

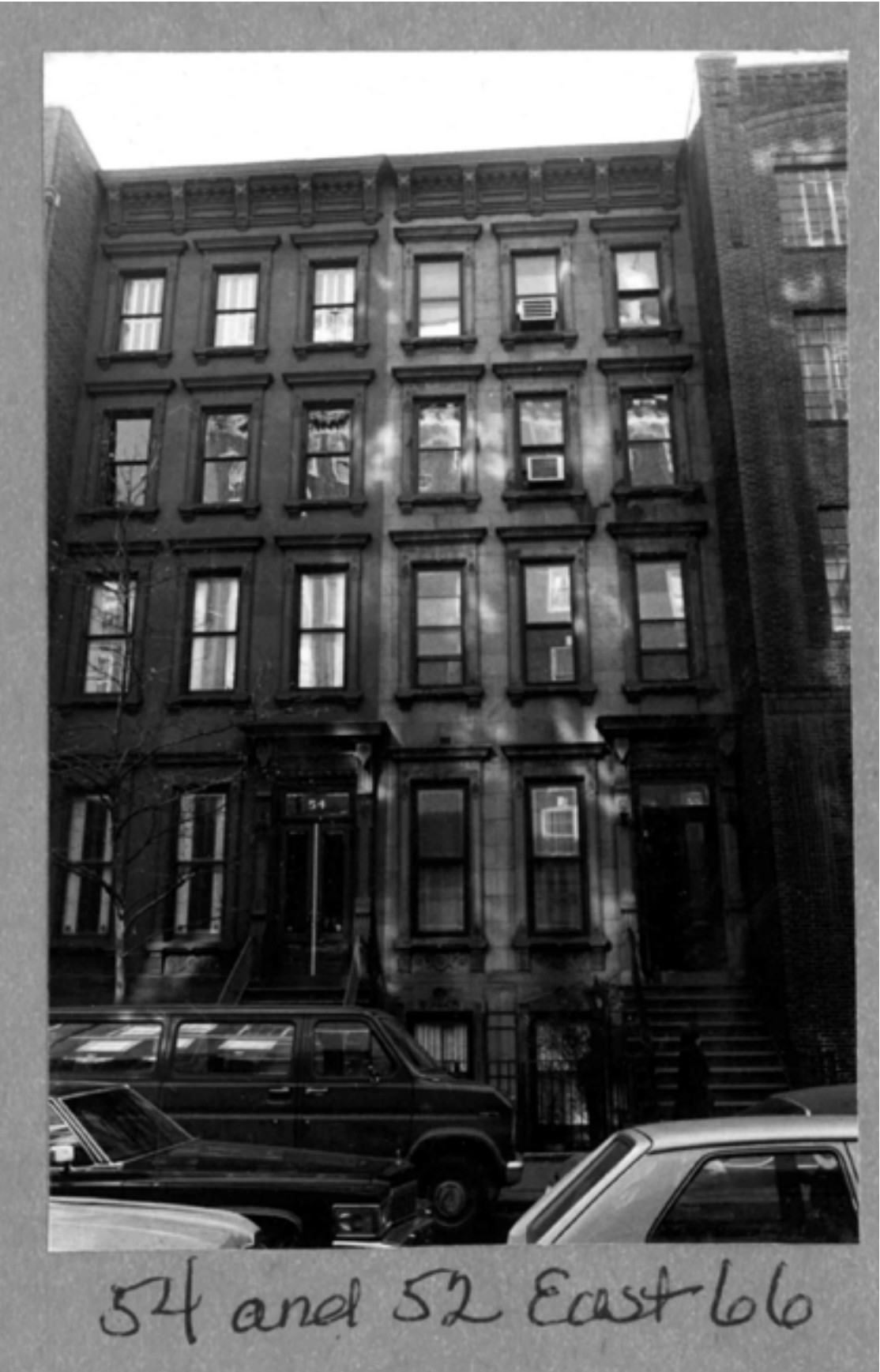
54 EAST 66TH STREET

LANDMARKS PRESENTATION:

- 02 UPPER EAST SIDE HISTORIC DISTRICT AND SUMMARY
- 03 54 EAST 66TH STREET HISTORIC PHOTOS
- 04 54 EAST 66TH STREET - EXISTING FRONT FACADE SITE CONDITIONS
- 05 54 EAST 66TH STREET - EXISTING REAR FACADE SITE CONDITION
- 06 ZONING PLOT PLANS
- 07 PROPOSED BLOCK PLAN
- 08 ADJACENT LOT REAR YARD EXTENSIONS
- 09 ADJACENT LOT REAR YARD EXTENSIONS
- 10 PROPOSED ZONING AXONOMETRIC
- 11 PROPOSED WORK AT REAR FACADE
- 12 ELEVATIONS - REAR FACADE
- 13 DETAILED ELEVATIONS REAR FACADE
- 14 EXISTING REAR FACADE SITE CONDITIONS
- 15 EXISTING REAR FACADE SITE CONDITIONS - 4TH FLOOR REAR DETAILS
- 16 REAR YARD MATERIAL SELECTION
- 17 EXISTING SECTION
- 18 PROPOSED SECTION
- 19 WALL SECTION - TYP. WINDOW
- 20 WALL SECTION - TERRACE
- 21 4TH FLOOR SETBACK FACADE DETAILS
- 22 WALL SECTION - ANGLED ROOF
- 23 EXISTING ROOF PHOTOS
- 24 ROOF MATERIAL SELECTION
- 25 ROOF DRAWINGS - EXHAUST EXTENSIONS
- 26 ROOF DRAWINGS - EXHAUST EXTENSIONS
- 27 BULKHEAD MOCKUP
- 28 BULKHEAD MOCKUP
- 29 STREET VIEW MOCKUP
- 30 REAR YARD VIEW MOCKUP
- 31 PROPOSED FLOOR PLANS
- 32 PROPOSED FLOOR PLANS
- 33 PROPOSED FLOOR PLANS
- 34 REMOVAL FLOOR PLANS
- 35 REMOVAL FLOOR PLANS
- 36 REMOVAL FLOOR PLANS

SUMMARY OF WORK:

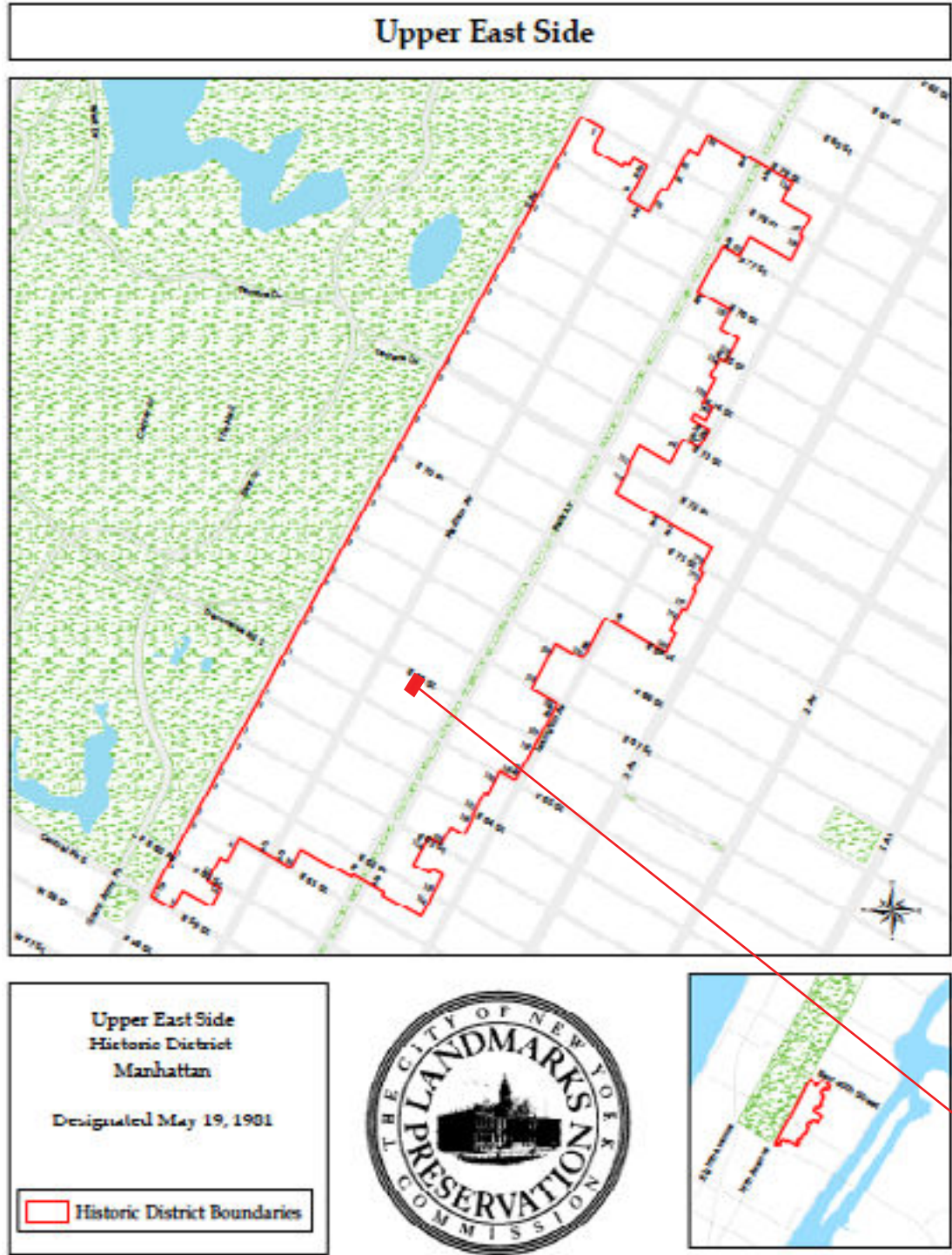
- CONVERSION OF MULTIFAMILY TO SINGLE TOWNHOME
- STAIRS AND ELEVATOR BULKHEAD ADDITION AT ROOF
- ADDITION TO EXISTING EXTENSION AT REAR YARD
- NEW WALL AND WINDOW OPENINGS AT REAR YARD
- LEVELING OUT OF ROOF



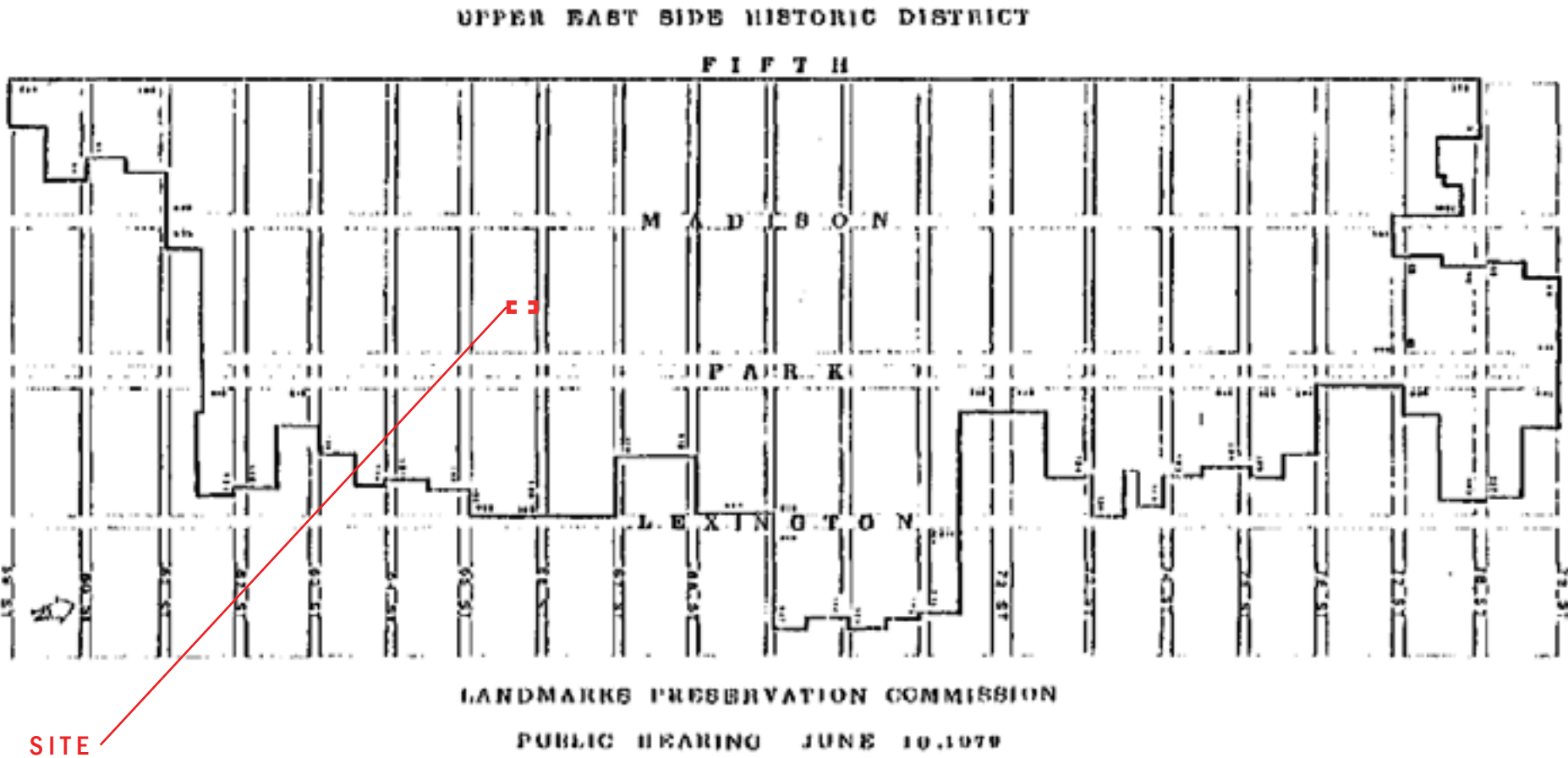
PRESENTED BY:

STUDIO SC ARCHITECTURE
37 GREENPOINT AVENUE
BROOKLYN NY 11222

ADDRESS: 54 EAST 66TH STREET NEW YORK NY 10065
LANDMARK TYPE: UPPER EAST SIDE HISTORIC DISTRICT
DESIGNATION DATE: NOVEMBER 10, 1981
BOROUGH: MANHATTAN



UPPER EAST SIDE LPC MAP



UPPER EAST SIDE LANDMARKS DESIGNATION TEXT - MAP

LANDMARKS DESIGNATION REPORT:1981:

EAST 66TH STREET between Madison Avenue and Park Avenue:

EAST 66TH STREET BETWEEN MADISON AVENUE AND PARK AVE PRESENT AN EXCLECTIC MIX OF SPECULATIVELY-BUILT BROWNSTONE DWELLING FROM THE 1870S, ARCHITECT-BUILT TOWN HOUSES FROM THE EARLY 20TH CENTURY AND 20TH CENTURY... THE PAIR AT NOS. 52-54, DESIGNED IN 1877 BY J.H. VALENTINE, RETAIN MOST OF THEIR ORIGINAL DETAILING, INCLUDING STOOPS, INCISED ORNAMENT, AND STYLIZED BRACKETED CORNICES.

