

The current proposal is:

<u>Preservation Department – Item 8, LPC-19-21568</u>

210 East 62nd Street – Treadwell Farm Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 883 7089 3192

Passcode: 458256

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.







Approved Street Elevation



Existing Street Elevation (Unfinished)

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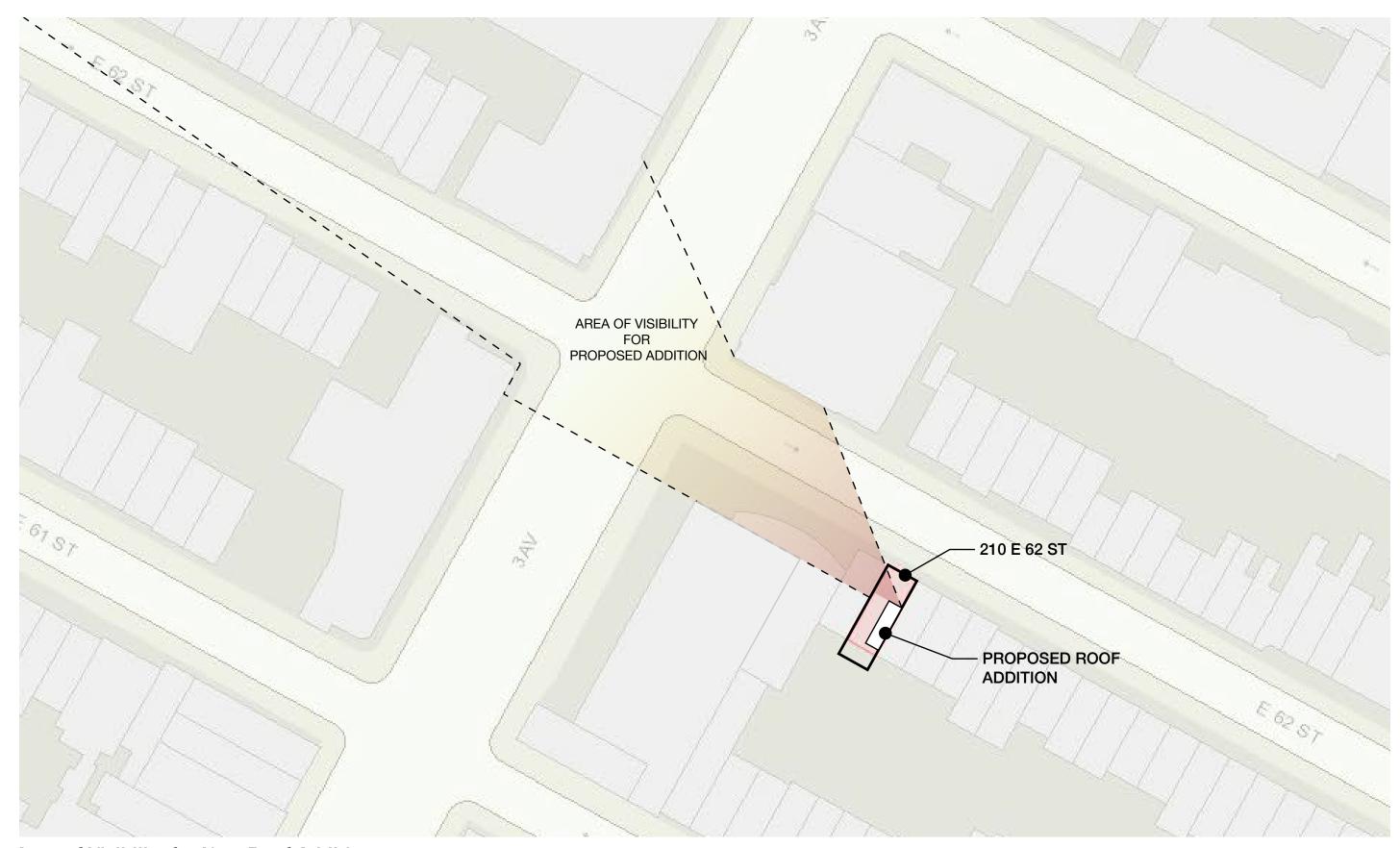
EAST 61ST STREET

Building Outline Map

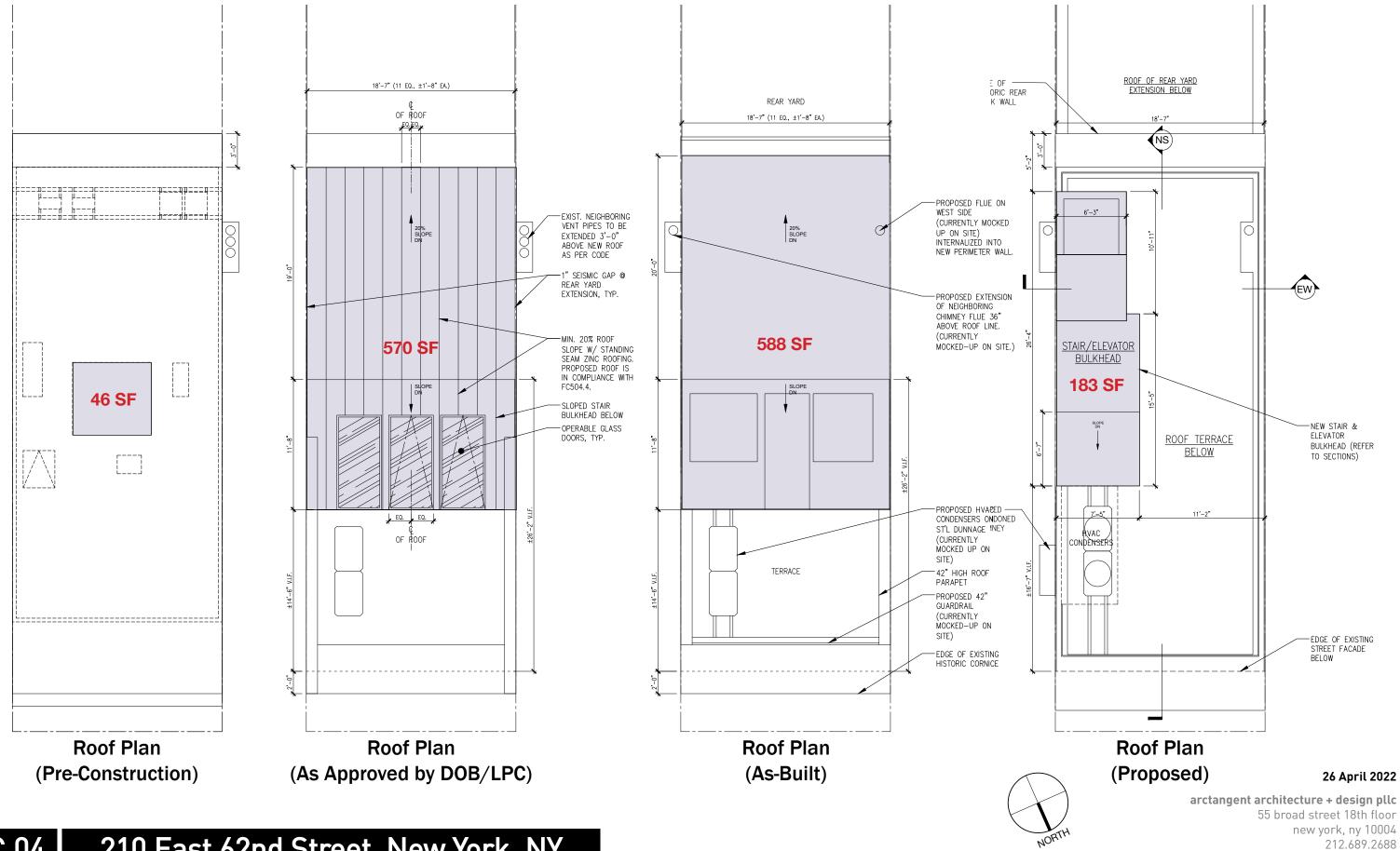


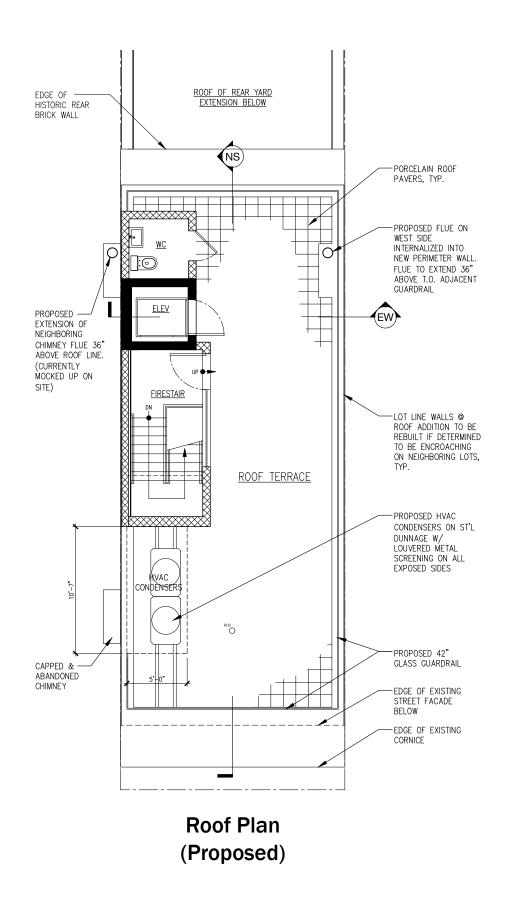
26 April 2022

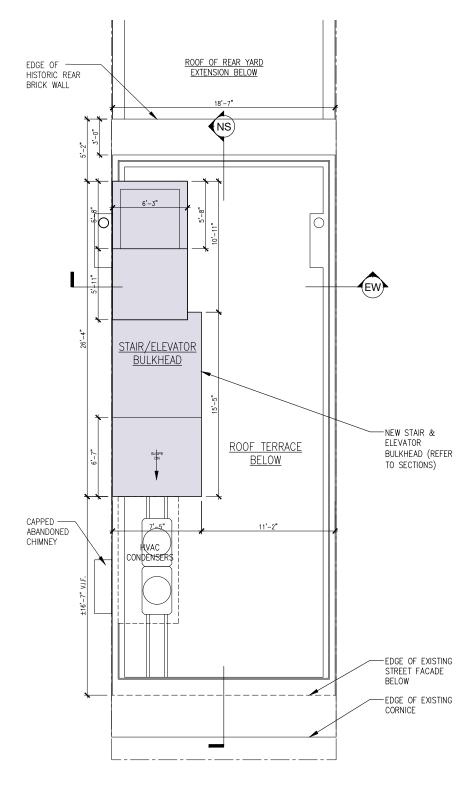
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Area of Visibility for New Roof Addition



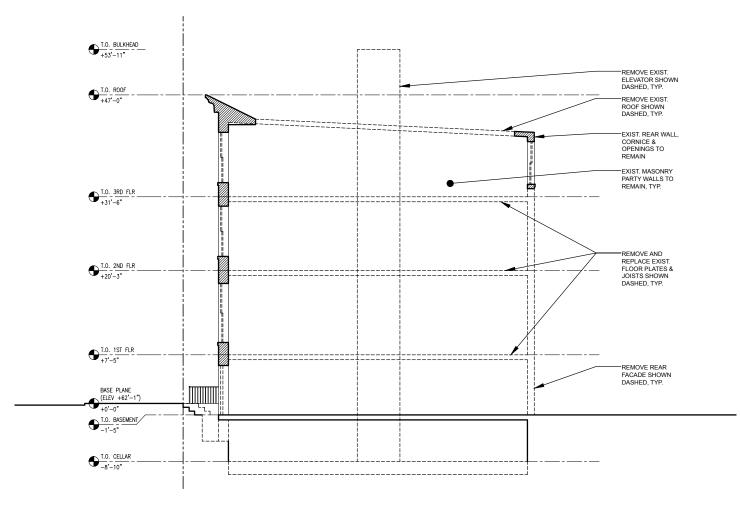




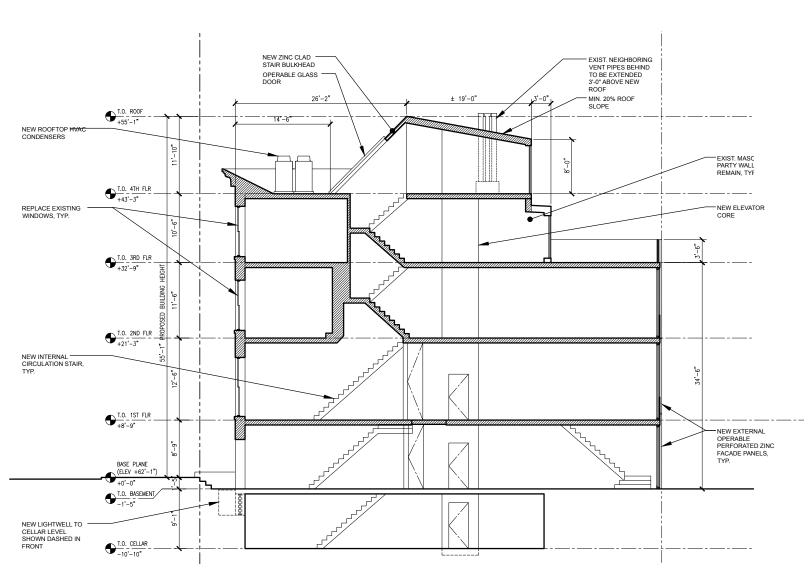
Bulkhead Roof Plan (Proposed)



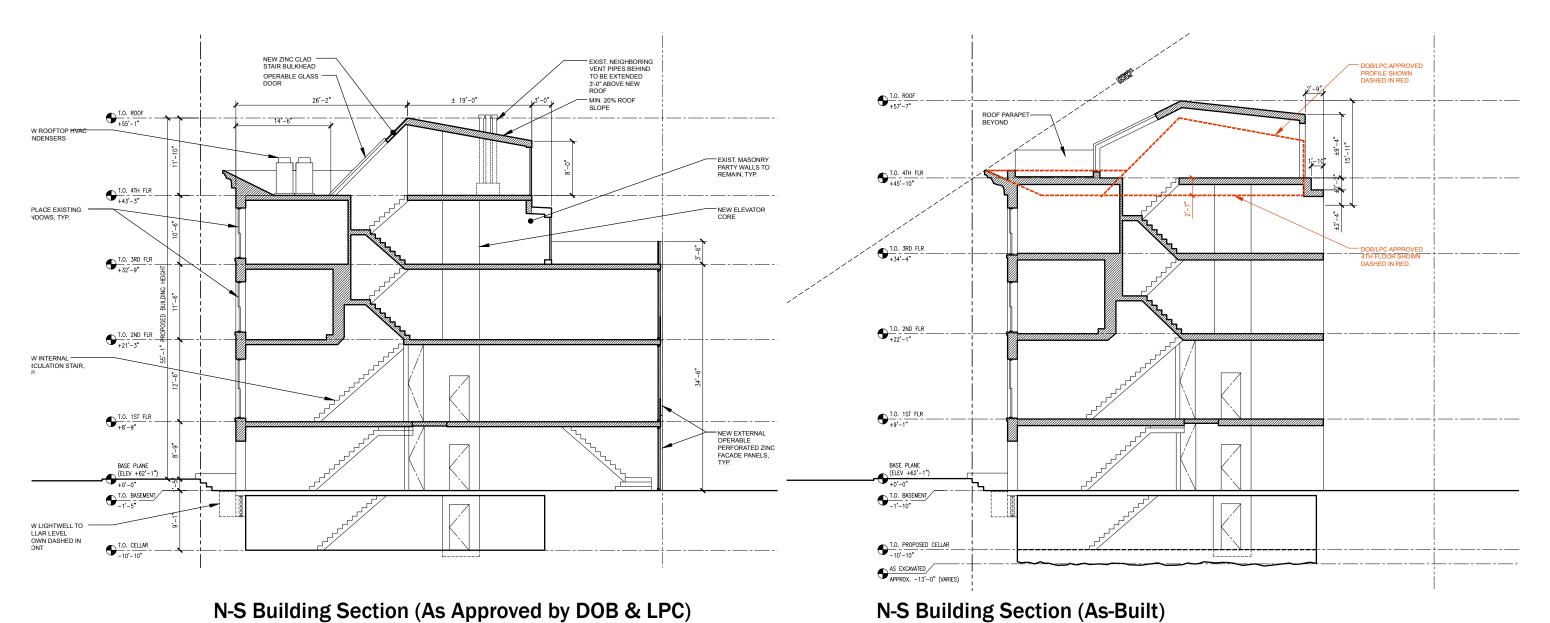
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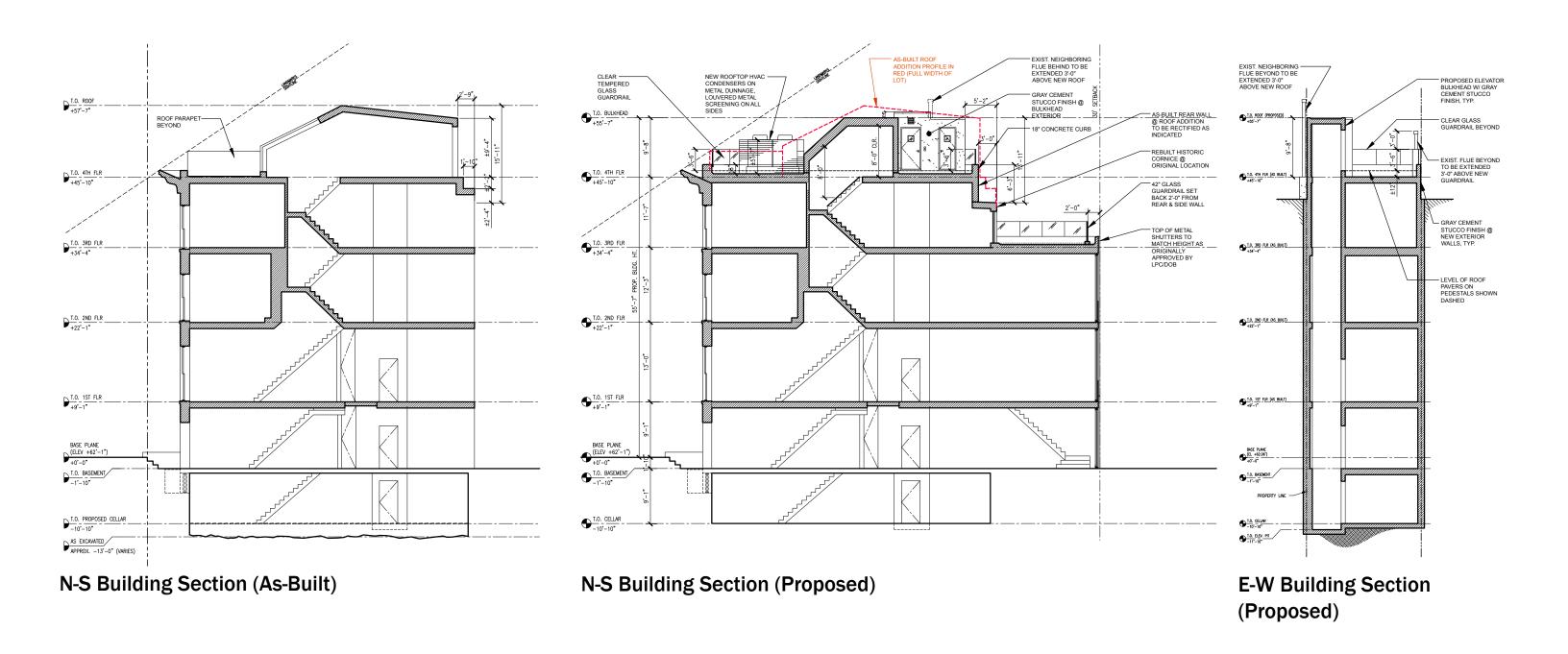


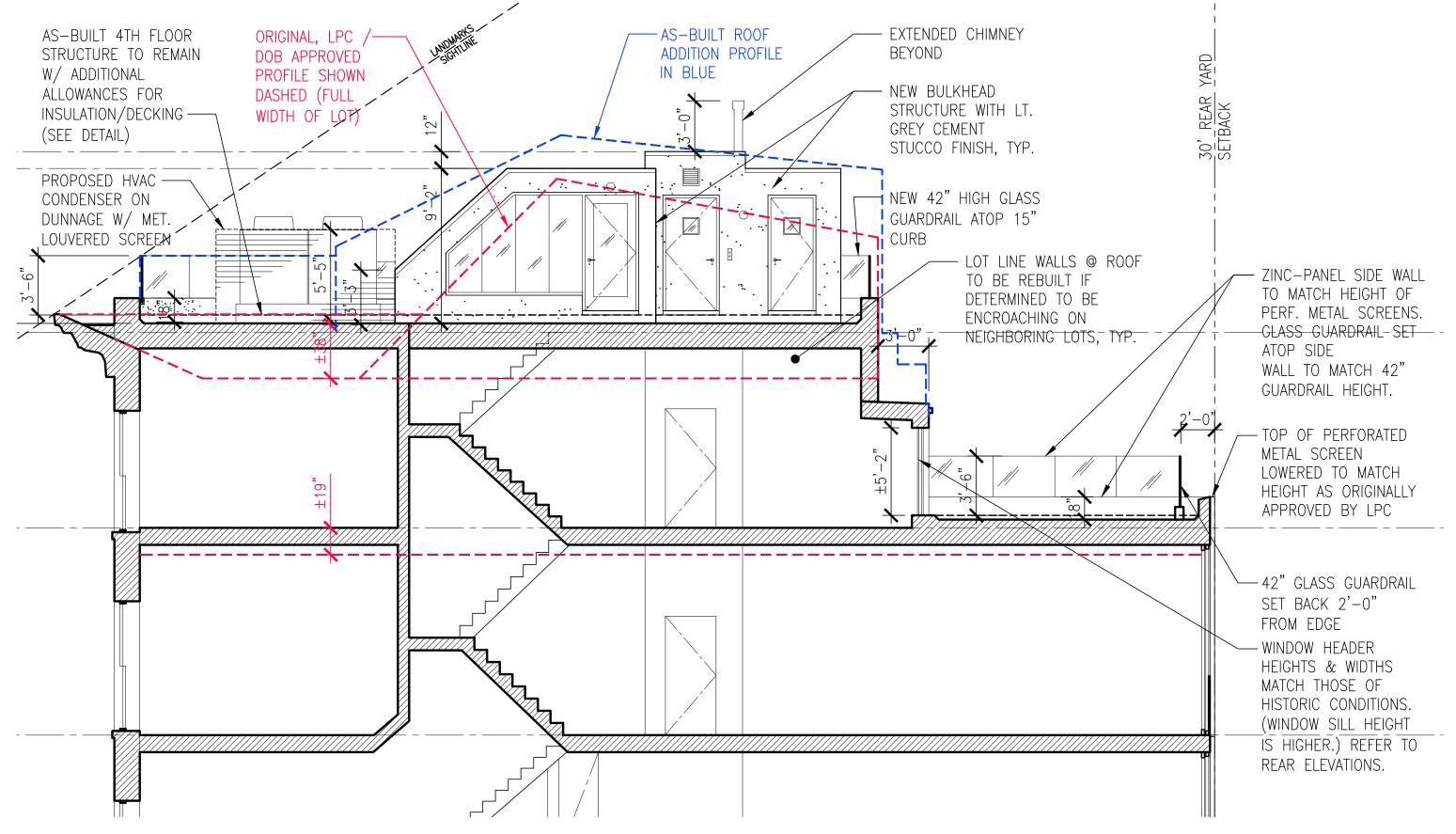
N-S Building Section (Pre-Construction)



