

The current proposal is:

Preservation Department – Items 4 & 5, LPC-23-05821 & LPC-23-05825

**60 East 93rd Street – Virginia Graham Fair Vanderbilt House –  
Individual Landmark – Expanded Carnegie Hill Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 881 7683 2847

**Passcode:** 740264

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# 60 East 93rd Street

LANDMARKS PRESERVATION COMMISSION

2-7-2023



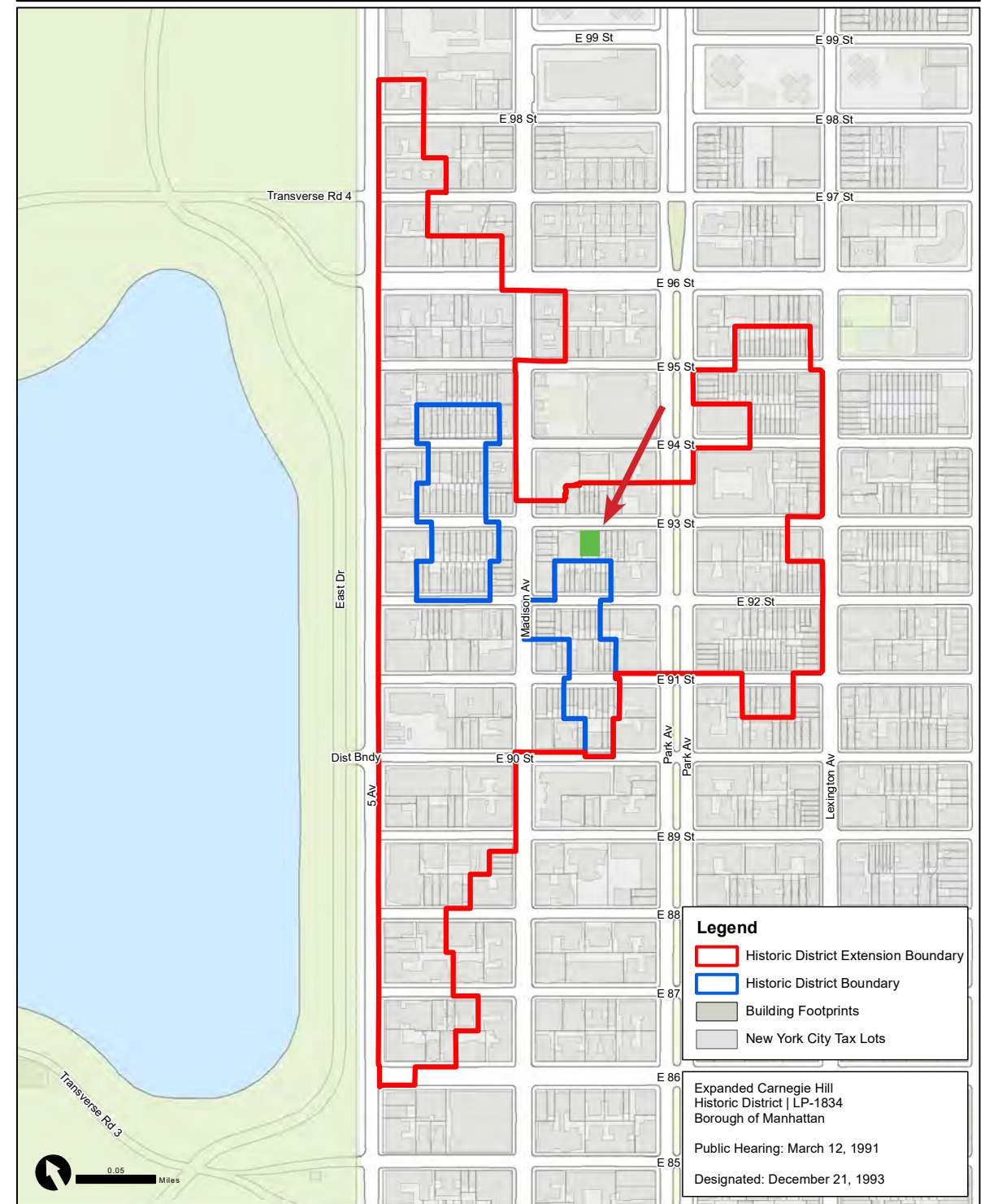
HIGGINS QUASEBARTH & PARTNERS, LLC  
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

Steven Harris Architects LLP



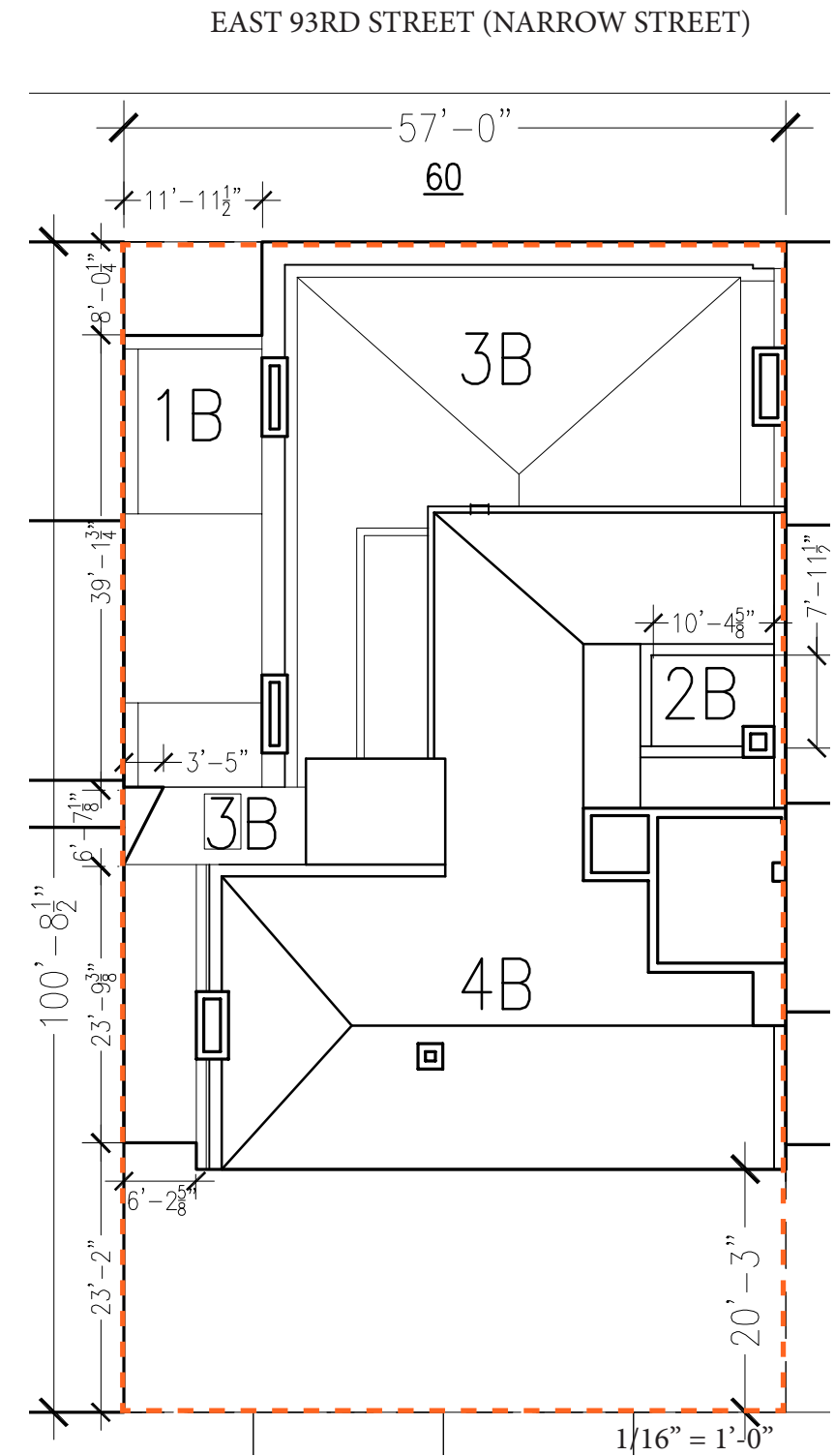
60 East 93rd Street

Expanded Carnegie Hill Historic District | LP-1834



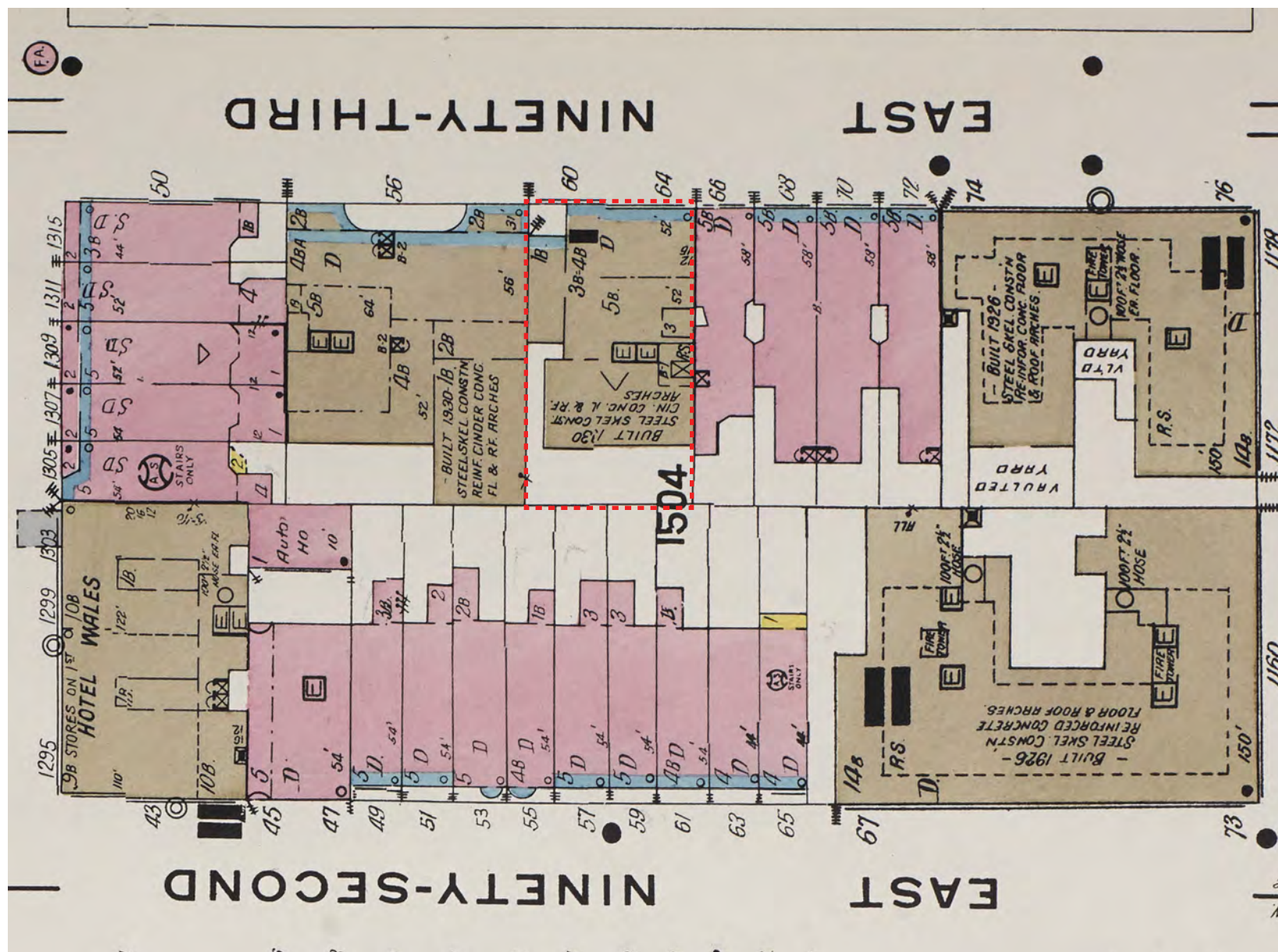
| SITE DATA  |  |
|--|--|
| BOROUGH  | MANHATTAN  |
| BLOCK  | 1504   |
| LOT  | 45   |
| LOT TYPE   | INTERIOR LOT   |
| ADDRESS  | 60 EAST 93RD STREET  |
| BIN  | 1047079  |
| ZONING DISTRICT  | R8B  |
| ZONING MAP   | 6B   |
| HISTORIC DISTRICT  | EXPANDED CARNEGIE HILL HISTORIC DISTRICT / INDIVIDUAL 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                                      |
| <b>EXISTING AND PROPOSED LOT COVERAGE - ZR 23-153 AND ZR 24-10</b> |  |
| 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                                |
| <b>EXISTING ZONING FLOOR AREA</b>                  |  |
| FLOOR  | AREA                                     |
| TOTAL  | 17,537 SF                                |
| <b>REMAINING AVAILABLE ZONING FLOOR AREA</b>       |  |
| ALLOWABLE (ZR 23-153)                              | 22,960 SF                                |
| EXISTING   | 17,537 SF                                |
| REMAINING (ALLOWABLE - EXISTING)                   | 5423 SF                                  |
| <b>PROPOSED GROSS FLOOR AREA</b>                   |  |
| FLOOR  | AREA                                     |
| TOTAL  | 19,696 SF                                |
| <b>PROPOSED ZONING FLOOR AREA</b>                  |  |
| FLOOR  | AREA                                     |
| TOTAL  | 17,975 SF - COMPLIES                     |
| <b>EXISTING AND PROPOSED USE GROUPS (ZR 22-10)</b> |  |
| 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.



