

**May 13, 2025**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-25-09579**

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

**To testify virtually, please join Zoom**

**Webinar ID:** 161 195 3742

**Passcode:** 579429

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

SINGLE FAMILY RESIDENCE RENOVATION  
140 E 74TH ST, NEW YORK, 10021



O'NEIL LANGAN  
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SINGLE FAMILY RESIDENCE RENOVATION  
140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111  
DATE: 2025.04.25  
SCALE: AS NOTED

LPC-01





**1** EXISTING FACADE PHOTO  
SCALE: NTS

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## SINGLE FAMILY RESIDENCE RENOVATION

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**LPC-02**





**1** c.1940 (MUNICIPAL ARCHIVES) PHOTO  
SCALE: NTS

**2** 1980 (MUNICIPAL ARCHIVES) PHOTO  
SCALE: NTS





**1** 1981 (LPC) PHOTO  
SCALE: NTS

**2** CURRENT FRONT VIEW OF 140 EAST 74TH STREET  
SCALE: NTS

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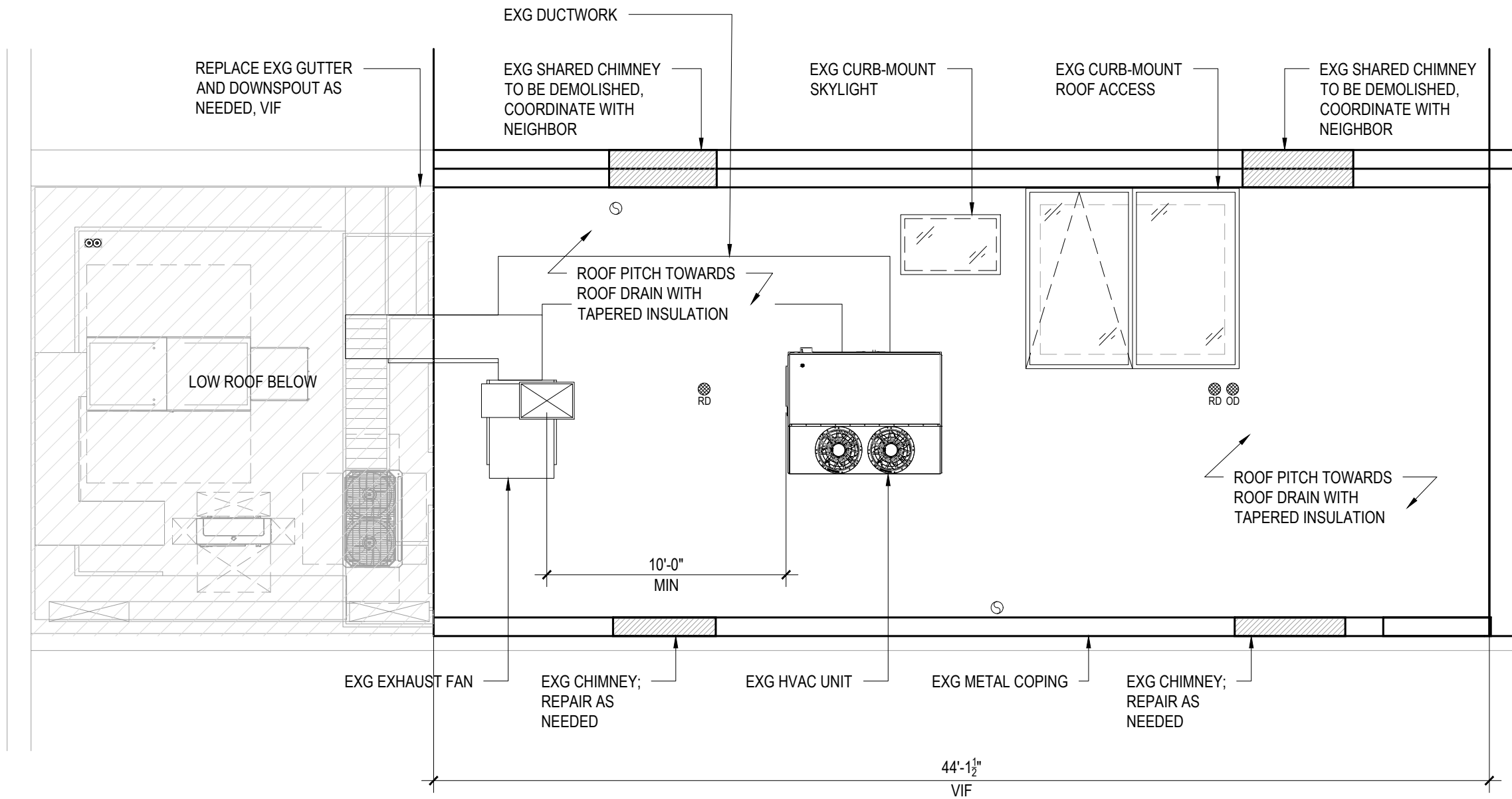
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# SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

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**LPC-04**



1

EXISTING ROOFTOP PLAN

SCALE: 3/16"=1'-0"

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**SINGLE FAMILY RESIDENCE RENOVATION**

