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**The City of New York**  
**Community Board 8 Manhattan**  
**Landmarks Committee**  
**Tuesday, January 9, 2023 – 6:30pm**  
*This meeting was conducted via Zoom*

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, January 18, 2022**. They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

**MINUTES:**

Board Members Present: Elizabeth Ashby, Gayle Baron, Michele Birnbaum, David Helpern, Jane Parshall, Judy Schneider, Marco Tamayo. Public Members Christina Davis and Kimberly Selway were also present.

**Resolutions for Approval:**

**Item 1:** 60 East 93<sup>rd</sup> Street - Approval

**1. 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.

[NOTE: In a 74-711 special permit application, the City Planning Commission may waive bulk and use regulations in return for the restoration and continued maintenance of historic buildings. In such an application, the Landmarks Commission issues a report to City Planning that the bulk modifications relate harmoniously to the building and that a program has been established for continuing maintenance that will result in the preservation of subject building. The continuing maintenance program is contained within a Restrictive Declaration entered in accordance with the guidelines and specifications of the LPC.]

## **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 and repaint brickwork and metal trim; repair and repaint historic windows, repair and repaint all historic metal work, 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.

**VOTE: 8 In Favor** (Ashby, Baron, Birnbaum, Chu, Cohn, Helpert, Parshall, Tamayo)

**Two Public Members In Favor:** Christina Davis, Kimberly Selway

## **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 affect the change in use, the applicant is 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 7years;

**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.

**VOTE: 8 In Favor** (Ashby, Baron, Birnbaum, Chu, Cohn, Helpern, Parshall, Tamayo)

**Two Public Members In Favor:** Christina Davis, Kimberly Selway

**David Helpern and Jane Parshall, Co-Chairs**