

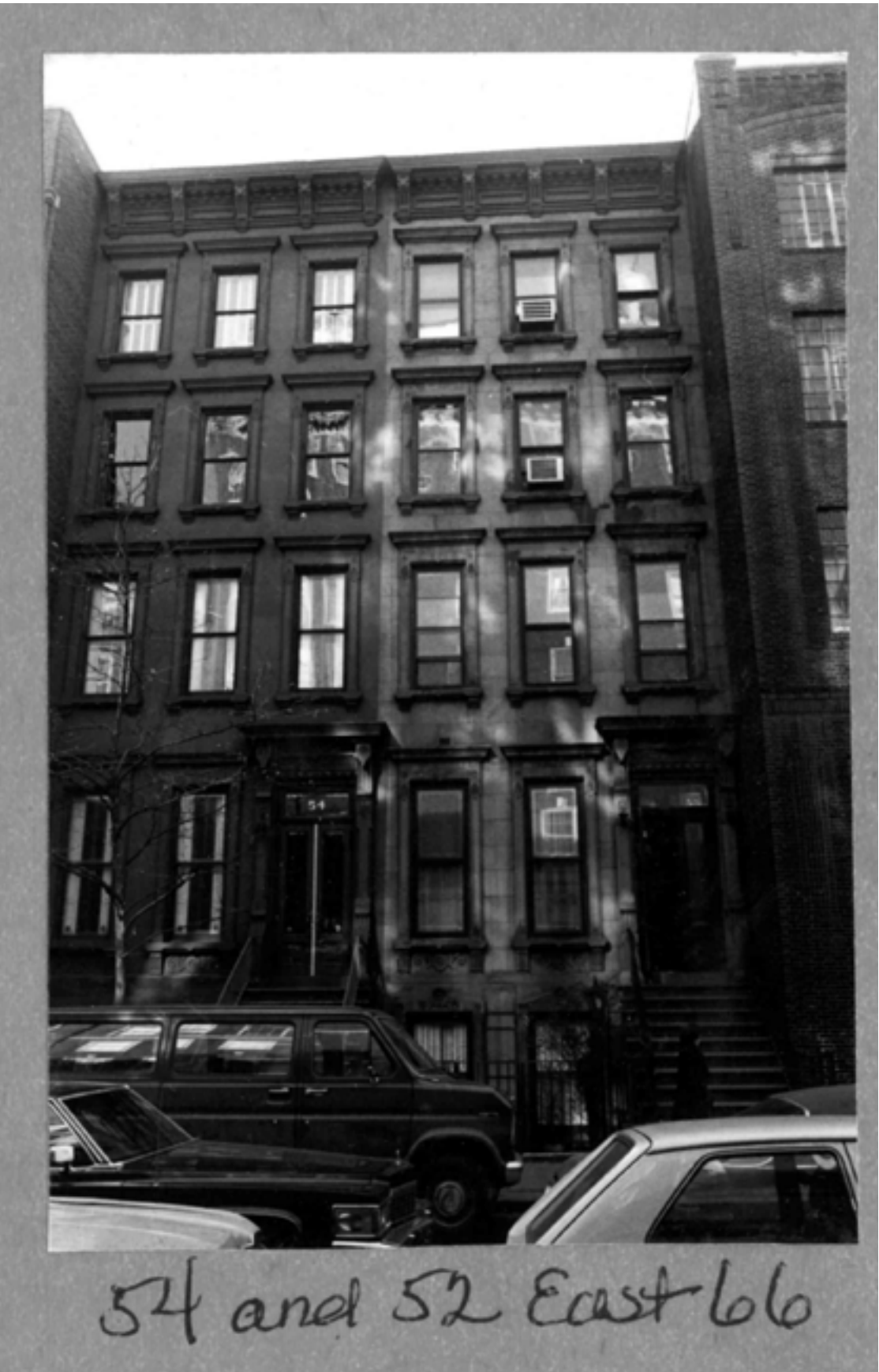
54 EAST 66TH STREET

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
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- 18 REAR YARD MATERIAL SELECTION
- 19 EXISTING SECTION
- 20 PROPOSED SECTION
- 21 WALL SECTION - TYP. WINDOW
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- 24 WALL SECTION - ANGLED ROOF
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- 37 PROPOSED FLOOR PLANS
- 38 REMOVAL FLOOR PLANS
- 39 REMOVAL FLOOR PLANS
- 40 REMOVAL FLOOR PLANS

SUMMARY OF WORK:

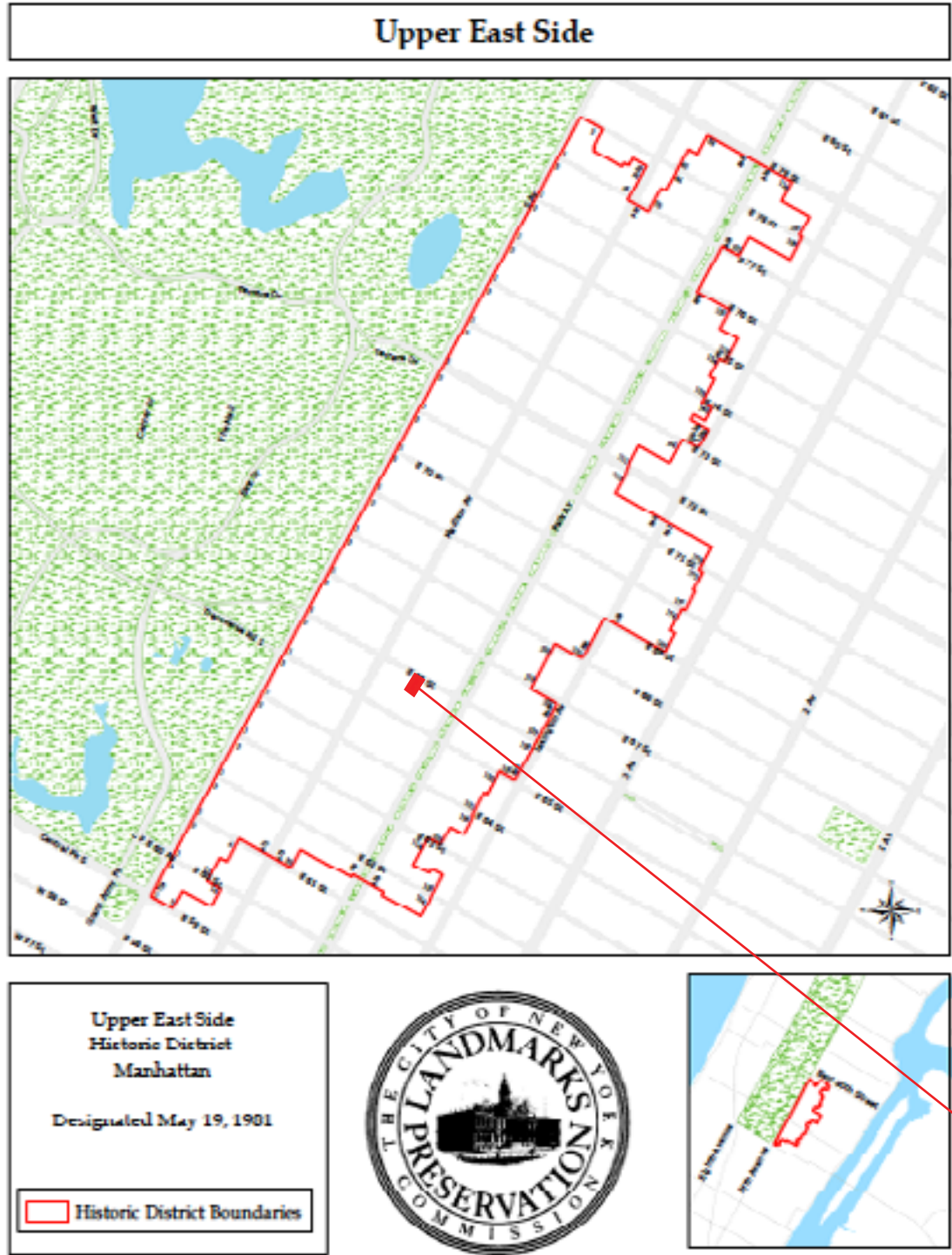
- CONVERSION OF MULTIFAMILY TO SINGLE TOWNHOME
- STAIRS AND ELEVATOR BULKHEAD ADDITION AT ROOF
- ADDITION TO EXISTING EXTENSION AT REAR YARD
- NEW WALL AND WINDOW OPENINGS AT REAR YARD
- LEVELING OUT OF ROOF



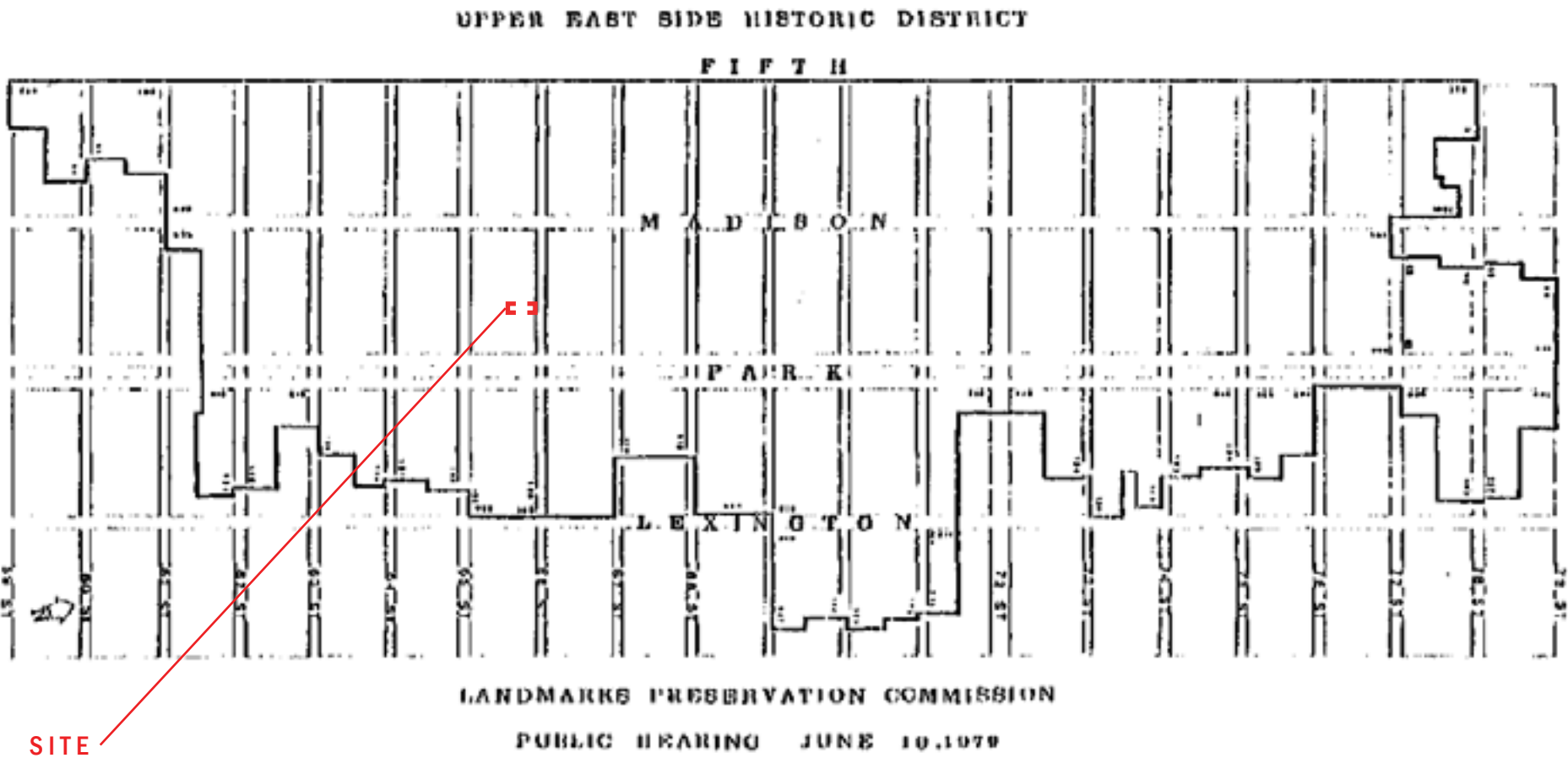
PRESENTED BY:

