

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-25-11183

23 East 92nd Street – Carnegie Hill Historic District

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

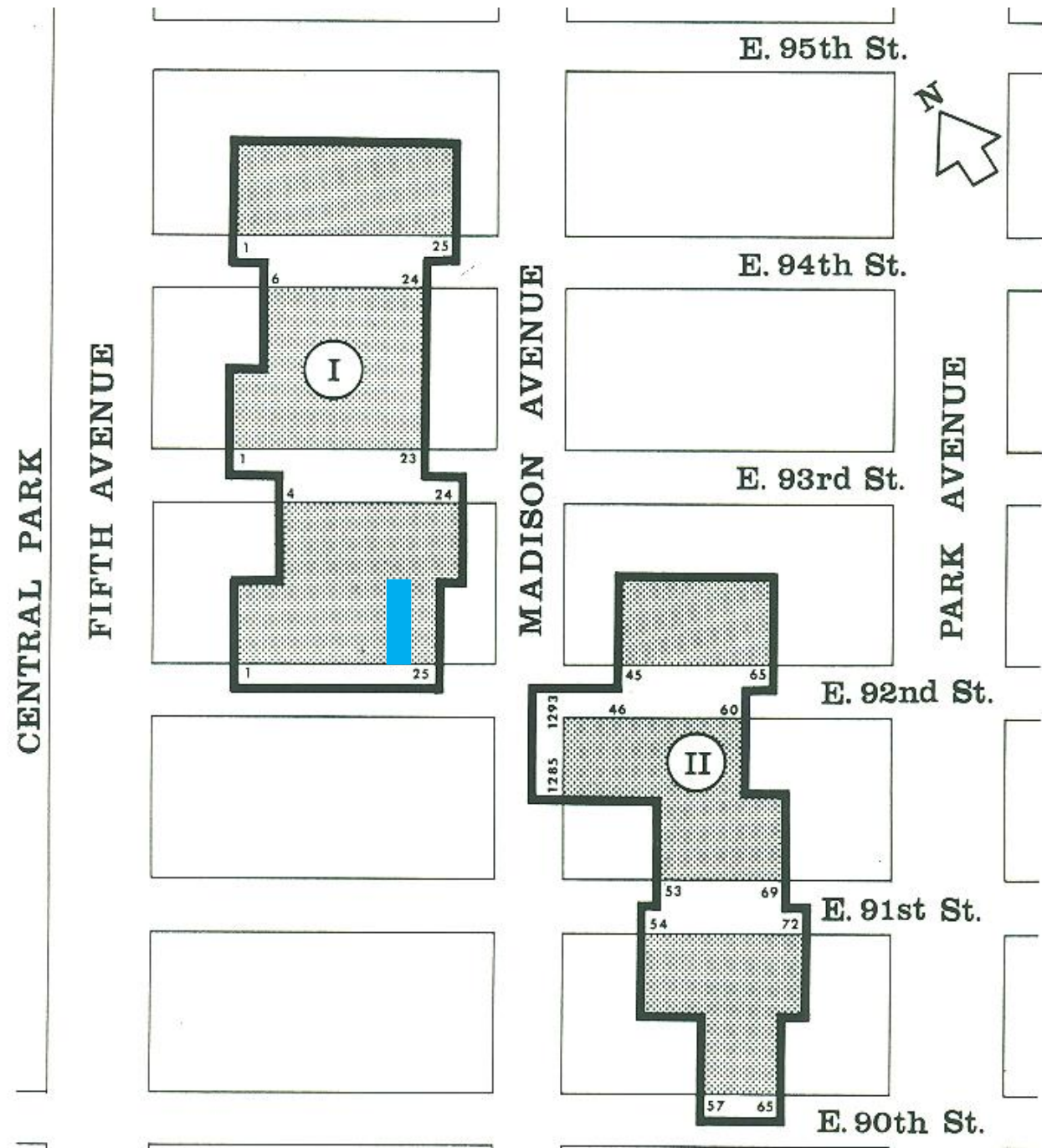
Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.



23 East 92nd Street within the original Carnegie Hill Historic District (1974, LPC)

23 EAST 92ND STREET



BLOCK CONTEXT



Aerial view of 23 East 92nd Street's block, facing north

BLOCK CONTEXT



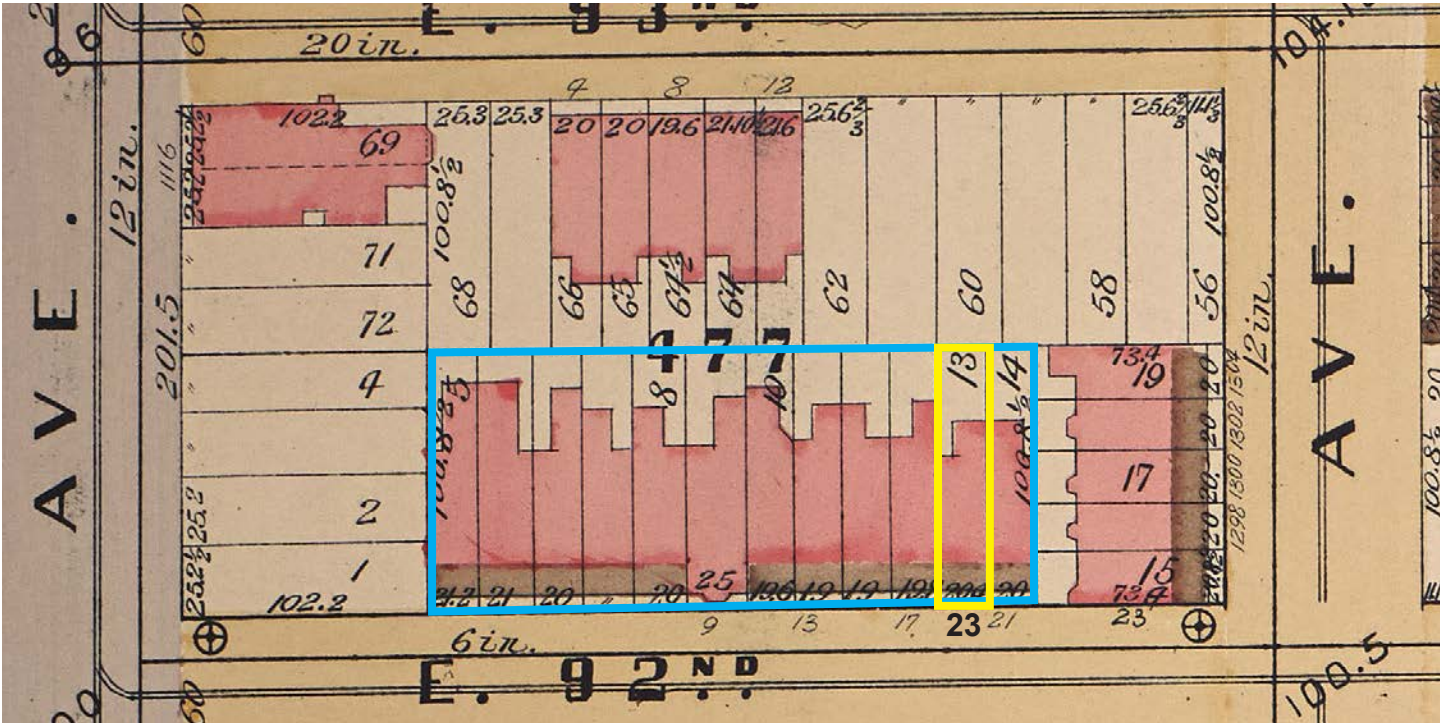
Aerial view of 23 East 92nd Street's block, facing south

BLOCK CONTEXT

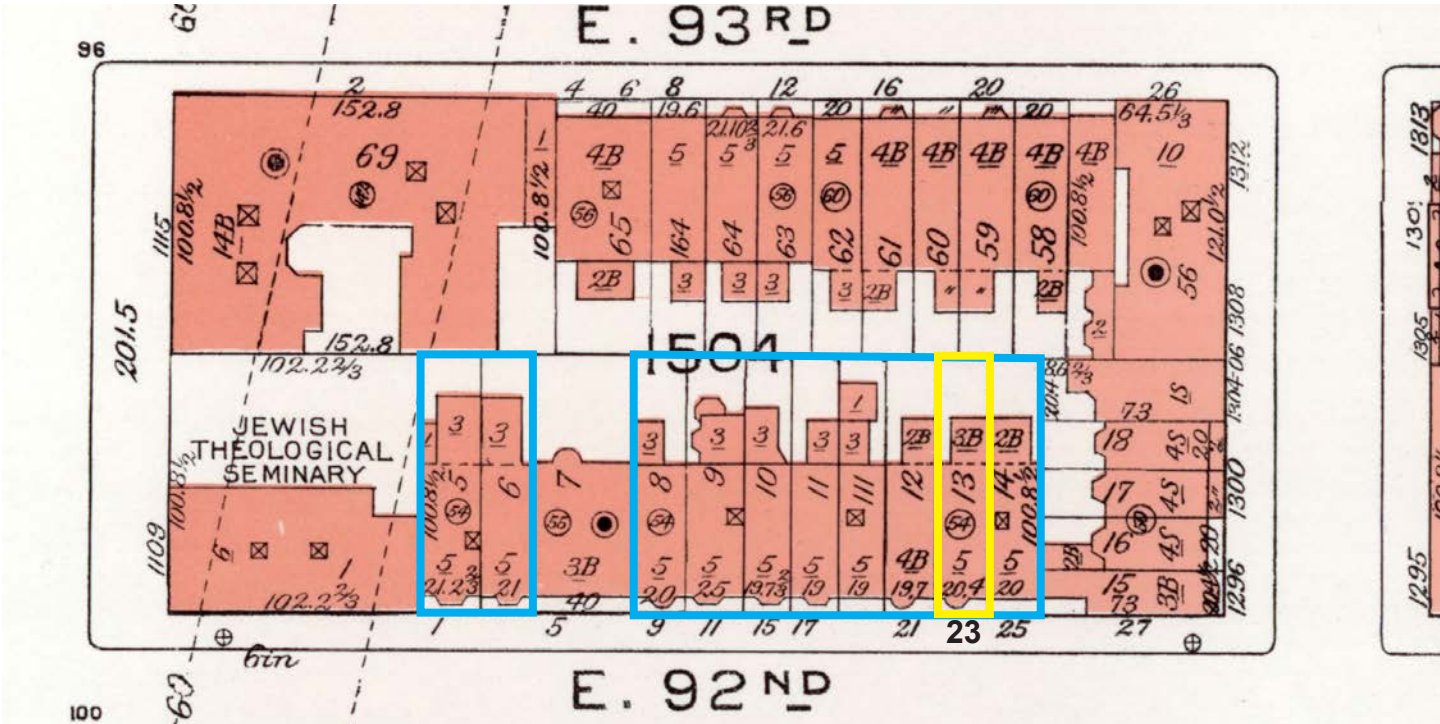


Rear facades of 25 to 9 East 92nd Street from 20 East 93rd Street, facing south.

HISTORICAL MAPS



1-25 East 92nd Street row in the 1890 Robinson fire insurance atlas, vol. 2, pl. 2L (LOC)



1-25 East 92nd Street row in the 1960 Bromley fire insurance atlas, vol. 3, pl. 118 (LOC)



Aerial view of the 1-25 East 92nd Street row, 2024 (Apple Maps)