140 E 74TH ST, NEW YORK, NY

PROJECT NO.: 224111

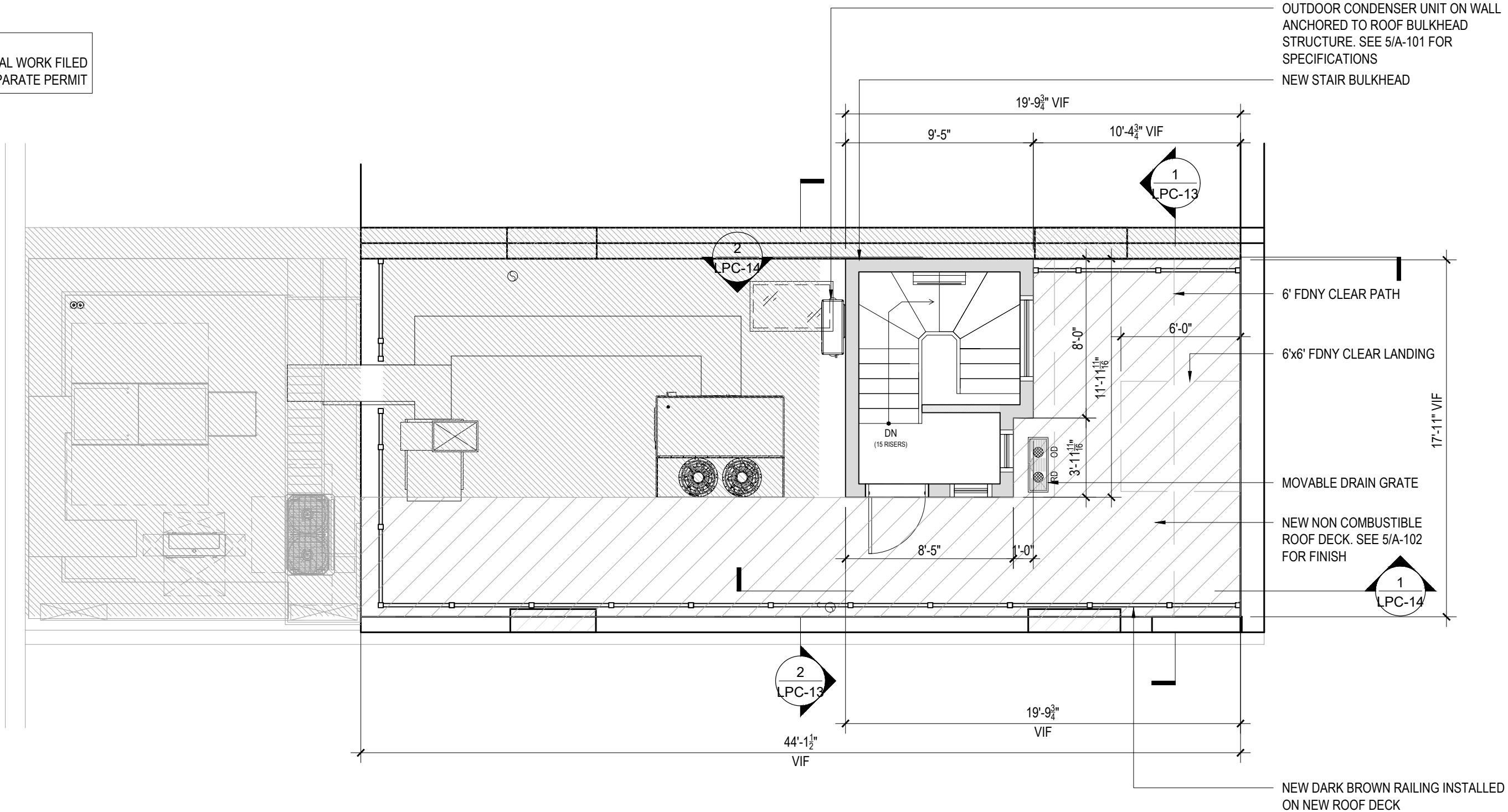
DATE: 2025.04.25

SCALE: AS NOTED

**LPC-05**



**NOTE:**  
STRUCTURAL WORK FILED  
UNDER SEPARATE PERMIT



1

PROPOSED ROOFTOP PLAN

SCALE: 3/16"=1'-0"

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# SINGLE FAMILY RESIDENCE RENOVATION