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 LPC MAP



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

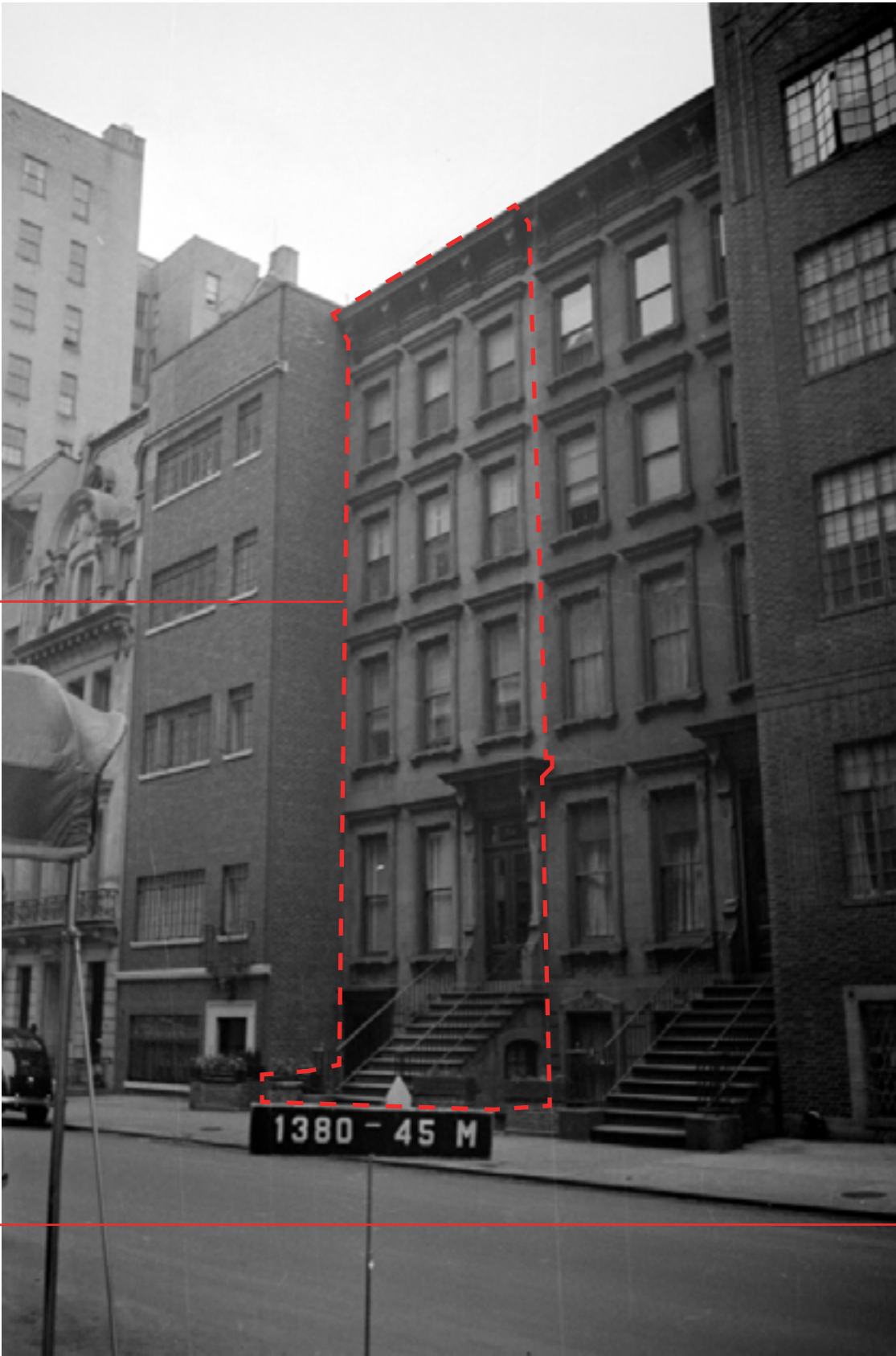
NO. 54 (1380/45)
DATE: 1877-78 BY
ARCHITECT: J.H. VALENTINE FOR
OWNER: IRA E. DOYING

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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PHOTOS TAKEN 01.31.20254

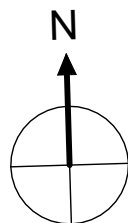


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EXISTING PLOT PLAN

PROPOSED PLOT PLAN







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PHOTOS TAKEN 01.31.2025



PHOTOS TAKEN 01.31.2025



PHOTO TAKEN 04.02.2025





PHOTOS TAKEN 01.31.2025



PHOTOS TAKEN 01.31.2025



PHOTOS TAKEN 01.31.2025

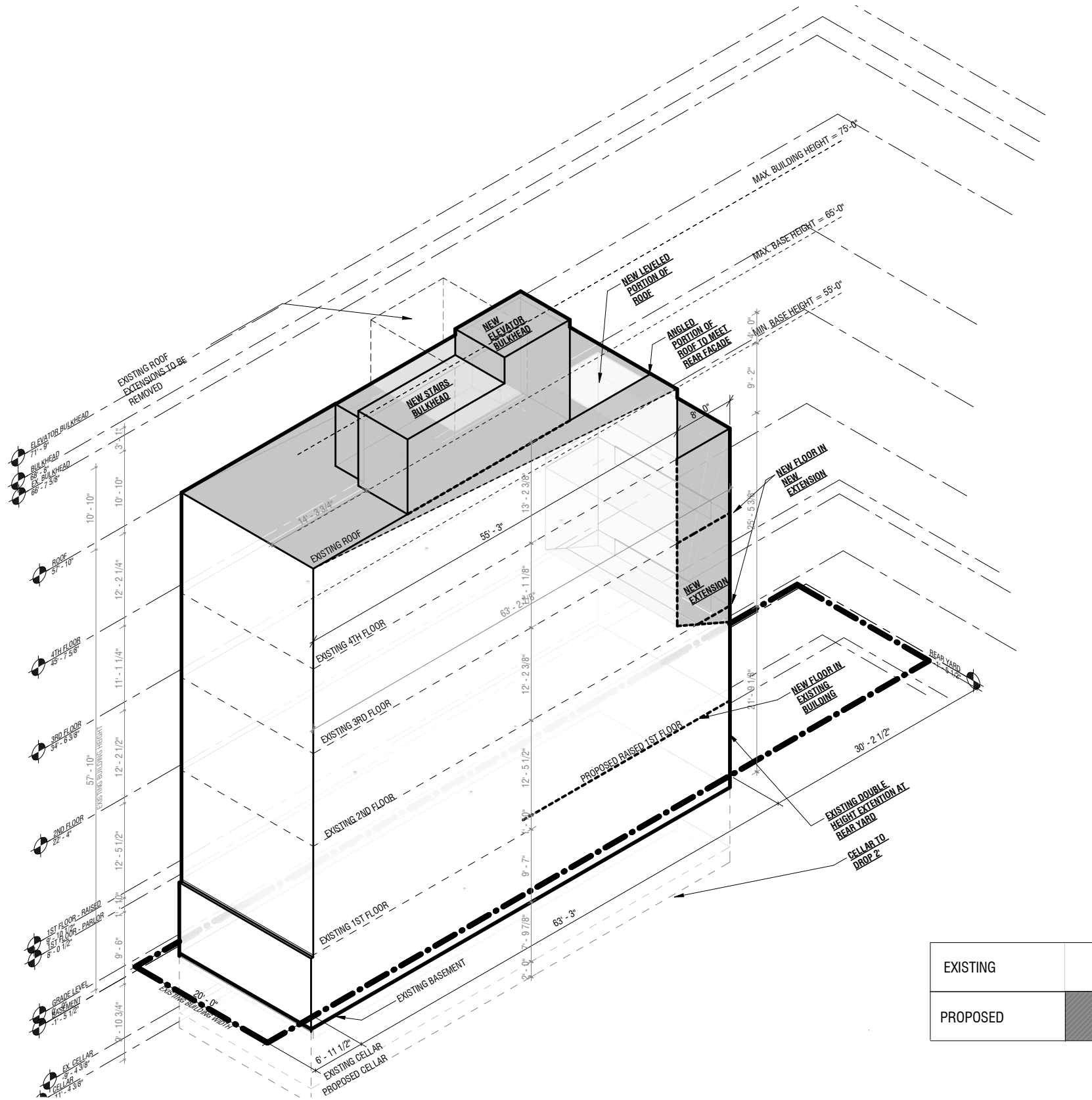


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ADDRESS: 54 EAST 66TH STREET, NEW YORK NY 10065
BLOCK: 1380
LOT: 45
LOT DIMENSIONS: 20'-0" X 100'-5"
ZONING LOT AREA: 2,008 SF
ZONING LOT DISTRICT: R8B
ZONING MAP: 8c
ZONING FAR: 4.0 (per ZR-23-153)
MAX ZONING AREA: 8,032 SF

EXISTING ZONING AREA: 4,435.84 SF
PROPOSED ZONING AREA: 6,453.65 SF
EXISTING ZONING FAR: 2.20
PROPOSED ZONING FAR: 3.2

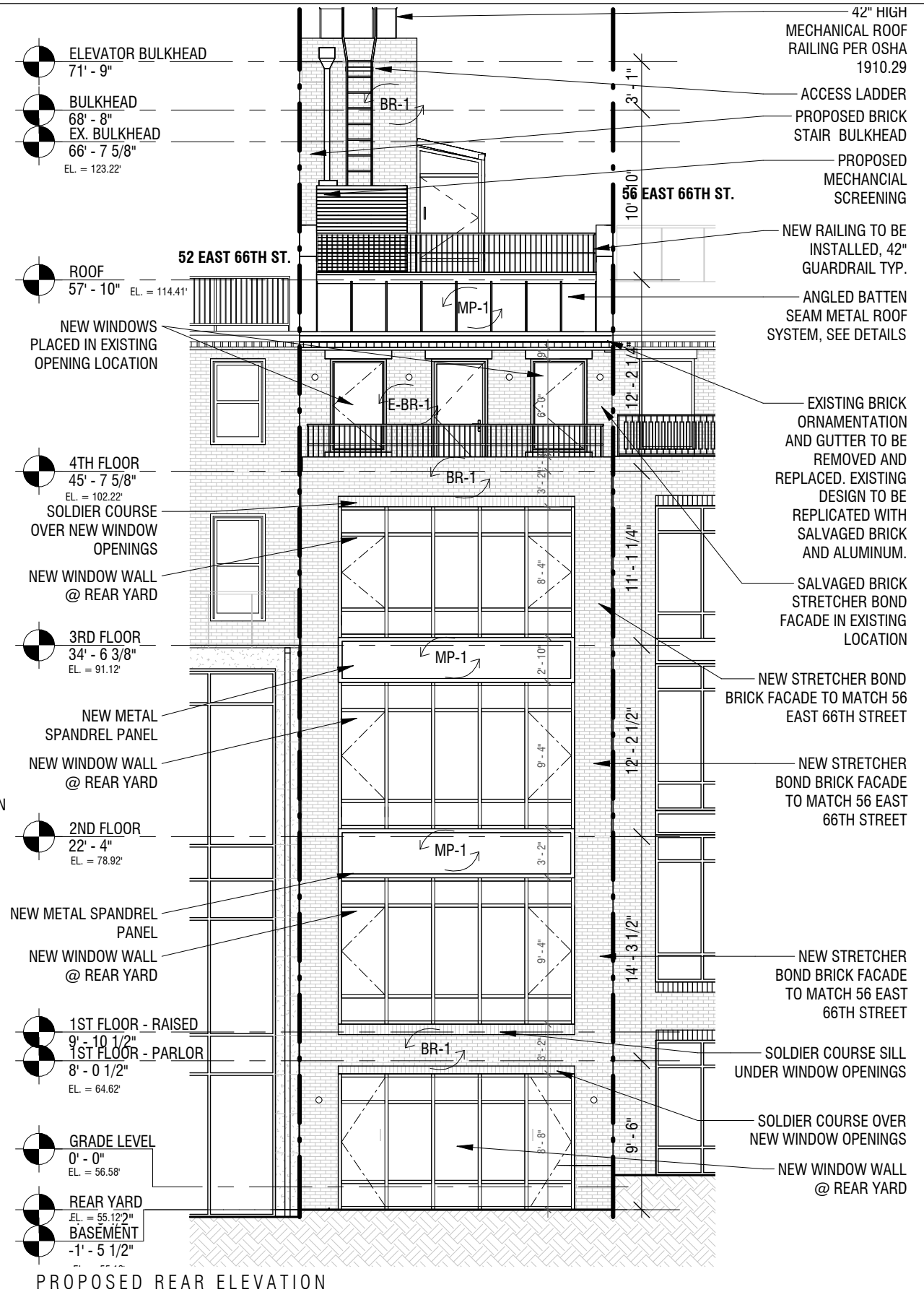


AXONOMETRIC

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 10.09.2024



DETAILED REAR ELEVATION



PHOTOS TAKEN 01.31.2025



PHOTOS TAKEN 01.31.2025

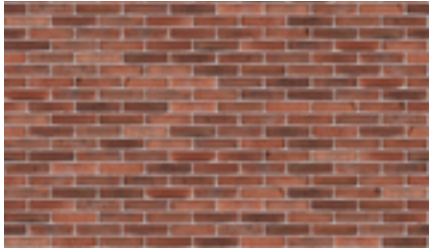


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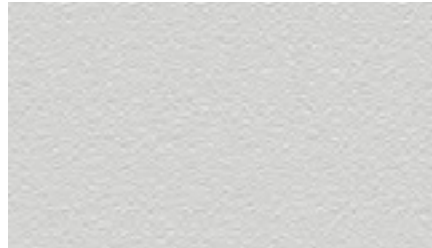
MATERIALS:



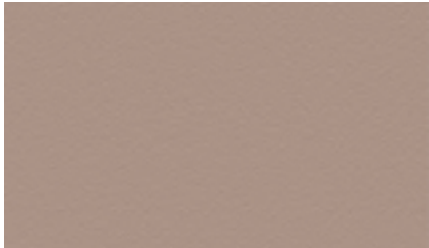
BR RED BRICK WITH LIGHT GREY MORTAR, TBD



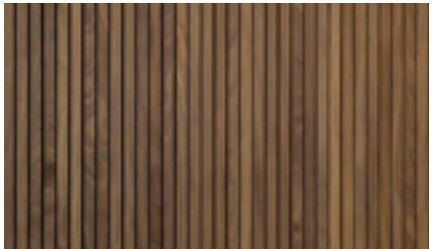
MT GRAY BROWN 8019 ALUMINUM PANELS, RAILING, WINDOW COLOR, COPING



