**Valerie S. Mason**
**Chair**

**Ian McKnight**
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**The City of New York**
**Community Board 8 Manhattan**

September 21, 2026

Linda Kersavage, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

**RE: Follow Up Resolution Regarding 210 East 62nd Street**

Dear Chair Kersavage,

At the Full Board meeting of Community Board 8 Manhattan held on September 16, 2026, the Board unanimously approved the following resolution by a vote of in 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 210 East 62nd Street is in the Treadwell Fram Historic District; and

**WHEREAS** the Treadwell Farm Historic District Association sent a letter dated September 11, 2026, to the CB8 Landmarks Committee requesting help in combating the deterioration of 210 East 62nd Street; and

**WHEREAS** the letter included history of the proposed renovation and the current condition of the building; and

**WHEREAS** this resolution incorporates information that was documented in the letter; and

**WHEREAS t**his resolution adds to the repeated statements of CB8 support for maintaining the scale and character of the house; and

**WHEREAS** 210 East 62nd Street received a Certificate of Appropriateness in 2016 from the Landmarks Preservation Commission (LPC); and

**WHEREAS** construction went beyond the intent and the limits that were approved; and

**WHEREAS** the interior of the building was gutted, the rooftop addition was built oversized and across adjoining property lines, and the cellar was excavated with illegal underpinning of adjacent property; and

**WHEREAS** the building received Stop Work Orders in December 2017; and

**WHEREAS** the building had accumulated over $700,000 in fines, which reportedly have not been paid but of which $293,000 remains due; and

**WHEREAS** the property returned to the LPC after having allowed the 2016 Certificate of Appropriateness to expire; and

**WHEREAS** the applicant sought a new Certificate of Appropriateness that would incorporate approved but improperly built elements from the 2016 Certificate of Appropriateness; and

**WHEREAS** the resolution from CB8 in June of 2024 fully described the proposed construction work including the unprecedented rear yard and rooftop additions; and

**WHEREAS** the resolution from CB8 was unanimous in its disapproval of the new application for a Certificate of Appropriateness; and

**WHEREAS** the LPC did not make a decision but urged the applicant to make the substantial revisions necessary to enable the building to receive a new Certificate of Appropriateness; and

**WHEREAS** the Owner and Architect were to meet again early in 2025 with the LPC, yet it appears as if the non-compliant work remains unresolved; and

**WHEREAS** the building is unfinished and in a deteriorated condition; and

**WHEREAS** the cementitious stucco has been removed from the front façade and most windows have been removed; and

**WHEEAS** the entry and sidewalk are often covered with debris and are not cleaned by the owner but by neighbors who clean trash, leaves, snow, and ice but cannot be responsible for unsanitary and hazardous conditions; and

**WHEREAS** the rear façade is boarded up with openings that allow pigeons to fly in; and

**WHEREAS** the building presents environmental and fire hazards to the neighbors; and

**WHEREAS** there are remedies that the Landmarks Preservation Commission could take; and

**WHEREAS** the LPC could undertake another inspection; and

**WHEREAS** the LPC could use its enforcement capabilities to require the owner to repair the building; and

**WHEREAS** the LPC could request the Department of Buildings to undertake another inspection and use its enforcement capabilities to require the owner to enclose and stabilize the building; and

**WHEREAS** the LPC could request that all relevant City agencies such as the Fire Department and Department of Environmental Protection inspect and implement their enforcement capabilities; and

**WHEREAS** the LPC could require the owner to appear before an administrative law judge at the City's Office of Administrative Trials and Hearings (OATH) to implement fines based on the LPC Notices of Violation; and

**WHEREAS** the LPC could require the NYC Department of Finance to take over the collection process and use its enforcement options if the owner does not respond to OATH; and

**WHEREAS** the current condition of 210 East 62nd Street is an eyesore, a disruption to the continuity of the 62nd Street facades, a blight on the streetscape, and a detraction from the Treadwell Farm homeowners' quiet enjoyment of their historic properties; and

