

March 28, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-23-05878

63 East 93rd Street – Expanded Carnegie Hill Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 847 9211 6822

Passcode: 474225

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

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Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

PROPOSED REAR EXTENSION, STAIR BULKHEAD ADDITION, & INTERIOR RENOVATION

63 E 93RD STREET, NEW YORK, NY 10128

PROPOSED PROJECT DESCRIPTION:

PROPOSED ALT-1 INTERIOR RENOVATION W/ PROPOSED REAR EXTENSION AND ROOFTOP STAIR BULKHEAD ADDITION.

ZONING INFORMATION:

BOROUGH: MANHATTAN
TAX BLOCK: 1505
TAX LOT: 28
ADDRESS: 63 E 93RD ST, NEW YORK, NY 10128
LAND USE: ONE & TWO FAMILY BUILDINGS
ZONING: R8B
SPECIAL PURPOSE DISTRICT: -
HISTORIC DISTRICT: EXPANDED CARNEGIE HILL HISTORIC DISTRICT
ZONING MAP: 6B
HISTORICAL ZONING MAP: 6B

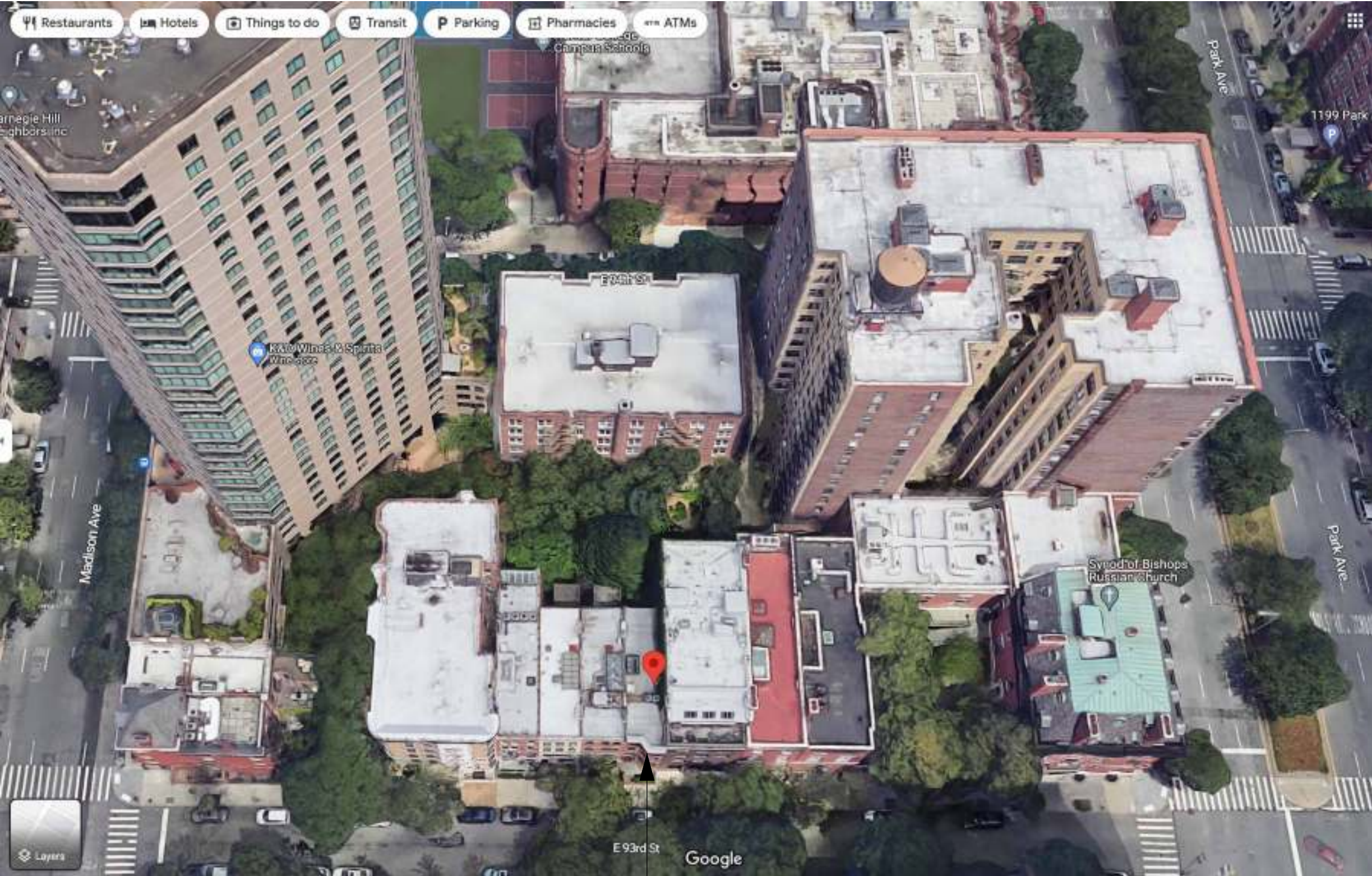
PROPERTY INFORMATION FROM 'EXPANDED CARNEGIE HILL HISTORIC DISTRICT DESIGNATION REPORT':

63 East 93rd Street
Borough of Manhattan Tax Map Block/Lot: 1505/28
Date: 1891 [NB 897-1890]
Architect: A.B. Ogden & Son
Owner/Developer/Builder: Patrick McMorrow
Type: Rowhouse
Style/Ornament: Renaissance Revival
Number of Stories: 3 and basement

This fifteen-foot-wide rowhouse, located near the middle of the block, was designed in the Renaissance Revival style by the prolific firm of A.B. Ogden & Son and erected in 1891 by builder/developer Patrick McMorrow. Born in Ireland, McMorrow (1843/44-1915) became one of the first builders of apartment houses in New York, a field in which he was an innovator in the use of the elevator and fireproof construction, and headed his own engineering and construction firm. No. 63 East 93rd Street was erected as a private dwelling of three stories and a basement on the same New Building Application as No. 65, a five-story two-family dwelling (substantially altered; see below).

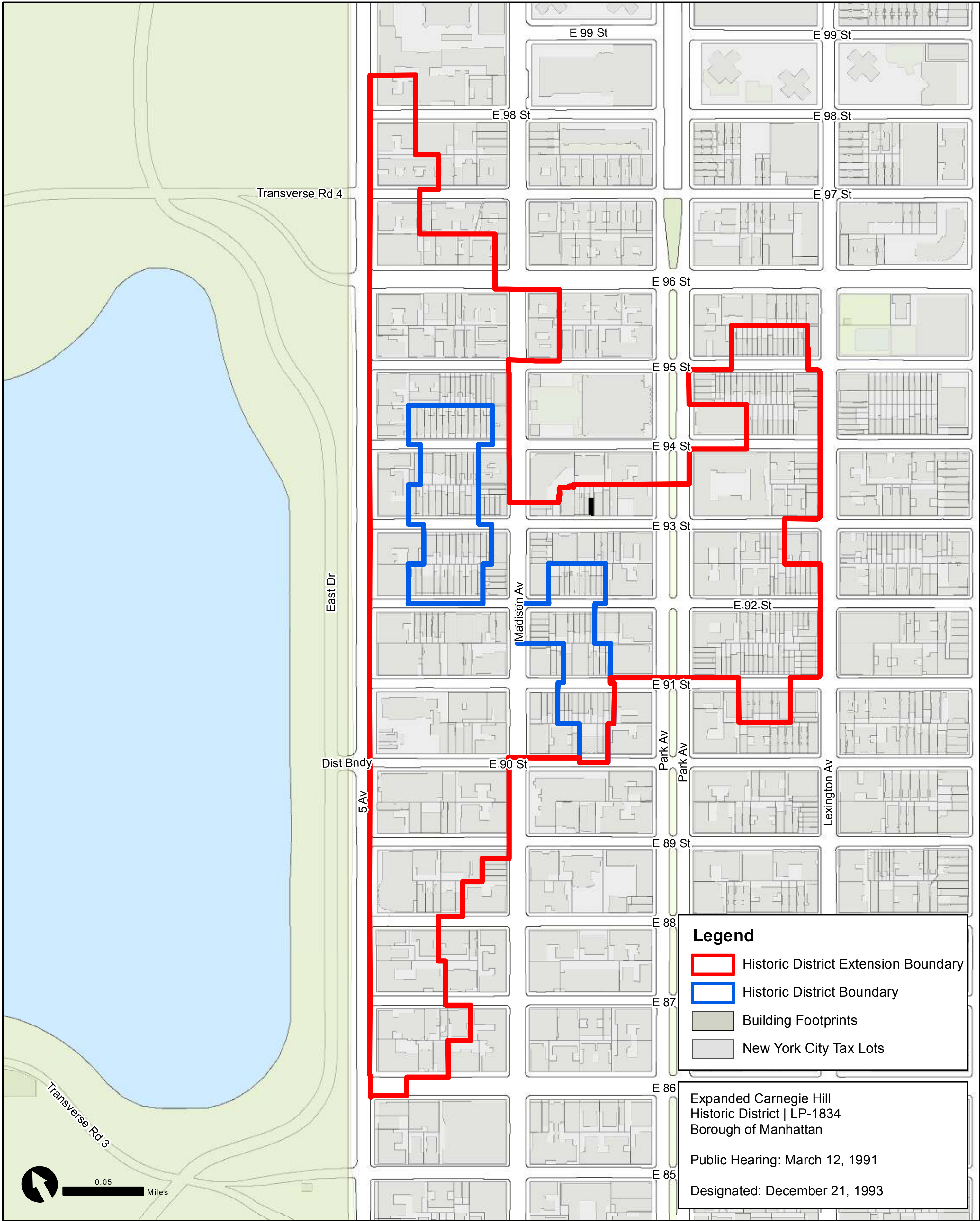
The brownstone facade retains its projecting angled bay at the east, rock-faced stone basement, window openings with carved moldings (below the third story), carved panel above the original entrance, stringcourses dividing the stories, and cornices above the third-story window enframements. In 1955-56 architect Frank S. Lindgren converted the one-family residence with a doctor's office into a two-family dwelling for owner Robert H. Counsbury [ALT 284-1955]. Possibly dating from that time are the removal of the stoop, the conversion of the parlor-story entrance into a window, the addition of a paneled door surround at the basement, and the loss of the cornice. The basement contains a wood door with a glazed pane, one-over-one double-hung wood sash windows, and original iron window grilles; the cellar opening also has an original grille. At the parlor story, multi-paned wood French doors survive at the former entrance; otherwise the windows are replacements and are covered with non-historic grilles. Second-story openings have historic one-over-one double-hung wood sash; third-story openings are covered by storm windows. At both stories there are historic iron guards. The areaway fence appears to date from the 1950s.

