



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 11/05/15	<b>EXPIRATION DATE:</b> 8/11/2021	<b>DOCKET #:</b> 177083	<b>COFA #:</b> COFA 17-8605
<b>ADDRESS:</b> 56 EAST 66TH STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1380 / 44

Display This Permit While Work Is In Progress

ISSUED TO:

**Anand Khubani**  
**ANK Manhattan, LLC**  
**7 Adams Way**  
**Towaco, NJ 07082**

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 11, 2015 following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on July 16, 2015, and as you were informed in Status Update Letter 17-5279 (LPC 16-8431), issued on August 11, 2015.

The proposal, as approved, consists of exterior work at the northern (East 66th Street), western (exposed lot line), and southern (rear) facades, and at the roof, including, redesigning the northern facade by replacing the existing brick cladding and steel windows with a new facade featuring a rusticated limestone cladding, a granite base, classically inspired ornamentation, a center first floor entrance with a low granite stoop, bracketed limestone hood, and a pair of light fixtures, a recessed bronze clad bay at the second and third floor levels with bronze panels and pilasters, multi-light bronze clad casement windows and fixed transoms, limestone friezes and cornices above the fourth and fifth (top) floor, and a fifth floor loggia, with multi-light paired doors and transoms, set back from the street facade; at the western facade, replacing the plain brickwork with new brickwork and limestone quoins at the lower portion of the facade, and a limestone cladding above the third floor level; at the southern facade, removing the existing three-story ell and constructing a full-width four-story brick clad addition, featuring bronze and glass single-light fixed and casement windows, bronze spandrels, a loggia at the fourth floor level, and a glass railing at the perimeter of the roof; reconstructing the top floor, matching the existing historic conditions, except for making one

opening taller and replacing the existing two-over-two, double-hung windows with single-light casement windows and a door; and at the roof, removing an existing stair bulkhead and chimneys; constructing a new stair and elevator bulkhead; reconstructing the roof, including modifying its profile from sloped to flat; and installing glass railings and chimney flues, as well as work at the rear yard and front areaway, including raising the grade level 2'8" at the rear yard and installing a 6' high wood fence at the perimeter; and filling the lowered front areaway with concrete. The work was shown on a digital presentation, labeled "66th Street Townhouse" and dated (received) July 28, 2015 and consisting of 33 slides of drawings, photographs, and photomontages, all prepared by SPAN Architecture and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 56 East 66th Street as a building built in 1877-1878 and altered by Henry T. Child in 1935.

With regard to this proposal, the Commission found that the redesign of this highly altered front façade, demolition of the rear ell and modern oriel, and reconstruction of the rear façade and roof will not alter, eliminate or conceal any significant architectural features that are original to the building or part of a later redesign; that the overall organization of the redesign of the front façade, including its symmetrical composition, solid to void ratio, and floor heights will be in keeping with such characteristics of historic buildings throughout this streetscape; that the proportions of the façade elements will be well scaled to the building and reflective of a hierarchal organization in keeping with such aspects of historic residences throughout this historic district; that the individual façade components, including a prominent main entrance, rusticated base, casement and transom windows, band courses, columns, loggia, quoins, cornice, and central two story bronze infill assembly, creating a piano nobile, will be in keeping with classical vocabulary of high style residence throughout this historic district; that the combination of the stylistically classical façade elements and the relative simplicity and uniformity of the articulation of the individual façade elements will help the façade to remain a harmonious presence within streetscape, while also subtly distinguishing the façade as a modern design; that the limestone cladding and bronze infill will be harmonious with the variety and character of materials and finishes throughout this streetscape; that the proposed rear addition will not rise to the full height of the building and will be in keeping with other rear extensions at residences within this block in terms of its height and projection into the rear yard; that the rear addition will not extend to the rear lot line or substantially eliminate the presence of a rear yard; that the rear addition will utilize materials commonly found at the rear of buildings throughout the block and will feature metal spandrels which will reflect the floor levels and help maintain a residential scale; that the top floor of the rear façade, including the corbeled brickwork, will be rebuilt to match its historic appearance, except for the lowering of one sill to create a door opening, and the raising of the roof will be sloped back from the rear parapet, thereby helping to maintain a harmonious relationship with neighboring buildings in the row; that except for the proposed chimney, none of the proposed work at the roof or rear of the building will be visible from a public thoroughfare; and that the chimney will only be minimally visible from a public thoroughfare. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the proposed lot line opening be eliminated or redesigned to be a smaller and better integrated component.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design and incorporating required change.

Subsequently, on October 5, 2015, the Landmarks Preservation Commission received final drawings T-000.00, Z-001.00, G-002.00, G-003.00, G-004.00, DM-101.00, DM-102.00, DM-103.00, A-400.00, A-

401.00, A-402.00, A-405.00, A-430.00, and A-440.00, dated (revised) April 30, 2015; G-001.00, LM-100.00, LM-200.00, A-110.00, A-111.00, A-112.00, A-113.00, A-201.00, A-202.00, A-203.00, A-204.00, A-206.00, A-310.00, A-312.00, A-411.00, A-411.00(2), A-412.00, A-420.00, A-421.00, and A-450.00, dated (revised) August 31, 2015; DM-100.00, A-200.00, A-205.00, A-311.00, and A-451.00, dated (revised) October 22, 2015 and prepared by Peter A. Pelsinski, RA; FO-101.00, FO-102.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-106.00, S-107.00, S-108.00, SOE-101.00, and SOE-102.00, dated (revised) April 30, 2015 and prepared by Andrew Burt Renfroe, PE; M-001.00, M-002.00, M-101.00, M-102.00, M-103.00, M-104.00, M-201.00, M-202.00, M-301.00, M-401.00, M-402.00, M-504.00, P-001.00, M-403.00, M-404.00, M-501.00, M-502.00, M-503.00, P-002.00, P-101.00, P-102.00, P-103.00, P-201.00, P-202.00, P-301.00, P-302.00, P-303.00, P-401.00, P-402.00, SP-201.00, SP-202.00, SP-301.00, SP-302.00, FA-001.00, FA-002.00, FA-101.00, FA-102.00, FA-103.00, and FA-104.00, dated (revised) September 1, 2015; and SP-001.00, SP-101.00, SP-102.00, SP-103.00, SP-104.00, dated (revised) September 18, 2015 and prepared by Alex B. Schwartz, PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and specifications and found that they include changes to the scope of work and additional work, including eliminating the proposed lot line window at the western facade from the scope of work; installing a through-the-wall louver at the first floor level, mounted flush with the southern facade; installing mechanical equipment, drains, and ducts at the roof; and interior alterations, including excavating and underpinning a small section of the cellar for an elevator pit; the demolition and construction of nonbearing partitions and finishes at the first through fifth floors; and mechanical and plumbing work.

With regard to the changes and additional work, the Commission finds that the proposed louver will be set flush with the masonry wall; that no decorative masonry or significant architectural feature will be affected by the proposed installations; that none of the work at the rear or roof will be visible from a public thoroughfare; and that the proposal approved by the Commission has been maintained and that the change required by the Commission, namely the elimination of the lot line opening at the western facade, has been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-8605 is being issued.

Please note: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the DOB TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit;

a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Jacqueline Shaw, SPAN Architecture

**cc:** Bernadette Artus, Deputy Director of Preservation/LPC