

23 East 92nd Street within the original Carnegie Hill Historic District (1974, LPC)

23 EAST 92ND STREET



BLOCK CONTEXT



Aerial view of 23 East 92nd Street's block, facing north

BLOCK CONTEXT



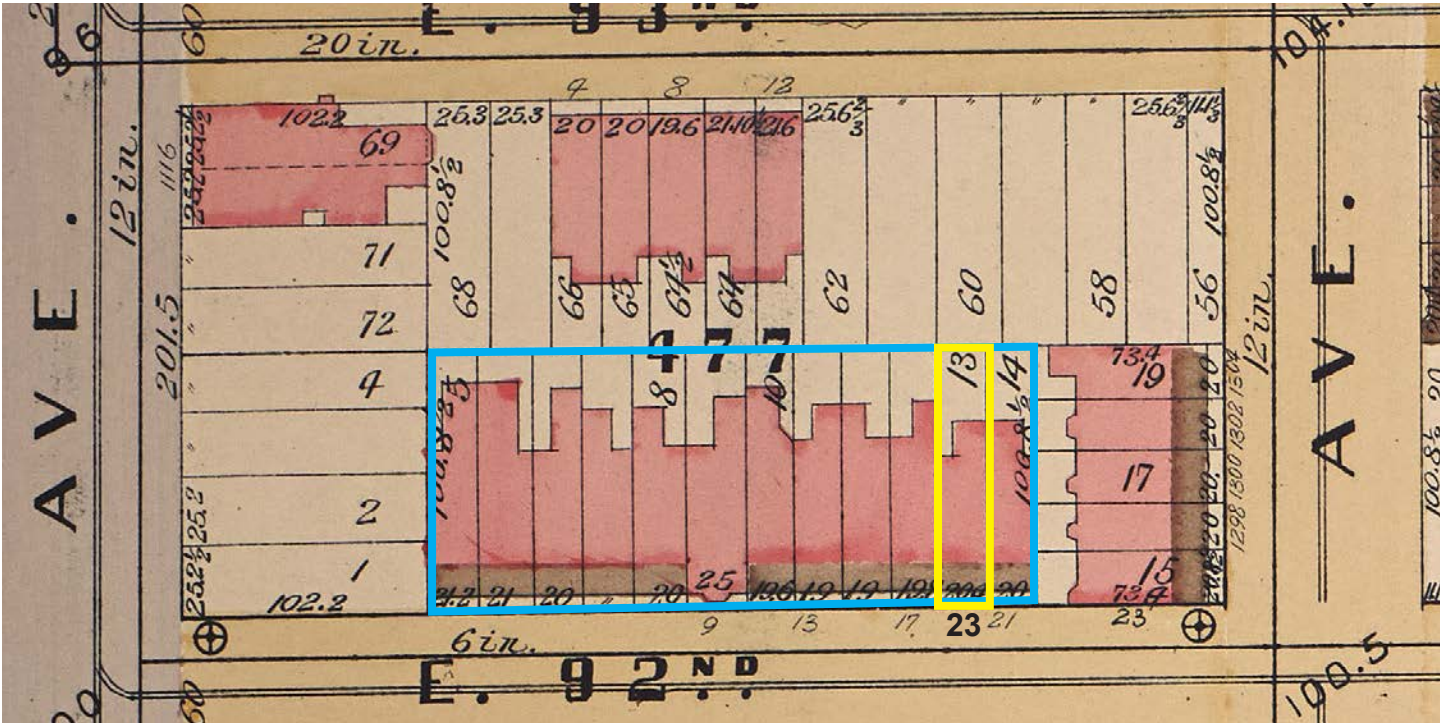
Aerial view of 23 East 92nd Street's block, facing south

BLOCK CONTEXT

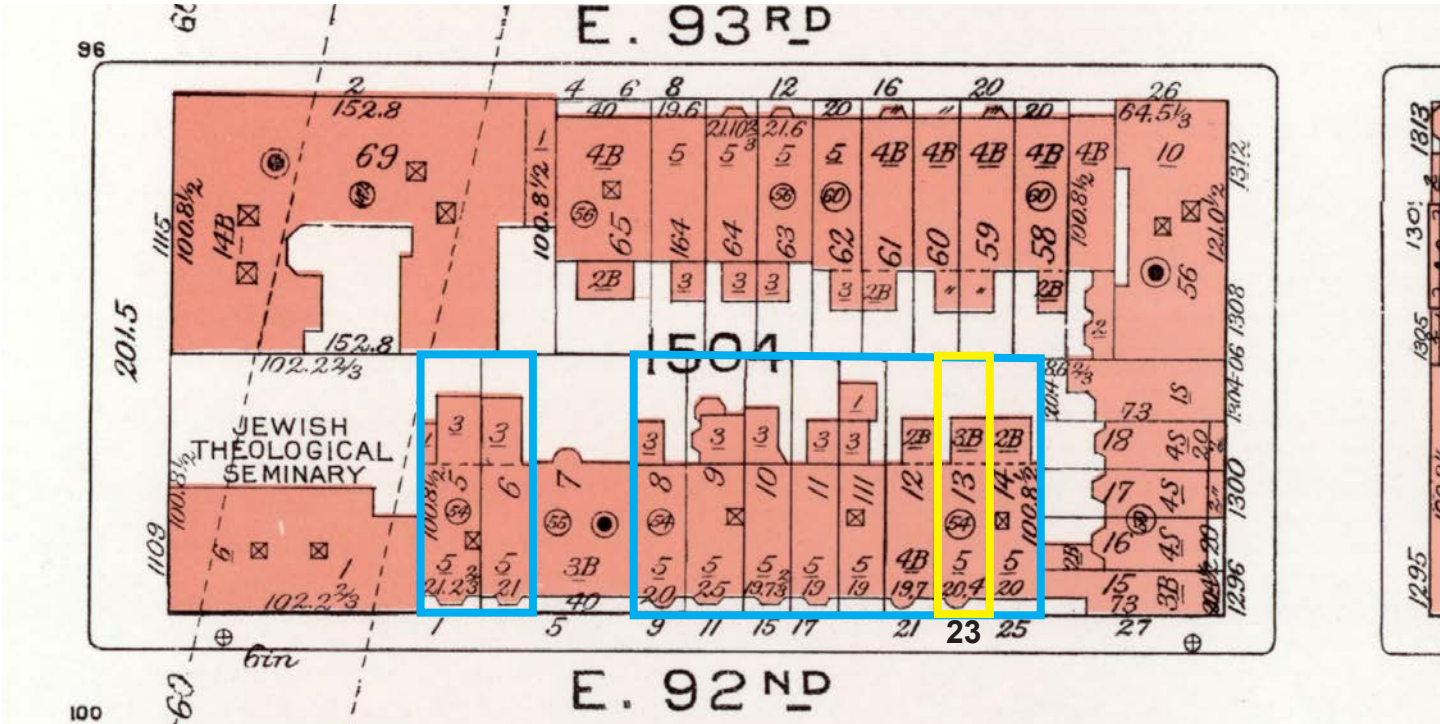


Rear facades of 25 to 9 East 92nd Street from 20 East 93rd Street, facing south.

HISTORICAL MAPS



1-25 East 92nd Street row in the 1890 Robinson fire insurance atlas, vol. 2, pl. 2L (LOC)



1-25 East 92nd Street row in the 1960 Bromley fire insurance atlas, vol. 3, pl. 118 (LOC)



Aerial view of the 1-25 East 92nd Street row, 2024 (Apple Maps)