**WHEREAS** over a ten-year period the owner has demonstrated a lack of respect for the 210 East 62nd Street property, for the Treadwell Farm historic district, and for the Landmarks Preservation Commission, there should no longer be delays in bringing the owner to task; and

**WHEREAS** the owner appears to be using the time-tested approach of delay tactics to avoid its civic and legal responsibilities for the property; and

**WHEREAS** the deterioration of the building must be stopped before the building is deemed unsafe and demolished; and

**WHEREAS** it is incumbent on the Landmarks Preservation Commission to use all its resources to save 210 East 62nd Street and the integrity of the Treadwell Farm Historic District;

**THEREFORE, BE IT RESOLVED** by Community Board 8 that the Landmarks Preservation Commission undertake the actions set forth herein without delay.

Please advise us of any action taken on this matter.

Sincerely,

*Valerie S. Mason* *Anthony Cohn, David Helpern, and Jane Parshall*

Valerie S. Mason
Chair

Anthony Cohn, David Helpern, and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Kathy Hochul, Governor of New York State
Honorable Zohran Mamdani, Mayor of the City of New York
Honorable Brad Hoylman-Sigal, 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 Julie Menin, Speaker, NYC Council, 5th Council District
Honorable Virginia Maloney, NYC Council Member, 4th Council District
Honorable Elsie Encarnacion, NYC Council Member, 8th Council District

Treadwell Farm Historic District

September 11, 2026

**Re: 210 East 62nd Street — Treadwell Farm Historic District**

Dear Chair Mason and Landmarks Committee Co-Chairs Cohn, Helpern, and Parshall:

We are writing on behalf of the Treadwell Farm Historic District Association to update Community Board 8 on the continuing situation at 210 East 62nd Street.

As a brief reminder of the history of this property, a 2016 renovation at 210 East 62nd Street proceeded substantially beyond the plans approved by the Landmarks Preservation Commission. The building was gutted, an oversized rooftop addition was constructed that exceeded the approved design and extended across both neighboring property lines, and the cellar was excavated with illegal underpinning of the adjoining properties, undertaken without the owners' permission. Stop Work Orders were issued in December 2017, and over the ensuing years the property has accumulated 78 OATH/ECB violations—16 of which remain open—with penalties at one point totaling more than $700,000 and approximately $293,000 currently listed as due.

Today, the building remains unfinished, with a scraped-down front façade and a temporarily boarded rear façade. Portions of the rear boarding have fallen away or deteriorated, allowing large numbers of pigeons to fly in and out of the building daily. The lack of maintenance extends to the street level as well: for years, the entry area and sidewalk have routinely been left uncleared of leaves, trash, snow and ice, leaving neighboring residents to maintain the area themselves and address recurring sanitation and safety concerns.

When the property last came before LPC on July 16, 2024, the applicant sought to legalize and modify rooftop and rear-yard additions and alterations to the rear façade that LPC itself described as having been constructed "in non-compliance with Certificate of Appropriateness 19-06723."

The Commission took no action on the application and made clear that substantial revisions were necessary. Commissioners raised concerns about the scale of the rear-yard addition, the size and street visibility of the rooftop addition, and whether the proposed glass-and-steel treatment was appropriate within the Treadwell Farm Historic District. The Commission also raised serious concerns about information presented in connection with the property's original 2016 application.

Given the history and condition of the property, LPC urged the applicant to make substantial revisions and return quickly. At the time, we understood that revised plans might return as early as September 2024.

In February 2025, we were informed by LPC that another Landmarks violation had been issued against 210 East 62nd Street, carrying a $5,000 penalty, and that an OATH hearing concerning the violation had been scheduled and subsequently adjourned at the owner's request. We were also told that the owner and architect were again meeting with LPC.

As far as we are aware, however, no revised proposal has subsequently returned to the Commission for public review, and the noncompliant work remains unresolved.

In addition to the unresolved Certificate of Appropriateness, we have growing concerns about the continuing physical condition of the building.