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



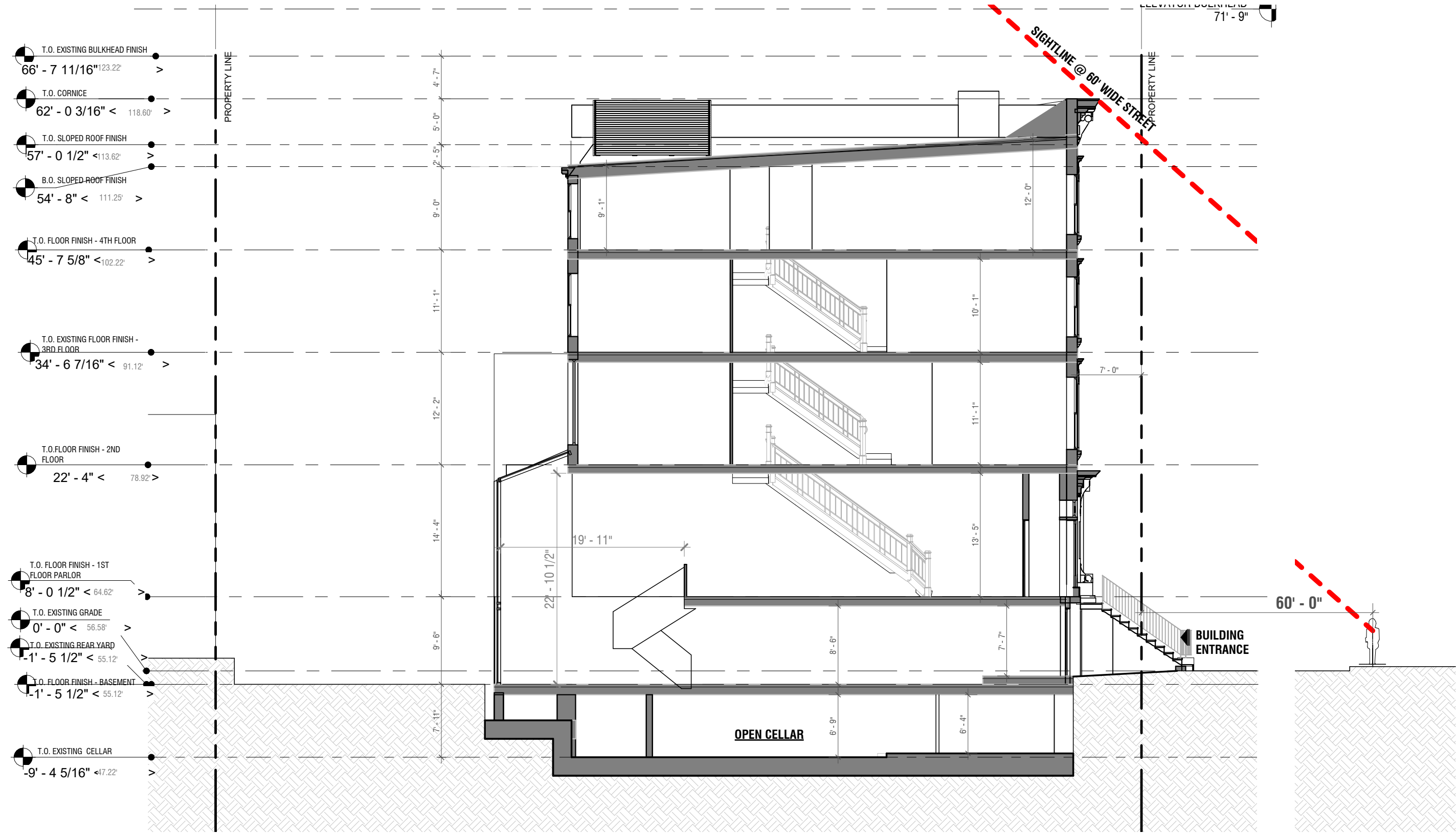
ST 2 STO STUCCO 31436 LINTELS OVER WINDOWS



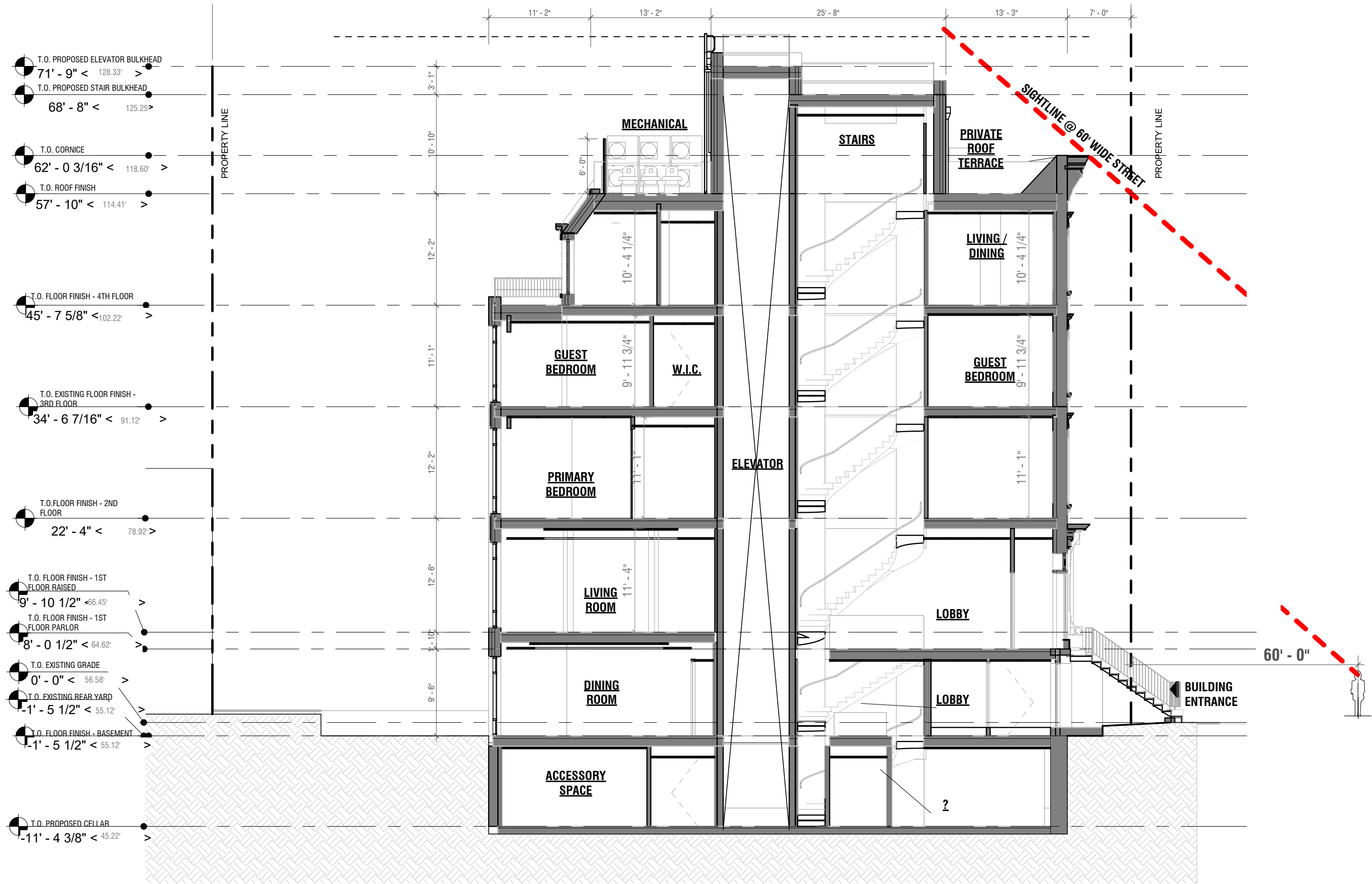
FC IPE WOOD FENCING AND MECHANICAL SCREENING @ ROOF, REAR YARD