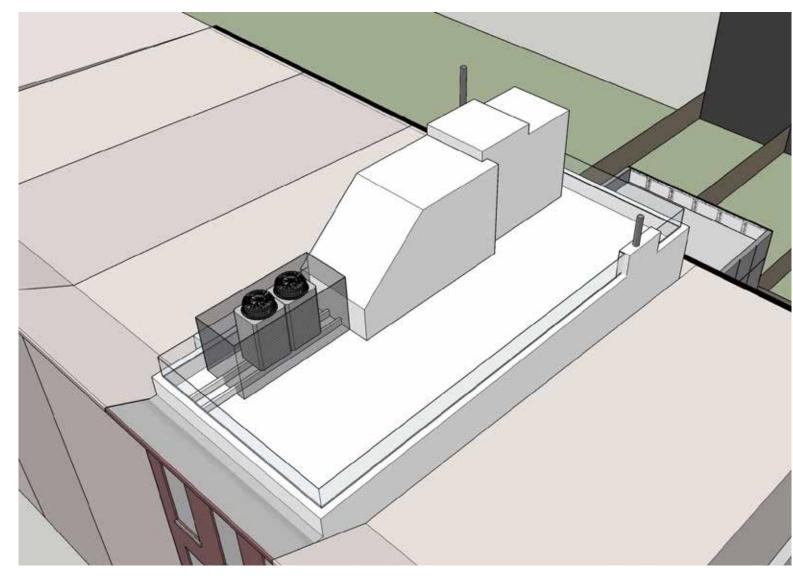
N-S Building Section (As Approved by DOB and LPC)



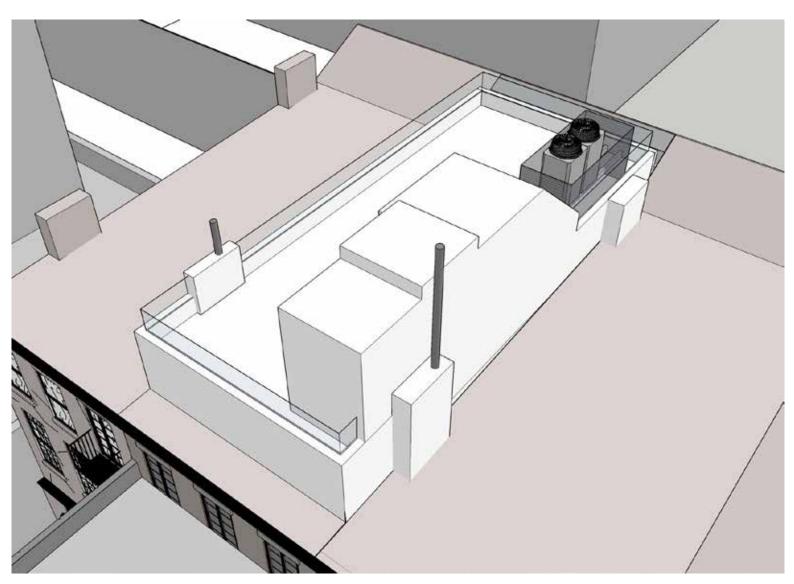




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Bird's Eye View of Proposed Roof Addition from the East 62nd Street



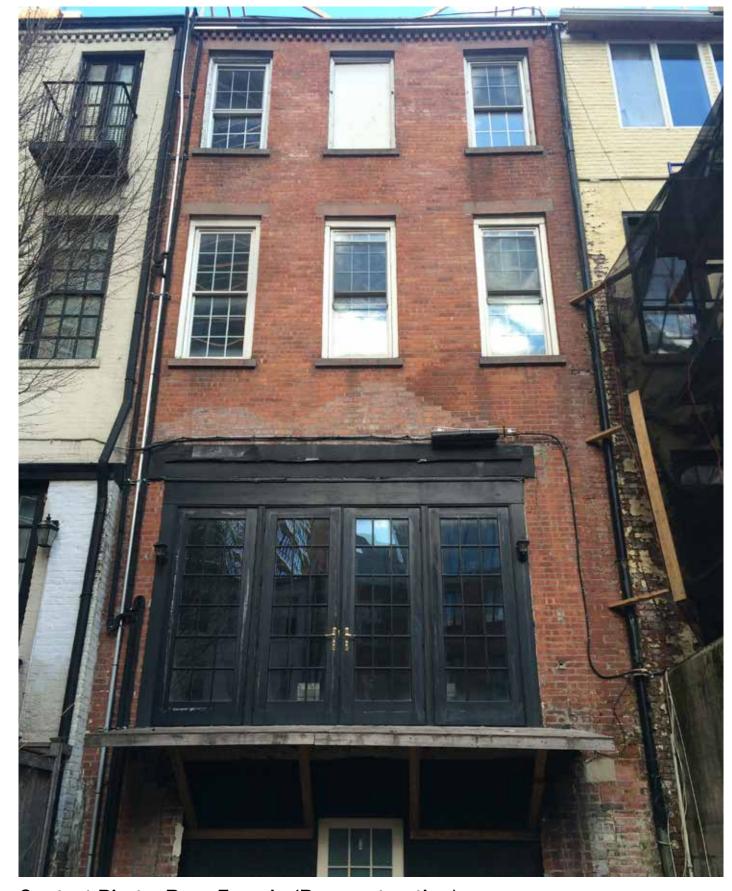
Bird's Eye View of Proposed Roof Addition from the Rear Yard



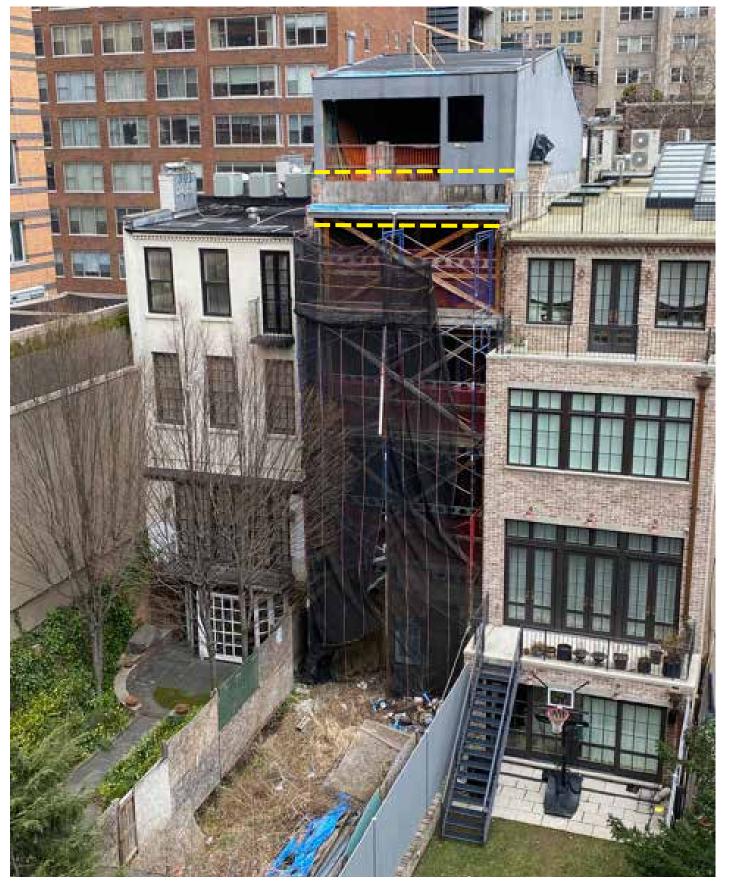
As-Built Roof Addition (View from West Side)

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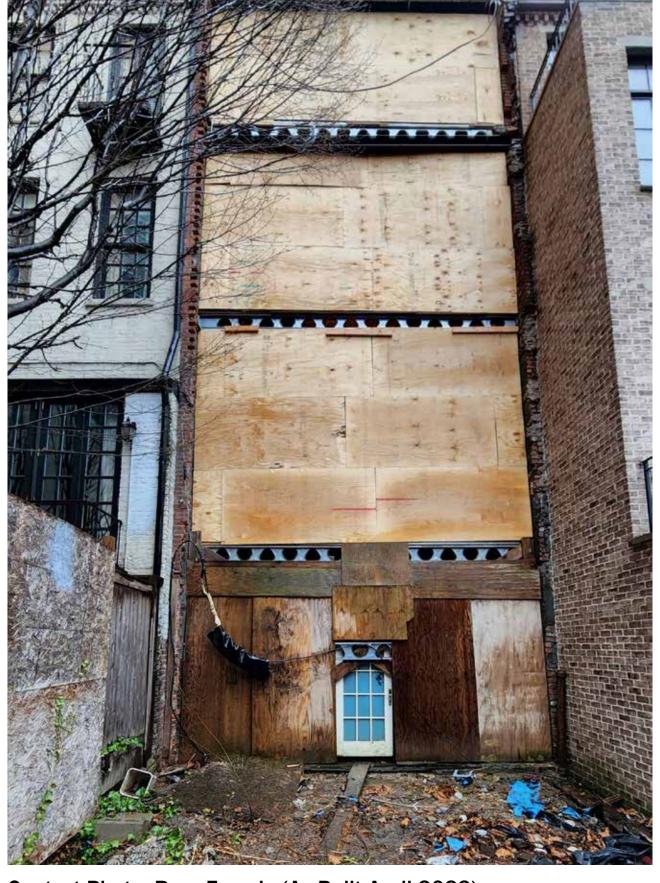
Context Photo: Rear Facade (Preconstruction)



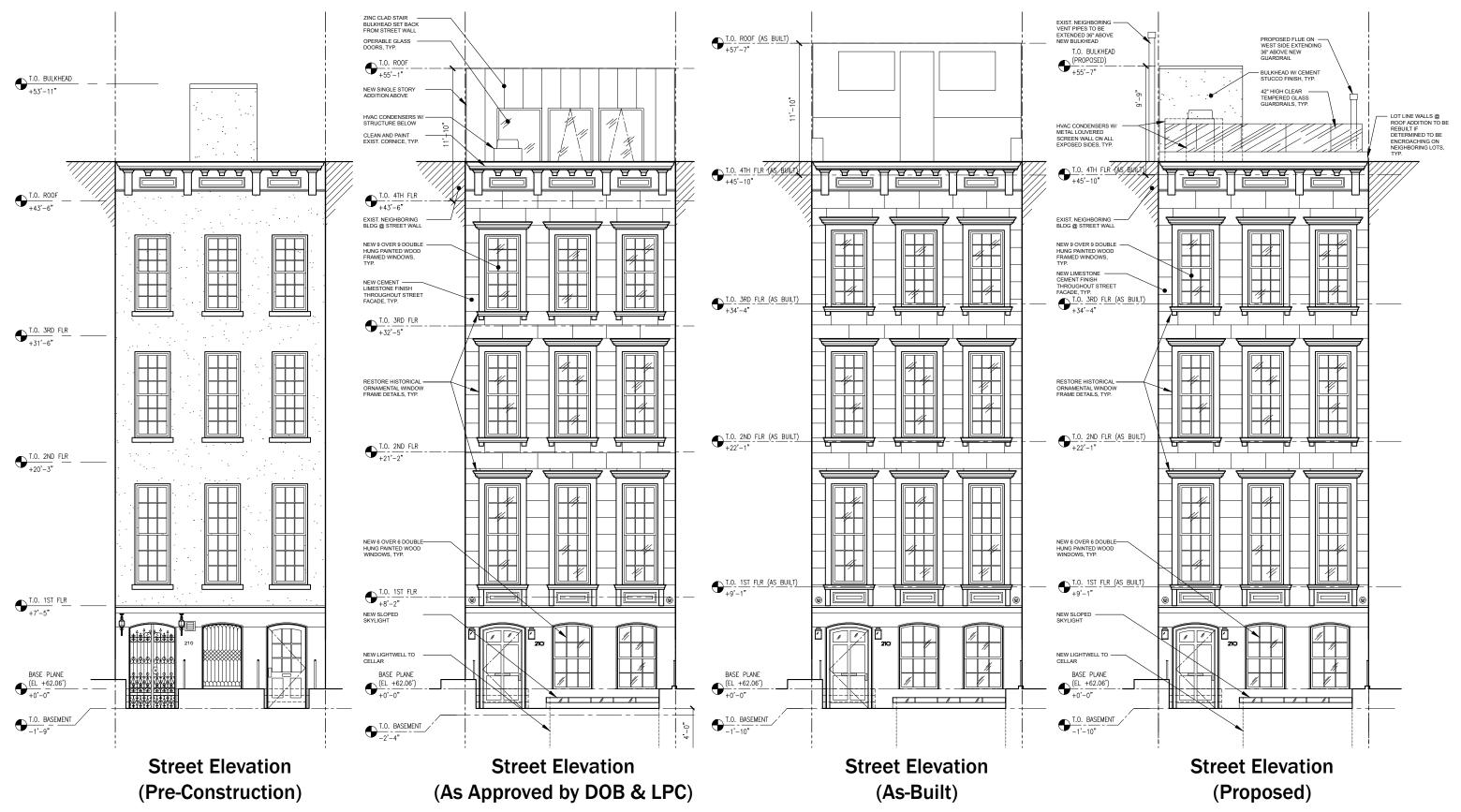
Context Photo: Rear Facade (As-Built April 2021)

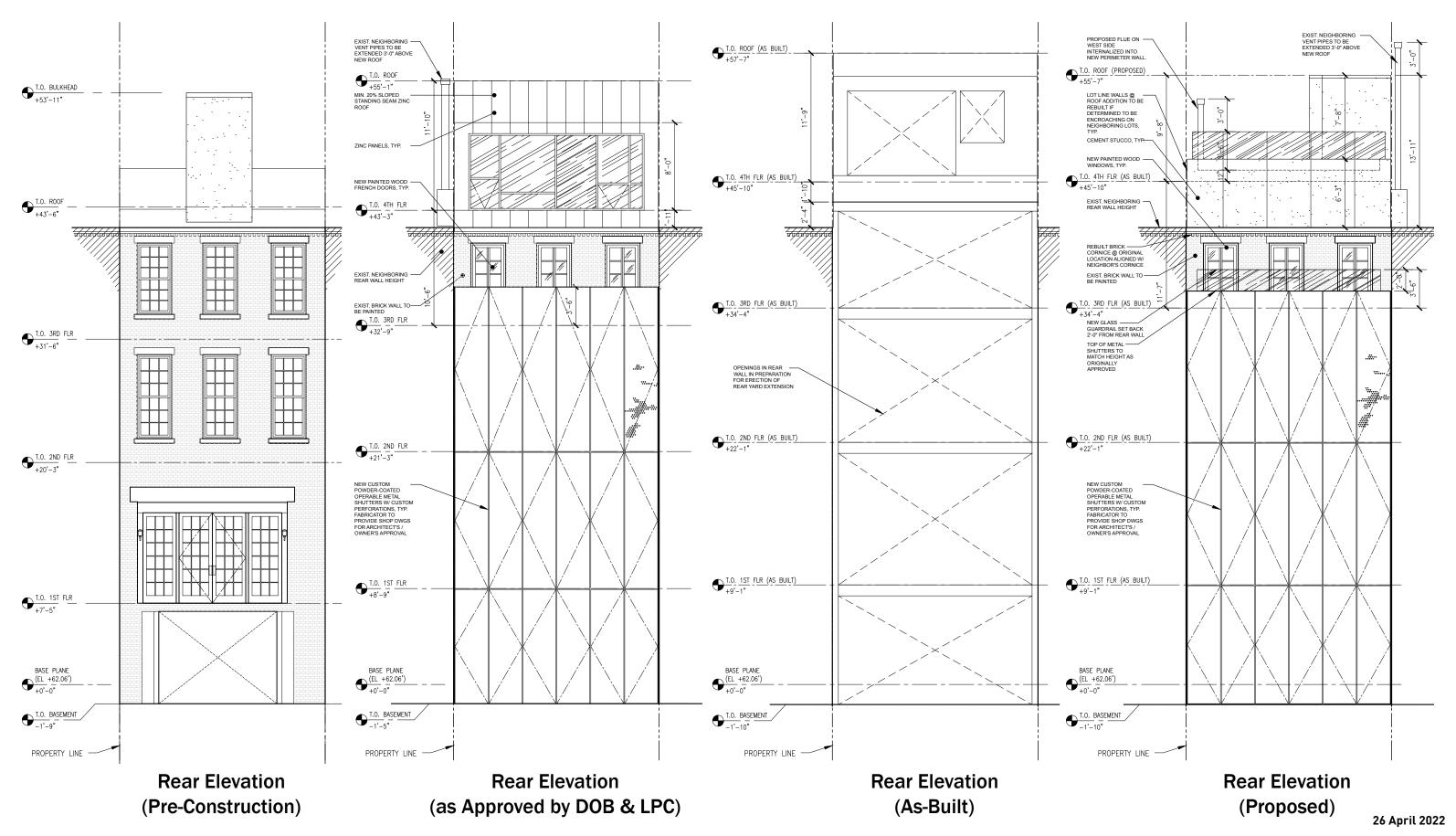
26 April 2022

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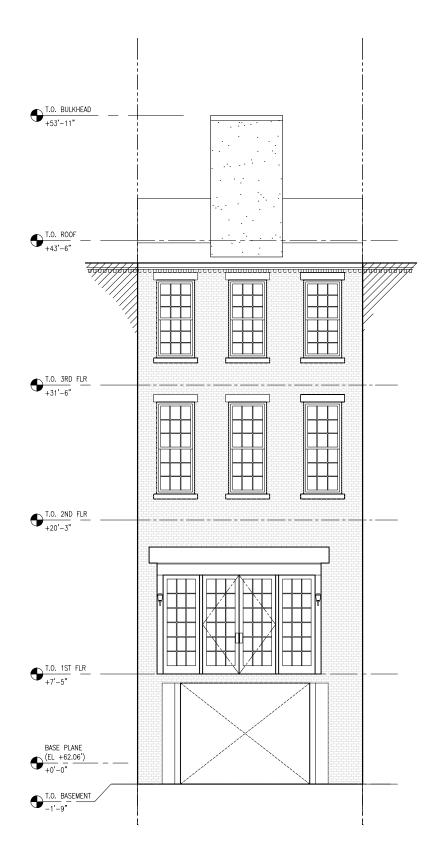


Context Photo: Rear Facade (As-Built April 2022)

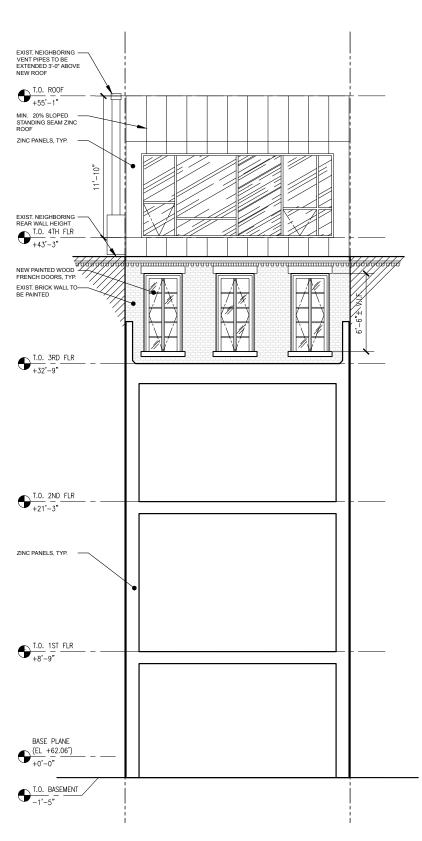




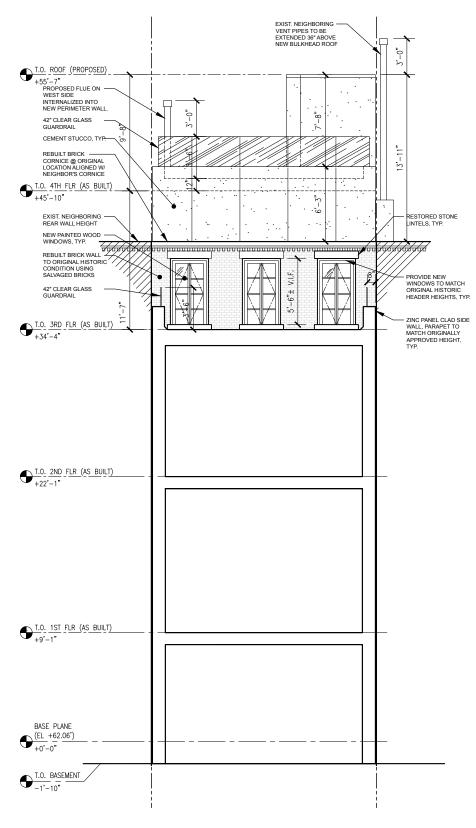
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Rear Elevation (Pre-Construction)



Section @ Rear Yard Extension
Detailing 3rd Floor Elevation (based on DOB/LPC Approved Design)



Proposed Section @ Rear Yard Extension Detailing 3rd Floor Elevation

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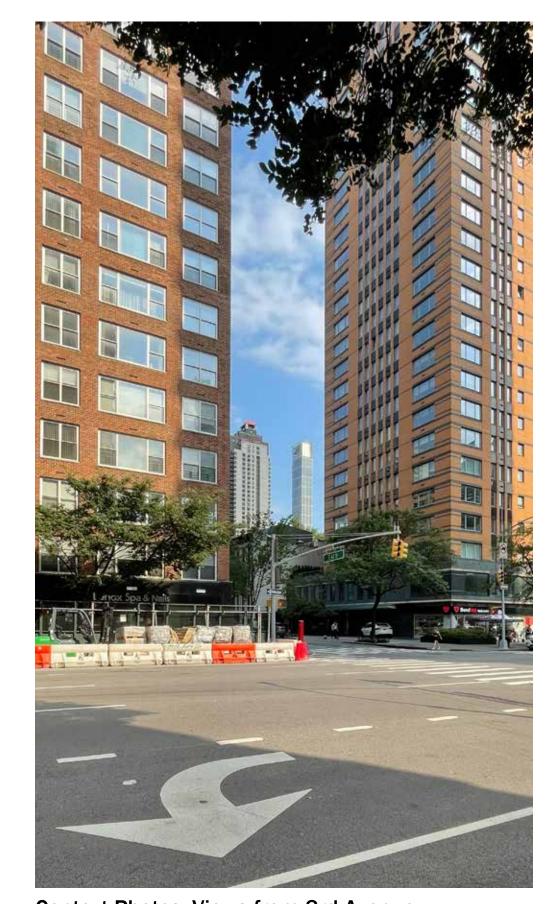
Rendering of Existing Rear Facade



Rendering of Rear Facade (As Originally **Presented to LPC)**



Rendering of Rear Facade (Proposed)







