

May 6, 2025  
Public Hearing

The current proposal is:

**Preservation Department – Item 10, LPC-25-05782**

**54 East 66th Street – Upper East Side Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 160 059 3679

**Passcode:** 131371

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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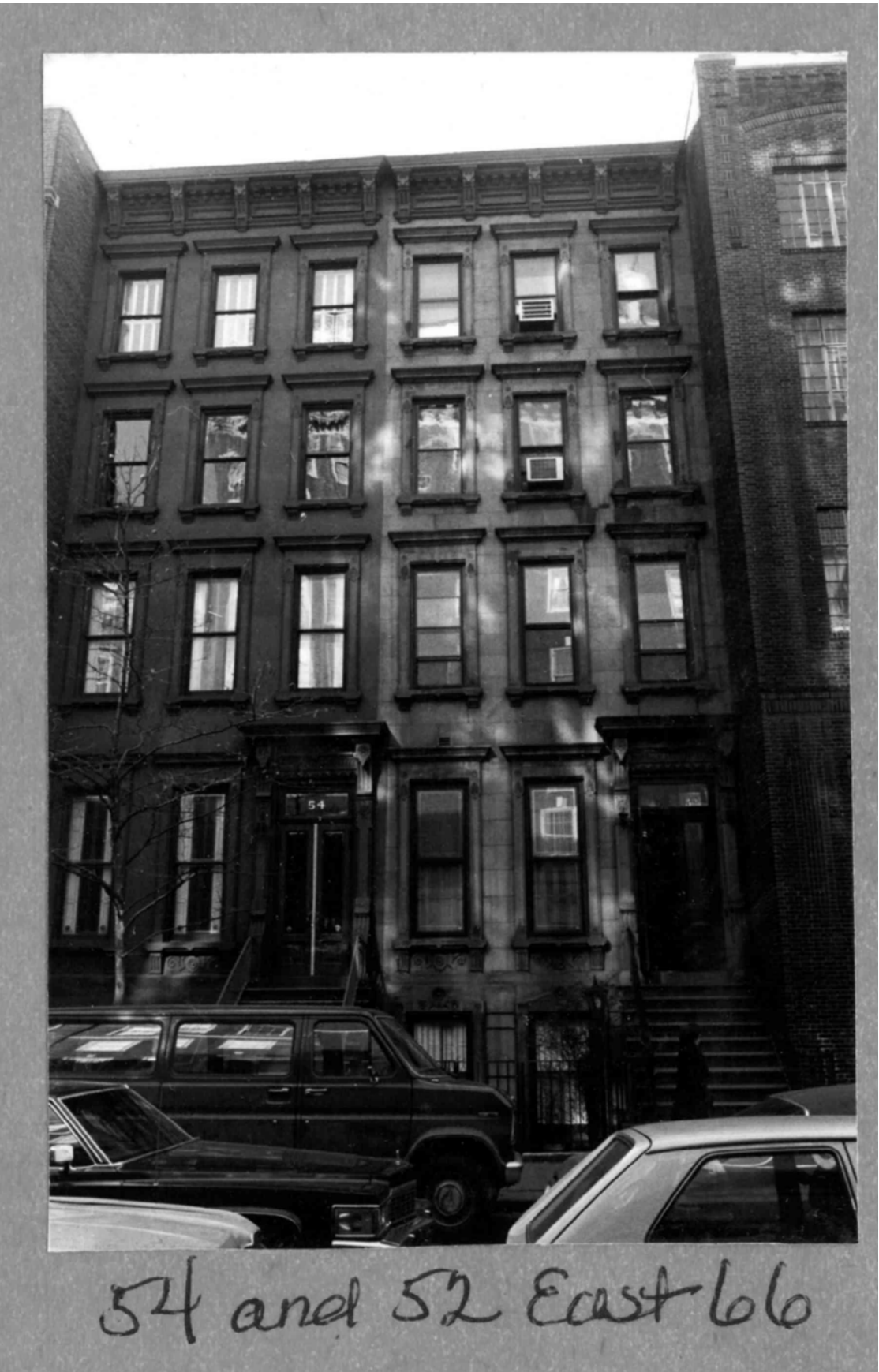
# 54 EAST 66TH STREET

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 REAR YARD EXTENSION AERIALS
- 09 ADJACENT LOT REAR YARD EXTENSIONS
- 10 ADJACENT LOT REAR YARD EXTENSIONS
- 11 PROPOSED ZONING AXONOMETRIC
- 12 PROPOSED WORK AT REAR FACADE
- 13 ELEVATIONS - REAR FACADE
- 14 DETAILED ELEVATIONS ADJACENT REAR FACADE
- 15 EXISTING REAR FACADE SITE CONDITIONS
- 16 EXISTING REAR FACADE SITE CONDITIONS - 4TH FLOOR REAR DETAILS
- 17 REAR YARD MATERIAL SELECTION
- 18 EXISTING SECTION
- 19 PROPOSED SECTION
- 20 WALL SECTION - TYP. WINDOW
- 21 WALL SECTION - TERRACE
- 22 4TH FLOOR SETBACK FACADE DETAILS
- 23 WALL SECTION - ANGLED ROOF
- 24 EXISTING ROOF PHOTOS
- 25 ROOF MATERIAL SELECTION
- 26 ROOF DRAWINGS - EXHAUST EXTENSIONS
- 27 ROOF DRAWINGS - EXHAUST EXTENSIONS
- 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

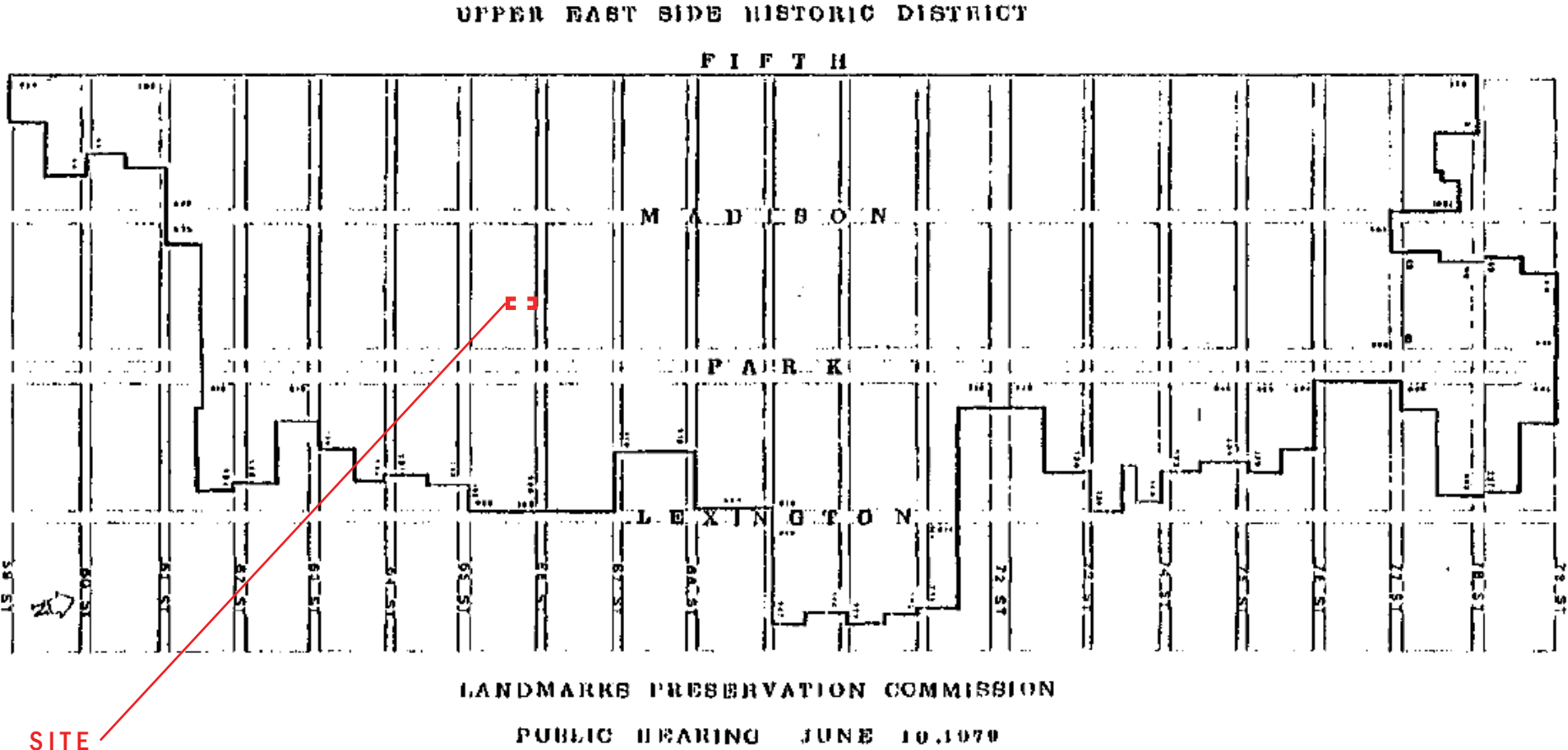


PRESENTED BY:

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 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

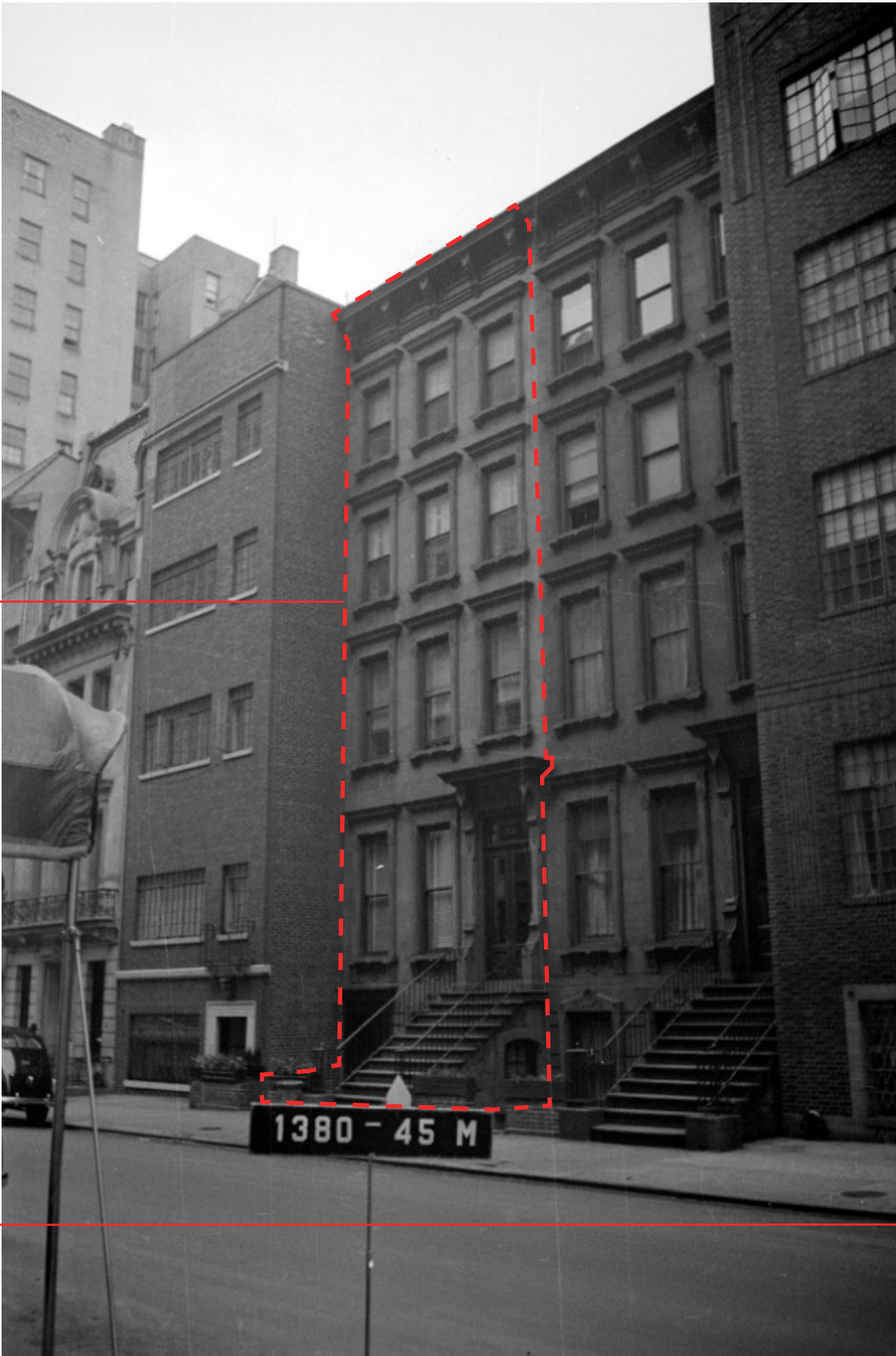
ARCHITECTURE

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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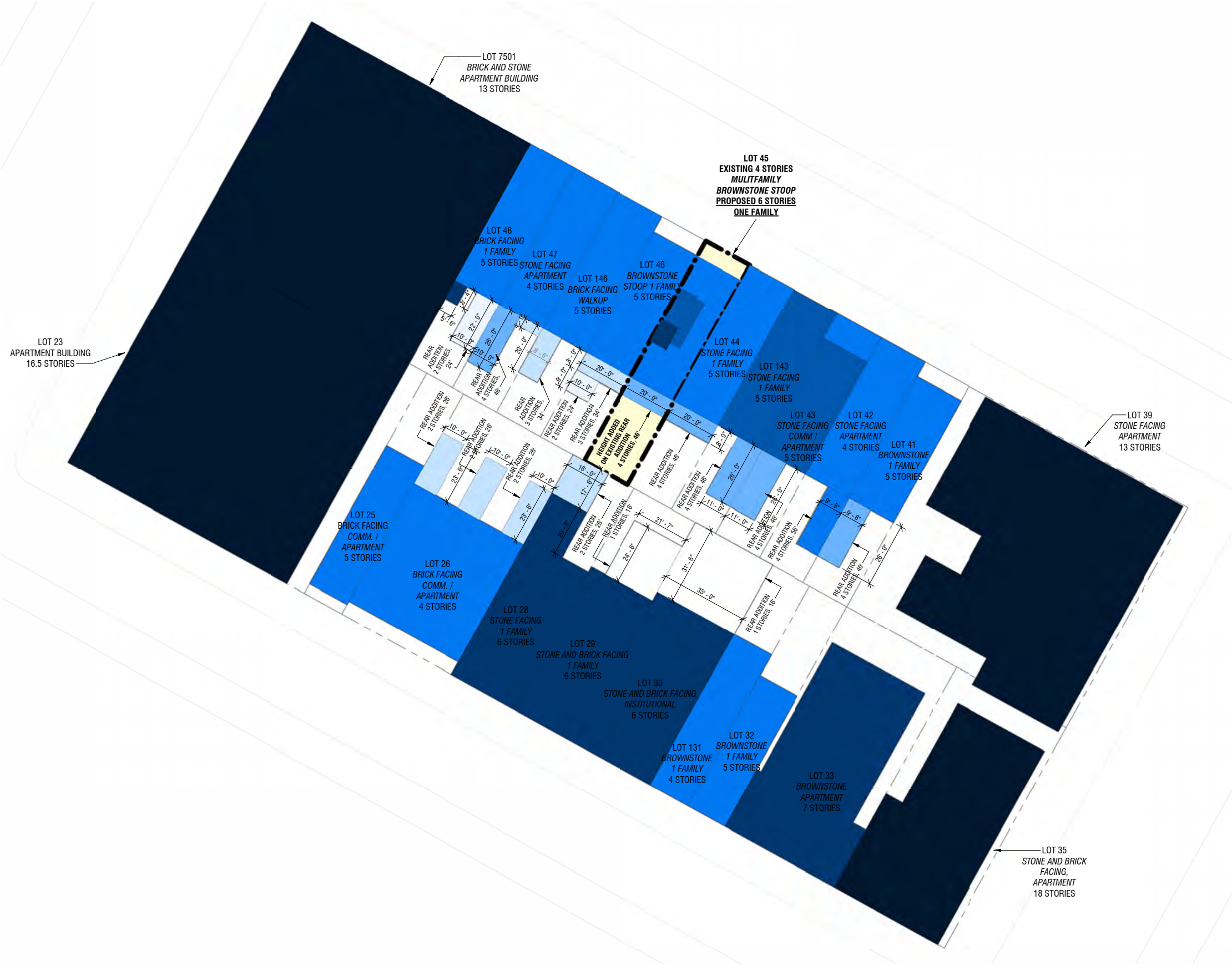
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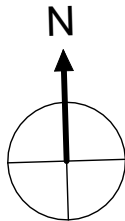
EXISTING PLOT PLAN

