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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, 9th Floor
New York, New York 10007

RE: 234 East 61st 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 61st 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 61st 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

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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