

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

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: 210 East 62<sup>nd</sup> Street –Treadwell Farm Historic District – Arctangent Architecture** –A neo-Grec style building designed by F.S. Barnes and constructed in 1870. Application is for roof addition, rear yard extension and interior renovation.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2020, the board disapproved the following resolution by a vote of 46 in favor, 0 opposed, 1 abstention, and 0 not voting for cause.

**WHEREAS** a roof top addition and rear yard extension was approved by CB8 in 2016 and received a Certificate of Appropriateness from the Landmarks Preservation Commission;

**WHEREAS** the rooftop structure that has been built is larger than the rooftop addition that was approved by the Landmarks Preservation Commission;

**WHEREAS** the applicant seeks a Certificate of Appropriateness for a larger rooftop addition that is similar to what has been built;

**WHEREAS** the rooftop addition angles up from the front and the rear to a peak that the applicant states has not been changed;

**WHEREAS** the setback in the rear is being reduced from 3'-0" to 2'-4";

**WHEREAS** the angle of the rear roof of the addition has been made shallower thereby increasing the height of the rear wall from 8'-0" to 9'-1";

**WHEREAS** the angled front of the roof of the addition met the building roof directly but the angle has been made shallower thereby terminating in a vertical return to the building roof;

**WHEREAS** the large single window on the rear of the rooftop addition has been changed to an asymmetrical condition with one large window and one small window;

**WHEREAS** these changes in the shape of the roof structure have added to the volume of the rooftop addition;

**WHEREAS** the increased volume makes the rooftop addition more visible;

**WHEREAS** the cornice at the top of the front façade has not been built in accordance with the approved plans;

**WHEREAS** the approved cornice had acted as the parapet;

**WHEREAS** the built cornice has reduced the height of the building by 1'-10";

**WHEREAS** the height from the bottom of the cornice to the top of the windows on the fourth floor has been reduced by 1'-10" thereby changing the proportional relationships of the original building design by F.S. Barnes and the previous façade design approved by the LPC;

**WHEREAS** a parapet has been constructed behind the cornice as built;

**WHEREAS** the originally approved cornice was proportioned appropriately to the design of the front façade in that the space between the bottom of the cornice and the tops of the windows did not feel compressed;

**WHEREAS** the proposed cornice is to be the incorrectly built cornice;

**WHEREAS** the Treadwell Farms Historic District Association and neighbors raised objections to the increased volume requested by the applicant and pointed out numerous problems with the construction process to date;

**WHEREAS** the built changes from the originally approved application and unresolved construction problems warrant a full investigation of the project under the enforcement provisions of the Landmarks Preservation Commission;

**WHEREAS** the hearing for this project should be tabled until such time as a full knowledge of the history of the project and the conditions on the site are fully understood;

**WHEREAS** the proposed and as-built conditions substantively change the design that received the Certificate of Appropriateness in 2017;

**WHEREAS** the proposed and as-built changes are not contextual and appropriate within the historic district;

**THEREFORE**, if this application is to be considered at the next public hearing and not tabled, be it resolved that this application is disapproved.

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