

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-07990

**15 West 74th Street – Upper West Side/Central Park West
Historic District – Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

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.

TABLE OF CONTENTS (LPC)	
1	LPC-001 COVER SHEET
2	LPC-002 SCOPE OF WORK
3	LPC-003 BASEMENT FLOOR PLANS
4	LPC-004 FRONT ELEVATIONS
5	LPC-005 ENLARGED FRONT ELEVATIONS
6	LPC-006 ENLARGED MAIN ENTRANCE DOOR
7	LPC-007 ENLARGED SERVICE DOOR



LANDMARKS JOB DESCRIPTION:

- INSTALL NEW ENTRANCE DOOR
- RELOCATE/REPLACE EXIST. LIGHT FIXTURE
- REPLACE WINDOW AND DOORS

**ALT-CO
15 W 74th STREET
NEW YORK, NY 10023**

ALTERATION II - 15 W 74th St, New York, NY 10023

JOB DESCRIPTION: RENOVATE EXISTING 4-STORY BUILDING INTO SINGLE-FAMILY BUILDING AND OBTAIN NEW CERTIFICATE OF OCCUPANCY.

PROJECT LOCATION: 15 W 74TH ST, NEW YORK, NY 10023

EXISTING CONDITIONS: MULTI-FAMILY, FOUR-STORY + BASEMENT, BROWNSTONE BUILDING.

PROPOSED WORK: INTERIOR RENOVATION, FRONT WINDOW REPLACEMENT. REAR WINDOW AND DOOR ENLARGEMENT AND REPLACEMENT.
PROPOSED PENTHOUSE - 9' - 6" VERTICAL EXTENSION.



01 1940 TAX PHOTO
N.T.S

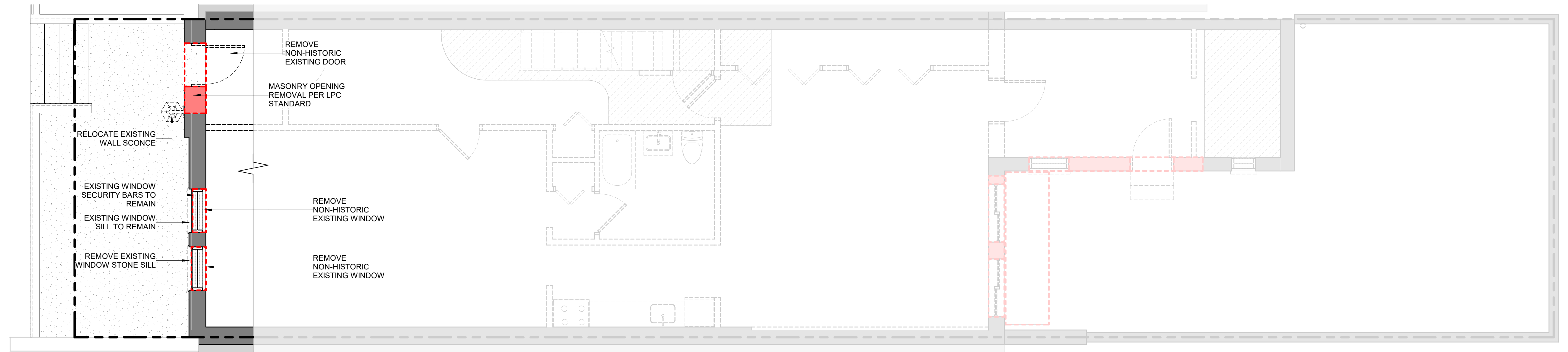


02 EXISTING FRONT FACADE
N.T.S

SCOPE OF WORK - FRONT FACADE - BASEMENT (STREET LEVEL)

