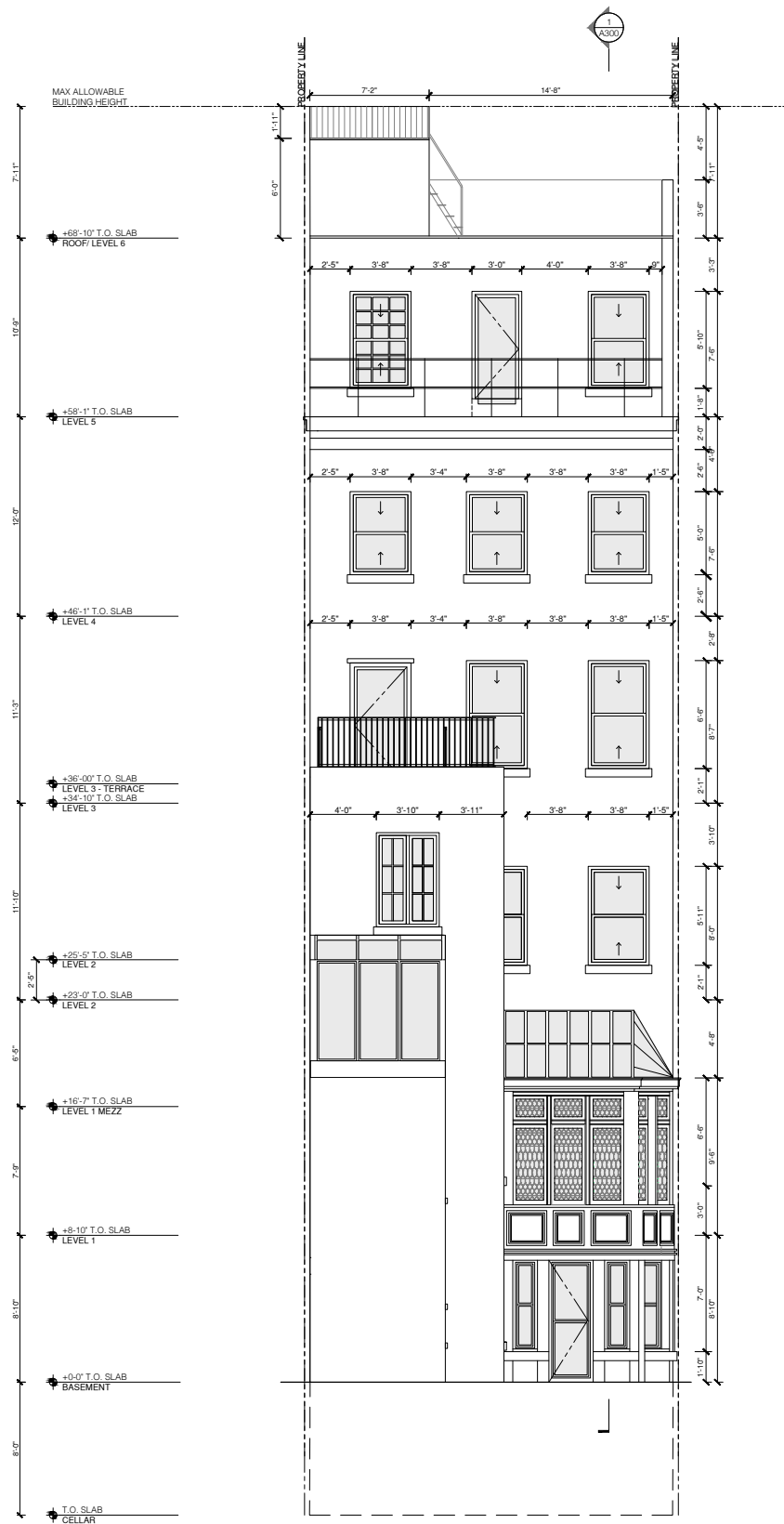
North Elevation - Proposed
3/32" = 1'-0"

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FRONT ELEVATION

March 2025



South Elevation - Existing
3/32" = 1'-0"



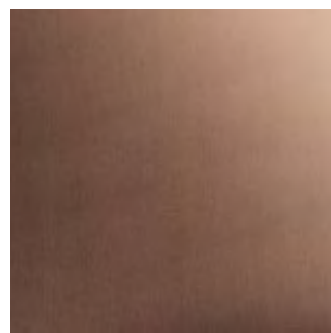
South Elevation - Proposed
3/32" = 1'-0"

6 E74th Street, New York, NY, 10021

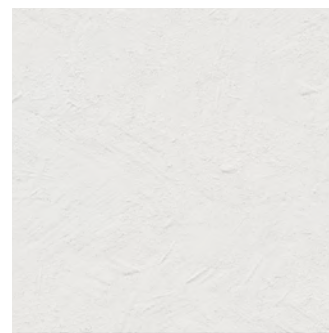
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REAR ELEVATION

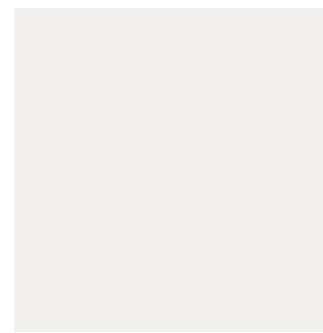
March 2025



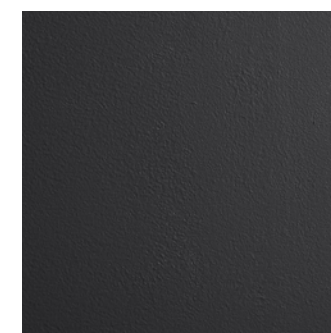
1 Copper panel cladding at new stair and elevator bulkheads



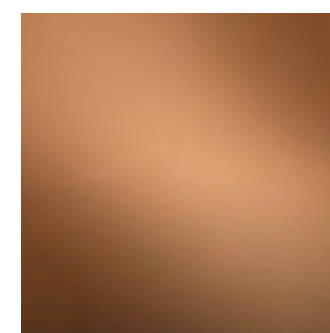
2 Stucco finish painted with KEIM mineral masonry paint, white color 3000 on the new extension



3 KEIM Mineral masonry paint, White color 3000 on existing and new masonry walls



4 New railing painted in black color. Benjamin Moore 2132-10



5 Metal screen painted in bronze color

6 E74th Street, New York, NY, 10021

PROPOSED MATERIAL PALETTE



6 E74th Street, New York, NY, 10021

MOCK-UP PHOTOS - 73rd STREET



6 E74th Street, New York, NY, 10021

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MOCK-UP PHOTOS - 73rd STREET

March 2025



6 E74th Street, New York, NY, 10021

MOCK-UP PHOTOS - 73rd STREET



PHOTO LOCATION: LOOKING WEST ON MADISON AVENUE



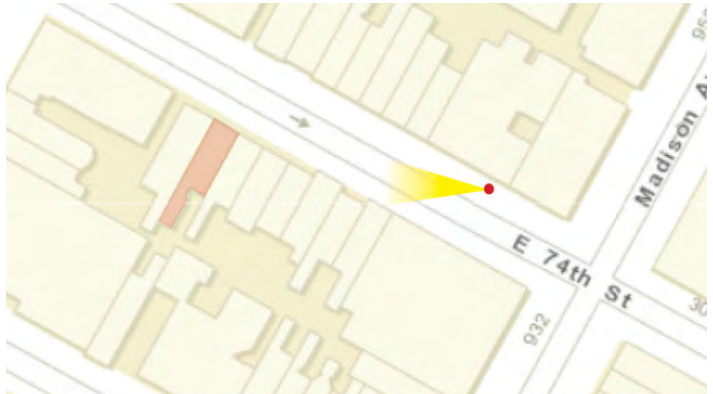
PHOTO LOCATION: LOOKING WEST ON 74th STREET



