

# 60 East 93rd Street

COMMUNITY BOARD 8 PRESENTATION  
1-9-2023

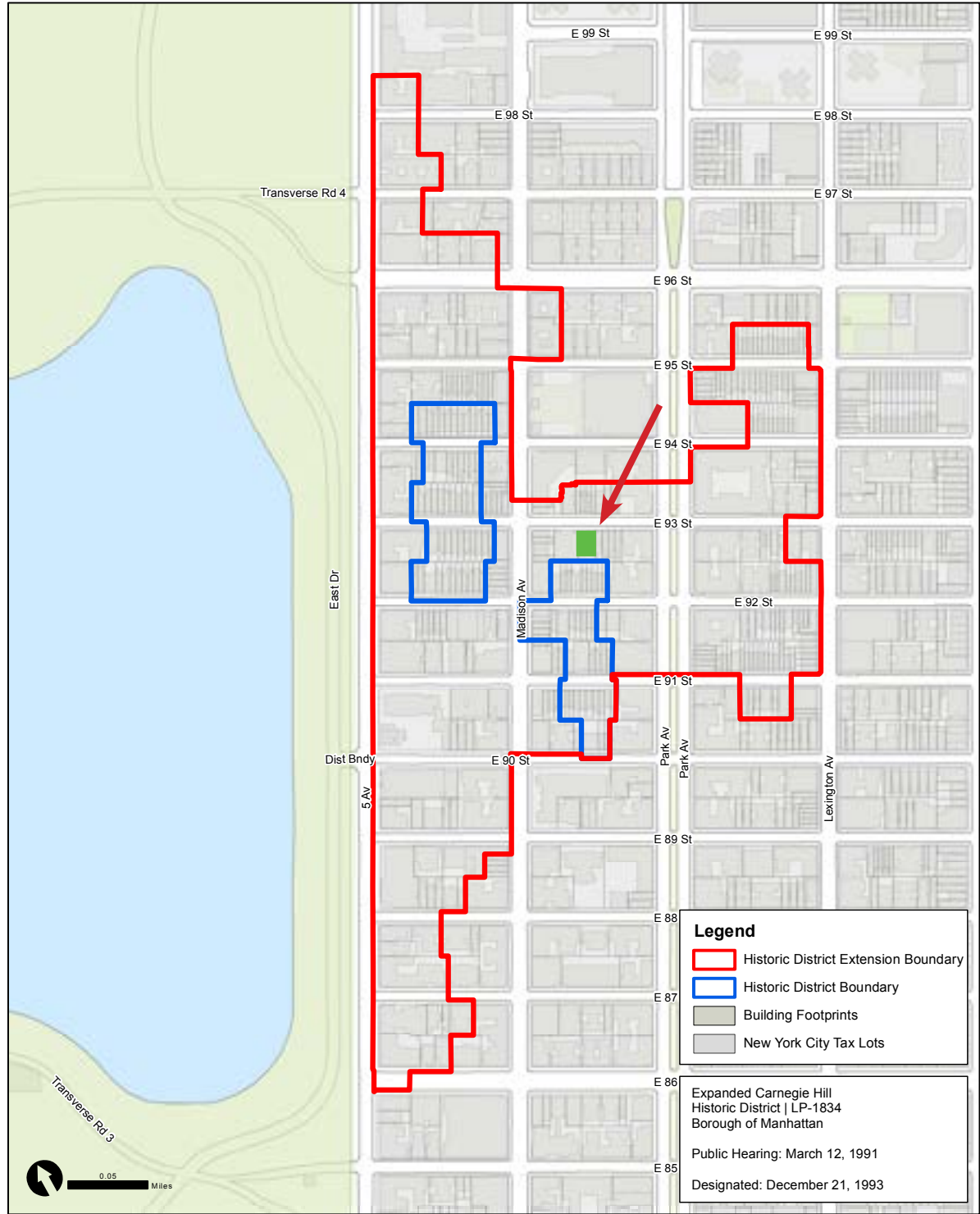


Steven Harris Architects LLP



60 East 93rd Street

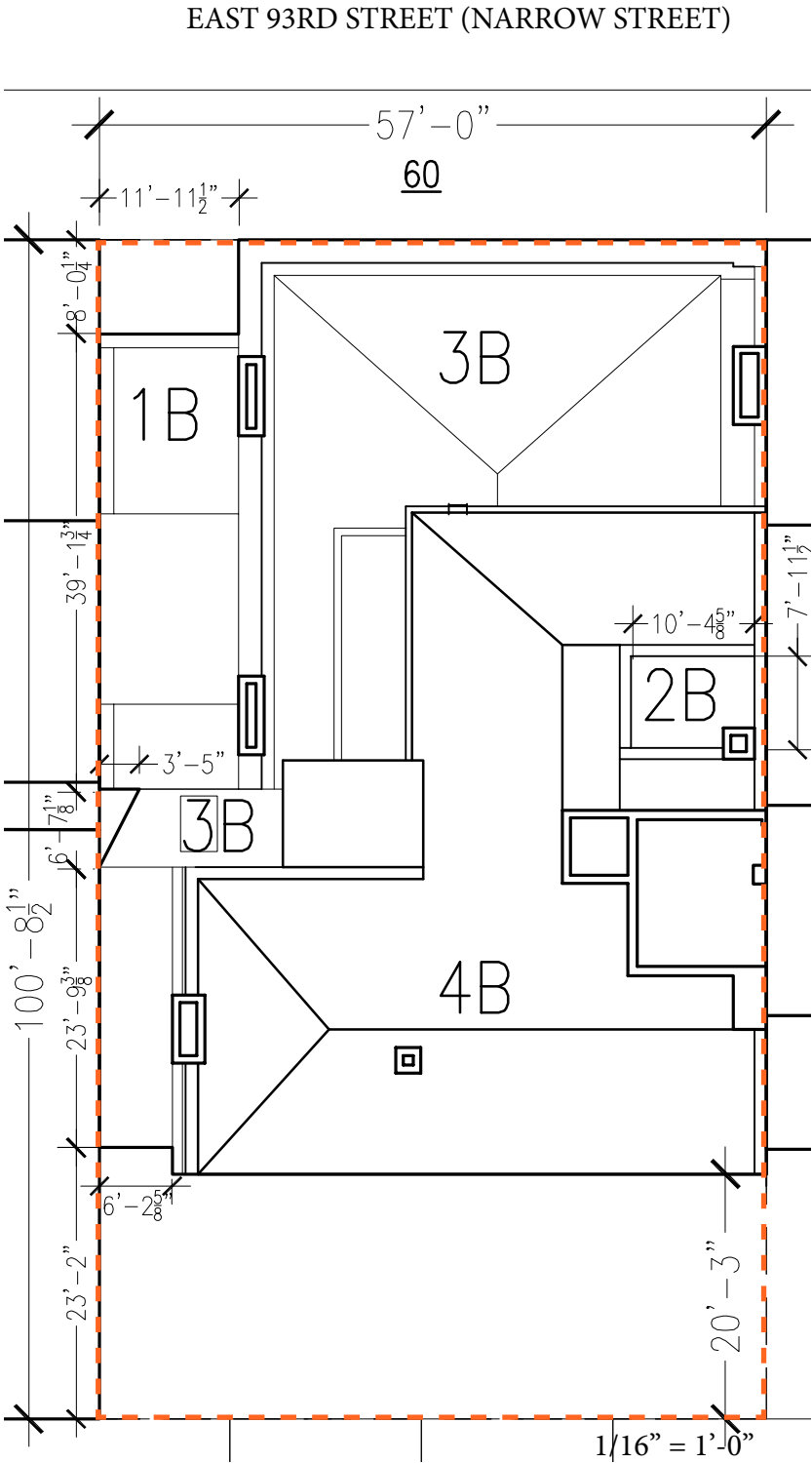
# Expanded Carnegie Hill Historic District | LP-1834



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 1.29.2019

SITE DATA	
BOROUGH	MANHATTAN
BLOCK	1504
LOT	45
LOT TYPE	INTERIOR LOT
ADDRESS	60 EAST 93RD STREET
BIN	1047079
ZONING DISTRICT	R8B
ZONING MAP	6B
HISTORIC DISTRICT	EXPANDED CARNEGIE HILL HISTORIC DISTRICT / INDIVIDUAL LANDMARK
FLOOD ZONE	NO
STREET TYPE	NARROW (60')
COMMUNITY BOARD	8
LOT DIMENSIONS	57' x 100'-8-1/2"
LOT AREA	5740 SF
STORIES	4 + BASEMENT + CELLAR
MAXIMUM ALLOWABLE FAR	4.0 (QUALITY HOUSING ZR 23-153)
MAXIMUM ALLOWABLE FLOOR AREA	5740 SF x 4.0 = 22,960 SF
EXISTING AND PROPOSED LOT COVERAGE - ZR 23-153 AND ZR 24-10	
ALLOWABLE (%)	70%
LOT AREA	5740 SF
ALLOWABLE (SF)	70% x 5740 SF = 4018 SF
EXISTING LOT COVERAGE (SF)	4464 SF
EXISTING LOT COVERAGE (%)	78% EXISTING NON-COMPLIANT
PROPOSED LOT COVERAGE	4464 SF - NO CHANGE PROPOSED
PROPOSED CHANGE	0 SF - NO CHANGE PROPOSED

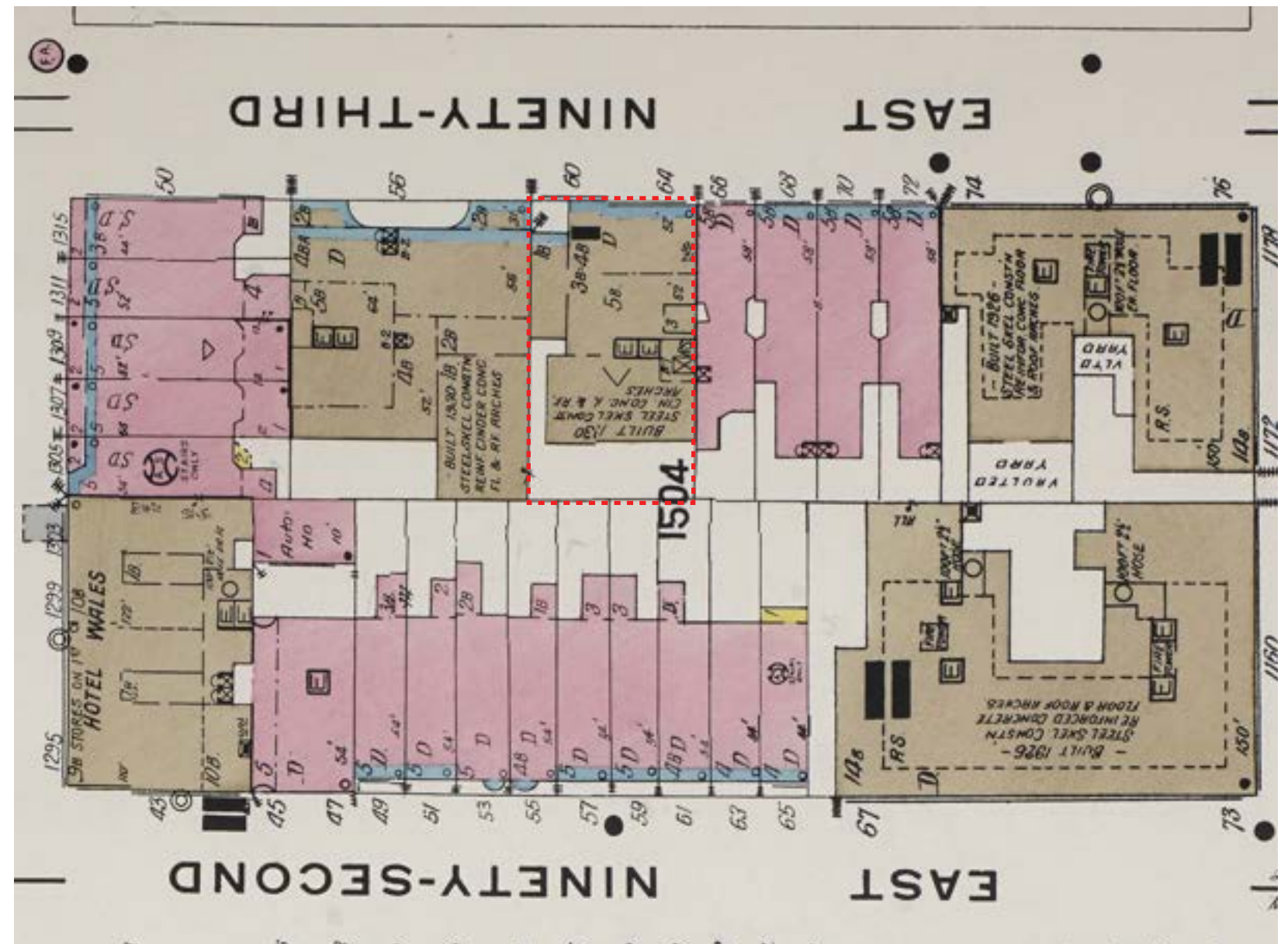
EXISTING GROSS FLOOR AREA	
TOTAL	19,481 SF
EXISTING ZONING FLOOR AREA	
FLOOR	AREA
TOTAL	17,537 SF
REMAINING AVAILABLE ZONING FLOOR AREA	
ALLOWABLE (ZR 23-153)	22,960 SF
EXISTING	17,537 SF
REMAINING (ALLOWABLE - EXISTING)	5423 SF
PROPOSED GROSS FLOOR AREA	
FLOOR	AREA
TOTAL	19,696 SF
PROPOSED ZONING FLOOR AREA	
FLOOR	AREA
TOTAL	17,975 SF - COMPLIES
EXISTING AND PROPOSED USE GROUPS (ZR 22-10)	
EXISTING USE GROUPS	3 - COMMUNITY FACILITY / 2 - RESIDENTIAL
PROPOSED USE GROUP	2 - RESIDENTIAL







ca. 1931, George A. Fuller Company



1939 Sanborn map





ca. 1931, George A. Fuller Company



ca. 1940 Tax Photo, NYC Municipal Archives



ca. 1993 LPC designation photo





Front facade



Main entrance. The front entrance door and steps will be restored as part of the preservation scope.