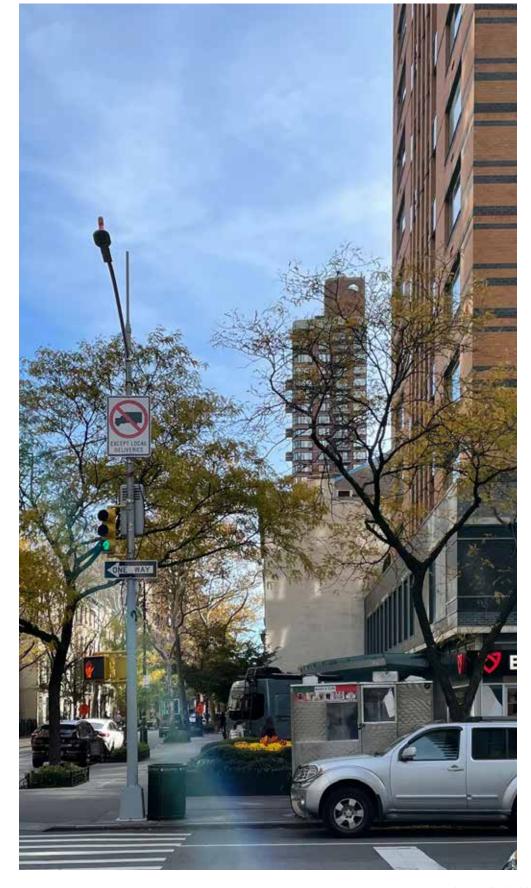
Context Photos: Views from 3rd Avenue

26 April 2022

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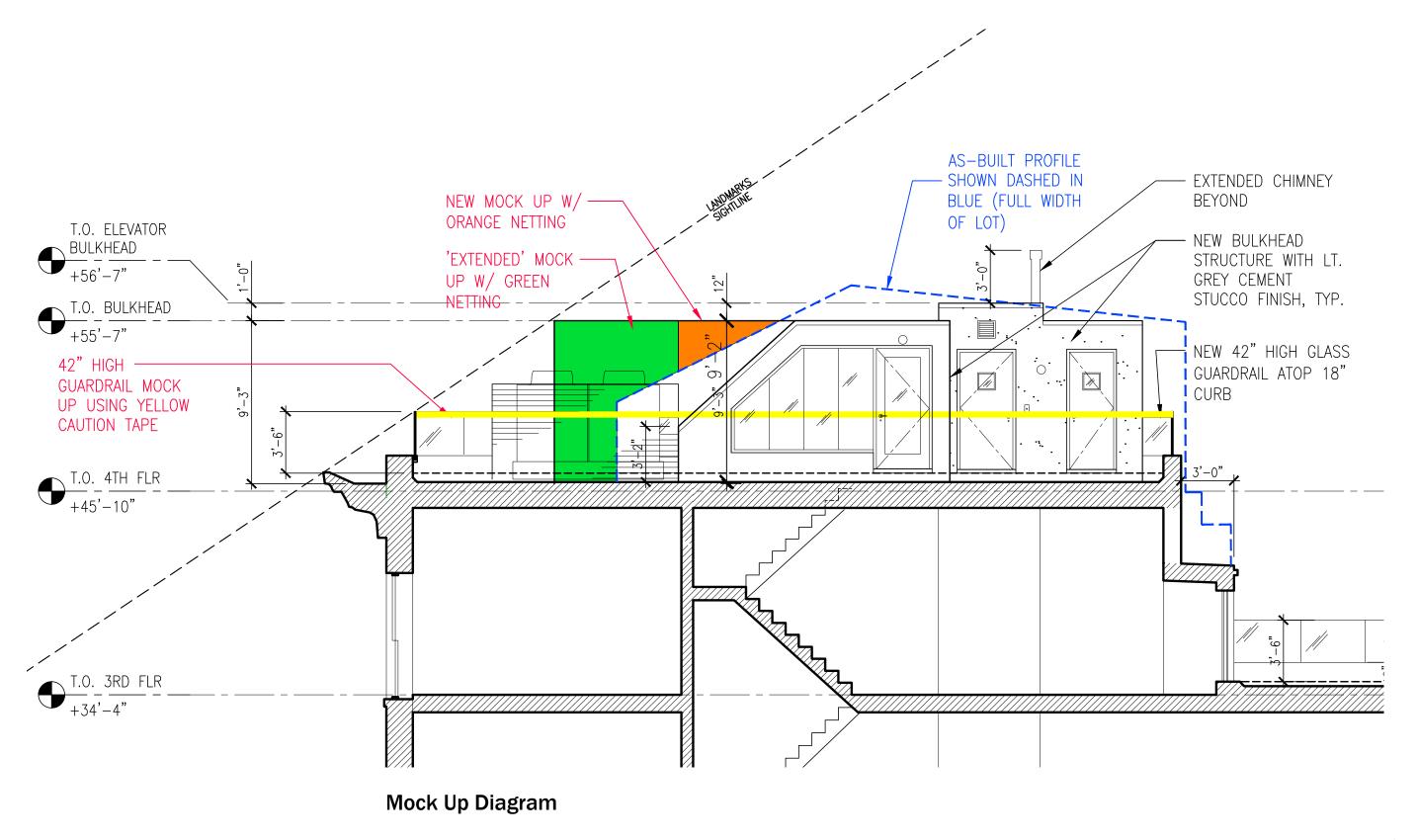




Context Photos: Views from 3rd Avenue & Beyond

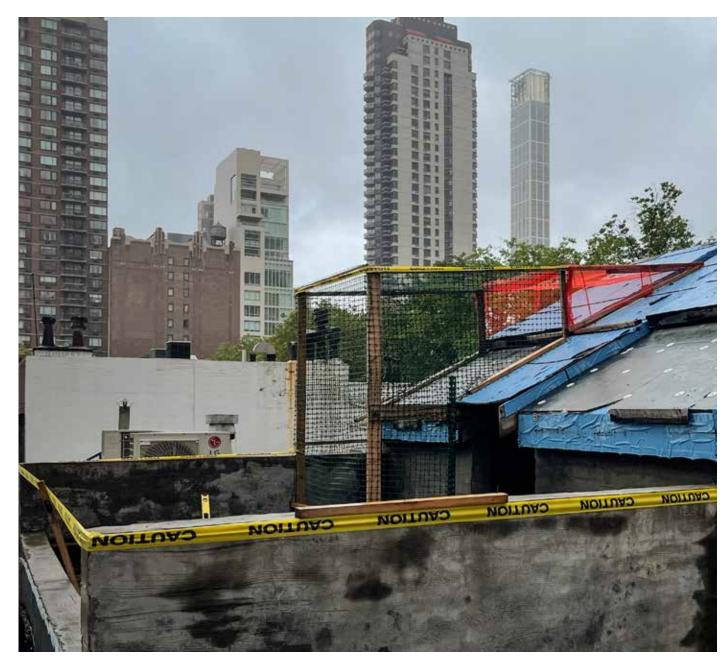
26 April 2022

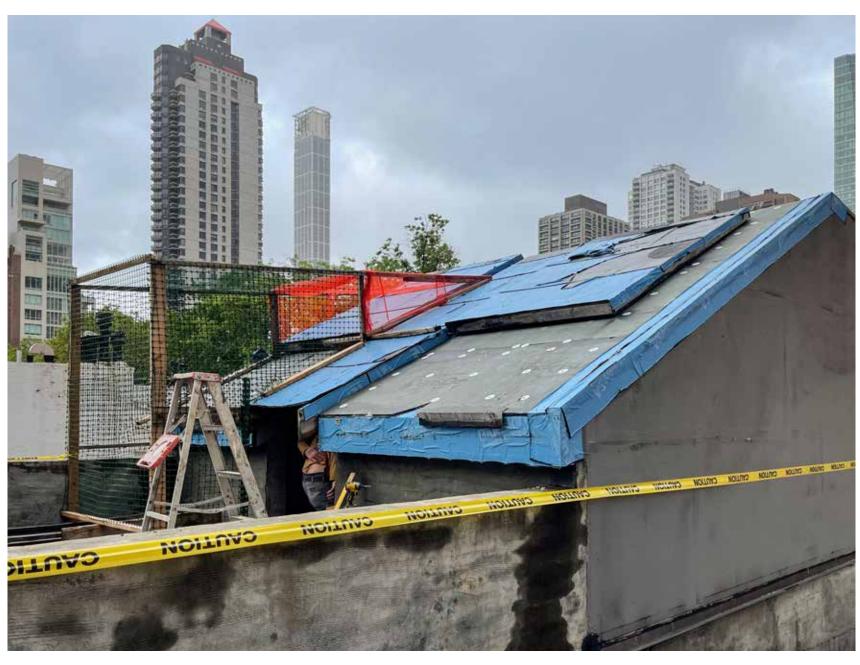
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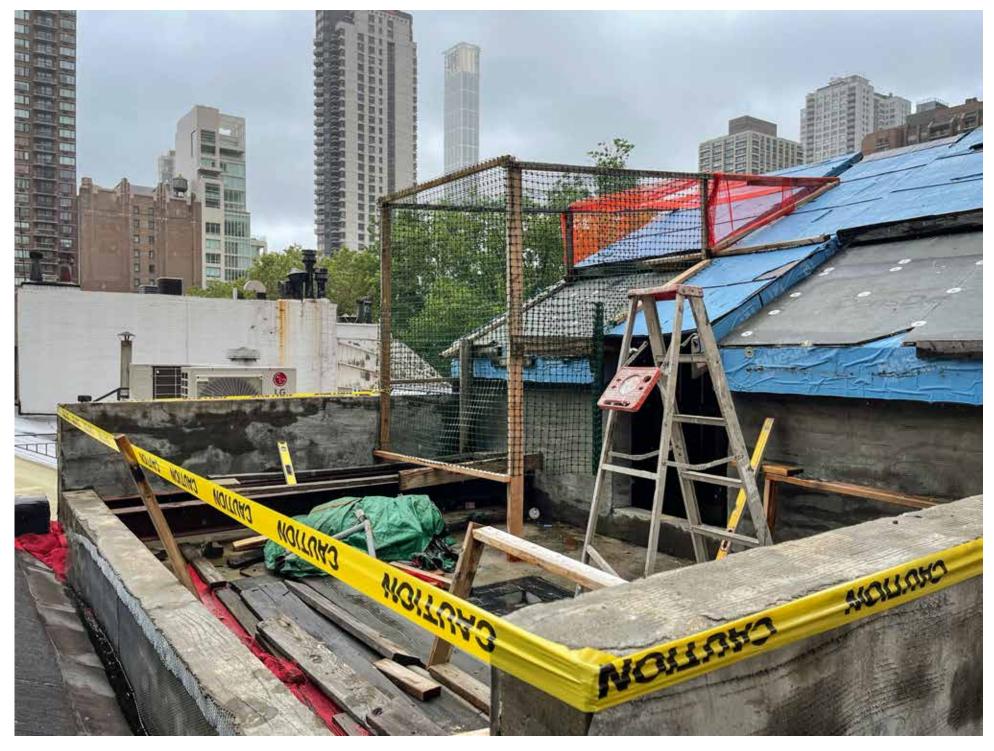




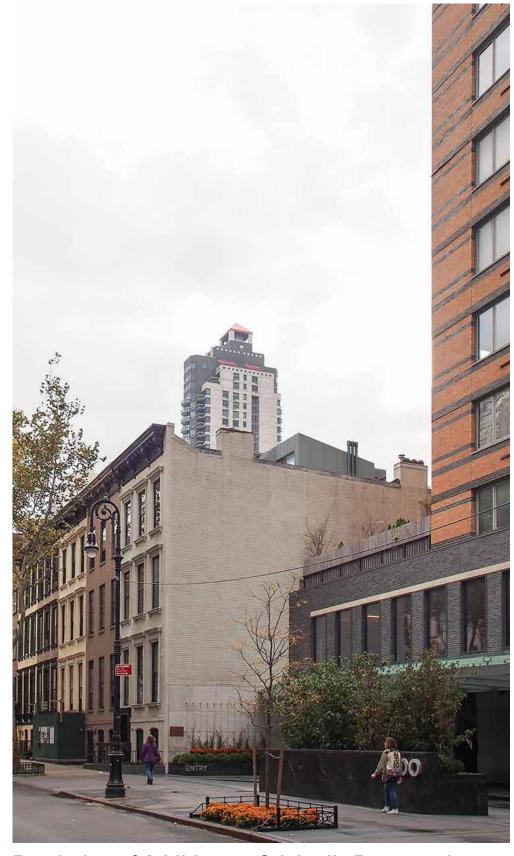
Views of proposed roof bulkhead mock up.

Note:

Green netting is for reference purposes only. Orange netting is the actual profile of the proposed bulkhead.



View of proposed roof bulkhead mock up.



Rendering of Addition as Originally Presented to LPC



As Built Addition w/ Mockup



Rendering of Proposed Revised Addition



Zoomed View of As Built Addition



Zoomed Rendered View of Proposed Revised Addition

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View of As Built Addition w/ Mockup from 3rd Ave.



Zoomed View of As Built Addition



Zoomed Rendered View of Proposed Revised Addition



Rendering of Proposed Revised

Addition from 3rd Ave. arctang

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APPENDIX 'A'

Supporting Material







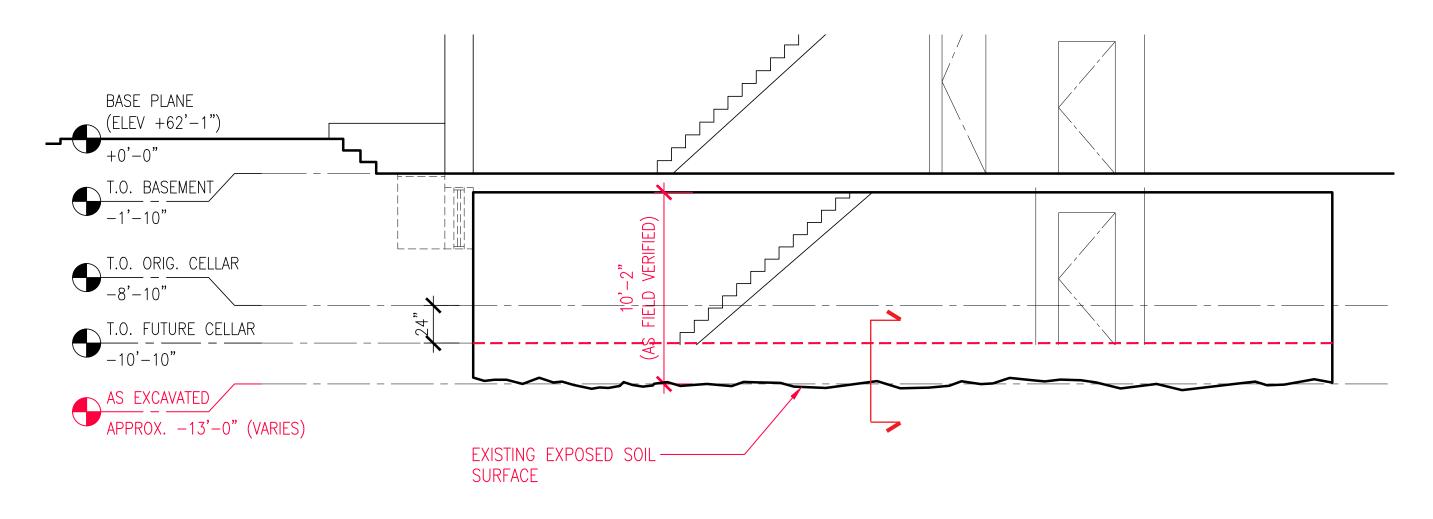
Context Photos: Views from East 62nd Street (Proposed Bulkhead Not Visible)



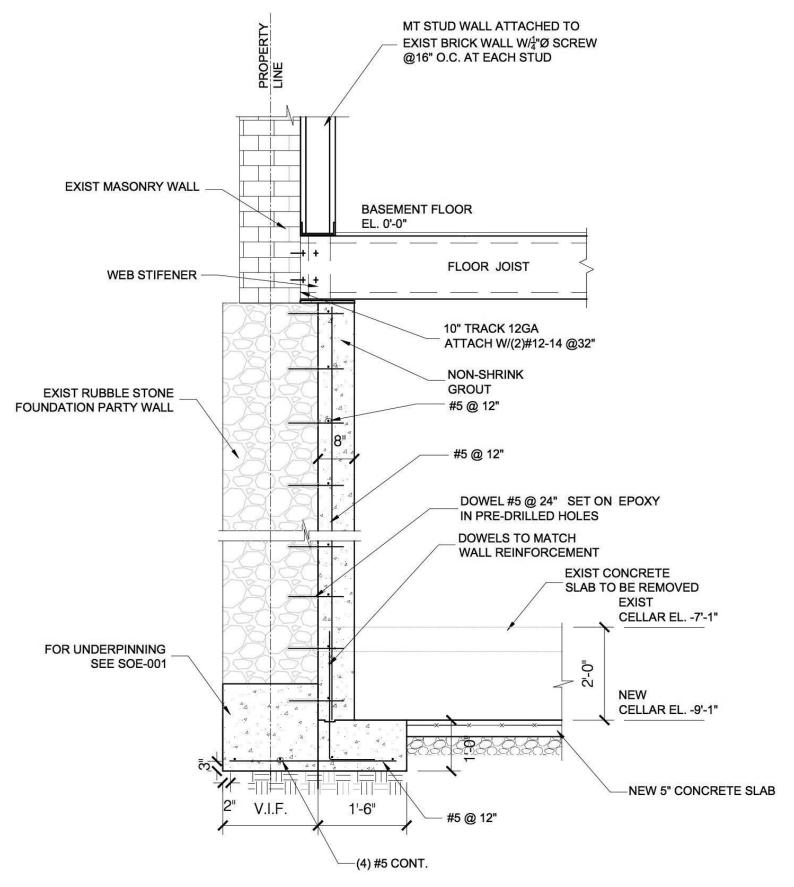
Context Photo: View from East on 62nd Street



Context Photo: View from West on 62nd Street

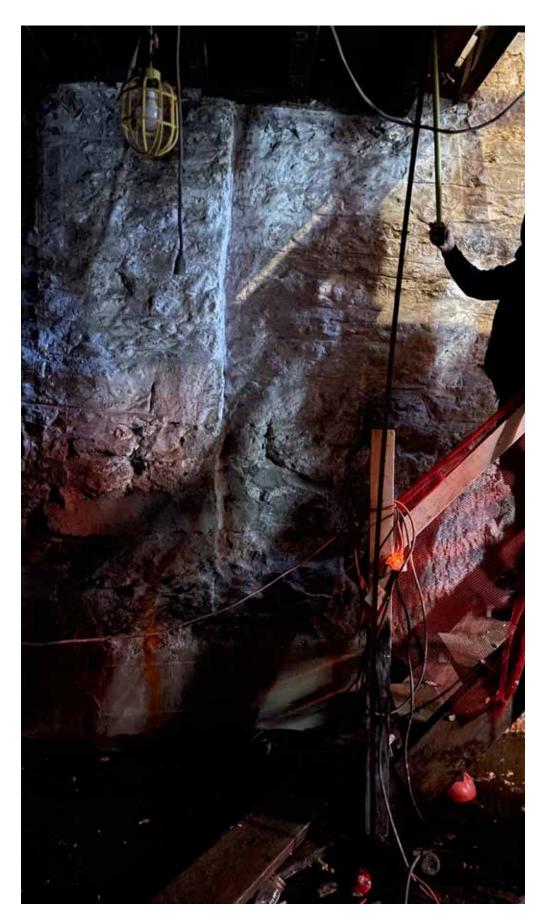


Excavation Section Diagram @ Cellar



Typical Foundation Detail Prepared by Structural Engineer (As Approved / As Built)







As Built Condition @ Cellar (April 2022)

LPC.31

26 April 2022

APPENDIX 'B'

Structural Engineer's Underpinning Report April 15, 2019



April 15, 2019

To: Martin Rebholz, R.A., Borough Commissioner

280 Broadway, 3rd Floor New York, NY 10007

Project: 210 East 62 Street, New York, NY 10065

BIN# 1043813 Block 1416 Lot 43

Safety issues with underpinning

Dear Commissioner:

Please be informed that, as requested, Joseph Badinter, PE from BGM Engineering LLC had performed assessment of the existing condition at the property located at 210 E 62nd Street, New York.

Please be advised that underpinning work has been completed as per the enclosed drawings.

We respectfully request to have the stop work order lifted.

Please let me know whether you have any questions or require any additional information.

Sincerely



Joseph Badinter, PE BGM Engineering, LLC Attachment: Site Photos

B.G.M. Engineering, LLC, Main office 24 Canfield Drive, Stamford, CT 06902 NYC office 2123 45th Road, Long Island City, NY 11101

Main Office Phone: (203) 452-9408; E-mail: *jbadinter@bgmengineer.com*

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 2 of 7



Photo 1: Overall view of existing conditions

E-mail: *jbadinter*@bgmengineer.com

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 3 of 7



Photo 2: Overall view of existing conditions

E-mail: jbadinter@bgmengineer.com

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 4 of 7



Photo 3: Overall view of existing conditions

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 5 of 7



Photo 4: Overall view of existing conditions

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 6 of 7

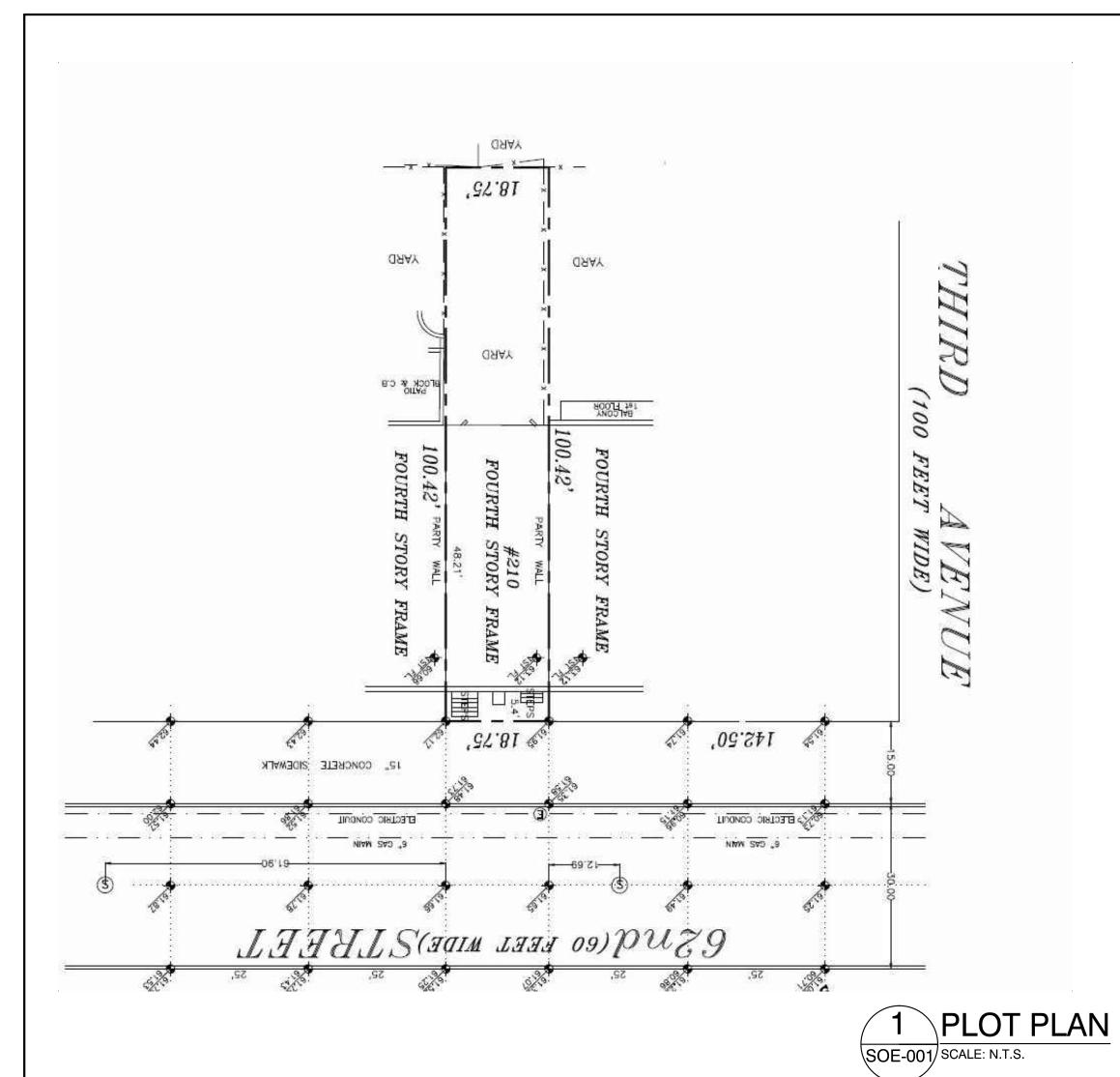


Photo 5: Overall view of existing conditions

210 East 62 Street, New York, NY 10065 BIN# 1043813 Block 1416 Lot 43 Assessment of the existing conditions April 15, 2019 Page No. 7 of 7



Photo 7: Overall view of existing conditions



GENERAL CONDITIONS

- DESIGN HEREIN IS BASED ON INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS FOR THE PROPOSED BUILDING AT 210 EAST 62ND STREET. IN NEW YORK, NY, PROVIDED BY ARCTANGENT ARCHITECTURE + DESIGN PLLC, FOR STRUCTURE AND CONTRACT DESIGN ELEMENTS SEE APPLICABLE CONTRACT DOCUMENTS.
- ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON PLOT PLAN PROVIDED BY BARRY M. FAHRER NY STATE LICENSED LAND SURVEYOR DATED 06-16-2015.
- REPORT ANY CHANGES ON THE CONTRACT DOCUMENTS SO THAT THE EFFECT ON THE BRACING DESIGN CAN BE EVALUATED.
- 4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.
- 5. ALL EXCAVATION, BACKFILLING AND GRADING SHALL BE IN GENERAL ACCORDANCE WITH CONTRACT DOCUMENTS AND SPECIFICATIONS.
- 6. ALL EXCAVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE FEDERAL REGISTER BY THE DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, 29 CFR PART 1926, FOR EXCAVATIONS. CONTRACTOR SHALL INSTALL ALL ANCILLARY ITEMS SUCH AS HANDRAILS WHICH ARE REQUIRED BY OSHA BUT NOT SHOWN ON THE DRAWINGS.
- 7. THE LOCATION OF GROUNDWATER WAS NOT PROVIDED.
- THESE DRAWINGS MAY ONLY BE USED FOR CONSTRUCTION IF BGM ENGINEERING, LLC IS THE SPECIAL INSPECTION AGENCY. IF BGM ENGINEERING, LLC IS RELEASED OR WITHDRAWS IT'S SPECIAL INSPECTION RESPONSIBILITY AND ANOTHER FIRM IS ENGAGED FOR SPECIAL INSPECTION OF THE DESIGN SHOWN ON THESE DRAWINGS, THEN WE REQUIRE THAT BGM ENGINEERING, LLC BE RETAINED TO REVIEW THE INSPECTION AGENCY'S FIELD REPORTS AND VISIT THE SITE FOR RELEVANT CONSTRUCTION ACTIVITIES.
- REFER TO THE CURRENT STRUCTURAL DRAWINGS FOR PERMANENT FOUNDATION AND STRUCTURAL DETAILS.
- 10. REFER TO THE CURRENT ARCHITECTURAL DRAWINGS FOR ARCHITECTURAL
- 11. THE FOLLOWING SURCHARGE AND DESIGN LOADS HAS BEEN CONSIDERED IN THE DESIGN OF THE UNDERPINNING AND SHORING SHOWN ON THESE DRAWINGS:

ADJACENT EXTERIOR YARD [UNDERPINNING/SOE] 100 PSF (YARDS, PER NYCBC 2008) ADJACENT SIDEWALK SLAB-ON-GRADE [UNDERPINNING] 600 PSF (SIDEWALK, PER NYCBC 2008)

PROPOSED SURCHARGE AND DESIGN LOADING OTHER THAN ABOVE MUST BE SUBMITTED TO BGM ENGINEERING, LLC FOR EVALUATION AND WRITTEN APPROVAL PRIOR TO APPLICATION OF LOAD.