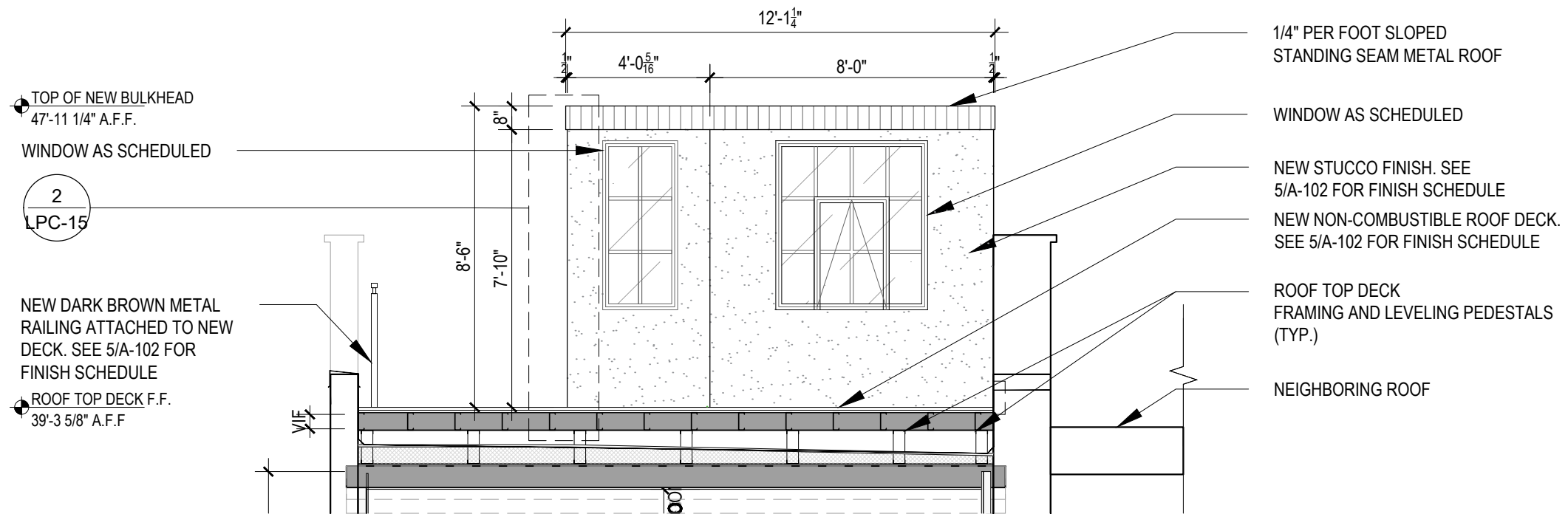
140 E 74TH ST, NEW YORK, NY

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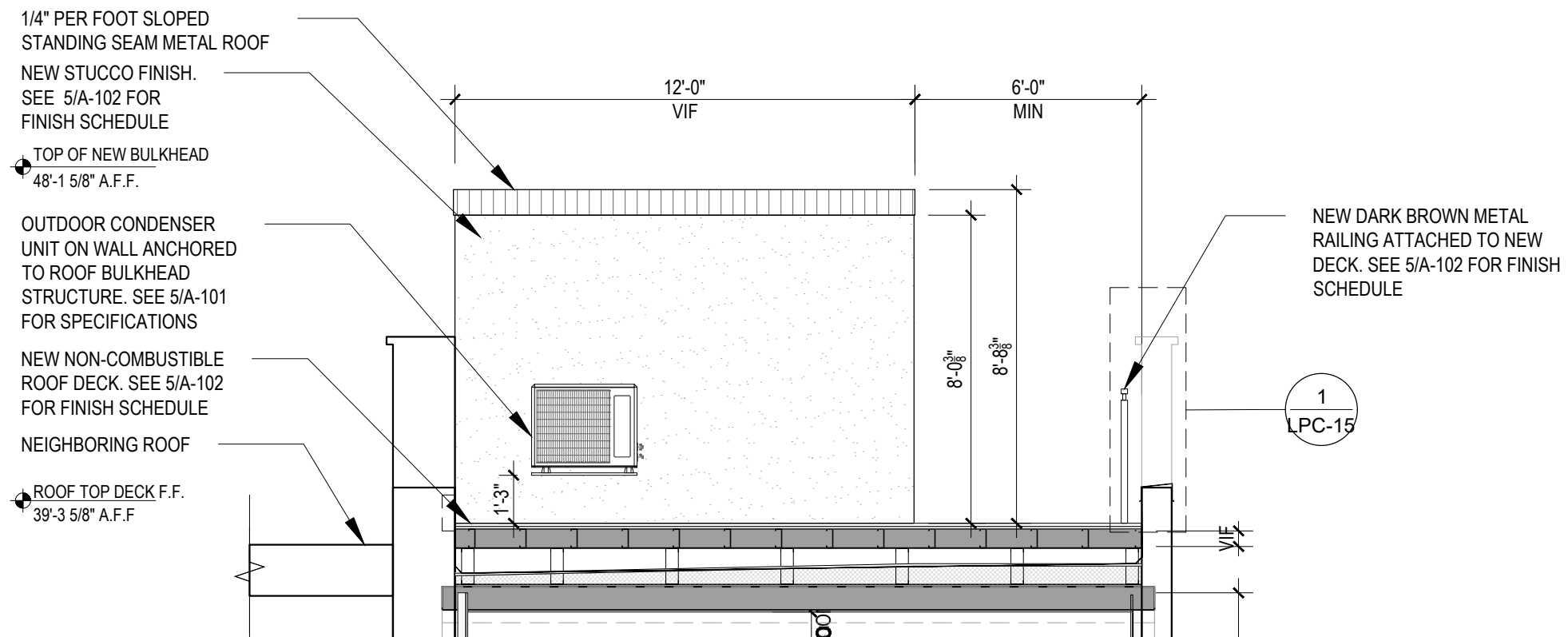
SCALE: AS NOTED

**LPC-06**



1

ROOF DECK SECTION - NORTH  
SCALE: 1/4"=1'-0"



2

ROOF DECK SECTION - SOUTH  
SCALE: 1/4"=1'-0"

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## SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

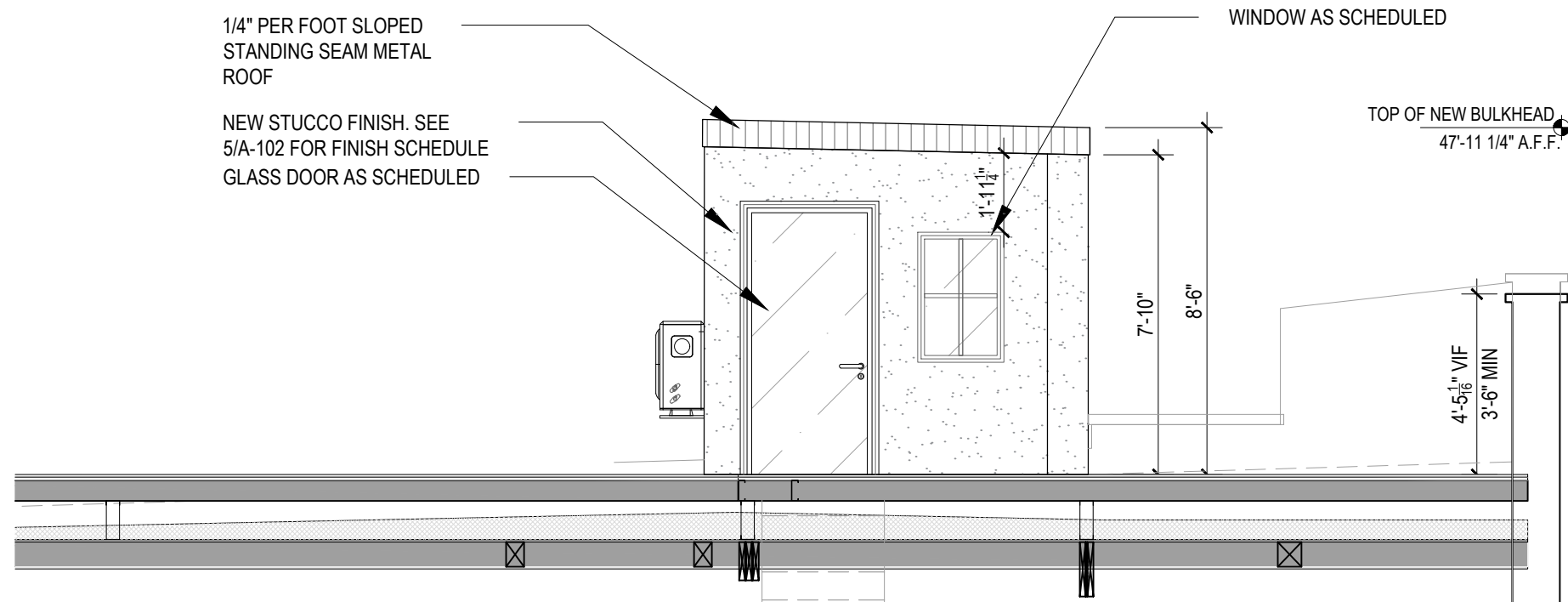
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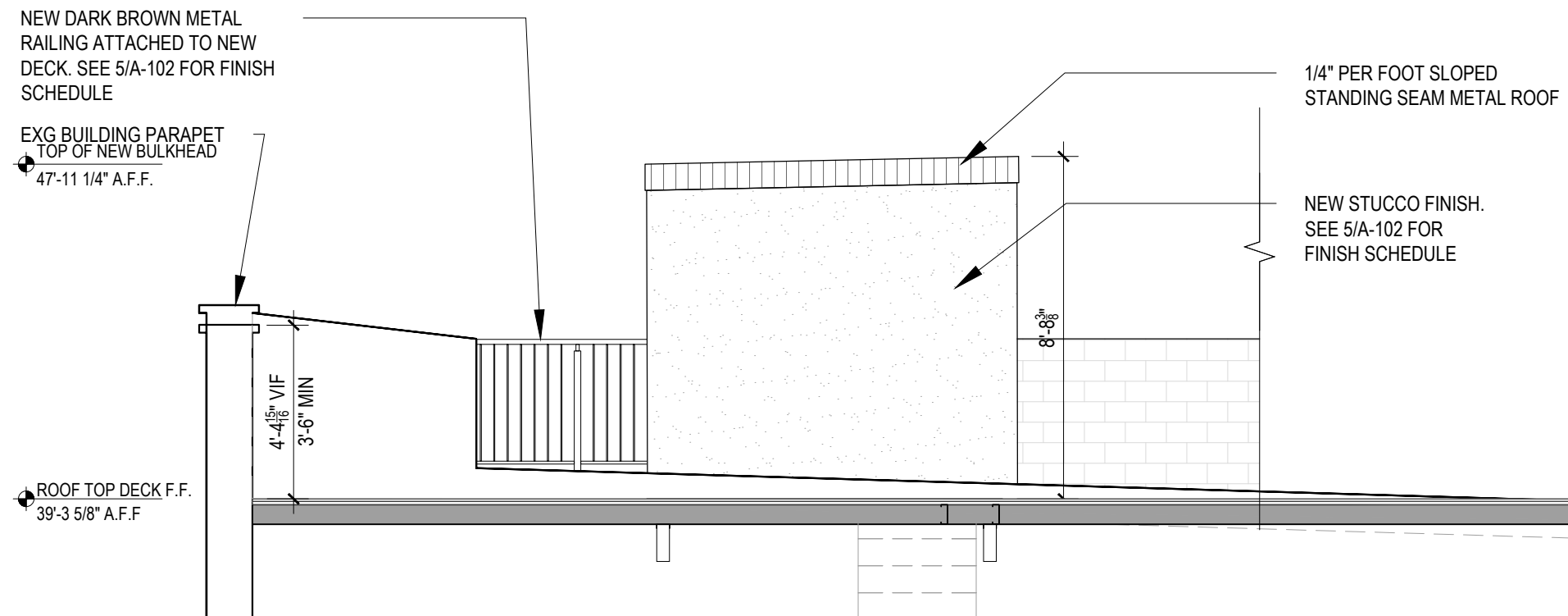
SCALE: AS NOTED

