

Valerie S. Mason
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**The City of New York
Community Board 8 Manhattan**

June 28, 2024

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

RE: 210 East 62nd Street (Treadwell Farm Historic District) – *Arctangent Architecture + Design PLLC* – A Neo-Grec style building designed by F.S. Barnes and constructed in 1870. Application is for a street façade restoration, roof addition, and rear yard extension.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 26, 2024, the Board unanimously approved the following resolution by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 210 East 62nd Street is a derelict building;

WHEREAS the owner seeks to restore and enlarge the building;

WHEREAS the prior approvals are not precedents for the current application;

WHEREAS the front façade will be restored from the basement level through the cornice;

WHEREAS the surface of the façade was a cementitious stucco to simulate brownstone, similar in color to other houses in the historic district;

WHEREAS the proposed change to the surface of the façade to a cementitious stucco to simulate limestone will be in the lighter color range of the houses on either side;

WHEREAS the historical details around the windows will be restored;

WHEREAS the windows will be wood, nine over nine;

WHEREAS the windows will align with the windows of the neighboring houses either side;

WHEREAS the cornice will be cleaned and painted;

WHEREAS the areaway will be similar to that of the neighbor to the west;

WHEREAS there will be a low skylight in the areaway to provide natural light for the cellar;

WHEREAS the proposed roof addition will be shaped so as not to be visible when viewing the front façade from across East 62nd Street;

WHEREAS the proposed rear addition extends 16'-11" into the rear yard;

WHEREAS the addition is sized to meet the line of the 30-foot-deep rear yard required by the Zoning Resolution;

WHEREAS the proposed rear yard extension is 36'- 7" high to the top of the parapet, thereby enlarging the basement, first, and second floors;

WHEREAS 314 square feet of area is to be added to each of the basement, first and second floors;

WHEREAS the proposed extension will have a modernist aluminum and glass façade;

WHEREAS the aluminum will have a bronze PDF coating;

WHEREAS the sides of the proposed extension will have zinc cladding;

WHEREAS the proposed façade is not harmonious with the minimal enlargement of the house to the east, which carries out the prevalent theme of the houses of windows set in masonry walls;

WHEREAS the third floor has three French doors that open onto the roof of the rear yard extension;

WHEREAS the tops of the French doors and the top of the rear wall of the third floor are "approximately" in line with the tops of the windows and the top of the rear wall of the building to the west;

WHEREAS the massing of the rear yard extension of 210 East 62nd Street places the house to the west in a deep slot of space between the extension and the apartment building to the west;

WHEREAS the proposed rear yard extension cuts off views of the donut from the house to the west;

WHEREAS the extensions of similar size that pre-date the historic district intrude on the donut, detracting from the continuity of the perimeter of the donut;

WHEREAS the proposed extension of 210 East 62nd Street would also intrude on the donut to the detriment of the visual compatibility of the neighboring houses and to the overall integrity of the rear yard configurations;

WHEREAS the proposed mass is disproportionate to the house and to the extensions of other houses approved within the historic district;

WHEREAS the peak of the proposed, sloped rooftop addition is 11'-1" above the front of the roof;

WHEREAS the rooftop addition will have an area of 425 square feet;

WHEREAS the roof top addition will be clad in zinc;

WHEREAS the roof top addition will be seen from Third Avenue;

WHEREAS the joists for the sloping roof will be replaced with joists to create a level floor for the rooftop addition;

WHEREAS the joists on the second floor will be raised to create a higher ceiling on the first floor;

WHEREAS the raised joists on the second floor align with the bottom of the window, thereby creating a different relationship from inside to outside;

WHEREAS the mass of the proposed rooftop addition has no architectural relationship to the house;

WHEREAS the rear yard extension and the roof top addition have too much mass;

WHEREAS the rear yard extension and the roof top addition are not compatible with the architecture and scale of the house;

WHEREAS the rear yard extension and roof top addition are not visible from the street, they are destructive of the architectural integrity of the house and the scale of the donut;

WHEREAS the proposed restoration and enlargement of 210 East 62nd Street is not contextual and appropriate within the historic district;

THEREFORE, BE IT RESOLVED that this application is **DISAPPROVED AS PRESENTED**.

Please advise us of any action taken on this matter.

Sincerely,

Valerie S. Mason

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Chair

Anthony Cohn and David Helpern

Anthony Cohn and David Helpern
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York
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
Honorable Diana Ayala, NYC Council Member, 8th Council District