- INSTALL NEW ENTRANCE DOOR
- RELOCATE/REPLACE EXIST. LIGHT FIXTURE
- REPLACE WINDOW AND DOORS

LPC-004 01

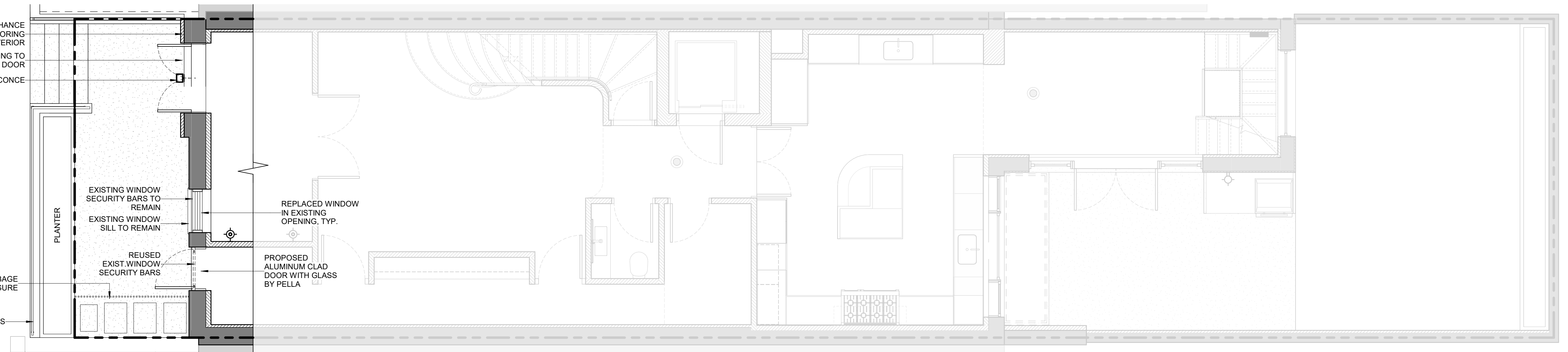


01 LPC - EXISTING / DEMO - BASEMENT FLOOR
1/4" = 1'-0"

