



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/17/15	EXPIRATION DATE: 1/13/2021	DOCKET #: 168380	COFA #: COFA 16-9682
ADDRESS: 1010 PARK AVENUE <u>HISTORIC DISTRICT</u> PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1496 / 41

Display This Permit While Work Is In Progress

ISSUED TO:

Alvin O. Jackson, Sr. Pastor
Park Avenue Christian Church
1010 Park Avenue
New York, NY 10128

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 13, 2015, following the Public Meetings of December 2, 2014, and October 21, 2014, and the Public Hearing of October 21, 2014, voted to grant a Certificate of Appropriateness for the demolition of the annex to the church, a 1963 building that incorporates a portion of a historic facade, and the construction of a new building, as put forward in your application completed on August 28, 2014.

The proposal, as approved, consists of demolition of the annex building; salvaging rough-face schist cladding and a limestone door enframingent from the annex facade for re-use in the new building; the construction of a new fifteen-story building, featuring a three-story base at the streetwall clad in salvaged schist, new limestone trim and entrance surround incorporating portions of the salvaged enframingent, a ten-story mid-section partially at the streetwall and partially recessed from the streetwall, clad in limestone at the Park Avenue and north facades, and facebrick at the rear (West) façade, a two-story limestone clad penthouse setback from Park Avenue, a limestone clad mechanical penthouse, set back from Park Avenue and the north façade, oil-rubbed bronze entrance doors, and aluminum casement windows and terrace doors with a dark brown shop-applied painted finish throughout; enclosing the side yard between the north façade of the new building and the south façade of the church with glazed skylights and a glazed wall at the 4th and 5th floors of the new building facing Park Avenue; and the construction of a barrier free access ramp at the north entrance of the church.

The proposal, as initially presented, featured limestone cladding at the 3-story base and off-white glazed terra-cotta cladding at portions of the 13th and residential penthouse facades; a different, more elaborately detailed design for the north facade; a new, schist-clad wall to mimic the details of the church buttresses at the end-wall of the skylight enclosed side-yard facing Park Avenue; and altering the north façade of the church to create a new at-grade entrance, featuring a painted wood door, to provide barrier-free access to the church. The approved proposal was shown in presentation materials including drawings, photographs, and photomontages (pages 1 through 32) dated 13 January 2015. The proposal as originally presented was shown in presentation materials including drawings, photographs, and photomontages (pages 1 through 41) dated 7 October 2014, and (pages 1 through 47) dated 2 December 2014, all prepared by Beyer Blinder Belle Architects and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that 1010 Park Avenue is the annex to a Gothic Revival style church designed by Merrill & Homgren and built in 1960; that the (former) South Reformed Church, Rectory, and Parish Hall (now) Park Avenue Christian Church and Annex was historically a complex of three buildings including the church, a rectory (facing Park Avenue) and parish hall (at the rear of the lot); that the original façade of the rectory was connected to the Park Avenue façade of the church, and overlapped portions of the stepped buttresses, which receded into the East façade of the rectory and projected above the roof, resulting in a compactly massed, sculptural composition; that in the 1960s, the parish hall and rectory were demolished, leaving only the southern portion of the rectory façade, and were replaced by a 6-story building which featured a Gothic Revival style façade that incorporated a fragment from the original facade at the northern end, all in front of a six-story, otherwise utilitarian building; that the great majority of buildings in the district are apartment houses, constructed mainly between 1907 and 1930 by speculative real estate developers who assembled large corner sites where structures of greater height and bulk were permitted, and that these buildings are predominantly 15 stories tall and most have no setbacks, which establishes an almost continuous street wall; that four apartment houses were built between 1956 and 1973, three of which conform to the 1916 zoning code, and these structures maintain the avenue's signature street wall while incorporating some modest mid-20th century modern features that distinguish them from their older neighbors; and that penthouse living became fashionable in the 1920s, and a new Multiple Dwellings Law enacted in 1929 enabled architects to provide a greater number of set-backs, and architects began focusing more on the design of buildings' upper floors and roof structures.

With regard to the proposal to demolish the Annex, the Commission found that the 1960s Annex building does not contribute to the historic district, and therefore a significant alteration or demolition will not detract from the church or the Park Avenue Historic District; that the while the 1960s annex retains one bay of the original schist facade, and incorporated new matching stone and a monumental door surround that recalled the historic Gothic Revival Style, the set back portion of the building lacks design and architectural features and a new development that relates to the streetscape and the church would reinforce the streetwall and the sense of an integrated complex; and that fragments of the original church buttress will remain, and that the historic and modern schist and monumental door surround will be salvaged and incorporated into the new building.

With regard to the proposal to construct a new building, the Commission found that there is precedent for larger buildings juxtaposed against smaller institutional or religious buildings both in this district and throughout the city, and therefore, the proposal to construct an apartment building on this site is consistent with the development patterns of the district and the city; that the height and massing of the proposed new building will fit within the variations of height and massing of buildings within the historic district; that creating a recess in the street wall adjacent to the historic church will break up the scale of the new building, and afford expanded views of the volume of the sanctuary; that the design of the proposed building, in terms of it's massing and schist clad, 3-story base, recalls in a subtly articulated contemporary way the street wall