Significant Reference
Patrick McMorrow obituary, New York Times, Feb. 24, 1915, p. 9.



63

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

01. EXPANDED CARNEGIE HILL HISTORIC DISTRICT MAP

RES4

BY RESOLUTION: 4 ARCHITECTURE

SCOPE OF WORK:
DOB ALTERATION TYPE 1
PROPOSED REAR EXTENSION;
PROPOSED STAIR BULKHEAD ADDITION;
PROPOSED INTERIOR RENOVATION TO INCLUDE
REMOVAL AND INSTALLATION OF
NON-BEARING INTERIOR PARTITIONS AND
RELATED FINISHES, REPLACEMENT OF
PLUMBING, ELECTRICAL, AND MECHANICAL,
AND INSTALLATION OF NEW FLOORING,
CABINERY, FIXTURES, AND APPLIANCES.

DRAWING SET SHEET INDEX
A-000.00 COVER SHEET
A-001.00 SANBORN MAPS
A-002.00 BLOCK PLAN (EXISTING)
A-003.00 BLOCK PLAN (PROPOSED)
A-004.00 STREET FACADE
A-005.00 HISTORIC TAX PHOTOGRAPHS
A-006.00 CONTEXT PHOTOS - FRONT YARD
A-007.00 CONTEXT PHOTOS - REAR YARD

A-100.00 BASEMENT PLANS
A-101.00 FIRST FLOOR PLANS
A-102.00 SECOND FLOOR PLANS
A-103.00 THIRD FLOOR PLANS
A-104.00 ROOF PLANS

A-200.00 EXT. ELEVATIONS - FRONT YARD
A-201.00 EXT. ELEVATIONS - REAR YARD (EXISTING)
A-202.00 EXT. ELEVATIONS - REAR YARD (PROPOSED)
A-203.00 EXT. ELEVATIONS - REAR YARD (PROPOSED)

A-210.00 EXISTING SECTION
A-211.00 PROPOSED SECTION
A-212.00 PROPOSED SECTION

A-300.00 MOCK-UP
A-301.00 MOCK-UP
A-302.00 MODEL VIEW - BOOKEND CONDITION
A-303.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-304.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-305.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-306.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-307.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-308.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE
A-309.00 CONTEXT PHOTOS - PUBLIC OPEN SPACE

APP-00 APPENDIX
APP-01 ROOFTOP PLANS (C88)
APP-02 PROPOSED SECTION (C88)
APP-03 PROPOSED SECTION (C88)
APP-04 EXT. ELEVATIONS - FRONT YARD (C88)
APP-05 EXT. ELEVATIONS - REAR YARD (C88)
APP-06 RENDERINGS

LEGEND
02-A2.00 ELEVATION MARKER
101 WINDOW TAG (REF WINDOW SCHEDULE)
101A DOOR TAG (REF DOOR SCHEDULE)
XX-X MATERIAL TAG (REF FINISH SCHEDULE FOR CODE)
XXXX APPLIANCE TAG (REF APPLIANCE SCHEDULE FOR CODE)

LPC SUBMISSION

Issue Date: 03/23/2023
Set: LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
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NEW YORK, NY 10128

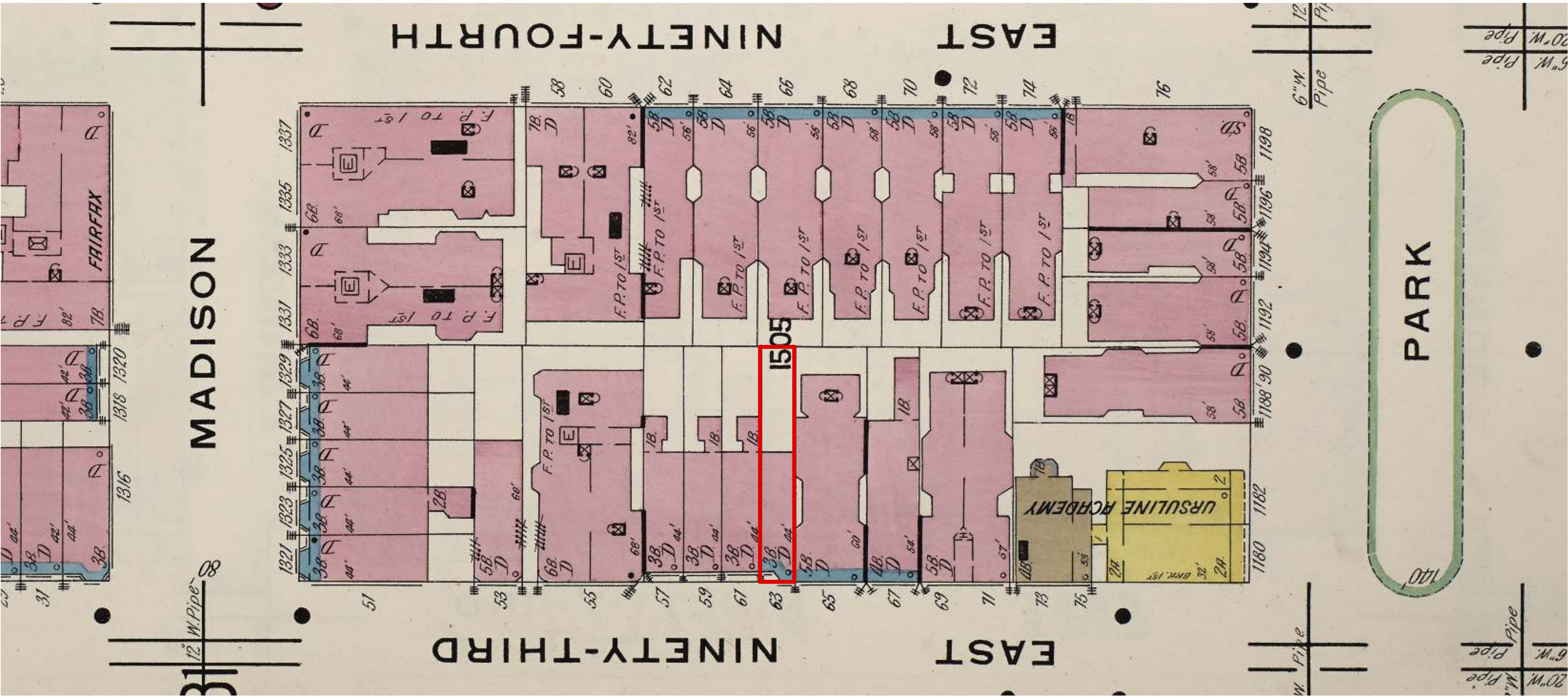
RESOLUTION: 4 ARCHITECTURE
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COVER SHEET

