

September 21, 2018

**Public Notice Regarding Section 106 Review of
Proposed Supportive and Affordable Housing Project at 1074-1080 Washington Avenue, Bronx NY
Seeking Public Comment**

The City of New York-Department of Housing Preservation and Development (HPD) is issuing this public notice as a part of its responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966 (Section 106), as amended.

Federal assistance from the U.S. Department of Housing and Urban Development (HUD), administered by HPD, is being sought to facilitate the new construction of affordable and supportive housing (the "Proposed Project") at 1074-1080 Washington Avenue (Bronx Block 2370, Lot 16 and 17), an approximately 16,368 square-foot lot located in the Morrisania neighborhood of the Bronx (the "Project Site"). The project sponsor, BP UM Partners LLC, would be the recipient of the federal assistance through HPD. The Project Site contains the former Centenary Methodist Episcopal Church (the "Church") and attached Sunday School building (the "Sunday School"), located at 1074-1080 Washington Avenue. The Church and Sunday School are located on Lot 17 of Block 2370. Vacant land is on Lot 16. The New York State Historic Preservation Office (SHPO) has determined the Church and Sunday School eligible for listing on the State and National Registers of Historic Places (S/NR). The project sponsor's current proposal involves the demolition of the Church and Sunday School on Lot 17 to construct a new 12-story building (the "new building") containing senior housing and community facility space. The Proposed Project would accommodate approximately 154 units of affordable senior housing and an approximately 5,500 gsf community facility space.

The regulations at 36 CFR Part 800 require HPD, as the funding agency, to identify if any buildings proposed for demolition are listed or eligible for listing on the S/NR; to assess any direct or indirect effects the new construction would have on other historic properties; and to seek ways to avoid, minimize, or mitigate any adverse effects. HPD, in consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), acting as the State Historic Preservation Office (SHPO), has determined the Church and Sunday School eligible for listing on the State and National Registers of Historic Places (S/NR).

In comments dated October 11, 2017, the New York City Landmarks Preservation Commission (NYCLPC) requested that a Phase 1 Archaeological Assessment ("Phase 1A") of the Project Site be completed. SHPO also requested that a Phase 1A be prepared in comments posted to their Cultural Resource Information System (CRIS) on December 27, 2017. A Phase 1A Archaeological Documentary Study was prepared by BP UM Partners LLC's consultant (AKRF, Inc.) in February 2018. The Phase 1A study concluded that the Project Site has no sensitivity for precontact archaeological resources and moderate sensitivity for archaeological resources dating to the historic period. Specifically, the eastern 25 feet of Lot 17 was determined sensitive for the presence of cisterns and privies, features that are often used for the disposal of household waste. In letters dated February 26, 2018 and March 8, 2018, NYCLPC and SHPO respectively concurred with the findings and recommendations of the Phase 1A study.

In May 2018 AKRF completed a Phase 1B Archaeological Investigation of the study area to determine the presence or absence of archaeological resources. Several feet of disturbed soils and sterile subsoil were encountered in two of the trenches and a brick-lined cistern encountered in one of the trenches. Subsequent investigation of the cistern determined that it had been filled with clean coal ash sometime after its useful life and possessed no archaeological research value. Therefore, no archaeological resources were identified for the Project Site. In letters dated June 12, 2018, NYCLPC and SHPO concurred with the findings of the Phase 1B Archaeological Investigation and indicated they had no further archaeological concerns for the Proposed Project.