Row of 1, 3, 9, 15-25 East 92nd Street
A. B. Ogden & Son, 1890-91

PROPOSED WORK - Renderings



Existing rear facade and extensions, facing southeast



Proposed rear facade and extension, facing southeast

PROPOSED WORK - Renderings

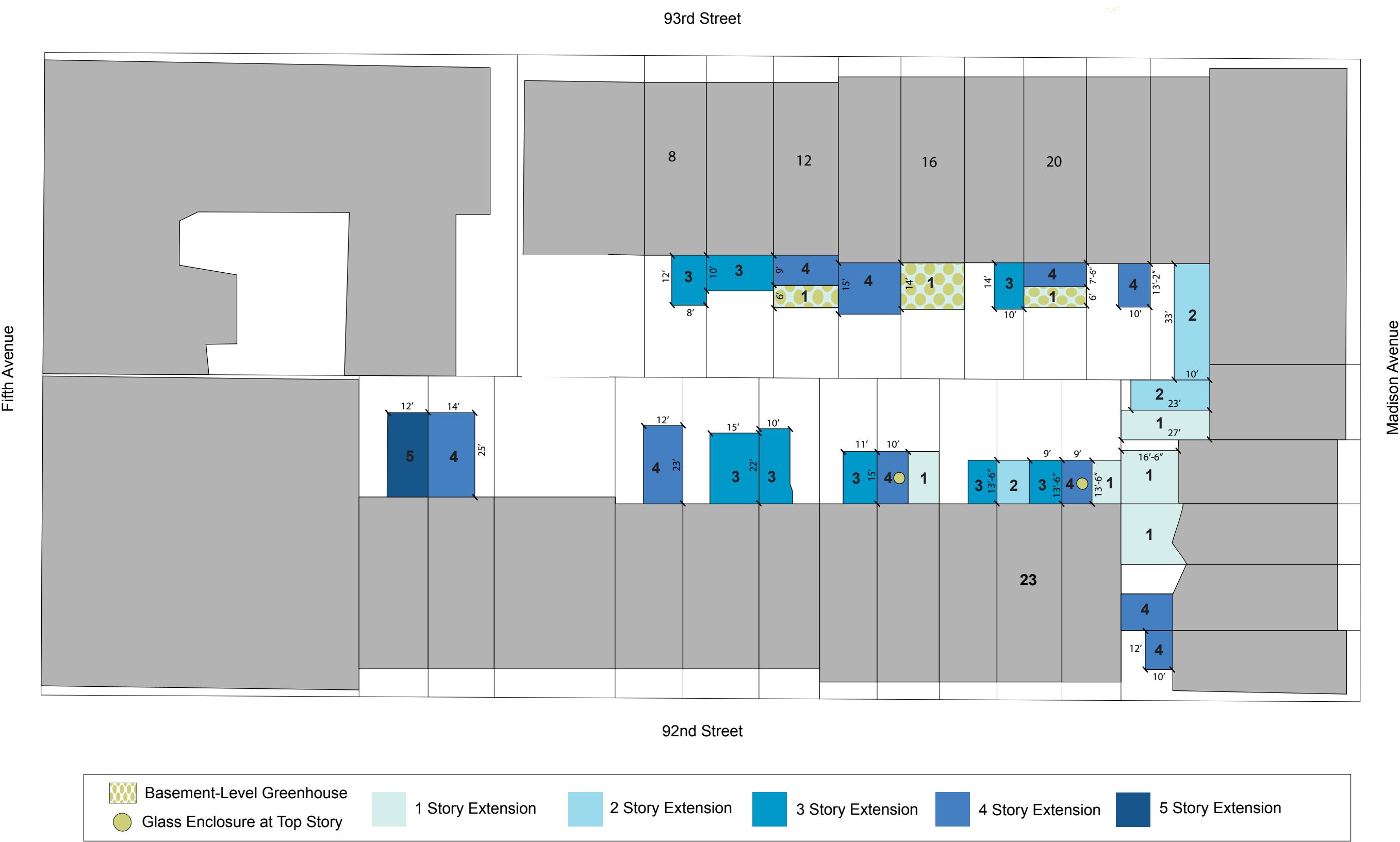


Existing rear facade and extensions, facing southeast

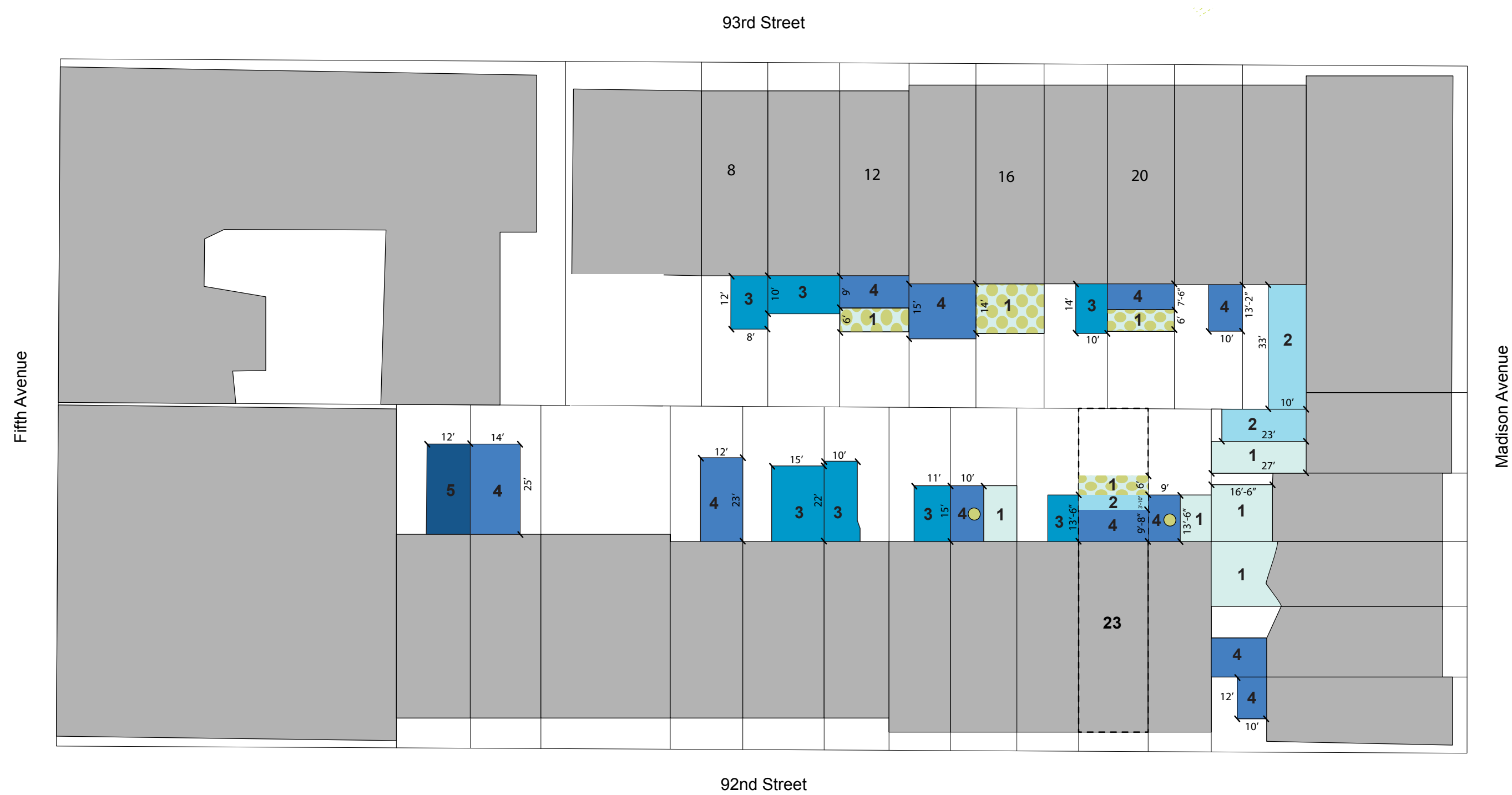


Proposed rear facade and extension, facing southeast

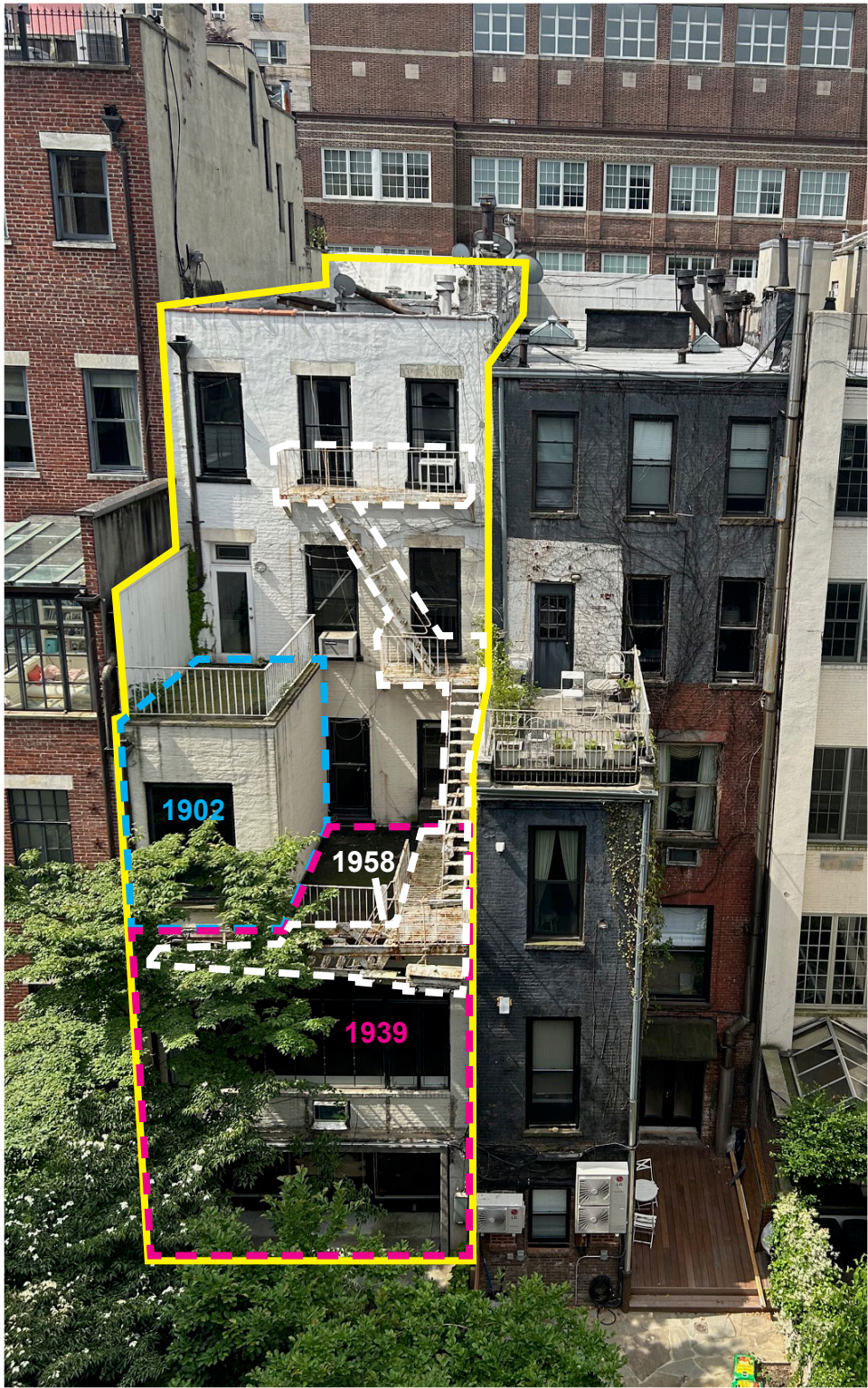
BLOCK CONTEXT - Existing Rear Extensions on Row Houses



BLOCK CONTEXT - Proposed Rear Extension



EXISTING CONDITIONS - Rear Facade



Existing rear facade with history of extensions highlighted, facing south from 20 East 93rd Street.



Existing rear first through fourth floors of 23 East 92nd Street.



Existing rear basement and first floors of 23 East 92nd Street, facing south.

EXISTING CONDITIONS - Rear Facade



Basement level and patio of 23 East 92nd Street's existing rear extension, facing southwest.



Existing rear yard, facing north.

EXISTING CONDITIONS - Rear Facade



Existing rear fifth story of 23 East 92nd Street, facing south.



Existing rear second-story, rear extension, and fire escape, facing west.



Existing rear fourth story of 23 East 92nd Street, facing south from the existing fourth-story terrace.

EXISTING CONDITIONS - Rear Facade



Existing rear fifth-story window opening, lintel, and roof parapet.



Existing rear fifth-story window openings, fire escape, and parged brickwork.



Existing fourth-story door transom and lintel.



Existing fifth-story window sill and parged brickwork.

BLOCK CONTEXT



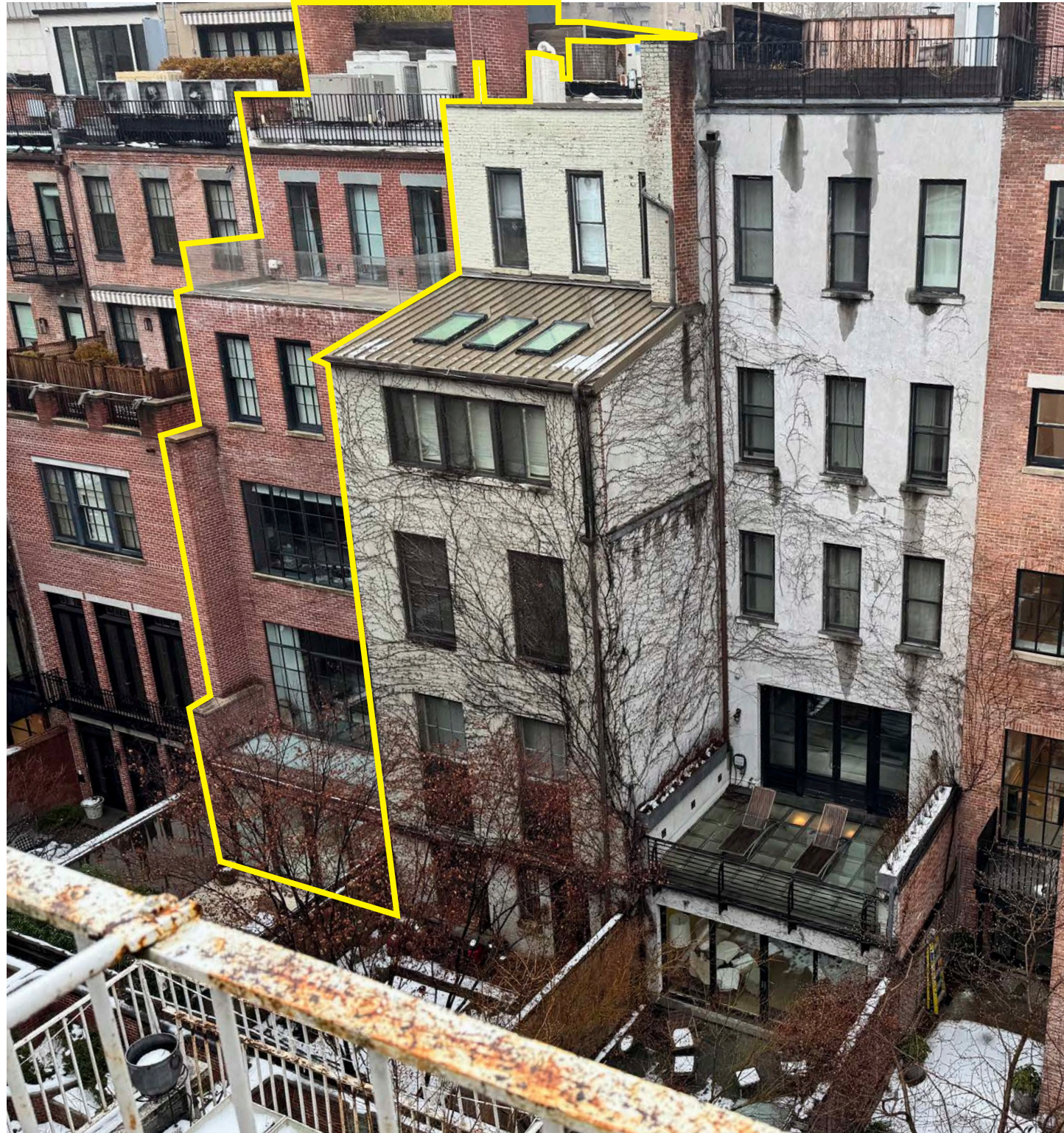
Rear facades of 4 to 24 East 93rd Street from 23 East 92nd Street, facing north.

BLOCK CONTEXT



Block interior from the roof of 23 East 92nd Street, facing northwest.