PROPOSED PLOT PLAN



BLOCK PLAN LEGEND

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











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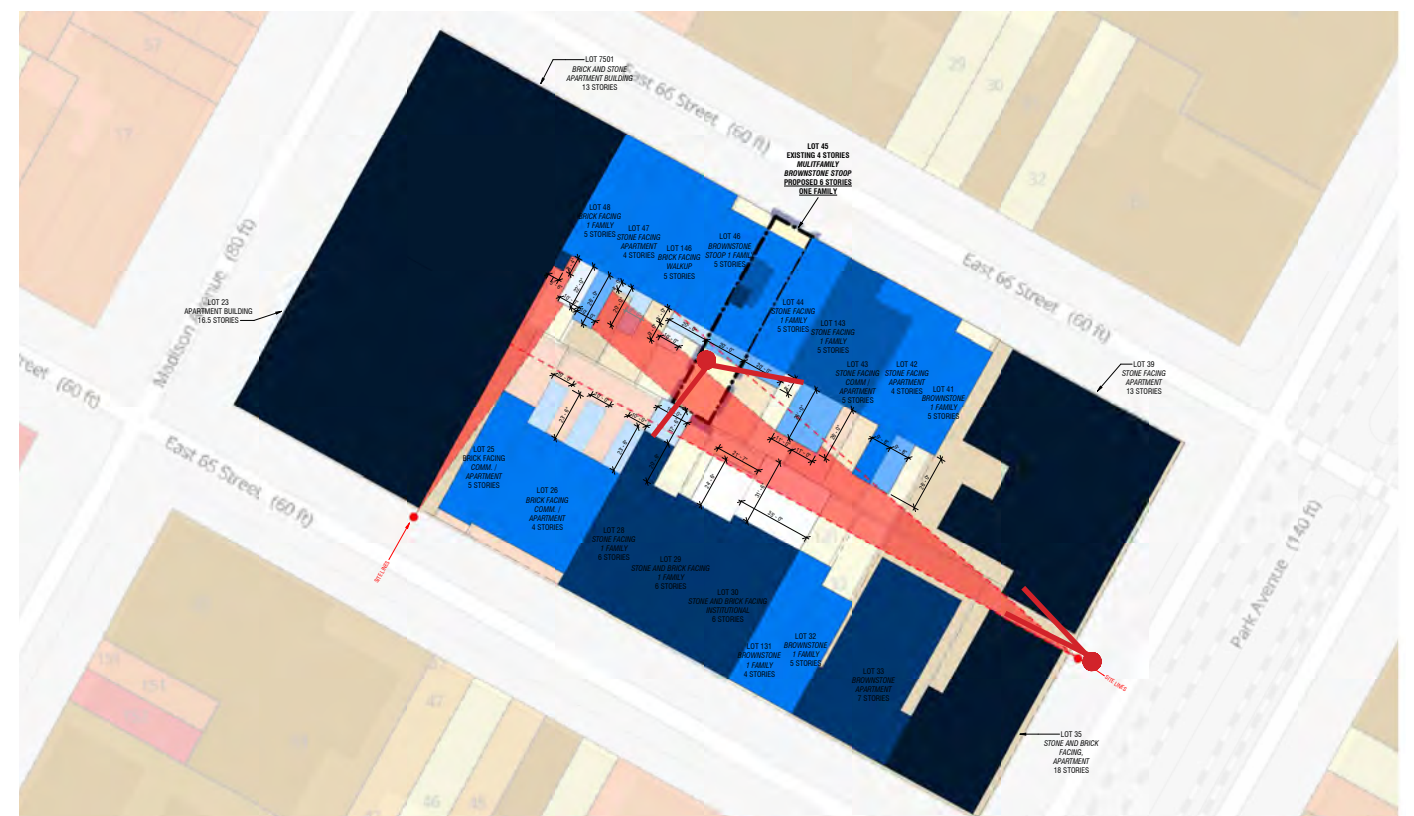
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PHOTOS TAKEN 01.31.2025



PHOTO TAKEN 04.02.2025







PHOTOS TAKEN 01.31.2025



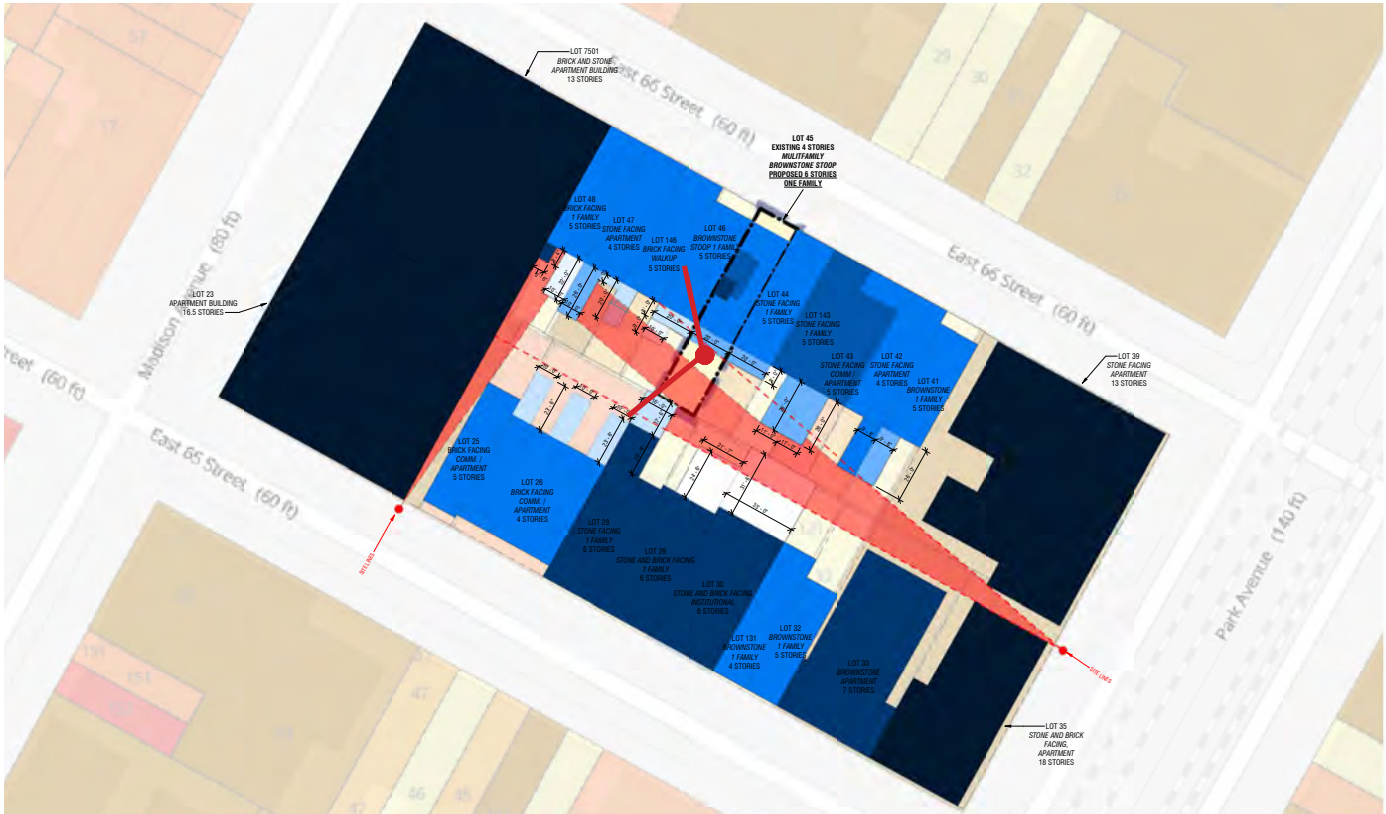
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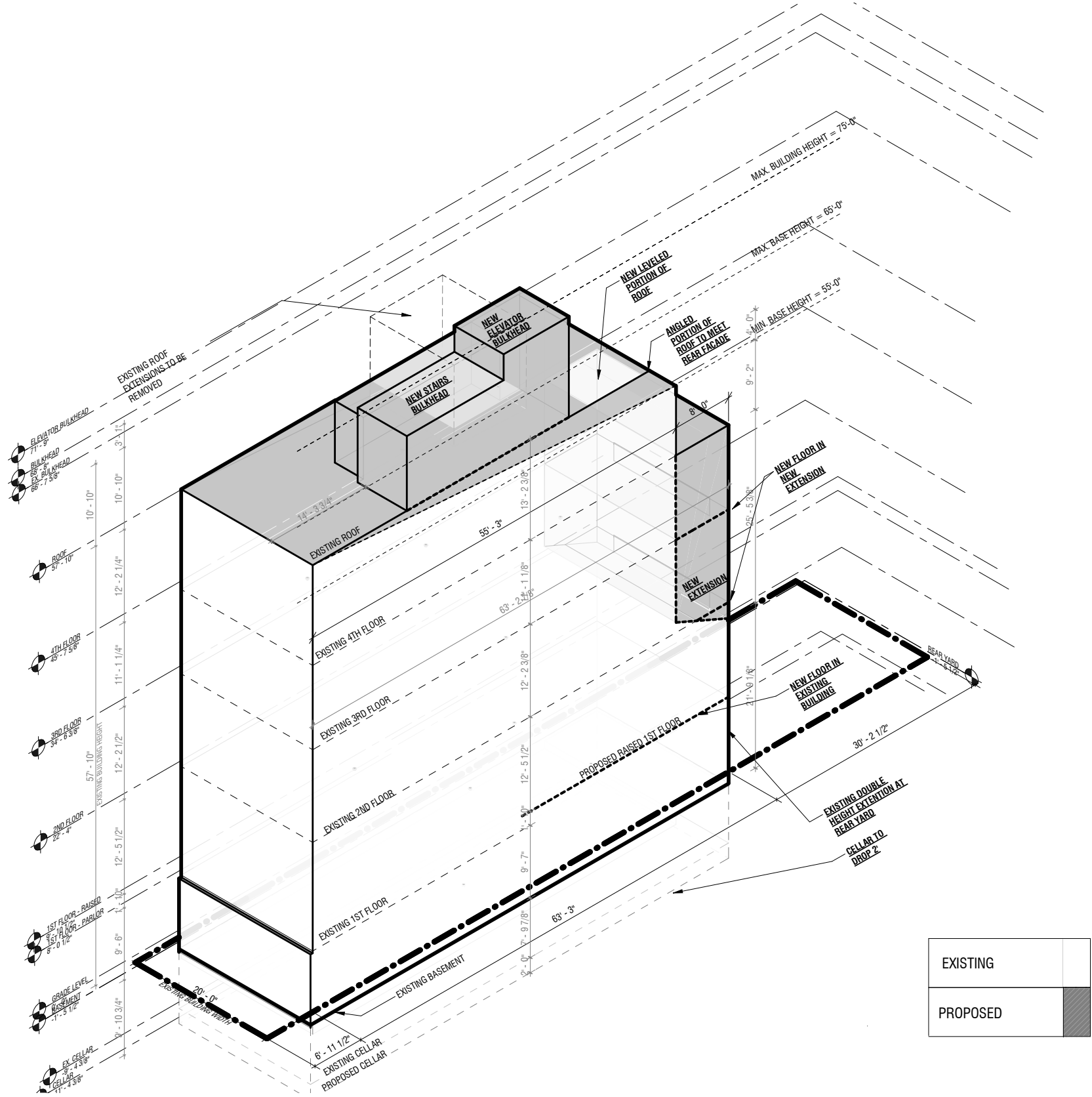
PHOTOS TAKEN 01.31.2025