The existing windows at the front facade are retrofitted historic sash with new glazing. The flagpoles will be removed and masonry patched. Biological growth and soiling will be removed.





Base of building. The service entrance will be painted to better blend in with the existing masonry.



Detail of historic ironwork (to be repaired as necessary) and historic French limestone to be cleaned and repaired.





Historic metal to be inspected and repaired as necessary.







Front elevation of historic penthouse. Non-historic storm windows and grilles will be removed.



West elevation of historic penthouse





Upper roof, looking east



Upper roof, looking northwest





Slate will be repaired or replaced in-kind where necessary.



Stone delamination and blackening at chimney. All masonry will be cleaned and repaired.



Detail view of stone deterioration at chimney.



Detail view of poorly done repointing at penthouse elevation.





Non-historic stairhall



Existing lightwell





Rear elevation. Vegetation will be removed and the masonry repaired.



Rear yard, looking east.



The rear yard brick fence is painted; a historic fountain is located at the eastern end.

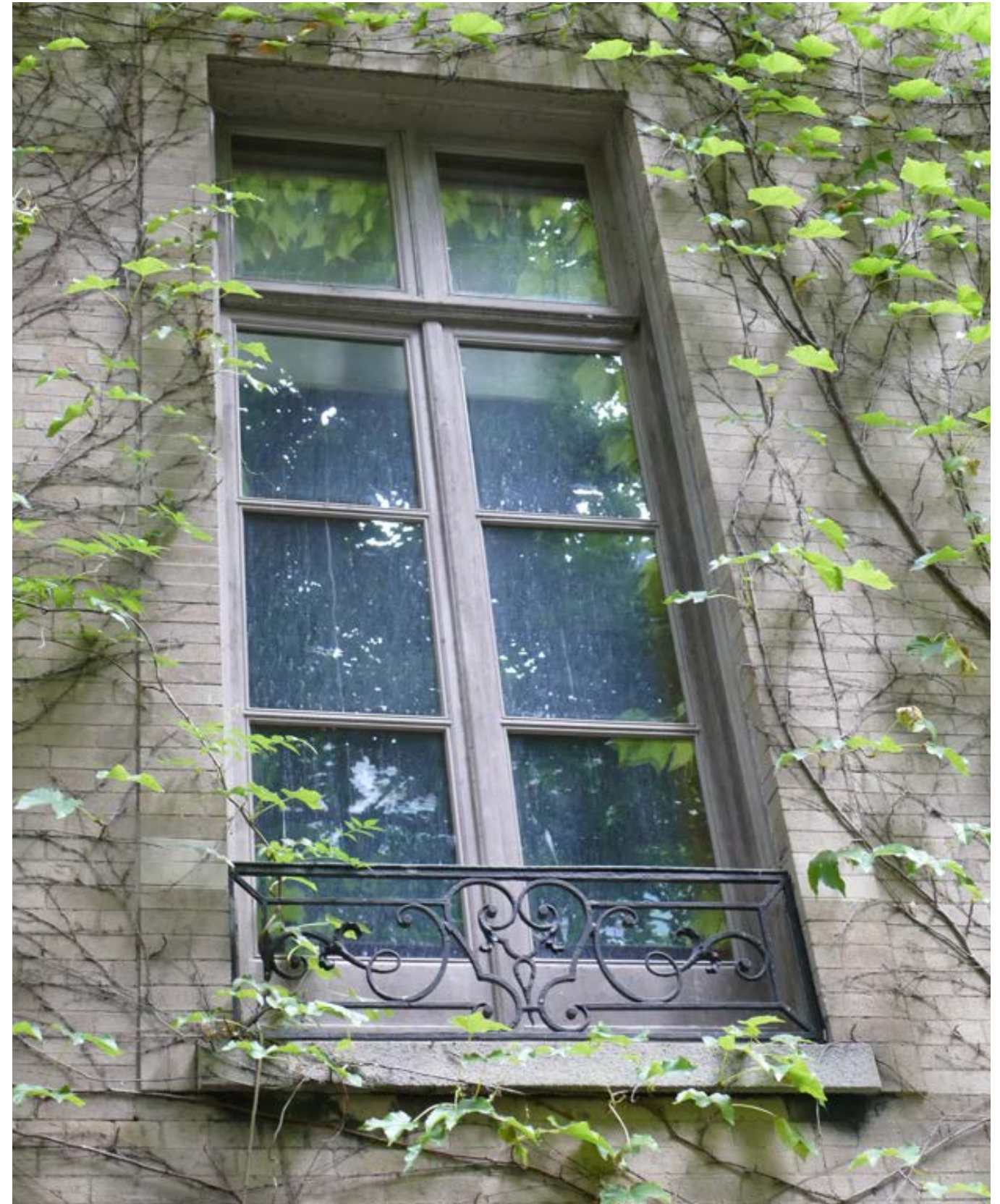




Some masonry openings at the ground floor of the rear elevation have been modified over time.

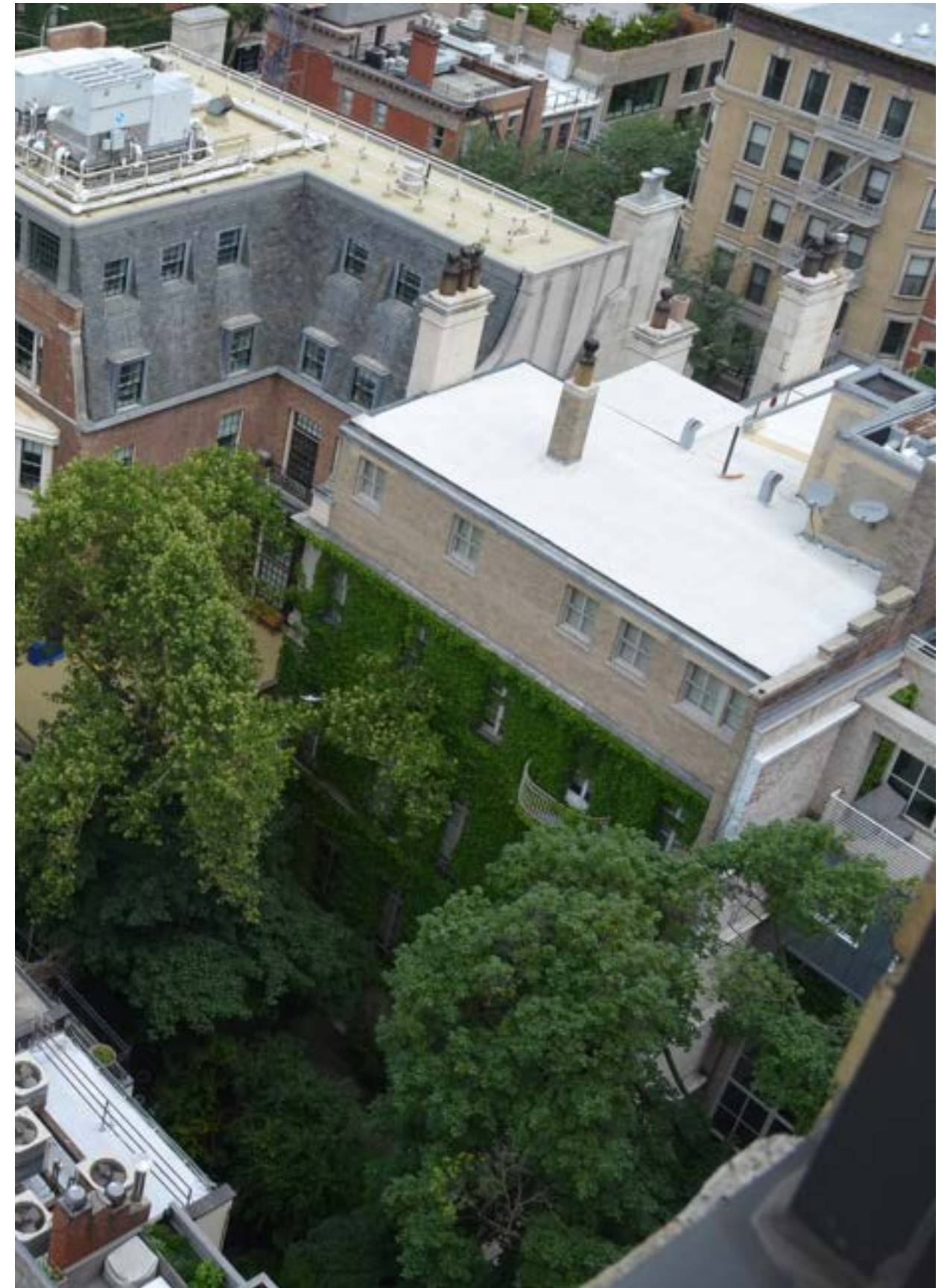


Detail of coated sill and historic ironwork. Historic masonry and metal will be inspected and repaired as necessary.



View of casement window at rear elevation.









