

March 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05842

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

To testify virtually, please join Zoom

**Webinar ID:** 816 5096 3710

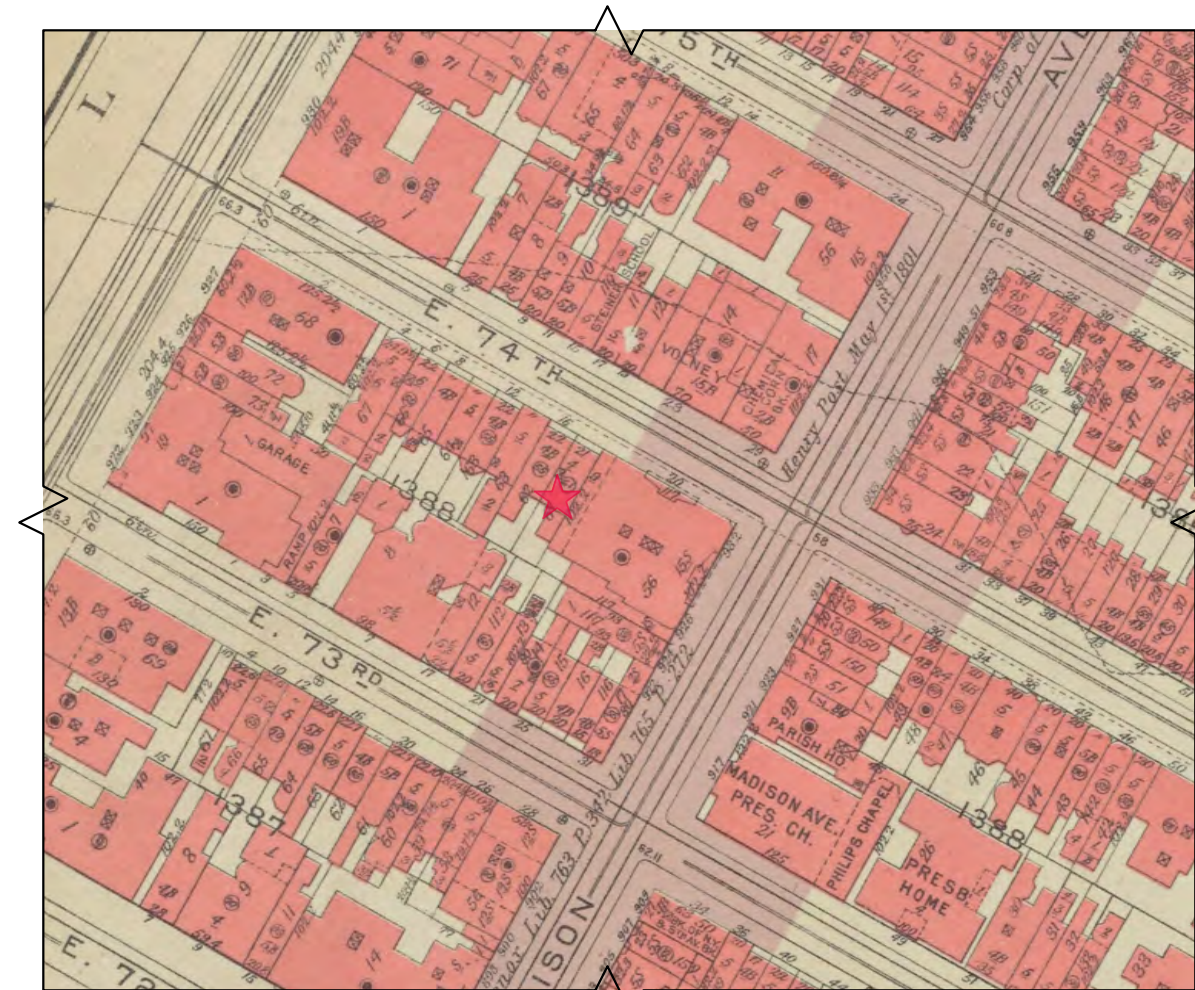
**Passcode:** 829592

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

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# 18 EAST 74TH STREET

## LANDMARKS PRESERVATION COMMISSION PRESENTATION



1955 Bromley Plate 110  
N.T.S.

BOROUGH: 1-MANHATTAN  
 BLOCK: 1388  
 LOT: 61  
 COUNTY: NEW YORK  
 COMMUNITY BOARD: 108  
 ZONING DISTRICT: R8B, LH-1A  
 ZONING MAP: 8C  
 CLIMATE ZONE: 4A

NO. OF STORIES: 6  
 NO. OF DWELLING UNITS: 1  
 CONSTRUCTION CLASS: 2-B  
 OCCUPANCY CLASS: R-3, J-3 (1968 CODE)  
 CO NUMBER: 102522003F  
 BIN: 1041516  
 LPC DOCKET NO. LPC-24-05842

### DRAWING INDEX

LPC-01 Cover Sheet  
 LPC-02 Historic Photos  
 LPC-03 Street Views  
 LPC-04 Panoramic Views  
 LCP-05 Detail Photos, Existing  
 LPC-06 Elevations  
 LPC-07 2001 Facade, Approved  
 LPC-08 Facade Details  
 LPC-09 Materials Board  
 LPC-10 Appendix Cover

*Excerpt from Upper East Side Historic District Designation Report, Volume 1, 1981, page 701*

EAST 74TH STREET South Side  
 No. 18 (1388/61)

	Date	by	Architect	for	Owner
Erected	c.1871		unknown		James A. Coburn
Present Facade	1921	by	A. Wallace McCrea	for	Mrs. Leontine N. Berry

### ARCHITECTURE

Original Style Italianate  
 Present Style neo-Italian Renaissance

Elements Four-story residence; limestone front; rusticated base with large, central round-arched entrance and cartouche with building address; double-doors with egg and dart moldings; service door and window with iron grilles; three round-arched windows with balustrades on second floor; balustrade parapet at roof.

Alterations 1921 - new facade

HISTORY House originally built as one of a row of seven (Nos. 6-18)

References: New York City, Department of Buildings, Manhattan, Plans, Permits, and Dockets.  
 New York County, Office of the Register, Liber Deeds and Mortgages.



Tax Photo c.1940s



LPC Designation Photo



Tax Photo c.1980s



Front Facade, April 2023

PA



Side Facade, May 2023

PA





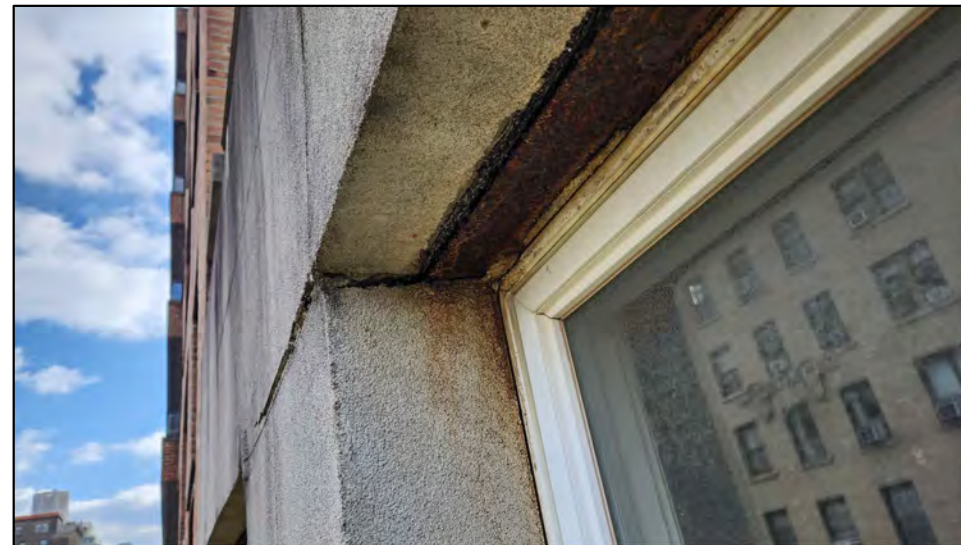
Existing Front Elevation, Floors 5 & 6



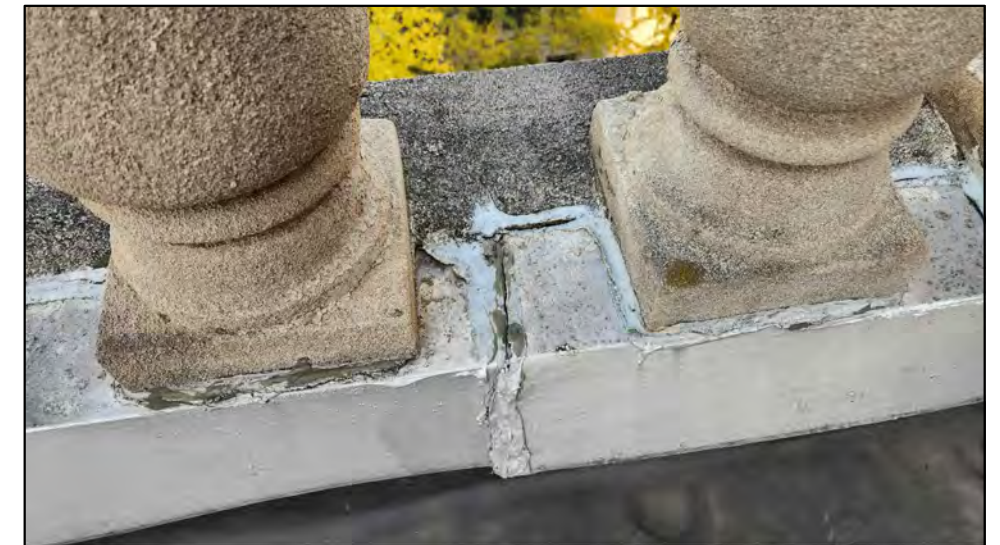
Existing Side Elevation, Floors 5 & 6



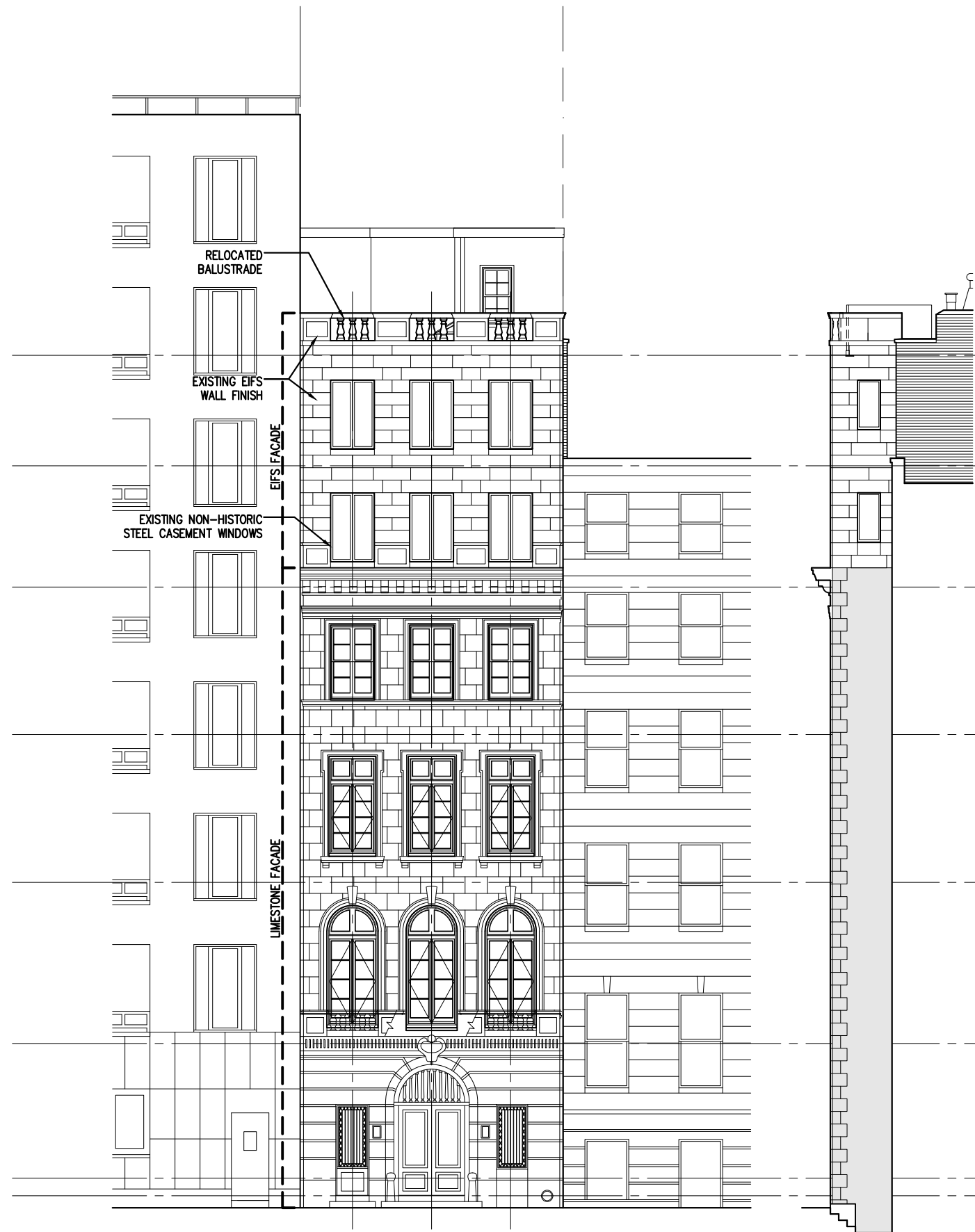
Ragged edges & discoloration of deteriorated EIFS



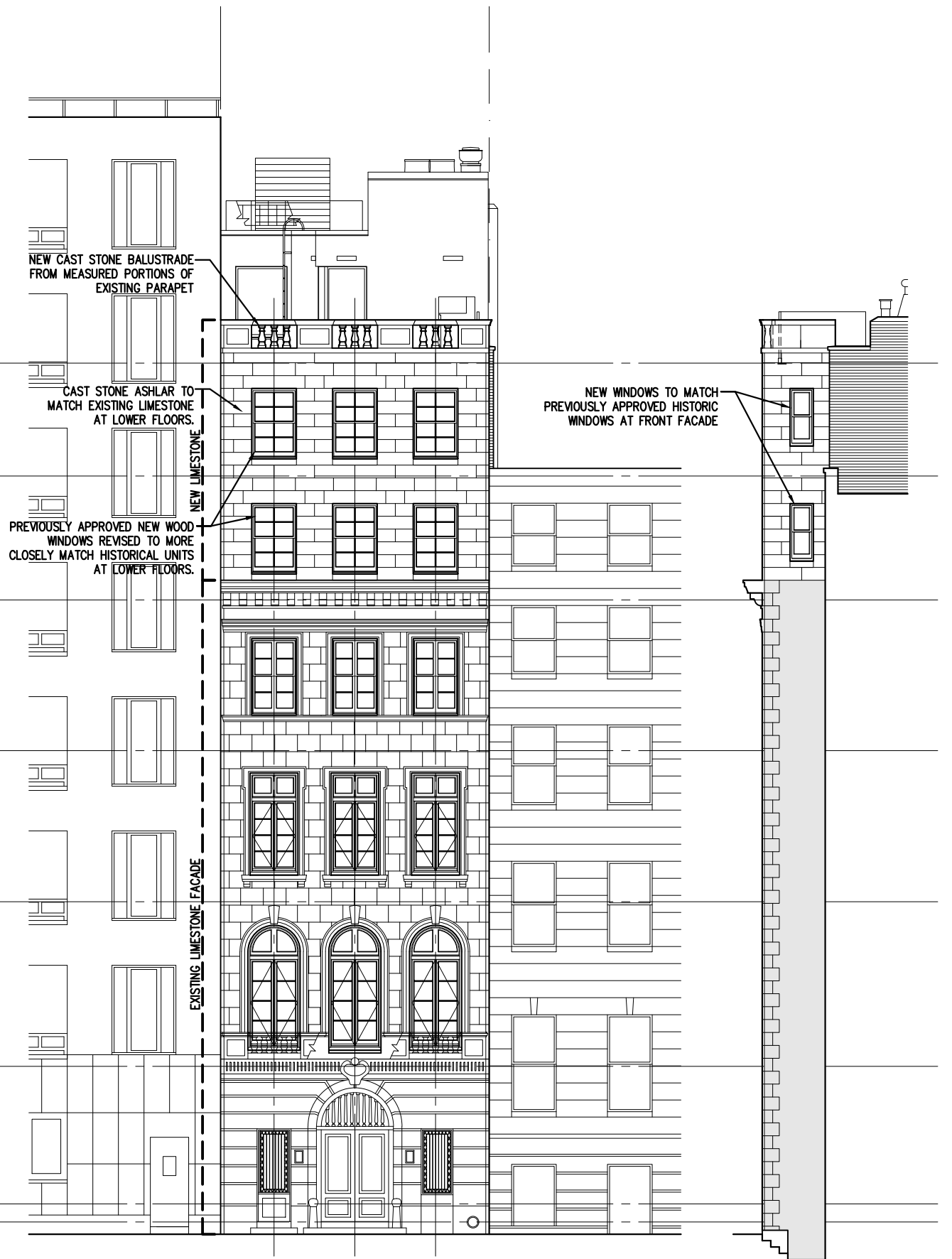
Corroded lintels, rust-jacking, rust-staining around window, delaminating EIFS, no sign of flashing