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



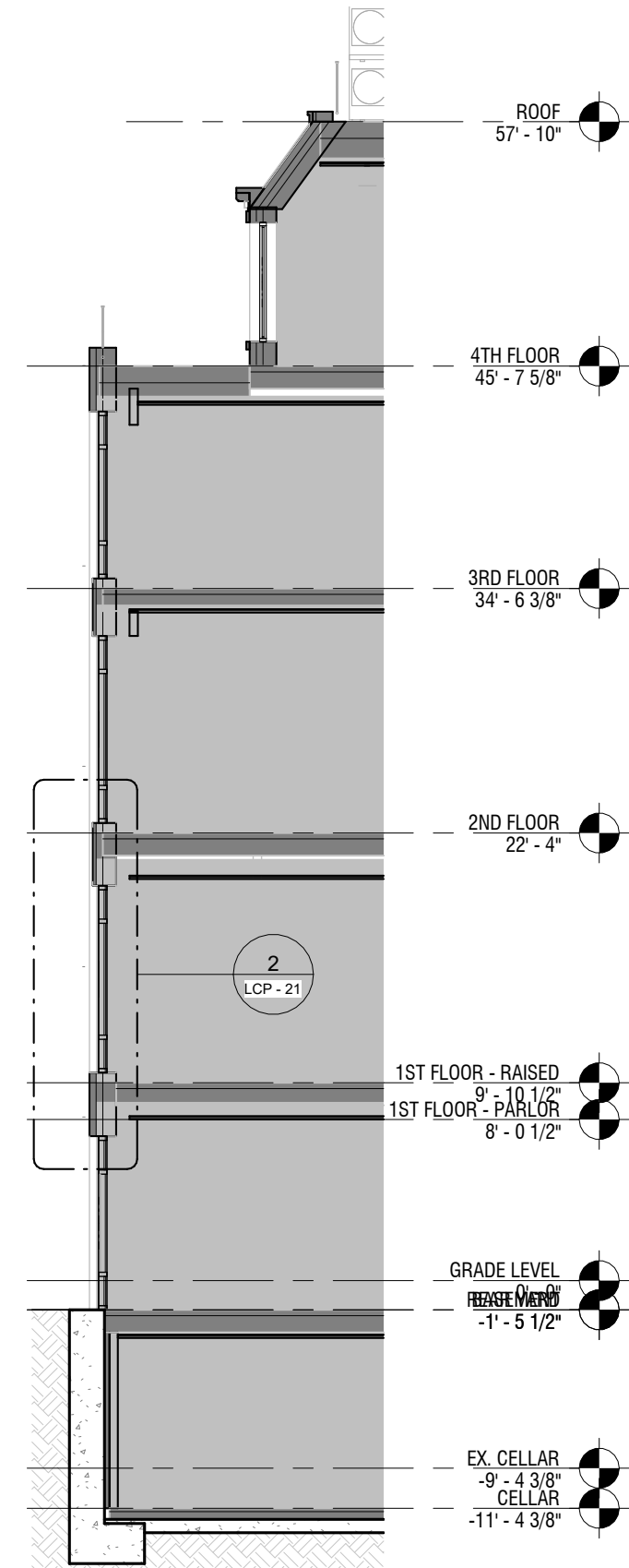


EXISTING SECTION - LONG

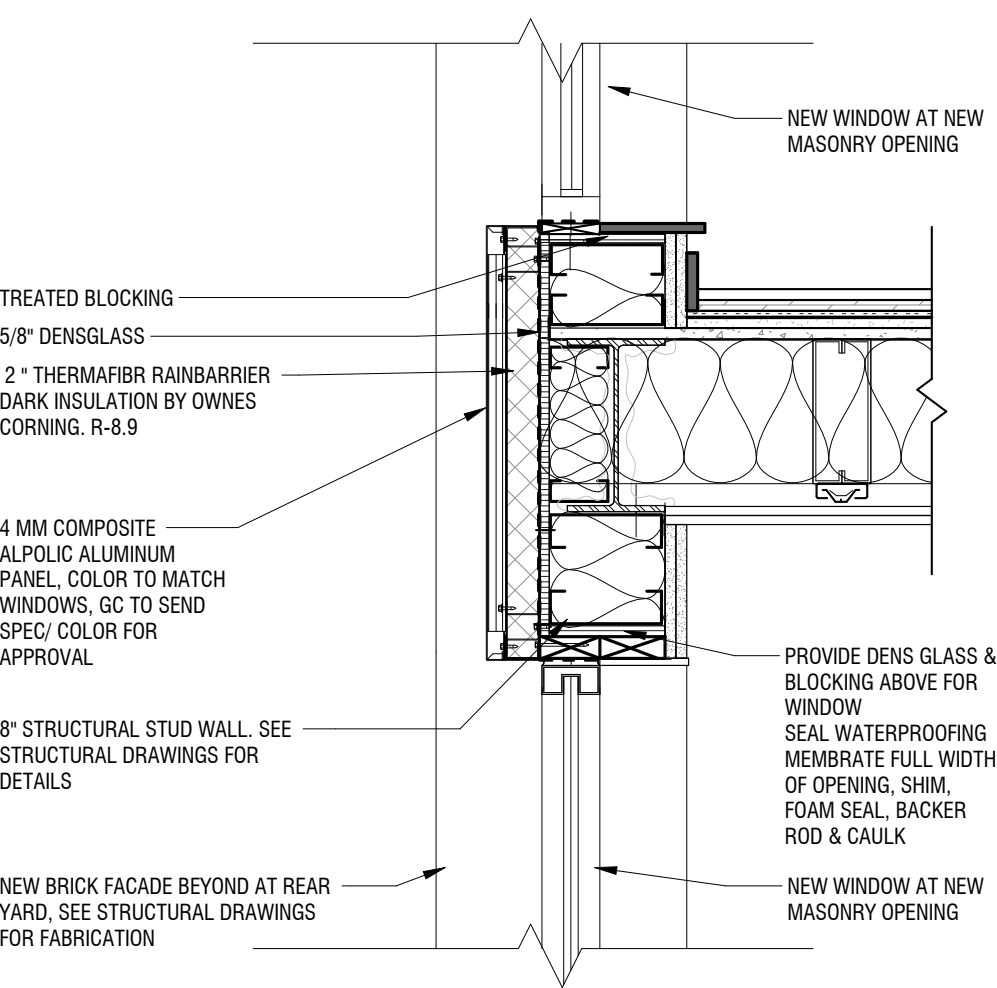


PROPOSED SECTION - LONG

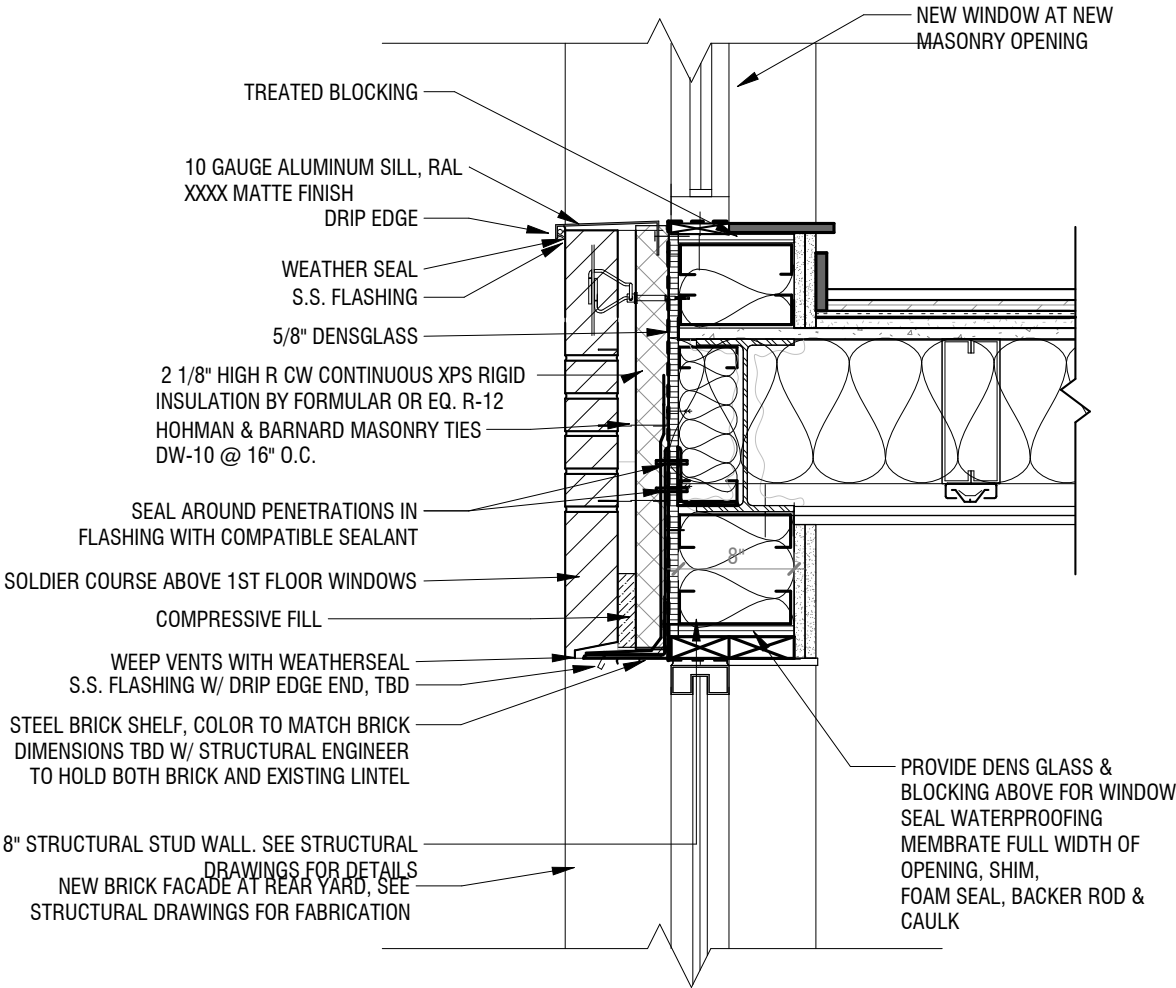




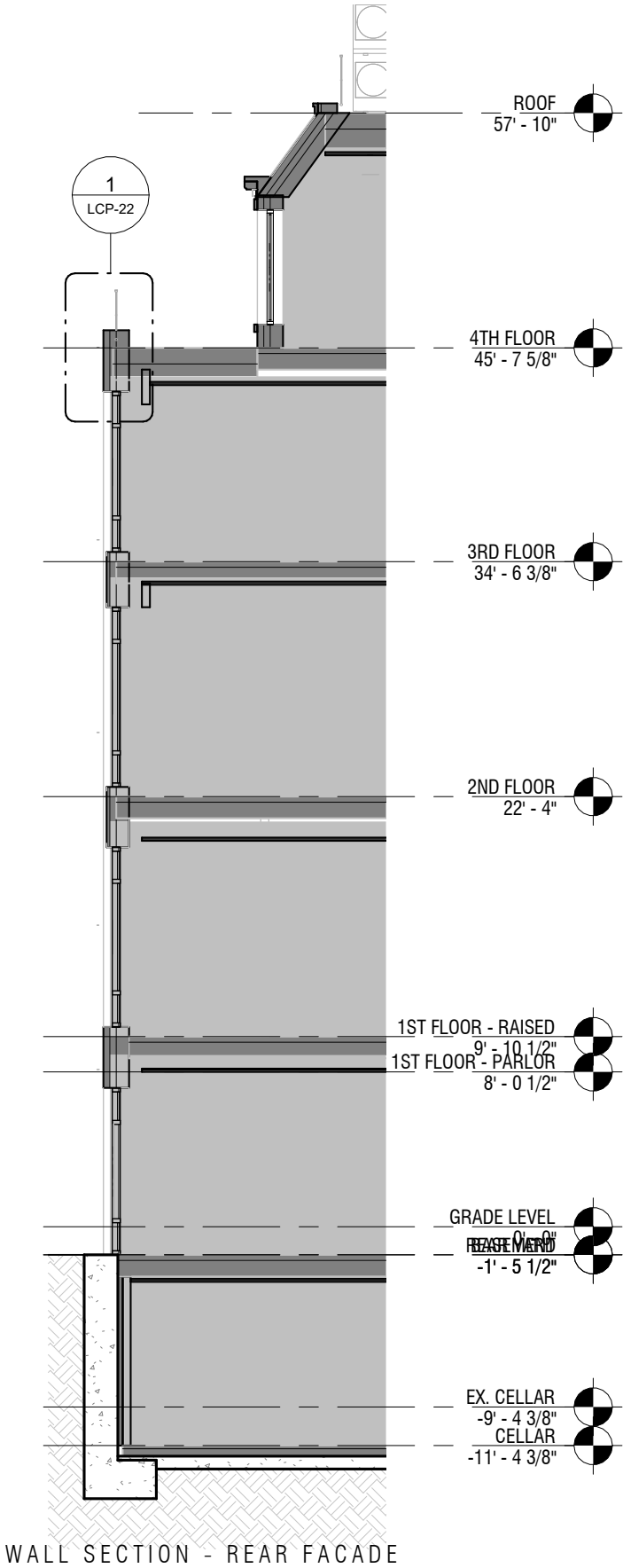
WALL SECTION - REAR FACADE



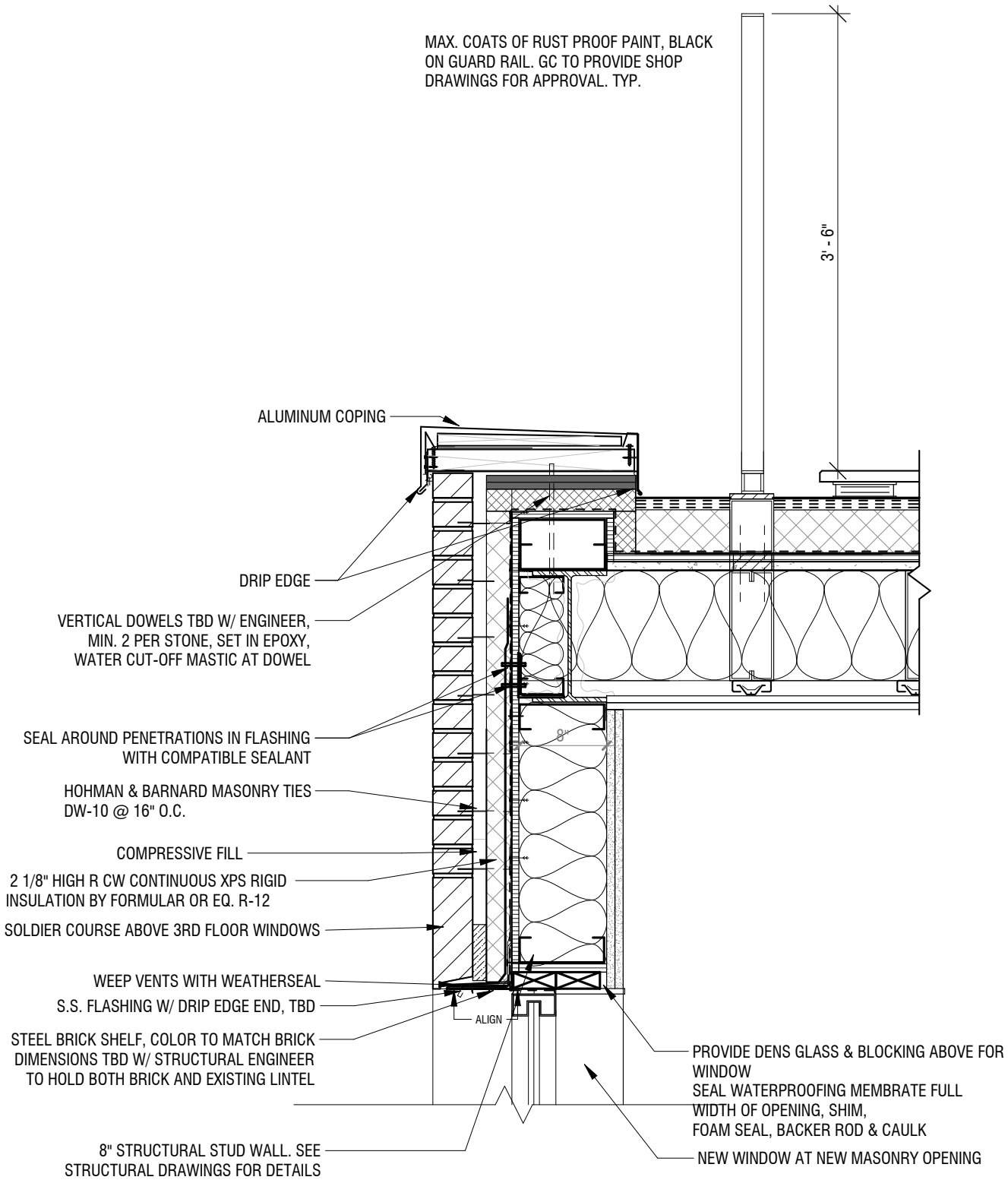
PROPOSED METAL PANEL - WALL SECTION



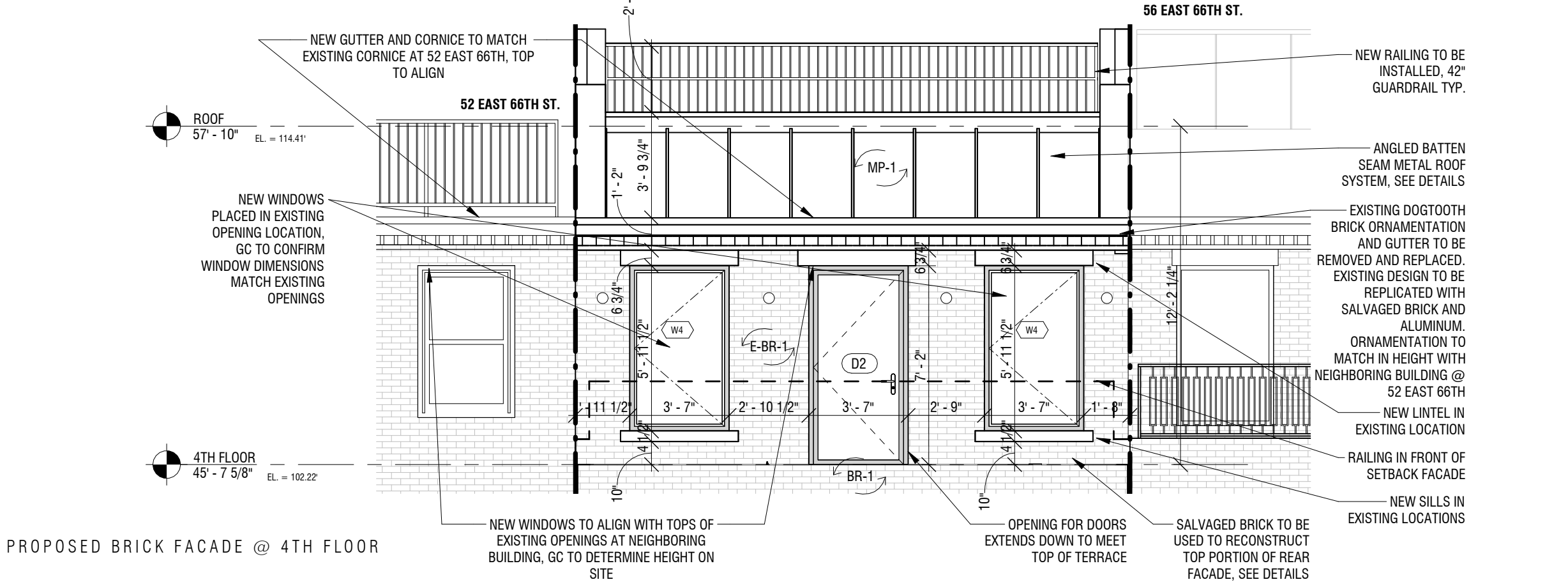
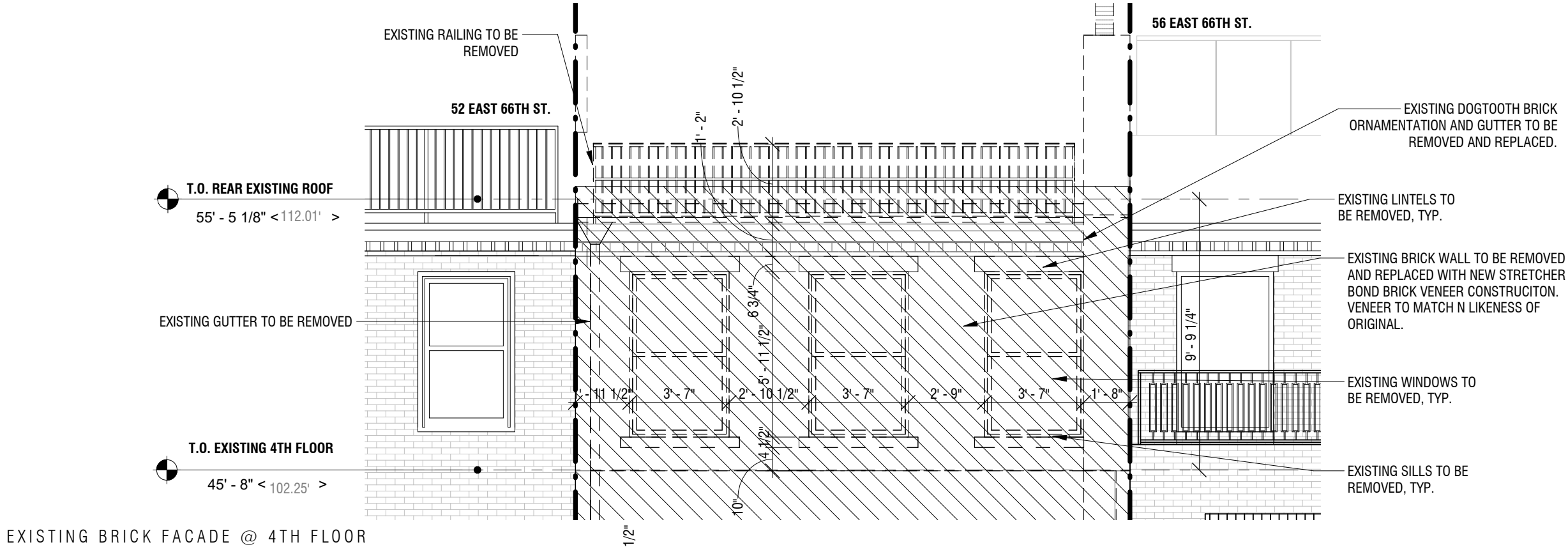
PROPOSED BRICK - WALL SECTION