Row of 1, 3, 9, 15-25 East 92nd Street
A. B. Ogden & Son, 1890-91

PROPOSED WORK - Renderings



Existing rear facade and extensions, facing southeast



Proposed rear facade and extension, facing southeast

PROPOSED WORK - Renderings

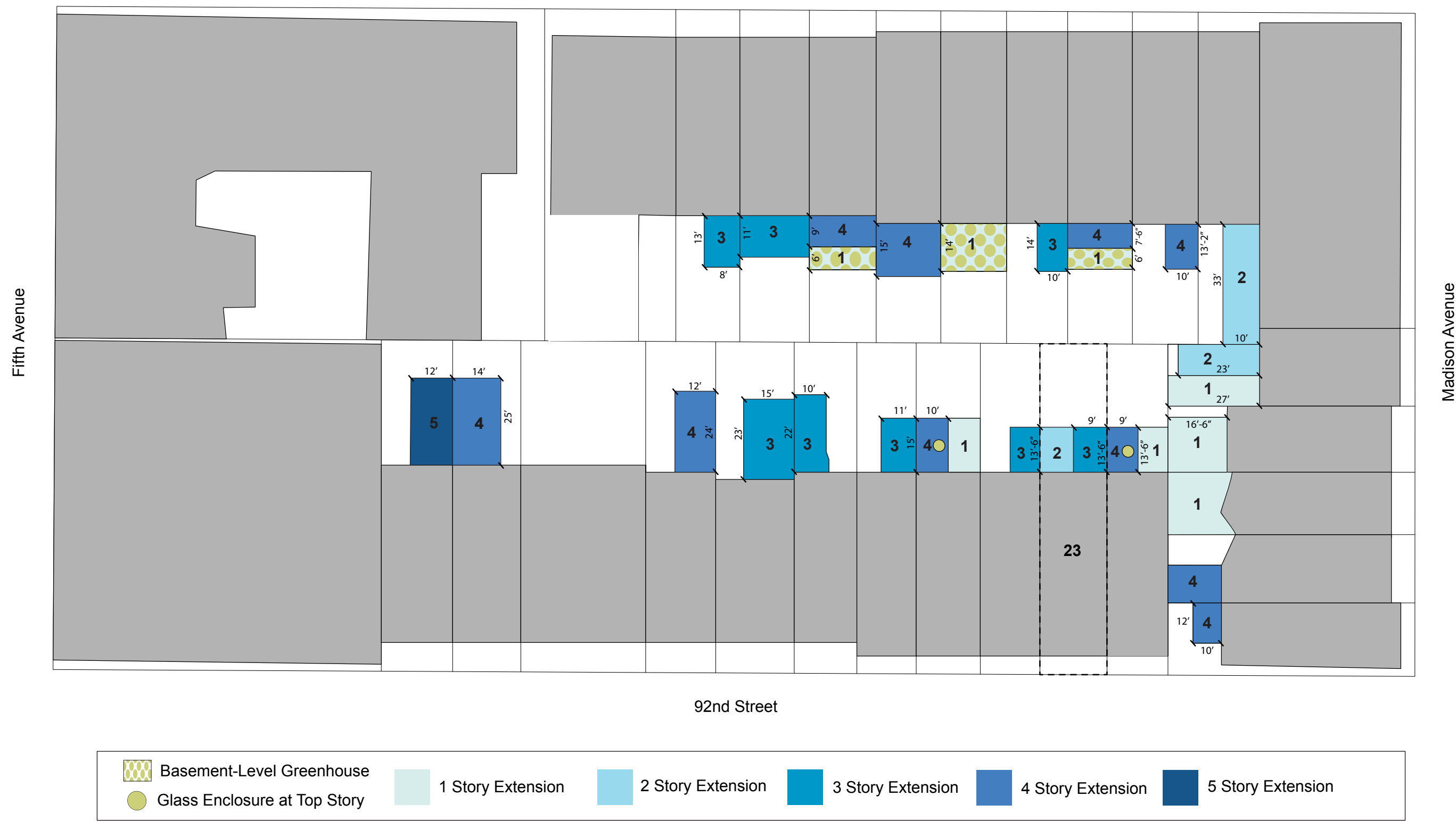


Existing rear facade and extensions, facing southeast

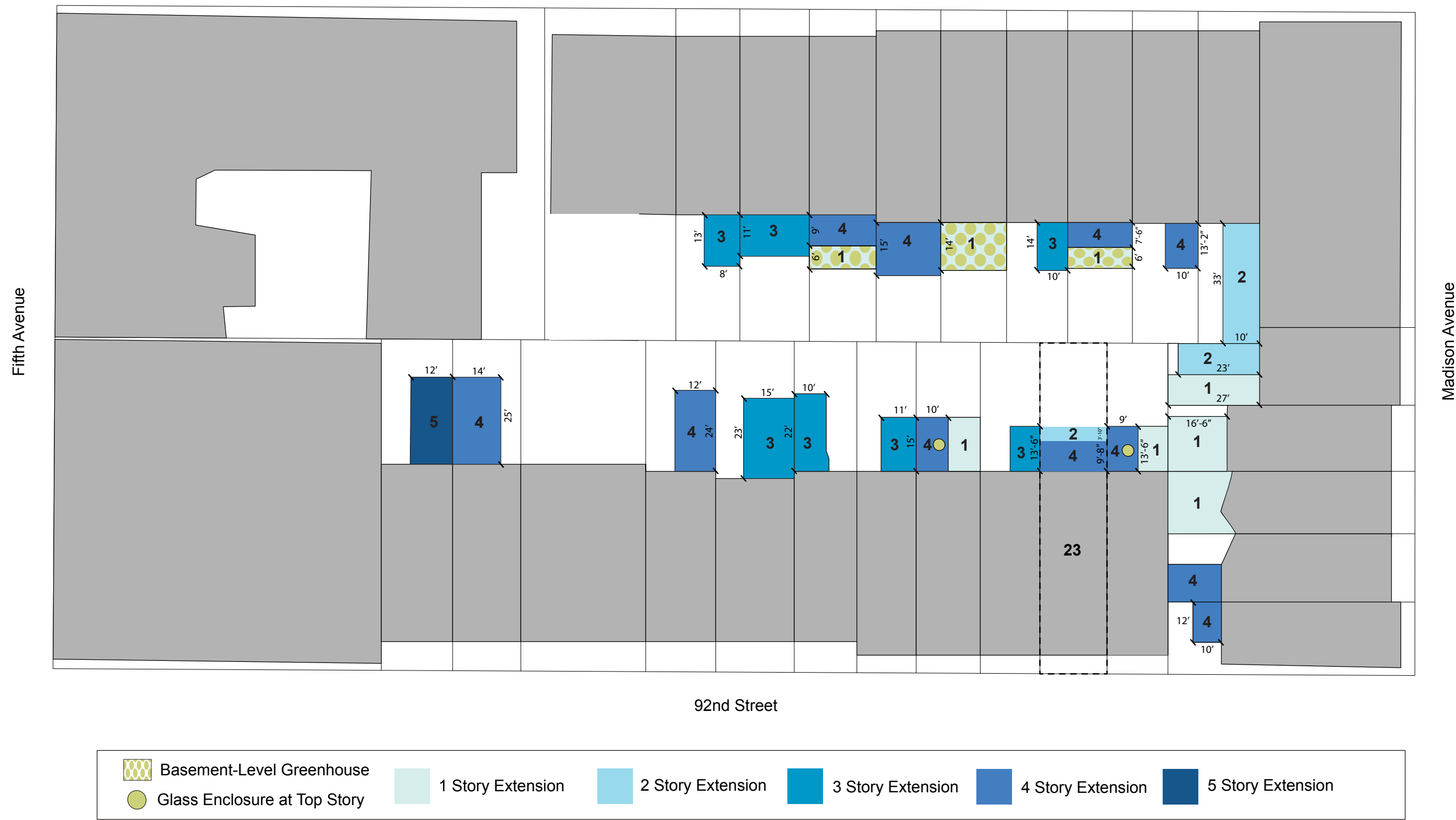


Proposed rear facade and extension, facing southeast

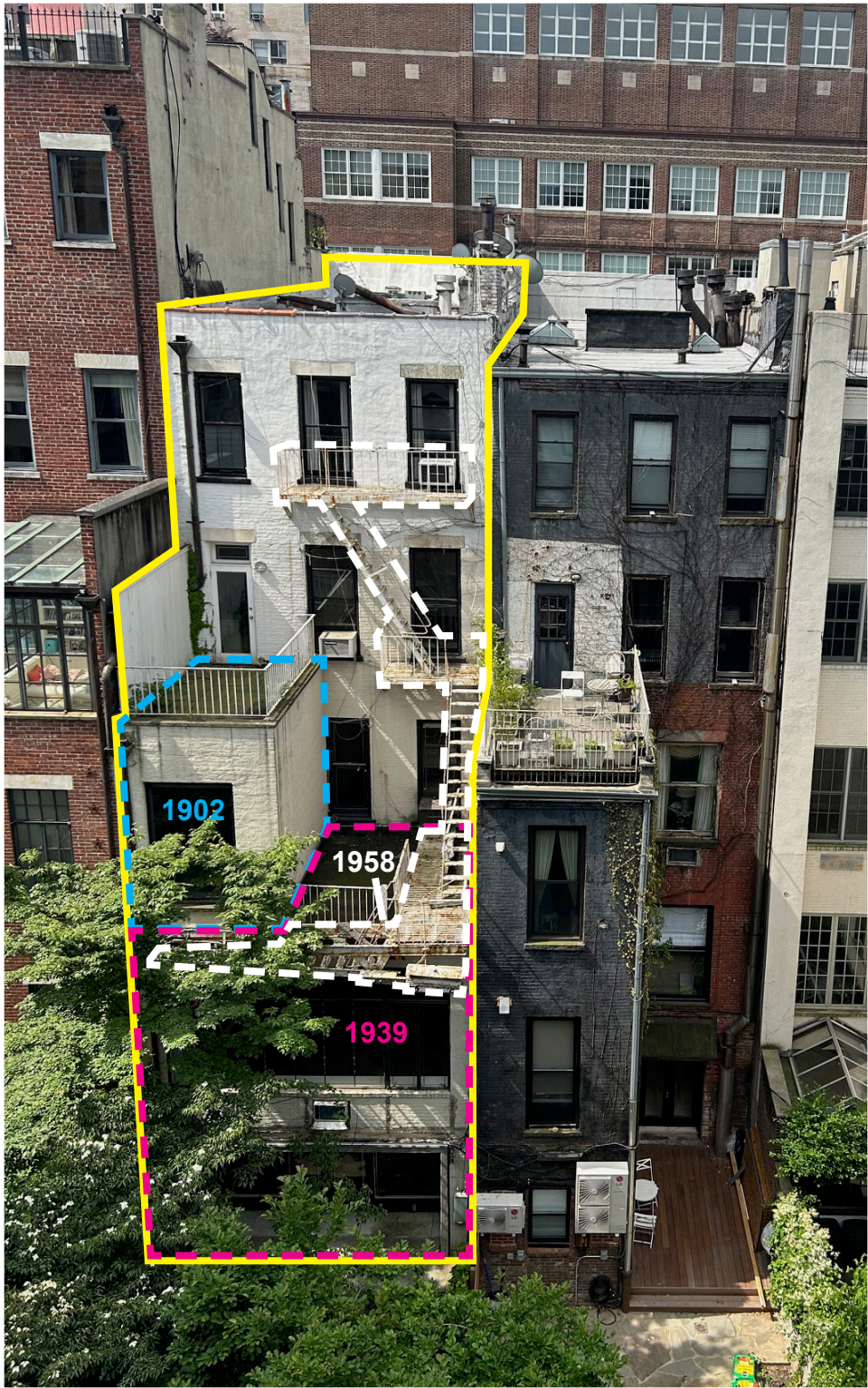
BLOCK CONTEXT - Existing Rear Extensions on Row Houses



BLOCK CONTEXT - Proposed Rear Extension



EXISTING CONDITIONS - Rear Facade



Existing rear facade with history of extensions highlighted, facing south from 20 East 93rd Street.



Existing rear first through fourth floors of 23 East 92nd Street.



Existing rear basement and first floors of 23 East 92nd Street, facing south.

EXISTING CONDITIONS - Rear Facade



Basement level and patio of 23 East 92nd Street's existing rear extension, facing southwest.



Existing rear yard, facing north.

EXISTING CONDITIONS - Rear Facade



Existing rear fifth story of 23 East 92nd Street, facing south.



Existing rear second-story, rear extension, and fire escape, facing west.



Existing rear fourth story of 23 East 92nd Street, facing south from the existing fourth-story terrace.

EXISTING CONDITIONS - Rear Facade



Existing rear fifth-story window opening, lintel, and roof parapet.



Existing rear fifth-story window openings, fire escape, and parged brickwork.



Existing fourth-story door transom and lintel.



Existing fifth-story window sill and parged brickwork.

BLOCK CONTEXT



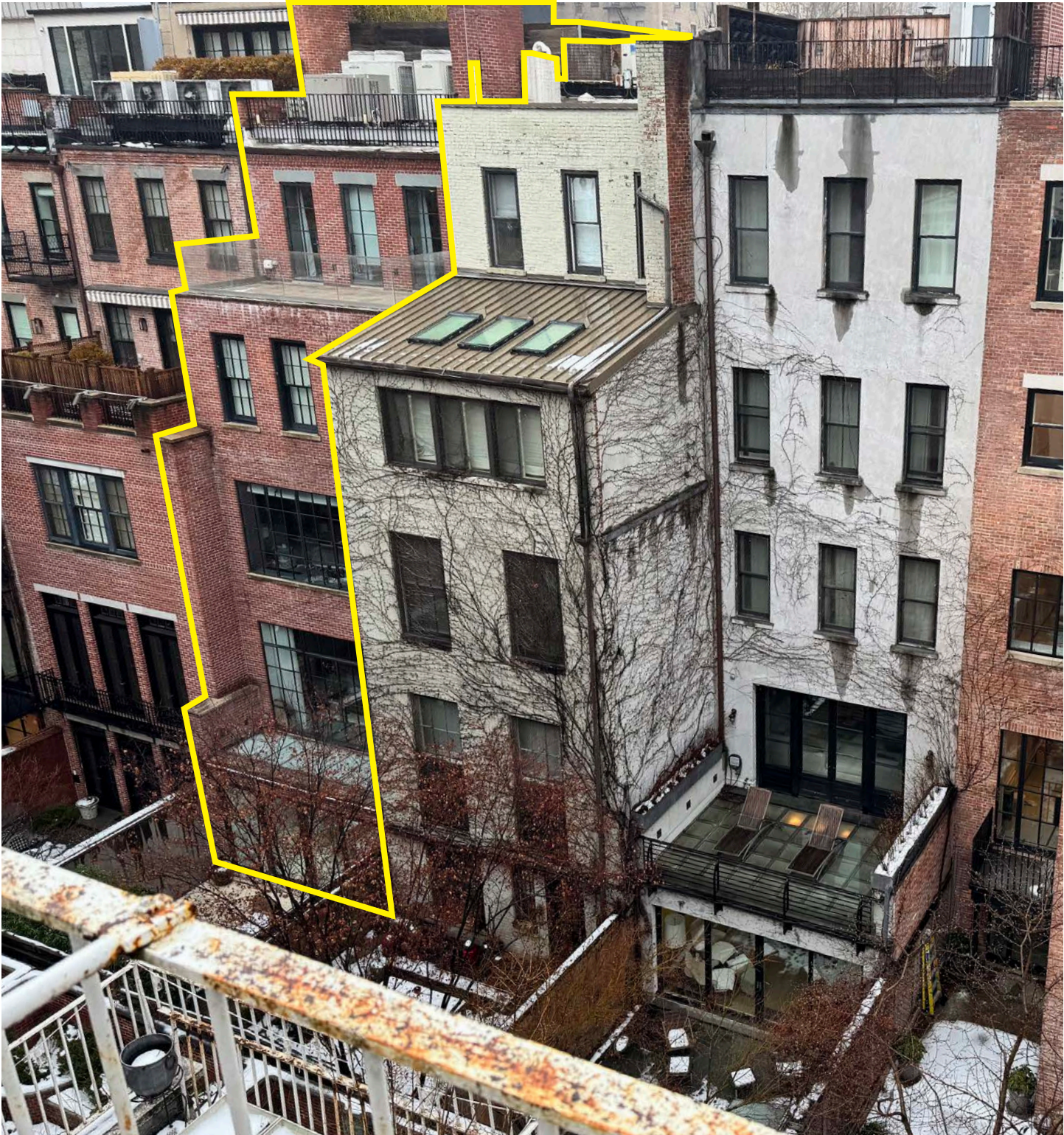
Rear facades of 4 to 24 East 93rd Street from 23 East 92nd Street, facing north.

BLOCK CONTEXT



Block interior from the roof of 23 East 92nd Street, facing northwest.

PREVIOUS LPC APPROVALS



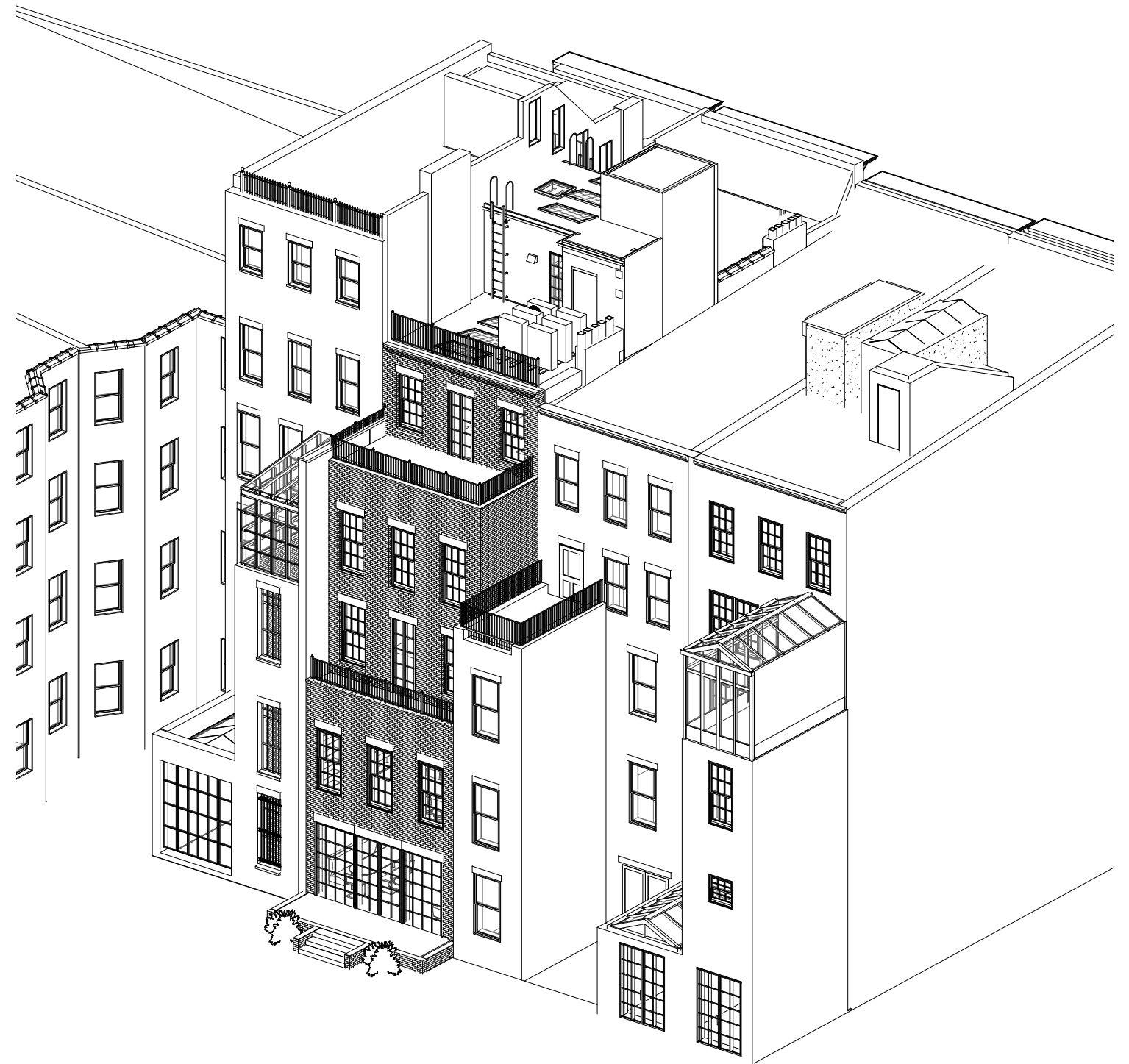
12 East 93rd Street
4-story rear extension with projecting greenhouse, rear facade reconstruction, and roof addition; Commission-approved in 2011.