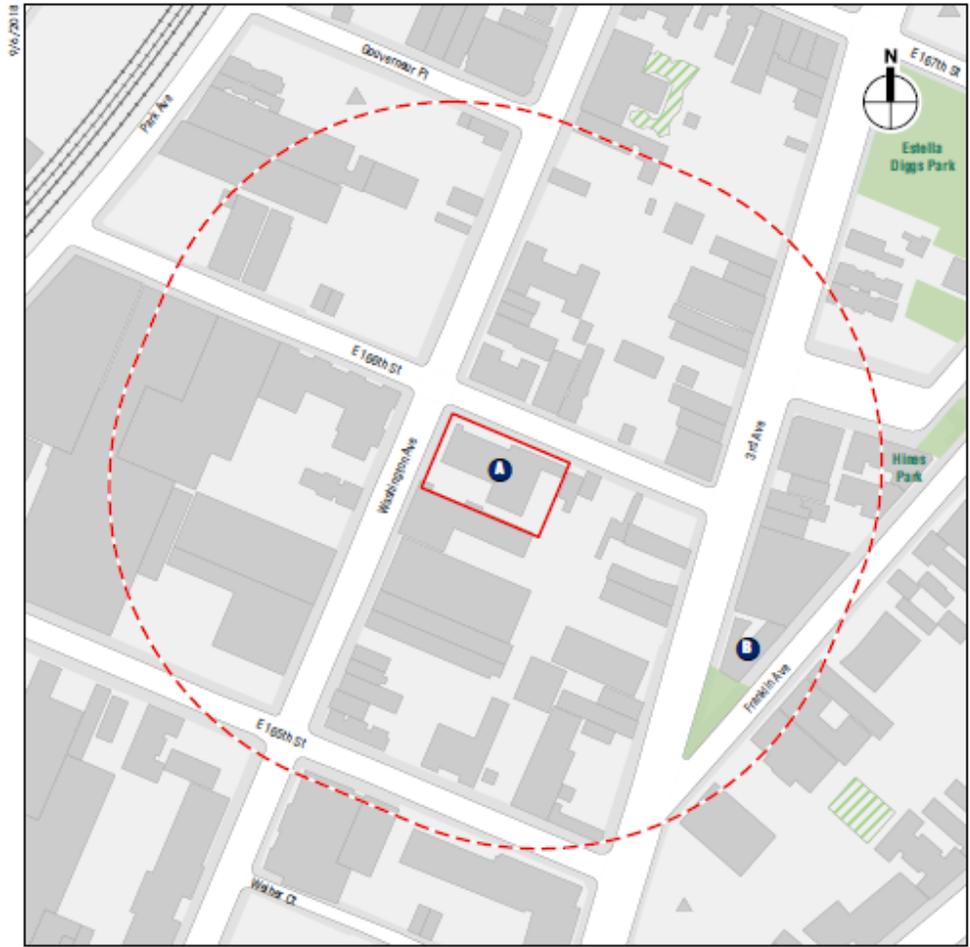
The demolition of the Church and Sunday School on the Project Site to facilitate new construction would result in a direct effect to a historic resource. An additional historic property in the APE, the Franklin Court Apartments at 1071 Franklin Ave, has been identified as potentially eligible for listing on the S/NR. This five-story brick apartment building is located north of the V-shaped intersection of 3rd and Franklin Avenues, and presents façades on both. It is located approximately 350 feet east of the Project Site. The Franklin Court Apartments were built in 1904 and the building is designed in the Renaissance Revival style. The building's main entrance is on Franklin Avenue and is accessed under a stone portico. Stone coursing creates a rusticated base at street level, with additional ornament on the building including stylized stone elements beneath the window sills, stone belt courses, and wrought iron fire escape railings. The south and west (3rd Avenue) façades are further articulated with bay windows that extend the height of the building. The building is capped by a modillioned and denticulated cornice. Located at the edge of the APE, no adverse direct or indirect effects would occur to this historic property.

HPD, in consultation with SHPO, has determined that the Proposed Project would constitute an adverse effect on historic properties under Section 106. This determination is based on the information provided above as well as SHPO's review of an alternatives analysis requested from the sponsor and their architect, which concluded there were no feasible alternatives that would meet the goals and objectives of the project as currently proposed. Section 106 and the regulations at 36 CFR Part 800 require HPD, as the funding agency, to assess any potential direct or indirect effects the proposed new construction would have on identified cultural resources and to seek ways to avoid, minimize, or mitigate any adverse effects. The Section 106 consultation process would conclude following the execution of a Memorandum of Agreement (MOA) between HPD, SHPO, and the project sponsor which would contain agreed upon measures to address the potential adverse effects. Elements of the MOA, to be developed in consultation with SHPO may include, but are not limited to:

- Level II Historic American Buildings Survey (HABS) documentation of the Church. This HABS recordation package would include a historical narrative and architectural description of the Church and Sunday School, large format black and white photography of the exterior and interior of the Church and Sunday School, and any historic photographs and existing drawings of the Church and Sunday School;
- Disassembly, salvage and reuse of decorative Church elements. Salvaged elements reinstalled at the Project Site shall be accompanied by some form of interpretive narrative that describes the elements and the nature of their relationship with the Church and its history. The actual salvage and reinstallation of any elements would be subject to the feasibility of removal, reuse, and the costs associated with such salvage and reuse.

These types of measures would be required through the MOA, which is legally binding. Execution of the MOA would be required prior to the release of funds and start of construction at the project site.

Information related to the proposed project and HPD/SHPO's determination of an Adverse Effect may be viewed online at <http://www1.nyc.gov/site/hpd/developers/environmental-review.page> under the heading "Compliance with Section 106 of the National Historic Preservation Act of 1966" toward the bottom of the webpage. Members of the public are encouraged to provide views on how the project may affect historic properties and ways that these effects may be avoided, minimized, or mitigated. Comments may be submitted by email to nepa_env@hpd.nyc.gov for an 18-day period beginning on September 21, 2018.