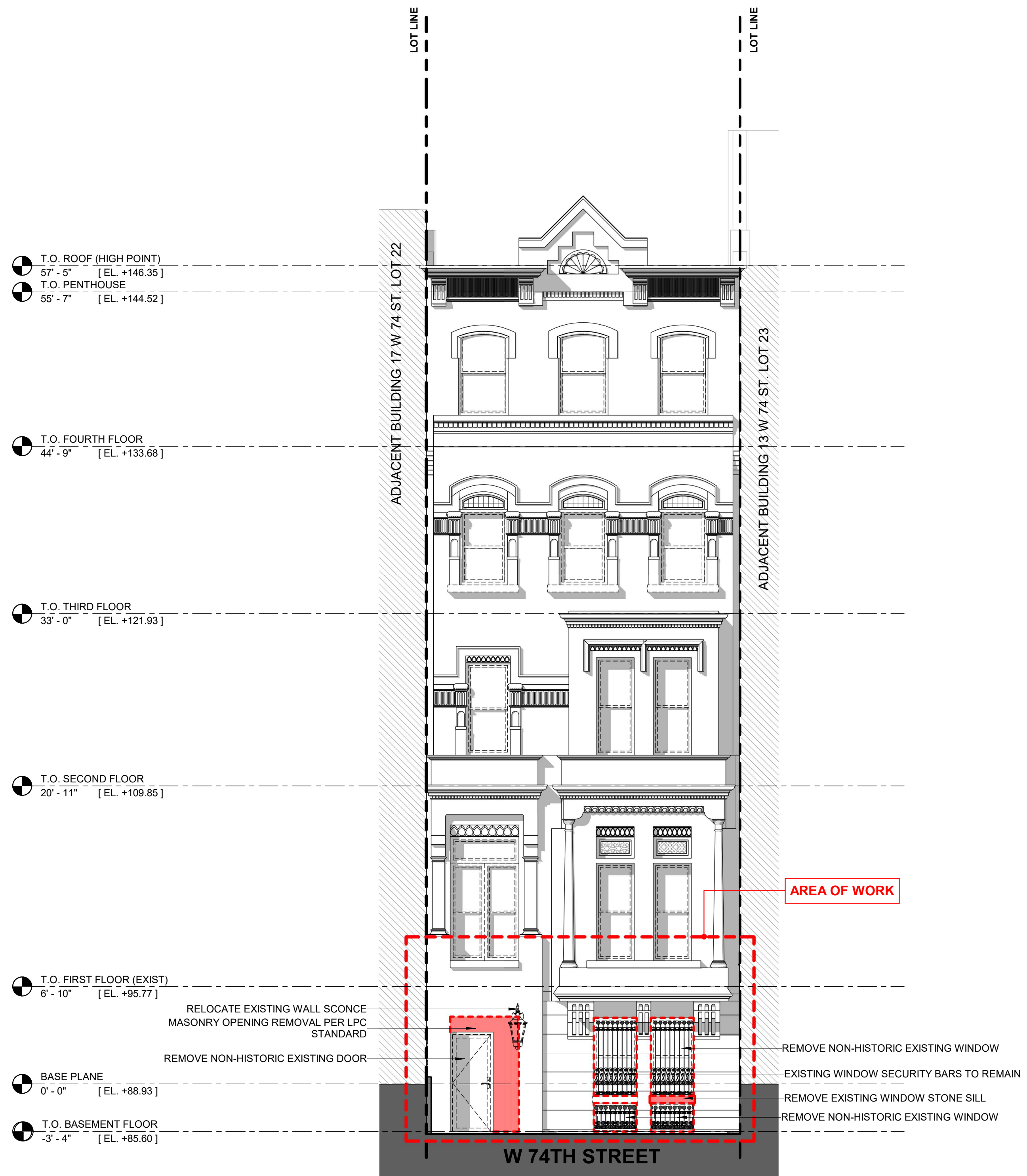
APPLY STUCCO DETAILING TO ENHANCE ENTRANCE, MATCHING THE NEIGHBORING BUILDING'S EXTERIOR
PROPOSED WOOD DOOR WITH GLAZING TO MATCH HISTORIC DOOR
INSTALL NEW WALL SCONCE

