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The City of New York
Manhattan Community Board 8

May 18, 2018

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, NY, 10007

RE: 122 East 93rd Street (between Lexington and Park Avenues) — Carnegie Hill Historic District
Alan Berman, architect. Application is for work at the front elevation.

Dear Chair Srinivasan:

At the March 16, 2018 Community Board 8 Manhattan Full Board meeting, the board **approved** the following resolution with a vote 39 in favor, 1 opposed, 0 abstentions and 0 not voting for cause:

WHEREAS 122 East 93rd Street is a 4-story neo-Grec style house designed by Thomas McAvoy and constructed in 1877-1878; and,

WHEREAS the applicant proposes to remove the right-angled, non-historic front stair that now leads to the existing entry on the 2nd floor; to create a new entry at the ground or 1st floor; to add brownstone sills and details that match with the historic neo-Grec style on the 4th floor; add masonry window enframements in context with neighborhood and the neo-Grec style to the existing windows on the second and third floors; replace existing French doors at the 2nd floor with double hung casement windows [see above — the new windows will have the window enframements mentioned above]; add a front door (now at ground level) decorative arch to match historical neo-Grec style; add a raised planting bed at the front areaway with a wrought iron security gate and fence; and,

WHEREAS all the windows on the front elevation will be replace and will be made of wood.

WHEREAS the planting bed will be made of masonry and will present as a rectangle; part of the masonry will be at the property line on the sidewalk so that there is no transparency to the areaway. It presents as a low "wall" topped by a wrought iron fence. The masonry component will be 2' 10" high with a 14" wrought iron decorative fence on top of the masonry (4' altogether); and,

WHEREAS all masonry on the front elevation will be repaired; the existing masonry lintels and window sills will be repaired and restored to their original condition; and,

WHEREAS the new mahogany front entry door — now at the ground level — will be painted in a black lacquer finish; and,

WHEREAS the proposed changes at the front elevation, especially the removal of the metal staircase, are contextual and appropriate within the historic district; the addition of the new-neo-Grec detailing, while non-historic to the house, will add interest to the front elevation;

THEREFORE BE IT RESOLVED that this application is **APPROVED** as presented.

Please advise this office of any action taken regarding this matter.

Sincerely,


Alida Camp
Chair


David Helpem and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District