

May 7, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-24-05668

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

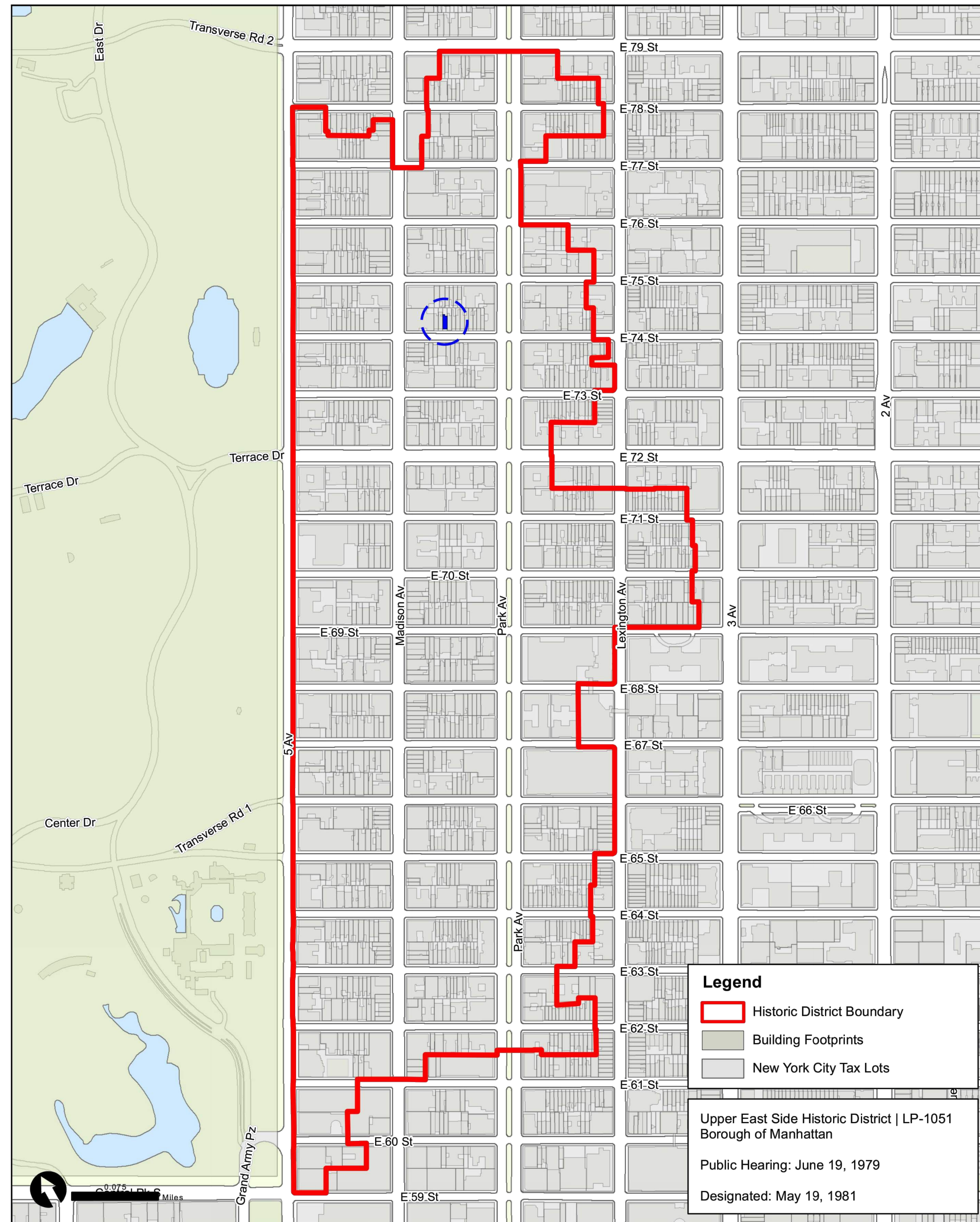
To testify virtually, please join Zoom

Webinar ID: 878 7572 7787

Passcode: 564187

By Phone: 1 646-558-8656 US (New
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Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Upper East Side Historic District | LP-1051
Borough of Manhattan

Public Hearing: June 19, 1979

Designated: May 19, 1981

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

41 EAST 74TH STREET NEW YORK, NY 10021

LPC PUBLIC HEARING MAY 7, 2024

SCOPE OF WORK:

FRONT FACADE: ALTERATION OF FRONT FACADE INCLUDING REALIGNING THE LOWEST TWO STORIES, NEW FACE BRICKS AND STONE BASE, NEW STONE CORNICE, WINDOW REPLACEMENTS, AND NEW STOOP.
 ROOF: NEW STAIR AND ELEVATOR BULKHEAD, NEW TERRACE AND ROOF RAILINGS
 REAR: FULL HEIGHT EXTENSION AND NEW TWO-STORY ADDITION AT REAR, ADJUSTED GRADE IN REAR YARD

DRAWING LIST:

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2	FRONT FACADES
3	HISTORIC BLOCK PHOTOS & BLOCK ELEVATION
4	BLOCK PANORAMA
5	EXISTING SITE PHOTOS
6	AERIAL VIEWS OF BLOCK
7	AERIAL VIEWS OF BLOCK
8	PRECEDENT STUDIES - FACADES
9	PRECEDENT STUDIES - LPC-APPROVED ALTERATIONS
10	PRECEDENT STUDIES - L-SHAPED STOOPS
11	PRECEDENT STUDIES - NEIGHBORING HISTORIC STOOPS
12	EXISTING BUILDING SECTION
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17	PROPOSED FACADE MATERIAL LIST
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23	PROPOSED SIDEWALK
24	FACADE DETAILS
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27	BULKHEAD VISIBILITY - DIAGRAMS
28	BULKHEAD VISIBILITY - STREET VIEW
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35	HISTORIC BLOCK PLAN DIAGRAM
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37	PROPOSED BLOCK PLAN DIAGRAM
38	EXISTING REAR ELEVATION
39	PROPOSED REAR ELEVATION
40	PROPOSED REAR FACADE MATERIAL LIST
41	EXISTING REAR YARD 3D VIEW
42	PROPOSED REAR YARD 3D VIEW
	FRONT FACADES





01 EXISTING FRONT FACADE
N.T.S.



02 PROPOSED FRONT FACADE
N.T.S.



01 HISTORIC 1940 TAX PHOTO LOOKING NORTH
N.T.S.



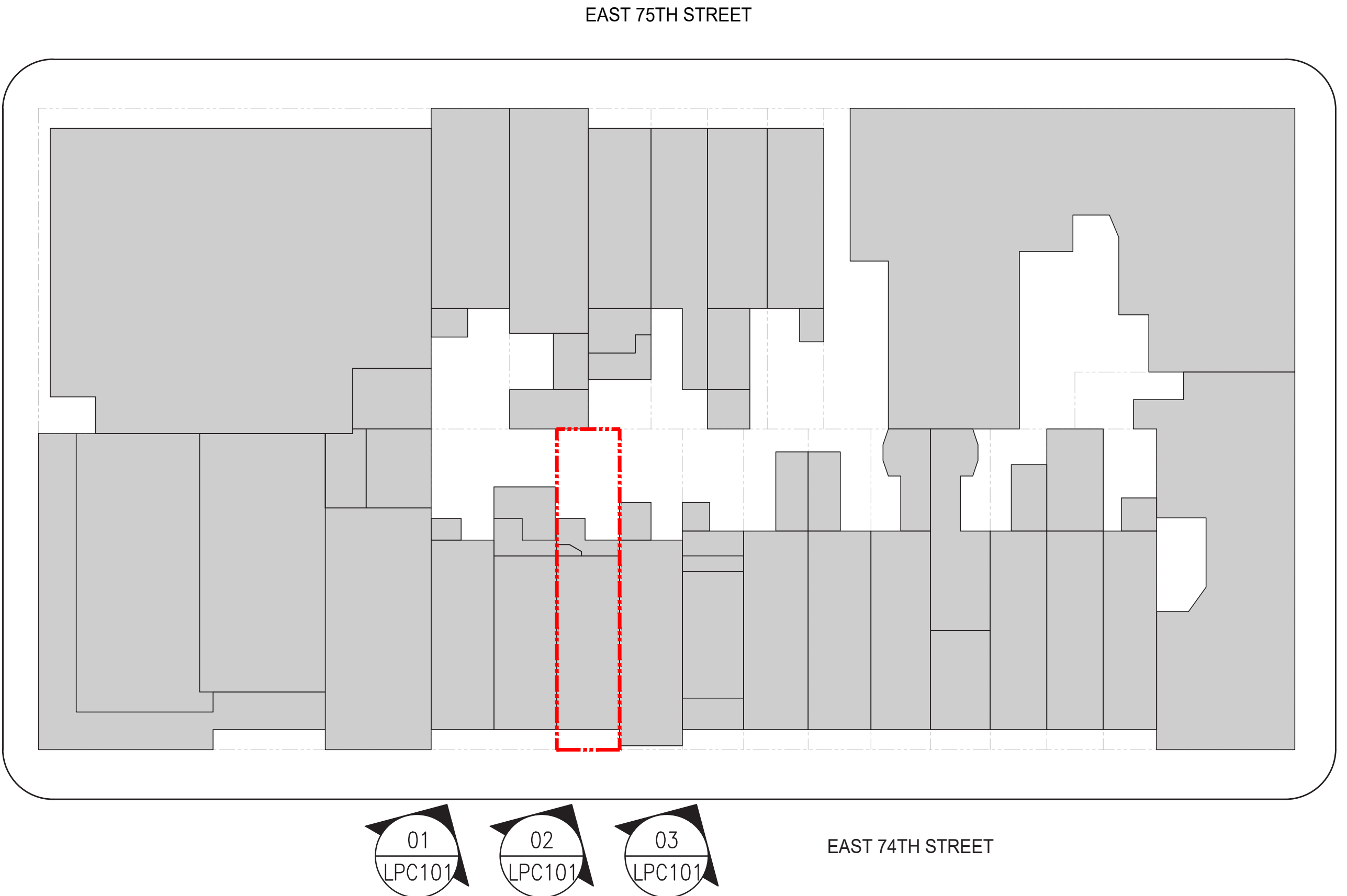
02 HISTORIC 1940 TAX PHOTO LOOKING NORTH
N.T.S.



03 HISTORIC 1940 TAX PHOTO LOOKING NORTH
N.T.S.



04 HISTORIC BLOCK ELEVATION FACING LOOKING NORTH
N.T.S.



05 CONTEXT PHOTO KEY PLAN
1/32" = 1'-0"



01 EXISTING PANORAMIC VIEW - NORTH SIDE OF BLOCK
N.T.S.



02 PROPOSED PANORAMIC VIEW - NORTH SIDE OF BLOCK
N.T.S.



01 DETAIL VIEW OF BUILDING FRONT FACADE
N.T.S.



02 OVERALL VIEW OF BUILDING FRONT FACADE
N.T.S.



03 DETAIL VIEW OF BUILDING FRONT FACADE
N.T.S.



04 DETAIL VIEW OF BUILDING BASE
N.T.S.

EAST 74TH STREET North Side

No. 41 (1389/127)

	Date	by	Architect	for	Owner
Erected	1879		James E. Ware		John Davidson
Present Facade	1941		Gordon S. Parker		Ray Morris

ARCHITECTURE

Original Style Queen Anne

Present Style some classical detail - no significant architectural features except compatible height

Elements Five-story residence ; stucco facing; stone entrance enframements with cartouche; high iron fence with lamp over entryway. Retains original height and scale of openings on upper stories.

Alterations 1941 - detail removed from facade, stoop removed, and new entrance created.

HISTORY

House built as one of a row of six (Nos. 37-47). Ray Morris (1879-1961), who commissioned the present facade, was a banker.

References:

New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.