THESE DRAWINGS HAVE BEEN PREPARED IN COMPLIANCE WITH BUILDINGS BULLETIN#2009-11 WITH REGARD TO THE EVALUATION OF THE EXISTING STRUCTURES WHEN NEW CONCRETE FOUNDATIONS WILL BE CAST-IN AGAINST EXISTING FND WALLS

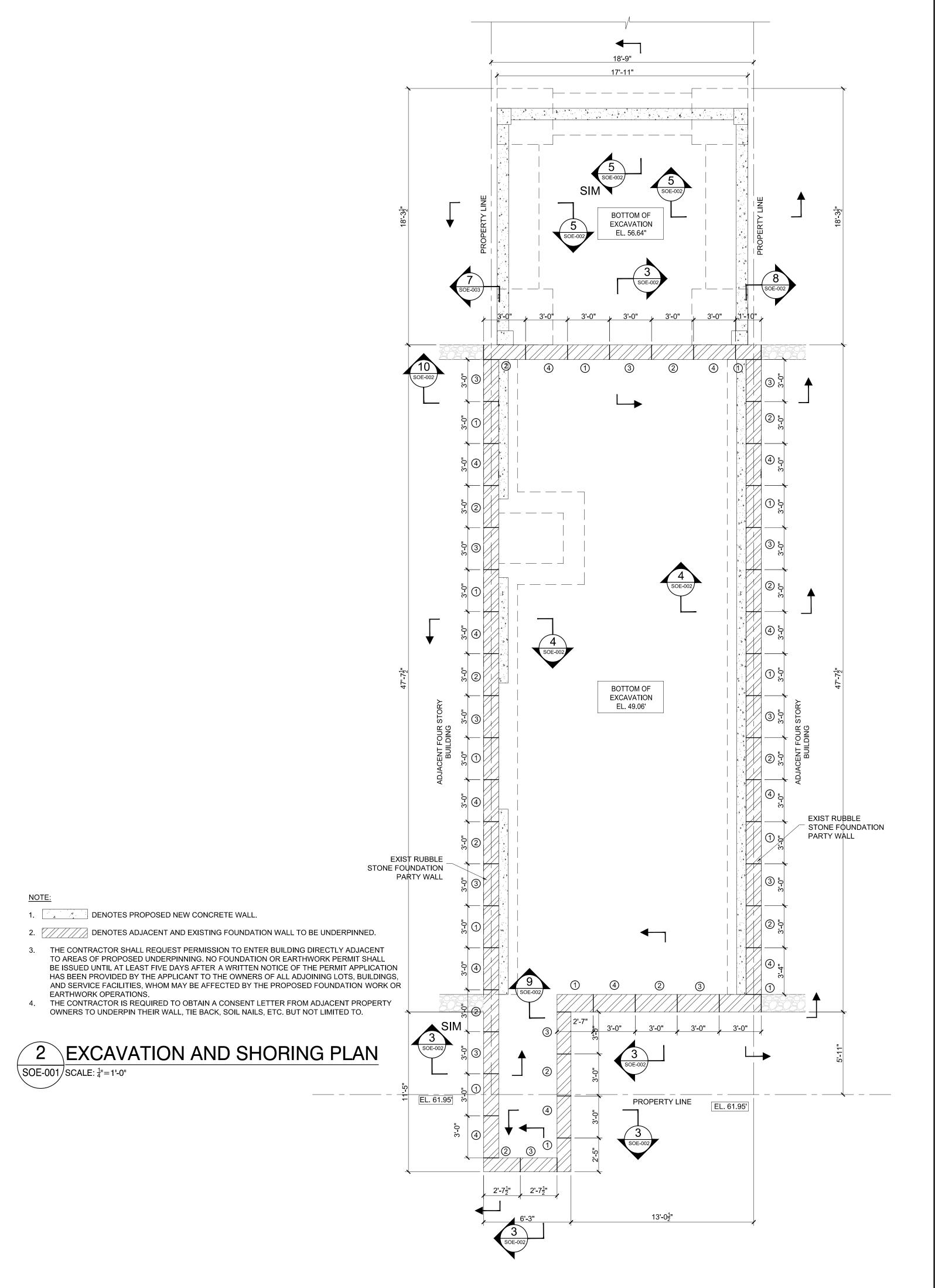
SHORING NOTES

- 1. RULES AND REGULATIONS FOR THE CONTROLLED INSPECTION OF THE STABILITY AND INTEGRITY OF EXISTING STRUCTURES DURING CONSTRUCTION OPERATIONS SHALL APPLY TO THE SHORING & BRACING INSTALLATION, IN CONJUNCTION WITH THE CONTROLLED INSPECTION REQUIREMENTS OF SECTION 27-132 OF THE NYC BUILDING CODE.
- 2. THE DETAILS OF THE SHORING & BRACING, AND OTHER CONSTRUCTION REQUIRED FOR SUCH WORK, AND THE PHASING, STAGING AND SEQUENCE OF SUCH OPERATION SHALL BE:
- A. PREPARED IN THE FORM OF SHOP OR DETAIL DRAWINGS BY A NY STATE LICENSED PROFESSIONAL ENGINEER AUTHORIZED, RETAINED OR HIRED BY THE OWNER, CONTRACTOR OR SUBCONTRACTOR AND
- B. REVIEWED BY THE ENGINEER OF RECORD, AND C. FILED WITH THE NYC DEPT. OF BUILDINGS, WITH ANY COMMENTS OF
- THE ENGINEER OF RECORD.
- 3. THESE DRAWINGS SHALL BE PROVIDED TO THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE CONTROLLED INSPECTIONS OF THE SHORING & BRACING, WHO SHALL REPORT TO THE OWNER, ENGINEER OF RECORD, AND THE NYCDOB ANY DEVIATIONS OR CONCERNS, SUCH AS:
- A. DEVIATIONS FROM THESE DRAWINGS
- B. UNFORESEEN FIELD CONDITIONS C. IMPROPER EXECUTION OF THE WORK
- D. UNSOUND ENGINEERING PRACTICE E. UNSAFE JOB-SITE CONDITIONS, OR
- F. UNSAFE CONDITIONS IN RESPONSE TO A WORK STOPPAGE
- 4. THE PROFESSIONAL ENGINEER RESPONSIBLE FOR CONTROLLED INSPECTION
- A. REPORT UNSAFE CONDITIONS TO THE NYCDOB AND ANY OTHER AFFECTED PARTIES OR AGENCIES
- B. SUBMIT TO THE NYCDOB SIGNED COPIES OF REQUIRED INSPECTION AND TEST REPORTS, INCLUDING PERTINENT SKETCHES AND PERIODIC PHOTOGRAPHS OF THE WORK IN PROGRESS, AND COMMENT AS TO THE CONFORMANCE OF MATERIALS AND WORK TO CODE REQUIREMENTS
- C. SHALL DETERMINE THE FREQUENCY OF INSPECTIONS NEEDED. D. SHALL MAINTAIN A LOG WHICH INCLUDES THE FOLLOWING INFORMATION: I. ADDRESS OF THE PREMISES, NYCDOB JOB #, GENERAL CONTRACTOR II. DATE AND TIME OF EACH INSPECTION PERFORMED BY HIM OR HIS
- III. ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS GIVEN RELATING TO ITEMS 4.A. THROUGH 4.F.
- IV. THE DATE AND LIST OF PARTICIPANTS IN ANY CONVERSATIONS WITH THE CONTROLLED INSPECTIONS ENGINEER OCCURRING OFF SITE AND RELATING TO ANY SIGNIFICANT OBSERVATIONS OR INSTRUCTIONS SPECIFIED IN ITEMS 4.A. THROUGH 4.D.

SPECIAL INSPECTION NOTES:

THE FOLLOWING INSPECTIONS ARE REQUIRED TO BE PERFORMED IN ACCORDANCE WITH THE BUILDING CODE OF THE CITY OF NEW YORK CHAPTER 17:

| ITEM | NYC CODE REFERENCED SECTION |
|--|-----------------------------|
| EXCAVATION-SHEETING, SHORING AND BRACING | BC 1704.20.2 |
| UNDERPINNING | BC 1704.20.3, BC 1814 |



/画 B.G.M.ENGINEERING, LLC **CONSULTING ENGINEERS** 2123 45TH ROAD, LONG ISLAND CITY, NY 11101 24 CANFIELD DRIVE STAMFORD, CT 06902 TEL: 203.452.9408 and 646.499.0685 E-MAIL: jbadinter@bgmengineer.com

210 EAST 62ND STREET, NEW YORK, NY 10065 BLOCK: 1416 TAX LOT: 43

| No. | Date | Issue/Revision | Ву |
|-----|------------|----------------|----|
| 1 2 | 12/22/17 | PERMIT | JE |
| 2 | 02/05/2018 | REVISION | JB |
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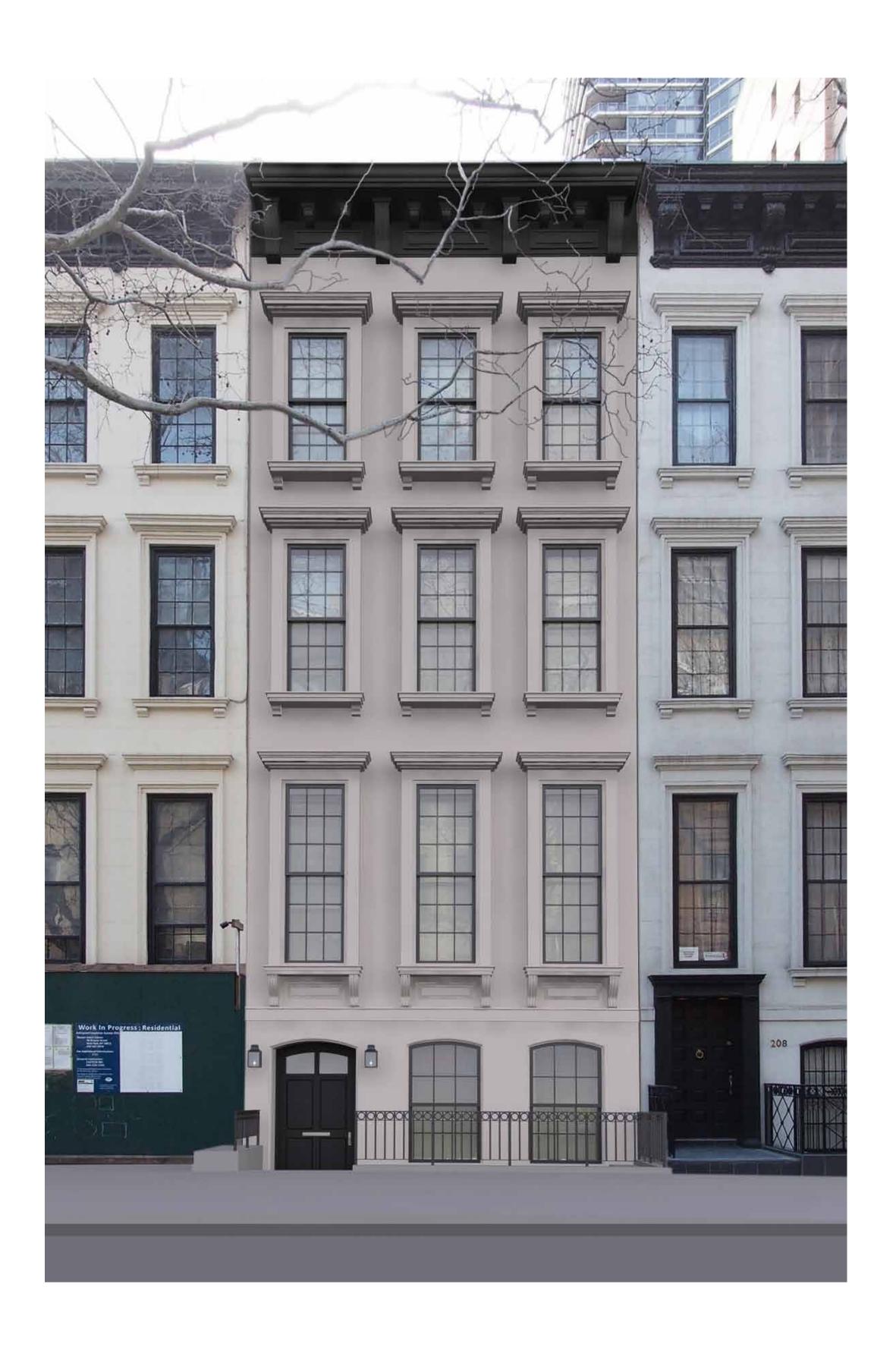
PLOT PLAN, EXCAVATION PLAN, **GENERAL NOTES**



BGM 16-35

APPENDIX 'C'

Original LPC Submission Presented on December 1, 2016



NYC LANDMARKS PRESERVATION COMMISSION PRESENTATION

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

01 December 2016

arctangent architecture + design pllc

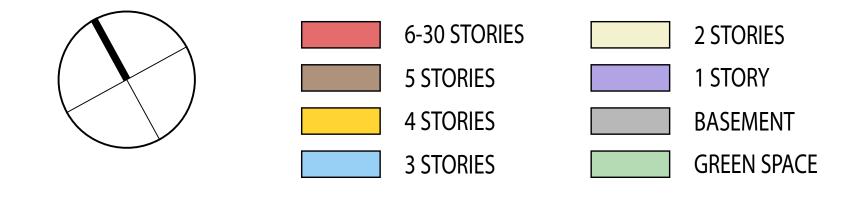
55 broad street 18th floor new york, ny 10004 usa 212 689-2688 tel www.arctangent.com



Treadwell Farm Historic District



EAST 61ST STREET







Street Context View @ East 62nd Street

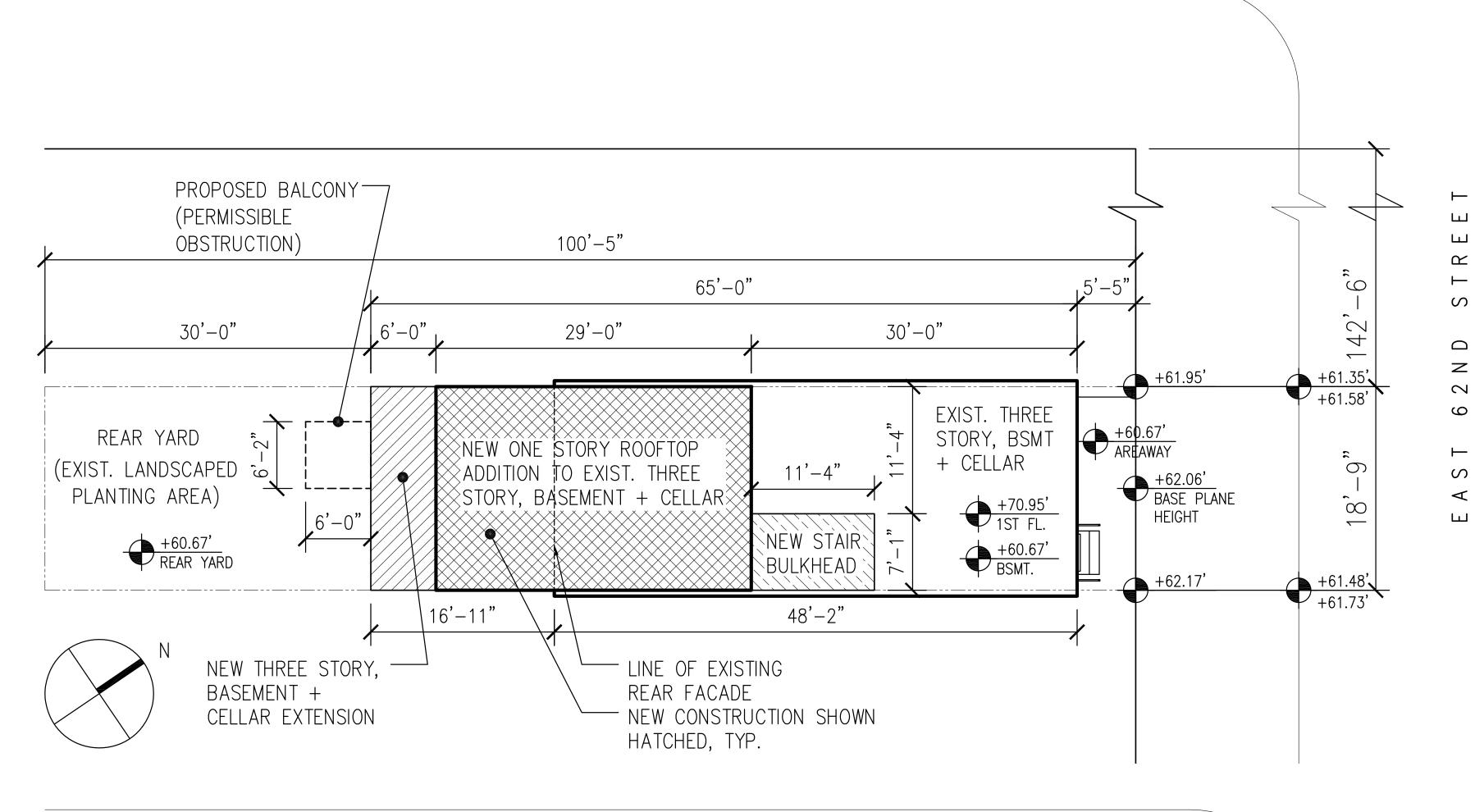
210 E 62 St

01 December 2016

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new york, ny 10004
212.689.2688
www.arctangent.com

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 compund. 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

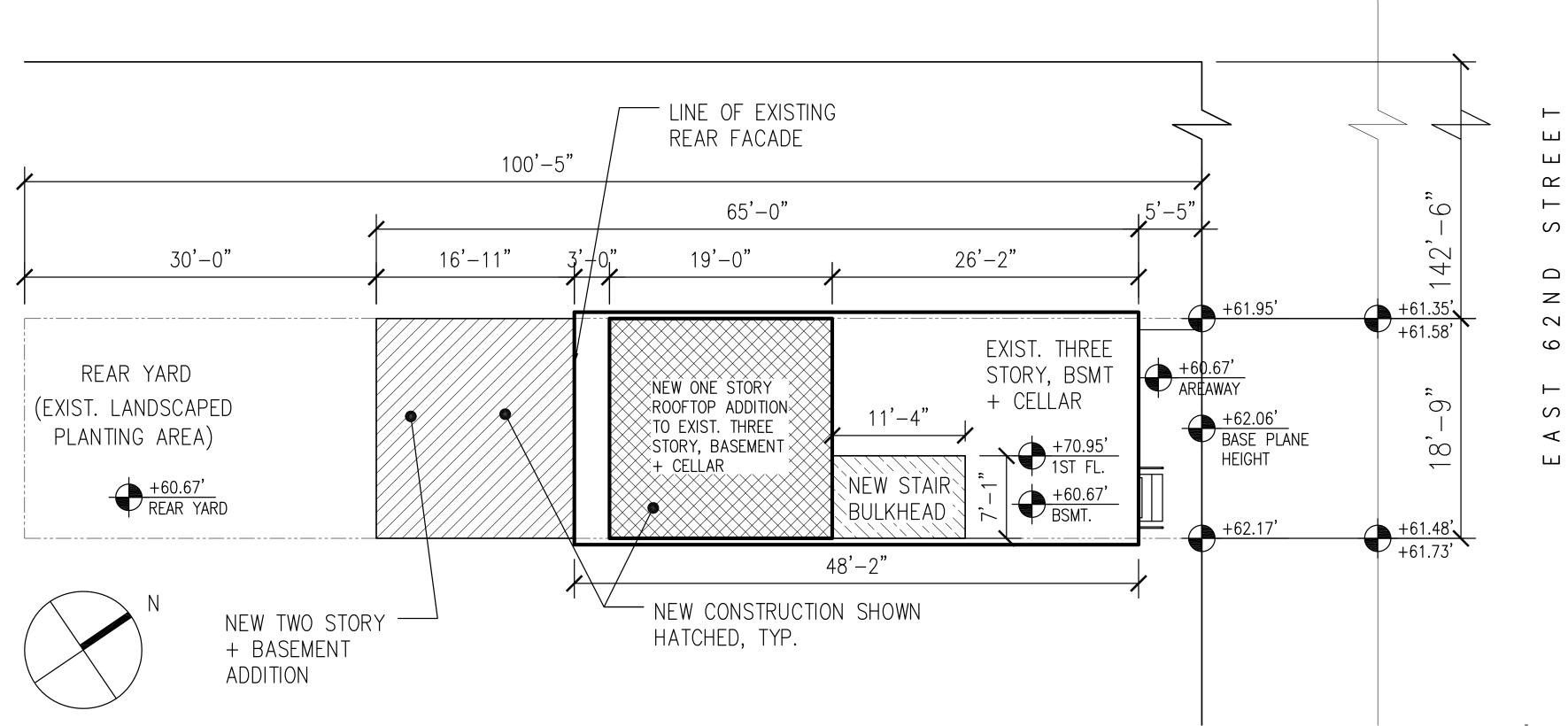
BLOCK: 1416

LOT: 43 ZONE: R8B MAP: 8C

CONSTRUCTION

CLASSIFICATION: CLASS 3 - N.F.P.