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



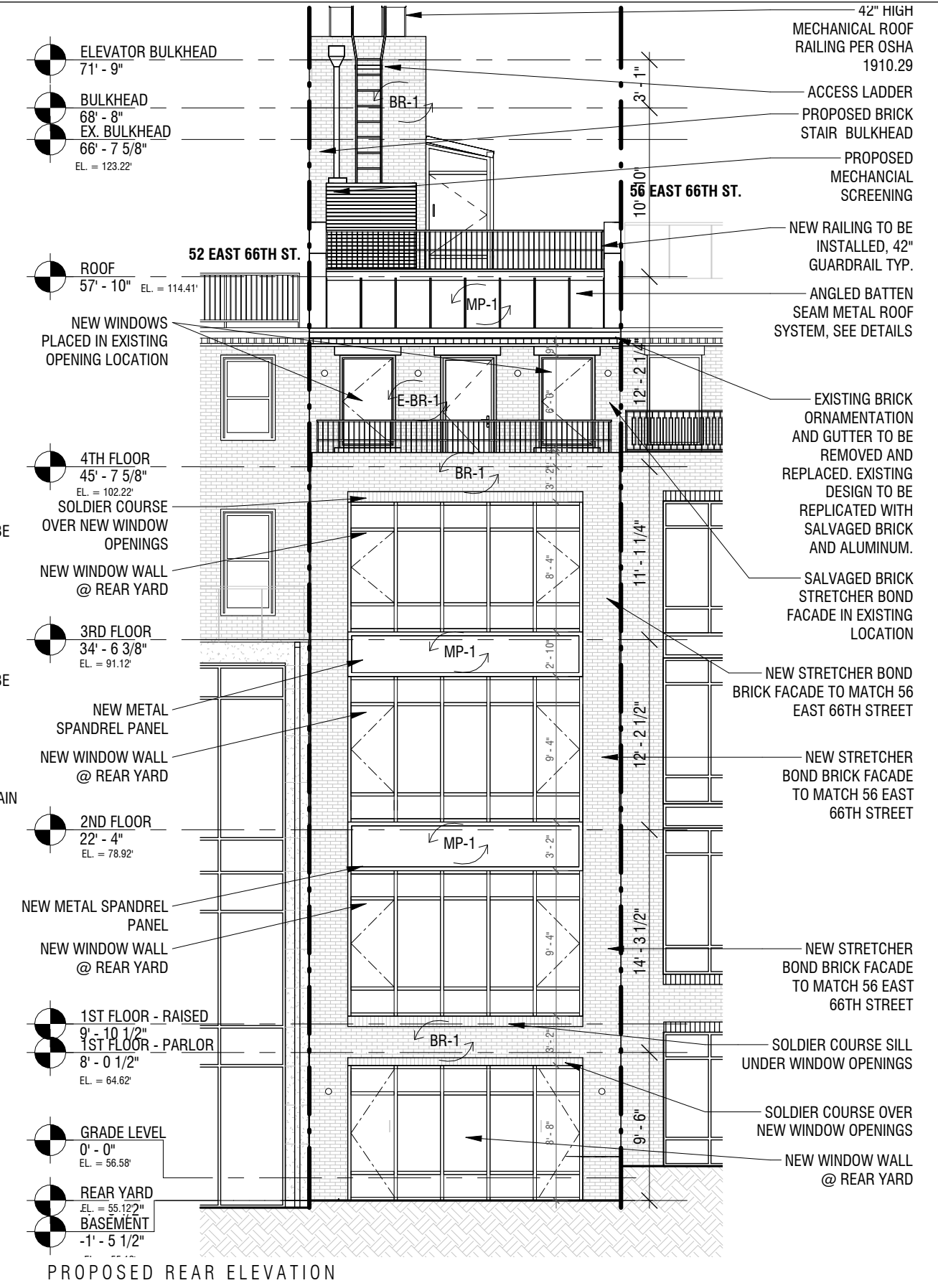
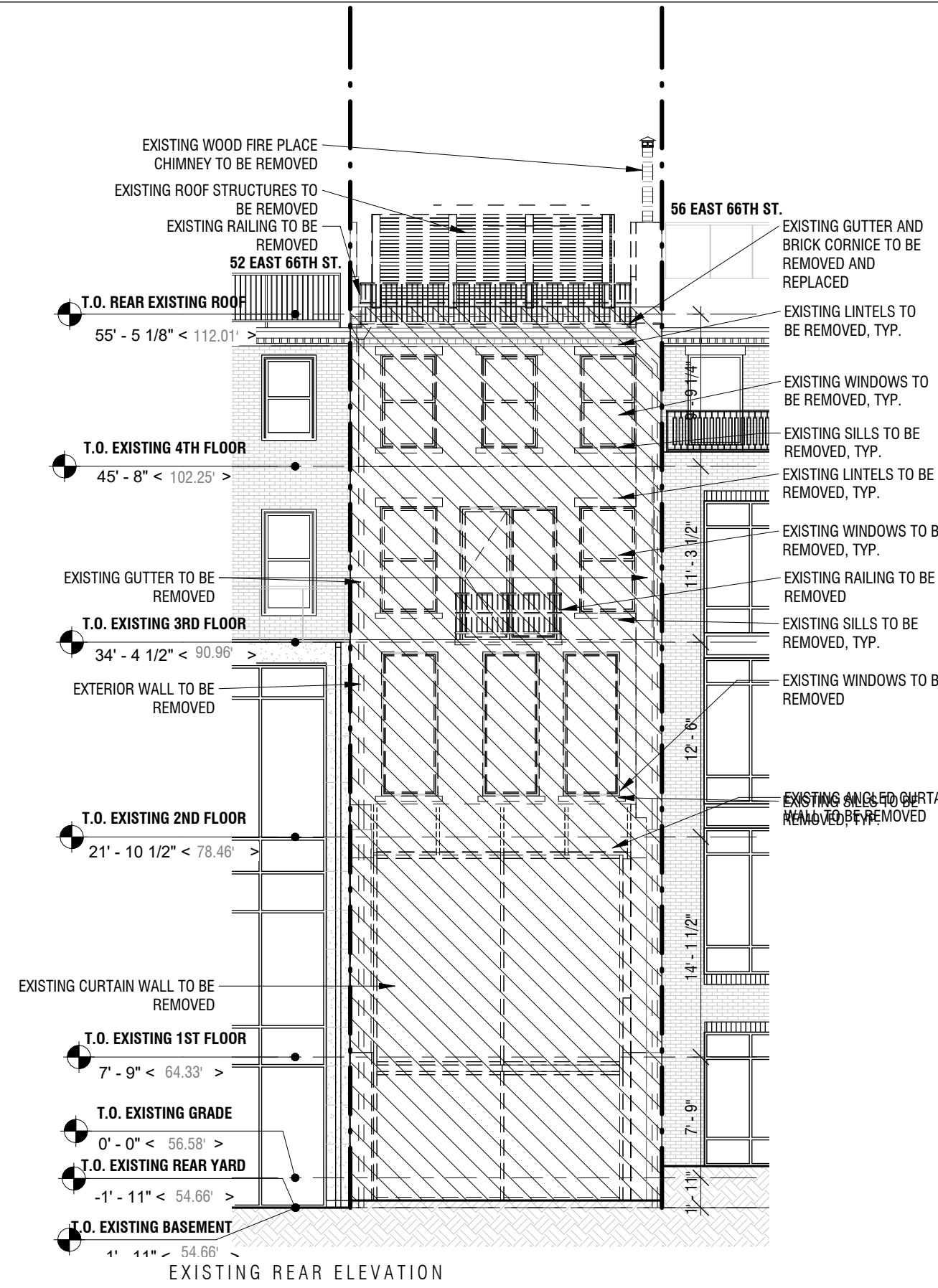
AXONOMETRIC



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, SALVAGING OLD BRICK TO RECONSTRUCT.
- NEW WINDOWS AT NEW FACADE









DETAILED REAR ELEVATION



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PHOTOS TAKEN 01.31.2025





PHOTOS TAKEN 01.31.2025

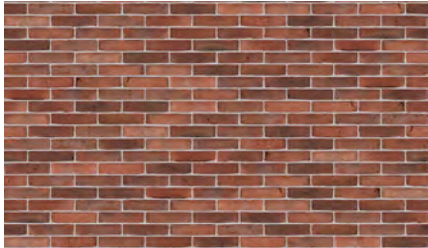




PHOTOS TAKEN 01.31.2025



MATERIALS:



**BR** RED BRICK WITH LIGHT GREY MORTAR, TBD



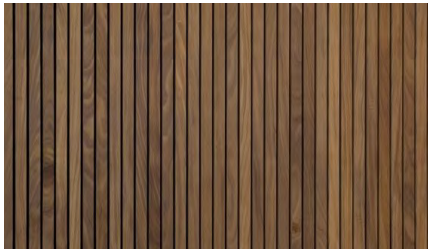
**MT** GRAY BROWN 8019 ALUMINUM PANELS, RAILING, WINDOW COLOR, COPING



