



Pre-Construction Photo



Current Condition Photo

**NYC LANDMARKS
PRESERVATION COMMISSION PRESENTATION**

Treadwell Farm Historic District
210 East 62nd Street
New York, NY 10065

31 May 2024

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115 east 34th street unit 1379
new york, ny 10156 usa
212 689-2688 tel
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STREET FACADE RESTORATION

(No change proposed from original approval.)

2nd Ave



3rd Ave



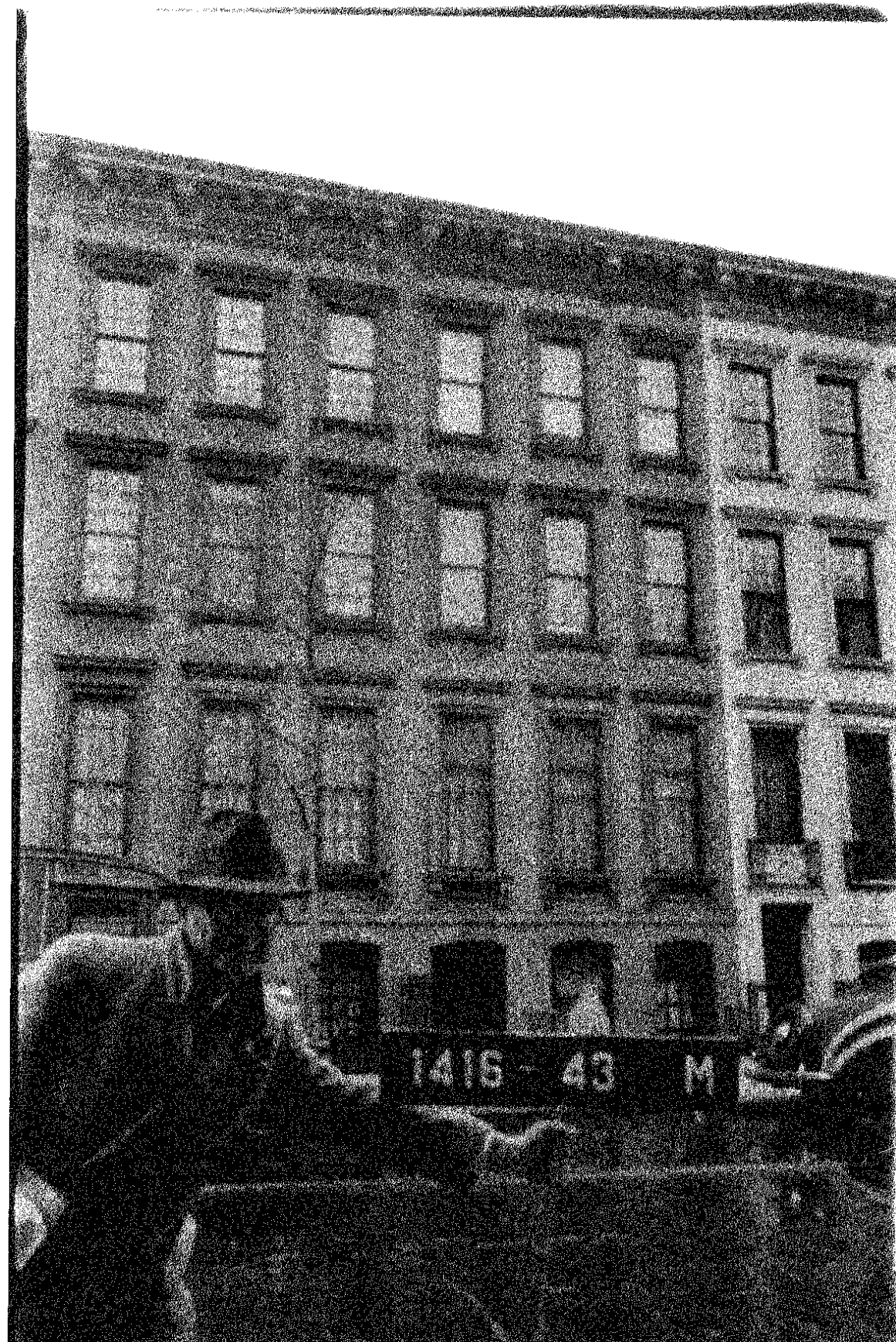
Street Context View @ East 62nd Street

210 E 62 St

LPC.01 | 210 East 62nd Street, New York, NY

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1939 Tax Photo



Pre-Construction Street Facade

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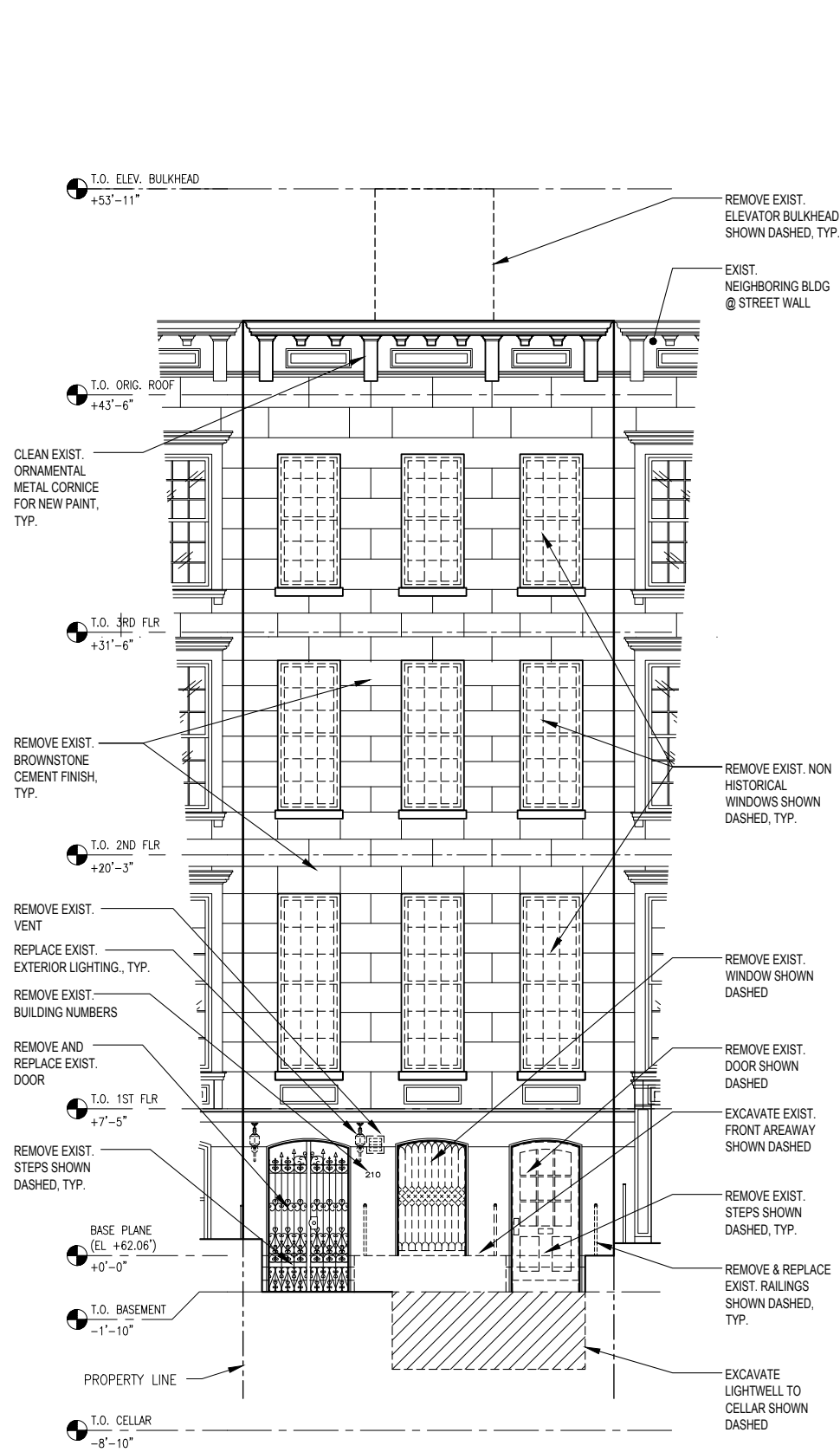
Pre-Construction Photograph of Street Facade



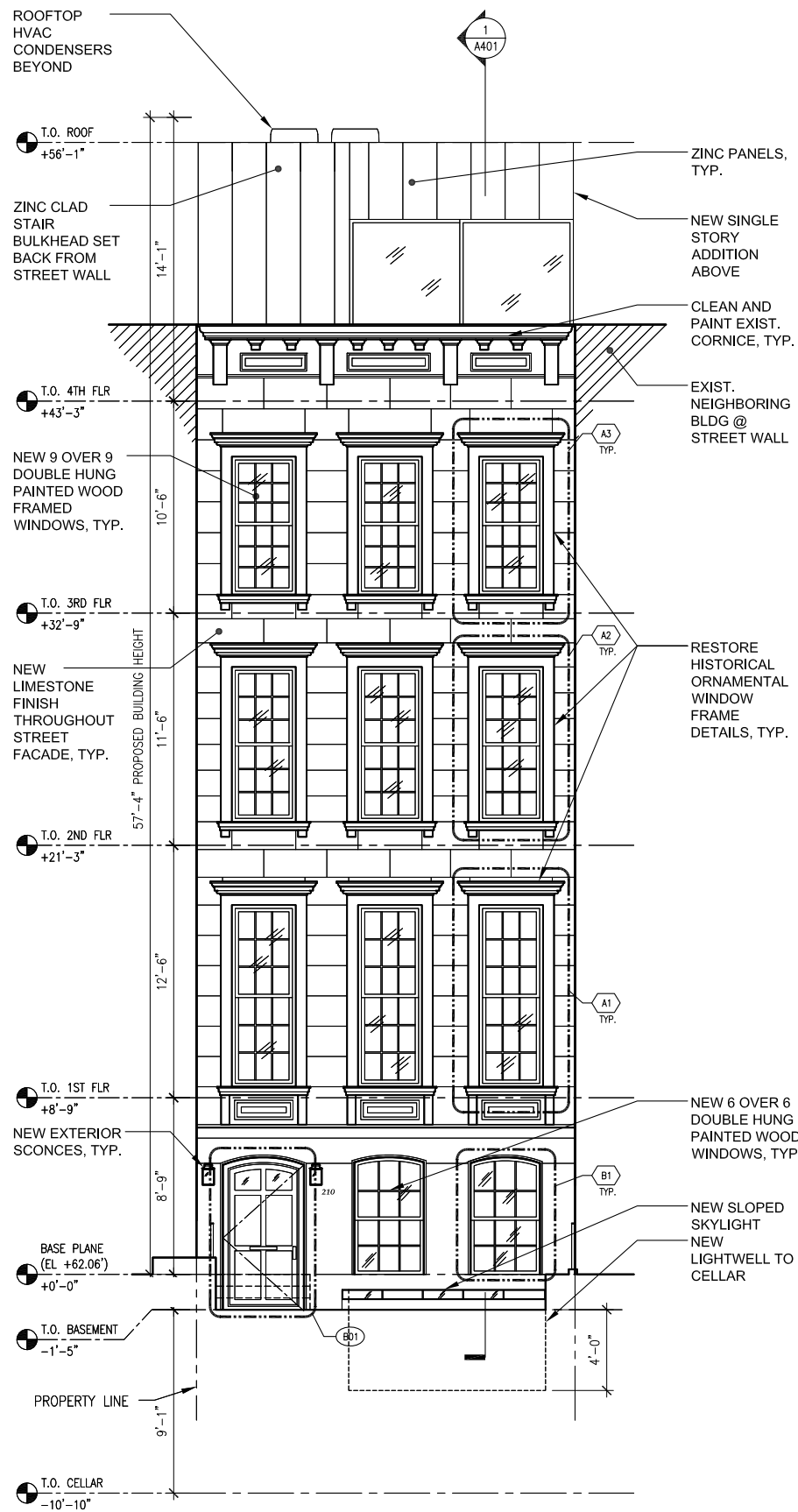
As-Built Photograph of Street Facade (with Scratch Coat Applied)



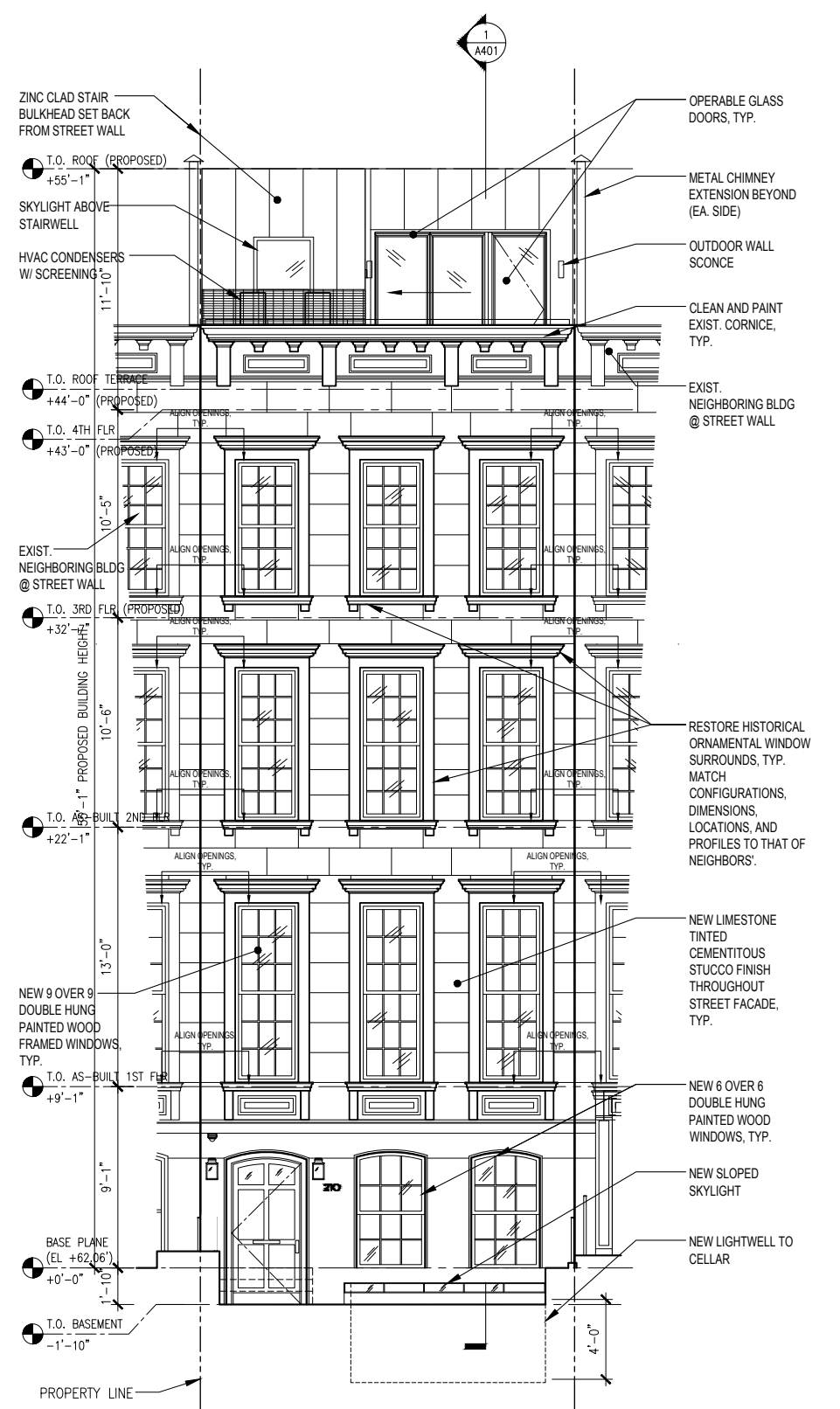
Rendering of Proposed Street Facade (No Change from Original C of A)



Pre-Construction Street Facade



Street Facade as Presented at Public Meeting on 12/6/16



Proposed Street Facade

* Note: Window openings @ street facade floors 1 ~ 3 shall align with those of both neighbors' windows.

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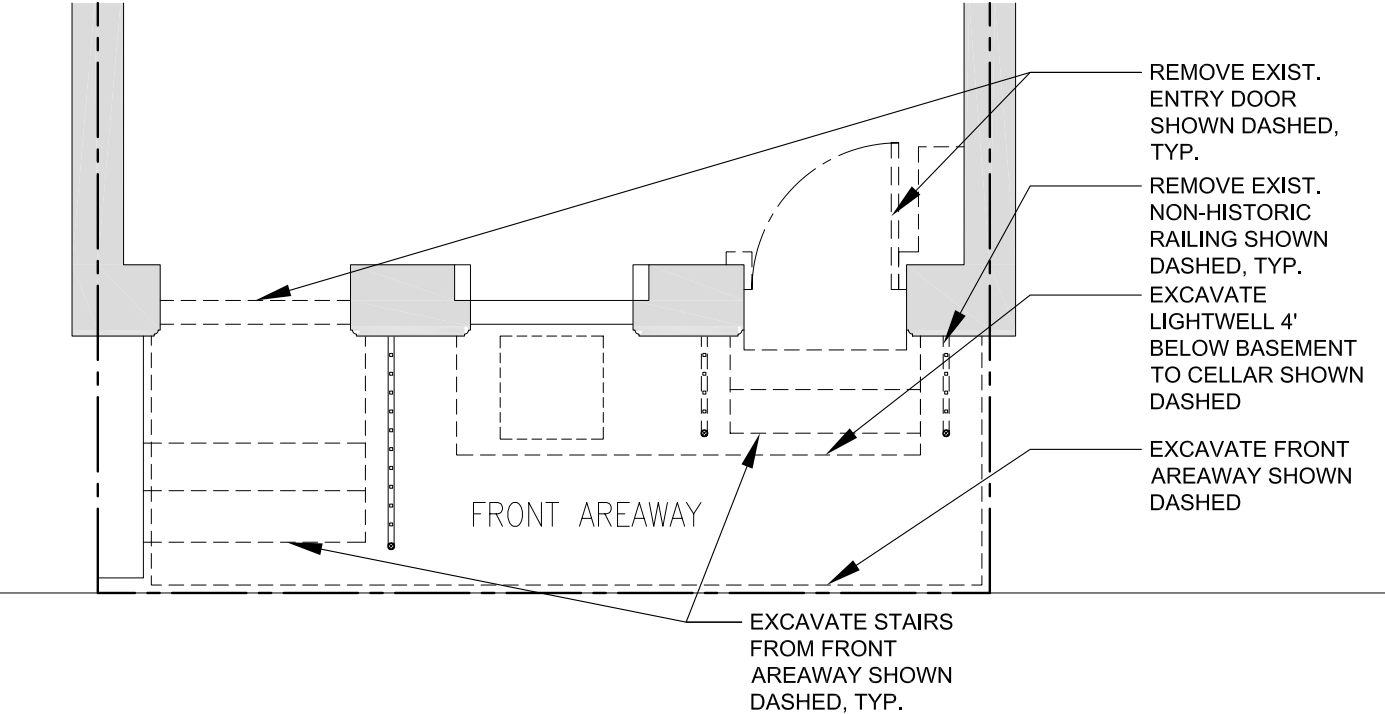
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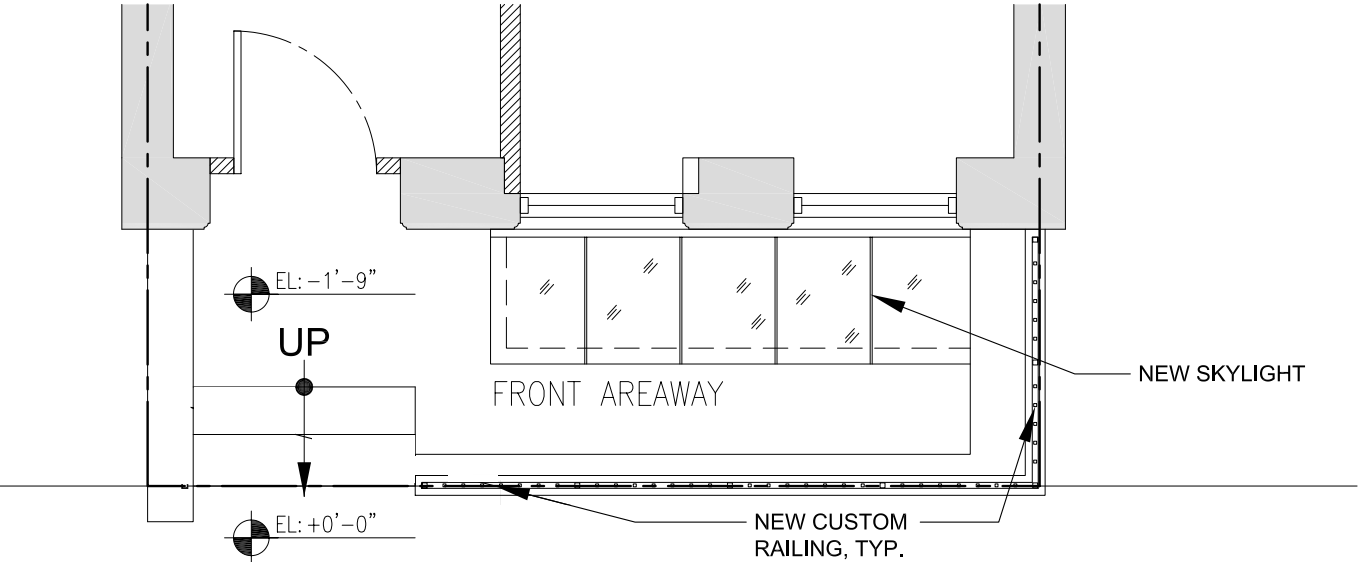
Details of Pre-Construction Conditions @ Street Facade



Example of Neighboring Excavated Areaway & Details Shown for Context



Existing Front Areaway Plan



Proposed Front Areaway Plan (No Change from Original C of A)

31 May 2024



Pre-Construction Photo of Front Areaway



Proposed Front Areaway (No Change from Original C of A)

NEW REAR YARD EXTENSION

(No changes in massing proposed from the original approval. Design of rear facade has been updated.)



Pre-Construction View of Rear Yard



Original Bay Window @ Rear Yard (Removed by Previous Owner)



**Pre-Construction
Context Photo of
Rear Yard Facing
North**



Context Photo of Rear Yard Facing South (Opposite of Subject Property)