EXISTING



PROPOSED

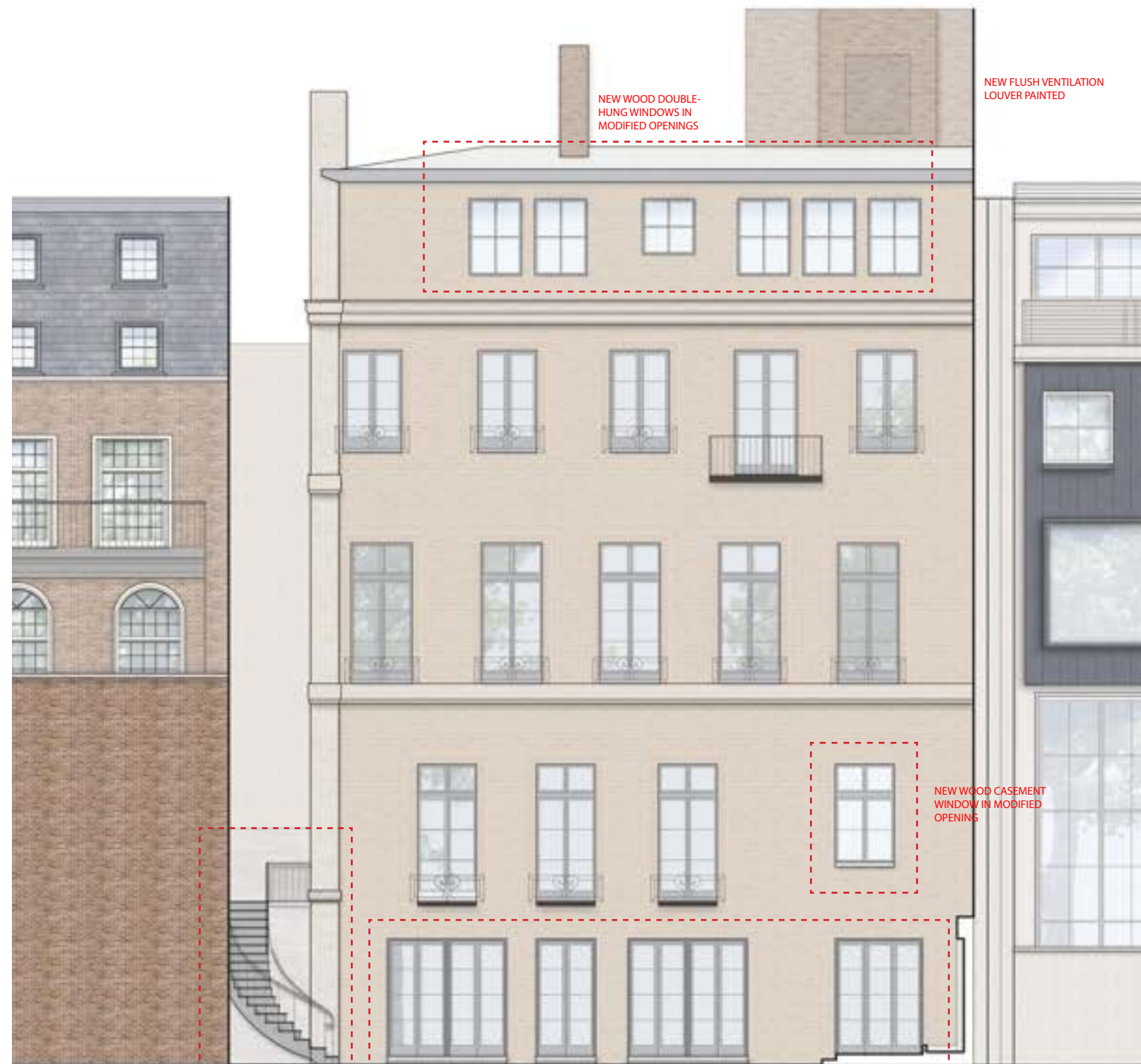
#### RESTORATION SCOPE

- CLEANING, REPAIR, AND REPOINTING OF THE HISTORIC FRENCH LIMESTONE FACADE
- RE-PAINTING THE SERVICE ENTRANCE TO BETTER BLEND IN WITH LIMESTONE FACADE
- REPAIR AND REPAINTING OF HISTORIC WINDOWS TO MATCH HISTORIC FINISH
- REPAIR AND REFINISHING OF HISTORIC MAIN ENTRANCE DOOR
- REPAIR AND REPAINTING OF ALL METALWORK, INCLUDING HISTORIC WINDOW GUARDS AND ORIGINAL METAL LOGGIA ABOVE BUILDING'S PRIMARY ENTRY
- REPAIRING ROOFING AND WATERPROOFING SYSTEMS AS DIRECTED BY PROJECT ENGINEER, INCLUDING IN-KIND REPLACEMENT OF SLATE SHINGLES WHERE NECESSARY





EXISTING

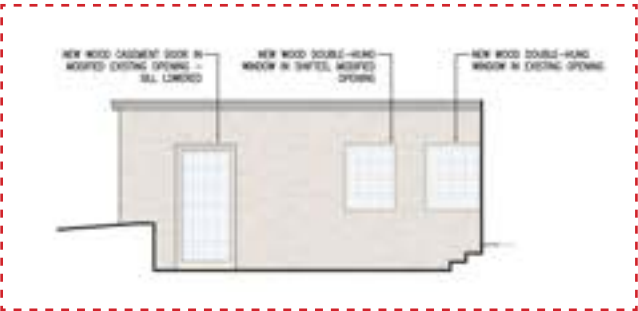


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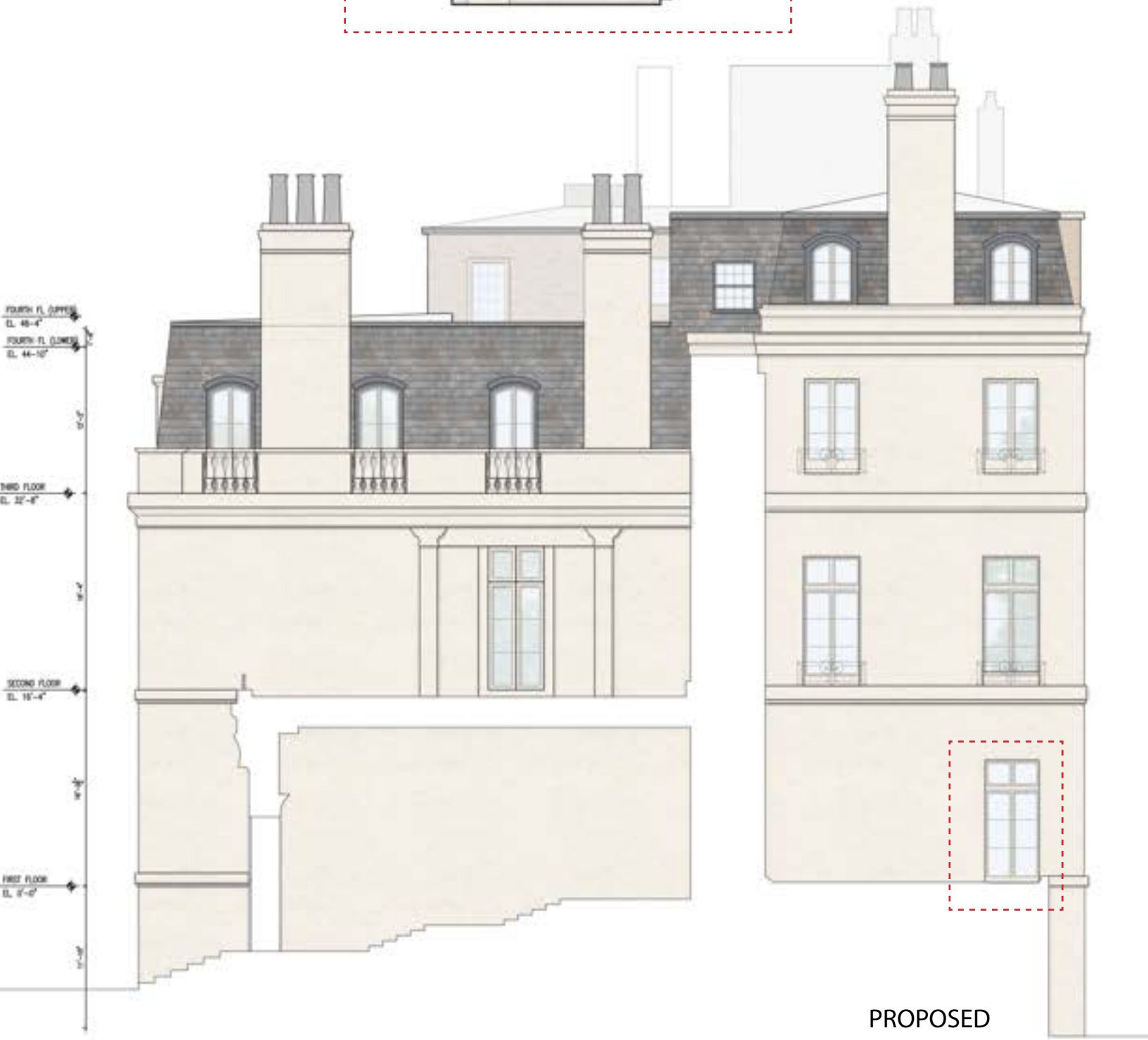
#### RESTORATION SCOPE

- REPAIR AND REPOINTING OF BRICKWORK AND STONE TRIM
- REPAIR AND REPAINTING OF HISTORIC WINDOWS TO MATCH HISTORIC FINISH
- REPAIR AND REPAINTING OF ALL METALWORK, INCLUDING HISTORIC WINDOW GUARDS
- REPAIRING ROOFING AND WATERPROOFING SYSTEMS AS DIRECTED BY PROJECT ENGINEER, INCLUDING IN-KIND REPLACEMENT OF SLATE SHINGLES WHERE NECESSARY



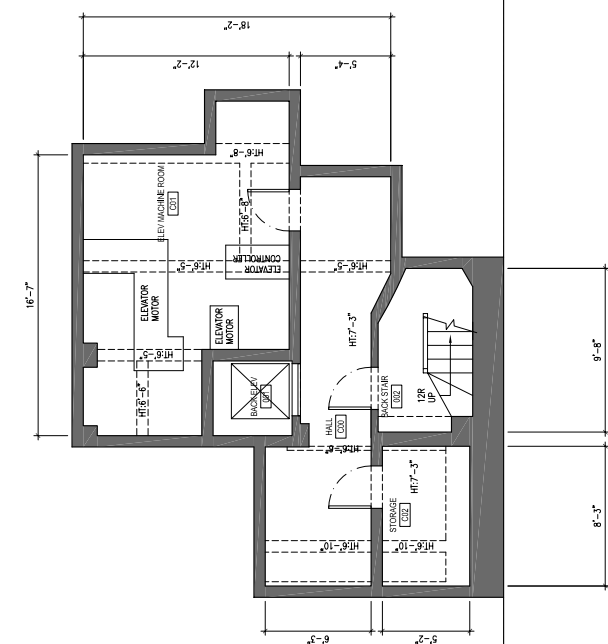
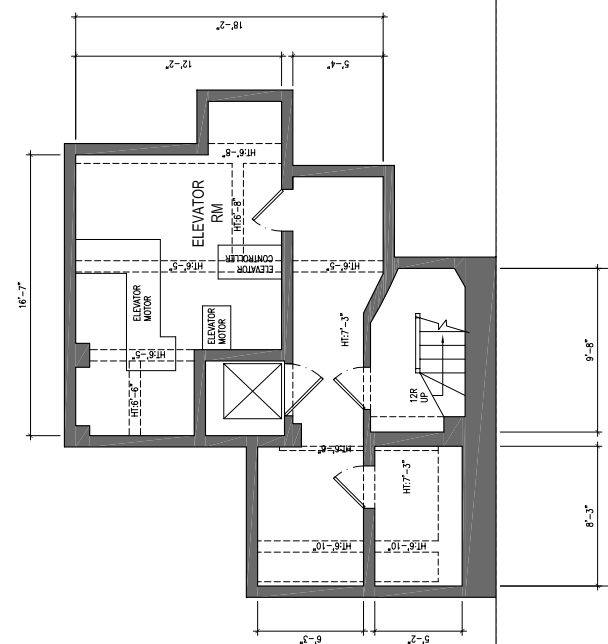


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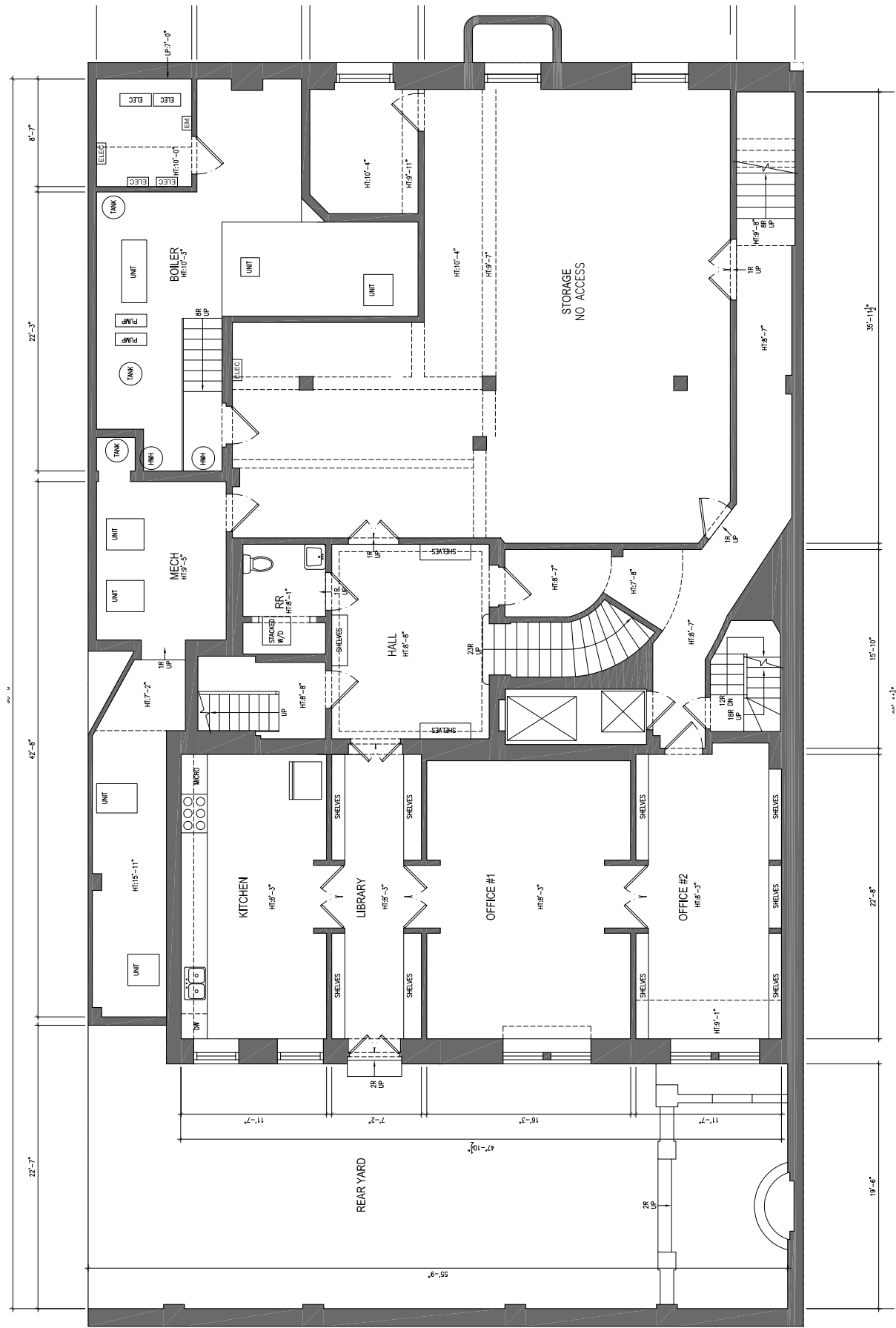