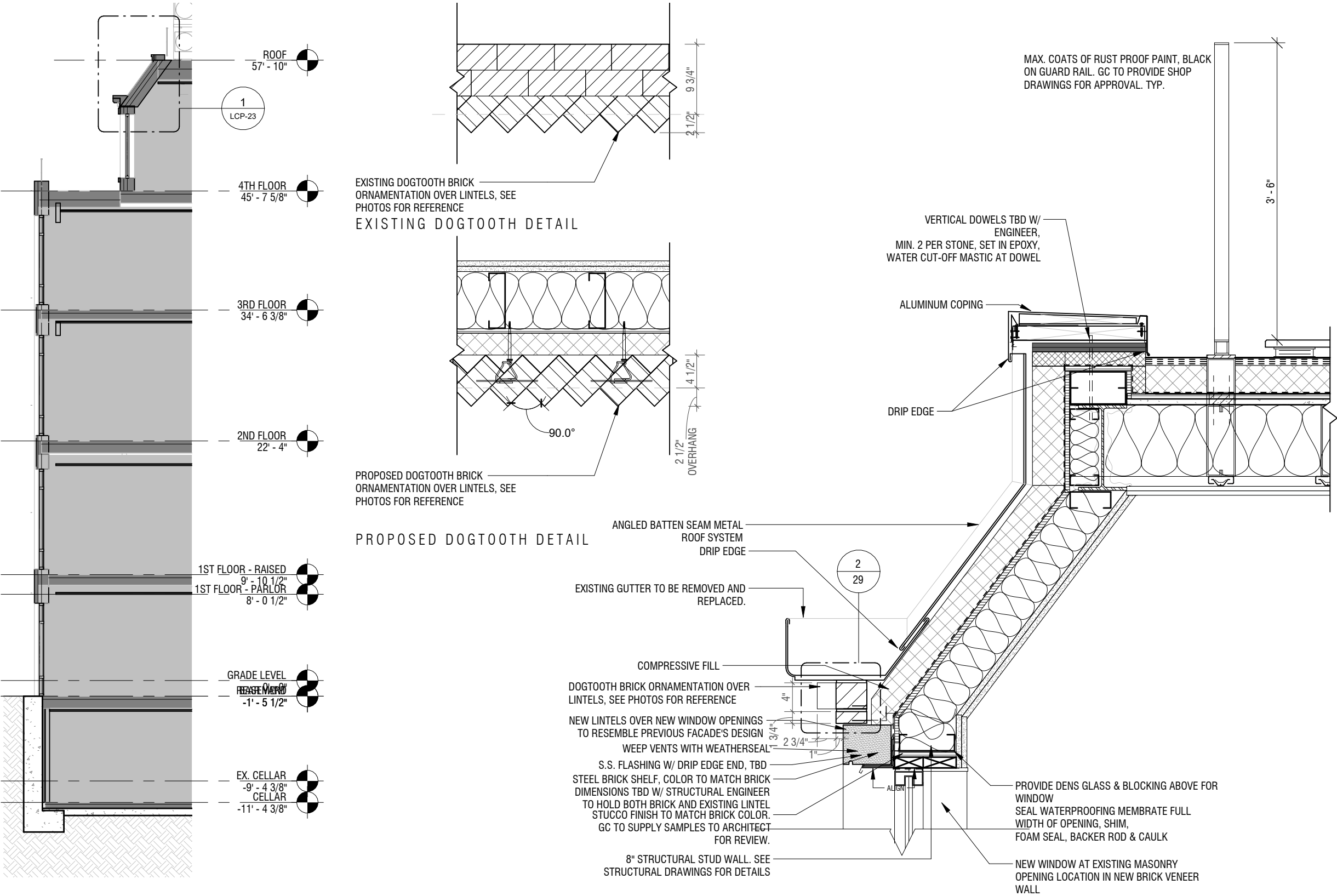


WALL SECTION - REAR FACADE



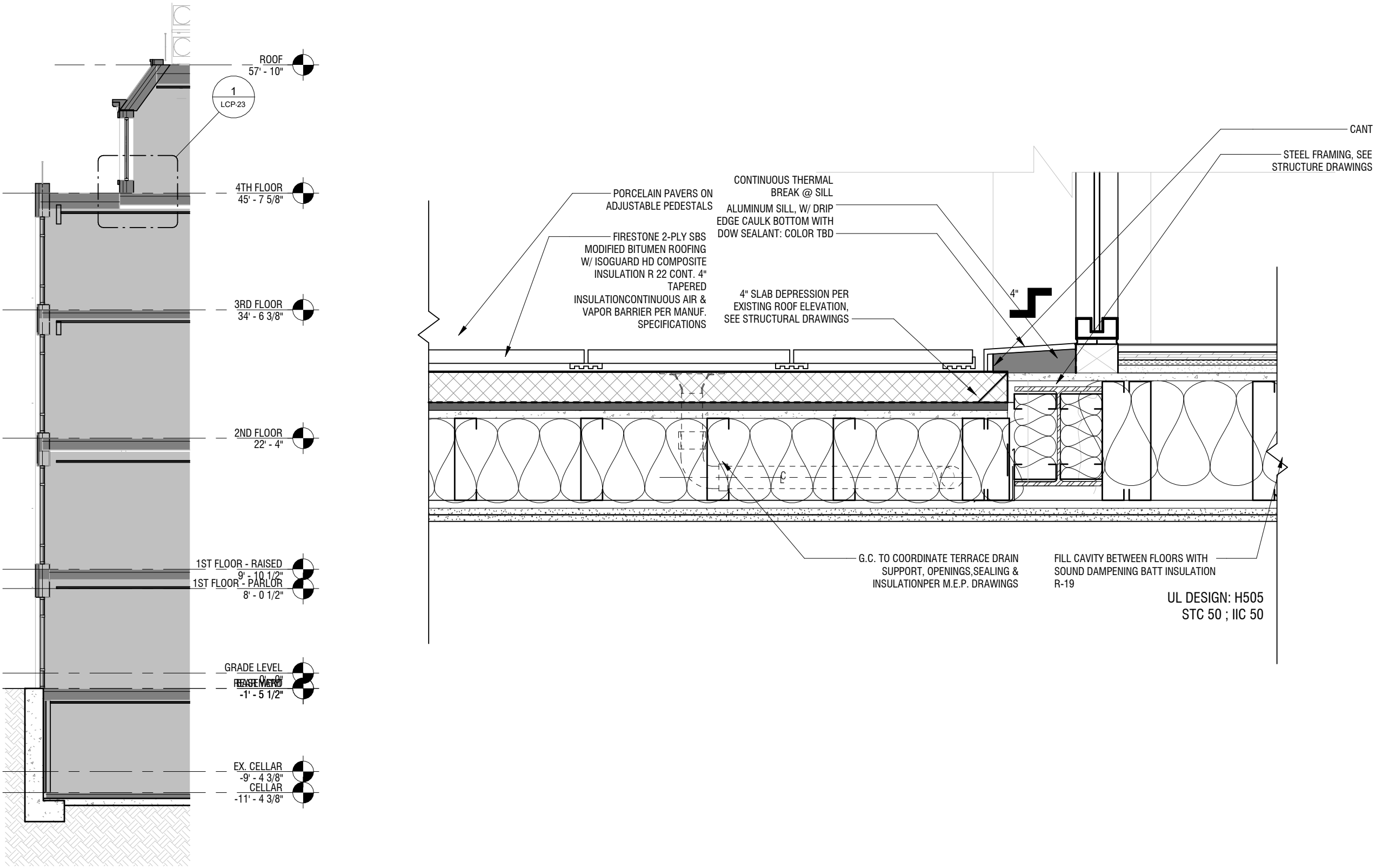
PROPOSED TERRACE - WALL SECTION





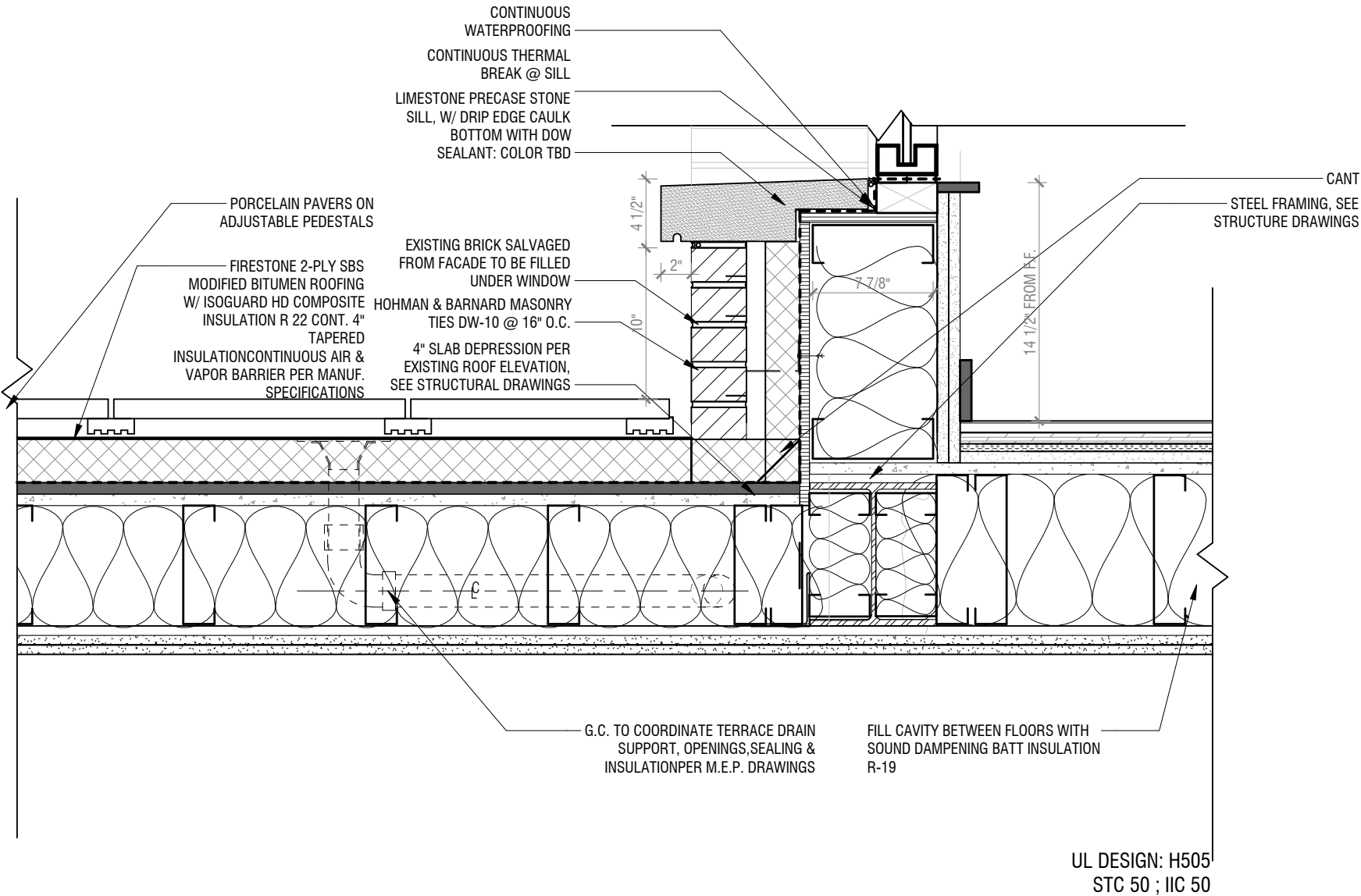
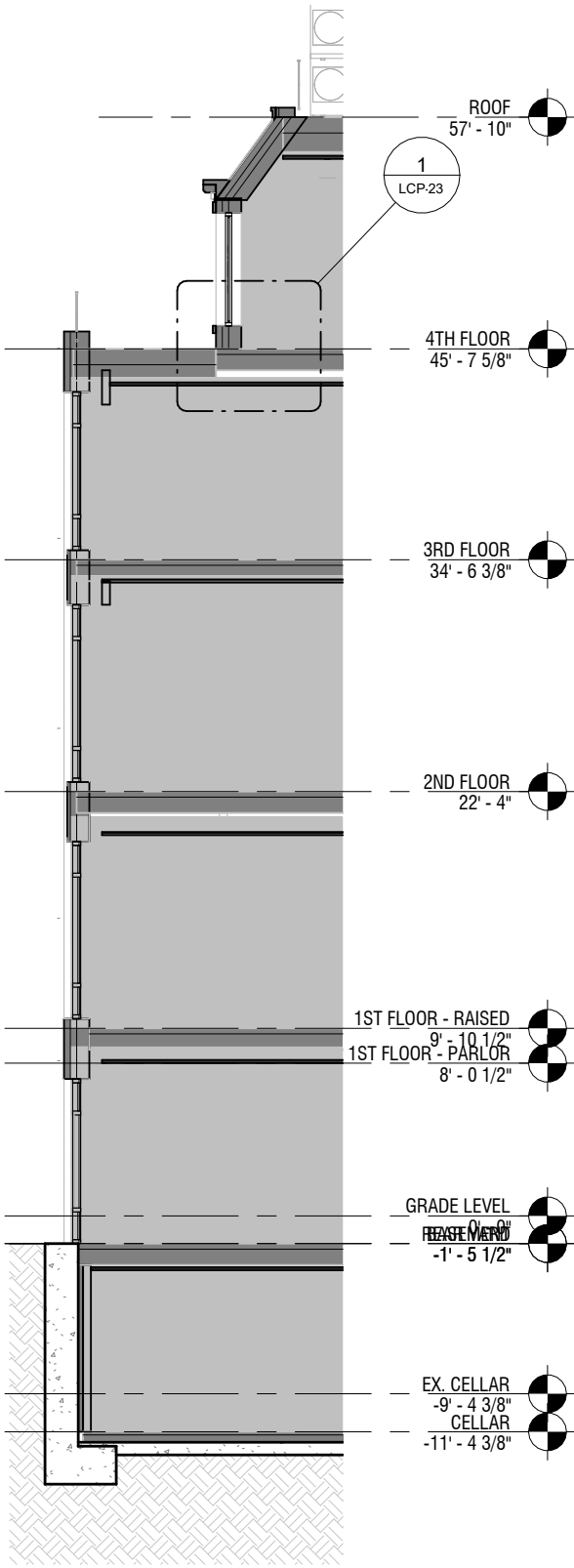
WALL SECTION - REAR FACADE

