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The City of New York  
Community Board 8 Manhattan

February 17, 2023

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

**RE: 234 East 61<sup>st</sup> Street (Treadwell Farm Historic District)** - *Alan Berman, Archetype Architecture*  
- A 4-story row house designed by F.S. Barnes and constructed in 1873. Application is for the vertical enlargement and interior renovation of existing 4-story single-family dwelling.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on February 15, 2023, the board approved the following resolution by a vote of 40 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 234 East 61<sup>st</sup> Street is a 20-foot-wide four-story row house;

**WHEREAS** the applicant proposes to add a penthouse;

**WHEREAS** the penthouse is about 1/3d the area of the roof;

**WHEREAS** the penthouse is set back 27'-4 ¾" from the front façade;

**WHEREAS** the upper two floors are set back from the lower two floors in the rear;

**WHEREAS** the building is 44'-2" high to the top of the roof;

**WHEREAS** the penthouse adds 11'-6 ¾" for a height to the top of the penthouse roof of 55'- 8 ¾";

**WHEREAS** the penthouse is nominally full width in the rear by about 13 feet deep to accommodate a music room;

**WHEREAS** the music room will have a door to the main roof;

**WHEREAS** the penthouse is set back 2'-1" from the façade of the upper portion of the rear façade to create a shallow terrace;

**WHEREAS** the penthouse has an approximate nine foot wide by about seven-foot-deep extension towards the front to accommodate the continuation of the interior stair and a bathroom;

**WHEREAS** there is a new skylight over the portion of the stair within the existing fourth floor;

**WHEREAS** the railings at the penthouse are 3'- 6" high;

**WHEREAS** there are three condensing units towards the rear of the penthouse which sit on dunnage and have an overall height of about four feet;

**WHEREAS** the front façade of the penthouse will match the brownstone façade;

**WHEREAS** the rear façade of the penthouse will match the white stucco façade;

**WHEREAS** the penthouse is not visible from the street, including the railings and condensing units;

**WHEREAS** the penthouse is visible from the rear yard;

**WHEREAS** there are many buildings that are five stories high in the historic district;

**WHEREAS** the building to the west of 234 East 61<sup>st</sup> Street is five stories high;

**WHEREAS** the penthouse addition is modest in size;

**WHEREAS** the materials of the facades are consistent with the materials of the existing house;

**WHEREAS** the proposed penthouse is appropriate and contextual within the historic district;

**THEREFORE BE IT RESOLVED** that this application is approved as presented.

Sincerely,

*Russell Squire*

Russell Squire  
Chair

*David Helpern and Jane Parshall*

David Helpern and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York  
Honorable Mark Levine, Manhattan Borough President  
Honorable Jerry Nadler, 12th Congressional District Representative  
Honorable Liz Krueger, NYS Senator, 28th Senatorial District  
Honorable José M. Serrano, NYS Senator, 29th Senatorial District  
Honorable Edward Gibbs, NYS Assembly Member 68th Assembly District  
Honorable Alex Bores, NYS Assembly Member, 73rd Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District  
Honorable Keith Powers, NYC Council Member, 4th Council District  
Honorable Julie Menin, NYC Council Member, 5th Council District