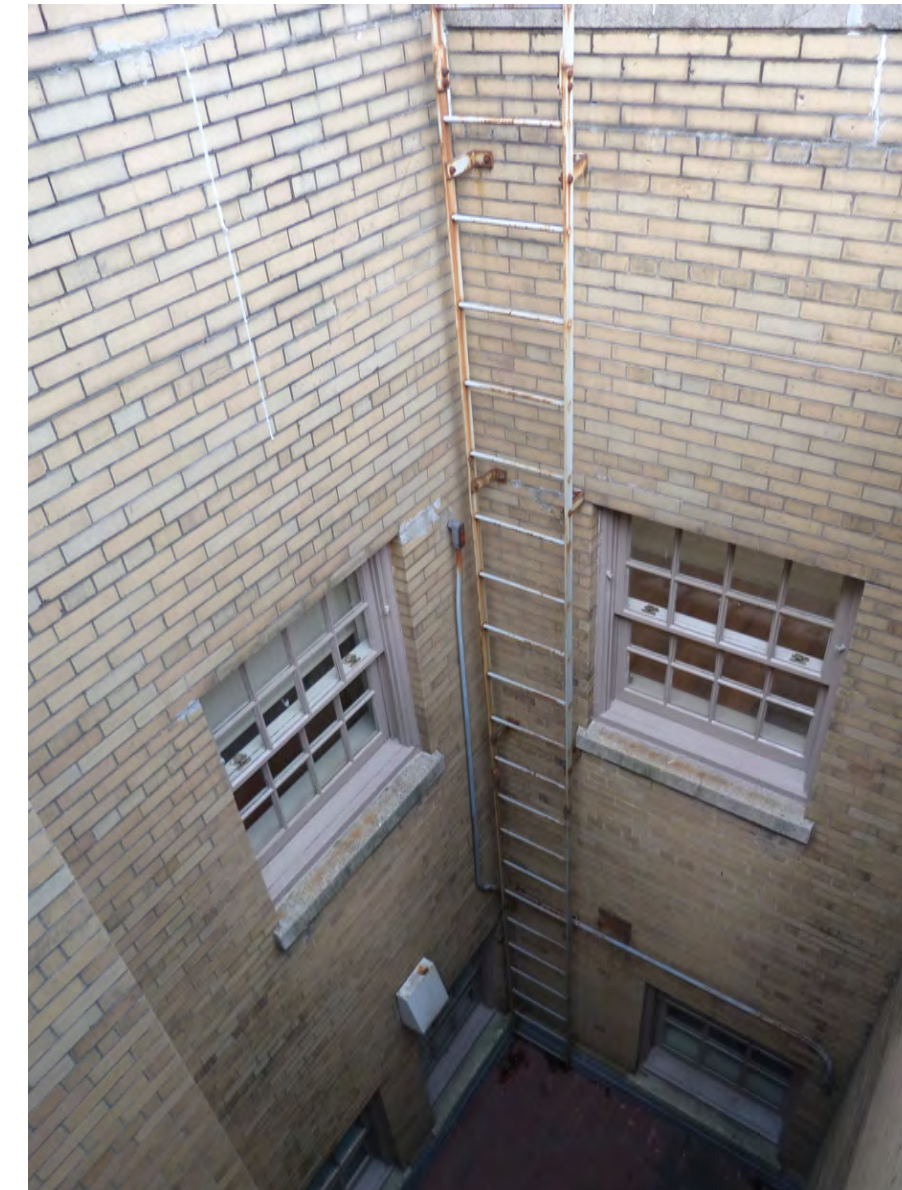
Detail view of stone deterioration at chimney.



Detail view of poorly done repointing at penthouse elevation.



Non-historic stairhall



Existing lightwell



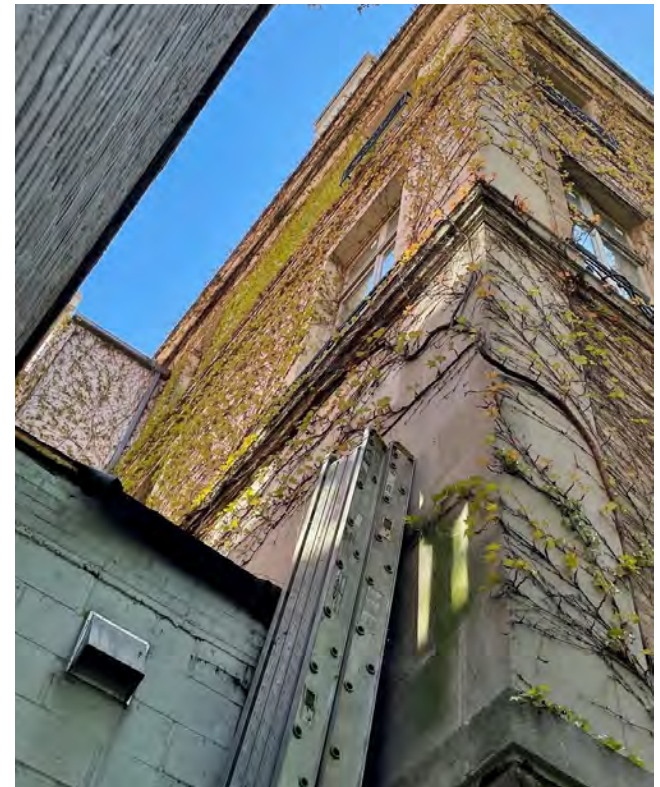
Rear elevation. Vegetation will be removed and the masonry repaired.



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



Rear west elevation.





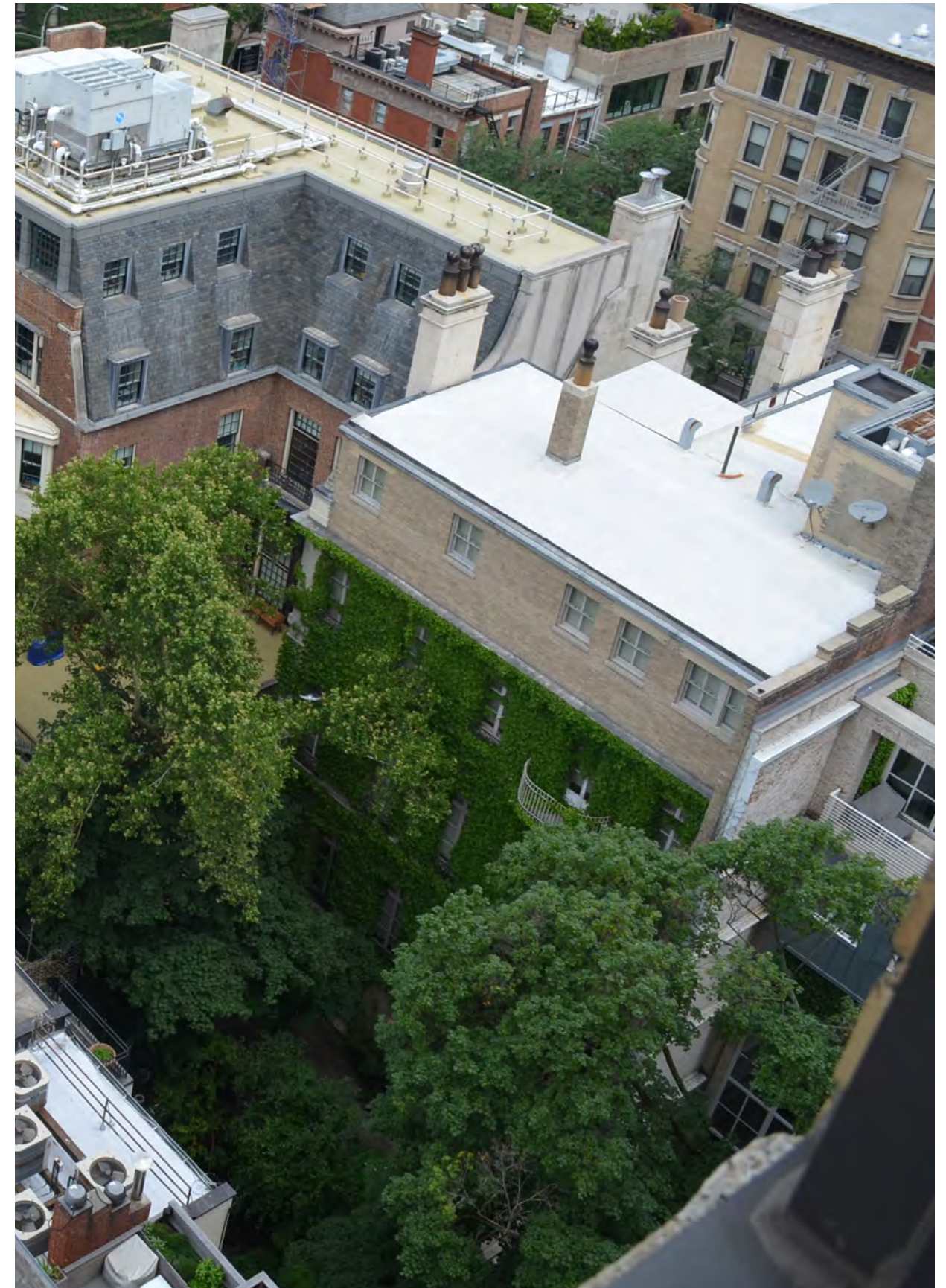
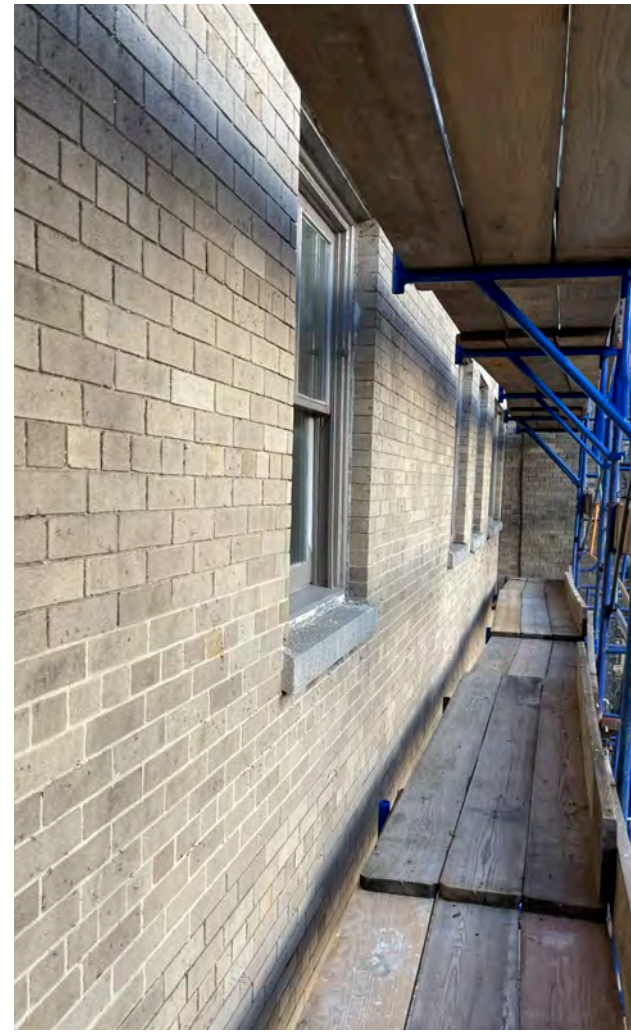
Some masonry openings at the ground floor of the rear elevation have been modified over time.



