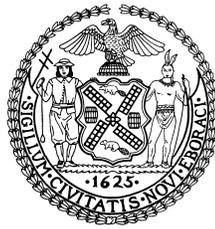


Nicholas Viest  
Chair

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

March 23, 2012

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 31 East 63rd Street (between Madison and Park Avenues) – Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 21, 2012, the board adopted the following resolution regarding **31 East 63rd Street (between Madison and Park Avenues) – Upper East Side Historic District - Mr. Jose Ramirez, Architect**. Application for a rearyard addition and restorations of the front and rear façade.

**WHEREAS** 31 East 63<sup>rd</sup> Street is a neo-Grec style house constructed in 1877-78 by Charles Baxter and altered in 1938 by Treanor & Fatio.

**WHEREAS** the applicant proposes to construct a rearyard addition and to restore the front and rear facade.

**WHEREAS** the applicant proposes to, among other steps, construct a rearyard addition that would overlap a non-conforming existing 2-story extension by adding 3 stories over the existing 2 stories; restore the front and rear facade with beige limestone; install windows with wood frames painted black in the front of the building; install windows with metal frames painted black in the rear of the building, said windows in the rear to have a fenestration that would be different from that of the windows that would be replaced in the rear and different from that of the windows in the front of the building; and add a front entry portico similar to that found on an adjacent building.

**WHEREAS** the Committee decided to consider this application in two parts: (1) The Rearyard Addition and Rear Facade and (2) The Front Facade.

### **Part 1: The Rearyard Addition and Rear Facade**

**WHEREAS** the proposed rearyard addition and rear facade would have excessive glazing and would result in a style and design not in character with the rest of the building.

**THEREFORE BE IT RESOLVED** that this application is **disapproved** as presented.

*The motion to disapprove this application failed with a vote of 17 in favor, 20 opposed, and 3 abstentions. A substitute motion to approve this application also failed with a vote of 19 in favor, 19 opposed, and 4 abstentions. Thus, Community Board 8 takes no position on Part 1: The Rearyard Addition and Rear Façade.*

### **Part 2: The Front Facade**

**WHEREAS** the proposed front facade is consistent with the character of the building and with the character of adjacent buildings.

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

*This recommendation was approved by a vote of 41 in favor, 0 opposed, and 0 abstentions.*

Sincerely,

Nicholas Viest  
Chair

David Helpern and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member