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The City of New York Manhattan Community Board 8

December 16, 2010

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 215 East 61st Street (between Third and Second Avenues) – Treadwell Farm Historic District

Dear Chair Tierney:

At the Full Board meeting on Wednesday, December 15, 2010, the board adopted the following resolutions regarding 215 East 61st Street (between Third and Second Avenues) – Treadwell Farm Historic District – *Ms. Sarah Drake, Architect*. Application is to replace windows, add a two-story extension, and change the color of the stucco on the front elevation.

THIS APPLICATION HAS BEEN DIVIDED INTO TWO PARTS: PART 1 – THE WORK ON THE FRONT ELEVATION AND PART 2 – THE WORK AT THE REAR.

Part 1 – The work on the front elevation

WHEREAS 215 East 61st Street is a rowhouse designed by A. & S. Bussell and constructed in 1875.

WHEREAS 215 East 61st Street is one of a row of houses built by A. & S. Bussell.

WHEREAS the original windows of the house were one-over-one windows that were first altered to multi-paned windows and later altered to transom windows; the applicant proposes returning the windows to their original configuration of one-over-one windows.

WHEREAS the applicant proposes at the parlor floor to realign the existing windows so that they align and match the width of the windows above; the trim detail of the windows will remain the same; there will now be three aligned pairs of windows (one pair to a floor) over a base - the base being the ground floor.

WHEREAS at the penthouse level, the applicant proposes to replace the existing one-over-one windows with single pane windows known as “Hopper” windows.

WHEREAS on the front elevation, the applicant proposes to change the color to a lighter oyster-like color from the existing darker brown color; there would be no change in the existing scored limestone-stucco material.

WHEREAS the applicant proposes to remove the sloped metal roof over the entry door.

WHEREAS the applicant proposes to change the kitchen window at the ground level to a single double-hung window.

WHEREAS the work to be done on the front elevation reflects the simplicity of the original Bussell design.

WHEREAS the applicant proposes to now visually assert the ground floor as a base for the floors above; the original Bussell design included a stoop with the entry at the parlor floor – once the stoop was removed, the windows on the parlor floor were out of alignment and the ground floor as a satisfying base to the rest of the house was compromised.

WHEREAS the applicant has provided a satisfying composition for the front elevation, one that is similar in approach to the elevation at 219 East 61st Street.

THEREFORE BE IT RESOLVED that Part 1 of this application - the work on the front elevation - is approved as presented.

This resolution was approved by a vote of 37 in favor, 1 opposed and 3 abstentions

Part 2 – The work at the rear

WHEREAS at the rear, the applicant proposes to remove an existing bay window and erect a two story rear extension 10' deep x 18' wide x 20' high.

WHEREAS the applicant proposes to reuse the existing brick around a series of casement windows with a fixed window in the center – the new window configuration set into a brick surround would provide the elevation for the extension.

WHEREAS new casement windows on the ground and 1st floors, as well as new casement windows at the 2nd floor, would have aluminum frames (although steel is a preferable material for the frames).

WHEREAS the applicant proposes an in-kind replacement of the sloped skylight at the 3rd and 4th floors.

WHEREAS the rear yard measures 34.19' from the extension to the rear lot line.

WHEREAS even with the extension, the rear yard will still have a depth of approximately 34'.

WHEREAS although steel framing for the windows at the rear is preferred, the design for the windows at the rear elevation of the extension presents a thoughtful design solution.

WHEREAS the applicant is proposing to remove the paint from the entire rear elevation so that the original brick will be exposed.

THEREFORE BE IT RESOLVED that Part 2 of this application – the work at the rear - is approved as presented.

This resolution was approved by a vote of 39 in favor, 1 opposed and 2 abstentions

Sincerely,

Jacqueline Ludorf
Chair

Jane Parshall and David Liston
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York
Hon. Scott M. Stringer, Manhattan Borough President
Hon. Liz Krueger, NYS Senate Member
Hon. Jonathan Bing, NYS Assembly Member
Hon. Micah Kellner, NYS Assembly Member
Hon. Daniel Garodnick, NYC Council Member
Hon. Jessica Lappin, NYC Council Member
Mr. Edward J. Hanington, Hanington Engineering Consultants