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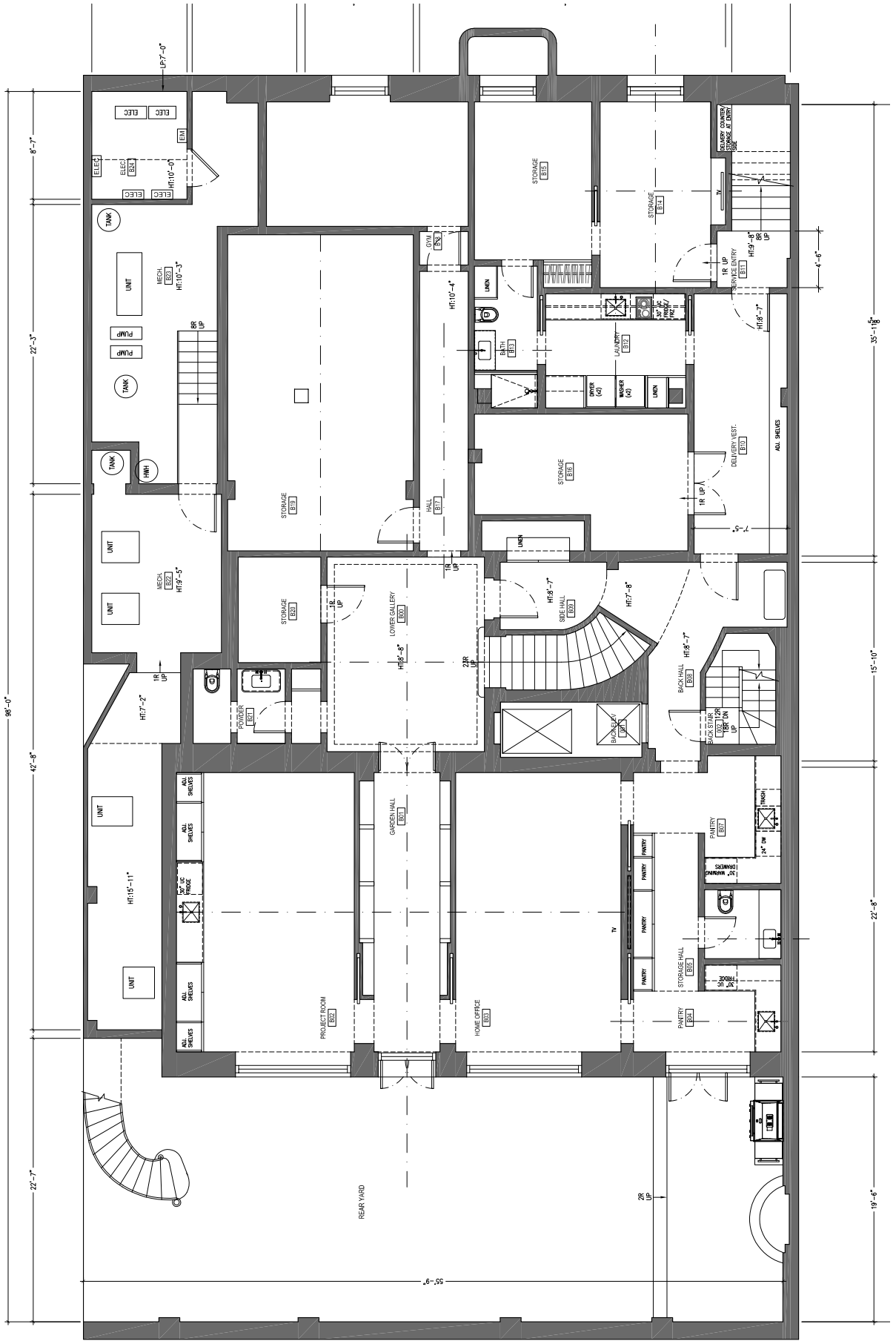






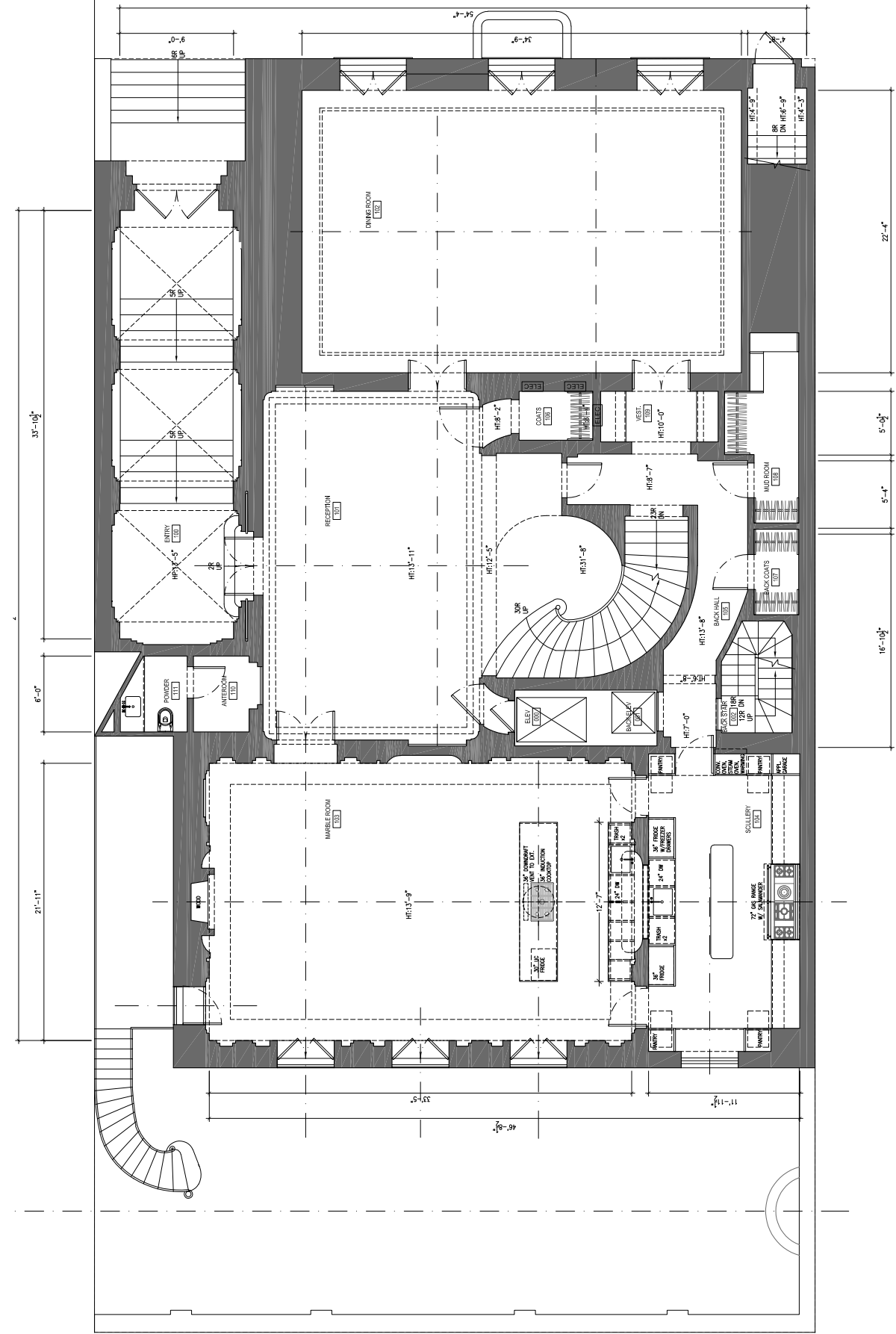
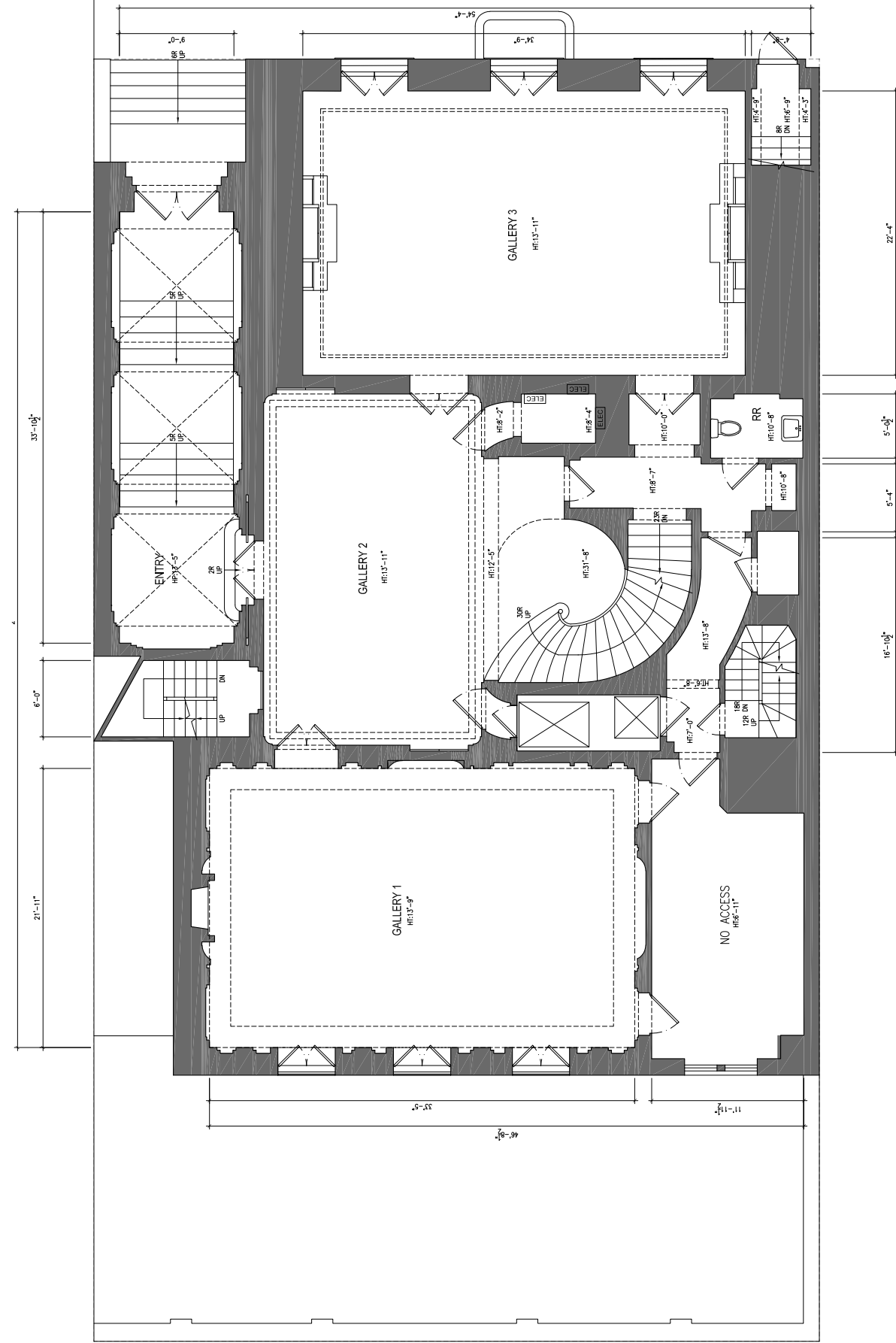


