Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 9, 2014, following the Public Hearing of the same date, voted to approve a proposal to construct a rooftop addition. The approval will expire December 9, 2020.

The proposed work, as approved, consists of constructing a "L" shaped one-story addition at an existing one-story penthouse extension, clad in darkly finished metal panels at the north elevation and clad in beige brick at the east elevation, and installing a glass railing; as shown in existing condition photographs, photographs of a mock-up, and drawings dated LPC-100, LPC-101, LPC-102, LPC-103, LPC-104, LPC-105, LPC-106, LPC-107, LPC-108, LPC-109, LPC-110, LPC-111, and LPC-112, dated October 3, 2014, prepared by Jeffrey Cole, R.A. and present at the Public Hearing.

In reviewing this proposal, the Commission noted that Individual Landmark Designation Report for the East 66th Street Apartments describes 45 East 66th Street as a neo-French Renaissance style apartment building with Gothic style elements designed by Harde and Short and built in 1908 and that the building’s style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission also noted that Certificate of Appropriateness 03-1385 was issued on August 26, 2002 approving the enlargement to an existing penthouse and that Status Update Letter 07-3015 was issued on October 20, 2006 to amend Certificate of Appropriateness 03-1385 to reduce the proposed size of the approved addition.
With regard to this proposal, the Commission found that the proposed work will not result in any damage to, or demolition of any significant architectural features of the building; that the proposed addition will be set back from the high parapet at the primary facades and will not be seen in conjunction with either primary facade; that the proposed addition will be partially visible only from the north and east in conjunction with the secondary facades and will not detract from the signification architectural features of the building; that the height and massing of the proposed one-story addition will be subordinate to the tall and prominent parapet; that the secondary facades of the existing penthouse and rooftop mechanical bulkheads and other mechanical equipment are already visible from the north and east and the enlarging of this equipment will not appreciably change the appearance of the building; that the proposed size, design and metal and brick finishes of the addition are modest and in keeping with typical rooftop accretions found on large buildings in this historic district; and that the proposed work will not diminish the special architectural and historic character of this individual landmark or the Upper East Side Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this it.

However, in voting to grant the approval, the Commission stipulated that two signed and sealed copies of the final Department of Building filing drawings be submitted to the staff of the Commission for review and approval.

Subsequently, on February 19, 2015 staff received final Department of Building drawings labeled T-101.00, Z-101.00, Z-102.00, Z-103.00, Z-201.00, G-101.00, G-102.00, G-103.00, D-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-201.00, A-202.00, and A-501.00, dated February 16, 2015, prepared by Jeffrey Cole, R.A. and EN-101.00, M-101.00, M-102.00, M-103.00, M-104.00, P-101.00, P-102.00, SP-101.00, SP-102.00, dated February 16, 2015, prepared by Alexander Sheyman P. E. and S-100.00, S-101.00, and S-200.00, dated February 16, 2015, prepared by Nathaniel Ezra Oppenheimer, P.E. The drawings also include revisions to certain aspects of the work, including relocating rooftop mechanical equipment and shifting the location of the north wall of extension; as described in letter dated February 25, 2015.

Staff reviewed the drawing and found that the work approved by the Commission has been maintained. With respect to the revisions, staff finds that the overall volume and design of the extension has been maintained; that the revisions will have no effect on the extension’s visibility from public thoroughfares; and that the revisions are in keeping with the intent of the original approval. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 16-8087 is being issued.

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

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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 Gabriela Gutowski.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jose Cucalon, CODE

c: Jared Knowles, Director of Preservation/LPC