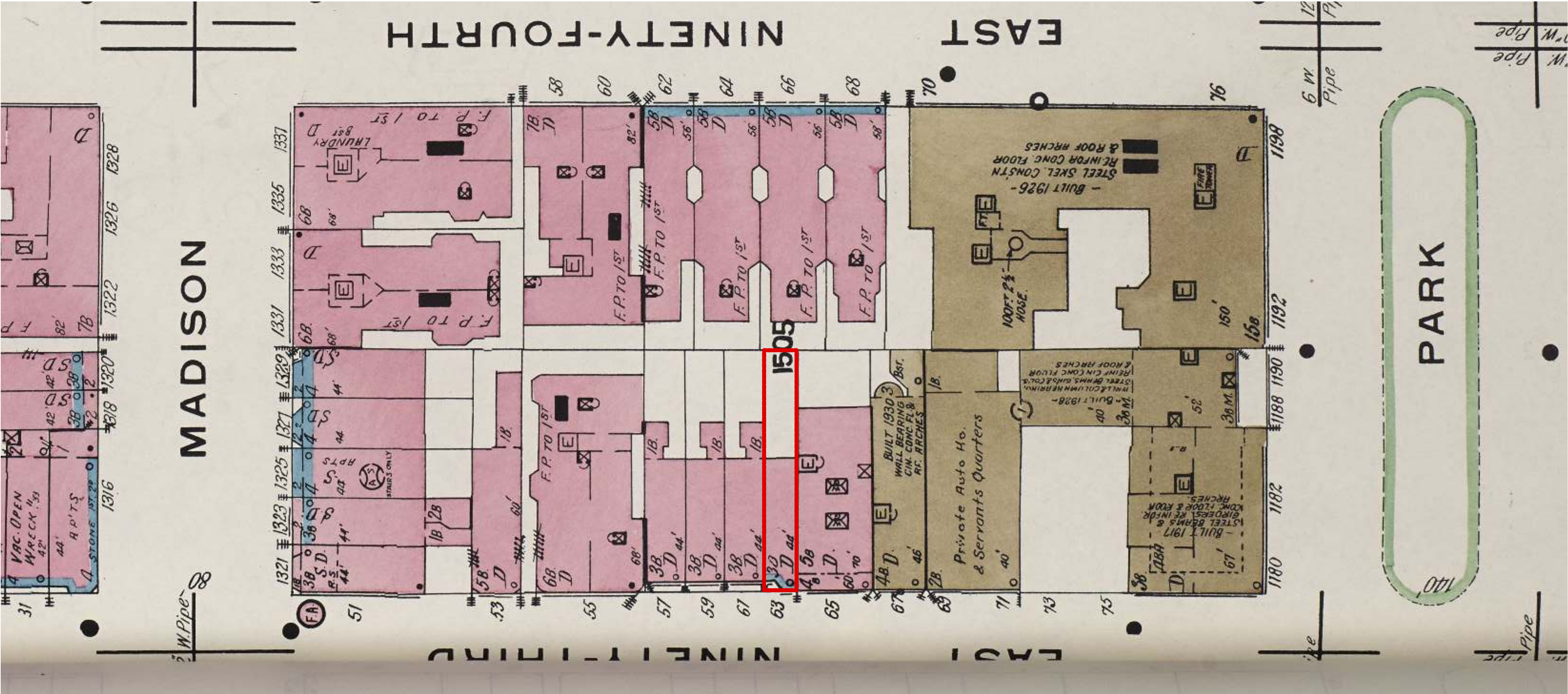
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SCALE: AS NOTED 1 OF 43

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01. 1911 SANBORN MAP OF '63 E 93RD STREET' & CONTEXT



02. 1939 SANBORN MAP OF '63 E 93RD STREET' & CONTEXT

BLOCK PLAN LEGEND:

63 E. 93RD STREET (SITE)

BUILDING

2-STORY REAR EXTENSION

3-STORY REAR EXTENSION

4-STORY REAR EXTENSION

EXPANDED CARNEGIE HILL HISTORIC DISTRICT BOUNDARY

KEYED VIEW

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BLOCK PLAN - EXISTING

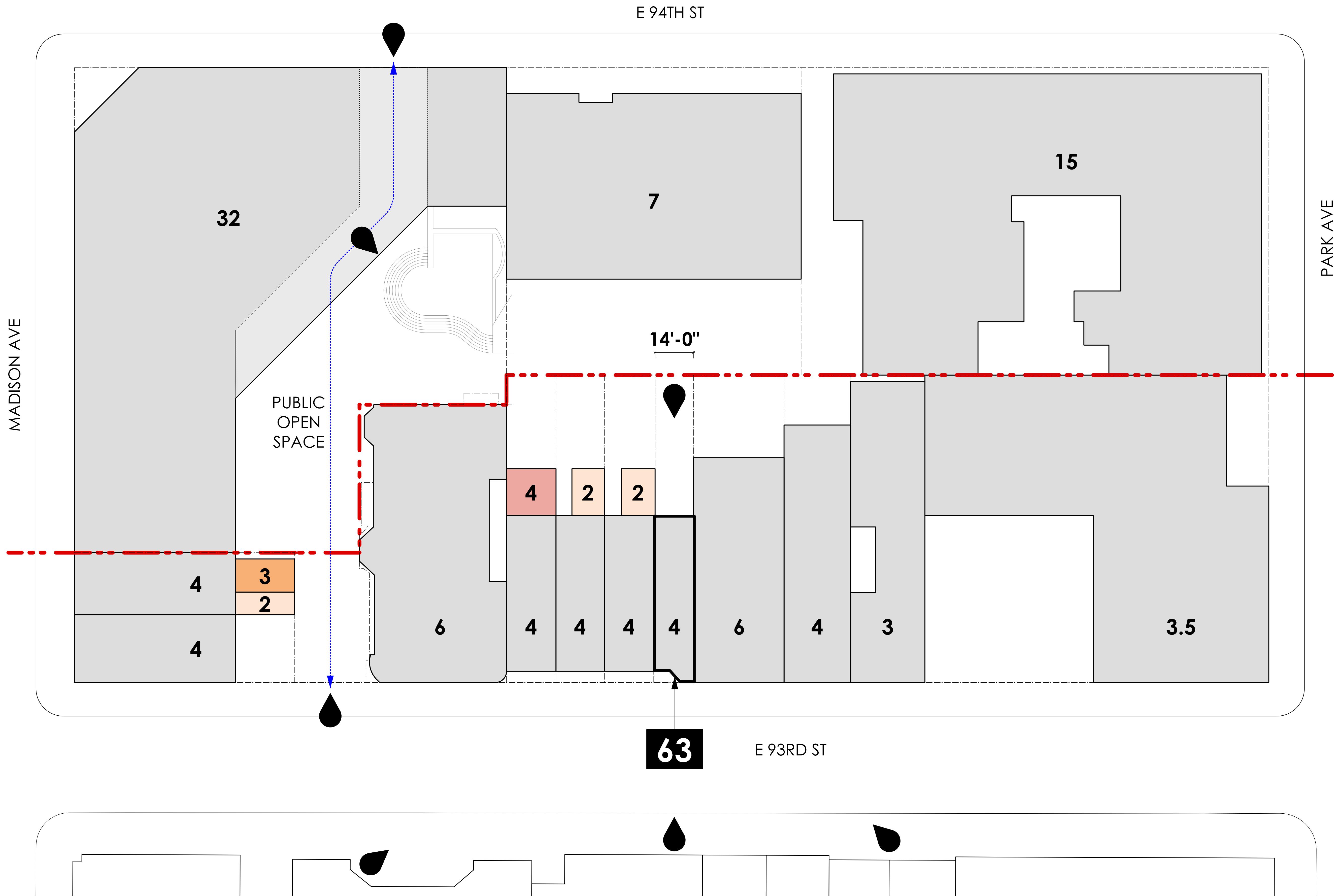
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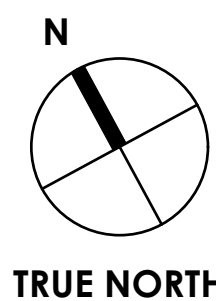
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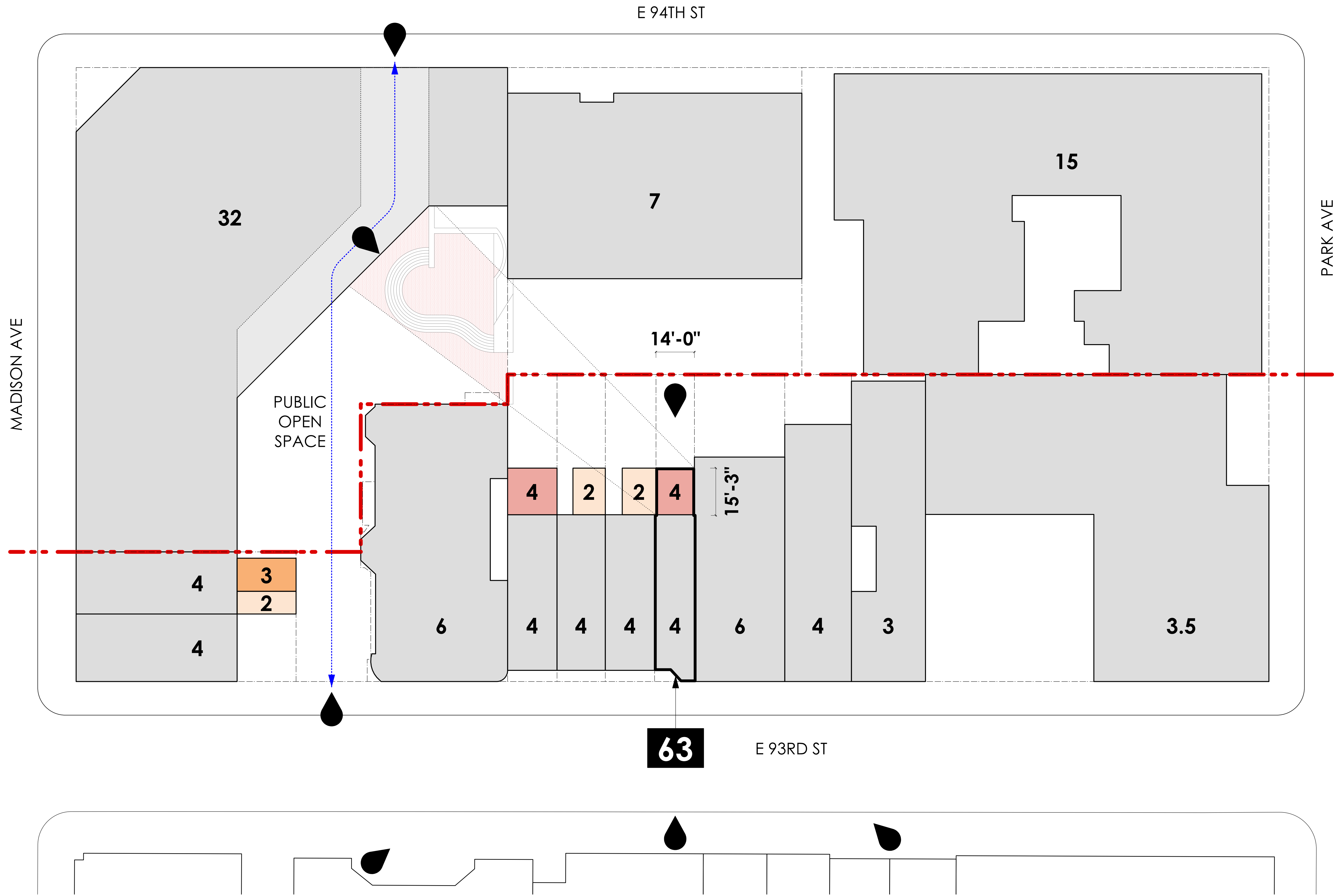
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01. BLOCK PLAN - EXISTING