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



**ST 2** STO STUCCO 31436 LINTELS OVER WINDOWS

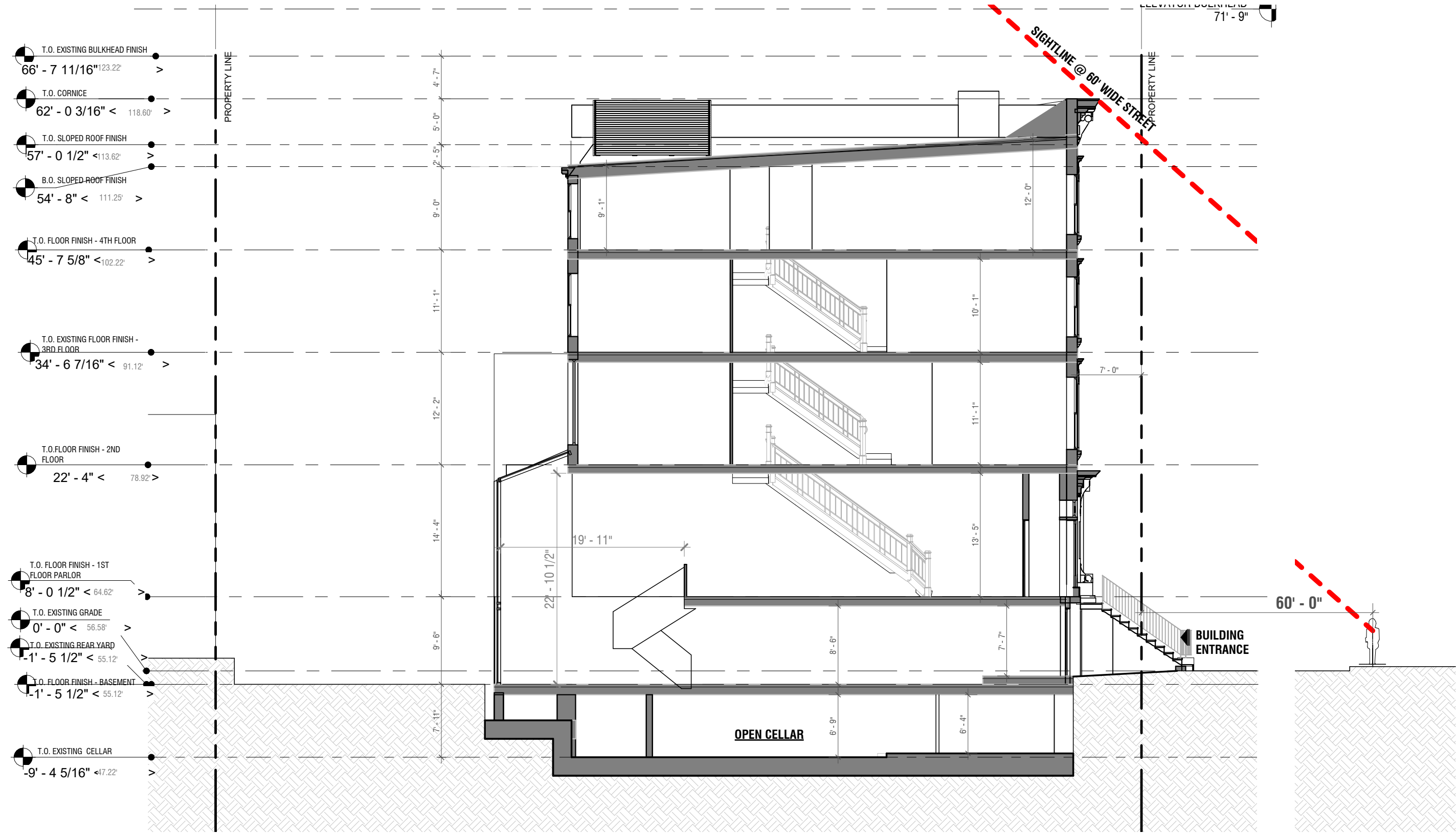


**FC** IPE WOOD FENCING AND MECHANICAL SCREENING @ ROOF, REAR YARD

\*FACADE AT 4TH FLOOR SETBACK WILL USE SALVAGED BRICK FROM EXISTING FACADE







EXISTING SECTION - LONG

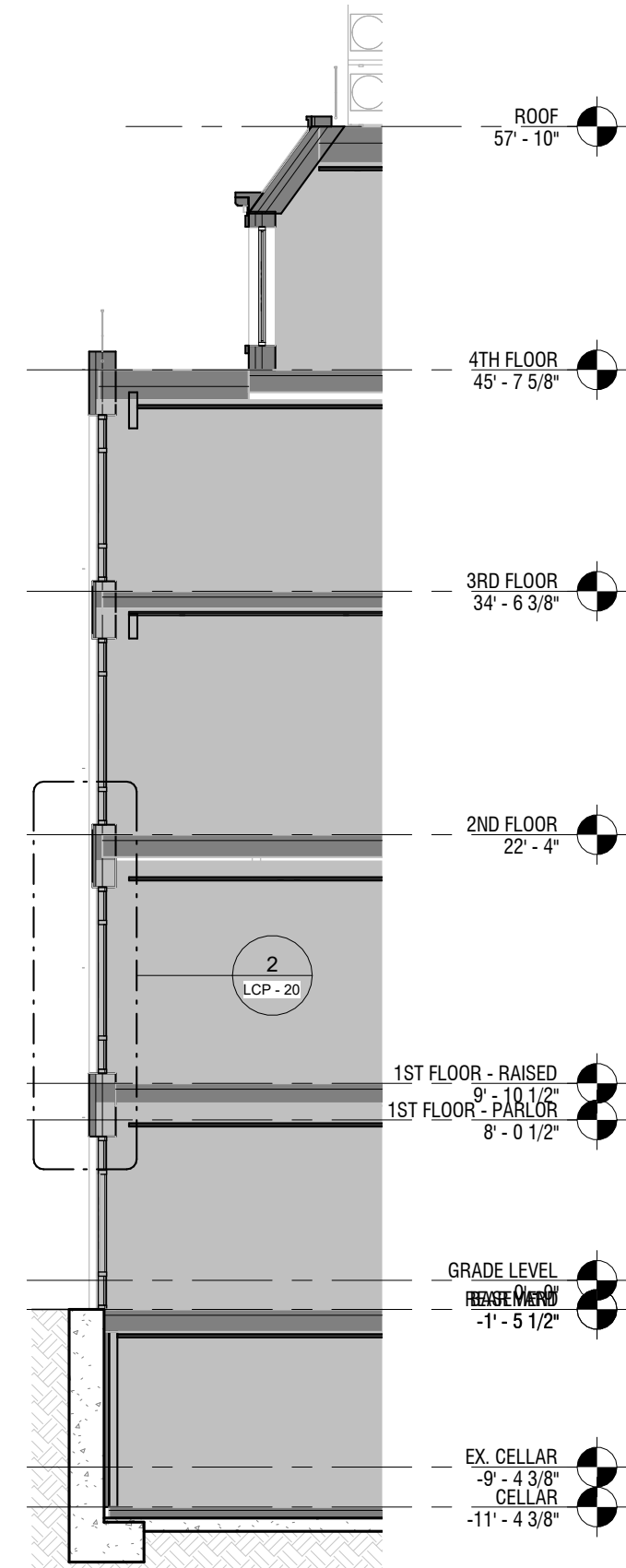




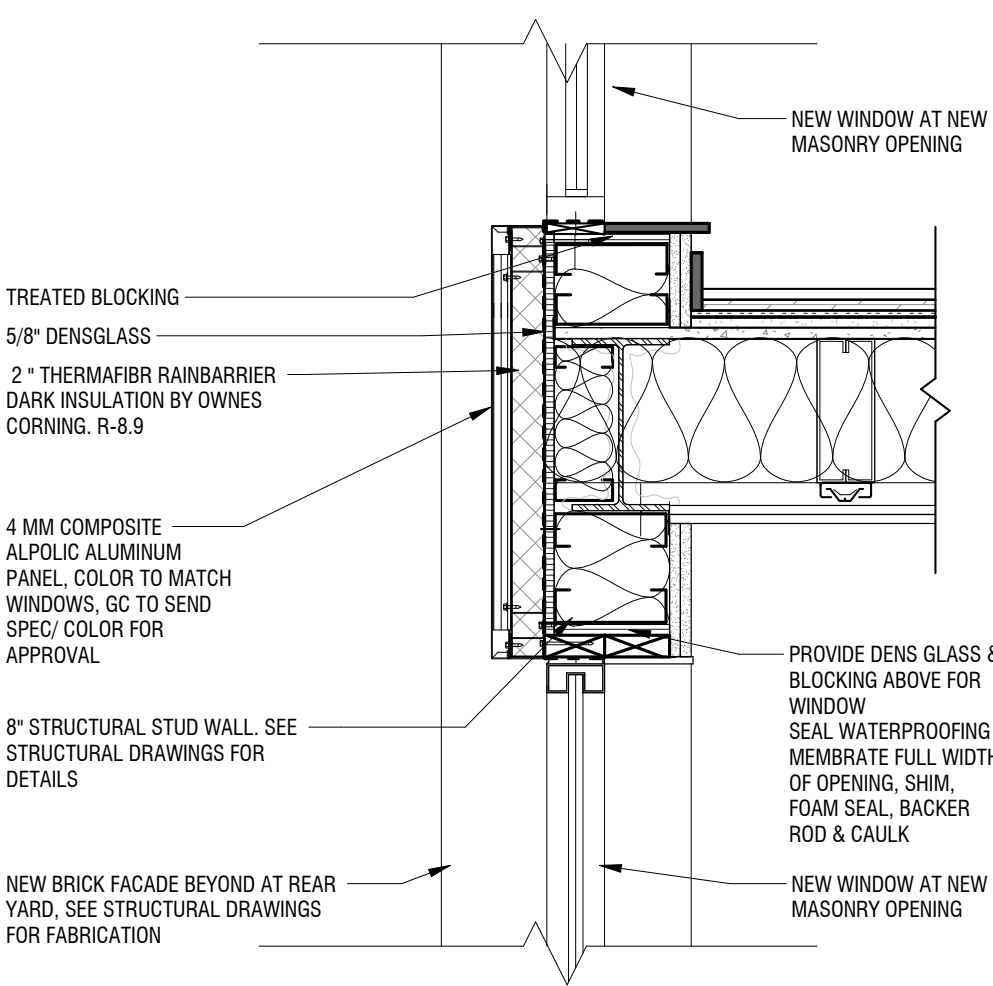
PROPOSED SECTION - LONG



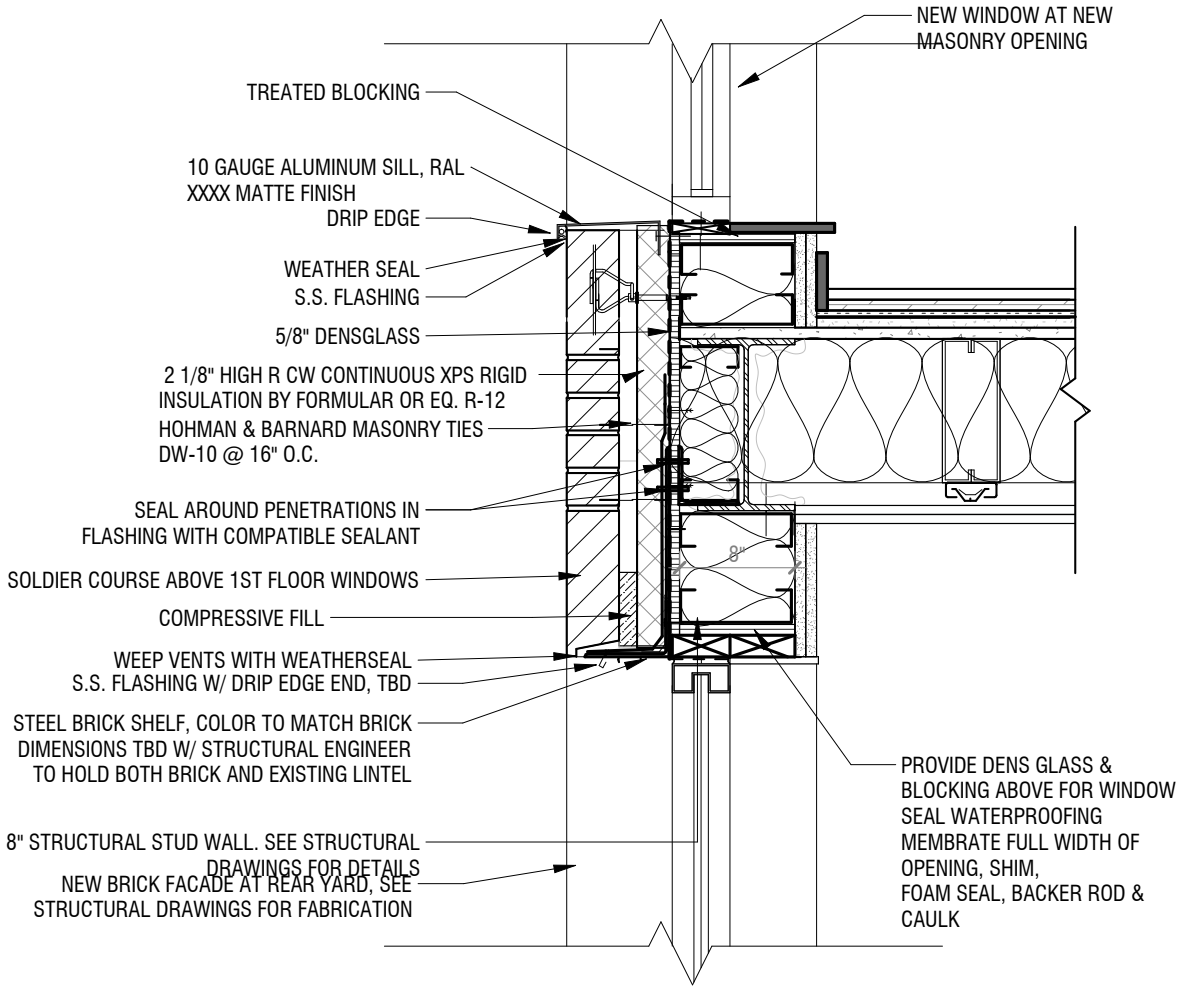




WALL SECTION - REAR FACADE

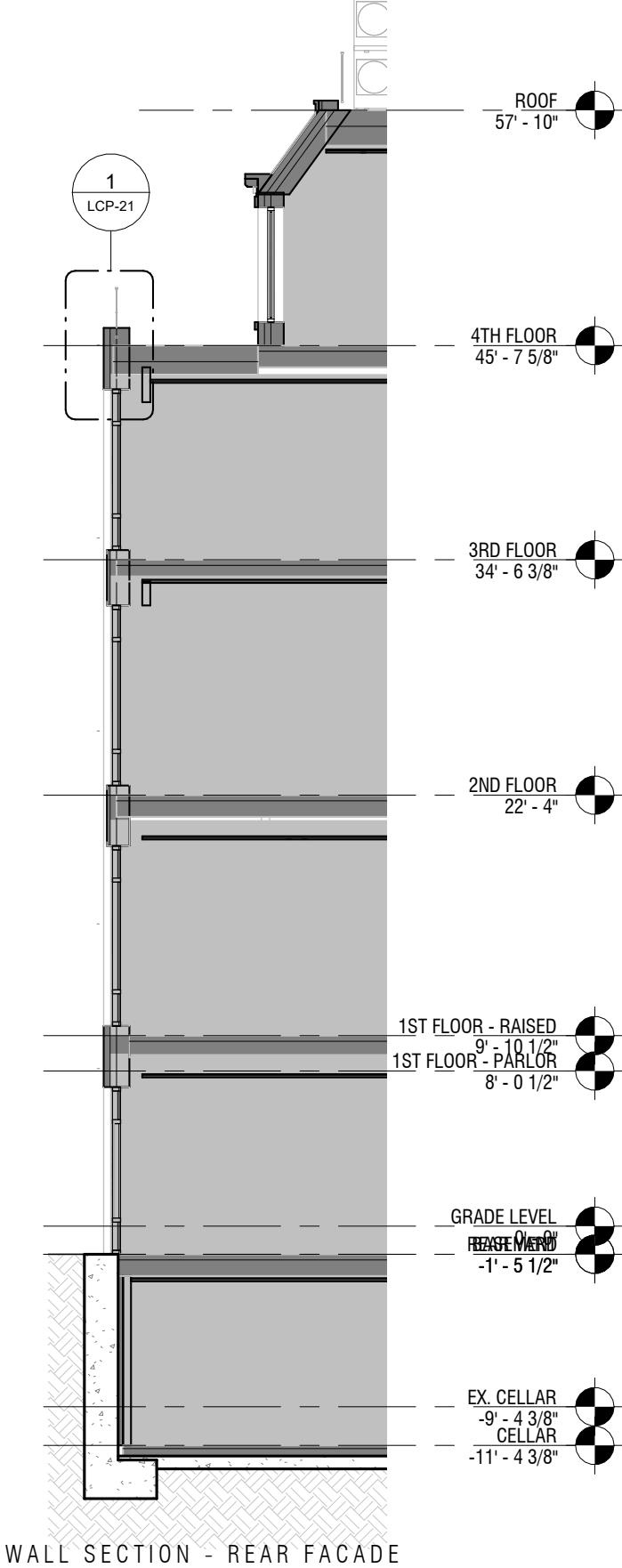


PROPOSED METAL PANEL - WALL SECTION

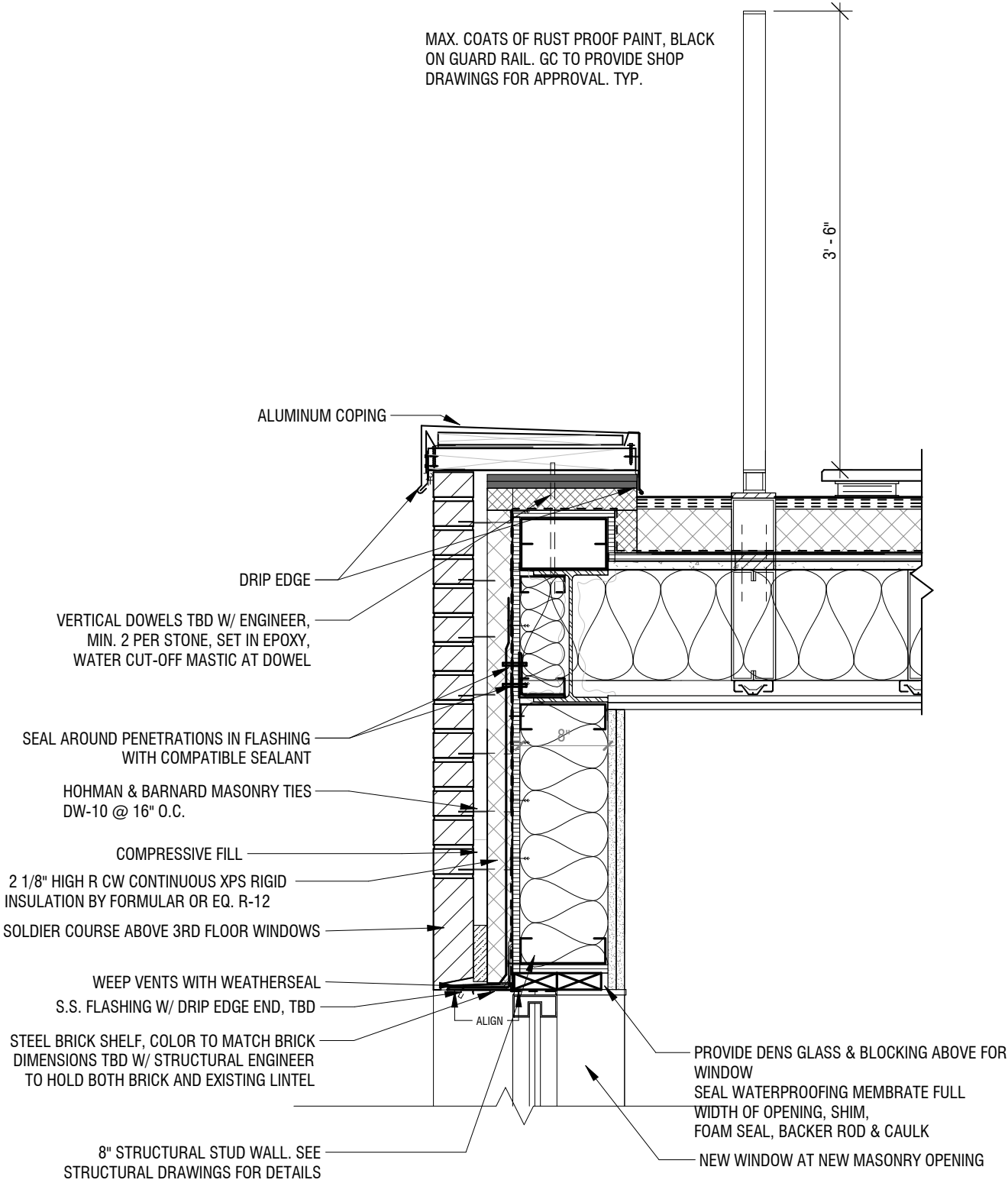


PROPOSED BRICK - WALL SECTION





WALL SECTION - REAR FACADE

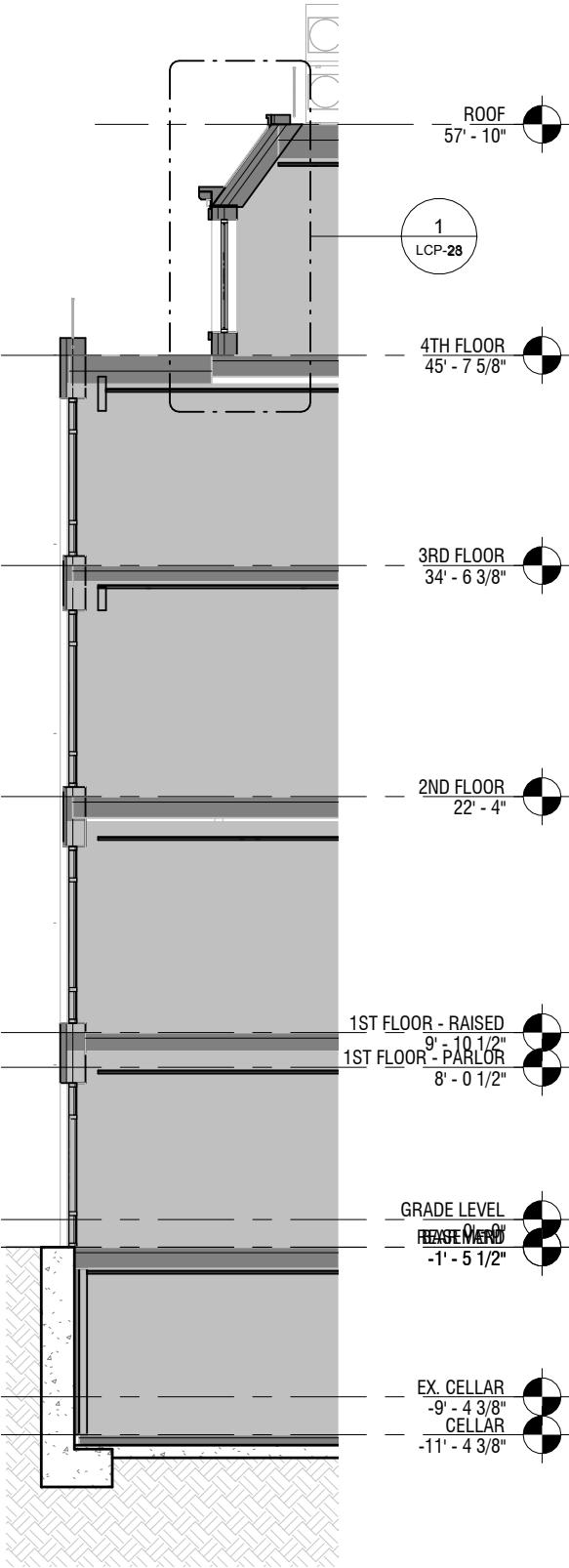


PROPOSED TERRACE - WALL SECTION

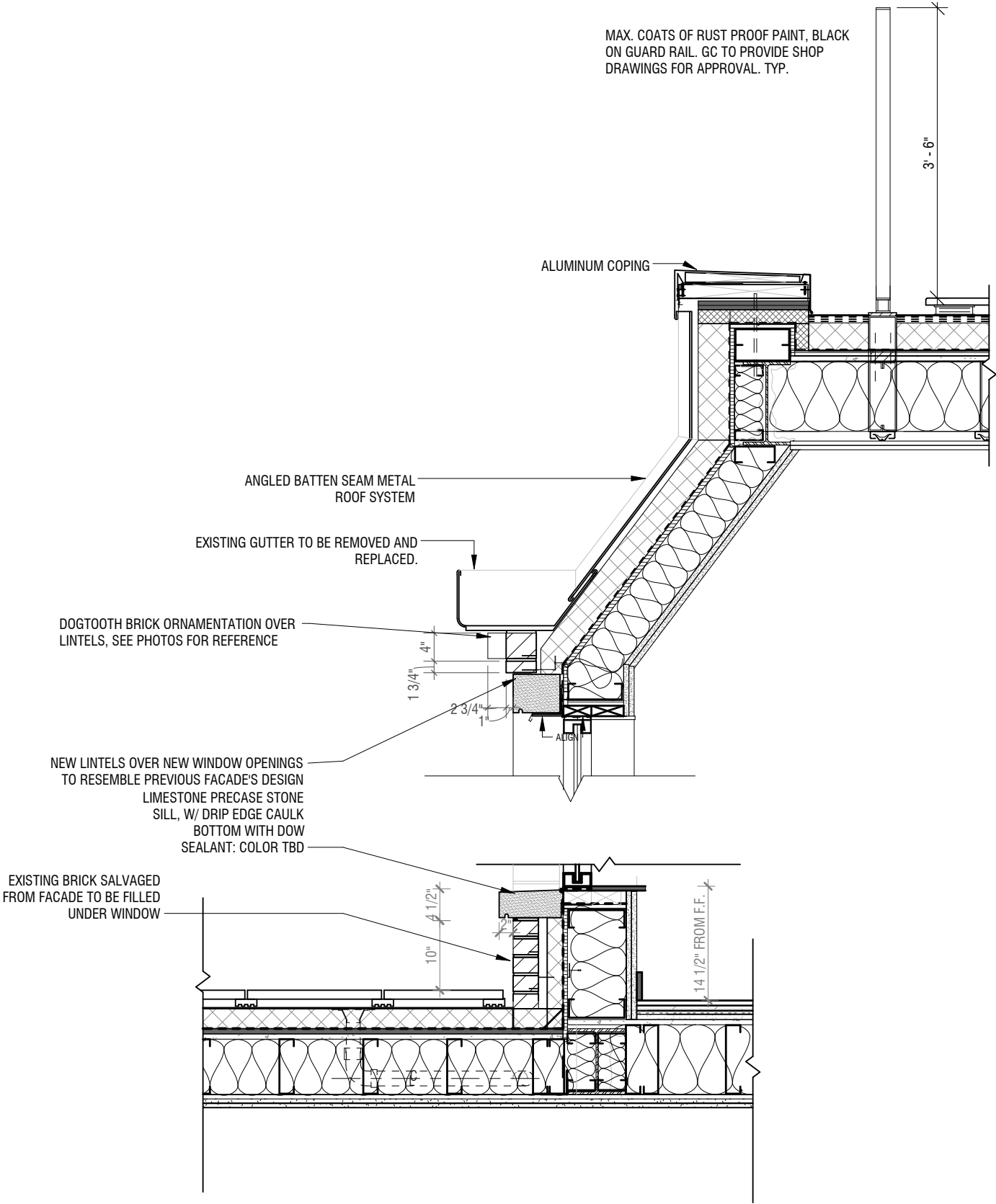








WALL SECTION - REAR FACADE