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



PROPOSED

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

RESTORATION SCOPE

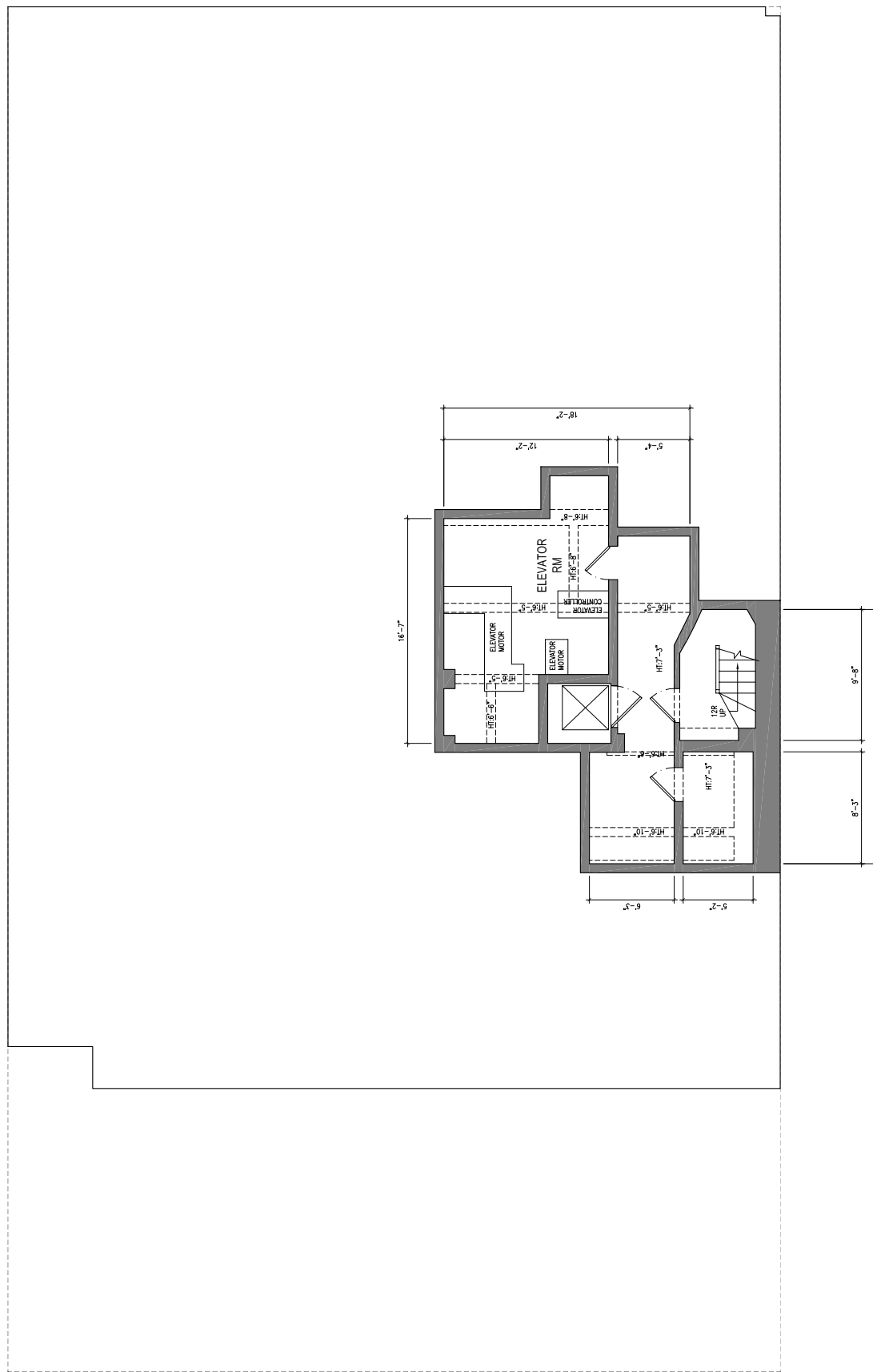
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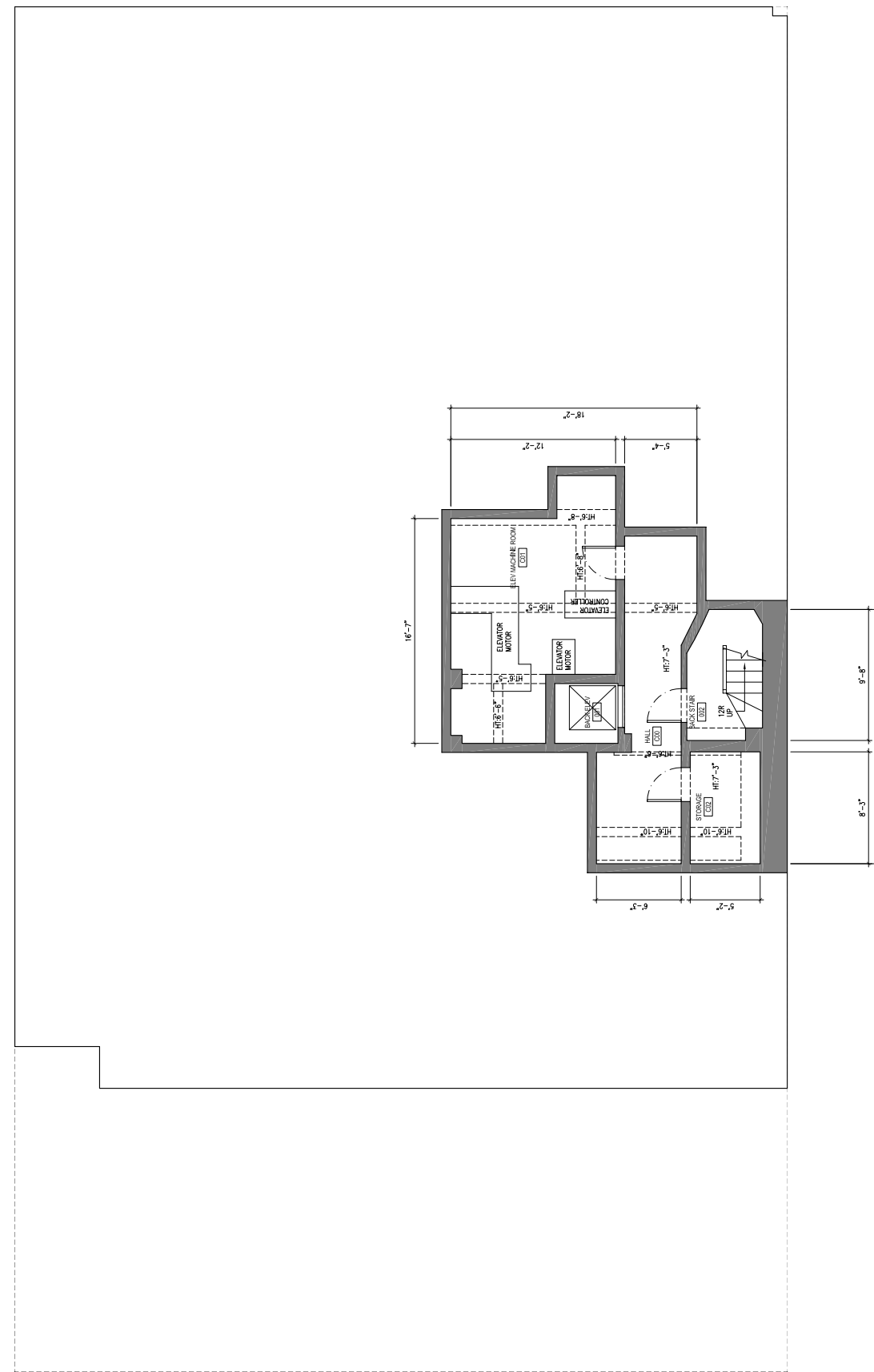