EAST 66TH STREET SOUTH SIDE

NO. 54 (1380/45)
DATE: 1877-78 BY
ARCHITECT: J.H. VALENTINE FOR
OWNER: IRA E. DOYING

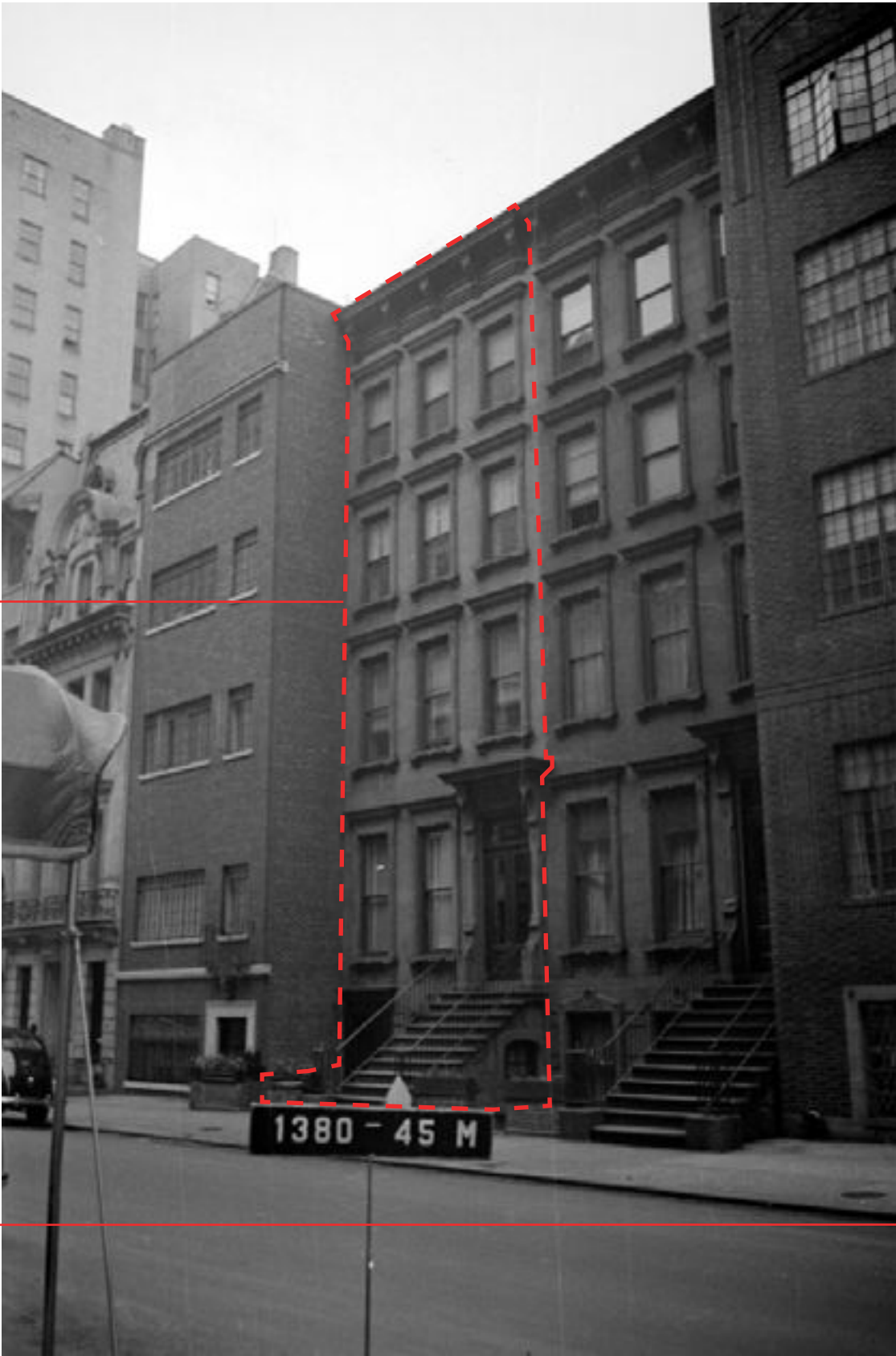
ARCHITECTURE

STYLE: NEO-GREC
ELEMENTS: FOUR-STORY AND BASEMENT BROWNSTONE BUILDING; RETAINS STOOP; ENFRAMEMENTS WITH INCISED CARVING AT OPENINGS; CORNICE SLAB LINTELS; STYLIZED BRACKETED CORNICE AT ROOF
HISTORY: BUILT AS ONE OF A ROW OF TEN NEO-GREC RESIDENCES (NOS. 46-64. THE FAMILY OF HENRY J. ROBINSON OWNED THE HOUSE BETWEEN 1879 AND 1948.

REFERENCES: NEW YORK CITY, DEPARTMENT OF BUILDINGS, MANHATTAN, PLANS, PERMITS AND DOCKETS.

SITE

SITE



1940 TAX PHOTO



1980 TAX PHOTO





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PHOTOS TAKEN 01.31.20254



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EXISTING PLOT PLAN

PROPOSED PLOT PLAN

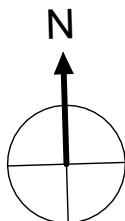


BLOCK PLAN LEGEND

- 1 STORY
- 2 STORY
- 3 STORY
- 4 STORY
- 5 STORY
- 6 STORY
- 7 STORY OR HIGHER

ZONING AND LAND USE

- Tax Lots
- One & Two Family Buildings
 - Multi-Family Walk-Up Buildings
 - Multi-Family Elevator Buildings
 - Mixed Residential & Commercial Buildings
 - Commercial & Office Buildings
 - Industrial & Manufacturing
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking Facilities
 - Vacant Land
 - Other





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PHOTOS TAKEN 01.31.2025





PHOTOS TAKEN 01.31.2025



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PHOTOS TAKEN 01.31.2025

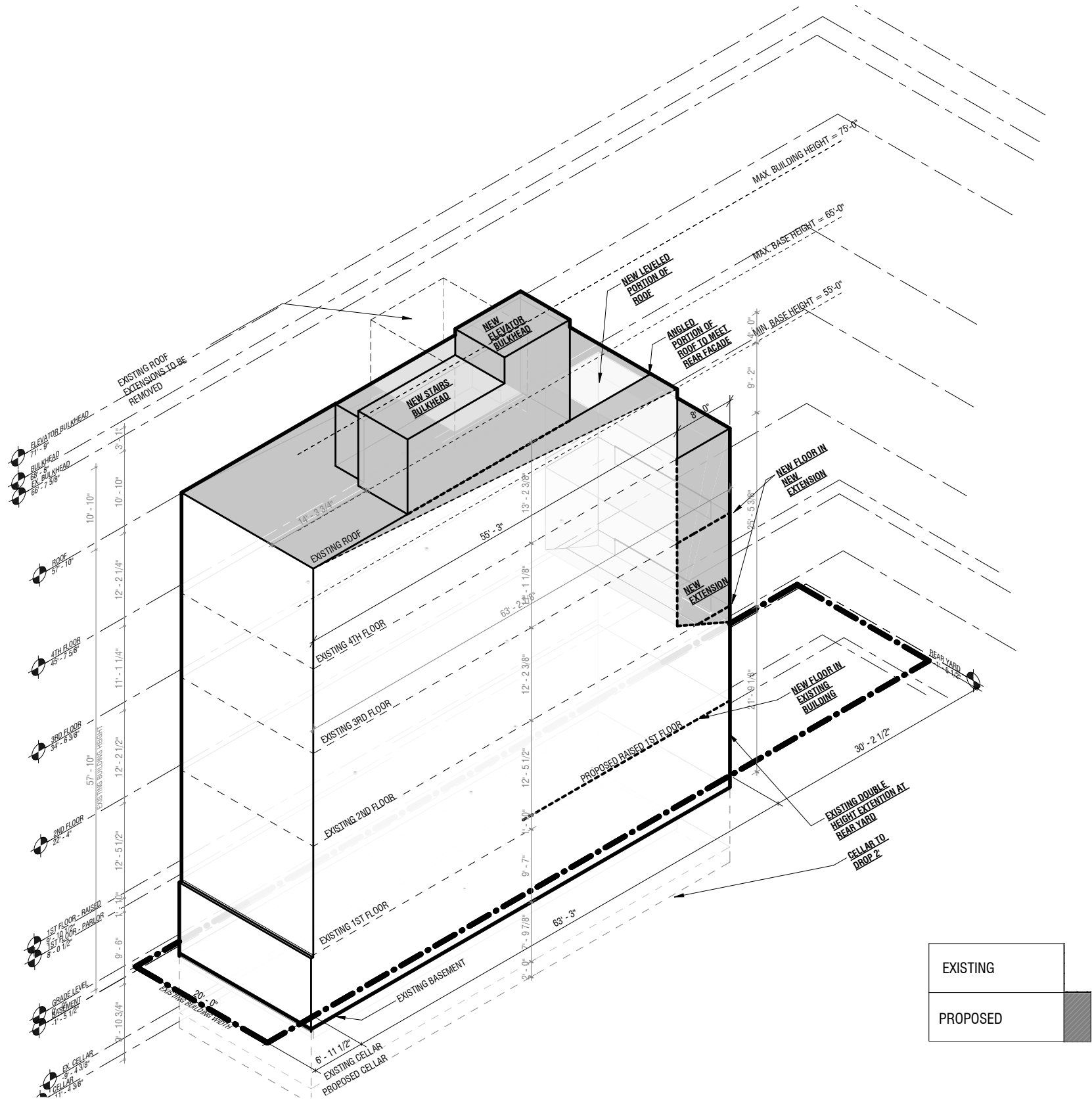


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ADDRESS: 54 EAST 66TH STREET, NEW YORK NY 10065
BLOCK: 1380
LOT: 45
LOT DIMENSIONS: 20'-0" X 100'-5"
ZONING LOT AREA: 2,008 SF
ZONING LOT DISTRICT: R8B
ZONING MAP: 8c
ZONING FAR: 4.0 (per ZR-23-153)
MAX ZONING AREA: 8,032 SF