PROPOSED SETBACK DETAIL - WALL SECTION





VIEW A - PHOTOS TAKEN 11.20.2024



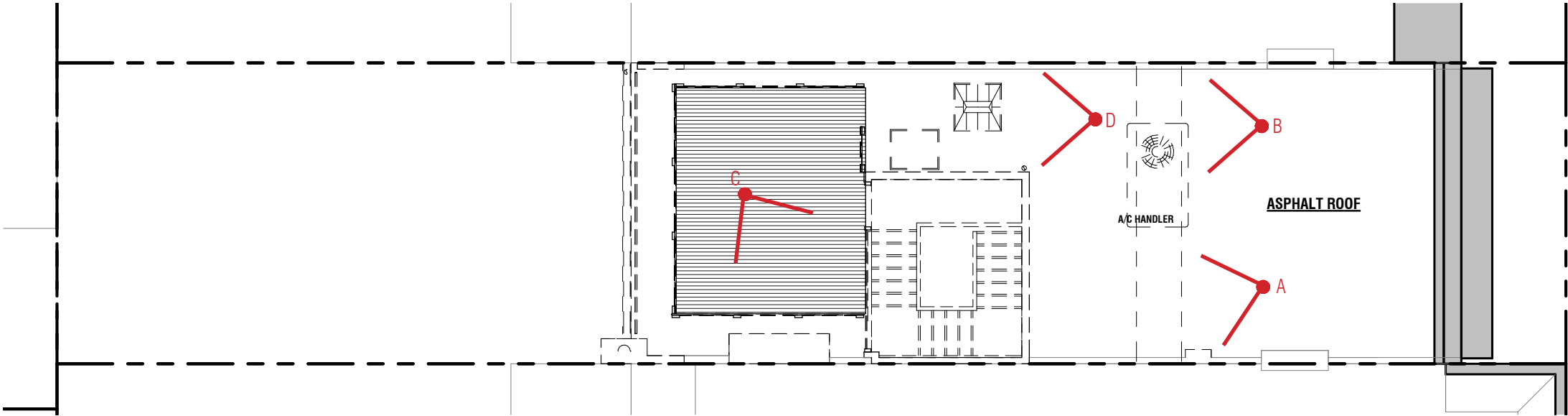
VIEW B - PHOTOS TAKEN 11.20.2024



VIEW C - PHOTOS TAKEN 11.20.2024



VIEW D - PHOTOS TAKEN 11.20.2024



EXISTING ROOF



MATERIALS:



**BR** LIGHT BEIGE BRICK WITH LIGHT GREY MORTAR, TBD



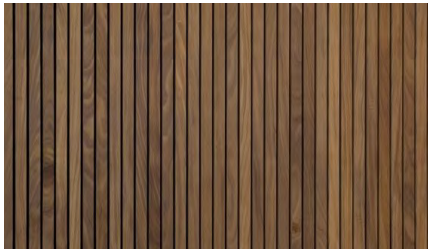
**MT** GRAY BROWN 8019 RAILING, WINDOW COLOR, COPING



**ST1** STO STUCCO 31436 PARAPET @ ROOF, REAR YARD PLANTERS



**SO** STONE AT PARAPETS, TBD



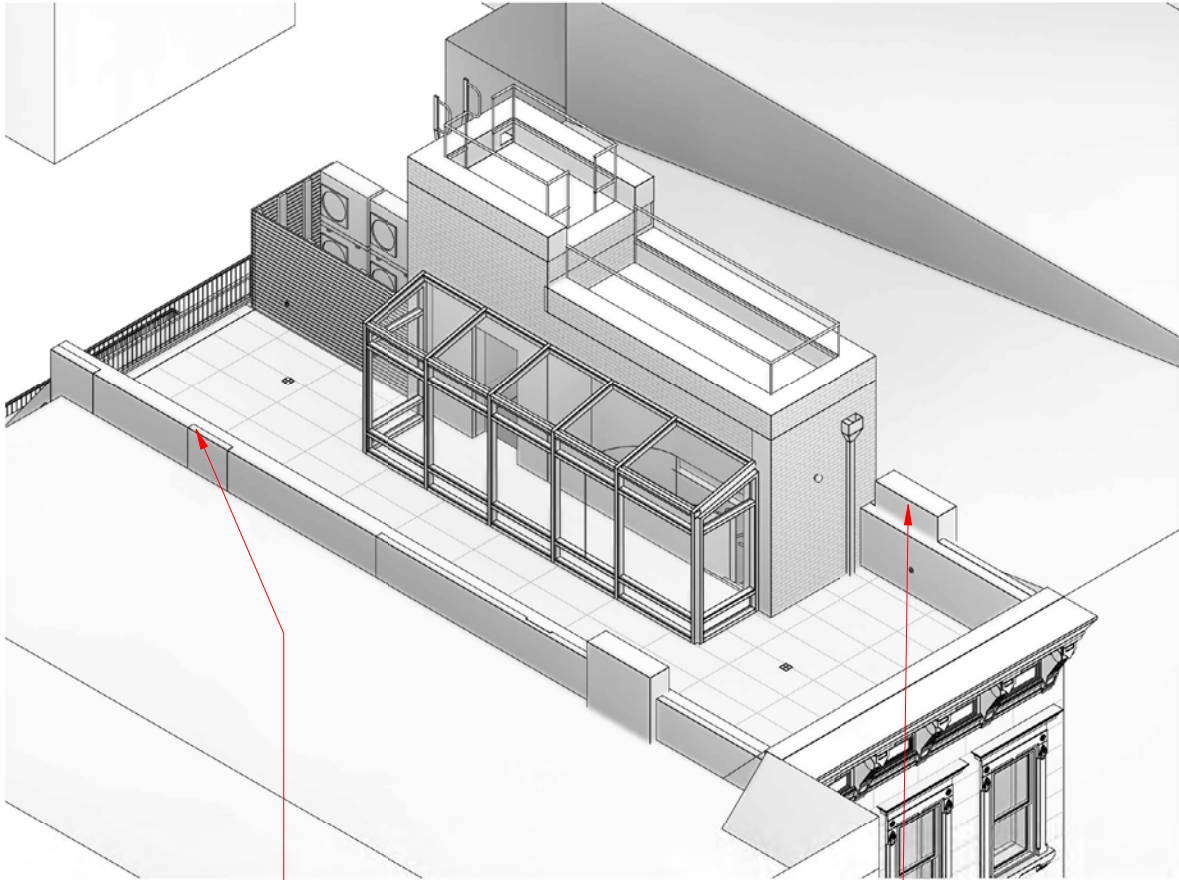
**FC** IPE WOOD FENCING AND MECHANICAL SCREENING @ ROOF, REAR YARD



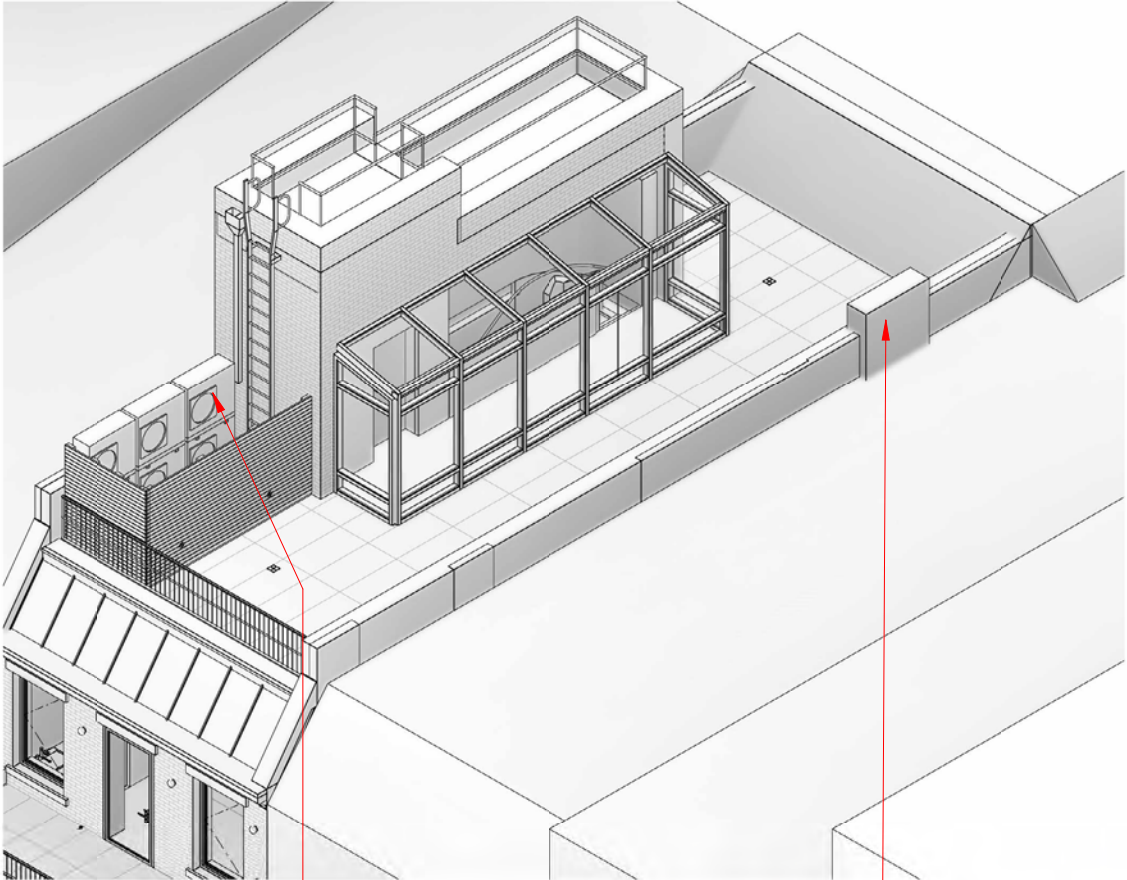
**PV** PORCELAIN PAVERS @ ROOF







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.

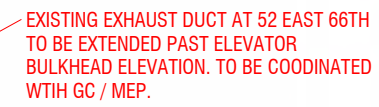
EXISTING EXHAUST FLUTE AT 52 EAST 66TH NOT IN USE, CURRENTLY CAPPED.