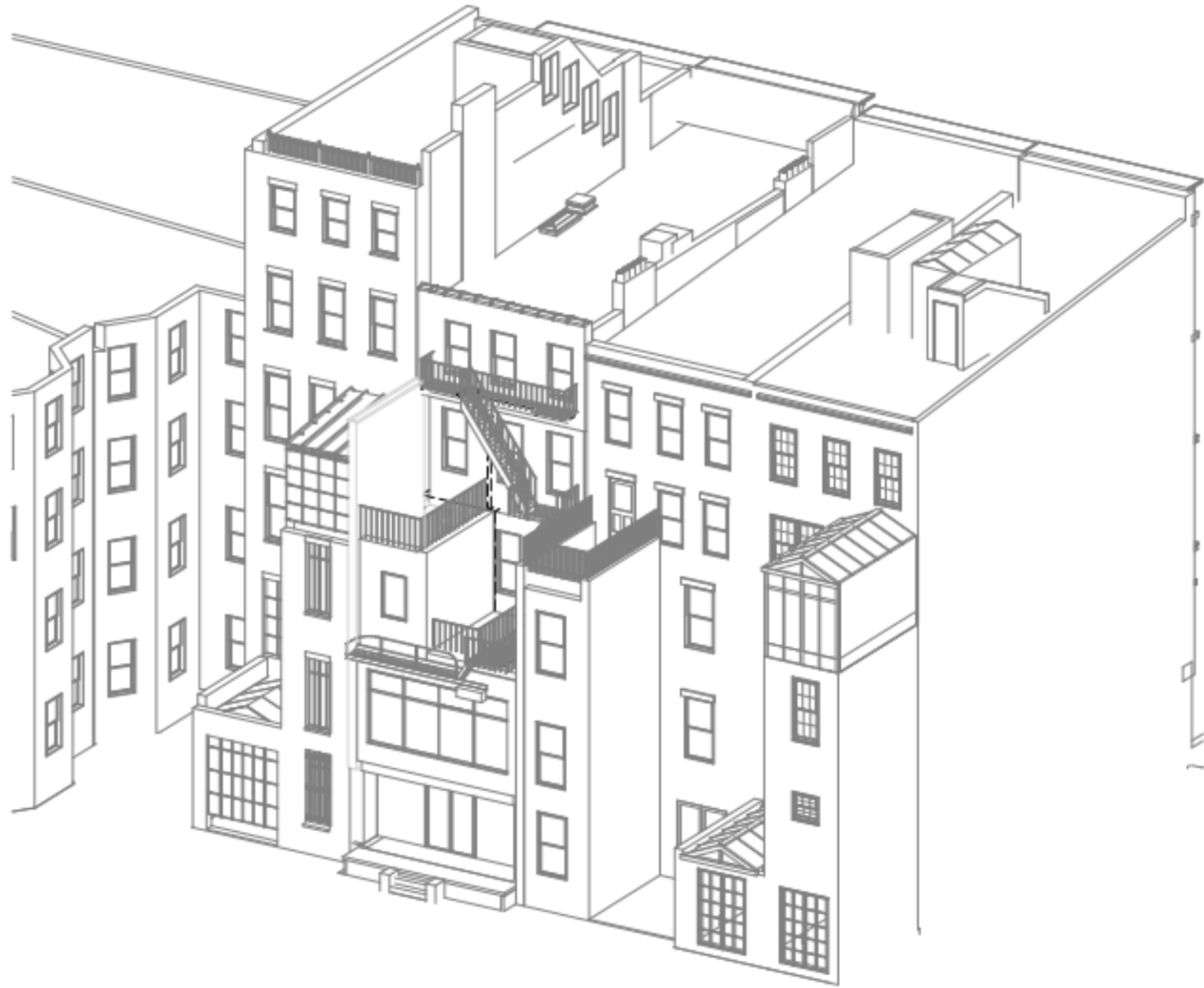
PREVIOUS LPC APPROVALS



12 East 93rd Street
4-story rear extension with projecting greenhouse, rear facade reconstruction, and roof addition; Commission-approved in 2011.



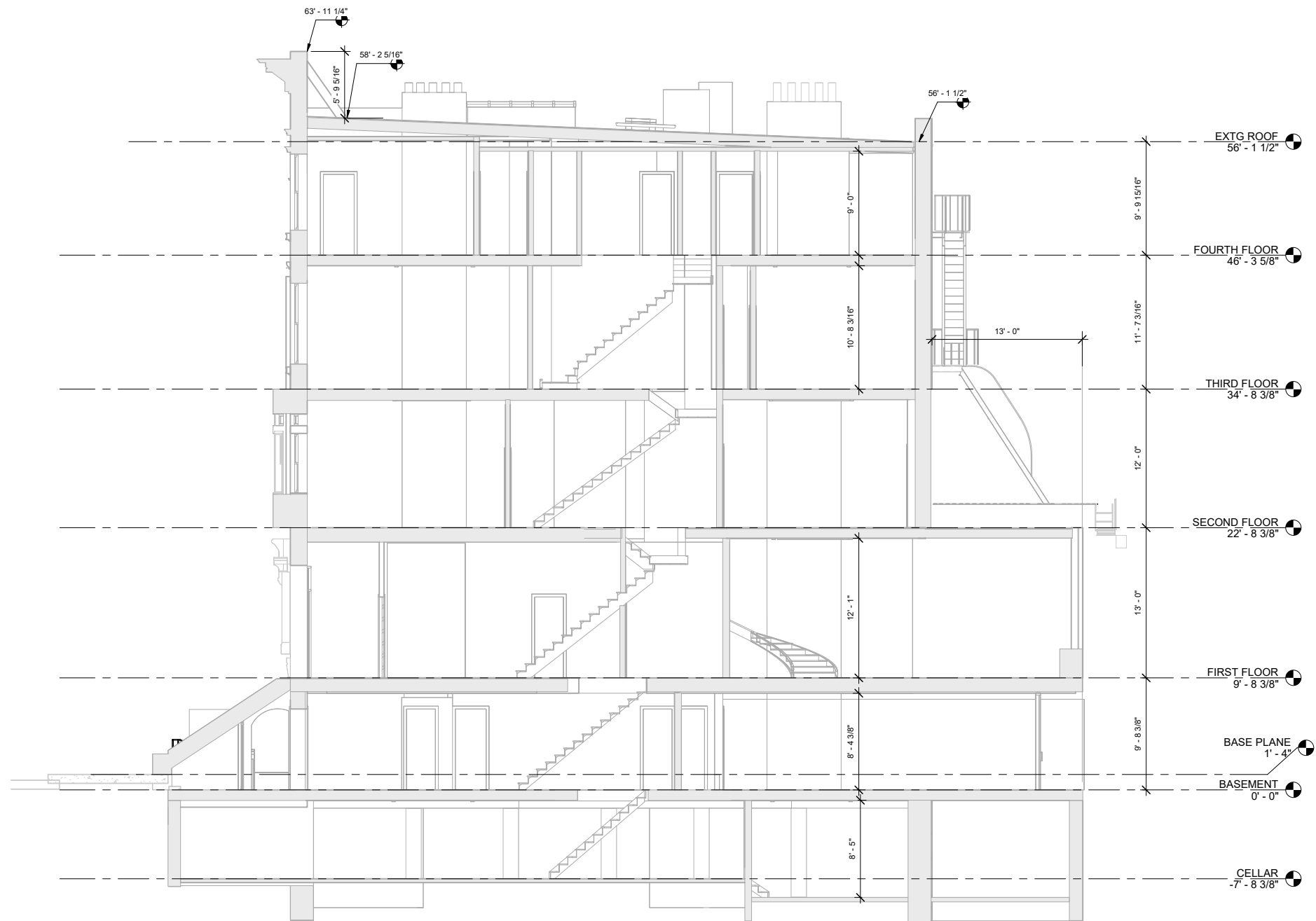
20 East 93rd Street
4-story rear extension with projecting greenhouse and rear facade reconstruction; Commission-approved in 2011.



Axonometric North Existing Condition



Axonometric North Proposed



① Section 3 lpc existing
3/16" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

EXISTING SECTION

ISSUE DATE:
04/20/25

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

DRAWN BY:
Author

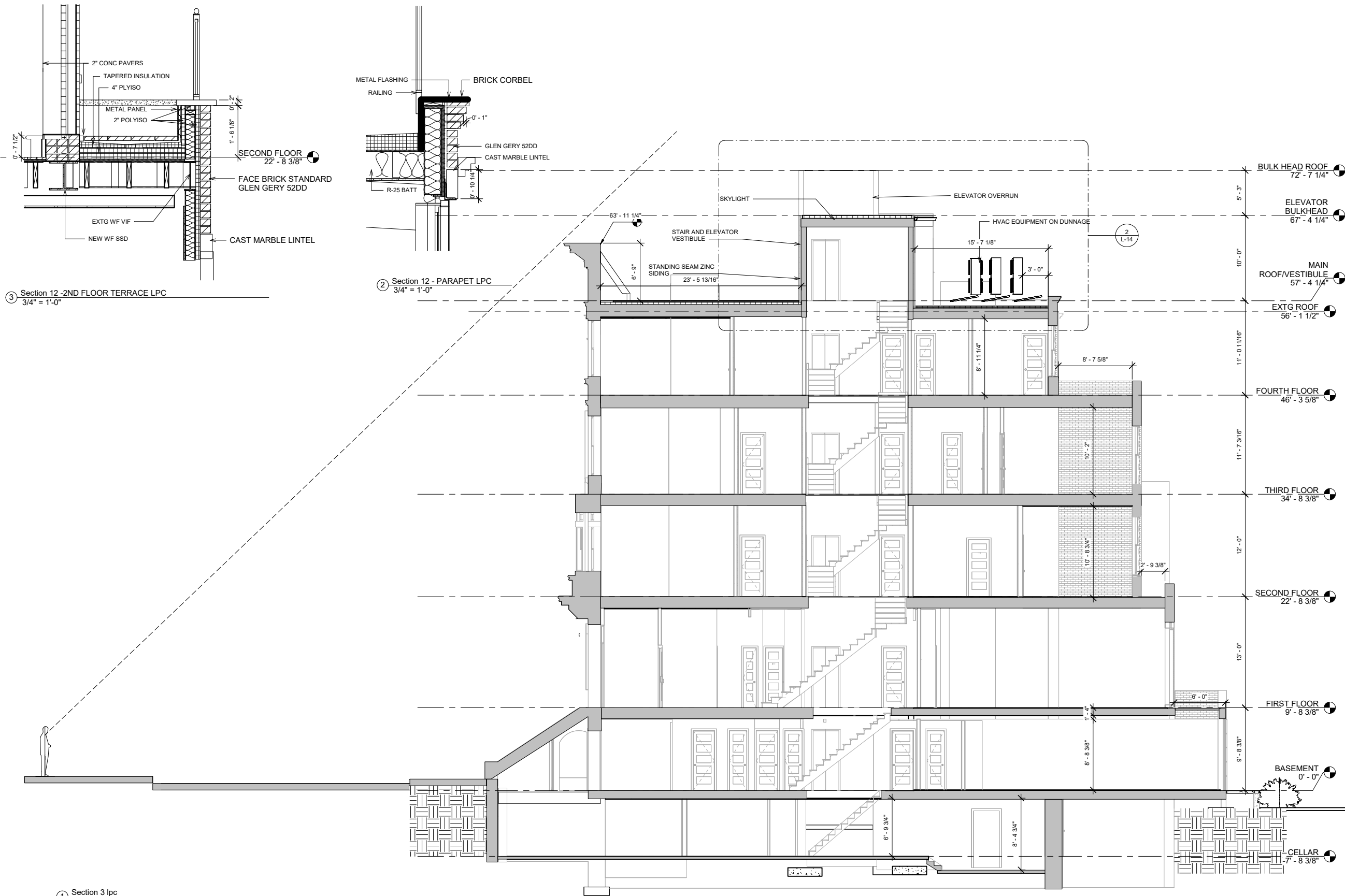
SHEET NUMBER

L-15

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

SECTION

ISSUE DATE:

04/14/25

SCALE:

As indicated

DRAWN BY:

Author

SHEET NUMBER

L-16

STEVEN LEVINE RA ARCHITECTURE DPC

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① North contextual LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