Pre-Construction View of Rear Yard Cornice



Pre-Construction West Side View of Rear Yard Cornice



Pre-Construction East Side View of Rear Yard Cornice



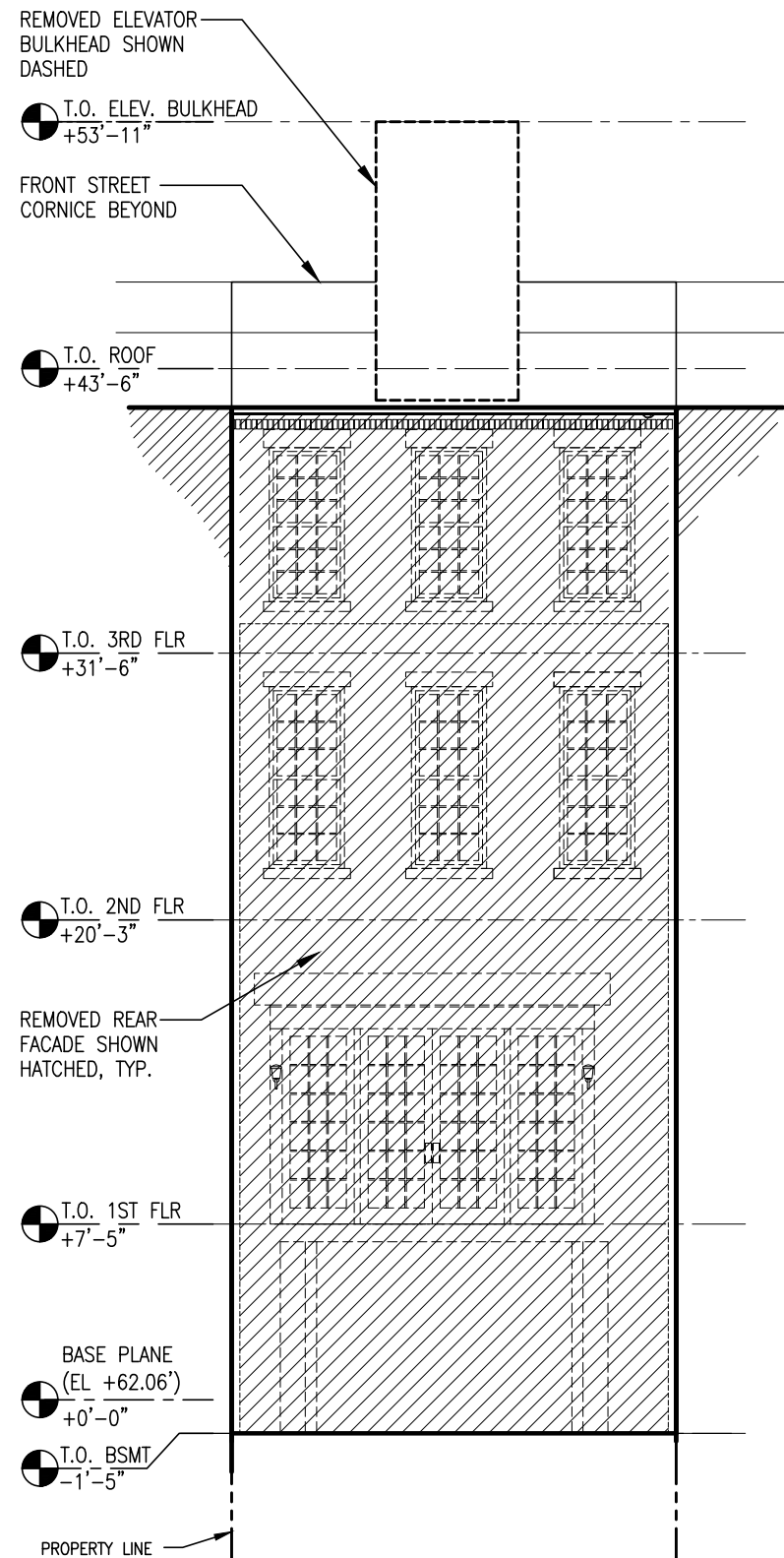
As-Built Aerial View of Rear Yard



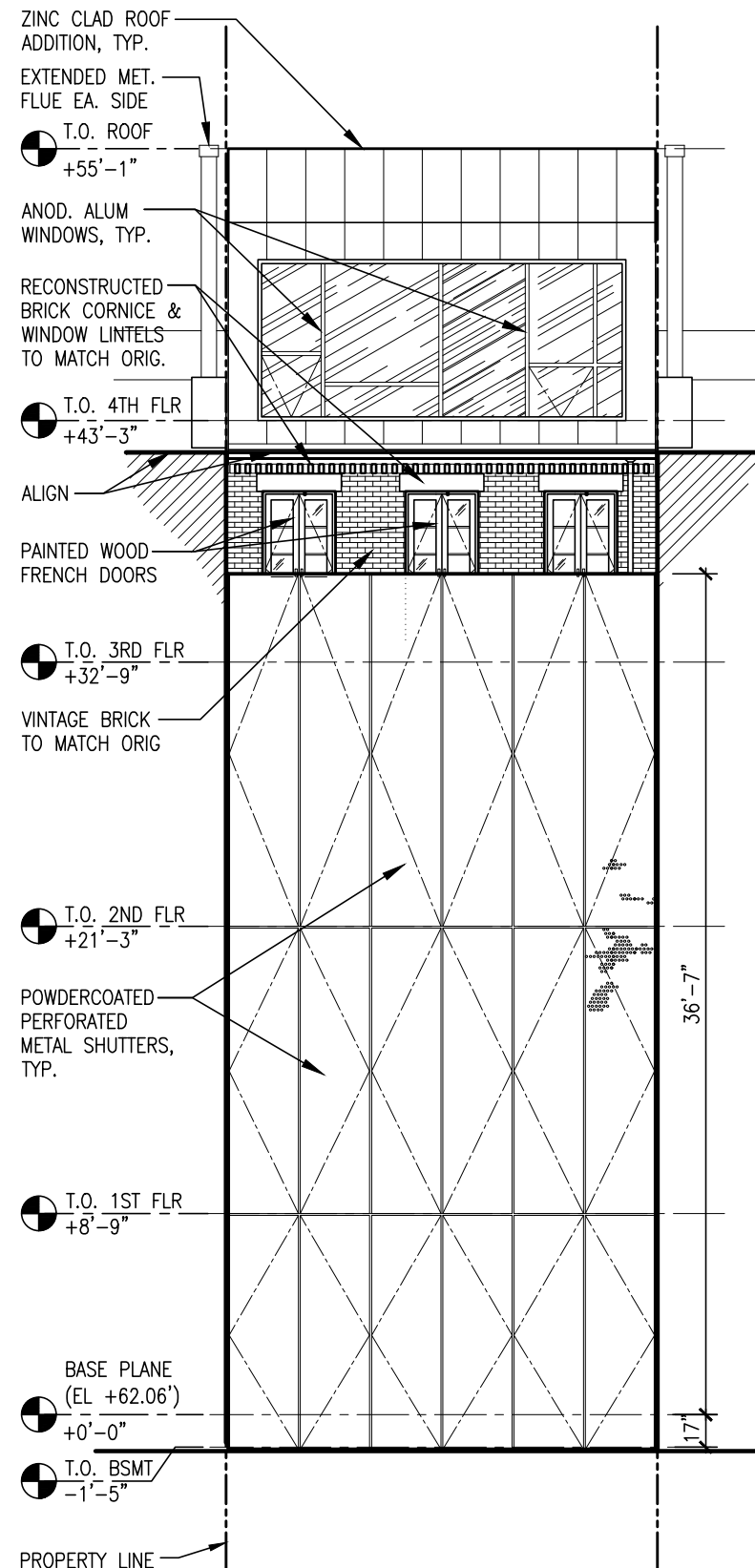
As-Built View of Rear Yard

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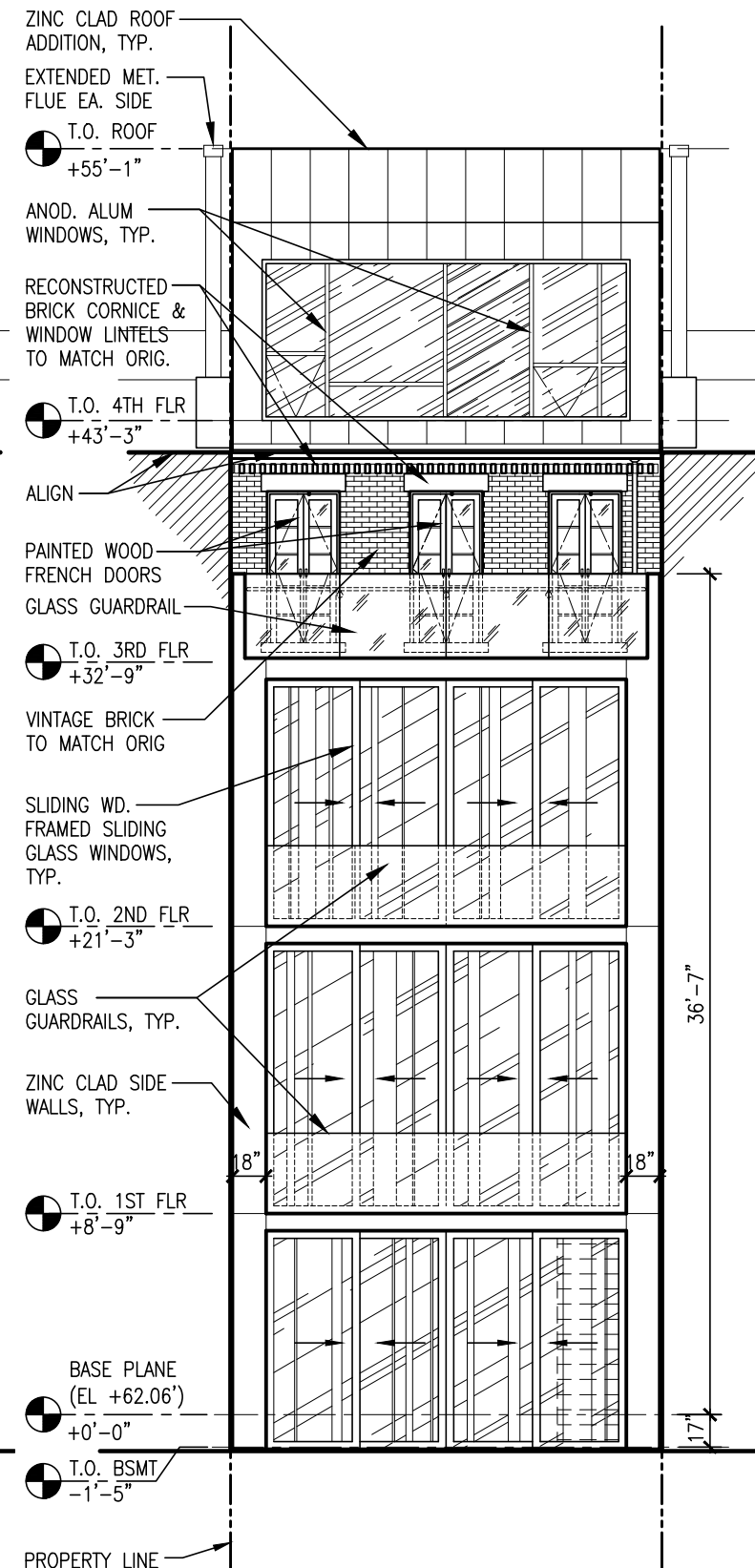
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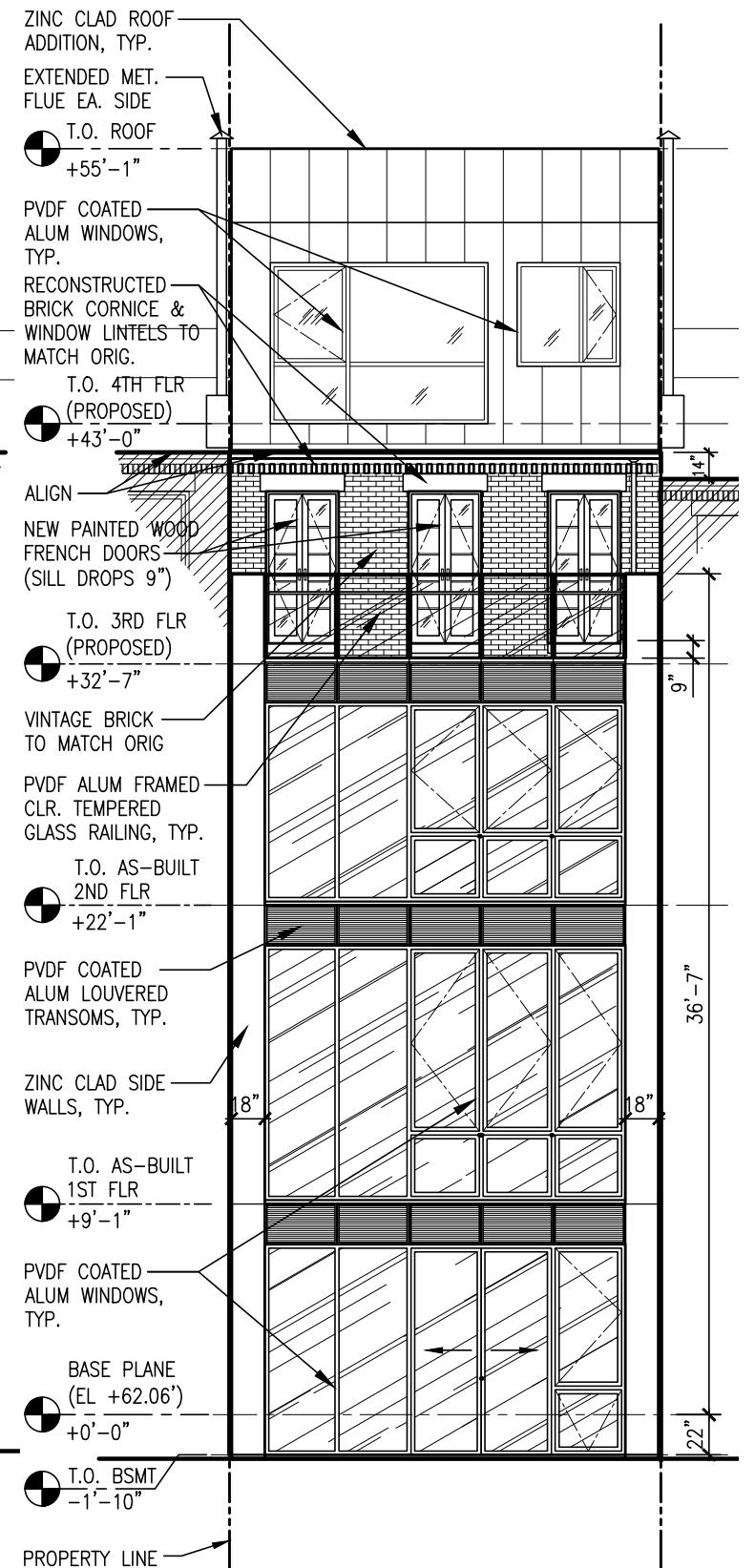
Pre-Construction Rear Elevation



Approved Rear Elevation



Approved Rear Elevation (Behind Shutters)

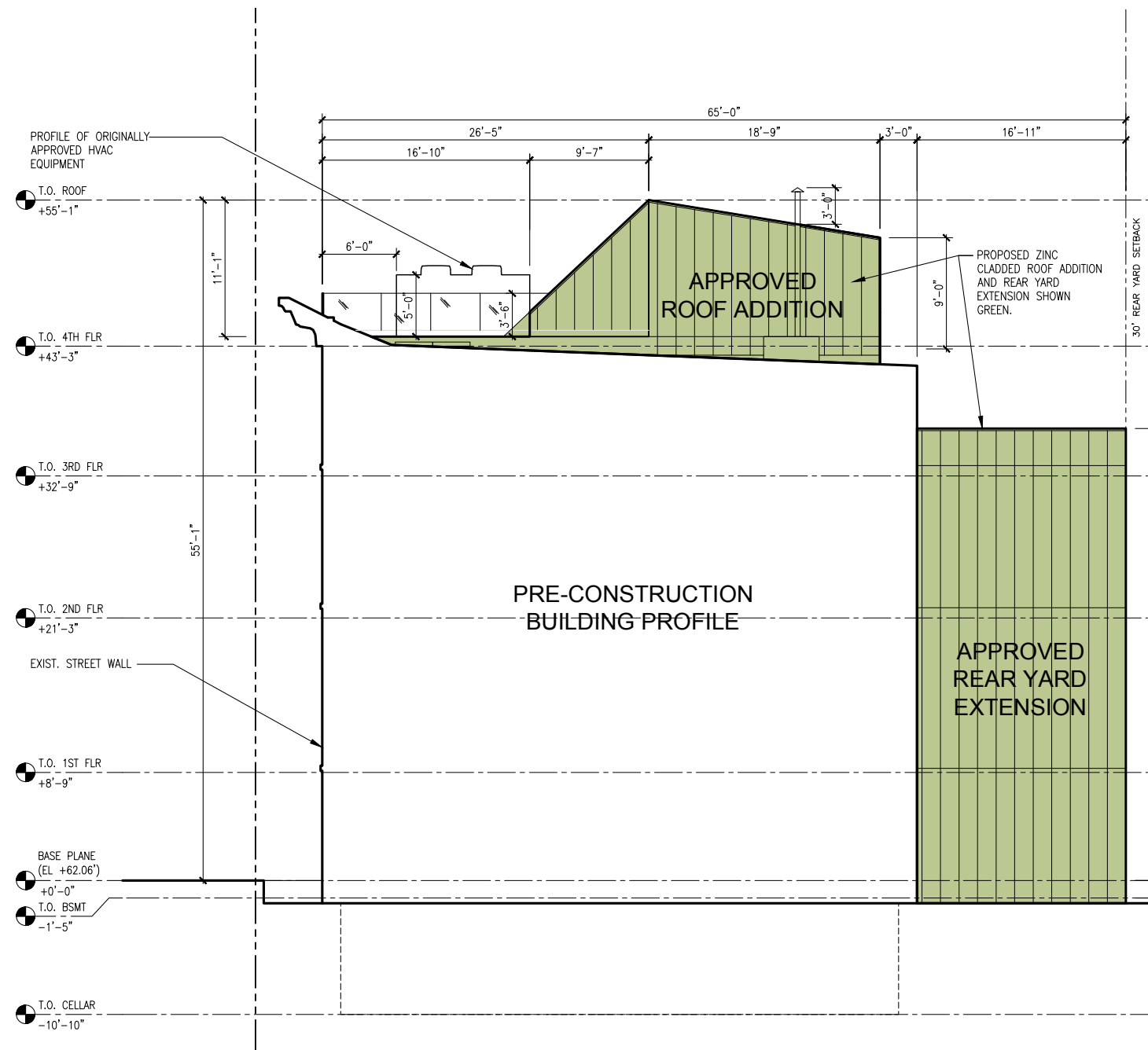


Proposed Rear Elevation

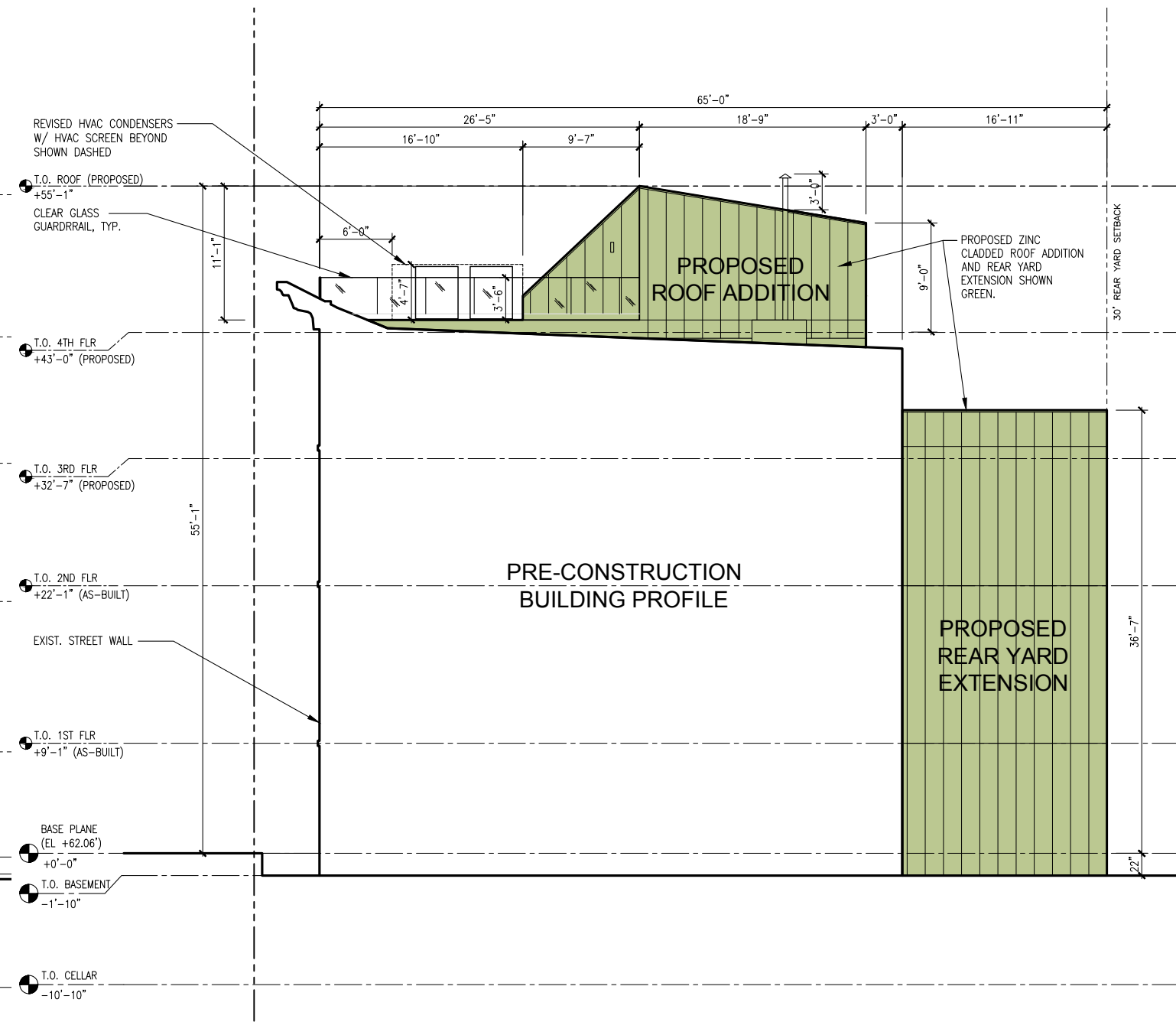
* Note: Rear facade window lintels at 3rd floor shall align with those of west neighbor only.

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Approved Building Profile



Proposed Building Profile

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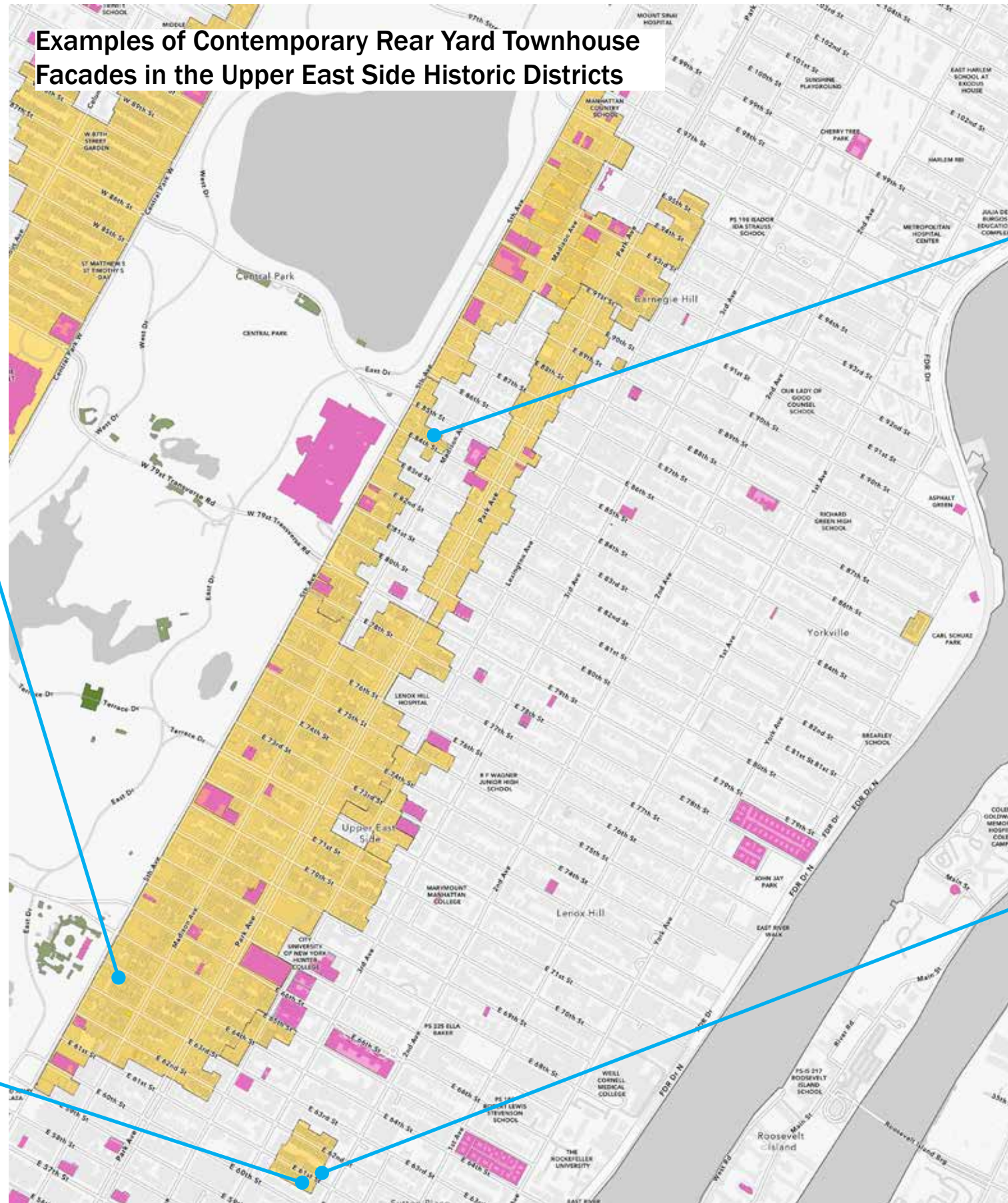
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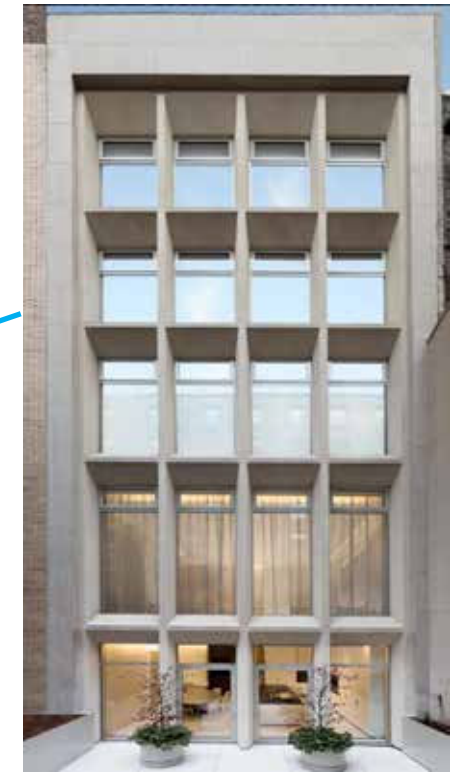
12 East 68th Street



240 East 61st Street



Examples of Contemporary Rear Yard Townhouse Facades in the Upper East Side Historic Districts



9 East 84th Street



251 East 61st Street



Rendering of Proposed Rear Yard Extension (Close-up view showing materiality.)

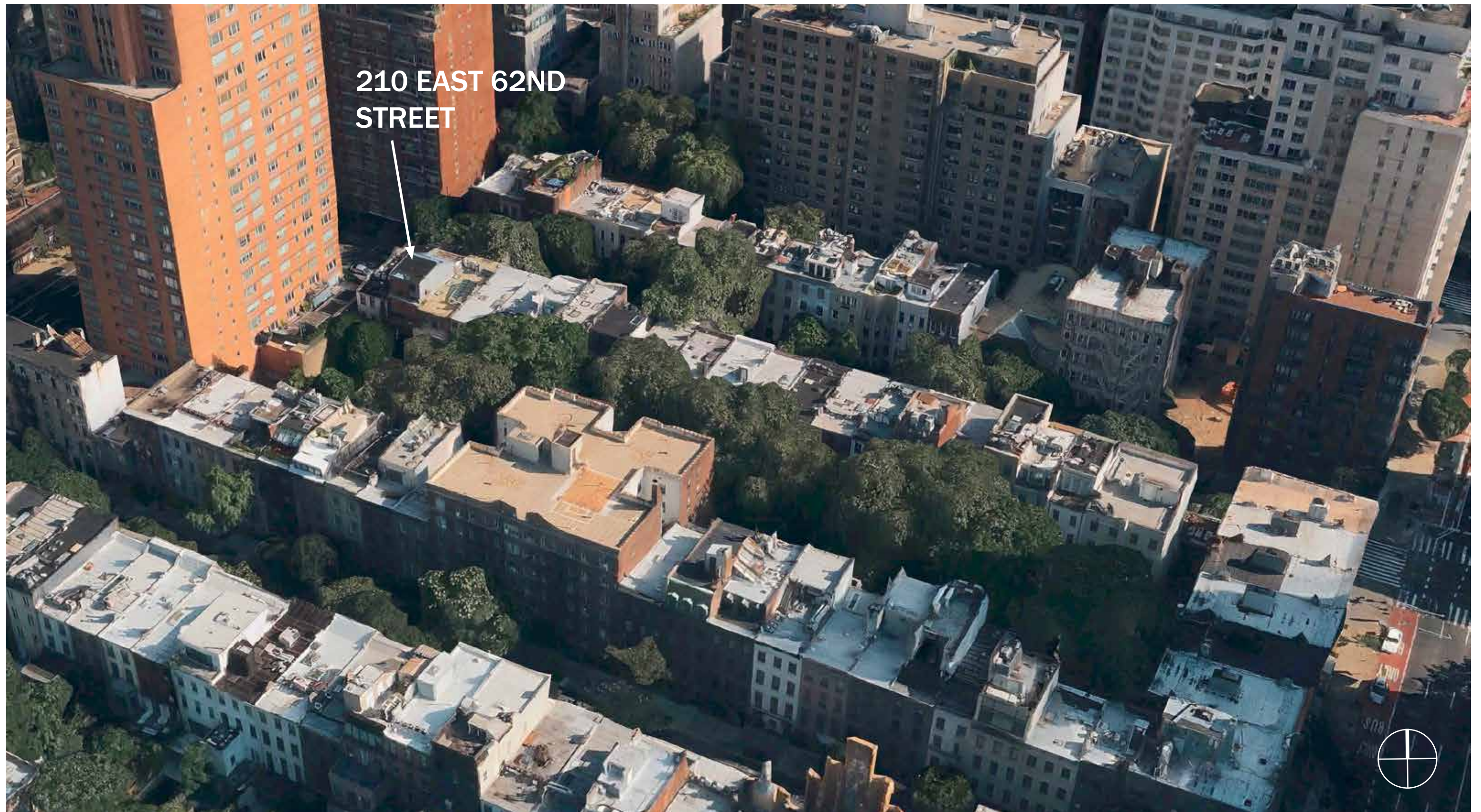
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NEW ROOF ADDITION

(Minor changes in massing proposed from the original approval. Non-conforming as-built roof addition and 3rd ~ 4th floor joists to be removed and rebuilt at new lower positions.)



Aerial Block View



Photomontage View of As-Built Roof Addition from East Side (to be removed.)



Yellow dashed lines showing top of future glass guardrail.

Yellow lines showing profile of future roof addition.