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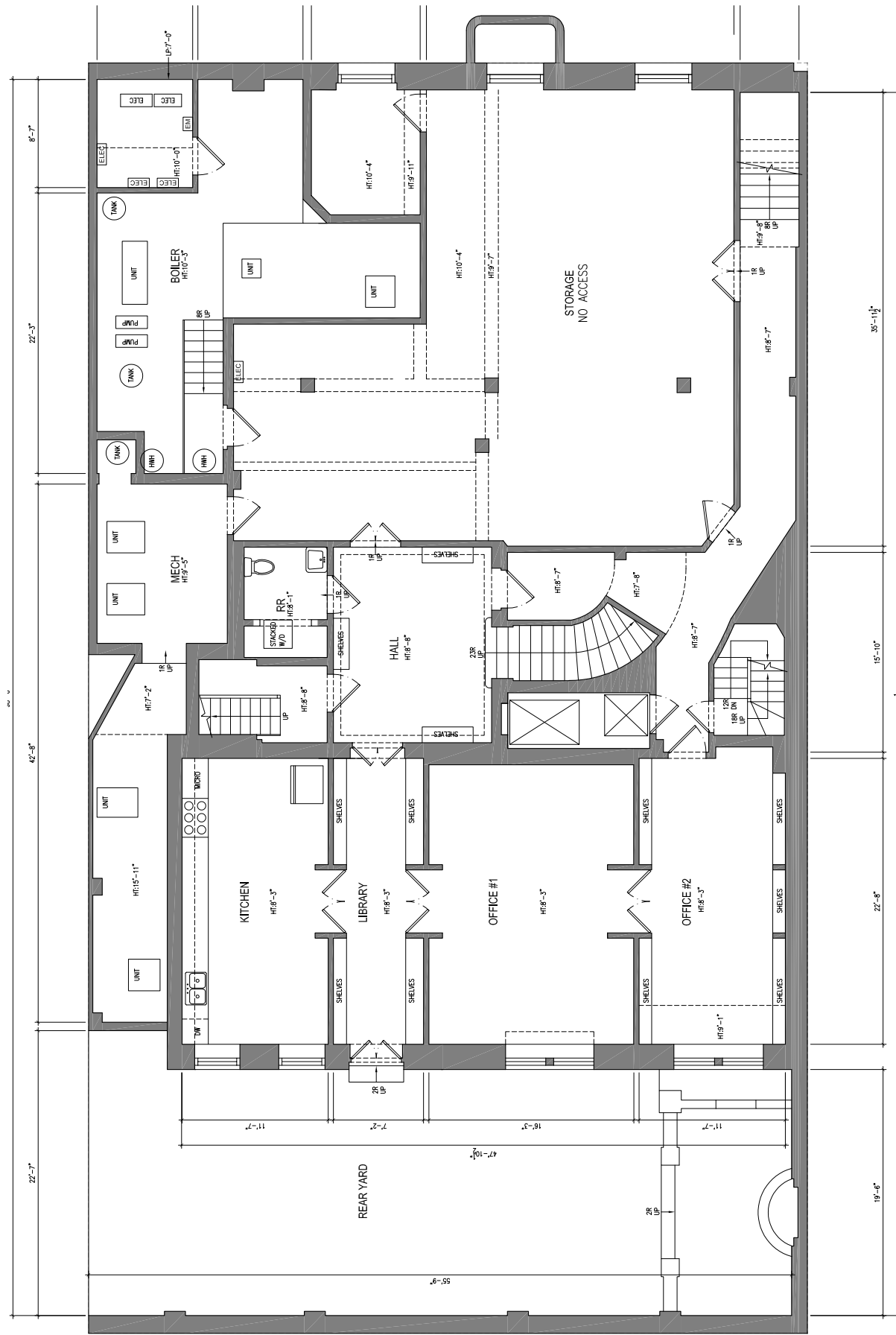
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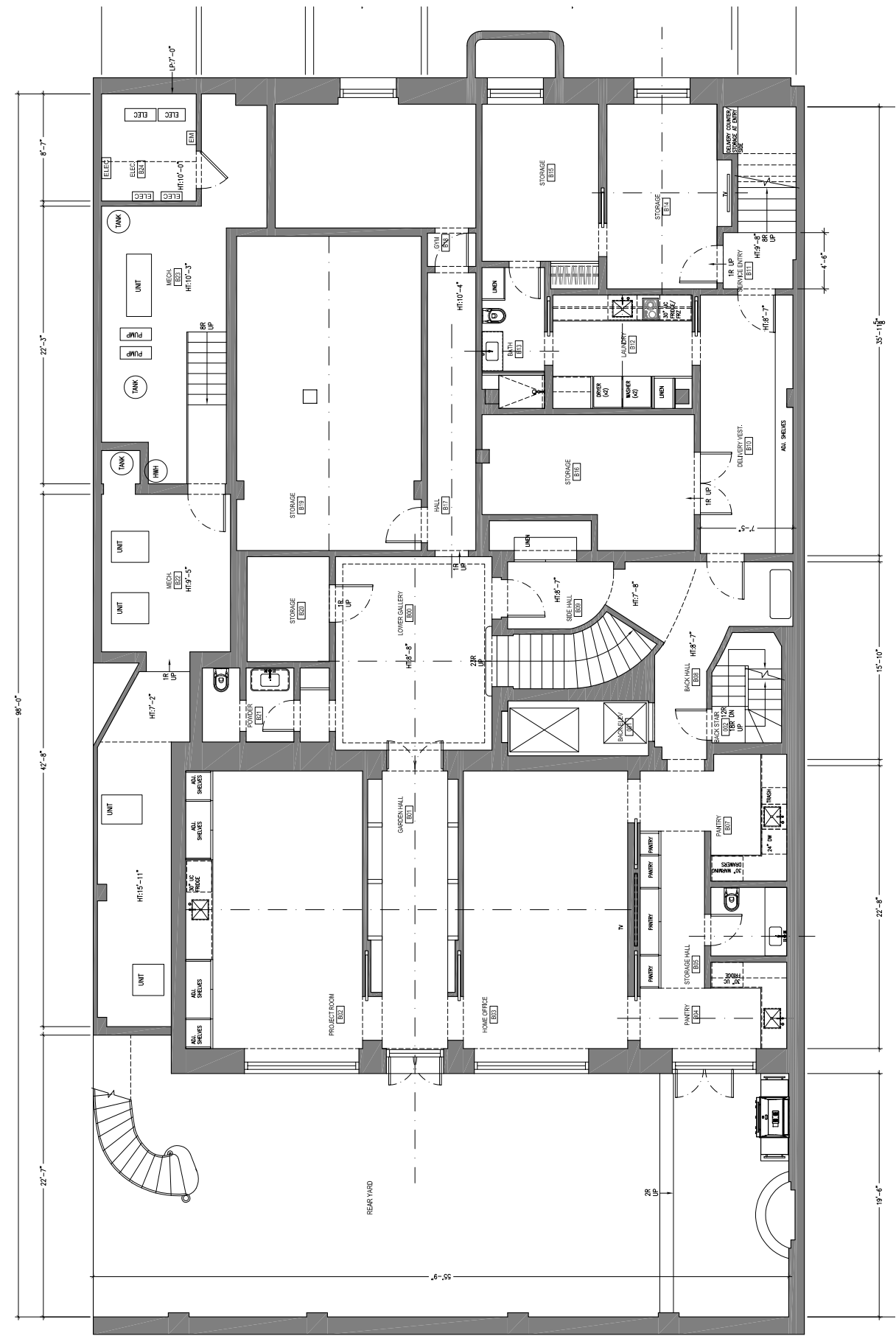
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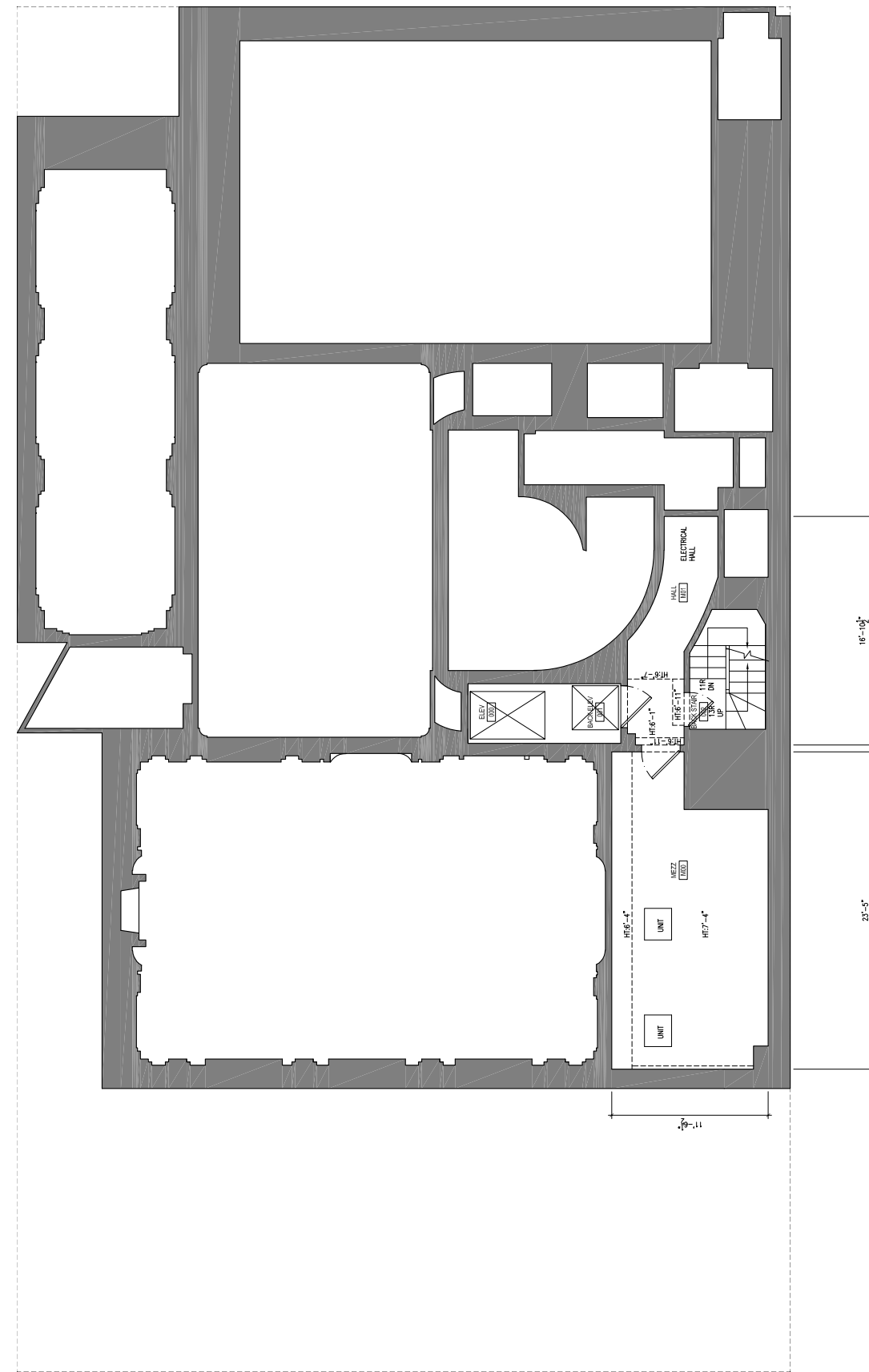
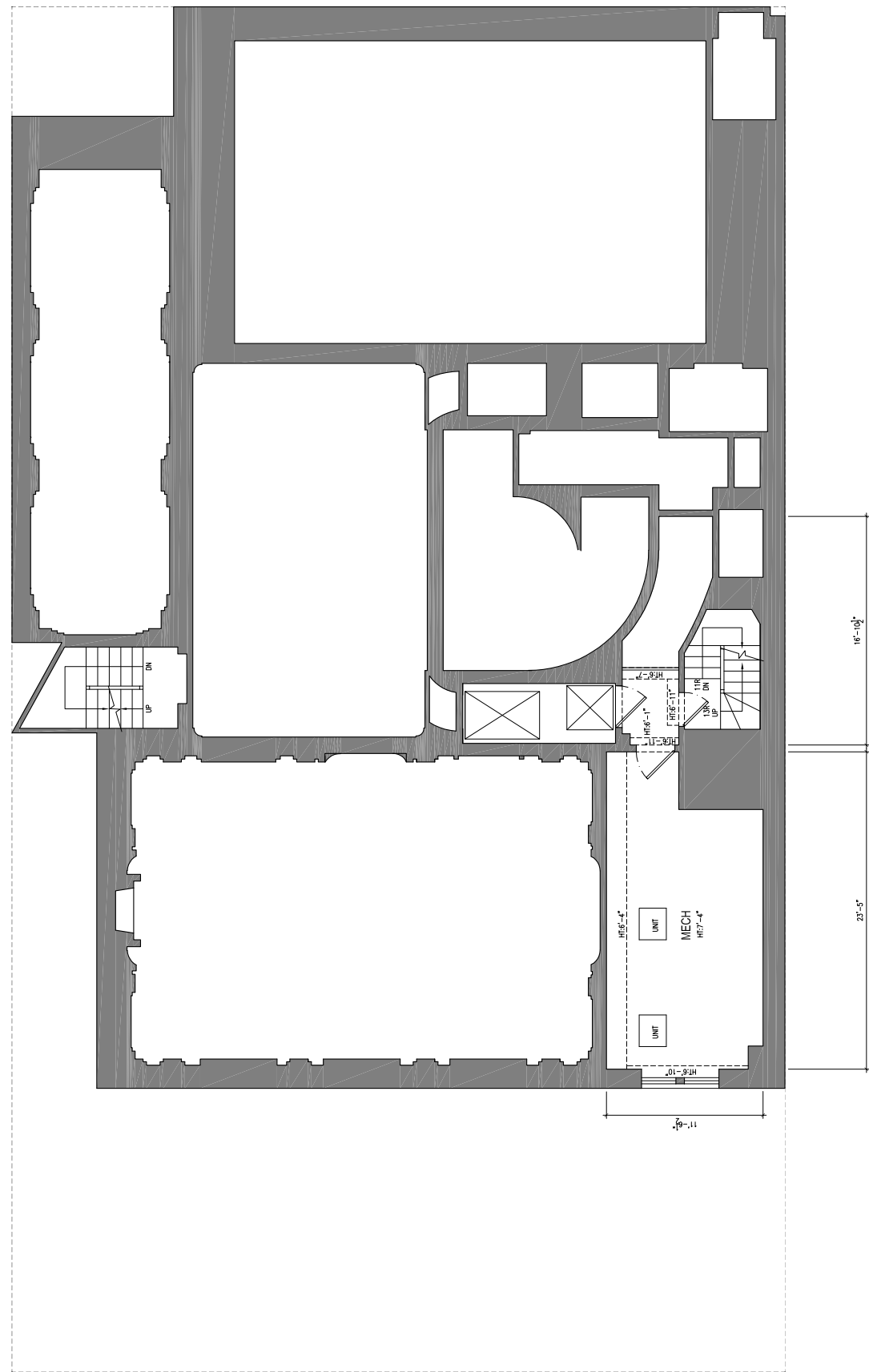


