

James G. Clynes
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The City of New York
Manhattan Community Board 8

April 20th, 2017

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

Re: 10 E 63rd Street (Madison / 5th Ave), Upper East Side Historic District

Dear Chair Srinivasan:

At the Full Board meeting of Manhattan Community Board 8 on Wednesday, April 19th, 2017, the Board adopted the following resolution regarding **10 E 63rd Street (Madison / 5th Ave), Upper East Side Historic District**, *Sam Trimble, architect* [Trimble Architecture], Application is for excavation below grade at the rear yard..

WHEREAS 10 East 63rd Street is a 5-story, 25' wide townhouse designed by James Ware and constructed in 1879. Remodeled by A. Wallace McCrea in 1922 in the neo-classical style;
WHEREAS there is an existing rear yard, 25' wide by 26' deep with a notch taken out for an existing extension/projection into the rear yard; the notch measures 10' wide x 10' deep;
WHEREAS the applicant proposes an excavation under the entire rear yard to a depth of 17' to extend the cellar so that the applicant may create a below-grade gym;
WHEREAS as part of the excavation project, the applicant proposes to raise the surface of the rear yard by 2'; the existing terra cotta red tile surface of the rear yard will be changed to limestone pavers;
WHEREAS access to the rear yard is now provided by an existing door in the extension; the door will be raised up to accommodate the 2' that is being added to the height of the rear yard as part of the excavation project. [On the interior, there will now be two steps up to the door that has been raised.];
WHEREAS the applicant proposes to add mechanical equipment – 3 compressor-condensing units -- enclosed in a teak trellis 14' long x 2'8" deep along the left wall of the rear yard;
WHEREAS as required by the building code, all buildings within 90' of 10 East 63rd Street will be monitored during the excavation; none of the proposed work is visible from the public way;

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

This recommendation was passed by a vote of 21 in favor, 15 opposed, 0 abstained, and 0 not voting for cause.

Sincerely,

Handwritten signature of James G. Clynes in black ink.

James G. Clynes
Chairman

Handwritten signatures of David Helpen and Jane Parshall in black ink. Both signatures have initials in a circle above them.

David Helpen and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Hon. Bill de Blasio, Mayor of the City of New York
Hon. Gale Brewer, Manhattan Borough President
Hon. Liz Krueger, NYS Senator, 26th Senatorial District
Hon. Dan Quart, NYS Assembly Member, 73rd Assembly District
Hon. Rebecca Seawright, NYS Assembly Member, 76th Assembly District
Hon. Daniel Garodnick, NYC Council Member, 4th Council District
Hon. Ben Kallos, NYC Council Member, 5th Council District