EXISTING ZONING AREA: 4,435.84 SF
PROPOSED ZONING AREA: 6,453.65 SF
EXISTING ZONING FAR: 2.20
PROPOSED ZONING FAR: 3.2

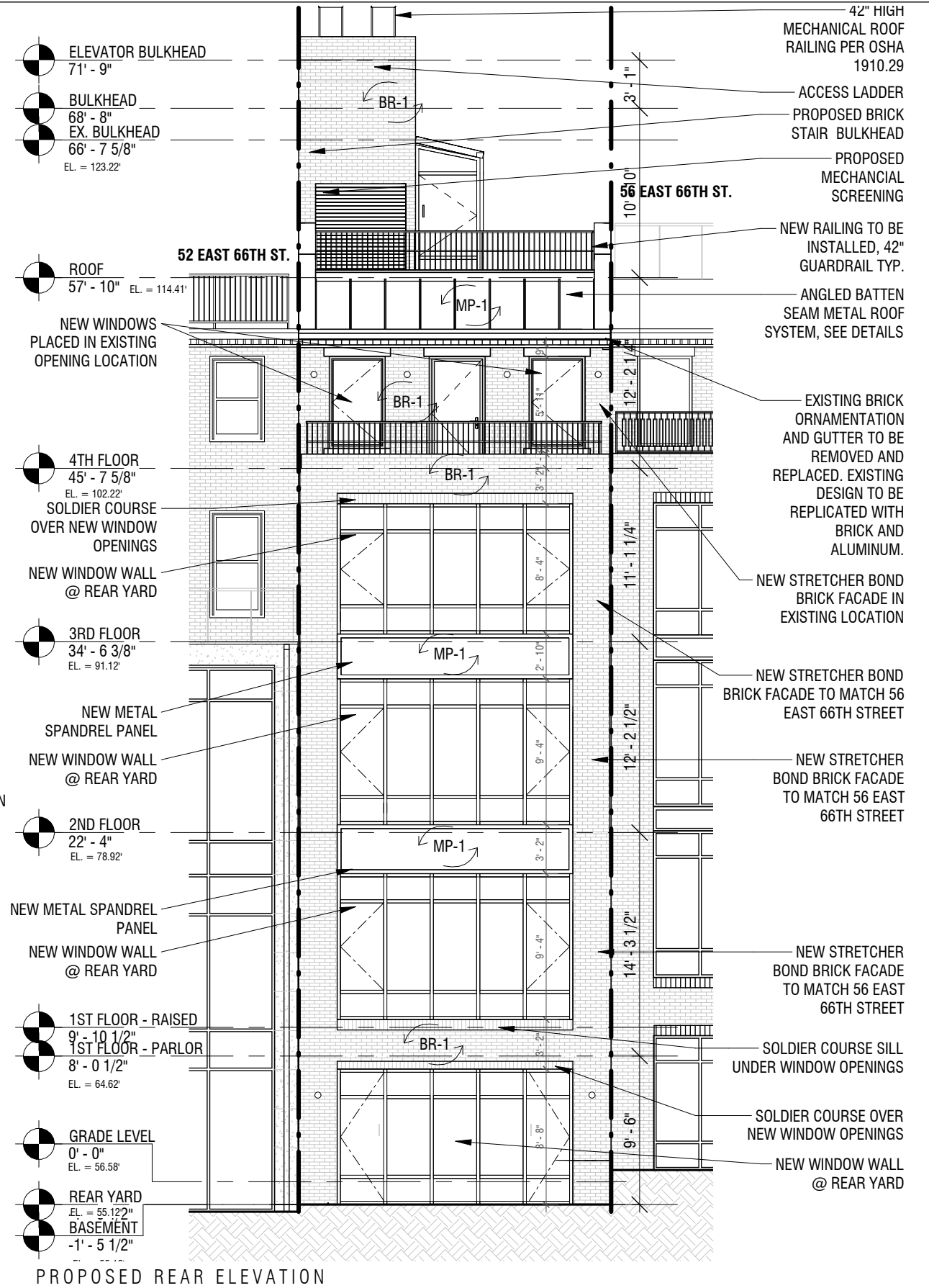
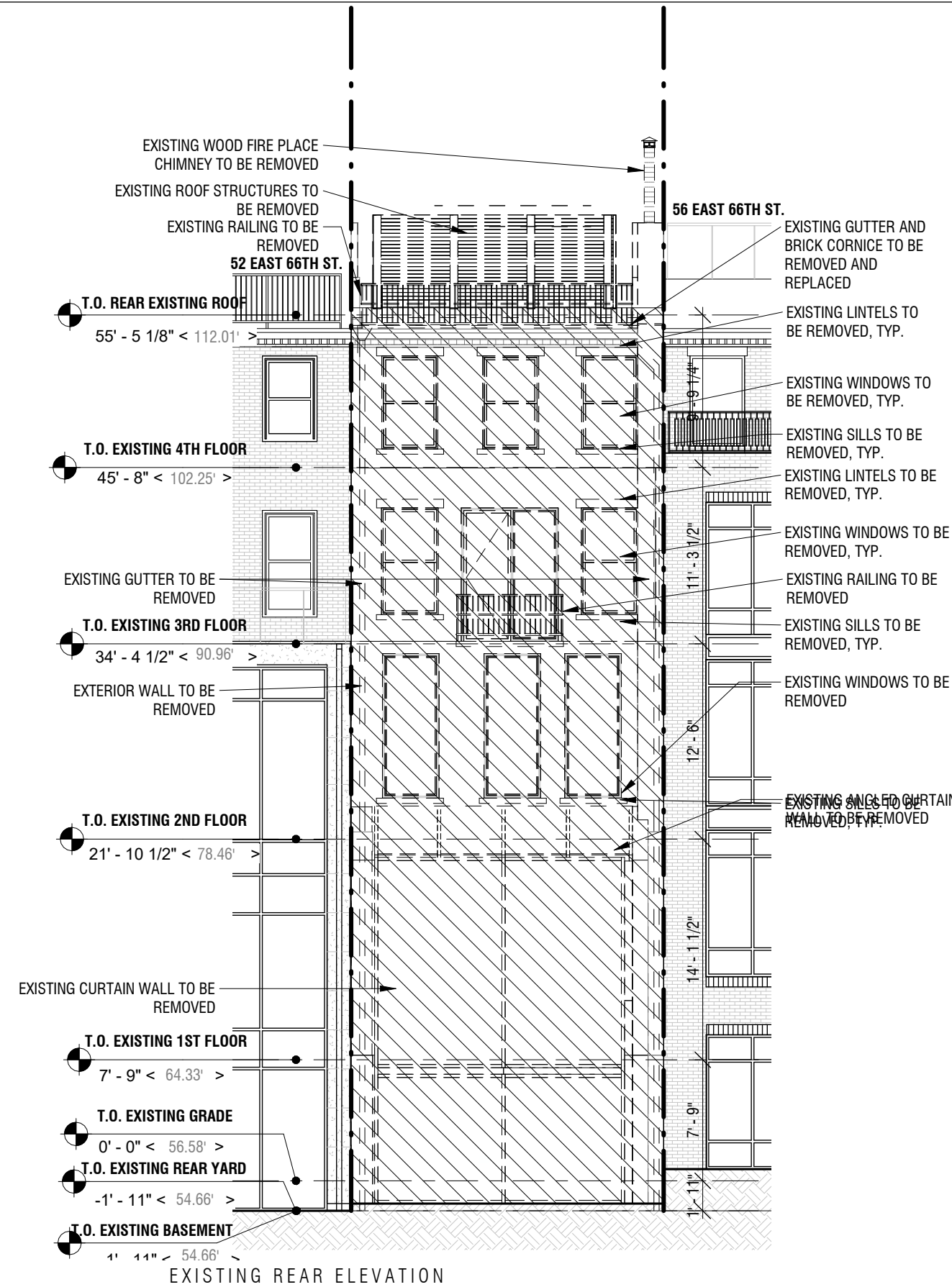


AXONOMETRIC

SUMMARY OF WORK:

- REMOVAL OF EXISTING BRICK FACADE TO CREATE NEW BRICK FACADE
- RAISING EXISTING EXTENTION TO MATCH 56 EAST 66TH STREET
- REBUILDING WALL @ 4TH FLOOR TO MATCH ELEVATION OF 52 EAST 66TH
- NEW WINDOWS AT NEW FACADE







DETAILED REAR ELEVATION



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PHOTOS TAKEN 10.09.2024

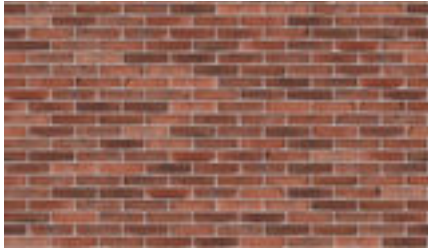


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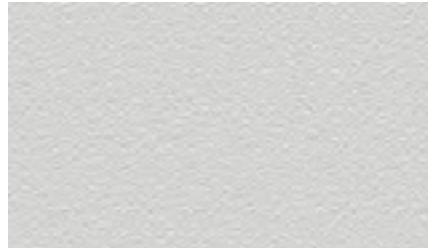
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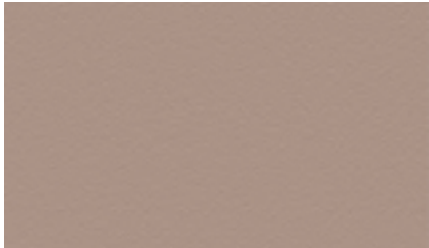
BR RED BRICK WITH LIGHT GREY MORTAR, TBD



MT GRAY BROWN 8019
ALUMINUM PANELS, RAILING,
WINDOW COLOR, COPING



ST 1 STO STUCCO 31436
PARAPET @ ROOF,
REAR YARD PLANTERS

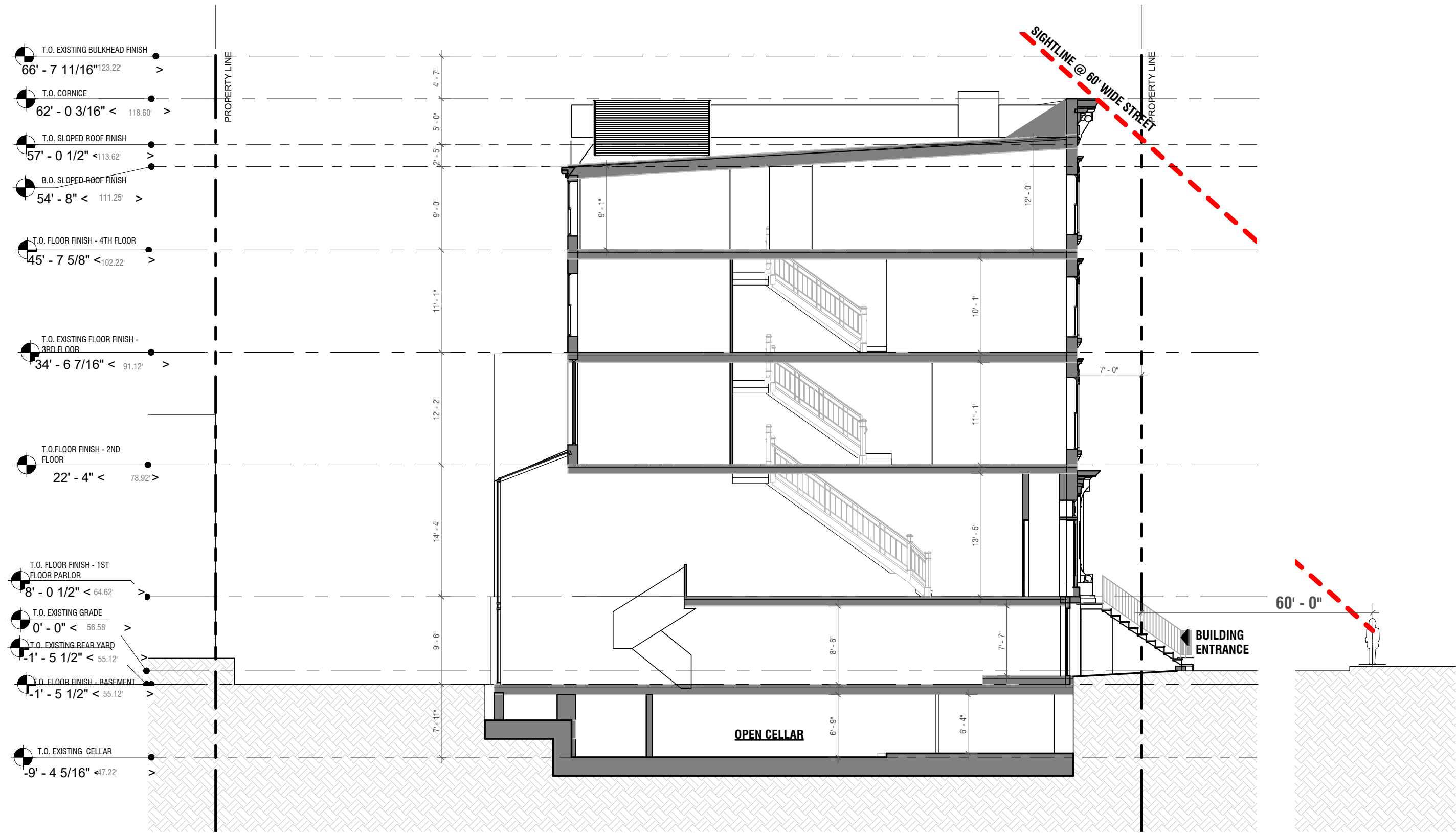


ST 2 STO STUCCO 31436
LINTELS OVER WINDOWS



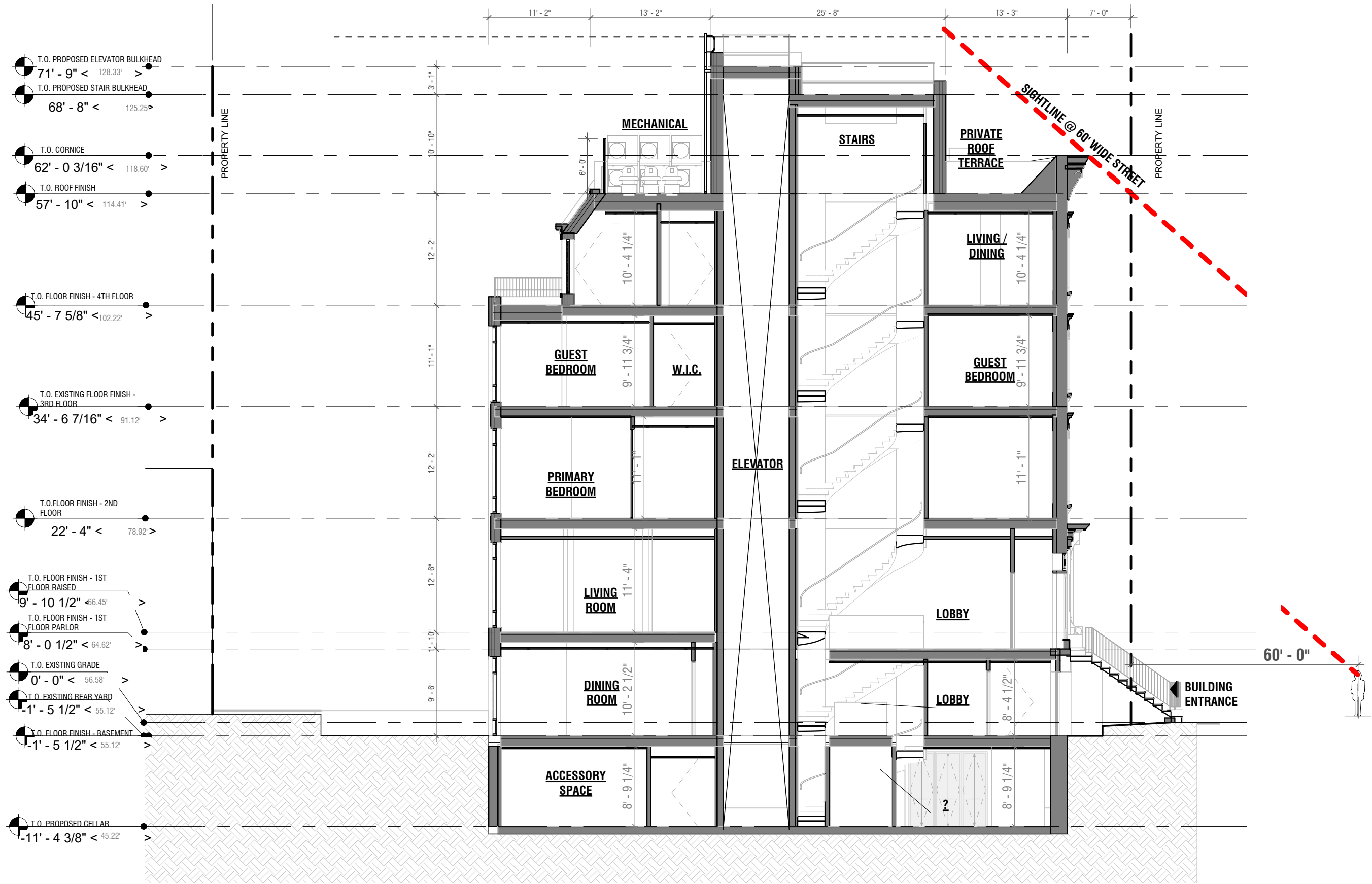
FC IPE WOOD FENCING
AND MECHANICAL SCREENING @
ROOF, REAR YARD