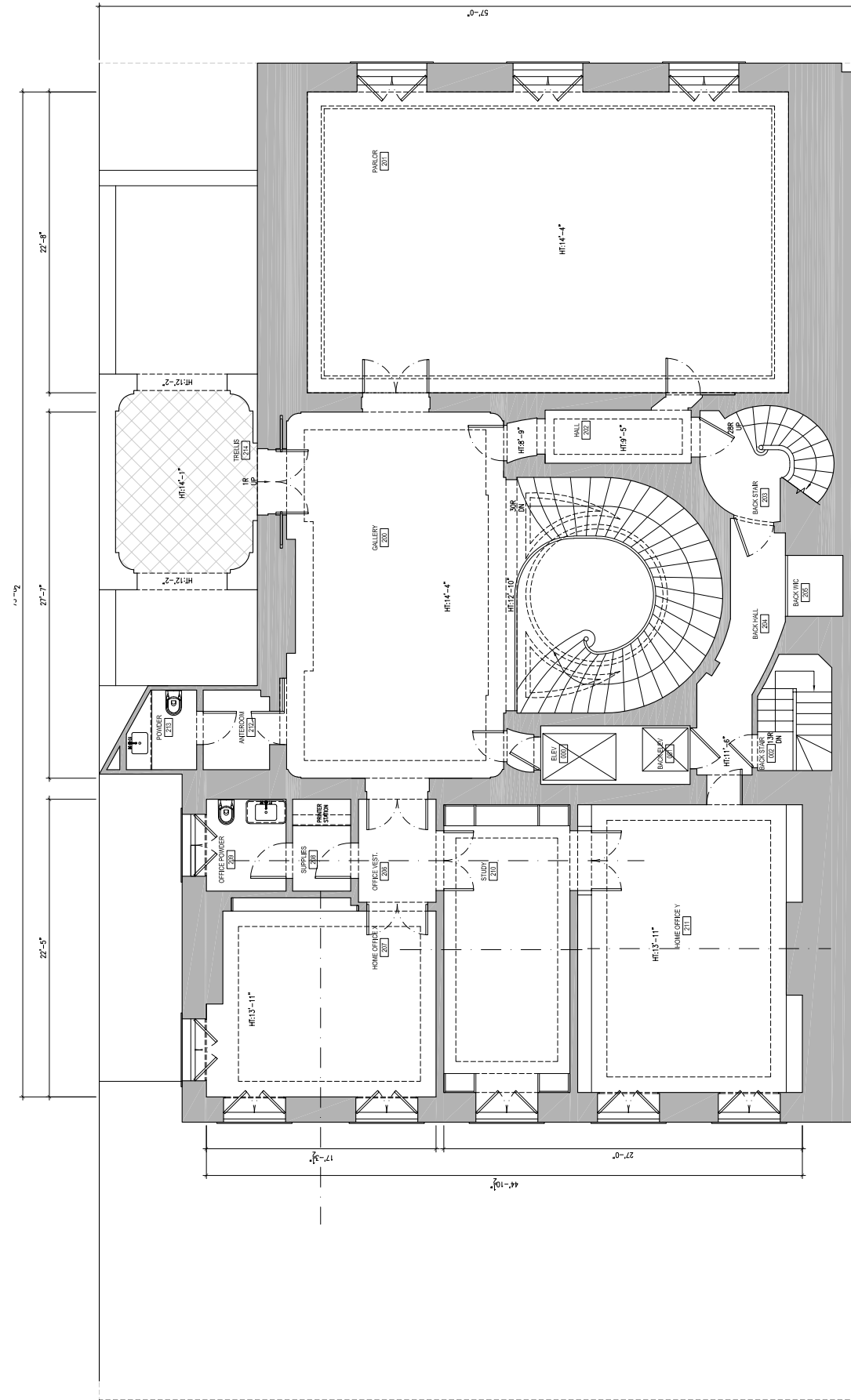
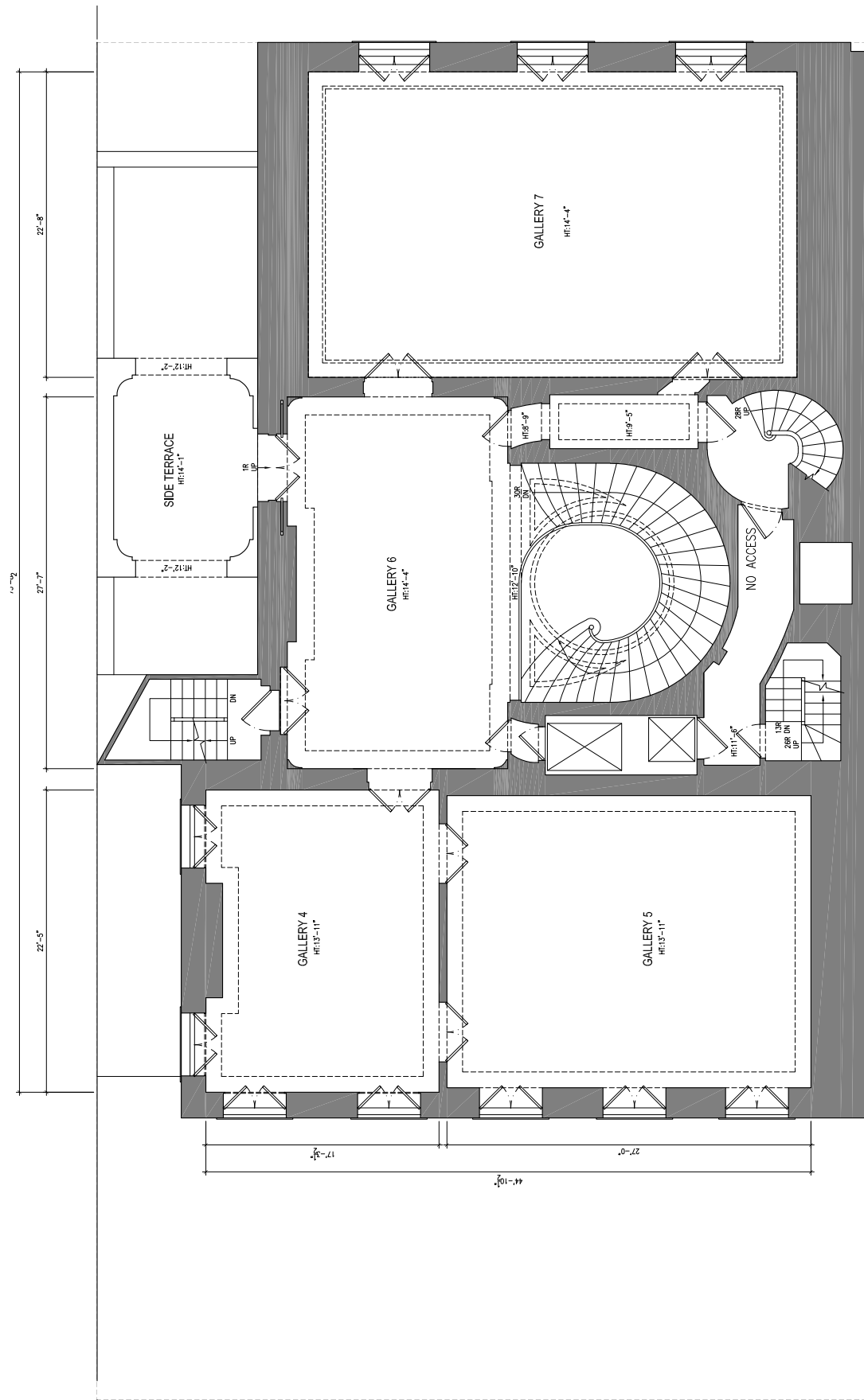
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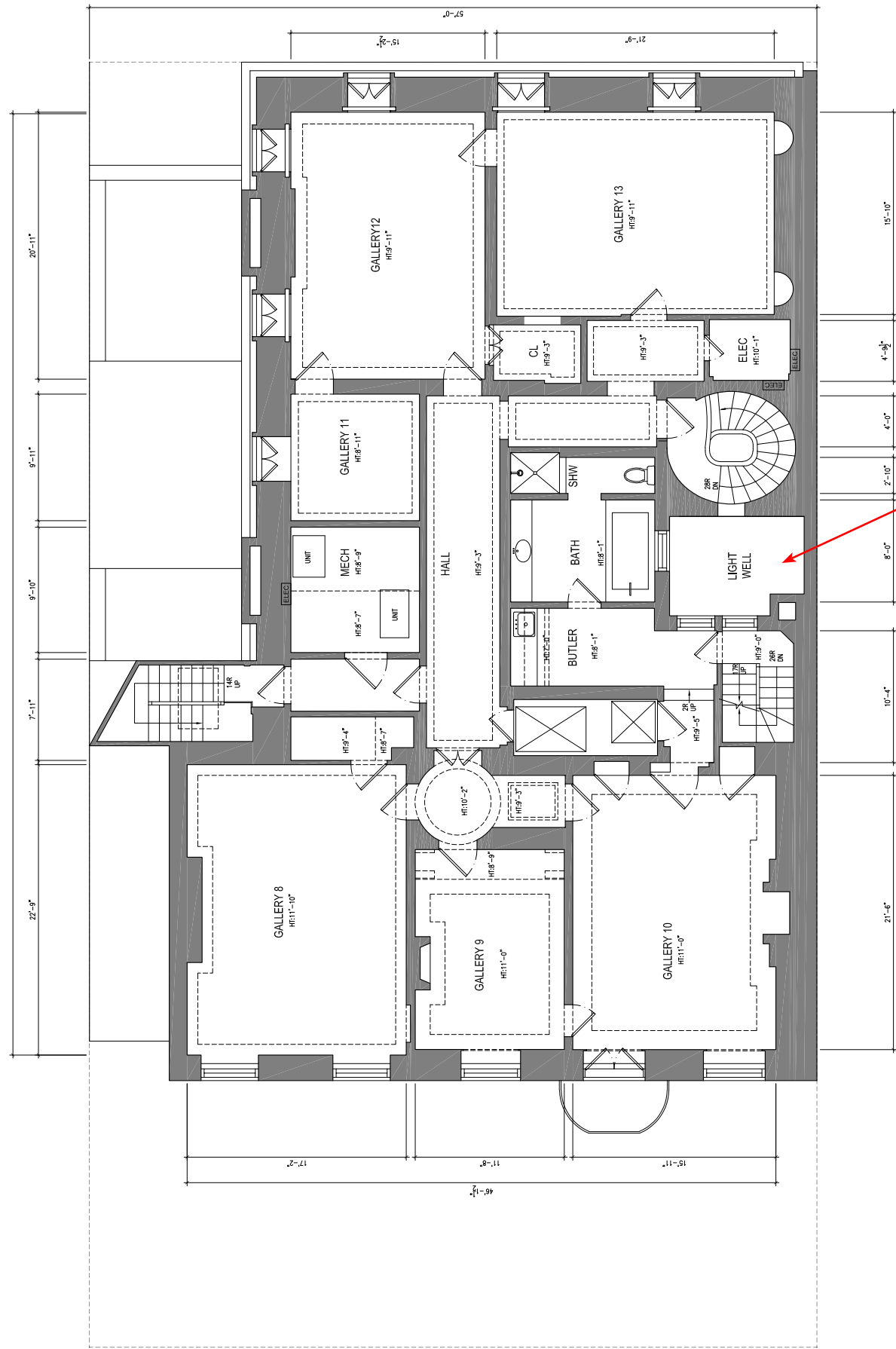
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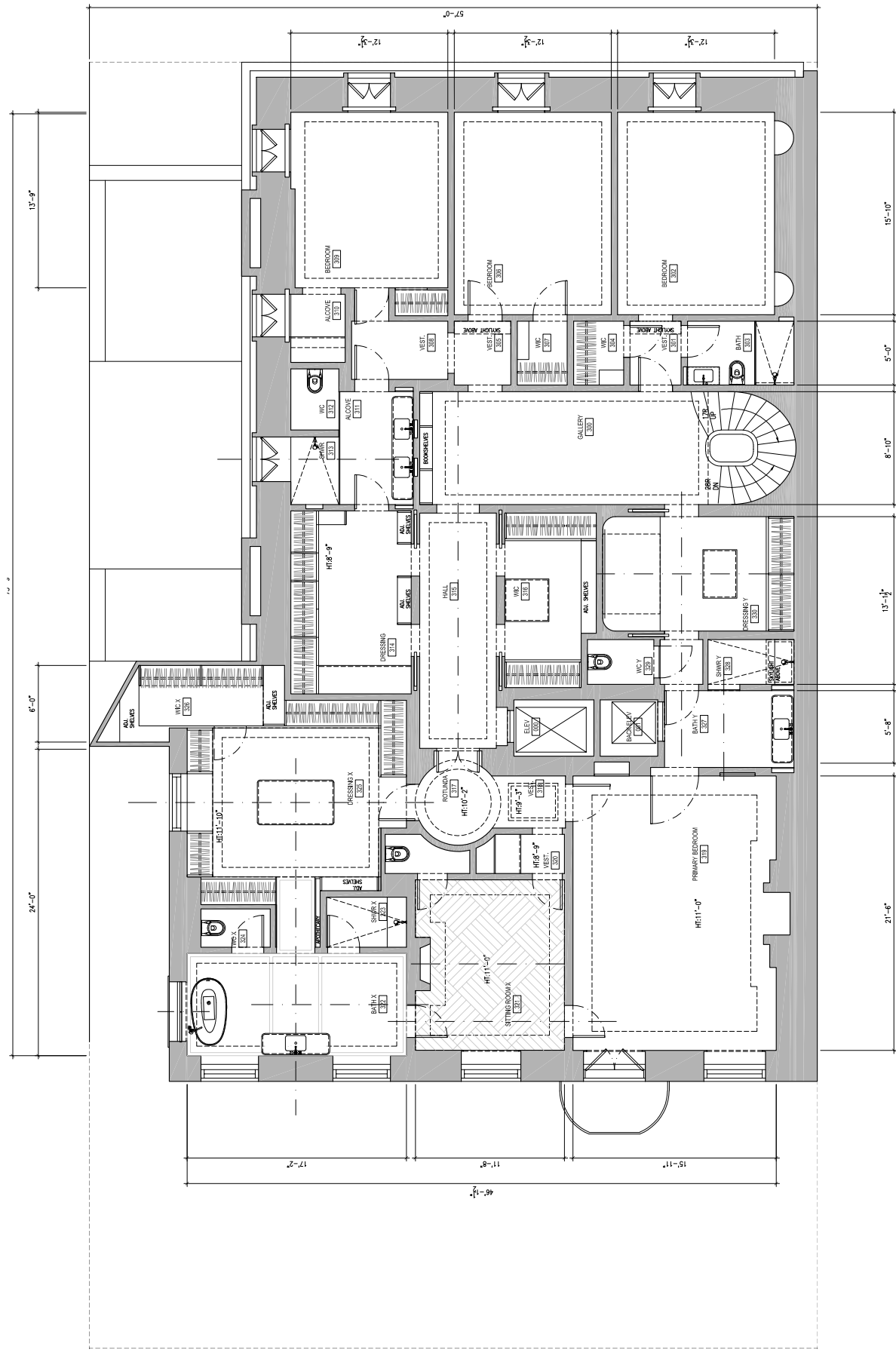