05 DESIGNATION REPORT
N.T.S.



01 EXISTING AERIAL VIEW LOOKING NORTHEAST
N.T.S.



02 PROPOSED AERIAL VIEW LOOKING NORTHEAST
N.T.S.



01 EXISTING AERIAL VIEW LOOKING NORTHWEST
N.T.S.



02 PROPOSED AERIAL VIEW LOOKING NORTHWEST
N.T.S.

JAMES E. WARE-DESIGNED TOWNHOMES IN UPPER EAST SIDE HISTORIC DISTRICT:



141 E. 69TH STREET

Erected: James E. Ware (1879-80)
Style: neo-Grec

Elements: Four-story residences; painted brownstone front; ground floor entrance; windows at upper floors retain full enframements with projecting lintels and sills on corbels; modillioned roof cornice



8 E. 67TH STREET

Erected: James E. Ware (1880-81)
Style: Queen Anne

Elements: Four stories and basement; brick; retains original height, scale of openings, and projecting two-story bay

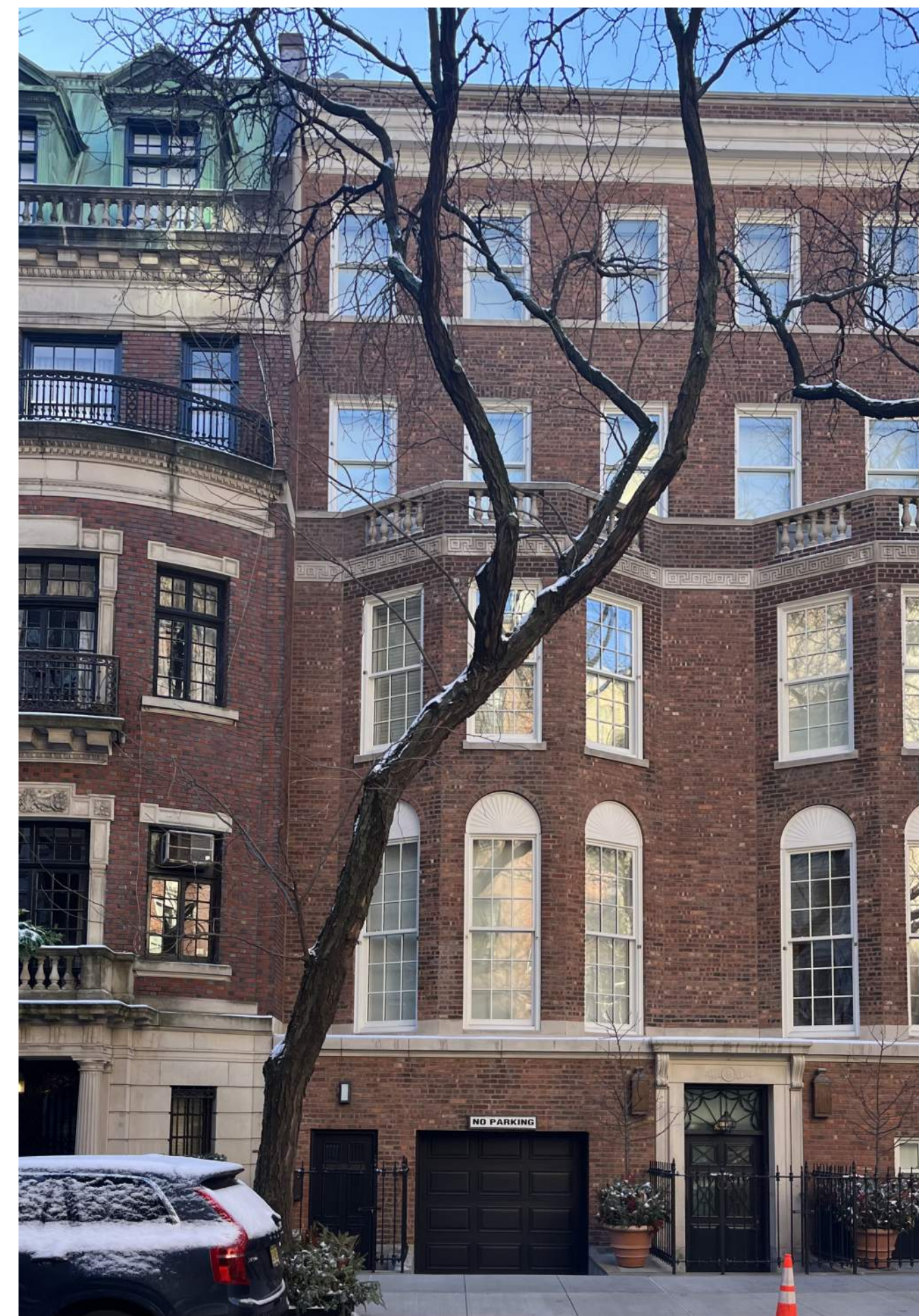


10 E. 63RD STREET

Erected: James E. Ware (1878-79)
Present Facade: A. Wallace McCrea (1922)

Present Style: neo-Classical
Elements: simple six-story brick building with contrasting stone trim. Detail is classically inspired.

FIVE STORY, NEO-GREC BUILDINGS IN UPPER EAST SIDE HISTORIC DISTRICT:



36 E. 74TH STREET



57 E. 74TH STREET



33 E. 74TH STREET

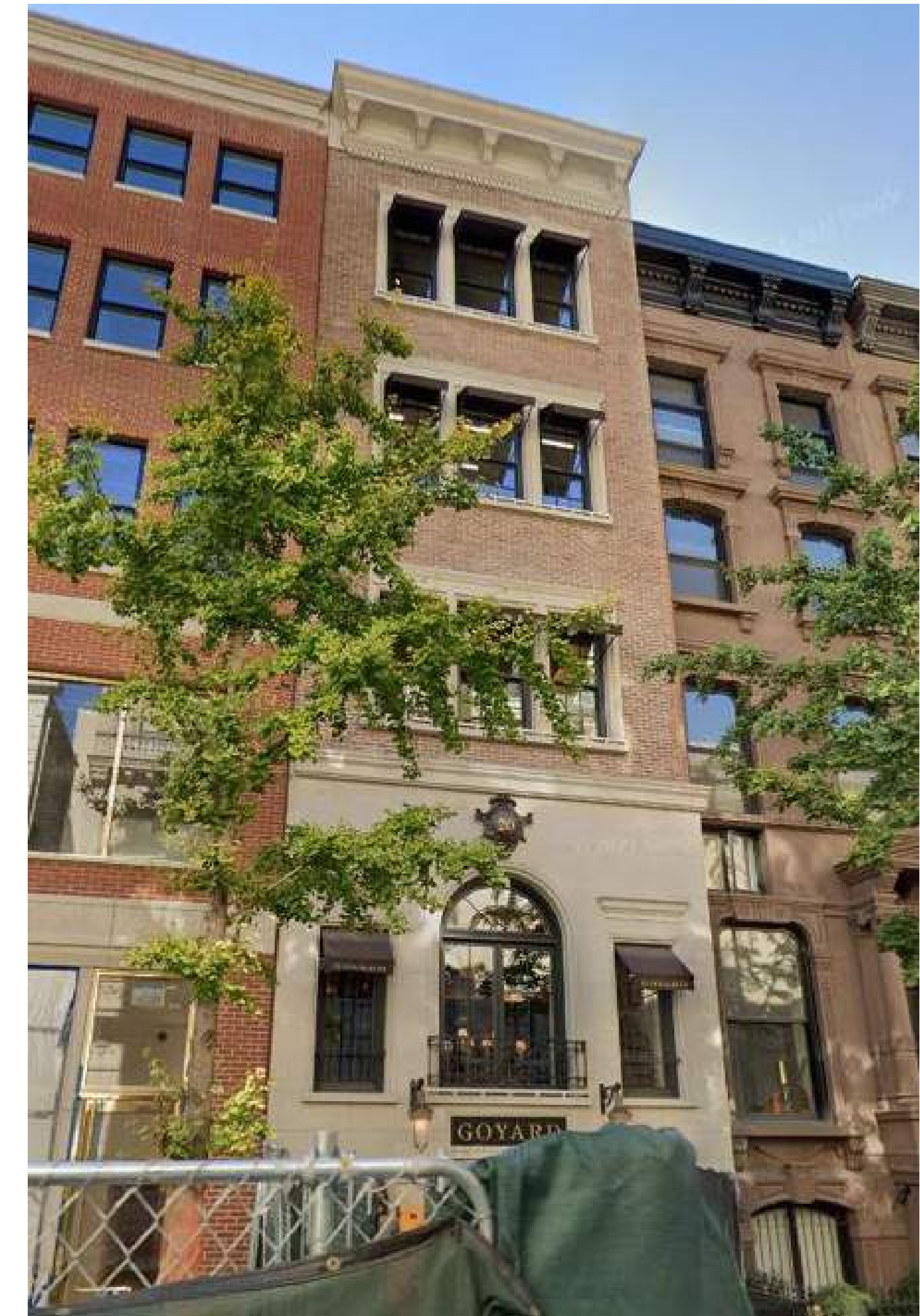
HISTORIC STRUCTURES ALTERED IN DIFFERENT STYLES:



20 E. 63RD STREET (1940)



20 E. 63RD STREET (2014)



20 E. 63RD STREET (2022)



105 E. 64TH STREET (1940)



105 E. 64TH STREET (2023)



105 E. 64TH STREET (LPC APPROVED)

L-SHAPED STOOPS IN UPPER EAST SIDE HISTORIC DISTRICT:



23 E. 69TH STREET (HISTORIC)



59 E. 73RD STREET (HISTORIC)



120 E. 65TH STREET (HISTORIC)



23 E. 69TH STREET (CURRENT)



59 E. 73RD STREET (CURRENT)



120 E. 65TH STREET (CURRENT)

HISTORIC NEIGHBORING STOOPS:



37 E. 74TH STREET



43 E. 74TH STREET

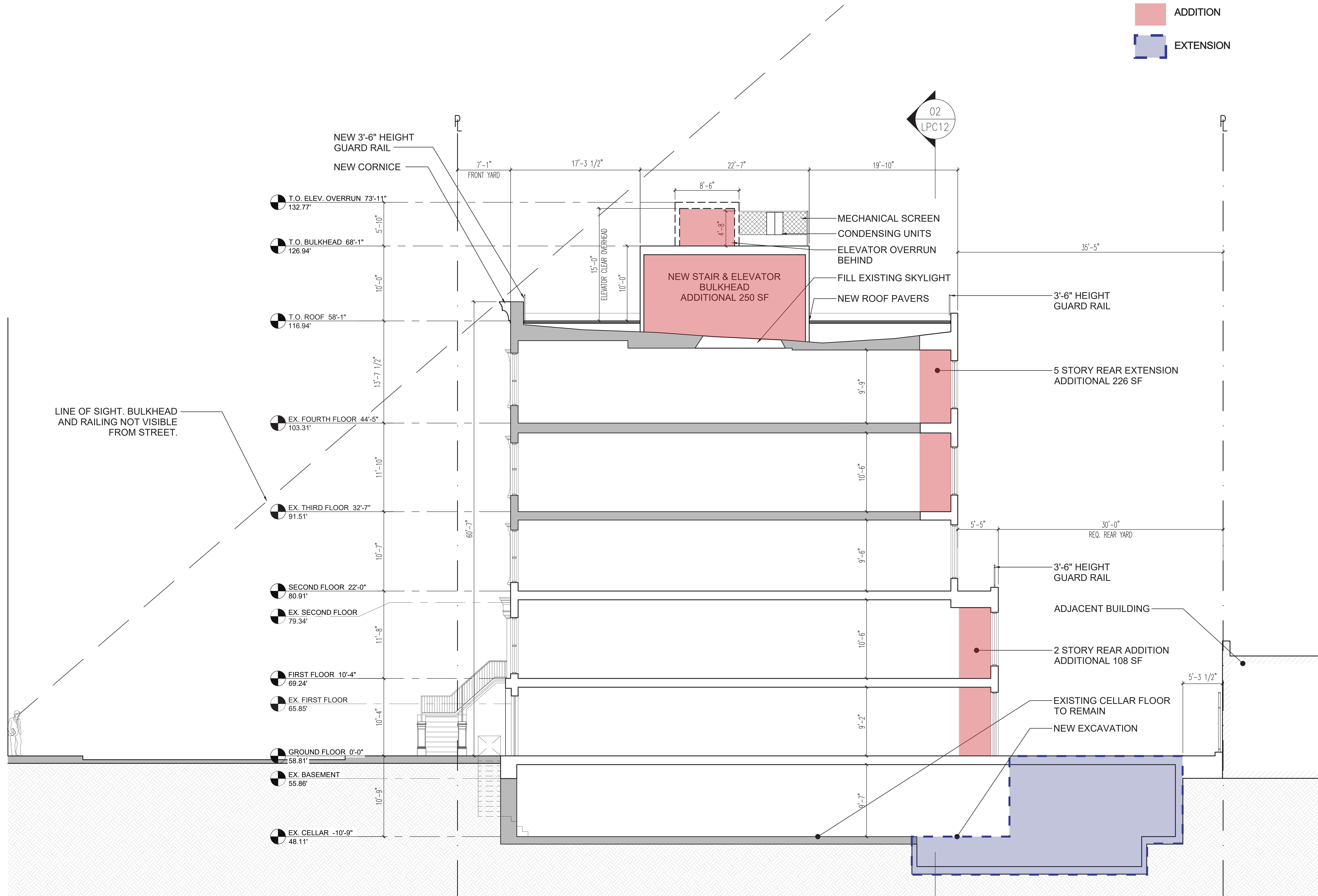


43-45 E. 74TH STREET



45 E. 74TH STREET

ADDITION
EXTENSION

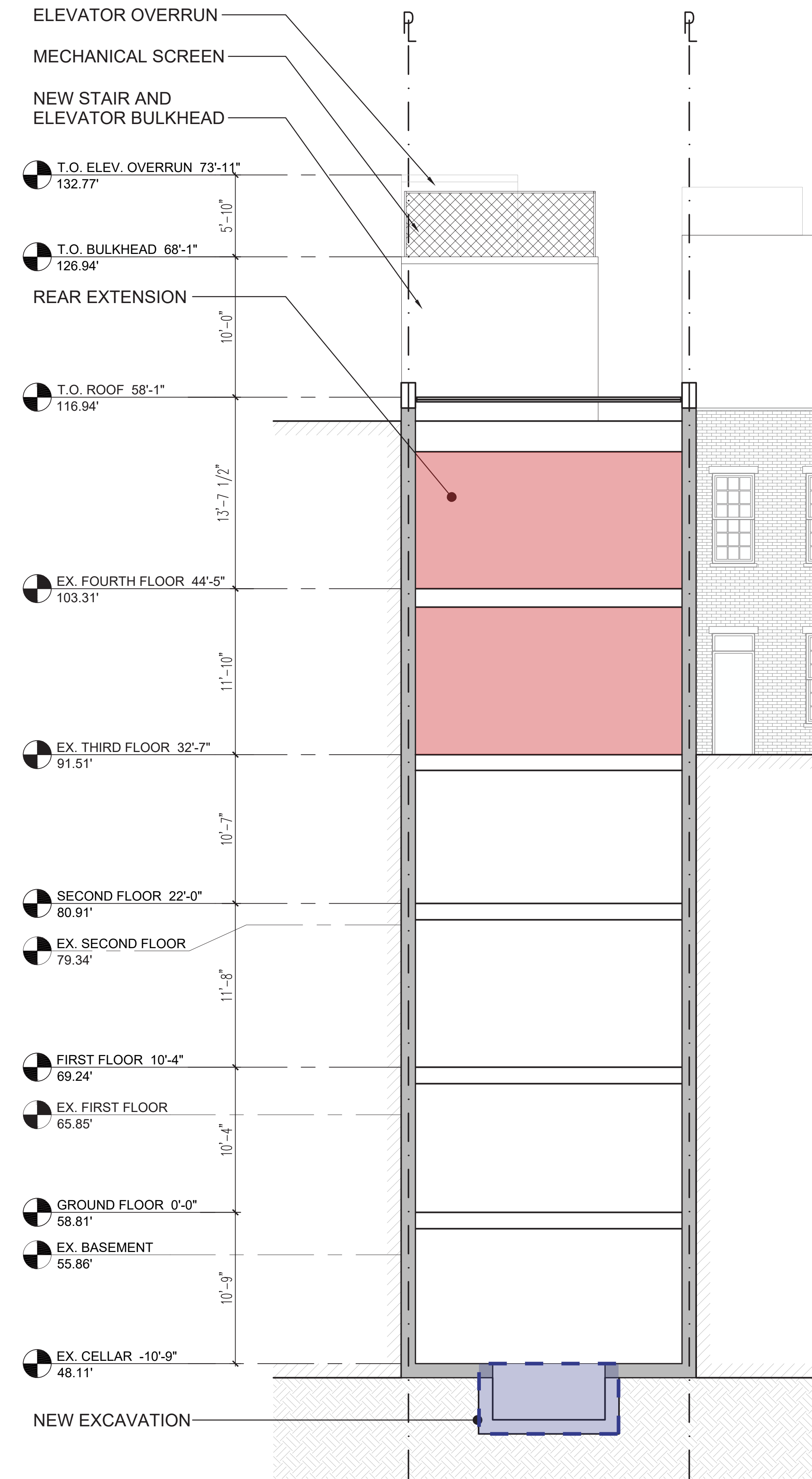


01 PROPOSED BUILDING SECTION
3/16" = 1'-0"

ADDITION
 EXTENSION



01 EXISTING BUILDING SECTION
3/16" = 1'-0"



02 PROPOSED BUILDING SECTION
3/16" = 1'-0"



37 E. 74TH

- STOOP REMOVED
- PORTICO REMOVED
- RE-PAINTED

STYLE: QUEEN ANNE

39 E. 74TH

- STOOP REMOVED
- PORTICO REMOVED
- BROWNSTONE DETAILING REMOVED
- CORNICE REMOVED
- WINDOWS REPLACED
- LOWER FLOORS REALIGNED

STYLE: NEO-GEORGIAN

41 E. 74TH

- STOOP REMOVED
- PORTICO REMOVED
- BROWNSTONE DETAILING REMOVED
- CORNICE REMOVED
- WINDOWS REPLACED
- NEW GATE

STYLE: SOME CLASSICAL DETAIL - NO SIGNIFICANT ARCHITECTURAL FEATURES EXCEPT COMPATIBLE HEIGHT

43 E. 74TH

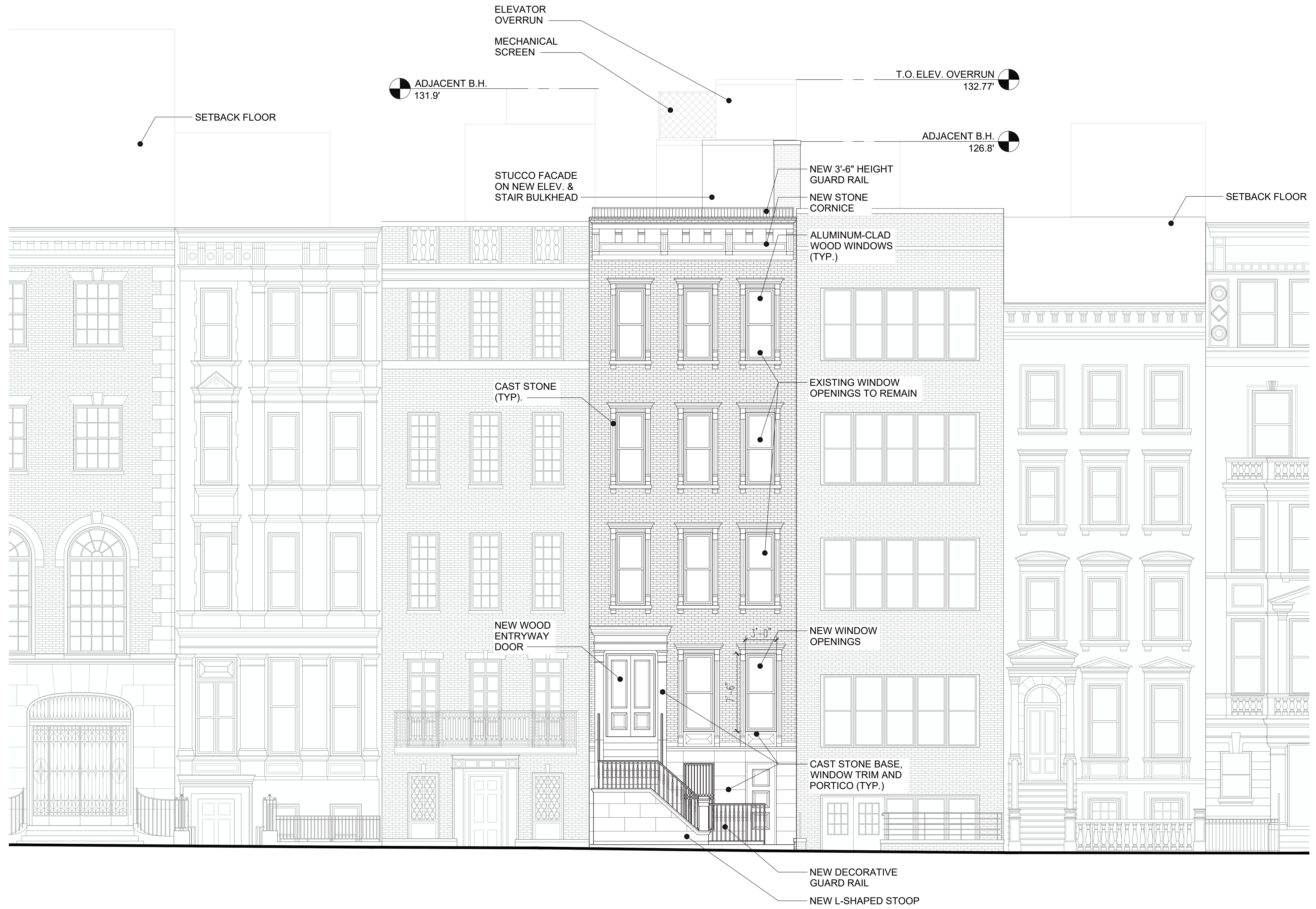
- STOOP REMOVED
- NEW FACADE (C. 1959)

