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The City of New York  
Community Board 8 Manhattan

December 20, 2018

Hon. Sarah Carroll, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Center Street, 9<sup>th</sup> Floor  
New York, NY, 10007

**RE: Kaye Playhouse Entrance at Loewe's Plaza, North Building, Hunter College (East 68<sup>th</sup> Street, between Lexington and Park Avenues) – Upper East Side Historic District** *Pat Giacalone and Tom Abraham, Elemental Architecture LLC*. Application is for limited exterior renovations and door modifications.

Dear Chair Carroll:

At the Full Board meeting of Community Board 8 Manhattan held on December 18, 2018, the board voted to **approve** the application in accordance with the following resolution by a vote of 30 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause:

**WHEREAS** Kaye Playhouse is an International Modern-style building designed by Shreve, Lamb & Harmon and constructed in 1938-1941;

**WHEREAS** in general there are 6 major components to the application: 1. New doors and portal; 2. New display board; 3. Repairing and cleaning stone cladding panels; 4. Refurbishing canopy and signage; 5. Replacing the west vestibule doors; and 6. Replacing southeast auditorium doors;

**WHEREAS** the applicant proposes to move the Kaye Playhouse entrance outer door 1'5" outward to improve ADA compliance; there will be a new automatic door actuator;

**WHEREAS** the replacement outer doors will replicate historic inner stainless steel and glass doors; the stainless steel column enclosure jointing (between the doors) will be changed from vertical to horizontal;

**WHEREAS** there will be new stainless steel signage on the newly refurbished canopy; the existing 10' stainless steel signage will now be 10 1/2' and will be mounted to a discontinuous steel L whereas before the steel L was continuous;

**WHEREAS** there will be a new smaller digital LED display board (3' wide x 4'3" high) that will replace the existing display case for printed posters;

**WHEREAS** a new lead coated copper metal seam roof will replace the existing metal seam roof.

**WHEREAS** new stainless steel panels with flush mounted recessed light fixtures will replace the existing white painted metal soffit panels;

**WHEREAS** the canopy signage and the canopy edge will contain LED strip lighting; the new canopy soffit will contain 3" recessed LED downlights;  
**WHEREAS** at the west vestibule entrance the existing anodized aluminum and glazed doors will be replaced; the new doors will match exactly the proposed new outer doors for the adjacent Kaye Playhouse;  
**WHEREAS** at the East 68th Street auditorium entrance, the existing deteriorated doors, frames and portals will be replaced in kind;  
**WHEREAS** the applicant is to be commended for his thoughtful and subtle blending of the old with the new for the dark and somewhat dreary existing condition of the Kaye Playhouse entrance and the two auxiliary entrances (the west vestibule entrance and the East 68th Street auditorium entrance);  
**WHEREAS** the applicant's proposed changes honor and improve the space and make the entrance to the Kaye Playhouse, with its improved lighting, much more readable from the street;  
**WHEREAS** the applicant's proposed changes are appropriate and contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

 (WB)  
Alida Camp  
Chair

 (WB)  
David Helpen and Jane Parshall  
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Carolyn Maloney, 12<sup>th</sup> Congressional District Representative  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Liz Krueger, NYS Senator, 28<sup>th</sup> Senatorial District  
Honorable Dan Quart, NYS Assembly Member, 73<sup>rd</sup> Assembly District  
Honorable Rebecca Seawright, NYS Assembly Member 76<sup>th</sup> Assembly District  
Honorable Ben Kallos, NYC Council Member, 5<sup>th</sup> Council District  
Honorable Keith Powers, NYC Council Member, 4<sup>th</sup> Council District