PHOTO LOCATION: ON SOUTH SIDE OF 74th STREET



PHOTO LOCATION: LOOKING EAST ON 74th STREET



6 E74th Street, New York, NY, 10021

thomas juul-hansen, llc

MOCK-UP PHOTOS

March 2025

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Borough of Manhattan**

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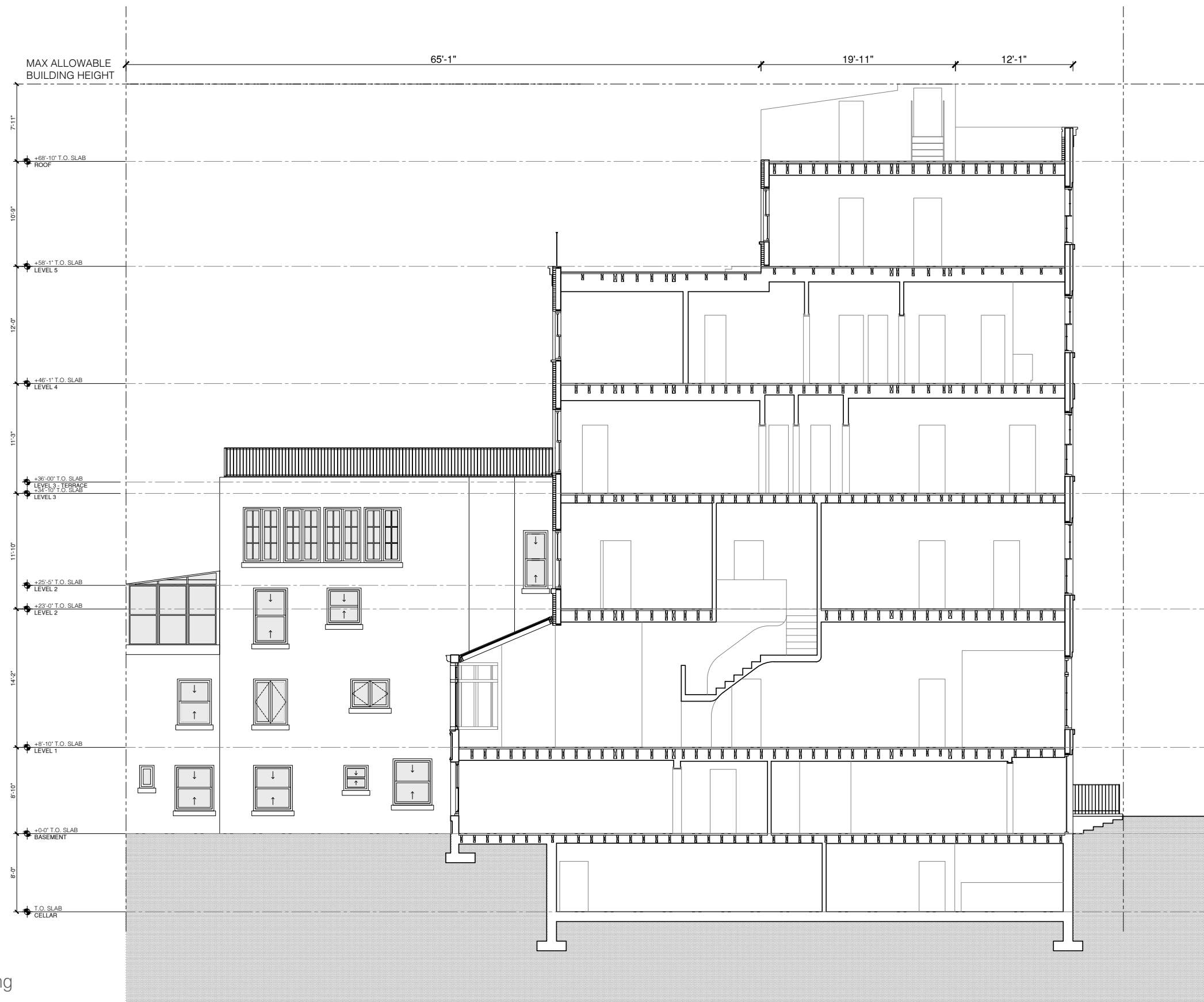
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APPENDIX



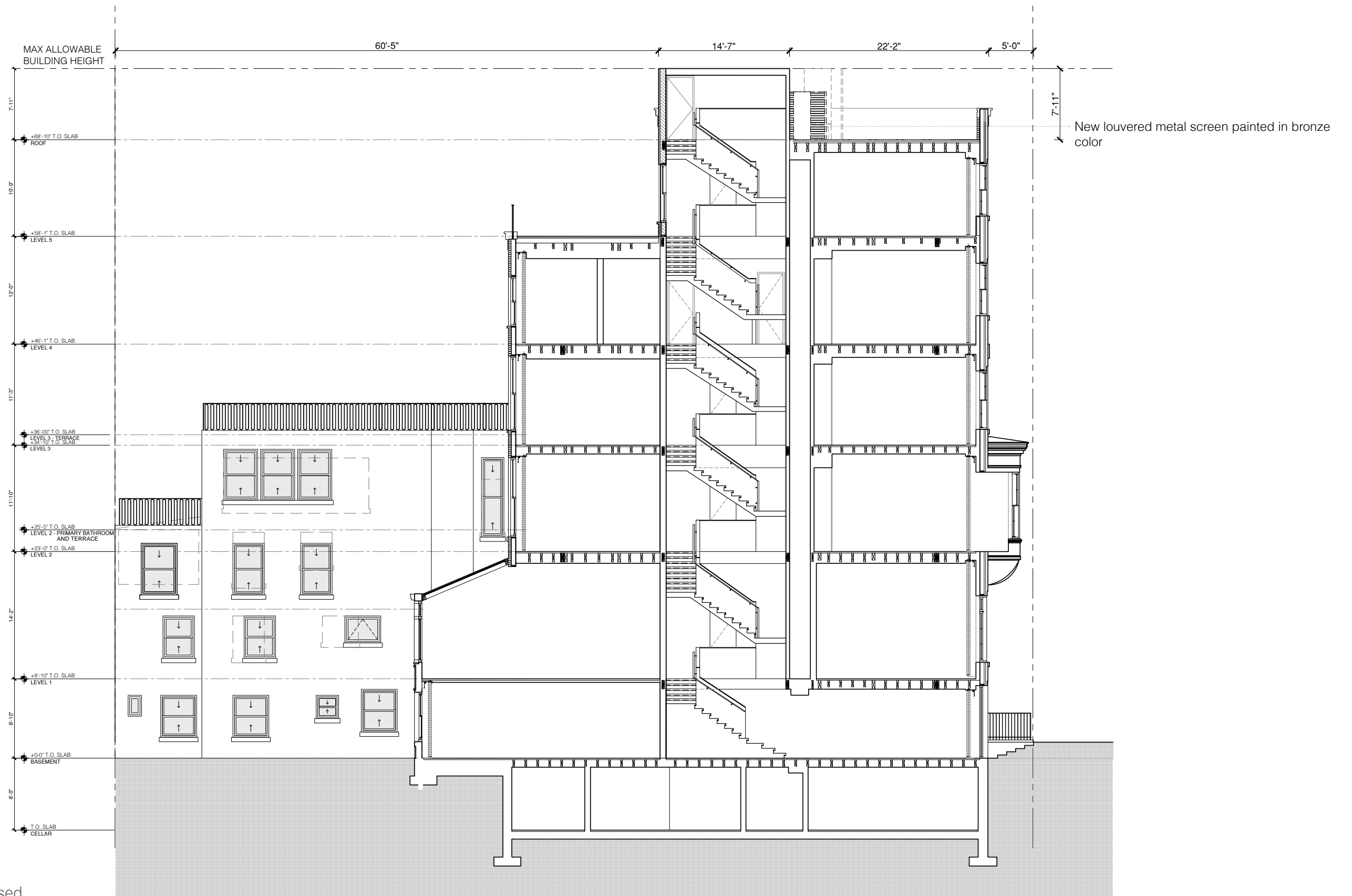
Building Section - Existing
3/32" = 1'-0"