NYC Administrative Code §25-311 requires those responsible for an improvement "on a landmark site or in an historic district" to keep its exterior portions in good repair. The law specifically addresses

conditions that result, or may result, in significant deterioration, including failure to keep a building structurally sound or reasonably watertight.

After years of unfinished construction and exposure to the elements, it seems reasonable to ask whether the present condition of 210 East 62nd Street satisfies that requirement.

**This leaves two separate questions surrounding the property:**

**1. Certificate of Appropriateness compliance:** What is the current status of the work LPC formally identified in July 2024 as noncompliant with Certificate of Appropriateness 19-06723?

**2. Maintenance and good repair:** Does the prolonged unfinished and exposed condition of the building comply with the owner's obligation under §25-311 to maintain the property in good repair?

We are also concerned about conditions inside the building. Given the previously documented flooding of the cellar, the visibly compromised rear enclosure, and the length of time the property has remained unfinished, we would be interested to know when LPC or DOB last inspected the interior. If it has been several years, an updated inspection would seem worthwhile for the protection of both 210 and its adjoining row houses.

We wanted to bring CB8 up to date because the Board and its Landmarks Committee have devoted considerable time to this property over the years and have been important partners to Treadwell Farm throughout the process.

We hope that 210 will ultimately return to LPC with a proposal that addresses the concerns of both the community and the Commission and allows this long-running project to move toward completion. In the meantime, we believe the continuing condition of the building—and particularly whether it is being adequately protected from further deterioration—is worth keeping on everyone's radar.

Thank you, as always, for your continued interest in and support of the Treadwell Farm Historic District.

Sincerely,

Treadwell Farm Historic District Association

## Conditions at 210 East 62nd Street



**210 East 62nd Street, almost a full decade of neglect.**



**210 site: sidewalk is routinely left uncleared of snow, trash, and leaves.**




**210 violations and graffiti on door.**



**210 illegal and deteriorating roof addition.**



**210 dilapidated rear façade.**



**Contrast – Typical clean streets of Treadwell Farm Historic District.**

James G. Clynes
Chairman

Latha Thompson
District Manager

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# The City of New York
# Manhattan Community Board 8

March 17, 2016

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

**Re: 210 East 62nd Street (between 2nd and 3rd Avenues)– Treadwell Farm Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, March 16, 2016, the board adopted the following resolution regarding **210 East 62nd Street (between 2nd and 3rd Avenues)– Treadwell Farm Historic District**– *Keitao Nei, architect.* Application is for restoration work at the front elevation, a one-story addition and for a new rear elevation.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY-ADDITION; PART B – THE NEW REAR EXTENSION/ELEVATION. (*The applicant did not bring drawings for the committee members.)***

**PART A – RESTORATION WORK AT FRONT ELEVATION AND THE ONE STORY ADDITION**

**WHEREAS** 210 East 62nd Street is a French Second Empire-style brownstone designed by F. S. Barns and constructed in 1870.
**WHEREAS** the applicant proposes a full restoration of the street façade, including a restoration of the brownstone coating, the historic window surrounds the restoration of the cornice among other restoration work.
**WHEREAS** the applicant proposes to modify/lower the areaway by excavating below grade and adding a skylight to the level below and reinstalling the black wrought-iron fence.
**WHEREAS** at the roof, the applicant proposes a one story addition approximately 13' high, 28' long and 18' wide and set back 30' from the front elevation and 6' back from the new proposed rear extension [See below]
**WHEREAS** the one story addition at the roof will not be visible along 62nd Street but will be partially visible from 3rd Avenue at 62nd Street. [Approximately 6' of the addition will be visible from this angle.]
WHEREAS the restoration work at the front and the minimally visible glass roof –top addition are appropriate within the historic district.
**THEREFORE BE IT RESOLVED** that Part A of this application –the restoration work at the front elevation and the roof-top addition – are approved as presented.

