



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 07/11/17	<b>EXPIRATION DATE:</b> 4/25/2023	<b>DOCKET #:</b> LPC-19-13216	<b>COFA</b> COFA-19-13216
<b>ADDRESS:</b> 10 EAST 63RD STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1377 / 64
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Amanda Wilson  
10 East 63rd Street, Inc.  
10 East 63rd Street  
New York, NY 10065

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 25, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on March 30, 2017, and as you were notified in Status Update Letter 19-08625 (LPC 19-8625) issued on May 3, 2017.

The proposal, as approved, consists of excavating the rear yard 17'-6 1/4" for a cellar extension. The work was shown in a digital slide presentation, consisting of eleven slides labeled, "10 E. 63rd St. New York"; and dated April 25, 2017; and including drawings and photographs, all prepared by Trimble Architecture, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 10 East 63rd Street as a residence originally built by James E. Ware in 1878-79, and redesigned in the neo-Classical style by A. Wallace McCrea in 1922; and that the building's style, scale, materials, and details contribute to the special architectural and historic character for which the Upper East Side historic district was designated.

With regard to the proposal, the Commission found that the proposed work will not eliminate or damage any

significant architectural features of the building or historic district; that none of the proposed work will be visible from any public thoroughfare; that the central greenspace in this block features a variety of grade levels and rear yard additions, including many which extend to or near the rear lot line, therefore the new proposed grade level of the rear yard and extension of the excavation to the rear lot line will not diminish a unified central greenspace; that there is no real greenspace in this block, therefore there is no need to retain a 5 foot unexcavated area for planting at the rear of the lot; that the excavation, and related benching will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; and that the proposed work will not overwhelm the building or detract from the special architectural and historic character of the building site or historic district.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and review of two signed and sealed sets of Department of Buildings filings and drawings.

On May 11, 2017, the commission received final filing materials, including written communications, dated June 20, 2017; drawings T-001.00, Z-101.00, DM-104.00, A-104.00, A-301.00, A-601.00, A-602.00, and EN-101.00, dated May 2, 2017, and prepared by James Trimble, R.A.; drawings M-100.00, M-203.00, P-100.00, and P-203.00, dated May 2, 2017, and prepared by Robert Divilio, Jr. P.E.; drawings TA-010.00, TA-011.00, TA-012.00, SOE-100.00, SOE-101.00, SOE-102.00, SOE-200.00, SOE-201.00, SOE-203.00, SOE-204.00, FO-100.00, FO-200.00, FO-201.00, FO-202.00, FO-203.00, FO-204.00, S-101.00, S-102.00, S-102.00, S-200.00, S-300.00, S-301.00, S-302.00, DM-210.00, DM-211.00, and DM-212.00, dated February 21, 2017, and prepared by Xianchang Chen, P.E.

Staff of the Commission reviewed the drawings and found that the drawings include additional work, including installing three (3) vents at the basement level of the east facade of the rear extension; installing three (3) HVAC units, a wood enclosure, and wood planters at the rear yard; installing a 6'3" high wood fence, matching the height of the existing fence, at the perimeter of the rear yard; and interior alterations at the cellar through basement floors to include the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to this additional work, the Commission finds, in accordance with the provisions set forth in the Rules of the City of New York, Title 63, Section 2-11, that the vents will be less than 25 square inches in the surface area, and will project no more than 5 inches; that no decorative masonry or other significant architectural feature of the building will be affected by the installation; that none of the work at the rear yard or rear facade will be visible from a public thoroughfare; and that none of the additional work will affect any significant architectural features of the building. Staff also found that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-13216 is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Ceqyuna Moore.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
David Lally, Trimble Architecture, PC

**cc:** Emma Waterloo, Deputy Director; David Lally, Trimble Architecture, PC