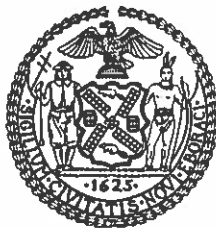


James G. Clynes
Chairman

Latha Thompson
District Manager



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The City of New York Manhattan Community Board 8

October 20, 2016

Hon. Meenakshi Srinivasan, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Centre Street, 9th Floor
New York, NY 10007

Re: 332 East 88th Street-Individual Landmark

Dear Chair Srinivasan:

At the Full Board meeting on Wednesday, October 19, 2016, the board unanimously adopted the following resolution regarding **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 partially fund the 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;

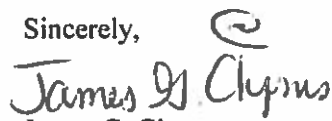
WHEREAS if Advantage or a subsequent owner sells the 350 East 88th Street building to an owner who will not continue the educational use, the Special Permit and the new non-compliance are revoked and the then current zoning will govern the use and bulk of the building.

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.

This recommendation was unanimously adopted.

Sincerely,


James G. Clynes
Chairman


David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 26th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Daniel Garodnick, NYC Council Member, 4th Council District