STYLE: MODERN - NO SIGNIFICANT ARCHITECTURAL FEATURES EXCEPT COMPATIBLE HEIGHT

45 E. 74TH

- NO HISTORIC FABRIC
- NEW FACADE AND STOOP INSTALLED (2012)
- FLOORS REALIGNED
- SETBACK 6TH FLOOR ADDED

STYLE: NONE

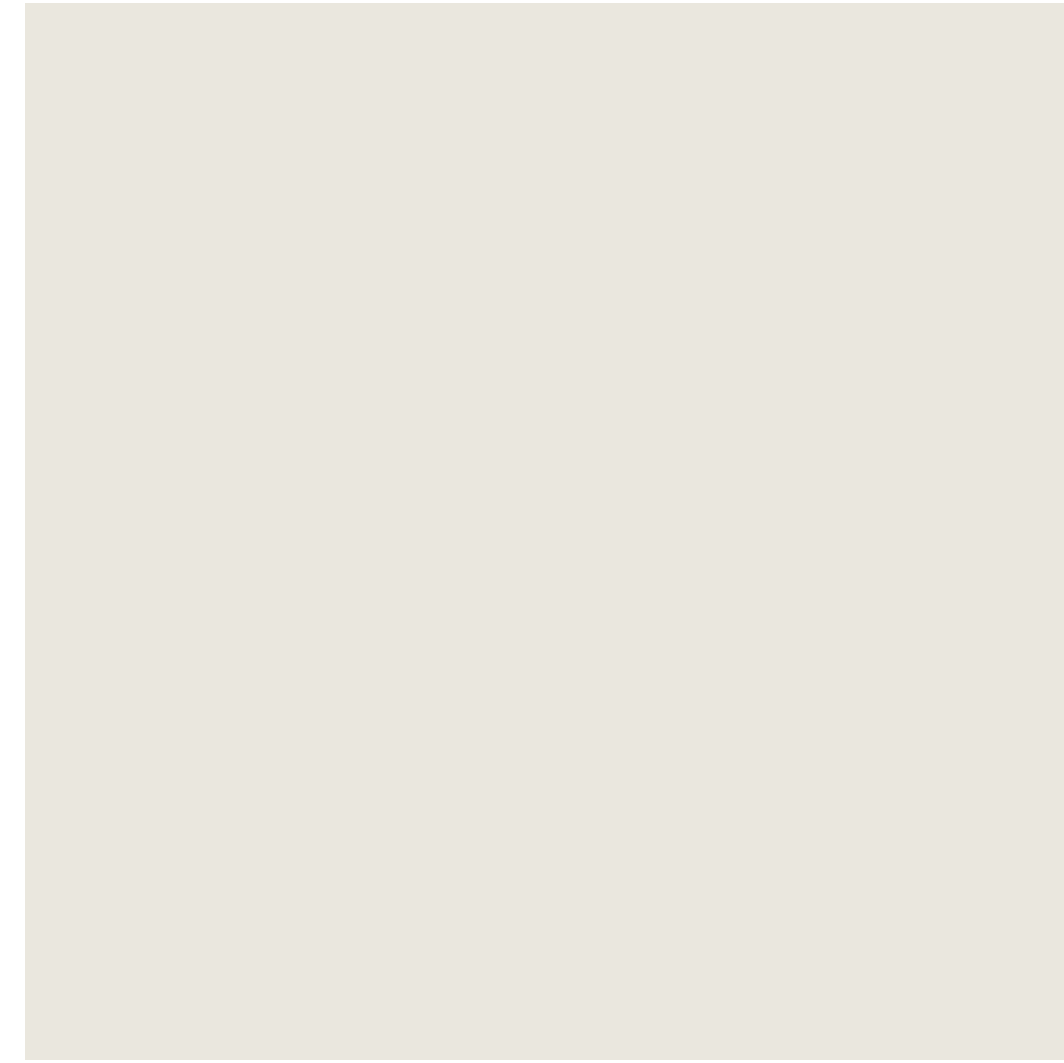




1. Brick Facade
Manufacturer: Glen-Gery
Color/Finish: Rosewood



2. Cast Stone Window Surrounds and Cornice
Manufacturer: Corinthian Cast Stone
Color/Finish: Limestone-Buff (LS1)



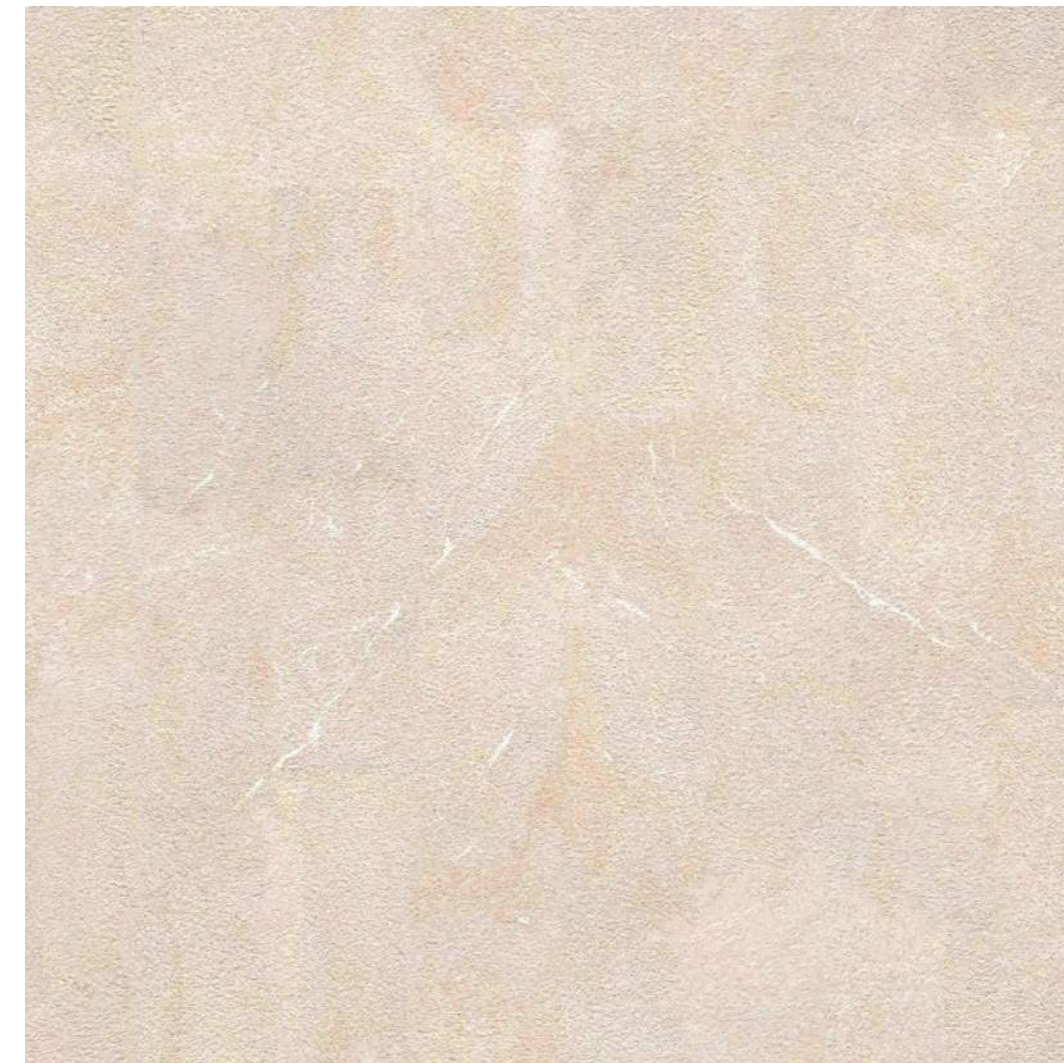
3. Painted Window Frame
Manufacturer: Benjamin Moore
Color/Finish: Cloud Cover (OC-25)



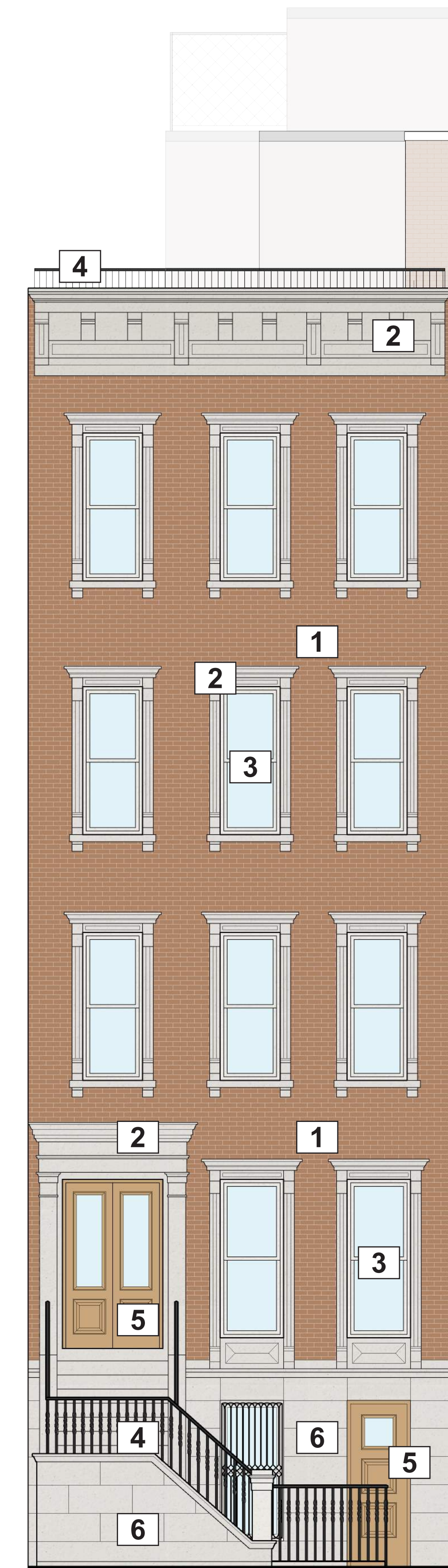
4. Metal Railings
Manufacturer: Benjamin Moore
Color/Finish: Black Iron (2120-20)