of the original Parish House and therefore recalls the historic grouping of buildings and reinforces the sense of a complex where the church was a prominent structure; that the tri-partite arrangement of the facade with a base, shaft, and crown or penthouses reflects a typical pattern of facades built during the early and mid-20th century within the historic district; that the majority of the historic and 1960 schist, and the monumental stone door surround, will be salvaged and re-used; that the remnant of the buttress is successfully incorporated and expressed in the design of the new building's stone base; that the proposed light-color material palette, contrasted with dark finished metal windows and painted ornamental metalwork, will relate to the historic diversity of material and color palettes throughout the historic district; that the simple, minimal, contemporary design and details of the proposed building reflects the historical use of carved and cast ornament on apartment buildings in the historic district, which was applied sparingly on speculatively built apartment buildings to enliven the elevations and highlight specific design elements; that the use of piers with limestone and terra cotta ornament recalls the vertical emphasis found within the Gothic Revival style church and on various apartment buildings built in the early and mid-20th century within the historic district; that the regular pattern of window openings within the masonry facades reflects the predominant punched window fenestration found on 20th century apartment buildings within the historic district; that the proposed glass-walled atrium between the new building and the church allows the masonry walls of the sanctuary to be more visible, further articulating the massing of the new building and how it is seen as part of a modern complex on the site; that the introduction of the glass-walled atrium, along with a recessed, stone clad two story window bay in the base of the new building reflects, in a simplified contemporary expression, the use of Gothic Style elements by Cram, Goodhue & Ferguson to articulate large facades and distinguish between bays and adjoining structures; that the simplified design of the north facade will be well integrated into the overall design of the building while retaining a secondary reading to the primary facade; and that for these reasons, the proposed new building will complement and enhance the special architectural and historic character of the streetscape and the Park Avenue Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that a proposed new door at the East 85th Street facade of the church be eliminated from the proposal, and a barrier-free access ramp be constructed, and that the height of the penthouse stories be reduced in consultation with the staff of the Commission; and two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 9, 2015, and April 1, 2015, the Landmarks Preservation Commission received drawings AD-1C0.00, AD-101.00, AD-102.00, AD-103.00, AD-104.00, AD-105.00, AD-106.00, AD-107.00, AD-300.00, AD-320.00, AD-321.00 dated 03/01/2015 and prepared by Beyer Blinder Belle Architects, related to the demolition of the annex.

The Landmarks Preservation Commission also received a document dated 09/22/2014 prepared by Langan re: "Neighboring Building Documentation and Monitoring During Excavation and Foundation Construction Project P (the "Site") NY, NY Langan Project No.: 100329401", drawings SOE-001.00, SOE-002.00, SOE-100.00, SOE-200.00, SOE-201.00, SOE-202.00, SOE-203.00, SOE-204.00, SOE-300.00 dated 07/31/2013 (TA Approvals) and prepared by FNA Associations, Inc., drawings G-001.00, G-002.00, G-003.00, G-004.00, G-005.00, G-006.00, G-007.00, G-008.00, G-009.00, G-010.00, G-011.00, Z-001.00, Z-002.00, Z-003.00, Z-004.00, Z-005.00, Z-006.00, Z-007.00, LS-001.00, LS-002.00, LS-1C3.00, LS-1C2.00, LS-1C1.00, LS-1C0.00, LS-101.00, LS-102.00, LS-103.00, LS-104.00, LS-105.00, LS-106.00, LS-107.00, LS-108.00, LS-109.00, LS-113.00, LS-114.00, LS-115.00, LS-116.00, LS-117.00, A-1C3.00, A-1C2.00, A-1C1.00, A-1C0.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-107.00, A-108.00, A-109.00, A-113.00, A-114.00, A-115.00, A-116.00, A-117.00, A-2C3.00, A-2C2.00, A-2C1.00, A-2C0.00, A-

201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-206.00, A-207.00, A-208.00, A-209.00, A-213.00, A-214.00, A-215.00, A-216.00, A-217.00, A-300.00, A-301.00, A-302.00, A-303.00, A-310.00, A-320.00, A-321.00, A-322.00, A-400.00, A-401.00, A-402.00, A-410.00, A-411.00, A-412.00, A-413.00, A-414.00, A-420.00, A-430.00, A-431.00, A-450.00, A-451.00, A-460.00, A-500.00, A-501.00, A-502.00, A-503.00, A-504.00, A-505.00, A-510.00, A-600.00, A-601.00, A-602.00, A-603.00, A-604.00, A-605.00, A-606.00, A-610.00, A-611.00, A-700.00, A-710.00, A-711.00, A-712.00, A-740.00, A-741.00, FO-001.00, FO-100.00, FO-110.00, FO-120.00, FO-130.00, FO-200.00, FO-201.00, FO-202.00, FO-300.00, FO-301.00, S-010.00, S-020.00, S-030.00, S-040.00, S-060.00, S-070.00, S-130.00, S-140.00, S-150.00, S-160.00, S-170.00, S-180.00, S-940.00, S-945.00, S-950.00, S-955.00, S-960.00, S-961.00, S-962.00, S-963.00, S-980.00 dated 03/01/2015 and prepared by Beyer Blinder Belle Architects, related to the construction of a new building.

Accordingly, the staff of the Commission reviewed the drawings, and found that the floor-to-floor heights of the 14th and 15th (residential penthouse) floors have been reduced by 3'-0"; that a concrete ramp, featuring a schist clad base, with limestone moldings matching and aligning with the beltcourses on the church, a painted metal handrail, an additional concrete step at the top of the existing landing, and alterations including the removal of a limestone and schist cheekwall, has been included at the north entrance to the church on East 85th Street; that additional drawings with revised details of the bronze entrance doors and sidelights, and the details of the glazed wall at the skylight enclosed side yard have been included; and that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 16-9682 is being issued.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to William Neeley.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Michael Wetstone, Beyer Blinder Beller Architects & Planners LLP

cc: Paul Selver/Kramer Levin Naftalis & Frankel, LLP; Jack Beyer/Beyer Blinder Belle; Jared Knowles,
Director of Preservation/LPC; Mark Silberman, Counsel/LPC