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SECTION

March 2025



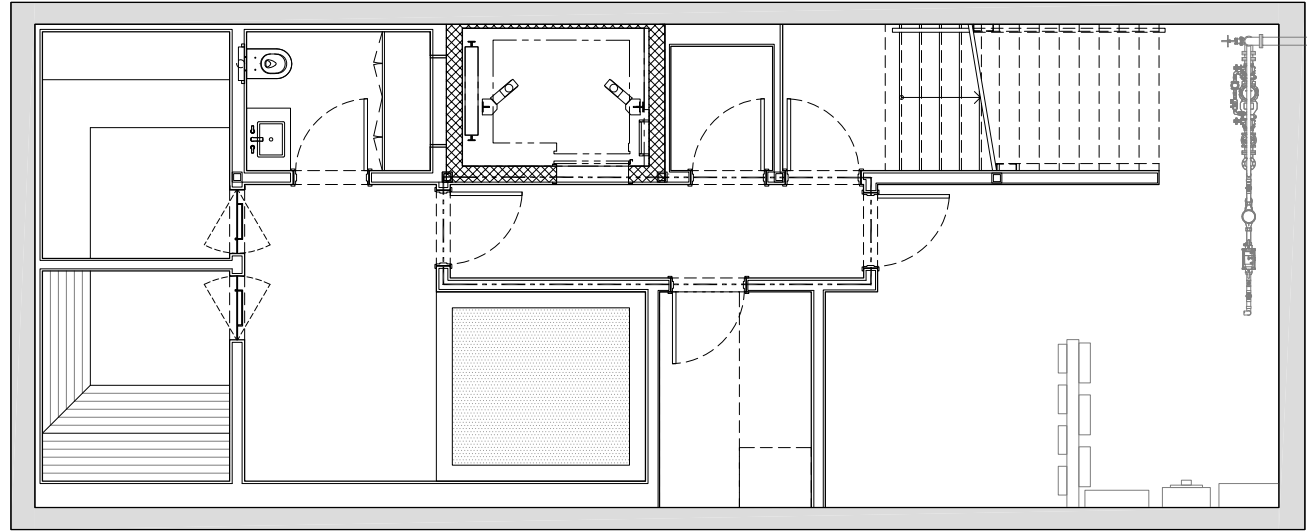
Building Section - Proposed
 $\frac{3}{32}'' = 1'-0''$

6 E74th Street, New York, NY, 10021

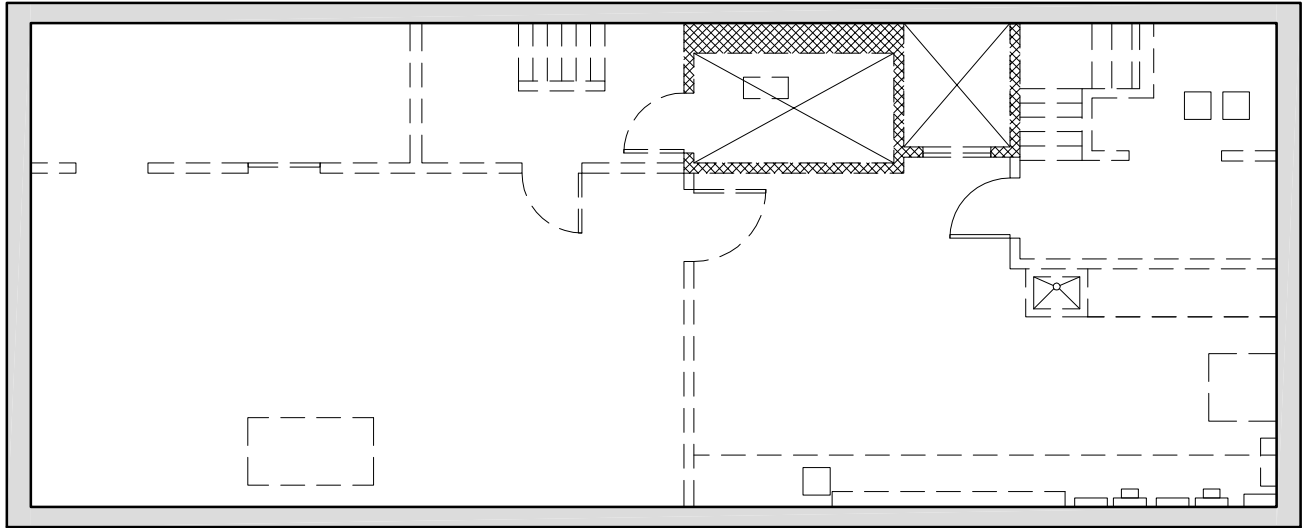
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SECTION