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



PHOTOS TAKEN 11.20.2024









VIEW A - PHOTOS TAKEN 04.22.2025



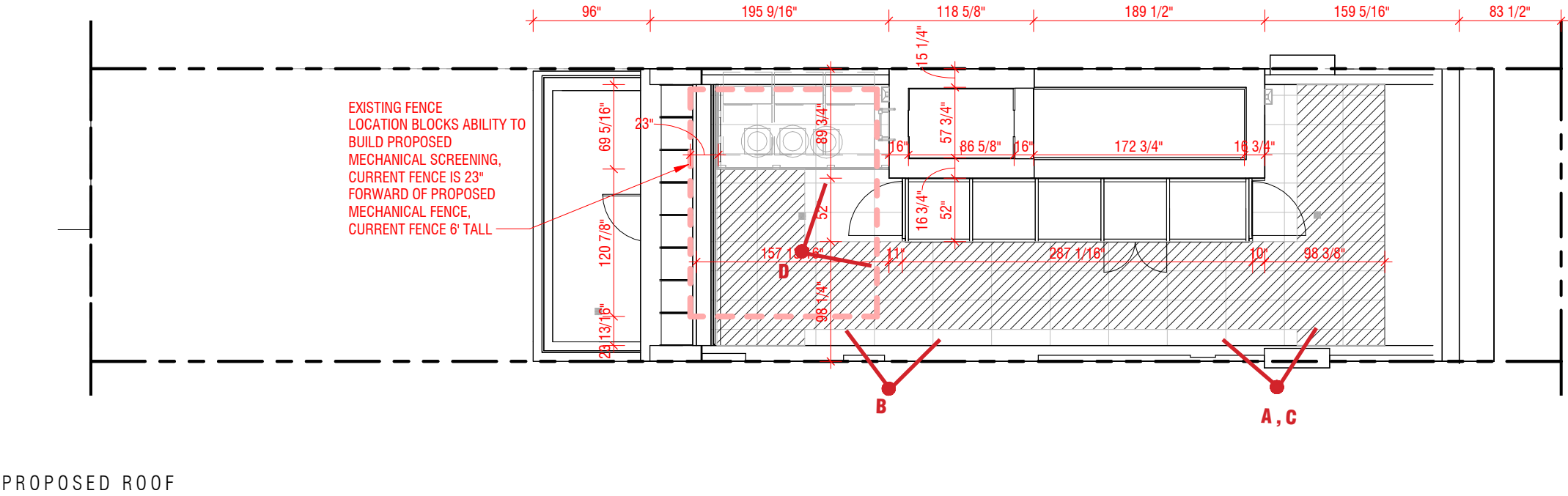
VIEW B - PHOTOS TAKEN 04.22.2025



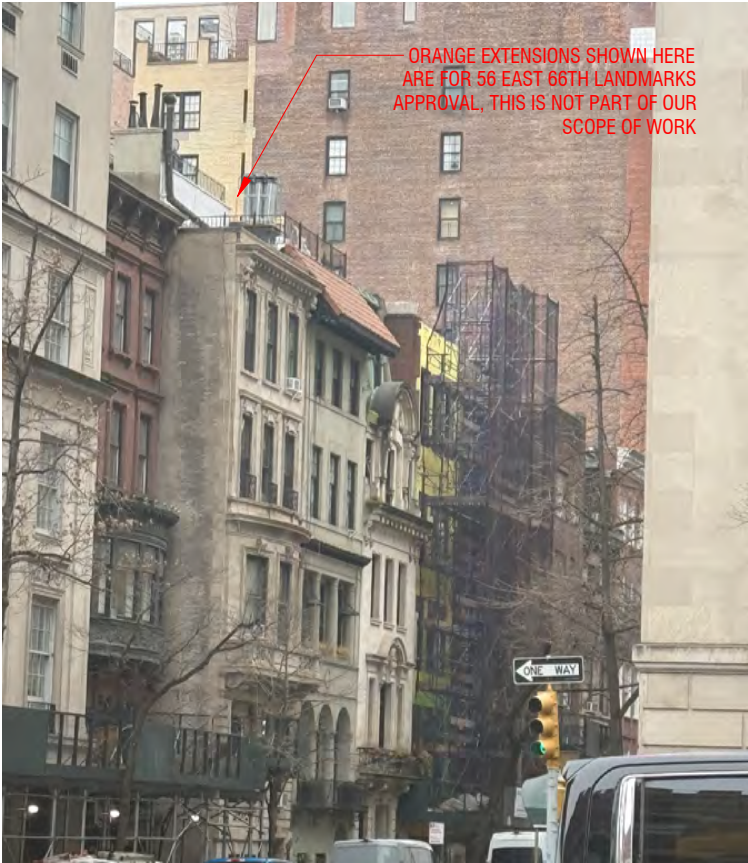
VIEW C - PHOTOS TAKEN 04.22.2025



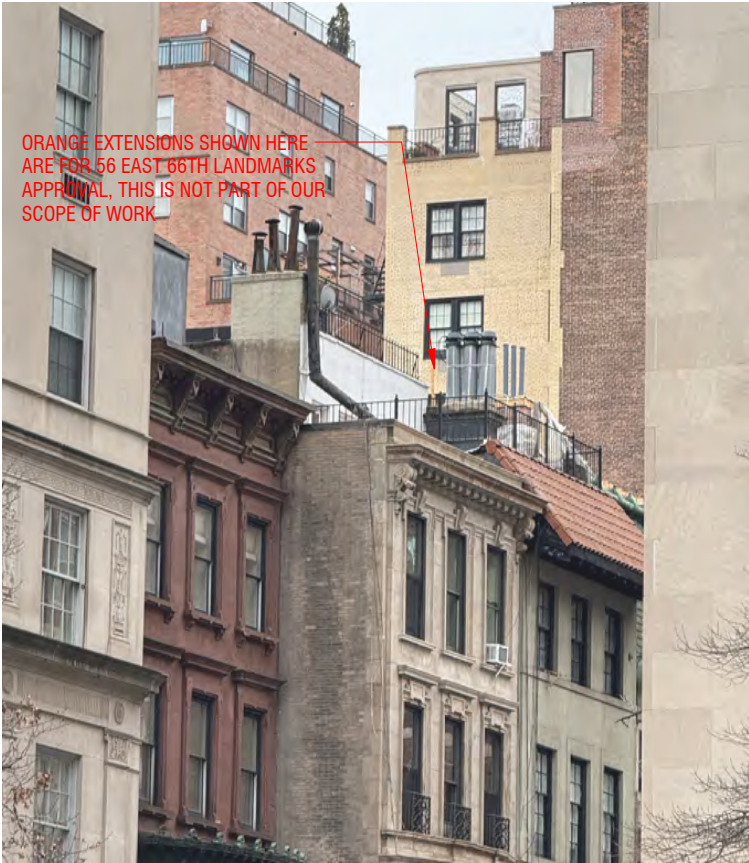
VIEW C - PHOTOS TAKEN 01.29.2025







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

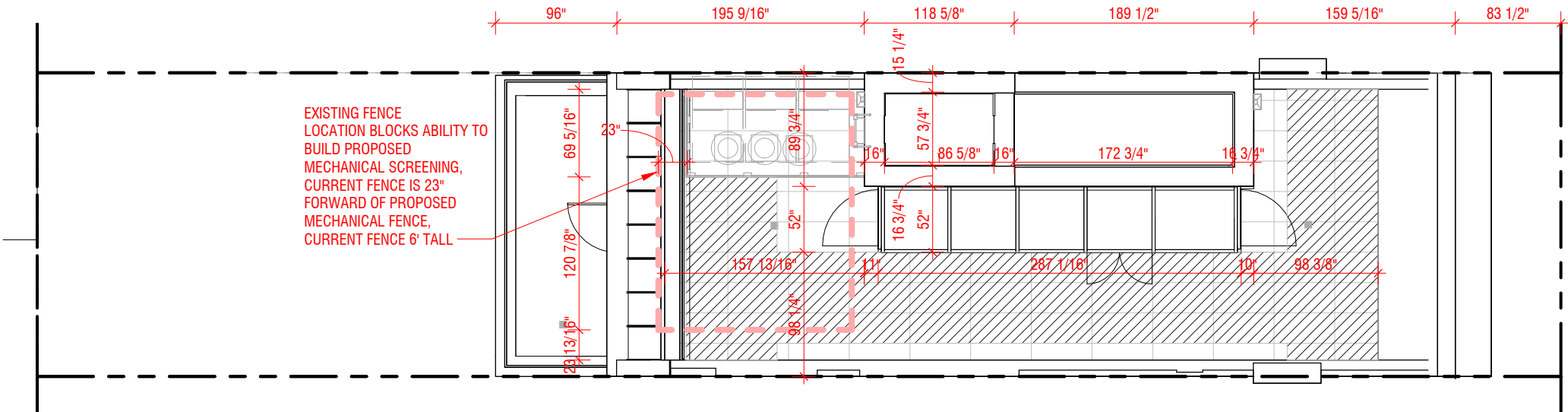




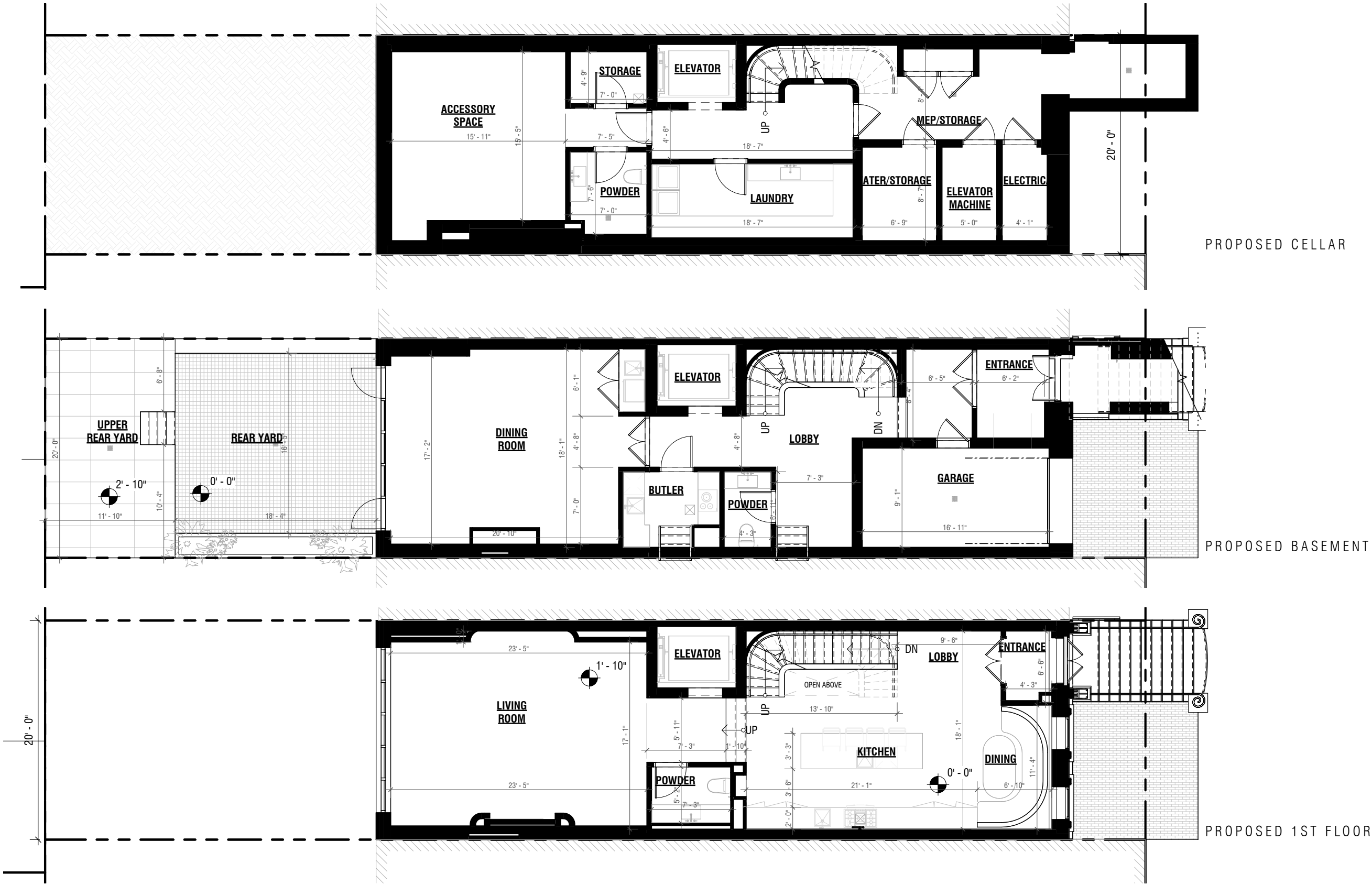
EXISTING FENCE LOCATION BLOCKS ABILITY TO BUILD PROPOSED MECHANICAL SCREENING, CURRENT FENCE IS 23" FORWARD OF PROPOSED MECHANICAL FENCE, CURRENT FENCE IS 6' TALL