20 East 93rd Street
4-story rear extension with projecting greenhouse and rear facade reconstruction; Commission-approved in 2011.

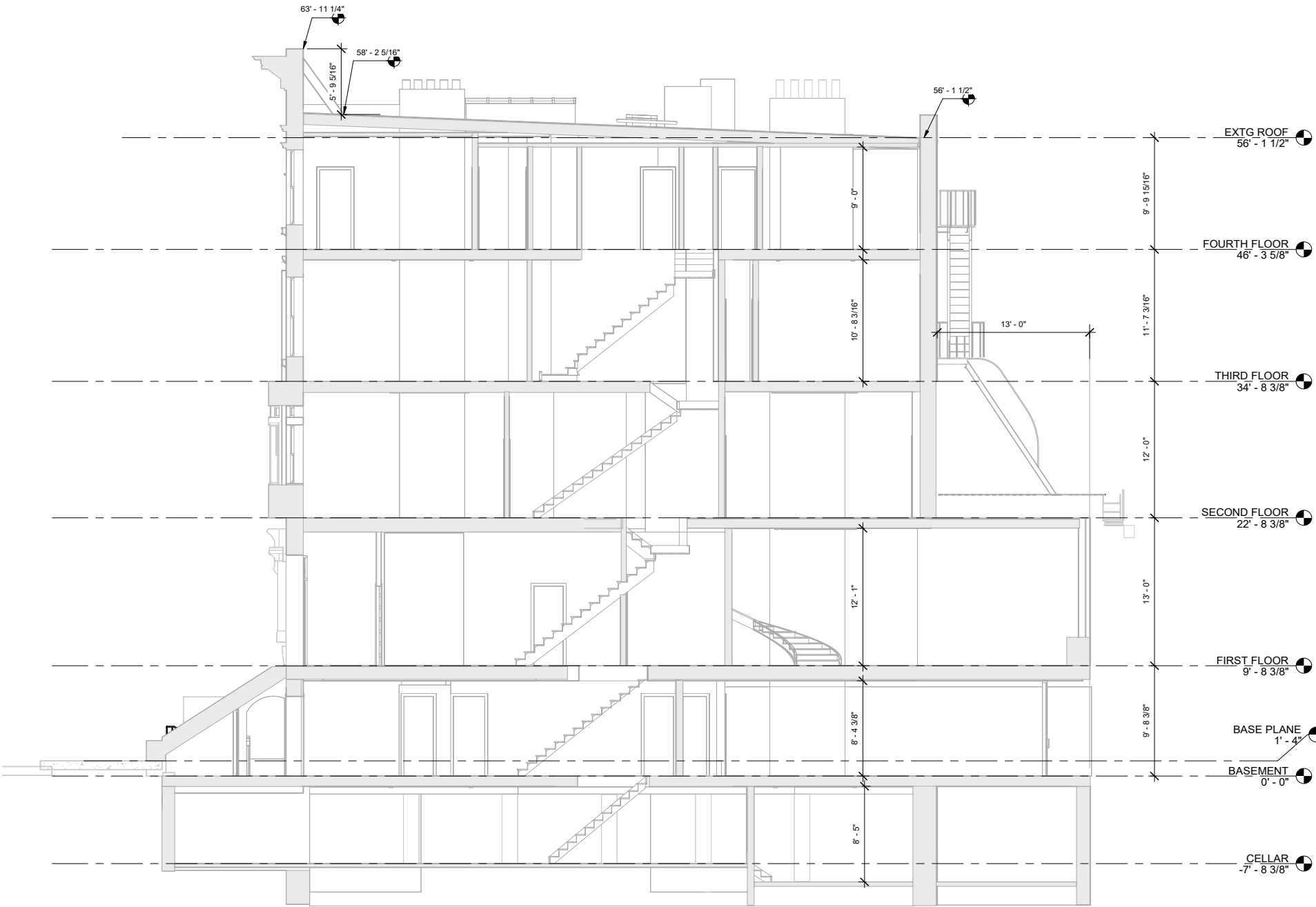


Axonometric North Existing Condition



Axonometric North Proposed

① Section 3 lpc existing
3/16" = 1'-0"



ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

EXISTING SECTION

ISSUE DATE:
04/20/25

SCALE:
3/16" = 1'-0"

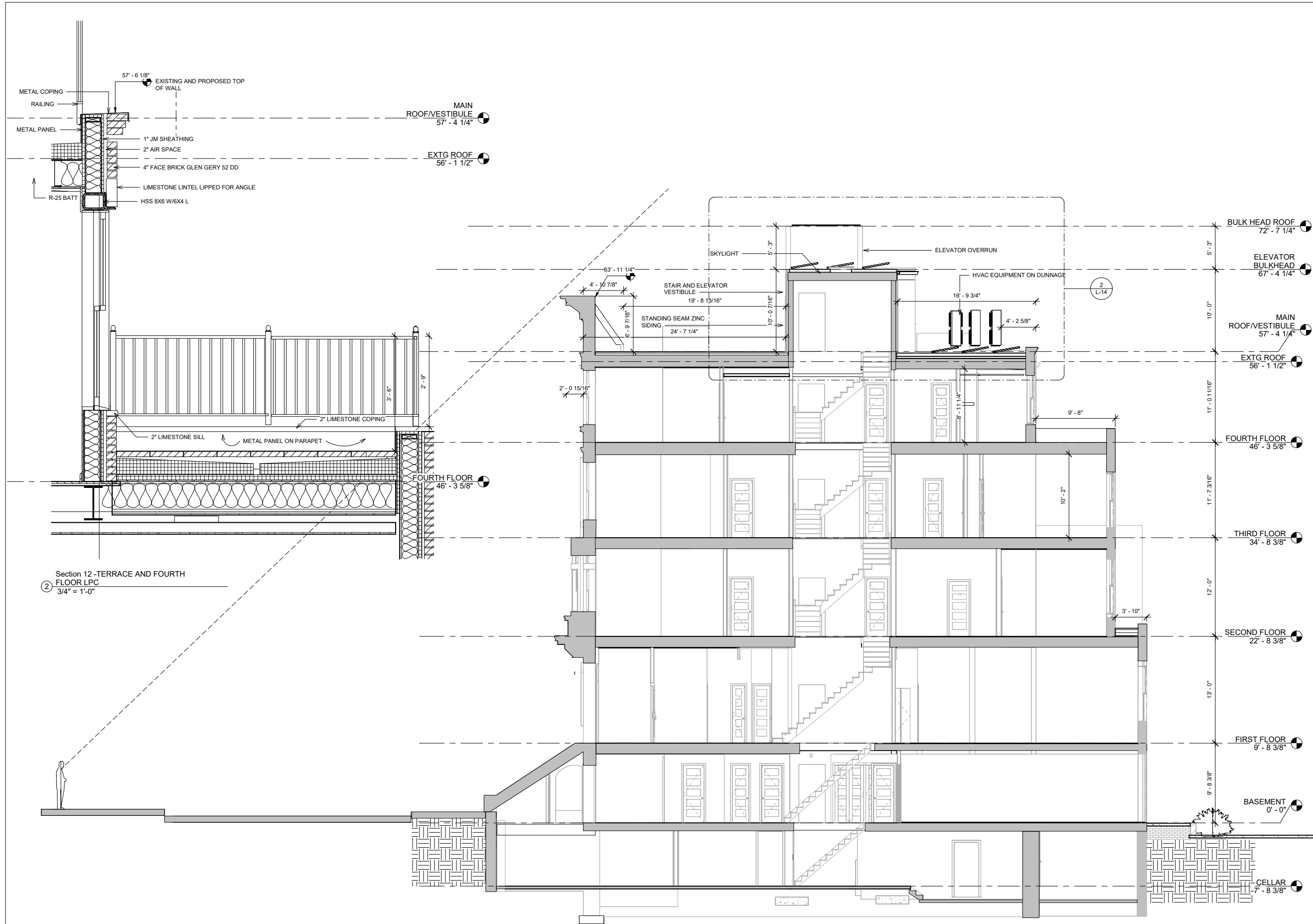
DRAWN BY:
Author

SHEET NUMBER

L-15

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373
EMAIL : STEVEN_ 31375 @MSN.COM



1 Section 3 lpc
3/16" = 1'-0"

ALTERATION TO THE TOWNHOUSE
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KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

SECTION

ISSUE DATE:
04/14/25

SHEET NUMBER

SCALE:
As indicated

L-16

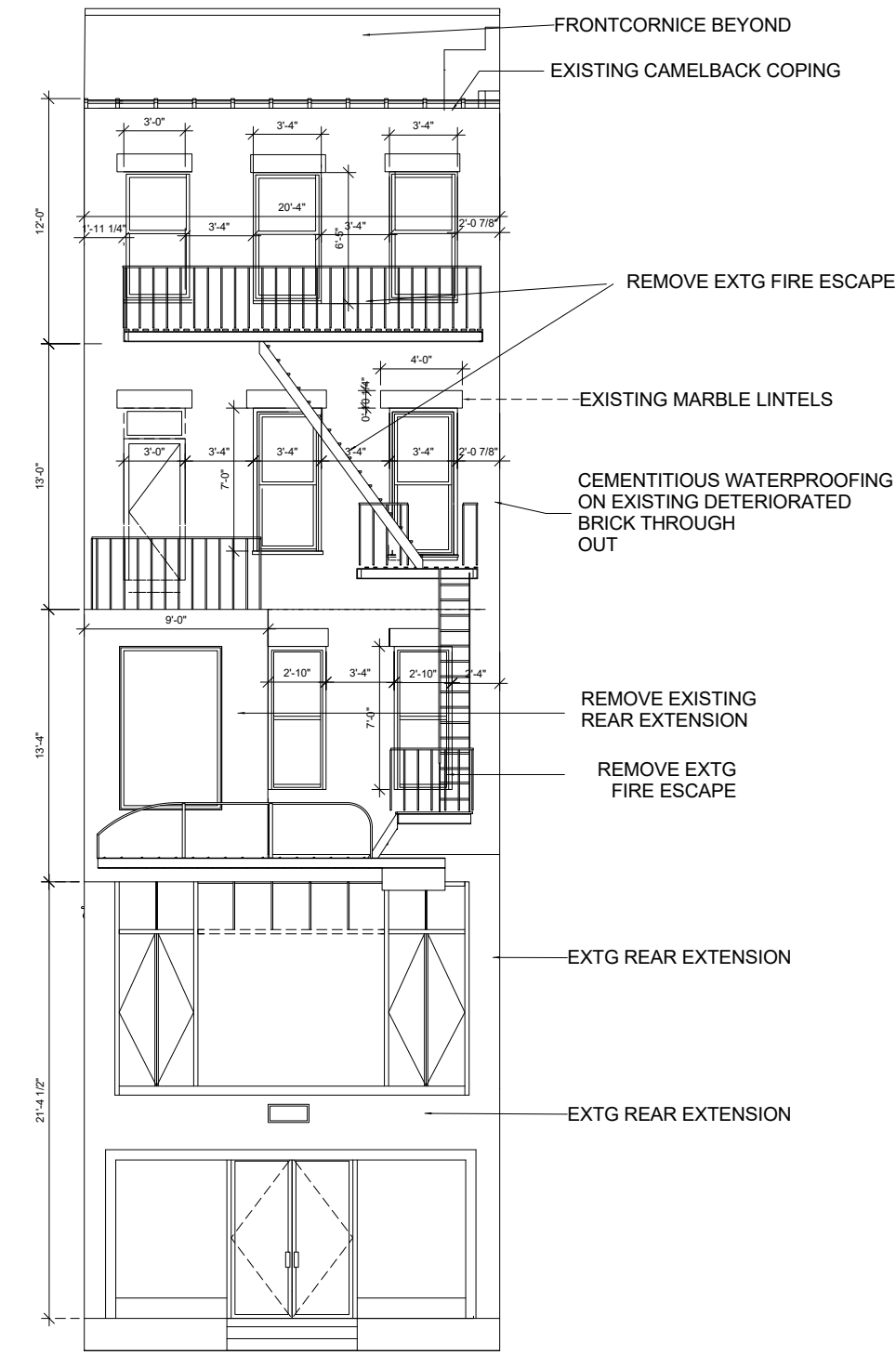
DRAWN BY:
Author

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM





② EXISTING NORTH ELEVATION LPC
1/4" = 1'-0"