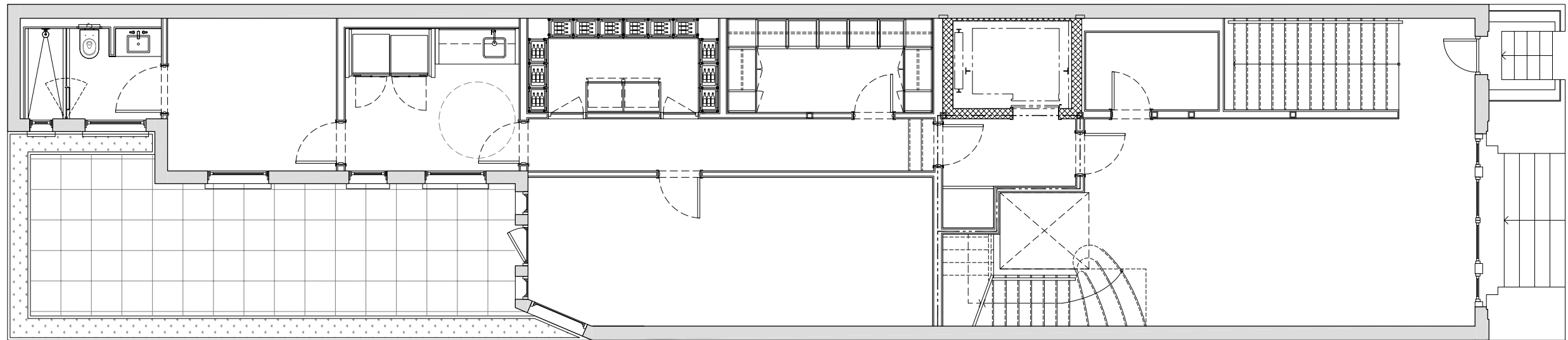
March 2025



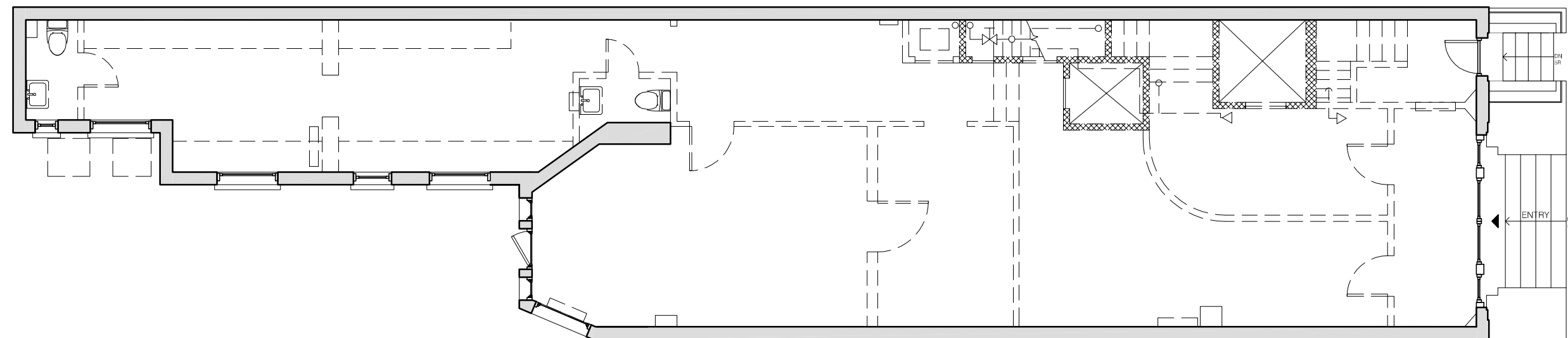
Cellar Plan - Proposed
 1/8" = 1'-0"



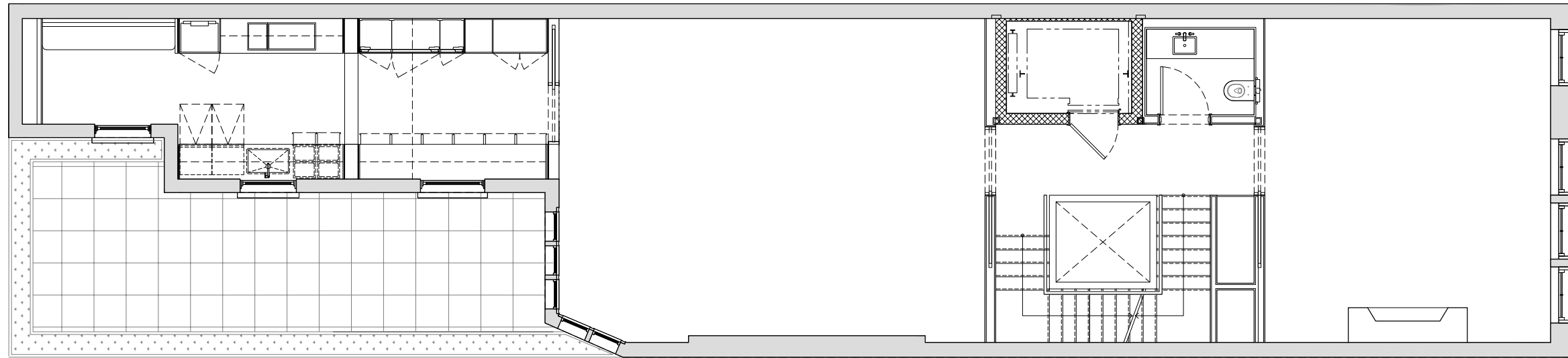
Cellar Plan - Demolition
 1/8" = 1'-0"



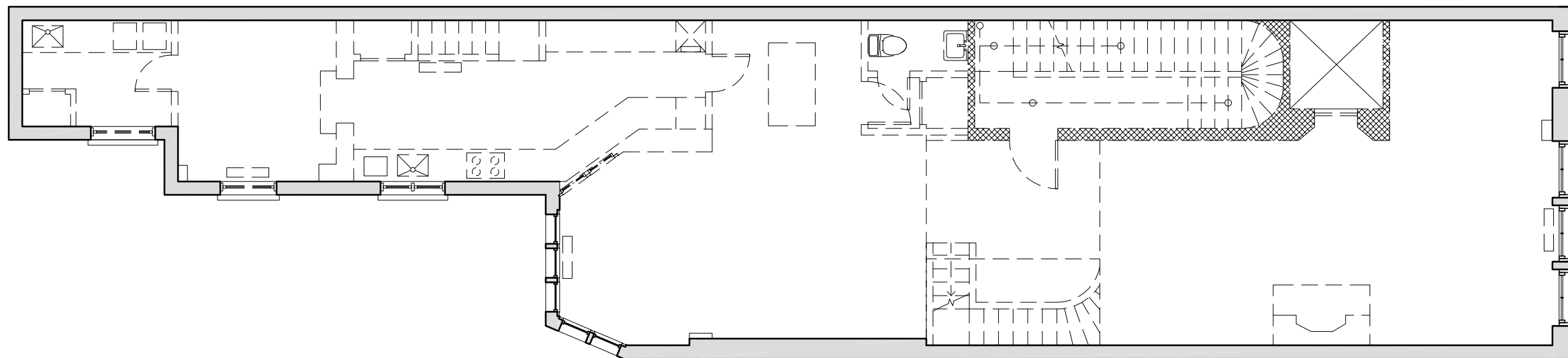
Basement Plan - Proposed
1/8" = 1'-0"



Basement Plan - Demolition
1/8" = 1'-0"



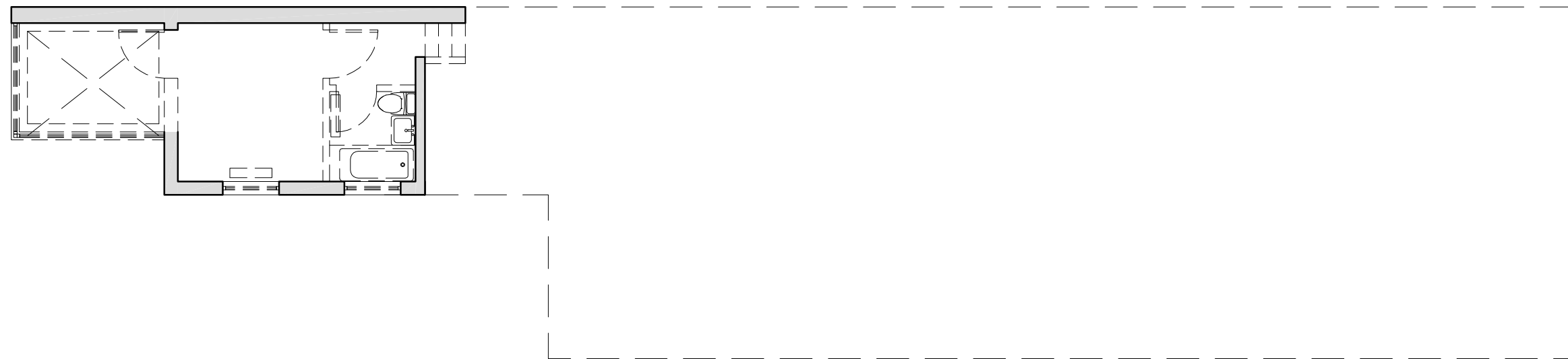
First Floor Plan - Proposed
1/8" = 1'-0"