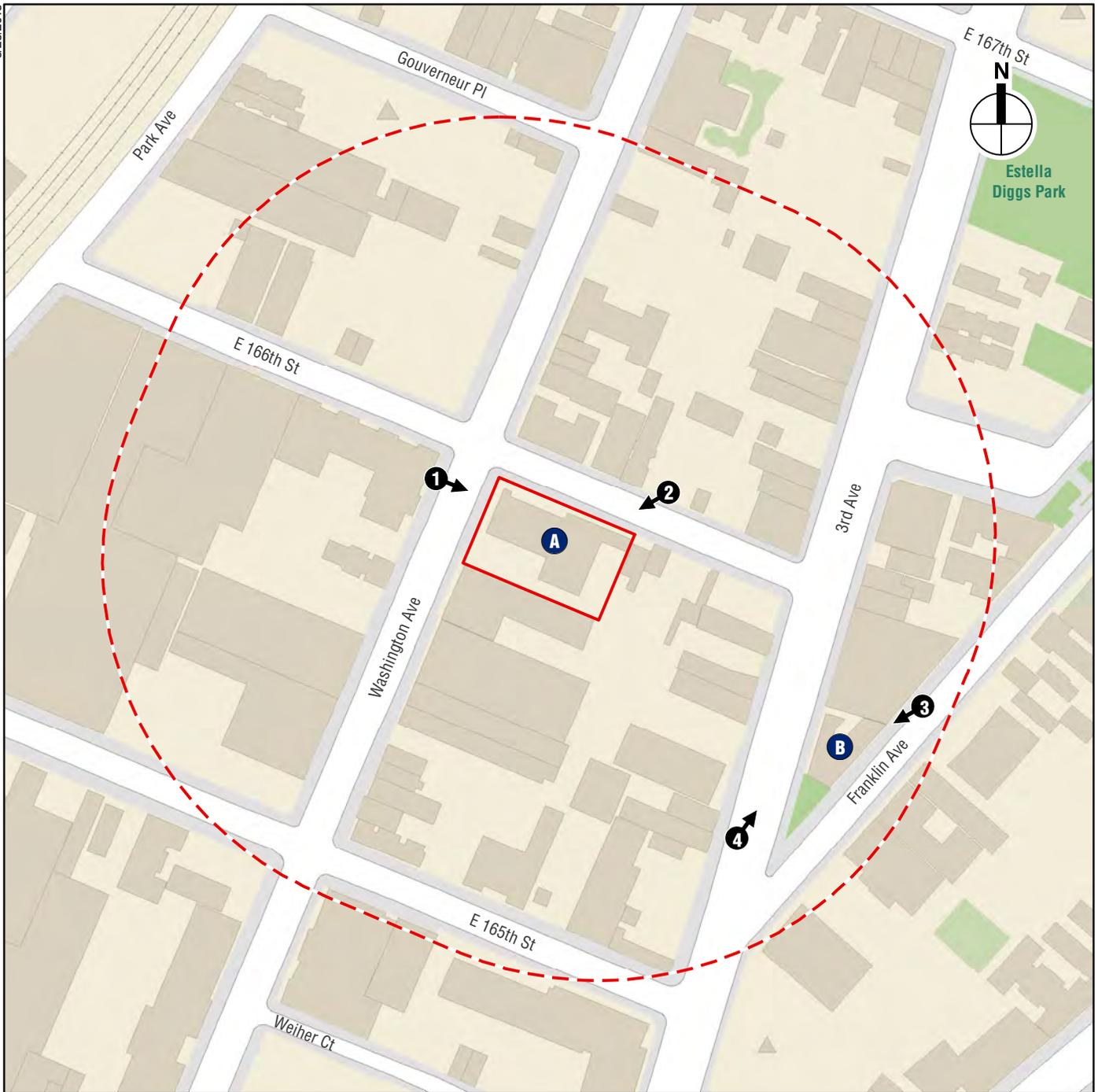


- 1074-1080 Washington Avenue
- Area of Potential Effects (APE) Boundary (400-foot perimeter)
- A Former Centenary Methodist Episcopal Church and Sunday School (SNR-eligible)
- B Franklin Court Apartments, 1071 Franklin Avenue (Potential Architectural Resource)

1080 WASHINGTON AVENUE

Area of Potential Effect and
Location of Historic Resources

5/23/2018



- Project Site
- Study Area Boundary (400-foot perimeter)
- 1 Photograph Index and View Direction
- A Former Centenary Methodist Episcopal Church and Sunday School (S/NR-eligible)
- B Franklin Court Apartments, 1071 Franklin Avenue (Potential Architectural Resource)





View southwest of the Franklin Avenue façade of the Franklin Court Apartments at 1071 Franklin Avenue **3**



View northeast of the west (Third Avenue) and south façades of the Franklin Court Apartments **4**

Study Area—Potential Architectural Resource Photographs
Franklin Court Apartments



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 28, 2018

Ms. Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: HUD
1074/1080 Washington Avenue Development
1074 Washington Avenue, Bronx, NY
17PR08412

Dear Ms. Cooney:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project.