5. Wood Door
Color/Finish: Red Oak



6. Limestone Base and Stoop



01 PROPOSED FRONT FACADE
1/4" = 1'-0"



P **K**
S **B**

EXISTING STREET VIEW

41 East 74th Street



P **K**
S **B**

PROPOSED STREET VIEW

41 East 74th Street



P **K**
S **B**

EXISTING STREET VIEW

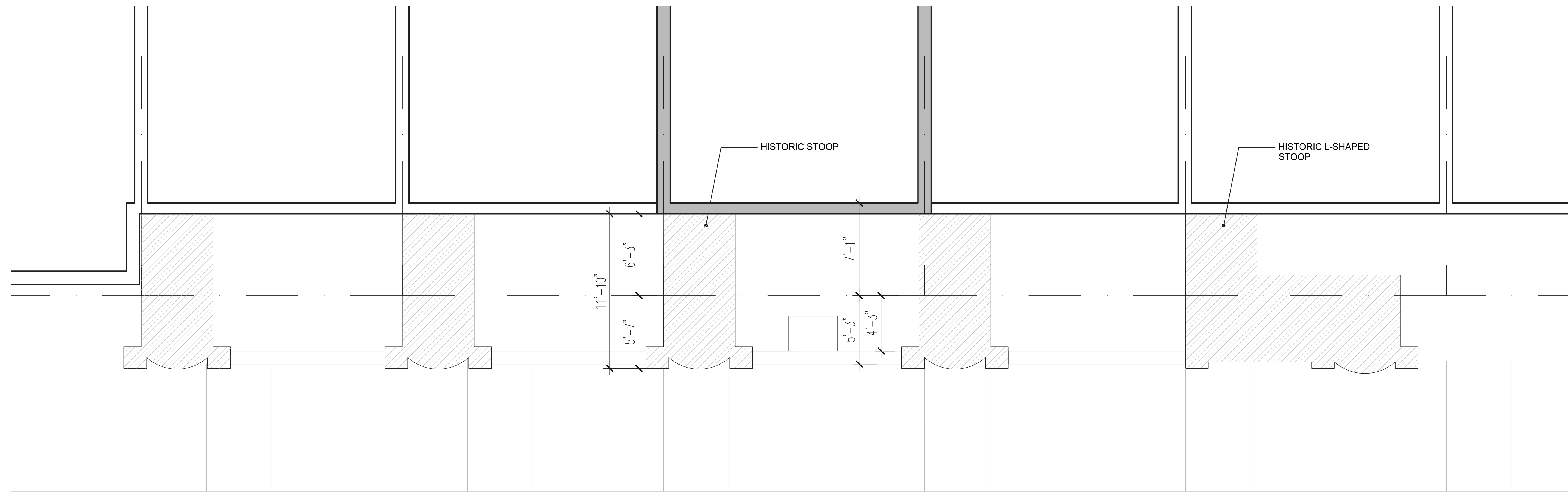
41 East 74th Street



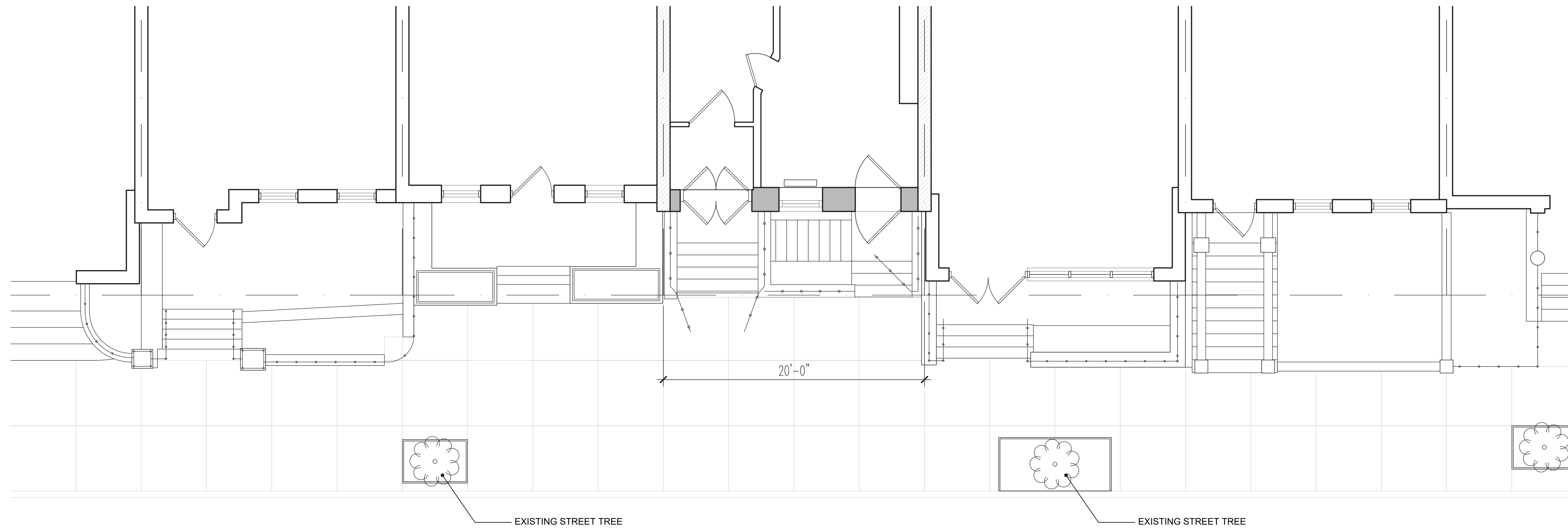
P **K**
S **B**

PROPOSED STREET VIEW

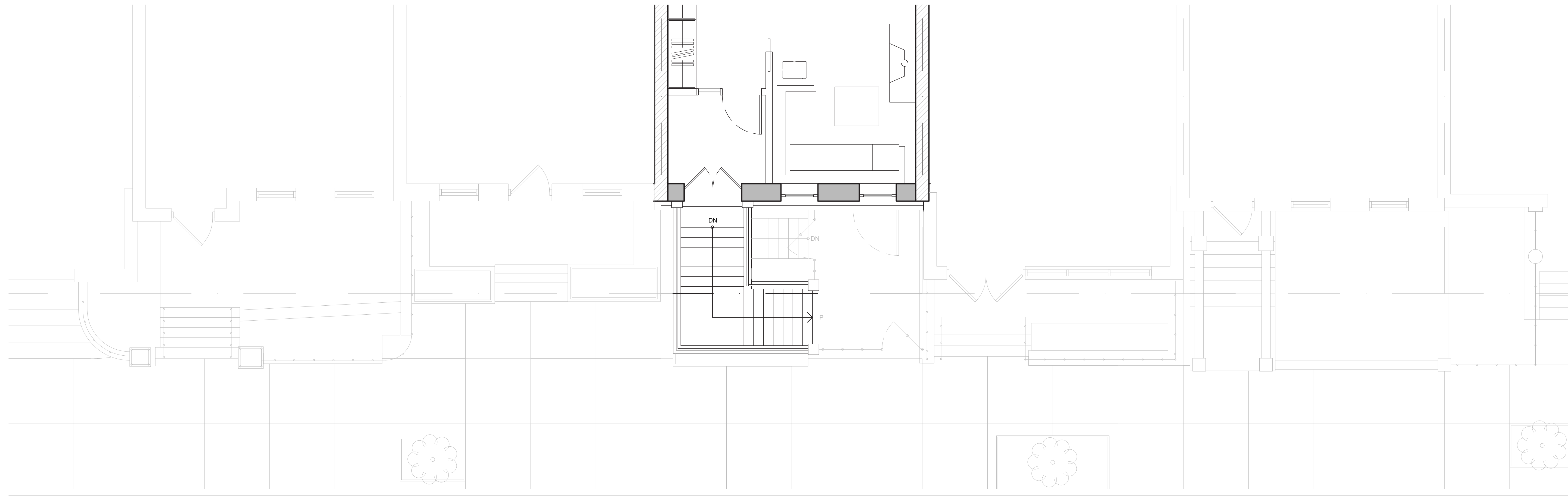
41 East 74th Street



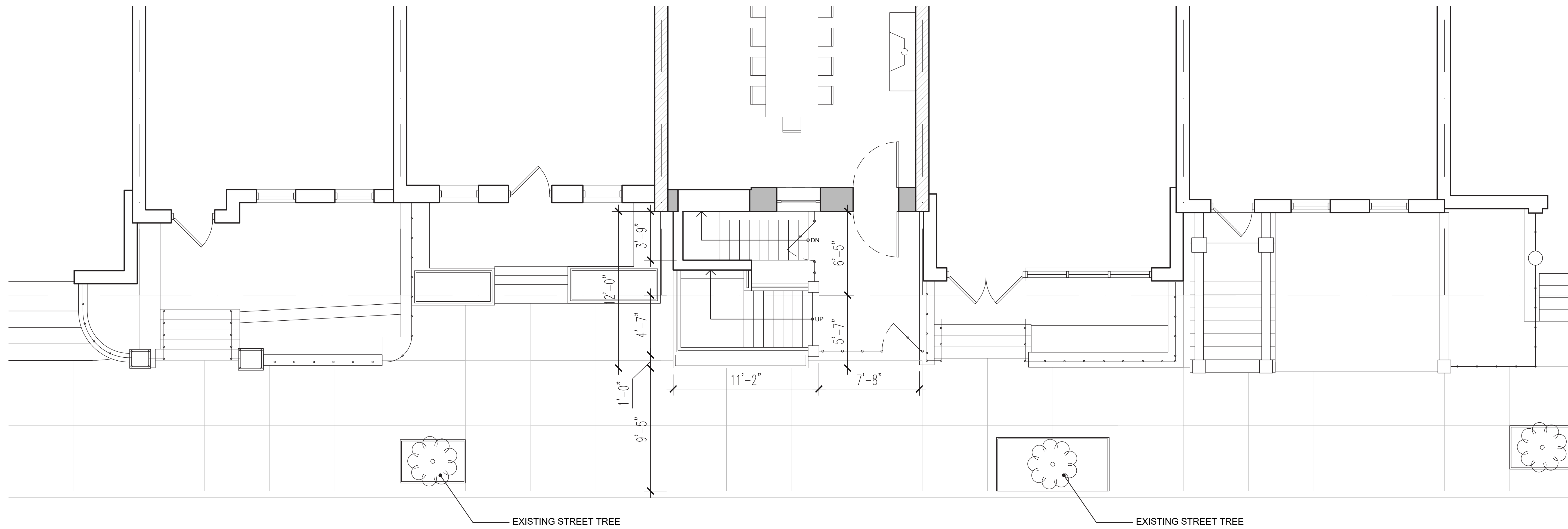
01 HISTORIC SIDEWALK PLAN
1/4" = 1'-0"



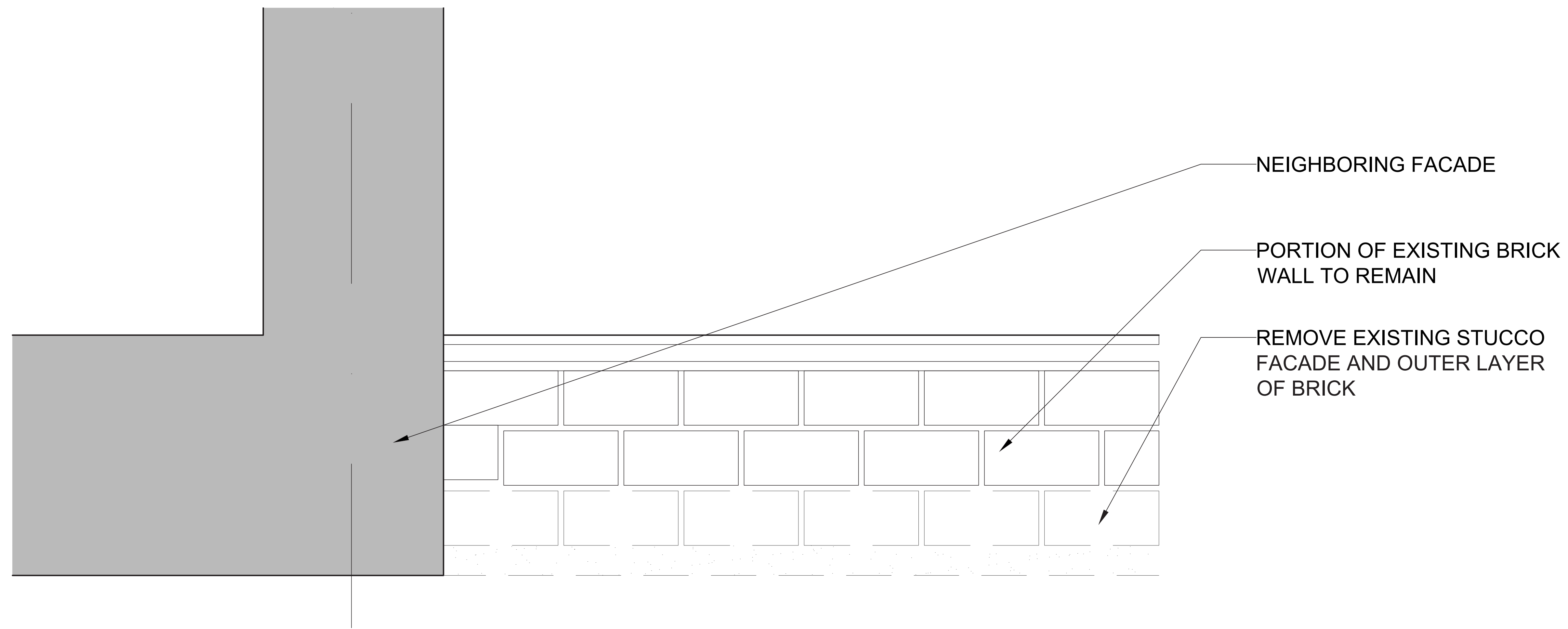
02 EXISTING SIDEWALK PLAN
1/4" = 1'-0"



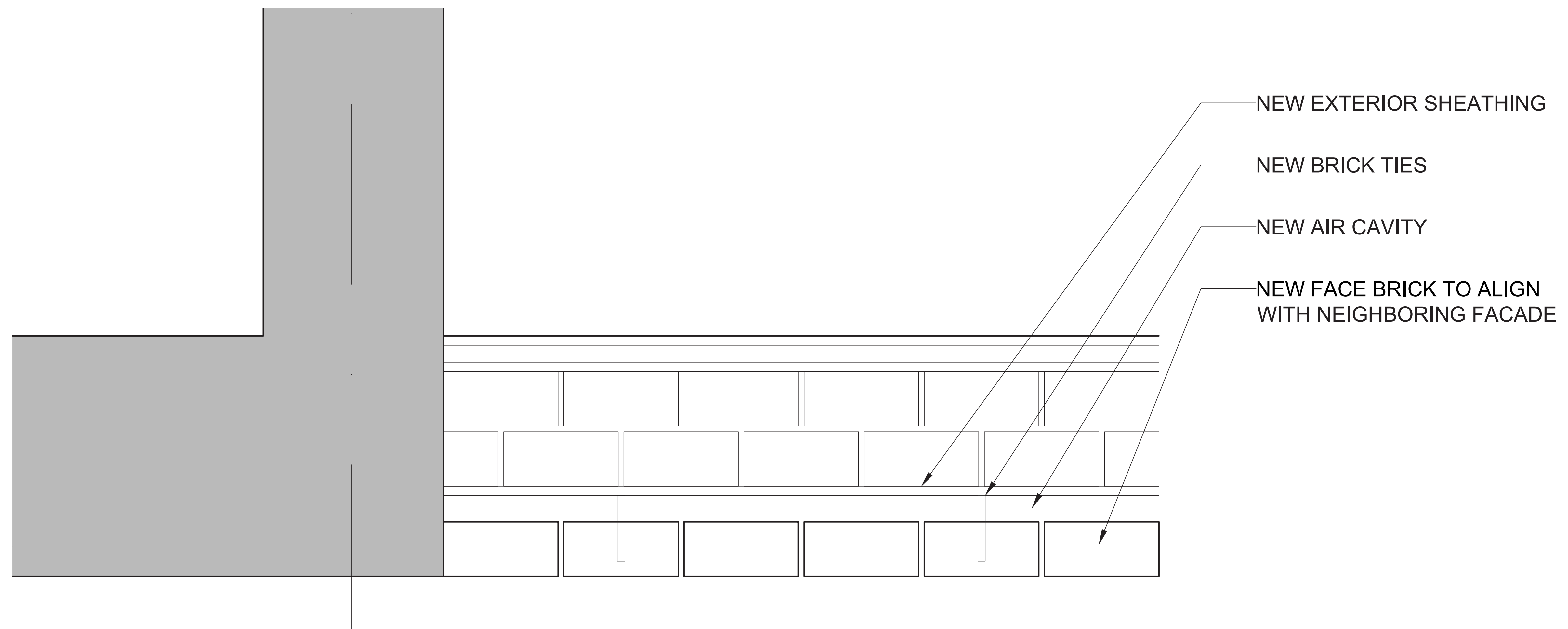
01 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