PROPOSED ANGLED ROOF - WALL SECTION



WALL SECTION - REAR FACADE

PROPOSED TERRACE DETAIL @ DOOR - WALL SECTION



WALL SECTION - REAR FACADE

PROPOSED TERRACE DETAIL @ WINDOW - WALL SECTION



VIEW A - PHOTOS TAKEN 11.20.2024



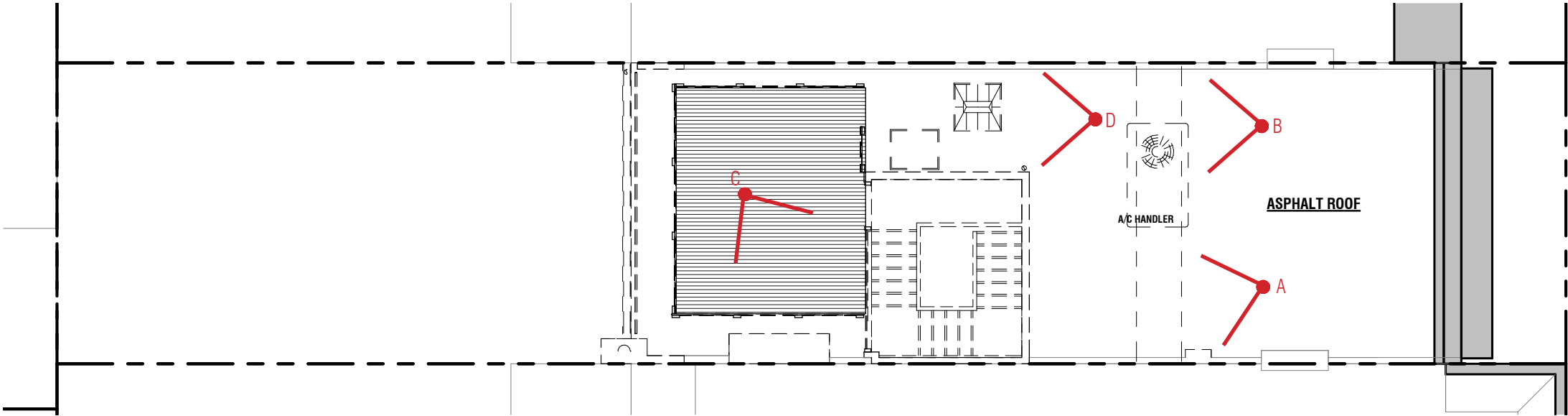
VIEW B - PHOTOS TAKEN 11.20.2024



VIEW C - PHOTOS TAKEN 11.20.2024



VIEW D - PHOTOS TAKEN 11.20.2024



EXISTING ROOF

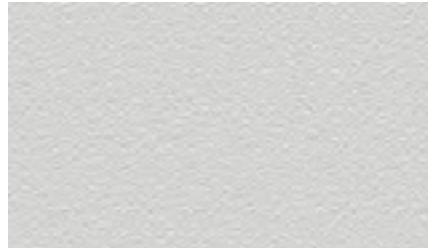
MATERIALS:



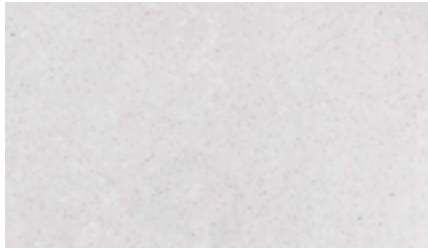
BR LIGHT BEIGE BRICK WITH LIGHT GREY MORTAR, TBD



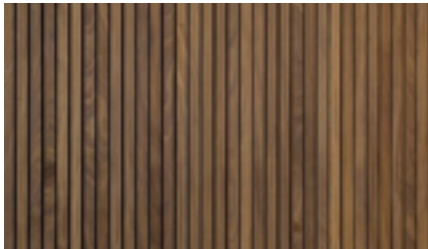
MT GRAY BROWN 8019 RAILING, WINDOW COLOR, COPING



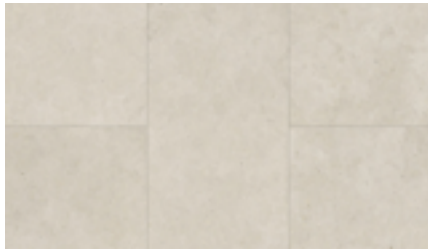
ST1 STO STUCCO 31436 PARAPET @ ROOF, REAR YARD PLANTERS



SO STONE AT PARAPETS, TBD

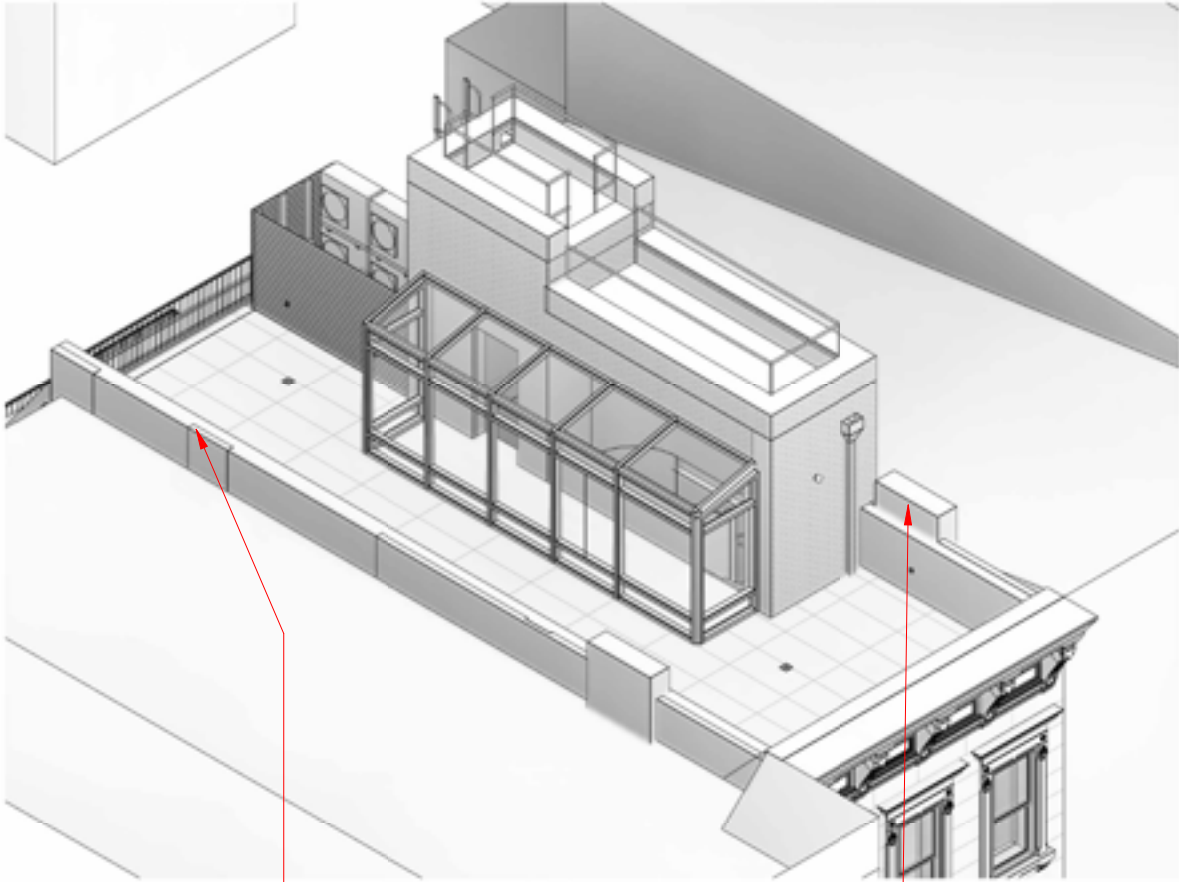


FC IPE WOOD FENCING AND MECHANICAL SCREENING @ ROOF, REAR YARD

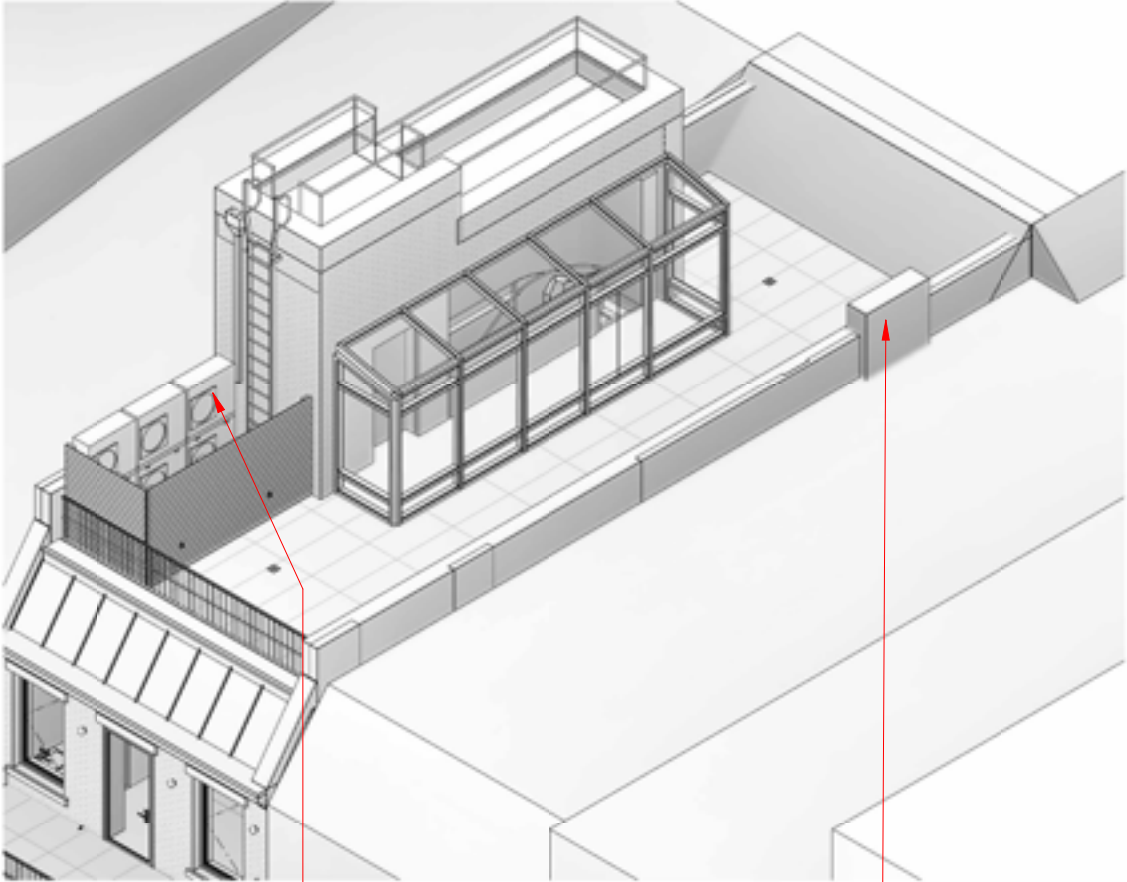


PV PORCELAIN PAVERS @ ROOF





EXISTING EXHAUST DUCTS TO BE REMOVED AND REPLACED, SEE MECHANICAL DRAWINGS FOR DETAILS



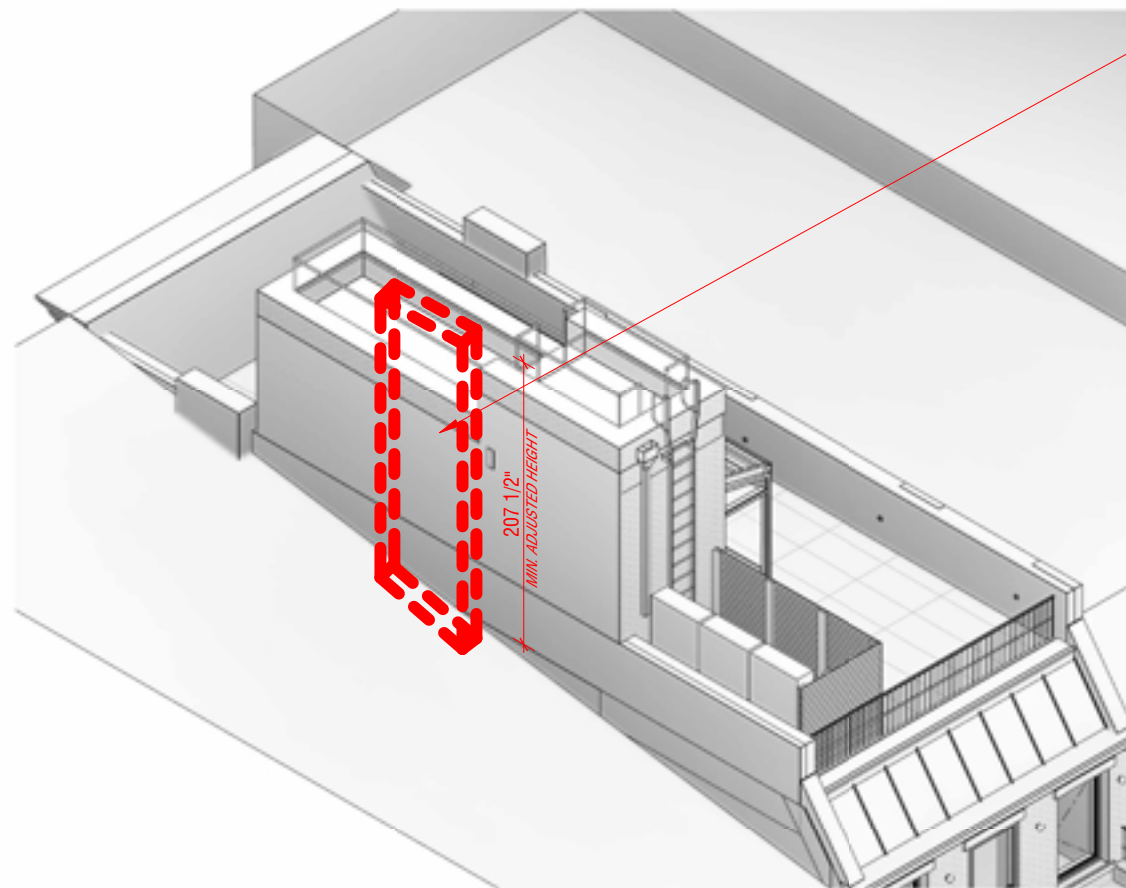
EXISTING EXHAUST DUCTS AT 52 EAST 66TH WILL BE MAINTAIN, EXISTING CHIMNEY FLUTE AT 54 EAST 66TH NOT IN USE, TO BE CAPPED.

