Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 16, 2015, following the Public Hearing of the same date, voted to approve a proposal to alter the windows and window surrounds, as put forward in your application completed on May 21, 2015.

The proposal, as approved, consists of the removal of the existing casement and double-hung windows from the top-floor window openings; shifting the spandrel up within the window opening; and the installation of hopper windows above the spandrels and one-over-one double-hung wood windows below, all painted black to match the existing color, as shown in 14 unlabeled digital presentation slides prepared by Keitaro Nei, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 18 East 63rd Street as a neo-Grec style rowhouse designed by Gage Inslee and built in 1876; and that the building’s style, scale, materials and details, are among the features contributing to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that the building’s fenestration was altered to accommodate mezzanines and additional floors prior to the designation of the historic district; and that Certificate of Appropriateness 99-2943 (LPC 99-1864) was issued on November 27, 1998, for the establishment of a master plan governing the installation of new windows.
With regard to this proposal, the Commission found that the proposed work will not result in the elimination of any significant historic fabric; that interior floor plate conditions preclude the elimination of the spandrels within the top-floor window openings; that shifting the spandrels up within the window openings will allow for the installation of a larger window in better proportion to the original window openings; that the proposed double-hung window will match the historic configuration of the windows, bringing the façade closer to its historic appearance; that the hopper windows proposed to be installed above the spandrels will recall transom windows, which are a typical feature of 19th-century row house windows; and that the proposed work will not detract from the special architectural and historic character of the building or the Upper East Side Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper East Side Historic District and voted to approve this application.

Based on the above findings, the presentation drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-2931 is being issued.

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 Olivia Brazee.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Keitaro Nei, Arctangent Architecture + Design
cc: Carly Bond, Deputy Director of Preservation/LPC