CONTEXT NORTH
ELEVATION

ISSUE DATE:
04/14/25

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

DRAWN BY:
Author

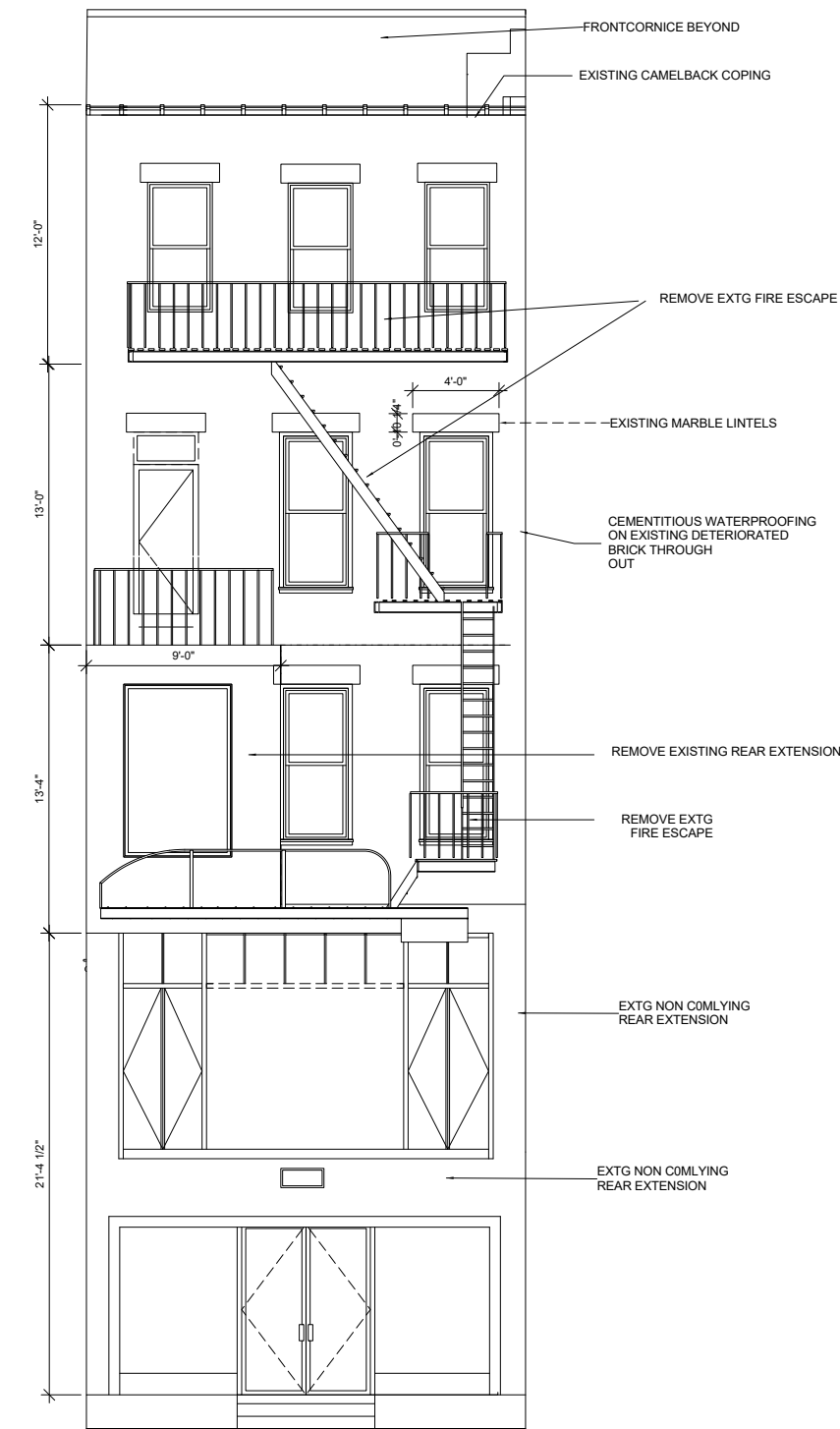
SHEET NUMBER

L-8

STEVEN LEVINE RA ARCHITECTURE DPC

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17TH FLOOR
NEW YORK, NEW YORK 10010
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EMAIL: STEVEN_31375@MSN.COM



② EXISTING NORTH ELEVATION LPC
1/4" = 1'-0"



Zinc Standing Seam Siding



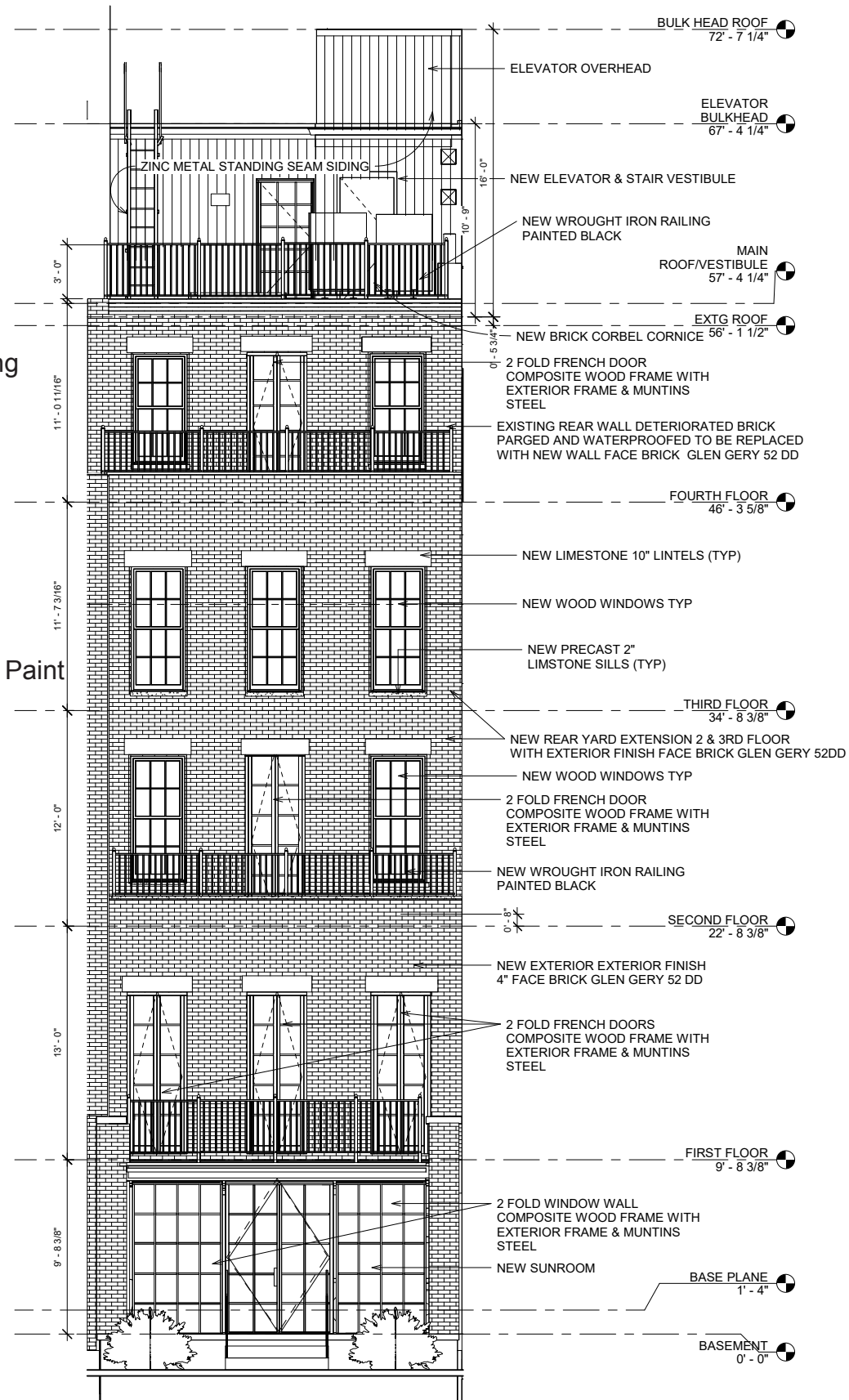
Windows + Railing: Black Paint



Cast Limestone Lintels



Glen Gery 52 DD



① PROPOSED North LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

Existing & Proposed North

ISSUE DATE:
04/14/25

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

DRAWN BY:
Author

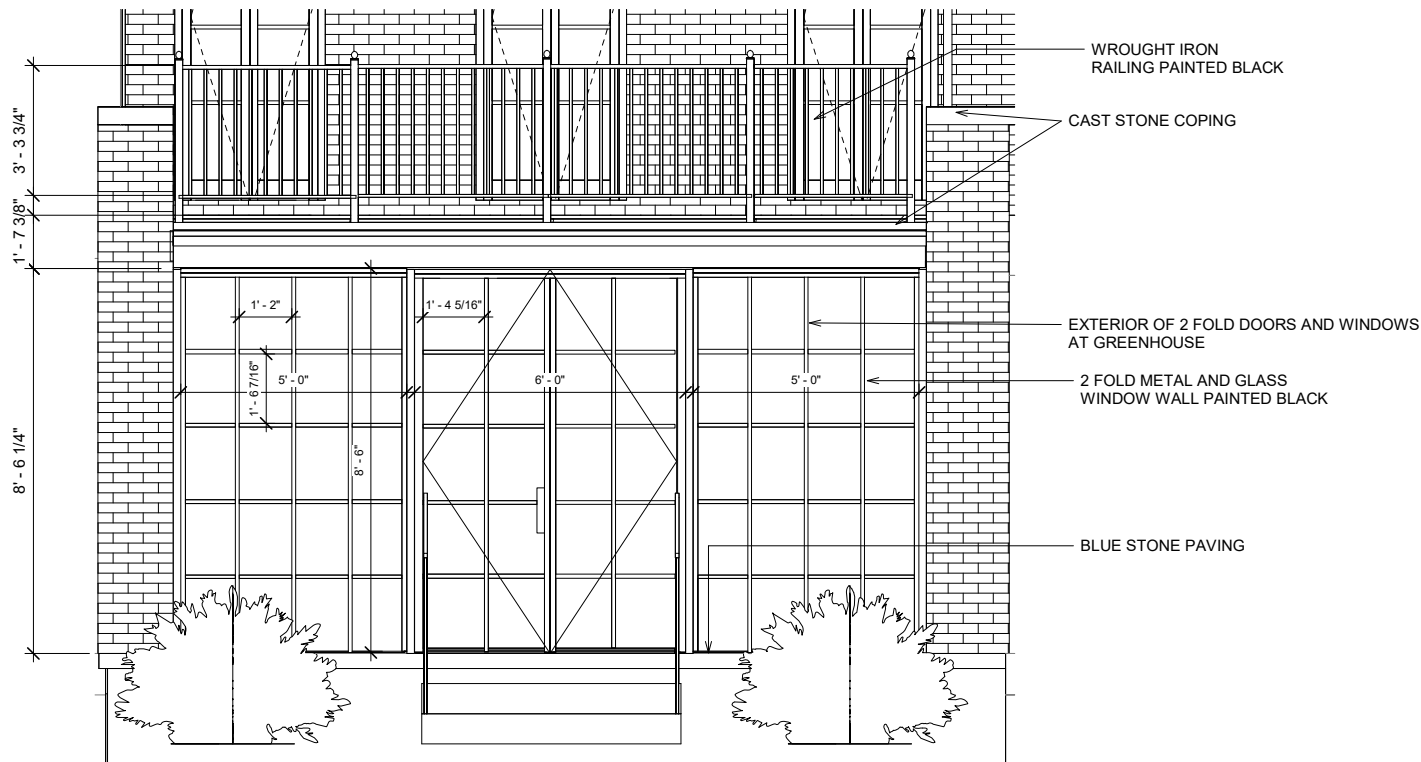
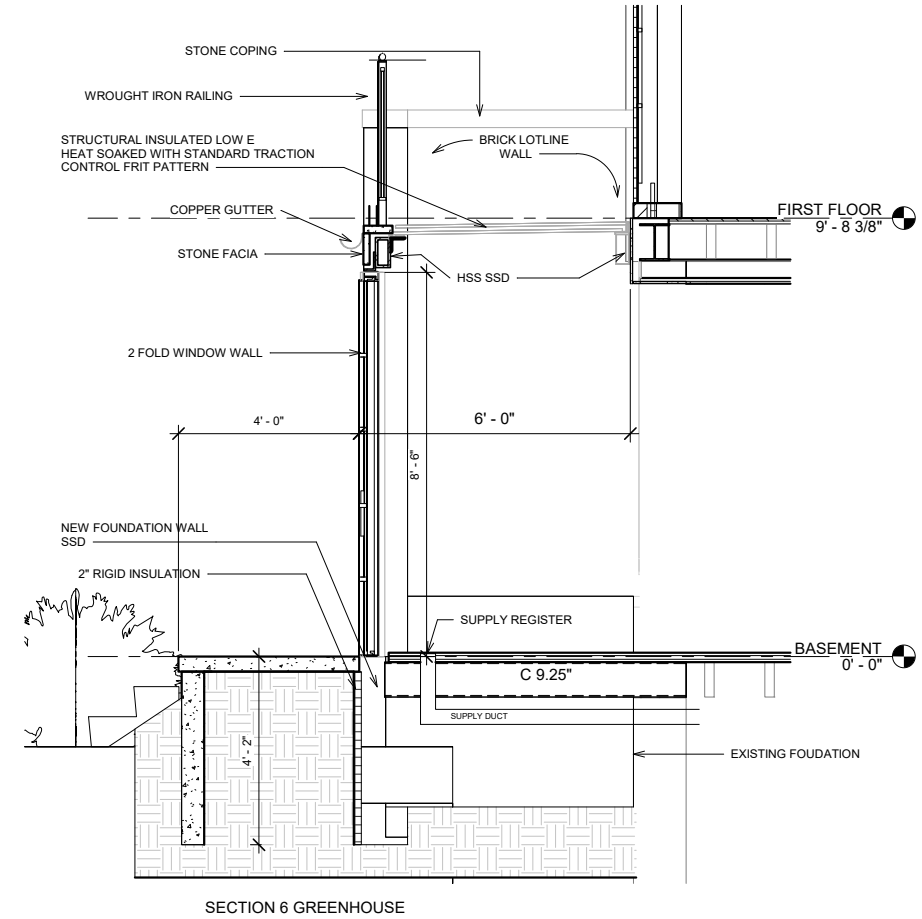
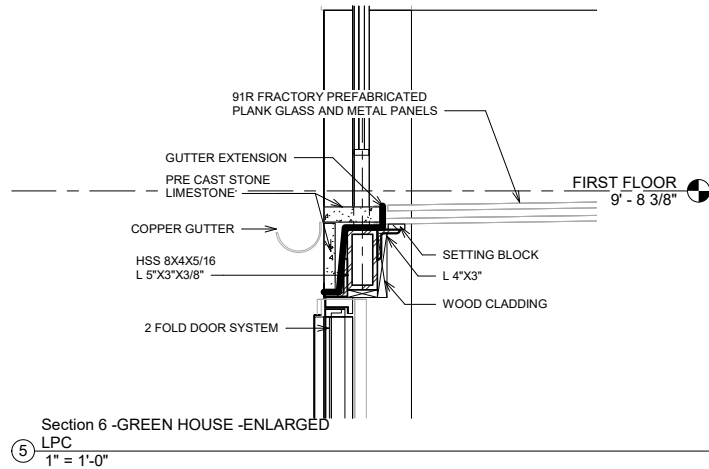
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L-9