*This recommendation was approved by a vote of 41 in favor, 2 opposed, 0 abstentions, and 0 not voting for cause.*

**PART B: The rear extension/elevation**

**WHEREAS** at the rear, there will also be a new extension that will extend 17' into the rear yard and will extend up 4 stories to the roof line. [the full envelope of the house will be increased by 17'.]
**WHEREAS** at the rear, a 30' rear yard will be maintained.

**WHEREAS** the applicant proposes a glass layer for the entire new 4-story rear elevation
**WHEREAS** the applicant proposes a powder-coated steel shutter system in front of the glass.
**WHEREAS** the individual shutters of the powder coated steel shutter system will have perforations that will be shaped like leaves – the density change in the perforations will echo the old windows; the perforations will have a filtered lantern effect as the light goes through them.
**WHEREAS** the shades will present as bifold shades/accordion doors when open with each panel 3' wide; when the shutters are folded out, they will each extend out 3'.
**WHEREAS** there are three balconies at the rear with glass railings; each balcony will be painted in a different pastel color.
**WHEREAS** the extension will have zinc panels on each side.
**WHEREAS** the proposed new rear elevation presents as a modern work of art or sculpture and is very unusual.

THEREFORE BE IT RESOLVED that Part B of this application – the rear extension/rear elevation – be approved as presented.

*This recommendation was approved by a vote of 22 in favor, 15 opposed, 6 abstentions, and 0 not voting for cause.*

Sincerely,

James G. Clynes
Chairman

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District

**Russell Squire**
**Chair**

**Will Brightbill**
**District Manager**

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

May 20, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

**RE: 210 East 62nd 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 May 19, 2021, the board unanimously approved the following resolution by a vote of 46 in favor, 0 opposed, 0 abstentions, 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 in 2017;
**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 the larger, built rooftop addition with possible minor adjustments;
**WHEREAS** the third, fourth, and roof levels built by the applicant are higher than the original floor and roof levels of the building, with the roof in front about 2'-6" higher than the height approved in the applicant's 2016 design;
**WHEREAS** the applicant represented that they have made minor adjustments to the front façade and the rear façade to find a compromise that will satisfy the Board, the Community, and the Landmarks Preservation Commission;
**WHEREAS** the adjustment in the rear includes the elimination of a projection at the bottom of the rear wall of the enlargement so that the wall comes straight down to the fourth floor;
**WHEREAS** the adjustment in the front returns the proportion of the top of the façade to its original proportions;
**WHEREAS** the cornice in the front acted as the safety barrier at roof level, the higher roof level requires a glass rail that is higher than the top of the cornice but, according to the applicant's sight line diagram, is not visible from the street;
**WHEREAS** the roof top enlargement is much more visible from the Third Avenue direction than the originally approved roof top enlargement;
**WHEREAS** the adjustments do not achieve the scale and limited visibility of the currently approved design;
**WHEREAS** members of the community, including neighbors and the President of Treadwell Farm Historic District, have again written letters and/or testified about the sordid history of the construction of the building to include the following assertions: not constructing per the 2017 Certificate of Appropriateness; not protecting passersby in the front; demolishing the rear and leaving open the floors to the weather with consequent deterioration; underpinning adjacent structures without permits; building the enlargement so that it overlaps neighbors' properties; not addressing over 80 violations totaling over $385,000 in fees; and not paying taxes amounting to over $36,000;