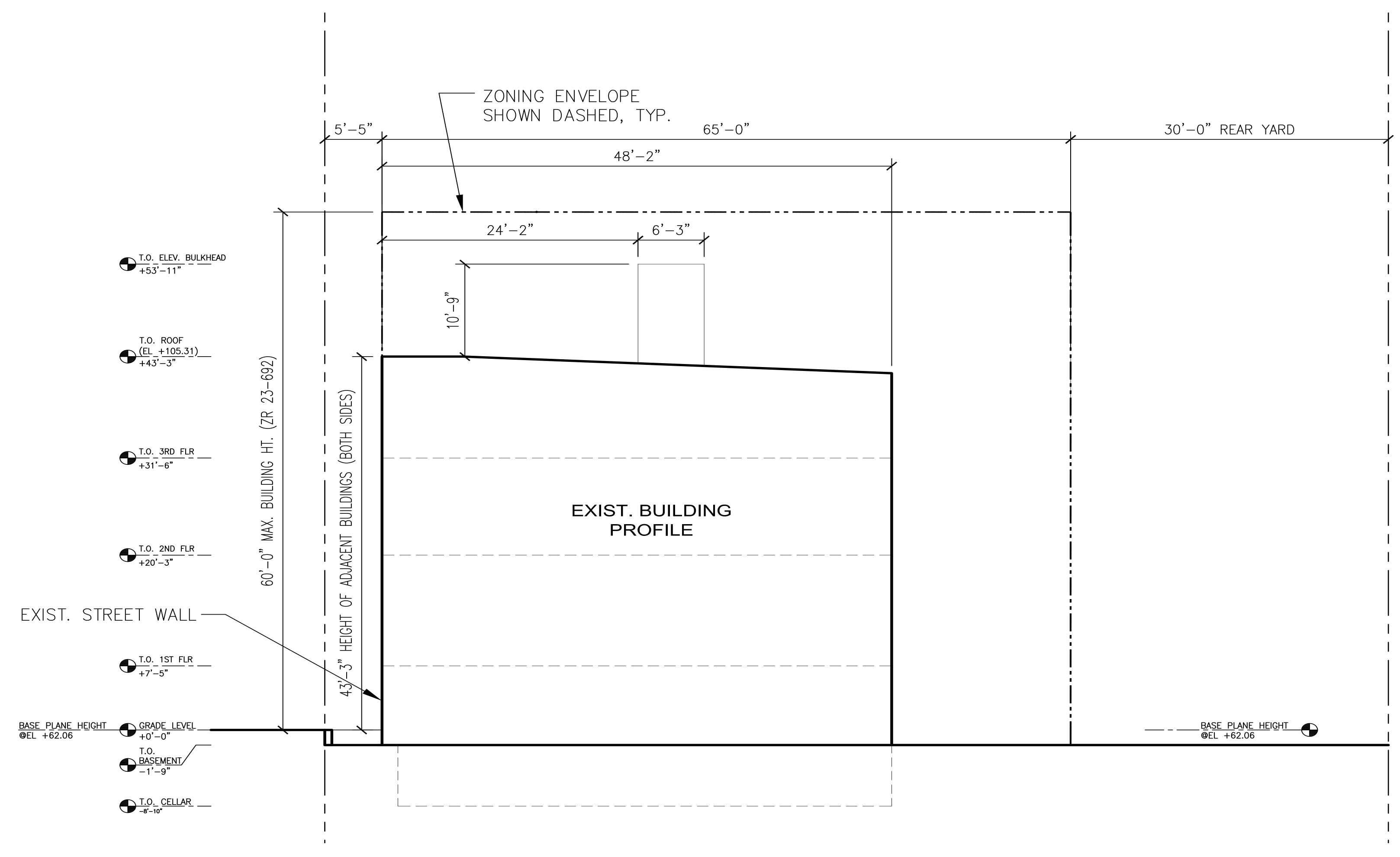
COMMUNITY BOARD: 8



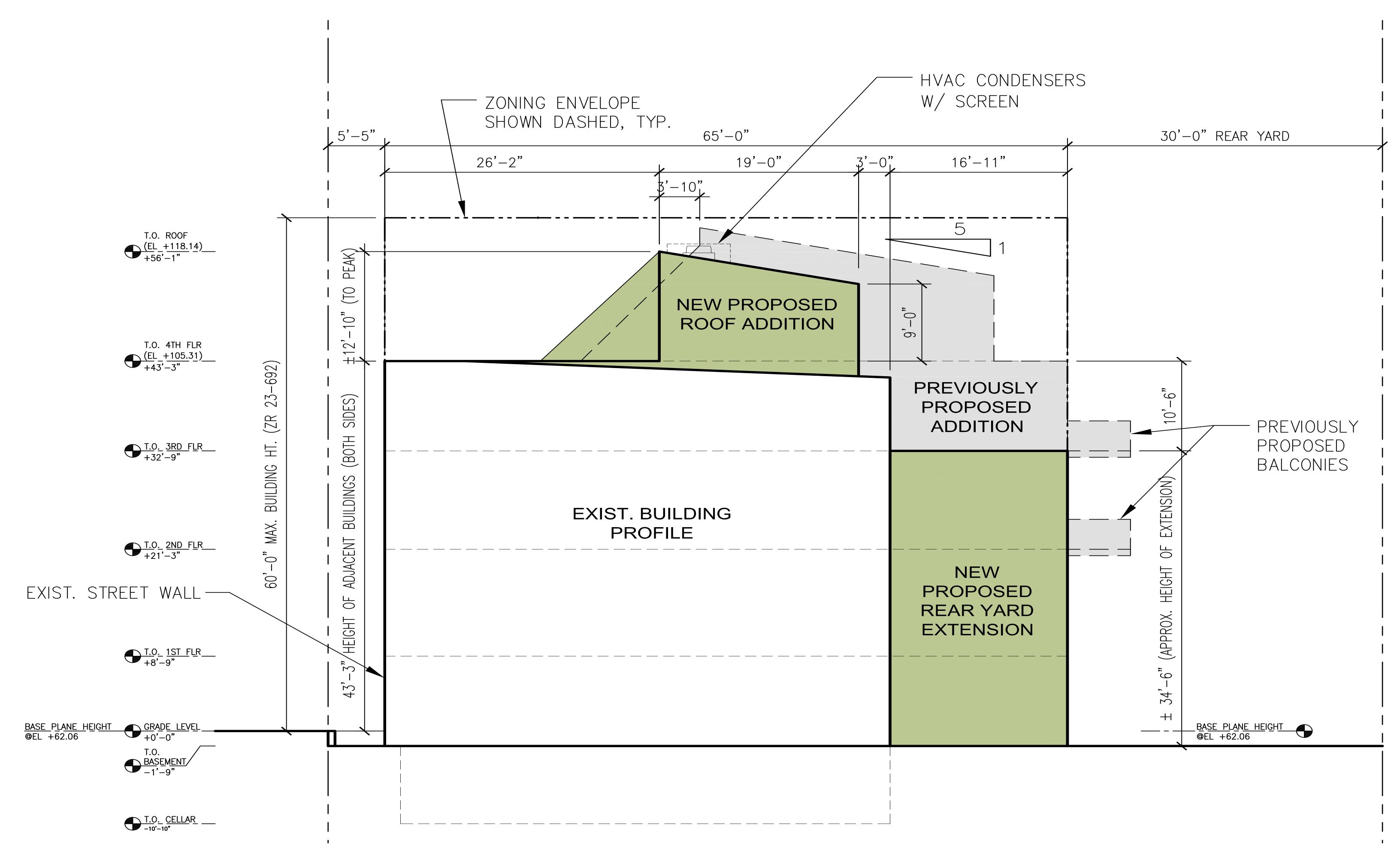
Proposed Plot Plan

01 December 2016

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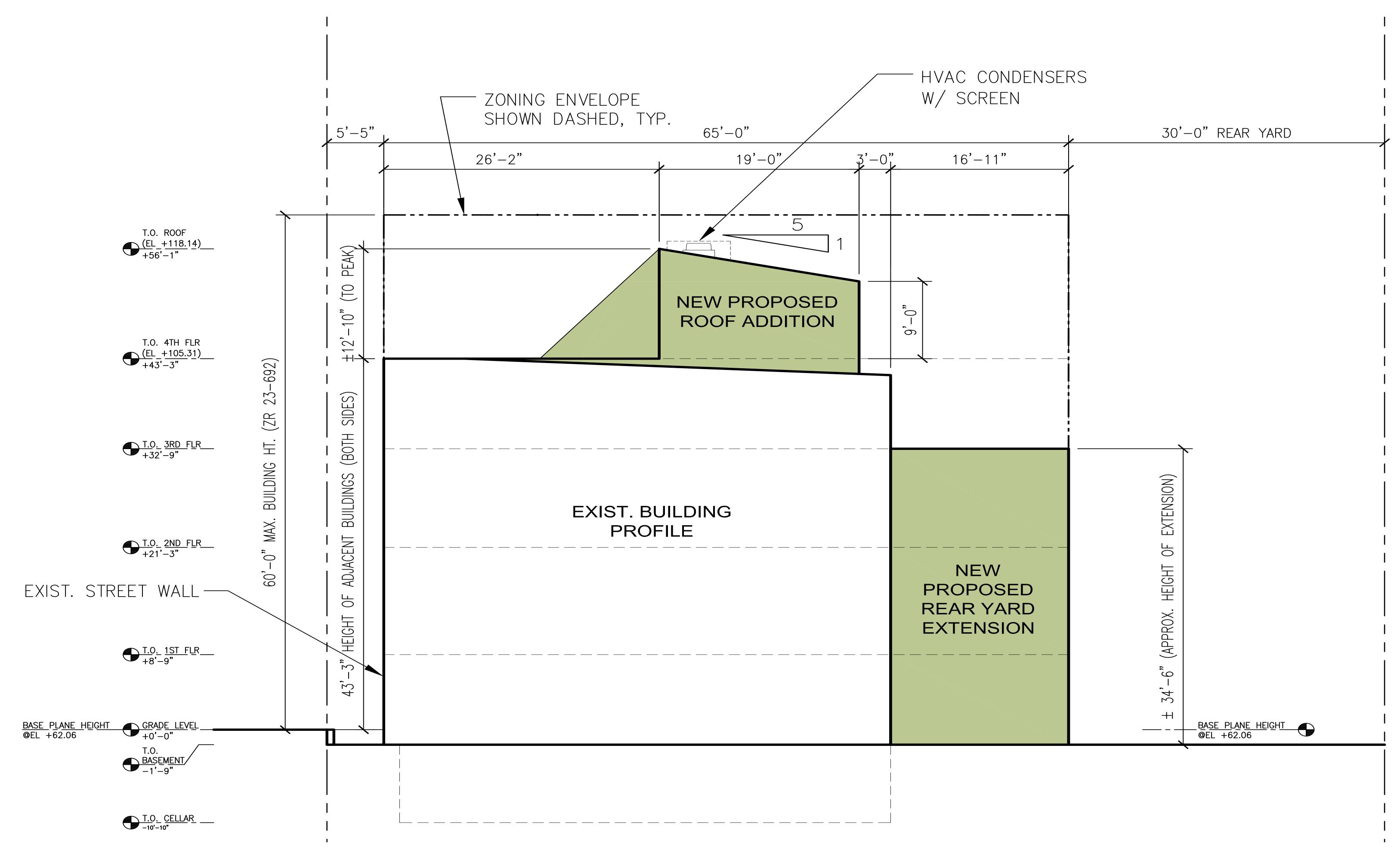
Existing Building Profile



Proposed East Elevation

01 December 2016

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Proposed East Elevation

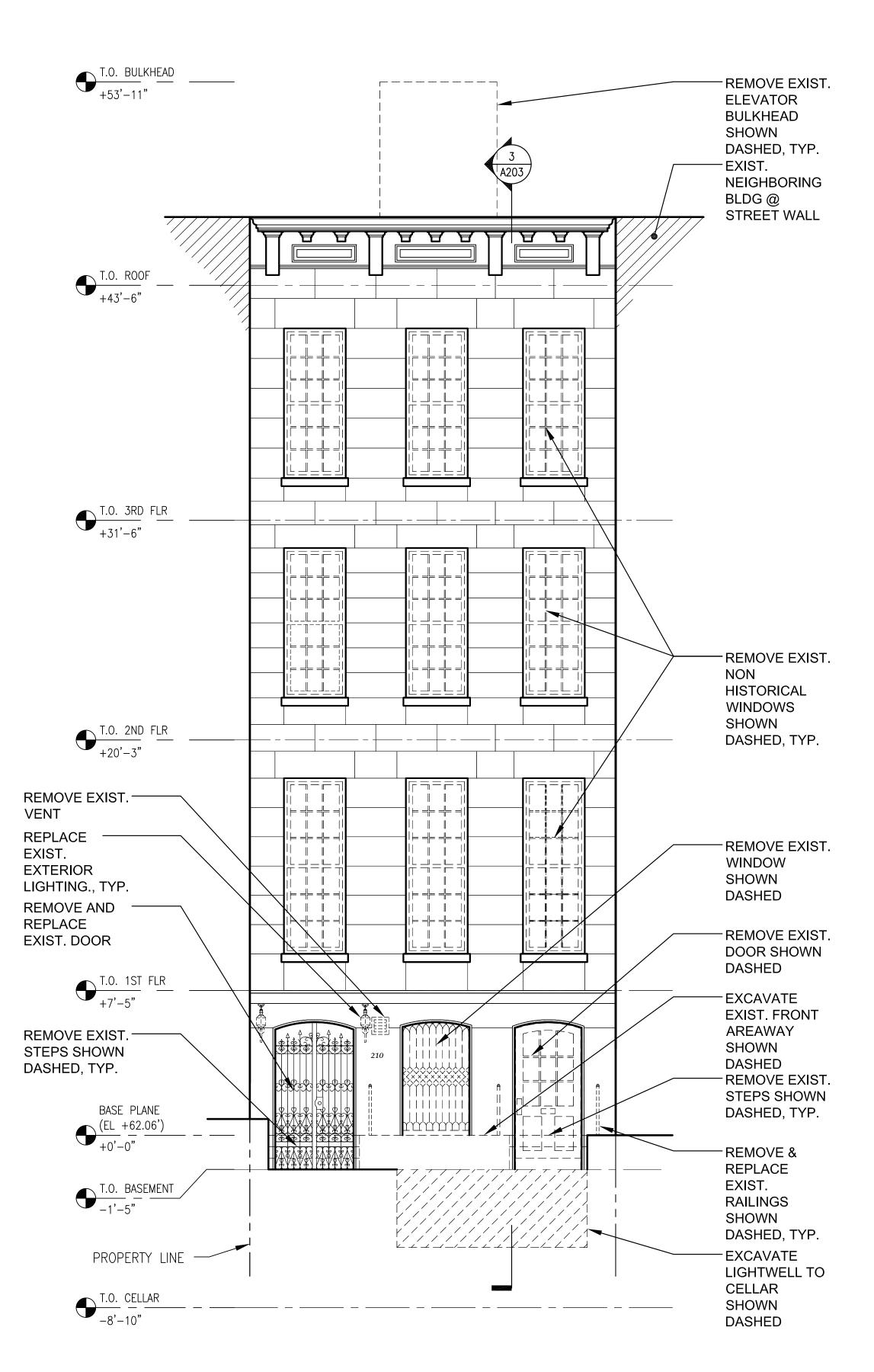


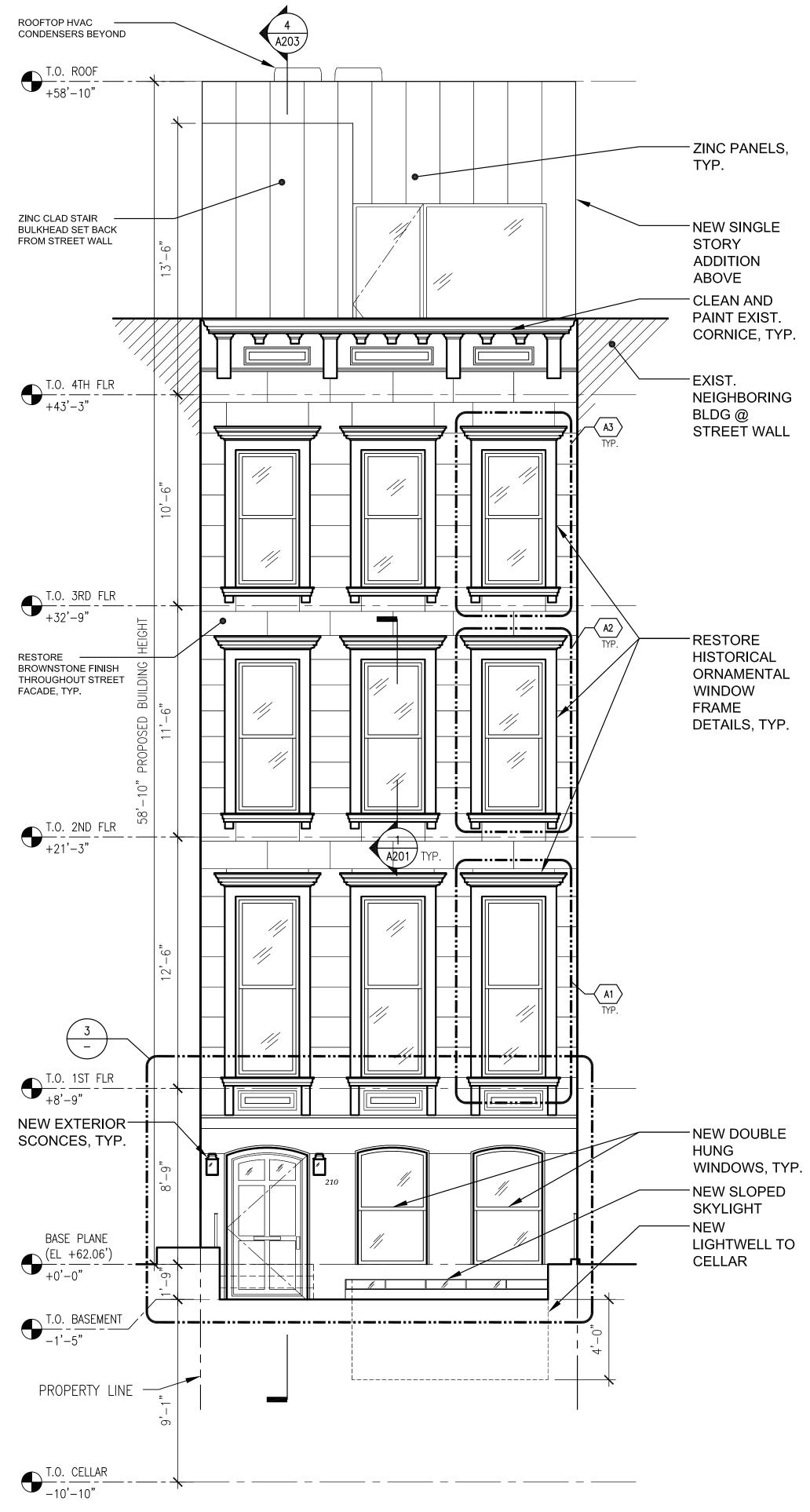
1939 Tax Photo



Existing Street Facade

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HVAC $\frac{1}{A401}$ CONDENSERS BEYOND ZINC PANELS, TYP. ZINC CLAD NEW SINGLE STORY **BULKHEAD SET** /// **ADDITION** BACK FROM **ABOVE** STREET WALL /// CLEAN AND PAINT EXIST. CORNICE, TYP. NEIGHBORING BLDG @ STREET WALL NEW 9 OVER 9 DOUBLE HUNG PAINTED WOOD FRAMED WINDOWS, TYP. ORNAMENTAL LIMESTONE WINDOW FRAME THROUGHOUT DETAILS, TYP. FACADE, TYP. **NEW EXTERIOR** PAINTED WOOD SCONCES, TYP. WINDOWS, TYP. NEW SLOPED SKYLIGHT LIGHTWELL TO PROPERTY LINE

Existing Street Facade Elevation

Proposed Street Facade (previous)

Proposed Street Facade



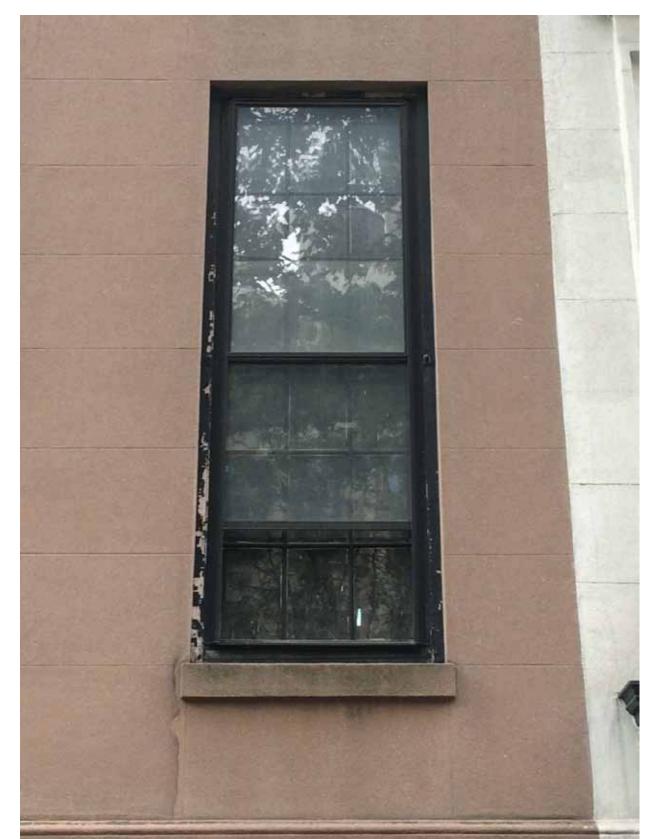
Rendering of Proposed Street Facade



Street Facade (previously proposed)



