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

April 15, 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: Manhattan House) *Adam Kushner, Architect*. A modern style building designed by Mayer & Whittlesy, Skidmore, Owings & Merrill and constructed in 1947-1951. Application is to remove the existing awning installed without permits and replace with a new awning.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on April 13, 2022, the board approved the following resolution by a vote of 36 in favor, 3 opposed, 0 abstentions, and 0 not voting for cause.

WHEREAS 201 East 65th Street a modern style building designed by Gordon Bunshaft of Skidmore, Owings & Merrill and constructed in 1947-1951, occupying the entire block between 65th and 66th Streets, 3rd Avenue to 2nd Avenue (The entrance to the apartment complex is at 200 East 66th Street.);

WHEREAS 201 East 65th Street/200 East 66th Street was designated as an **INDIVIDUAL LANDMARK** in 2007 by the Landmarks Preservation Commission for its influential mid-century modernist architecture;

WHEREAS this is the third time the applicant has appeared before the Landmarks Committee with a design for a commercial canopy to provide protection for the stairs leading down to the sub cellar;

WHEREAS the site for canopy is at the SW corner of 65th Street and Second Avenue;

WHEREAS the two previous proposals for canvas canopies with obtrusive large lettering advertising the medical practice occupying the sub cellar were turned down by the Committee; the color of the canvas and the oversized white lettering were considered — *twice* — to be inappropriate for the site, given the individual landmark status;

WHEREAS the applicant now proposes a fixed canopy to be made of 1” thick frosted plexiglass, measuring 25’8” long x 8’ wide (equal to the width of the stairwell); the design for the canopy is based on an existing storefront design;

WHEREAS the canopy will be framed in an anodized aluminum material; signage in the same material will be at the front of the canopy — 4” in height x 6’ long — spelling out the name of the medical offices;

WHEREAS there will be downlighting along the canopy as well as at the stair railings;

WHEREAS ADA access to the medical offices exists through the residential lobby at the 66th Street entrance;

WHEREAS an office directory as well as an ADA access note will be placed on the existing concrete framed entryway;

WHEREAS the applicant's design is a vast improvement over the two previous applications; the minimalist design is more contextual and less intrusive;

WHEREAS *however* because the canopy does not step down as the stairs descend, there is no protection from rain, wind and snow; the applicant has presented a design for a canopy looks more appropriate but the applicant has also presented a design for a canopy that doesn't work;

WHEREAS the material for the canopy, frosted plexiglass, stains easily over time and yellows over time; glass would have been a better material;

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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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