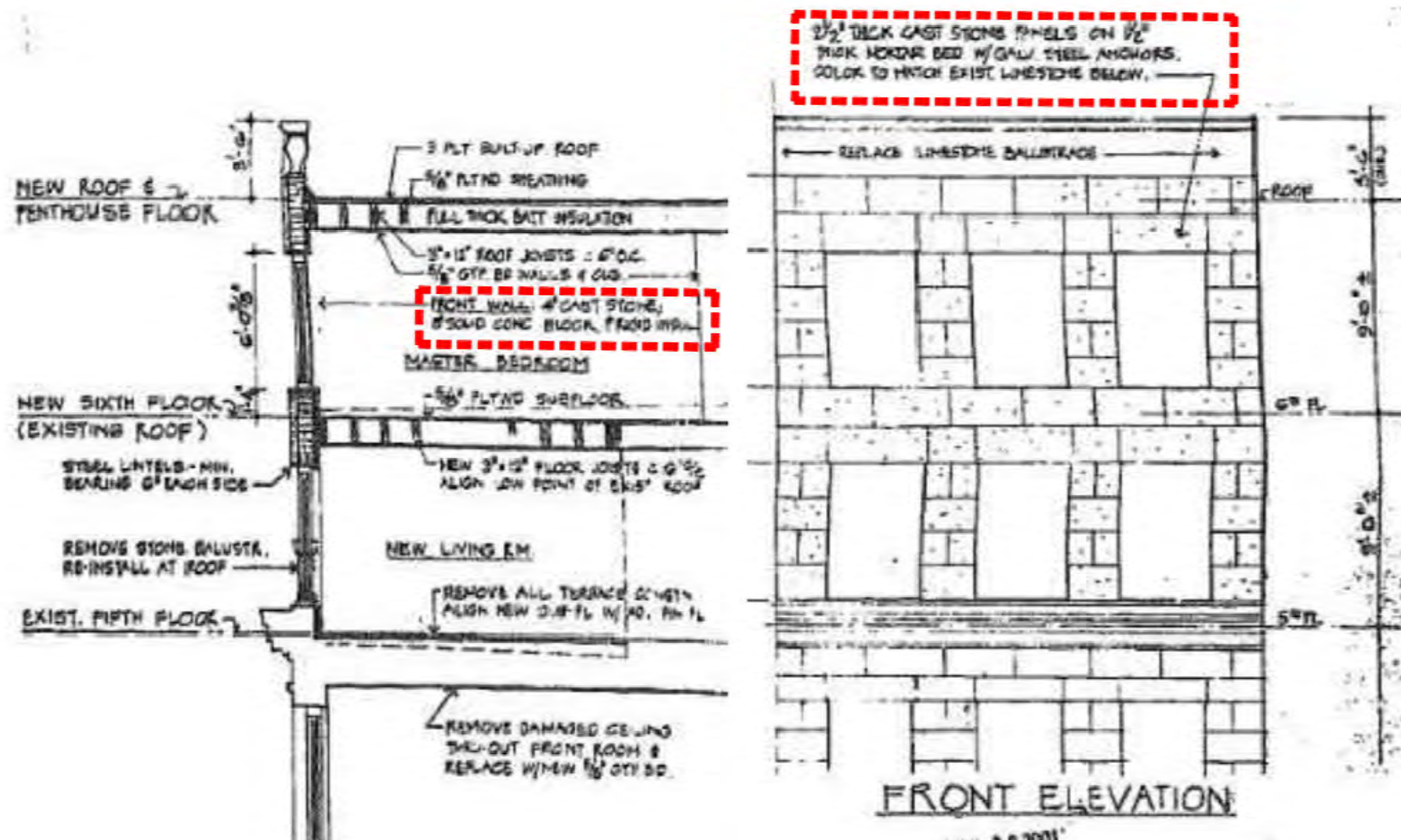
Salvaged stone balusters bearing on EIFS/CMU



Existing Front & Side Elevations

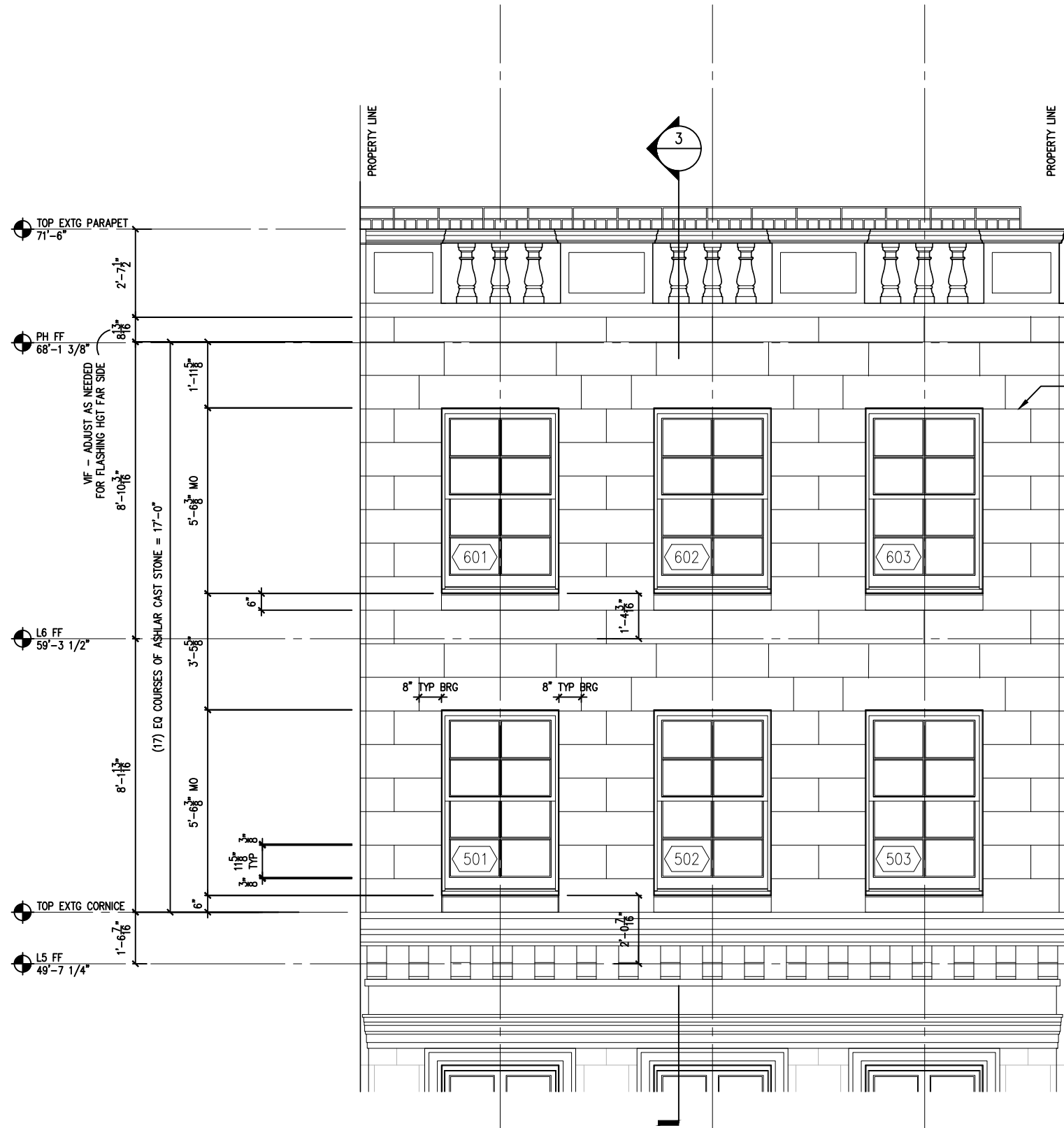


Proposed Front & Side Elevations

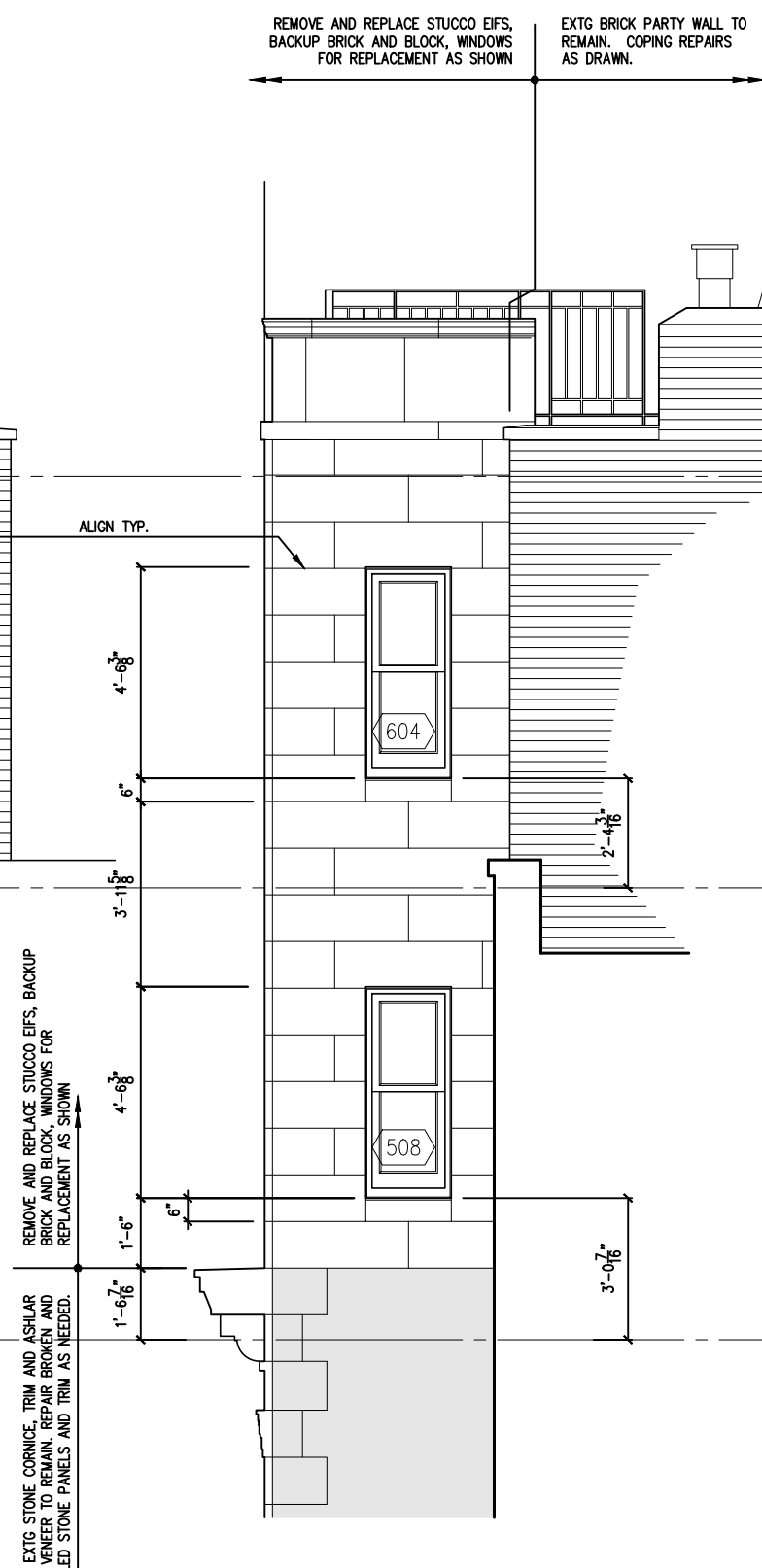


*from sheet A-5 of 2001 Facade Renovation Drawings*

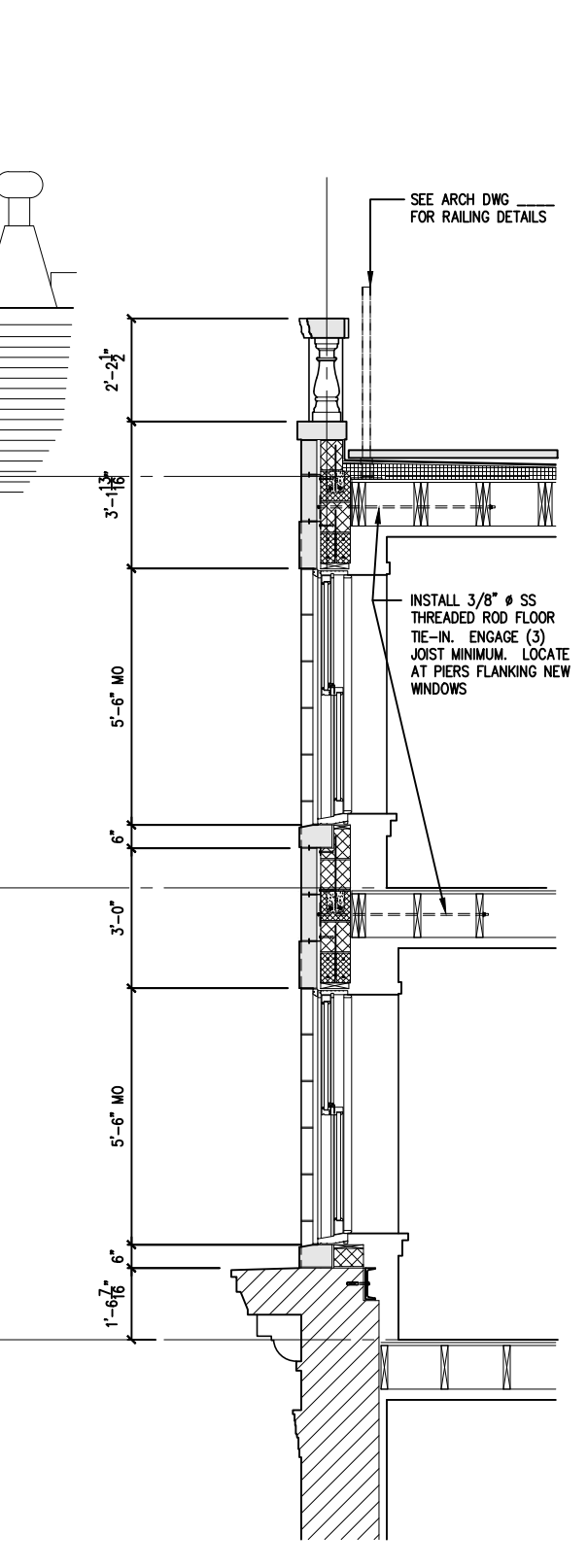




1 Partial Elevation Looking South  
Scale: 1/4"=1'-0"



2 Partial Elevation Looking East  
Scale: 1/4"=1'-0"



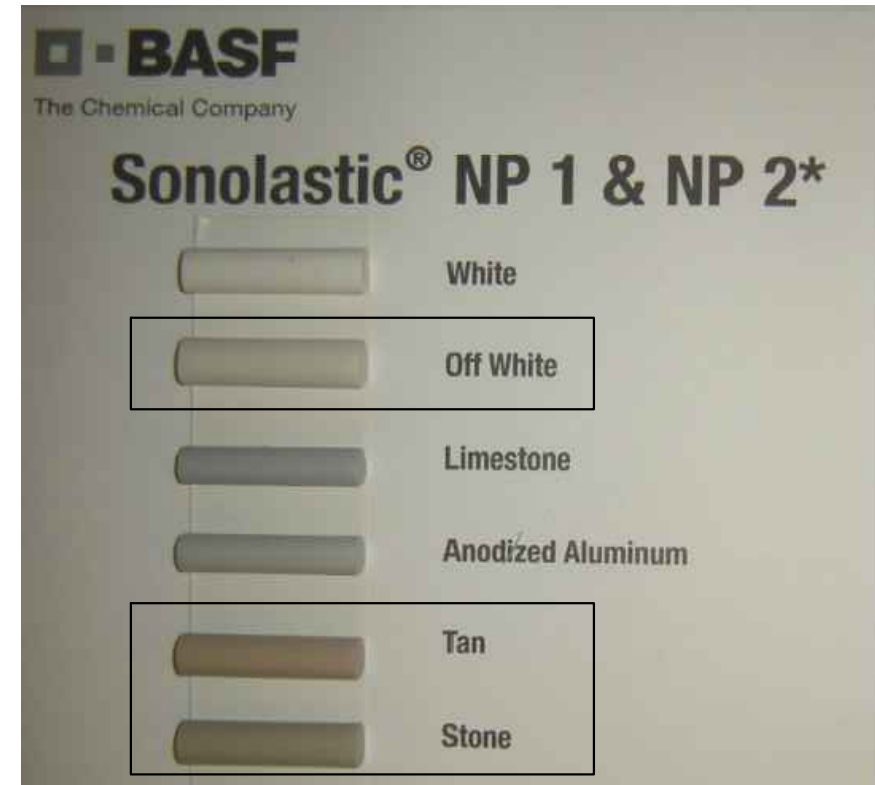
3 Section Looking East  
Scale: 1/4"=1'-0"

from sheet A-405

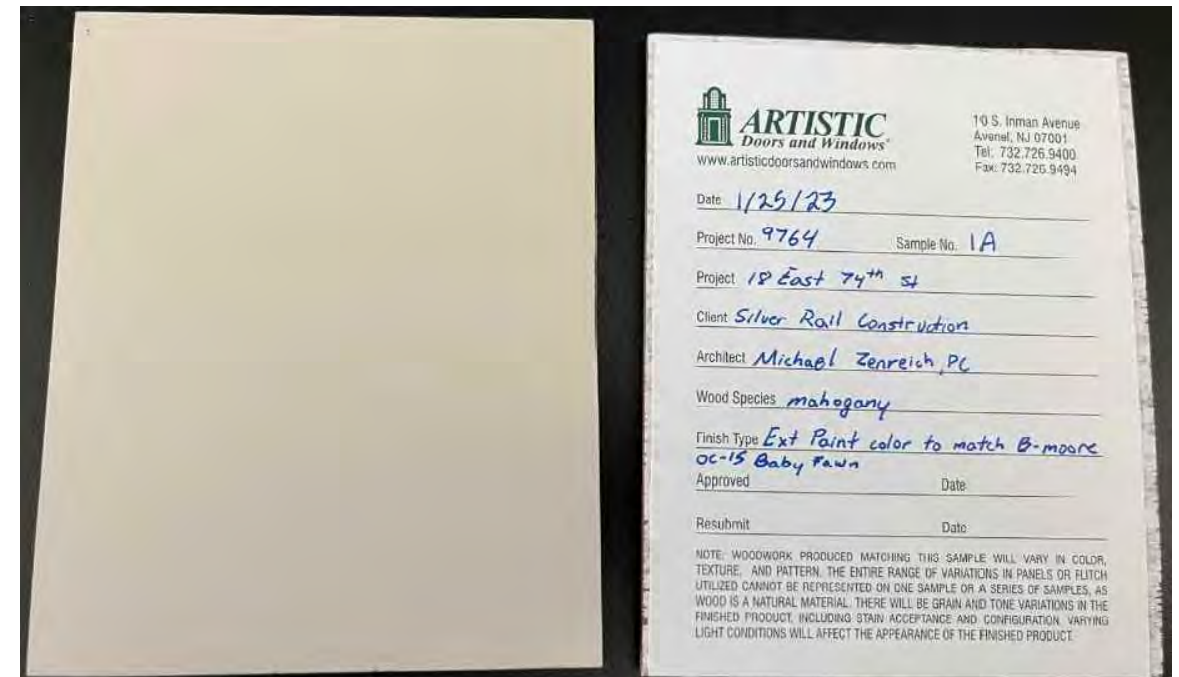


Nicholson & Galloway

Cast Stone



Brickmold Sealant Color (VIF)