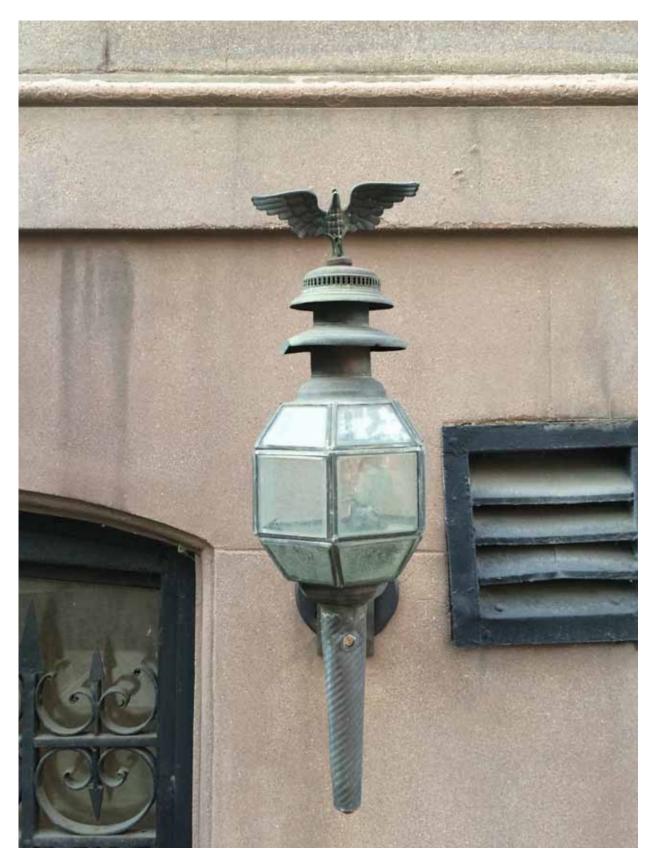
Rendering of Proposed Street Facade







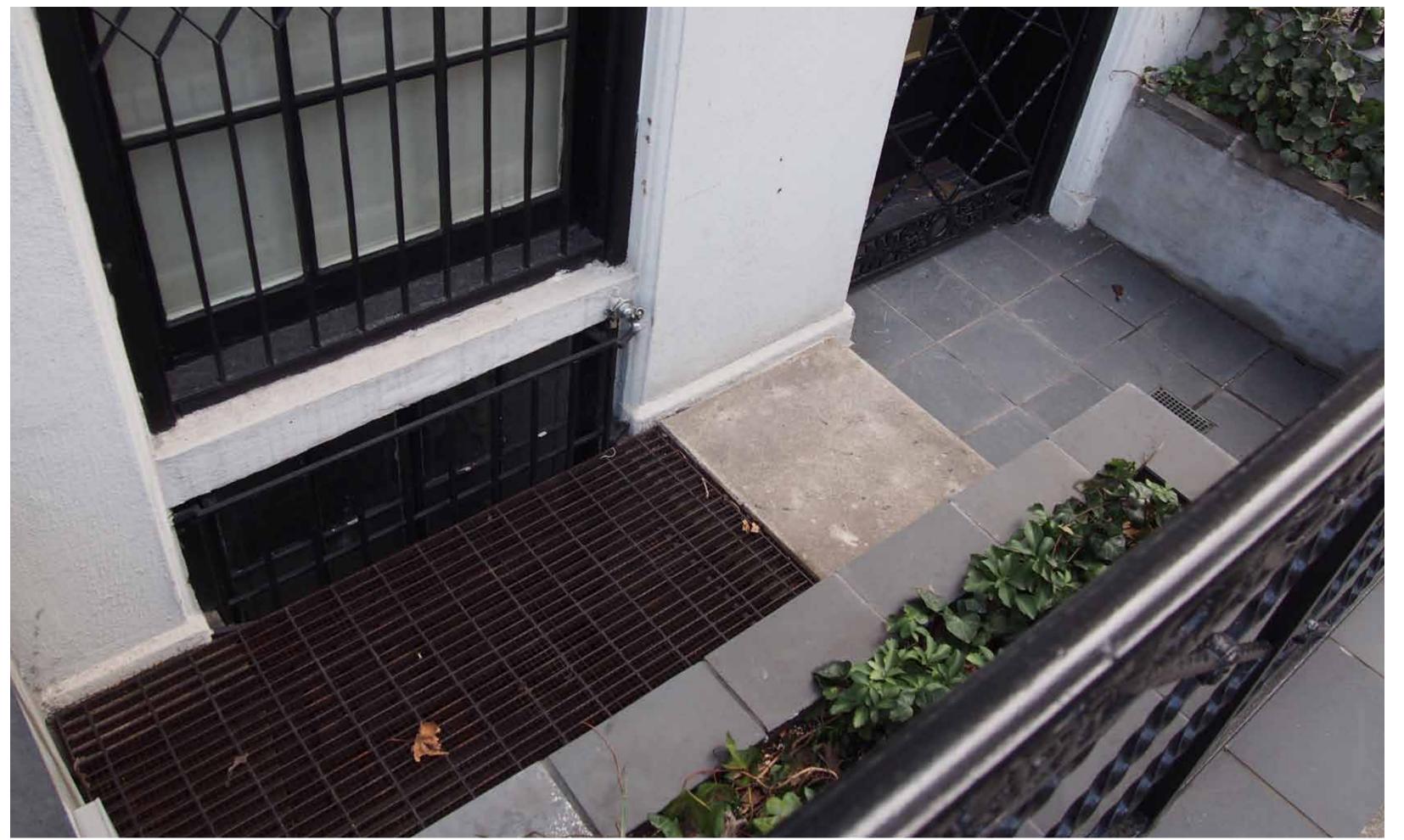


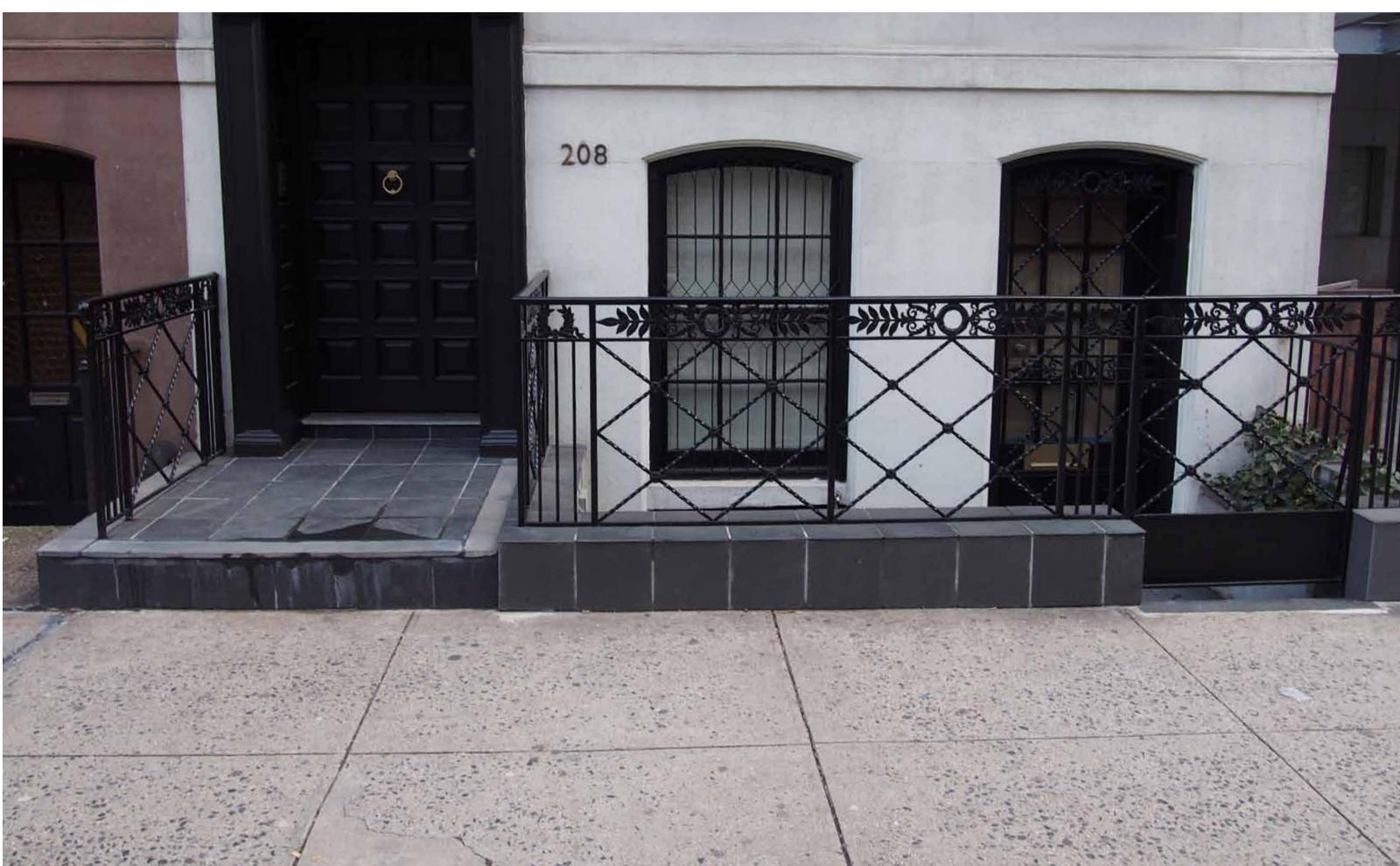




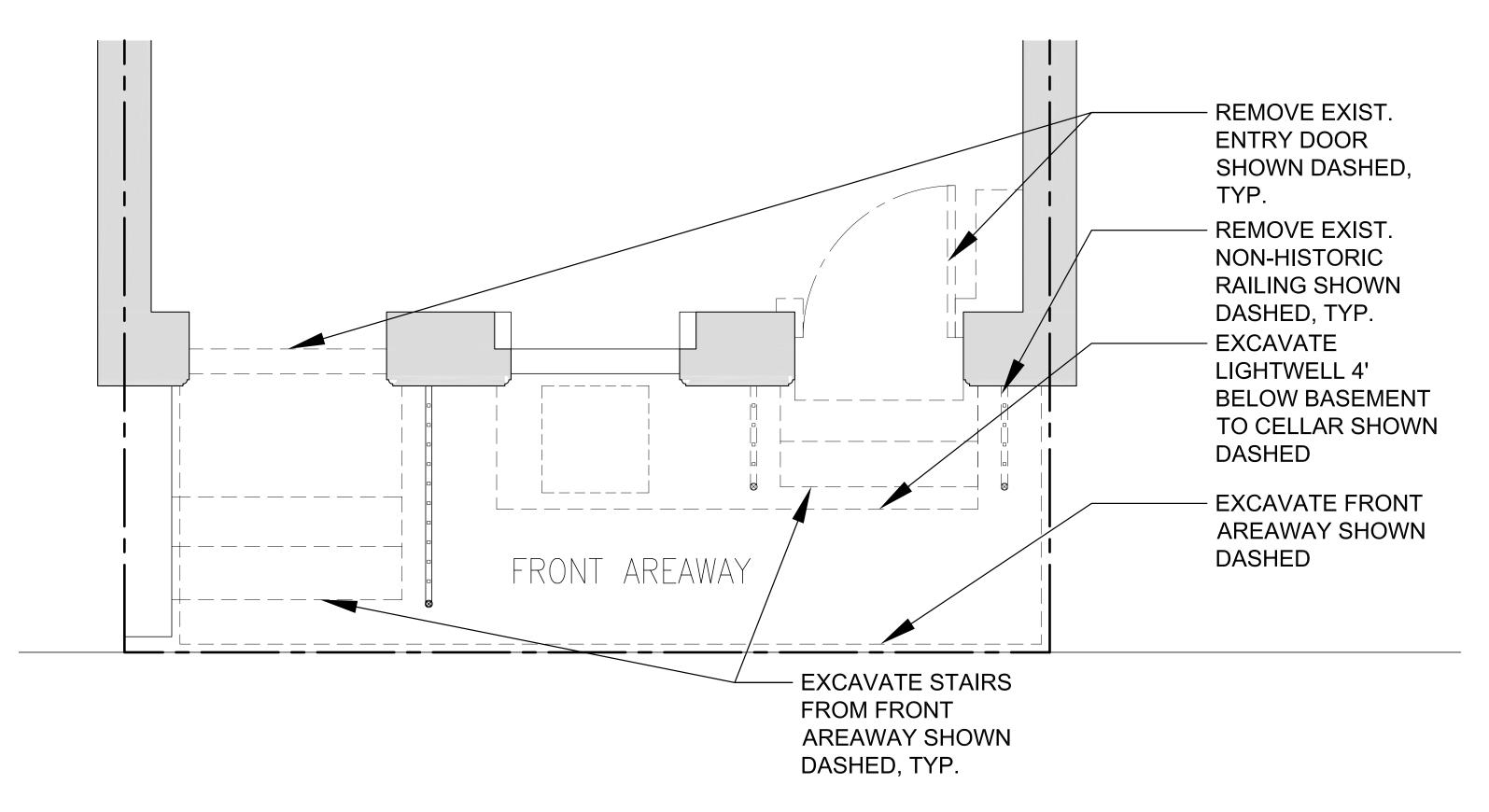


Details of Existing Conditions @ Street Facade

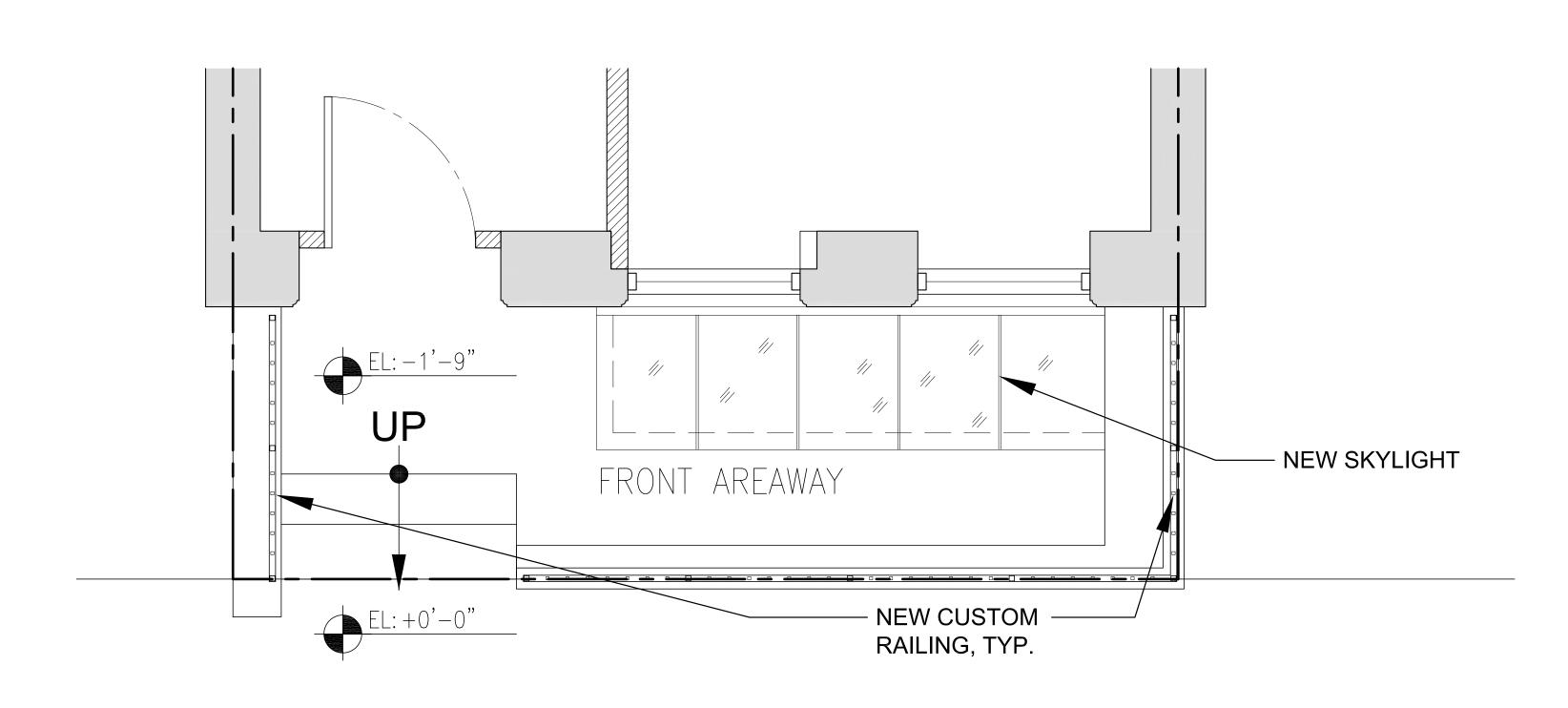




Existing Front Areaway & Details of Surrounding Context



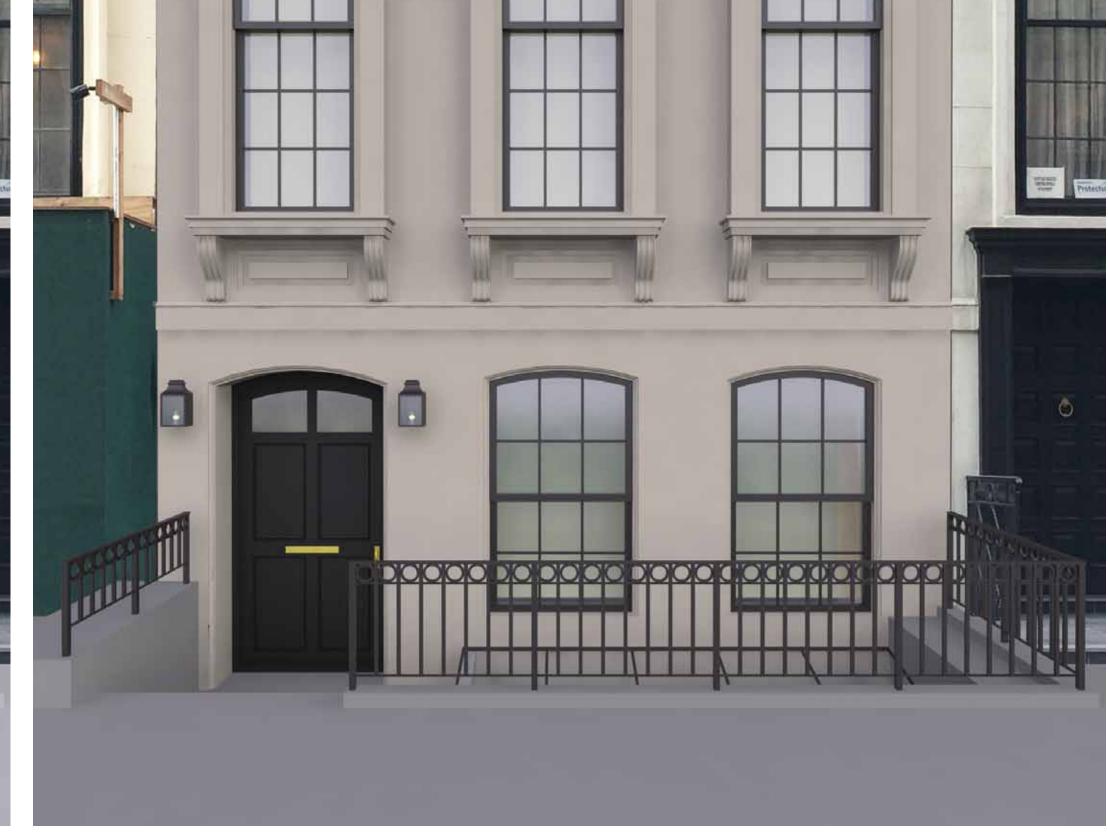
Existing Front Areaway Plan



Proposed Front Areaway Plan



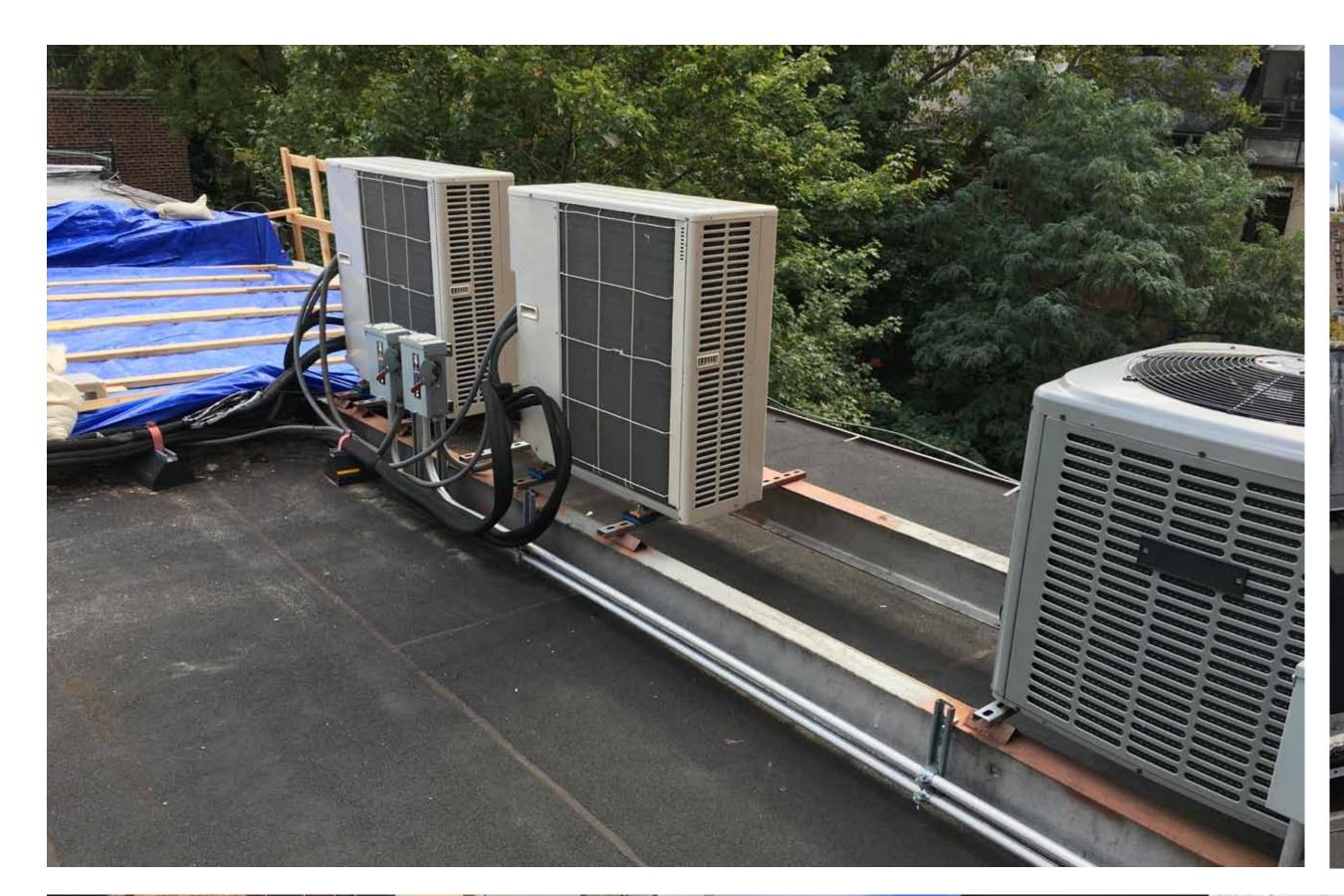




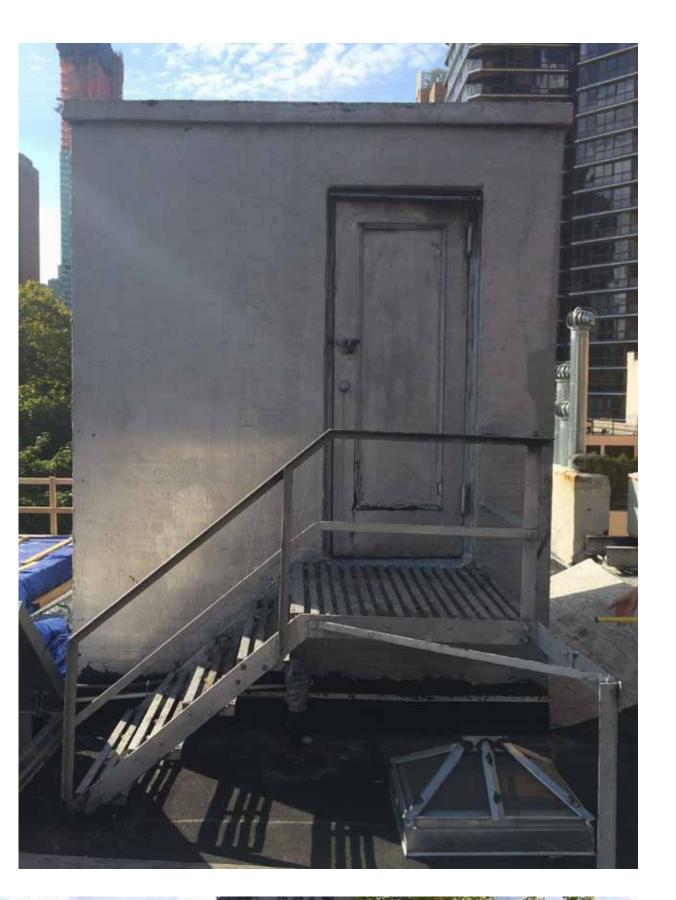
Existing Front Areaway

Proposed Front Areaway (previous)