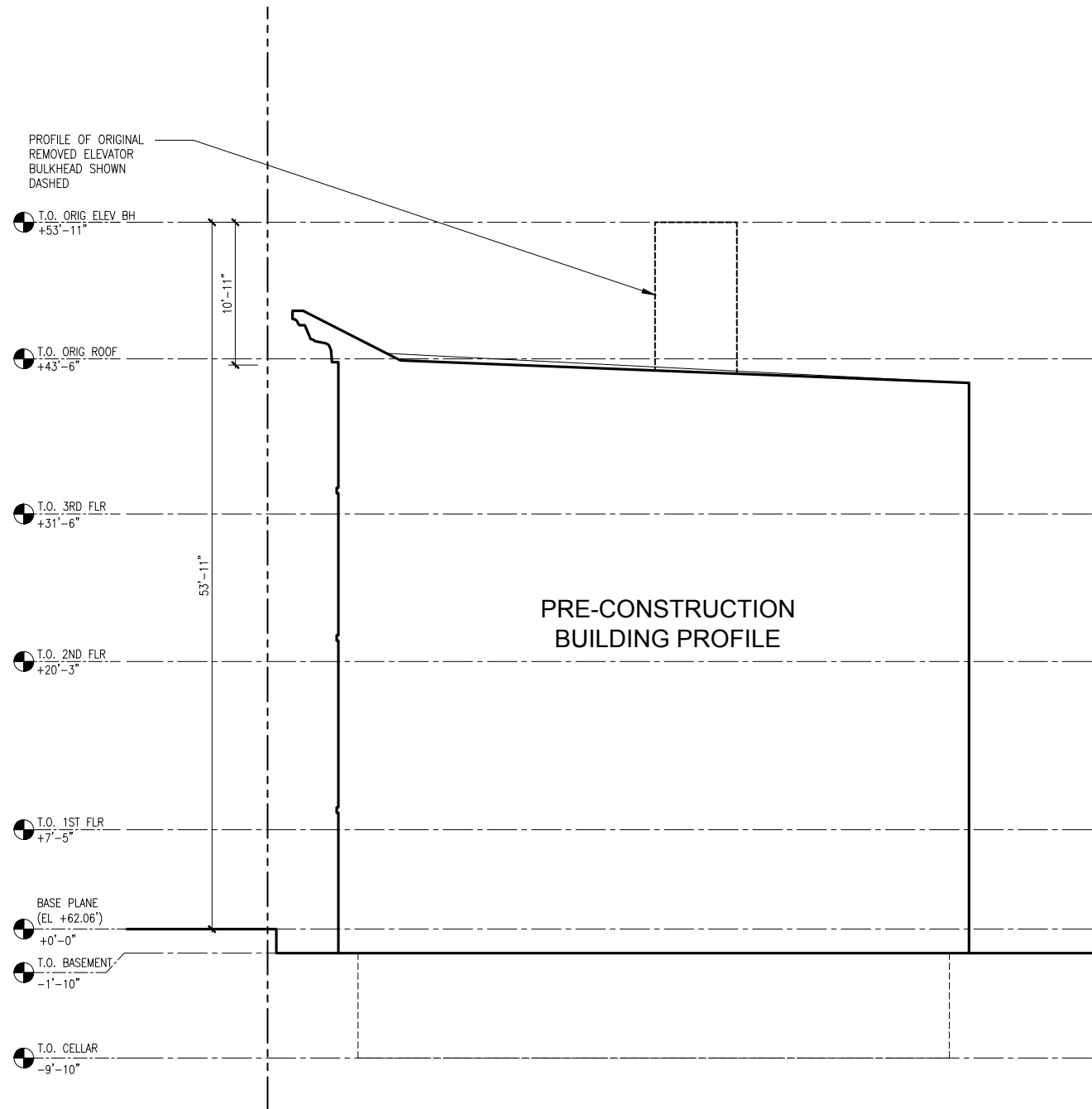
Photomontage View of As-Built Roof Addition from West Side (to be removed)



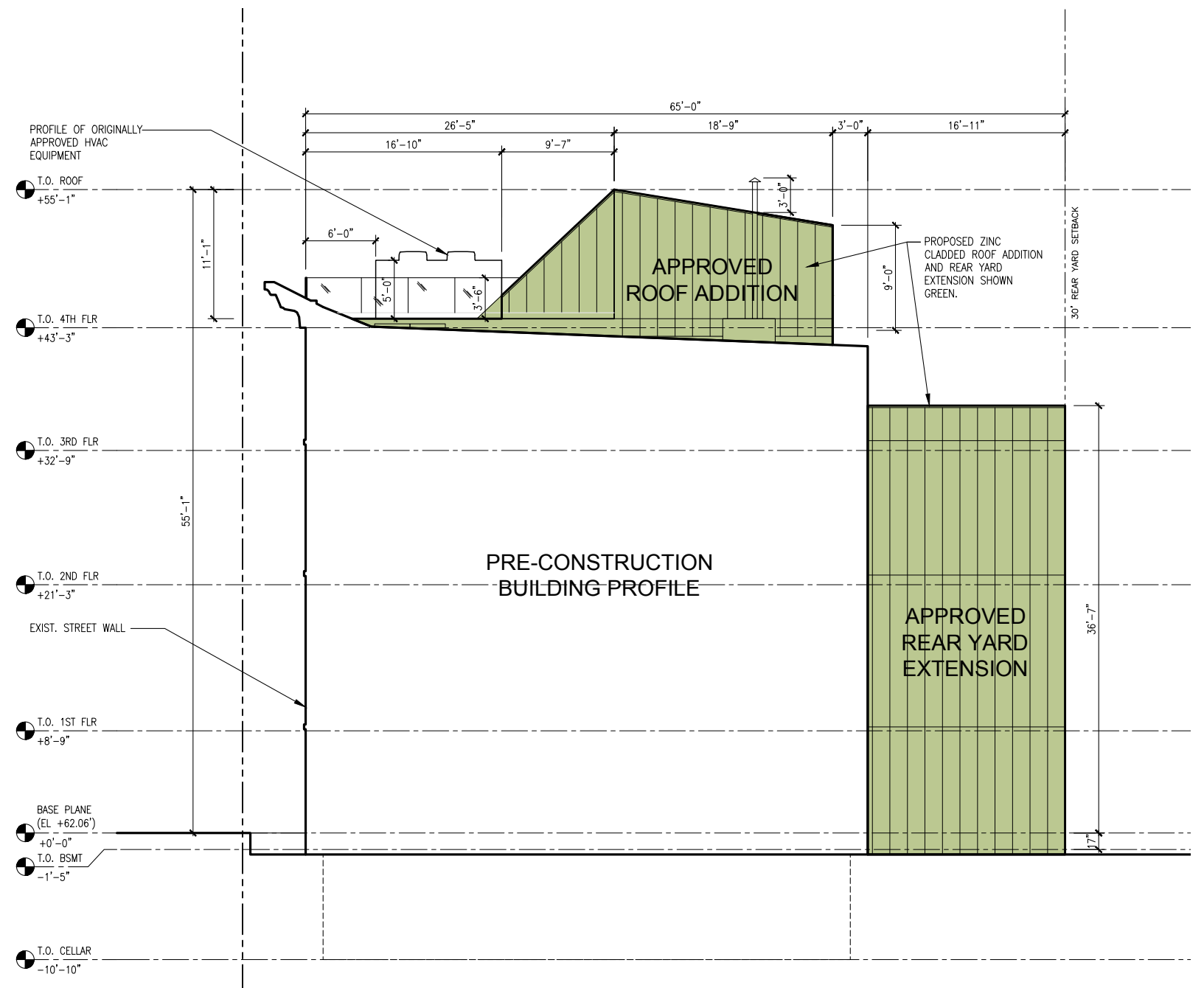
Frontal View of As-Built Roof Addition (to be removed.)



Rear View of As-Built Roof Addition (to be removed.)



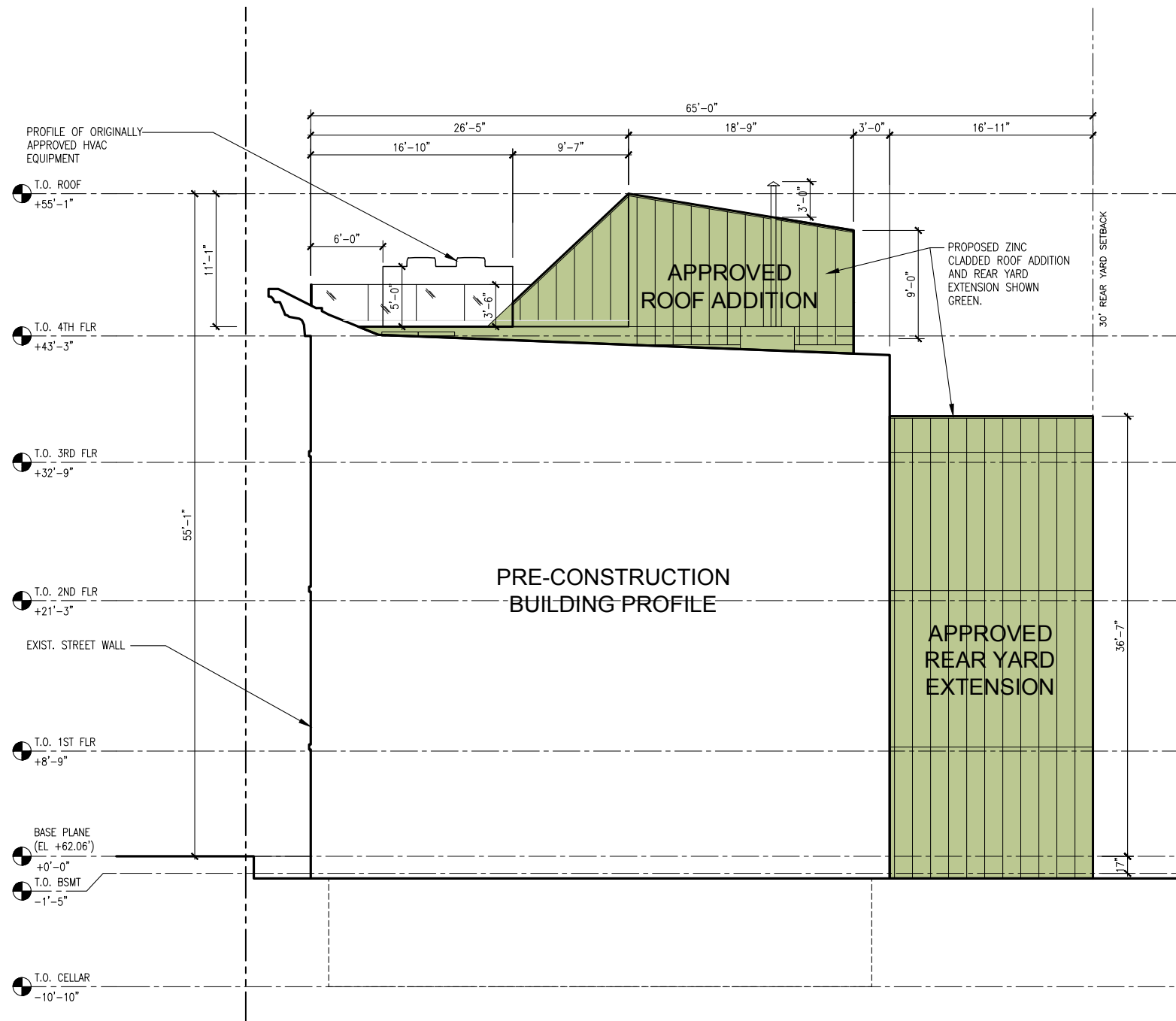
Pre-Construction Building Profile



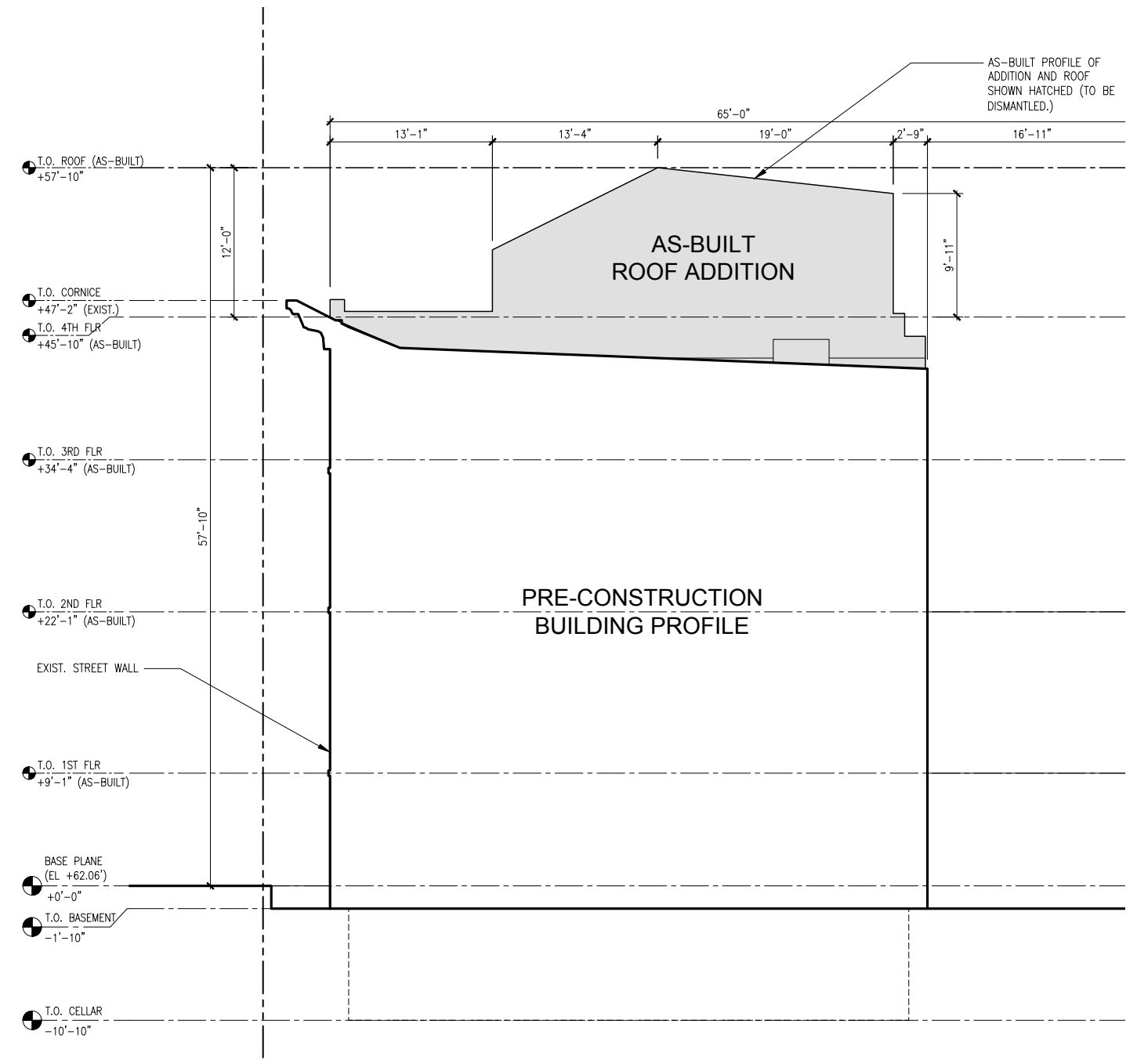
Approved Building Profile

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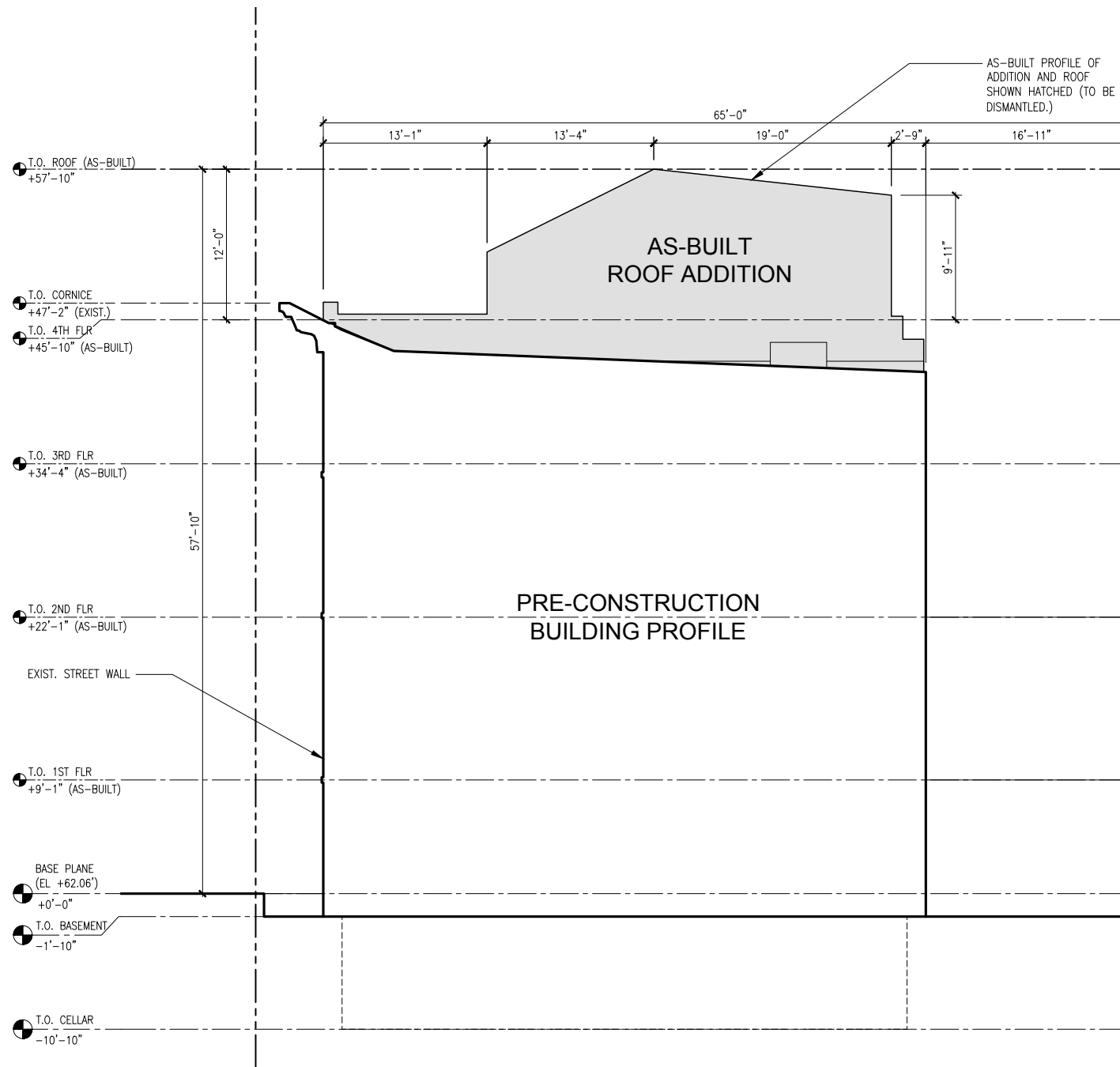
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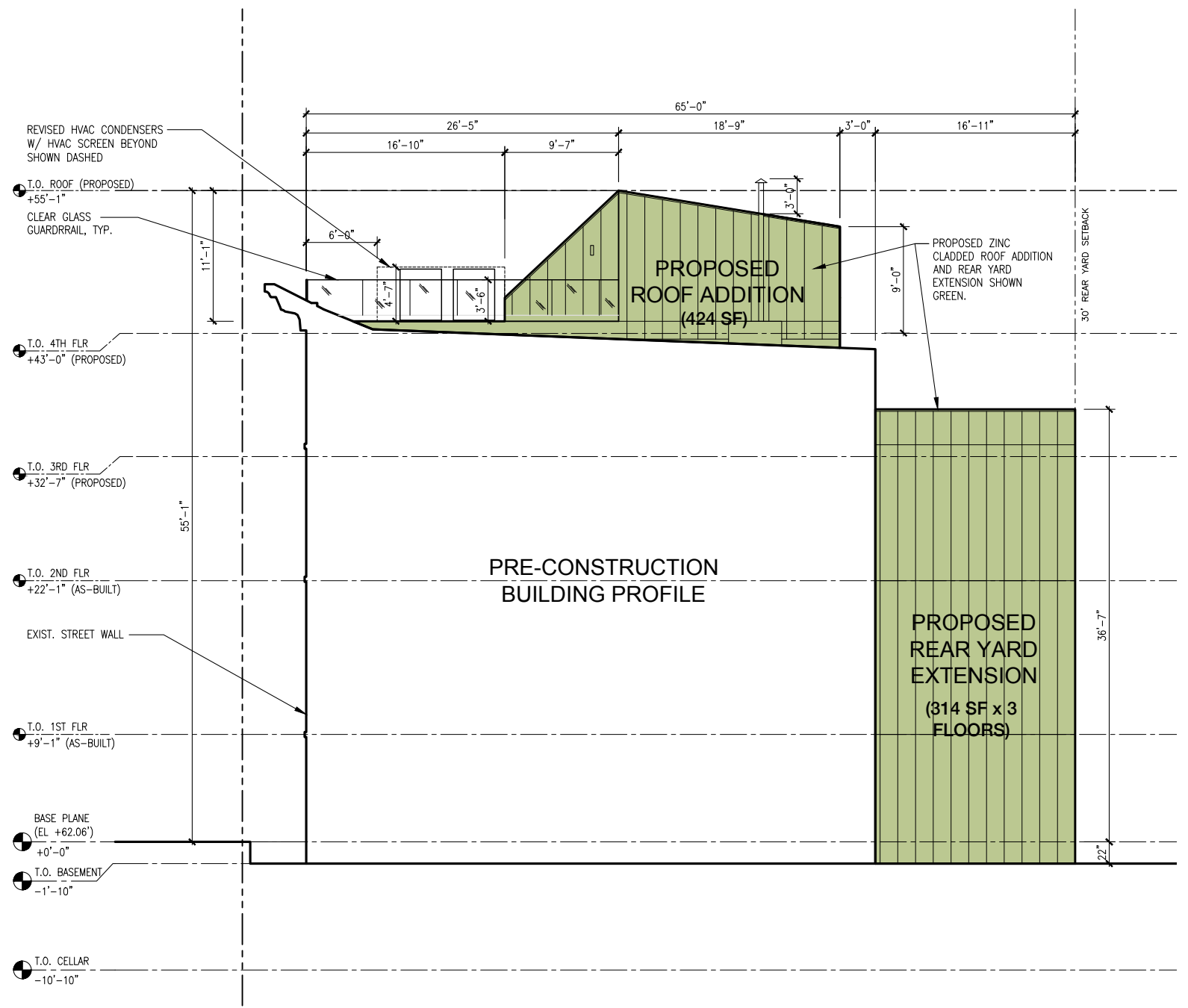
Approved Building Profile