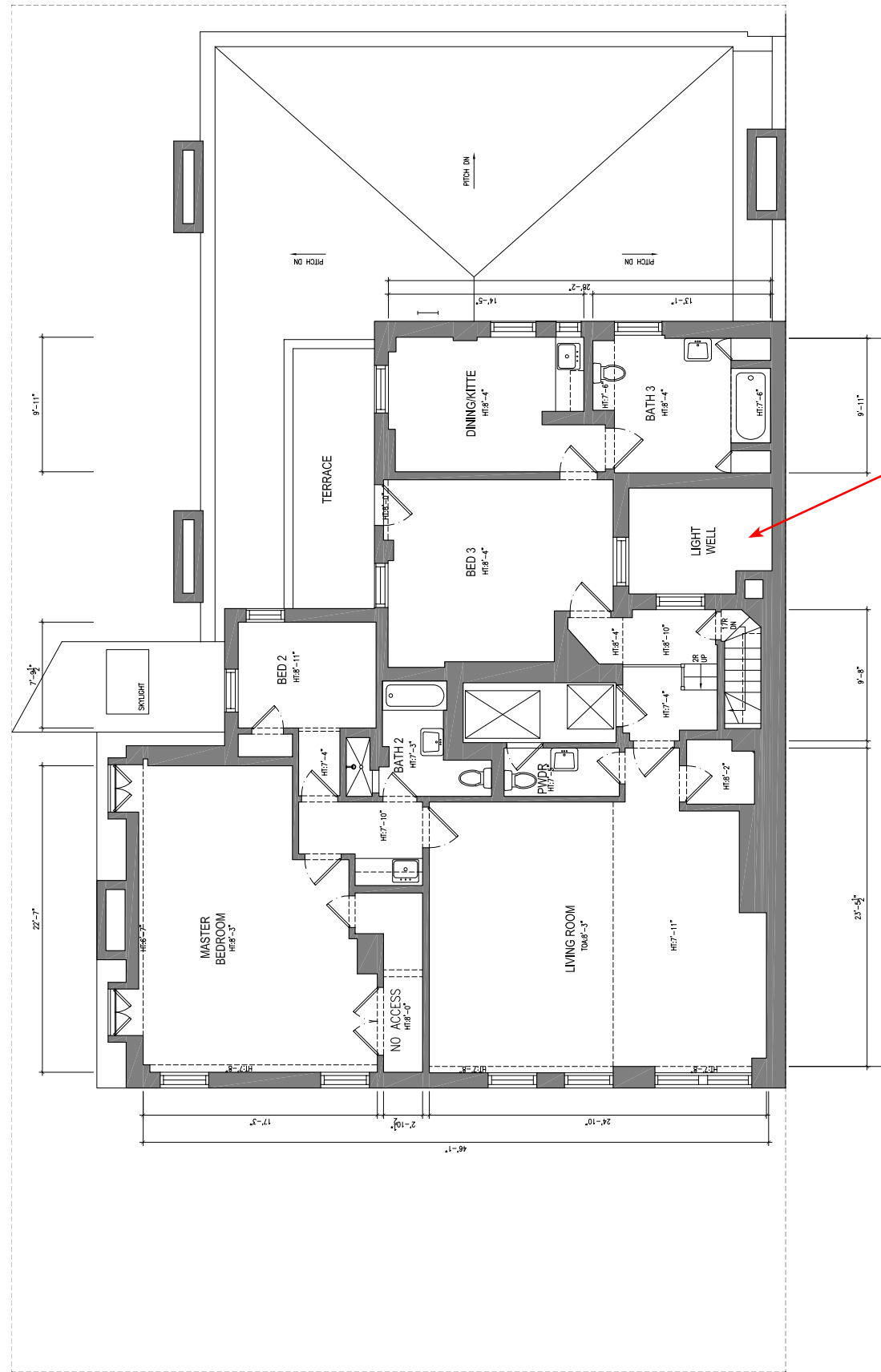




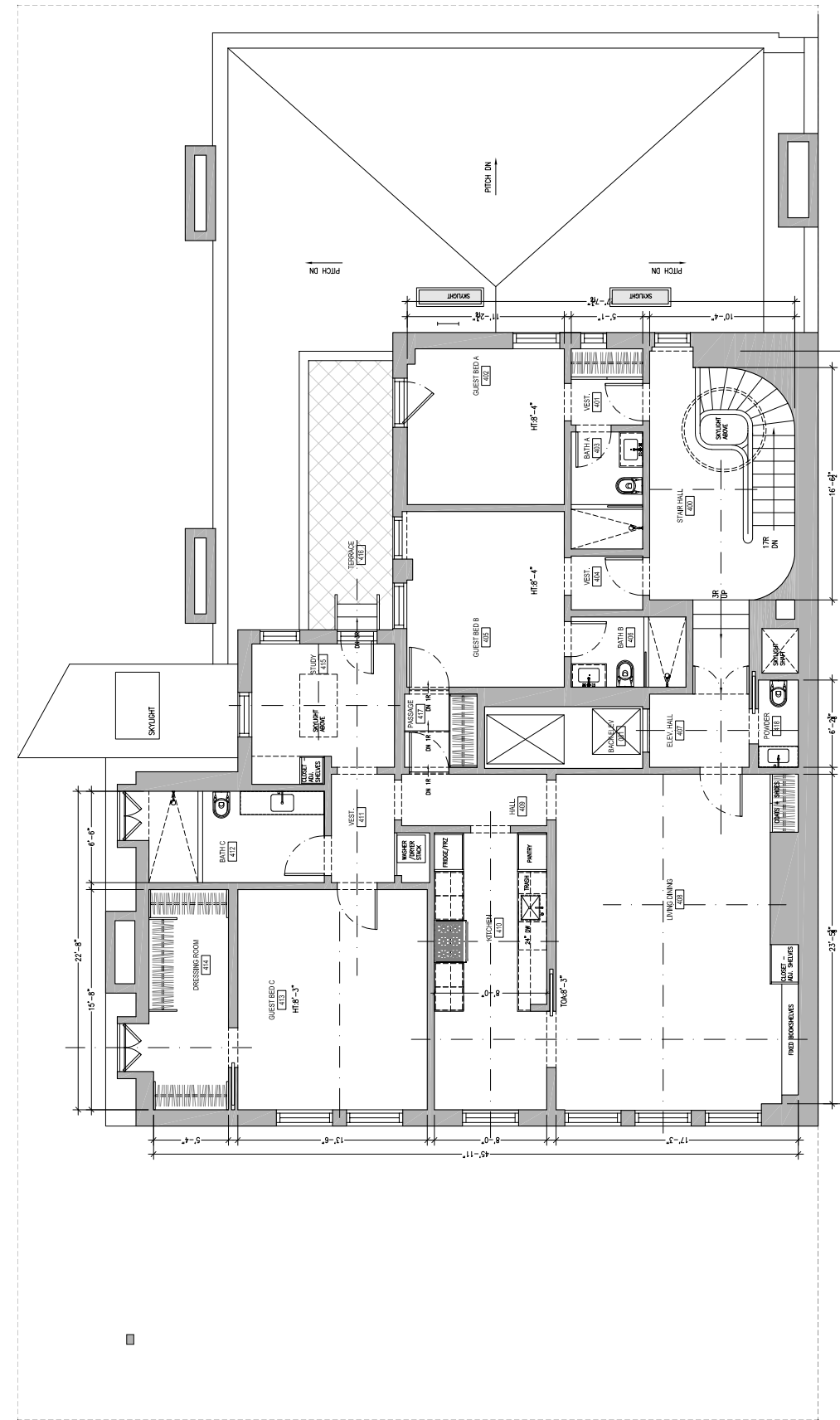


LIGHT WELL TO BE FILLED IN