STEVEN LEVINE RA ARCHITECTURE DPC

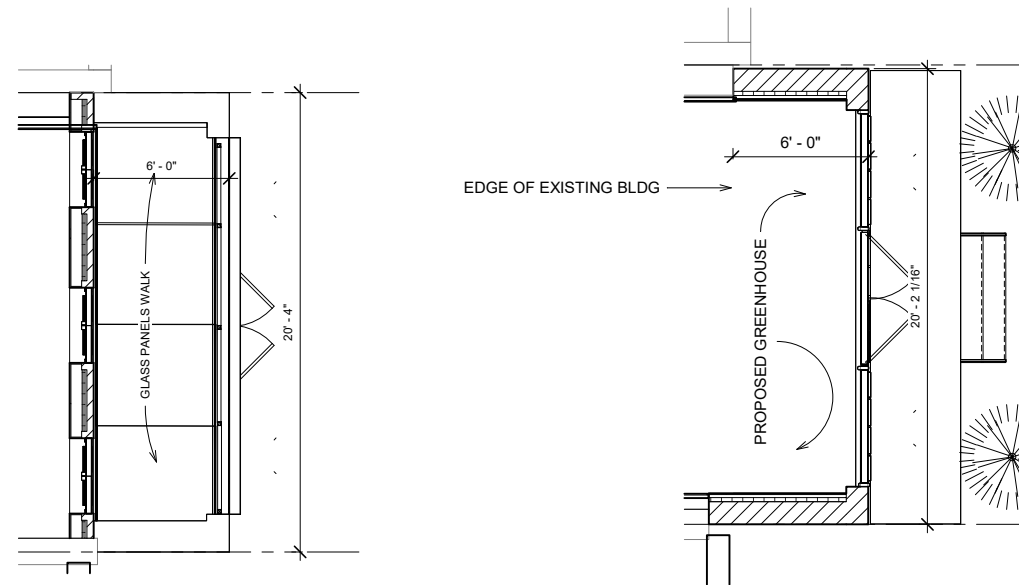
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



② PROPOSED North LPC -GREEN HOUSE
1/2" = 1'-0"

① Section 6 -GREEN HOUSE LPC
1/2" = 1'-0"



③ FIRST FLOOR LPC GREENHOUSE
1/4" = 1'-0"

④ BASEMENT - GREENHOUSE
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

GREENHOUSE

ISSUE DATE:
04/16/25

SCALE:
As indicated

DRAWN BY:
Author

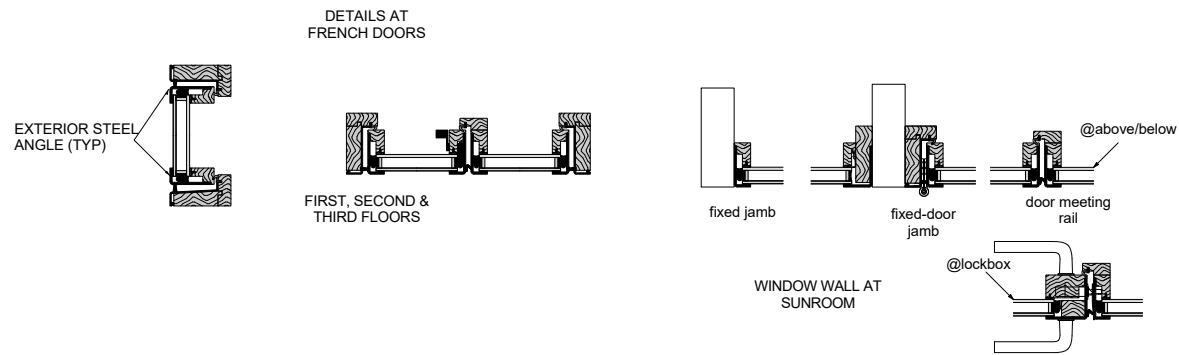
SHEET NUMBER

L-10

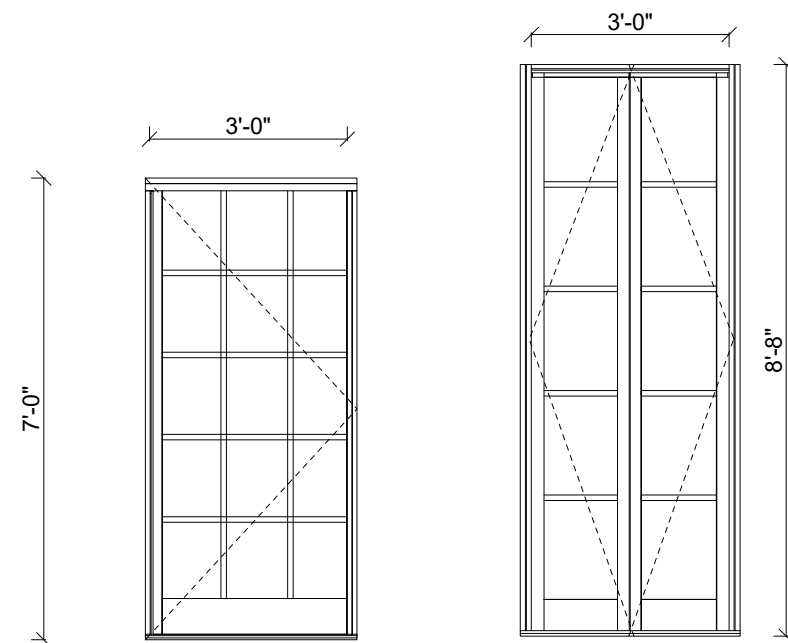
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM

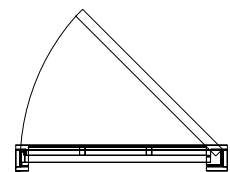


② 2 FOLD FRENCH DOOR DETAILS LPC
12" = 1'-0"

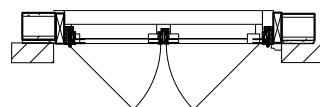


ELEVATION

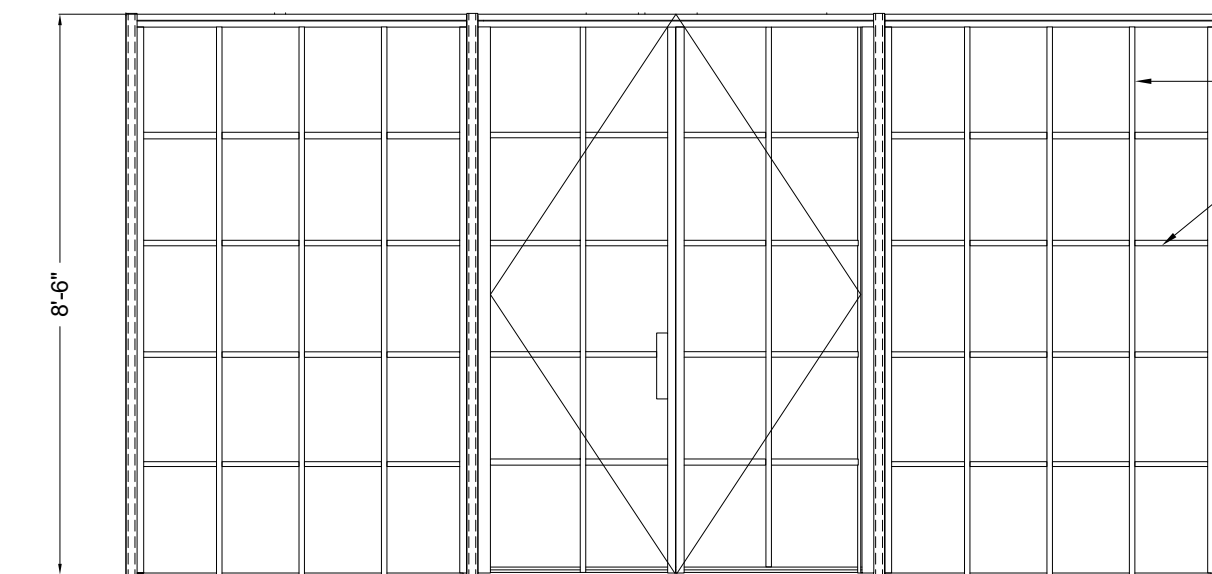
ELEVATION



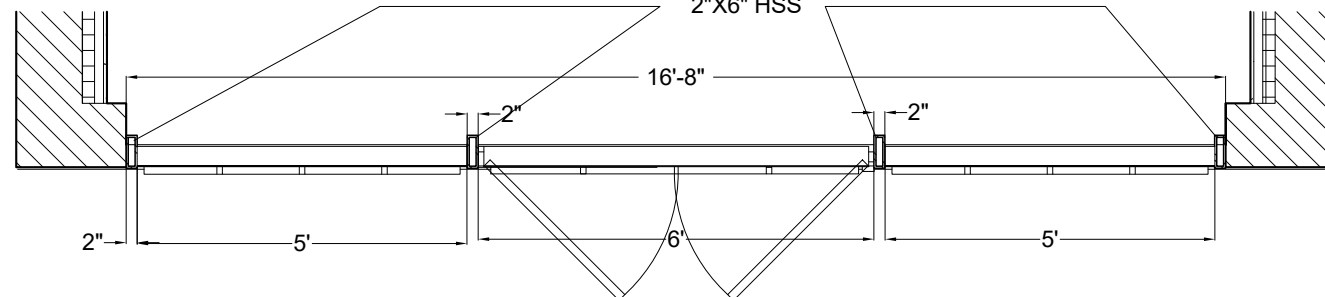
PLAN
TYPE G



TYPE D
PLAN

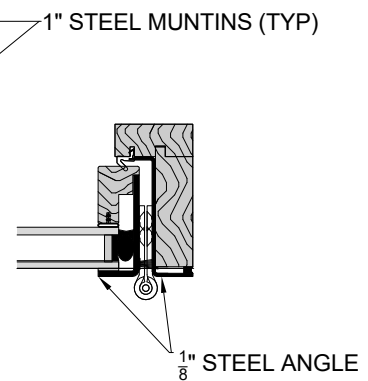


ELEVATION



PLAN

SUNROOM WINDOW WALL



ENLARGED JAMB

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

EXTERIOR DOORS

ISSUE DATE:
04/14/25

SCALE:
As indicated

DRAWN BY:
Author

SHEET NUMBER

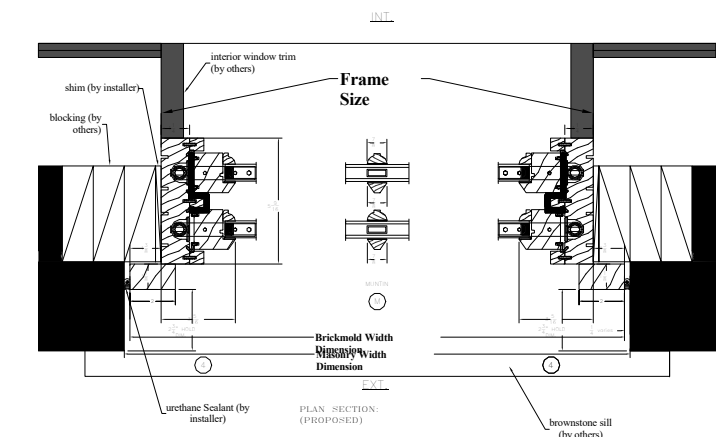
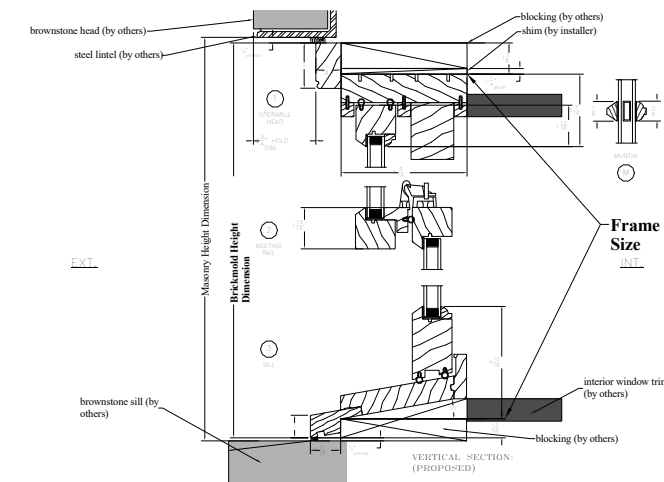
L-11