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

VIEW A - PHOTOS TAKEN 04.21.2025



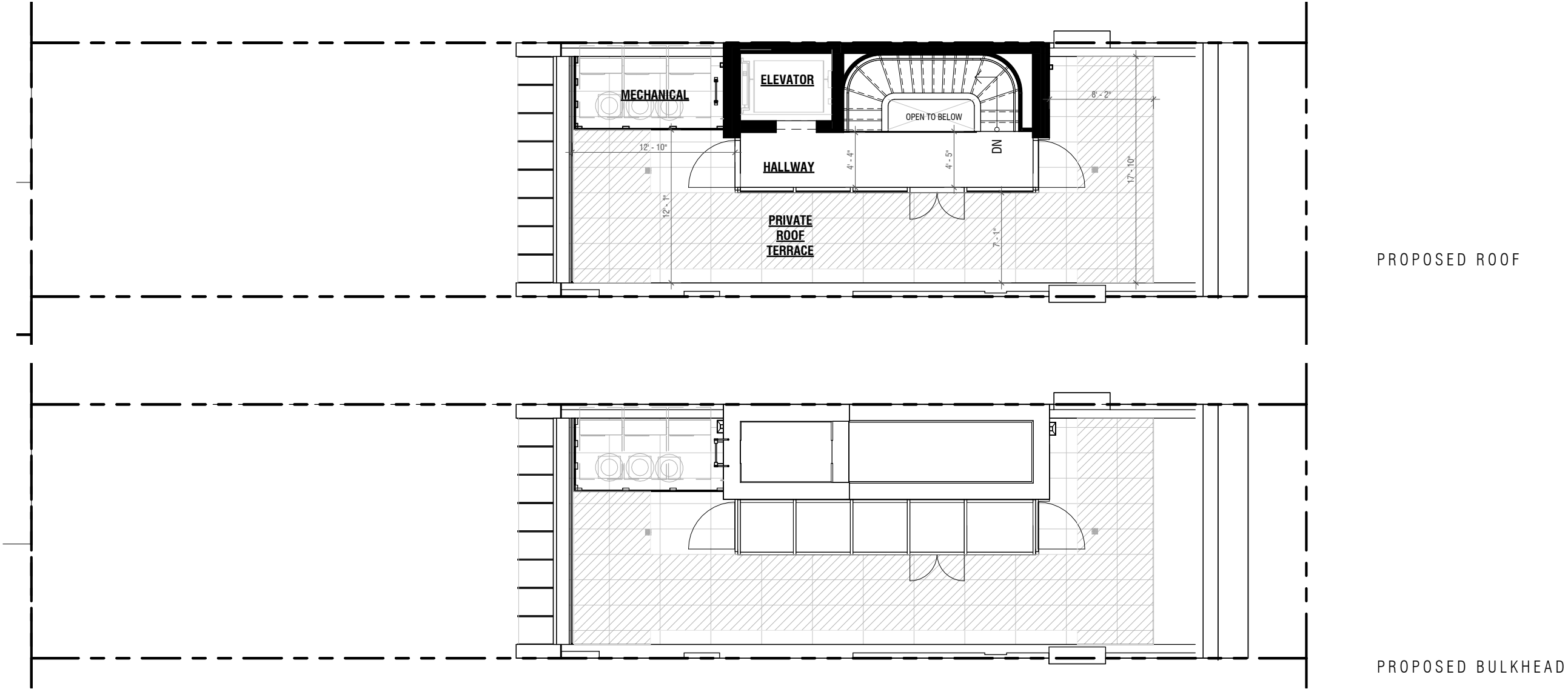




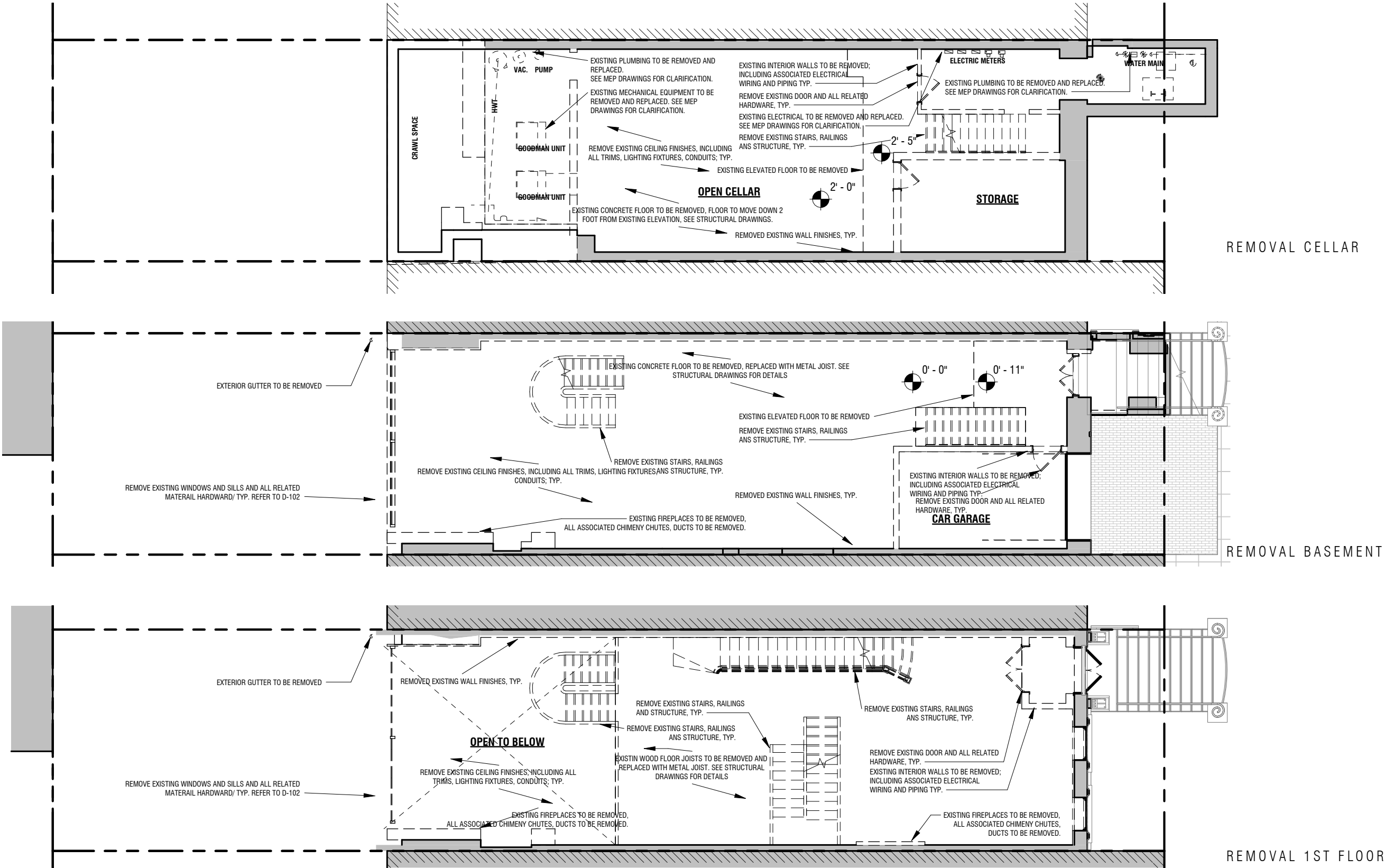




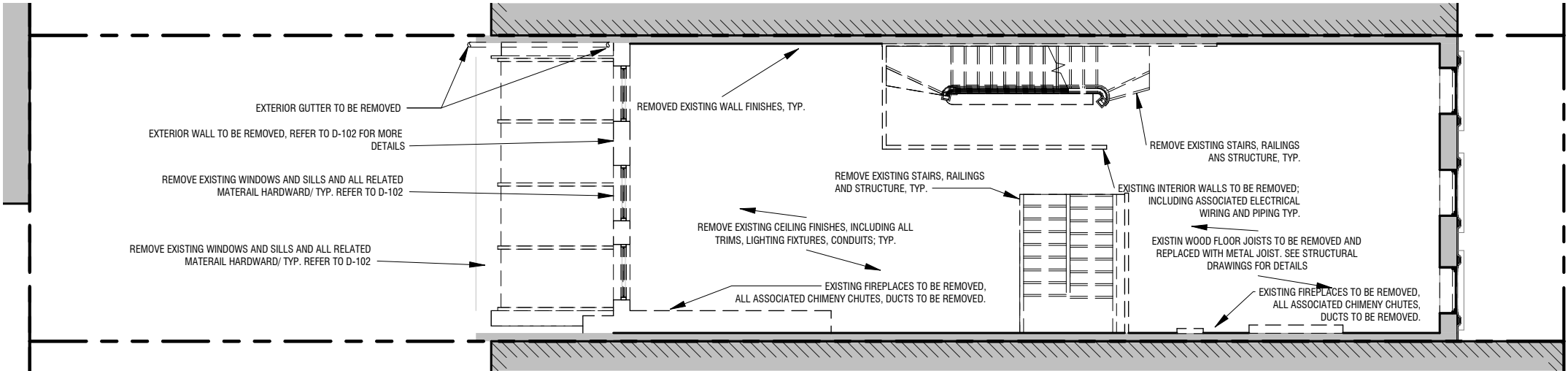




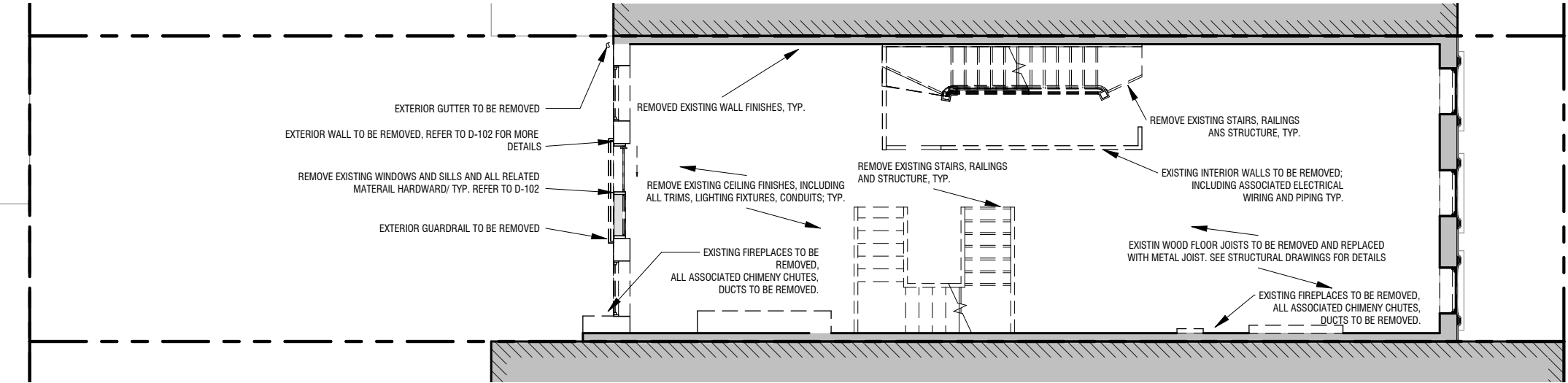




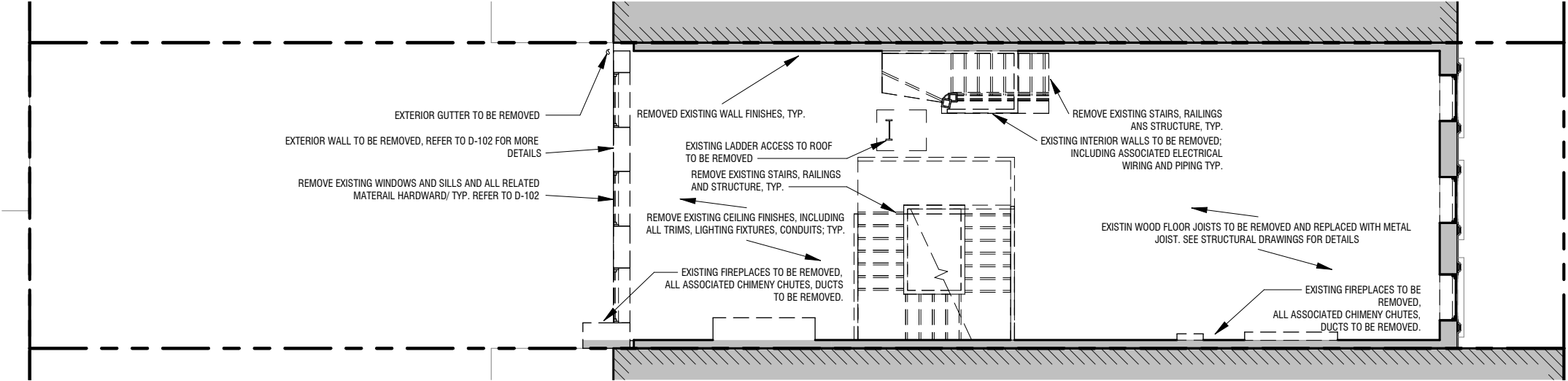




REMOVAL 2ND FLOOR

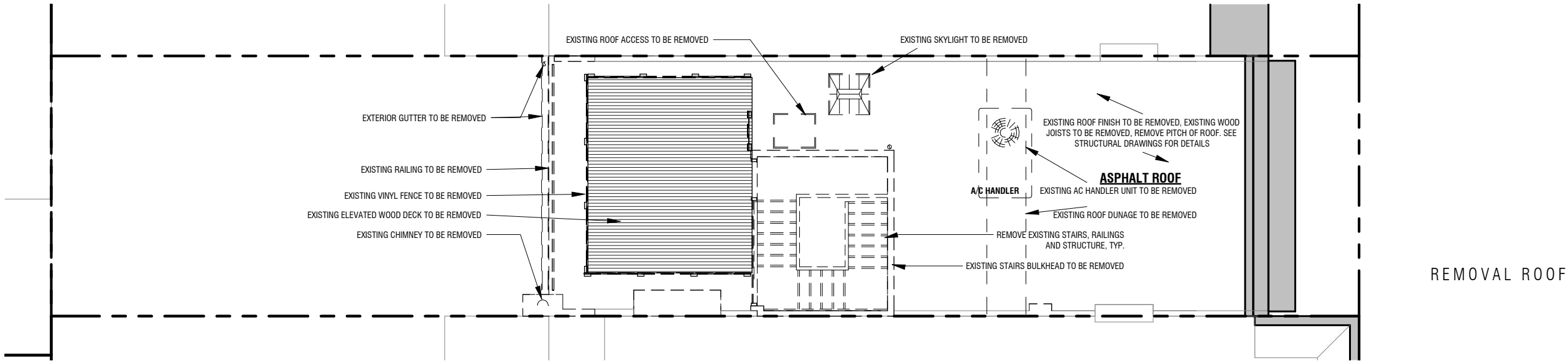


REMOVAL 3RD FLOOR



REMOVAL 4TH FLOOR







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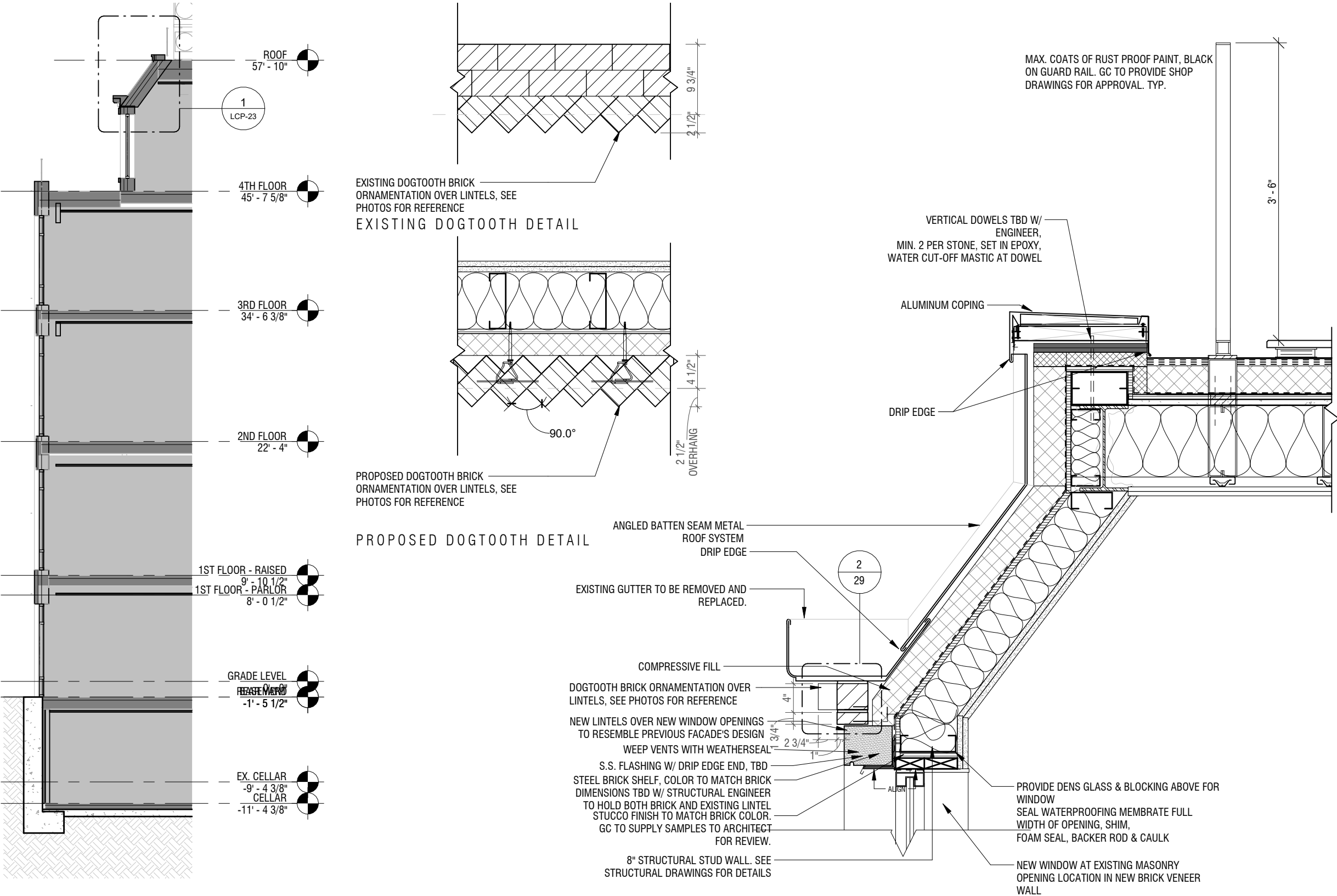
# 54 EAST 66TH STREET