Window Color

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# Appendix

A-405.01	Facade Partial Elevations
A-406.01	Facade Details
A-602.05	Building Elevations
A-901.02	Photographs
A-902.01	Photographs
DM-103.03	4th & 5th Floor Demo. Plans
DM-104.03	6th & Penthouse Demo. Plans
A-103.03	4th & 5th Floor Plans
A-104.03	6th & Penthouse Plans
A-312.03	MZA Approved Windows
A-5 2001	Kiffner Approved Facade Work



**Consultants**

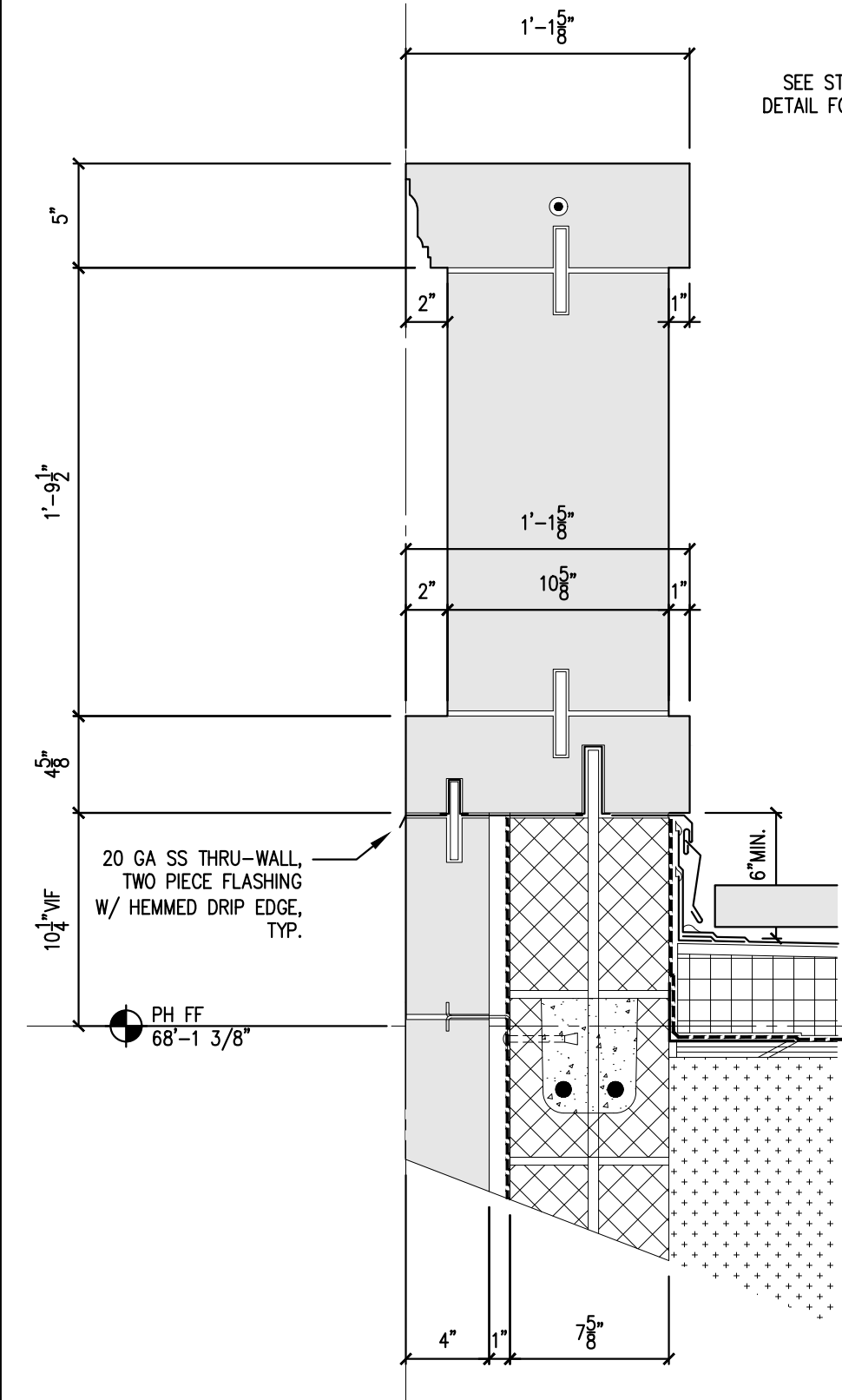
**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

**MEP ENGINEER**  
Consulting Engineering Services  
811 Middle Street  
Middletown CT 06457  
860.632-1682

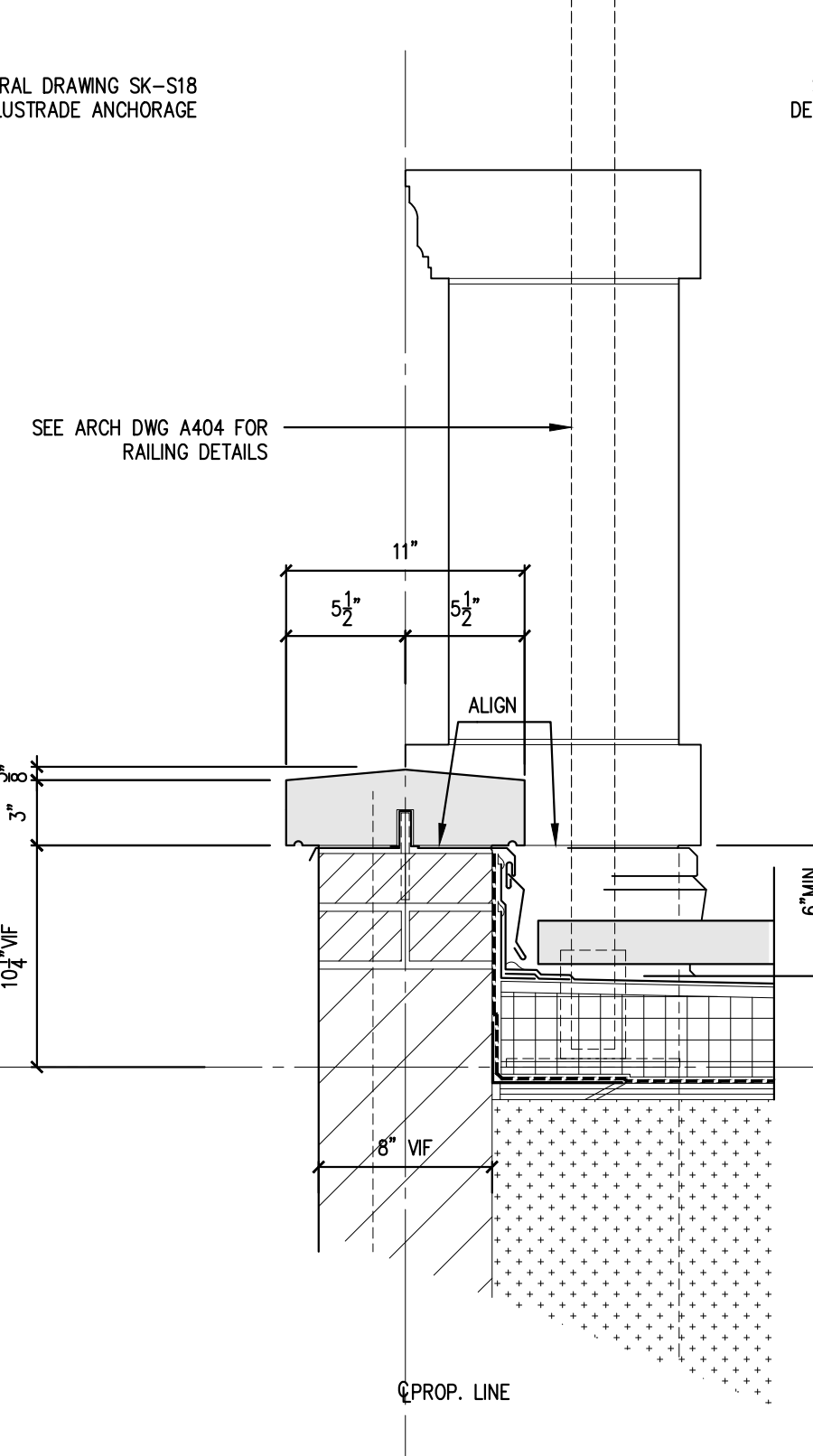
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New York, NY 10001  
212.594.8140 x 8901

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Kevin Schaefer, PE  
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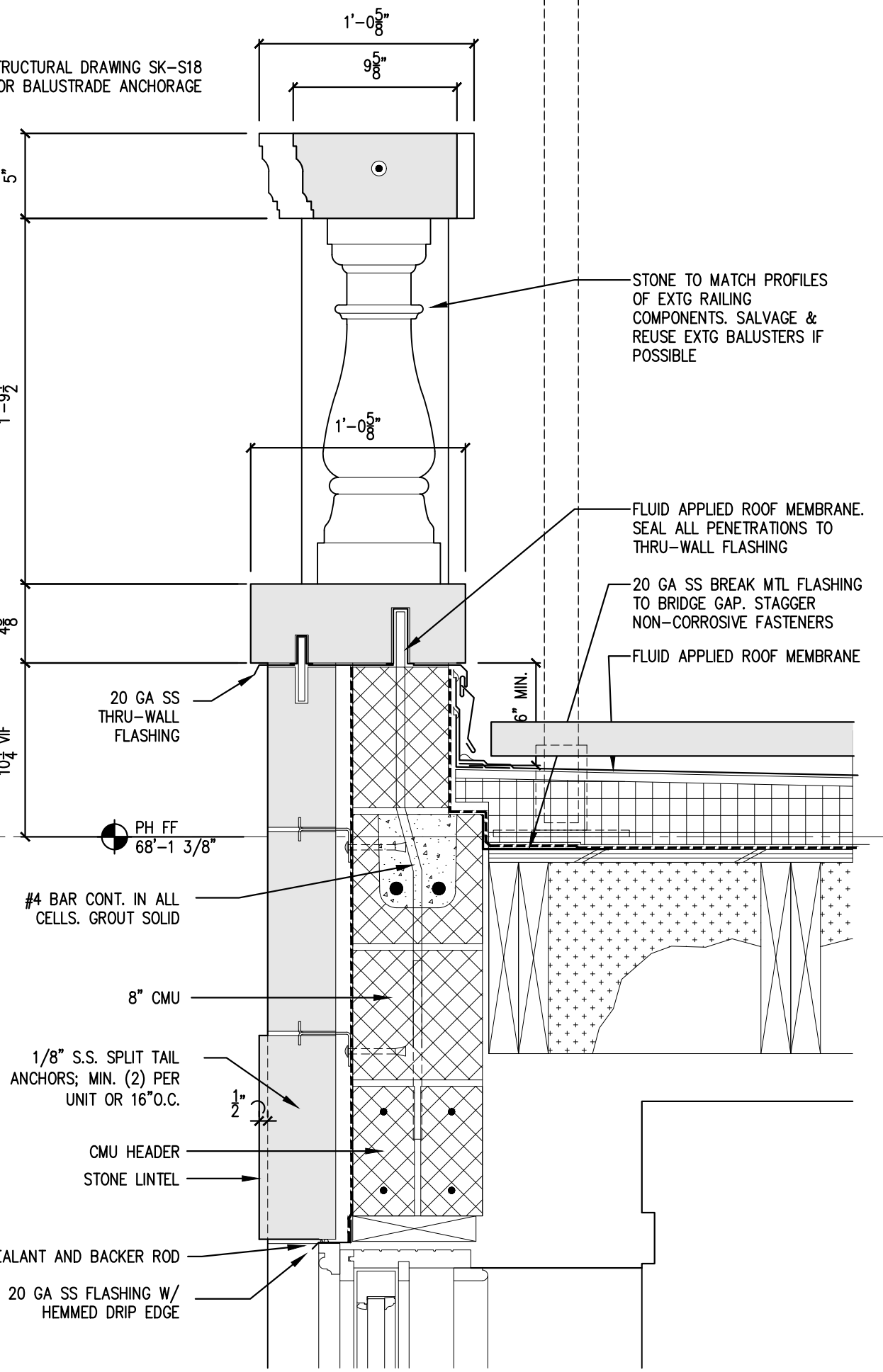
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Old Structures Engineering PC  
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New York, NY 10004  
212.244.4546 x 302