We have reviewed the Alternatives Analysis that was provided to our office on June 5th, 2018. Based upon our review, we concur with the conclusion that there appears to be no viable alternative to demolition of the church and Sunday school and redevelopment of the site.

At this time we suggest drafting a Memorandum of Agreement that would stipulate appropriate mitigation measures for the Adverse Effect of demolition, such as HABS documentation and salvage and reinstallation on site of some of the decorative roof trusses in the sanctuary, for example. We would also remind you that the Advisory Council for Historic Preservation (ACHP) and (Tribal Historic Preservation Offices (THPOs) must be invited to consult under Section 106.

We would appreciate if the requested information could be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

Olivia Brazee
Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

via e-mail only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

ARCHAEOLOGY

Final Sign-Off

Project number: HOUSING PRESERVATION AND DEV. / ER.X
Project: CENTENARY METHODIST EPISCOPAL CHURCH
Address: 1080 WASHINGTON AVENUE, **BBL:** 2023700017
Date Received: 5/5/2018

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

Comments: The LPC is in receipt of the draft "Proposed Affordable Housing Development at 1074-1080 Washington Avenue, Bronx, NY . . . Phase 1B Archaeological Survey Report" by AKRF, Inc., dated May 2018. The LPC concurs with the study's findings and has no further archaeological concerns regarding this project. Both digital and paper copies of the report have been received and will serve as submission of the final draft.



6/12/2018

SIGNATURE
Amanda Sutphin, Director of Archaeology

DATE

File Name: 32841_FSO_JSM_06122018.doc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 12, 2018

Ms. Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: HUD
1074/1080 Washington Avenue Development
1074 Washington Avenue, Bronx, NY
17PR08412

Dear Ms. Cooney:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

SHPO has reviewed *Proposed Affordable Housing Development at 1074-1080 Washington Avenue, Morrisania, Bronx County, New York, Phase 1B Archaeological Survey Report* (AKRF, May 2018).

Based on the information provided, this office has no further archaeological concerns regarding this project. Comments regarding architectural resources are being provided separately. A single effect recommendation will be provided once all outstanding concerns have been addressed.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via e-mail only

cc: Elizabeth Meade, AKRF; Callista Nazaire, HPD; Amanda Sutphin, LPC

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 22, 2018

Ms. Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: HUD
1074/1080 Washington Avenue Development: Proposed demolition and new senior housing/community facility space
1074 Washington Avenue, Bronx, NY
17PR08412

Dear Ms. Cooney:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

SHPO has reviewed *Proposed Affordable Housing Development at 1074-1080 Washington Avenue, Morrisania, Bronx County, New York, Phase 1B Archaeological Testing Protocol* (AKRF, March 2018). We concur with the proposed approach. In addition, we recommend that the *SHPO Human Remains Discovery Protocol* (attached) be added.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via e-mail only

Attachment

cc: Elizabeth Meade, AKRF
Callista Nazaire, HPD
Amanda Sutphin, LPC

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

**State Historic Preservation Office/
New York State Office of Parks, Recreation and Historic Preservation
Human Remains Discovery Protocol
(October 2016)**

In the event that human remains are encountered during construction or archaeological investigations, the New York State Historic Preservation Office (SHPO) recommends that the following protocol is implemented:

- Human remains must be treated with the utmost dignity and respect at all times. Should human remains or *suspected* human remains be encountered, work in the general area of the discovery will stop immediately and the location will be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine whether they are human, the remains and any associated materials must be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains *in situ* to help determine if they are human.
- No skeletal remains or associated materials will be collected or removed until appropriate consultation has taken place and a plan of action has been developed.
- The SHPO, the appropriate Indian Nations, the involved state and federal agencies, the coroner, and local law enforcement will be notified immediately. Requirements of the coroner and local law enforcement will be adhered to. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains *in situ* to help determine if the remains are Native American or non-Native American.
- If human remains are determined to be Native American, they will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the preferred option of the SHPO and the Indian Nations. The involved agency will consult SHPO and the appropriate Indian Nations to develop a plan of action that is consistent with the Native American Graves Protection and Repatriation Act (NAGPRA) guidance. Photographs of Native American human remains and associated funerary objects should not be taken without consulting with the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the preferred option of the SHPO. Consultation with the SHPO and other appropriate parties will be required to determine a plan of action.
- To protect human remains from possible damage, the SHPO recommends that burial information not be released to the public.

ARCHAEOLOGY

Final Sign-Off (Single Site)

Project number: HOUSING PRESERVATION AND DEV. / ER.X
Project: CENTENARY METHODIST EPISCOPAL CHURCH
Address: 1080 WASHINGTON AVENUE, **BBL:** 2023700017
Date Received: 3/14/2018

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments: The LPC is in receipt of the, "Proposed Affordable Housing Development at 1074-1080 Washington Ave, Bronx New Work: Phase 1b Archaeological Testing Protocol," prepared by AKRF, Inc and dated March 2018.