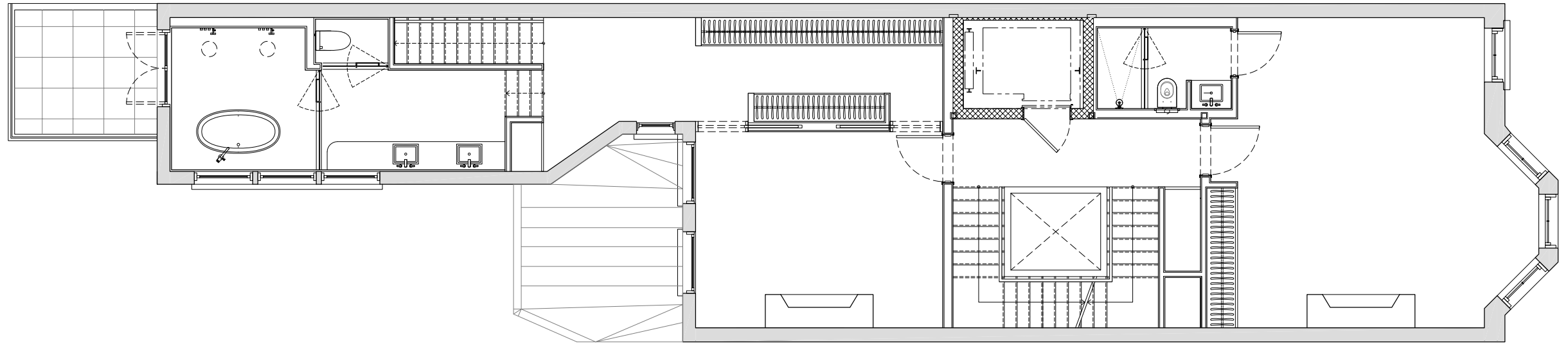
First Floor Plan - Demolition
1/8" = 1'-0"



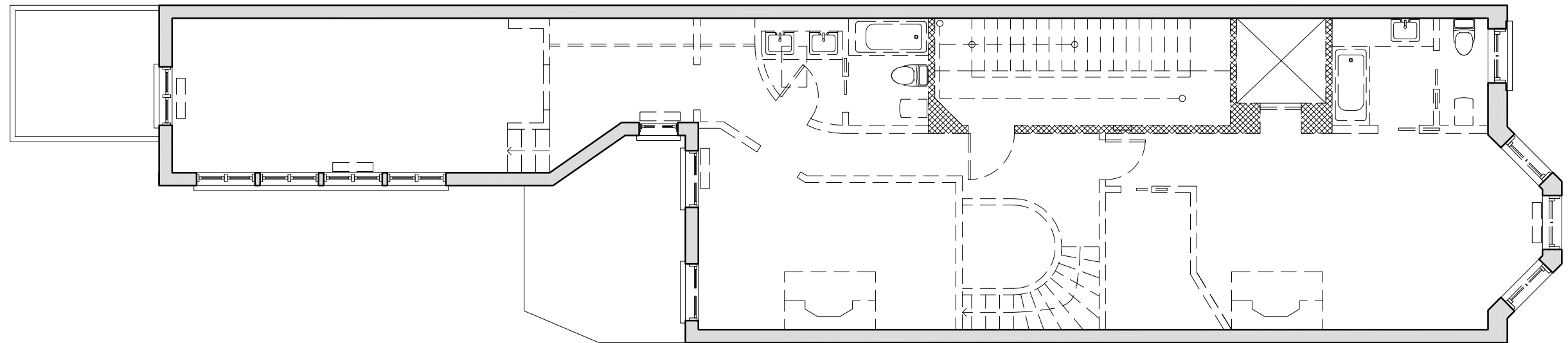
First Floor Mezzanine Plan - Proposed
1/8" = 1'-0"



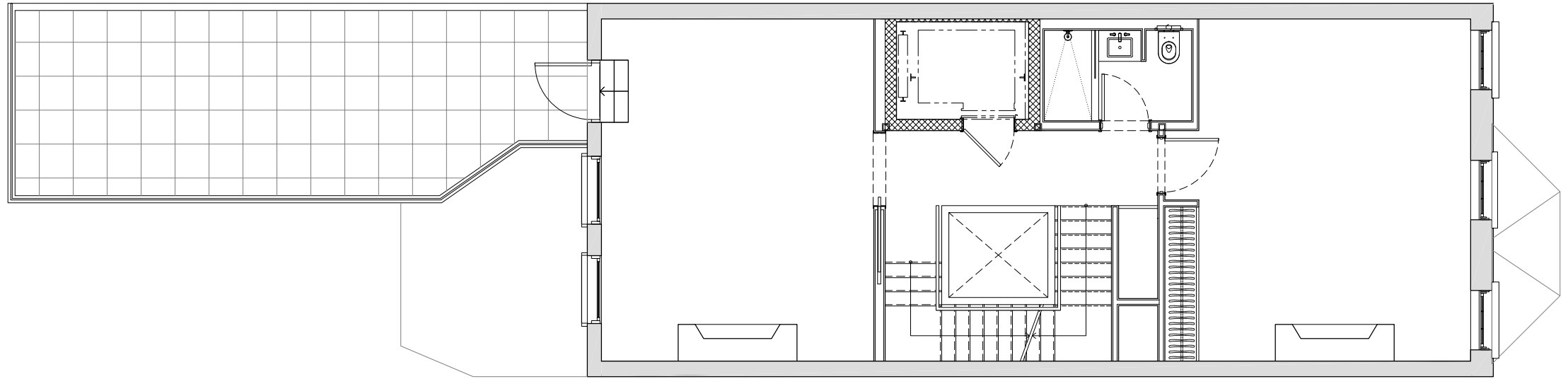
First Floor Mezzanine Plan - Demolition
1/8" = 1'-0"