02 PROPOSED SIDEWALK PLAN
1/4" = 1'-0"



01 EXISTING FACADE - PLAN DETAIL
1 1/2" = 1'-0"



02 PROPOSED FACADE - PLAN DETAIL
1 1/2" = 1'-0"

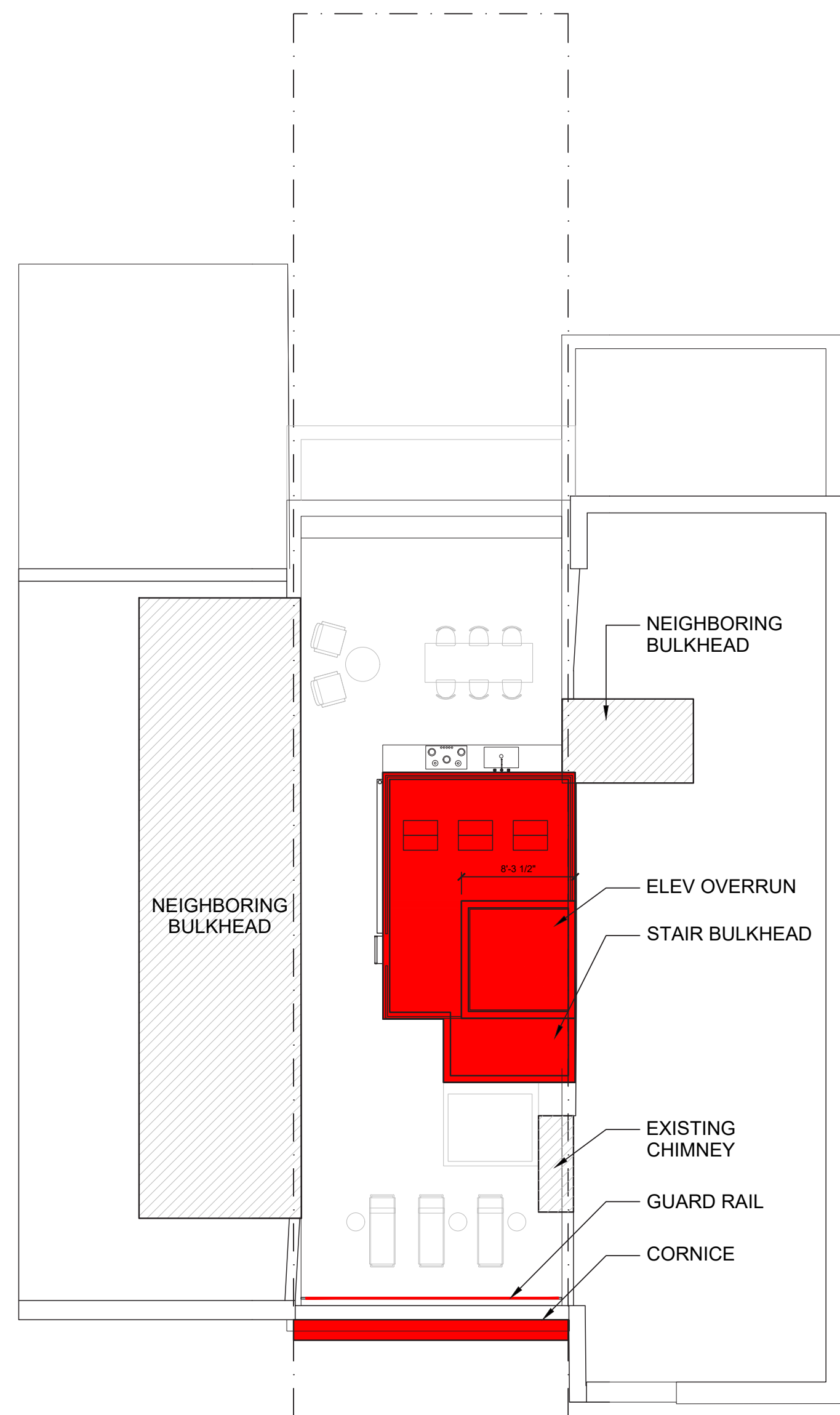


01 EXISTING STREET FACADE
1/2" = 1'-0"

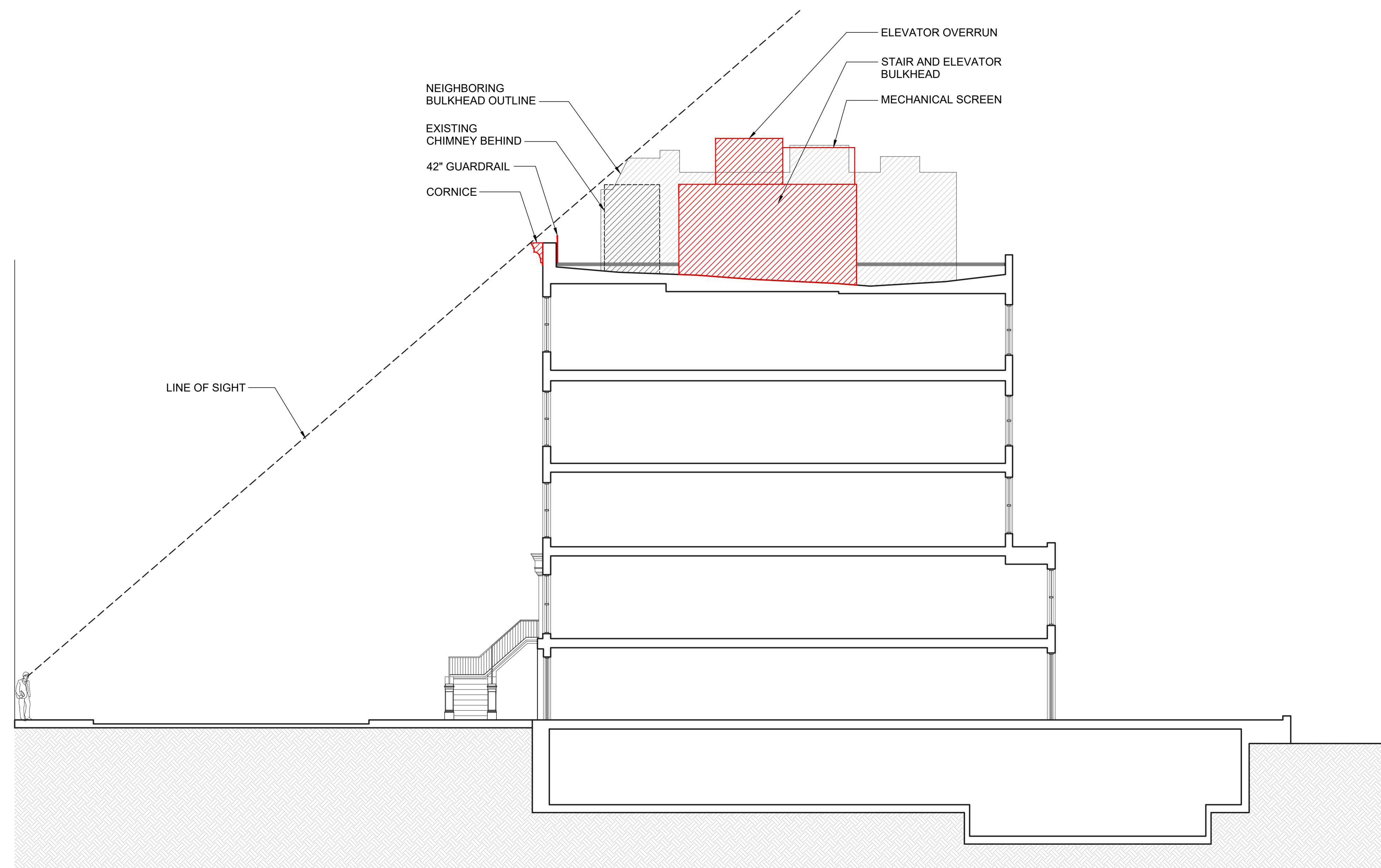


02 PROPOSED STREET FACADE
1/2" = 1'-0"





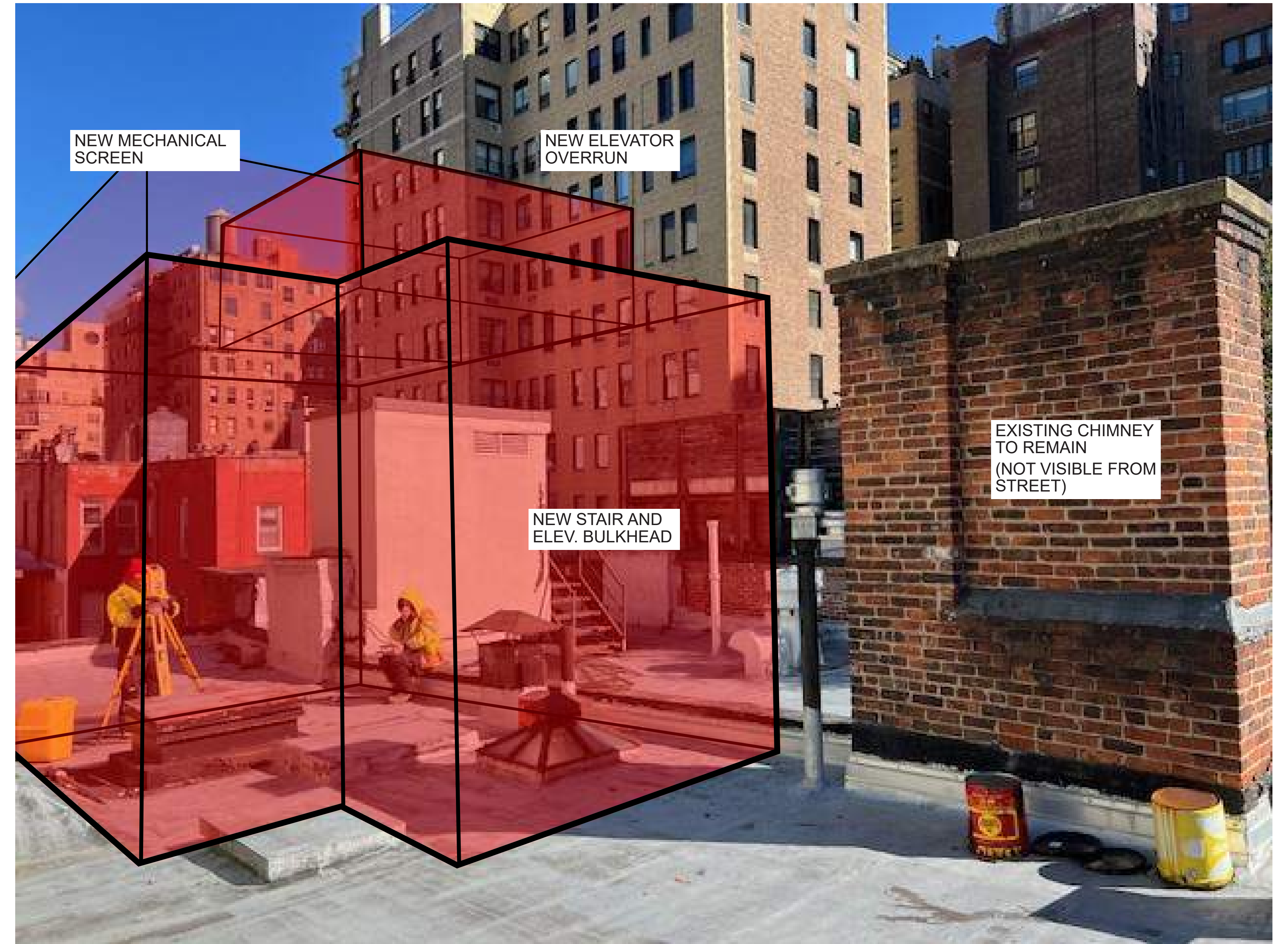
01 ROOF PLAN DIAGRAM
1/8" = 1'-0"