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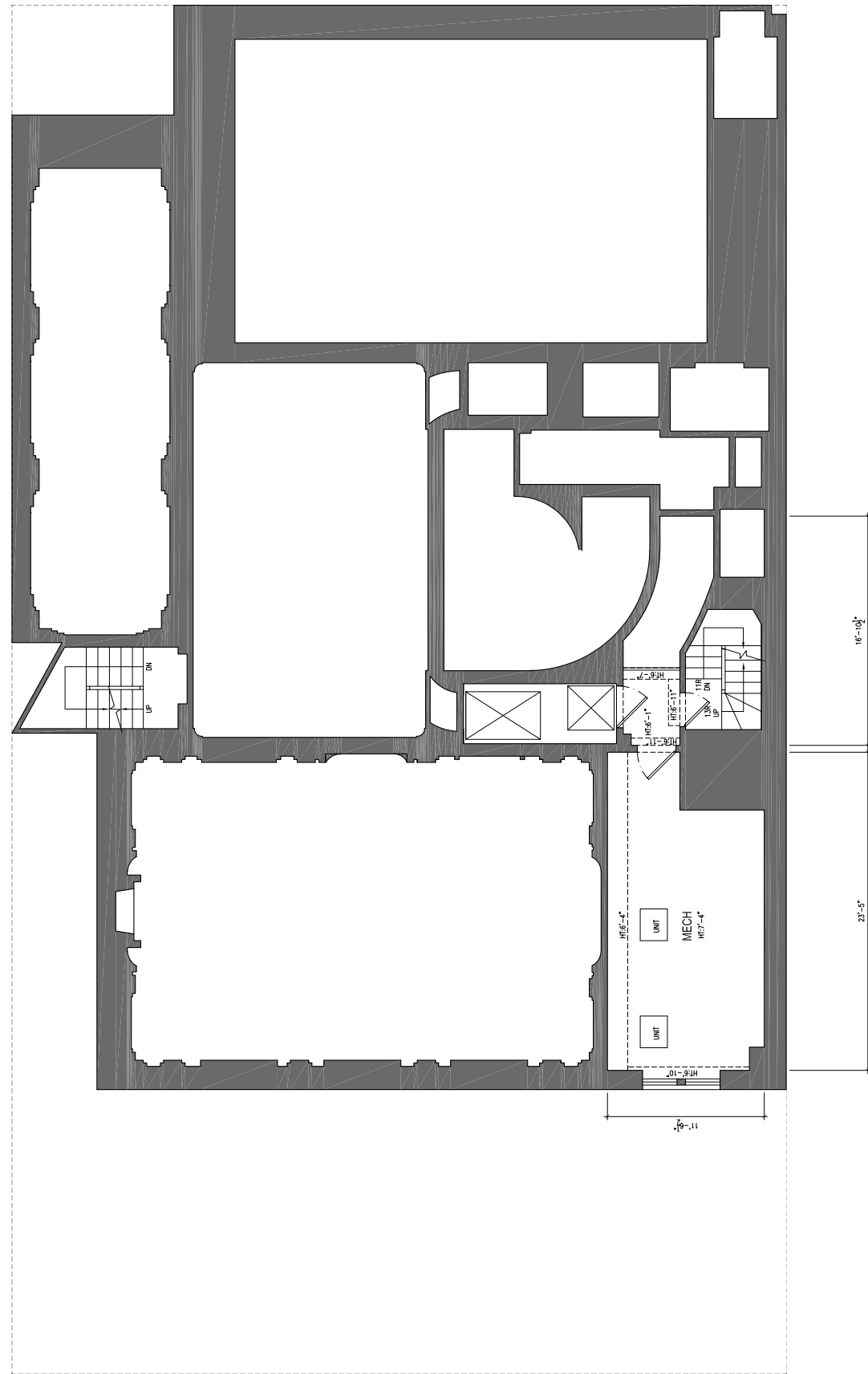


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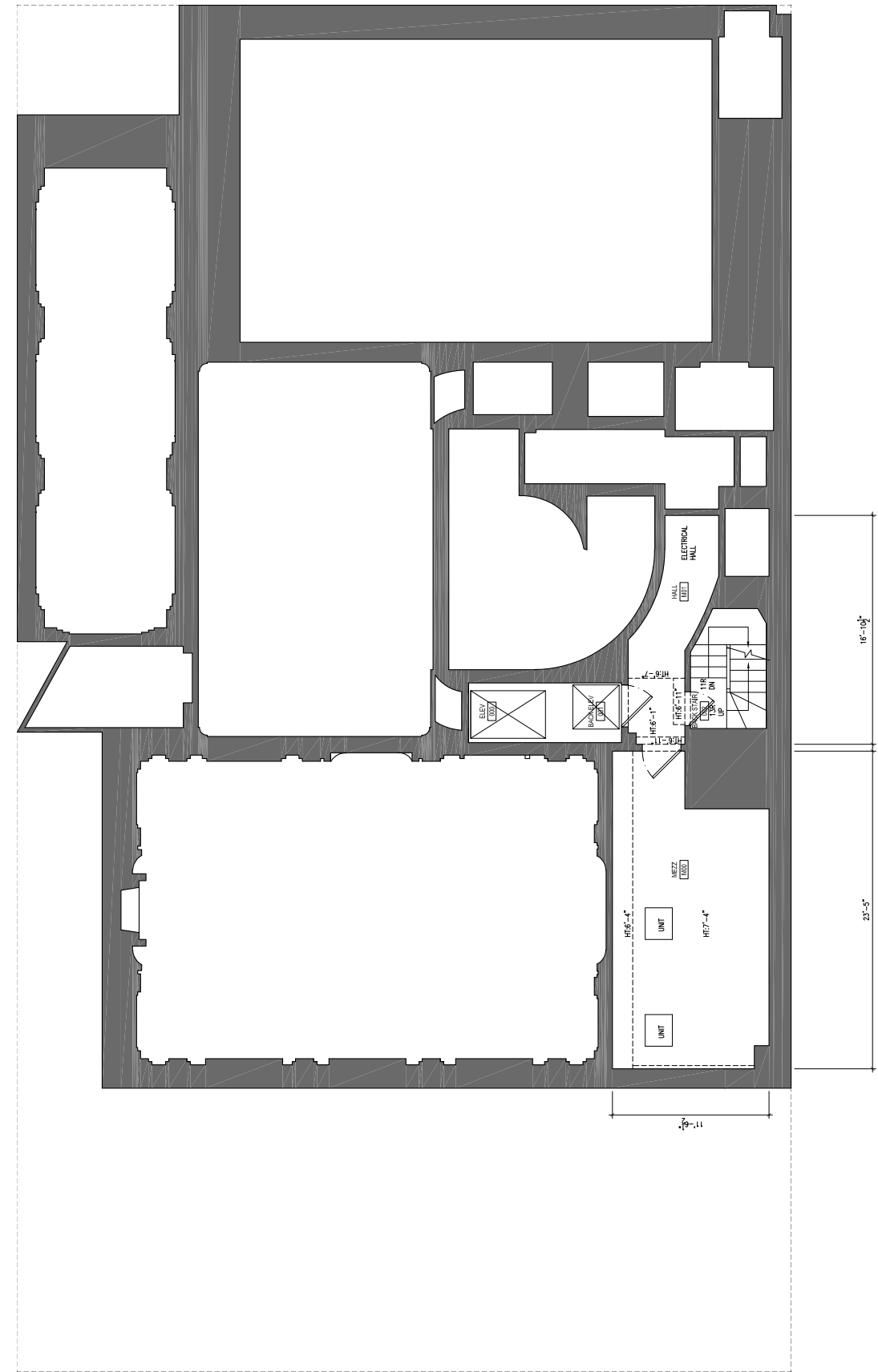






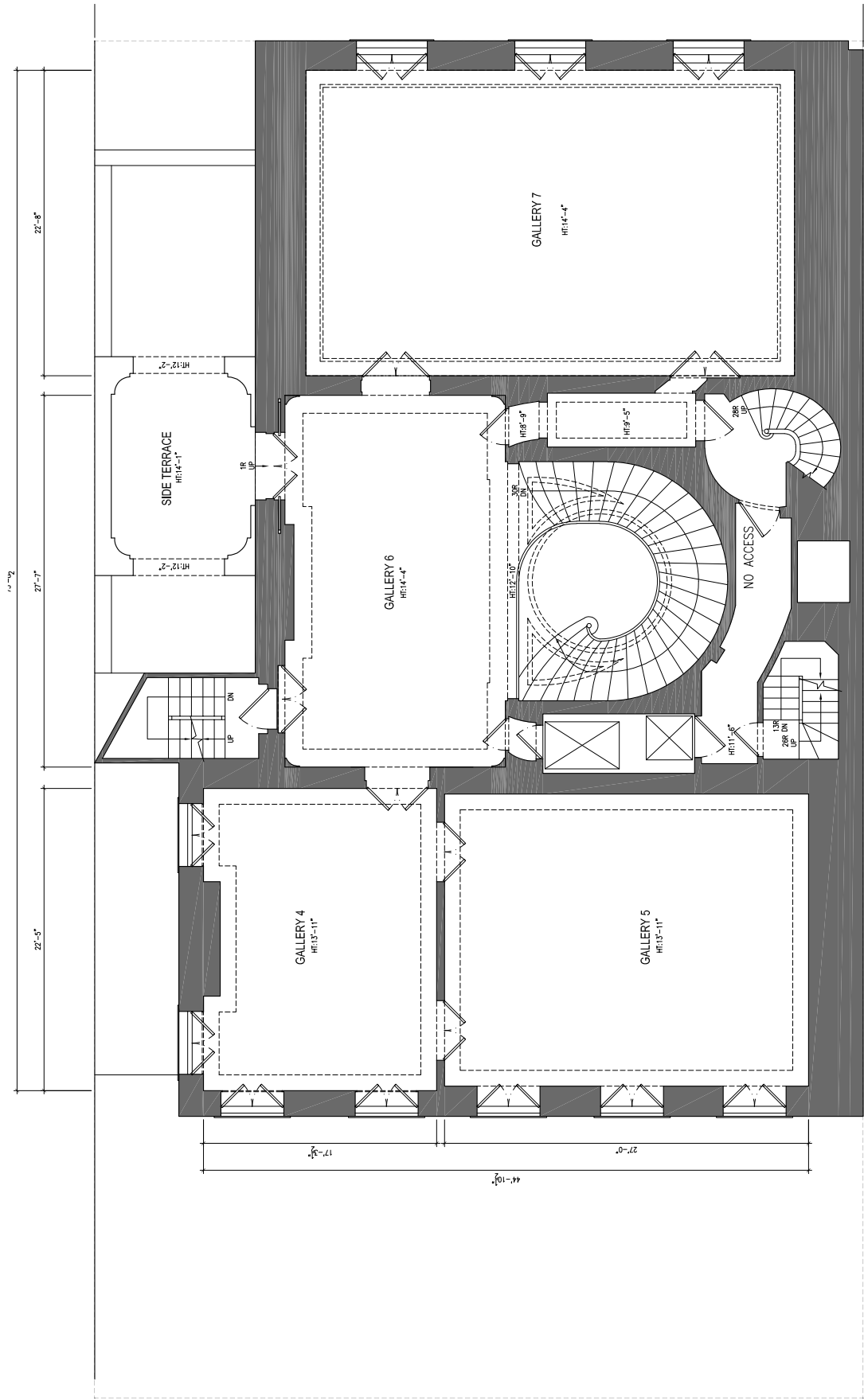


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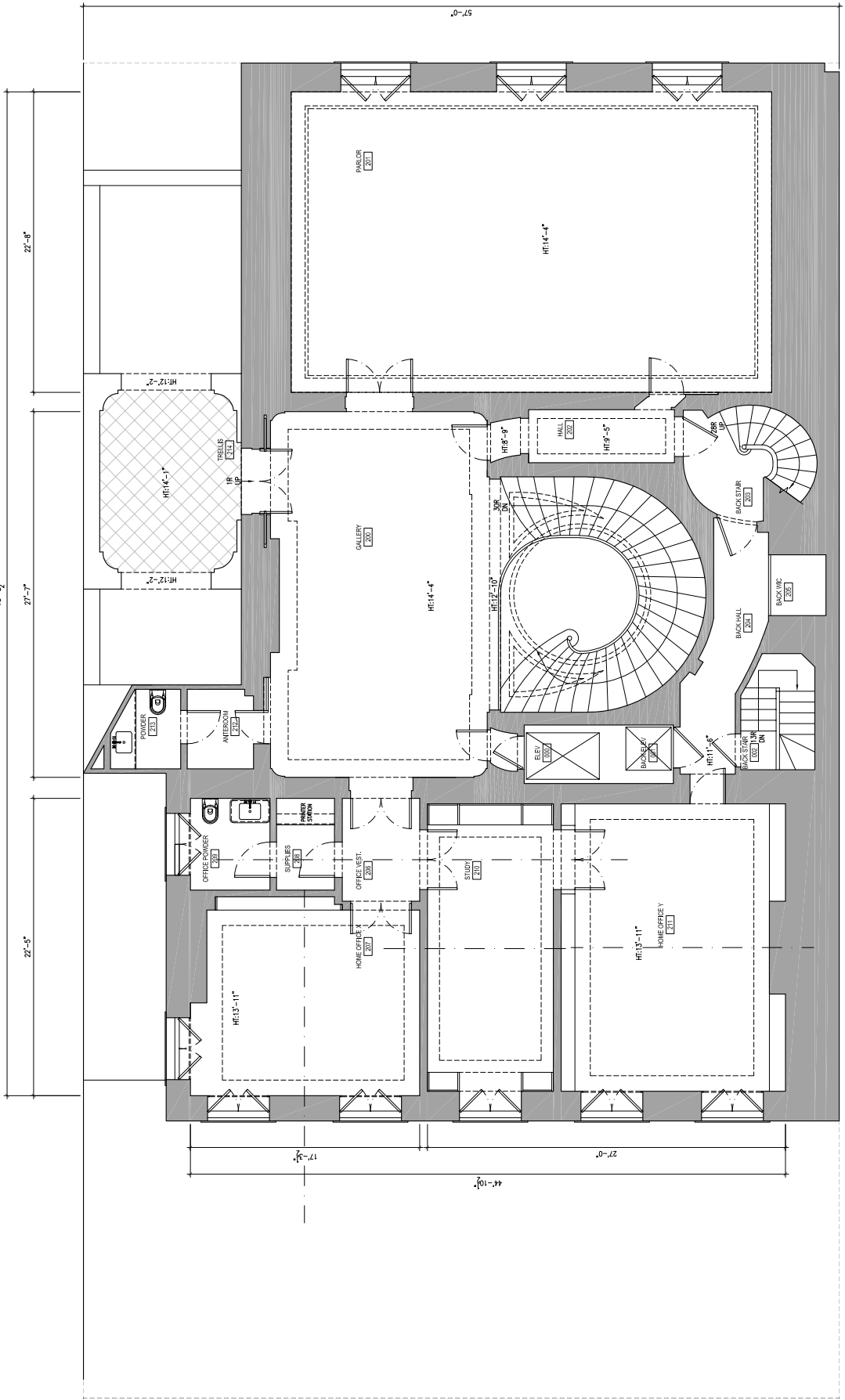