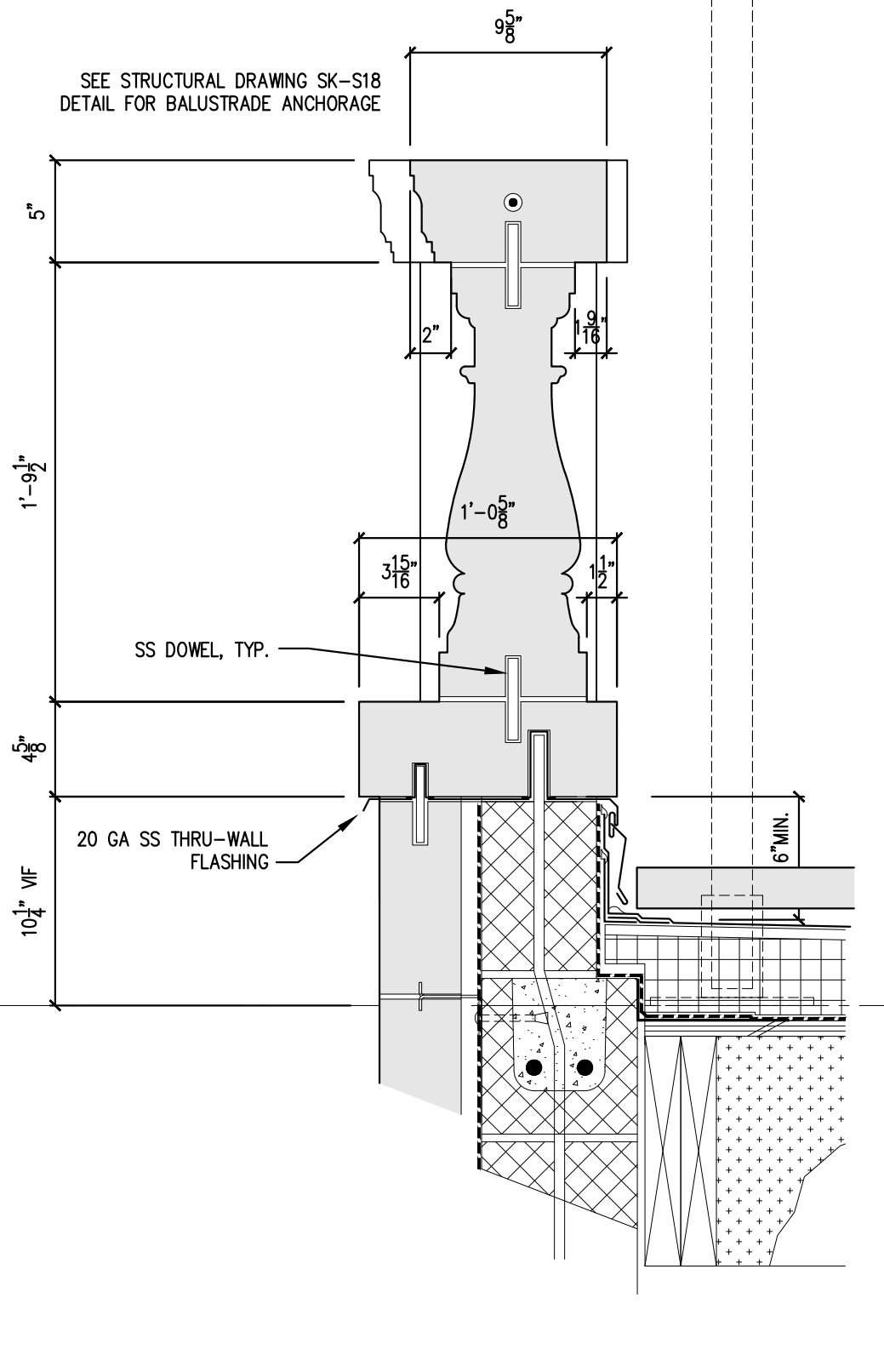
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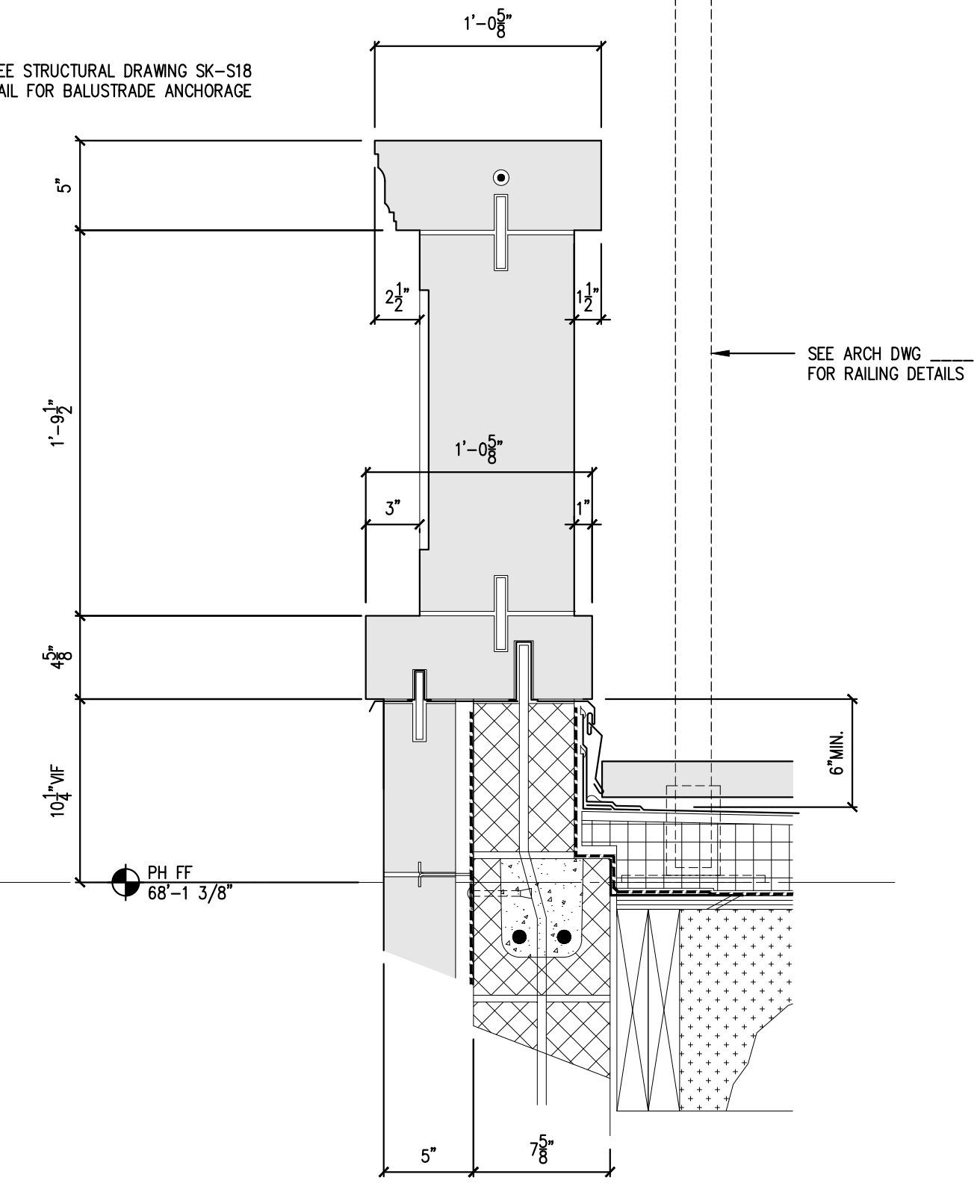
2 Detail  
Scale: 1 1/2"=1'-0"



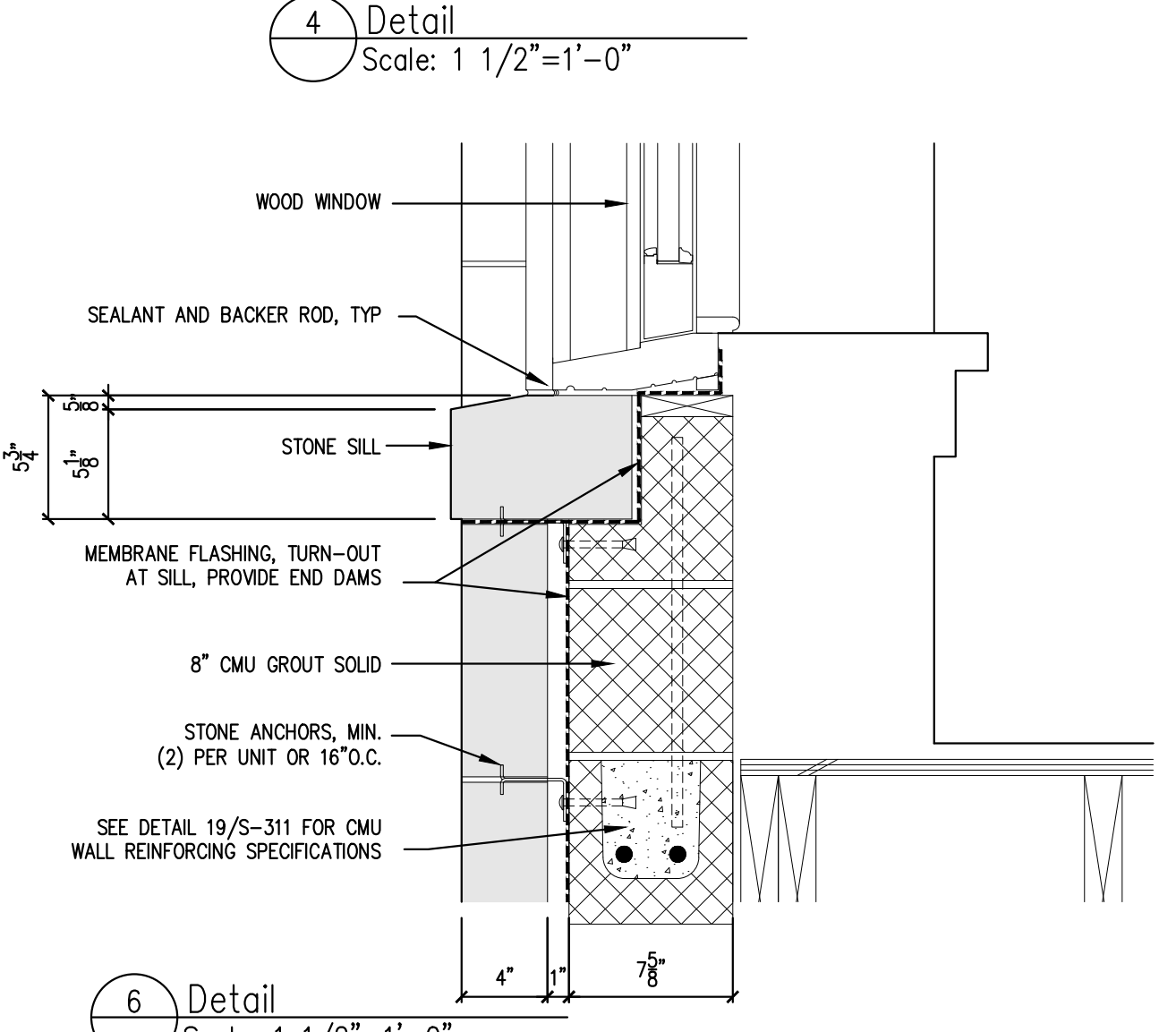
3 Detail  
Scale: 1 1/2"=1'-0"



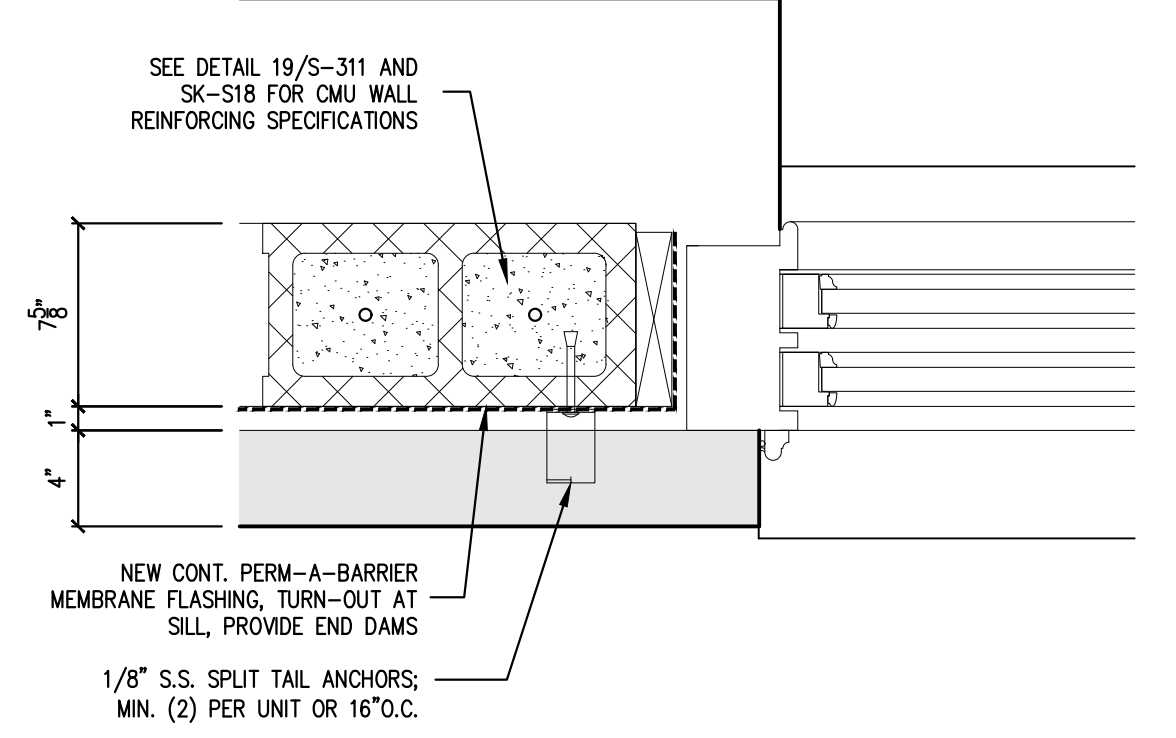
4 Detail  
Scale: 1 1/2"=1'-0"



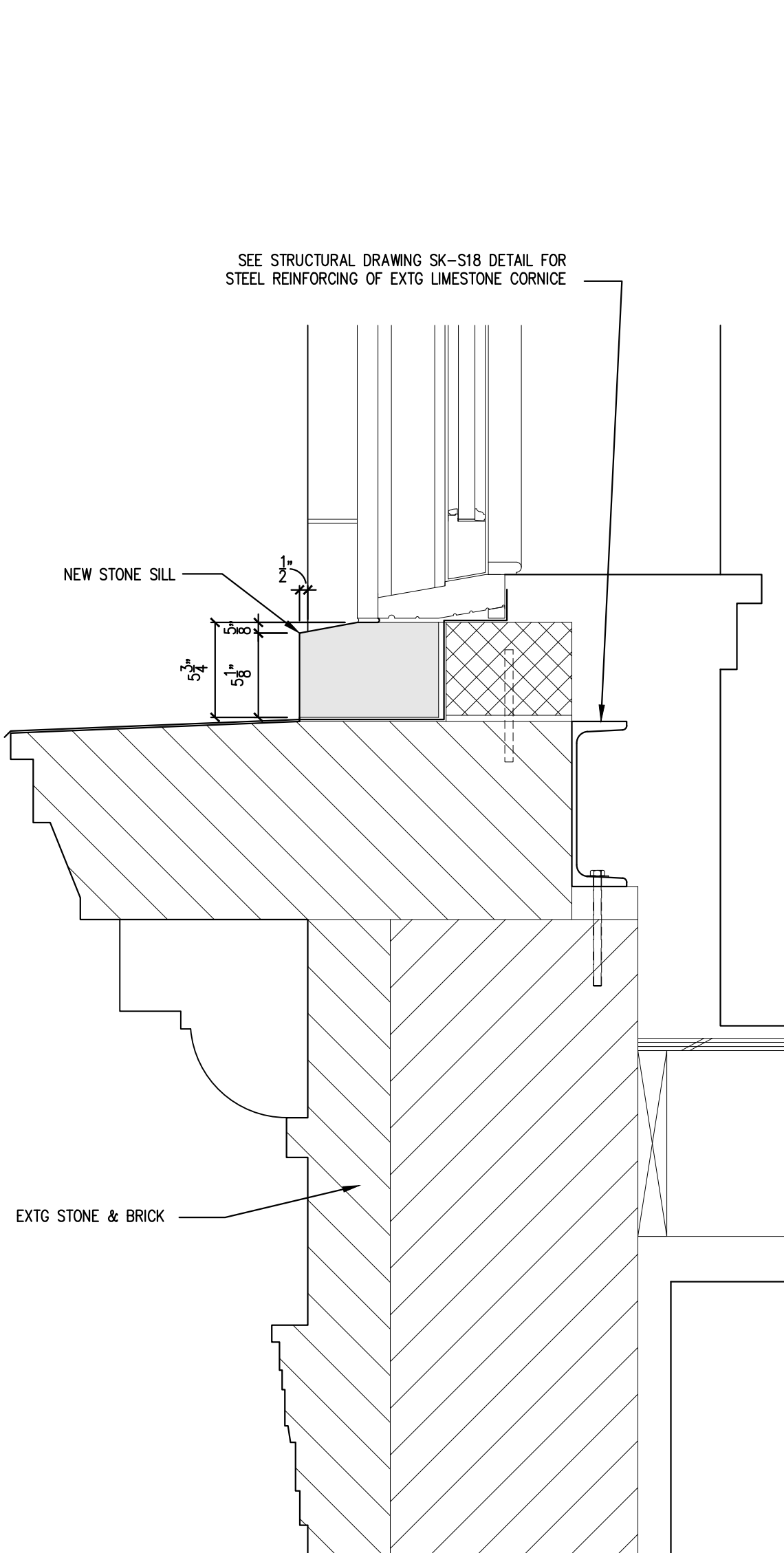
5 Detail  
Scale: 1 1/2"=1'-0"



