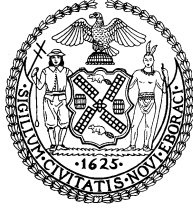


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The City of New York
Manhattan Community Board 8
Manhattan Community Board 8
Landmarks Committee
Lenox Hill Neighborhood House
331 East 70th Street, Auditorium
October 17, 2016
6:30PM

Present: Elizabeth Ashby, David Helpern, Jane Parshall, Marco Tamayo, Sarah Chu, Alida Camp, Gayle Barron, Michele Birnbaum, David Liston, Debbie Teitelbaum, Susan Evans

Absent excused: Public Member Christina Davis

- 1. 332 East 88th Street-(between First and Second Avenues)-Individual Landmark-Li Saltzman Architects**-French Renaissance style rectory building associated with The Church of the Holy Trinity, designed by Barney & Chapman and constructed in 1897. Application for the restoration of the exterior façades and roof, and application for a report pursuant to Section 74-711 of the Zoning Resolution for a change of use and modification of bulk to permit increase in degree of non-compliance of rear yard obstruction for 350 East 88th Street.

WHEREAS 350 East 88th Street is in an R8B zone;

WHEREAS Advantage Testing, a for-profit tutoring and counseling company, has purchased 350 East 88th Street, most recently the home of the Children's Aid Society;

WHEREAS Advantage Testing will continue the legacy of the educational entities that preceded it in the building by providing tutoring and counseling for students of high school and college age;

WHEREAS Advantage Testing has a 501C3 Foundation that provides scholarships and/or pro bono tutoring and counseling for students whose families cannot afford the tuition;

WHEREAS Advantage Testing requires a Special Permit to provide tutoring and counseling services in the R8B district because of its for-profit status;

WHEREAS there is an application for the restoration of the exterior facades and roof of the Rectory of the Church of the Holy Trinity;

WHEREAS Advantage Testing will fund the restoration of the exterior facades of the Rectory and a continuing maintenance program;

WHEREAS there are two components to the application for a report pursuant to Section 74-711 of the Zoning Resolution: a change of use to enable a for-profit tutoring and counseling service and a modification of bulk to permit an increase in the degree of non-compliance in the rear yard by replacing an outdoor space enclosed with a metal mesh to an indoor space enclosed with glass;

WHEREAS Advantage Testing and the Church of the Holy Trinity see this as a partnership from which both parties will benefit;

WHEREAS 51 percent of the work of Advantage Testing is with students from Community Board 8;

WHEREAS the Rectory provides space for a variety of meetings and community events;

WHEREAS The Rectory, which was built in 1897, has had ad hoc repairs to stop the leakage and the deterioration of the façade;

WHEREAS these repairs have only provided temporary relief;

WHEREAS the Rectory is an individual landmark separate and apart from the remainder of the Church;

WHEREAS the four facades of the Rectory have similar problems;

WHEREAS the materials of the facades are terra cotta, iron spot Roman brick, copper cornices; and red slate roofs;

WHEREAS the most serious water penetration is at the eaves where the terra cotta and copper have failed;

WHEREAS the original terra cotta gutters with copper linings now have tar covering membranes that have failed;

WHEREAS other problems include a loss of detail at the dormers; cracking in terra cotta sills; cracked terracotta units, and cracked brick masonry units;

WHEREAS leakage through the façade has caused unsightly conditions on the interior;

WHEREAS the condition of the façades has reached a critical juncture in that water that is penetrating the façades is causing the corrosion of the steel framing which, in turn, is causing portions of the façade to move outwards from the building;

WHEREAS the repairs to the façade and roof will be in kind in that the original materials will be replicated: for example, terracotta will be replaced with terracotta.

WHEREAS terracotta and brick will be removed to reveal steel that is corroding; whereas the steel will be cleaned and coated; whereas the terracotta and brick will be replaced; whereas those areas that enabled leakage will be rebuilt so that water can no longer penetrate the facades and attack the steel;

WHEREAS the agreement between the parties will include restrictive declarations against both properties to include the Special Permit allowing the educational use and the establishment of the continuing maintenance program;

WHEREAS if Advantage sells the building and the educational use continues, the terms of the agreement remain in force;

WHEREAS if Advantage or a subsequent owner sells the 350 East 88th Street building to an owner who will not continue the educational use, the Special Permit and the new non-compliance are revoked and the then current zoning will govern the use and bulk of the building.

WHEREAS the benefits of the 74-711 are balanced in that Advantage obtains a Special Permit for educational use and a non-compliance in the rear yard – and the Church of the Holy Trinity has the exterior of the Rectory restored and a maintenance program in place;

THEREFORE be it resolved that the application for the restoration of the exterior facades and roof of the Rectory of the Church of the Holy Trinity, and the application for a report pursuant to Section 74-711 of the Zoning Resolution for a change of use and modification of bulk to permit an increase in the non-compliance in the rear yard of the 350 East 88th Street Building are approved.

VOTE: 11 in favor (Ashby, Baron, Birnbaum, Camp, Chu, Evans, Helpern, Liston, Parshall, Tamayo, Teitelbaum)

2. **110 East 78th Street (between Park and Lexington Avenues) – Upper East Side Historic District** – *Kinlin Rutherford Architects*. Application for work at the front elevation.

WHEREAS 110 East 78th Street is a neo-Grec style residence designed by R. W. Buckley and constructed in 1879-80.

WHEREAS the applicant proposes to put a new front elevation on the house so that the front elevation, in general, is restored to its historic condition

WHEREAS the applicant will replicate exactly the front elevation from the roof to the banding at the top of the ground level or first floor

WHEREAS at the ground level, the changes proposed by the applicant include changing the front door from 3' wide to 3' 6" wide to distinguish the main entry to the house from the secondary entry.

WHEREAS at the main entry door (to be widened) the applicant proposes to bring out the crown banding above the door by approximately 2 ¾ " so that more definition is given to the main entry door.

WHEREAS on either side of the entry door the applicant proposes to add side casements; the detailing for the side casements/lights will match exactly the detailing around the windows at the upper floors.

WHEREAS at the areaway, the applicant proposes to create one larger areaway from the two existing areaways; the areaway will extend beyond the property line since its width will change from 6' 1 ¼" to 7'9". [requiring a "Revocable Consent" from the Department of Transportation] {This has already been approved by the Transportation Committee of Community Board #8}

WHEREAS the hand rail/fencing for the new modified areaway will match the railing there now; the new black painted metal railing will have the same detailing as shown in historic photos.

WHEREAS above the banding at the top of the ground/first floor, the applicant proposes to change color of all the window from beige to black

WHEREAS the applicant proposes to remove the existing black metal safety bars at the ground level. [The bars are at one window and two doors.]

WHEREAS the applicant is not introducing any new vocabulary to the front elevation; the proposed changes at the ground level are sensitive to the rest of the front elevation.

WHEREAS the proposed changes at the ground level and the change in paint color for the windows on the 2nd, 3rd, and 4th floors are contextual and appropriate within the historic district.

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

VOTE: 10 in favor (Ashby, Birnbaum, Chu, Evans, Helpern, Liston, Parshall, Tamayo, Baron, Teitelbaum)

David Helpern and Jane Parshall – Co-Chairs