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## The City of New York Manhattan Community Board 8

March 25, 2013

Hon. Robert B. Tierney, Chair  
NYC Landmarks Preservation Commission  
Municipal Building  
One Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

**Re: 112-114 East 73<sup>rd</sup> Street (Park and Lexington Avenues) [Buckley School] – Upper East Side Historic District**

Dear Chair Tierney:

At the Full Board meeting on Wednesday, March 20, 2013, the board adopted the following resolution regarding **112-114 East 73<sup>rd</sup> Street (Park and Lexington Avenues) [Buckley School] – Upper East Side Historic District – Ms. Jennifer Sage, Architect**. Application is to renovate the two houses, alter the exterior front elevation at the ground level, locate mechanical equipment on the roof and add a rear yard extension.

**THIS APPLICATION IS DIVIDED INTO TWO PARTS: Part A – The work on the front elevation and the roof and Part B – The rear yard extension.**

### **PART A – The work on the front elevation and the roof**

**WHEREAS** 112-114 East 73<sup>rd</sup> Street consists of two Queen Anne and neo-Renaissance style row houses designed by Thom & Wilson and constructed in 1884-85.

**WHEREAS** the houses were originally part of a row of six houses.

**WHEREAS** at the front elevation at the ground level, the applicant proposes to unite the two buildings by creating a unified front with new doors and a ADA ramp and a common fence.

**WHEREAS** the front of 114 East 73<sup>rd</sup> Street at the ground level will be built out so that it matches the front of 112 East 73<sup>rd</sup> St. (i.e., 114 East 73<sup>rd</sup> Street is set further in from the lot line than 112 East 73<sup>rd</sup> Street – the two buildings will now be aligned. This would be within the areaway.)

**WHEREAS** at the front the two houses will continue to read as two houses, except for the work at the ground level.

**WHEREAS** new mechanical equipment will be installed at the roof, including a stair bulkhead, an elevator bulkhead and a skylight. The new mechanical equipment will add approximately 8-10' to the height of the now combined houses.

**WHEREAS** work on the roof will be invisible from the public way except for required work to raise up the chimneys on the adjacent building.

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

*This recommendation was approved by a vote of 38 in favor, 0 opposed, and 0 abstentions.*

### **Part B – The rear yard extension**

**WHEREAS** the applicant proposes an addition in the rear for classroom space.

**WHEREAS** the height of the proposed addition would be 13'9" and would extend to the lot line and be surrounded by/enclosed by a 36" parapet to be constructed of brick.

**WHEREAS** the proposed parapet would give the addition/extension a sense of enclosure.

**WHEREAS** the proposed extension into the rear yard diminishes the rear-yard space within the "donut" and presents too much bulk at a height of 13'9" plus the parapet.

**WHEREAS** the proposed rear yard extension is out of context and inappropriate within the historic district.

**THEREFORE BE IT RESOLVED** that Part B of this application is **disapproved** as presented.

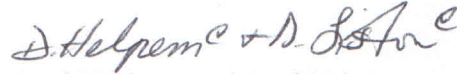
*This recommendation failed by a vote of 15 in favor, 21 opposed, and 1 abstention.*

*A substitute motion to **approve** this application was presented before the Full Board. This substitute recommendation to approve Part B passed with a vote of 25 in favor, 14 opposed, and 1 abstention.*

Sincerely,



Nicholas Viest  
Chair



David Helpem and David Liston  
Co-Chairs, Landmarks Committee

cc: Hon. Michael Bloomberg, Mayor of the City of New York  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Liz Krueger, NYS Senate Member  
Hon. Dan Quart, NYS Assembly Member  
Hon. Micah Kellner, NYS Assembly Member  
Hon. Daniel Garodnick, NYC Council Member  
Hon. Jessica Lappin, NYC Council Member