STEVEN LEVINE RA ARCHITECTURE DPC

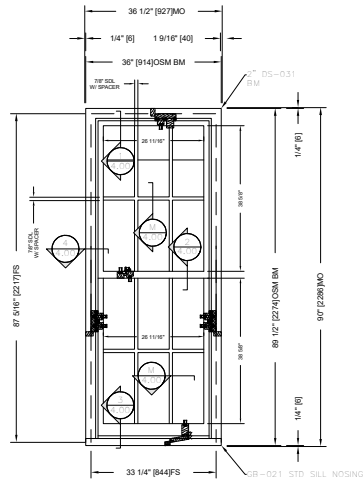
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM

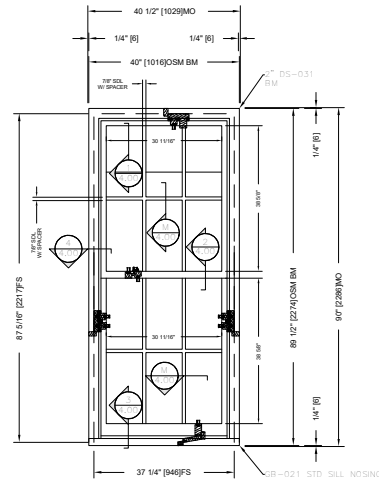
① EXTERIOR DOORS LPC
3/4" = 1'-0"



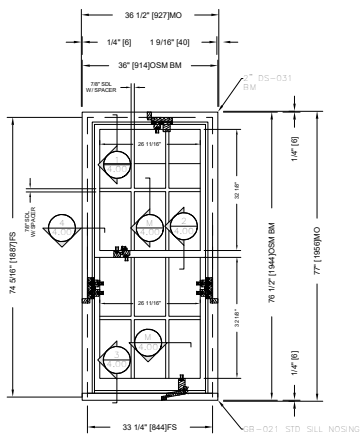
① WINDOW DETAILS LPC
3" = 1'-0"



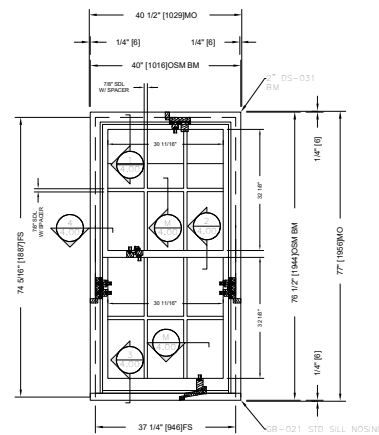
2nd & 3rd Floor
Rear/North
2 each Type "A"



2nd & 3rd Floor
Rear/North
2 each Type "A"



4th Floor
Rear/North
1 each Type "A"



4th Floor
Rear/North
2 each Type "A"

② WINDOW ELEVATION LPC
1/2" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

WINDOWS

ISSUE DATE:
04/14/25

SCALE:
As indicated

DRAWN BY:
Author

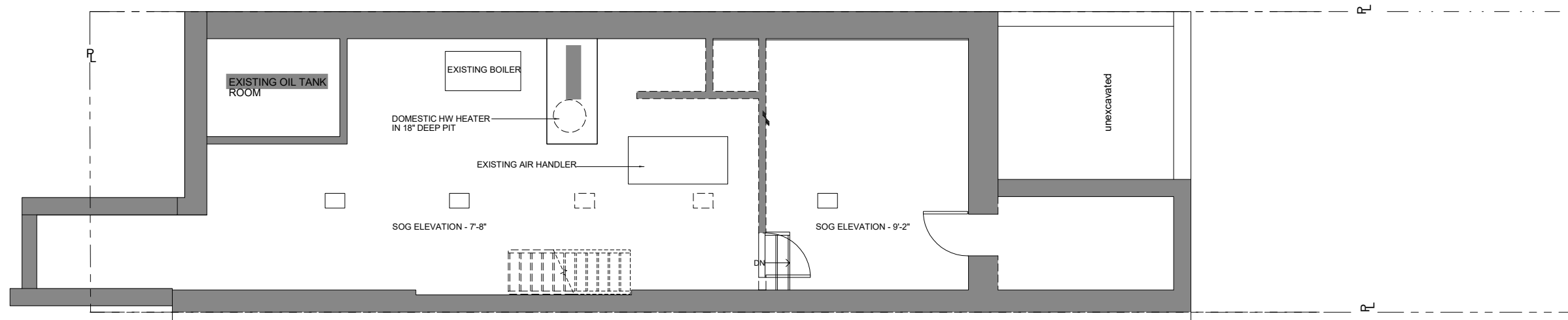
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L-12

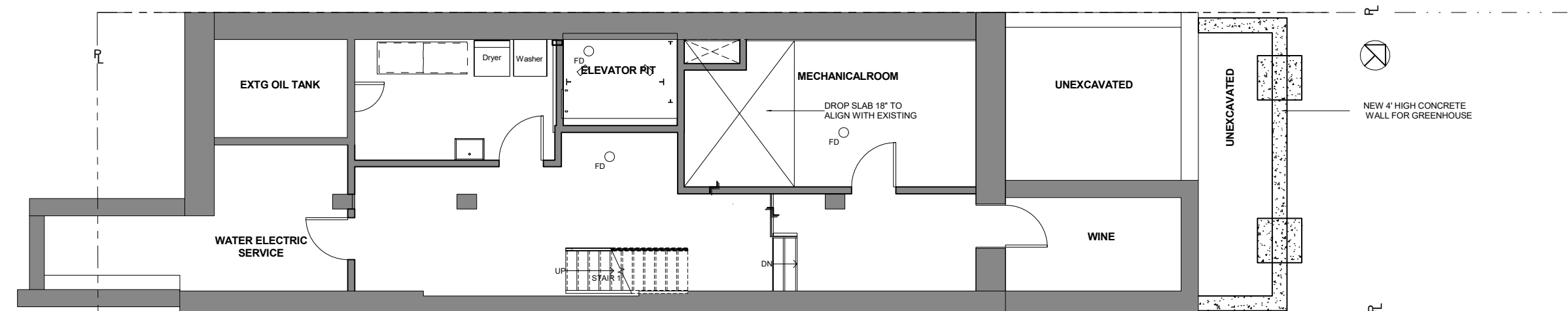
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



EXISTING CELLAR



PROPOSED CELLAR 1281.60 SF GROSS

① CELLAR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

CELLAR LPC

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

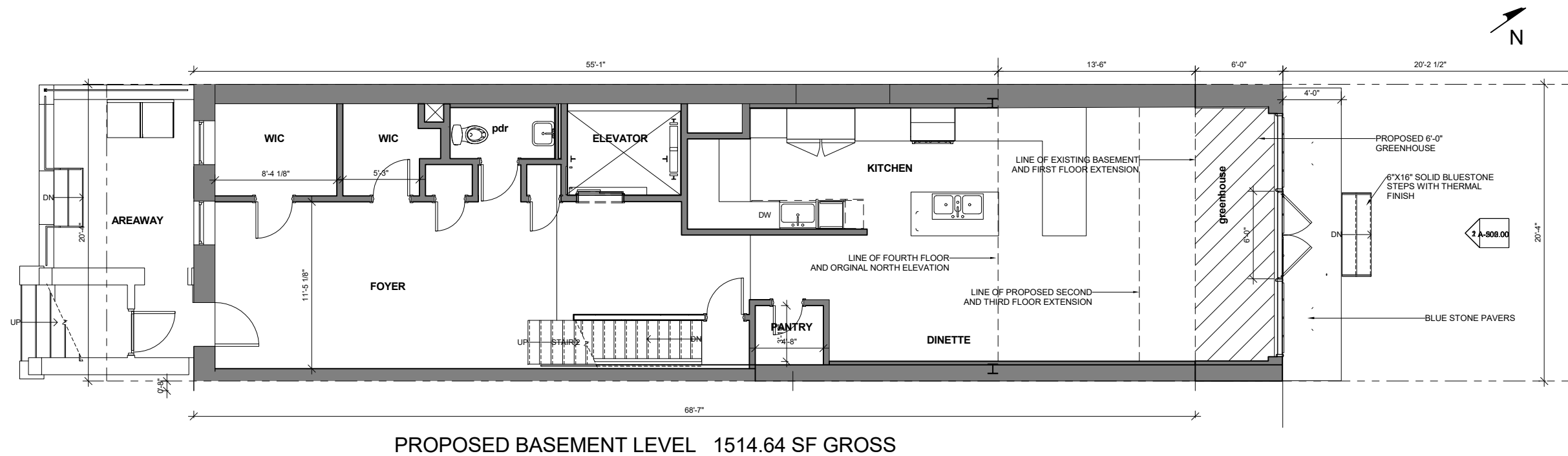
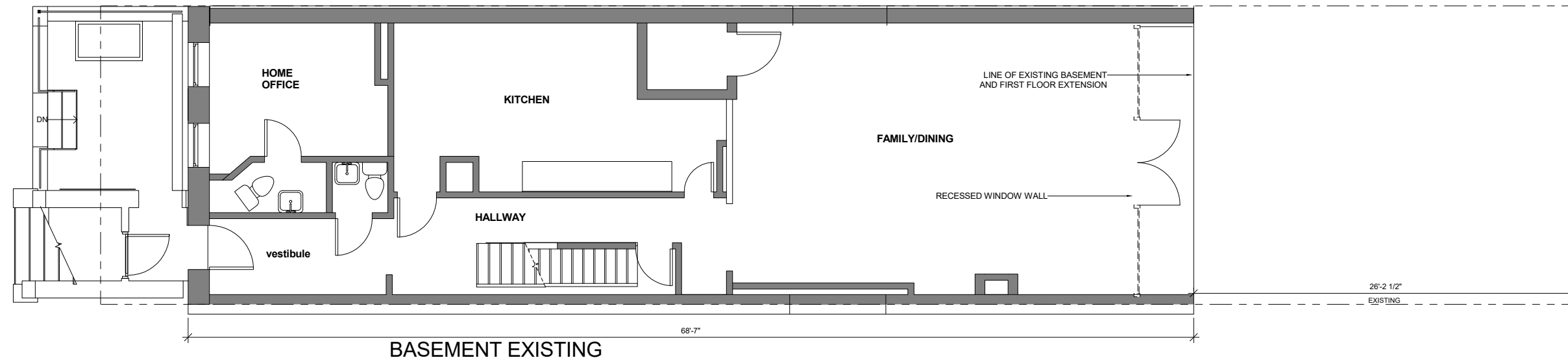
SHEET NUMBER