LPC-004 02

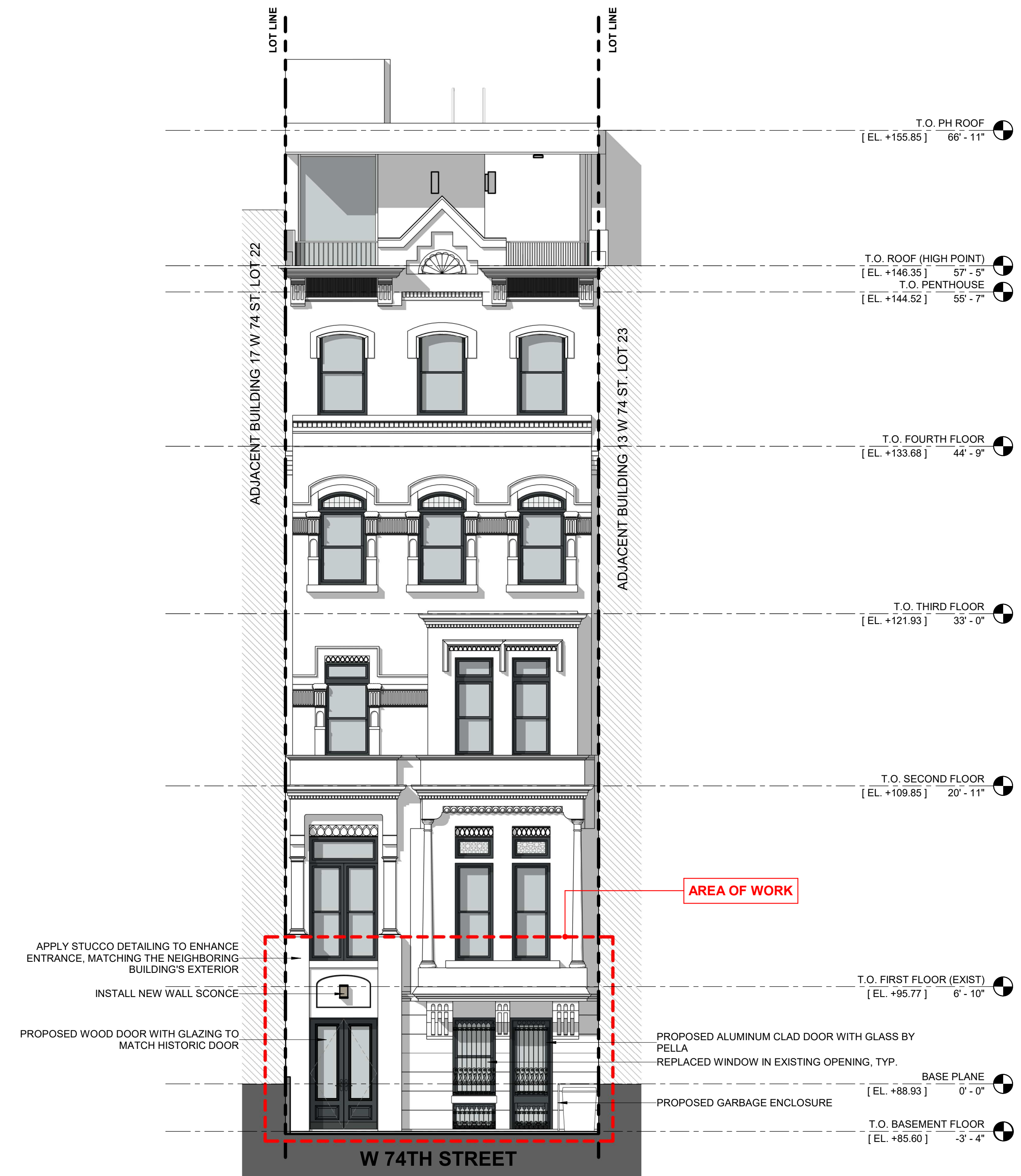
PLANTER
PROPOSED GARBAGE ENCLOSURE
NEW IRON FENCES



