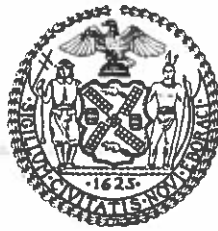


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Chairman

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## The City of New York Manhattan Community Board 8

July 22, 2015

Hon. Meenakshi Srinivasan, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

CORRECTED COPY

**Re: 56 East 66th Street (between Park and Madison Avenues) – Upper East Side Historic District**

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, July 15, 2015, the Full Board adopted the following resolution regarding **56 East 66<sup>th</sup> Street (between Park and Madison Avenues) – Upper East Side Historic District – Andrea Knox, architect**. Application is for work at front and rear elevations and for an elevator bulkhead replacement.

WHEREAS 56 East 66th Street is a Neo-Grec rowhouse designed by J. H. Valentine and constructed in 1877-78.

WHEREAS 56 East 66th Street is a non-contributing building within the historic district and was originally one of a row of 10 neo-Grec brownstones; only 2 are left.

WHEREAS the existing non-descript brick elevation replaced the original brownstone in 1935,

WHEREAS the applicant proposes returning the property to a single family residence; it was formerly divided into apartments with a doctor's office at the ground level.

WHEREAS there is a 3-story extension at the rear; the applicant proposes to remove approximately ½ of the extension so that a 30' rear yard will be returned to the property. [The remaining extension will be increased by one floor. Overall, the extension will be decreased by approximately 80 square feet.]

WHEREAS at the front elevation, the applicant proposes to replace the existing brick with limestone with a rusticated base and a new central entry; the façade will be organized so that it presents as divided into three parts [tripartite]. The limestone will wrap around the base only at the ground floor.

WHEREAS at the midsection, the windows at the two floors about the ground floor will express as a single window system set within the limestone.

WHEREAS the windows will be aluminum with a bronze finish

WHEREAS at the fourth floor, the windows will be slightly recessed.

WHEREAS at the fifth floor, the applicant proposes to create a porch by pushing the façade back into the building -- it will present as a portico; at the roof a strong cornice will be added.

WHEREAS at the rear, the extension will be carried up to the 4th floor with a terrace above, accessible from the 5th floor.

WHEREAS because the extension is being chopped in half to create the 30' rear yard, an existing east-facing bay window will be removed.

WHEREAS the applicant proposes a new brick 4-story rear elevation; the width of the rear elevation is 20'; the applicant proposes 4 very large bronze windows with spandrels; 3 windows will be 14' wide by 9' high, the fourth window will be 14' wide by 9'6" high. The rear elevation will consist mostly of glazing.

WHEREAS there will be a Juliet balcony at the 4th floor.

WHEREAS a new elevator and stair bulkhead will be added at the roof; the new height of the bulkhead will be 20'6"; however, the bulkhead will only present as 10' high because of the existing sloped roof – to correct the slope, the applicant is introducing a sloped setback so that the new roof will be flat. [The existing bulkhead is 9';

the new bulkhead will appear as only 10' high because of the sloped setback that will hide the additional height of the new bulkhead.]

WHEREAS because of the new bulkhead, three existing chimney flues will be raised by 3'. There will be minimal visibility from the public way – a corner of the front flue that is being raised by 3' to accommodate the new bulkhead.

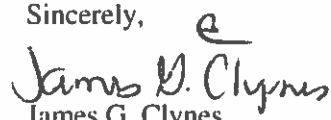
WHEREAS the applicant's proposed changes at the front elevation -- especially the introduction of the porch/portico at the 5th floor, improve the streetscape along 66th Street and at the rear elevation -- especially the removal of ½ of the existing extension which allows for the reintroduction of a 30' yard -- are to be commended.

WHEREAS all of the proposed changes are contextual and appropriate within the historic district; the existing brick non-contributing front elevation does not contain any references to the original historic elevation.

THEREFORE BE IT RESOLVED that of this application is approved as presented.

*This recommendation was approved by a vote of 39 in favor, 3 opposed, 1 abstention, and 0 not voting for cause.*

Sincerely,

  
James G. Clynes  
Chairman

  
David Helpem 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, 26<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Daniel Garodnick, NYC Council Member, 4<sup>th</sup> Council District