02 ROOF SECTION DIAGRAM
1/8" = 1'-0"





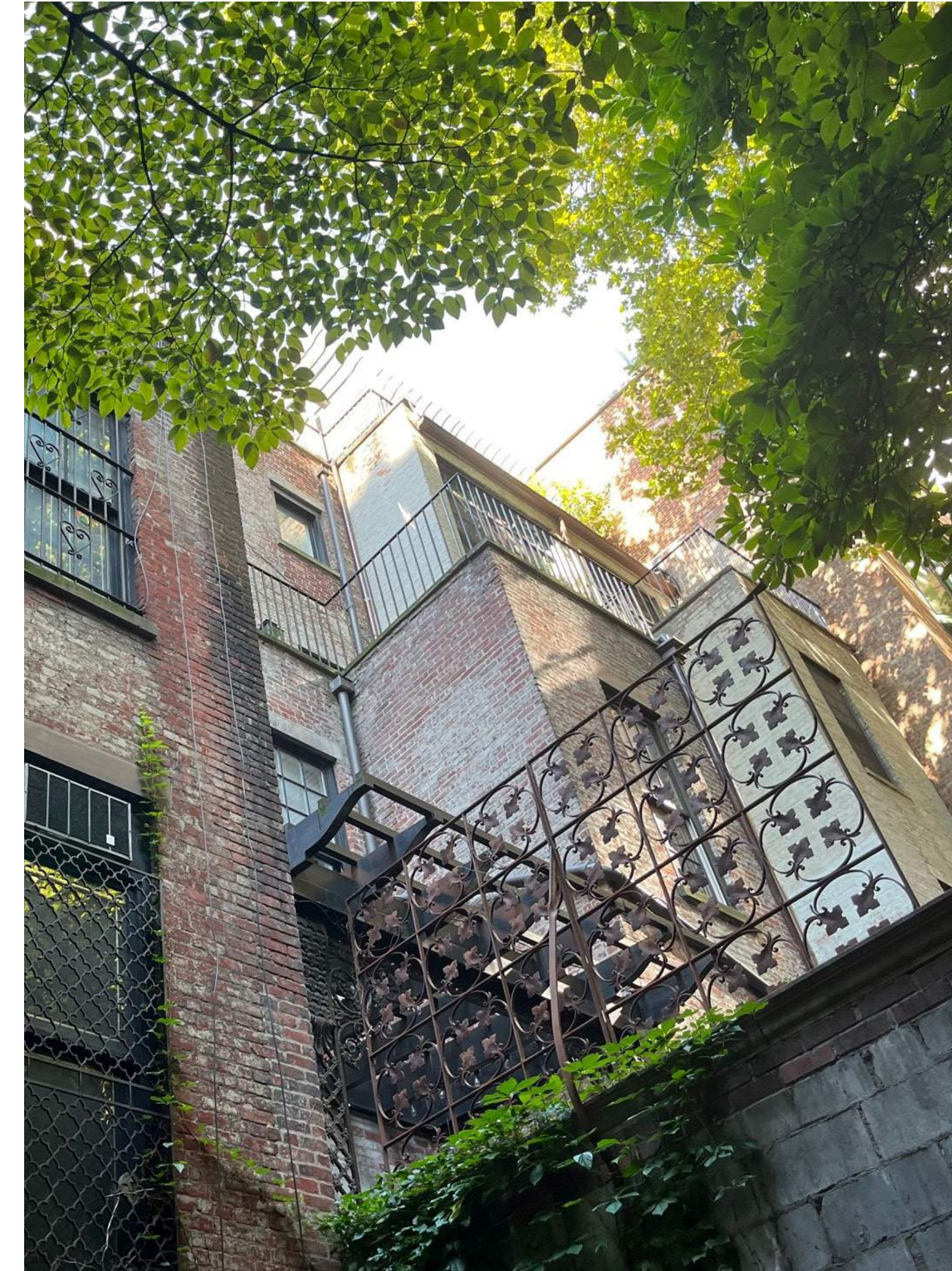




01 PHOTO FROM REAR YARD LOOKING EAST
N.T.S.



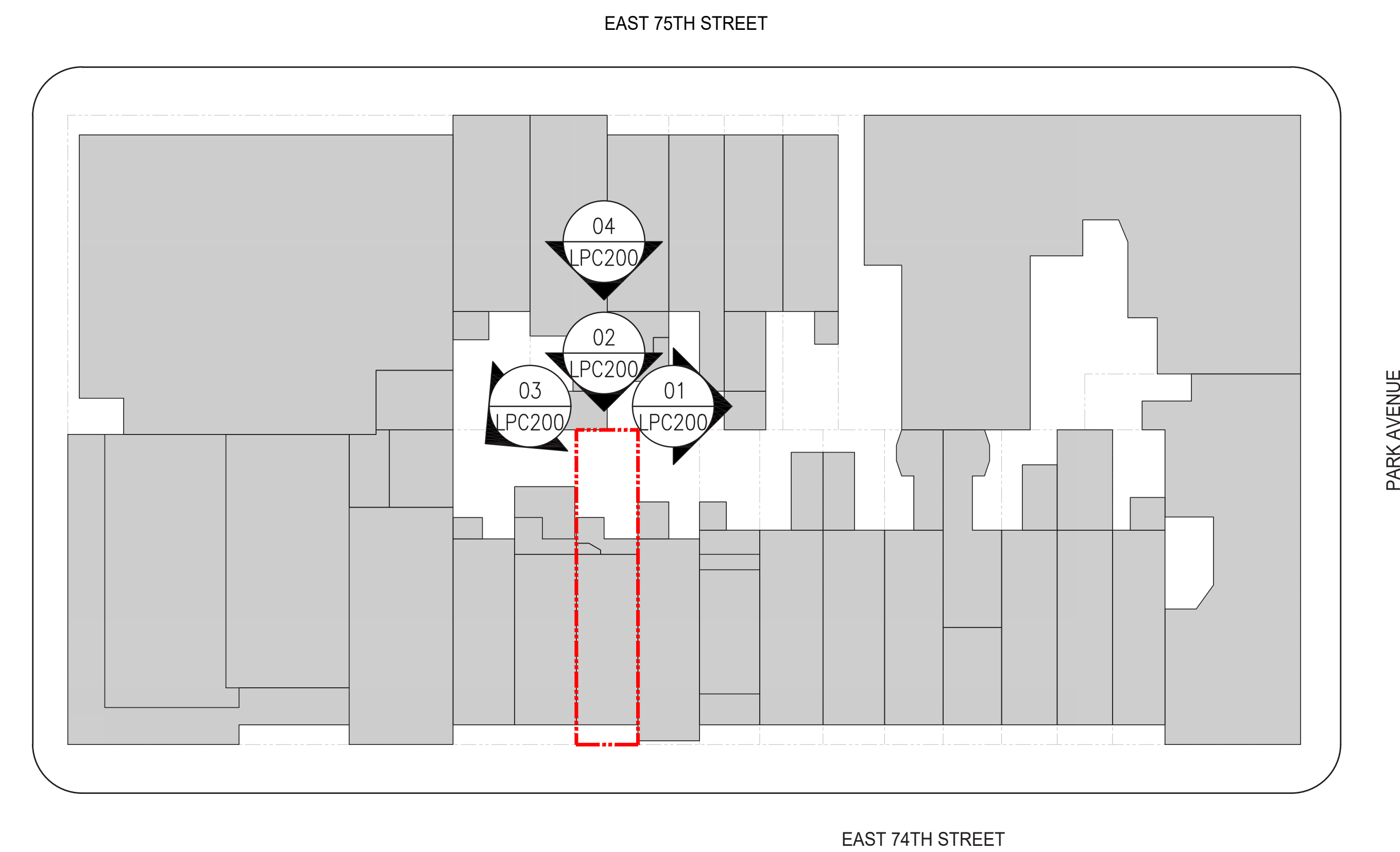
02 PHOTO FROM REAR YARD LOOKING SOUTH
N.T.S.



03 PHOTO FROM REAR YARD LOOKING WEST
N.T.S.



04 PHOTO FROM REAR YARD LOOKING SOUTH
N.T.S.



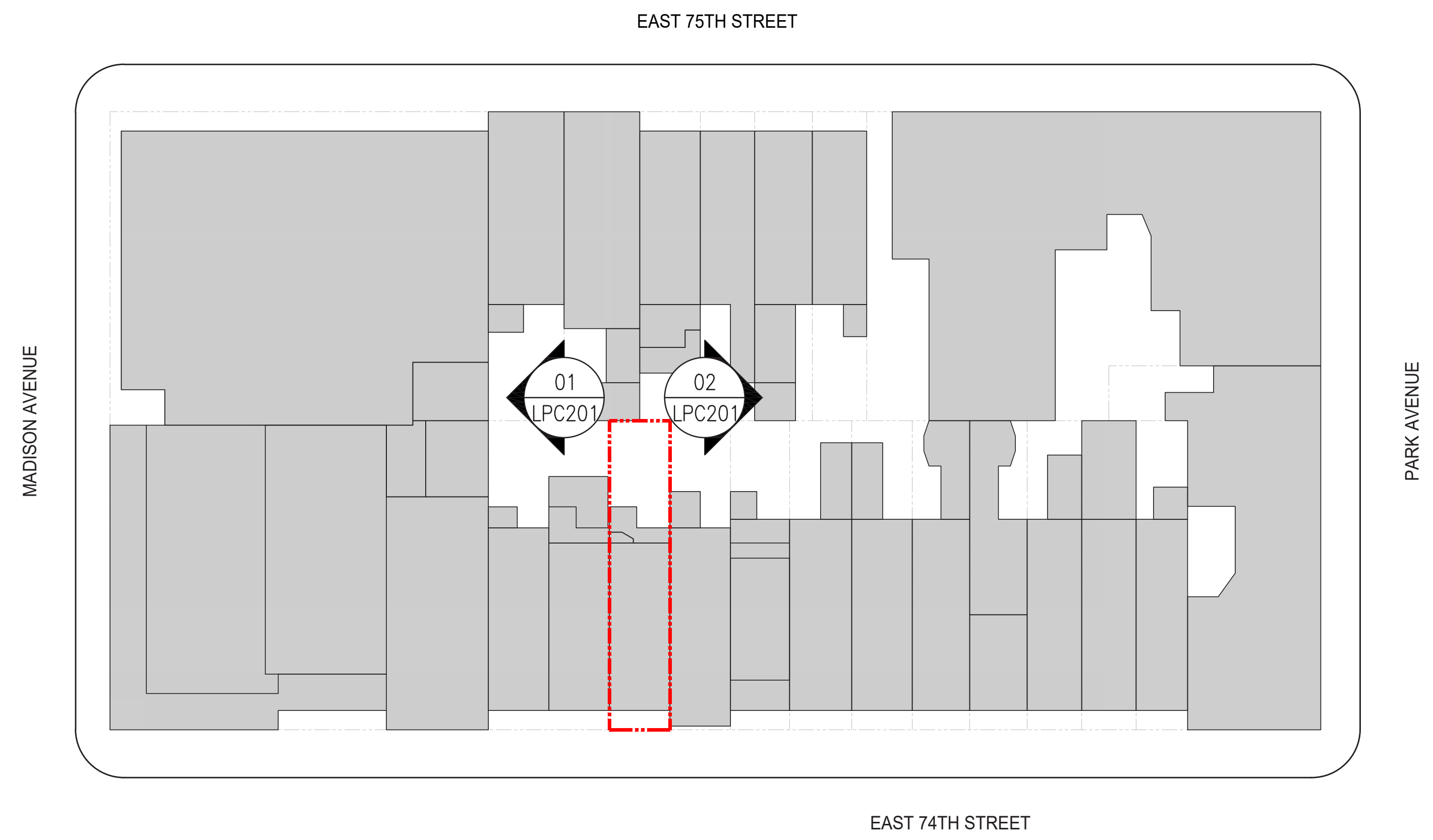
05 CONTEXT PHOTO KEY PLAN
1/32" = 1'-0"



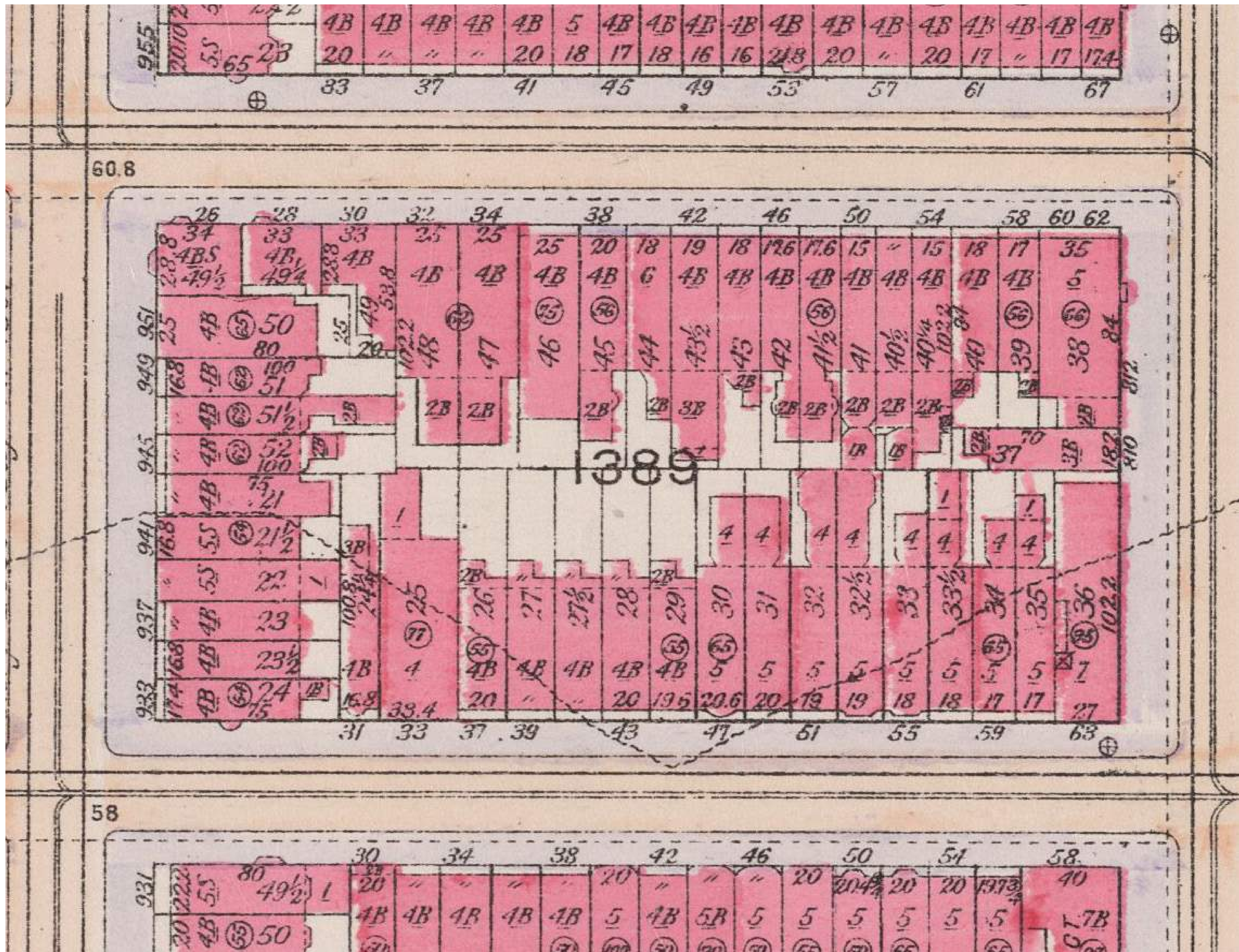
01 PHOTO OF "DONUT" LOOKING WEST
N.T.S.



