

Alida Camp  
Chair

Will Brightbill  
District Manager



505 Park Avenue  
Suite 620  
New York, N.Y. 10022  
(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 25, 2020

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

**RE: 10 East 92<sup>nd</sup> Street (between Fifth and Madison Avenues) – Expanded Carnegie Hill Historic District**—*Pietro Cicognani, Architect*—A Renaissance Revival building originally constructed in 1890-1892 by Thomas Graham. Application is for rooftop addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 22, 2020, the board **APPROVED** the following resolution by a vote of 48 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 10 East 92nd Street is a Renaissance revival house originally designed by Thomas Graham and constructed in 1890-1892;

**WHEREAS** the rooftop addition is not visible from the public way;

**WHEREAS** normally a rooftop addition not visible from the public way is approved at the staff level at the Landmarks Preservation Commission;

**WHEREAS** however, if there was a previous LPC-approved application for a rear yard addition and that addition was completed, LPC approval is required for any further enlargement;

**WHEREAS** at 10 East 92nd Street, there is a previously approved and constructed rear yard addition; thus triggering a requirement for a Certificate of Appropriateness for the enlargement at the roof;

**WHEREAS** at the roof, at the existing stair bulkhead, now 14' 7 1/2" wide, the applicant proposes removing a non-structural beam; the existing 142 sq. ft. bulkhead is being widened and converted to livable space;

**WHEREAS** at the roof, while applicant is maintaining the mass of the stair bulkhead, the applicant is increasing its width by 8' 11 1/4" so that 170 sq. ft. will be added to the footprint of the penthouse space that will replace the stair bulkhead;

**WHEREAS** the new space will now have a total of 312 sq.ft.;

**WHEREAS** the addition at the roof will be clad in white stucco to match the rest of the structure (formerly the stair bulkhead) with steel casement windows;

**WHEREAS** the applicant also proposes to increase the height of the former stair bulkhead, now widened, by 8 1/2" inches by increasing the height of the parapet; the overall height will now be 9' 9 3/4" above the roof level;

**WHEREAS** the applicant proposes to eliminate mechanical equipment now located on the south side of the roof and relocate to the top of the penthouse that will now replace the to-be-widened stair bulkhead structure [The overall height above the roof increases to 13' with the inclusion of the relocated bulkhead.];

**WHEREAS** the addition is discreet and not visible from the public way;

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

Please advise us of any action taken on this matter.

Sincerely,

*Alida Camp*

**Alida Camp**

Alida Camp

Chair

*David Helpern and Jane Parshall*

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Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District