

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

**The City of New York
Community Board 8 Manhattan**

May 23, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 23 East 92nd Street (Carnegie Hill Historic District) – *Steven Levine* – A Renaissance Revival style building designed by A.B. Ogden & Son and constructed in 1889-1890. Application is for the reconstruction of an existing three-story rear yard extension, removal of a rear fire-escape, construction of a non visible rooftop stair and elevator bulkhead, and masonry restoration across the building's front façade.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 21, 2025, the Board approved the following resolution by a vote of 37 in favor, 2 opposed, 1 abstention, and 0 not voting for cause.

WHEREAS 23 East 92nd Street is a Renaissance revival style building designed by A. B. Ogden & Son and constructed in 1889-1890; and

WHEREAS at the rear elevation, extensions were added in 1902, 1939 and 1958; and

WHEREAS at the rear elevation, the applicant proposes to remove an existing fire escape and to remove an existing rear extension at the 2nd floor; and

WHEREAS at the rear elevation, the applicant proposes a 6' extension into the rear yard, thus shortening the existing rear yard and diminishing the donut typical of contiguous backyards within the historic district; and

WHEREAS at the rear elevation at the ground floor, the applicant proposes a window wall 8'6" high x 66' wide with a french door in the center; the window wall will have steel muntins and presents as a greenhouse; and

WHEREAS at the rear elevation at the first floor, the applicant proposes one french door in the center with a window on either side; and

WHEREAS at the rear elevation at the 2nd and 3rd floors the applicant proposes a new rear yard extension; at the 2nd floor, two new wood windows 3' wide x 8'8" high will be inserted with a new french door between them and a new wrought iron railing; at the 3rd floor, three new wood windows 3' wide x 7' high will be inserted with new limestone sills and lintels; and

WHEREAS at the rear elevation at the 4th floor, the applicant proposes a new french door in the center with a window on either side with a new brock corbel cornice above; and

WHEREAS at the roof, the applicant proposes a new wrought iron railing, a new elevator, and stair bulkhead to be clad in zinc metal seam siding; at the cornice the overall height of the building is approximately 56'; the height increases to approximately 72' with the addition of the new elevator and stair vestibule and elevator overhead (the roof mechanicals were approved at staff level); and

WHEREAS the entire rear elevation will be clad in red brick with the exception of the roof bulkheads (see above); and

WHEREAS the 8 1/2' height per floor of the 3-story rear extension (at 1st, 2nd and 3rd floors) presents as too much massing, takes light and air away from the neighboring houses, and is not contextual within the historic district; and

WHEREAS the 6' intrusion into the rear yard is not contextual or appropriate within the historic district; and

WHEREAS the proposed rooftop additions are dramatic and should have been part of this application; and

WHEREAS the applicant is to be commended for the proposed wood windows at the rear elevation;

THEREFORE, BE IT RESOLVED THAT this application be **DISAPPROVED** as presented.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
Honorable Eric Adams, Mayor of the City of New York
Honorable Mark Levine, Manhattan Borough President
Honorable Jerry Nadler, 12th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Keith Powers, NYC Council Member, 4th Council District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Diana Ayala, NYC Council Member, 8th Council District