Proposed Front Areaway

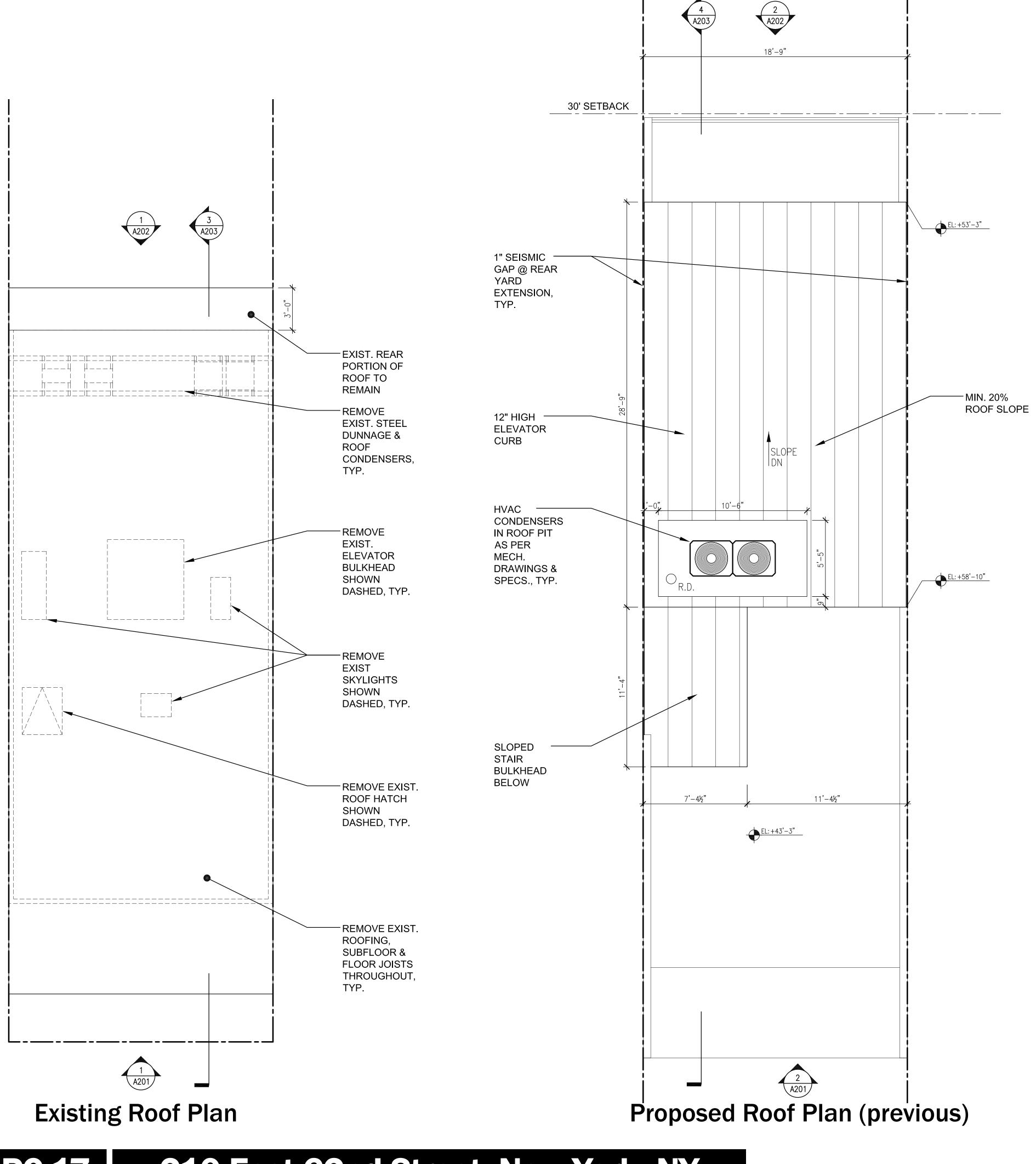


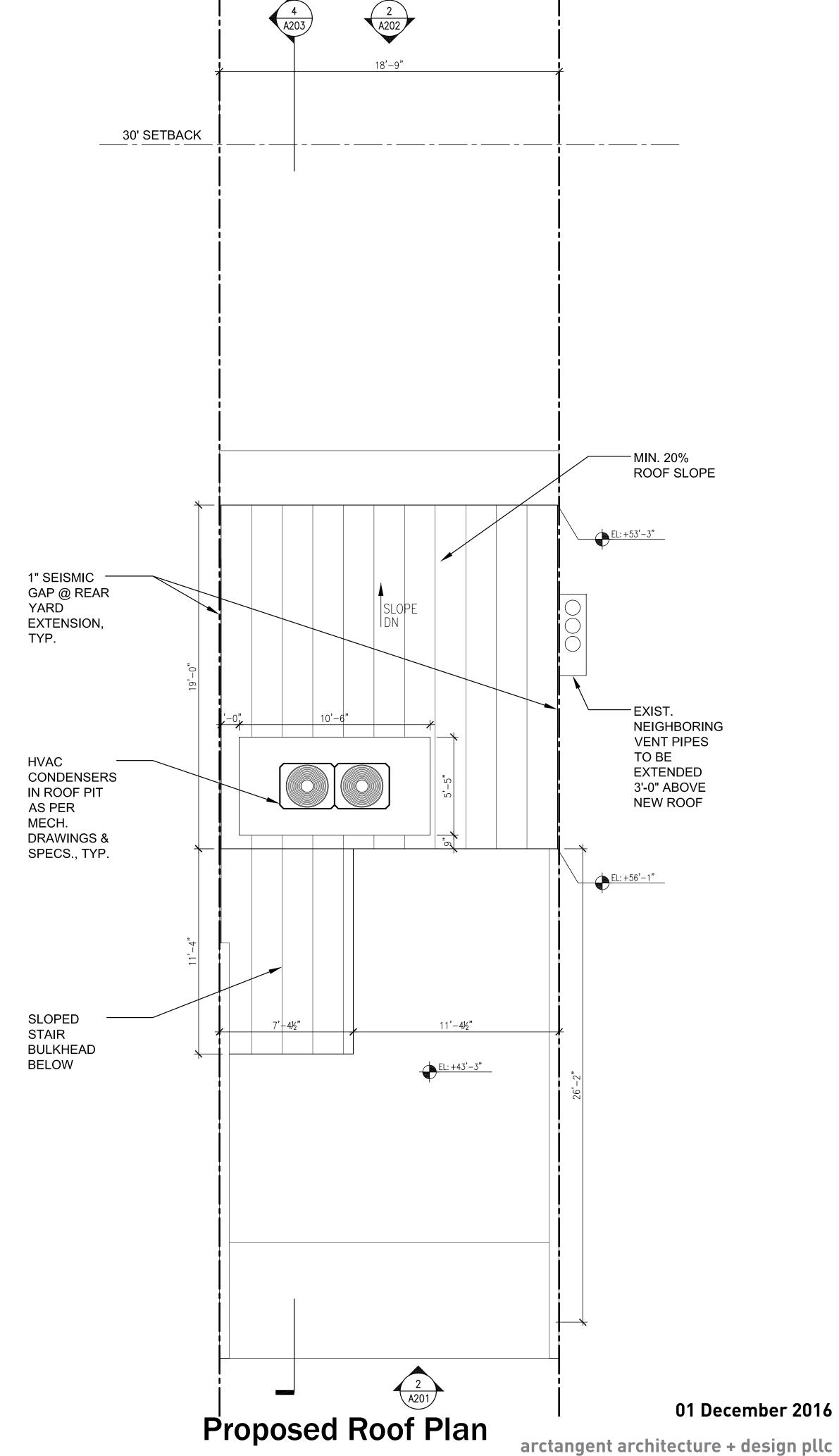






Existing Roof Conditions

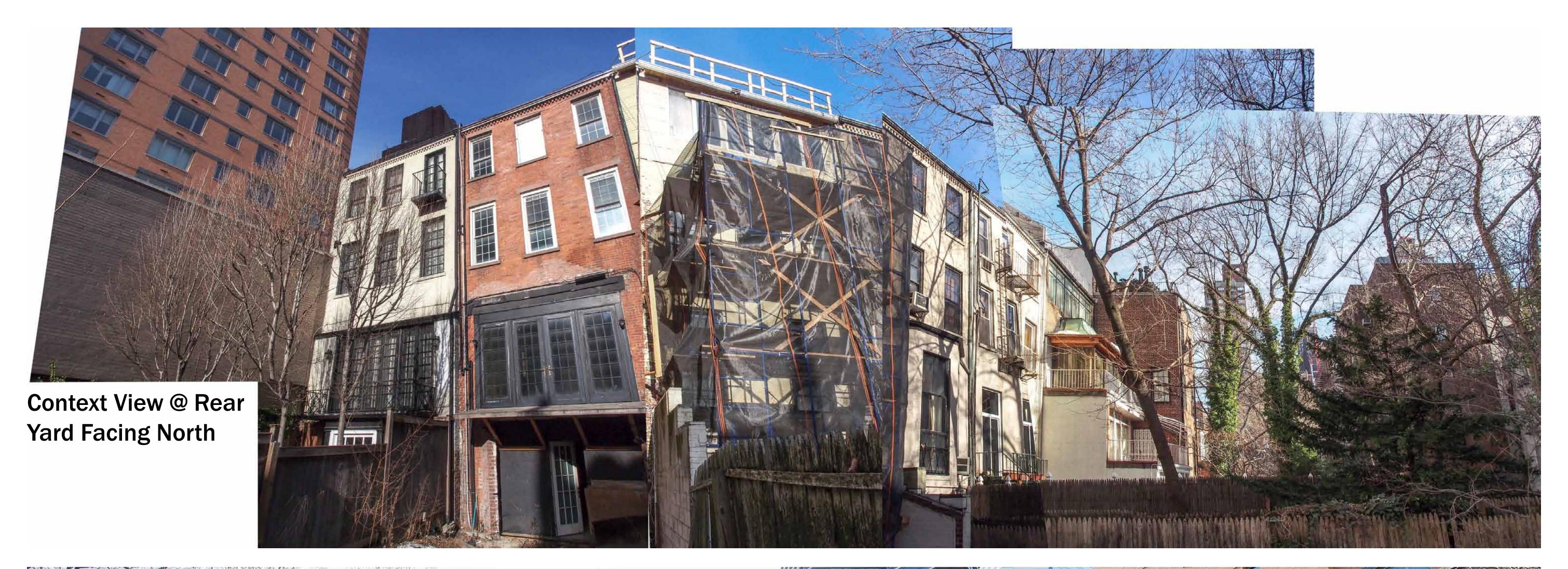




LPC.17

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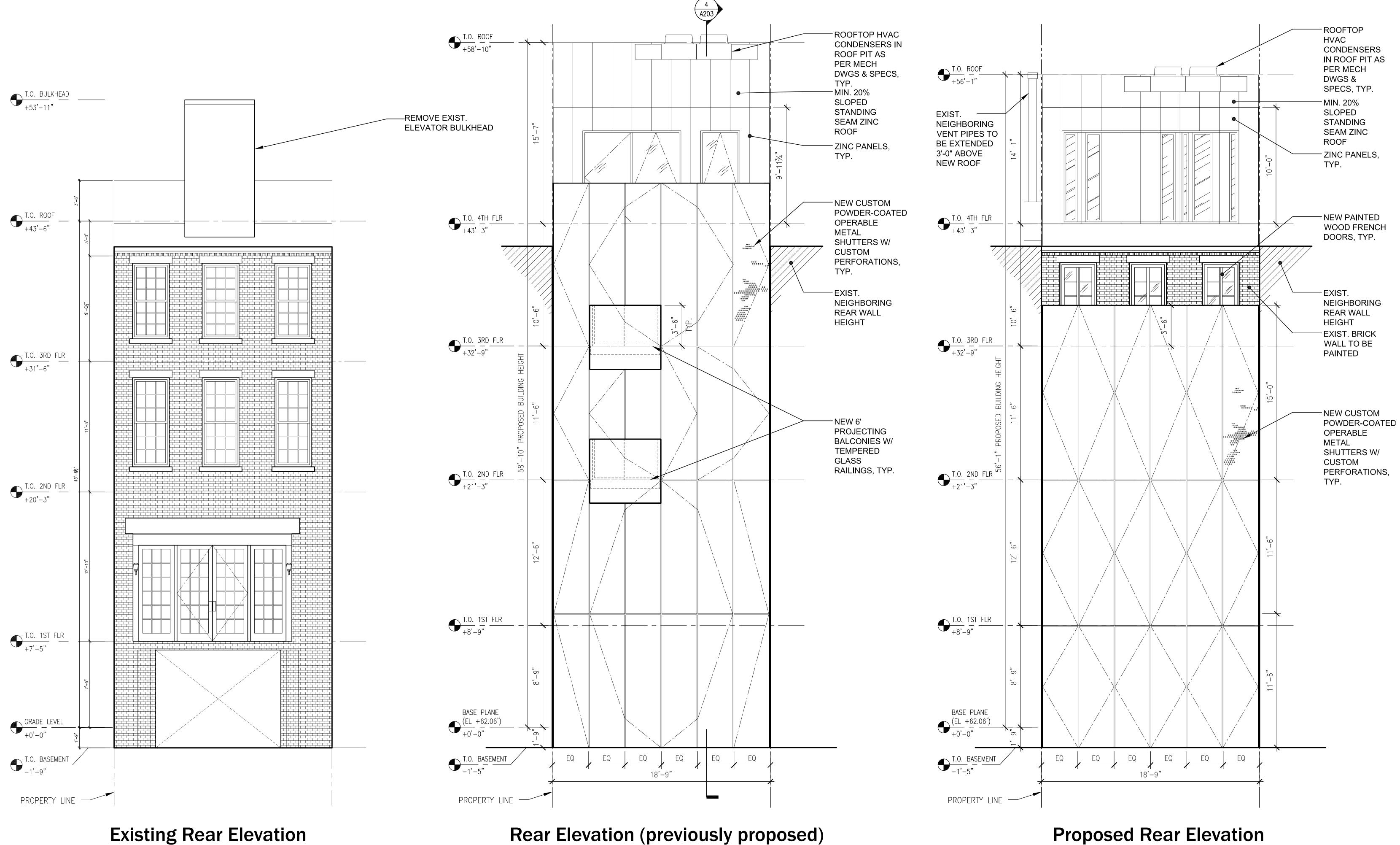




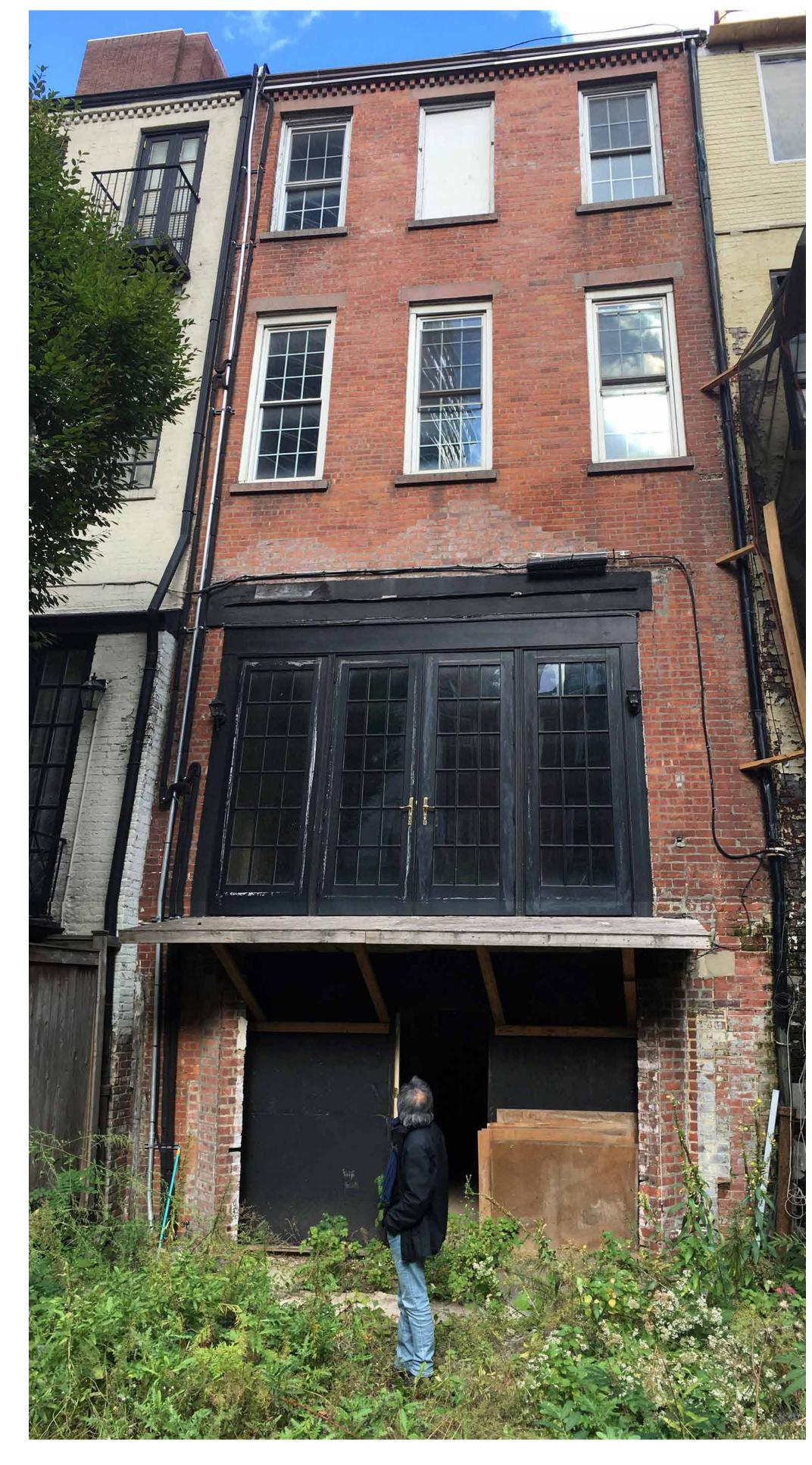
Context View @ Rear Yard Facing South (Opposite of Subject Property)



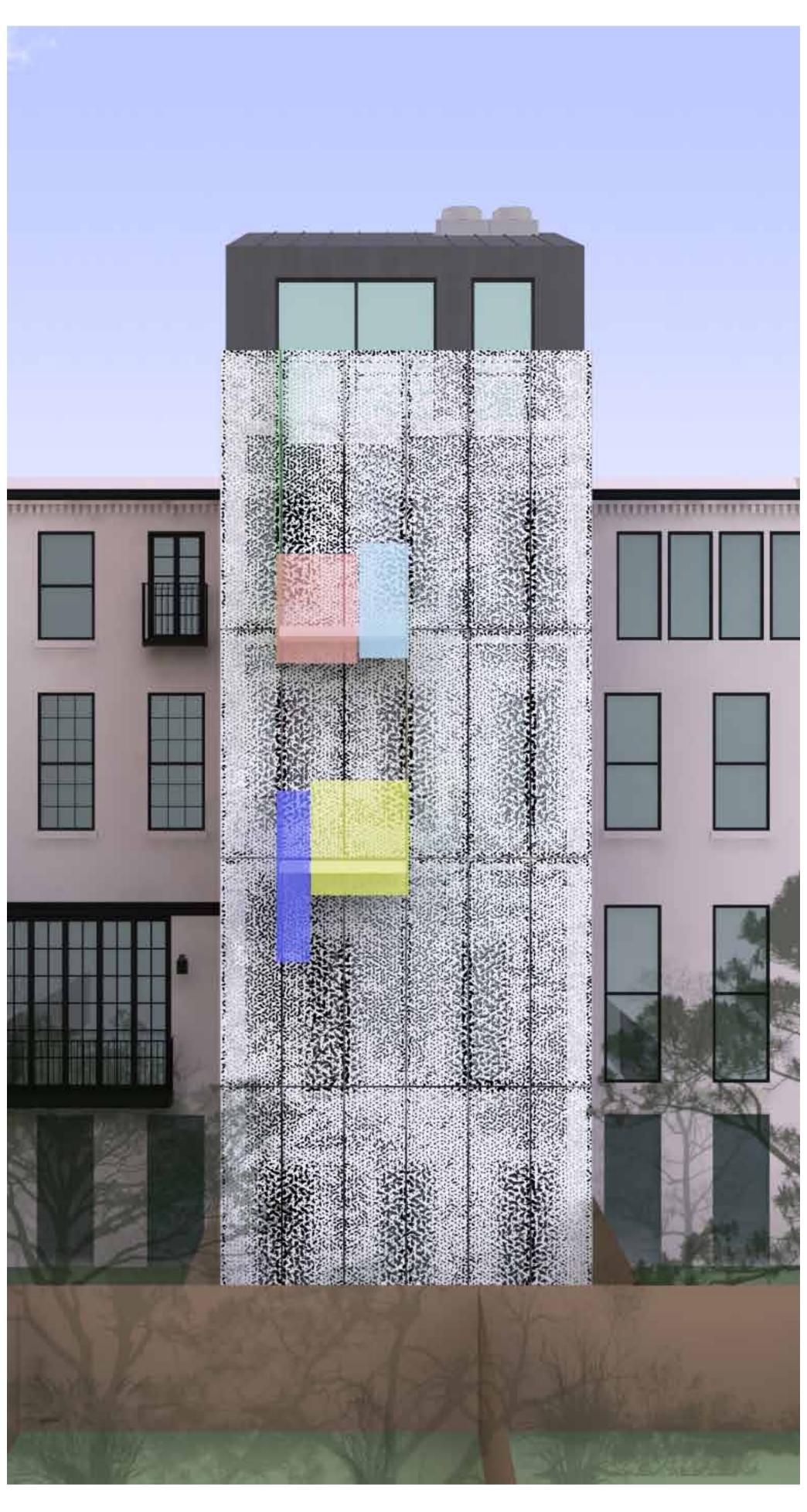
Bay Window @ Rear Yard (Removed by Previous Owner)



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Existing Rear Facade



Rendering of Proposed Rear Facade (previous)



Rendering of Proposed Rear Facade



Rendering of Proposed Rear Facade



Rendering of Proposed Rear Facade



Rendering of Proposed Rear Facade

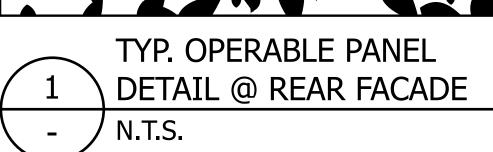
01 December 2016

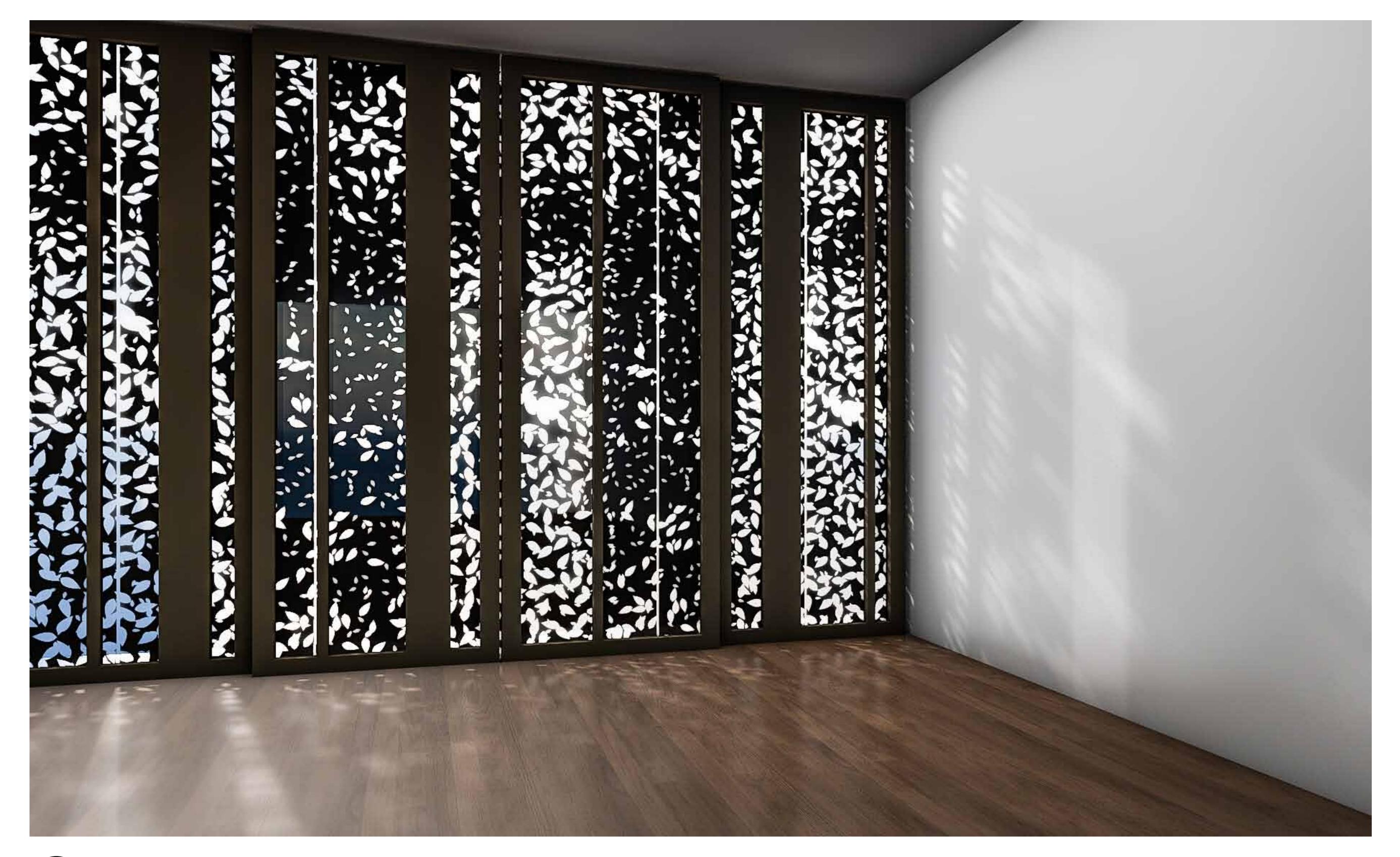
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Rendering of Proposed Rear Facade at Night