**LPC-07**





**1** ROOF DECK SECTION - EAST  
SCALE: 1/4"=1'-0"



**2** ROOF DECK SECTION - WEST  
SCALE: 1/4"=1'-0"

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## SINGLE FAMILY RESIDENCE RENOVATION

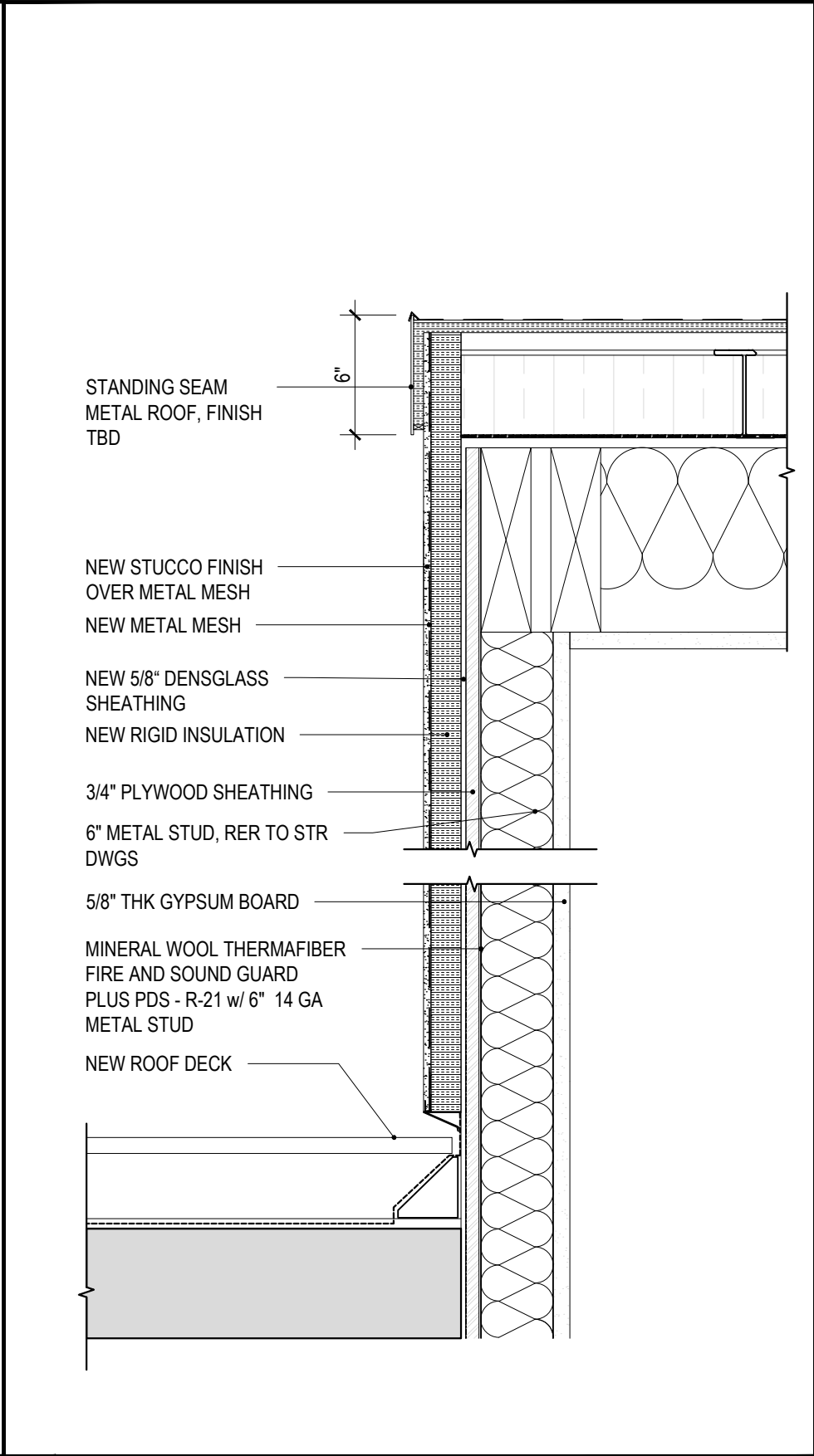
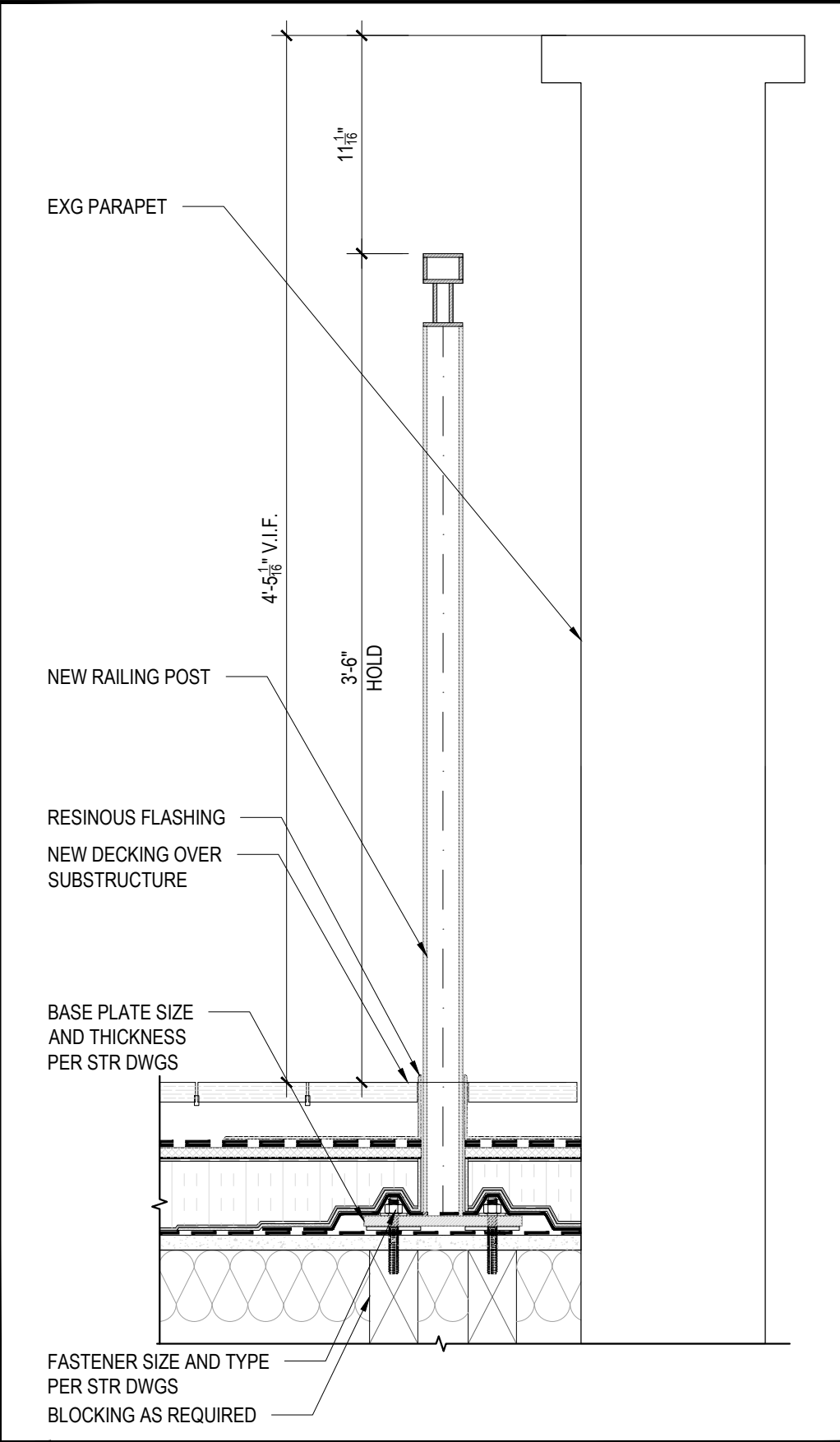
140 E 74TH ST, NEW YORK, NY

