

Russell Squire
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**

May 20, 2021

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 4 East 66th Street (Upper East Side Historic District) – *Peter Pennoyer, Architect* – A neo-Italian Renaissance style eleven story building designed by J.E.R. Carpenter and Cross and Cross and constructed in 1919-1920. Application is for window alterations.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 19, 2021, the board unanimously approved the following resolution by a vote of 46 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 4 East 66th Street (also known 845 5th Avenue) is a neo-Italian Renaissance-style 11-story, limestone clad apartment building designed by J.E.R. Carpenter with Cross and Cross as associated architects and constructed in 1919-20;

WHEREAS 4 East 66th Street, with a muted dignity that only could be conveyed by such prestigious residential architects, wraps into the middle of the block behind Temple Emmanuel which results in a courtyard with a south facing wall/indentation, an east facing wall and 2 west-facing indentations;

WHEREAS all windows to be altered/replaced are inside the courtyard at an 8th floor apartment — because of the courtyard, the windows are well setback from 5th Avenue;

WHEREAS the windows include:

- 1) at the east elevation, 2 windows
- 2) at the south elevation, 3 windows
- 3) at the west elevation, 2 windows (a bedroom window and a bathroom window with the masonry between them altered to create two new openings
- 4) at the west elevation, a new opening will be installed into the formerly blank wall;

WHEREAS there will be 8 new windows altogether — 7 existing windows will be replaced with new bronze glass doors, new stone sills and Juliette balconies in expanded openings; the head height and width of the existing masonry openings will be maintained; the sills will be lowered to floor level; materials for the balconies will match the adjacent balconies on the floor above;

WHEREAS while the head height for the 7 windows does not change, the applicant proposes to drop the openings to the floor level so that the new windows will now be approximately 2' taller than the existing 7' 71/8" tall windows;

WHEREAS thus, the proposed new height of the windows will be approximately 9’8” with the one exception of the new opening to be created to provide light for the kitchen [Note that interior rooms have a 12’ ceiling height.];

WHEREAS at one of the west-facing indentations, there is now a window for a bathroom and a window for a bedroom; these 2 windows will result in 2 new enlarged windows;

WHEREAS the 8th window (on the other of the indentations on the west-facing elevation) will be a double-hung three-part window with divided lights in order to provide an opening into the kitchen — to be created from a new masonry opening (see #4 above); it will not resemble the other 7 altered windows;

WHEREAS the proposed Juliet balconies for the 7 altered windows provide visual decoration;

WHEREAS to summarize, 8 windows will be altered. Of the 8, 5 will have “French doors”. The left opening at the east elevation will not be a “French door”, and will present as narrower. The former bathroom window, now reconfigured, at the indentation on the west elevation will not be a “French door” and will present as narrower. The opening for the kitchen will be a simple wood-framed double hung window with divided lites;

WHEREAS the applicant’s intent is to make the courtyard elevation symmetrical;

WHEREAS there is a precedent for such an approach to the fenestration on the courtyard — at the Landmarks Preservation Commission — a prior approval for another apartment at the 9th floor;

WHEREAS the west-facing windows are visible from 5th Avenue;

WHEREAS the applicant proposes to match the existing iron work at the front elevation for the Juliet balconies; the iron work will be painted black only;

WHEREAS it is unusual for an apartment building on a side street to have a visible secondary elevation;

WHEREAS the applicant’s overall intent for the window alteration is to take advantage of this secondary elevation as it relates to Temple Emmanuel;

WHEREAS the alterations to the windows at the 8th floor take their cues from the already altered windows on the 9th floor;

WHEREAS the applicant is to be commended on the elegance of his thoughtful design; the alterations to the windows are symmetrical within the courtyard and add to the overall beauty of one of the great early 20th century residential apartment buildings;

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

Sincerely,

Russell Squire

Russell Squire
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Robert J. Rodriguez, NYS Assembly Member 68th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District