Zinc Standing Seam Siding



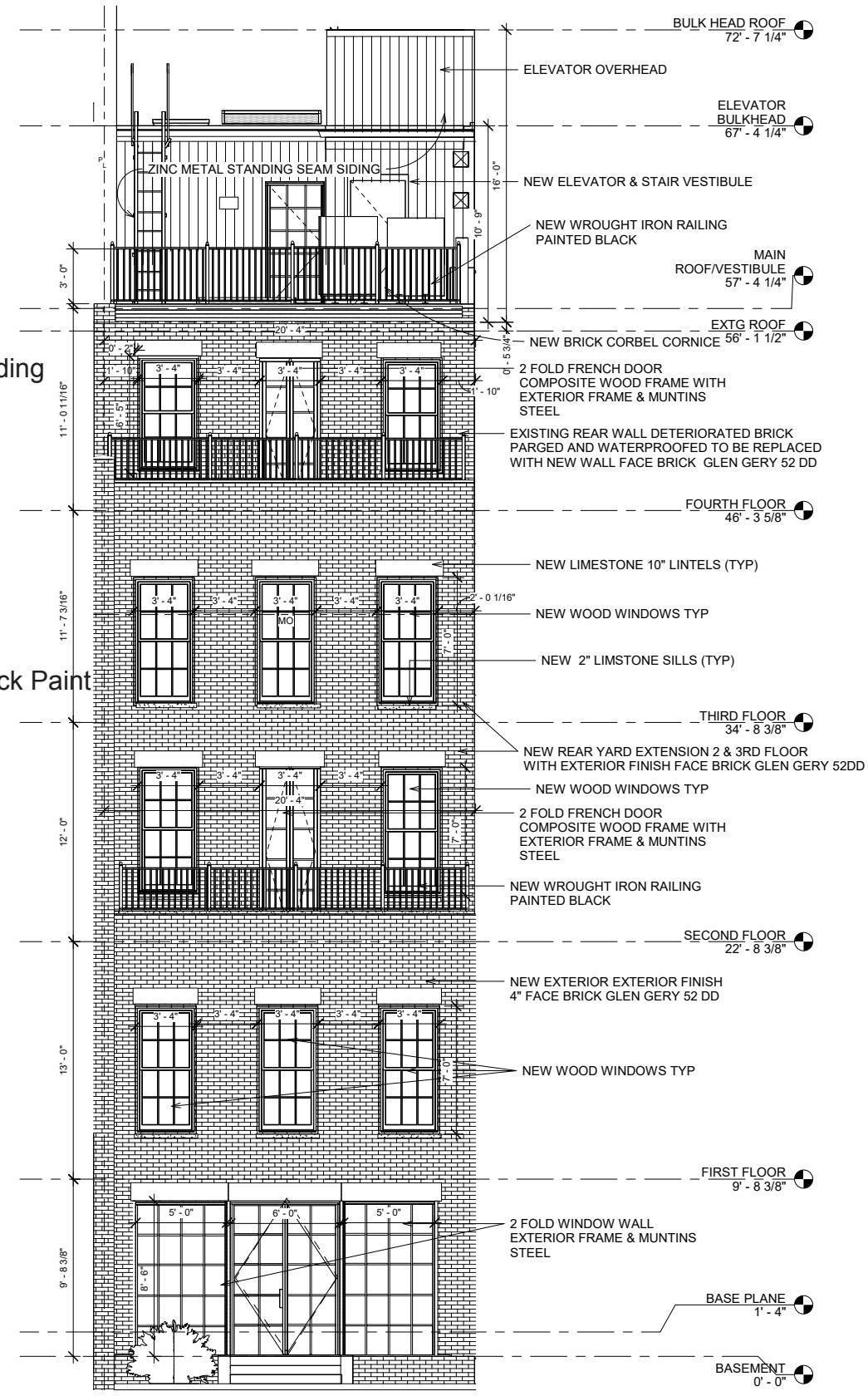
Windows + Railing: Black Paint



Limestone Lintels



Glen Gery 52 DD



① PROPOSED North LPC
1/4" = 1'-0"

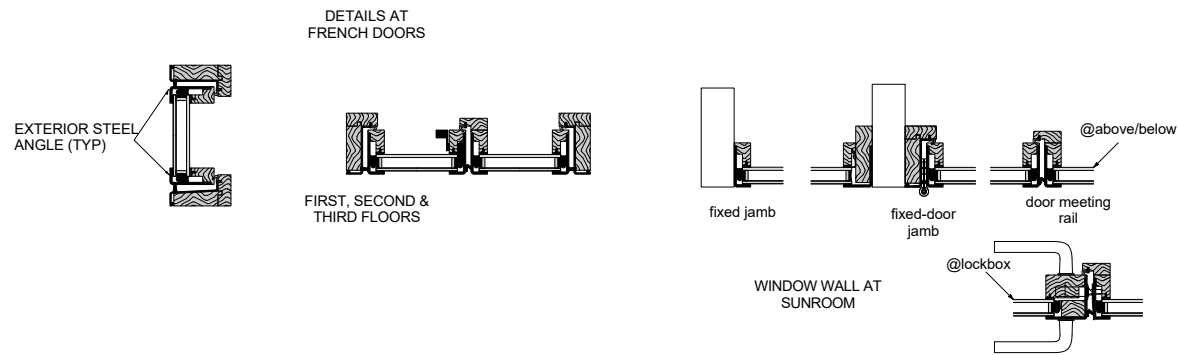
ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

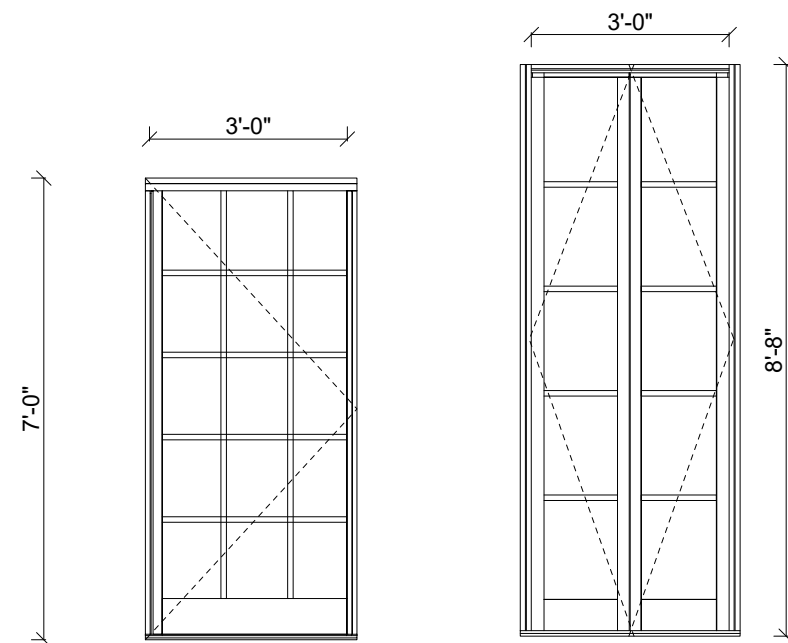
Existing & Proposed North

ISSUE DATE: 04/14/25	SHEET NUMBER L-9
SCALE: 1/4" = 1'-0"	
DRAWN BY: Author	

STEVEN LEVINE RA ARCHITECTURE DPC
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373
EMAIL: STEVEN_31375@MSN.COM

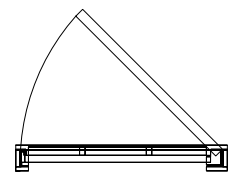


② 2 FOLD FRENCH DOOR DETAILS LPC
12" = 1'-0"

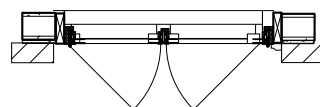


ELEVATION

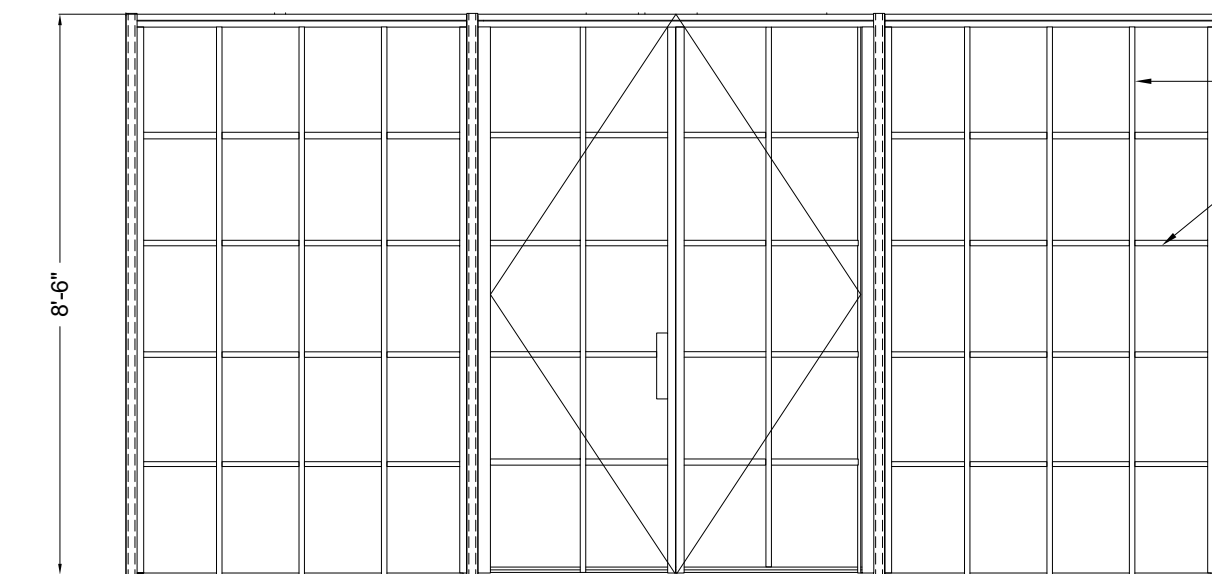
ELEVATION



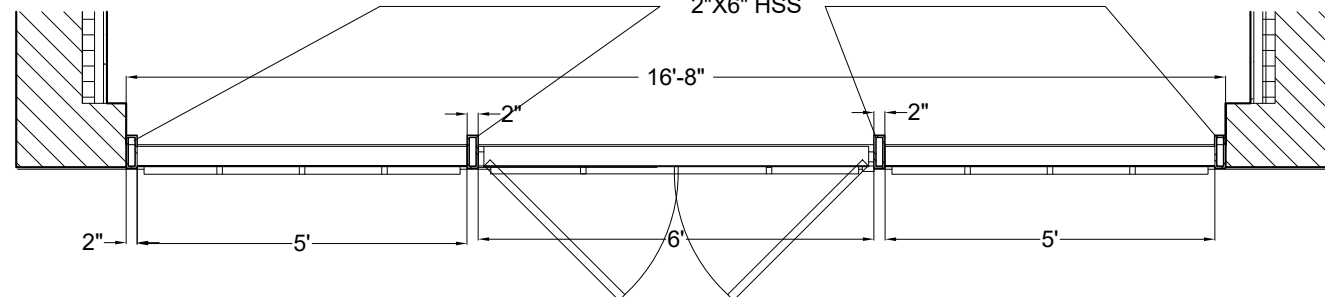
PLAN
TYPE G



TYPE D
PLAN

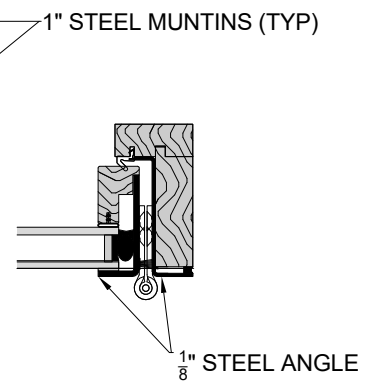


ELEVATION



PLAN

SUNROOM WINDOW WALL



ENLARGED JAMB

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

EXTERIOR DOORS

ISSUE DATE:
04/14/25

SCALE:
As indicated

DRAWN BY:
Author

SHEET NUMBER

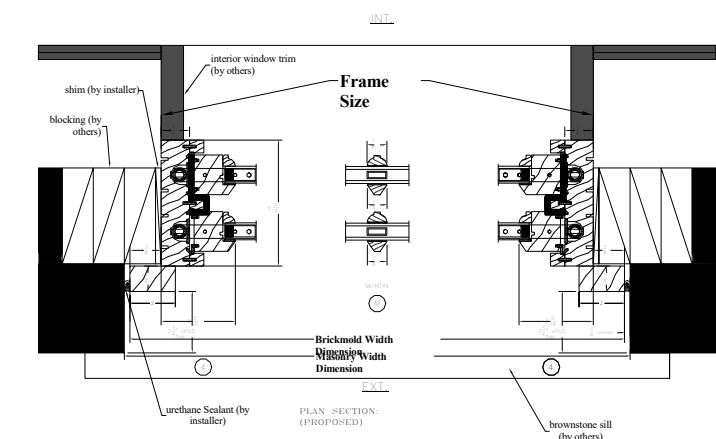
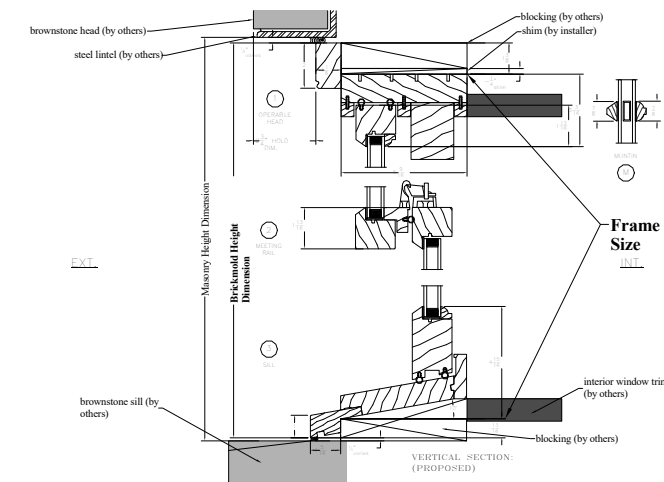
L-11

STEVEN LEVINE RA ARCHITECTURE DPC

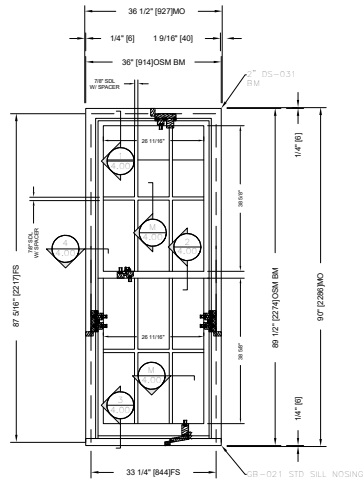
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM

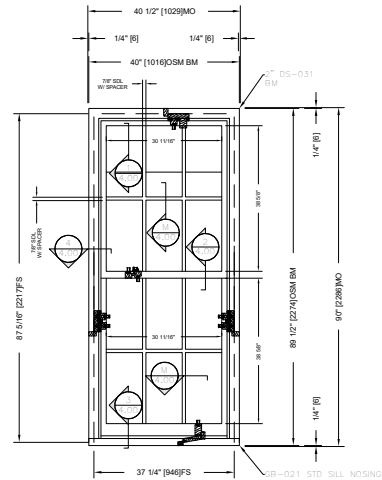
① EXTERIOR DOORS LPC
3/4" = 1'-0"



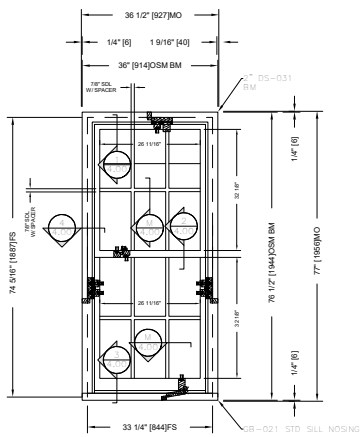
① WINDOW DETAILS LPC
3" = 1'-0"



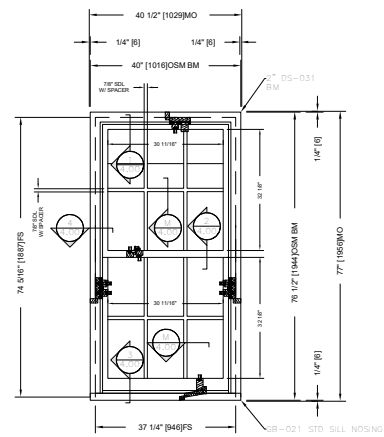
2nd & 3rd Floor
Rear/North
2 each Type "A"



2nd & 3rd Floor
Rear/North
2 each Type "A"



4th Floor
Rear/North
1 each Type "A"



4th Floor
Rear/North
2 each Type "A"