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**LPC-08**





STU-01 | BULKHEAD FACADE FINISH  
BEHR STUCCO | BULKHEAD FASCIA  
FINISH | CUSTOM COLOR TO MATCH  
EXISTING FACADE



PROPOSED BULKHEAD WINDOW



PT-06 | RAILING FINISH | MATT  
DARK BROWN POWDER COAT



PROPOSED ROOF RAILING

| PAINT AND FINISH |   |              |  |         |
|------------------|---|--------------|--|---------|
| NUMBER           | DESCRIPTION   LOCATION                  | MANUFACTURER | SPEC   | REMARKS |
| PT-06            | RAILING, DARK BROWN POWDER COAT PAINT   | GC           | DARK CHOCOLATE POWDER COAT PAINT   MATT FINISH                       |         |
| STU-01           | BULKHEAD FACADE FINISH, BULKHEAD FASCIA | BEHR         | SUTCCO   CUSTOM COLOR TO MATCH EXISTING FACADE                       |         |
| DECKING SYSTEM   |   |              |  |         |
| NUMBER           | DESCRIPTION   LOCATION                  | MANUFACTURER | SPEC   | REMARKS |
| DK-01            | NON-COMBUSTIBLE DECKING                 | MYDEK        | LUXURA DECK 200WG NATURAL TEXTURED WOODGRAIN FINISH  NATURAL HICKORY |         |
| RAILING          |   |              |  |         |
| NUMBER           | DESCRIPTION   LOCATION                  | MANUFACTURER | SPEC   | REMARKS |
| R-01             | ROOF DECK RAILING                       | TBD          | TBD  |         |
| DOOR             |   |              |  |         |
| NUMBER           | DESCRIPTION   LOCATION                  | MANUFACTURER | SPEC   | REMARKS |
| D-01             | GLASS DOOR   EAST BULKHEAD WALL         | TBD          | TBD  |         |
| WINDOW           |   |              |  |         |
| NUMBER           | DESCRIPTION   LOCATION                  | MANUFACTURER | SPEC   | REMARKS |
| W-01             | BULKHEAD WINDOW   NORTH BULKHEAD WALL   | CRITTALL     | 'CRITTALL' FIRE RATED STEEL FRAME WIDOW                              |         |
| W-02             | BULKHEAD WINDOW   NORTH BULKHEAD WALL   | CRITTALL     | 'CRITTALL' FIRE RATED STEEL FRAME WIDOW                              |         |
| W-03             | BULKHEAD WINDOW   EAST BULKHEAD WALL    | CRITTALL     | 'CRITTALL' FIRE RATED STEEL FRAME WIDOW                              |         |

