

Valerie S. Mason
Chair

Will Brightbill
District Manager



505 Park Avenue, Suite 620
New York, N.Y. 10022-1106
(212) 758-4340
(212) 758-4616 (Fax)
www.cb8m.com – Website
info@cb8m.com – E-Mail

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

June 20, 2025

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 122 East 66th Street (Upper East Side Historic District) – *Martin Lee Griggs, Walter B. Melvin Architects* – A Neo-Regency style building designed by Thomas Harlan Ellett and constructed in 1931-1932. Application is for the closing of through-wall penetrations below three windows on the 4th floor, north façade, the installation of three through-wall penetrations above three windows on the 4th floor, north façade, and the installation of three through-wall penetrations above three windows on the 4th floor, south façade.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on June 18, 2025, the Board approved the following resolution by a vote of 37 in favor, 1 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 122 East 66th Street is the home of the Cosmopolitan Club; and

WHEREAS the Cosmopolitan Club has been investing year by year in bringing the building back to its 1930s glory; and

WHEREAS the Club must replace outmoded air conditioning units; and

WHEREAS there are five windows across the face of the fourth floor; and

WHEREAS there are grilles with through wall units behind the grilles on the three easterly windows, an asymmetrical arrangement; and

WHEREAS the grilles are 18” high and 44” wide and are set tight to the undersides of the windowsills; and

WHEREAS the grilles and through-wall units will be removed; and

WHEREAS the openings will be filled with brick to match closely the color of the original brick, which is covered with paint; and

WHEREAS the infill brick will be painted to match the painted brick façade; and

WHEREAS the units to be removed will be replaced with three new units, above the middle window and the two end windows, a symmetrical arrangement reflecting the symmetrical design of the building; and

WHEREAS the new through-wall units will be set behind new, frameless, aluminum louvers flush with the brick wall; and

WHEREAS the new louvers will be 18” high and 46” wide and set 10” above the windows; and

WHEREAS the new aluminum grilles will be painted to match the color of the brick façade; and

WHEREAS the new air conditioning units will be less visible than the current units; and

WHEREAS the visual impact of the new through wall units will be minimized; and

WHEREAS the new through wall penetrations for air conditioning units are contextual and appropriate within the historic district; and

THEREFORE BE IT RESOLVED that this application is **APPROVED 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