The LPC concurs, please alert us when testing begins.



3/20/2018

SIGNATURE
Amanda Sutphin, Director of Archaeology

DATE

File Name: 32841_FSO_ALS_03202018.doc



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 15, 2018

Ms. Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: HUD
1074/1080 Washington Avenue Development: Proposed demolition and new senior housing/community facility space
1074 Washington Avenue, Bronx, NY
17PR08412

Dear Ms. Cooney:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8).

We note that the former Centenary Methodist Episcopal Church, located at 1080 Washington Avenue in the Bronx, is eligible for listing in the State and National Registers of Historic places. Please see the Resource Evaluation information in CRIS. We have reviewed the project description and supporting documentation that was provided to our office on December 13th, 2017. The proposed work includes demolition of the building. As such, by definition under applicable state and federal historic preservation laws, demolition would be considered an Adverse Effect. Before our office can concur with the proposal it must be demonstrated that reasonable alternatives to demolition have been considered through an Analysis of Alternatives to demolition. Typically included in this type of study would be a conditions assessment, a cost analysis, and any relevant zoning information. Once we have reviewed the document and agree that demolition is the most reasonable approach we can move to an Agreement that admits the Adverse Effect, identifies mitigation (typically documentation), and includes the signature of the involved parties.

Please provide the analysis so that we can continue our review of the proposal and resolution of the project.

We would appreciate if the requested information could be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new

information for an existing project". You will need this project number and your e-mail address. If you have any questions, I can be reached at (518) 268-2182.

Sincerely,

A handwritten signature in black ink that reads "Olivia Brazee". The signature is written in a cursive, flowing style.

Olivia Brazee
Historic Site Restoration Coordinator
olivia.brazee@parks.ny.gov

via e-mail only



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

March 08, 2018

Ms. Claudia Cooney
Vice President
AKRF
440 Park Avenue South
New York, NY 10016

Re: HUD
1074/1080 Washington Avenue Development
1074 Washington Avenue, Bronx, NY
17PR08412

Dear Ms. Cooney:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

SHPO has reviewed the Phase IA report submitted for this project – *Proposed Affordable Housing Development at 1074-1080 Washington Avenue, Morrisania, Bronx County, New York, Phase 1A Archaeological Documentary Study* (AKRF, February 2018).

Based on the information provided, SHPO concurs with the report's conclusion that portions of the project's APE are archaeologically sensitive and should be subjected to a Phase IB archaeological investigation.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via e-mail only

cc: Elizabeth Meade, AKRF
Callista Nazaire, HPD
Amanda Sutphin, LPC

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

ARCHAEOLOGY

Project number: HOUSING PRESERVATION AND DEV. / ER.X
Project: CENTENARY METHODIST EPISCOPAL CHURCH
Address: 1080 WASHINGTON AVENUE, **BBL:** 2023700017
Date Received: 2/21/2018

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments: The LPC is in receipt of the draft report "1074-1080 Washington Avenue, Bronx, NY--Phase 1A Archaeological Documentary Study" by AKRF, Inc., dated February 2018. The LPC concurs with the study's findings that Phase 1B testing be conducted in the rear yard of the property formerly located at 496 East 166th Street within the eastern 25 feet of Lot 17. Please submit a scope for this testing before any work proceeds as per the CEQR Technical Manual 2014.

Please submit a digital copy of this Documentary Study to the LPC.



2/26/2018

SIGNATURE

Amanda Sutphin, Director of Archaeology

DATE

File Name: 32841_FSO_JSM_02232018.doc

ENVIRONMENTAL REVIEW

Project number: HOUSING PRESERVATION AND DEV. / ER.X
Project: CENTENARY METHODIST EPISCOPAL CHURCH
Address: 1080 WASHINGTON AVENUE, **BBL:** 2023700017
Date Received: 10/6/2017

No architectural significance

No archaeological significance

Designated New York City Landmark or Within Designated Historic District

Listed on National Register of Historic Places

Appears to be eligible for National Register Listing and/or New York City Landmark Designation

May be archaeologically significant; requesting additional materials

Comments:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014).

Gina Santucci

10/11/2017

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 32841_FSO_DNP_10112017.doc

**BP UM Partners LLC -Senior Affordable Housing
1074-1080 Washington Avenue
Morrisania, Bronx, NY**

Alternatives Analysis

June 1, 2018

A. INTRODUCTION

BP UM Partners LLC (the “applicant”) proposes to redevelop the site of the former Centenary Methodist Episcopal Church and Sunday School building with which it is integrally joined (together the “Church”) at 1074-1080 Washington Avenue in the Morrisania neighborhood of the Bronx, NY with 154 dwelling units (DUs) of senior affordable housing (including one unit for the building superintendent) and approximately 5,712 gross-square-feet of community facility space (see **Figure 1**).

