

Russell Squire
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**The City of New York
Community Board 8 Manhattan**

March 10, 2022

Hon. Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
1 Centre Street, 9th Floor
New York, NY 10007

RE: 201 East 65th Street (Individual Landmark) – Adam Kushner, Architect – A modern style building designed by Mayer & Whittlesy, Skidmore, Owings & Merrill and constructed in 1947-1951. Application is for legalizing installation of entrance awing along East 65th Street for medical office located in the cellar.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on March 9, 2022, the board unanimously approved the following resolution by a vote of 42 in favor, 0 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 201 East 65th Street is an international style building constructed in 1951;
WHEREAS this full block building is an individual landmark that sets the aesthetic standards for apartment houses in the modernist style;
WHEREAS the building is set in a garden open to the sky;
WHEREAS there is an original stair in the easterly end of the south side of the garden;
WHEREAS the stair, which leads to a lower level of the building, was designed to be open to the sky;
WHEREAS the low granite walls on the perimeter of the site enable uninterrupted views into the garden;
WHEREAS the space on the lower level is occupied by medical offices;
WHEREAS the applicant seeks to cover the stair with a canopy to provide protection from the weather and to provide lighting at night;
WHEREAS the canopy will be made of a water repellent fabric;
WHEREAS the fabric will have a sand color that is meant to replicate the color of the granite walls;
WHEREAS the canopy will have an L shape;
WHEREAS the portion of the canopy at the entrance will extend north from the top of the original entrance arch and the face of the canopy will align with the southern face of the original arch;
WHEREAS the portion of the canopy over the stair will run east-west, parallel to the sidewalk;
WHEREAS the portion of the canopy over the stair will have a downward slope;
WHEREAS the portion of the canopy extending from the arch will be 7'-0" wide by 10'-11" long;
WHEREAS the portion of the canopy over the stair will be 9'-9" wide by 17'-8" long;
WHEREAS each section of the canopy will have a gable shape with an overall height of 36 inches;
WHEREAS the gable will be 18 inches high, and the vertical sides will be 18 inches high;
WHEREAS there will be identification signs on the south and east faces of the canopy;
WHEREAS there will be a directory sign on the eastern face of the western leg of the arch;
WHEREAS the underside of the canopy will be lit, but only when the medical practice is open;
WHEREAS the overall shape of the proposed canopy is awkward and ungainly;
WHEREAS the proposed sand color is significantly different from the color of the granite walls;
WHEREAS the proposed canopy will block the view across the low stone wall and garden to the building;

WHEREAS the proposed canopy will be a visual intrusion into the garden setting for the building;
WHEREAS the proposed canopy is not in the spirit or character of the original design;
WHEREAS the proposed canopy appears to be a temporary solution and not integral to the overall composition of the building and garden;
WHEREAS the canopy is not appropriate and contextual with the modernist aesthetic of the building and site;

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

Please advise us of any action taken on this matter.

Sincerely,

Russell Squire

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Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Eric Adams, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Mark Levine, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable José M. Serrano, NYS Senator, 29th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Julie Menin, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District