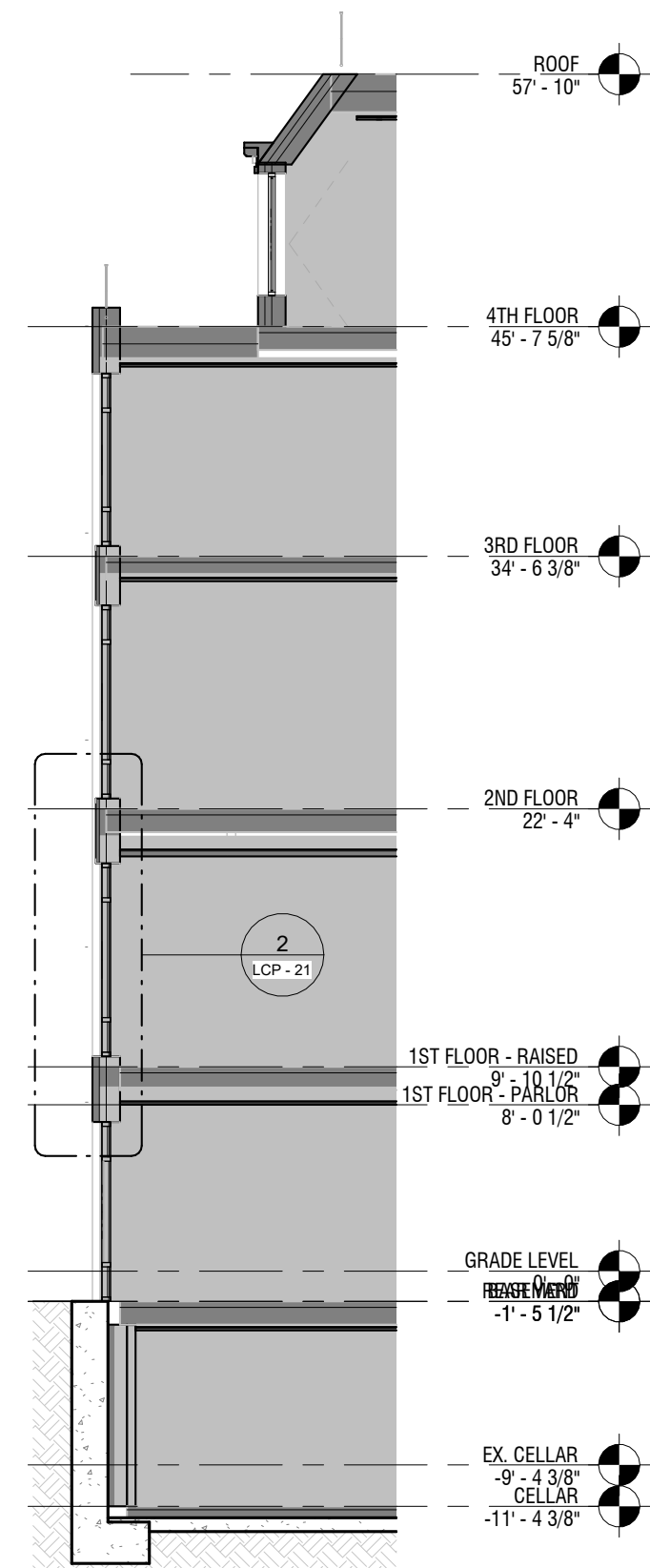
EXISTING SECTION - LONG



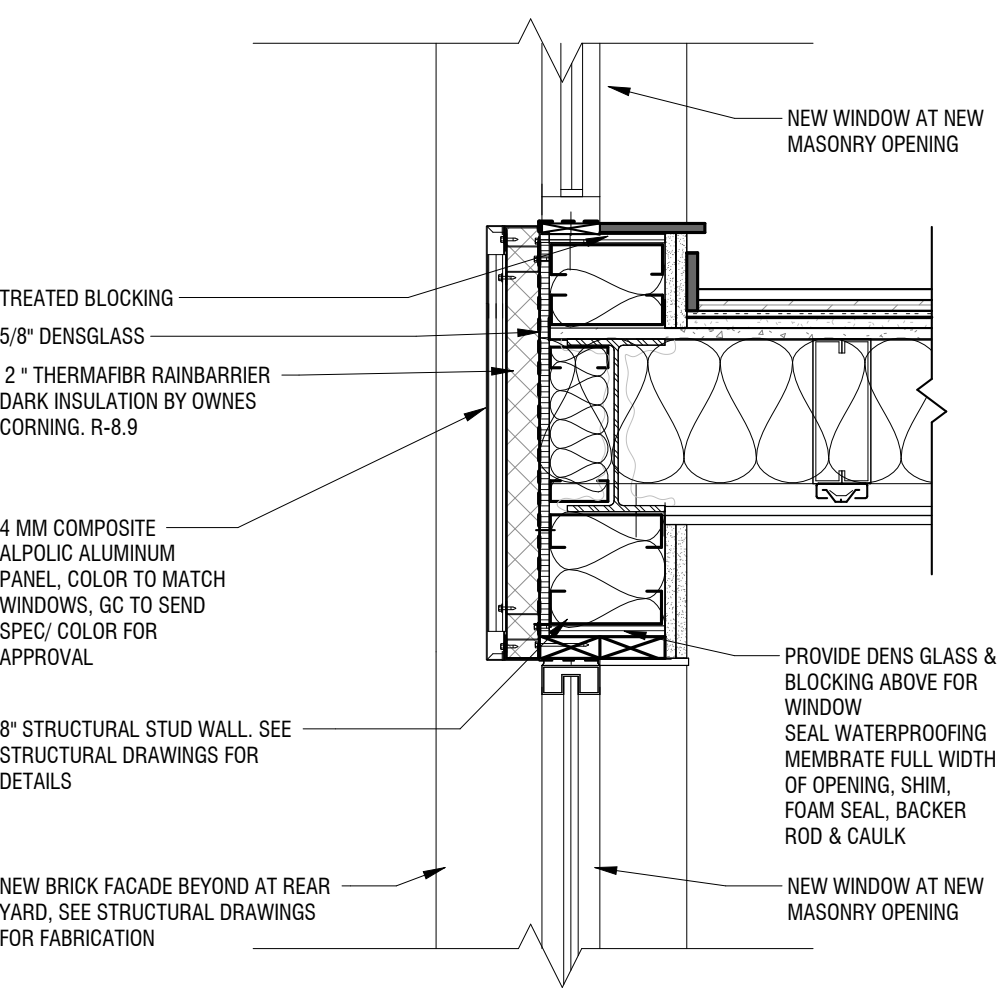


PROPOSED SECTION - LONG

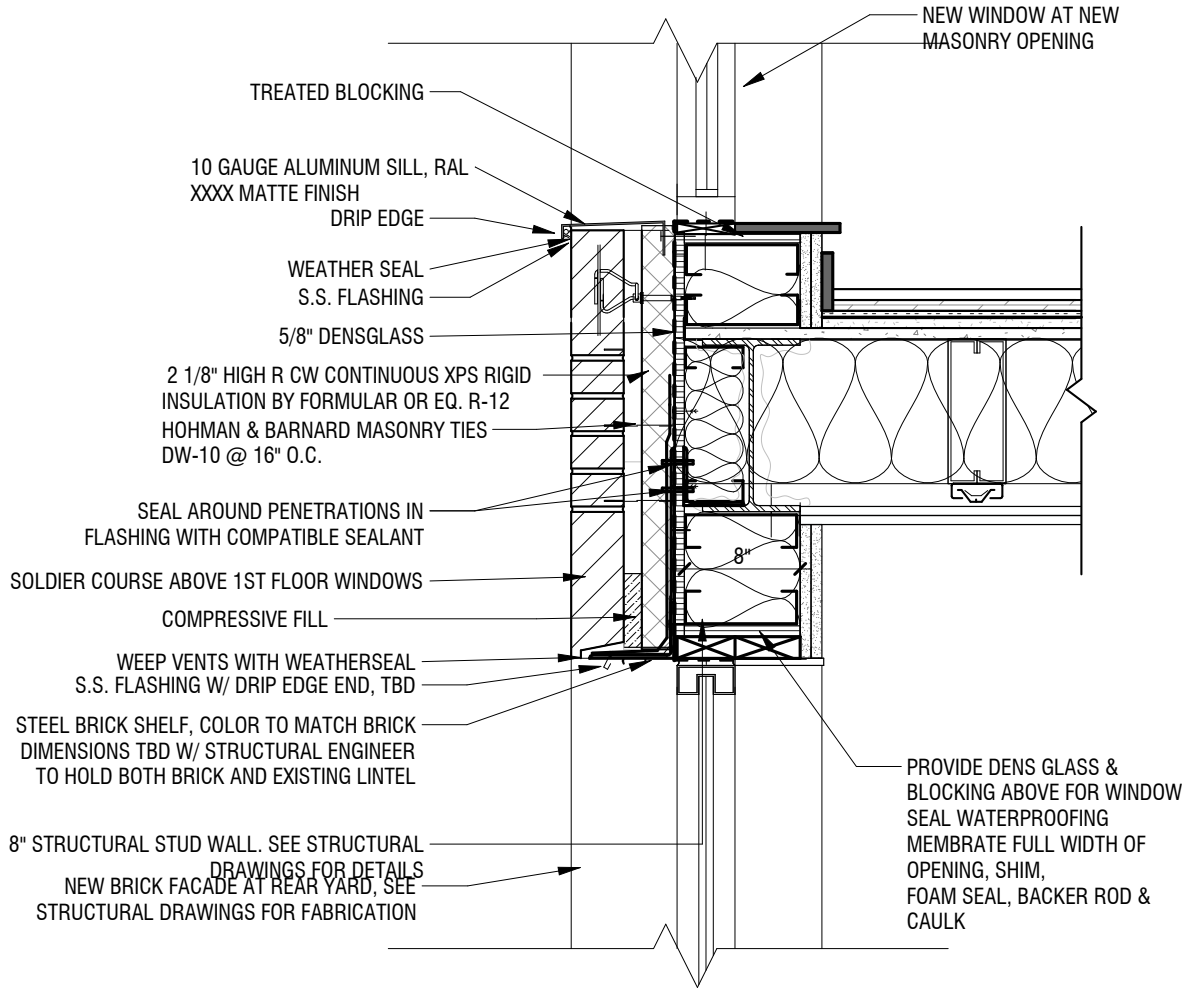




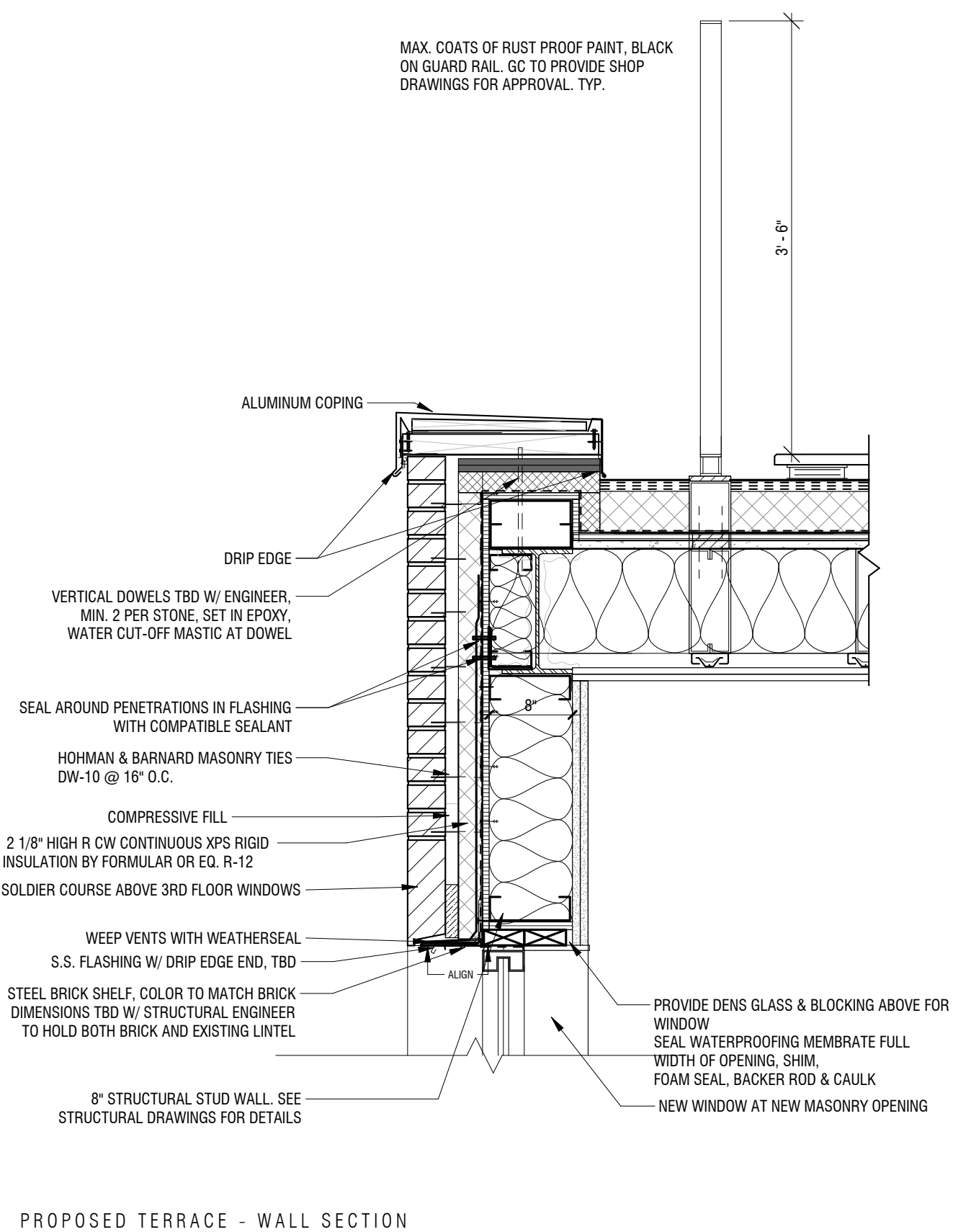
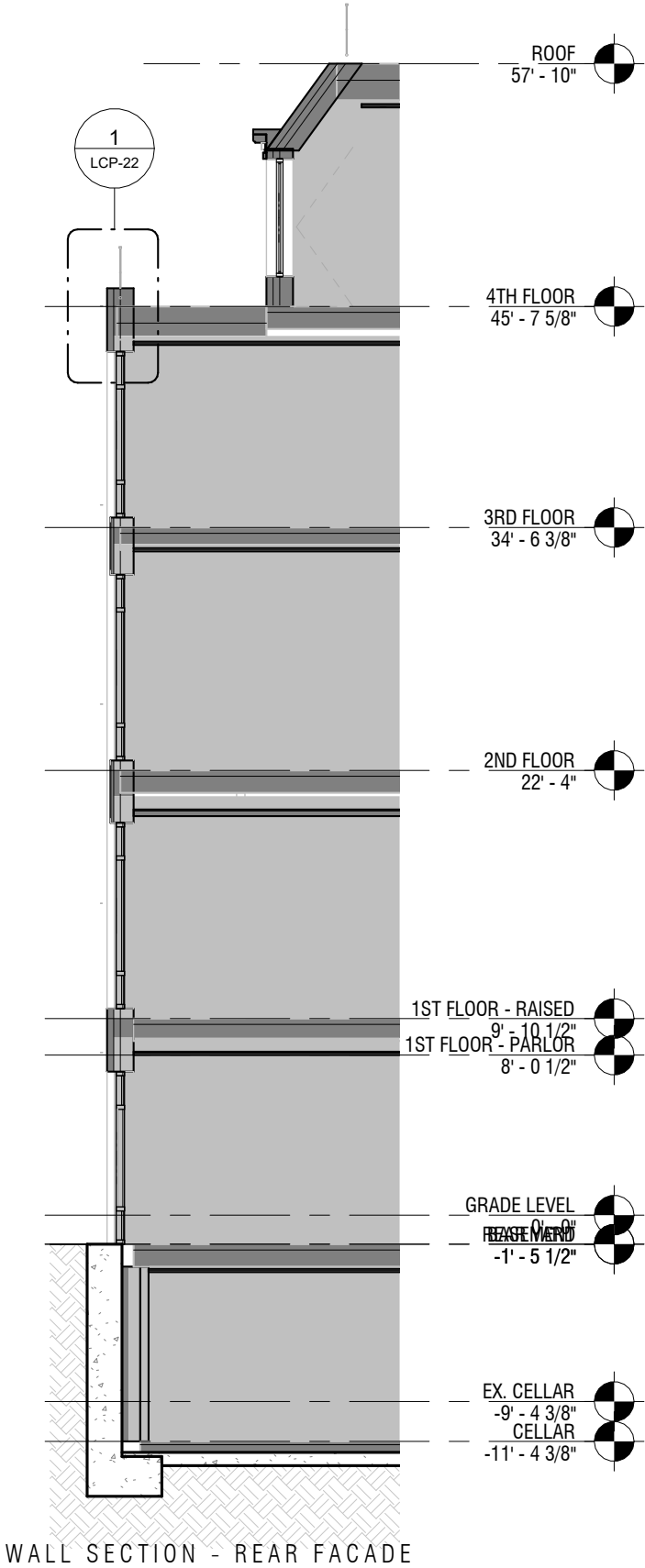
WALL SECTION - REAR FACADE