BP UM Partners LLC is an ownership entity for the 1074-1080 Washington Avenue property that is composed of Bronx Pro Group and the Trinity - United Methodist Missionary Society, the former owner of the Church property. Bronx Pro Group is a neighborhood based firm founded in 1988 that is dedicated to community development through affordable housing investments and whose mission is to develop quality housing that is both affordable and sustainable, with an increasing focus towards community building. Bronx Pro works with various community-based and not for profit organizations to further its mission to building quality housing, permanent jobs and community outreach through their participation in a variety of New York City affordable housing programs. Bronx Pro Group, through a joint venture agreement with the United Methodist Missionary Society, is contractually obligated to build at least 134 units of senior affordable housing and a minimum of 5,500 square feet of community facility space.

The Church has been determined eligible for listing on State/National Register of Historic Places by SHPO (as per SHPO Resource Evaluation, March 15, 2018). As the applicant proposes to demolish the Church and construct senior affordable housing on the site, the proposed project would have an Adverse Effect pursuant to Section 106 of the National Historic Preservation Act, requiring the exploration of alternatives to the demolition of Church.

This Alternatives Analysis provides information regarding the current status and history of the Church as it affects its potential for adaptive reuse, and presents an analysis of alternatives to demolition that have been considered. As presented below, the applicant has explored all prudent and feasible alternatives to the demolition of the Church to avoid the Adverse Effect, and has determined it is not feasible to retain, adaptively reuse, or incorporate the Church into the proposed project.

B. HISTORY

ORIGINAL CONSTRUCTION AND USE

The First Methodist Episcopal Church of Morrisania was incorporated in 1850 with a church building built north of East 168th Street at what is now 3531-3533 Third Avenue. In 1865 a more central location was sought to build a larger sanctuary, and the site of the present church (1074 Washington Avenue) was selected, with construction beginning in 1866. The church was renamed

“Centenary” as the first Methodist society in New York had met in a building in Manhattan 100 years earlier. The Centenary Methodist Episcopal Church was completed and dedicated in November 1868. Shortly thereafter, in February 1869 the tower and spire of the church, located at the northwest corner of the building, collapsed, with the cause related to the use of a newly patented brick. Historical newspaper articles vary in terms of the damage created to the church through the collapse of the tower though the church was not occupiable until it was rebuilt. The church was re-dedicated in 1869 after the repairs, which included the removal of the original tower buttresses and replacement with “heavier and firmer” structures.¹ As also stated in a 1939 *Book of Remembrance* Church pamphlet, “the interior was renovated, the tower rebuilt, the steeple omitted, and in 1869 the church was rededicated....”²

In the decades that followed the reconstruction of the church, the Centenary Methodist Episcopal Church grew to become the largest Protestant church north of the Harlem River with changes in the demographic makeup of Morrisania in the late 19th century allowing the church’s congregation to grow. The successful growth of the congregation in the late 19th century and in the first years of the 20th saw many changes to the church structure. In 1886, a two-story frame parsonage was built south of the church on Washington Avenue, which has since been demolished (the location of the parsonage is presently occupied by a grassy area and new building unrelated to the church). In 1902-03, the church expanded with the construction of a two-story Sunday School building adjacent to the church, fronting on East 166th Street. This Sunday School addition was designed by George W. Kramer. Also in 1903, an organ was installed behind the pulpit in the church.

By the 1940s, the demographic makeup of the Morrisania neighborhood had changed. While the early settlers of Morrisania were largely of European descent, the ethnic makeup of the South Bronx by the 1940s consisted of residents primarily of African descent, with the majority of the former parishioners of the Centenary Methodist Episcopal Church having moved out of the neighborhood. As a result, the New York Conference (now the United Methodist Church) reorganized and re-established the church as the Trinity United Methodist Church of Morrisania and in 1968 the church became the Trinity United Methodist Church. Also in the mid- to late-20th century a more recently constructed one-story open-air structure was built at the east end of the Sunday School building on East 166th Street.

¹ New York East Conference Journal, 1869, courtesy of New York Annual Conference of the UMC Archivist.

² *Book of Remembrance, Ninetieth Anniversary of the Centenary Methodist Church* (1939-1849).

RECENT HISTORY AND NEED FOR REDEVELOPMENT

As described by the Rev. Dr. William S. Shillady, Executive Director and CEO of the United Methodist City Society, beginning in 1998, the congregation at Trinity was served by a half time pastor, Rev. Harold Morris, Jr. Attendance at that time was about 50 people. However, the church finances and membership continued its decline and the church was unable to meet its financial commitments to the New York Annual Conference for the pastor's benefits so that by 2011 with 20 people active in membership, a newly hired quarter-time church pastor became the death knoll of the congregation. The congregation continued its decline. During this almost 20 year decline, the membership became very elderly and regular maintenance was deferred and no capital projects were done. It led to many building issues to the point that parts of the building were unsafe to enter.