② WINDOW ELEVATION LPC
1/2" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

WINDOWS

ISSUE DATE:
04/14/25

SCALE:
As indicated

DRAWN BY:
Author

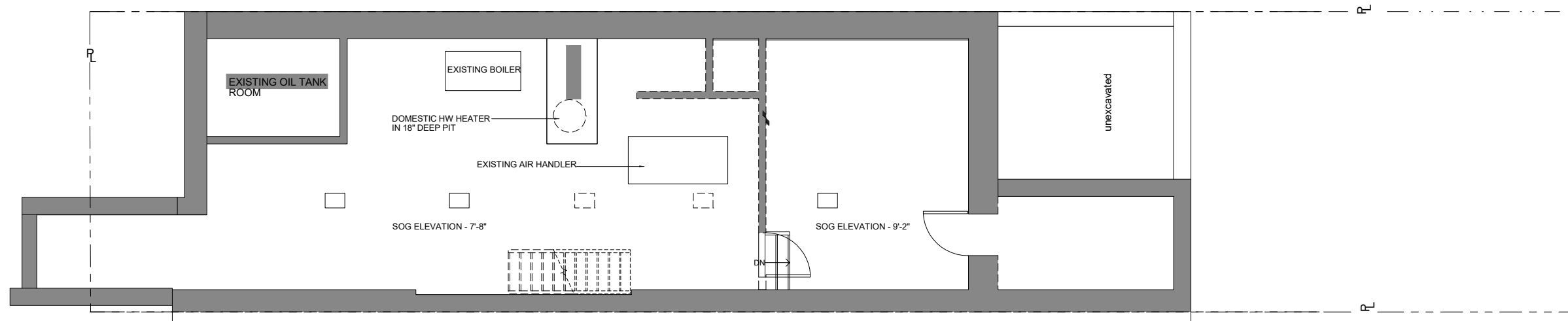
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L-12

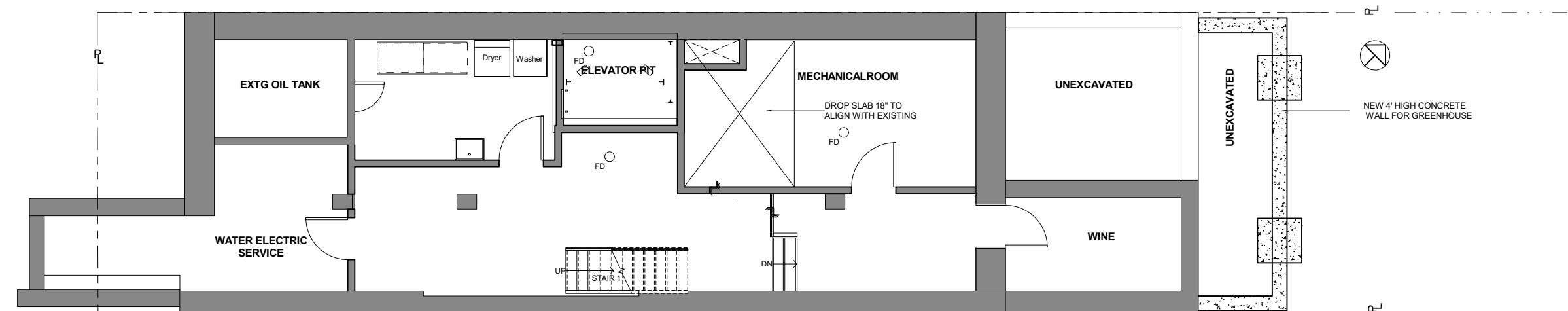
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL: STEVEN_31375@MSN.COM



EXISTING CELLAR



PROPOSED CELLAR 1281.60 SF GROSS

① CELLAR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
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23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

CELLAR LPC

ISSUE DATE:
04/19/25

SCALE:
1/4" = 1'-0"

DRAWN BY:
Author

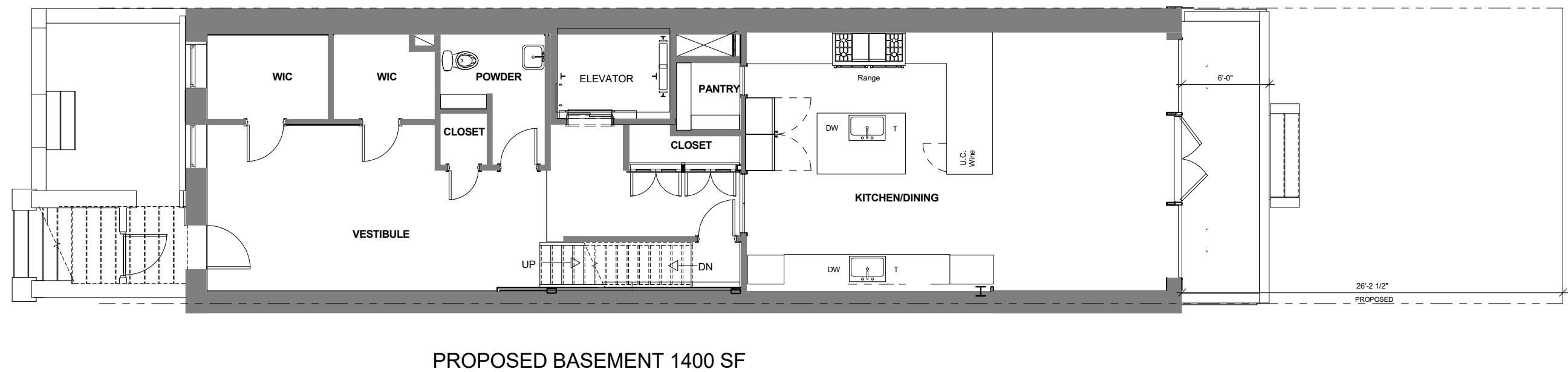
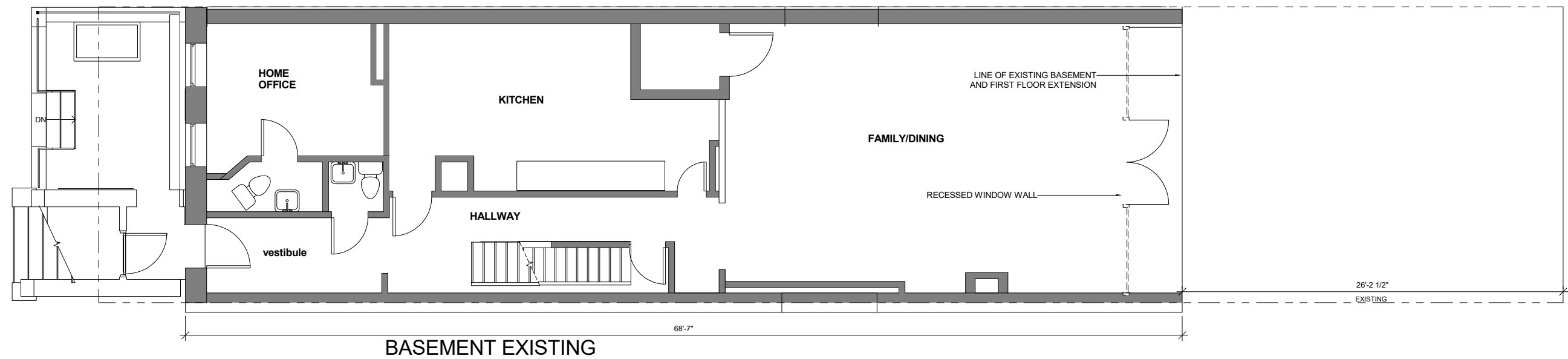
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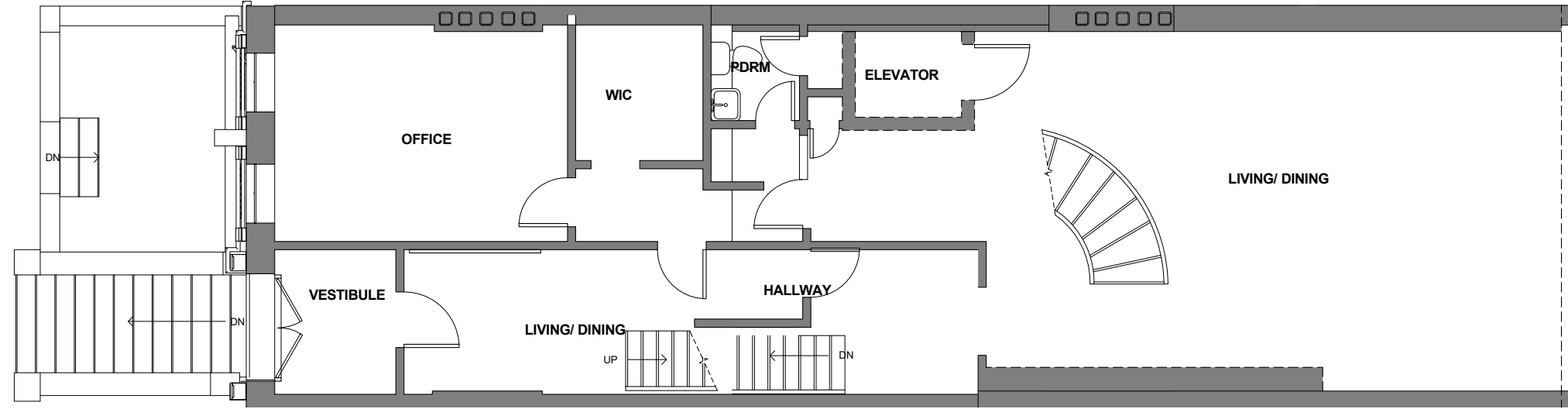
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STEVEN LEVINE RA ARCHITECTURE DPC

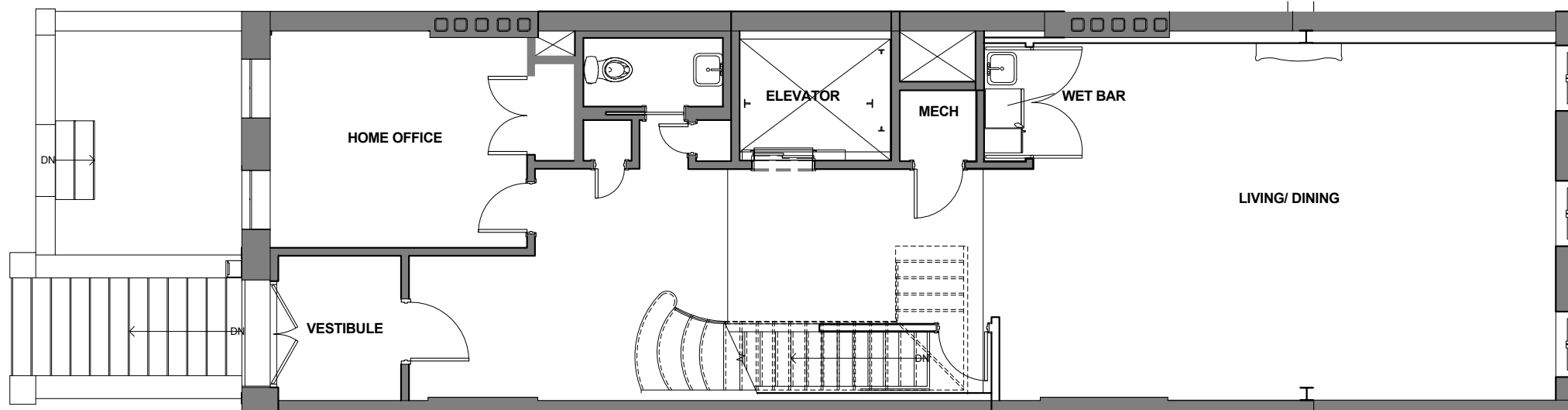
920 BROADWAY
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NEW YORK, NEW YORK 10010
TEL: 212 758 7373

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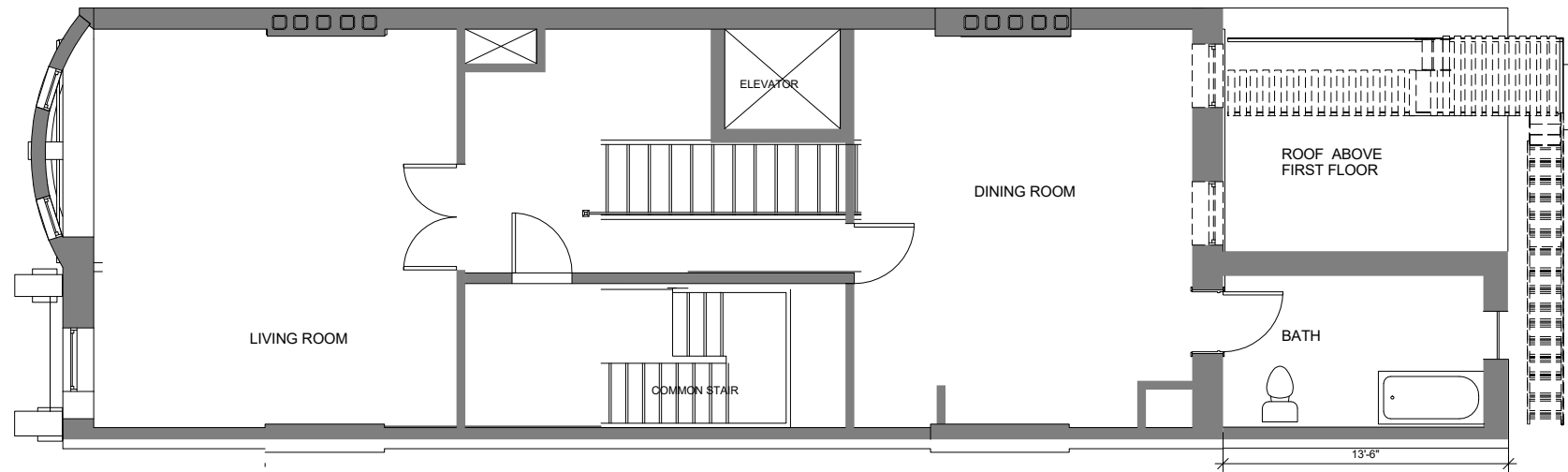




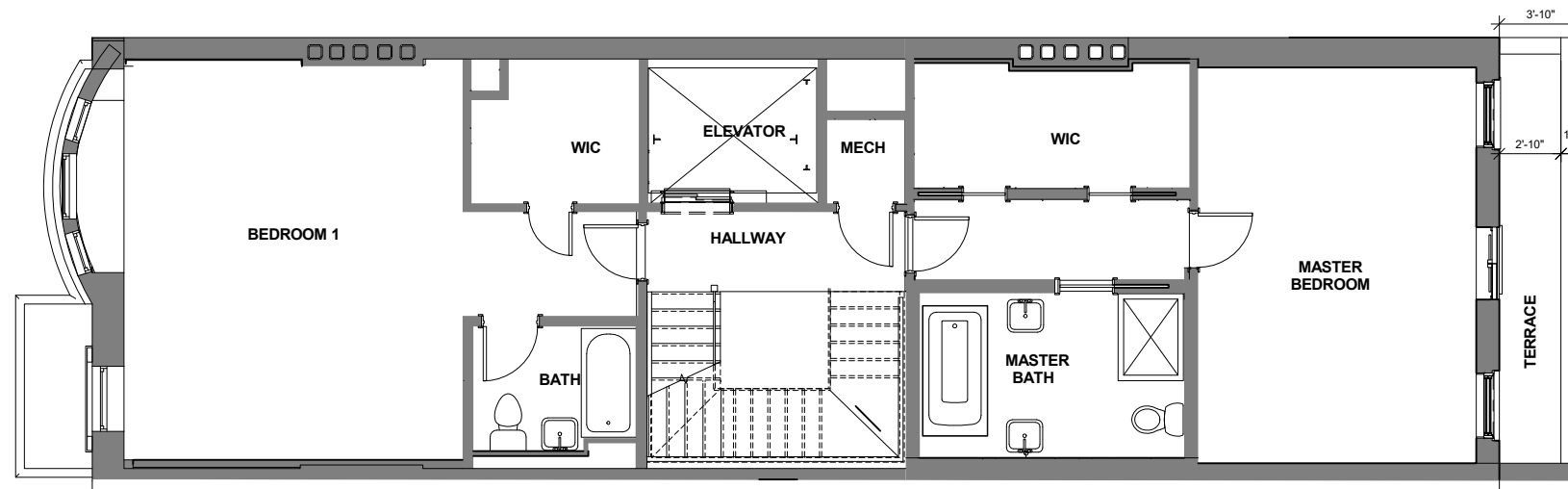
EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR 1400 SF GROSS



EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR 1314.75 SF GROSS

① SECOND FLOOR LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

SECOND FLOOR

ISSUE DATE:
04/19/25

SCALE:
1/4" = 1'-0"

DRAWN BY:
Author

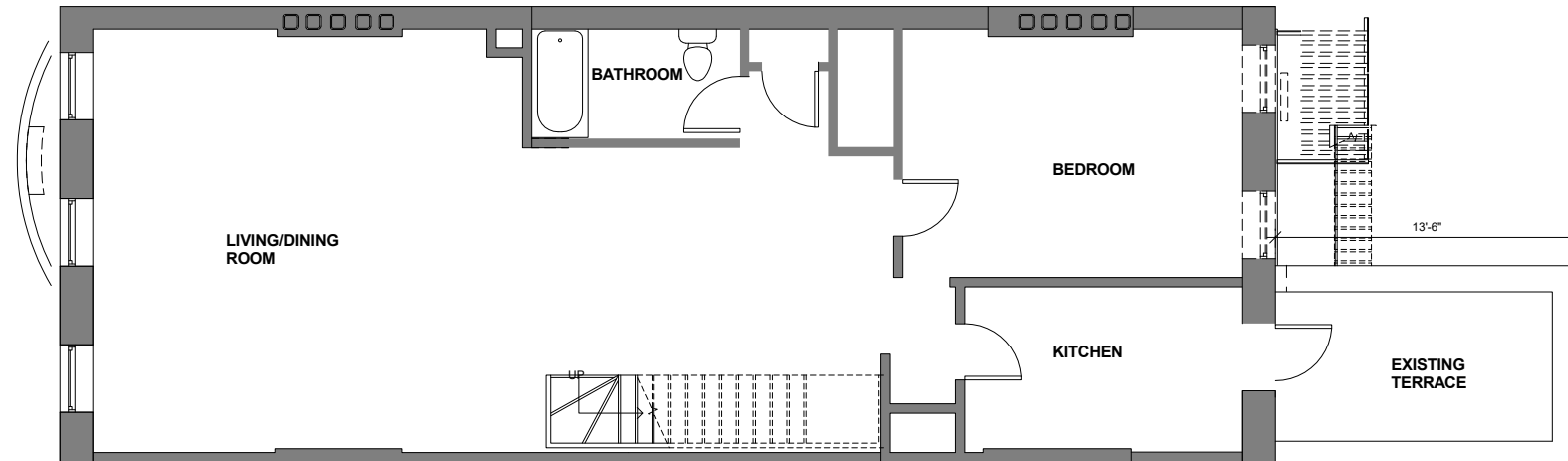
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L-20

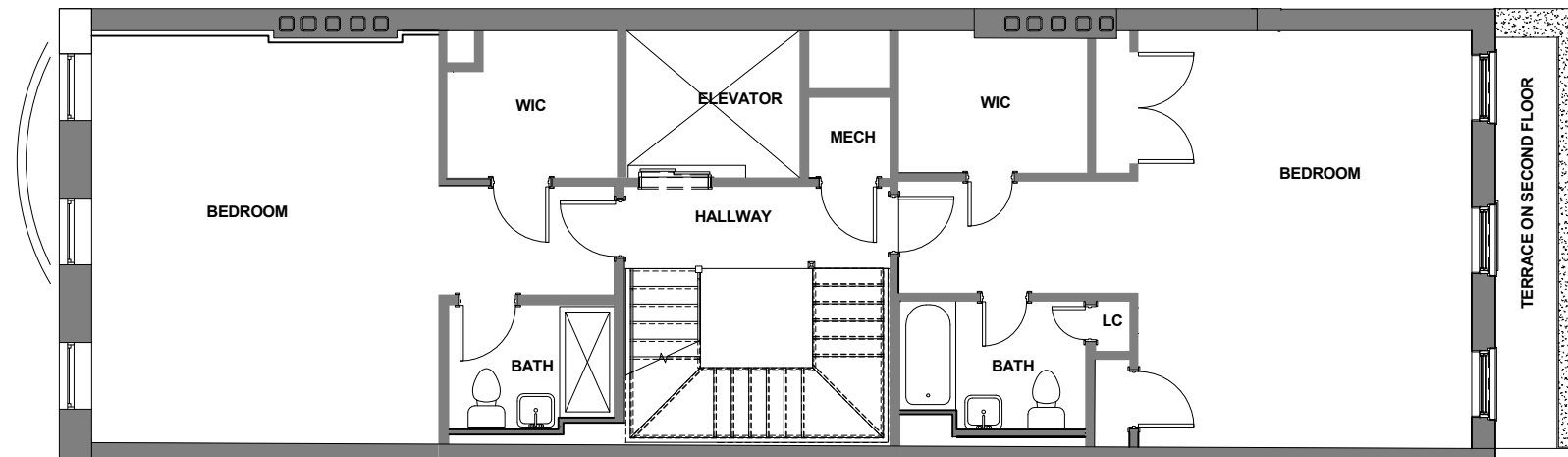
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



THIRD FLOOR EXISTING



THIRD FLOOR PROPOSED 1314.75 SF GROSS

① THIRD FLOOR LPC
1/4" = 1'-0"

1314.75 SF GROSS

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

THIIRD FLOOR LPC

ISSUE DATE:
04/19/25

SCALE:
1/4" = 1'-0"

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Author

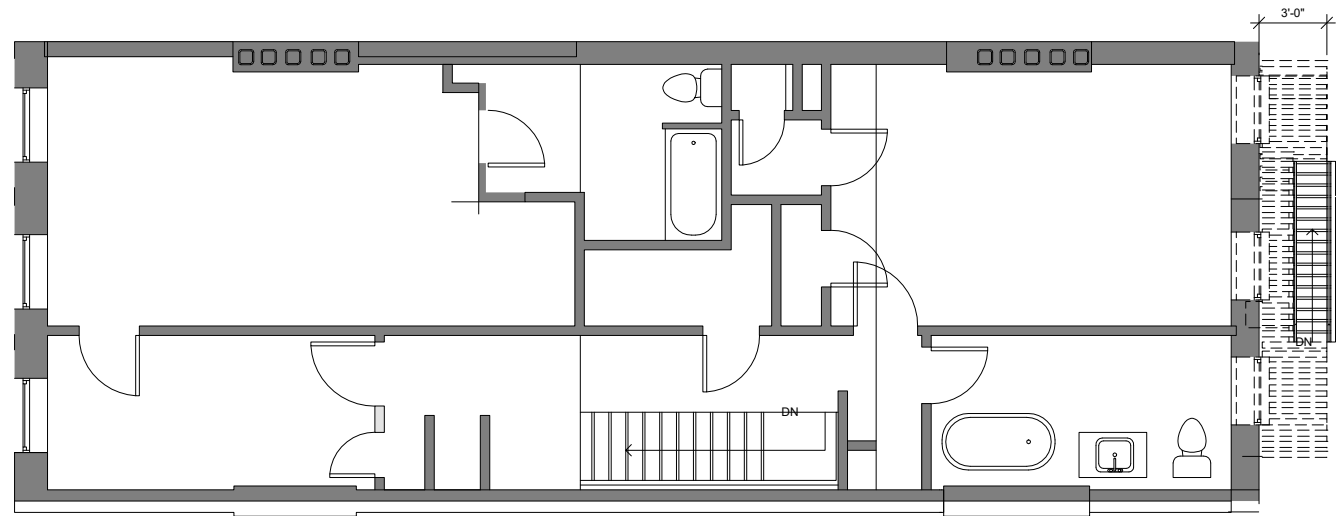
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L-21

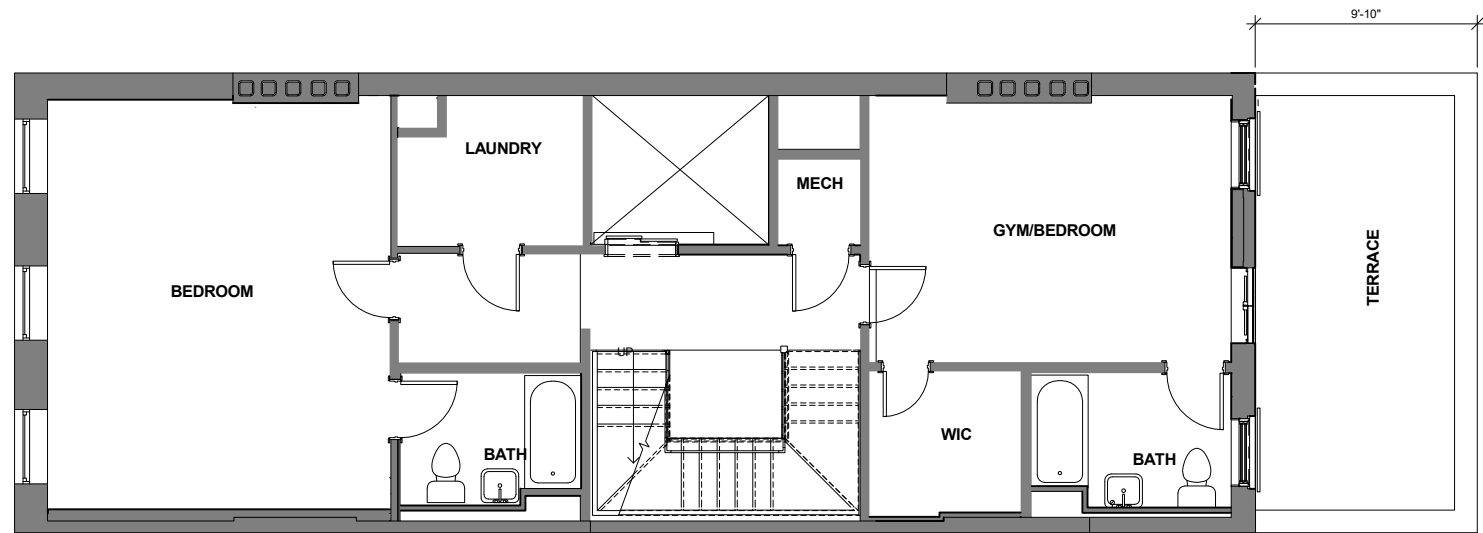
STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
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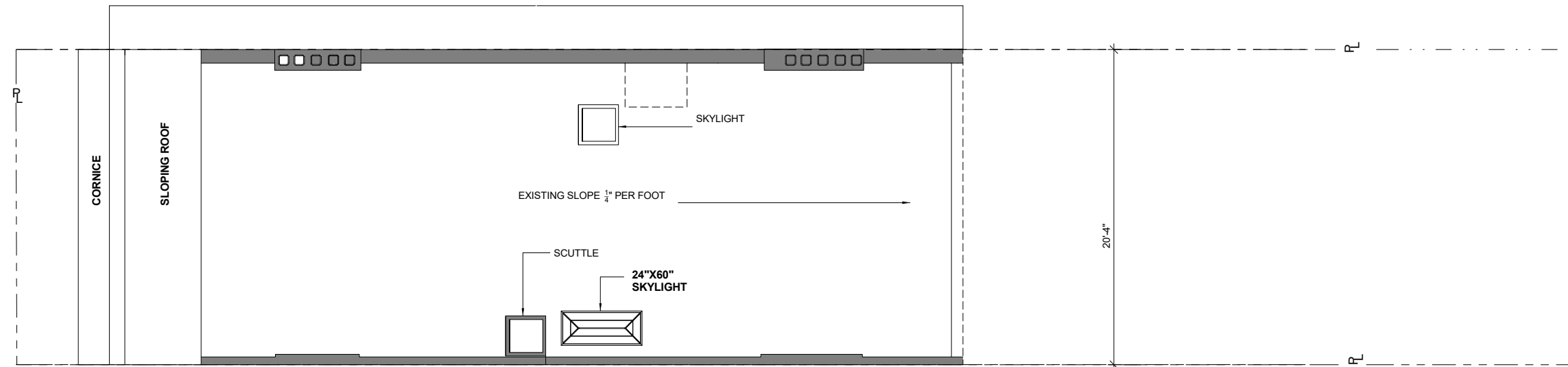
FOURTH FLOOR EXISTING



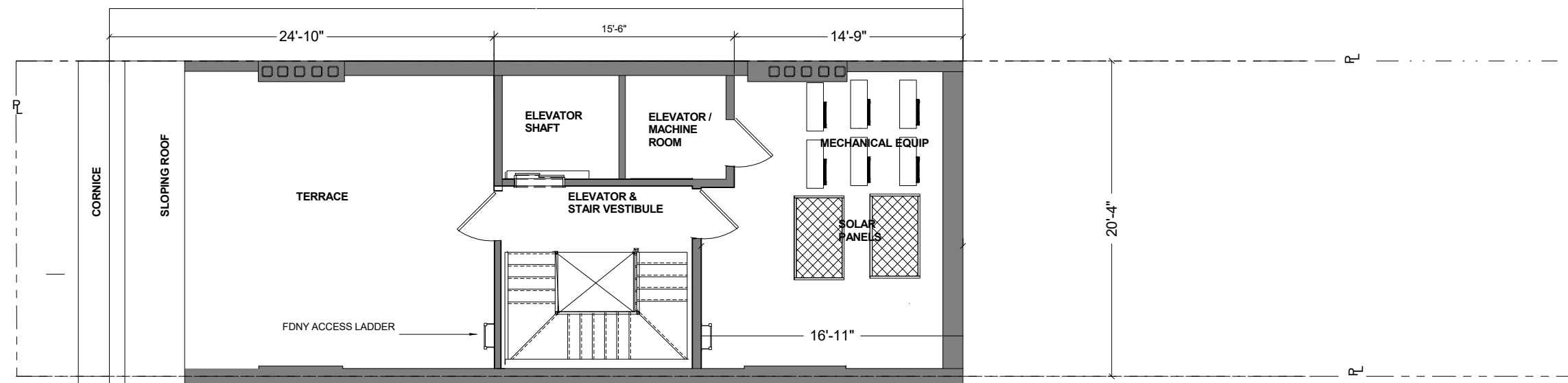
FOURTH FLOOR PROPOSED 1110.44 SF GROSS

① FOURTH LPC
1/4" = 1'-0"