**WHEREAS** the unsightliness of the site and the inconvenience to the Treadwell Farm Community have not been addressed sufficiently by the Landmarks Preservation Commission or the Department of Buildings;
**WHEREAS** the LPC has allowed the applicant to continue discussions at staff level with the goal of maintaining the incorrectly built condition rather than to insist on the applicant complying with the approved design;
**WHEREAS** the LPC is allowing 210 East 62nd Street to deteriorate by not acting to protect the building;
**WHEREAS** there are precedents for requiring construction that does not conform to the approved plans to be demolished and rebuilt as designed and approved;
**WHEREAS** the September 22, 2020 resolution of the CB8 Board that was sent to Chair Sarah Carroll brought many of the conditions cited above to the attention of the Landmarks Preservation Commission;
**WHEREAS** the September 2020 resolution of CB8 stated that the project warranted a full investigation under the enforcement provisions of the Landmarks Preservation Commission;
**WHEREAS** the October 8, 2020 letter to Chair Sarah Carroll from Council Member Keith Powers, State Senator Liz Kruger, and Manhattan Borough President Gale Brewer referenced the "derelict state of the building and "the instances of encroachment on neighboring properties";
**WHEREAS** the October 8th letter pointed out that the individuals living in the Treadwell Farm Historic District "care deeply about maintaining the historic integrity of their neighborhood and wish to preserve the distinct qualities that spurred one of the first landmark designations in the city";
**WHEREAS** the October 8th letter restated the position of the writers that the LPC disapprove any application submitted by 210 East 62nd Street "that goes beyond the height and bulk" of what LPC originally approved;
**WHEREAS** the October 8th letter also asked "that LPC investigate the dubious construction of the rooftop addition" and "further utilize the commission's enforcement capability if wrongdoing is found."
**WHEREAS** the applicant made clear in its statements that the intent is not to build per the approved Certificate of Appropriateness;
**WHEREAS** the applicant has made clear in its statements that the intent is to have LPC approve changes that are inappropriate and not contextual within the historic district;
**WHEREAS** the LPC appears not to have acted on the CB8 resolution or the letter from Powers, Kruger, and Brewer to investigate the status and conditions of the project;
**WHEREAS** the applicant has not committed to the LPC that it will demolish the inappropriate construction, resolve outstanding construction issues with the neighbors and the Treadwell Farm community, eliminate the violations, and pay the fines and taxes;
**WHEREAS** the actions of the applicant reflect a disregard for the community and the LPC;
**WHEREAS** the LPC should revoke the Certificate of Appropriateness due to the applicant's not building the approved design and the applicant's allowing the building to deteriorate;

**THEREFORE, BE IT RESOLVED** that this resubmission by the applicant is **DISAPPROVED.**

Sincerely,

*Russell Squire* *David Helpern and Jane Parshall*

Russell Squire
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District

**Russell Squire**
**Chair**

**Will Brightbill**
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**The City of New York**
**Community Board 8 Manhattan**

April 15, 2022

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

**RE: 210 East 62nd 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 April 13, 2022, the board unanimously approved the following resolution by a vote of 39 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

**WHEREAS** 210 East 62nd Street had their application for a Certificate of Appropriateness approved by Community Board 8 in 2016;

**WHEREAS** 210 East 62nd Street received a Certificate of Appropriateness (C of A) in 2017 for a rooftop addition and a rear extension;

**WHEREAS** the construction was not in compliance with the drawings approved by the Landmarks Commission and the Department of Buildings;

**WHEREAS** 210 East 62nd Street submitted an application to the Landmarks Preservation Commission (LPC) for a C of A for the as-built condition that was not approved;

**WHEREAS** 210 East 62nd Street submitted a new application for a roof addition, rear yard extension, and interior renovation;

**WHEREAS** 210 East 62nd Street is a four-story building above grade with a basement, three floors above the basement, and a cellar below the basement;

**WHEREAS** the as-built condition has a rooftop addition that is the full width of the lot as approved, but is 2'-6" higher at the peak;

**WHEREAS** the new application reduces the size of the rooftop addition to make it less visible;

**WHEREAS** the newly proposed rooftop addition ranges in width from 7'-5" at the front to 6'-3" at the rear, is 2'-1" further from the front, is 2'-0" lower than the as-built roof, but 6" higher than the approved rooftop addition or 1'-6" higher with the elevator penthouse;

**WHEREAS** this change in the size of the rooftop addition reduces the visibility of the proposed rooftop addition in relation to the built condition as seen from Third Avenue;

**WHEREAS** the floors on the interior have been incrementally raised so that the top of the third floor is 1'-7" higher than the approved floor and the roof is 3'-2" higher than the approved roof;