In 2014 and 2015, consultations were held between the congregation, now numbering about 15 members and the District Superintendent Denise Smartt Sears. In the early part of 2016 a legally called church conference under the Book of Discipline of the United Methodist Church voted for discontinuance of the congregation. Under the title, the United Methodist City Society (previously named as the New York City Society of the Methodist Church) held ownership until the Trinity-United Methodist City Society sold the property to BP UM Partnership LLC in December 2017. BP UM Partnership LLC was formed with members Bronx Pro Group and the Trinity-United Methodist Society to directly or indirectly acquire, own, finance, develop, construct, lease, manage, operate and dispose of the property at 1074-1080 Washington Avenue where the project is proposed. Under the BP UM Partnership LLC's operating agreement, at least 134 rental agreements will be constructed and the project will include the construction of a ground floor community facility space of no less than 5,500 square feet that will be master leased to BP UM Partnership LLC. The operating agreement further specifies that the community facility space will qualify as a "community service facility" as set forth in Section 42(d)(4)(C) of the Internal Revenue Code and will primarily serve populations that include individuals whose income is 60% or less of AMI.

The church and Sunday School building have been fully vacant for nearly three years.

C. EXISTING CONDITIONS

CHURCH

The church consists a two-story brick structure set on a stone foundation at the southeast corner of Washington Avenue and East 166th Street in the Morrisania neighborhood of the Bronx (see **Figures 1-5**).

The church's primary entrance is on Washington Avenue. This entrance leads to a lobby/hallway oriented north-south and parallel with Washington Avenue (see **Figure 6**). Stairs at the north and south ends provide access to a lobby/hallway at the second floor level, which provides access to the sanctuary (see **Figure 6 and Figure 7, Photo 10**). This second floor space has been altered through the construction or substantial alteration of a partition wall between this space and the

sanctuary (see **Figure 7, Photo 10 and Figure 9, Photo 14**). In addition, it appears that other alterations have occurred, encapsulating a fanlight window that was likely part of the original entrance sequence (altered in 1899/1900 as described in greater detail below), either through modifications to the extent of the second floor lobby/hallway, or through the rebuilding of the stairs, which currently cut across the small arched windows on either side of the entrance vestibule at the first floor level (see **Figure 6 and Figure 7, Photo 10**). Bathrooms, installed in 1937, are at the end of the hallways on the first and second floors in the tower (see **Figure 7, Photo 10 and Figure 10, Photo 15**).

East of the entrance lobby/hallway, most of the interior of the first floor of the church has been substantially modernized into an open partition-free space (see **Figure 7, Photo 11**). Small, modern vestibule areas have also been created at the locations of the modern side entrances on the north and south facades of the church. Two other smaller rooms between the open partitioned area and the Washington Avenue lobby/hallway are in a state of deterioration (see **Figure 8**).

The sanctuary at the second floor level is oriented east-west, with the altar formerly located at the east end of the building, and with a balcony located at the west end (see **Figure 9**). The sanctuary retains its pews, decorative trusses, and stained glass windows, of which there are six arched windows on each of the north and south facades of the sanctuary and a pair of arched windows above the balcony on the Washington Avenue façade. However, the original wood flooring has been removed and the chancel has been rebuilt including removal of the original dais with surrounding decorative wood chancel screen and pulpit, and replacement with a modern stepped structure and pulpit (see **Figure 9, Photo 13**). In addition, a doorway on the east wall of the sanctuary, to the north of the organ, has been removed. A new or substantially reconfigured partition wall between the sanctuary and second floor hallway has also been installed (see **Figure 7, Photo 10 and Figure 9, Photo 14**). Also of substantial significance is the removal of what constituted a major component of the sanctuary's design; detailed stenciling along the walls of the sanctuary (as depicted in a photograph taken sometime after 1903, the year the organ and the Sunday School building were built).

SUNDAY SCHOOL ADDITION

The Sunday School building fronts onto East 166th Street and wraps slightly around the south façade of the church at its eastern end (see **Figure 3 and Figure 5, Photo 7**). The Sunday School building has a lobby on the first floor of the building on East 166th Street. A staircase the east end of the lobby provides access to a hallway at the second floor level (see **Figure 11**).

The first floor consists primarily of a double height open space with a balcony extending around the north, south, and east sides (see **Figure 12**). A number of smaller rooms for a kitchen and bathrooms are located off this room, and were likely alterations to the original open space plan, as are the partition walls separating the lobby from the main first floor space. The Sunday School addition connects to the Church at the first floor level via a single doorway; the wall separating the church and Sunday School, where the projecting apse structure was originally located, has also been rebuilt (see **Figure 12, Photo 20**). The Sunday School building was utilized as a Sunday School and social and recreational hall, and included a gymnasium, bowling alleys, separate rooms for groups and classes and stage facilities.³

³ *Book of Remembrance, Ninetieth Anniversary of the Centenary Methodist Church (1939-1849)*.