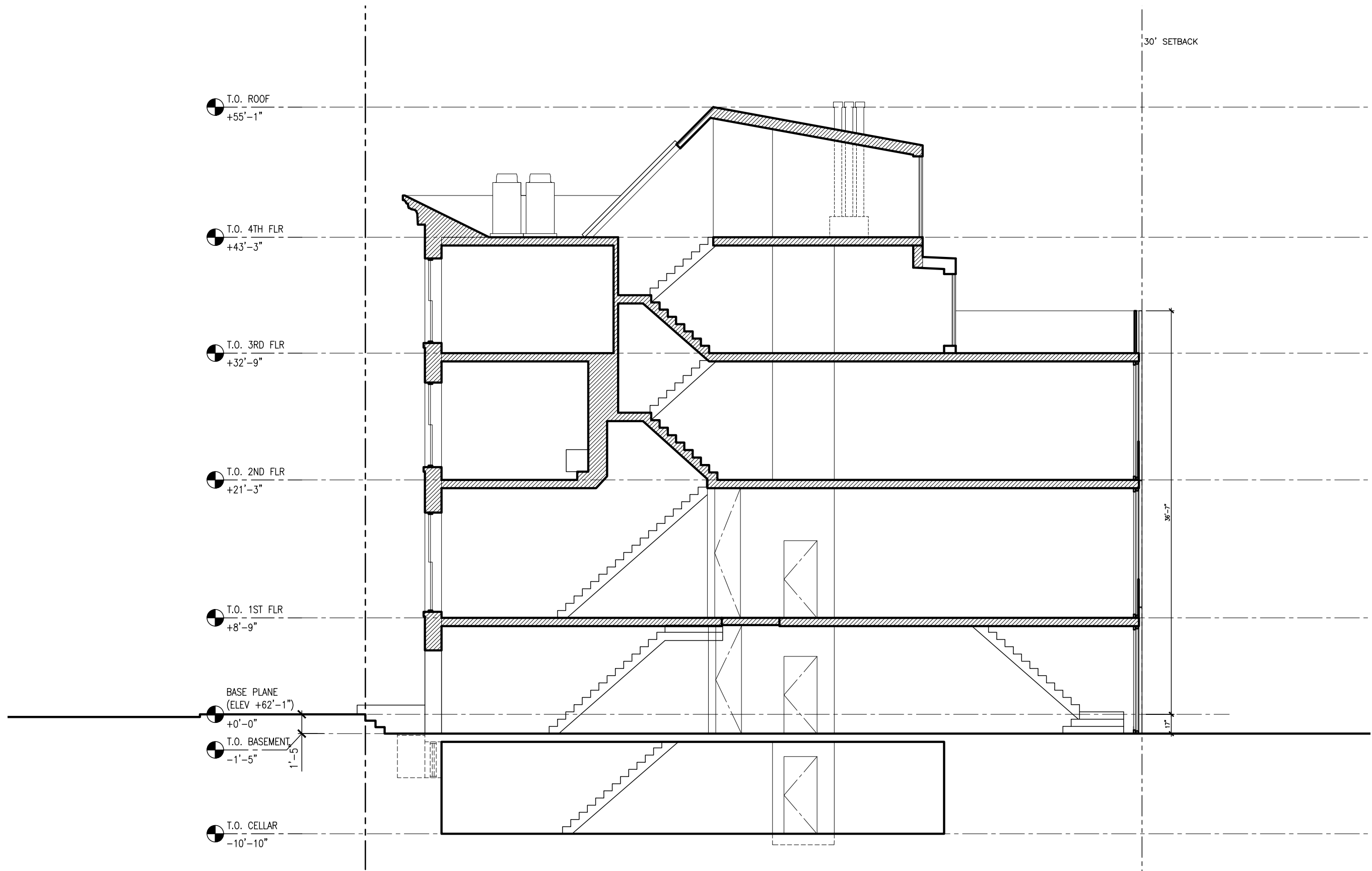
As-Built Building Profile



As-Built Building Profile



Proposed Building Profile

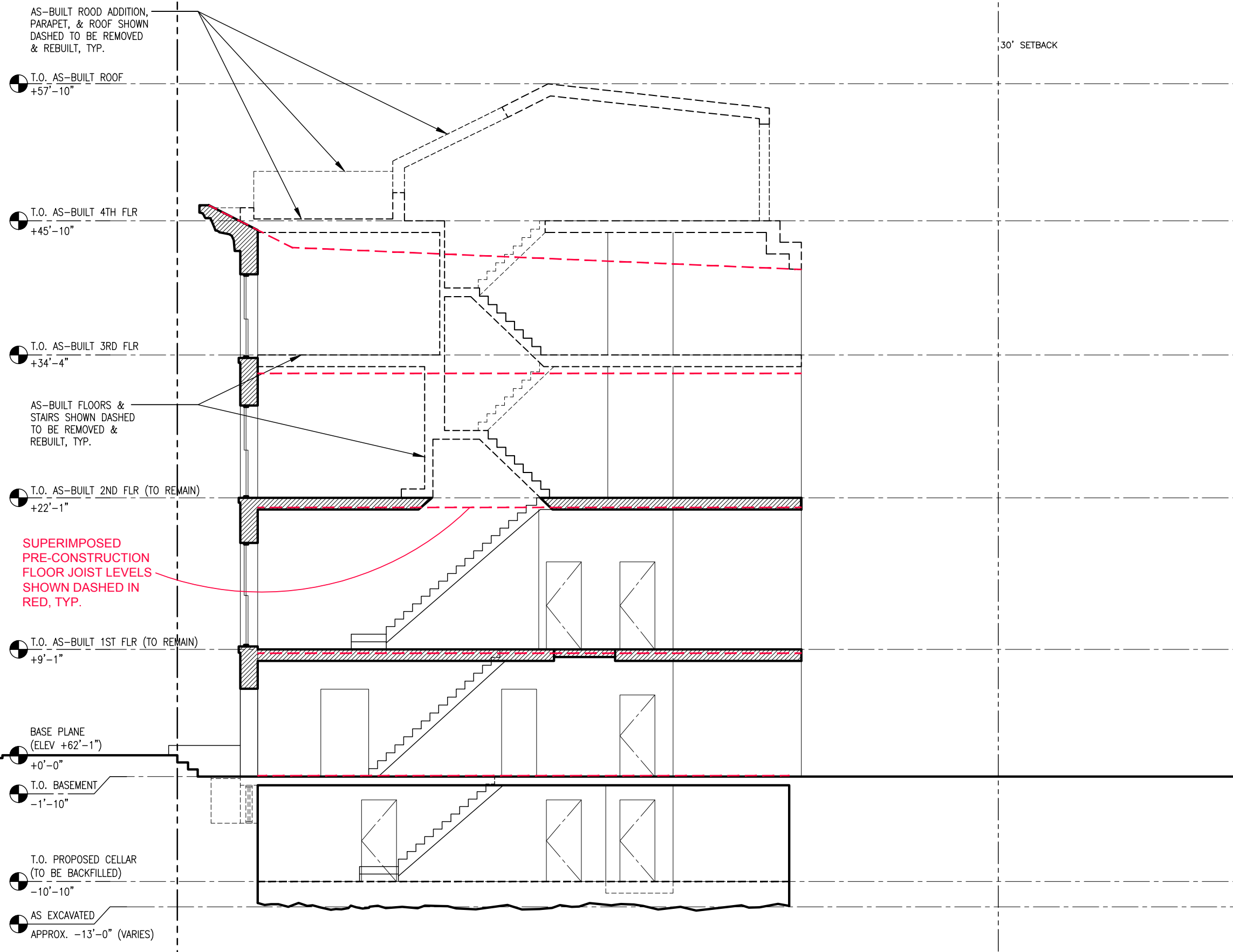


Originally Approved Building Section

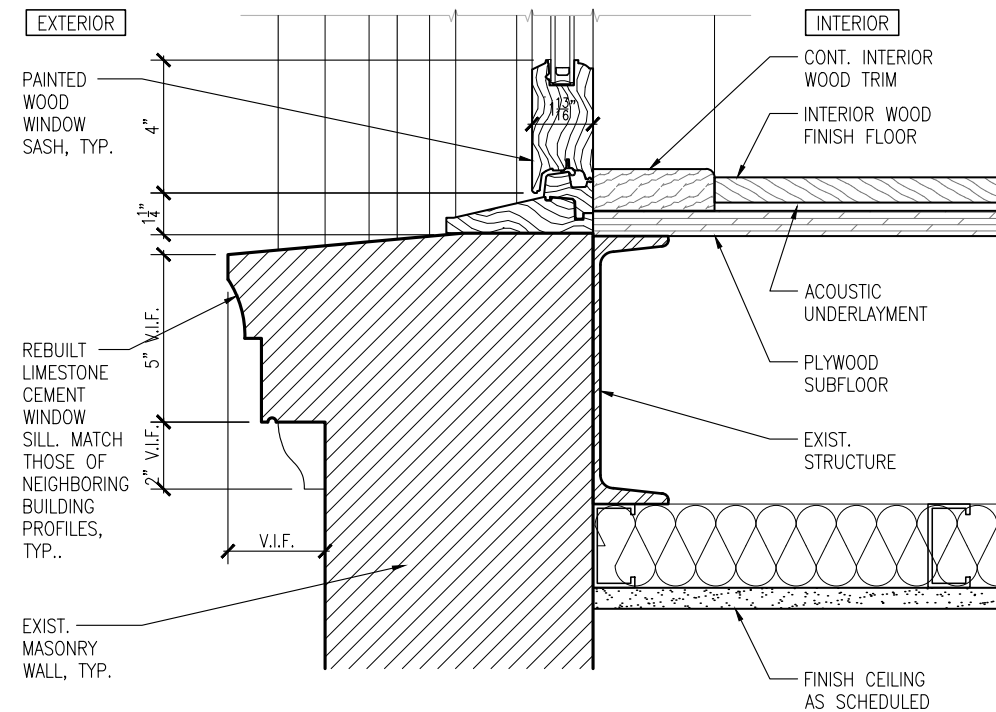
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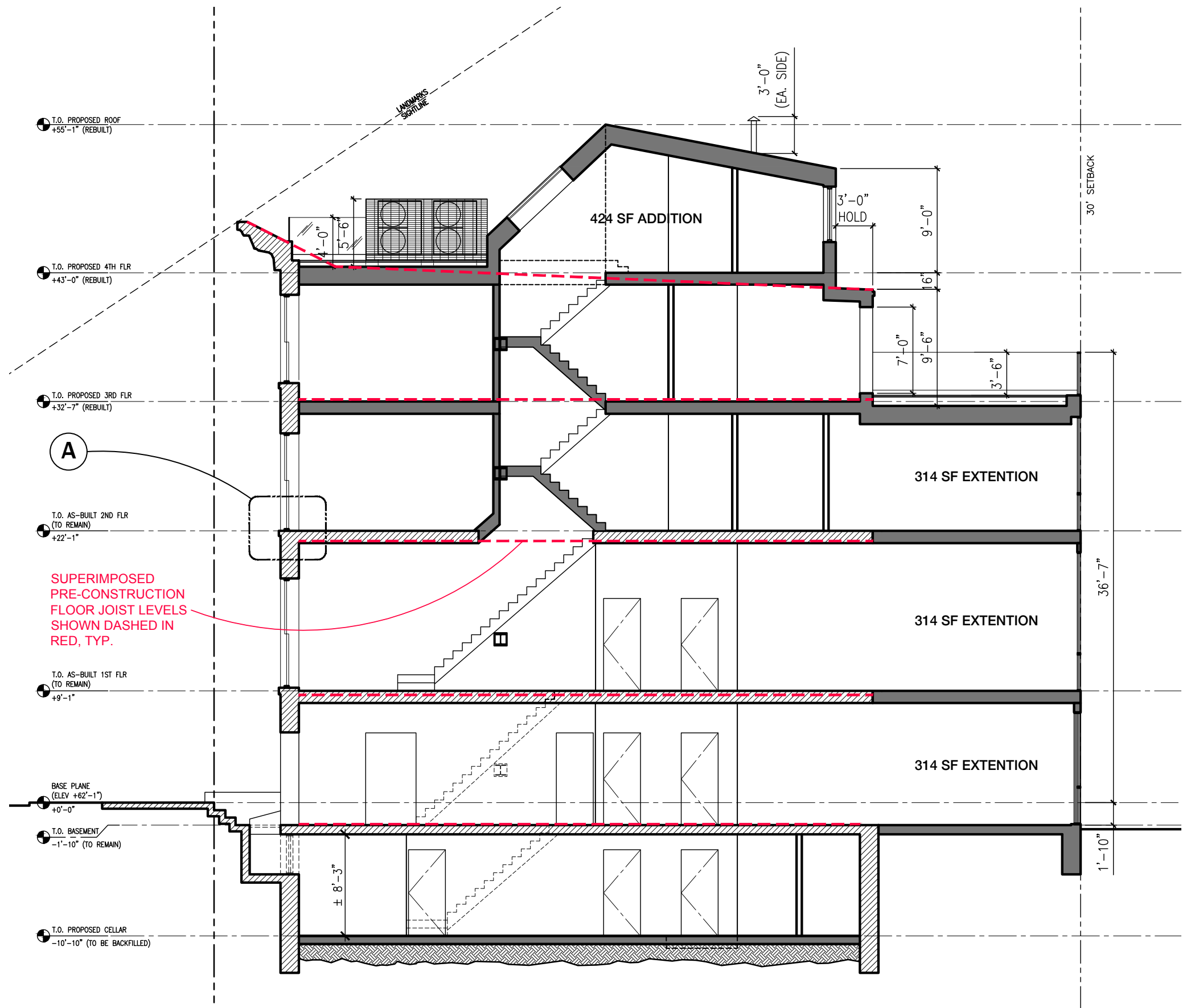
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As-Built Building Section



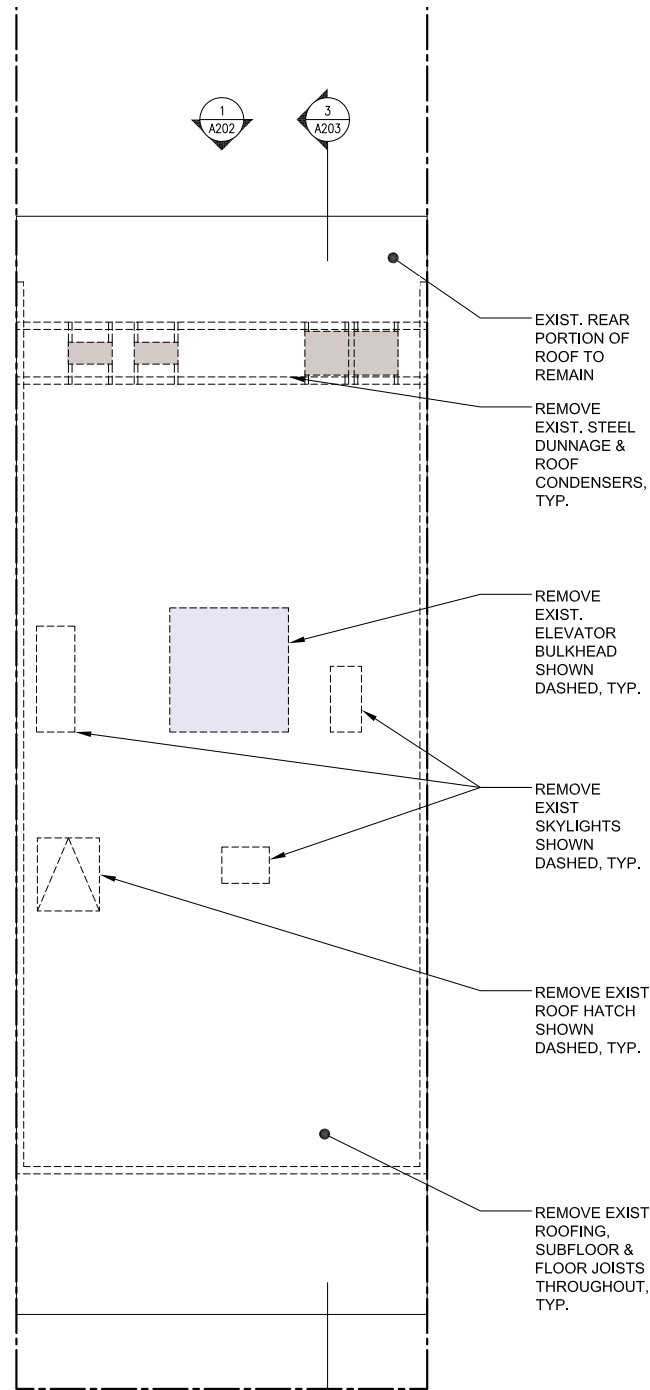
Sill Detail 'A'



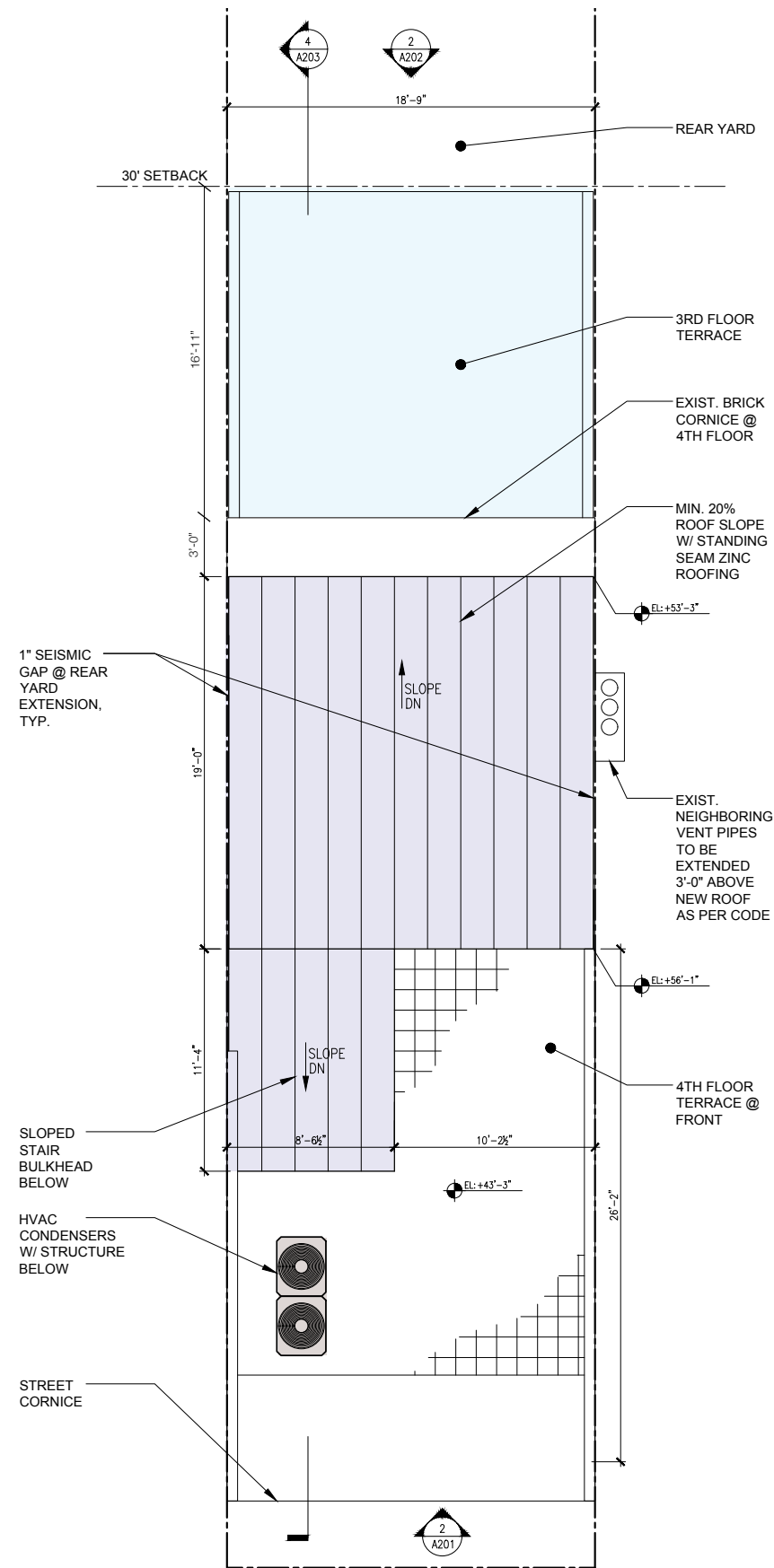
Proposed Building Section

31 May 2024

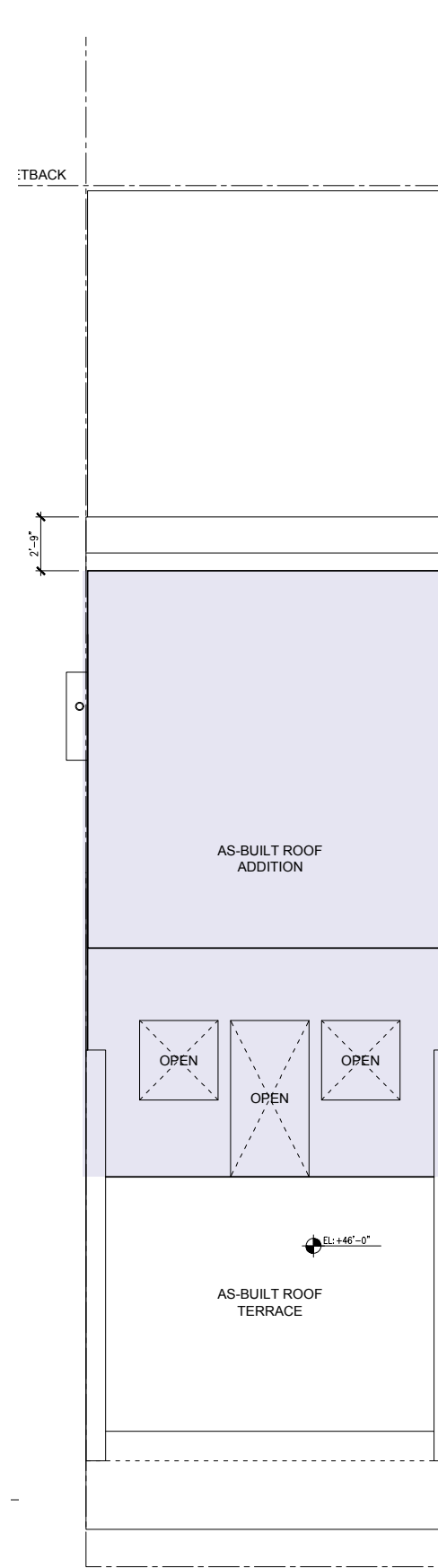
- Rear Yard Extension
- Roof Projections / Additions
- Roof Mounted HVAC Condensers



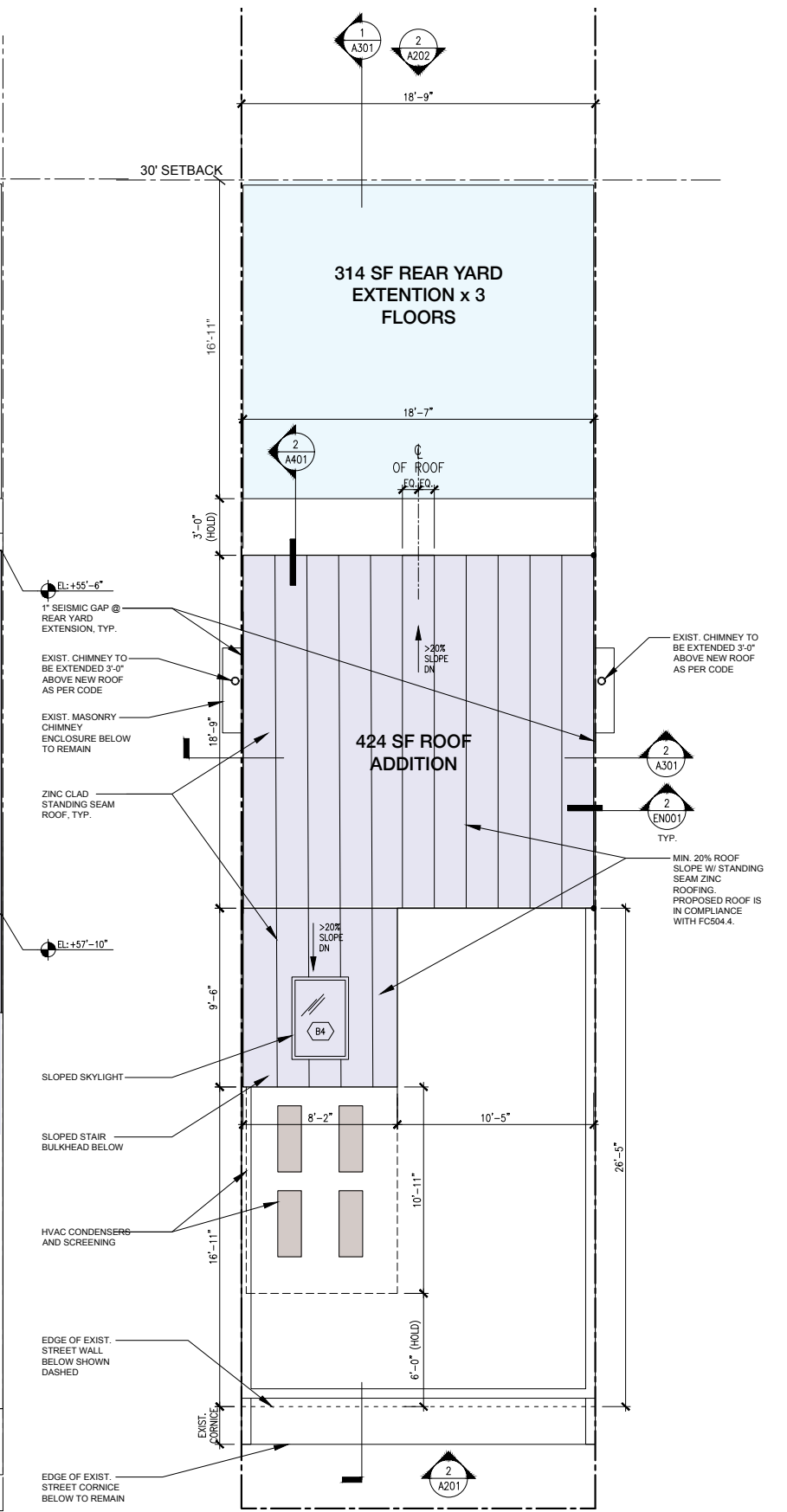
Pre-Construction Roof Plan



Approved Roof Plan



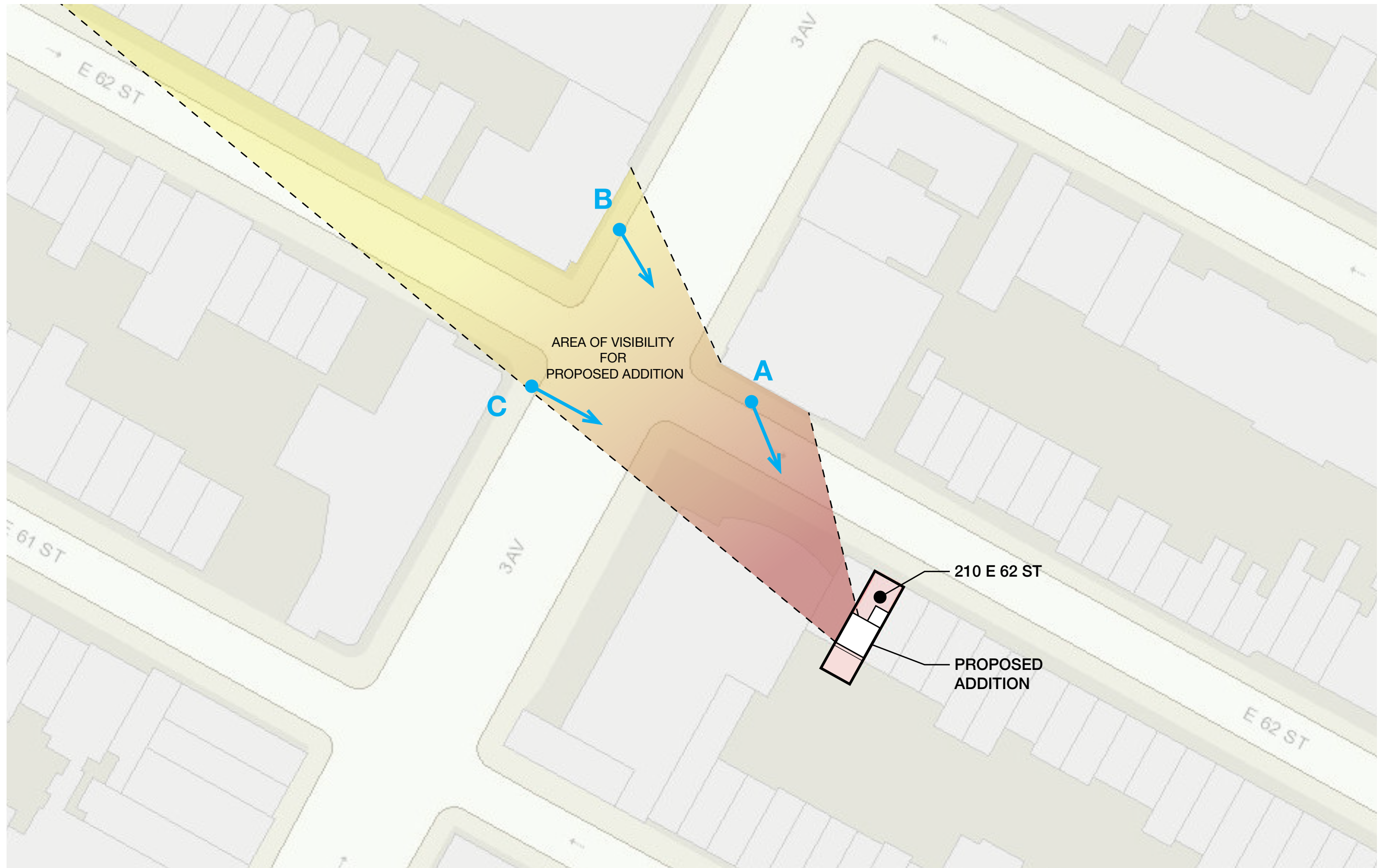
As-Built Roof Plan
(To Be Removed)



Proposed Roof Plan

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Area of Visibility for Proposed Roof Addition

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Rendering of Addition as Presented at Public Meeting on 12/6/16.



As-Built Conditions (Roof Addition to be Demolished.)



Rendering of Proposed Roof Addition

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VIEWS 'A'

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View of As-Built Conditions from NW on 3rd Avenue



View of Proposed Roof Addition from NW on 3rd Avenue

VIEWS ‘B’



View of As-Built Conditions from West on 3rd Avenue



View of Proposed Roof Addition from West on 3rd Avenue

VIEWS ‘C’

APPENDIX A

ORIGINAL LPC PRESENTATION



**NYC LANDMARKS
PRESERVATION COMMISSION PRESENTATION**

Treadwell Farm Historic District
210 East 62nd Street
New York, NY 10065

01 December 2016

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Treadwell Farm Historic District

LPC.02

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2nd Ave



3rd Ave

Street Context View @ East 62nd Street

210 E 62 St

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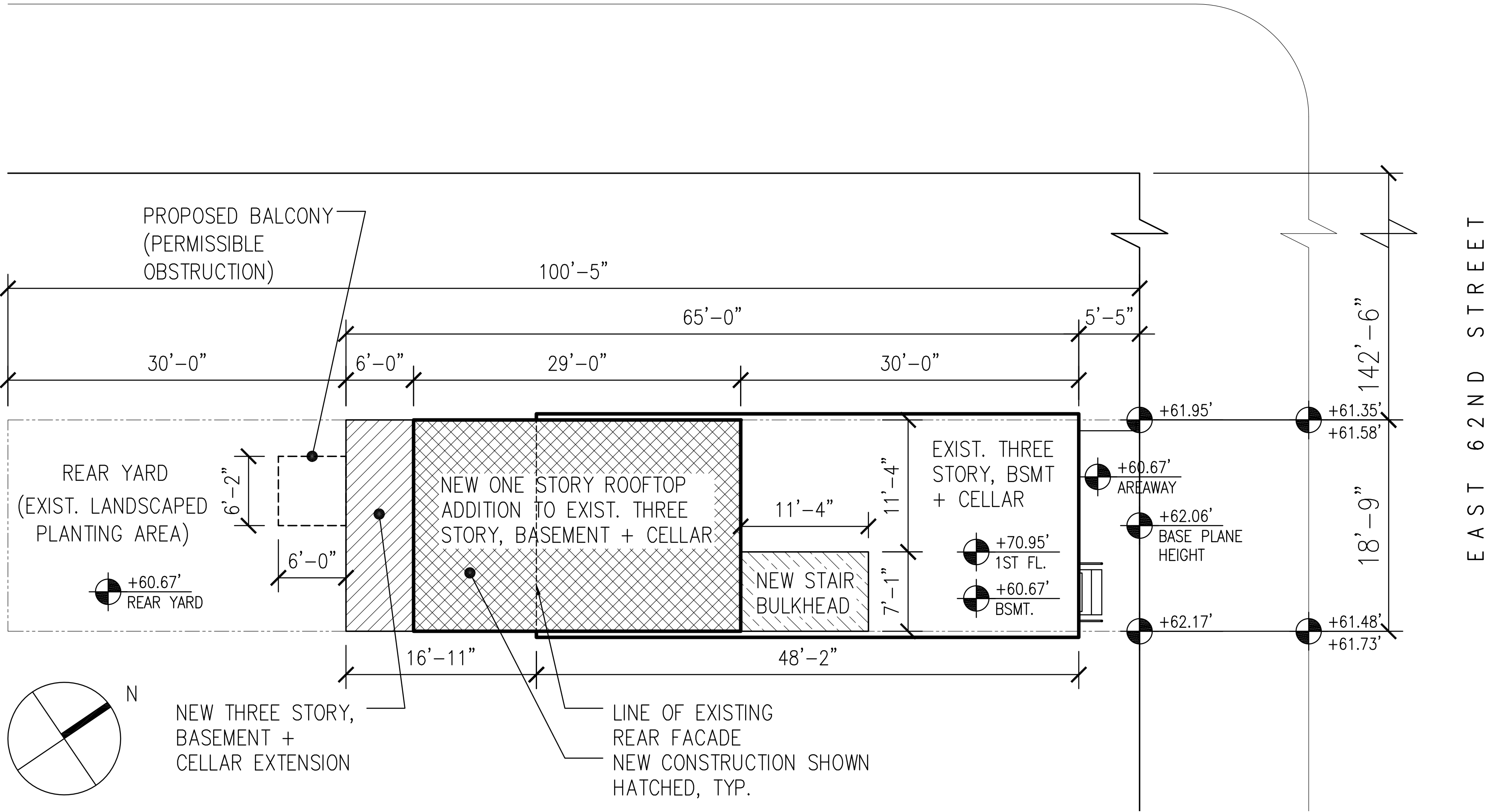
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Design Revisions (Since Initial Hearing)

- Street facade now incorporates 9 over 9 historic painted wood frame windows at street facade (instead of 1 over 1) as per LPC staff preservationist's recommendations. The street facade color has also changed from an existing brownstone cement based compound to a limestone color cement based compound. As before, owner intends to engage in a full historic restoration of the street facade, which will improve the overall context of the block from its current state.
- Rear yard extension is reduced by one floor. Rear yard cornice line and top floor of original building facade is now visible. Continuity between cornice line of project building and its neighbors are retained.
- Sliding doors behind rear yard shutters have been changed from aluminum frame to wood frame in order to convey a more residential feel.
- Proposed roof addition is now setback 3 feet behind the original rear yard building face.
- All originally proposed balconies protruding into the rear yard setback have been eliminated from the project.
- Proposed design revisions reduce the overall combined volume of the roof addition and rear yard extension by approximately 21%.