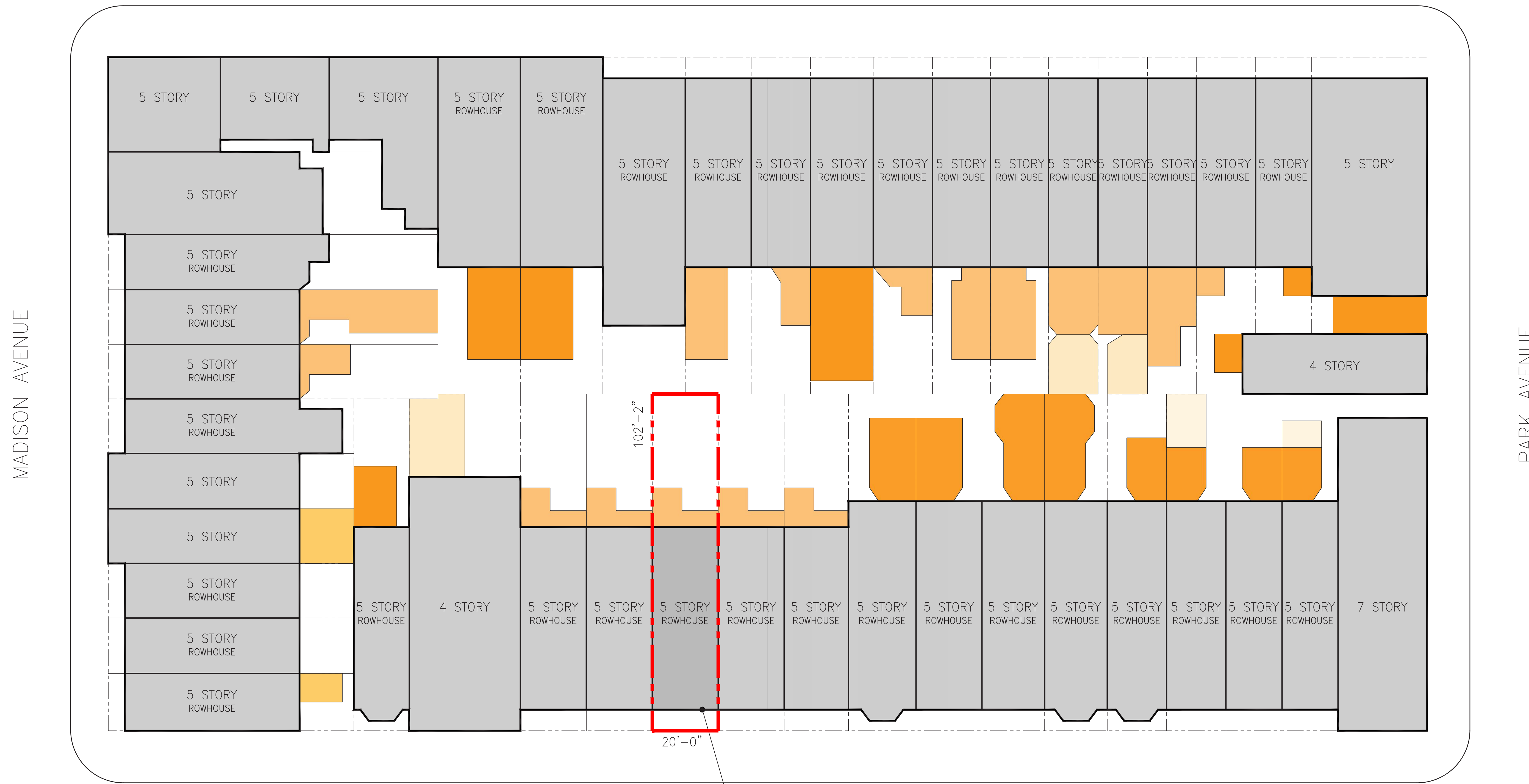
02 PHOTO OF "DONUT" LOOKING EAST
N.T.S.



03 CONTEXT PHOTO KEY PLAN
1/32" = 1'-0"



EAST 75TH STREET



MADISON AVENUE

PARK AVENUE

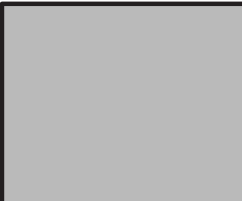




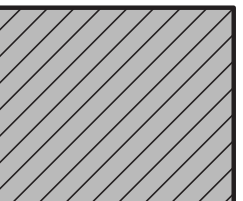
102'-2"

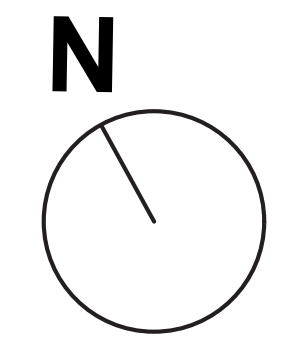
20'-0"

41 E 74TH ST.
 BLOCK: 1389
 LOT: 127
 LOT AREA: 2,043 SF

EAST 74TH STREET

KEY

	BUILDING		3 STORY ADDITION
	1 STORY ADDITION		4 STORY ADDITION
	2 STORY ADDITION		5 STORY REAR EXTENSION













1. Brick Facade
 Manufacturer: Glen-Gery
 Color/Finish: Rosewood



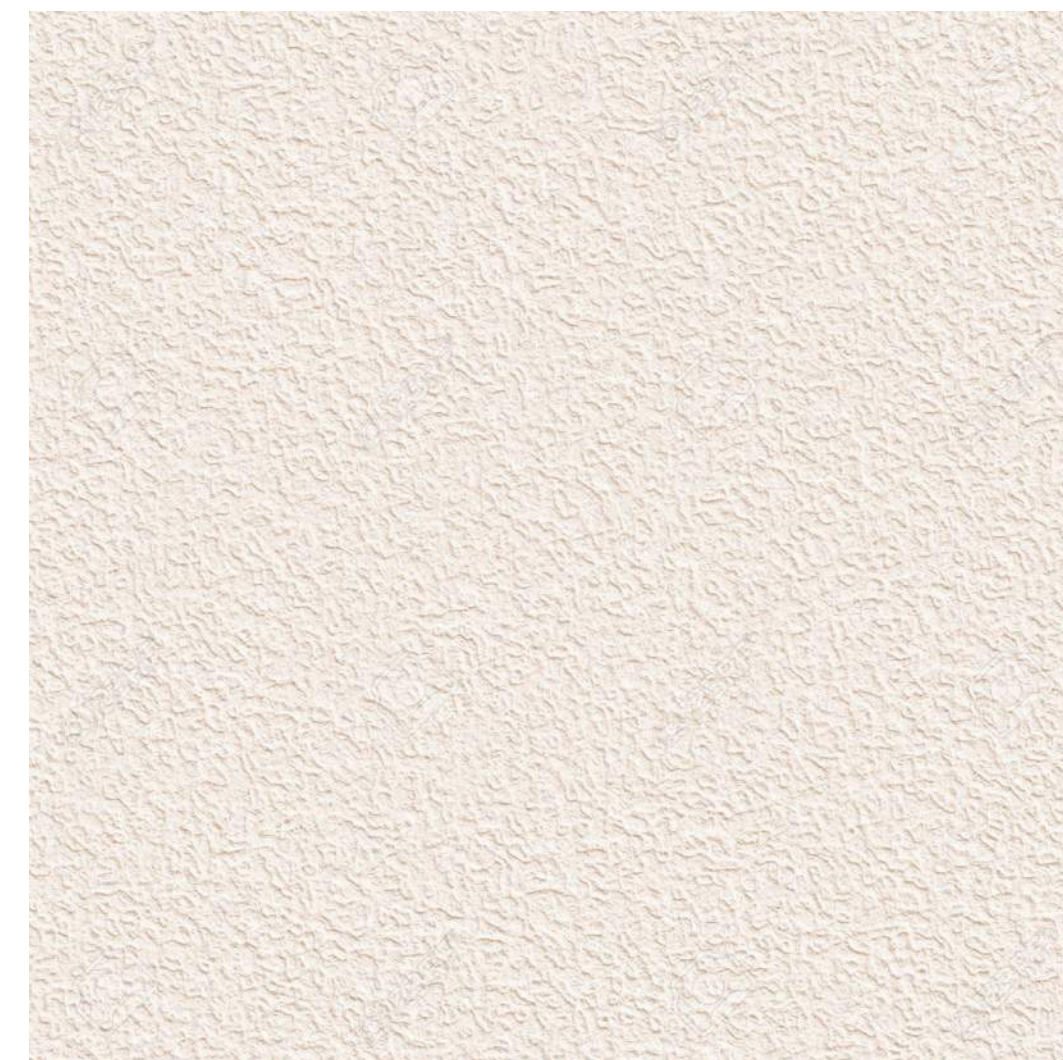
2. Cast Stone Window Header and Sill
 Manufacturer: Corinthian Cast Stone
 Color/Finish: Limestone-Buff (LS1)



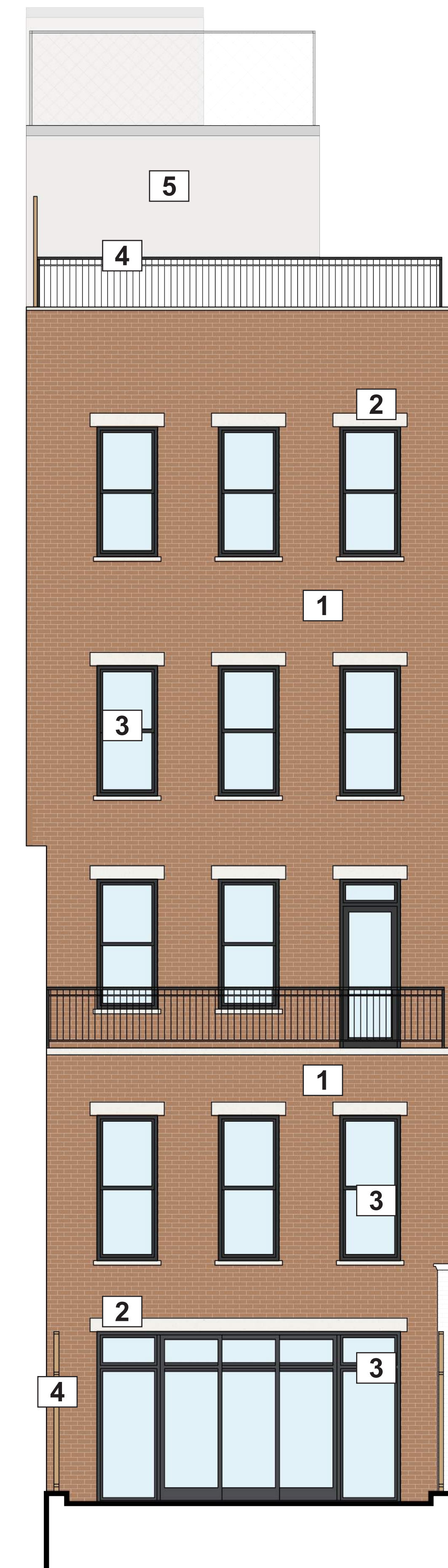
3. Painted Window Frame and Railing
 Manufacturer: Benjamin Moore
 Color/Finish: Black Iron (2120-20)



4. Wood Fence
 Color/Finish: Red Oak



5. Stucco at Roof Bulkhead



01 PROPOSED REAR FACADE
 1/4" = 1'-0"







01 EXISTING FRONT FACADE
N.T.S.



02 PROPOSED FRONT FACADE
N.T.S.

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