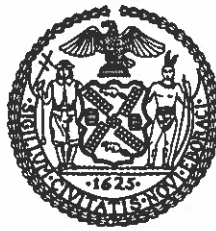


James G. Clynes  
Chairman

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

March 17, 2016

Hon. Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 127 East 92<sup>nd</sup> Street-(between Park and Lexington Avenues)-Carnegie Hill Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, March 16, 2016, the board adopted the following resolution regarding **127 East 92<sup>nd</sup> Street-(between Park and Lexington Avenues)-Carnegie Hill Historic District- *Walter Radtke, architect***-Neo-Grec style rowhouse designed by C. Abbott French & Co. and constructed in 1886-87. Application for a row house renovation.

This application is divided in two parts.

### **Part A: Front Façade and Rooftop Addition**

**WHEREAS** 127 East 92<sup>nd</sup> Street is a single family residence;  
**WHEREAS** 127 East 92<sup>nd</sup> Street has a basement and three floors above grade;  
**WHEREAS** a roof top addition will be set 10'-0" back from the front facade of the house and 3'-0" back from the rear façade of the third floor;  
**WHEREAS** the rooftop addition will be set behind the existing cornice and will not be visible from the street;  
**WHEREAS** the front facade of the rooftop addition will be cement plaster to match the existing;  
**WHEREAS** the front windows in the rooftop addition will be double hung wood windows with divided lights to match the character of the existing windows;  
**WHEREAS** the rooftop addition is contextual and appropriate within the historic district;  
**THEREFORE BE IT RESOLVED** that Part A of this application is approved as presented.

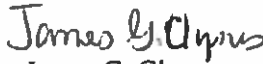
### **Part B: Rear Addition**


**WHEREAS** the house is 15'-0" wide by 64'-4" long on the basement and first floor and 40'-9" long on the second and third floors;  
**WHEREAS** the rear of the house has a courtyard to the west about half of the width of the house by a length of 10'-9";  
**WHEREAS** the courtyard area of the basement is being filled in with an addition and the basement is being extended 7'-6" with an areaway into the rear yard;  
**WHEREAS** the courtyard area of the first floor is being filled in with an addition;  
**WHEREAS** the second floor is being extended from 40'-9" to 64'-4" to match the length of the lower two floors;  
**WHEREAS** the new façade will be cement plaster with a cream color;

**WHEREAS** the new windows will be wood windows with divided lights;  
**WHEREAS** the addition of the second floor appears to have too much bulk;  
**WHEREAS** the composition of the rear façade is unresolved with the proposed windows on the second floor appearing to be unrelated to the other windows despite the divided lights;  
**THEREFORE BE IT RESOLVED** that Part B of this application is disapproved.

*This recommendation was approved by a vote of 43 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.*

Sincerely, @

  
James G. Clynes  
Chairman

  
David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District