Proposed Plot Plan
(previous)



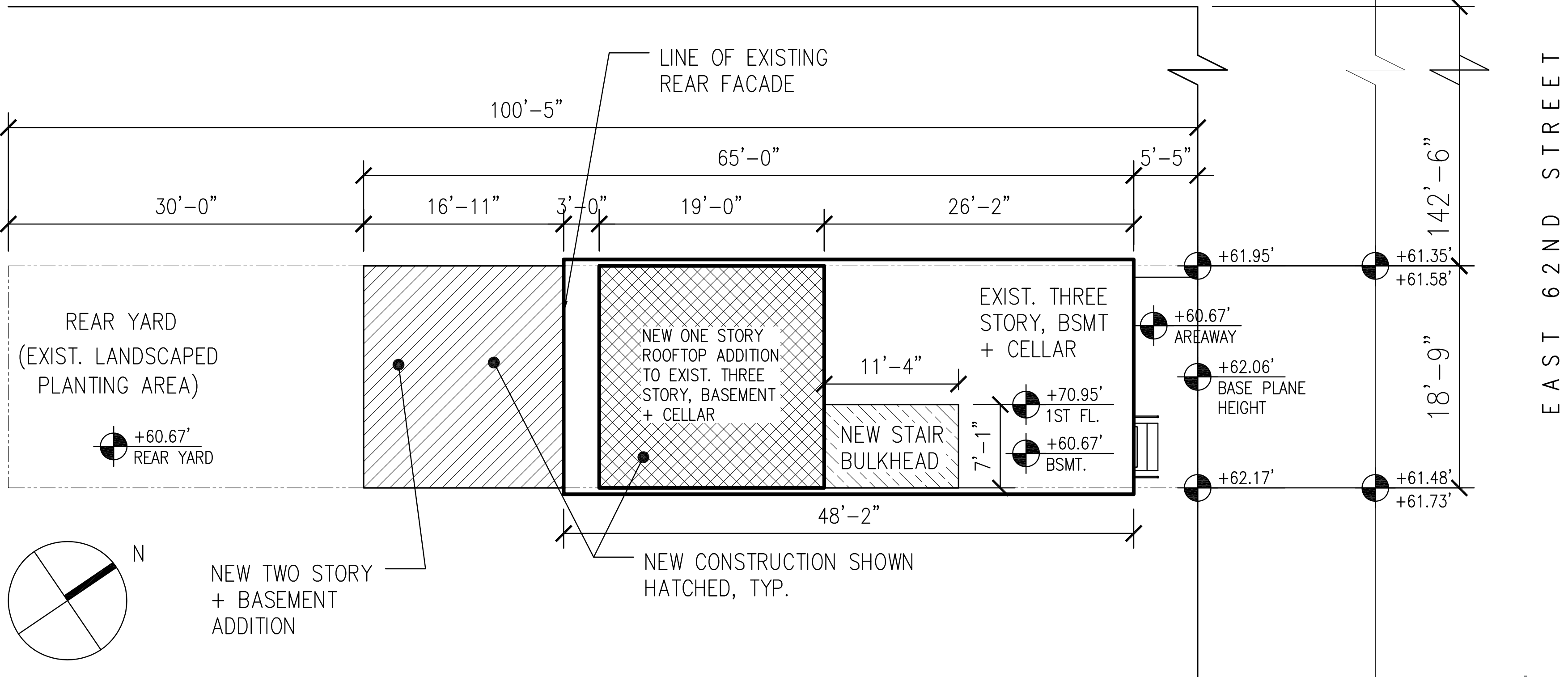
210 EAST 62ND STREET
NEW YORK, NY 10065

BLOCK: 1416
LOT: 43
ZONE: R8B
MAP: 8C

CONSTRUCTION
CLASSIFICATION: CLASS 3 - N.F.P.

COMMUNITY BOARD: 8

Proposed Plot Plan

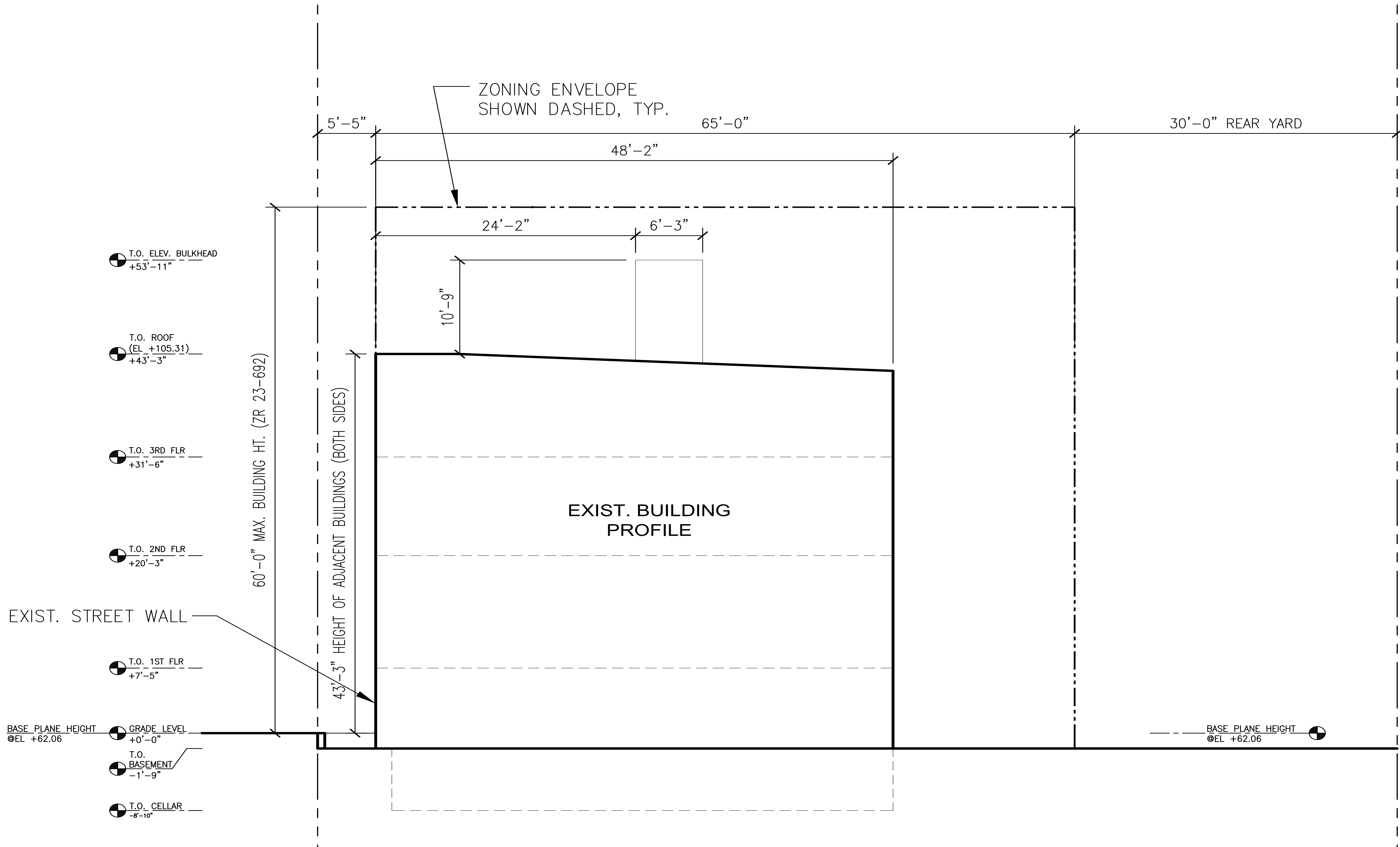


LPC.06

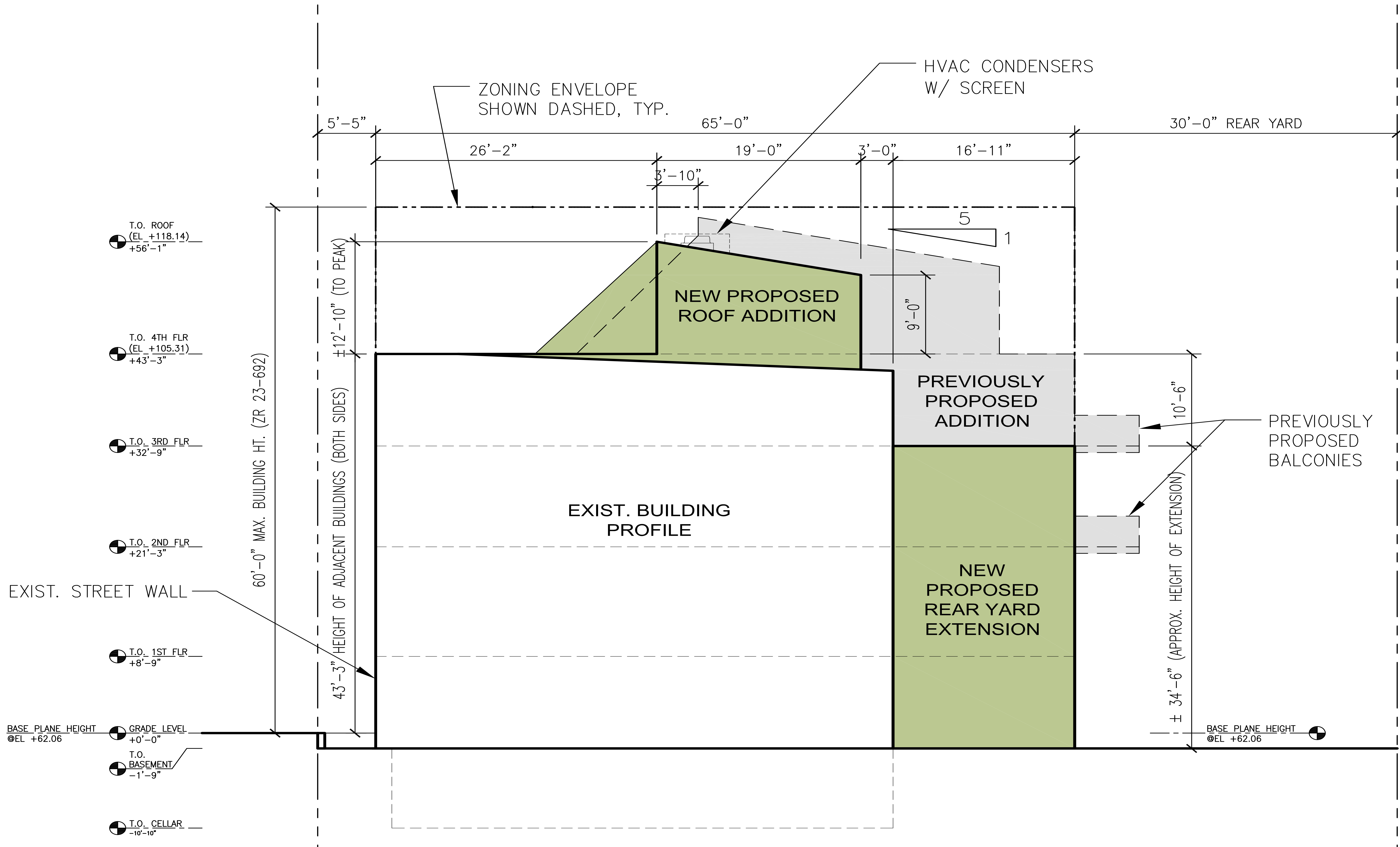
210 East 62nd Street, New York, NY

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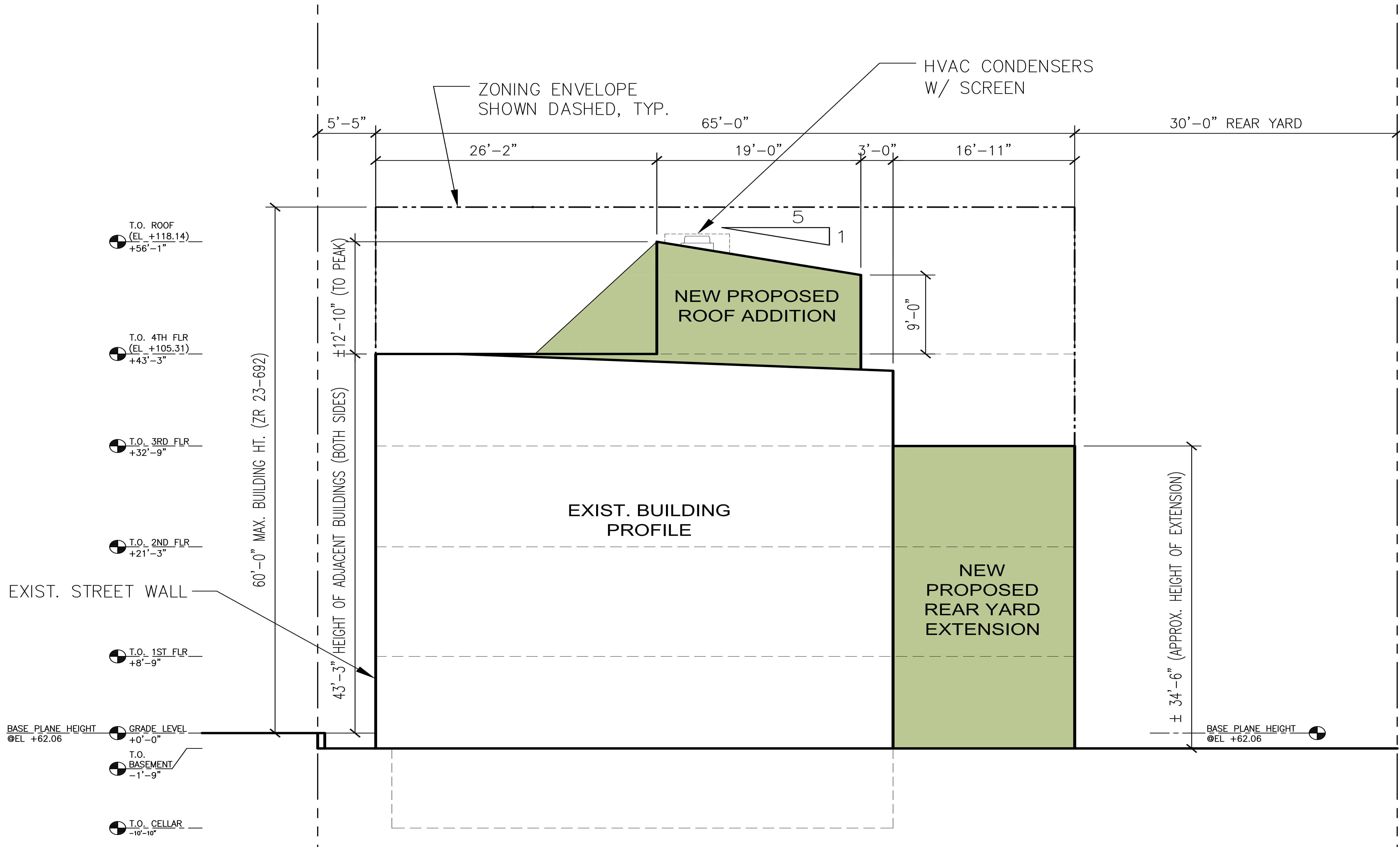
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Existing Building Profile



Proposed East Elevation



Proposed East Elevation



1939 Tax Photo

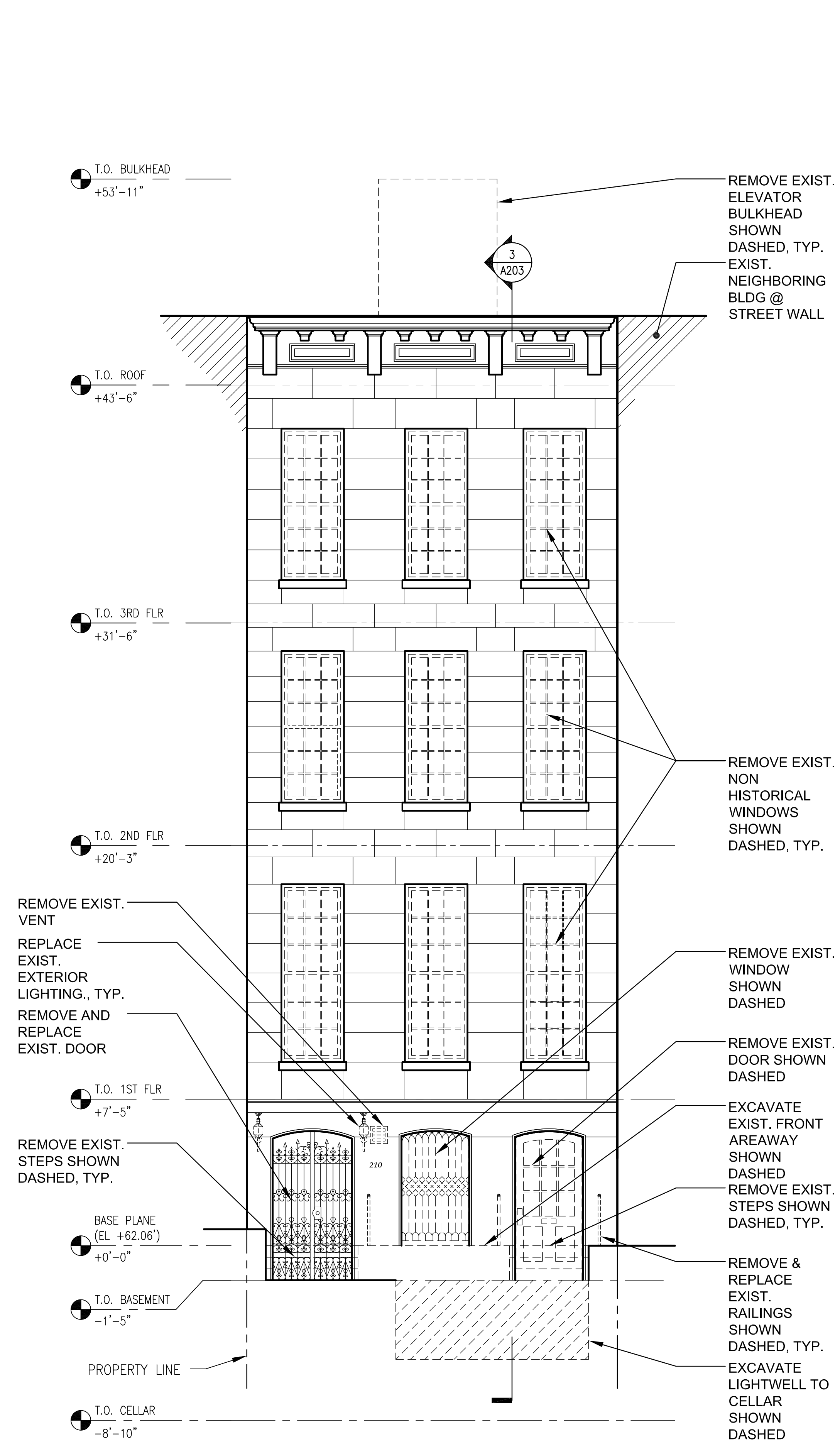


Existing Street Facade

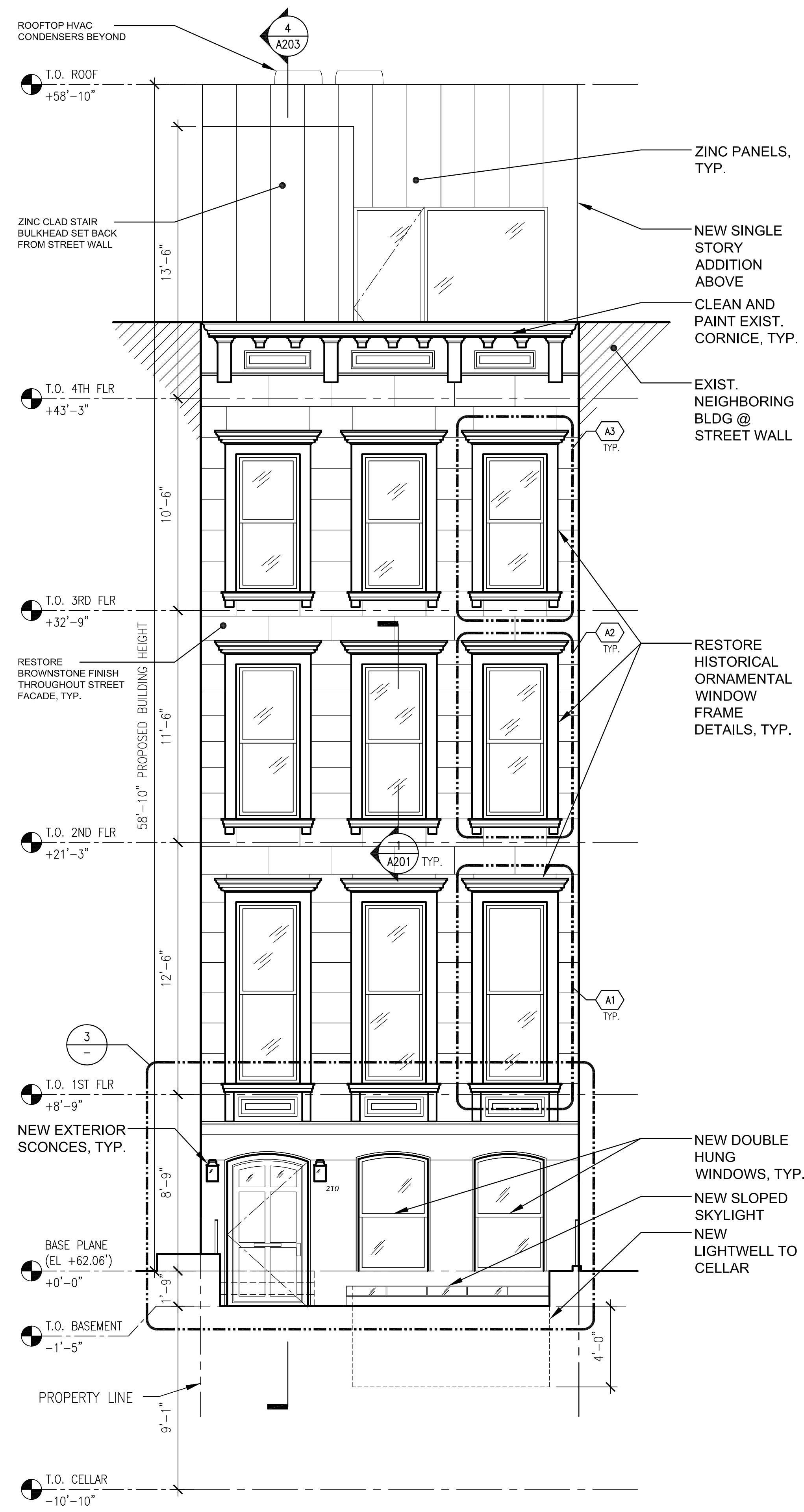
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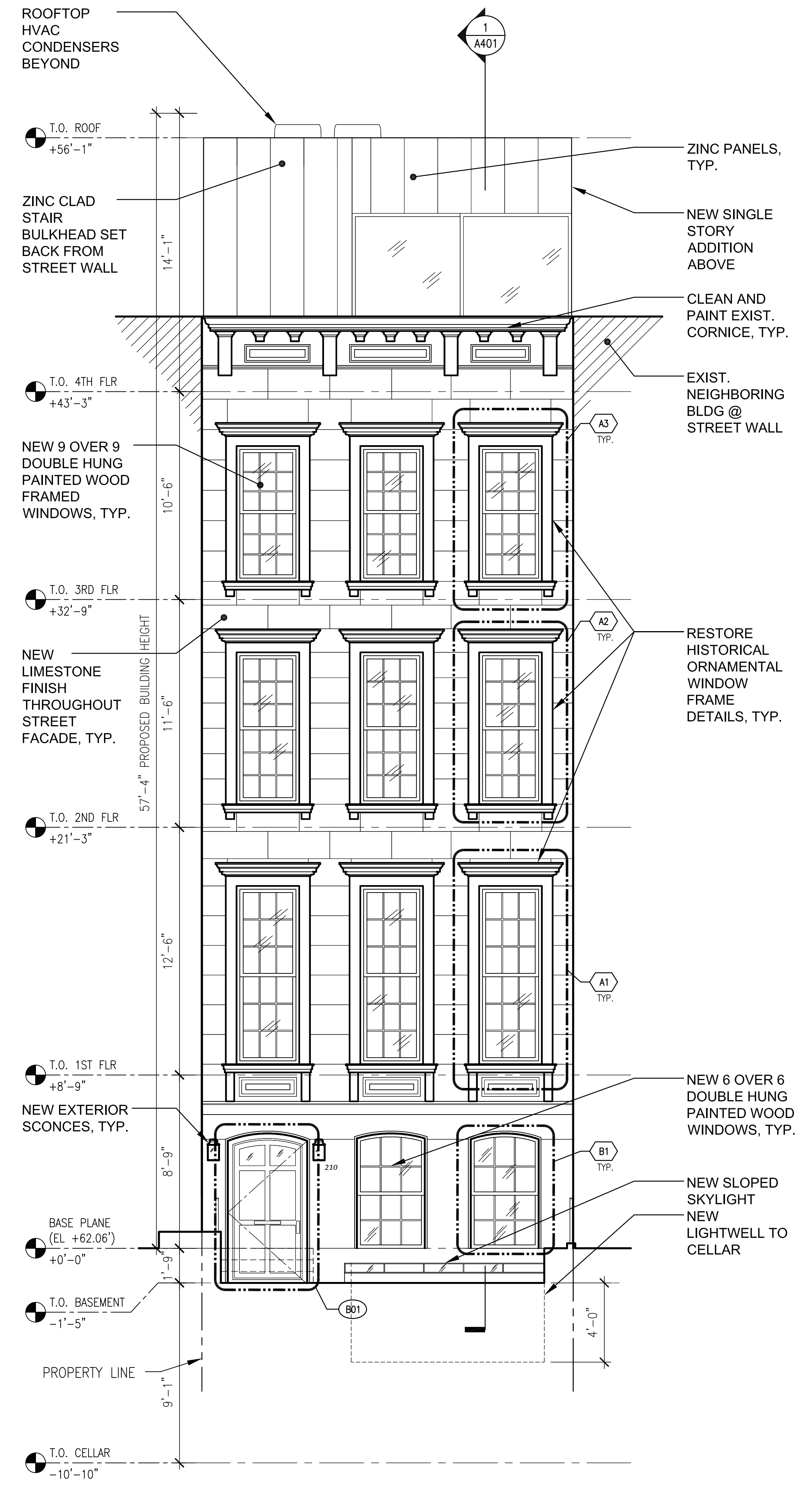
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Existing Street Facade Elevation



Proposed Street Facade (previous)



Proposed Street Facade

01 December 2016



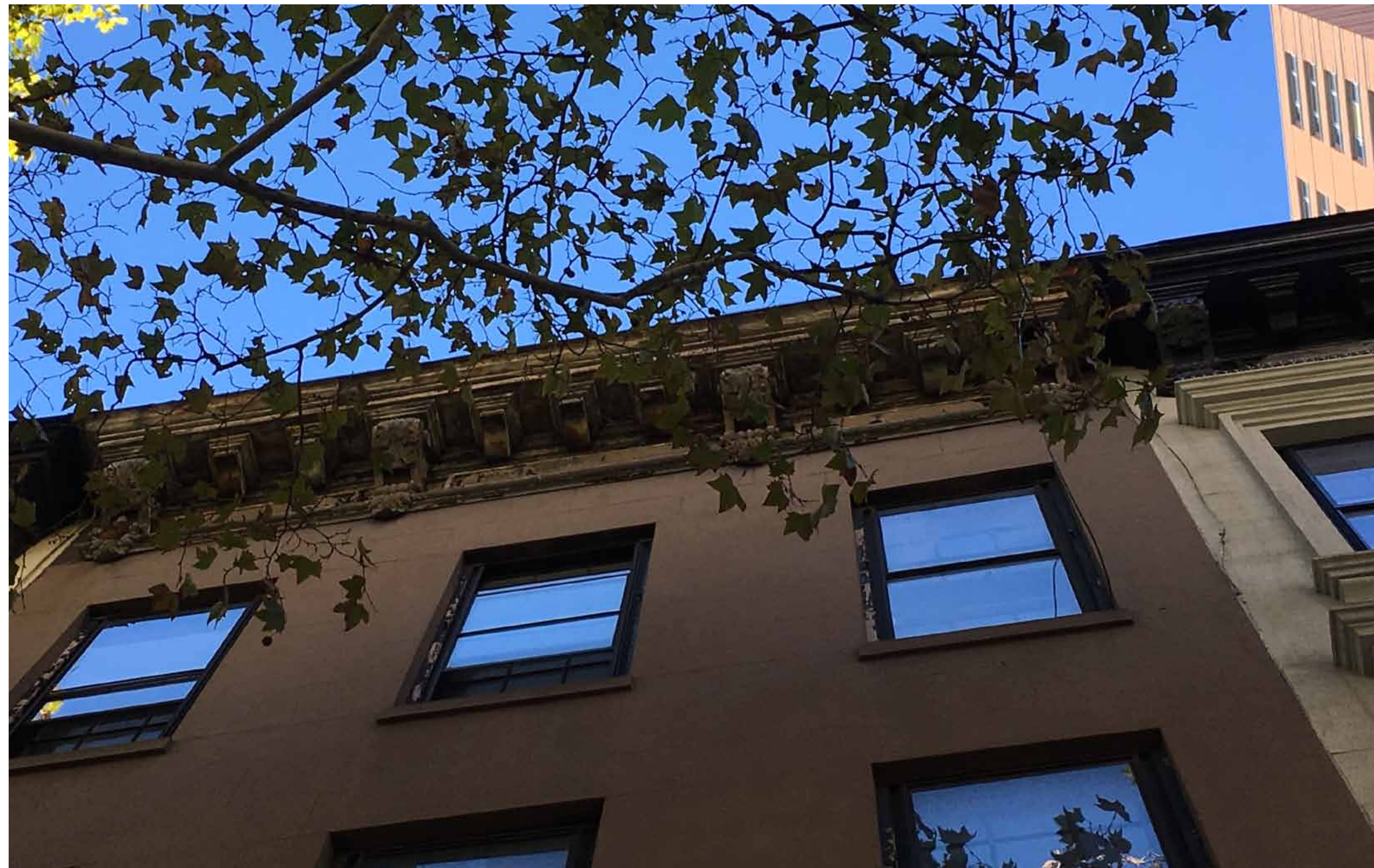
Rendering of Proposed Street Facade



Street Facade (previously proposed)

