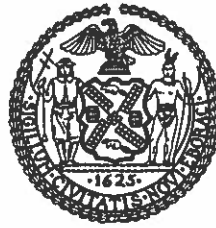


James G. Clynes  
Chairman

Latha Thompson  
District Manager



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## The City of New York Manhattan Community Board 8

March 17, 2016

Hon. Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 210 East 62<sup>nd</sup> Street (between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues)– Treadwell Farm Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, March 16, 2016, the board adopted the following resolution regarding **210 East 62<sup>nd</sup> Street (between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues)– Treadwell Farm Historic District– Keitao Nei, architect**. Application is for restoration work at the front elevation, a one-story addition and for a new rear elevation.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY-ADDITION; PART B – THE NEW REAR EXTENSION/ELEVATION. (The applicant did not bring drawings for the committee members.)**

### **PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY ADDITION**

**WHEREAS** 210 East 62<sup>nd</sup> Street is a French Second Empire-style brownstone designed by F. S. Barns and constructed in 1870.

**WHEREAS** the applicant proposes a full restoration of the street façade, including a restoration of the brownstone coating, the historic window surrounds the restoration of the cornice among other restoration work.

**WHEREAS** the applicant proposes to modify/lower the areaway by excavating below grade and adding a skylight to the level below and reinstalling the black wrought-iron fence.

**WHEREAS** at the roof, the applicant proposes a one story addition approximately 13' high, 28' long and 18' wide and set back 30' from the front elevation and 6' back from the new proposed rear extension [See below]

**WHEREAS** the one story addition at the roof will not be visible along 62<sup>nd</sup> Street but will be partially visible from 3<sup>rd</sup> Avenue at 62<sup>nd</sup> Street. [Approximately 6' of the addition will be visible from this angle.]

**WHEREAS** the restoration work at the front and the minimally visible glass roof –top addition are appropriate within the historic district.

**THEREFORE BE IT RESOLVED** that Part A of this application –the restoration work at the front elevation and the roof-top addition – are approved as presented.

*This recommendation was approved by a vote of 41 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.*

### **PART B: The rear extension/elevation**

**WHEREAS** at the rear, there will also be a new extension that will extend 17' into the rear yard and will extend up 4 stories to the roof line. [the full envelope of the house will be increased by 17'.]

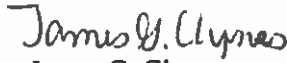
**WHEREAS** at the rear, a 30' rear yard will be maintained.

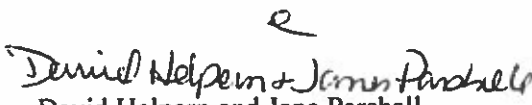
**WHEREAS** the applicant proposes a glass layer for the entire new 4-story rear elevation  
**WHEREAS** the applicant proposes a powder-coated steel shutter system in front of the glass.  
**WHEREAS** the individual shutters of the powder coated steel shutter system will have perforations that will be shaped like leaves – the density change in the perforations will echo the old windows; the perforations will have a filtered lantern effect as the light goes through them.  
**WHEREAS** the shades will present as bifold shades/accordion doors when open with each panel 3' wide; when the shutters are folded out, they will each extend out 3'.  
**WHEREAS** there are three balconies at the rear with glass railings; each balcony will be painted in a different pastel color.  
**WHEREAS** the extension will have zinc panels on each side.  
**WHEREAS** the proposed new rear elevation presents as a modern work of art or sculpture and is very unusual.

**THEREFORE BE IT RESOLVED** that Part B of this application – the rear extension/rear elevation – be approved as presented.

*This recommendation was approved by a vote of 22 in favor, 15 opposed, 6 abstentions, and 0 not voting for cause.*

Sincerely,

  
James G. Clynes  
Chairman

  
David Helpem and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District