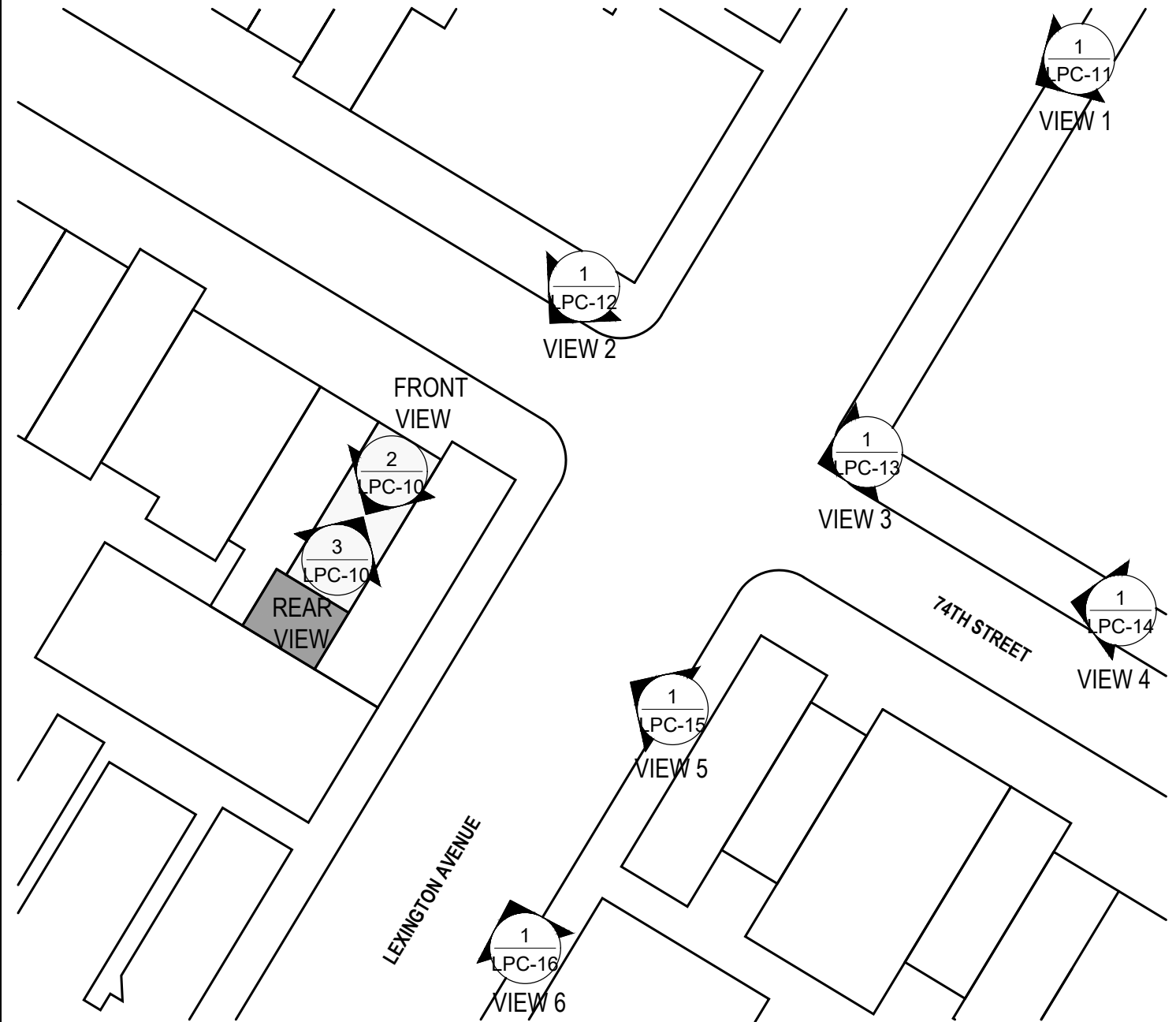




**2** PROPOSED UNIT MOCKUP ON ROOFTOP - FRONT VIEW  
SCALE: NTS



**3** PROPOSED UNIT MOCKUP ON ROOFTOP - REAR VIEW  
SCALE: NTS



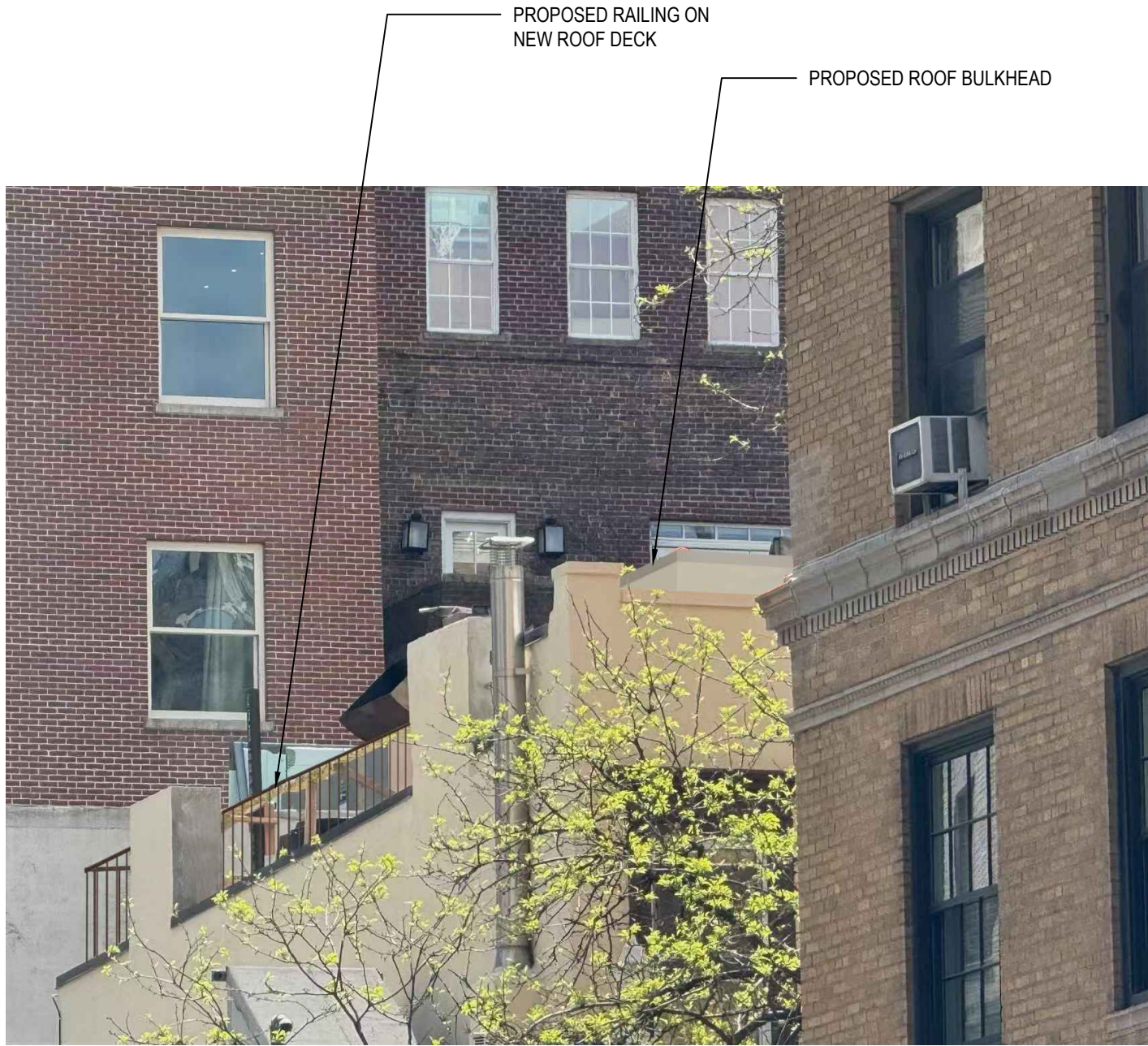
**1** SITE PLAN DIAGRAM  
SCALE: NTS

# SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

**LPC-10**





**1** STREET VIEW 1 - S/E CORNER OF LEXINGTON AVE & 75TH ST  
SCALE: NTS

**2** CLOSEUP VIEW 1 - S/E CORNER OF LEXINGTON AVE & 75TH ST  
SCALE: NTS





