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**The City of New York
Community Board 8 Manhattan**

January 13, 2021

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

RE: 21 East 63rd Street (Upper East Side Historic District) *Barry Ludlow, Architect* - A Beaux Arts style rowhouse designed by Buchman & Fox and constructed circa 1884. Application is to modify the entry to provide ADA access and alter the flanking non-historic openings at the areaway.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on January 12, 2022 the board approved the following resolution by a vote of 46 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

- WHEREAS** 21 East 63rd Street was converted to a commercial building in 1947;
- WHEREAS** the new tenant for the building will be Lalique;
- WHEREAS** the applicant seeks to modify the entry and areaway to provide ADA access to the building;
- WHEREAS** 21 East 63rd Street has no historic fabric below the brackets at the approximate level of the second floor;
- WHEREAS** alterations to the rusticated limestone façade will be below the level of the brackets;
- WHEREAS** the deteriorated outside granite steps to the central entrance, the central glass entrance doors with decorative metal embellishment, the windows either side with decorative metal grilles, planting either side of the steps, and decorative metal railings at the steps and around the planted areas will be removed;
- WHEREAS** the interior at the front of the building will be altered to facilitate access for the able bodied and disabled, and provide a required second means of egress;
- WHEREAS** steps will be added to the existing, inside center stair to enable able bodied visitors to ascend to the first floor, which is about half a level above grade;
- WHEREAS** a lift will be provided on the west side of the interior steps to provide access to the first floor for the disabled;
- WHEREAS** an egress stair will be configured on the east side of the interior steps to provide direct access to the outside;
- WHEREAS** the façade will be altered to accommodate the changes to be made to the interior;
- WHEREAS** the center pair of doors in the existing 5'-10" wide opening will be replaced with two new glass doors with a wider eastern door to be the active leaf and a narrower western door to be the inactive leaf as one of the doors has to be of sufficient width to enable access by the disabled;
- WHEREAS** the western window will be replaced with a new window and a transom above, set in a decorative metal frame;
- WHEREAS** the eastern window will be replaced with a new door with glass matching the height of the glass of the eastern window and with a matching transom above, with a solid lower portion of the door, and with metal frames with the same decorative detailing as the metal on the eastern window;
- WHEREAS** there will a clerestory window above each transom window;
- WHEREAS** there are precedents for the clerestory windows on other houses in the historic district;
- WHEREAS** the tops of the center, main entrance doors will match the tops of the transoms over the

western window and eastern egress door;

WHEREAS the tops of the new window and new egress door will be 7'-9" above entry level; the tops of the transoms and center doors will be 10'-1" above the entry level; and the tops of the clerestory windows will be 13'-7" above the entry level;

WHEREAS the existing metal and glass awning over the center doors will remain;

WHEREAS a 3'-3" fabric awning with a 6" skirt will be placed over each transom;

WHEREAS the fabric awnings will be transitional elements on the altered façade;

WHEREAS the metal frames will be similar to the frames that were demolished, with strings of circles on the perimeters of the frames;

WHEREAS the railings around the planted areas either side of the walkway to the entrance doors will be similar to the railings that were demolished with strings of circles on the perimeters of frames with "X" motifs within the frames;

WHEREAS the railing around the eastern planted area will have a gate with the same decorative motif as the railings;

WHEREAS the tall glass doors will have simple narrow frames to maximize the glazed area and to minimize the differences in the widths of the doors;

WHEREAS the entrance doors are the source of daylight into the raised first floor interior;

WHEREAS the entrance doors have no decorative metal elements, differentiating the metal on these doors from the other metal frames, a design decision that was questioned and for which there were reservations by some committee members;

WHEREAS the glass elements had always been simple, with one over one or single light windows, and the embellishments had been in the rusticated and carved limestone;

WHEREAS there are two existing flagpoles, at the outer edges of the façade, that will remain;

WHEREAS there will be two sign plaques naming Lalique, one on either side of the center doors, with 2 ½" high letters;

WHEREAS there will be signs on the awnings naming Lalique, with 3-1/4" high letters;

WHEREAS major façade materials will be honed limestone with unpolished gray granite for the base;

WHEREAS all metal, including the narrow frames of the center doors, decorative frames, railings, and sign plaques will be black painted metal;

WHEREAS all hardware and letters on plaques will be brass;

WHEREAS awnings will be dark, gray weatherproof fabric;

WHEREAS the proposed alterations to provide ADA access maintain the architectural character and materials of the building;

WHEREAS the proposed alterations are appropriate and contextual within the historic district;

THEREFORE, be it resolved that this application is **APPROVED** as presented.

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District