01. BLOCK PLAN - PROPOSED

RES4

BY RESOLUTION: 4 ARCHITECTURE

BLOCK PLAN LEGEND:

- 63 E. 93RD STREET (SITE)
- BUILDING
- 2-STORY REAR EXTENSION
- 3-STORY REAR EXTENSION
- 4-STORY REAR EXTENSION
- EXPANDED CARNEGIE HILL HISTORIC DISTRICT BOUNDARY
- VIEWS FROM PUBLIC OPEN SPACE OF 63 E. 93RD STREET
- KEYED VIEW

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BLOCK PLAN - PROPOSED

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RES4

BY RESOLUTION: 4 ARCHITECTURE

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STREET FACADE -
E 93RD STREET

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A-004.00

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01. 1940 TAX PHOTO



02. 1985 TAX PHOTO

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HISTORIC TAX PHOTOGRAPHS

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01. VIEW LOOKING EAST



02. VIEW OF EXISTING PRIMARY FACADE



03. VIEW LOOKING WEST

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CONTEXT PHOTOS -
FRONT YARD

03/23/2023

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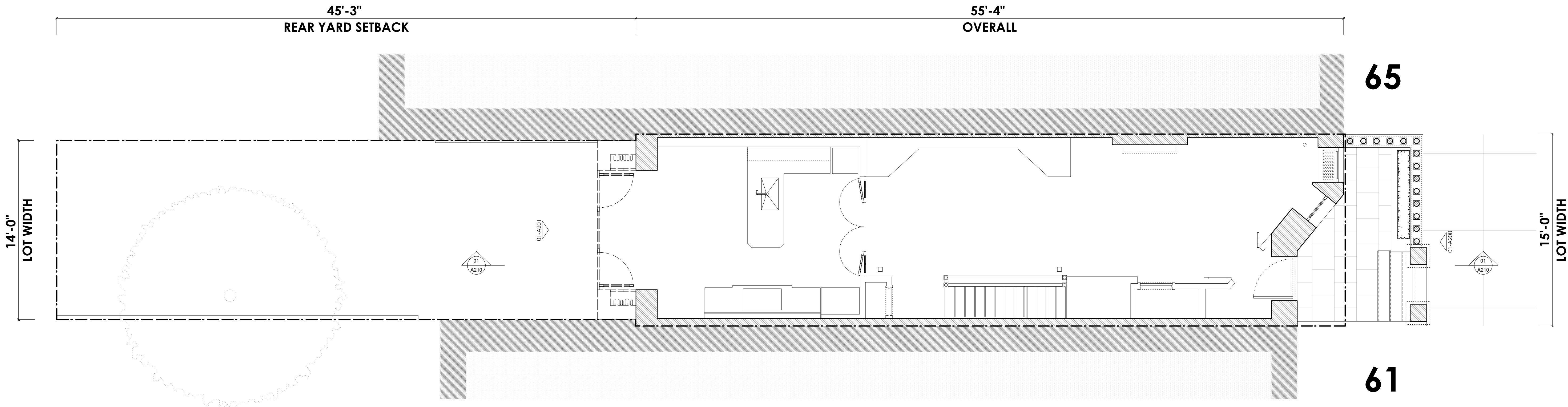
CONTEXT PHOTOS -
REAR YARD

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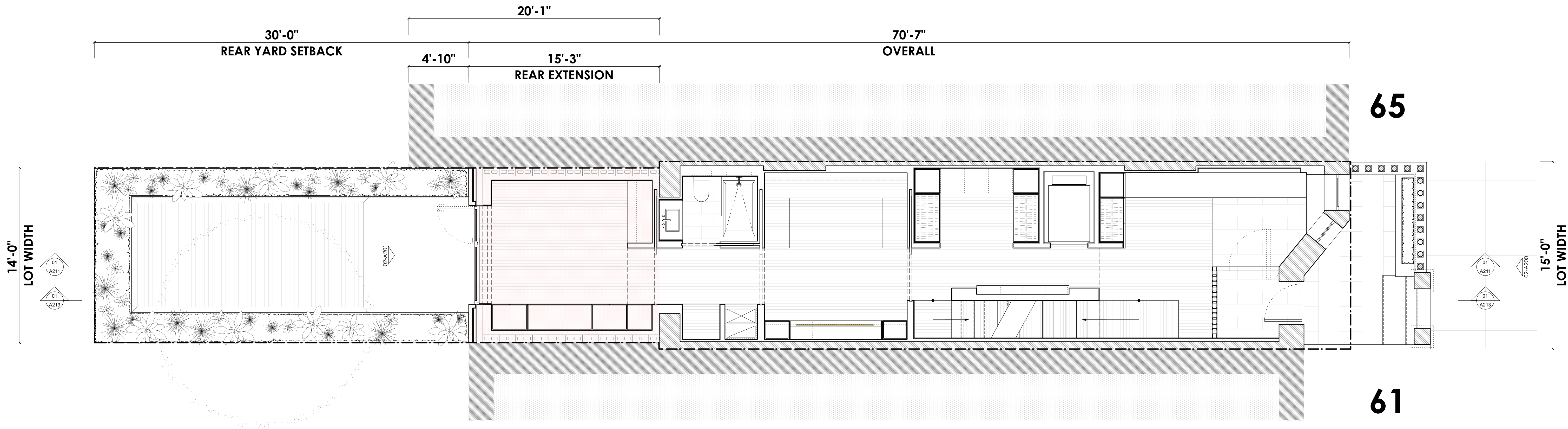
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SCOPE OF PROPOSED



01. BASEMENT - EXISTING PLAN



02. BASEMENT - PROPOSED PLAN

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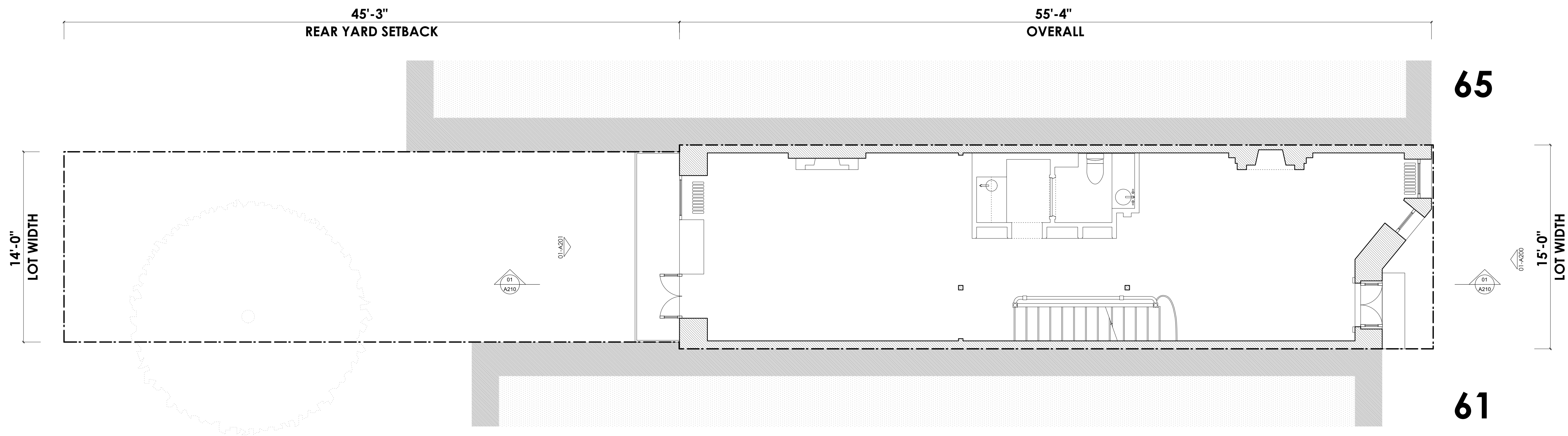
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BASEMENT PLANS

