

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

May 25, 2020

Honorable Sarah Carroll, Chair
NYC Landmarks Preservation Commission
Municipal Building
One Center Street, 9th Floor
New York, New York 10007

RE: 63-69 East 83rd Street (NW corner of Park Avenue)-Park Avenue Historic District *Schickel & Ditmars, Architects/Builders* – A Renaissance Revival building originally constructed in 1899-1900, housing the Loyola School. Application is for a 6-story enlargement at the rear yard and for a handicapped accessible ramp at the entrance.

Dear Chair Carroll,

At the Full Board meeting of Community Board 8 Manhattan held on May 20, 2020, the board **APPROVED** the following resolution by a vote of 47 in favor, 0 opposed, 0 abstentions, and 1 not voting for cause.

WHEREAS the proposed six story enlargement in the rear yard is within a courtyard surrounded by the existing complex of buildings of Loyola School and St. Ignatius Loyola Church;
WHEREAS the Church is an individual landmark on the northern side of the site, extending west from Park Avenue along East 84th Street;
WHEREAS the Parish House on Park Avenue and the School Building on the corner of East 83rd Street and Park Avenue are within the historic district;
WHEREAS the historic district is on the southern side of the site extending from Park Avenue 100 feet to the west, to the juncture of the School Building and the Residence;
WHEREAS the proposed enlargement is within the historic district, within the existing courtyard;
WHEREAS the proposed enlargement is six stories high matching the floor to floor heights of the existing school building;
WHEREAS the enlargement abuts the School Building to the south and the Parish House to the east;
WHEREAS the enlargement is 34'-1" in the north-south direction and 40'-2 1/4" in the east-west direction;
WHEREAS the north face of the proposed enlargement is 44'-0" from the south face of the Church;
WHEREAS there is one story below grade under the enlargement and the courtyard;
WHEREAS the courtyard has a skylight to bring natural light into the floor below;
WHEREAS the enlargement is conceived of as a background building;
WHEREAS the building will be about 77'-8" high from grade to top of roof;
WHEREAS the proposed enlargement will be red brick to match the red brick within the courtyard;
WHEREAS the north face of the enlargement and the east face of the gym, which is on the western edge of the courtyard, will have a stainless steel trellis system with climbing hydrangea;
WHEREAS the masonry window openings will be 13'-4" wide and range in height from 12'-0" at the second floor to 8'-0" at the sixth floor, following the floor to floor reductions in height from the lower to the upper floors;
WHEREAS windows will be combinations of fixed and operable sash;

WHEREAS the fifth and sixth floors will have a cantilever to the west to tie into an existing egress stair in the Residence Building;
WHEREAS the existing cooling tower on the roof of the Residence Building, which is to the west of the School Building, (and which is not in the landmark district) will be removed;
WHEREAS new mechanical equipment will be placed on the roof of the enlargement;
WHEREAS this mechanical equipment will not be visible;
WHEREAS the height of the new elevator penthouse will be slightly higher than the top of the Parish House but lower and smaller than the existing chimney for the boiler plant;
WHEREAS the new elevator and a proposed exterior ramp will provide access for the disabled through the existing school building and the enlargement;
WHEREAS the new ramp will be located at the easterly end of the School Building, along the south face of the building;
WHEREAS the new ramp will be in the areaway behind a decorative cast iron fence along East 83rd Street;
WHEREAS the ramp will be 12 feet long by three feet wide;
WHEREAS the ramp will descend to an entry area with an existing doorway into the School Building;
WHEREAS the ramp will have a 14-foot-long stainless-steel railing, also set behind the decorative fence;
WHEREAS the existing gate at the existing entry will remain and a new gate at the start of the ramp to match the existing gate will be installed;
WHEREAS the proposed enlargement is invisible except for two oblique views of the top of the new elevator shaft;
WHEREAS the proposed enlargement and proposed ramp are contextual within the historic district;

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

Please advise us of any action taken on this matter.

Sincerely,

Alida Camp

Alida Camp
Chair

David Helpern and Jane Parshall

David Helpern and Jane Parshall
Co-Chairs, Landmarks Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York
Honorable Carolyn Maloney, 12th Congressional District Representative
Honorable Gale Brewer, Manhattan Borough President
Honorable Liz Krueger, NYS Senator, 28th Senatorial District
Honorable Dan Quart, NYS Assembly Member, 73rd Assembly District
Honorable Rebecca Seawright, NYS Assembly Member 76th Assembly District
Honorable Ben Kallos, NYC Council Member, 5th Council District
Honorable Keith Powers, NYC Council Member, 4th Council District