

**Alida Camp  
Chair**

**Will Brightbill  
District Manager**



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

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September 22, 2020

Honorable Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, New York 10007

**RE: 220 East 61<sup>st</sup> Street (between Second and Third Avenues) – Treadwell Farm Historic District –**  
*Page Ayres Cowley, Architect* – late Anglo-Italianate style house designed by F.S. Barnes in 1871.  
Application is to keep the existing condition of the built parapet wall in place without modification.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2020, the board approved the following resolution by a vote of 45 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 220 East 61<sup>st</sup> Street received four Certificates of No Effect from the Landmarks Preservation Commission for renovations that included interior work, structural work, roof top addition, and rear balcony;

**WHEREAS** the construction approved in the Certificates of No Effect is complete;

**WHEREAS** the rear façade, prior to the alteration, had corbelled brick under the exposed gutter;

**WHEREAS** the newly built condition extended the rear wall upwards just over three feet;

**WHEREAS** the newly built condition incorporates a balcony with a railing above the top of the wall;

**WHEREAS** the top of the rear wall of the newly built condition is about three feet higher than the tops of the rear walls of the buildings either side;

**WHEREAS** adding height to the rear wall interrupted the continuity of height among the adjoining buildings;

**WHEREAS** the variation in height is echoed in variations in the heights of rear facades throughout the block;

**WHEREAS** the newly built condition does not include corbelled brick under the gutter;

**WHEREAS** the newly built condition does have projected bricks under the gutter;

**WHEREAS** the Landmarks Preservation Commission (LPC) has requested that the upper portion of the rear wall be rebuilt to include the appearance of corbeled brick under the new gutter;

**WHEREAS** the applicant stated that the LPC suggested the use of a polymer panel to simulate corbeled brick;

**WHEREAS** the polymer panel is an applique that does not maintain the integrity of the original brick material;

**WHEREAS** the use of brick corbeling would require, if achievable due to structural considerations, a far more invasive reconstruction than the reconstruction required to accommodate the polymer panel;

**WHEREAS** a polymer panel is not an appropriate substitution for masonry;

**WHEREAS** a polymer panel will not age or weather the same as brick;

**WHEREAS** the design of the rear façade is unchanged on the third and fourth floors;

**WHEREAS** the punched openings with one over one windows are unchanged;

**WHEREAS** there was no ornamentation on the upper floors except for the corbelled brick;

**WHEREAS** the simplicity of the original design of the rear wall is maintained in the added height and the rooftop balcony;

**WHEREAS** the new balcony has a metal railing, an appropriate termination to the rear façade;

**WHEREAS** the design for what was built was approved by the LPC;

**WHEREAS** the overall composition of the rear façade, inclusive of the new, higher termination has a visual cohesiveness;

**THEREFORE, BE IT RESOLVED** that the upper portion of the rear façade remain as built without modification.

Please advise us of any action taken on this matter.

Sincerely,

*Alida Camp*

Alida Camp  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District