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The City of New York Manhattan Community Board 8

June 15, 2015

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 18 East 63rd Street (between Fifth and Madison Avenues)-Upper East Side Historic District

Dear Chair Srinivasan:

At the Landmarks Committee meeting on Thursday, June 11, 2015, the committee adopted the following resolution regarding **18 East 63rd Street (between Fifth and Madison Avenues)-Upper East Side Historic District-Keitaro Nei, Architect-A Neo-Grec brownstone designed by Gage Inslee and constructed in 1876.** Application is for window replacement.

WHEREAS 18 East 63rd Street is a neo-Grec style brownstone designed by Gage Inslee and constructed in 1876.

WHEREAS 18 East 63rd Street, now a co-operative apartment building, presents as a classic 4-story house. However, prior to the historic district designation, the interior of the house was gutted and a fifth floor was added.

WHEREAS as a result of the addition of a new fifth floor, none of the floors behind the front elevation match the window openings; some windows have floor-plates in the middle of the historic windows.

WHEREAS On the first three floors, the applicant was able to emulate the historic window openings by creating shadow boxes in the interior behind each window so that the windows on the front elevation are the historic window openings.

WHEREAS the proportion of the windows only changed at the 4th floor.

WHEREAS the sills were cut and the windows were dropped down by approximately 12 to 18 inches to accommodate the changes to the interior so that each window opening on the 4th floor provides glazing for both the 4th and 5th floors behind. The historic frames for the windows were not extended down the additional 12-18 inches.

WHEREAS all the windows on the front elevation have air-conditioning units.

WHEREAS the applicant proposes to replace all the windows on the front elevation with new in-kind windows and remove all of the A/C units.

WHEREAS at the 4th floor, the applicant proposes to return the windows to the original grandfathered windows even though the frames for the windows stop short of bottom of the grandfathered windows. [The applicant had previously received staff level approval for changes to the windows at the front elevation; during construction, problems arose due to the awkward window treatment at the 4th and 5th floor. The resubmitted design for the 4th floor windows – a return to the grandfathered window treatment – requires a Certificate of Appropriateness from the Landmarks Preservation Commission.]

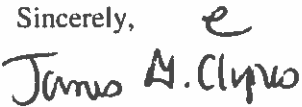
WHEREAS the applicant proposes to preserve the original historic detail of the 4th floor windows, including the grandfathered taller windows, the cut sills, and the historic window frames.

WHEREAS the applicant's solution is the least invasive, keeps all of the original details intact, and stays as true as possible to the original historic façade.

THEREFORE BE IT RESOLVED that of this application is approved as presented.

This recommendation was approved by a vote of 6 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


James G. Clynes
Chairman


David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District