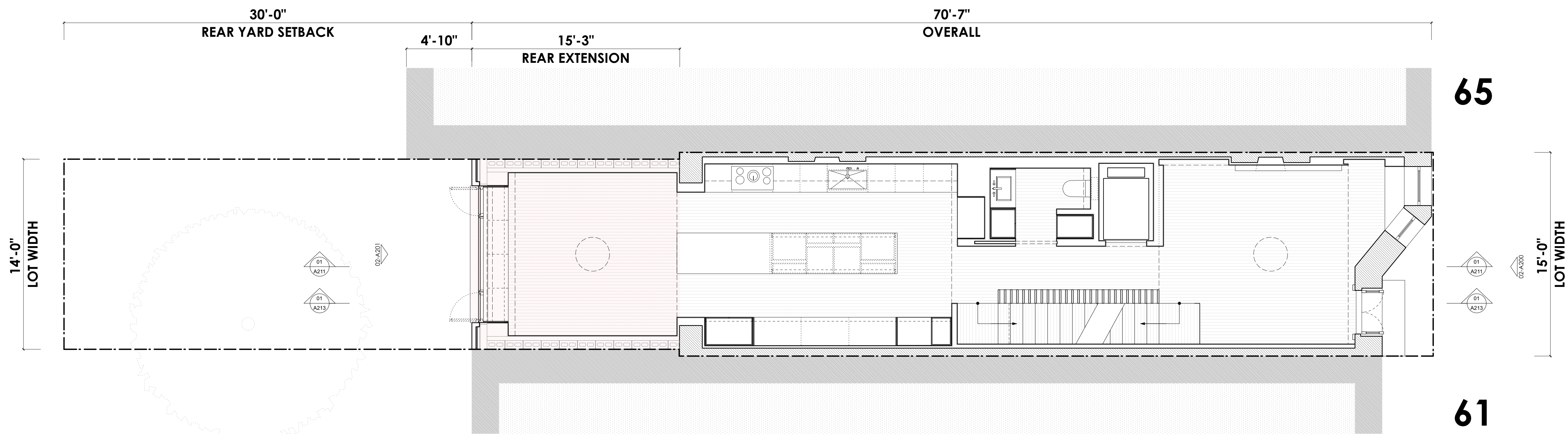
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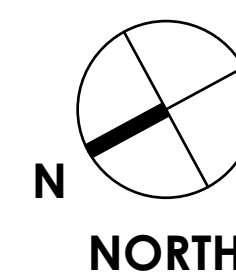
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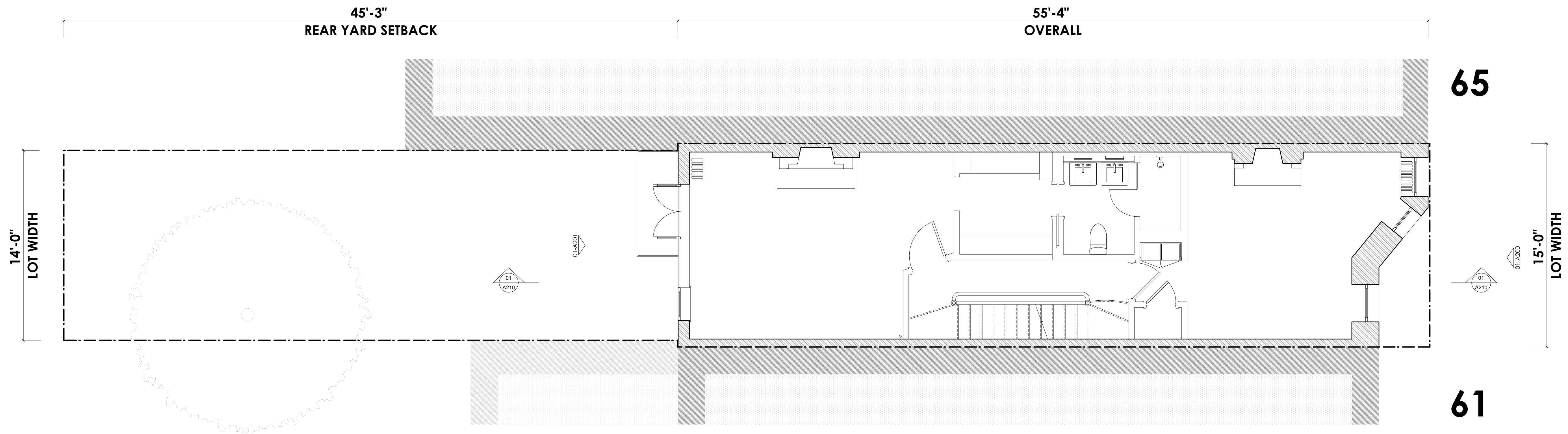