<p>ALTERATION TO THE TOWNHOUSE OF KLM 23E92 LLC 23 EAST 92 STREET NEW YORK, NEW YORK</p>	
<p>SHEET TITLE:</p> <p>FOURTH FLOOR LPC</p>	
<p>ISSUE DATE: 04/19/25</p>	<p>SHEET NUMBER</p> <p>L-22</p>
<p>SCALE: 1/4" = 1'-0"</p>	
<p>DRAWN BY: Author</p>	
<p>STEVEN LEVINE RA ARCHITECTURE DPC</p> <p>920 BROADWAY 17TH FLOOR NEW YORK, NEW YORK 10010 TEL: 212 758 7373 EMAIL : STEVEN_31375@MSN.COM</p>	



EXISTING ROOF



PROPOSED MAIN ROOF / VESTIBULE 284 SF GROSS

① ROOF VESTIBULE LPC
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

ROOF LPC

ISSUE DATE:
04/19/25

SCALE:
1/4" = 1'-0"

DRAWN BY:
Author

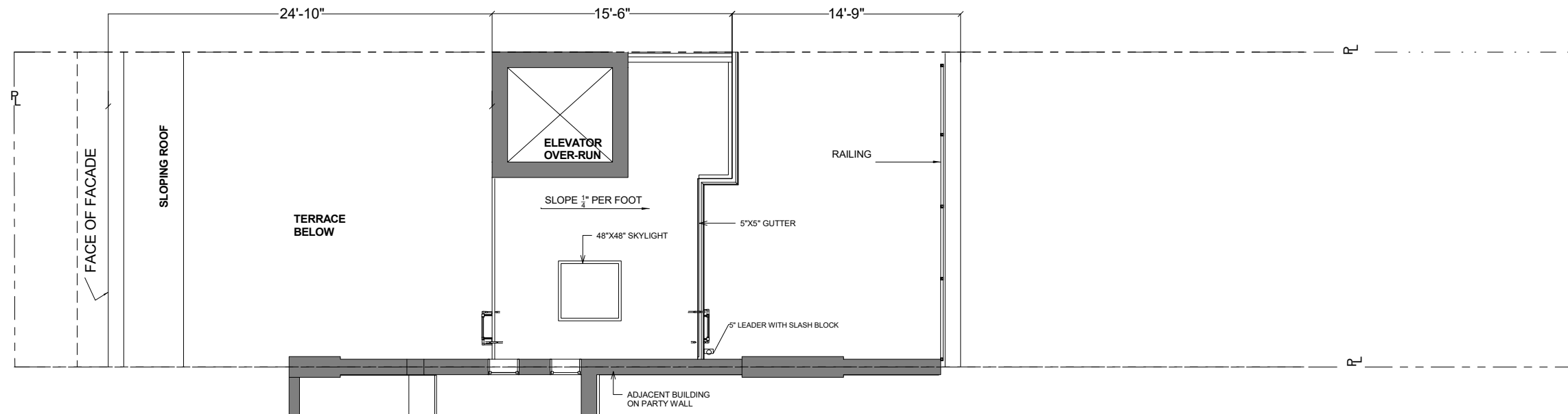
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L-23

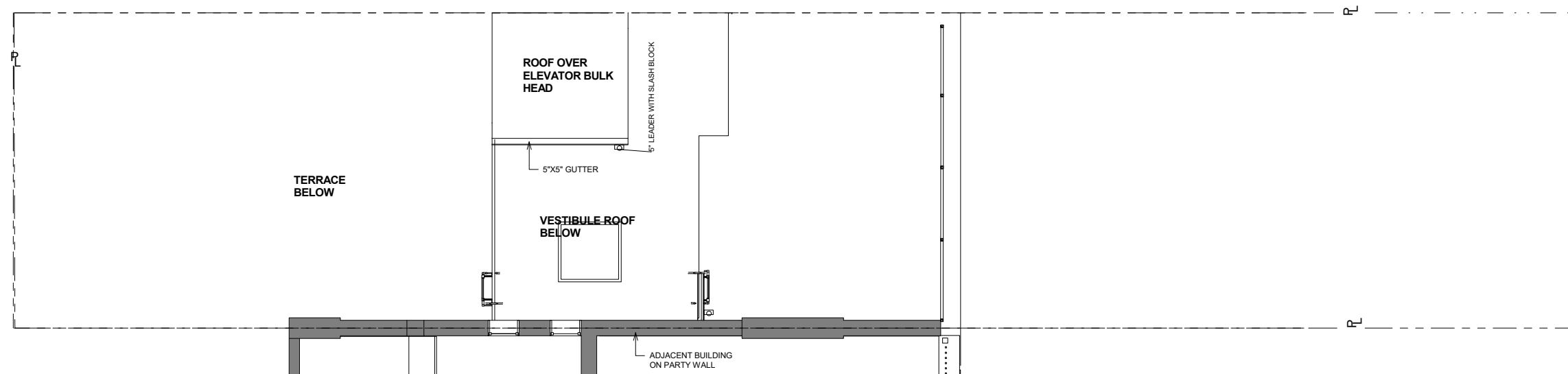
STEVEN LEVINE RA ARCHITECTURE DPC

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17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375@MSN.COM



PROPOSED ROOF OVER VESTIBULE



PROPOSED ROOF OVER ELEVATOR BULKHEAD

① BULKHEAD ROOFS
1/4" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

BULKHEAD ROOFS

ISSUE DATE:
04/24/25

SCALE:
1/4" = 1'-0"

DRAWN BY:
Author

SHEET NUMBER

L-24

STEVEN LEVINE RA ARCHITECTURE DPC
920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373
EMAIL: STEVEN_31375@MSN.COM



Proposed rear facade and extension, facing southeast



Proposed rear rendering, facing southeast

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-25-11183

**23 East 92nd Street – Carnegie Hill Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

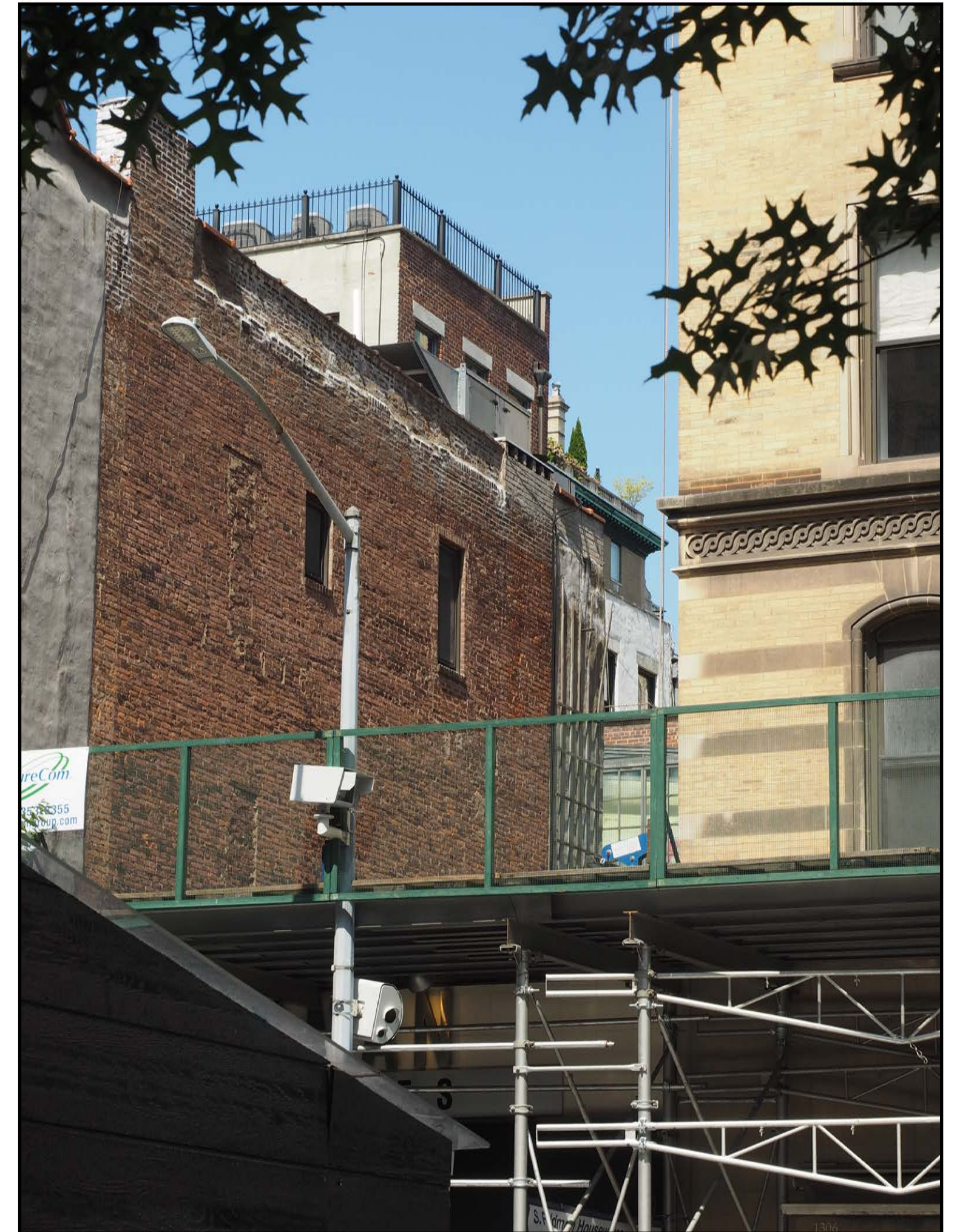
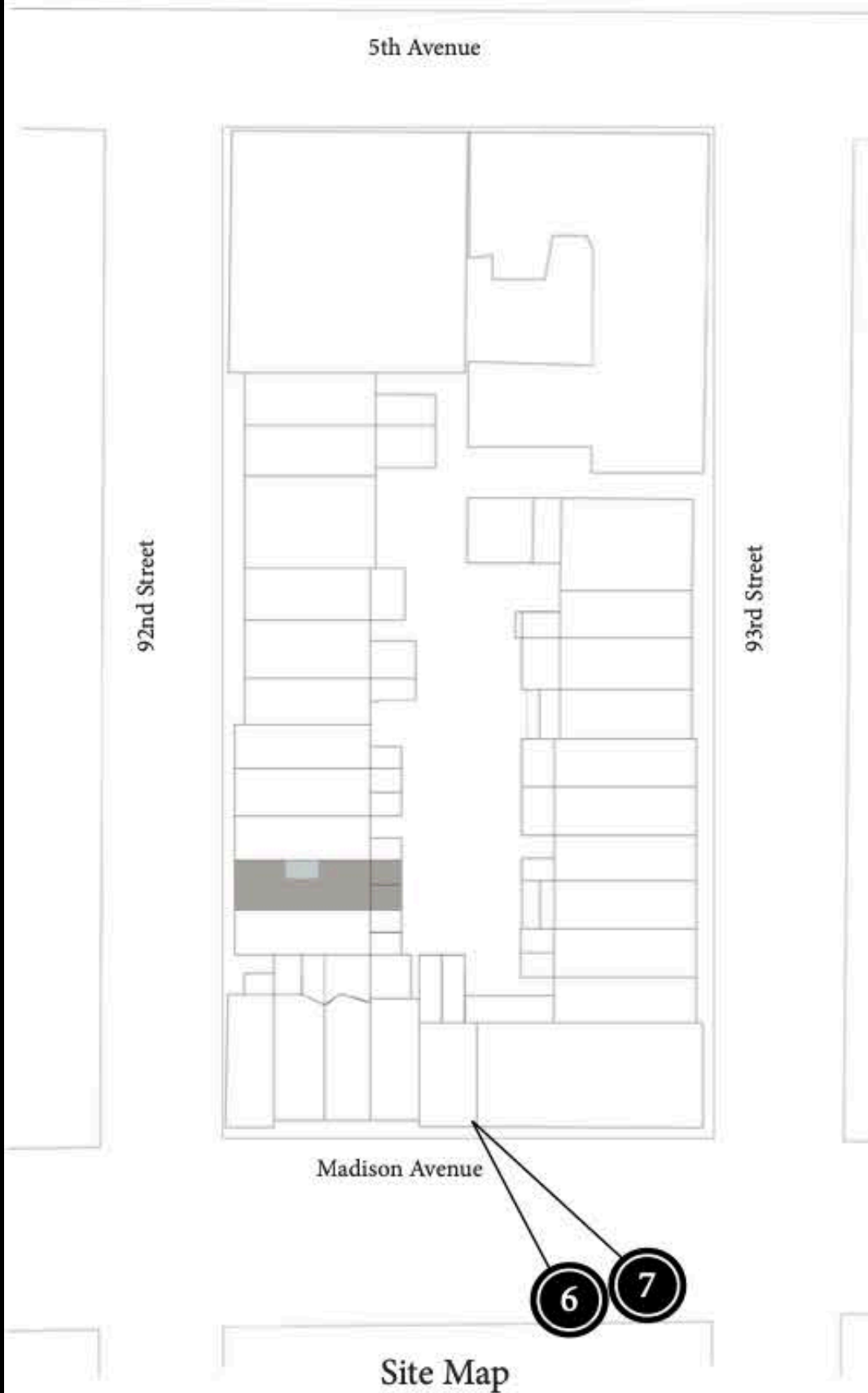
833-568-8864 (Toll-free)

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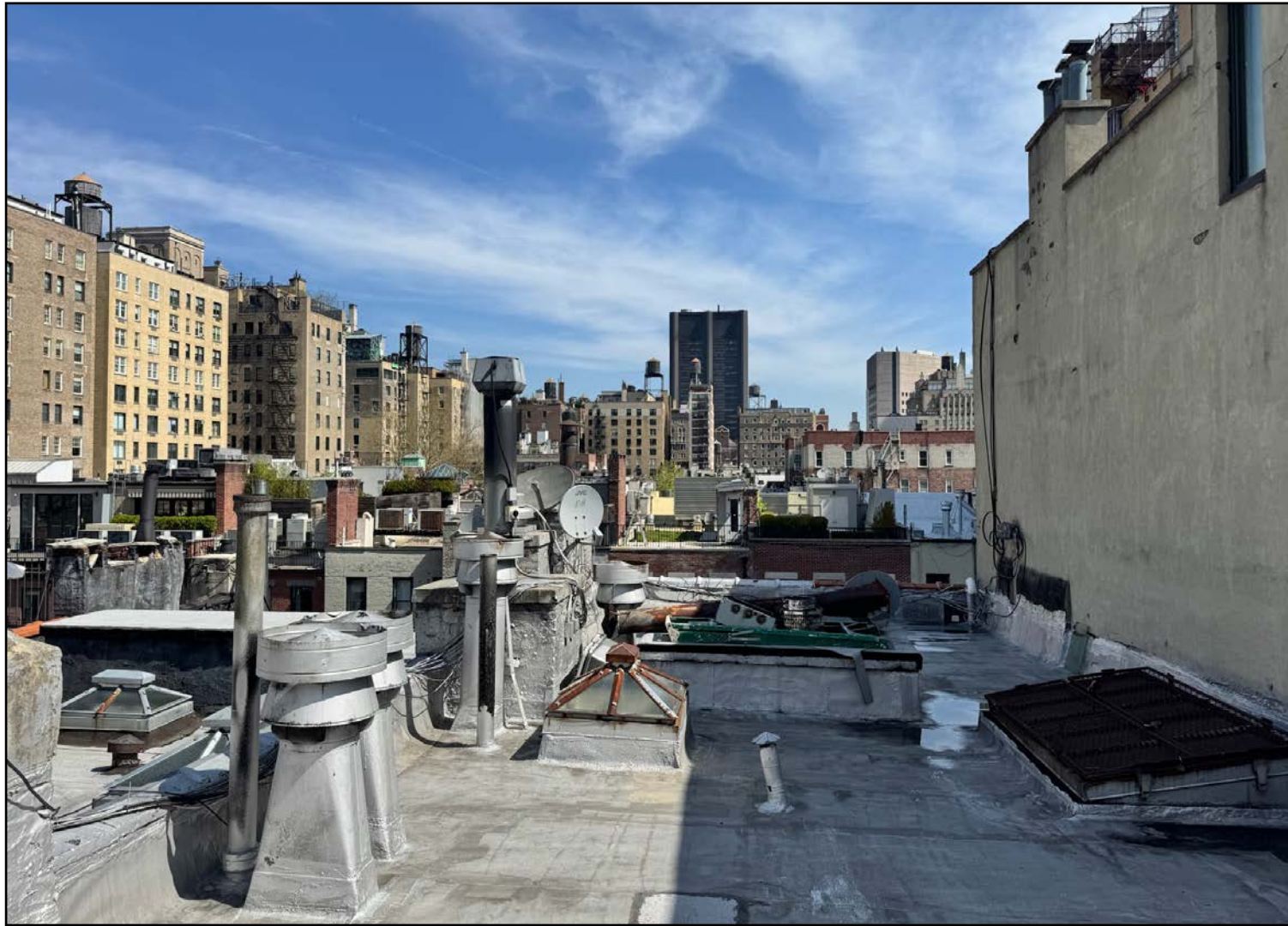
APPENDIX



