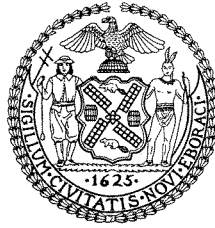


Nicholas Viest
Chair

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

April 17, 2014

Hon. Robert B. Tierney, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 45 East 66th Street – NE corner Madison Avenue [INDIVIDUAL LANDMARK]

Dear Chair Tierney:

1. At the Full Board meeting on Wednesday, April 16, 2014, the board adopted the following resolution regarding **45 East 66th Street – NE corner Madison Avenue [INDIVIDUAL LANDMARK]** – **Upper East Side Historic District – Jeffrey Cole, Architect**. Application is for a penthouse rooftop addition.

WHEREAS 45 East 66th Street was designed by Harde & Short and completed in 1908.

WHEREAS 45 East 66th Street, which turns the corner onto Madison Avenue and was designated an Individual Landmark in 1977, is a 10-story unusual perpendicular red and white gothic building with a center court for light, a distinctive rounded corner tower and 12 over 12 double hung windows including on the tower.

WHEREAS 45 East 66th Street is also on the National Register of Historic Places.

WHEREAS the applicant proposes the construction of an extra story on top of an existing penthouse addition [existing secondary rooftop structure]; the existing penthouse addition is not visible because it is hidden behind an exquisite and distinctive parapet wall.

WHEREAS the proposed addition would rise 11' above the existing rooftop addition and 4' above the parapet.

WHEREAS the proposed addition will be set back 17' from the eastern edge of the existing building, 9' from the existing addition and 30' back from the property line.

WHEREAS because the proposed addition would rise above the free-standing parapet wall and be visible from the public way, it will alter the view of the building from the street, especially from East 66th Street..

WHEREAS the application was first presented to the Landmarks Committee in January, 2014 and was disapproved as presented; the new application, with a few minor alterations, is virtually identical to the January application.

WHEREAS while the applicant made a more complete presentation with the inclusion of many more detailed drawings than in January, the applicant did not include a montage of the streetscape which would have provided for a contextual view of the addition.

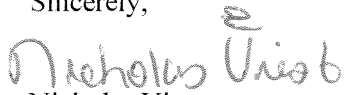
WHEREAS the applicant is proposing a new addition that mimics the existing inappropriate addition. While the proposed addition is minimally visible from the public way and the committee has approved rooftop additions that are minimally visible, 45 East 66th Street has one of the city's grandest facades with its distinctive windows along both 66th Street and Madison Avenue.

WHEREAS the proposed addition is out of context and inappropriate for both an INDIVIDUAL LANDMARK of this caliber and within the historic district.

THEREFORE BE IT RESOLVED that this application is **disapproved** as presented.

This recommendation was approved by a vote of 36 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

Sincerely,


Nicholas Viest
Chair


David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Micah Kellner, NYS Assembly Member, 65th Assembly District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District