01. FIRST FLOOR - EXISTING PLAN

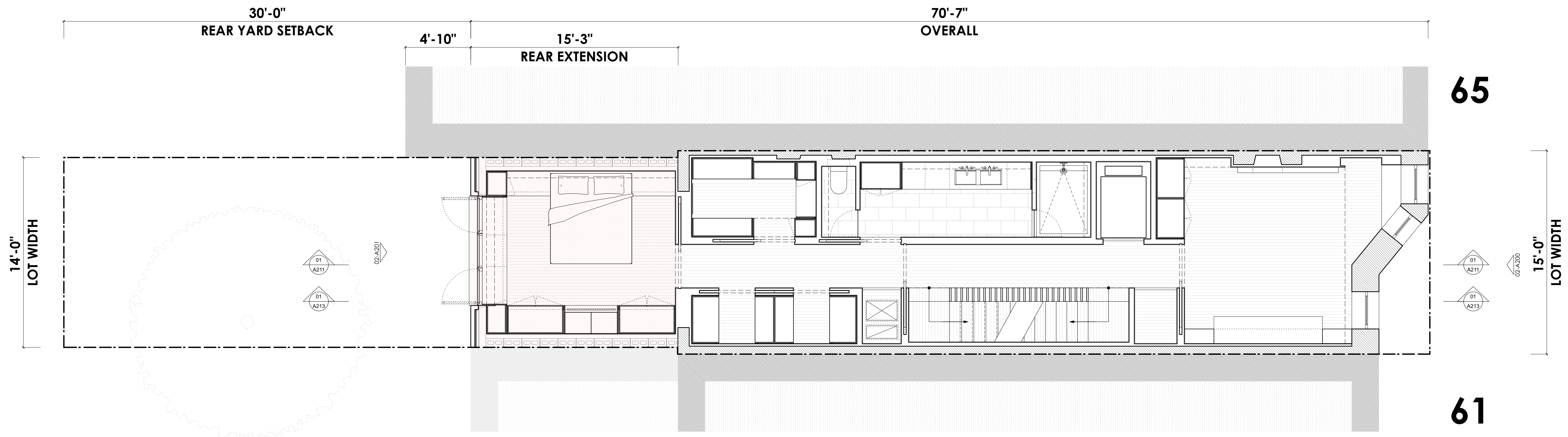


02. FIRST FLOOR - PROPOSED PLAN

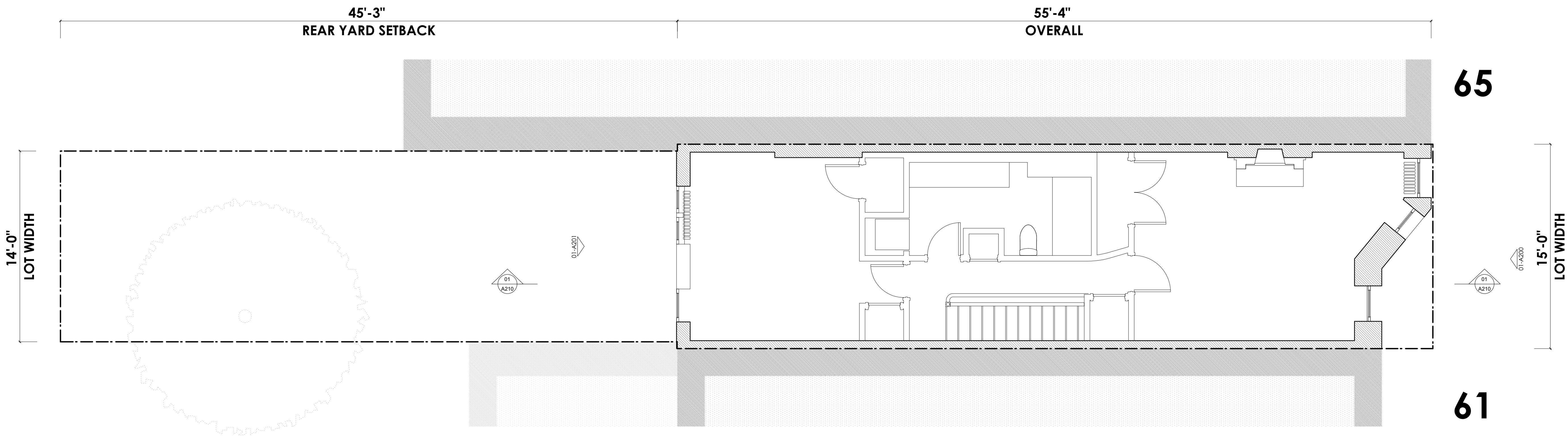




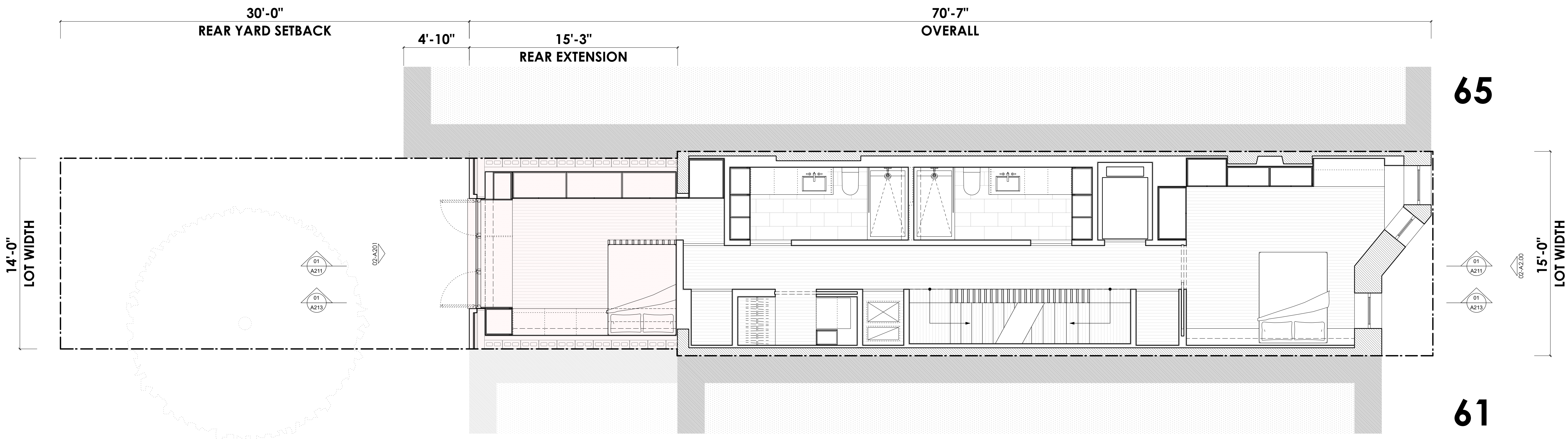
01. SECOND FLOOR - EXISTING PLAN



02. SECOND FLOOR - PROPOSED PLAN



01. THIRD FLOOR - EXISTING PLAN



02. THIRD FLOOR - PROPOSED PLAN

Y RESOLUTION: 4 ARCHITECTURE

SCOPE OF PROPOSED



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ROOFTOP PLANS

03/23/2023 **A-104.00**

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01. FRONT ELEVATION - EXISTING



02. FRONT ELEVATION - PROPOSED



01. REAR ELEVATION - EXISTING

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EXTERIOR ELEVATIONS -
REAR YARD

03/23/2023

A-201.00

SCALE: AS NOTED

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01. REAR ELEVATION - PROPOSED

RES4

BY RESOLUTION: 4 ARCHITECTURE

SCOPE OF PROPOSED

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EXTERIOR ELEVATIONS -
REAR YARD

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EXTERIOR ELEVATIONS -
REAR YARD

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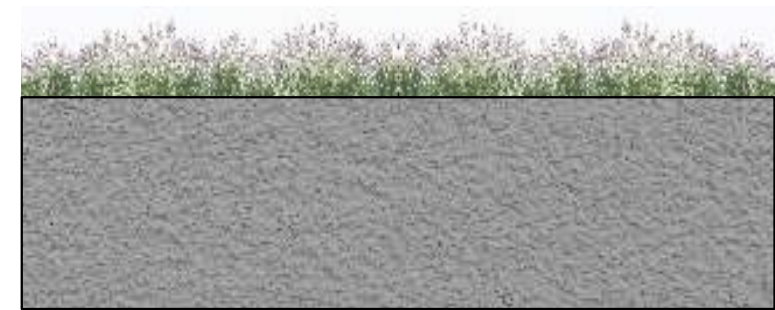
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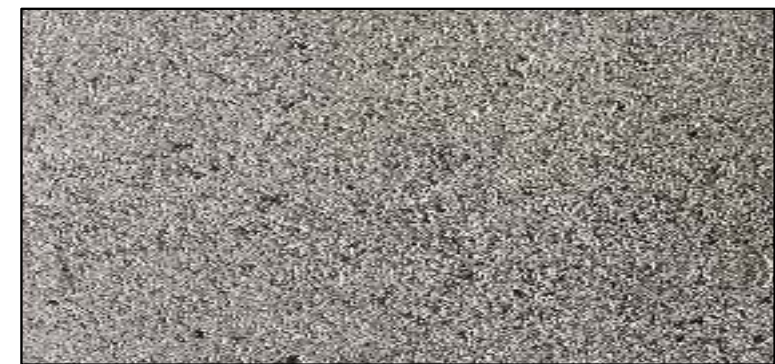


STUCCO ASSEMBLY (STAIR BULKHEAD)
7/8" THICK PAREX 3-COAT STUCCO ASSEMBLY

FINISH COLOR: "BASALT" 3015L (29)
FINISH TEXTURE: "SAND FINE"



STUCCO PLANTER FASCIA



STONE COPING

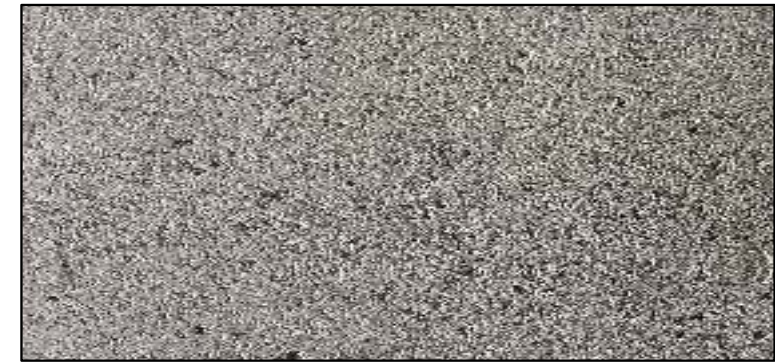


RED BRICK
BELDEN; BELCREST 500 | MODULAR RED
FACEBRICK - SIZE (3-5/8" X 2-1/4" X 7-5/8")