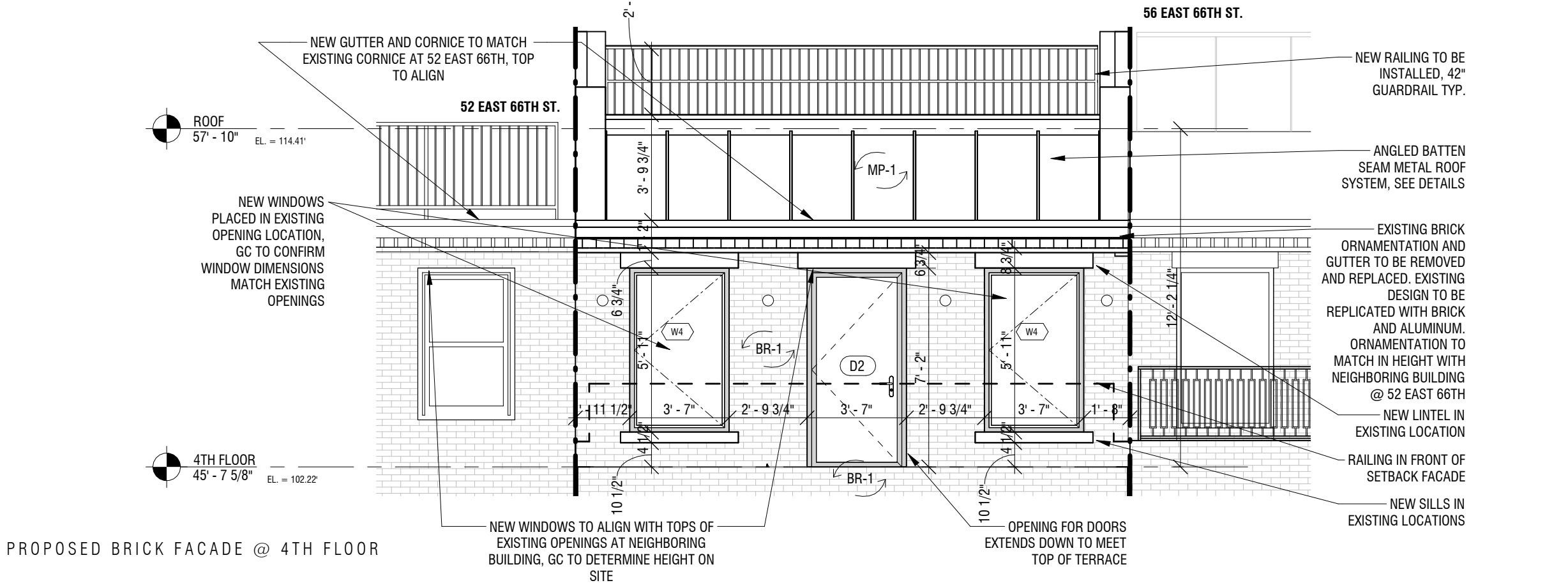
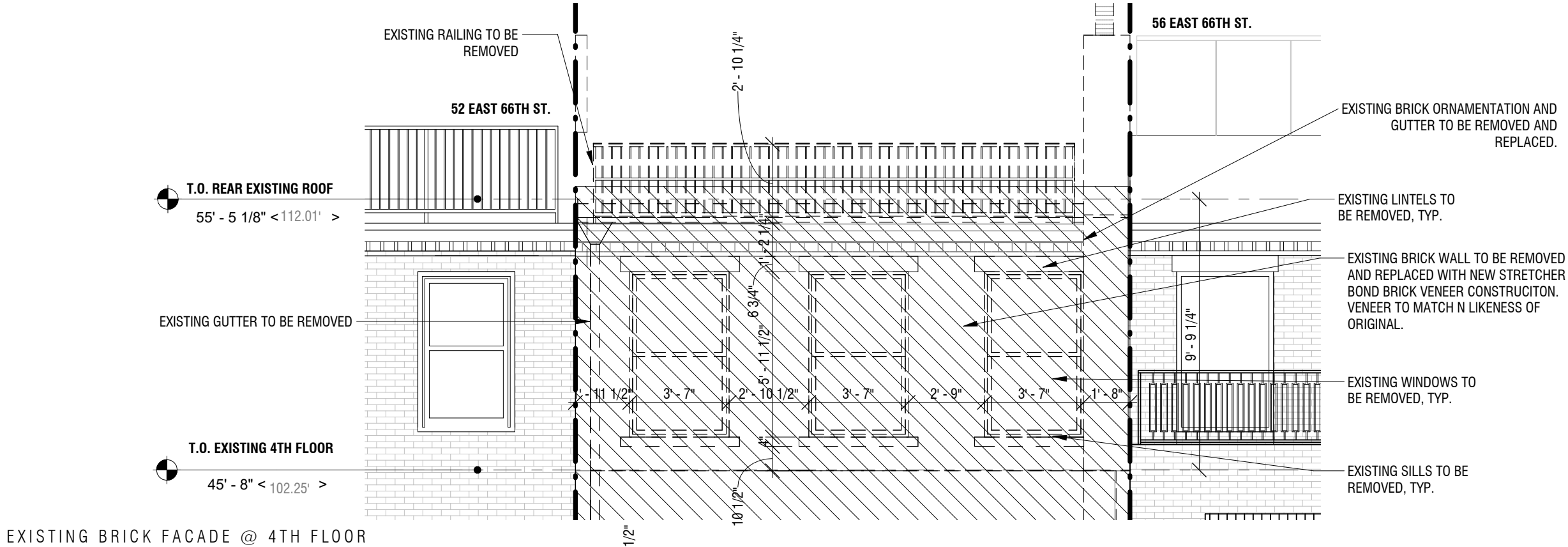


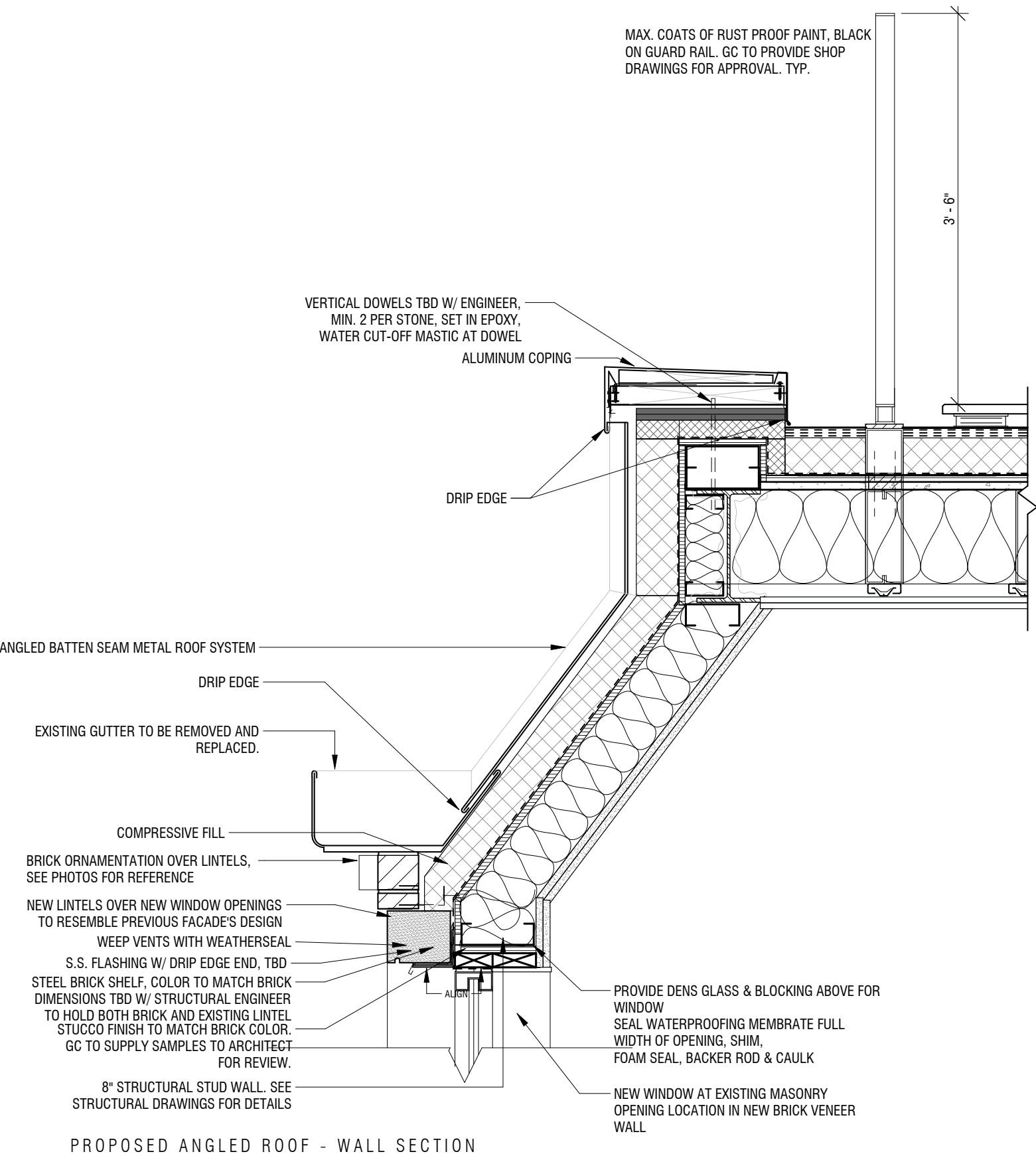
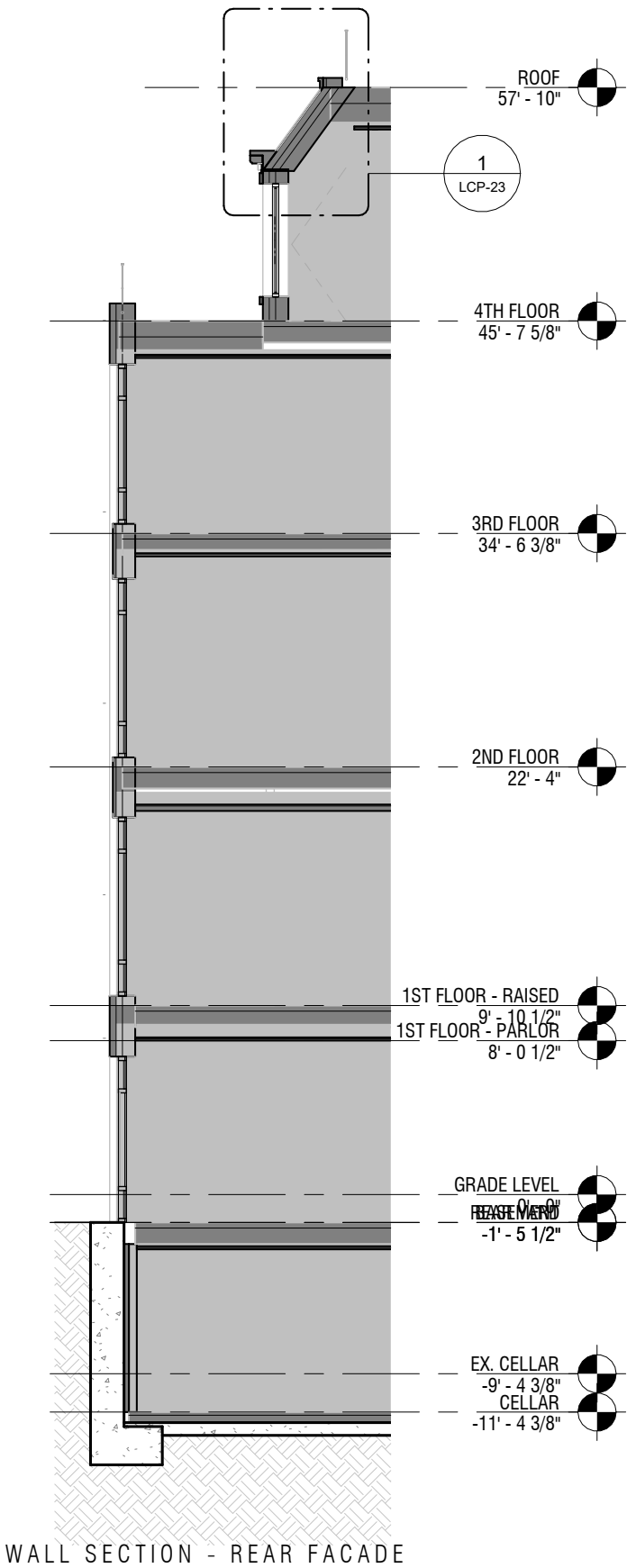
PROPOSED METAL PANEL - WALL SECTION