L-17

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



PROPOSED BASEMENT LEVEL 1514.64 SF GROSS

① BASEMENT LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

BASEMENT

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

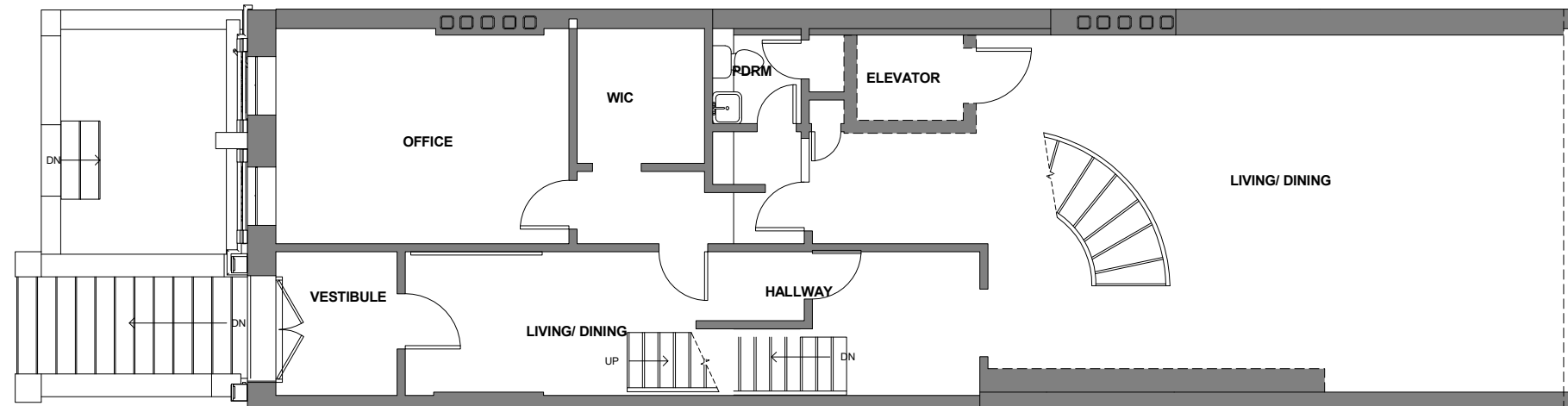
SHEET NUMBER

L-18

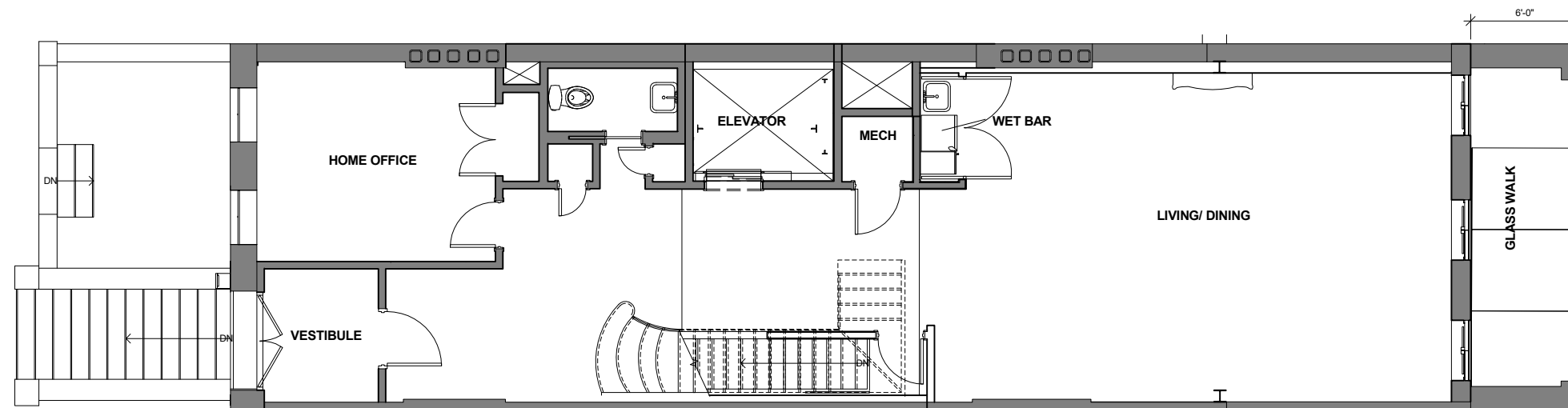
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR 1384.77 SF GROSS

① FIRST FLOOR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

FIRST FLOOR LPC

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

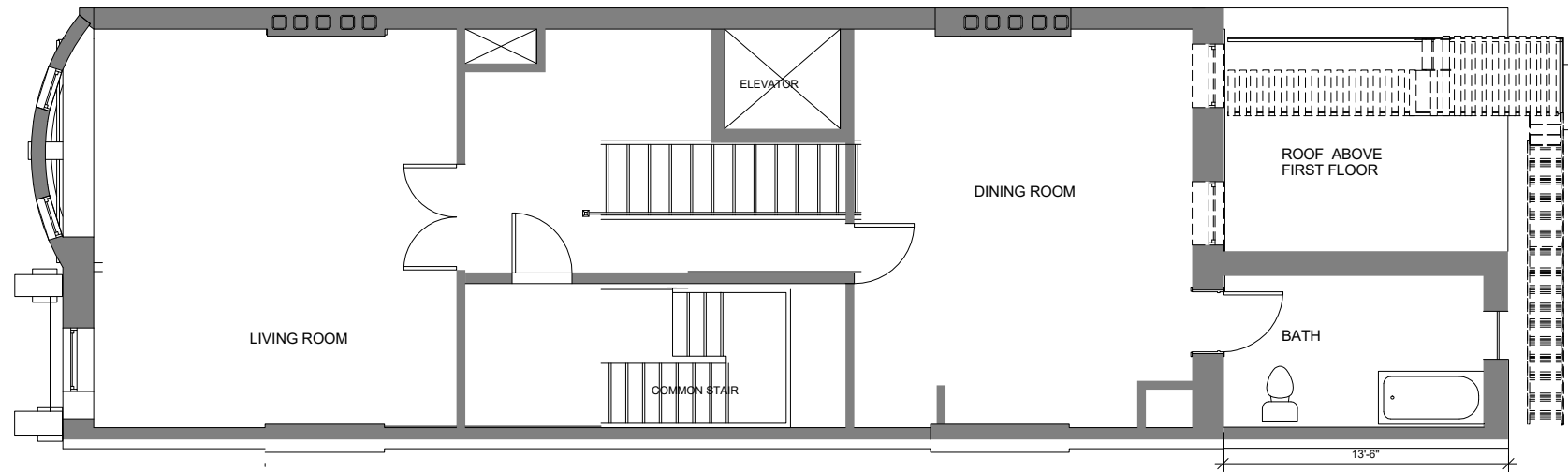
SHEET NUMBER

L-19

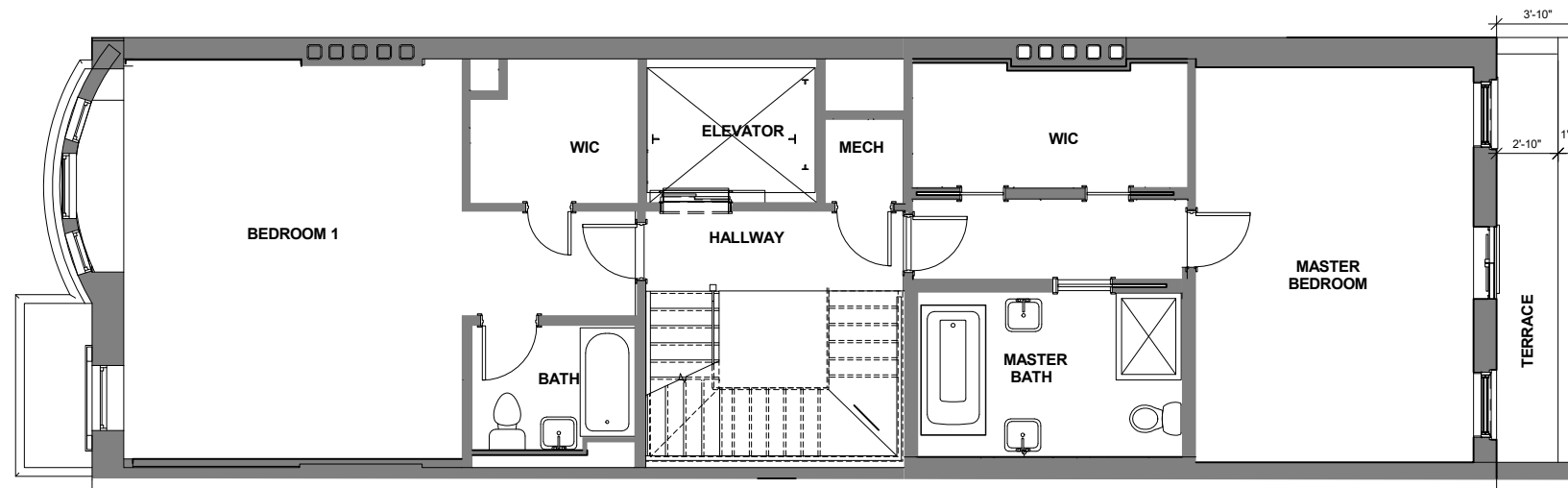
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR 1314.75 SF GROSS

① SECOND FLOOR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

SECOND FLOOR

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

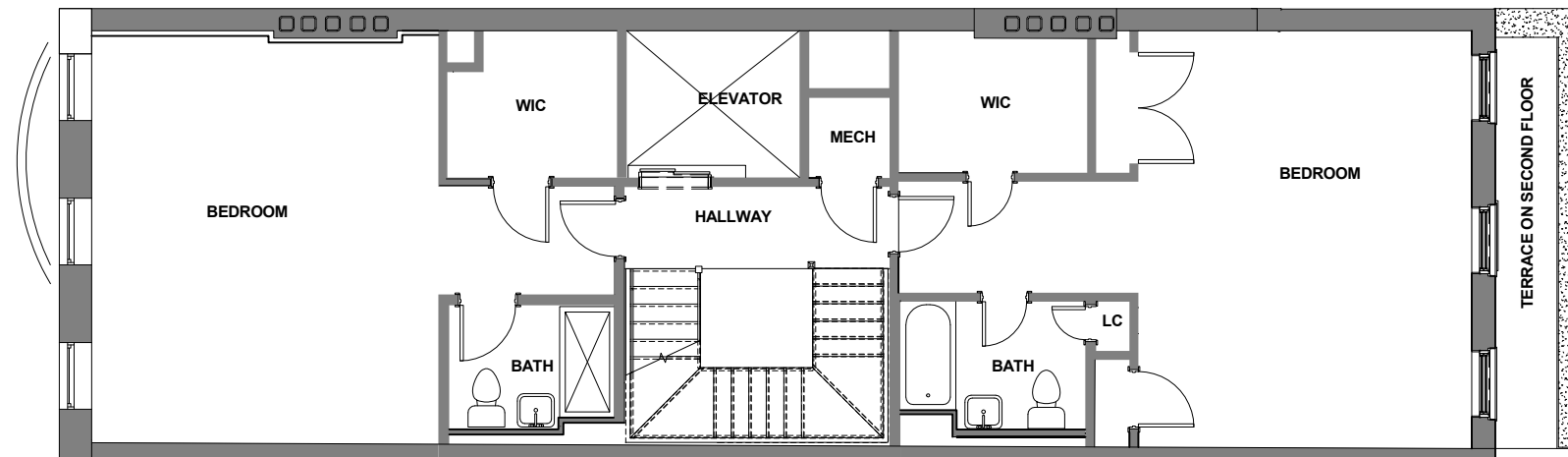
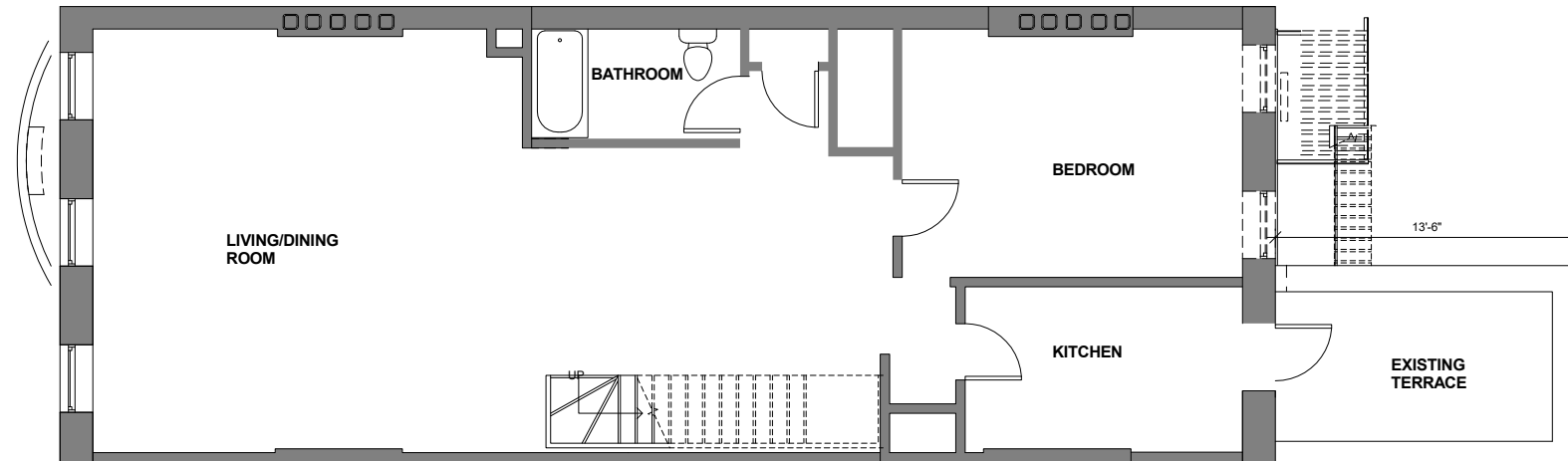
SHEET NUMBER