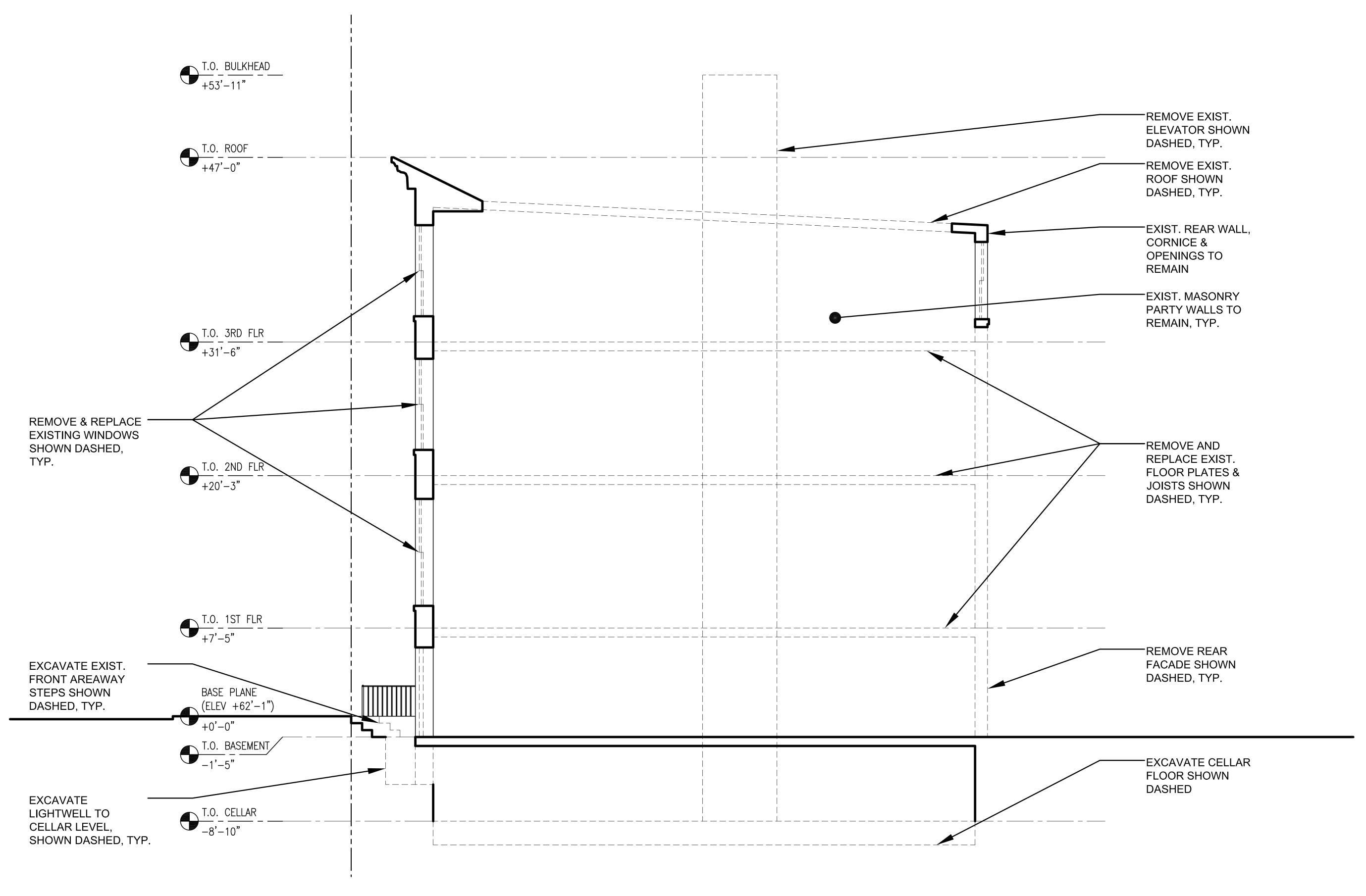




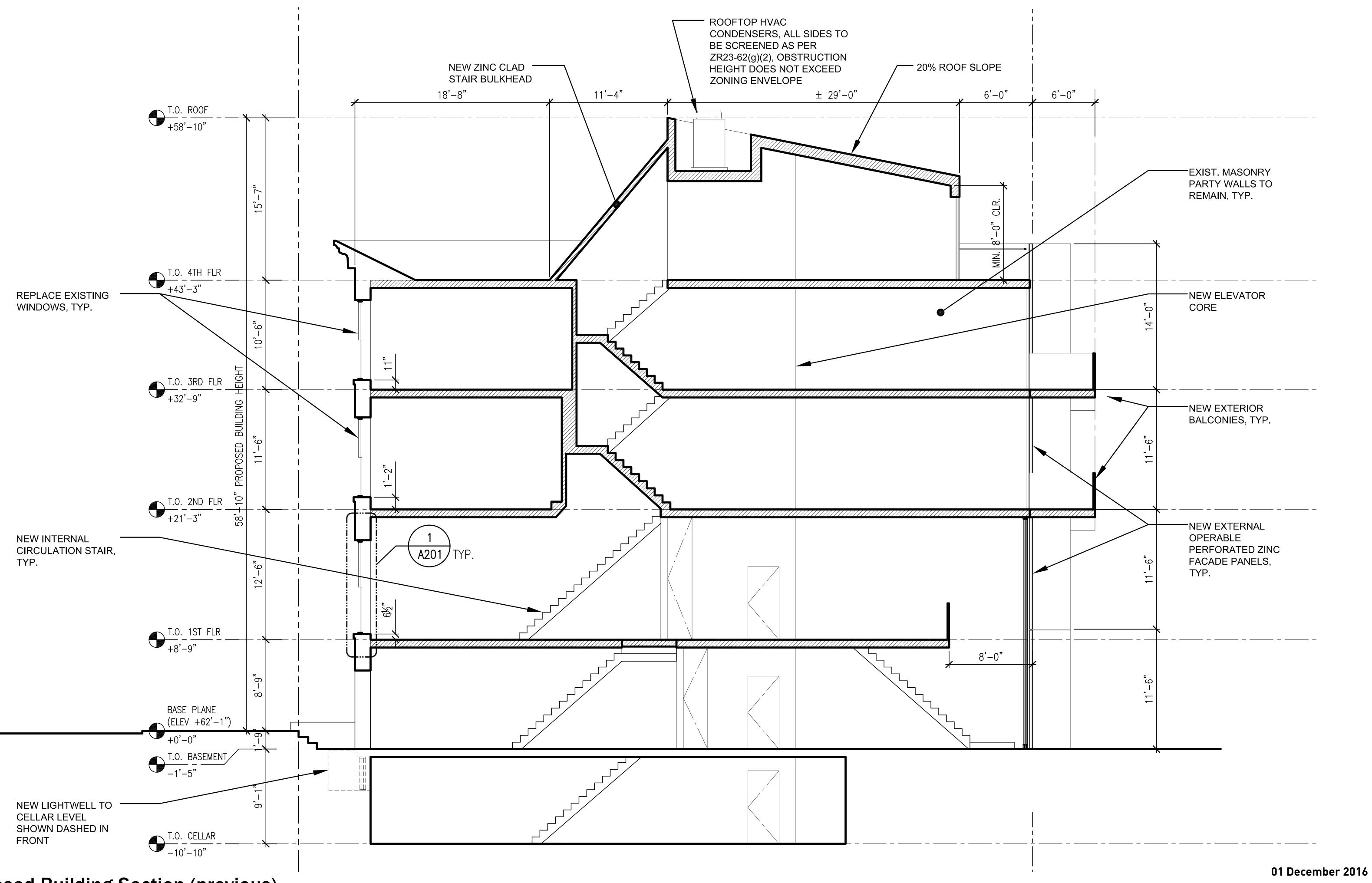


2 INTERIOR VIEW OF WOOD FRAME SLIDING DOORS & METAL SHUTTERS BEYOND
- N.T.S.

Details of Rear Facade Panels

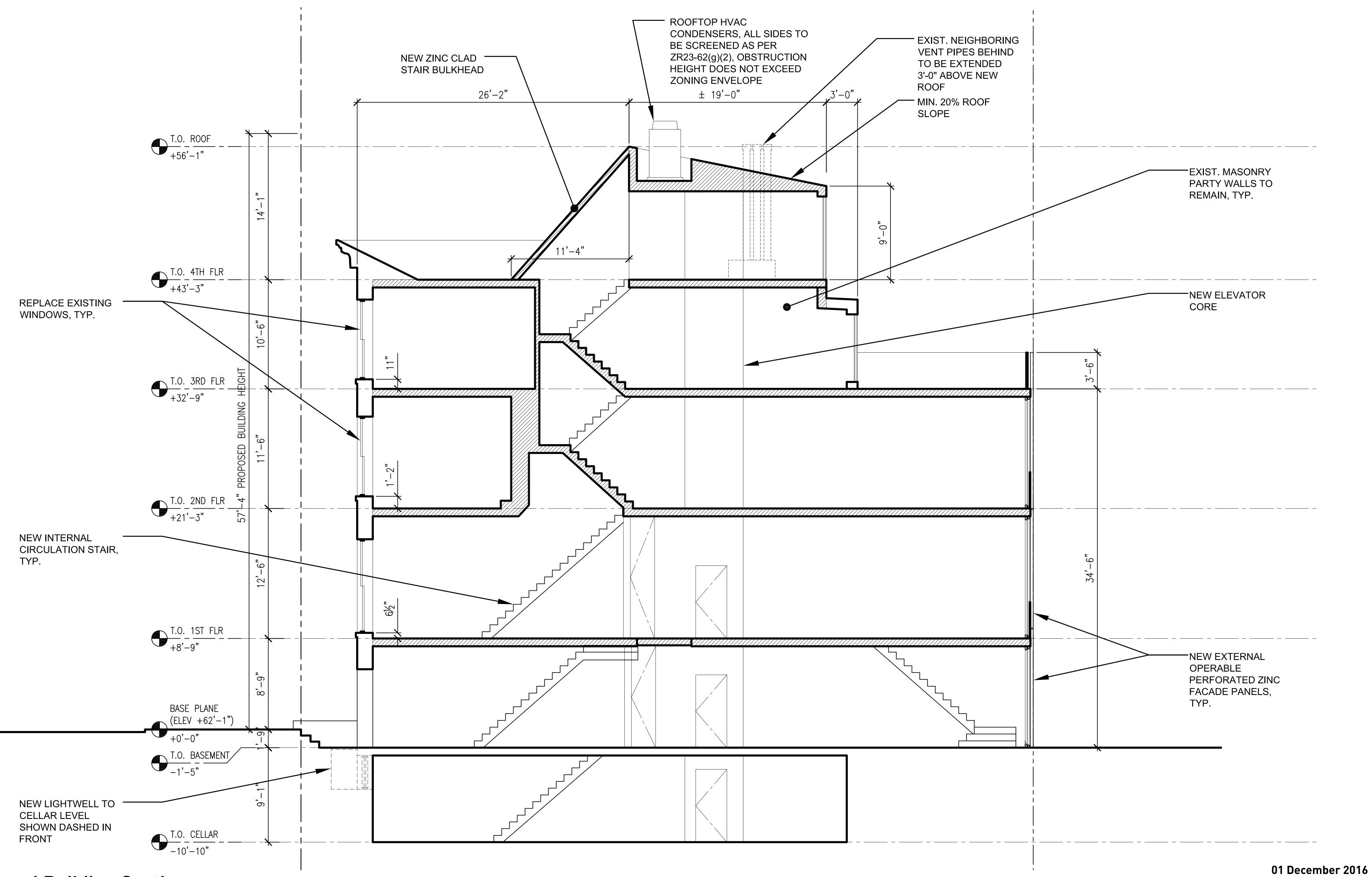


Existing Building Section



Proposed Building Section (previous)

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Proposed Building Section

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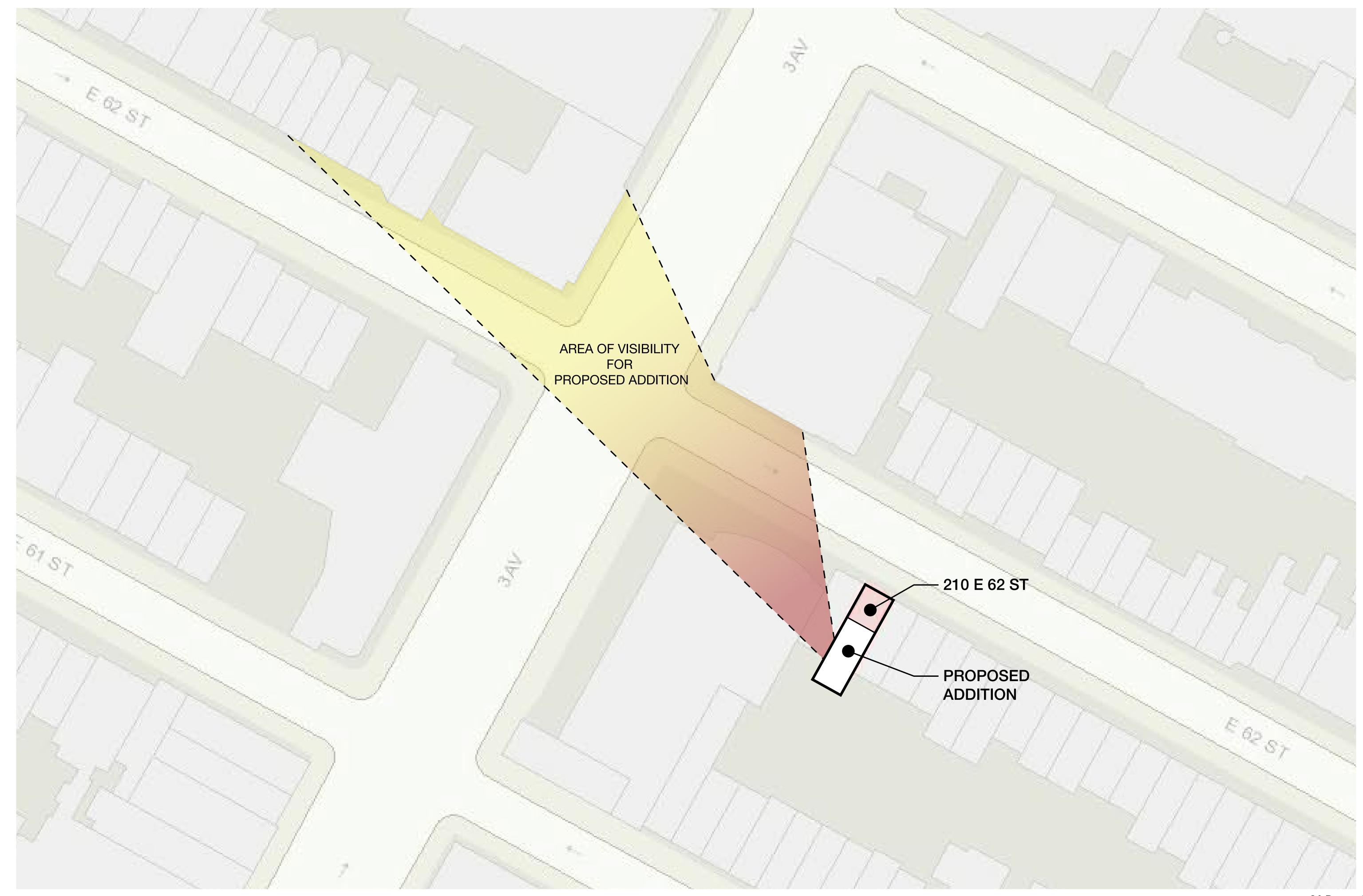






Mockup of Proposed Addition

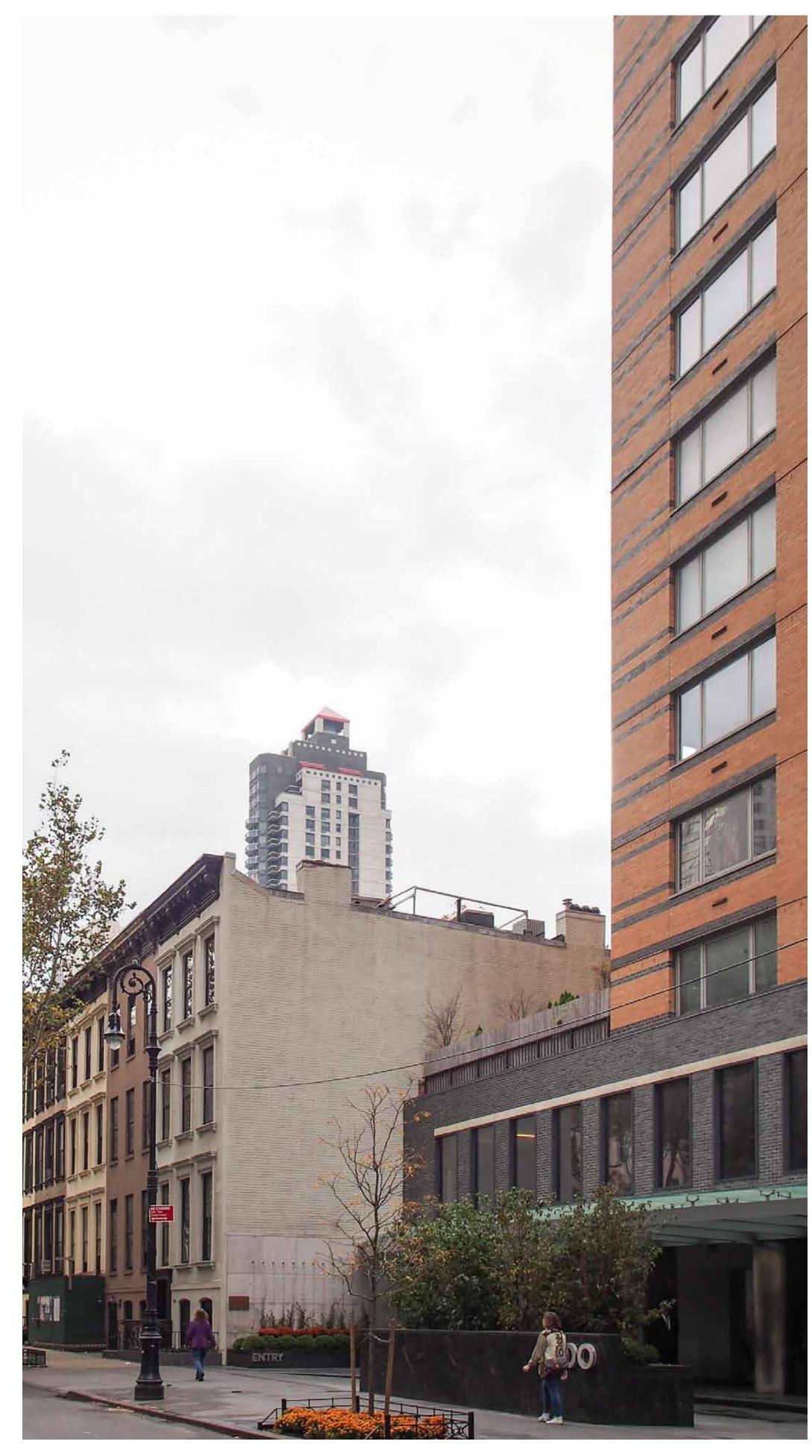
01 December 2016



Area of Visibility for New Roof Addition

01 December 2016

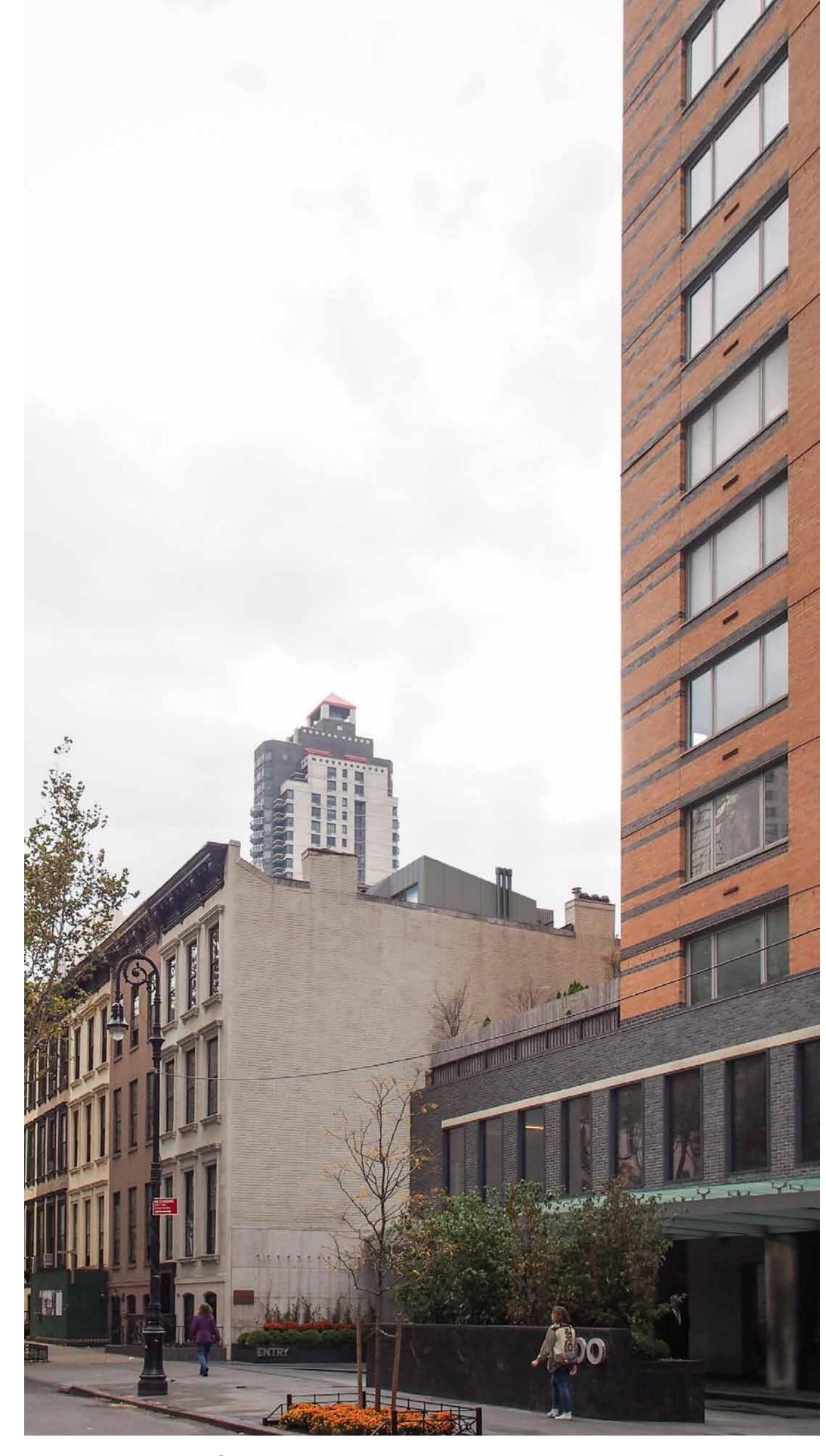
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Mockup of Proposed Addition @ 3rd Avenue



Rendering of Proposed Addition (previous)



Rendering of Proposed Addition

01 December 2016



The current proposal is:

Preservation Department – Item 8, LPC-19-21568

210 East 62nd Street – Treadwell Farm Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 883 7089 3192

Passcode: 458256

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.