APPENDIX A:

- 38 WALL SECTION - ANGLED ROOF
- 39 WALL SECTION - TERRACE WINDOW
- 40 WALL SECTION - TERRACE DOOR
- 41 BULKHEAD MOCKUP

PRESENTED BY:  
  
STUDIO SC ARCHITECTURE  
37 GREENPOINT AVENUE  
BROOKLYN NY 11222

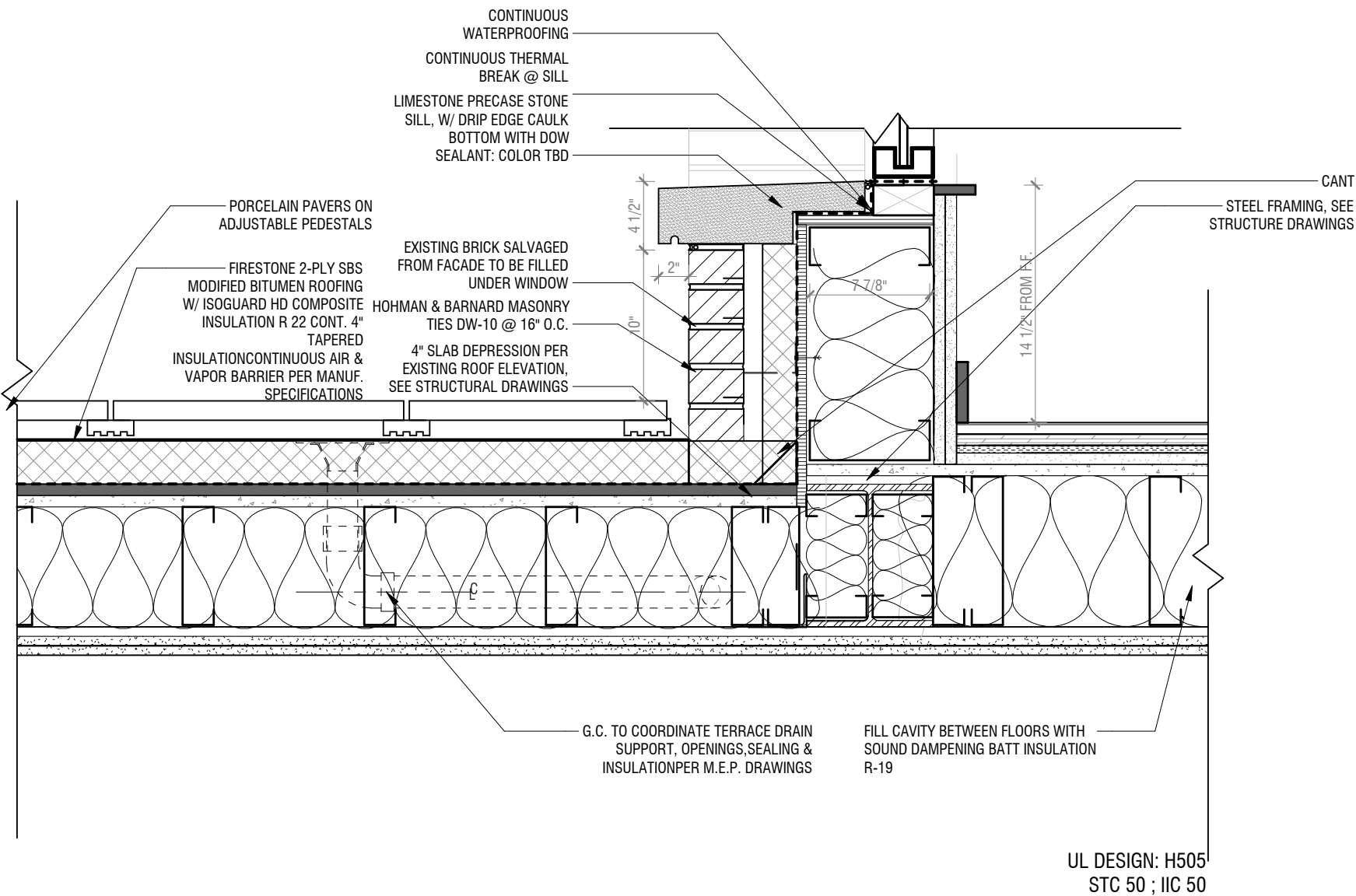
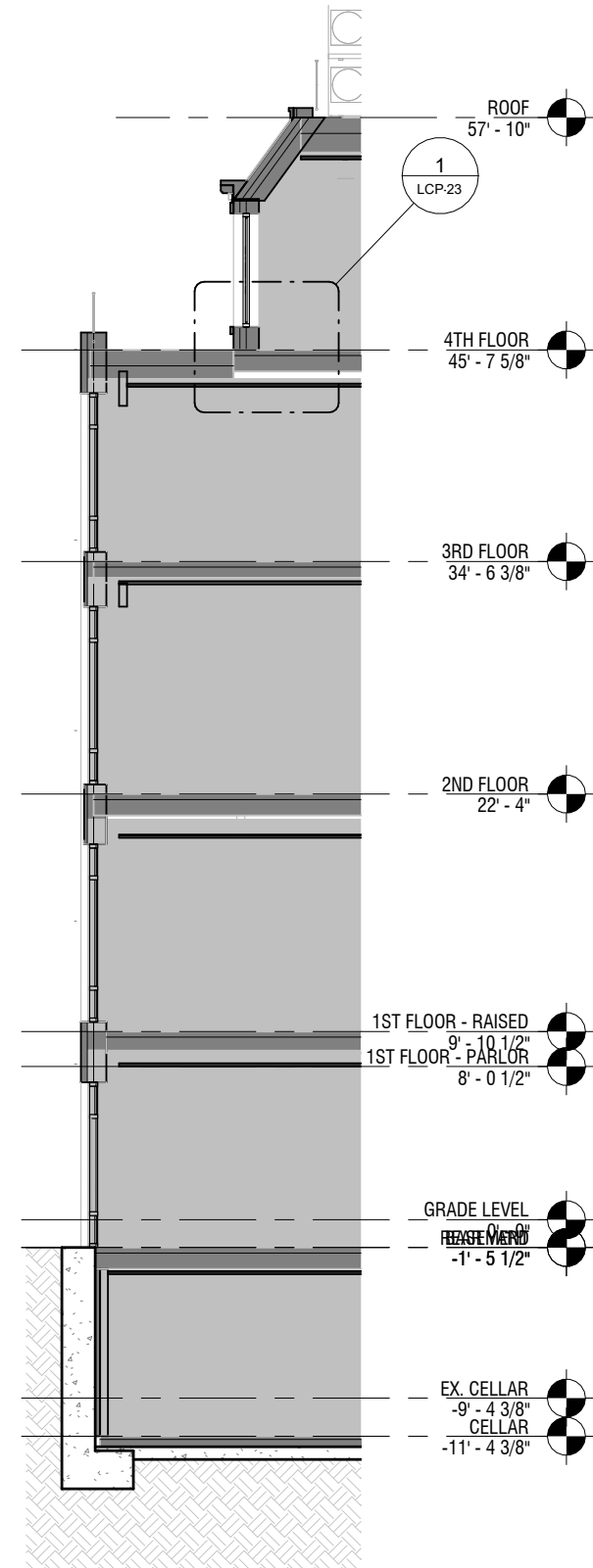




WALL SECTION - REAR FACADE

PROPOSED ANGLED ROOF - WALL SECTION

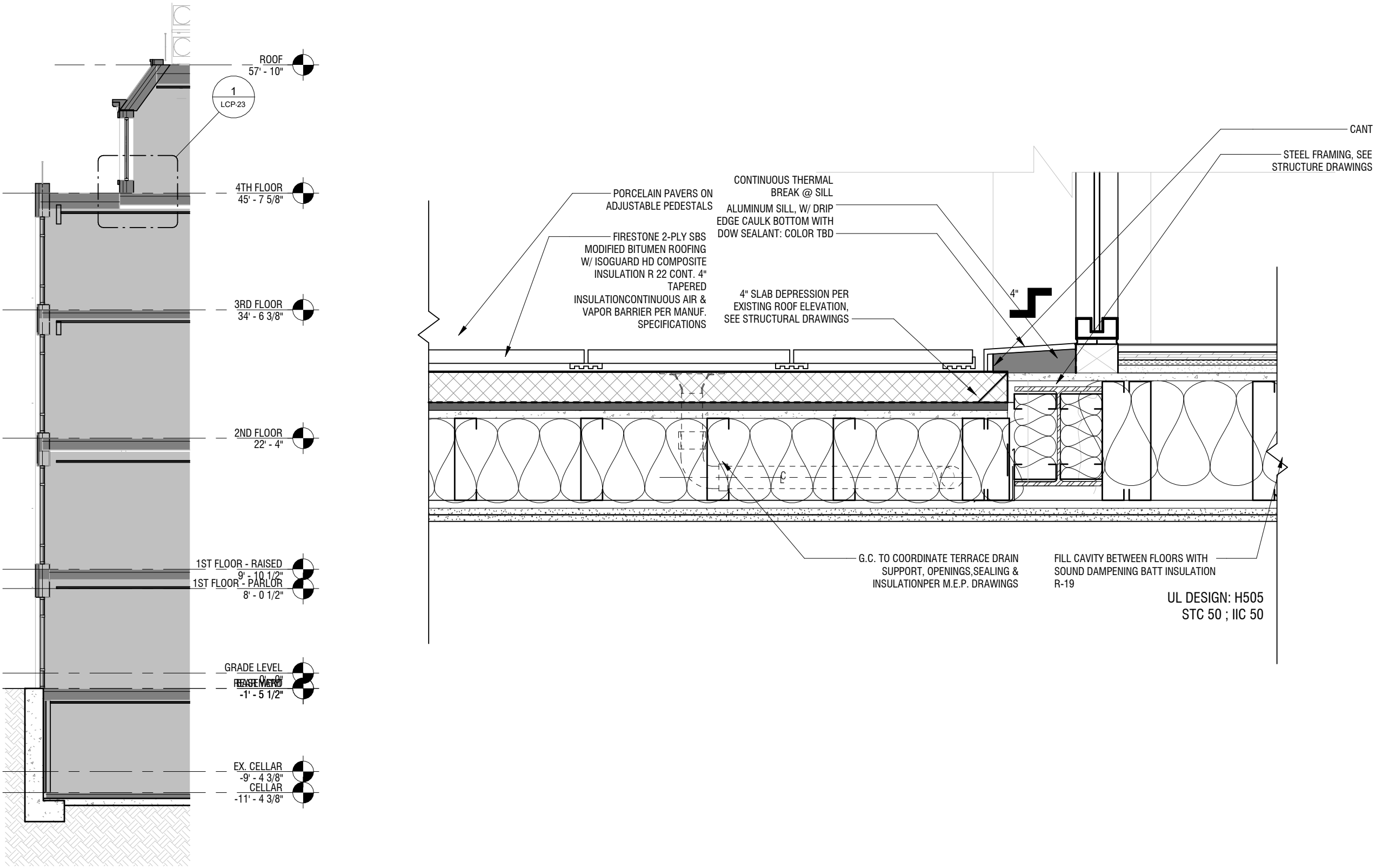




WALL SECTION - REAR FACADE

PROPOSED TERRACE DETAIL @ WINDOW - WALL SECTION





WALL SECTION - REAR FACADE

PROPOSED TERRACE DETAIL @ DOOR - WALL SECTION





VIEW A - PHOTOS TAKEN 01.31.2025



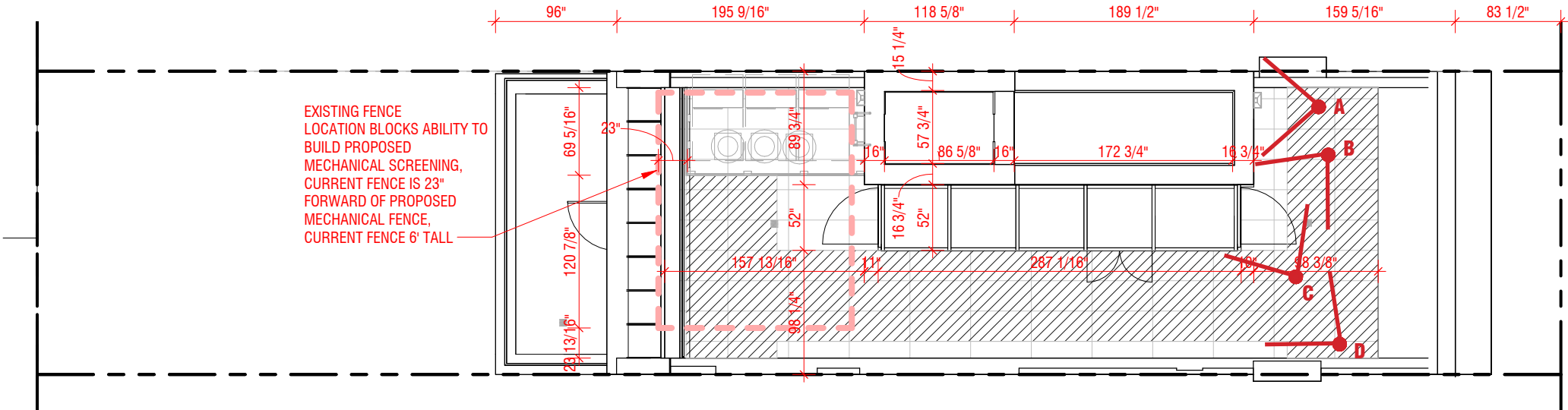
VIEW B - PHOTOS TAKEN 01.31.2025



VIEW C - PHOTOS TAKEN 01.31.2025



VIEW D - PHOTOS TAKEN 01.31.2025



PROPOSED ROOF



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