**1** STREET VIEW 2 - N/W CORNER OF LEXINGTON AVE & 74TH ST  
SCALE: NTS

**2** CLOSEUP VIEW 2 - N/W CORNER OF LEXINGTON AVE & 74TH ST  
SCALE: NTS





1

STREET VIEW 3 - N/E CORNER OF LEXINGTON AVE & 74TH ST

SCALE: NTS

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2

CLOSEUP VIEW 3 - N/E CORNER OF LEXINGTON AVE & 74TH ST

SCALE: NTS

# SINGLE FAMILY RESIDENCE RENOVATION

140 E 74TH ST, NEW YORK, NY

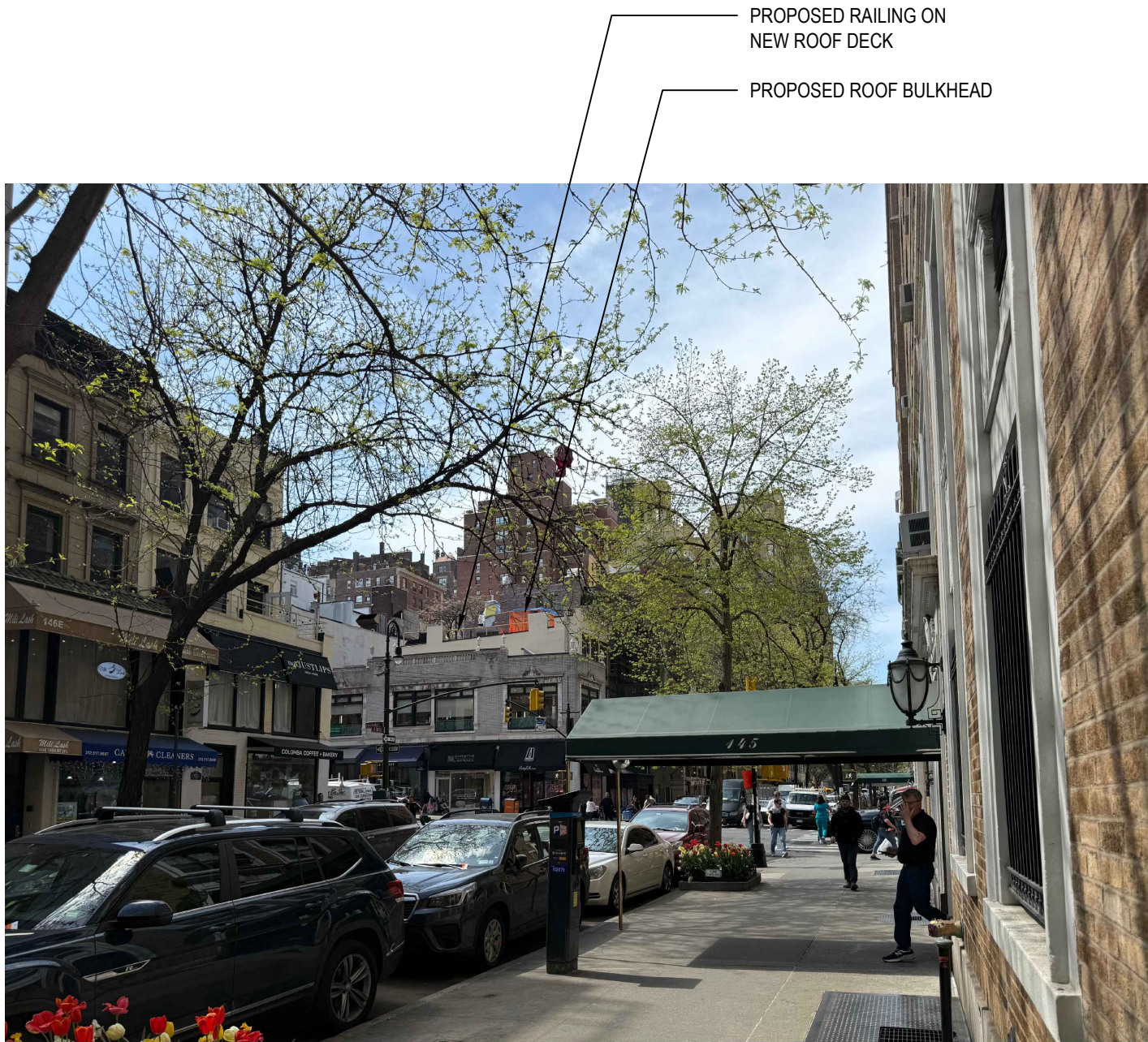
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SCALE: AS NOTED