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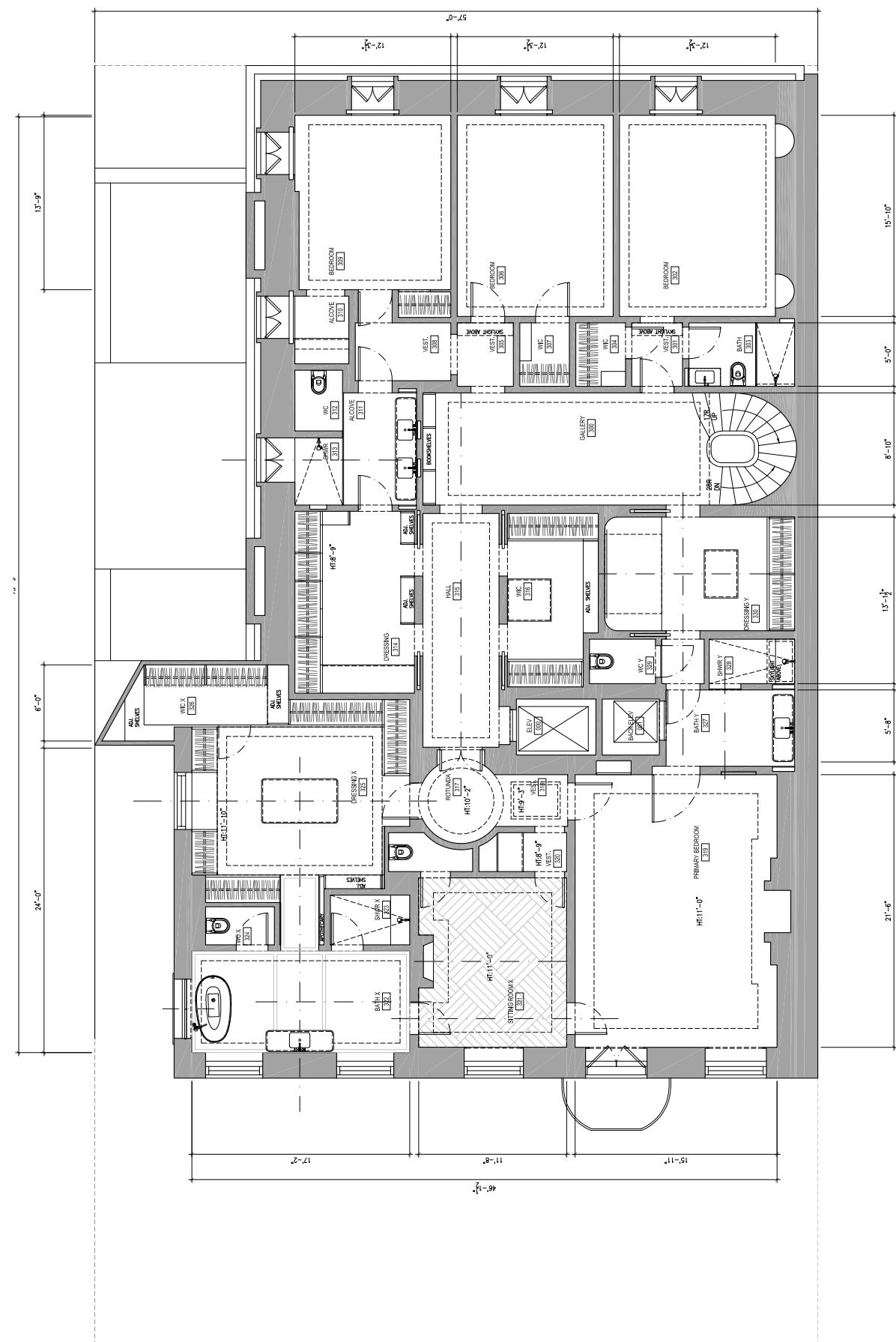
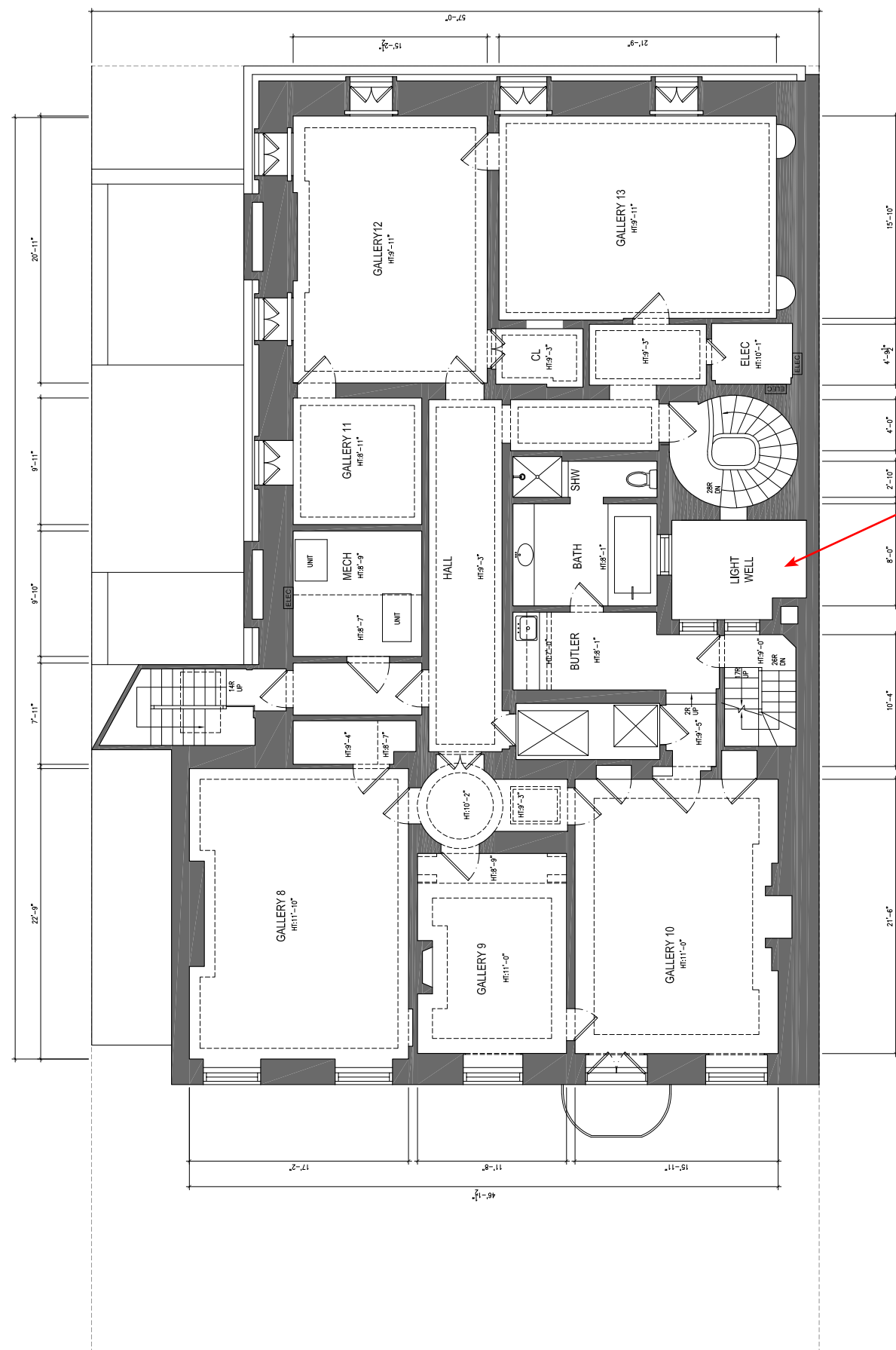


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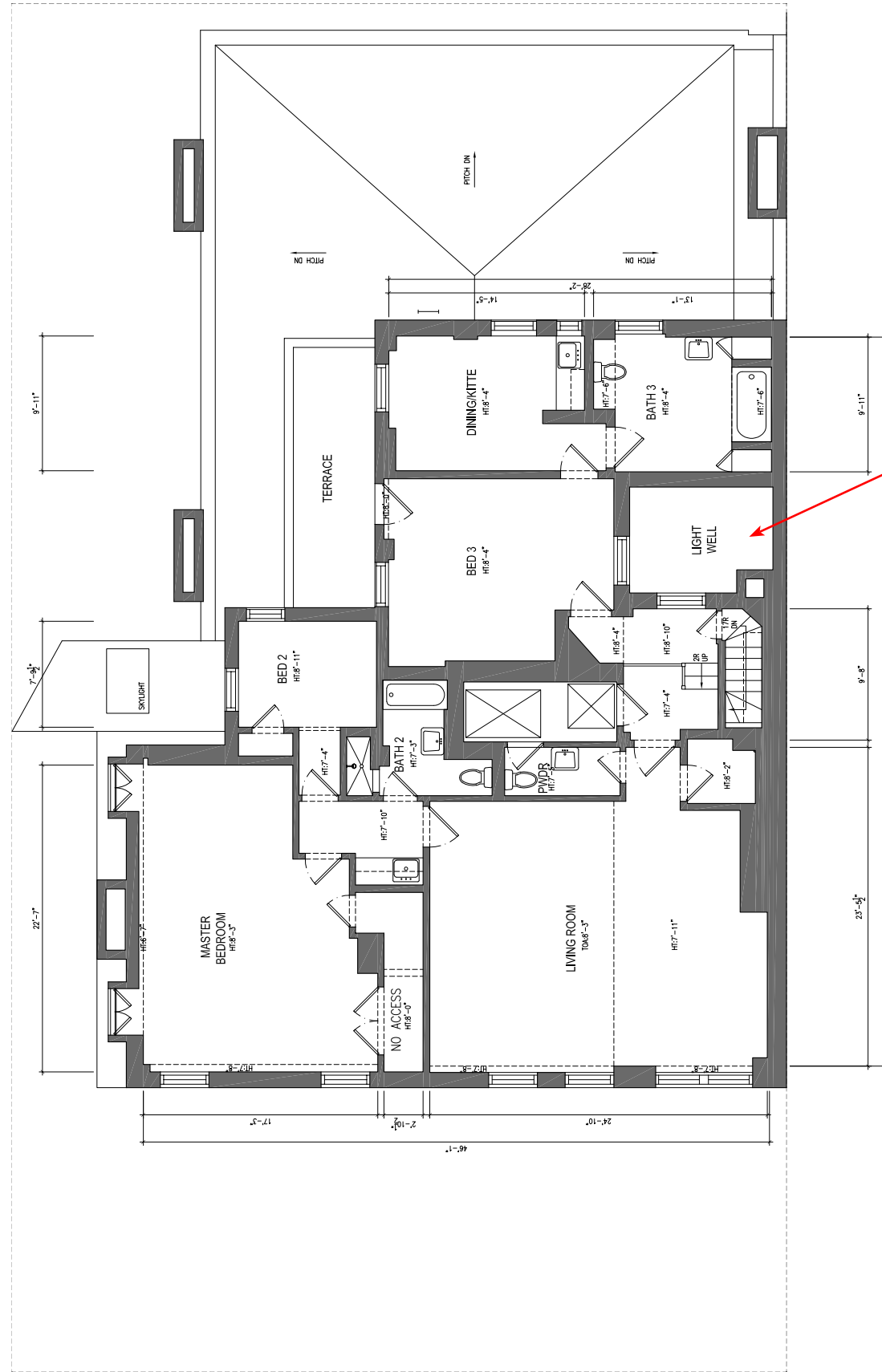