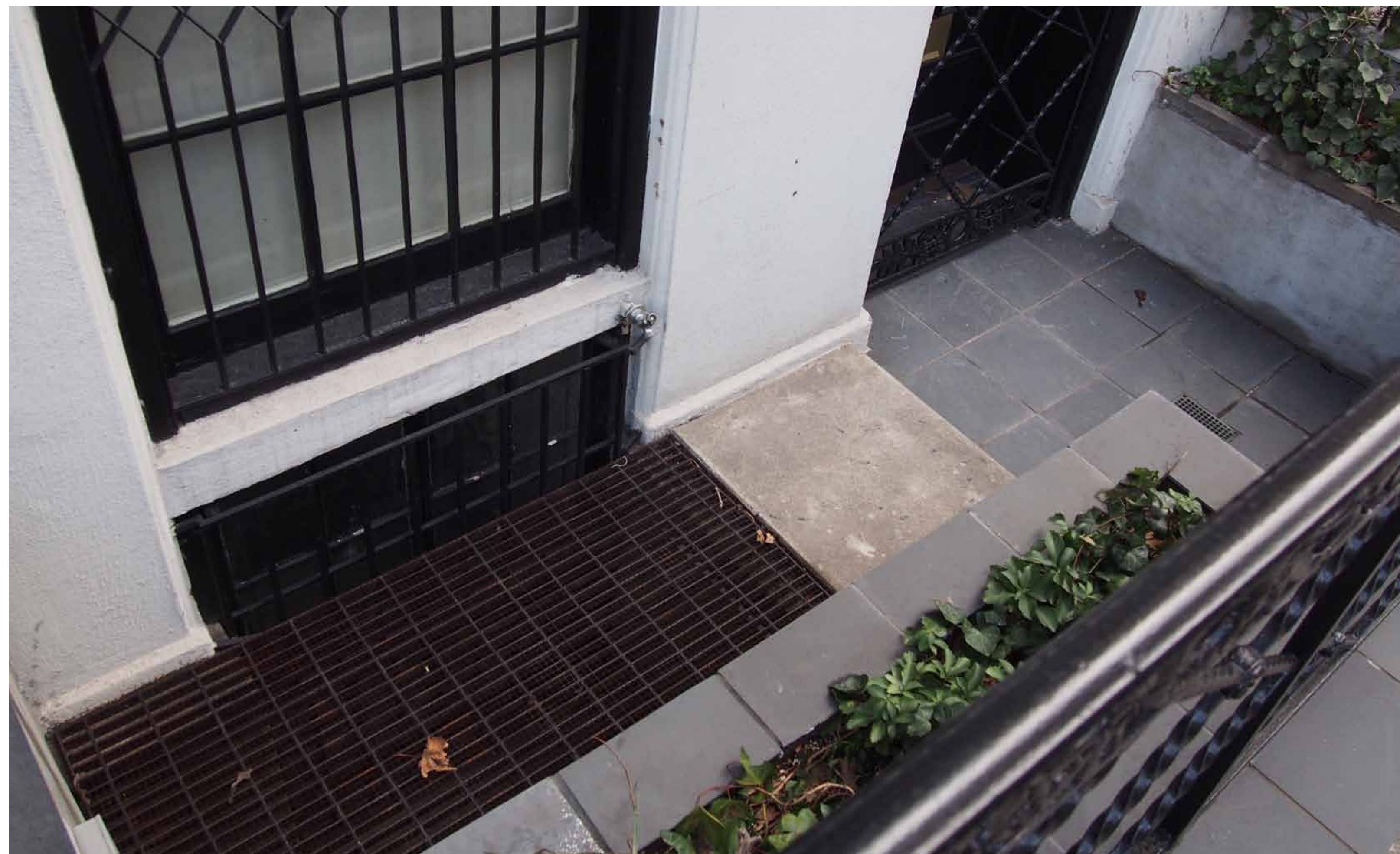


Rendering of Proposed Street Facade

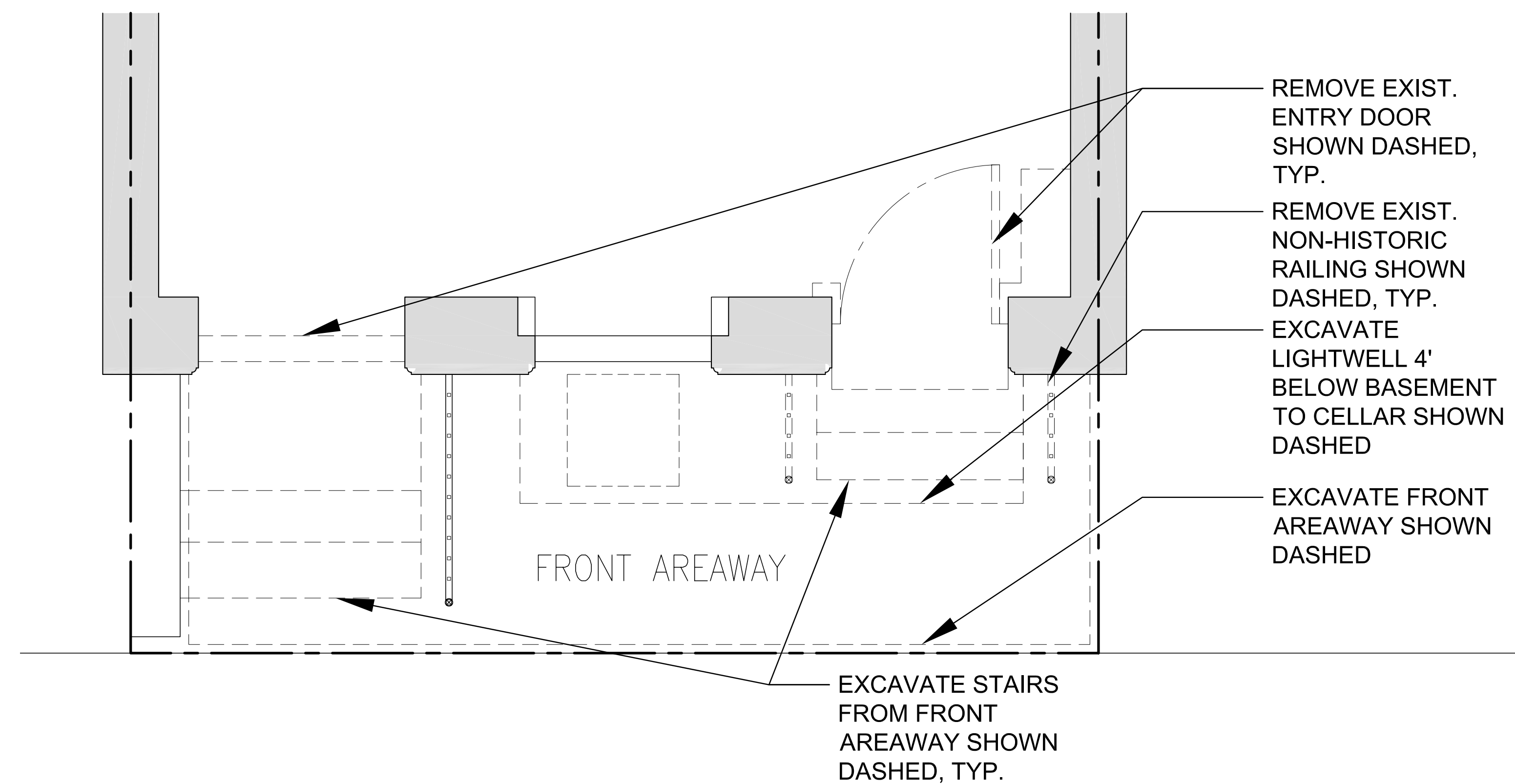
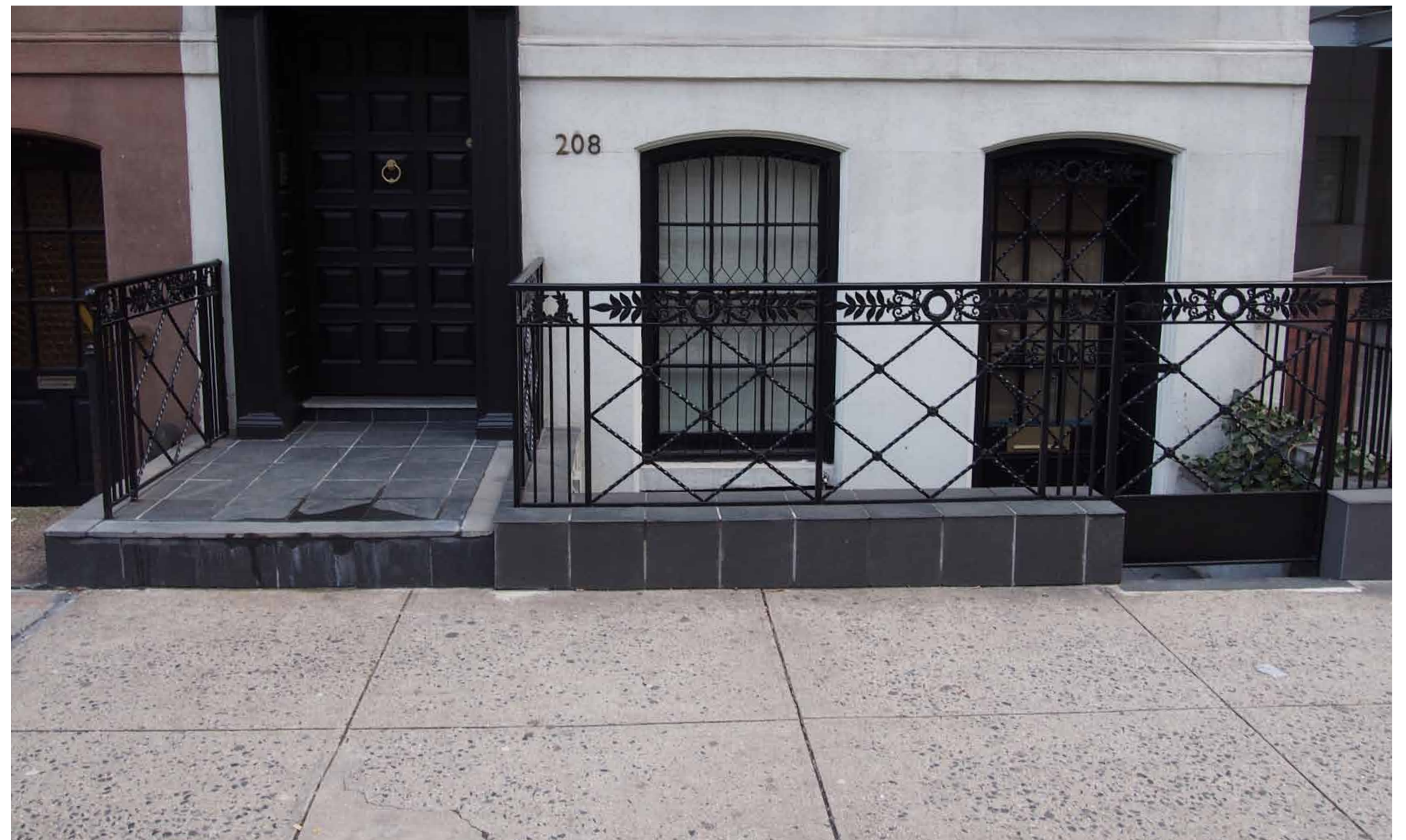


Details of Existing Conditions @ Street Facade

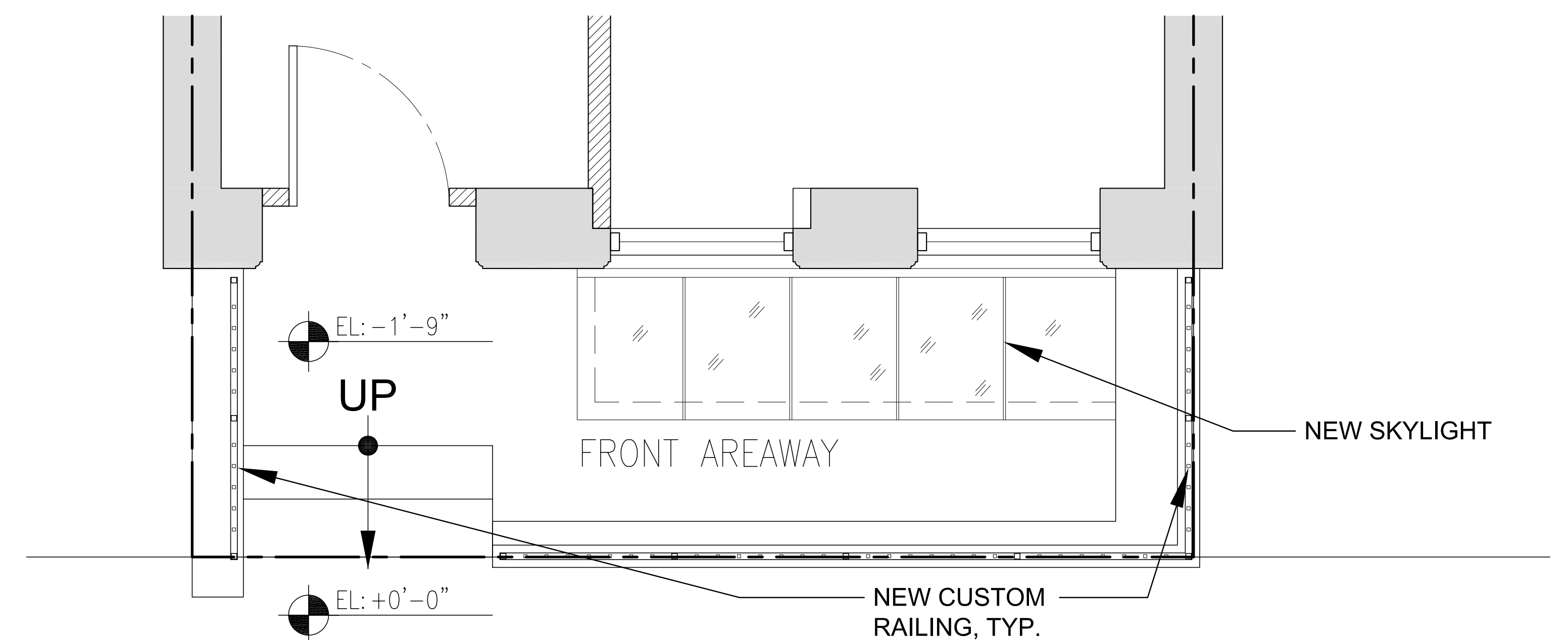
LPC.13 | 210 East 62nd Street, New York, NY



Existing Front Areaway & Details of Surrounding Context



Existing Front Areaway Plan



Proposed Front Areaway Plan



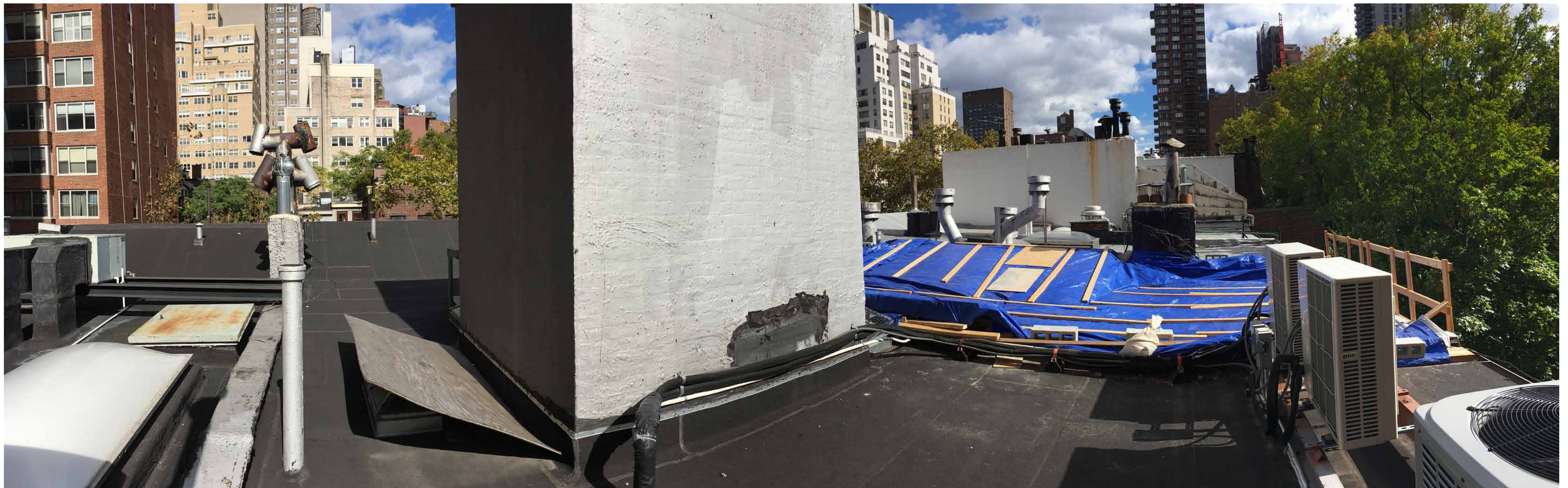
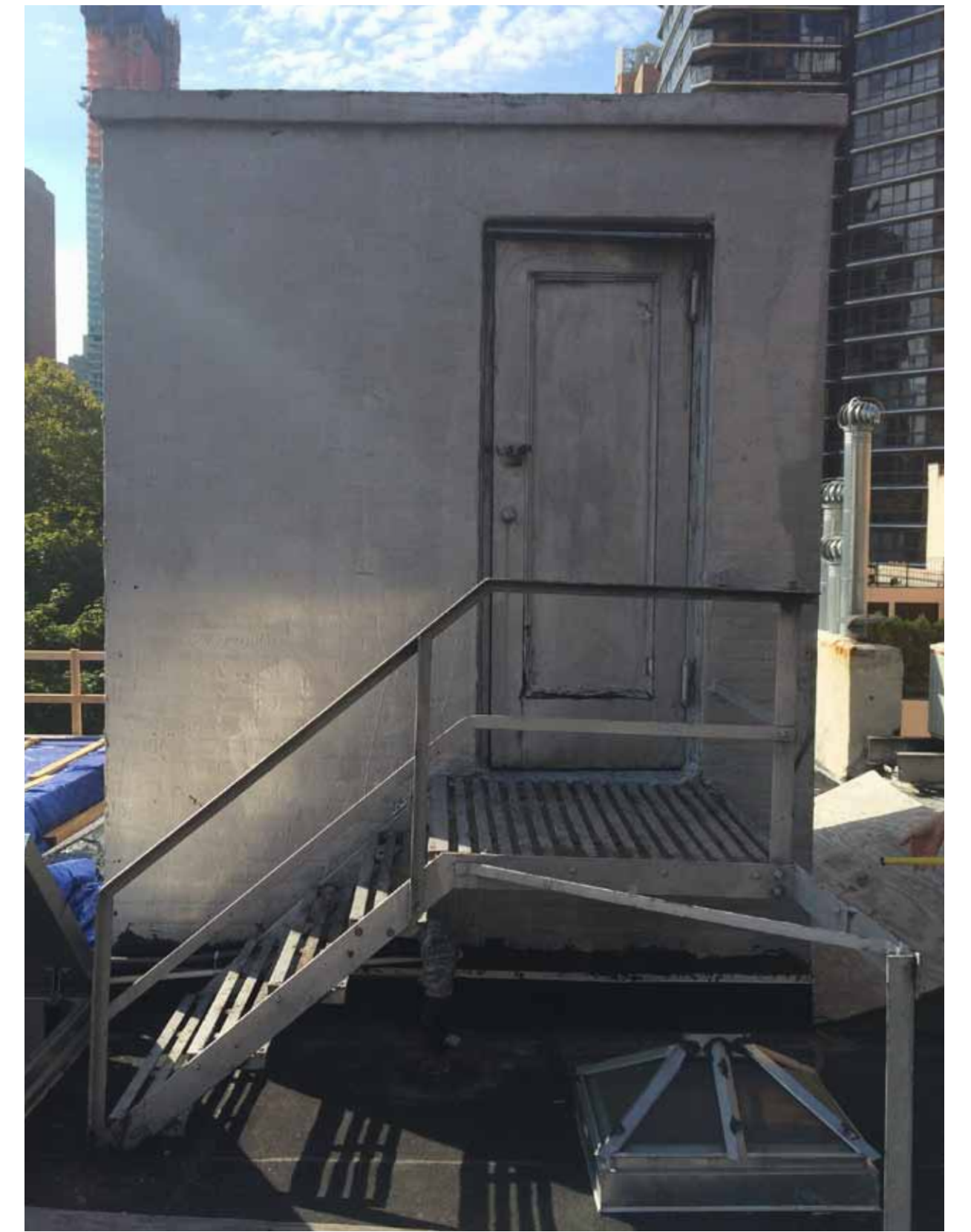
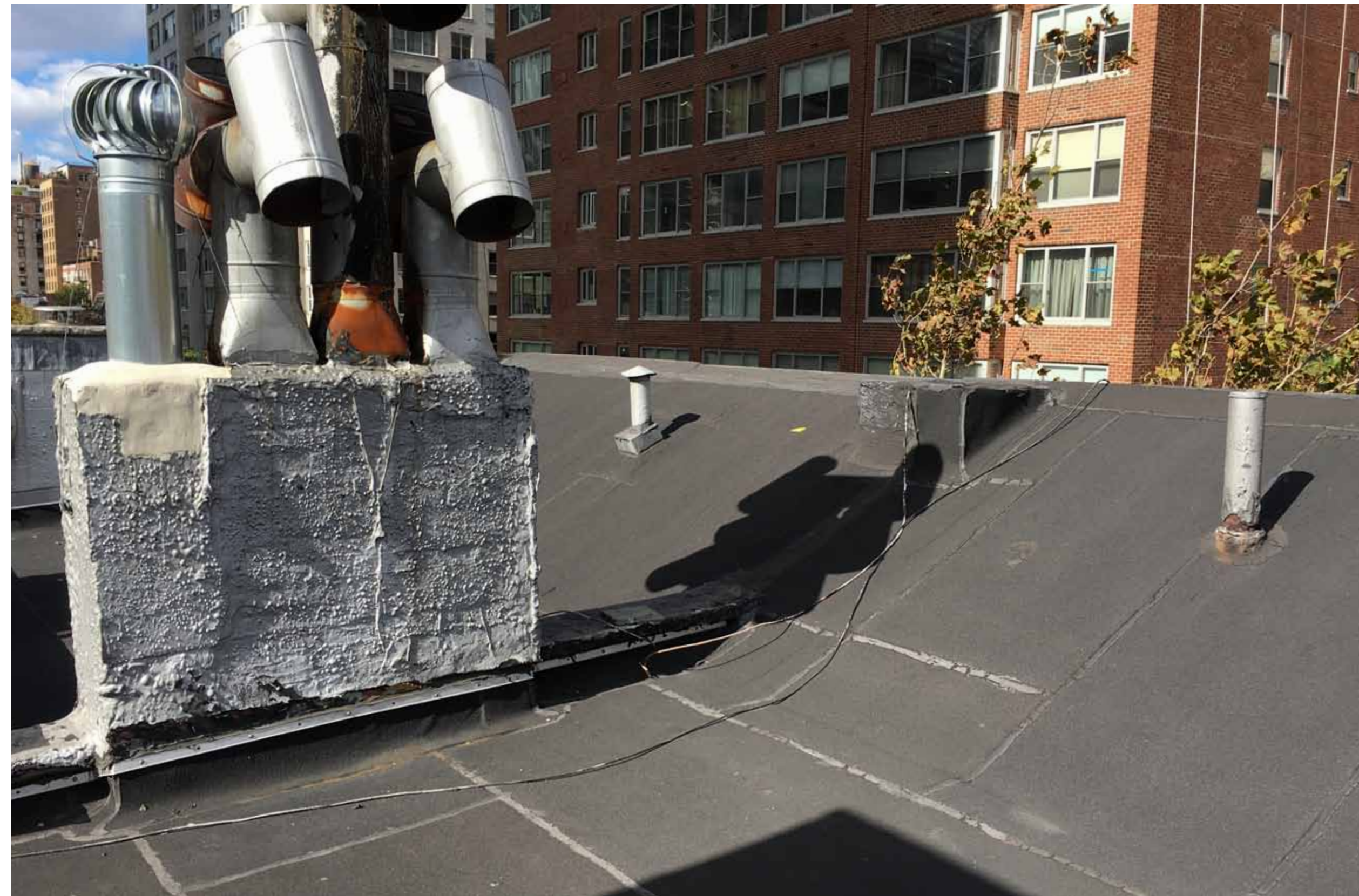
Existing Front Areaway



Proposed Front Areaway (previous)