02 LPC - PROPOSED BASEMENT PLAN
1/4" = 1'-0"



01 AREA OF WORK - EXIST. FRONT ELEVATION
3/16" = 1'-0"



02 AREA OF WORK - PROP. FRONT ELEVATION
3/16" = 1'-0"



EXISTING CONDITION OF WINDOW AND IRON GRILLES



01 PANORAMIC VIEW WITH NEIGHBORING BUILDINGS
N.T.S.



ENTRANCE CONDITION OF 11 W 74TH ST./LOT 25



02 EXISTING FRONT FACADE - 001E & 002E
1/2" = 1'-0"

APPLY STUCCO
DETAILING TO
ENHANCE ENTRANCE,
MATCHING THE
NEIGHBORING
BUILDING'S EXTERIOR

INSTALL NEW WALL
SCONCE

PROPOSED WOOD
DOOR WITH GLAZING
TO MATCH HISTORIC
DOOR

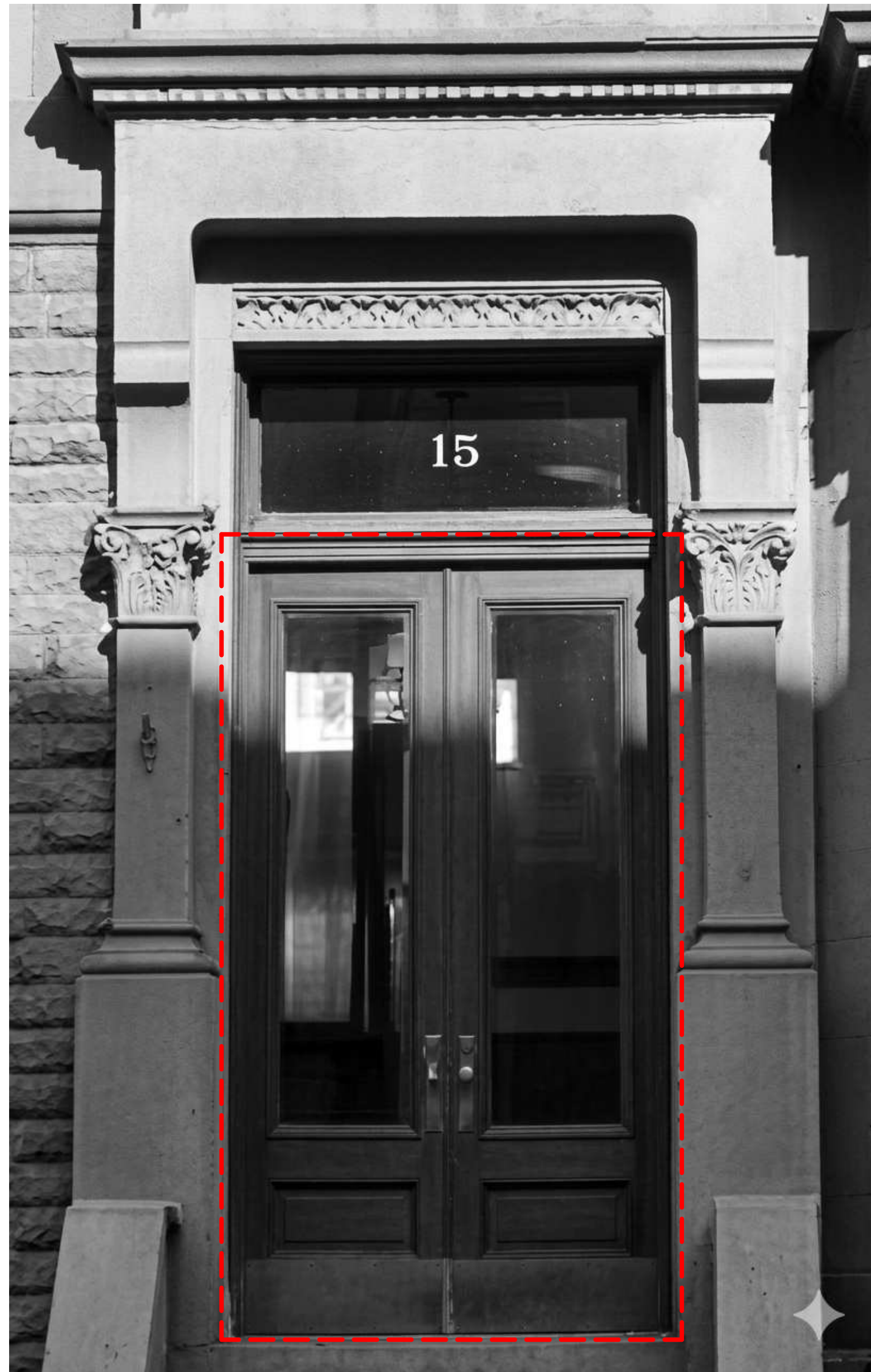
02
LPC-006



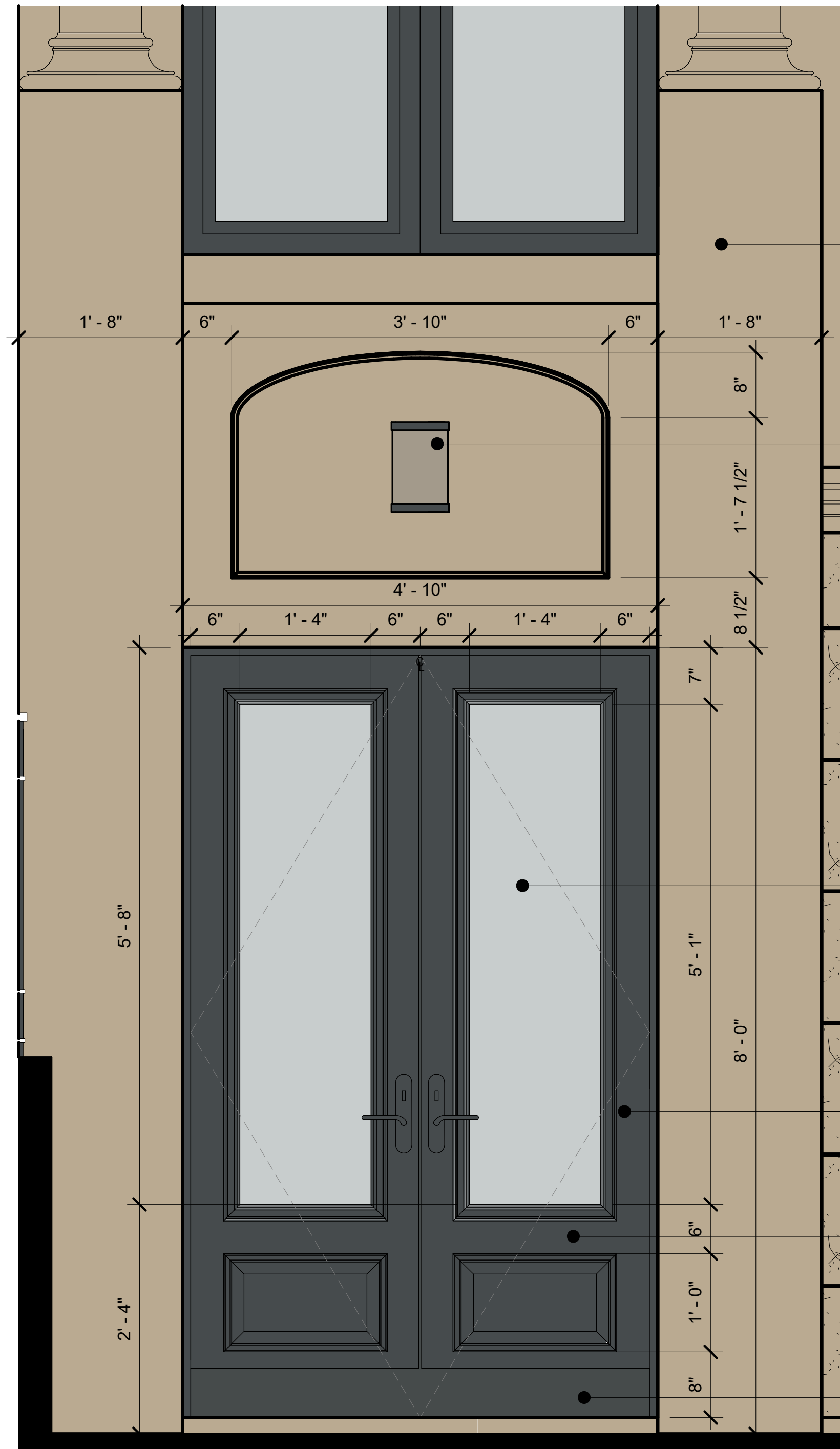
03 PROPOSED FRONT FACADE - DOOR 001, 202 & WINDOW 001
N.T.S.

PROP. BRICK MOLD TO
MATCH HISTORIC
BRICK MOLD
PROPOSED ALUMINUM
CLAD DOOR WITH
GLASS BY PELLA
REUSED
EXIST. WINDOW
SECURITY BARS

