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**The City of New York  
Community Board 8 Manhattan  
Landmarks Committee  
January 10, 2022 –6:30PM  
This meeting was conducted via Zoom**

**PLEASE NOTE:** When evaluating Applications for Certificates of Appropriateness, the Landmarks Committee of Community Board 8 Manhattan ONLY considers the appropriateness of the proposal to the architecture of the building and, in the case of a building within a Historic District, the appropriateness of the proposal to the character of that Historic District. All testimony should be related to such appropriateness. The Committee recommends a Resolution to the full Community Board, which votes on a Resolution to be sent to the Landmarks Preservation Commission. These Resolutions are advisory; the decision of the Landmarks Preservation Commission is binding.

Applicants and members of the public who are interested in the issues addressed are invited, but not required, to attend the **Full Board meeting on Wednesday, January 12, 2022**. They may testify for up to three minutes in the Public Session, which they must sign up for no later than 6:45PM. Members of the Board will discuss the items in executive session; if a member of the public wishes a comment made or a question asked at this time, he or she must ask a Board Member to do it.

**AGENDA**

**CB8 Members Present:** Elizabeth Ashby, Michele Birnbaum, Lori Bores, Sarah Chu, David Helpern, May Malik, Marco Tamayo. Public member Christina Davis was also present. Anthony Cohn and Jane Parshall's absences were excused.

**Resolutions for Consideration:**

Item 1: Approval

1. **21 East 63<sup>rd</sup> 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.

**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.

**7 In Favor:** (Ashby, Bores, Camp, Chu, Helpern, Malik, Tamayo)

**1 Abstaining:** (Birnbaum)

**1 Public Member in Favor:** (Davis)

**David Helpern and Jane Parshall, Co-Chairs**