PROPOSED BRICK - WALL SECTION









VIEW A - PHOTOS TAKEN 11.20.2024



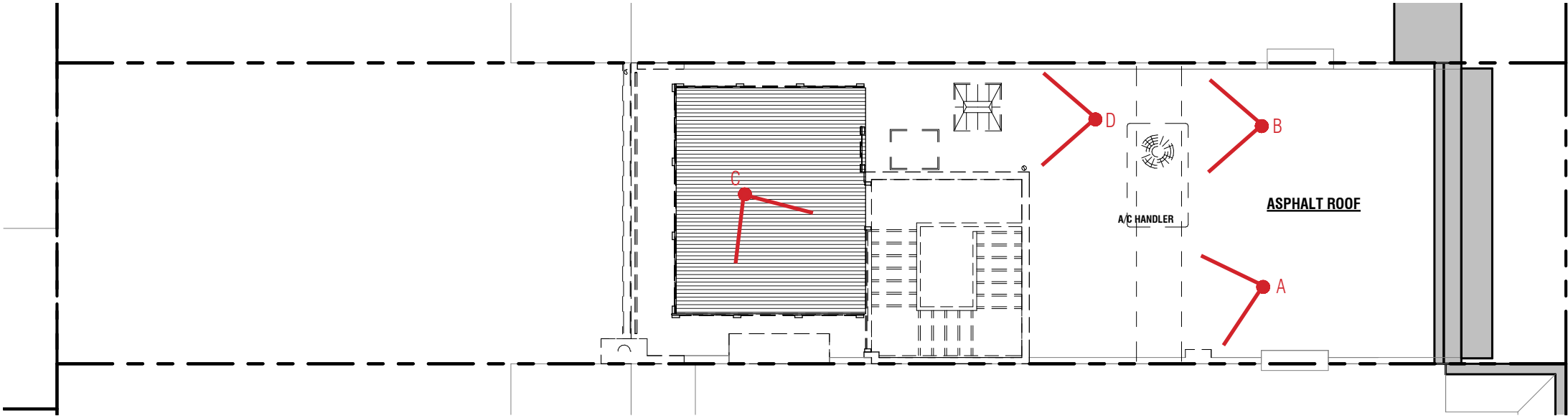
VIEW B - PHOTOS TAKEN 11.20.2024



VIEW C - PHOTOS TAKEN 11.20.2024



VIEW D - PHOTOS TAKEN 11.20.2024



EXISTING ROOF

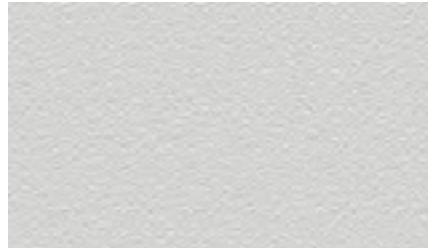
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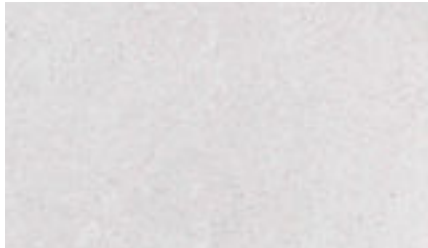
BR RED BRICK WITH LIGHT GREY MORTAR, TBD



MT GRAY BROWN 8019 RAILING, WINDOW COLOR, COPING



ST1 STO STUCCO 31436 PARAPET @ ROOF, REAR YARD PLANTERS



SO STONE AT PARAPETS, TBD



FC IPE WOOD FENCING AND MECHANICAL SCREENING @ ROOF, REAR YARD

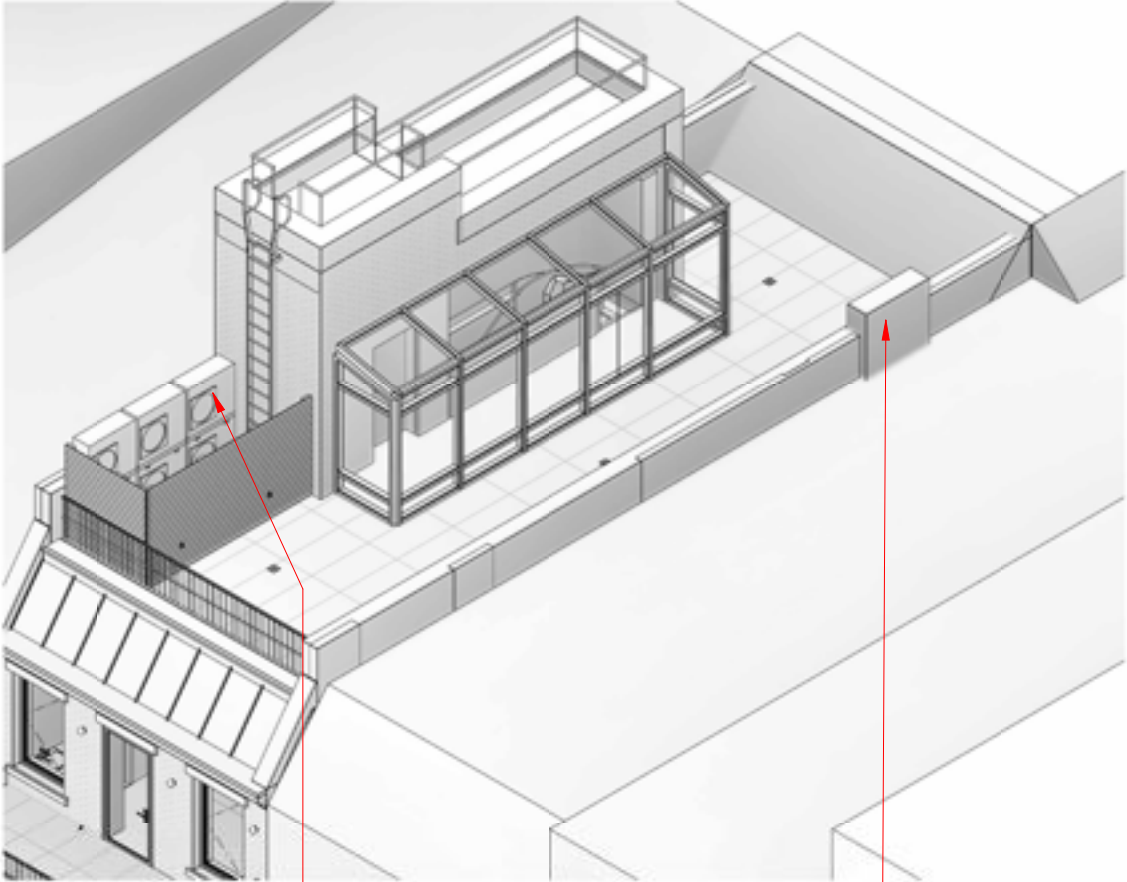


PV PORCELAIN PAVERS @ ROOF





EXISTING EXHAUST DUCTS TO BE REMOVED AND REPLACED, SEE MECHANICAL DRAWINGS FOR DETAILS



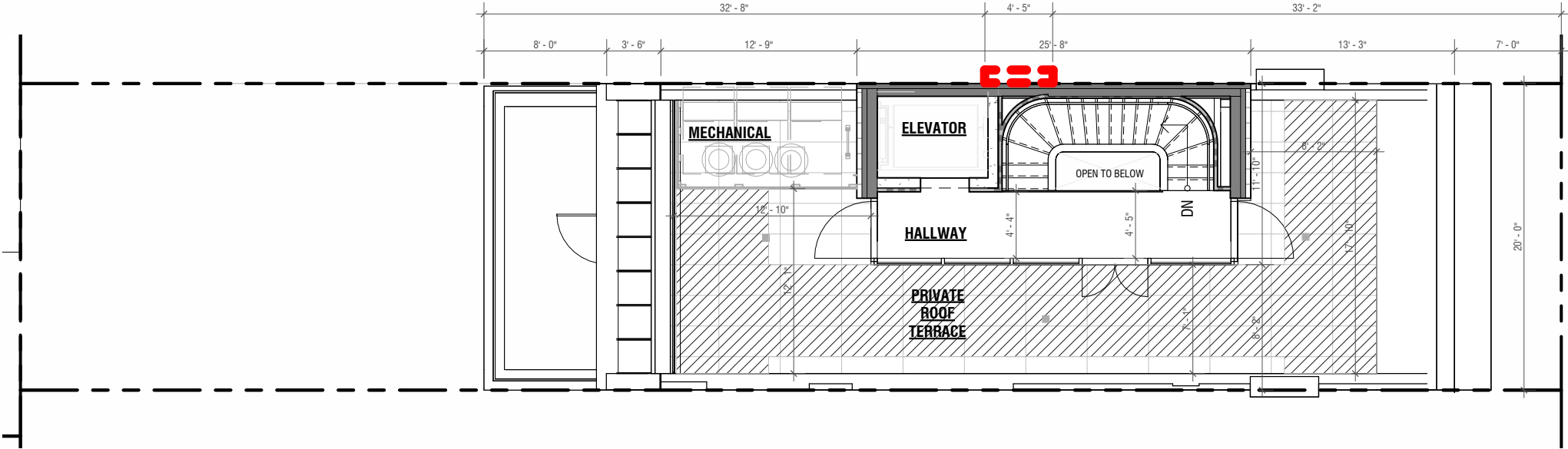
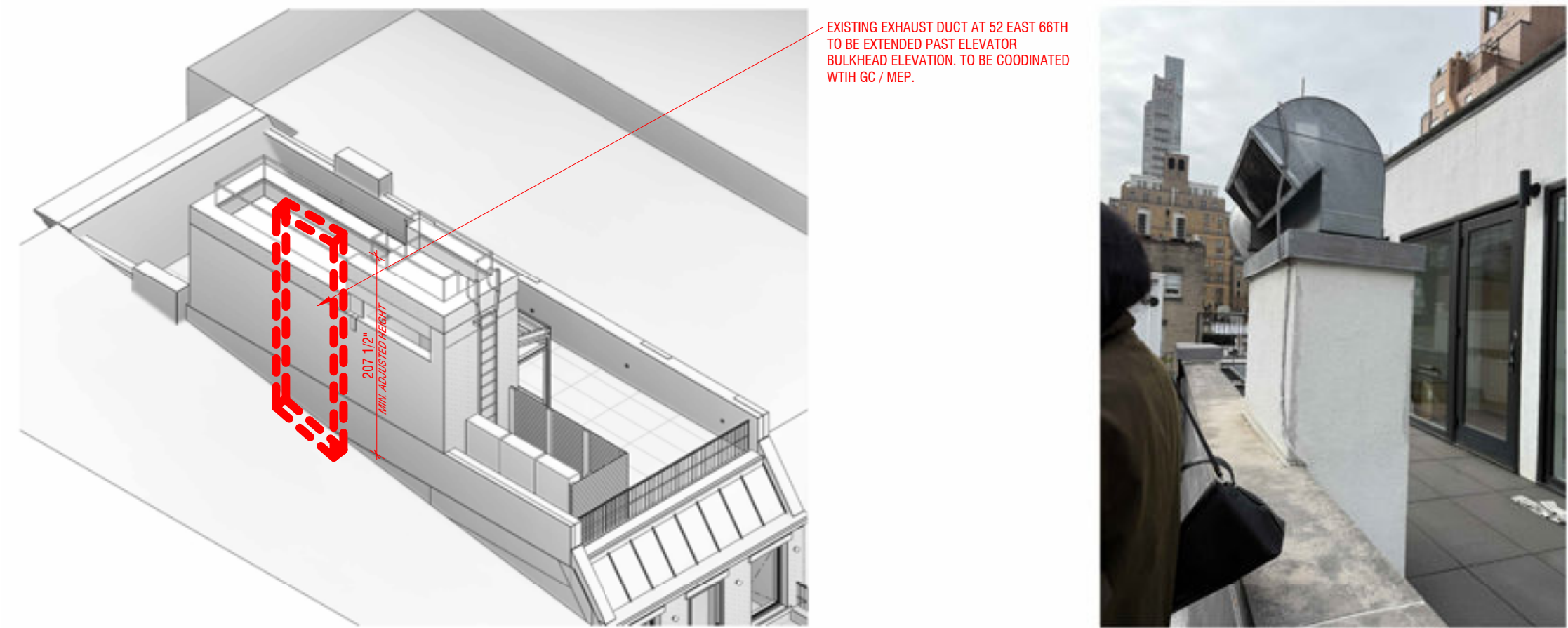
EXISTING EXHAUST DUCTS AT 52 EAST 66TH WILL BE MAINTAIN, EXISTING CHIMNEY FLUTE AT 54 EAST 66TH NOT IN USE, TO BE CAPPED.

EXISTING EXHAUST FLUTE AT 52 EAST 66TH NOT IN USE, CURRENTLY CAPPED.

EXISTING EXHAUST FLUTE AT 54 EAST 66TH NOT IN USE, TO BE CAPPED.