**WHEREAS** the bulk of as built condition is enlarged not just by the bulkhead but by the additional 3'-2" of height across the whole roof;

**WHEREAS** the current application maintains the cornice at the original and approved height;

**WHEREAS** the third floor is 1'-7" closer to the cornice due to the raising of the floor;

**WHEREAS** the third floor was raised above the sill of the third-floor windows and the first and second-floor windows were set closer to the sills than in the approved design;

**WHEREAS** the approved rear yard addition extends 16'-6" into the rear yard and the proposed rear yard addition will extend 16'-7" into the rear yard;

**WHEREAS** the rear yard addition interrupts the "donut" with its unprecedented bulk;

**WHEREAS** a reconsideration of the approved design and a review of the current proposed design make clear that the rear yard addition is not appropriate and should not have been approved by CB8 and LPC;

**WHEREAS** the top of the proposed rear yard addition will be 2'-3" higher than the approved height, adding substantially to the bulk;

**WHEREAS** this additional height will exacerbate the intrusion of the rear yard addition into the "donut";

**WHEREAS** the additional height of the roof and the additional height of the rear yard addition add considerable bulk to the building, which will be visually apparent;

**WHEREAS** the top of the cornice and the top of the roof are at about the same height;

**WHEREAS** the cornice functioned as the parapet in the approved design, prior to the roof being raised, now the applicant proposes that a glass railing be added to provide the required 42" high parapet on the front of the building;

**WHEREAS** the roof at the rear of the building and the rear addition are also being provided with a contemporary glass railing to create the required 42" high parapet;

**WHEREAS** the sight line from directly across the street just touches the top of the glass railing in the front, this modernist railing, which is not perfectly transparent, will act like a mirror and be reflective dependent upon lighting conditions;

**WHEREAS** the glass railing will be seen obliquely from a variety of viewpoints;

**WHEREAS** the LPC and DOB violations, fines, and encroachments are well documented and include excavating the cellar without authorization, underpinning adjacent properties without authorization, and overlapping adjacent properties;

**WHEREAS** the applicant did not protect the building from the weather thereby allowing the building to deteriorate and to create a blight in the Treadwell Farm community;

**WHEREAS** the DOB and HPD had to issue an emergency declaration order for dangerous and unsafe conditions;

**WHEREAS** the applicant stated that it was in the interest of the neighbors to have the applicant make the proposed change to reduce the size and height of the rooftop addition and complete the construction as quickly as possible—but not include other corrective work to the rest of the built condition;

**WHEREAS** the community stated that constructing the project right is much more important than constructing it fast;

**WHEREAS** the as-built condition and the current proposal add significantly to the height and bulk of the approved design;

**WHEREAS** the changes in the heights of the floors change the relationships from interior and exterior as seen in and/or out through the windows, with the third floor higher than the window sill;

**WHEREAS** the experience of the as built condition as it relates to the relationship of the floors to the windows will be inappropriate and disproportionate in relation to the original design of the house and the approved design;

**WHEREAS** the egregious actions of the applicant demonstrate a complete disregard for the Treadwell Farm community and the Landmarks Preservation Commission;

**WHEREAS** the applicant has had five years to comply with the requirements of the 2017 Certificate of Appropriateness and has not;

**WHEREAS** the applicant has not committed to the LPC in this new application that it will demolish the inappropriate construction;

**WHEREAS** the built condition with the adjustments proposed in this new application are not contextual and appropriate within the Landmark District;

**WHEREAS** the status of this project mandates the LPC to revoke the 2017 Certificate of Appropriateness due to the applicant's not building the approved design, allowing the historic fabric of the building to deteriorate, and not committing to re-building in compliance with the approved design;

**THEREFORE, BE IT RESOLVED** that this new application for a Certificate of Appropriateness is **DISAPPROVED.**

Please advise us of any action taken on this matter.

Sincerely,

*Russell Squire* *David Helpern and Jane Parshall*

Russell Squire
Chair

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
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**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* *Anthony Cohn and David Helpern*

Valerie S. Mason
Chair

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