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

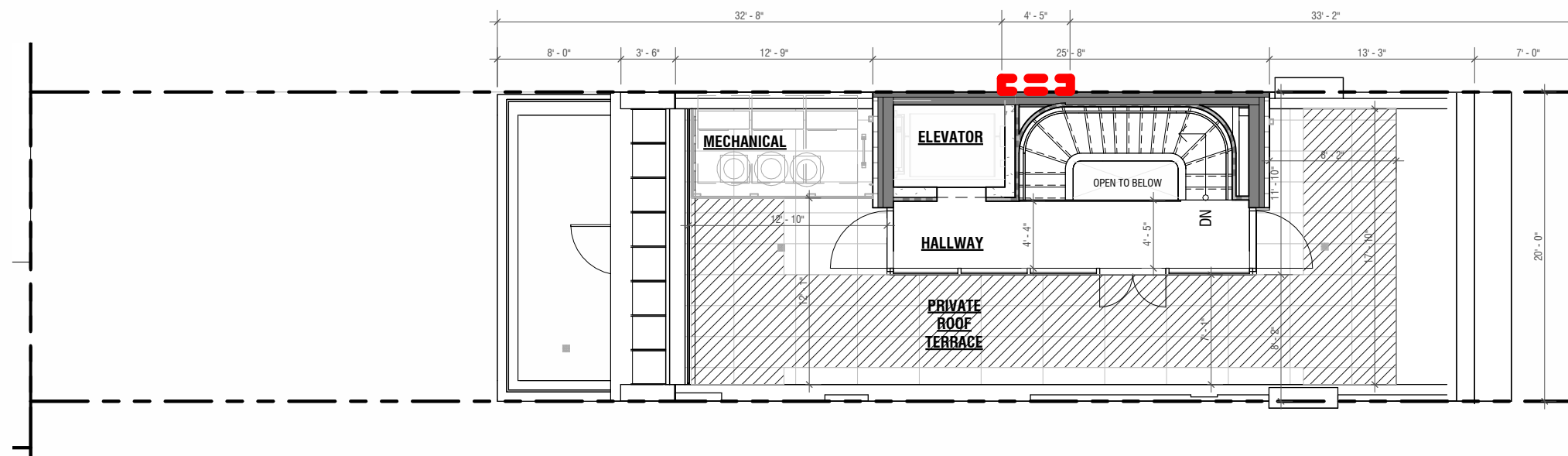
EXISTING EXHAUST FLUTE AT 54 EAST 66TH NOT IN USE, TO BE CAPPED.



PHOTOS TAKEN 11.20.2024



EXISTING EXHAUST DUCT AT 52 EAST 66TH
TO BE EXTENDED PAST ELEVATOR
BULKHEAD ELEVATION. TO BE COORDINATED
WITH GC / MEP.