**LPC-13**





**1** STREET VIEW 4 - 74TH ST  
SCALE: NTS

**2** CLOSEUP VIEW 4 - 74TH ST  
SCALE: NTS

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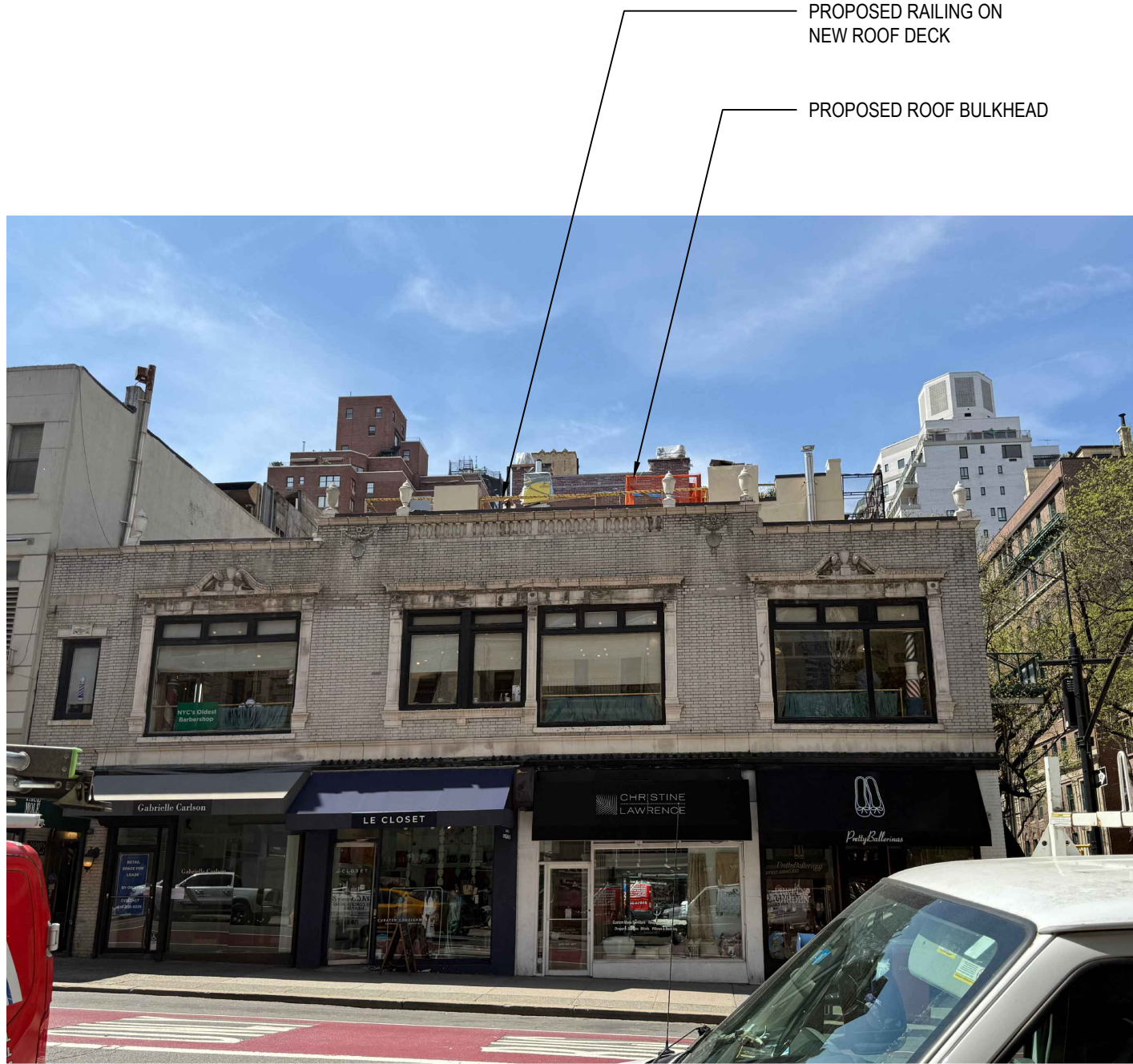
## SINGLE FAMILY RESIDENCE RENOVATION

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**LPC-14**

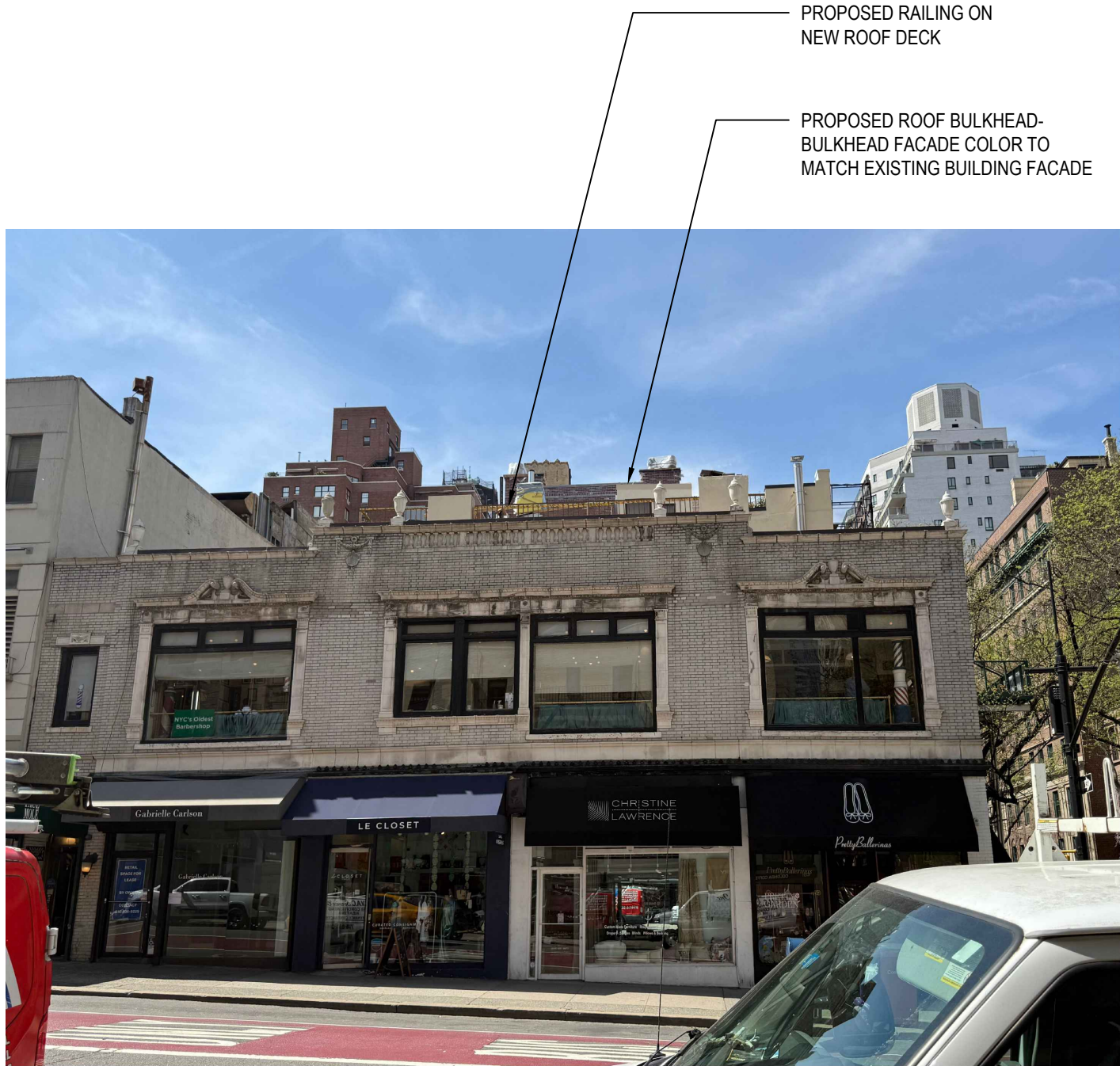




**1** STREET VIEW 5 - LEXINGTON AVE  
SCALE: NTS

**2** CLOSEUP VIEW 5 - LEXINGTON AVE  
SCALE: NTS





**1** STREET VIEW 5- RENDERED BULKHEAD - LEXINGTON AVE  
SCALE: NTS

**2** CLOSEUP VIEW 5- RENDERED BULKHEAD - LEXINGTON AVE  
SCALE: NTS

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**LPC-15A**





**1** STREET VIEW 6 - N/E CORNER OF LEXINGTON AVE & 73RD ST  
SCALE: NTS

**2** CLOSEUP VIEW 6 - N/E CORNER OF LEXINGTON AVE & 73RD ST  
SCALE: NTS

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# SINGLE FAMILY RESIDENCE RENOVATION

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**LPC-16**







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