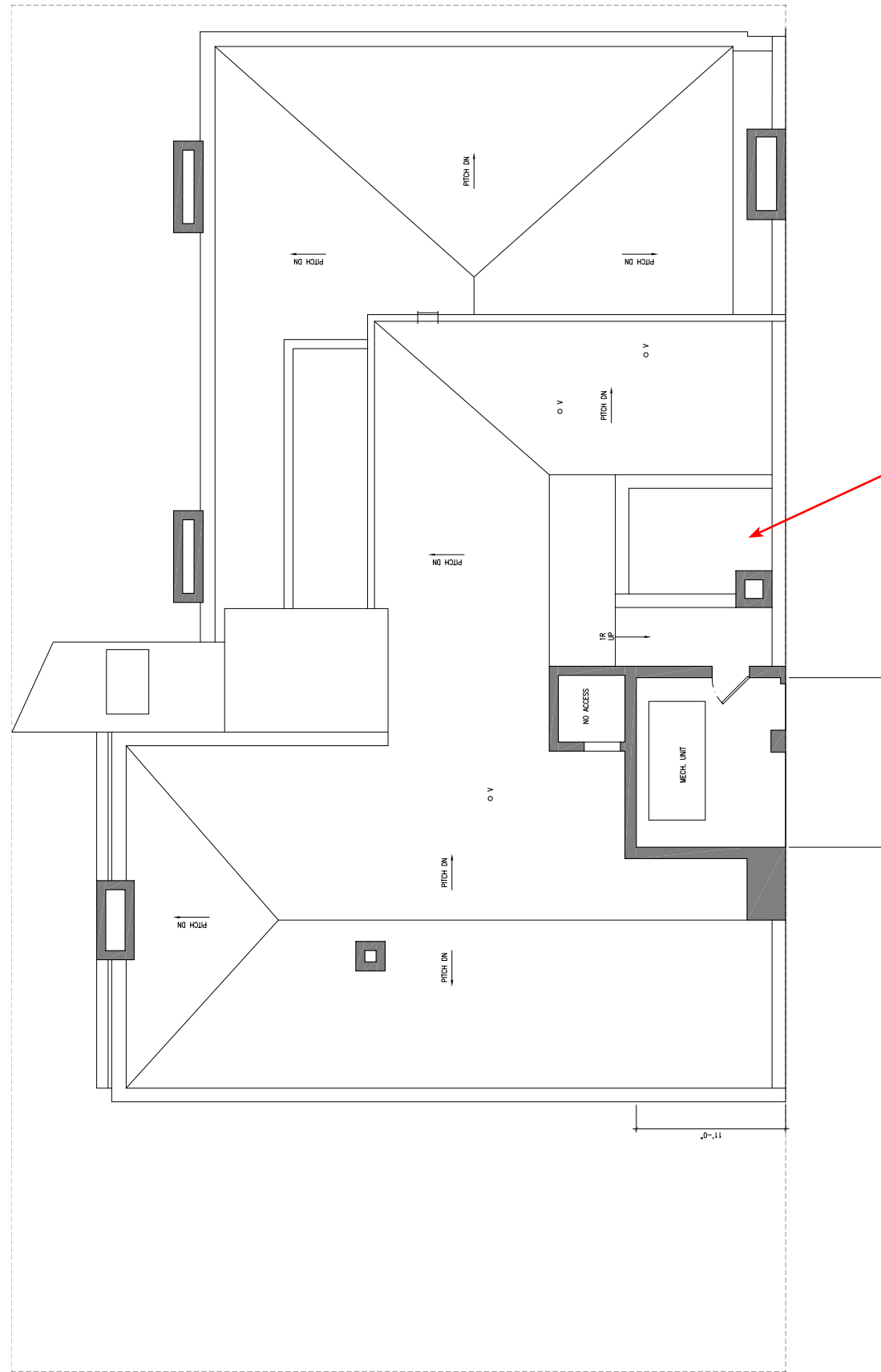




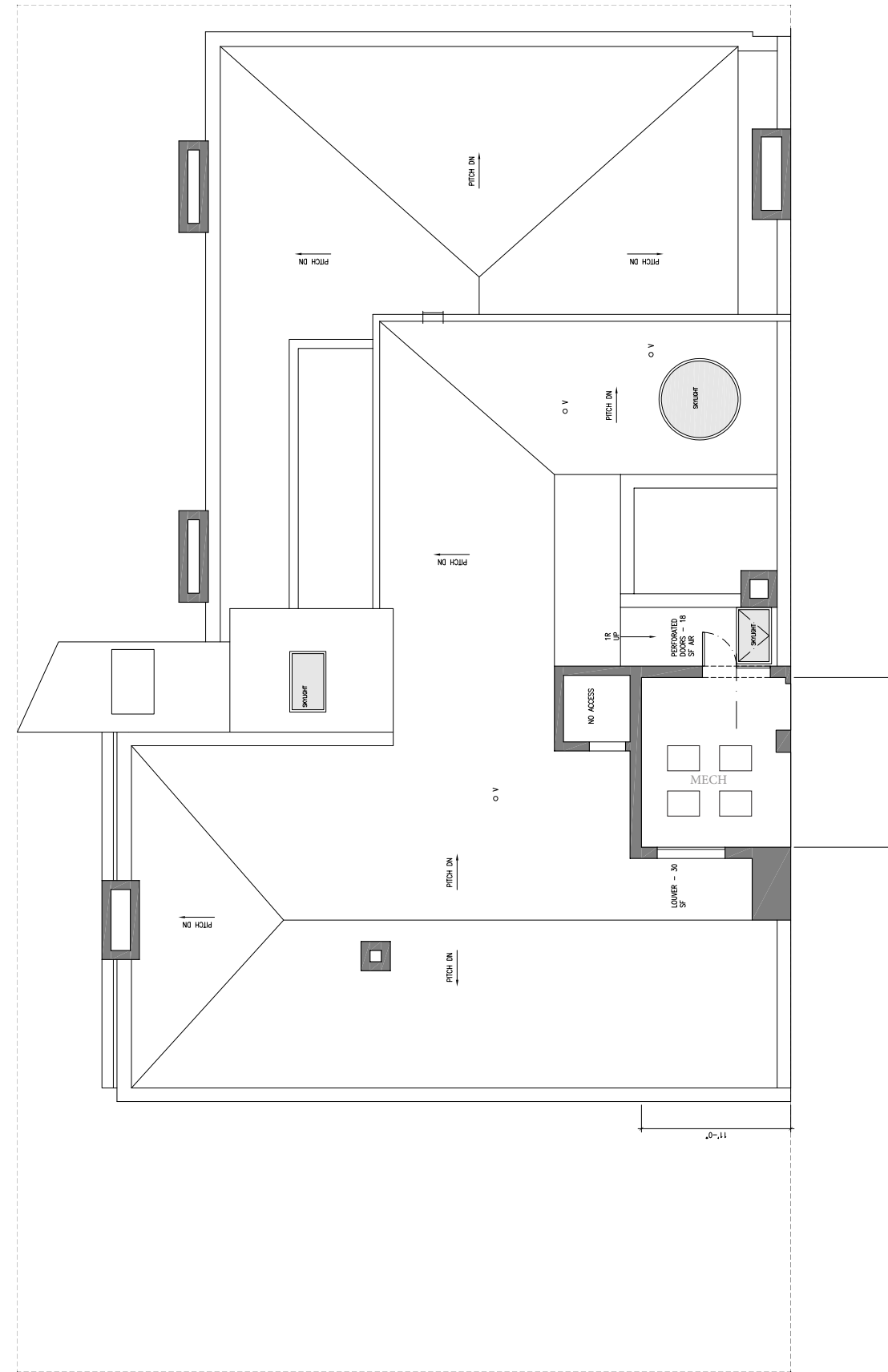
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PROPOSED