PROPOSED ROOF



VIEW A - PHOTOS TAKEN 01.31.2025



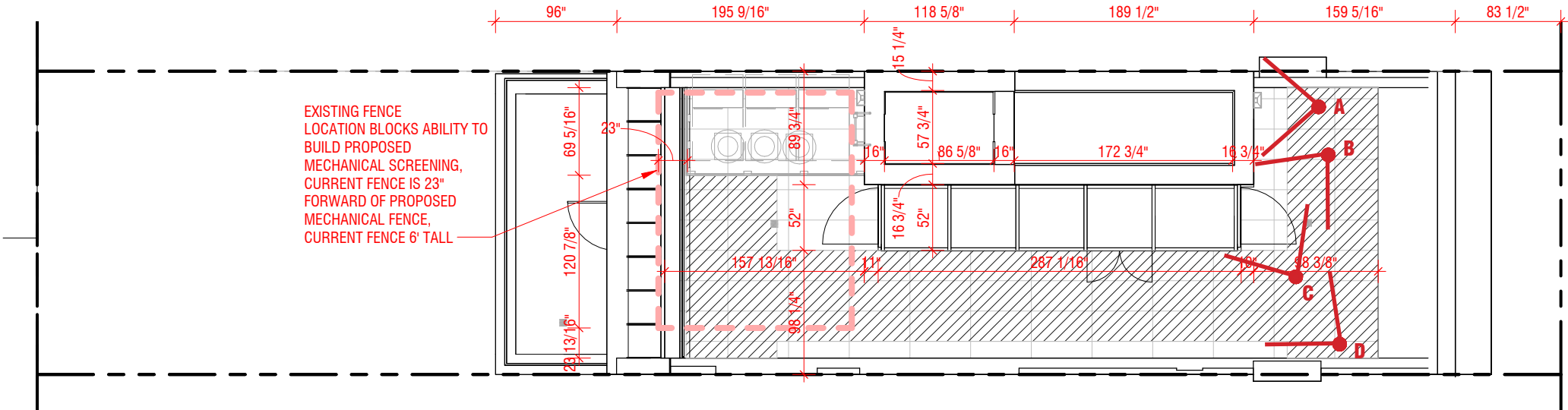
VIEW B - PHOTOS TAKEN 01.31.2025



VIEW C - PHOTOS TAKEN 01.31.2025



VIEW D - PHOTOS TAKEN 01.31.2025



PROPOSED ROOF



VIEW A - PHOTOS TAKEN 04.22.2025



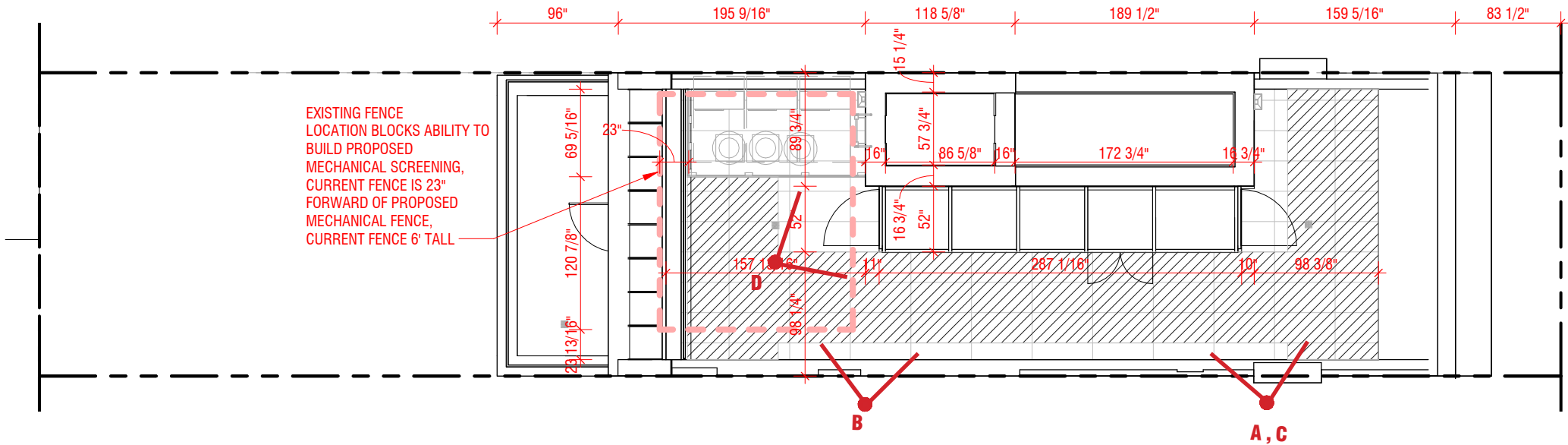
VIEW B - PHOTOS TAKEN 04.22.2025



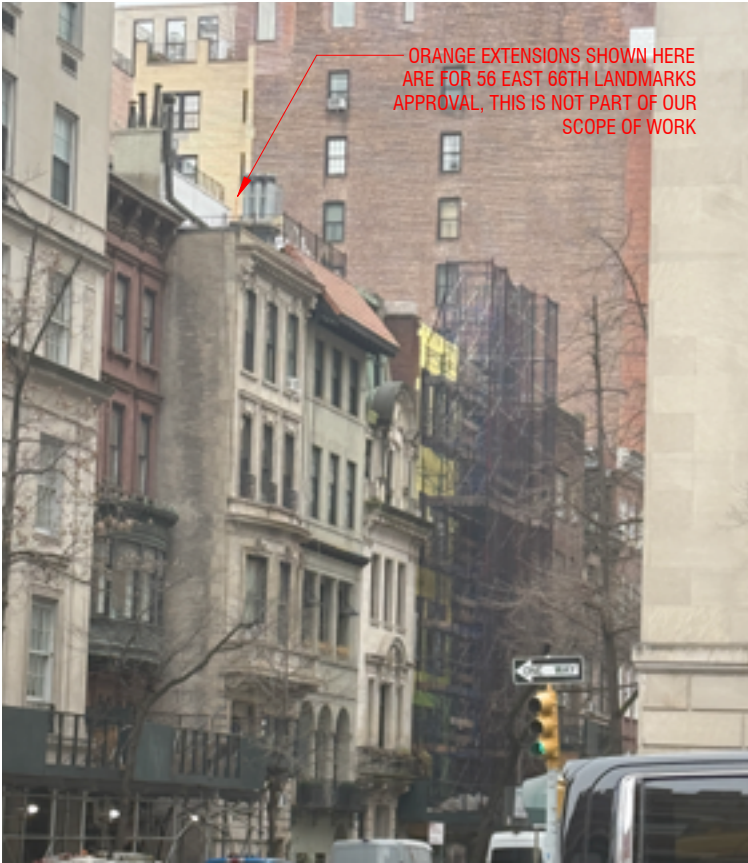
VIEW C - PHOTOS TAKEN 04.22.2025



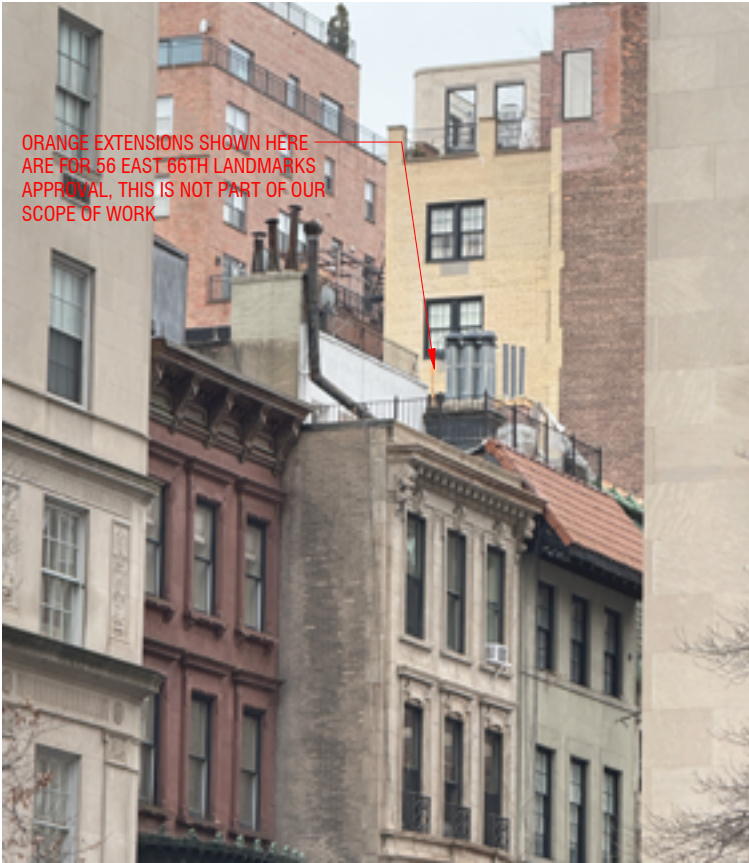
VIEW C - PHOTOS TAKEN 01.29.2025



PROPOSED ROOF



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



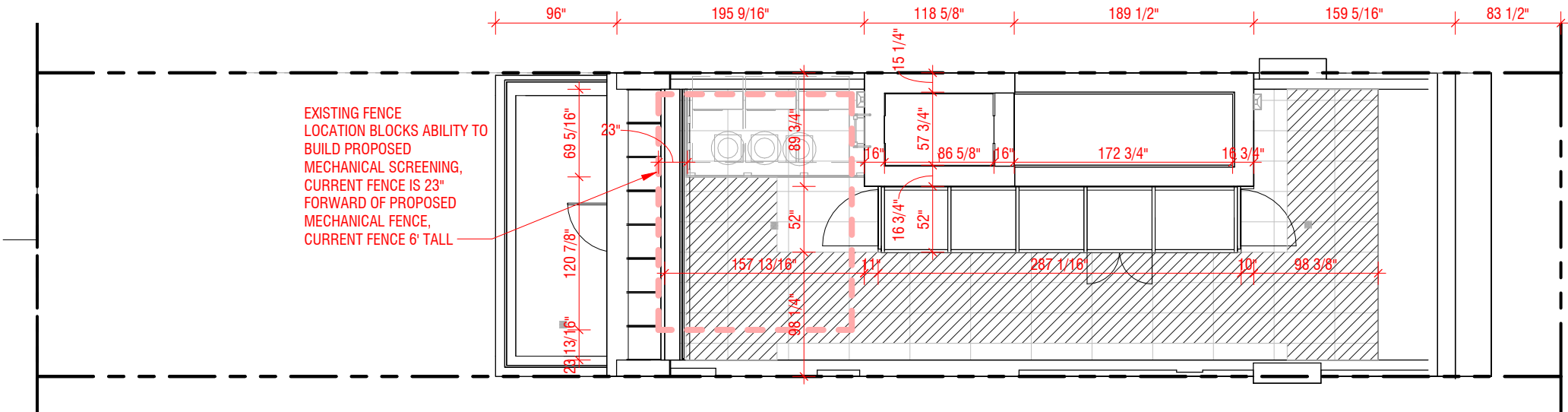
PROPOSED ROOF EXTENSION DOES NOT CROSS VISIBILITY PLANE FROM STREET LEVEL



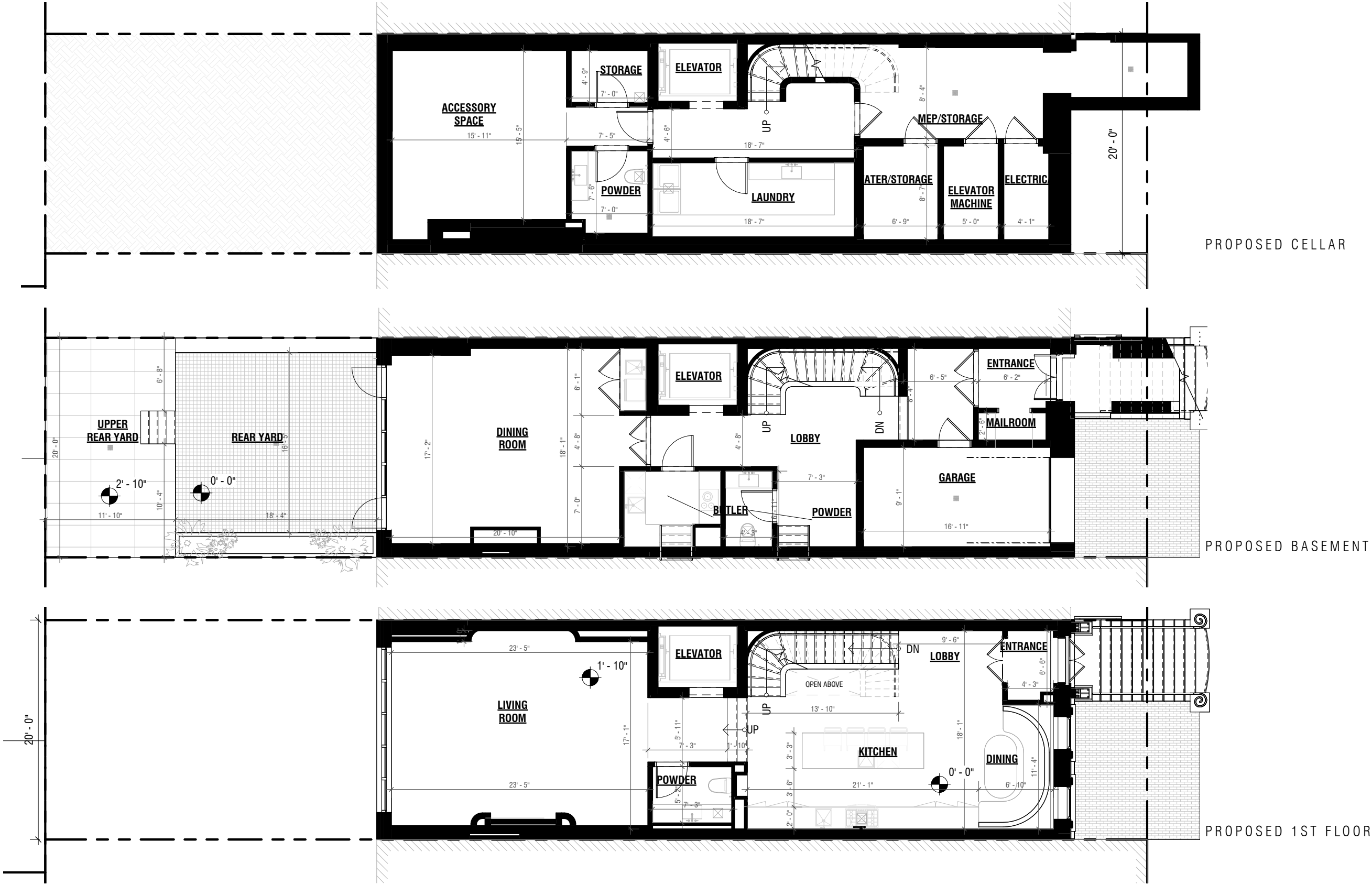
EXISTING FENCE LOCATION BLOCKS ABILITY TO BUILD PROPOSED MECHANICAL SCREENING, CURRENT FENCE IS 23" FORWARD OF PROPOSED MECHANICAL FENCE, CURRENT FENCE IS 6' TALL

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

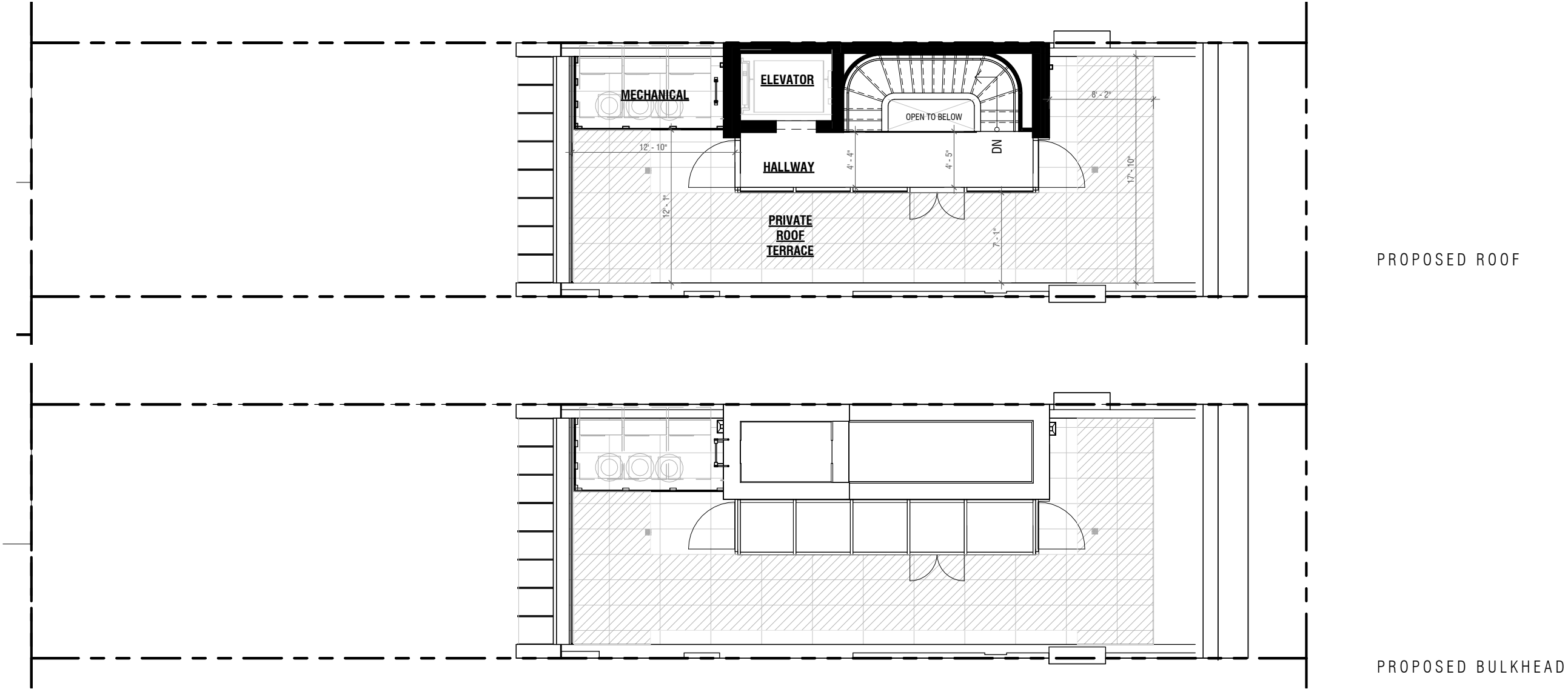
VIEW A - PHOTOS TAKEN 04.21.2025



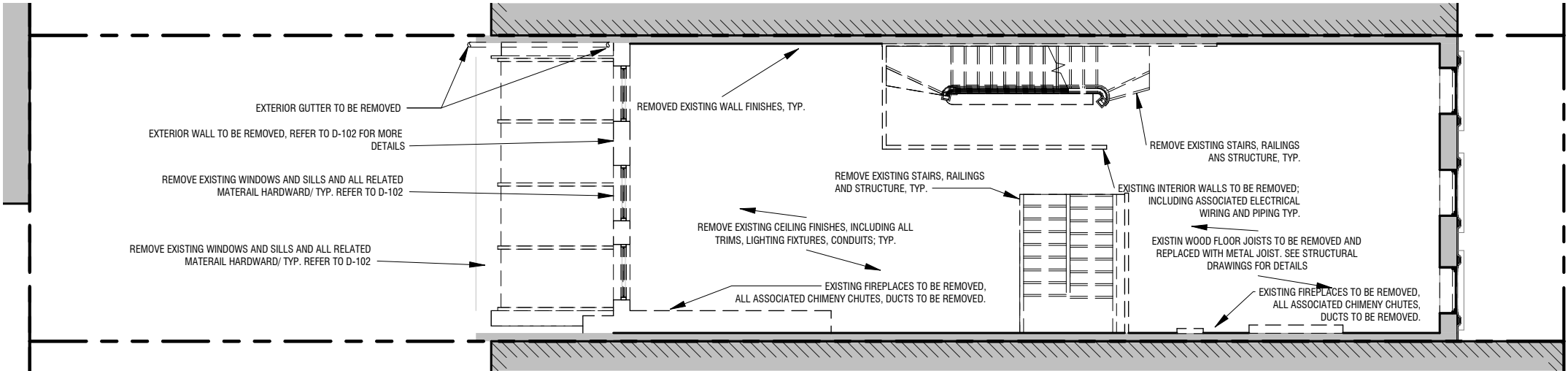
EXISTING FENCE LOCATION BLOCKS ABILITY TO BUILD PROPOSED MECHANICAL SCREENING, CURRENT FENCE IS 23" FORWARD OF PROPOSED MECHANICAL FENCE, CURRENT FENCE 6' TALL



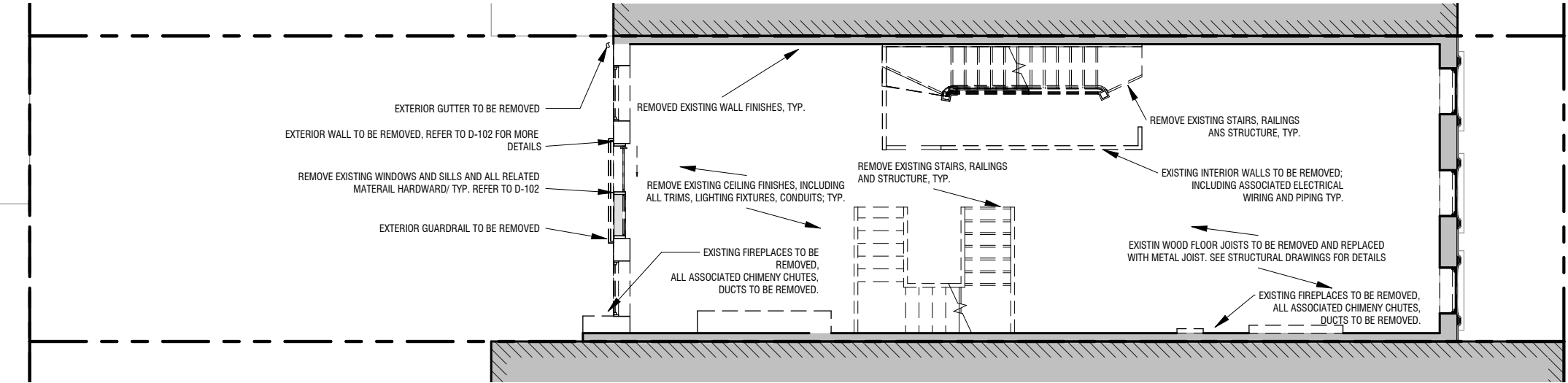




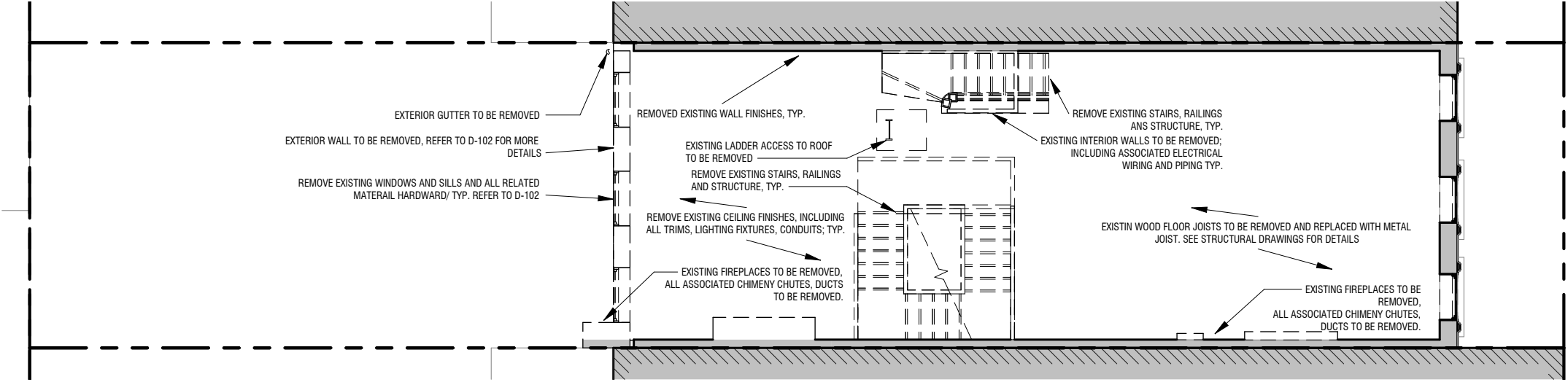




REMOVAL 2ND FLOOR



REMOVAL 3RD FLOOR



REMOVAL 4TH FLOOR