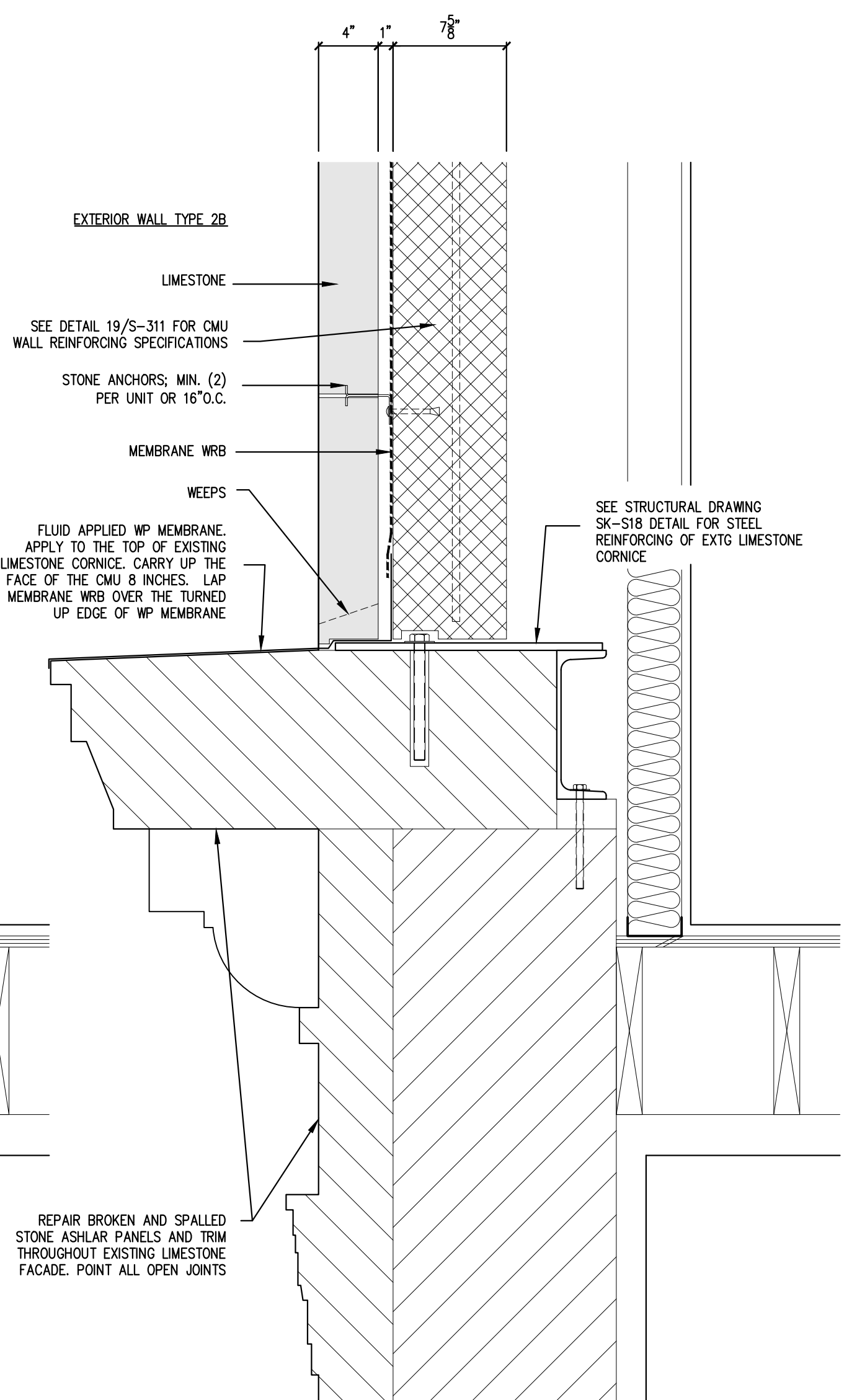
6 Detail  
Scale: 1 1/2"=1'-0"



7 Detail  
Scale: 1 1/2"=1'-0"



8 Detail  
Scale: 1 1/2"=1'-0"



9 Detail  
Scale: 1 1/2"=1'-0"

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1	2023.12.16	LPC REV2
No.	DATE	REVISION
ISSUED:	2023.08.31	

Project # P68-23  
18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



**Front Facade Details**

SCALE: 1 1/2" = 1'-0"  
@ 24 x 36

**A-406.01**

DOB Job #: M00634758-P1

**Consultants**

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5	2023.12.16	LPC REV2
4	2023.12.15	LPC REV1
3	2022.07.20	LPC APRVD
No.	DATE	REVISION
ISSUED:	2023.12.15	

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation

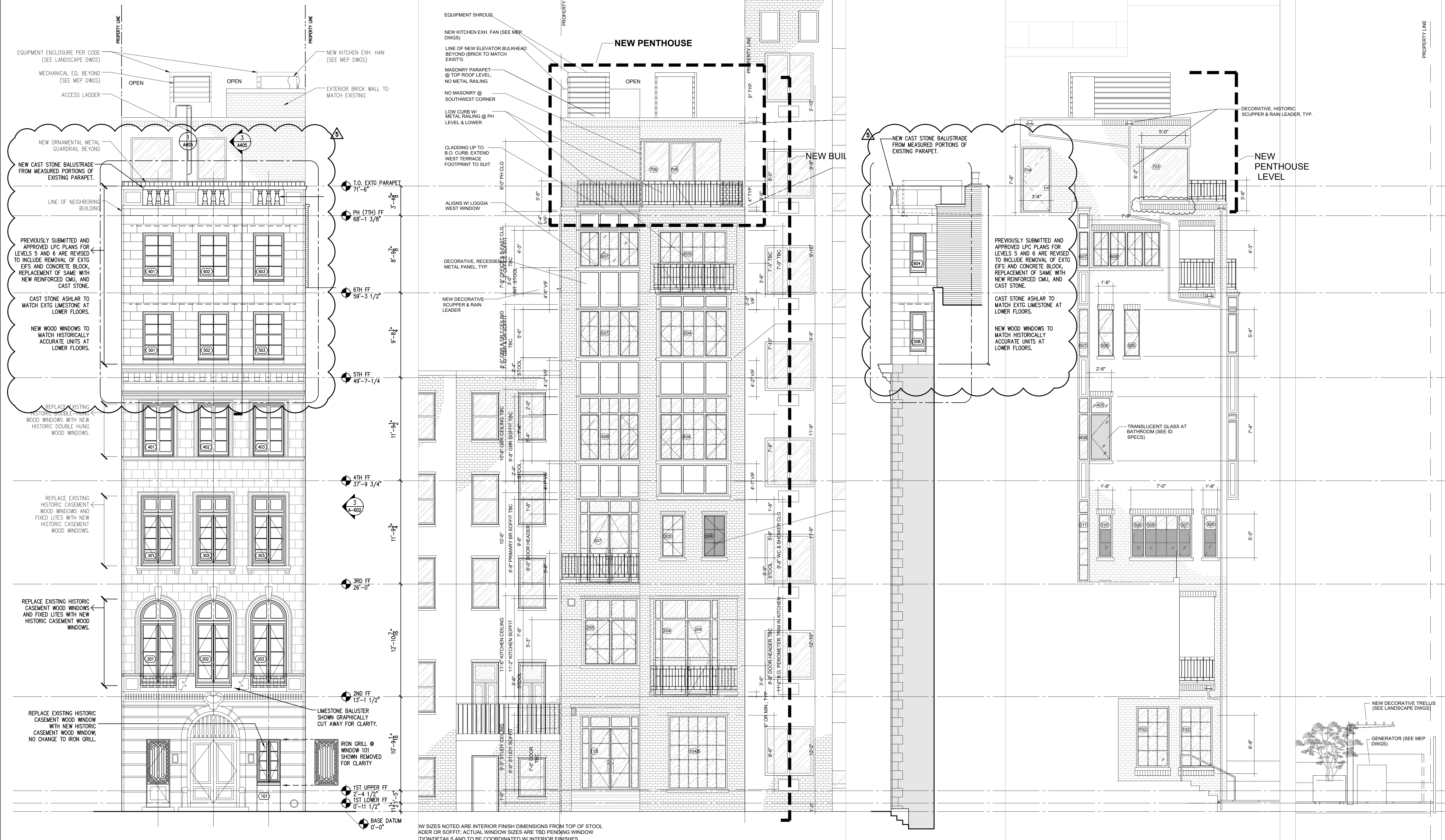


Building Elevations  
Proposed

SCALE: 3/16"=1'-0"  
@ 24 x 36

**A-602.05**

DOB Job #: M00634758-P1



1 Front Façade – Proposed  
Scale: 3/16"=1'-0"

2 Rear Façade – Proposed  
Scale: 3/16"=1'-0"

3 West Façade – Proposed  
Scale: 3/16"=1'-0"

(NO CHANGES TO PREVIOUSLY APPROVED REAR FAÇADE)

(NO CHANGES TO PREVIOUSLY APPROVED REAR FAÇADE)

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1	2023.12.15	LPC REV1
No.	DATE	REVISION
ISSUED: 2023.12.15		

Project # P68-23

**18 East 74th Street**  
New York, NY 10021  
*Townhouse Renovation*



**Photos**

SCALE: NTS  
@ 24 x 36

**A-901.02**

DOB Job #: M00634758-P1



4 Existing North Facade Photo 5th and 6th Floors  
Scale: NA

SALVAGED BALUSTER CAP STONE INSTALLED INCORRECTLY AND LEFT PROJECTING SEVERAL INCHES PAST THE FACE OF THE WALL BELOW

BALUSTRADE RELOCATION FROM 2001 RENOVATIONS IS COMPRISED OF SOME SALVAGED PIECES FROM THE ORIGINAL LIMESTONE BALUSTRADE MIXED IN WITH EIFS ON CMU. THE LIMESTONE PIECES ARE POORLY FITTED AND ARE MISSING KEY PIECES.

EXISTING EIFS ON CMU IS DELAMINATING AND ALLOWING WATER INFILTRATION.

PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

PER THE ORIGINAL LPC APPROVAL, NON-HISTORIC WINDOWS AT LEVEL 5 AND 6 ARE SCHEDULED FOR REPLACEMENT WITH WOOD HISTORIC UNITS MATCHING THE DETAILS FOR MEASURED WINDOWS BELOW.

CORNICE STONES HAVE LOST MOST OF THE HEAD JOINT MORTAR. WATER INFILTRATION IS EVIDENT FROM STAINING AND SPALLING. CORNICE TO REMAIN. DAMAGED STONES WILL BE REPAIRED AND MORTAR JOINTS RE-POINTED.

EXISTING LIMESTONE CORNICE TO REMAIN. REPOINTING AND REPAIRS ONLY



5 Existing Partial West Facade Photo 5th and 6th Floors  
Scale: NA

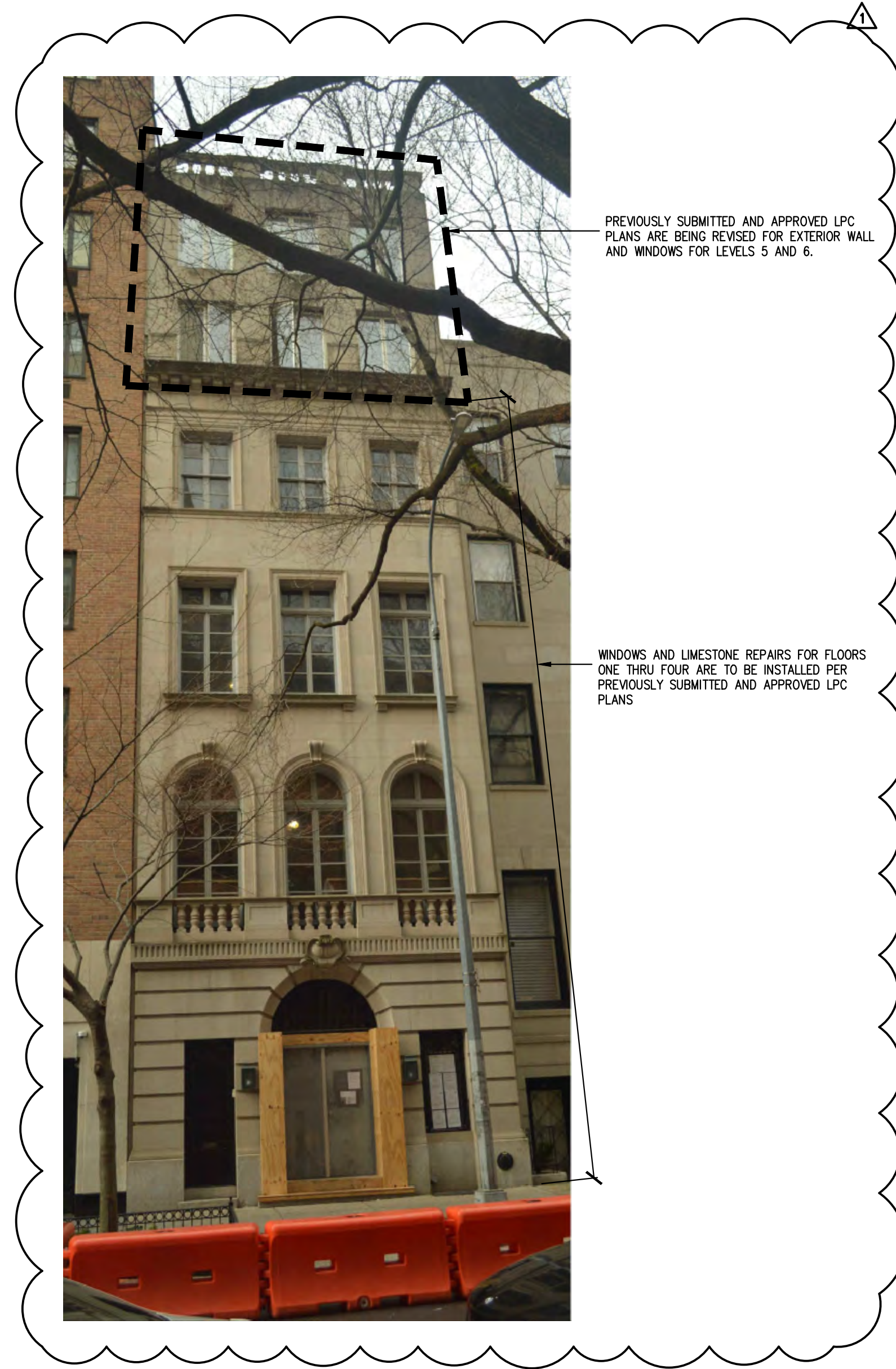
PROPOSED SCOPE IS FOR THE REMOVAL OF THE EXTERIOR WALL ABOVE THE EXISTING CORNICE AND REBUILDING THE WALL WITH CAST STONE AS DOCUMENTED ON THE ATTACHED SHEETS A-405 AND A-406

THRU WALL AC UNITS ARE TO BE REMOVED.



1934 TAX PHOTO

1 Front Facade  
Scale: NTS



CURRENT

PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS ARE BEING REVISED FOR EXTERIOR WALL AND WINDOWS FOR LEVELS 5 AND 6.

WINDOWS AND LIMESTONE REPAIRS FOR FLOORS ONE THRU FOUR ARE TO BE INSTALLED PER PREVIOUSLY SUBMITTED AND APPROVED LPC PLANS



FOURTH FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS. TYPICAL FOR (3) OPENINGS

THIRD FLOOR WINDOWS PREVIOUSLY APPROVED FOR REPLACEMENT WITH HISTORICALLY ACCURATE WOOD UNITS. TYPICAL FOR (3) OPENINGS

SECOND FLOOR WINDOWS PREVIOUSLY APPROVED FOR RESTORATION/REFURBISHMENT. THIS APPLICATION SEEKS TO REMOVE THE THREE UNITS AND INSTALL HISTORICALLY ACCURATE WOOD UNITS IN THE EXISTING LIMESTONE MASONRY OPENINGS. TYPICAL FOR (3) OPENINGS

FIRST FLOOR WINDOW WAS NOT PART OF THE ORIGINAL APPLICATION. THIS APPLICATION SEEKS TO REPLACE THE SINGLE UNIT WITH A HISTORICALLY ACCURATE WOOD UNIT. NO CHANGE TO THE DECORATIVE IRON GRILL WILL BE MADE.



2 Front Facade Details  
Scale: N.T.S.



**Consultants**

**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
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1	2023.12.16	LPC REV2
No.	DATE	REVISION
ISSUED:	2023.12.16	

Project # P68-23

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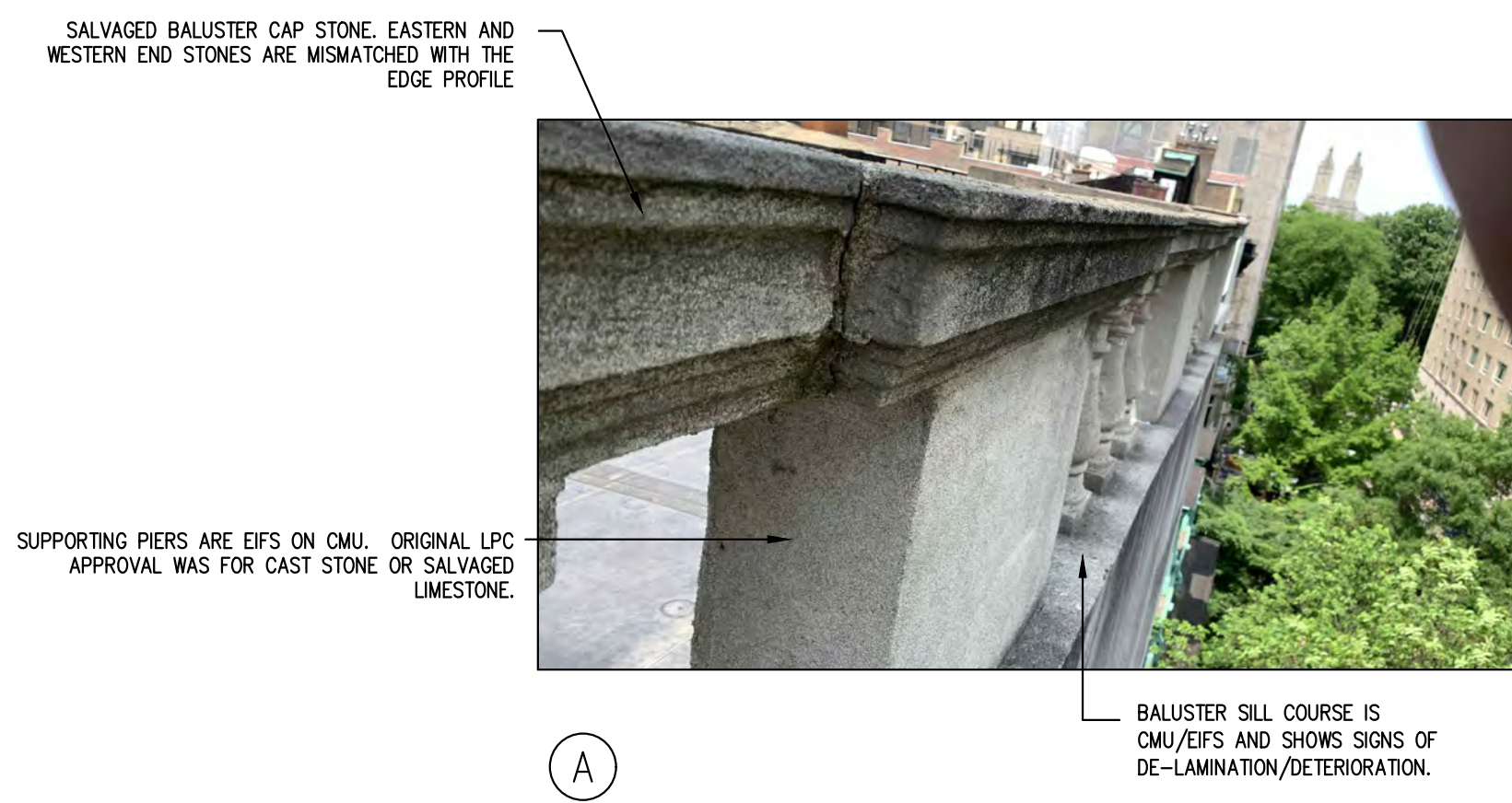