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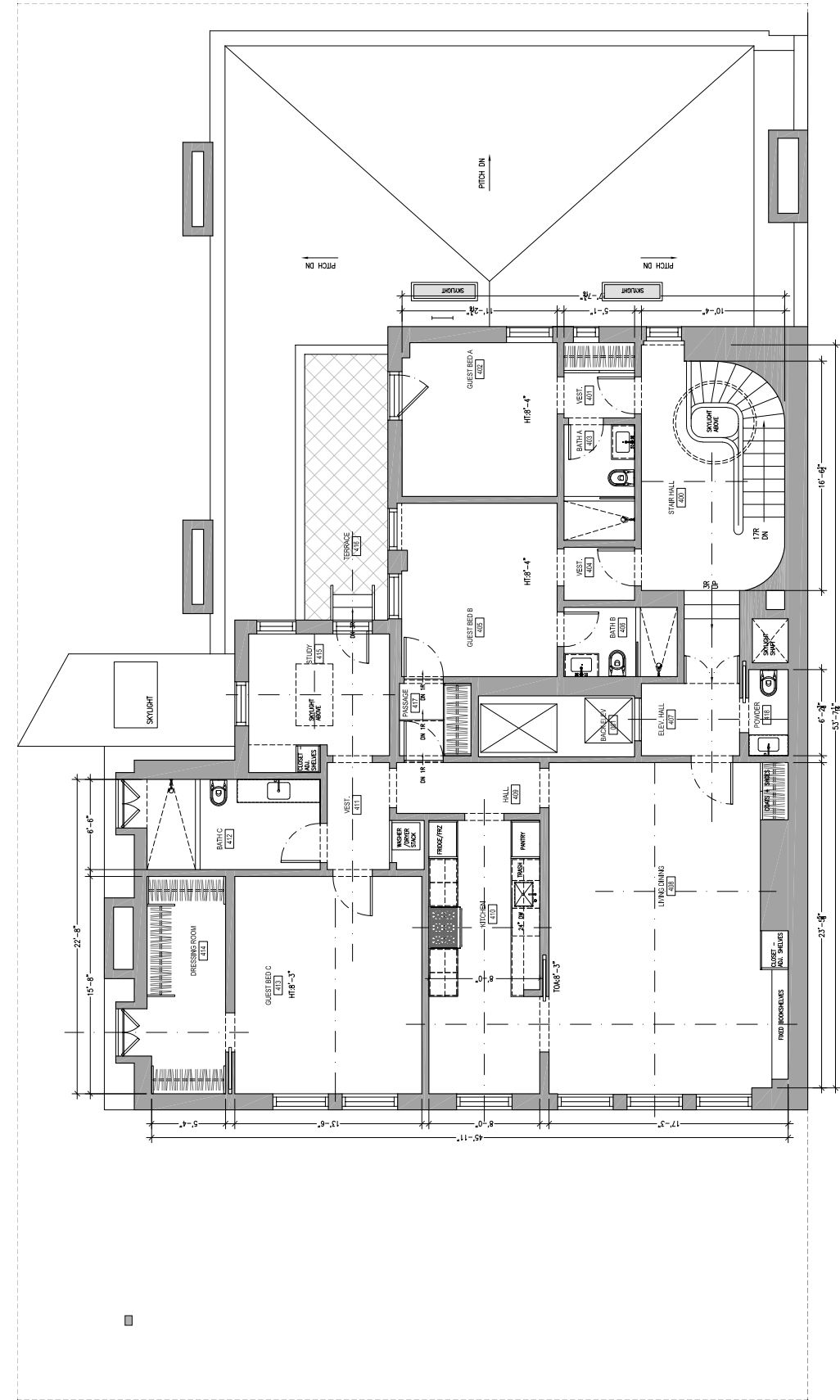






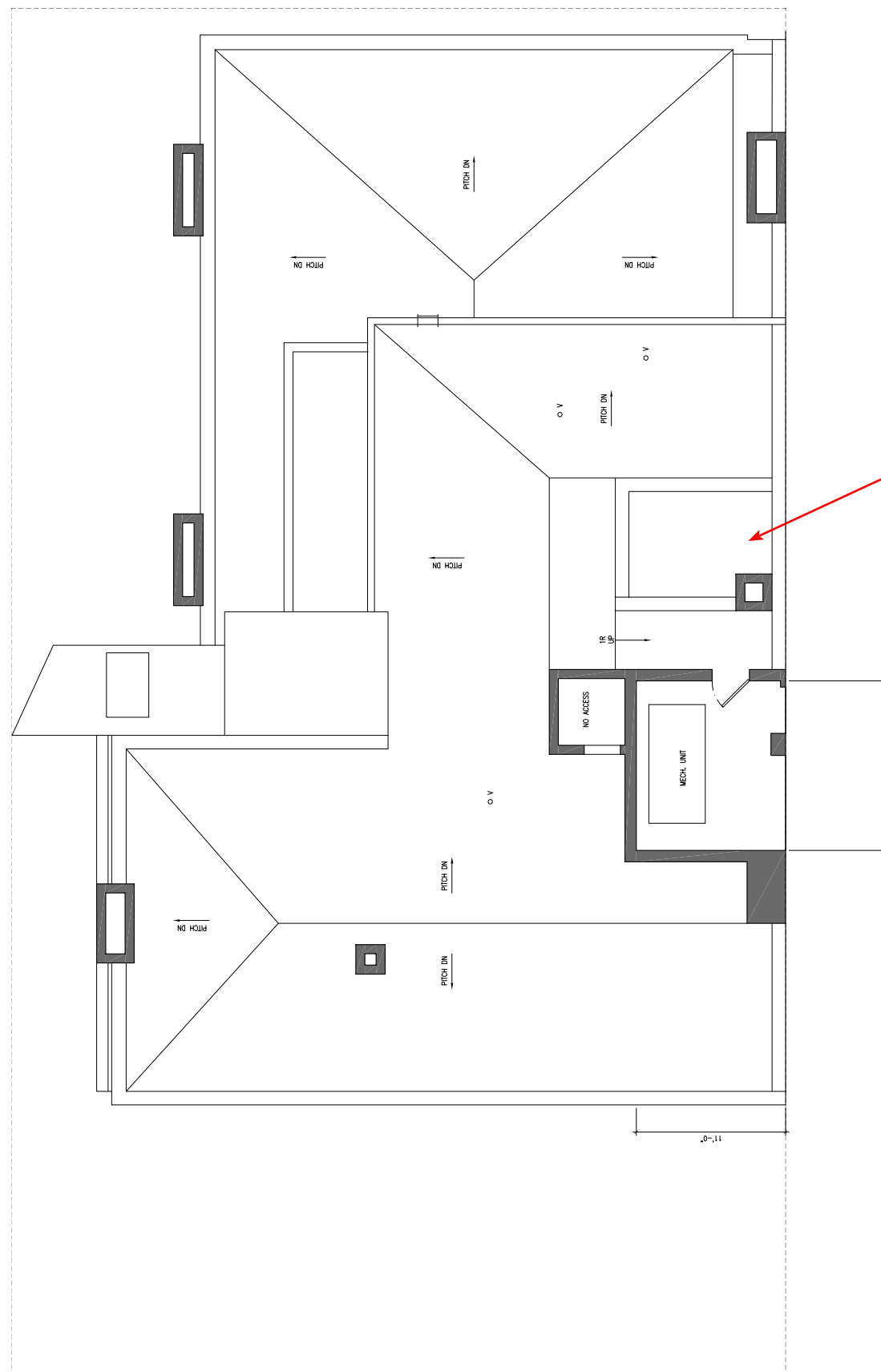


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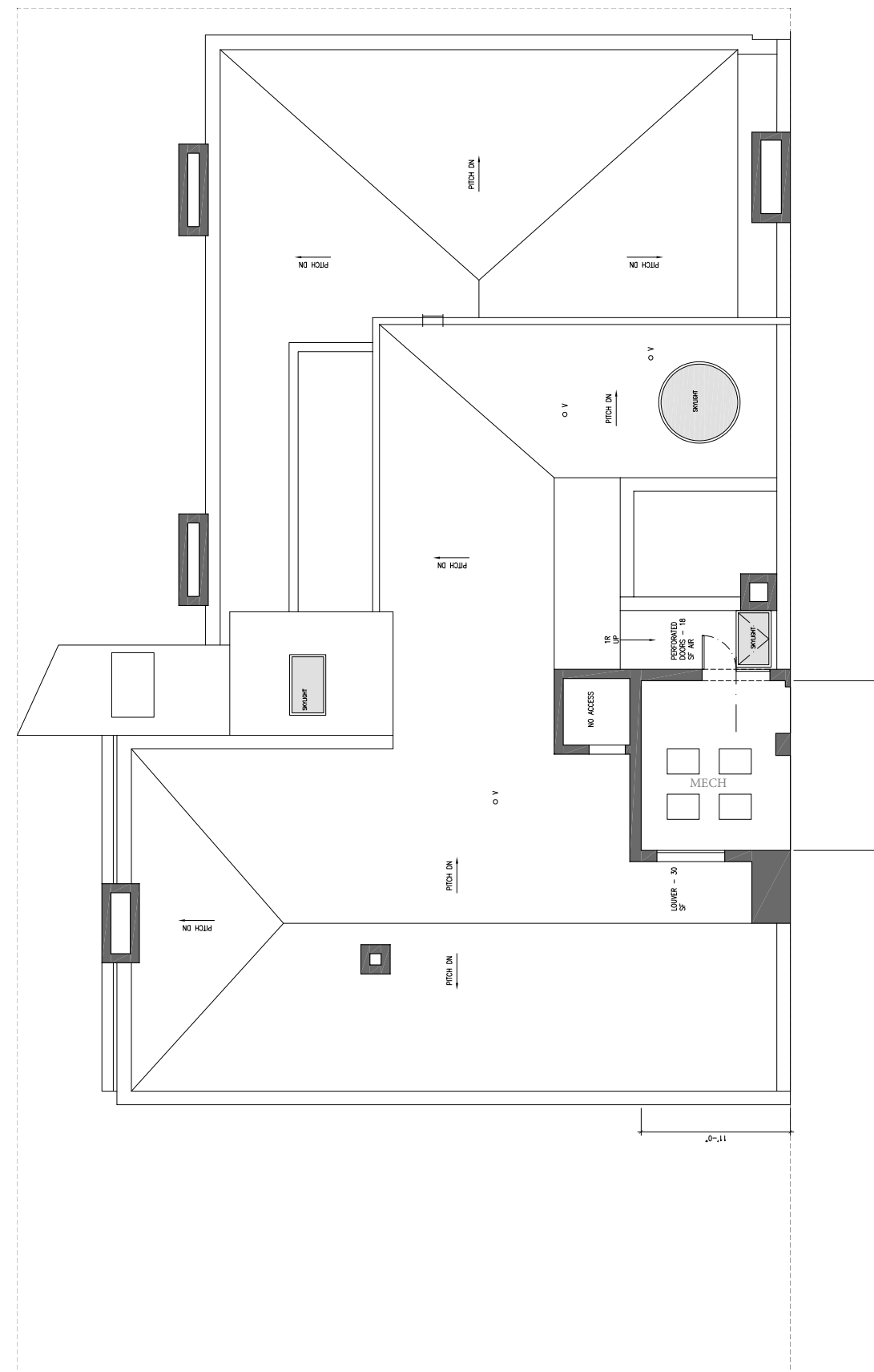