PHOTOS TAKEN 11.20.2024



PROPOSED ROOF



VIEW A - PHOTOS TAKEN 01.31.2025



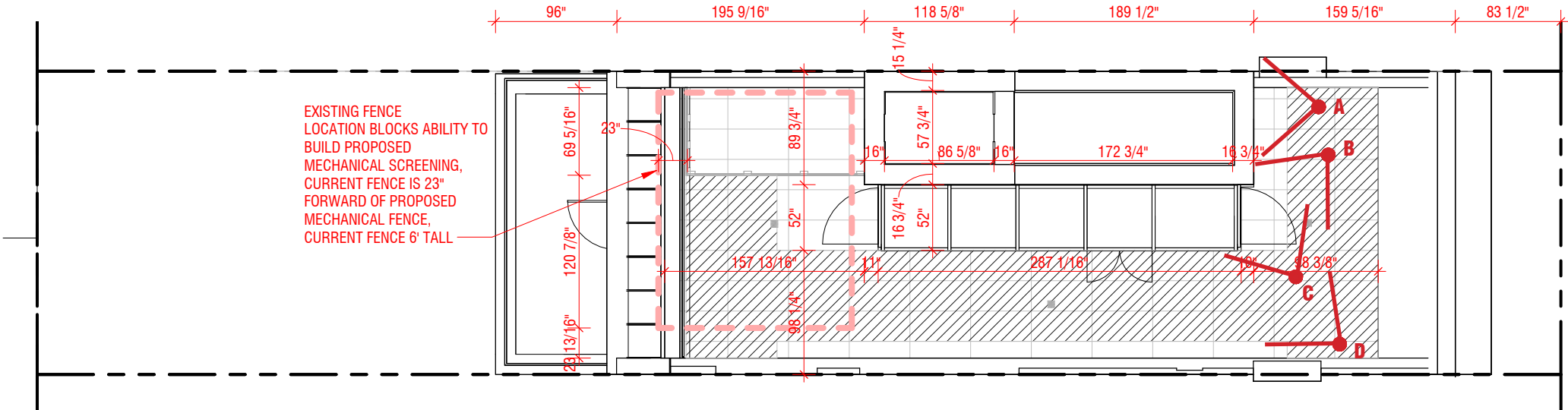
VIEW B - PHOTOS TAKEN 01.31.2025



VIEW C - PHOTOS TAKEN 01.31.2025



VIEW D - PHOTOS TAKEN 01.31.2025



PROPOSED ROOF



VIEW A - PHOTOS TAKEN 01.29.2025



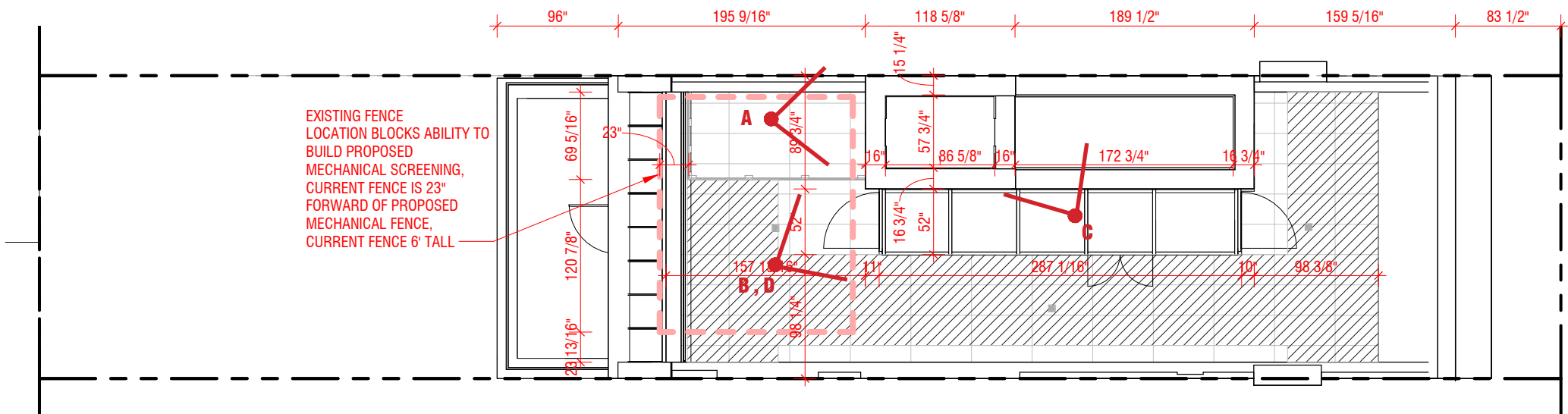
VIEW B - PHOTOS TAKEN 01.29.2025



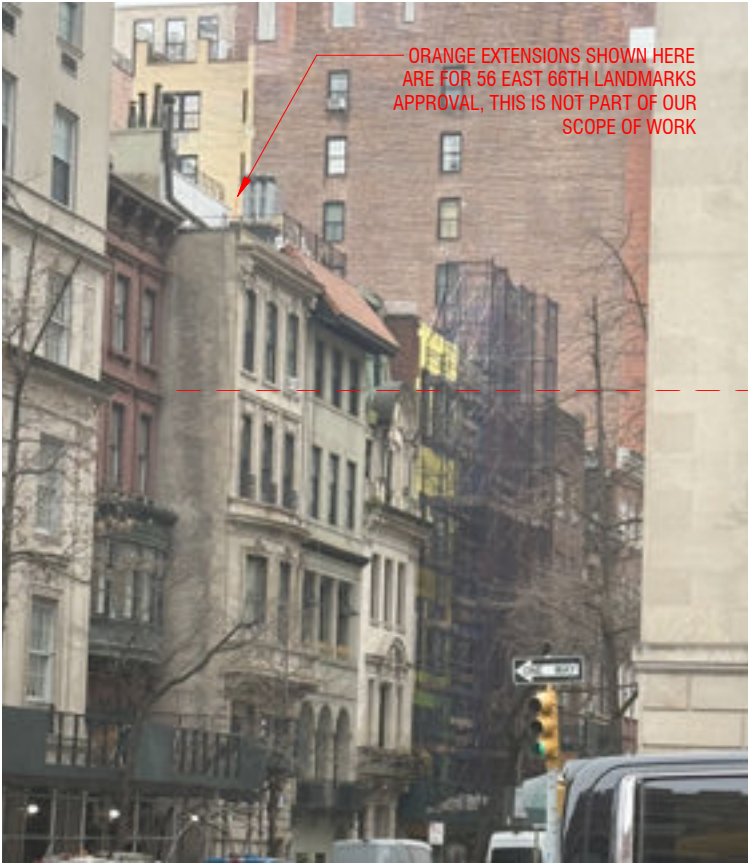
VIEW C - PHOTOS TAKEN 01.31.2025



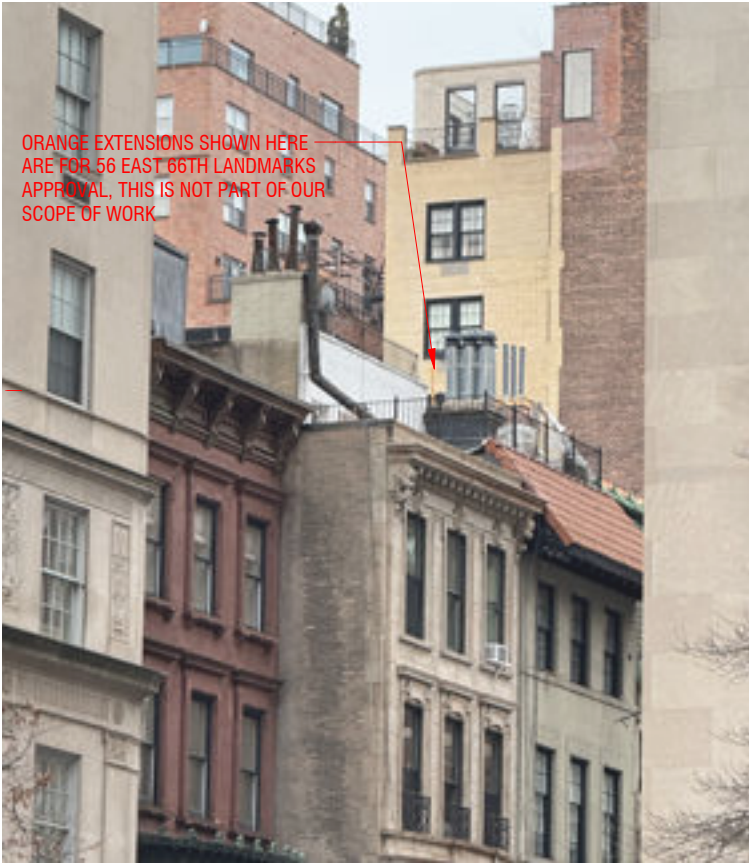
VIEW D - PHOTOS TAKEN 01.31.2025



PROPOSED ROOF



VIEW A - PHOTOS TAKEN 01.31.2025



VIEW B - PHOTOS TAKEN 01.31.2025



VIEW C - PHOTOS TAKEN 01.31.2025



VIEW D - PHOTOS TAKEN 01.31.2025



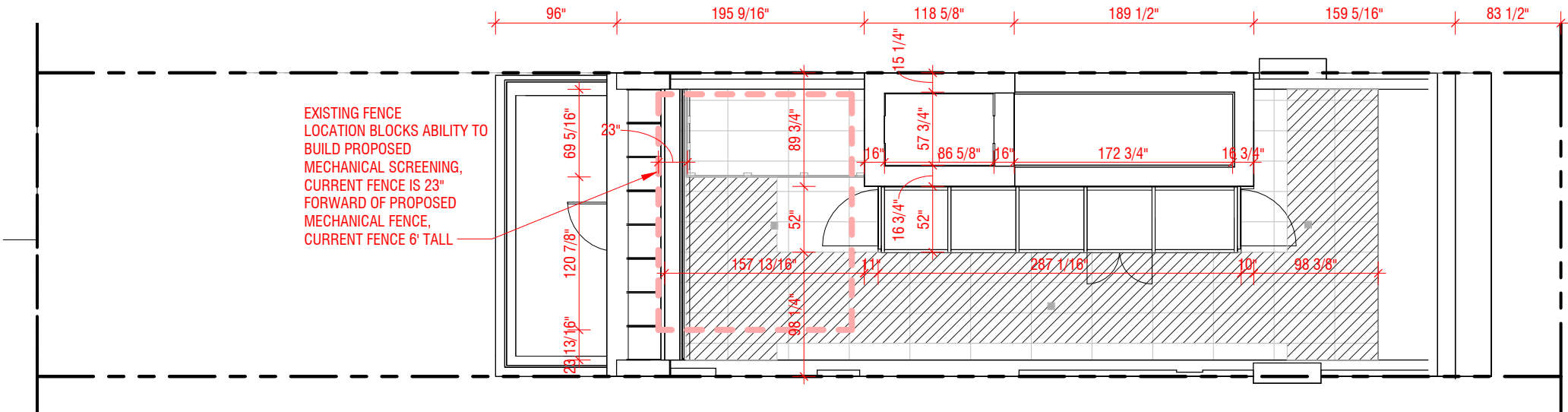
PROPOSED ROOF EXTENSION DOES NOT CROSS VISIBILITY PLANE FROM STREET LEVEL



EXISTING FENCE LOCATION BLOCKS ABILITY TO BUILD PROPOSED MECHANICAL SCREENING, CURRENT FENCE IS 23" FORWARD OF PROPOSED MECHANICAL FENCE, CURRENT FENCE IS 6' TALL

THIS MECHANICAL FENCING IS THE ONLY PORTION OF THE ROOF EXTENSION VISIBLE.

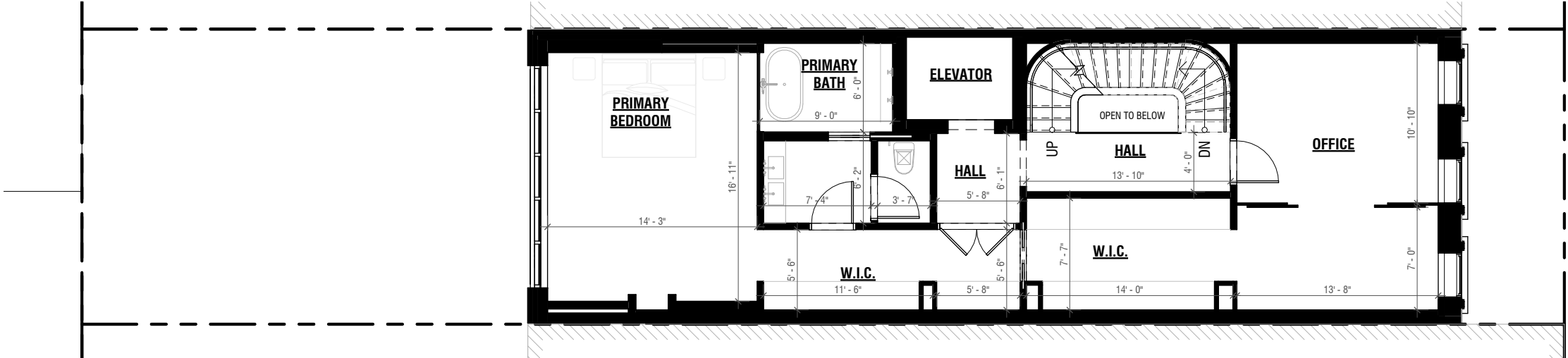
VIEW A - PHOTOS TAKEN 01.31.2025



EXISTING FENCE LOCATION BLOCKS ABILITY TO BUILD PROPOSED MECHANICAL SCREENING, CURRENT FENCE IS 23" FORWARD OF PROPOSED MECHANICAL FENCE, CURRENT FENCE 6' TALL