Proposed Front Areaway

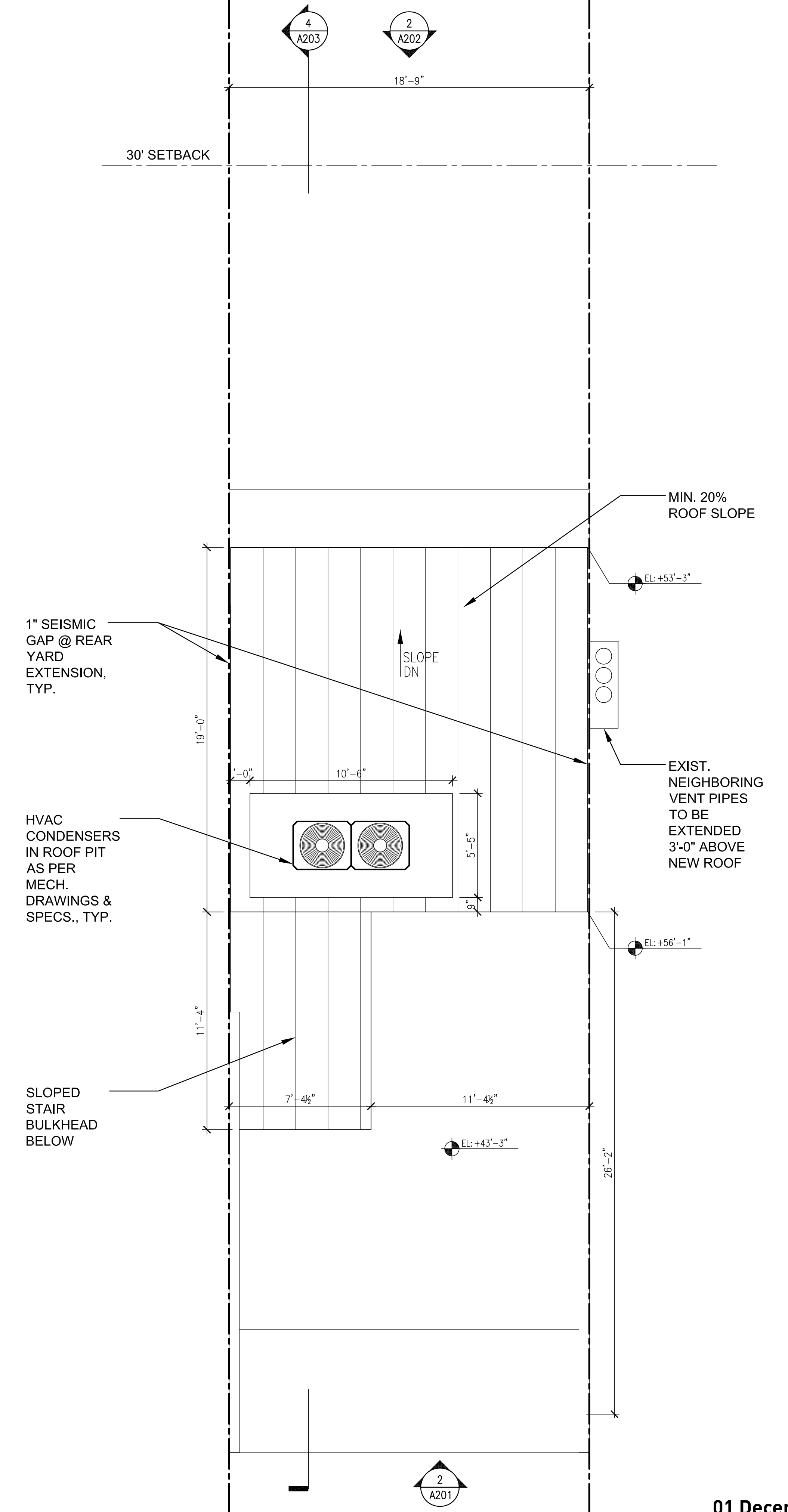
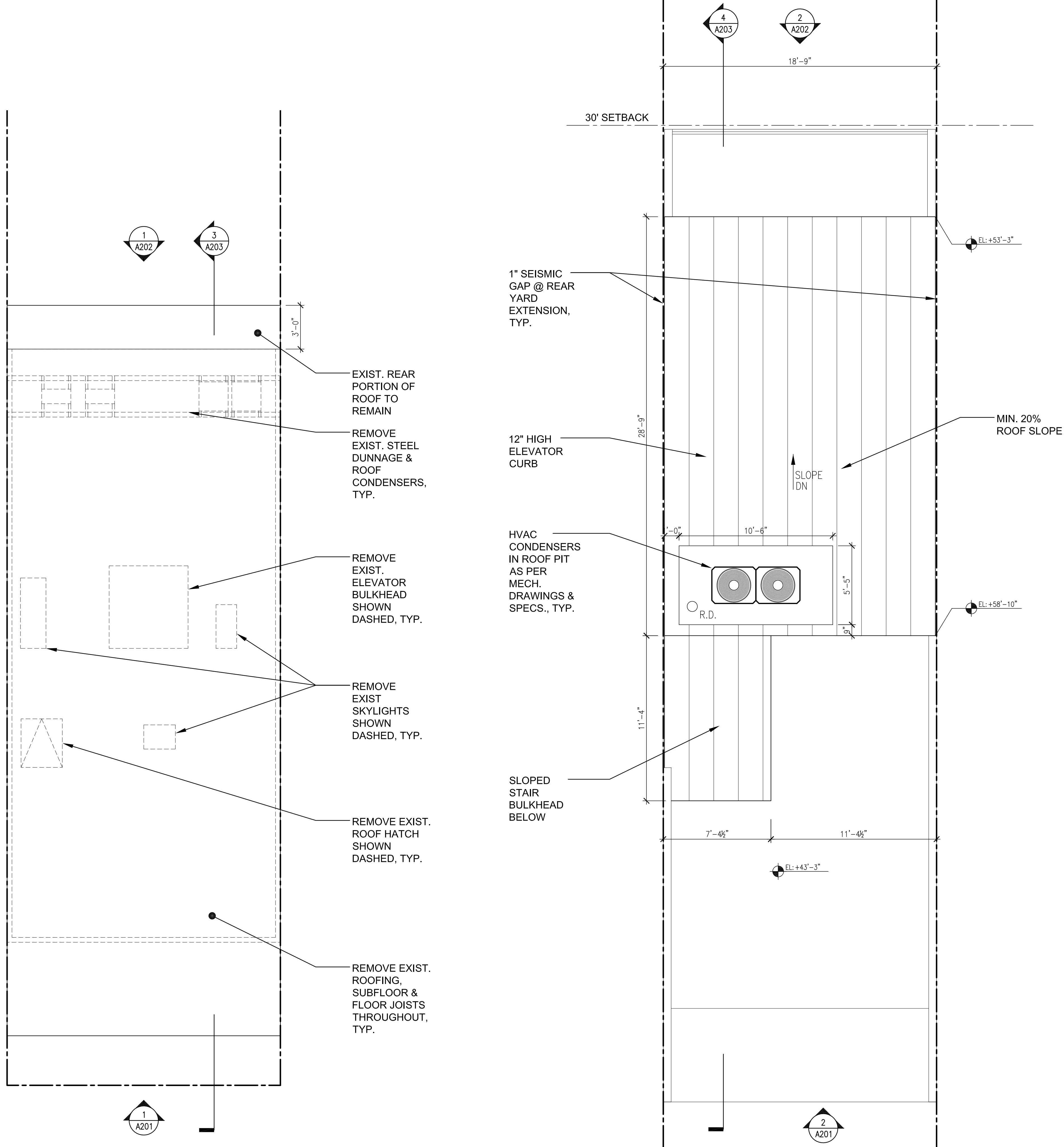


Existing Roof Conditions

LPC.16 | 210 East 62nd Street, New York, NY

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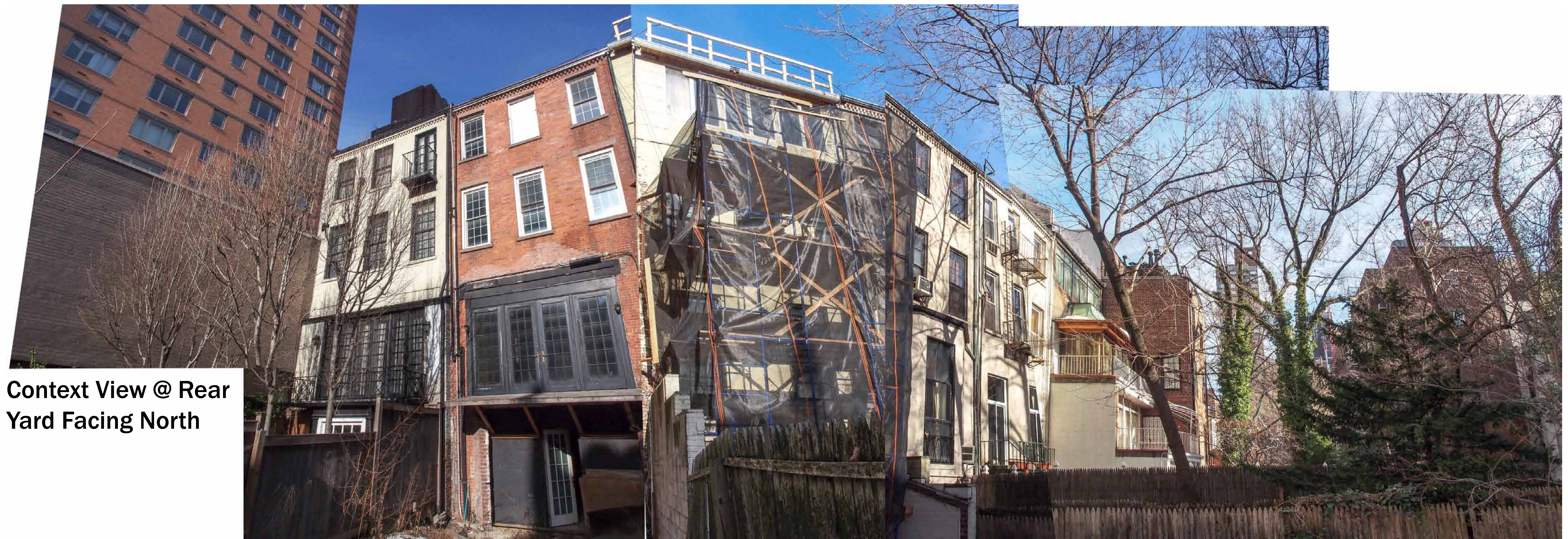


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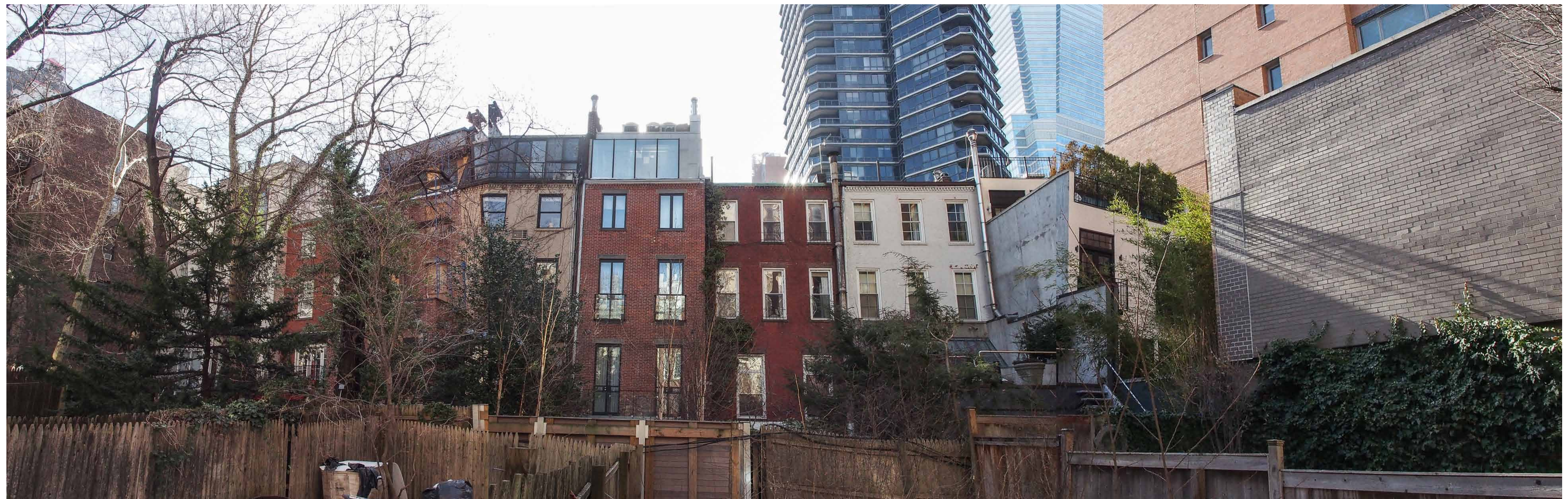
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LPC.17

210 East 62nd Street, New York, NY



Context View @ Rear
Yard Facing North



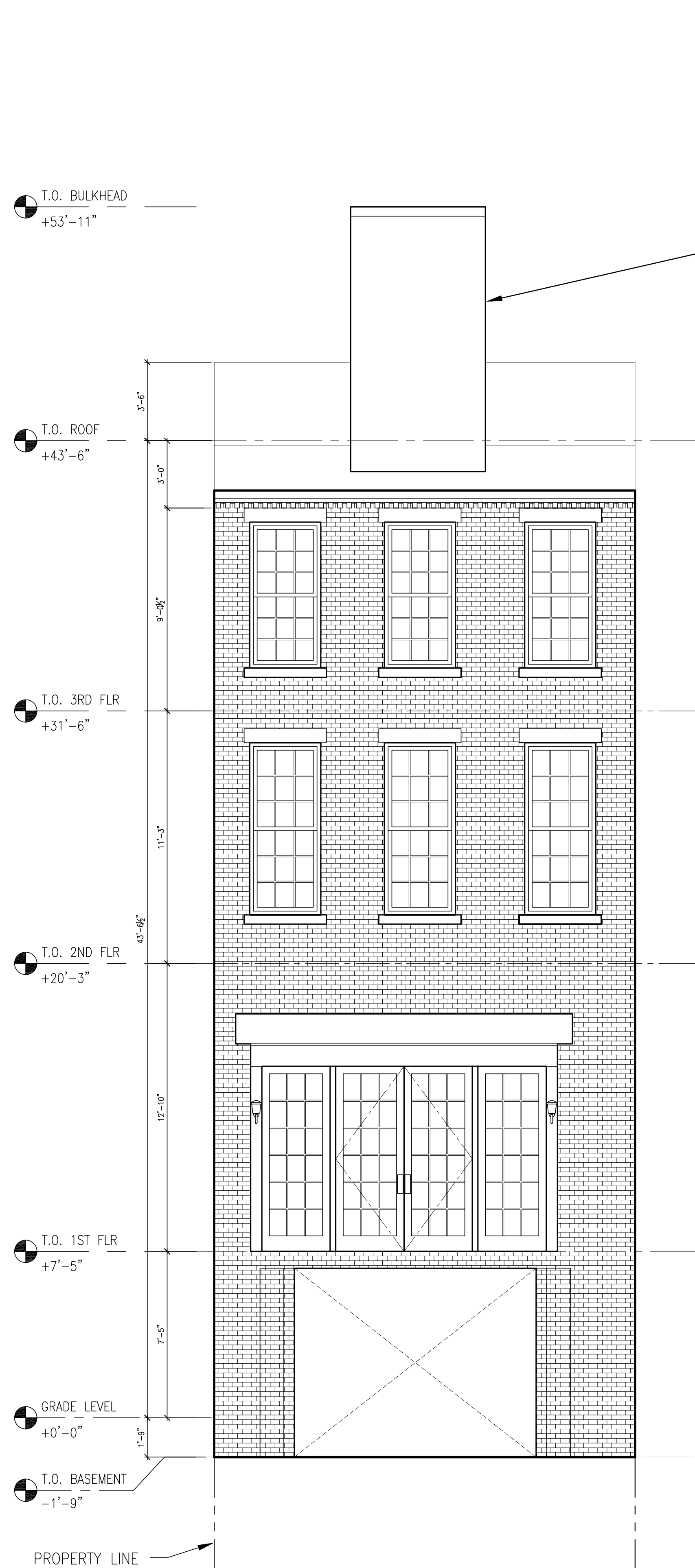
Context View @ Rear Yard Facing South (Opposite of Subject Property)

01 December 2016

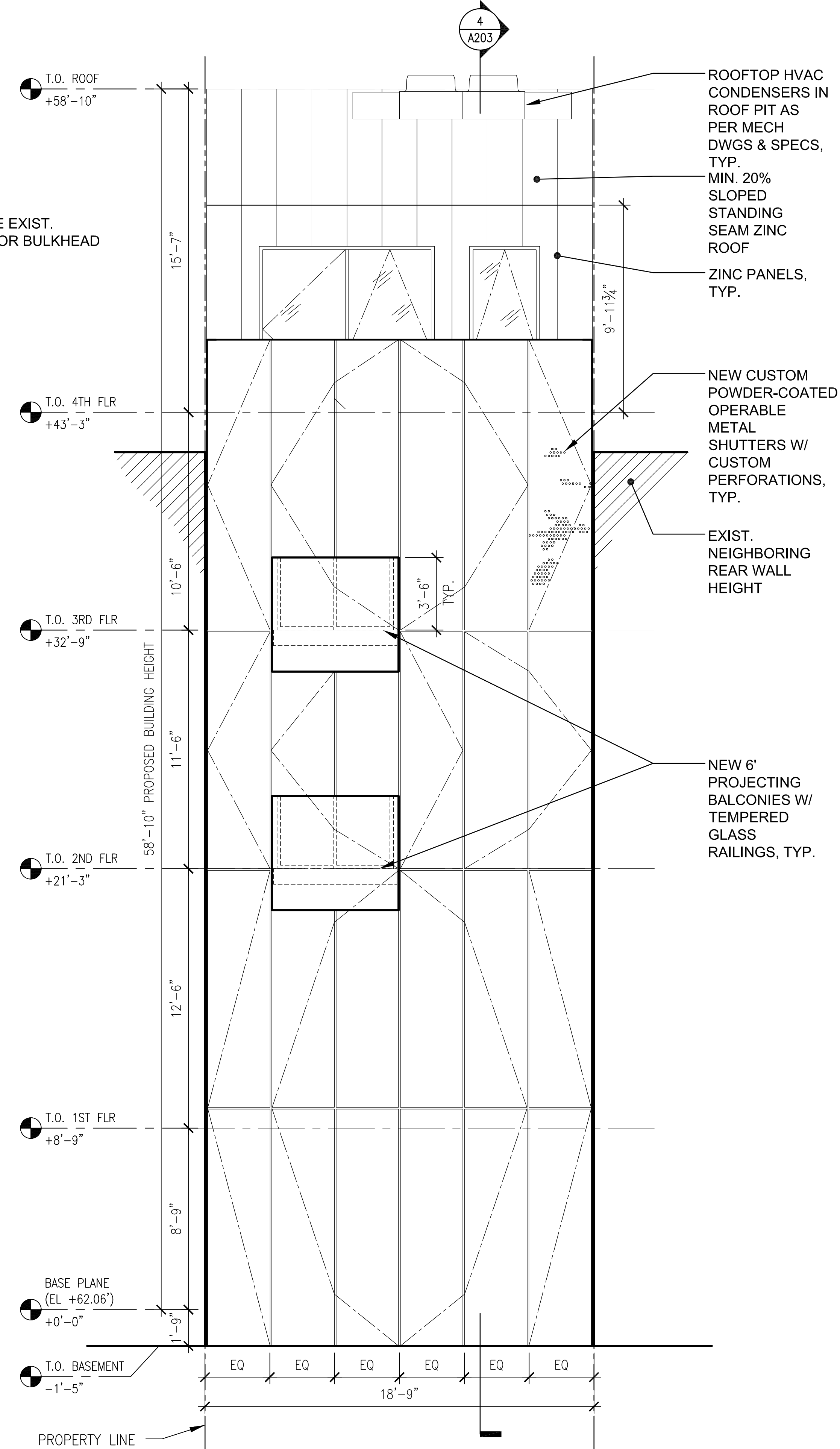
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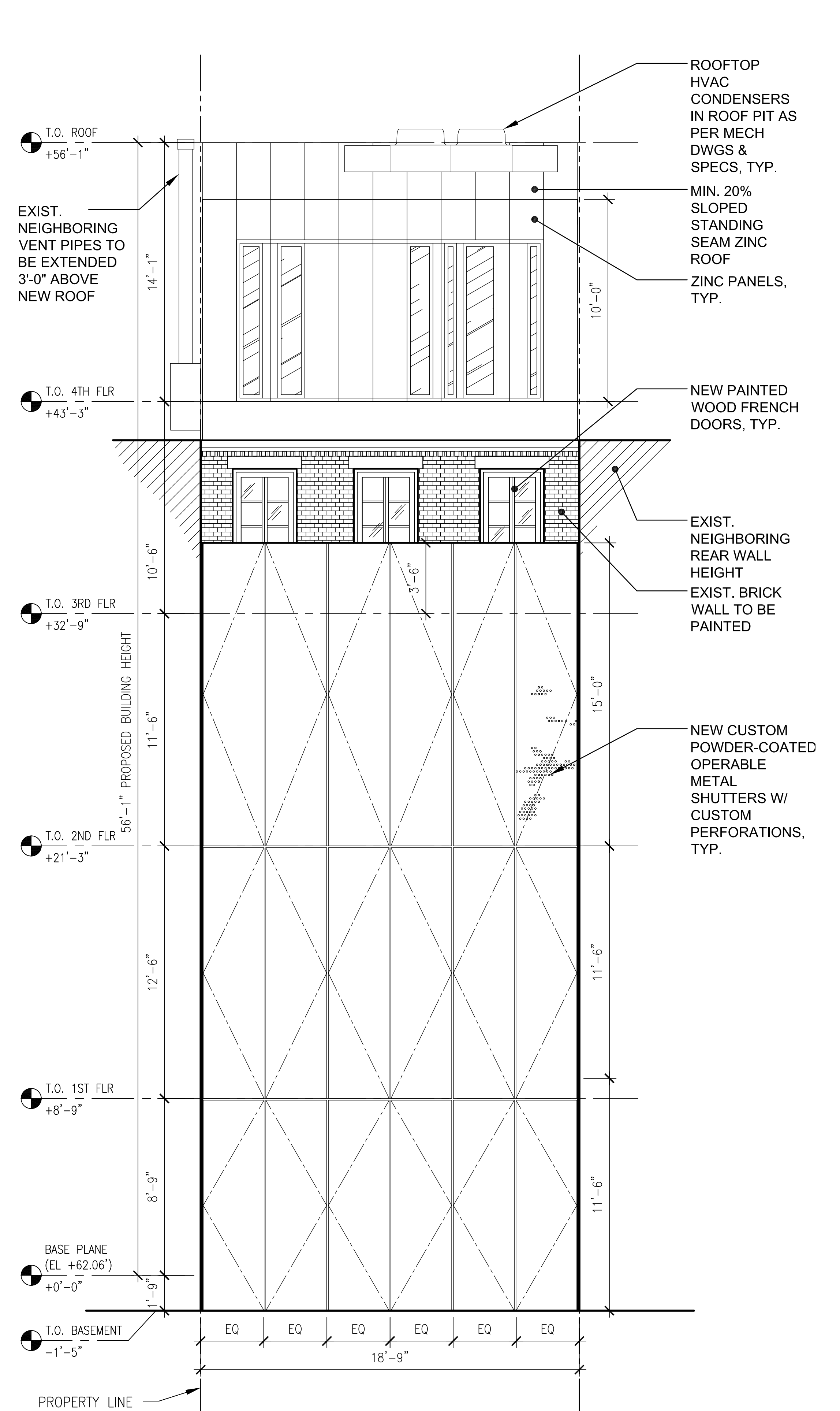
Bay Window @ Rear Yard (Removed by Previous Owner)



Existing Rear Elevation



Rear Elevation (previously proposed)



Proposed Rear Elevation

01 December 2016

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55 broad street 18th floor

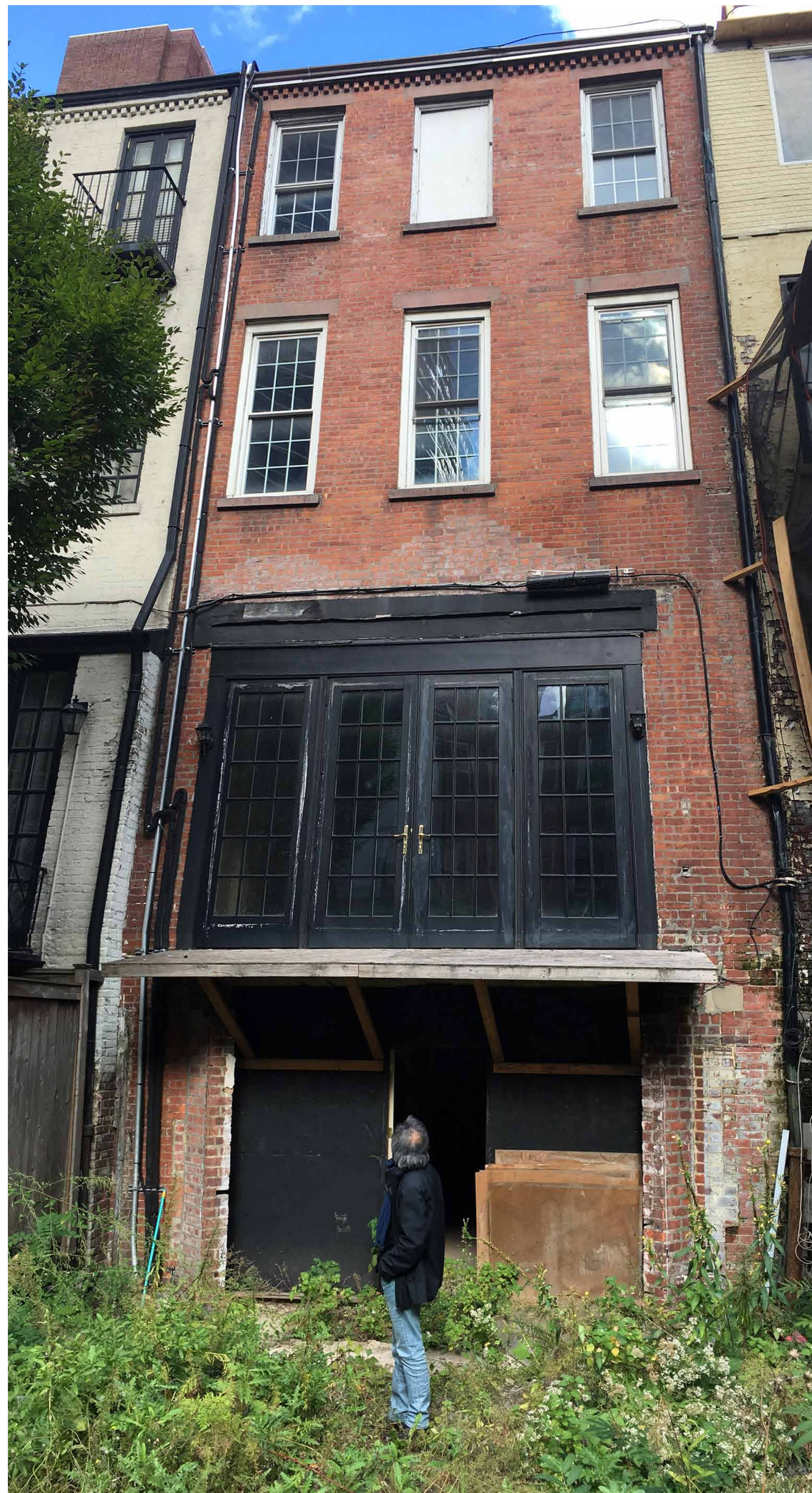
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LPC.20

210 East 62nd Street, New York, NY



Existing Rear Facade



Rendering of Proposed Rear Facade (previous)



Rendering of Proposed Rear Facade



Rendering of Proposed Rear Facade

LPC.22 | **210 East 62nd Street, New York, NY**



Rendering of Proposed Rear Facade

LPC.23 | **210 East 62nd Street, New York, NY**

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Rendering of Proposed Rear Facade

LPC.24 | **210 East 62nd Street, New York, NY**

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Rendering of Proposed Rear Facade at Night

LPC.25 | 210 East 62nd Street, New York, NY

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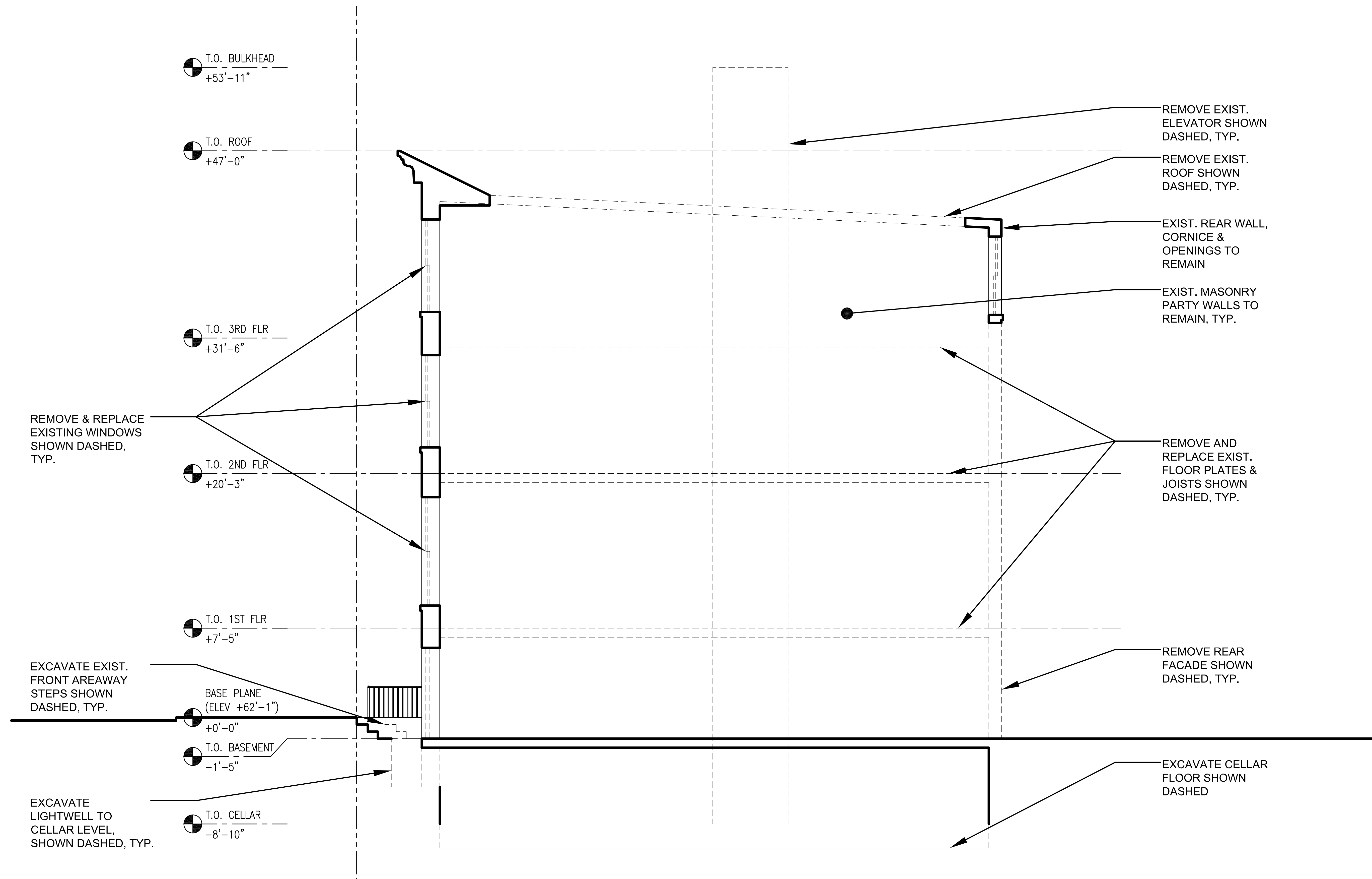


