

120 EAST 92ND STREET HOUSE, BOROUGH OF MANHATTAN, Completed 1860; Builder unknown.

Landmark Site: Borough of Manhattan Tax Map Block 1520, Lot 64.

On December 27, 1966, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 120 East 92nd Street House and the proposed designation of the related Landmark Site. (Item No. 80). One witness spoke in favor of designation. The owner of the building recorded her opposition to designation. The Commission continued the public hearing until January 31, 1967. (Item No. 31). At that time no speakers appeared to testify. Both hearings were duly advertised in accordance with the provisions of law.

#### DESCRIPTION AND ANALYSIS

This nineteenth century frame house, on a side street, comes as a delightful surprise. Time and change have passed it by, as well as the very similar frame house that adjoins it to the east. It has a front yard with iron railing and stands three stories above a high brick basement.

A steep flight of wood steps leads to a porch with open-work columns. The handsome paneled double front door with rope moldings is at the right and a pair of French doors at the left. The shuttered windows at all floors have handsome wood frames surmounted by cornices with modillions and this theme is repeated at the prominent cornice of the porch roof. The clapboard front wall is surmounted by an Italianate cornice carried on evenly spaced brackets with panels in between.

#### FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that the 120 East 92nd Street House has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the 120 East 92nd Street House is an exceptionally good example of a frame house maintained in a fine state of preservation, that it has fine details, that it lends to the street where it stands, both charm and gaiety, and that it greatly enhances the neighborhood.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the 120 East 92nd Street House, Borough of Manhattan and designates Tax Map Block 1520, Lot 64, Borough of Manhattan, as its Landmark Site.