**Photos**

SCALE: NTS  
@ 24 x 36

**A-902.01**

DOB Job #: M00634758-P1



(A)



(B)

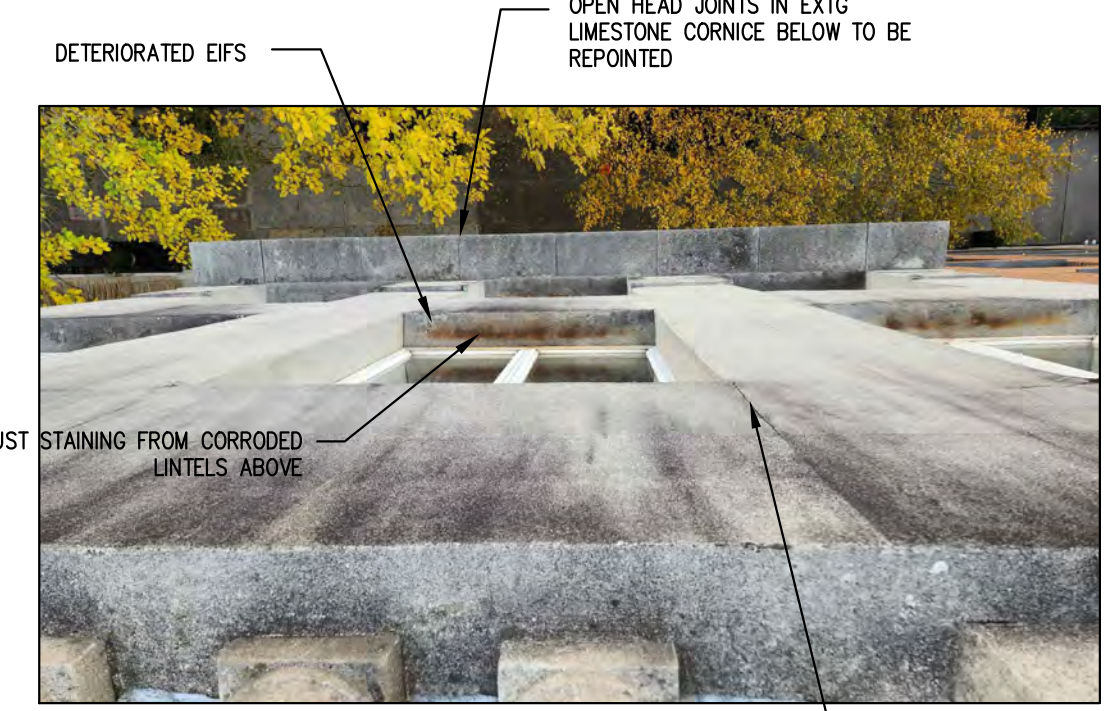


(C)

1 Existing 2001 Installation of the Original Baluster  
Scale: NA



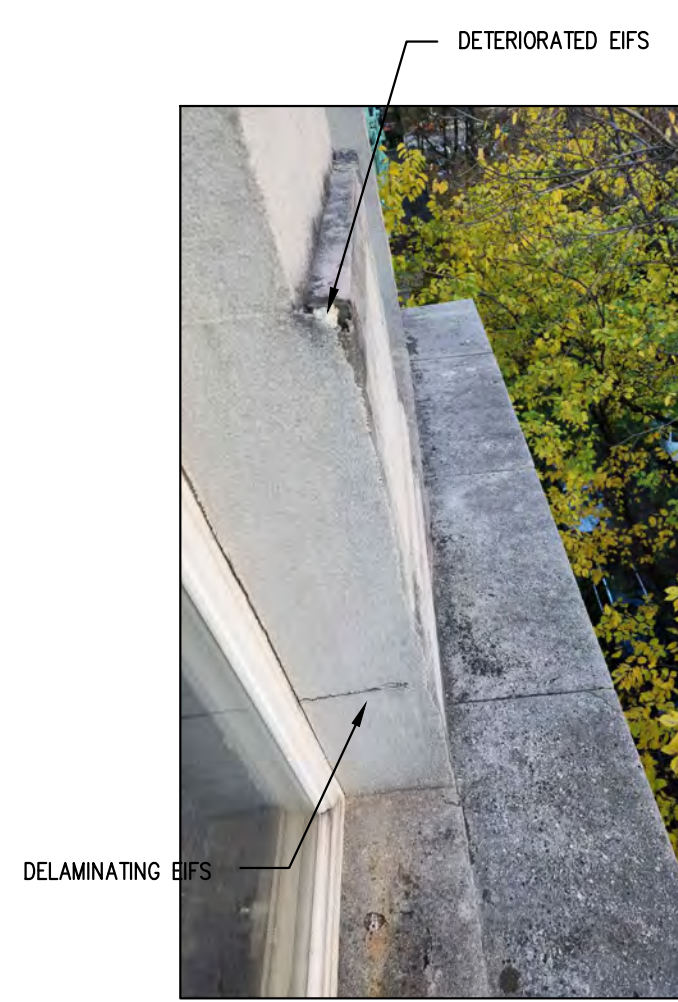
(D)



(E)



(F)

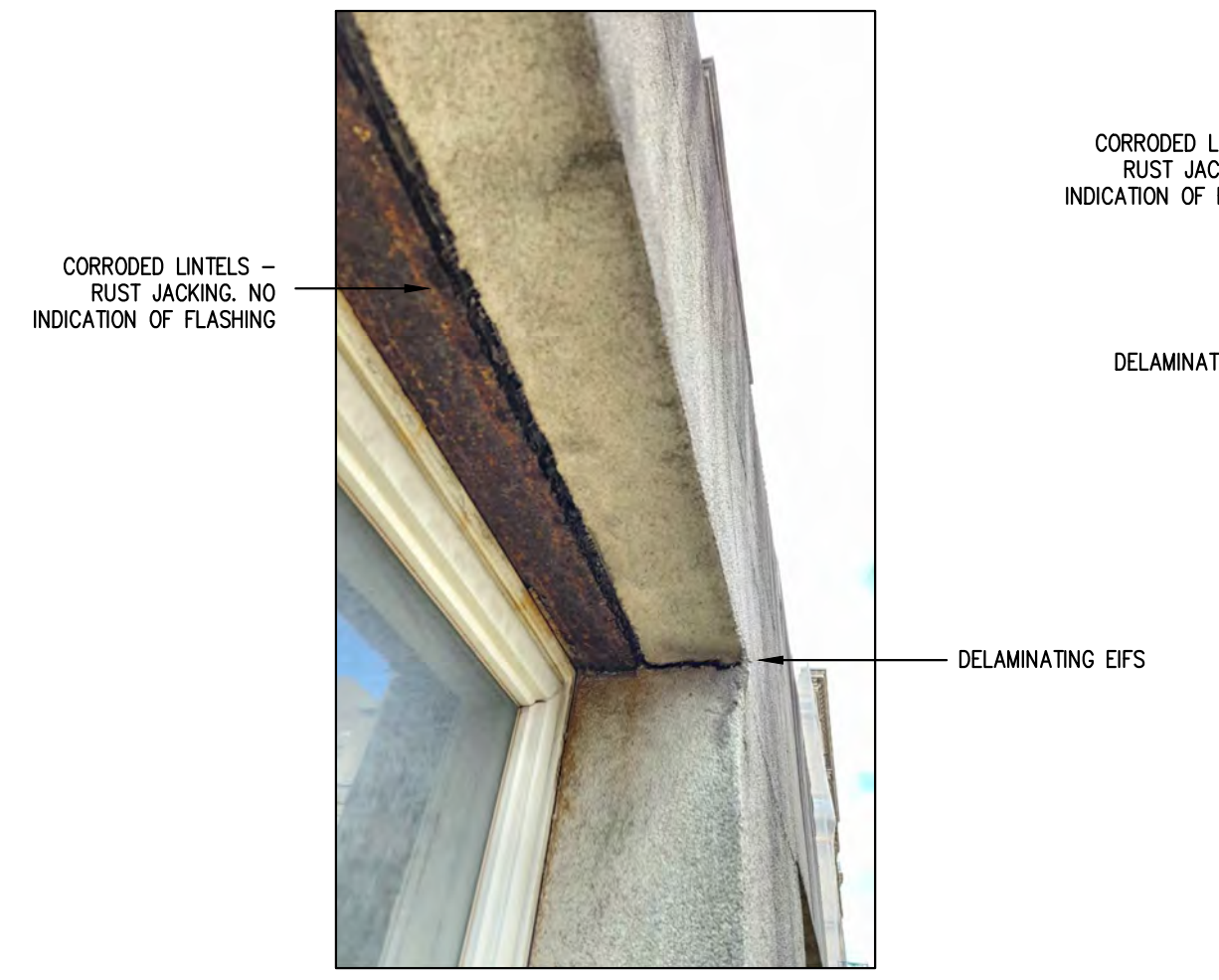


(G)

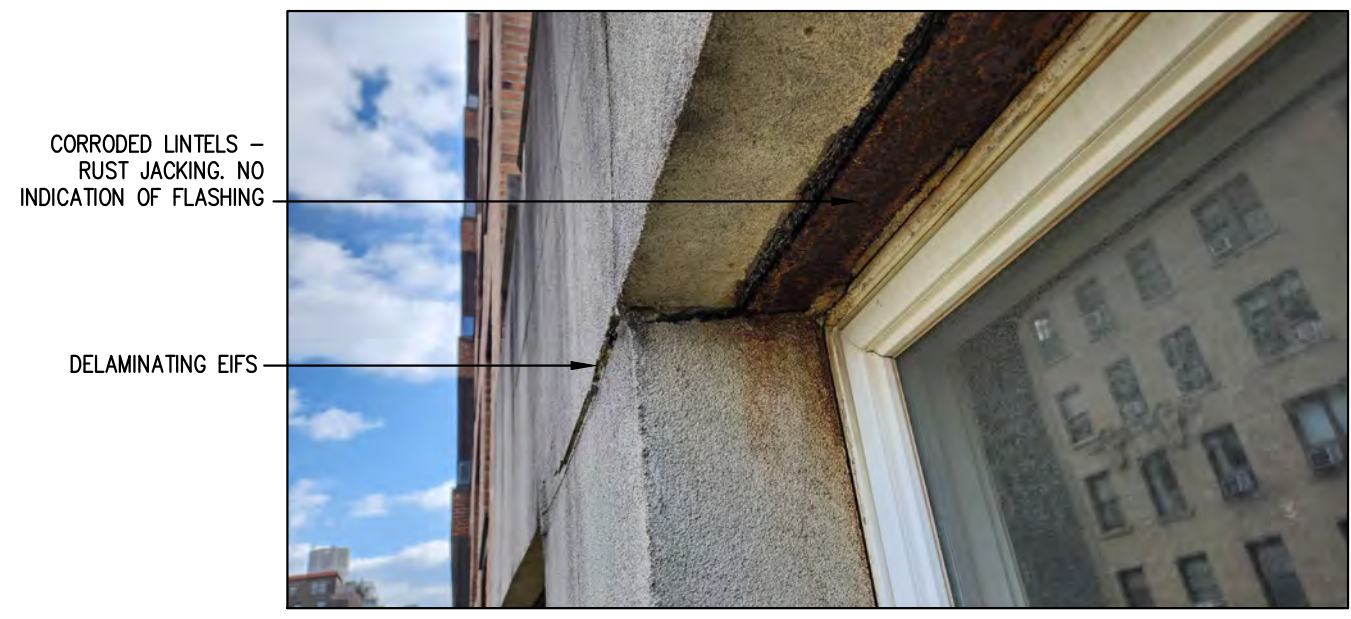


(H)

2 Existing Conditions Floors 5 and 6  
Scale: NA



(I)



(J)



(K)



(L)



(M)

3 Existing Conditions Floors 5 and 6  
Scale: NA

**Consultants**

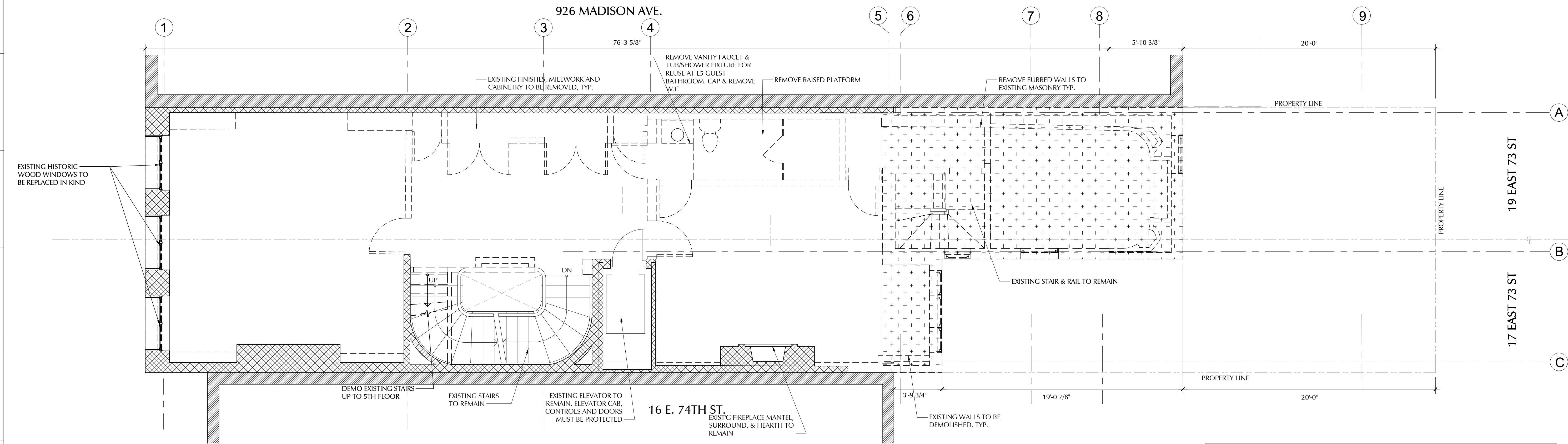
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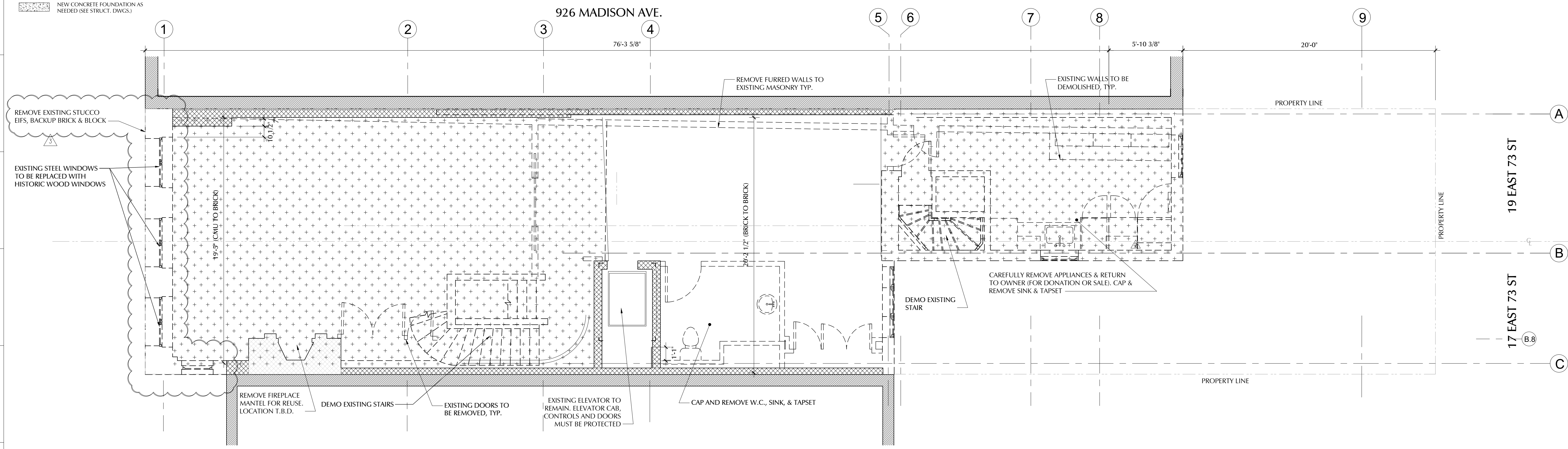


**1 FOURTH FLOOR DEMO PLAN**  
SCALE: 1/4" = 1'-0"

- TO BE DEMOLISHED
- AREA OF EXCAVATION
- AREA OF FLOOR/JOISTS TO BE REMOVED (SEE STRUCTURAL DWGS.)
- EXIST'G PARTITION TO REMAIN
- EXIST'G PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW MASONRY WALL
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**  
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- DEMO NOTES:**
- REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
  - DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
  - REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
  - REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
  - PLUMBING TO BE FILLED SEPARATELY.
  - REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)
  - ELEVATOR IS NOT FOR G.C. TRANSPORT USE.