L-20

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



1314.75 SF GROSS

1314.75 SF GROSS

① THIRD FLOOR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

THIIRD FLOOR LPC

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

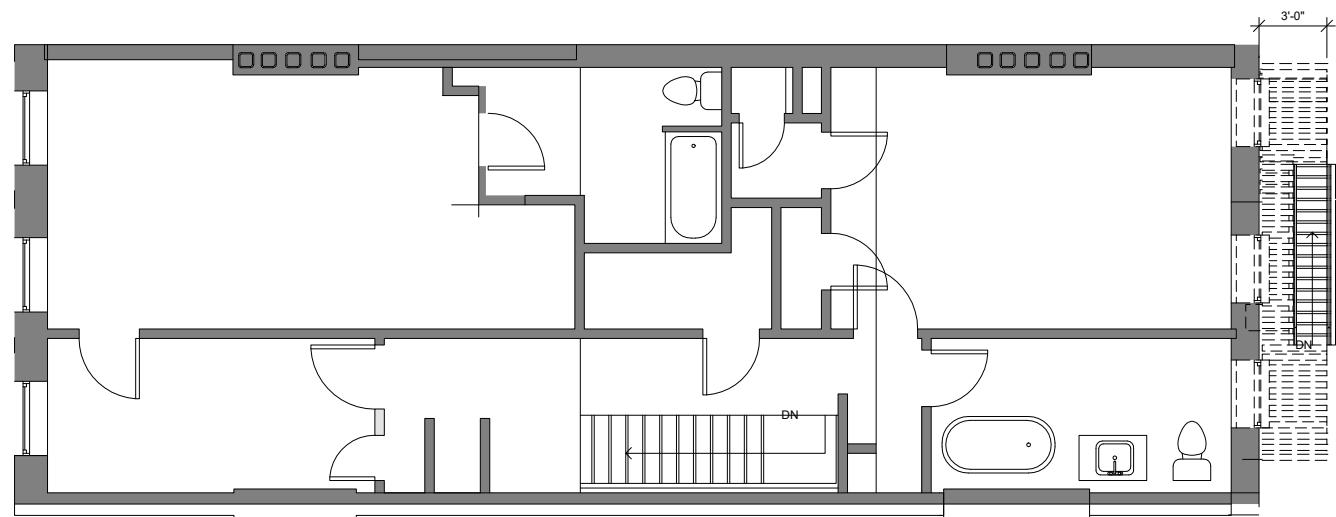
SHEET NUMBER

L-21

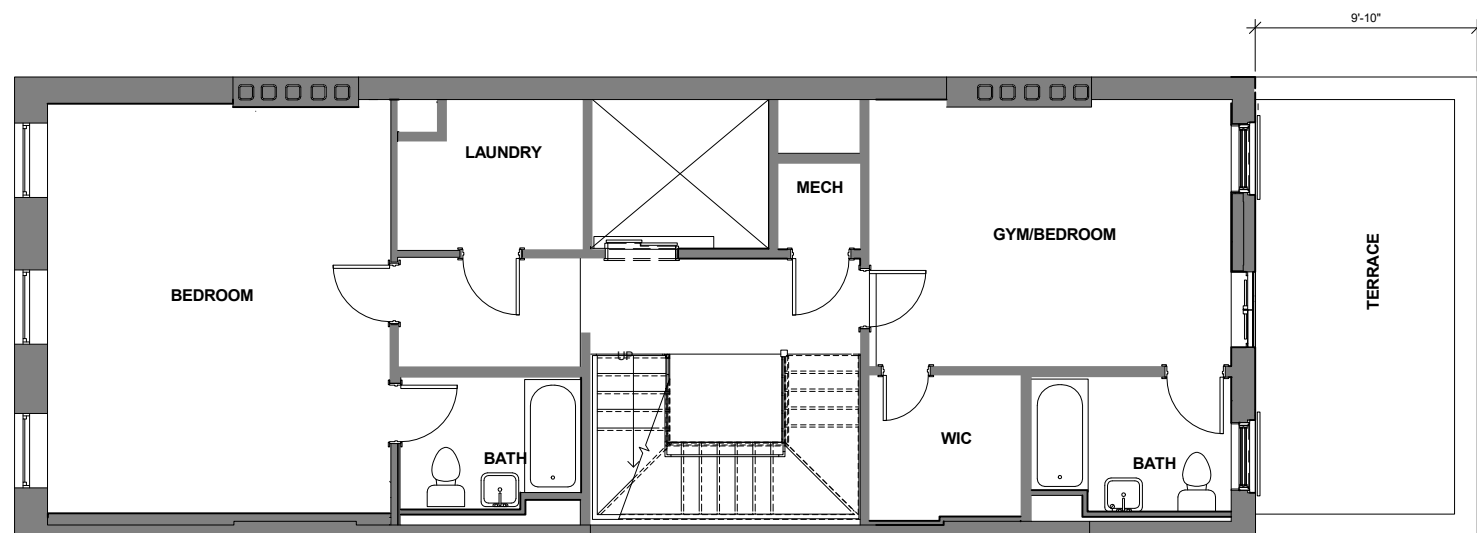
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



FOURTH FLOOR EXISTING



FOURTH FLOOR PROPOSED 1110.44 SF GROSS

① FOURTH LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

FOURTH FLOOR LPC

ISSUE DATE:
04/19/25

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

DRAWN BY:

Author

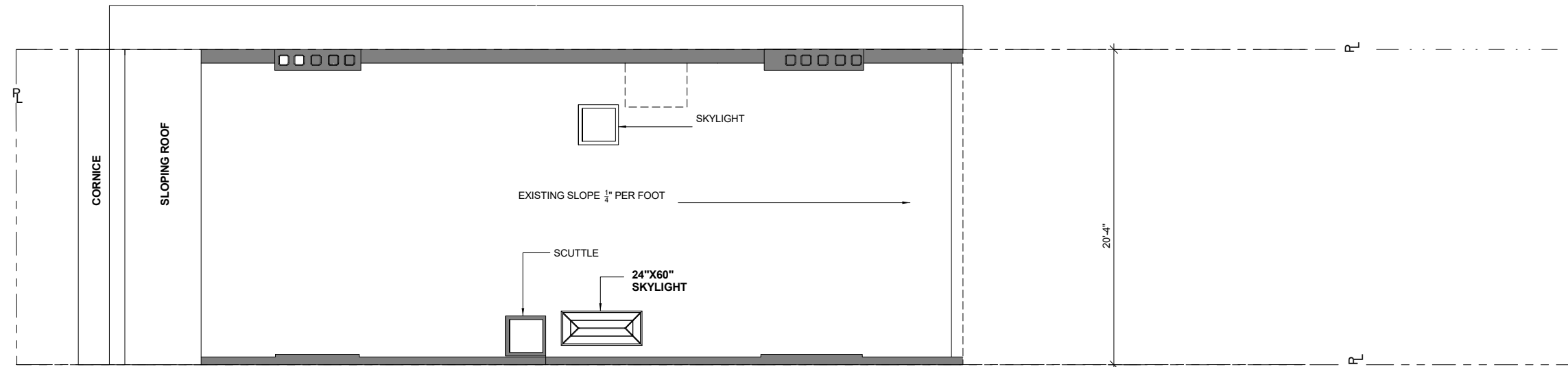
SHEET NUMBER

L-22

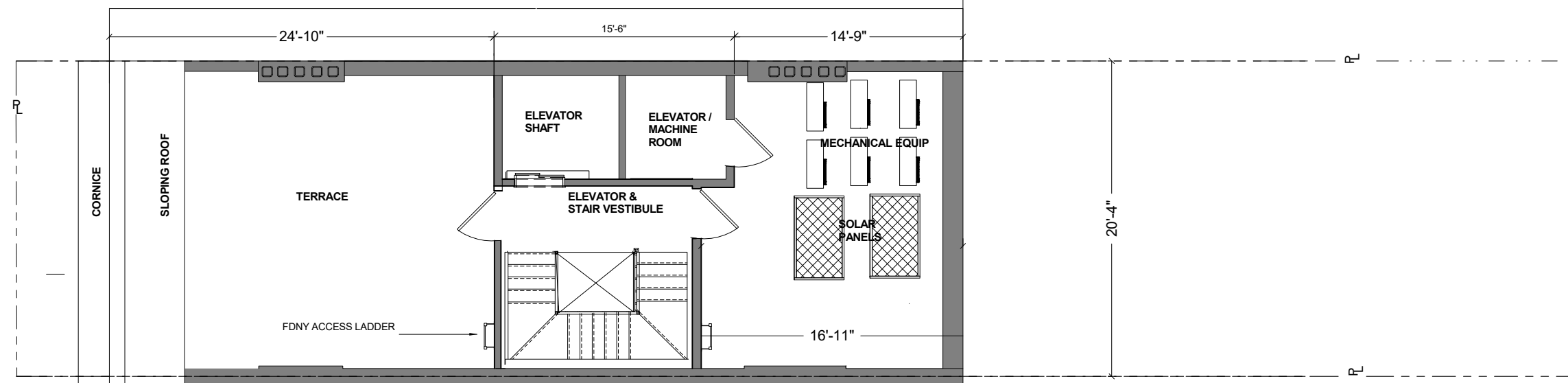
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



EXISTING ROOF



PROPOSED MAIN ROOF / VESTIBULE 284 SF GROSS

① ROOF VESTIBULE LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

ROOF LPC

ISSUE DATE:
04/19/25

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

DRAWN BY:
Author

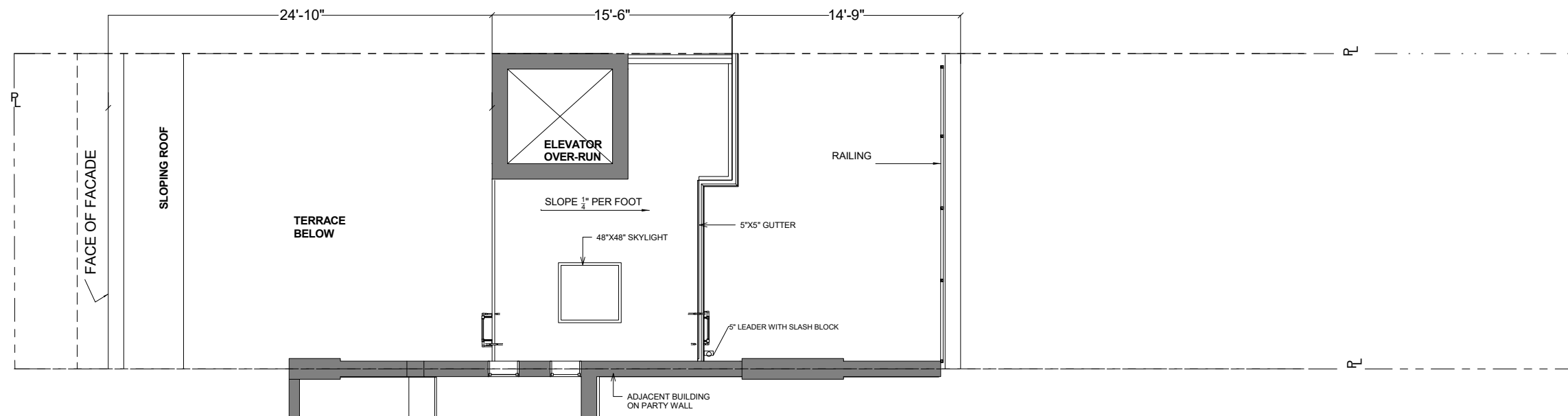
SHEET NUMBER

L-23

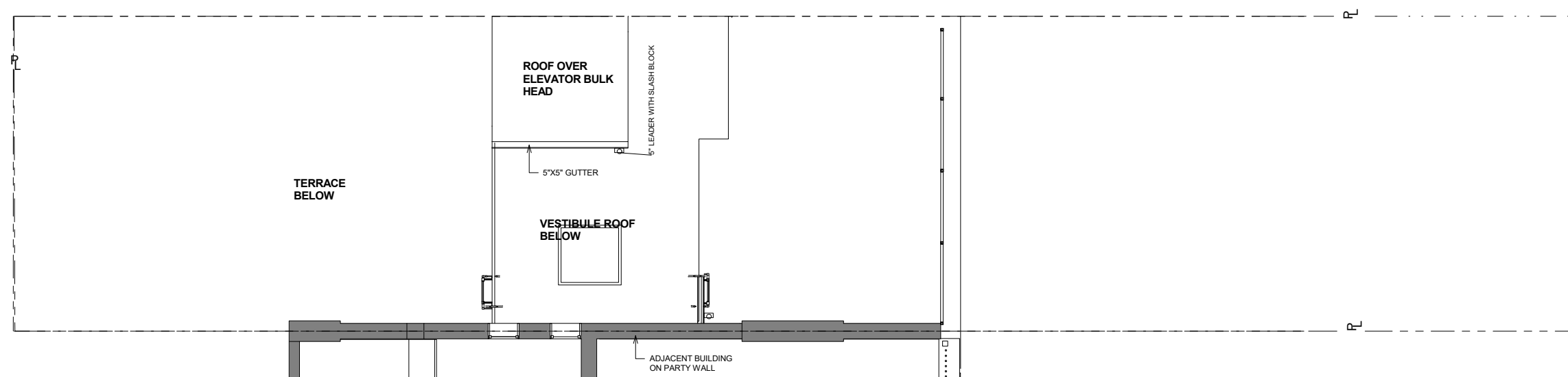
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



PROPOSED ROOF OVER VESTIBULE



PROPOSED ROOF OVER ELEVATOR BULKHEAD

① BULKHEAD ROOFS
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

BULKHEAD ROOFS

ISSUE DATE:
04/24/25

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

DRAWN BY:
Author

SHEET NUMBER

L-24

STEVEN LEVINE RA ARCHITECTURE DPC
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373
EMAIL: STEVEN_31375@MSN.COM



Proposed rear rendering, facing southwest



Proposed rear rendering, facing southeast