FINISH COLOR: RED
FINISH TEXTURE: SANDMOLD



WINDOW FRAMES



STONE SILL



63

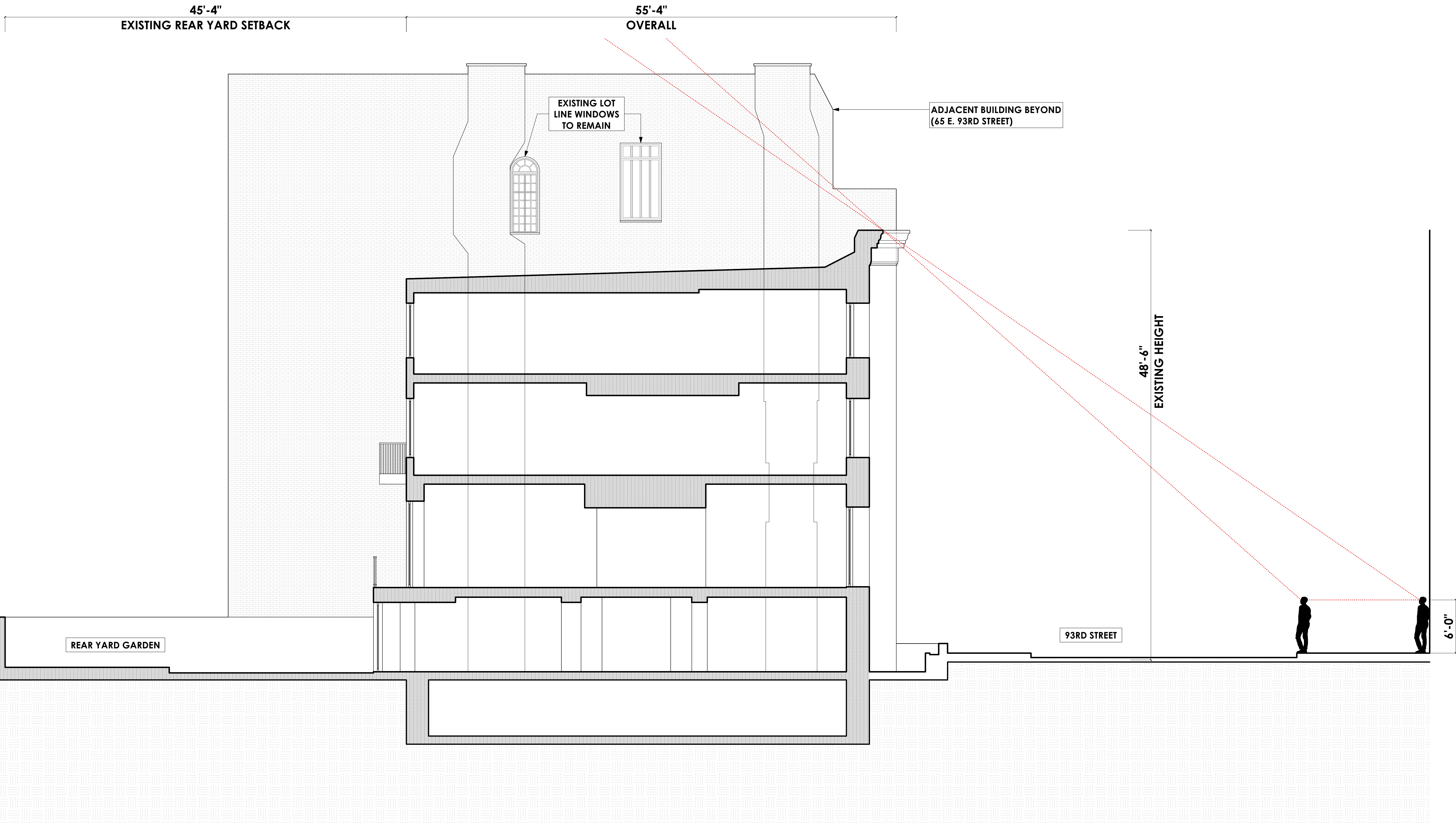
61

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14'-0"
LOT WIDTH



01. EXISTING SECTION

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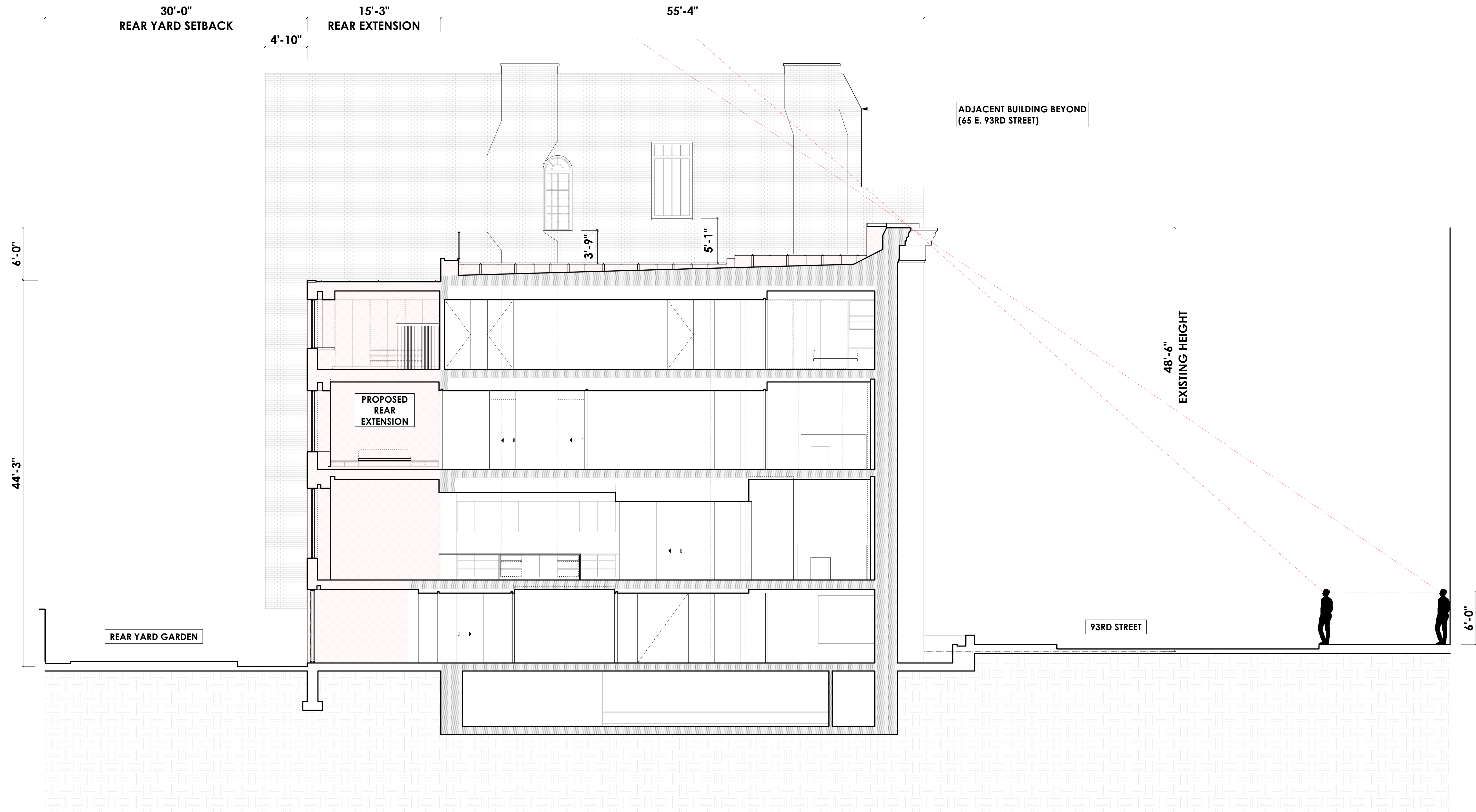
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EXISTING SECTION

03/23/2023 A-210.00
SCALE: AS NOTED 18 OF 43

SCOPE OF PROPOSED



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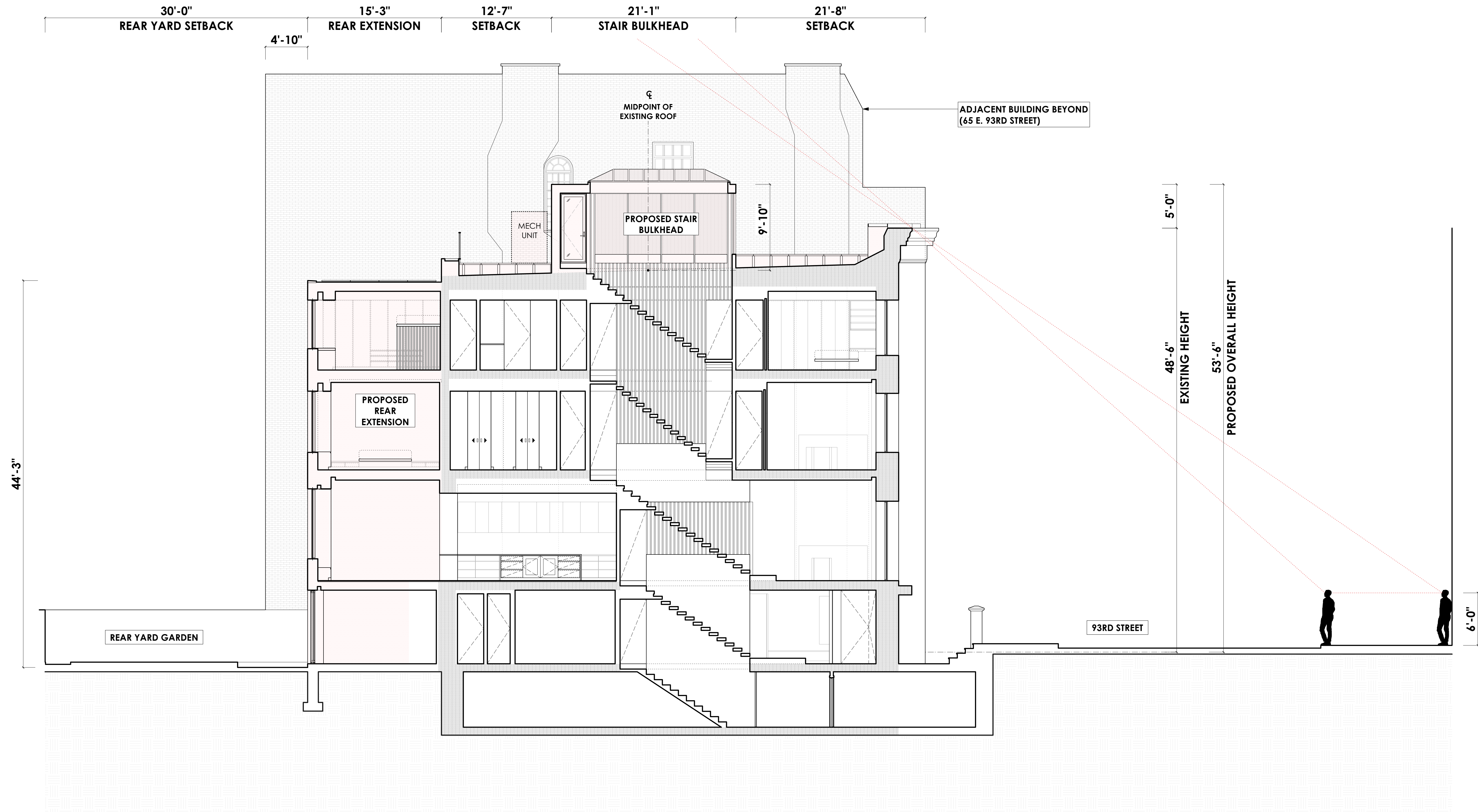
PROPOSED SECTION

03/23/2023 A-211.00

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PROPOSED SECTION

03/23/2023 A-212.00

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01. VIEW OF STAIR BULKHEAD MOCK-UP FROM E 93RD STREET (NOT VISIBLE)



02. VIEW STAIR BULKHEAD MOCK-UP FROM REAR YARD (NOT VISIBLE)



01. VIEW OF STAIR BULKHEAD MOCK-UP FROM EXISTING ROOF



02. VIEW OF STAIR BULKHEAD MOCK-UP FROM EXISTING ROOF

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MOCK-UP

03/23/2023 A-301.00

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01. EXISTING 65 63 61 59 57 55



02. PROPOSED 65 63 61 59 57 55

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MODEL VIEW -
BOOKEND CONDITION

03/23/2023 A-302.00

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01. VIEW INTO PUBLIC OPEN SPACE FROM E 93RD STREET

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CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-303.00

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01. VIEW INTO PUBLIC OPEN SPACE FROM E 94TH STREET

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CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-304.00

SCALE: AS NOTED 25 OF 43

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01. VIEW INTO REAR YARDS FROM PUBLIC OPEN SPACE

LPC SUBMISSION

Issue Date: 03/23/2023 Set: LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
63 E 93RD STREET
NEW YORK, NY 10128

RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.res4.com FAX: 212.206.0944

CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-305.00

SCALE: AS NOTED 26 OF 43

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01. VIEW OF STAIR BULKHEAD MOCK-UP FROM PUBLIC OPEN SPACE (WINTER)

