



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 07/20/16	<b>EXPIRATION DATE:</b> 7/12/2020	<b>DOCKET #:</b> 186281	<b>COFA #:</b> COFA 19-0779
<b>ADDRESS:</b> 215 EAST 61ST STREET <u>HISTORIC DISTRICT</u> TREADWELL FARM		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1460 / 8

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Fraser Conlon  
 Samarand LLC  
 215 East 61st Street  
 New York, NY 10065**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 19, 2016, following the Public Hearing of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed June 16, 2016.

The proposal, as approved, consists of installing a profiled door enframing using built-up cementitious stucco at the existing basement level entrance, to match the details and finish of the window enframements at the upper floors, as shown in photographs and presentation drawings LP.0 through LP.5, dated July 12, 2016, prepared by Sarah Drake, RA, submitted as components of the application and presented at the Public Meeting.

In reviewing the proposal, the Commission noted that the Treadwell Farm Historic District Designation Report describes 215 East 61st Street as a rowhouse designed by A. & S. Bussell and built in 1875, and later altered; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Treadwell Farm Historic District. The Commission further noted that a number of adjacent buildings were altered by the removal of their stoops and redesign of their bases, including basement entries with decorative enframements, prior to designation.

With regard to this proposal, the Commission found that the base of the building has no significant architectural features which would be lost or damaged by the proposed work; that the proposed door

enframement will match the details and finish of the window enframements at the upper floors, which remain largely intact; that the prominence and proportions of the proposed door enframement will be in keeping with the character of historic altered basement entries at adjacent rowhouses in this historic district; and that the proposed work will not detract from the special architectural and historic character of the building or the Treadwell Farm Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Treadwell Farm Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two (2) final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on July 20, 2016, the Landmarks Preservation Commission received final drawings A-100.02 through A-102.02 and A-200.02, dated (revised) July 15, 2016, and prepared by Sarah Drake, RA. Accordingly, the staff of the Commission reviewed the drawings and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-0779 (LPC 18-6281) is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brownstone patching mortar and built-up cementitious stucco prior to the commencement of work. Please contact Victor Tomanek at vtomanek@lpc.nyc.gov to schedule a site visit once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Victor Tomanek.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Sarah Drake, Sarah Gordon Drake Architect

cc: Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency  
Jared Knowles, LPC Director of Preservation

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