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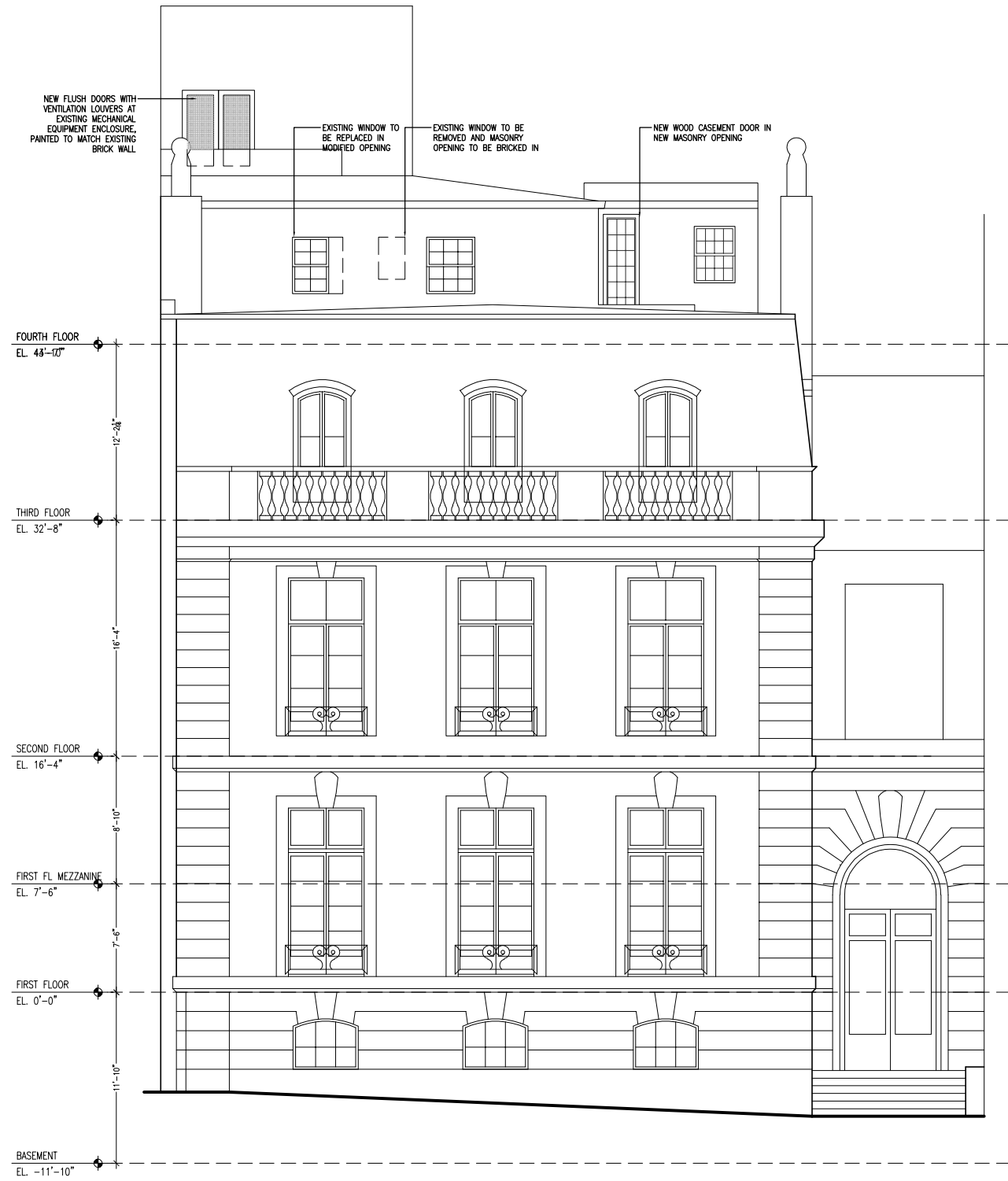
LIGHT WELL TO BE FILLED IN





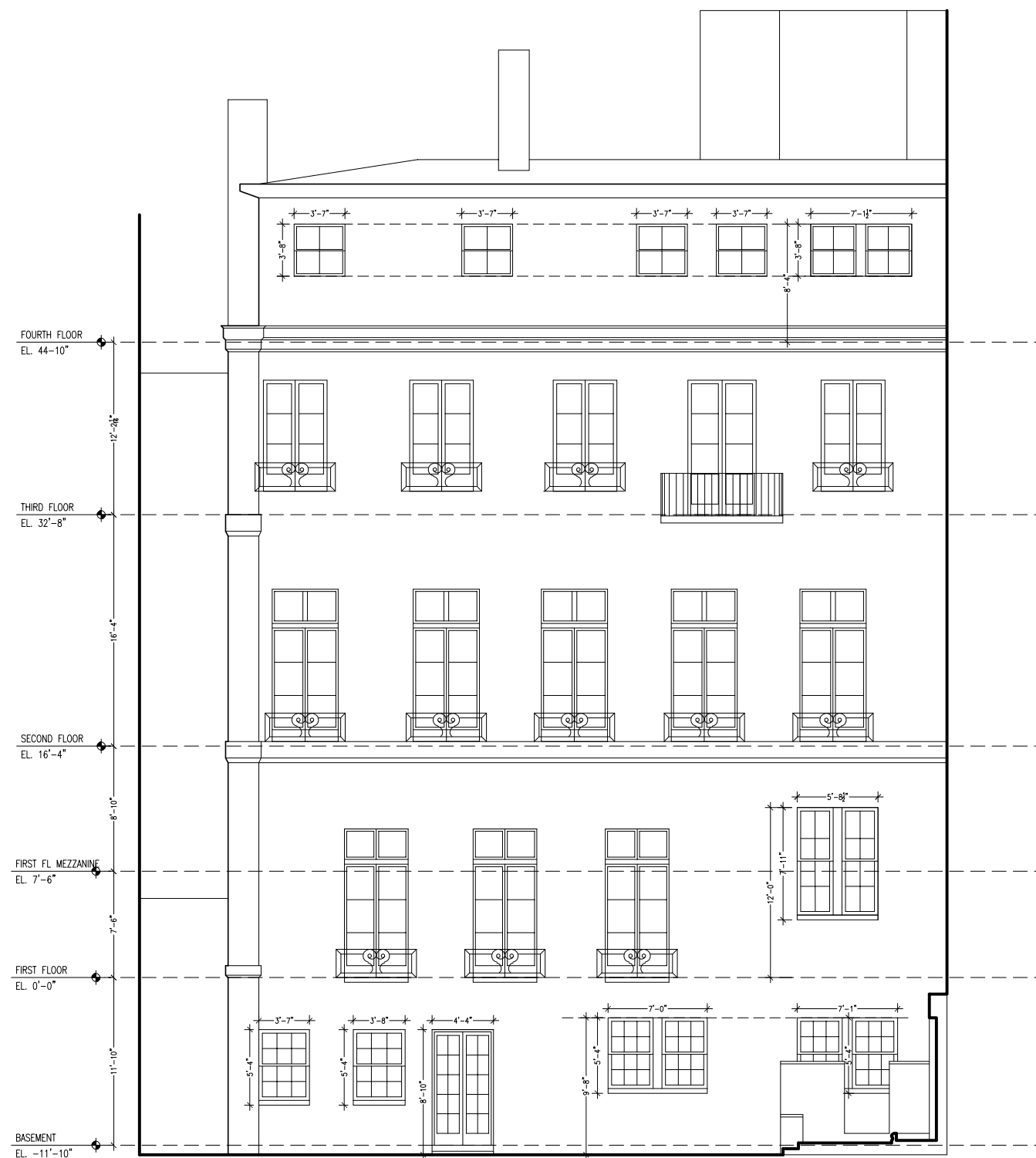


FRONT ELEVATION EXISTING  
3/32"=1'-0" ①



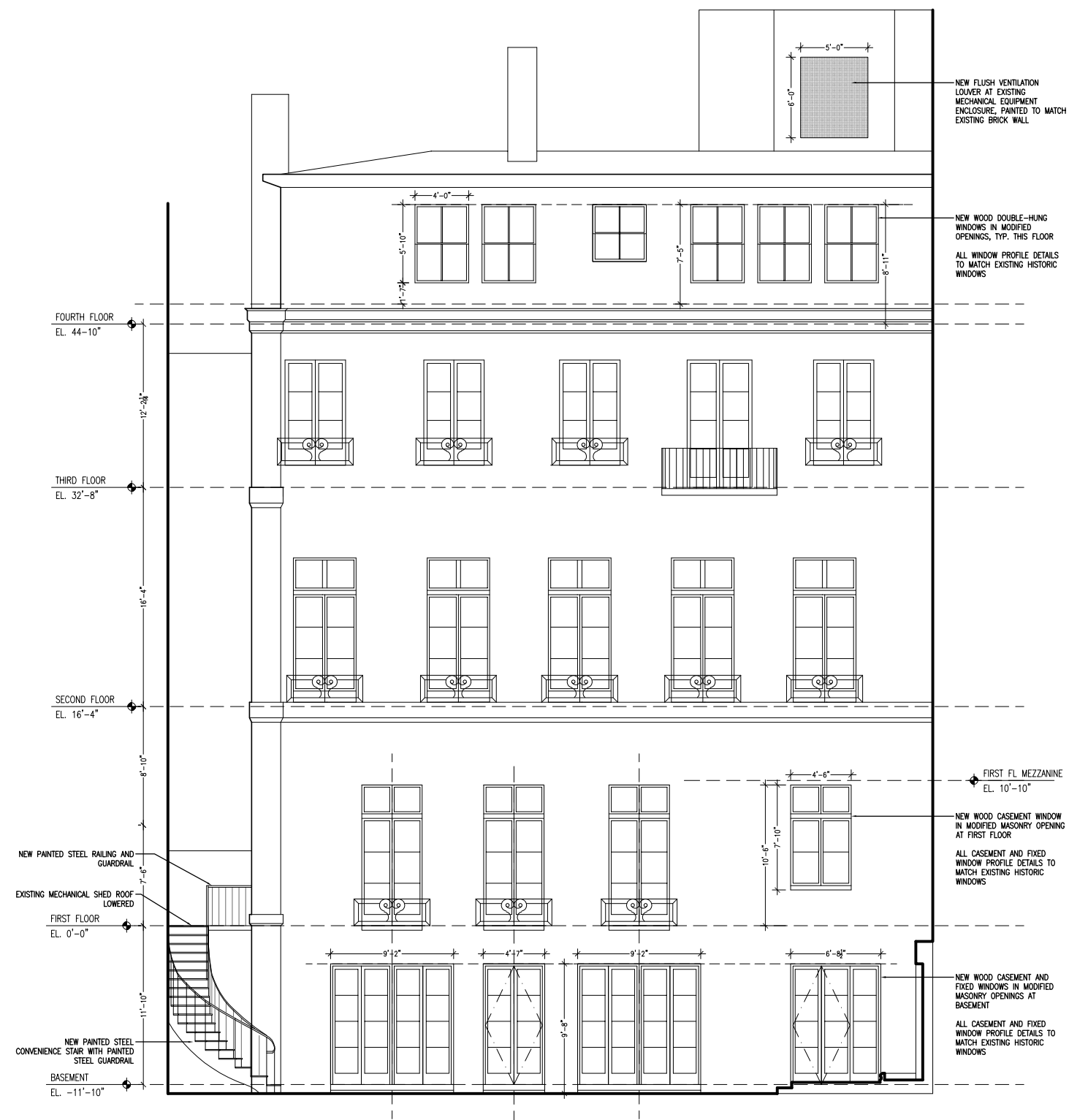
FRONT ELEVATION PROPOSED  
3/32"=1'-0" ②





REAR ELEVATION EXISTING  
3/32"=1'-0"

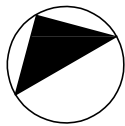
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REAR ELEVATION PROPOSED  
3/32"=1'-0"

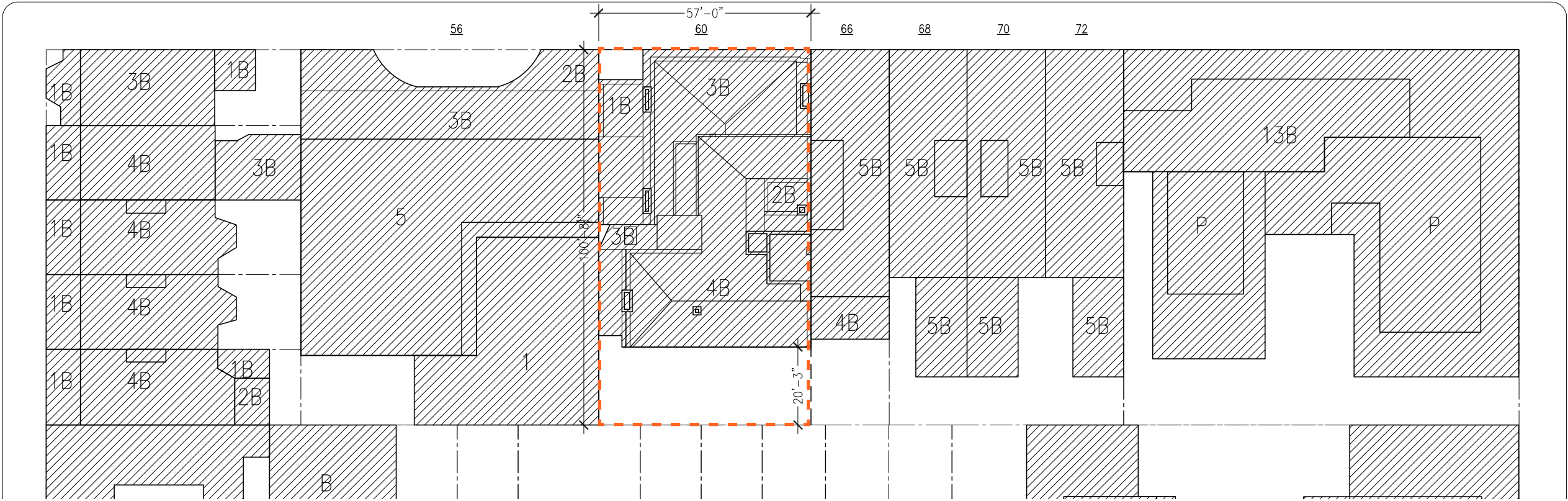
②

EAST 93RD STREET (NARROW STREET)



MADISON AVENUE

PARK AVENUE



SITE PLAN  
1/32"=1'-0"

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