LPC SUBMISSION

Issue Date: 03/23/2023 Set: LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
63 E 93RD STREET
NEW YORK, NY 10128

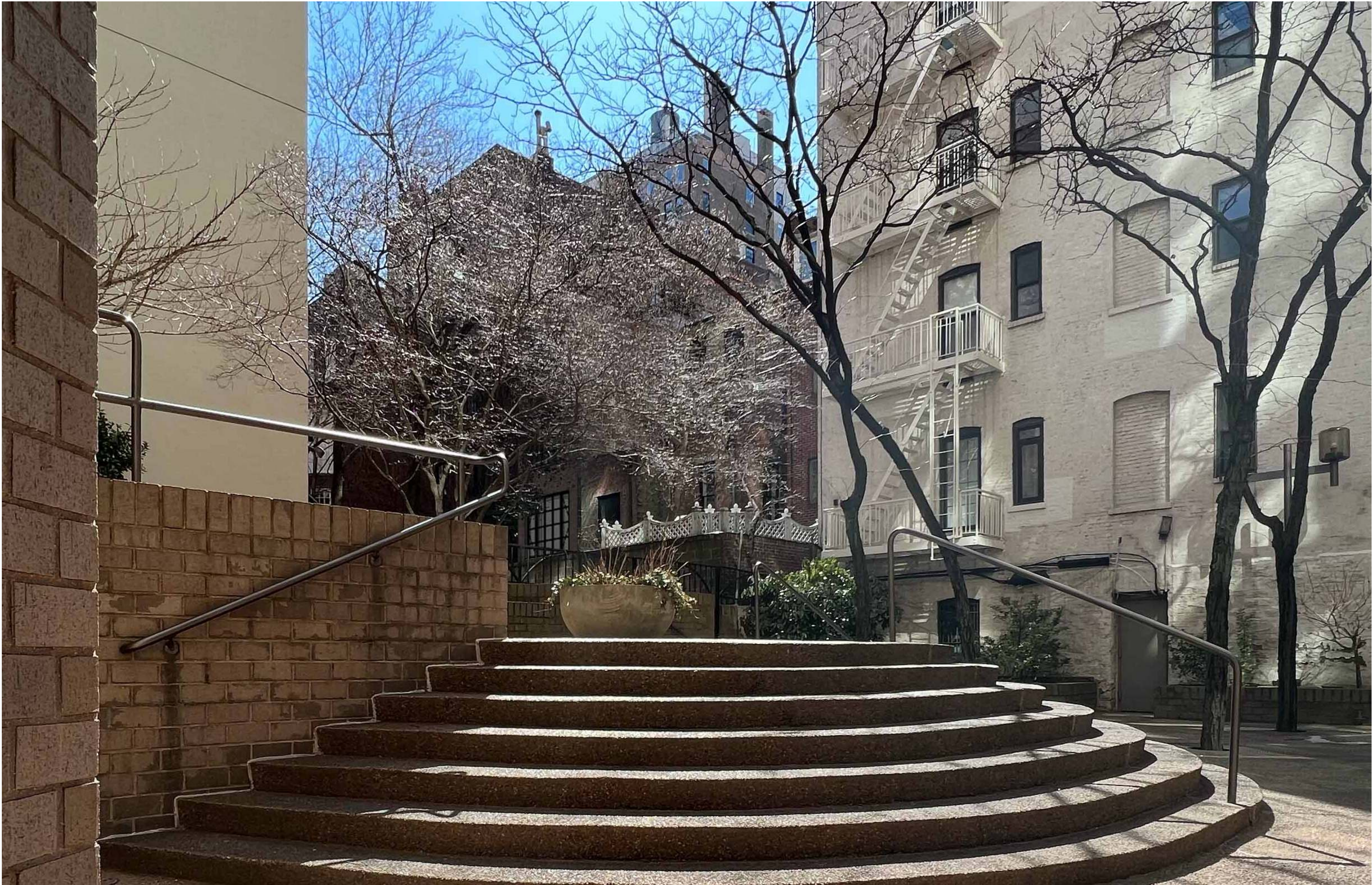
RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.res4a.com FAX: 212.206.0944

CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-306.00

SCALE: AS NOTED 27 OF 43

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01. VIEW OF PROPOSED RENDERING FROM PUBLIC OPEN SPACE (WINTER)

LPC SUBMISSION

Issue Date: 03/23/2023 Set: LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
63 E 93RD STREET
NEW YORK, NY 10128

RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.res4a.com FAX: 212.206.0944

CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-307.00

SCALE: AS NOTED 28 OF 43

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01. VIEW OF PROPOSED RENDERING FROM PUBLIC OPEN SPACE WITH OUTLINES (WINTER)

LPC SUBMISSION

Issue Date: 03/23/2023 Set: LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
63 E 93RD STREET
NEW YORK, NY 10128

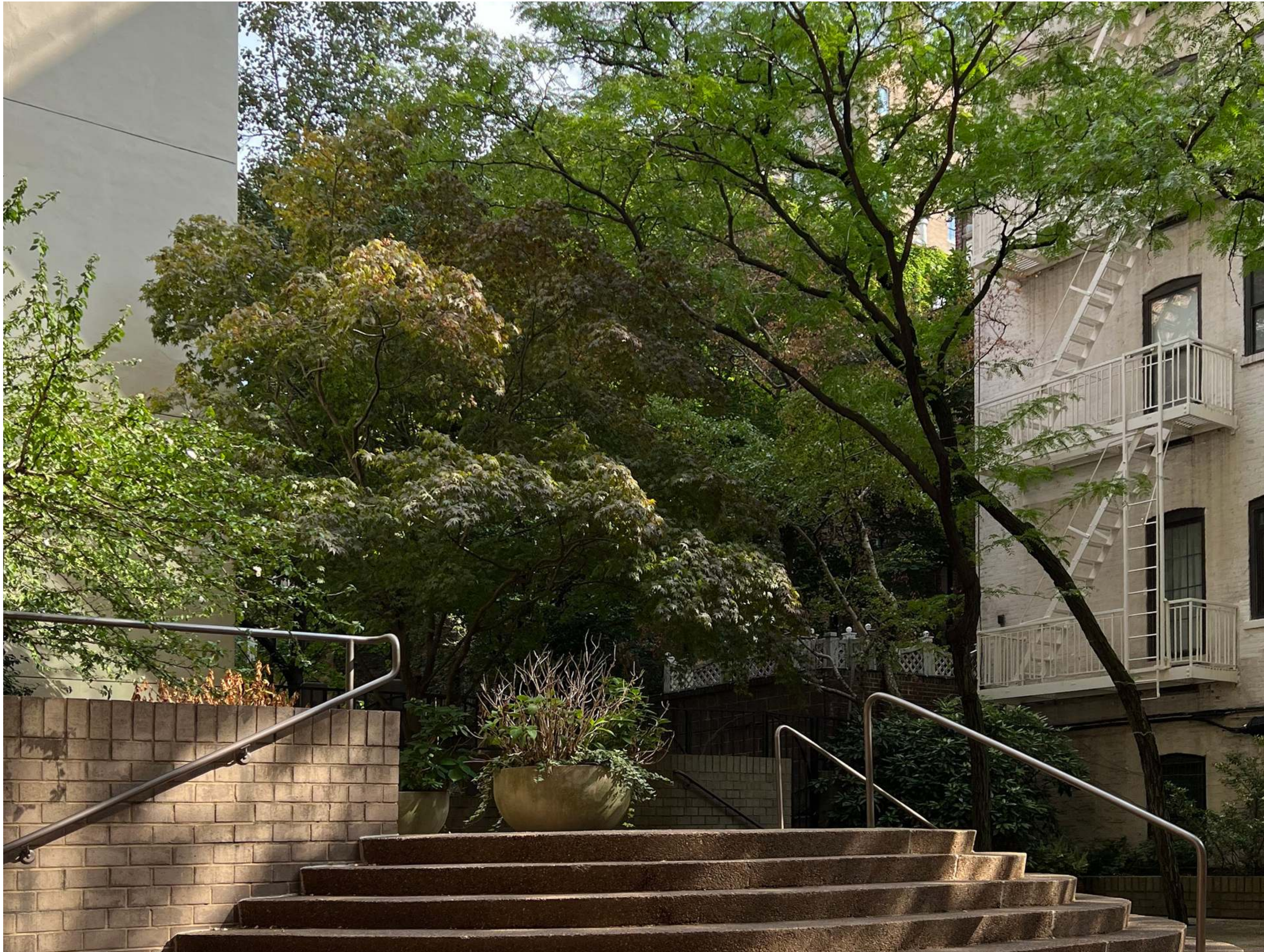
RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.re4a.com FAX: 212.206.0944

CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023 A-308.00

SCALE: AS NOTED 29 OF 43

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01. VIEW OF PUBLIC OPEN SPACE (SUMMER)

LPC SUBMISSION

Issue Date:	Set:
03/23/2023	LPC SUBMISSION

DOCKET# LPC-23-05878

63 E 93RD STREET
63 E 93RD STREET
NEW YORK, NY 10128

RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.re4a.com FAX: 212.206.0944

CONTEXT PHOTOS -
PUBLIC OPEN SPACE

03/23/2023	A-309.00
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SCALE: AS NOTED	30 OF 43
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March 28, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 13, LPC-23-05878

63 East 93rd Street – Expanded Carnegie Hill Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 847 9211 6822

Passcode: 474225

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.