1 TYP. OPERABLE PANEL
DETAIL @ REAR FACADE
- N.T.S.

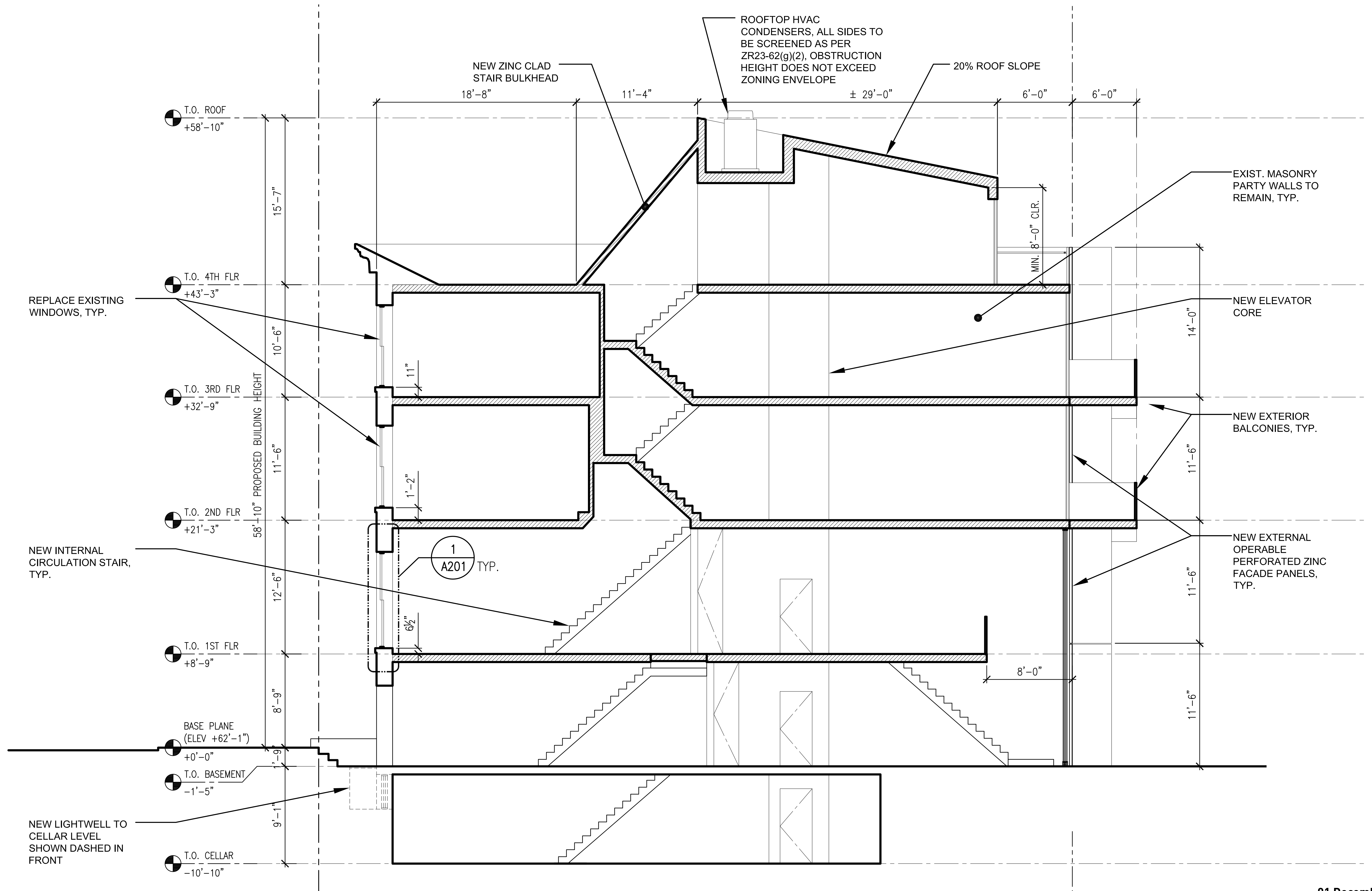


2 INTERIOR VIEW OF WOOD FRAME SLIDING DOORS & METAL SHUTTERS BEYOND
- N.T.S.

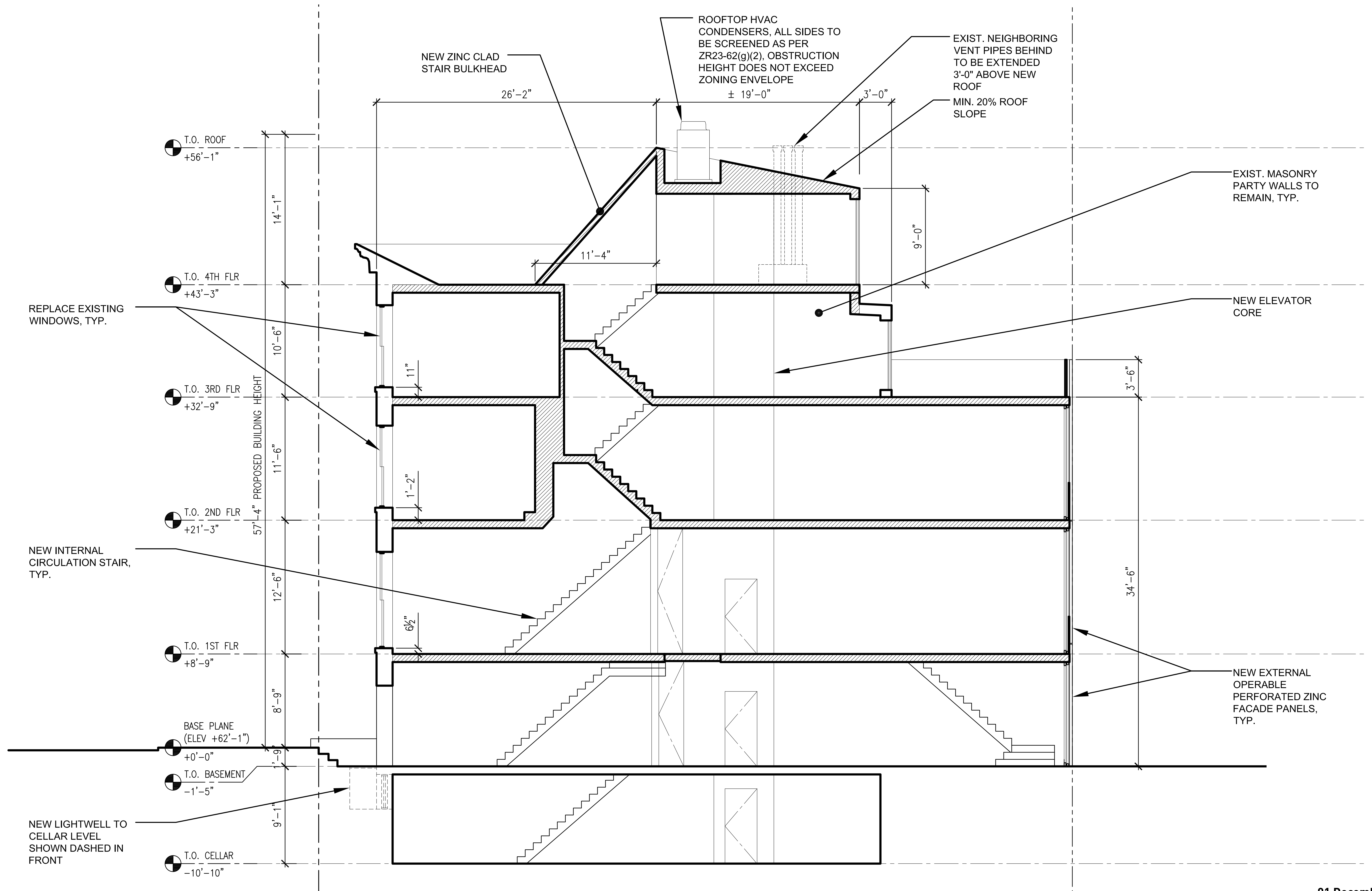
Details of Rear Facade Panels



Existing Building Section



Proposed Building Section (previous)



Proposed Building Section

LPC.29

210 East 62nd Street, New York, NY

01 December 2016

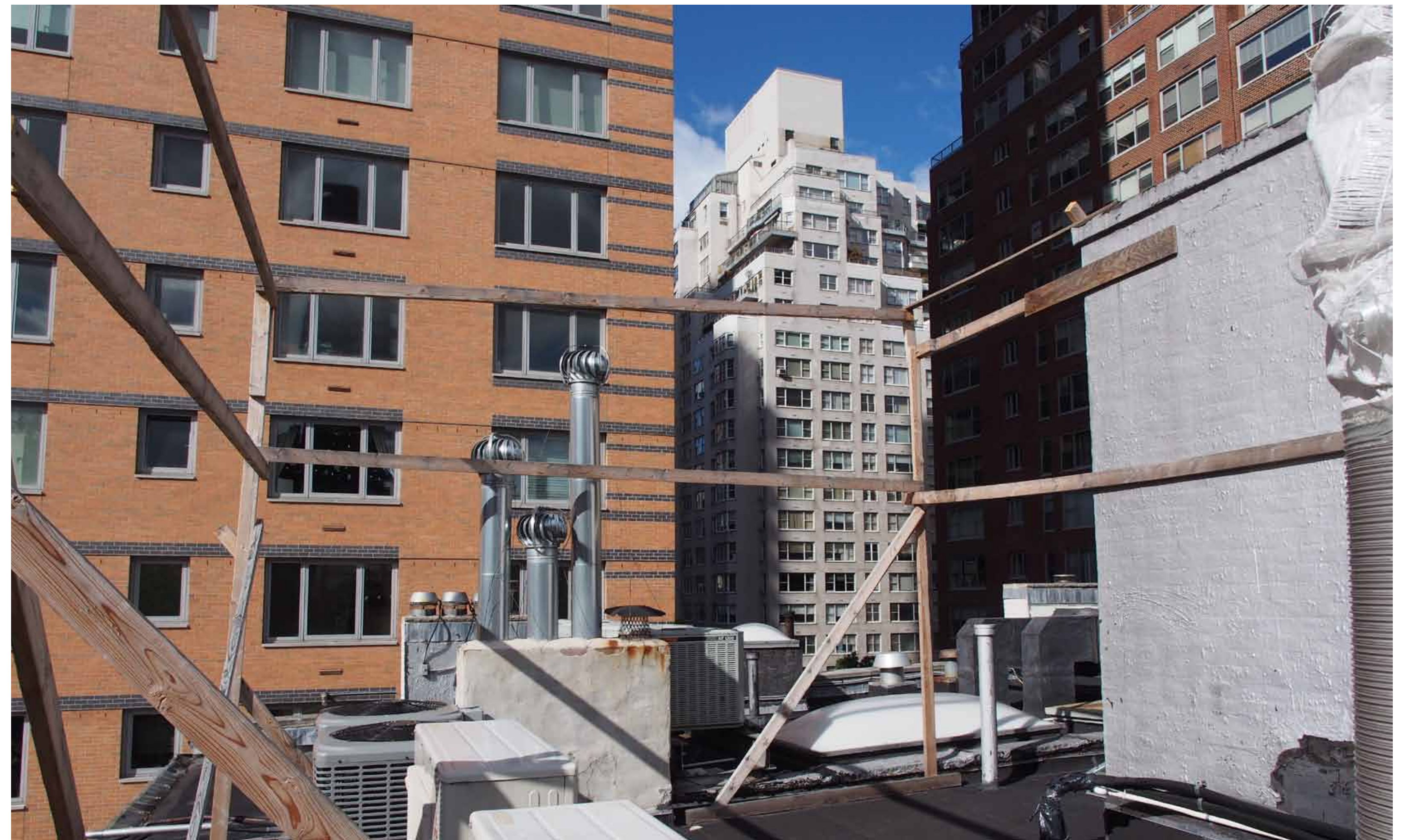
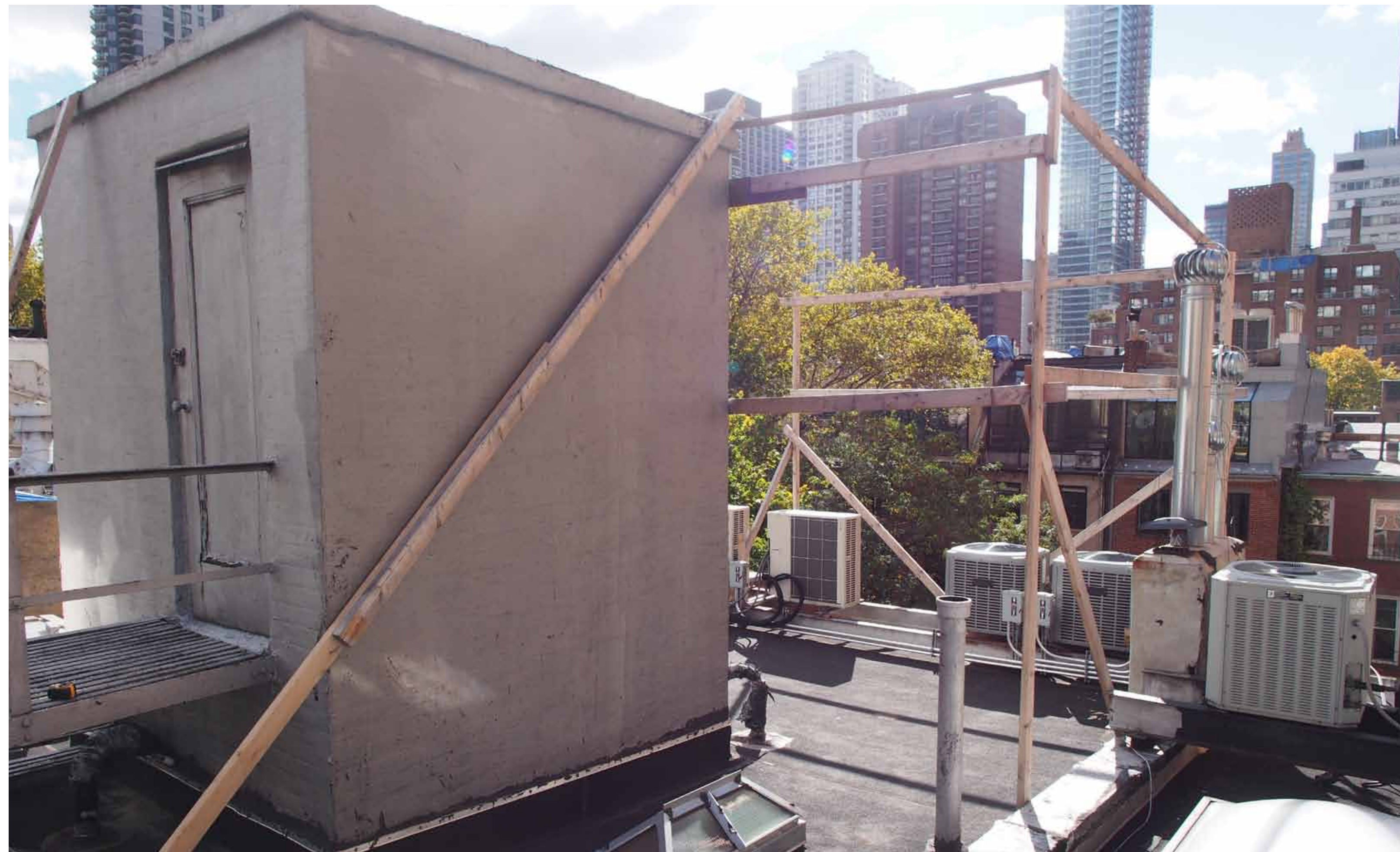
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55 broad street 18th floor

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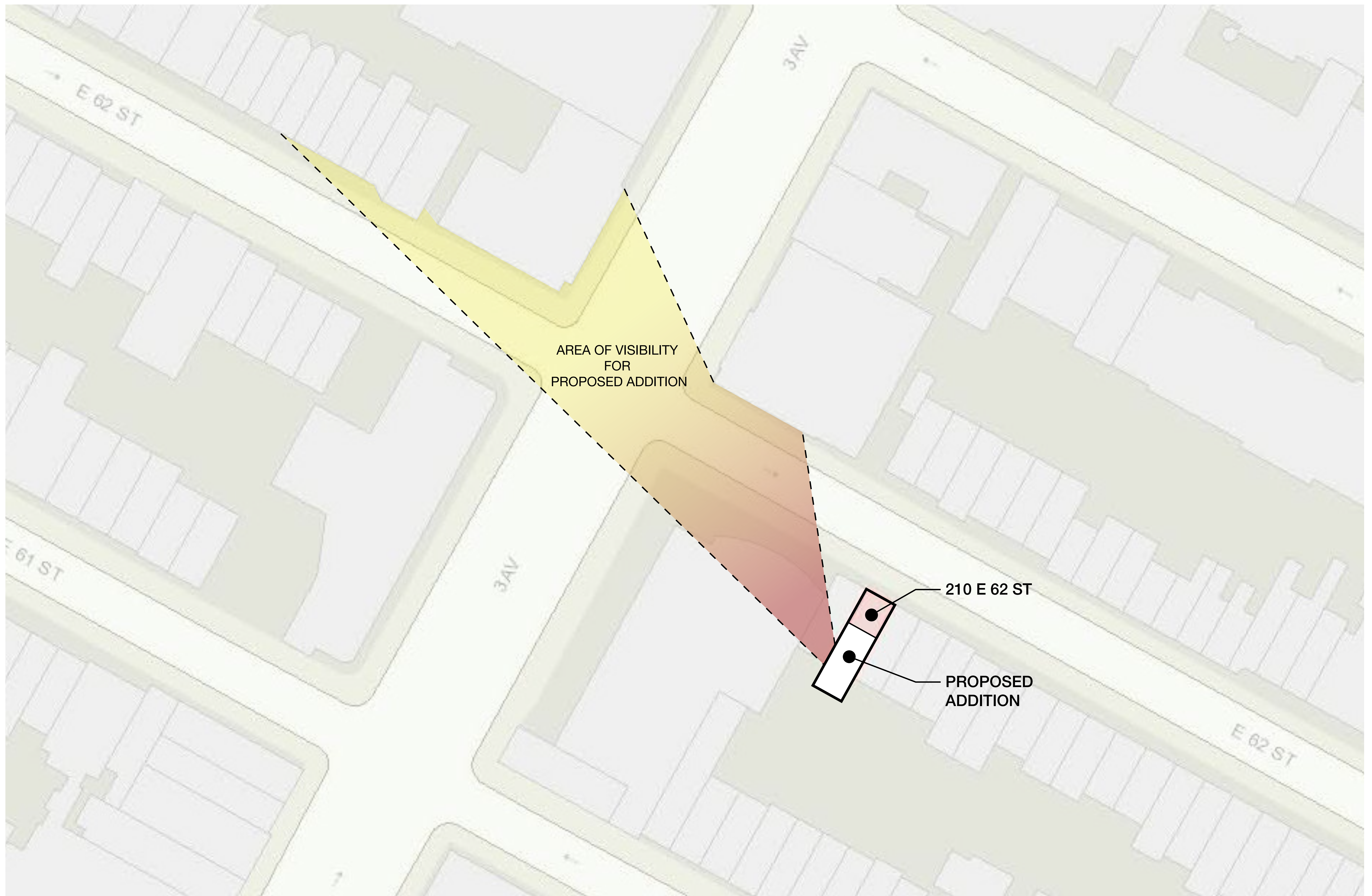


Mockup of Proposed Addition

LPC.30 | 210 East 62nd Street, New York, NY

01 December 2016

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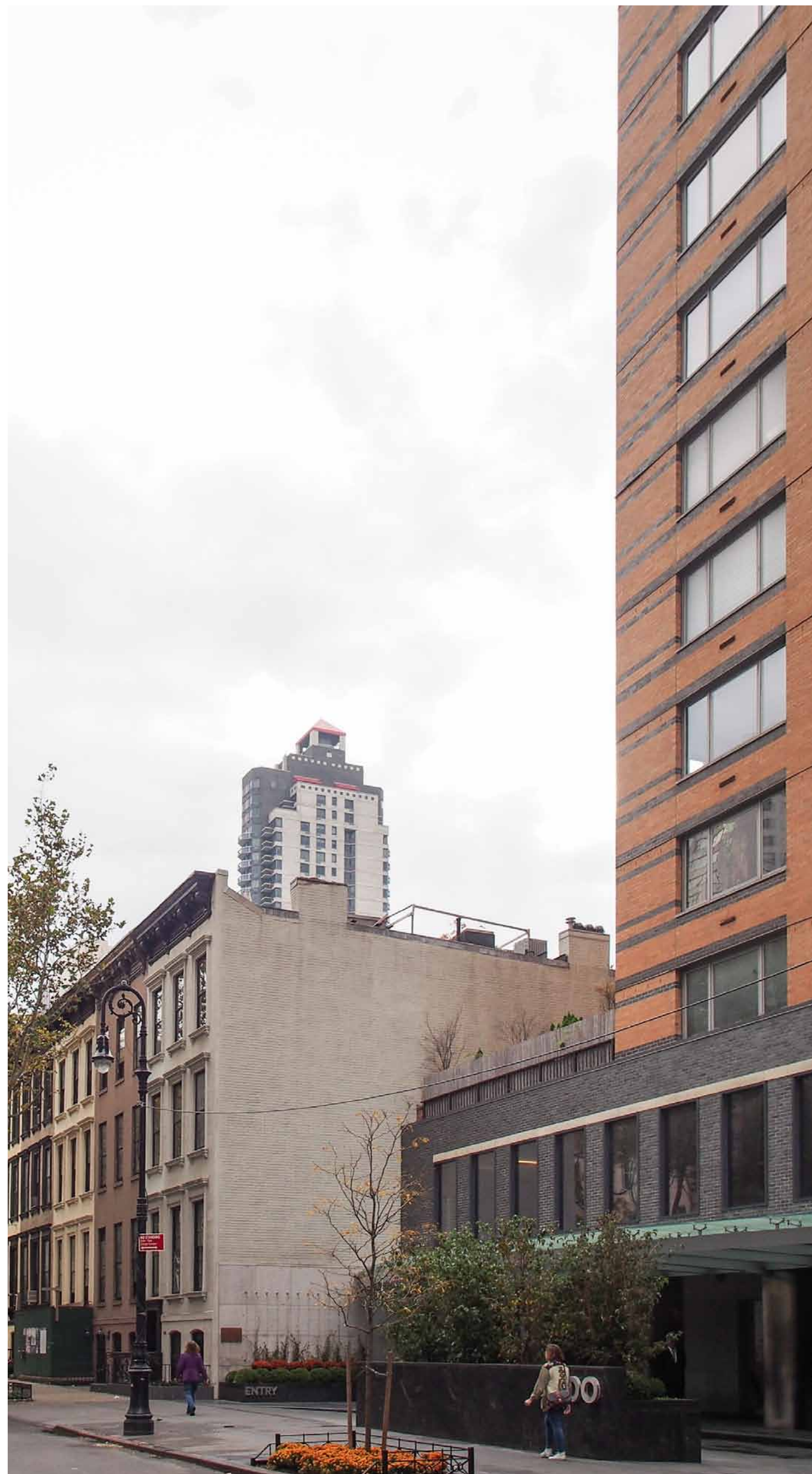


Area of Visibility for New Roof Addition

LPC.31 | 210 East 62nd Street, New York, NY

01 December 2016

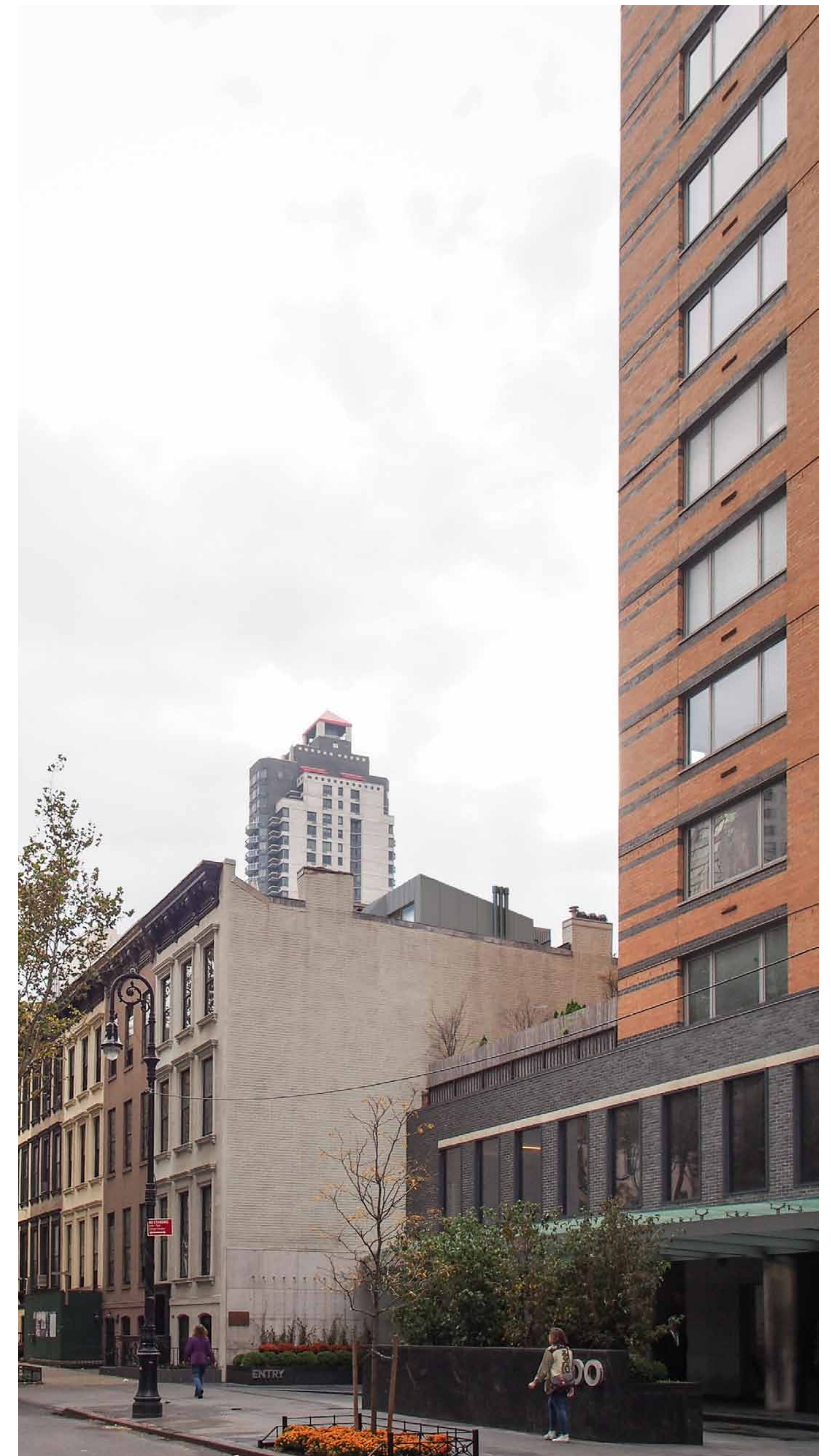
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Mockup of Proposed Addition @ 3rd Avenue



Rendering of Proposed Addition (previous)



Rendering of Proposed Addition

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