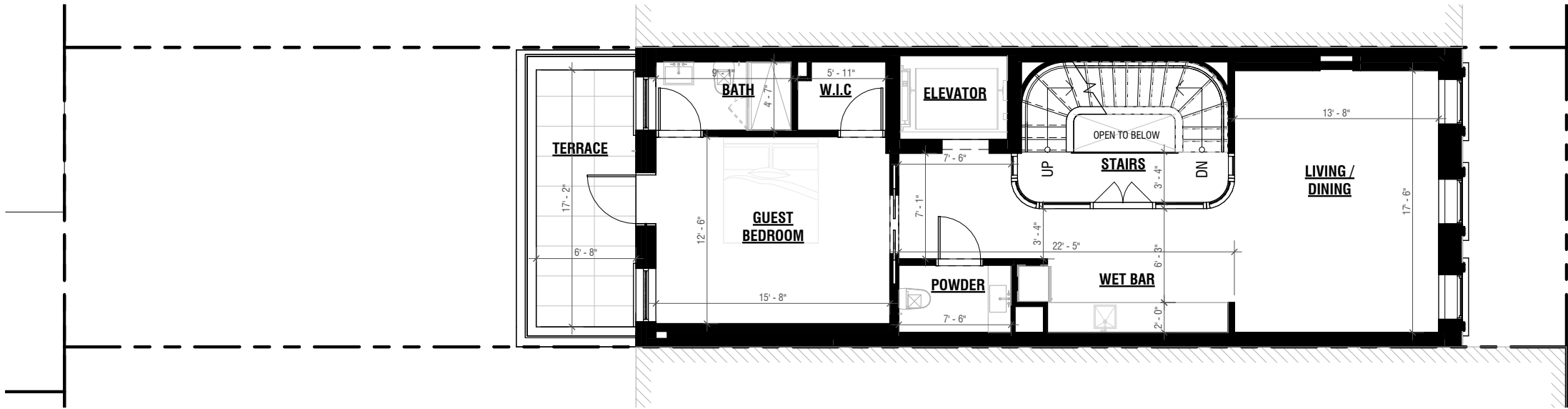




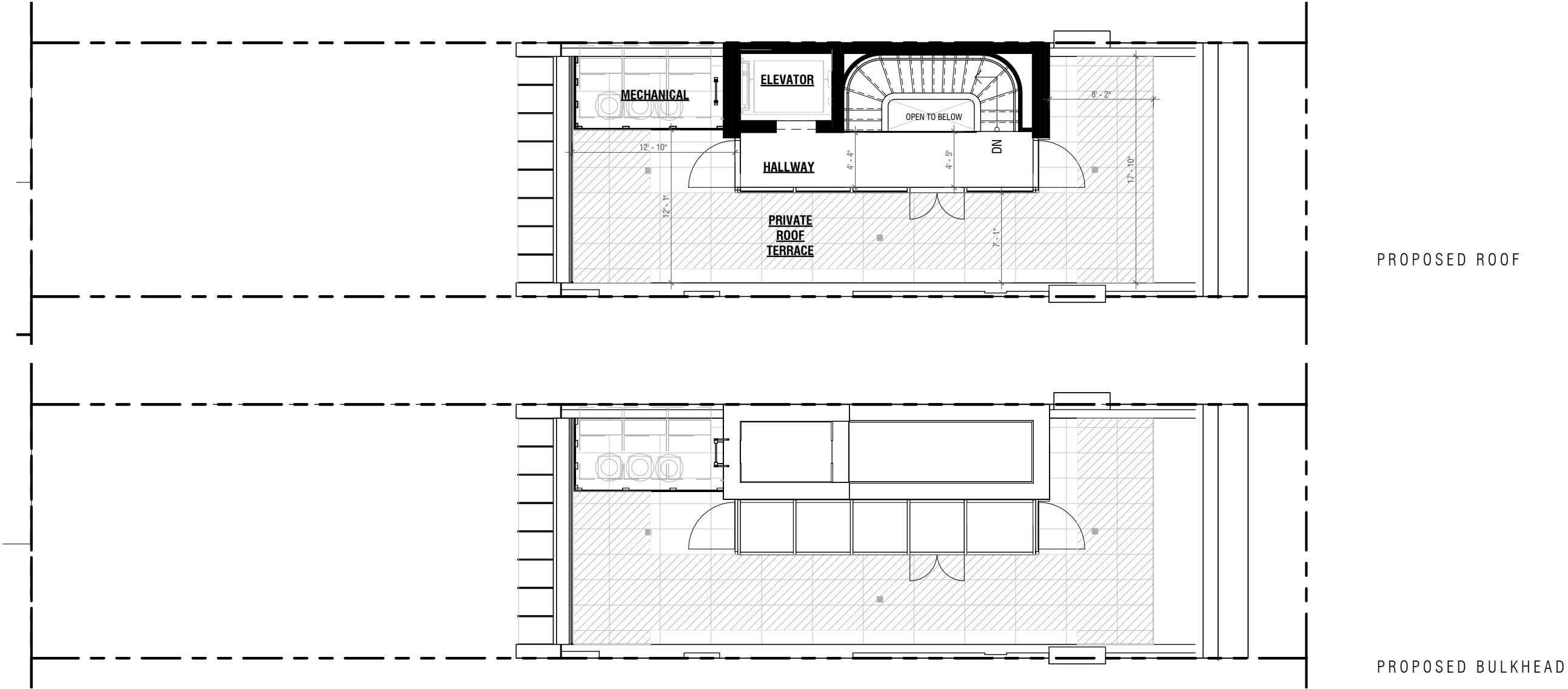
PROPOSED 2ND FLOOR

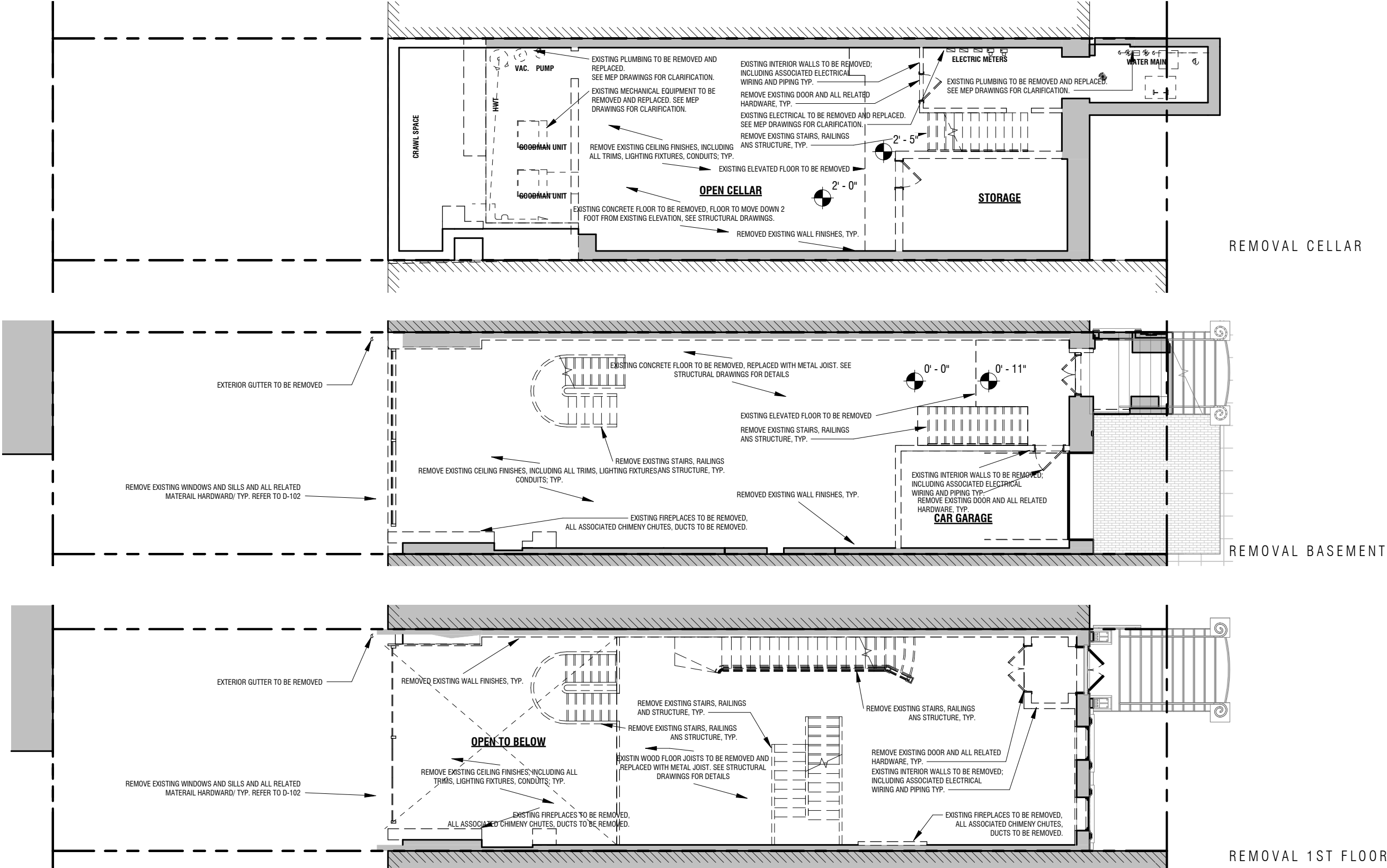


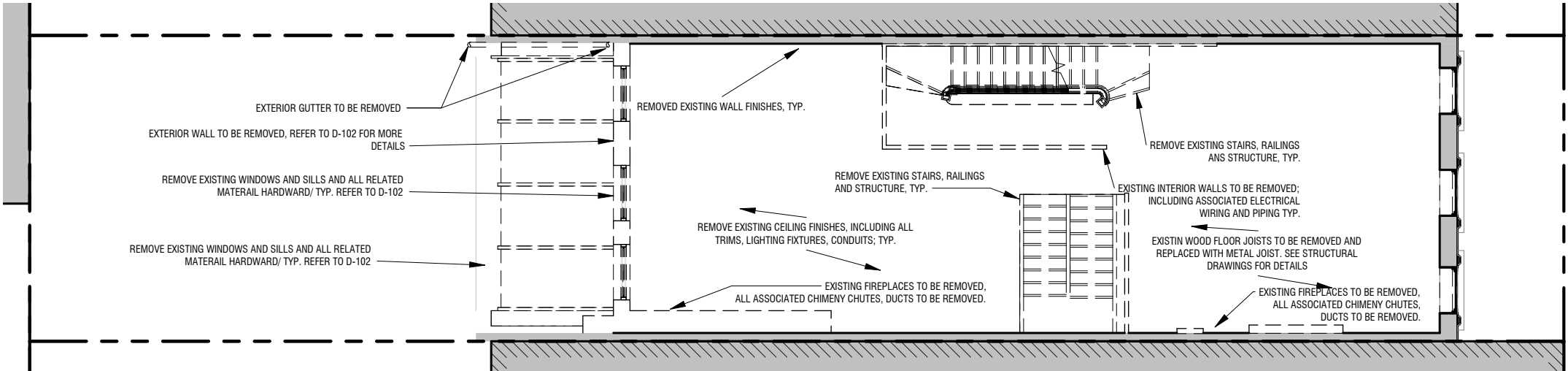
PROPOSED 3RD FLOOR



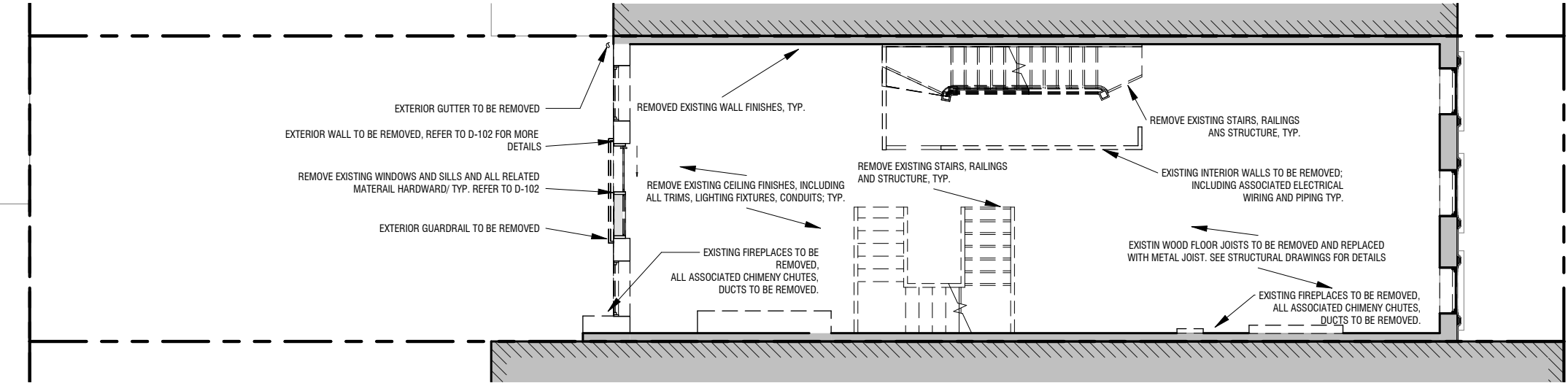
PROPOSED 4TH FLOOR



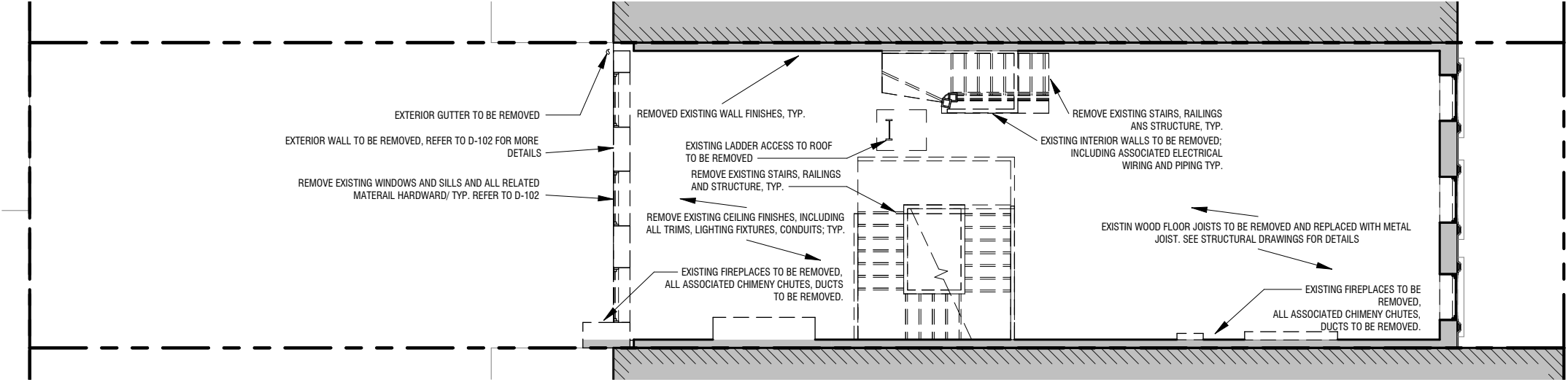




REMOVAL 2ND FLOOR



REMOVAL 3RD FLOOR



REMOVAL 4TH FLOOR