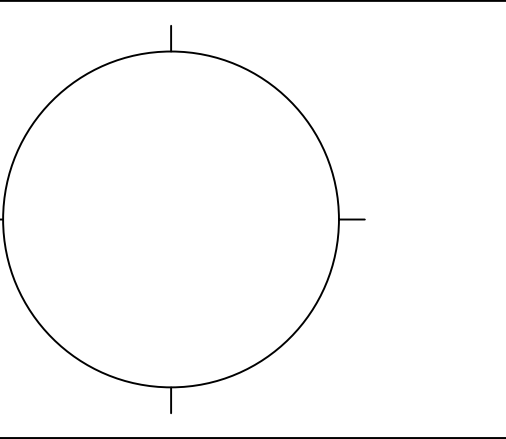


**2 FIFTH FLOOR DEMO PLAN**  
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**  
The plumbing work is being filed under DOB NOW application # **M00647803-11**

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3	2024.03.11	DOB PAA
2	2022.06.29	DOB PAA
1	2022.03.24	DOB Amd1
No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23  
**18 East 74th Street**  
New York, NY 10021  
*Townhouse Renovation*



**Fourth & Fifth Fl Proposed Plans**

SCALE: 1/4" = 1'-0"  
@ 24 x 36

**DM-103.03**

**Consultants**

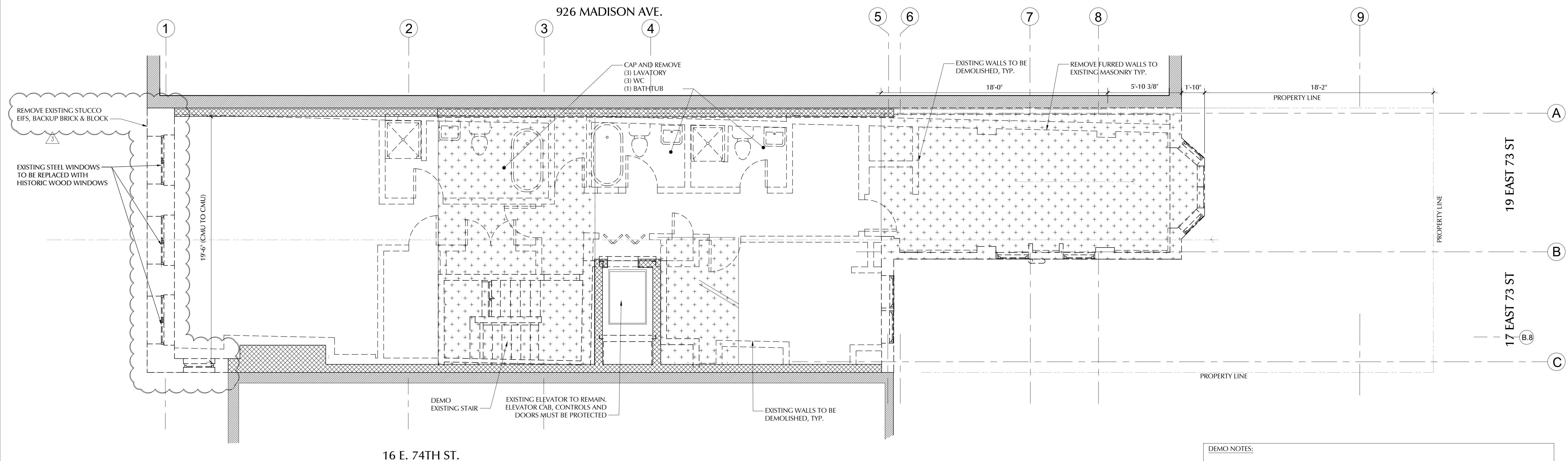
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212.244.4546 x 302

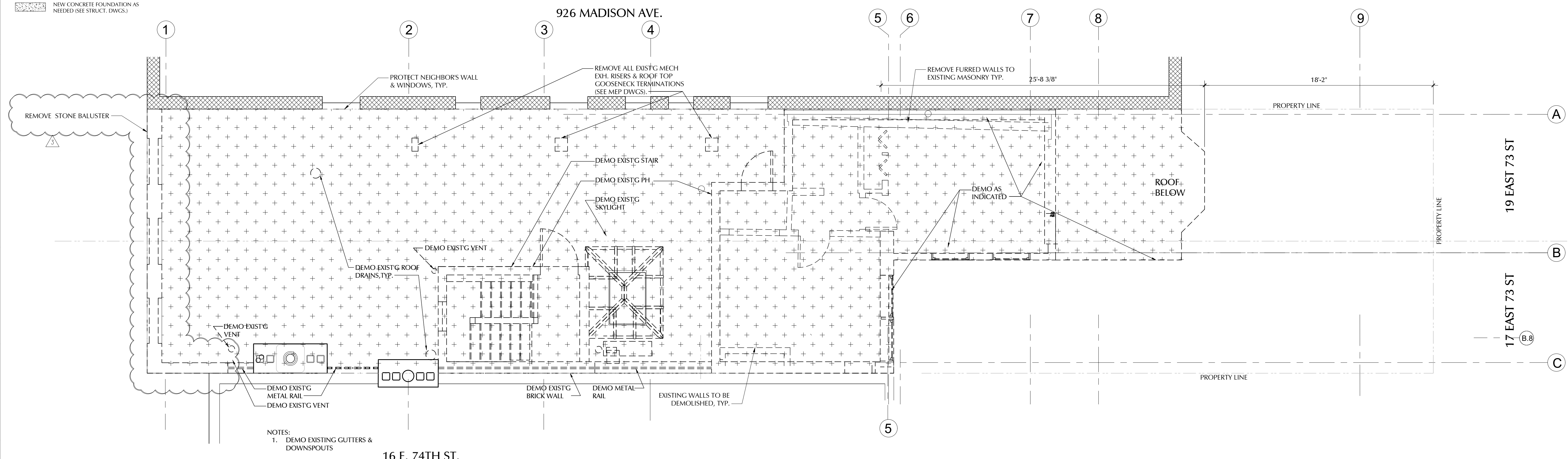


**1 SIXTH FLOOR DEMO PLAN**  
SCALE: 1/4" = 1'-0"

- TO BE DEMOLISHED
- AREA OF EXCAVATION
- AREA OF FLOOR/JOISTS TO BE REMOVED (SEE STRUCTURAL DWGS.)
- EXISTG PARTITION TO REMAIN
- EXISTG PARTITION TO REMAIN (BRICK)
- NEW FRAMED PARTITION
- NEW MASONRY WALL
- NEW CONCRETE FOUNDATION AS NEEDED (SEE STRUCT. DWGS.)

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**  
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- DEMO NOTES:**
- REMOVE ALL PARTITIONS, CEILINGS, FLOOR FINISH, MILLWORK, DOORS, FRAMES, AND LIGHTING. FLOORING UNDERLAYMENT TO REMAIN, U.O.N.
  - DISCONNECT AND CAP ALL UTILITIES INCLUDING PLUMBING, ELECTRICAL, HVAC, GAS, ETC.
  - REMOVE AND RETAIN ALL PLUMBING FIXTURES FOR SALVAGE OR REUSE AS INDICATED.
  - REMOVE AND RETAIN ALL LIGHTING FIXTURES FOR SALVAGE OR REUSE.
  - PLUMBING TO BE FILLED SEPARATELY.
  - REMOVE AND RETAIN ALL APPLIANCE (STOVES, REFRIGERATORS, ICE MAKERS, WINE COOLERS, ETC. FOR SALVAGE OR REUSE)
  - ELEVATOR IS NOT FOR G.C. TRANSPORT USE.



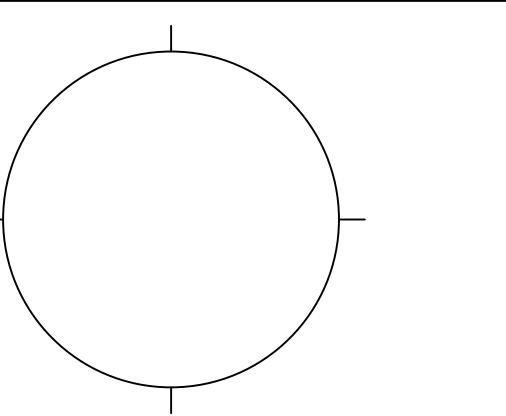
**2 PENTHOUSE / ROOF DEMO PLAN**  
SCALE: 1/4" = 1'-0"

The mechanical work is being filed under subsequent DOB NOW application # **M00634458-S1**  
The plumbing work is being filed under DOB NOW application # **M00647803-11**

- NOTES:**
- DEMO EXISTING GUTTERS & DOWNSPOUTS

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3	2024.03.11	DOB PAA
2	2022.06.29	DOB PAA
1	2022.03.24	DOB Amd1
No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23  
**18 East 74th Street**  
New York, NY 10021  
*Townhouse Renovation*

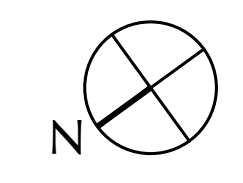


**Sixth & Penthouse Fl**  
Proposed Plans

SCALE: 1/4" = 1'-0"  
@ 24 x 36

**DM-104.03**

DOB Job #: M00634458-P5  
9 of 28



**Consultants**

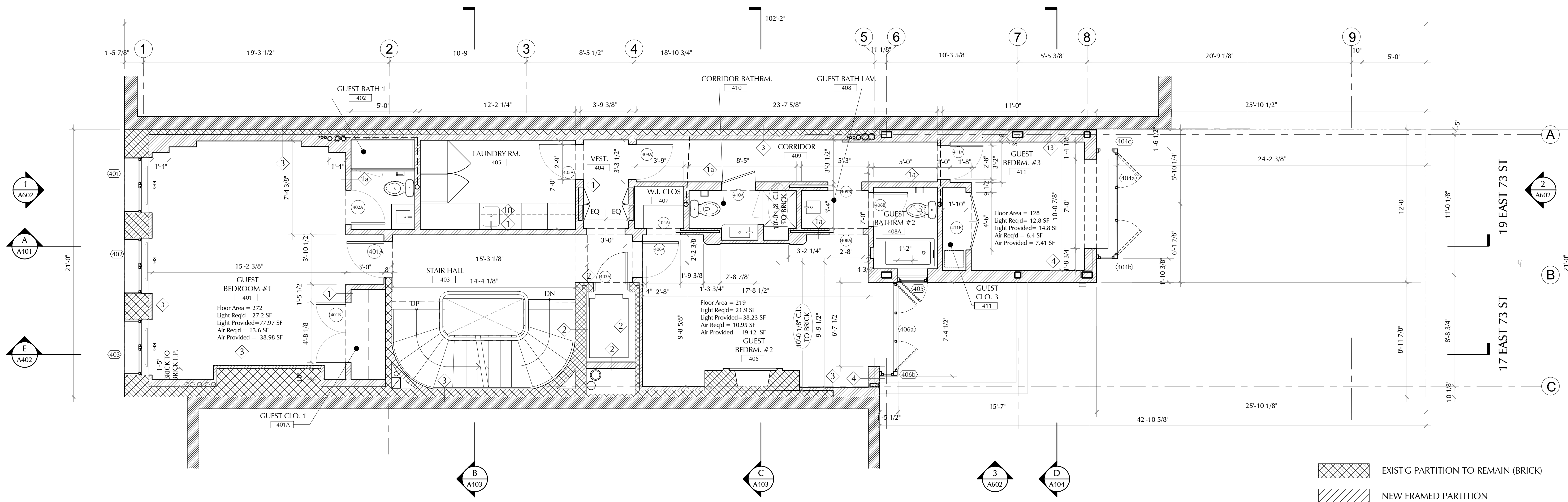
**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

**MEP ENGINEER**  
Consulting Engineering Services  
811 Middle Street  
Middletown CT 06457  
860.632-1682

**GEOTECH ENGINEER**  
GZA GeoEnvironmental of NY  
104 West 29th Street, 10th Flr  
New York, NY 10001  
212.594.8140 x 8901

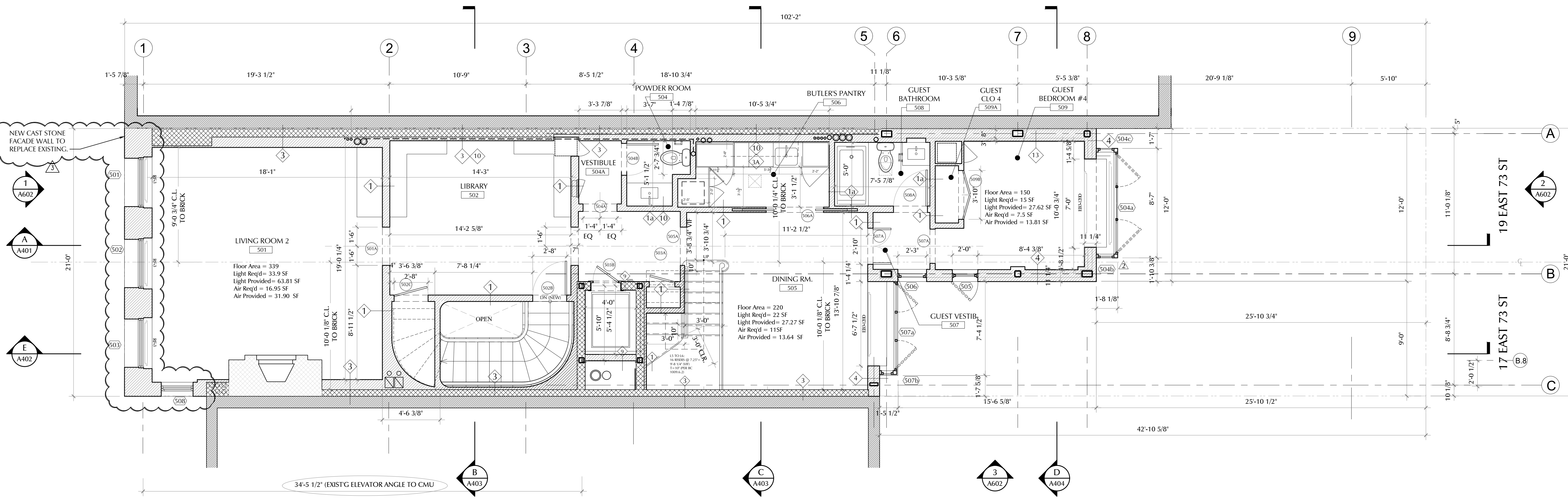
**POOL DESIGN & ENGINEERING**  
Kevin Schaefer, PE  
Schaefer Engineering  
PO Box 319  
Newtonville, NY 12128  
518.281.9985

**STRUCTURAL ENGINEER**  
Old Structures Engineering PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212.244.4546 x 302



**1 FOURTH FLOOR PROPOSED PLAN**

SCALE: 1/4"=1'-0"



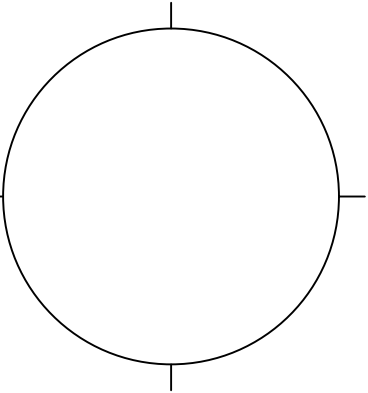
**2 FIFTH FLOOR PROPOSED PLAN**

SCALE: 1/4"=1'-0"

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3	2024.03.11	DOB PAA
2	2022.06.29	DOB PAA
1	2022.03.24	DOB Amd1
No.	DATE	REVISION
ISSUED: 2021.12.29		