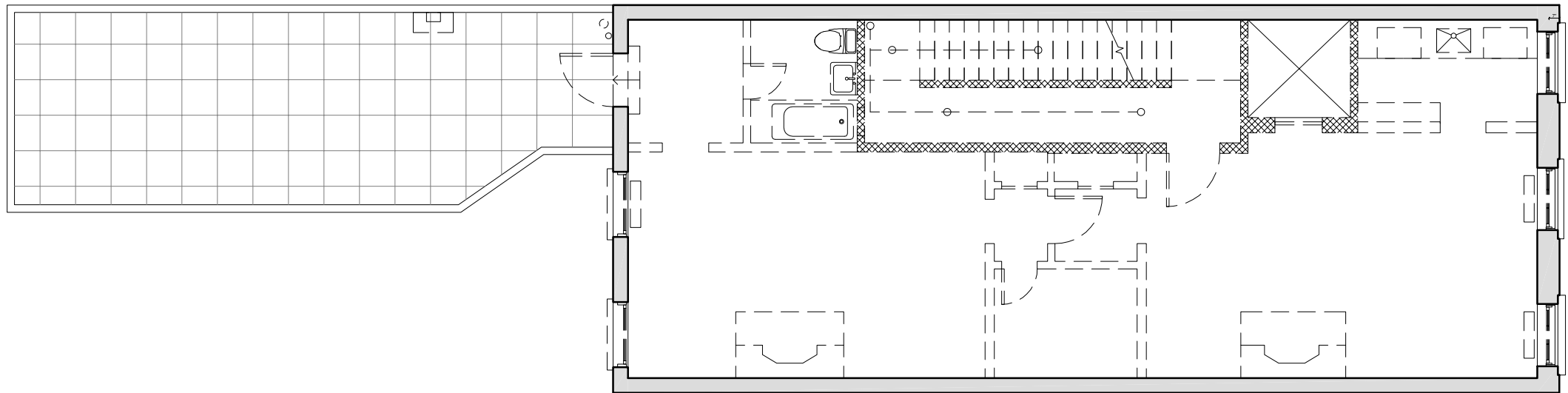
Second Floor Plan - Proposed
1/8" = 1'-0"



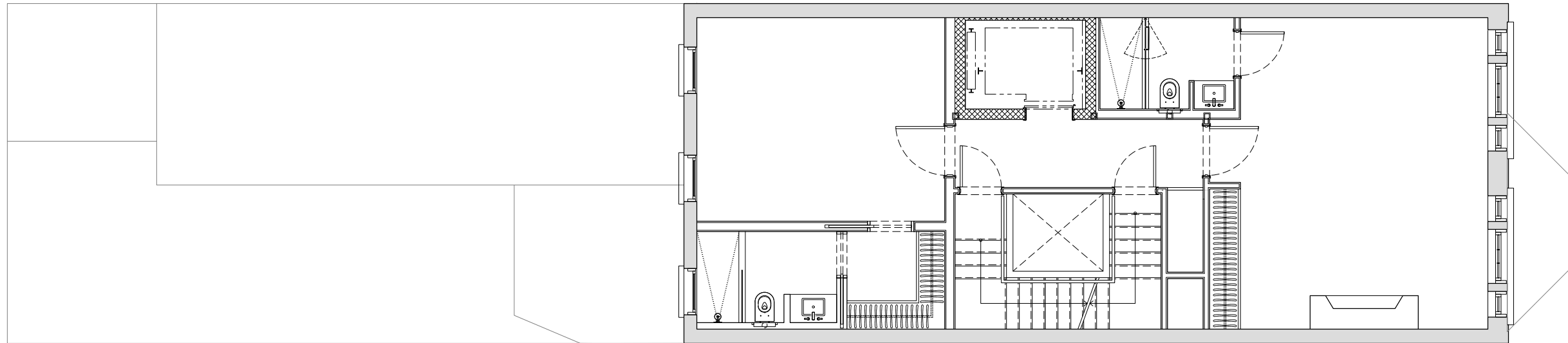
Second Floor Plan - Demolition
1/8" = 1'-0"



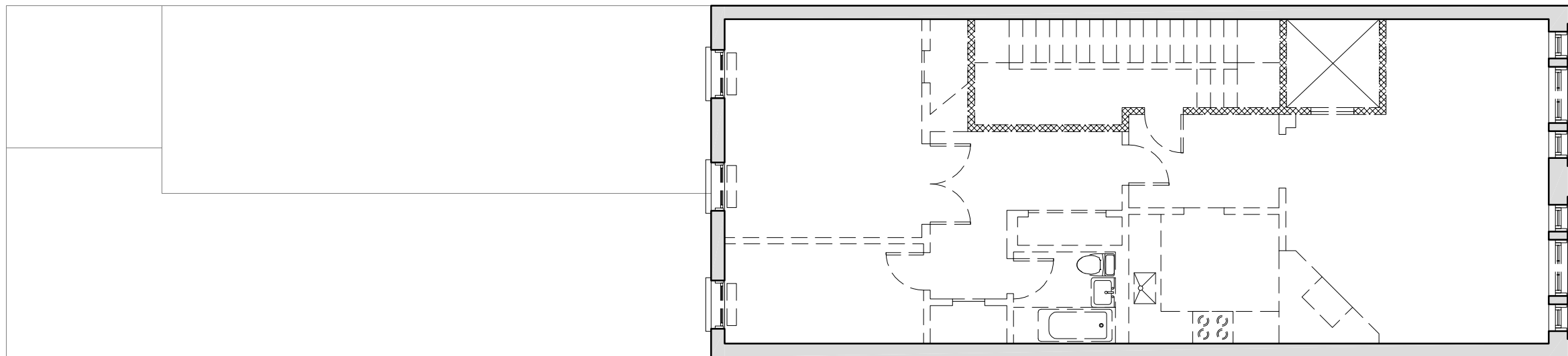
Third Floor Plan - Proposed
 $\frac{1}{8}'' = 1'-0''$



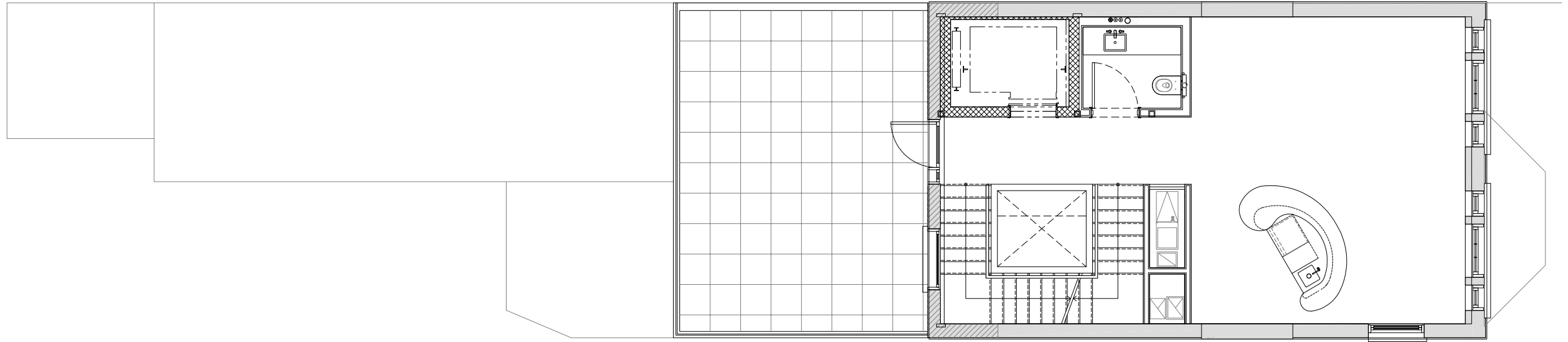
Third Floor Plan - Demolition
 $\frac{1}{8}'' = 1'-0''$