⑥ View from Madison Avenue: Midblock West Side of Street
(between 92nd + 93rd Streets)



⑦ View from Madison Avenue: Midblock West Side of Street
(between 92nd + 93rd Streets) Zoomed View



① Roof Context Looking North



② Roof Context Looking South

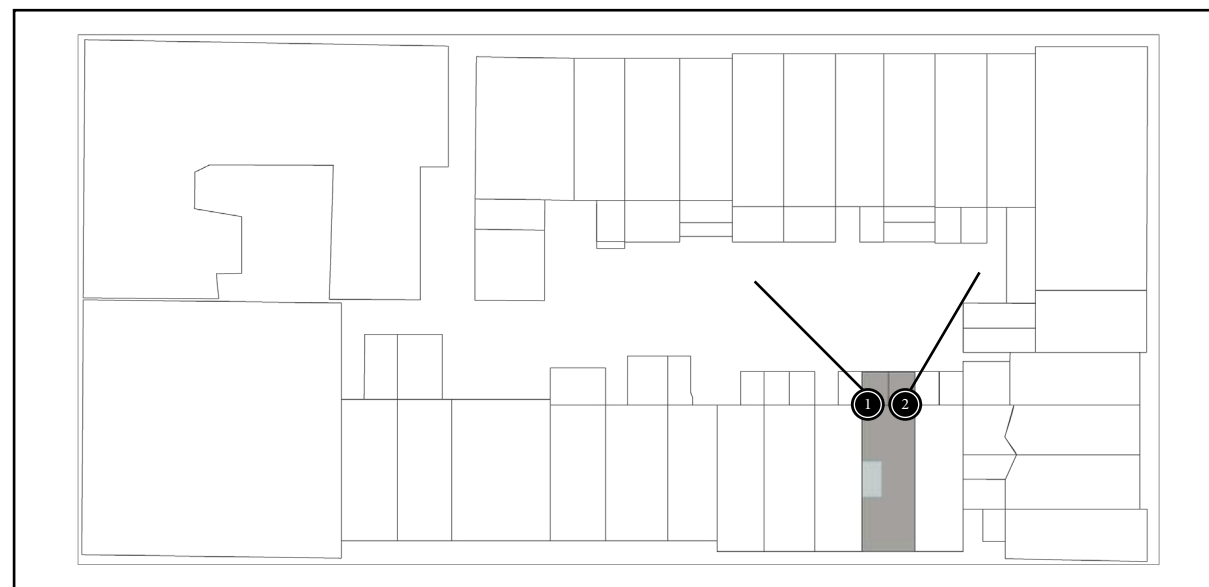




① Rear Yard Context Looking North & West



② Rear Yard Context North & East



EXISTING CONDITIONS - Front Areaway



Overview of front areaway along East 92nd Street, facing northeast.



Existing louvers below basement-level windows, facing north.



Through-wall air conditioner unit at second-floor spandrel, facing northwest.



Existing spandrel conditions below parlor windows, facing north.



Areaway Existing Condition Photo



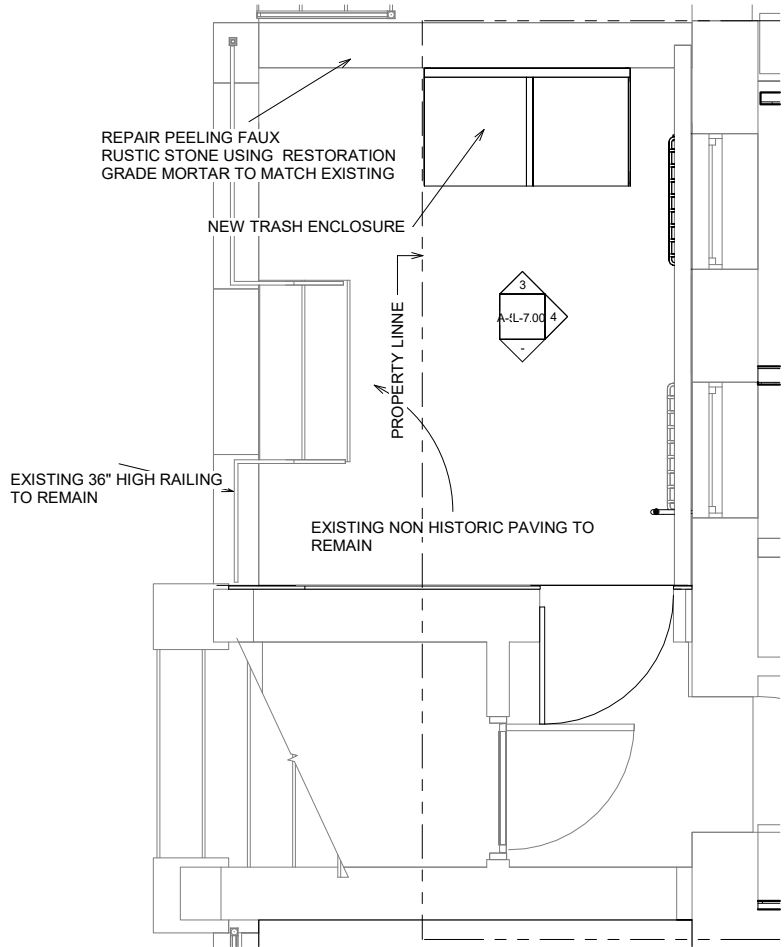
Areaway Existing Condition Photo



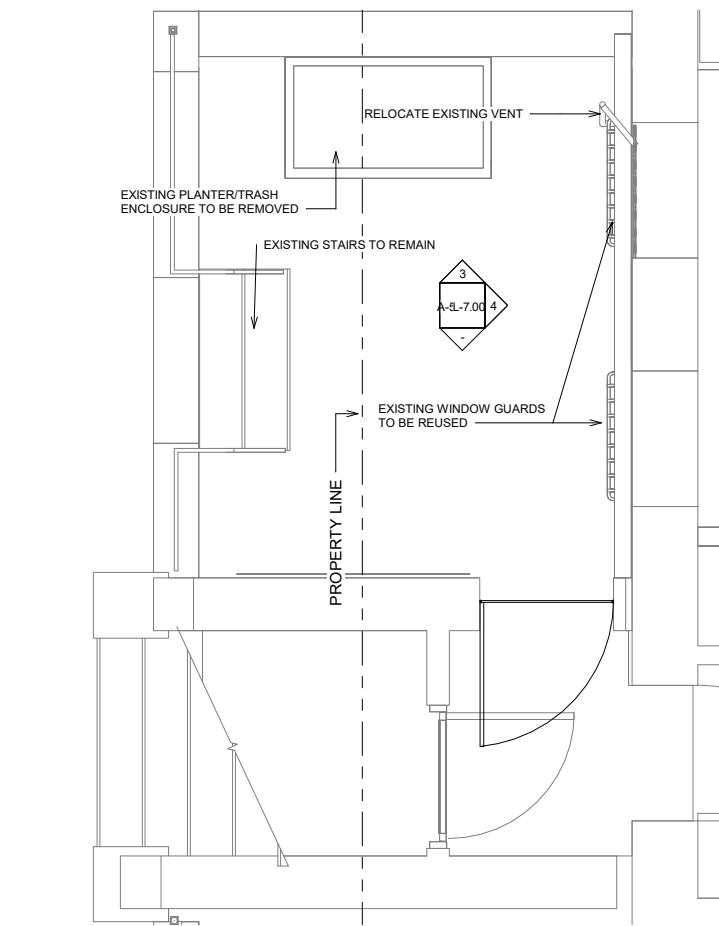
PROPOSED PERSPECTIVE



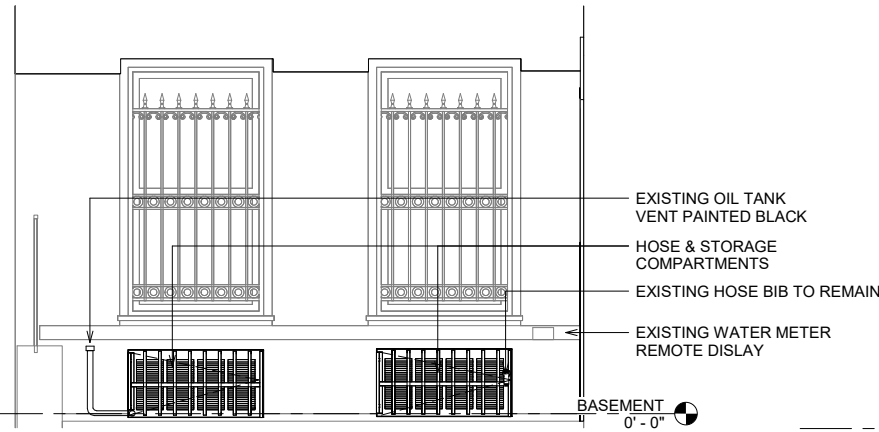
EXISTING PERSPECTIVE



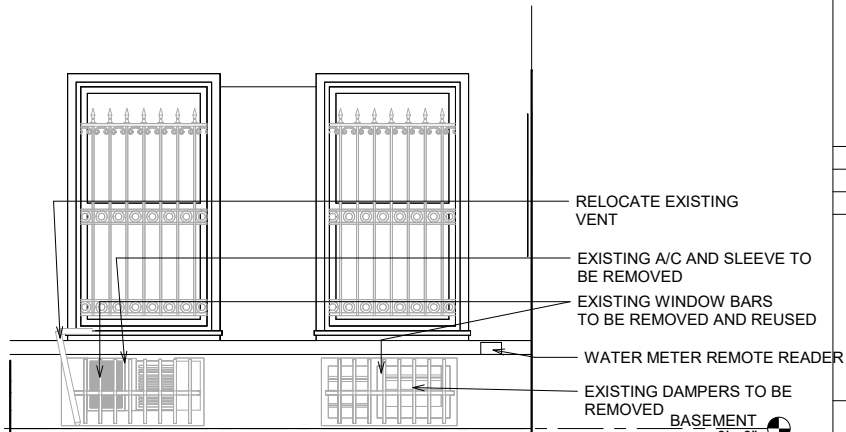
② AREAWAY LPC
1/2" = 1'-0"



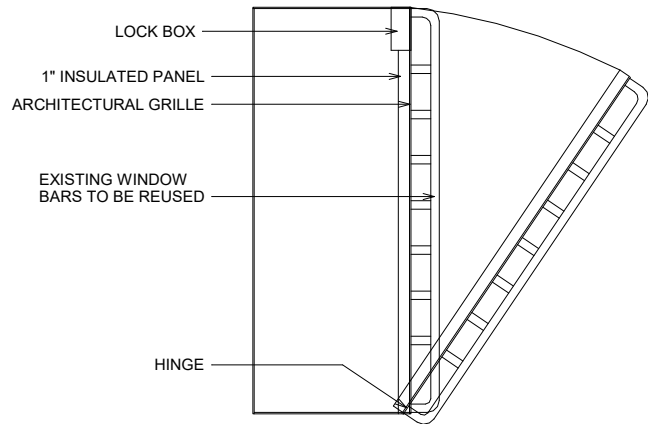
① AREAWAY EXISTING LPC2
1/2" = 1'-0"



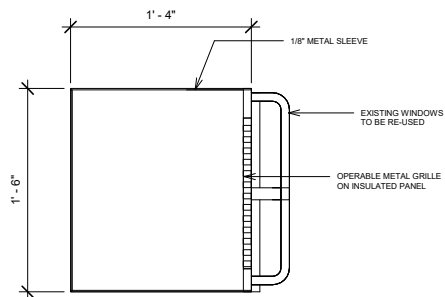
④ AREAWAY ELEVATION LPC
1/2" = 1'-0"



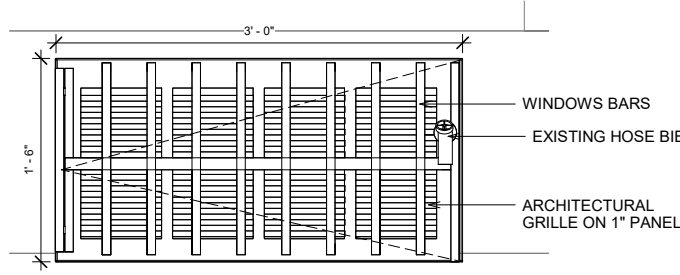
⑤ AREAWAY ELEVATION EXISTING LPC
1/2" = 1'-0"



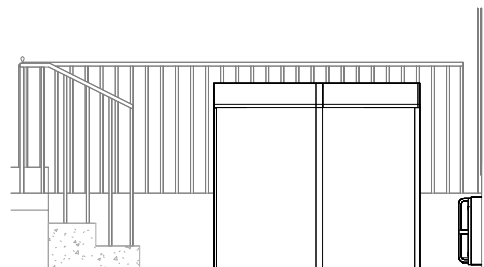
⑥ AREAWAY OPENING PLAN LPC
1 1/2" = 1'-0"



⑦ AREAWAY OPENING SECTION LPC
1 1/2" = 1'-0"



⑧ ELEVATION AREAWAY -OPENING LPC
1 1/2" = 1'-0"



③ ELEVATION TRASH ENCLOSURE LPC
1/2" = 1'-0"

ALTERATION TO THE TOWNHOUSE
OF
KLM 23E92 LLC
23 EAST 92 STREET
NEW YORK, NEW YORK

SHEET TITLE:

AREA WAY

ISSUE DATE:
04/14/25

SCALE:
As indicated

DRAWN BY:
Author

SHEET NUMBER

L-7

STEVEN LEVINE RA ARCHITECTURE DPC

920 BROADWAY
17TH FLOOR
NEW YORK, NEW YORK 10010
TEL: 212 758 7373

EMAIL : STEVEN_31375 @MSN.COM

HISTORICAL PHOTOS



Second from right, circa 1940 (Muni)



Circa 1980s (Friends of the Upper East Side Historic District, via Urban Archive)



Circa 1990s (LPC)

June 24, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 14, LPC-25-11183

23 East 92nd Street – Carnegie Hill Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 398 4258

Passcode: 804515

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.