



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

ISSUE DATE: 05/04/17	EXPIRATION DATE: 12/6/2022	DOCKET #: LPC-19-6723	COFA COFA-19-06723
ADDRESS: 210 EAST 62ND STREET		BOROUGH: Manhattan	BLOCK/LOT: 1416 / 43
Treadwell Farm Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Mohammed Elayyan
55 Jenna Lane
Staten Island, NY 10305



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 6, 2016, following the Public Hearing of September 20, 2016 voted to approve a proposal to replace the stucco at the front facade; replace windows, excavate the areaway and construct rooftop and rear yard additions at the subject premises, as put forward in your application completed on August 25, 2016, and as you were notified in Status Update Letter 19-8862, issued on February 14, 2017. The approval will expire on December 6, 2022.

The proposal, as approved consists of work at the front facade, including the removal and in-kind replacement of nine-over-nine, double-hung wood windows; the removal of a door from the basement, infilling a portion of the opening, and the installation of an arch-headed six-over-six, double-hung window within the opening; changing the color of the brownstone stucco to a limestone color; work at the front areaway, including removal of concrete steps, paving and modern railings, and the excavation of a portion of the areaway by 4', and the installation of new steps, a sloped metal skylight resting on a concrete curb; the installation of a metal railing around the areaway; the removal of the elevator bulkhead; construction of a rooftop addition setback 3' from the rear facade that is visible from the west at the corner of 3rd Avenue, as well as a stair bulkhead with zinc cladding and two mechanical condensers at the roof of the addition; extending the neighbors vent pipes by 3'; work at the rear, including the construction of a basement plus two-story rear yard addition, featuring operable perforated zinc panels that also act as a railing at the top floor

terrace, and wood framing; removal of two six-over-six, double-hung windows and one single-lite window at the third floor, and the installation of paired multi-lite operable doors within the openings; and installation of a roof deck and 42" steel railing. The proposal was shown in photographs and drawings labeled LPC.02 through LPC.32, dated December 1, 2016; and all prepared by arctangent architecture + design pllc, and submitted as components of the application and presented at the Public Hearing and Public Meeting. As initially presented, the design included one-over-one, double-hung windows at the front facade, a brownstone stucco finish on the front facade; the rooftop addition extending beyond the existing rear facade; mechanicals on the roof of the penthouse; and a four-story full height rear yard addition, featuring aluminum framing and projecting colored glass balconies.

In reviewing this proposal, the Commission noted that the Treadwell Farm Historic District Designation Report describes 210 East 62nd Street as a rowhouse designed by F. S. Barns and built in 1870, and altered in the 20th century. The Commission further noted that this historic district has a history of early 20th century alterations resulting in Classically inspired details, stripped facades, and visible rooftop additions.

With regard to this proposal, the Commission found that the proposed work will not alter, eliminate, or conceal any significant architectural features of the building; that the proposed nine-over-nine wood replacement windows on the primary façade will match windows which were installed when the building underwent a significant later alteration, and will match windows at the adjacent rowhouses, in terms of configuration, operation, details, and material; that an adjacent building in the row has a sunken areaway, therefore excavating and adding a skylight will not interrupt this building's relationship to the rest of the row; that many houses in the historic district, including the adjacent two houses, were re-stuccoed in a light color when the stoops were removed, and that the change from a brownstone colored stucco to a limestone colored stucco is in keeping with this history of façade alterations characteristic of the Treadwell Farm Historic District; that the proposed rooftop addition will be seen from the west over the building and its neighbor in the context of tall apartment buildings at the edge of the district; that a few other houses in the district have visible rooftop additions; that the proposed zinc cladding is neutral in color and a typical finish for rooftop accretions, and will blend with the skyline; that the building already features other visible rooftop structures including a rooftop elevator bulkhead which will be removed, therefore the installation of a visible penthouse will not significantly impact a pristine roofline; that the work at the rear façade will not be visible from any public thoroughfares; that the proposed rear addition will not rise to the full height of the building, and that the top floor will be retained, thereby maintaining a sense of the building's original volume; that the height and depth rear addition will be in keeping with other existing rear additions within the block; that the design of the proposed rear yard addition, consisting of a curtain wall screened by operable light gray zinc shutters will add visual interest to the façade and will not compromise a unified row; and that the proposed top floor masonry openings will match the pattern and size of the historic punched window openings, and that the corbelled cornice will be restored; and that the proposed work will not diminish the special architectural and historic character of the building and the Treadwell Farm Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the applicant work with staff to further reduce the visibility of the rooftop addition from the west, and that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal incorporating the requested changes be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on April 13, 2017, the Landmarks Preservation Commission received final drawings T000.00, T001.00, Z001.00, A001.00 through A003.00, D101.00, D102.00, A101.00 through A103.00, A112.00, A201.00 through A203.00 and EN-001.00, and specifications, all dated March 15, 2017, prepared by Keitaro Nei, R.A., P-101.00, P-201.00, P-202.00, P-301.00, P-302.00, P-401.00, P-501.00 through P-503.00, EN-

101.00M-101.00, M-201.00 through M-203.00, M-301.00, M-401.00, M-402.00, M-501.00 and M-502.00, dated (revised) April 3, 2017, prepared by Roger Tan, P.E., S-001.00, FO-001.00, FO-002.00, S-002.00 through S-005.00, S-009.00, dated (revised) March 18, 2017, prepared by Joseph Badinter, P.E..

Accordingly, the staff of the Commission reviewed the drawings, and found that the rooftop addition has been modified to be lowered by approximately 1.5'; and the mechanicals will be installed on steel dunnage on the roof of the building rather than the roof of the addition, as required by the Commission; and that additional work is being shown, including removal of a through-wall vent, patching the hole and restoring the profiled window surrounds with a cementitious mixture in a limestone finish; removal of a modern security door and grille, and removal of the ground floor entrance door, and the installation of a new two-light wood paneled door, painted black; removal of two light fixtures flanking the entrance, and the installation of two lantern sconces in a bronze finish in the same location; installation of an intercom; installation of two dome security cameras on the facade; installation of 4" tall black house numerals adjacent to the entrance; work at the roof parapet, including select brick replacement and repointing the masonry and interior alterations at the cellar, basement and first through third floors. With regard to this work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17, that the documentation reveals that the existing brownstone to be resurfaced was previously resurfaced with stucco; that the original texture, color, profiles and details will be replicated; and that the methods and materials proposed by the contractor have been provided in the form of specifications; that the replacement of the existing modern doors will not eliminate any original historic fabric or diminish any significant alterations, added over time; that the proposed door will be compatible with the existing modern entrance in terms of its materials, design, details and finish; that the light fixtures will be typical in placement and finish; and that the fixtures will be well scaled to the entrance; that the cameras and intercom will be discreet in placement; and that the proposal previously approved by the Commission has otherwise been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-6723 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of limestone stucco, parapet brick and mortar samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov 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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Keitaro Nei, Arctangent Architecture + Design

cc: Caroline Kane Levy, Deputy Director; Keitaro Nei, Arctangent Architecture + Design