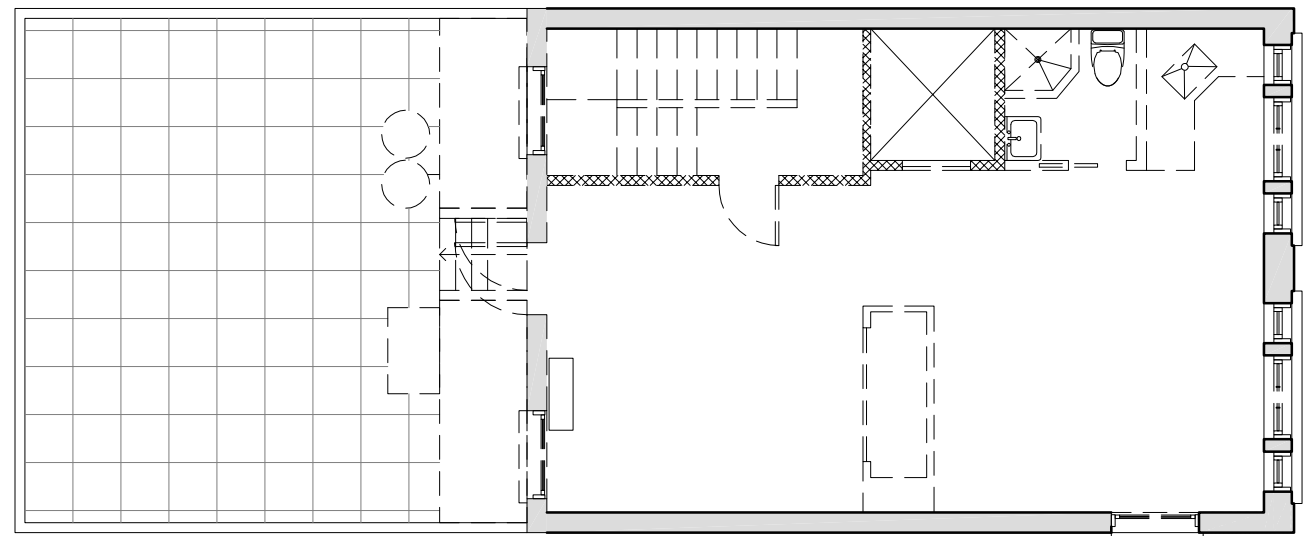
Fourth Floor Plan - Proposed
 1/8" = 1'-0"



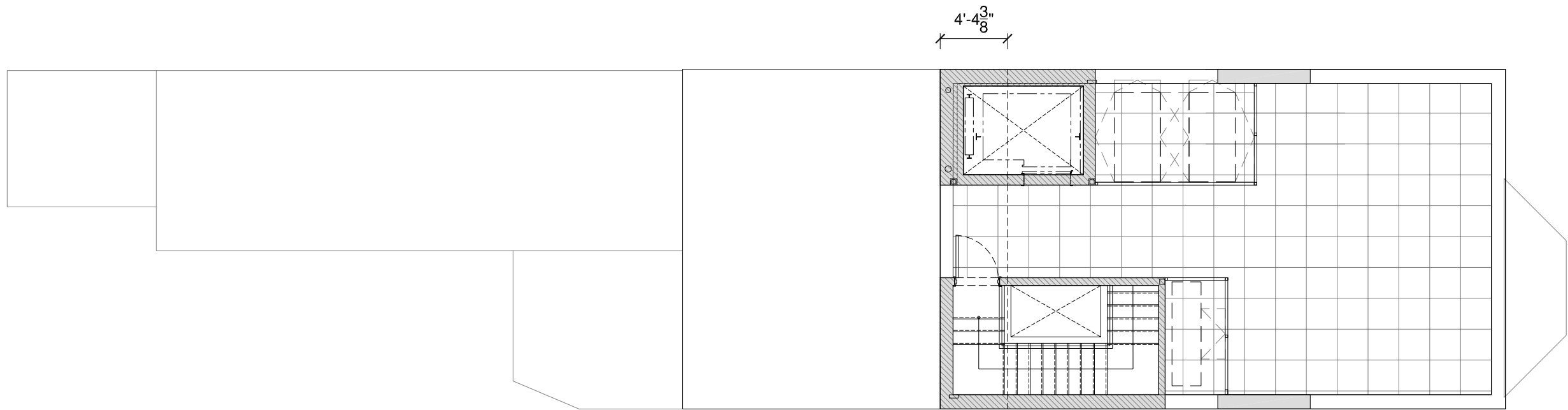
Fourth Floor Plan - Demolition
 1/8" = 1'-0"



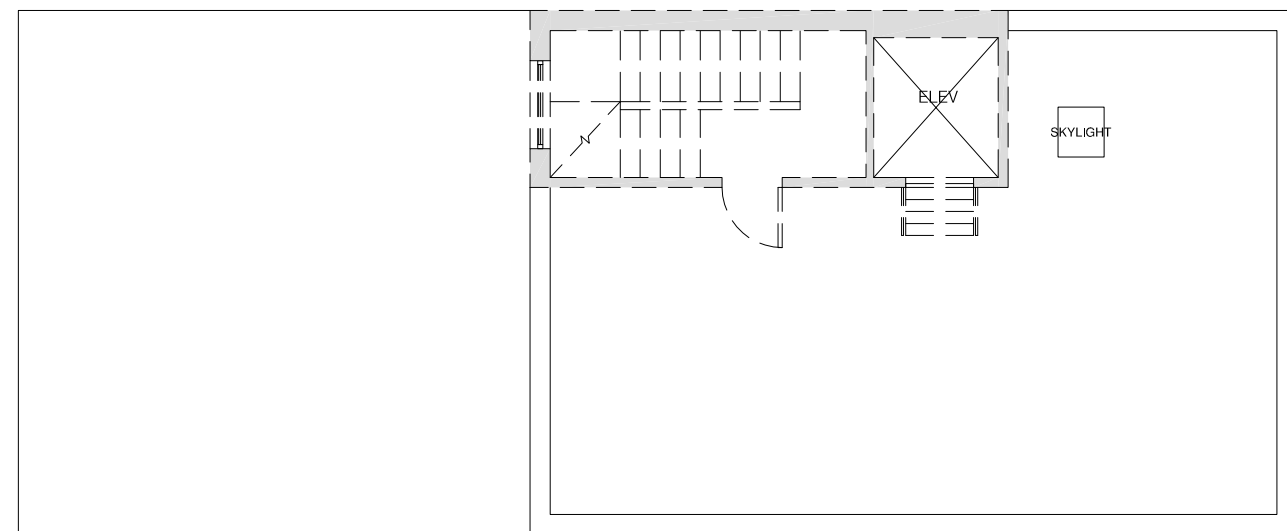
Fifth Floor Plan - Proposed
 $1/8" = 1'-0"$