Project # P68-23

18 East 74th Street  
New York, NY 10021  
Townhouse Renovation



Fourth & Fifth Fl  
Proposed Plans

SCALE: 1/4" = 1'-0"  
@ 24 x 36

**A-103.03**

DOB Job #: M00634458-P5  
13 of 28

**Consultants**

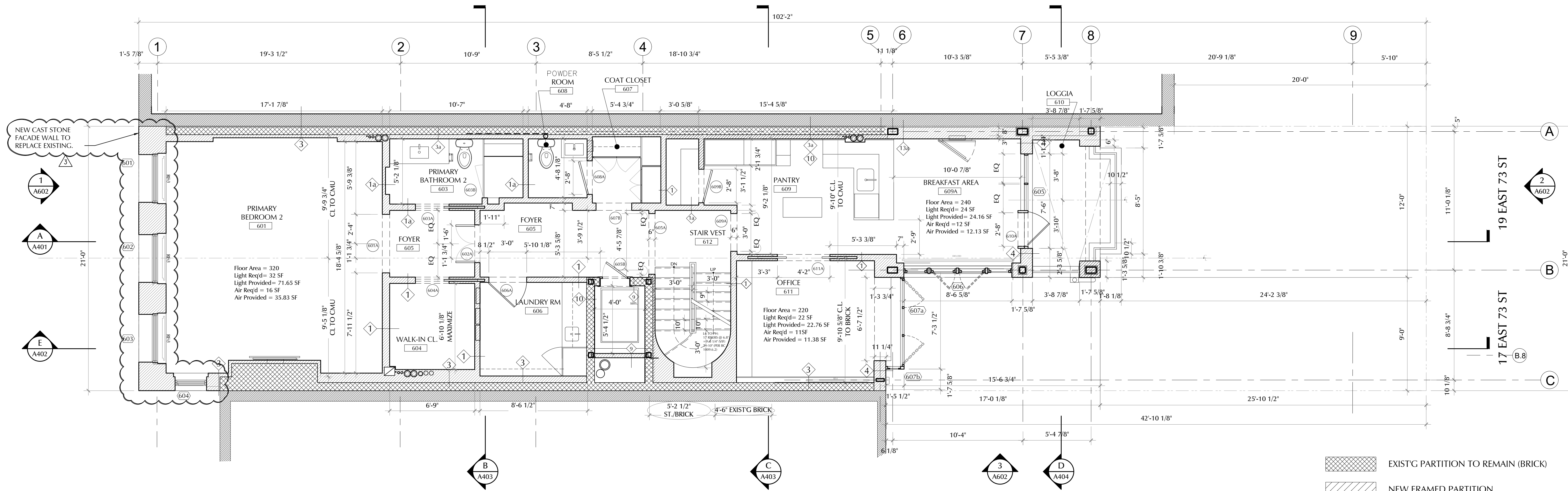
**DESIGNER**  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

**MEP ENGINEER**  
Consulting Engineering Services  
811 Middle Street  
Middletown CT 06457  
860 632-1682

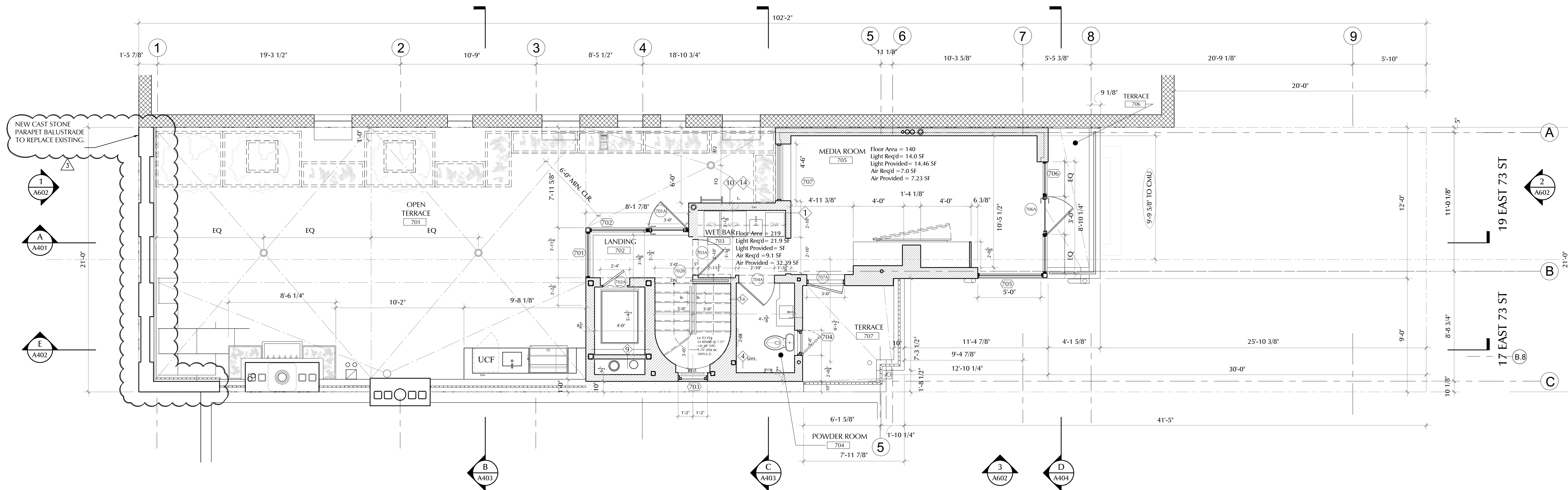
**GEOTECH ENGINEER**  
GZA GeoEnvironmental of NY  
104 West 29th Street, 10th Flr  
New York, NY 10001  
212.594.8140 x 8901

**POOL DESIGN & ENGINEERING**  
Kevin Schaefer, PE  
Schaefer Engineering  
PO Box 319  
Newtonville, NY 12128  
518.281.9985

**STRUCTURAL ENGINEER**  
Old Structures Engineering PC  
90 Broad Street, 15th Floor  
New York, NY 10004  
212.244.4546 x 302



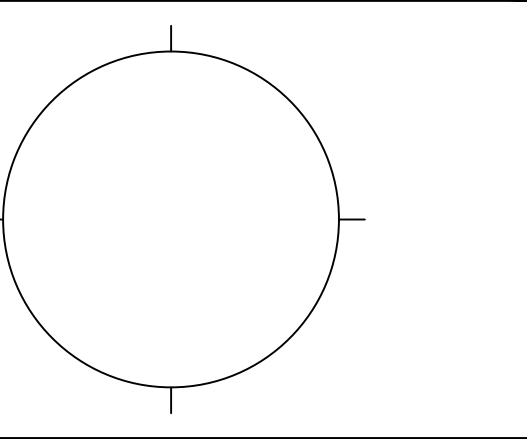
**1 SIXTH FLOOR PROPOSED PLAN**  
SCALE: 1/4"=1'-0"



**2 PENTHOUSE / ROOF FLOOR PROPOSED PLAN**  
SCALE: 1/4"=1'-0"

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3	2024.03.11	DOB PAA	
2	2022.06.29	DOB PAA	
1	2022.03.24	DOB Amd1	
No.	DATE	REVISION	
ISSUED: 2021.12.29			

Project # P68-23  
**18 East 74th Street**  
New York, NY 10021  
*Townhouse Renovation*



**Sixth & Penthouse Fl Proposed Plans**

SCALE: 1/4" = 1'-0"  
@ 24 x 36

**A-104.03**

149 West 36th Street, 7 Fl.  
New York, N.Y. 10018  
Tel. (212) 242-7440

**18E74, LLC NEW YORK,  
NY 10021**  
TOWNHOUSE RENOVATION

DESIGNER:  
Wesley Moon Inc.  
155 East 56th Street, 3rd Flr  
New York, NY 10022  
212.785.0392

MEP ENGINEER:  
Hamood Maalik  
HHF Design Consulting, Ltd.  
1751 Second Avenue, Ste 201  
New York, NY 10128  
212.876.5341

GEOTECH ENGINEER:  
GZA GeoEnvironmental of NY  
104 West 29th Street, 10th Flr  
New York, NY 10001  
212.594.8140 x 8901

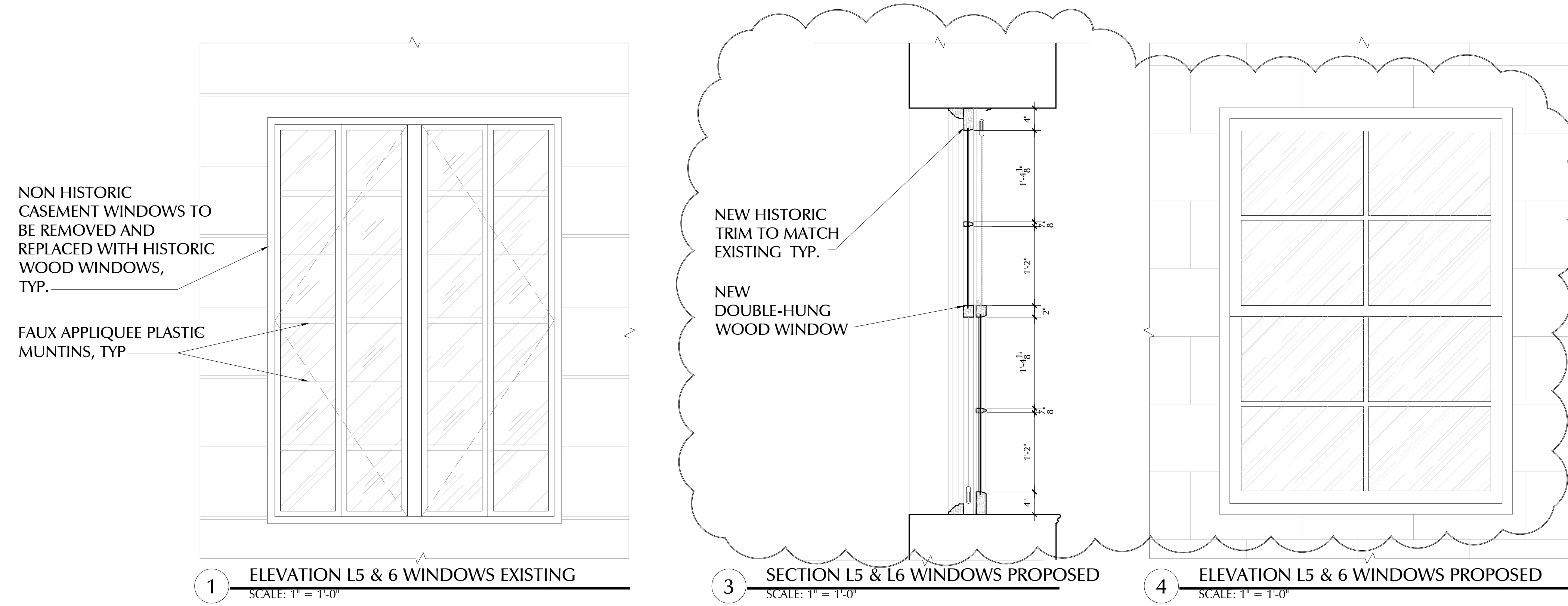
POOL DESIGN & ENGINEERING:  
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Schaefer Engineering  
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Newtonville, NY 12128  
518.281.9985

STRUCTURAL ENGINEER:  
Old Structures Engineering PC  
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New York, NY 10004  
212.244.4546 x 302

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Issue Name	Issue Date
Issued for Demo 1 (Filing,LPC)	11.22.2021
Issued for Demo 1 (Bid)	11.30.2021
Re-Issued for LPC	12.23.2021
Issued for Demo 1 (DOB)	12.29.2021
LPC Review Set	02.22.2022
DOB Amendment 1	03.24.2021
LPC Review Set - Updated	04.08.2022
PRELIM. PRICING SET	04.22.2022
LPC Review Set - Updated	06.17.2022
DOB PAA & BID SET	06.29.2022

NOTE, THESE DRAWINGS ARE PENDING COORDINATION W/ LIGHTING, SECURITY, AV, & GEOTECHNICAL CONSULTANTS. DRAWINGS ARE PENDING APPROVAL BY MUNICIPAL AGENCIES.



WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DETAILS ARE TO BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

Seal:

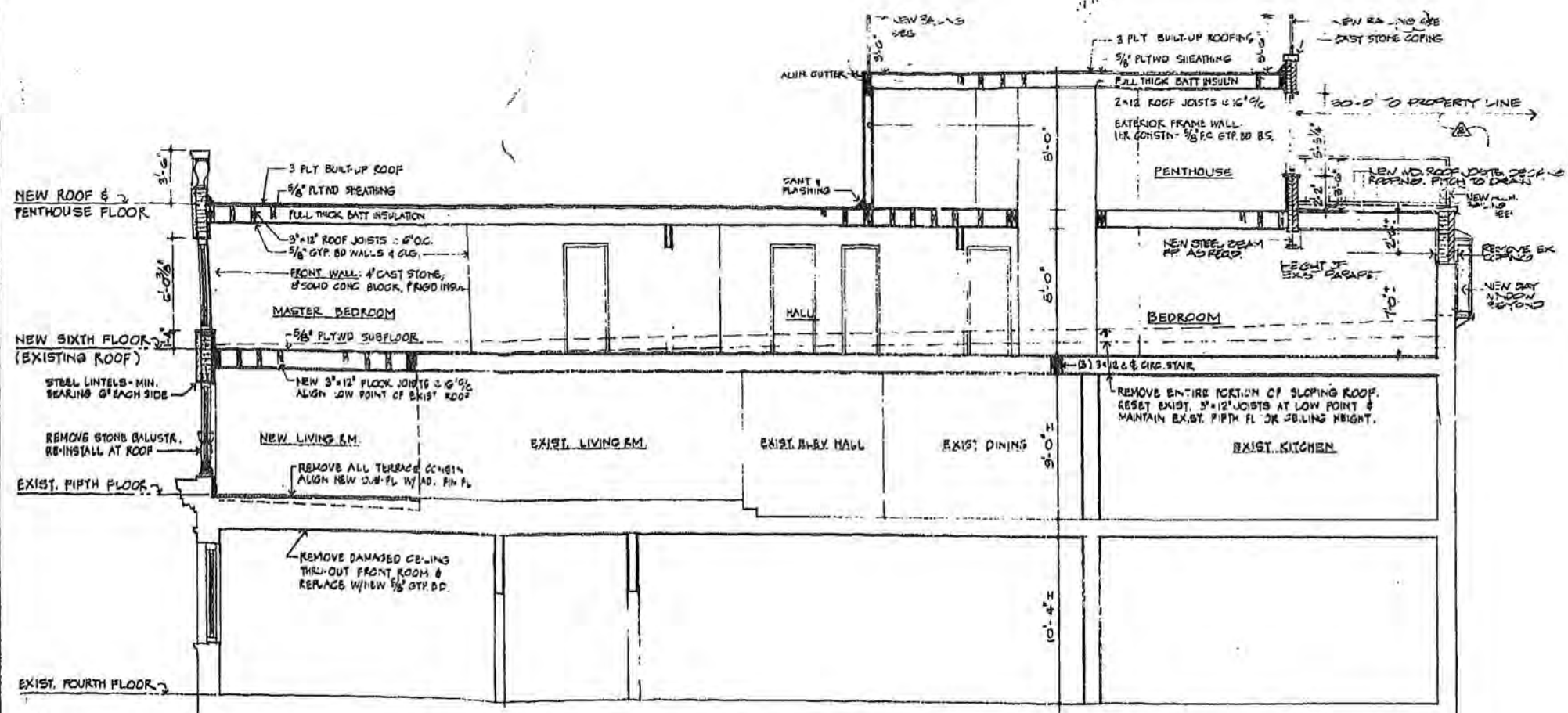
Location :  
**18 East 74th Street  
New York, NY 10021**

Title:  
**WINDOWS  
FRONT FACADE**

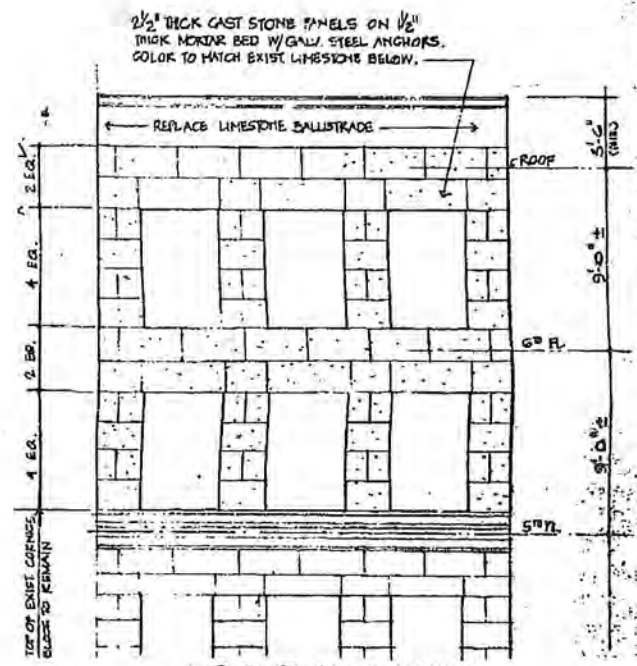
Date: **03.16.2022**  
Scale: **As Noted**  
Project #: **2021 - 114**  
Drawing No.:

**A-312.03**  
DOB Jo:   A

N.Y.C. L.P.C.  
07-02-01  
APPROD.



**A** LONGITUDINAL SECTION



FRONT ELEVATION

JUL 30 2001

APPROVED BY  
Professional Certification  
PROFESSIONAL SEAL  
Date: 7/30/01  
Exp: 7/30/05

CALVIN KIFFNER  
ARCHITECT A.I.A.  
110 FIFTH AVENUE  
NEW YORK, NY 10010

ADDITIONS & ALTERATIONS TO  
ONE FAMILY DWELLING  
18 EAST 74TH STREET  
NEW YORK, NY 10021

SCALE: 1/4" = 1'-0"

DATE: JANUARY 17, 2001

DRAWN BY: CK

LONGITUDINAL SECTION  
PART FRONT ELEVATION

A-5

NOTE:  
ALL WORK SHOWN ON THESE  
PLANS IS EXISTING. NO WORK  
IS PROPOSED TO REVISE C.O.D.



March 26, 2024  
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05842

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

To testify virtually, please join Zoom

**Webinar ID:** 816 5096 3710

**Passcode:** 829592

By Phone: 1 646-558-8656 US (New  
York) 877-853-5257 (Toll free) US  
888 475 4499 (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.