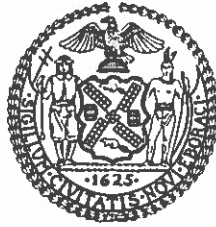


Alida Camp
Chair

Will Brightbill
District Manager



The City of New York
Community Board 8 Manhattan

505 Park Avenue
Suite 620
New York, N.Y. 10022
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com Website
info@cb8m.com - E-Mail

November 15, 2018

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, NY, 10007

RE: 10 East 63rd Street (between Madison and Fifth Avenues) – Upper East Side Historic District *John Woell, Steven Harris Architects LLP* – Application is for the replacement of windows and restoration of limestone on the front façade, extending the front areaway, replacing the rear façade, a small rear yard addition, and replacing the existing penthouse on the 6th floor.

This application is divided into three parts.

Dear Chair Carroll:

PART A. FRONT FAÇADE

At the Full Board meeting of Community Board 8 Manhattan held on November 14, 2018, the board voted to **approve** the following section of the application in accordance with the following resolution by a vote of 30 in favor, 7 opposed, 1 abstentions, and 0 not voting for cause:

WHEREAS 10 East 63rd Street is a 25-foot-wide townhouse;
WHEREAS the existing front elevation is brick with multi-pane double hung windows;
WHEREAS the brick will be repointed;
WHEREAS the windows are framed in limestone that has been painted;
WHEREAS the building has six stories, basement through fifth, the fifth floor of which is set back from the main façade;
WHEREAS the base of the building will be changed from brick to limestone;
WHEREAS paint will be removed from the limestone window surrounds and the limestone restored;
WHEREAS the limestone frames around the windows and door at the base of the building will be in relief, in that they will be project beyond the face of the limestone;
WHEREAS the windows will be changed from double hung 8 over 8 and 12 over 12 to casements with four or six subdivisions;
WHEREAS there are precedents in the neighborhood for the limestone base and the casement windows;

WHEREAS the fence at the top of the cornice will be removed;
WHEREAS the limestone portion of the limestone and brick cornice at the top of the fourth floor will be restored;
WHEREAS the penthouse will be set back from the face of the fifth floor further than the existing penthouse;
WHEREAS the brick parapet with a limestone coping at the top of the fifth floor, the penthouse level (or sixth floor), will receive a new, low, painted steel railing on top of the parapet;
WHEREAS the new penthouse will be lower than the existing penthouse;
WHEREAS the penthouse will have new steel and glass windows;
WHEREAS the front façade is contextual within the historic district;

THEREFORE, be it resolved that the Front Façade is **APPROVED** as presented.

PART B, REAR FACADE

The board voted to **approve** the following section of the application in accordance with the following resolution by a vote of 38 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS the three-story addition will be removed;
WHEREAS the existing fire escape will be removed from the fourth floor up;
WHEREAS the existing fire escape, which is shared with the adjoining building, will be retained and restored from the fourth floor down;
WHEREAS the brick façade will be painted;
WHEREAS the basement level will be extended six feet into the rear yard;
WHEREAS the window openings on the rear façade will be re-proportioned;
WHEREAS all the new windows and doors will be painted steel;
WHEREAS the basement level will have new doors and windows in a full width opening in the new extension;
WHEREAS the first floor will have new doors and windows opening onto a terrace with a painted steel railing;
WHEREAS the second and third floors will have individual windows;
WHEREAS the fourth and fifth floors will have windows with a spandrel panel in a double high opening at the fourth and fifth floors;
WHEREAS the penthouse will be lower than the original penthouse;
WHEREAS the penthouse will be stucco;
WHEREAS the penthouse will have painted steel and glass doors;

THEREFORE, be it resolved that the Rear Façade is **APPROVED** as presented.

PART C, FRONT AREAWAY

The board voted to **disapprove** the following section of the application in accordance with the following resolution by a vote of 32 in favor, 6 opposed, 0 abstentions, and 0 not voting for cause:

WHEREAS the areaway and the main entrance step are to be extended 5' to align with the areaways on either side;
WHEREAS the areaway is to have a new planter the full width of the areaway abutting the sidewalk;

WHEREAS the steps and areaway pavers are to be of new bluestone;
WHEREAS a tree is located at the street edge of the sidewalk approximately centered on the house;
WHEREAS the distance from the new areaway and steps will be reduced from 11' to 6' from the edge of the grating covering the opening in the sidewalk for the tree;

THEREFORE, the new front areaway and entrance steps are **DISAPPROVED**.

Please advise us of any action taken on this matter.

Sincerely,


Alida Camp
Chair


David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 14th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District