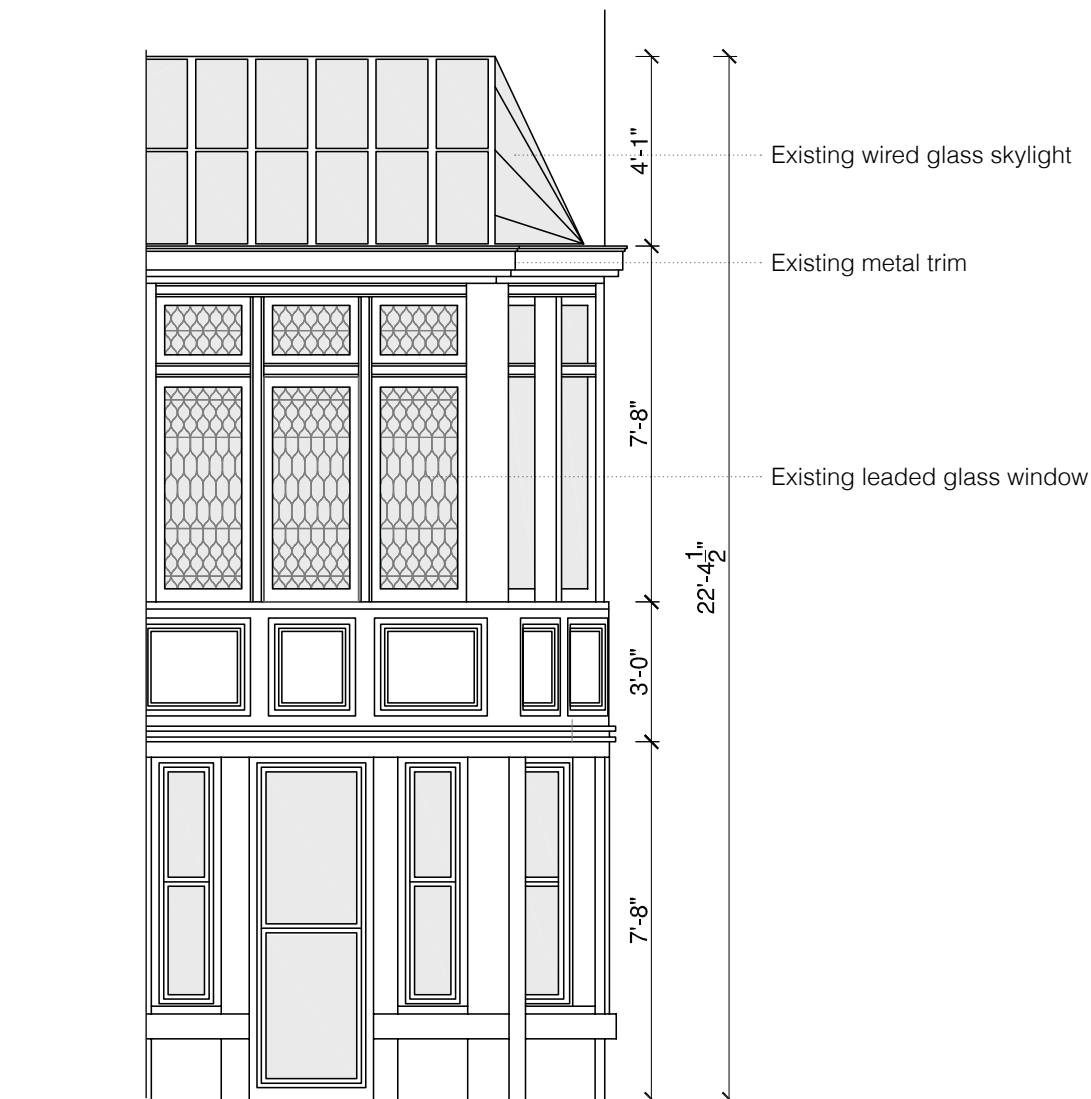
Fifth Floor Plan - Demolition
 $1/8" = 1'-0"$



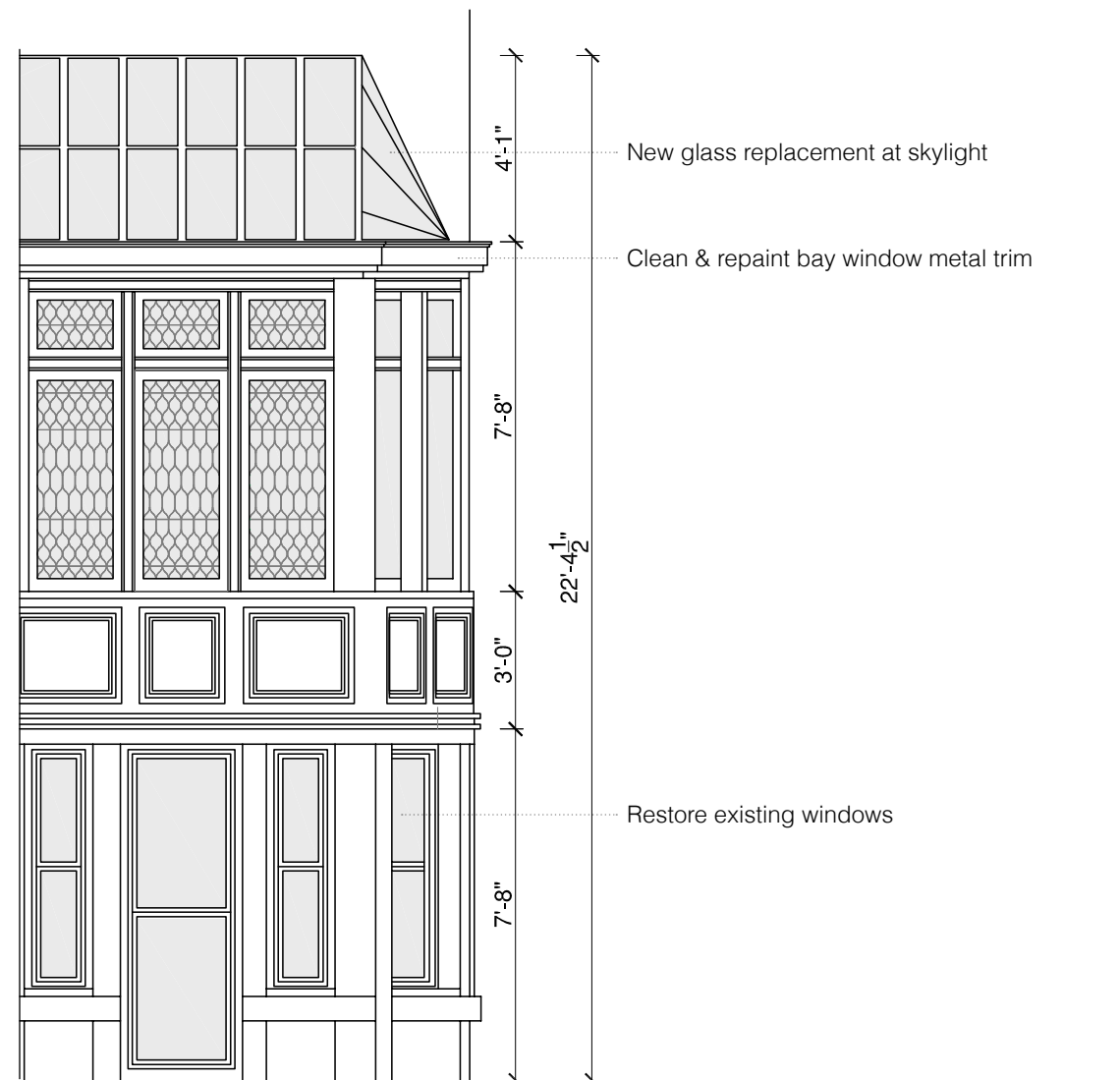
Roof Plan - Proposed
 $1/8" = 1'-0"$



Roof Plan - Demolition
 $1/8" = 1'-0"$



South Elevation - Existing
1/8" = 1'-0"



South Elevation - Proposed
1/8" = 1'-0"

6 E74th Street, New York, NY, 10021

ELEVATION - BAY WINDOW AT REAR

thomas juul-hansen, llc

March 2025



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