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

January 25, 2023

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

**RE: 60 East 93rd Street (between Madison Avenue and Park Avenue) INDIVIDUAL**

**LANDMARK; Expanded Carnegie Hill Historic District** *Higgins, Quaesbarth, Kramer Levin, Steven Harris Architects*. Application has two components: **PART A:** Alterations to rear elevation, infill, and modifications at the bulkhead and **PART B:** A request that the Landmarks Preservation Commission issue a report on a continuing maintenance program pursuant to Section 74-711 of the Zoning Resolution to receive waivers from the Zoning Resolution to allow for a change from a commercial C of O to a residential C of O.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on January 19, 2023, the board approved the following resolution by a vote of 43 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

**PART A - APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

**WHEREAS** 60 East 92nd Street is a classical revival-style residence designed by John Russell Pope;

**WHEREAS** 60 East 93rd Street became an INDIVIDUAL LANDMARK in 1968 and is also within the Extended Carnegie Hill Historic District;

**WHEREAS** the applicant proposes a complete restoration of both the front and rear elevations;

**WHEREAS** at the front elevation, the applicant proposes to clean, repair and repoint limestone, repaint the service entrance so that it blends in with existing limestone, repair and repaint historic windows, repair and refinish historic main entrance door, repair and repaint all existing historic metalwork including window guards and metal loggia above entrance, repair slate roofing and water proofing systems as needed;

**WHEREAS** at the rear elevation the applicant proposes to repair brickwork and metal trim, repair and repaint historic windows, repair slate roof and waterproofing as needed;

**WHEREAS** at the roof at the front elevation, the applicant proposes a door with ventilation louvers at existing mechanical equipment enclosure, louver door to replace the existing door and proposes two new wood double hung windows;

**WHEREAS** at the penthouse level at the front elevation the applicant proposes an existing window to be replaced in an enlarged opening, an existing window to be removed and a new wood casement door in a new masonry opening;

**WHEREAS** at the rear elevation at the roof at the existing mechanical equipment enclosure, the applicant proposes to modify the bulkhead by changing an existing door with a new ventilation louver;

**WHEREAS** at the penthouse level the applicant proposes new realigned double hung wooden windows in enlarged openings with details that match historic windows;

**WHEREAS** at the east elevation, the applicant proposes 2-story infill starting at 3rd floor and continuing using through 4th floor, for an existing non-visible light well;

**WHEREAS** at the rear elevation, the applicant proposes a new curved painted steel stair with a painted steel guardrail to connect the first floor west-facing terrace to the rear garden;

**WHEREAS** at the rear elevation at the ground level, the applicant proposes 3 walk-out openings that present as French doors;

**WHEREAS** the applicant's proposed changes are modest and do not detract in any way from the spirit of the original architecture;

**WHEREAS** the applicant is to be commended on the thoroughness of the presentation;

**THEREFORE, BE IT RESOLVED**, that Part A of this application be **APPROVED** as presented.

#### **PART B - SPECIAL PERMIT**

**WHEREAS** 60 East 93rd Street does not have a compliant rear yard; the rear yard is 20' to the rear lot line rather than the required 30' in an R8B zoning district; the windows at the rear elevation also do not meet the required 30' from the rear lot line;

**WHEREAS** a waiver is required from the City Planning Commission so that the existing windows at the rear elevation and the existing depth of the rear yard are allowed which will, in turn, allow the use to change from a community facility (60 East 93rd Street was formerly a school and more recently an art gallery) to a single family house;

**WHEREAS** to allow for the change in use, the applicant is therefore requesting a special permit/waiver under Section 74-711 of the Zoning Code (see "Note" above); a special permit requires a continuing maintenance program enforced by a Restrictive Declaration that is binding on future owners and requires an inspection every 7 years;

**WHEREAS** the applicant is asking that the Landmarks Commission issue a report to the City Planning Commission that the applicant's proposed modifications to 60 East 93rd Street are appropriate and that a continuing maintenance program has been established;

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

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: 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