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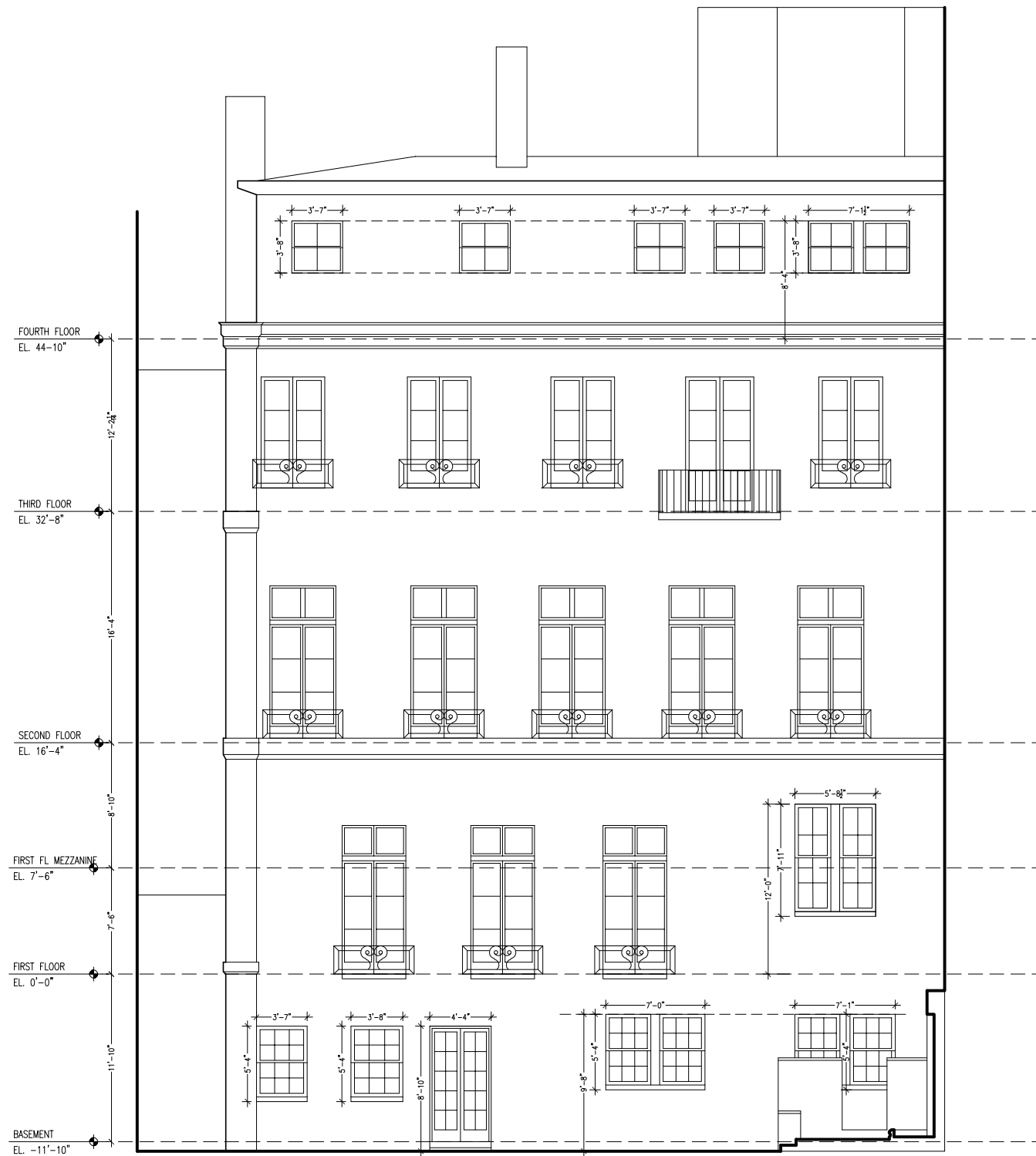
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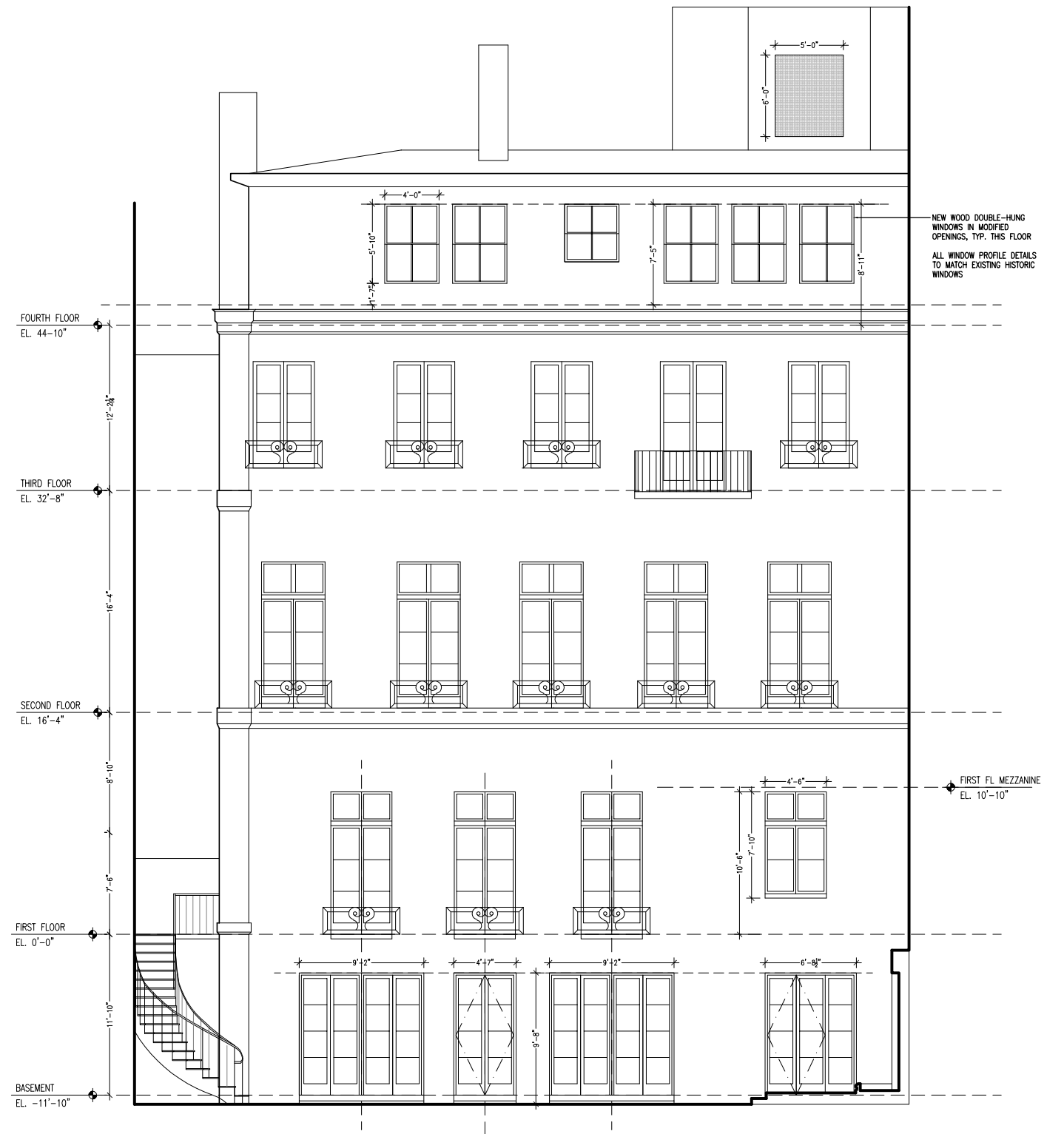
FRONT ELEVATION EXISTING ①  
 $\frac{3}{32}'' = 1'-0''$



FRONT ELEVATION PROPOSED ②  
 $\frac{3}{32}'' = 1'-0''$

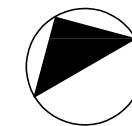


REAR ELEVATION EXISTING  
 $3/32" = 1'-0"$  ①



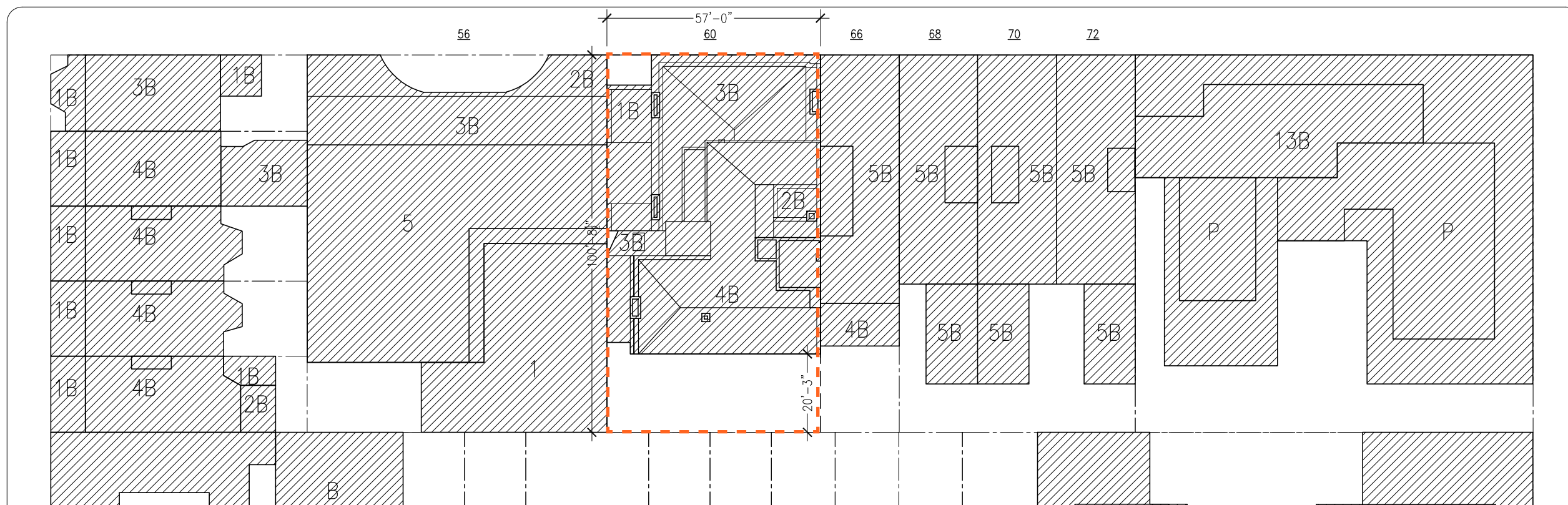
REAR ELEVATION PROPOSED  
 $3/32" = 1'-0"$  ②

EAST 93RD STREET (NARROW STREET)



MADISON AVENUE

PARK AVENUE



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

1



FRONT



REAR

February 7, 2023  
Public Hearing

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