03
LPC-007



01 PHOTO OF HISTORIC PARLOR FLOOR DOOR
N.T.S



02 ELEVATION - MAIN ENTRANCE DOOR
1" = 1'-0"

APPLY STUCCO
DETAILING TO
ENHANCE ENTRANCE,
MATCHING THE
NEIGHBORING
BUILDING'S EXTERIOR

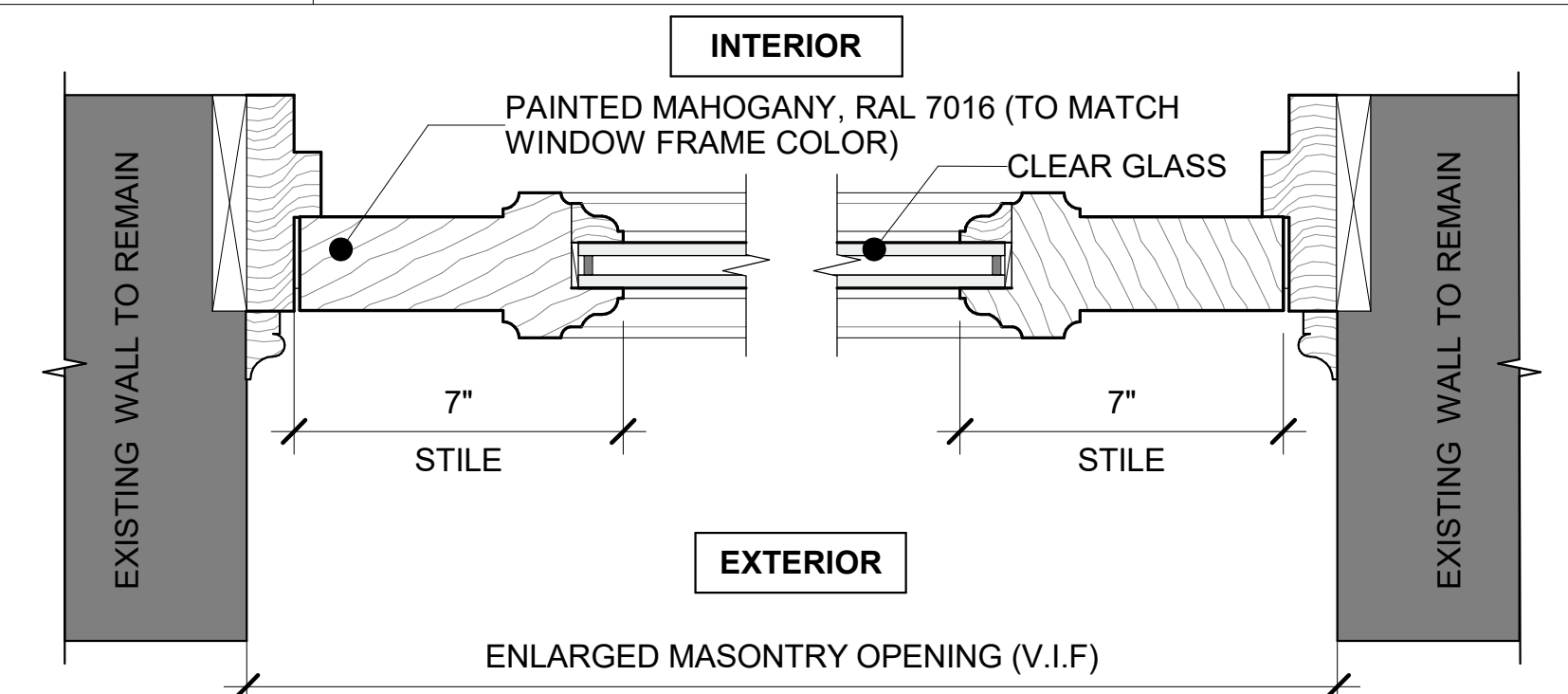
INSTALL NEW WALL
SCONCE

CLEAR GLASS

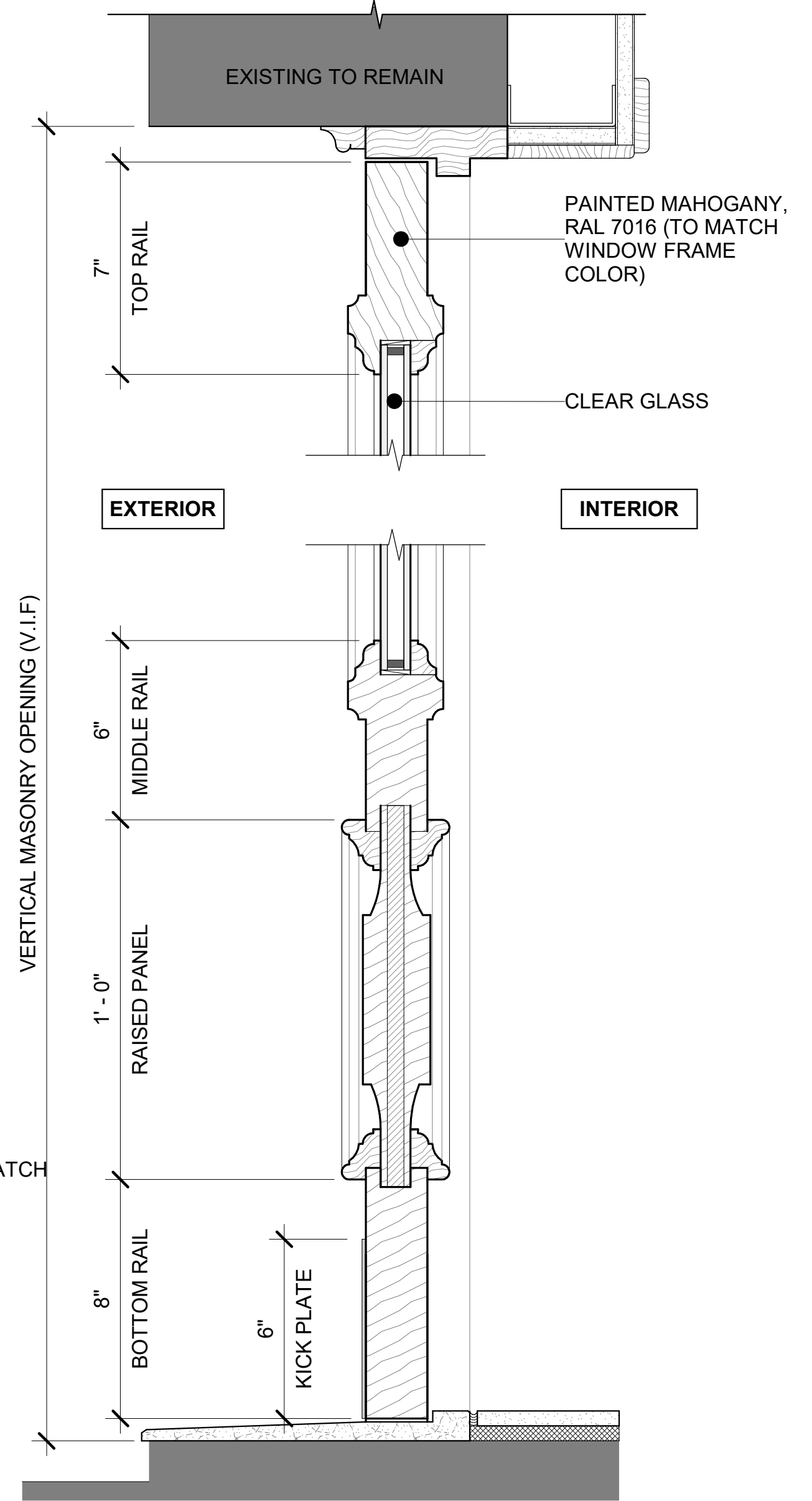
PROPOSED WOOD
DOOR WITH GLAZING
TO MATCH HISTORIC
DOOR

PAINTED MAHOGANY, RAL 7016 (TO MATCH
WINDOW FRAME COLOR)

BRONZE KICK PLATE



03 PROP. WOOD paneled DOOR PLAN
N.T.S



04 PROP. WOOD paneled DOOR SECTION
3" = 1'-0"

April 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-26-07990

15 West 74th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 638 1277

Passcode: 426602

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.