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

March 17, 2023

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

**RE: 63 East 93rd Street (Expanded Carnegie Hill Historic District) - Resolution: 4 Architecture - A** renaissance revival style building designed by A.B. Ogden & Son and constructed in 1891. Application is for proposed rear yard and rooftop penthouse addition.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on March 15, 2023, the board approved the following resolution by a vote of 35 in favor, 0 opposed, 1 abstention, and 1 not voting for cause.

**WHEREAS** 63 East 93rd Street is a Renaissance revival-style building designed by A.B. Ogden & Son and constructed in 1891;

**WHEREAS** the applicant is proposing a 4-story rear yard addition as well as a penthouse at the roof;

**WHEREAS** both the rear yard addition and the penthouse are visible from a public courtyard;

**WHEREAS** at the rear, the proposed 4-story brick clad addition would measure 15' x 15' with casement windows on 3 floors and French doors with casement lights at the ground level;

**WHEREAS** the rear yard is now 45' deep; after addition, the rear yard would still be 30' deep;

**WHEREAS** the proposed penthouse would be 15' wide x 18' long and 11' high at the midpoint of its sloping roof; rooftop mechanicals increase the overall height by an additional 5 1/2';

**WHEREAS** the addition of the penthouse would cover two adjacent lot line windows at the west elevation at 65 East 93rd Street;

**WHEREAS** the windows are part of the historic fabric of the Extended Carnegie Hill Historic District and the apartment building where the windows are located is named in the designation report;

**WHEREAS** the addition of the penthouse will bring a whole new element to the composition of the streetscape where 63 East 93rd Street is located; the neighboring adjacent houses to the west do not have penthouses;

**WHEREAS** there is a very unusual privately owned public space (POPS) or courtyard at the rear of 40 East 94th that cuts through from 94th to 93rd Streets;

**WHEREAS** the plaza was created to allow for bonus floors at 40 East 94th Street;

**WHEREAS** the plaza/courtyard is behind 63 East 93rd Street and is considered a public way; all additions — both at the rear and at the roof — will be highly visible and intrusive from the plaza/courtyard;

**WHEREAS** the applicant's proposed additions at the roof and at the rear not meant to be seen from the public way; the rooftop addition is not contextual and the addition at the rear should be stepped back as it rises;

**WHEREAS** while lot line windows are not legal, in this situation, the lot line windows are part of the fabric of the historic district and must be retained;

**WHEREAS** the rear at 63 East 93rd Street is not part of a closed donut hole; normally rear yard additions are within a closed donut hole -- the plaza/courtyard at 40 East 94th Street prevents this and allows for both additions to be highly visible and obtrusive from the public way;

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

Please advise us of any action taken on this matter.

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