A narrow wood staircase at the southwest corner of the Sunday School building provides access to the Sunday School balcony and to the sanctuary in the church. In the Sunday School building, there are a number of rooms along the balcony on its south and east sides, some with their stained glass transoms intact. A number of these rooms have accordion style wood doors instead of partition walls separating the spaces (see **Figure 13, Photo 21**). A row of windows on the east wall of the Sunday School building at the balcony level contain windows with clear and stained glass. Along East 166th Street, a room adjacent to the church has two arched stained glass windows that are in poor condition with broken and missing glazing (see **Figure 13, Photo 22**). The four narrow arched windows below the quatrefoil in the central arched opening above the main entrance and paired windows east of this central arched opening on the East 166th Street façade contain clear and wire glass glazing that probably replaced stained glass. These windows are located in the second floor hallway and the staircase that provides access between the second floor hallway and the first floor lobby of the building. The quatrefoil window is located in the building's attic (see **Figure 14**). The attic itself is an unfinished space with an exposed wood roof and brick walls that shows signs of water infiltration, as also evidenced by water damage in the building (see **Figure 13, Photo 22**).

ALTERATIONS

The Church has had a number of substantial alterations. These include:

CHURCH - EXTERIOR

- Collapse of the tower and spire and rebuilding of the tower to a truncated height with new materials, with repairs/alterations to the remainder of the structure affected by the collapse of the tower/and steeple.
- Stuccoing of the Washington Avenue façade of the church. It is unclear if stucco was applied as part of the repairs to the church when the tower and spire collapsed, or at a later date (a historical photo/rendering of the church depicts corbeling at the top of the Washington Avenue gable which is no longer extant or has been covered).
- Removal of decorative ornament/finials at the truncated tower/spire, at the south bay of the church fronting on Washington Avenue, and at the entrance portico/vestibule on Washington Avenue (these elements are shown on a historical photo/rendering of the church).
- Replacement of the original entrance portico/exterior vestibule on Washington Avenue in 1899/1900 and installation of a new more shallow portico/vestibule. The original portico extended approximately 21 feet from the church's façade. At the same time, the floor level of the portico and the church's entry hall were lowered to match the floor level of the first floor of the church, with a set of steps connecting from the hall of the church to the remainder of the first floor of the church removed.
- Removal of a large arched opening at street level along Washington Avenue in the tower and insertion in its place of a smaller rectangular opening with a new double hung window. The insertion of the new window occurred in 1937 when bathrooms were created in the tower at the first and second floors. It also appears that there was an arched opening in the southern bay of the church on the Washington Avenue façade at street level; this portion of the façade is presently a blank wall. These alterations have impacted the original symmetry of the Washington Avenue façade.
- Installation of new secondary side entrances at the north and south facades of the church at the first floor level.

- Sealing of openings at the tower and installation of venting equipment in first floor windows at the north (East 166th Street façade) of the church.
- Replacement of the original main entry and vestibule doors and transom glazing above at the main entrance on Washington Avenue.
- Replacement of the glazing in the first floor windows of the church circa 1912, when the Board of Education leased space in the building. In addition, the windows in the tower and in the south bay of the Washington Avenue façade are replacements of original windows; it is not known if these openings originally contained stained glass windows.

CHURCH – INTERIOR

- Rebuilding of the chancel and removal of the original raised dais structure, chancel screen, and other fixed chancel furnishings and removal of original flooring in the sanctuary.
- Removal/painting over the original decorative stenciling in the sanctuary.
- New/rebuilt wall between the sanctuary and the second floor corridor.
- Rebuilding of the church’s main entrance and entry vestibule.
- Alterations to the second floor hallway and potentially the stairs.
- Renovations to much of the interior of the first floor to create a large un-partitioned space with small vestibules on the north and south sides of the church.

PARSONAGE

- Demolition of the 1886 parsonage, originally a two-story building located south of the church on Washington Avenue. Its location is now occupied by a grassy area and a newly constructed building unrelated to the church.

SUNDAY SCHOOL/ EXTERIOR AND INTERIOR

- Removal of two stained glass windows at the eastern bay of the Sunday School’s East 166th Street façade at the second floor and replacement with glazed wire sash windows. Also, it is likely the central arched opening with the quatrefoil tracery and four narrow arched windows above the main entrance of the Sunday School building had stained glass and these components now contain clear glazing.
- Construction of a modern one-story open-air structure at the east end of the Sunday School building.
- Repartitioning of spaces on the first floor and removal of original uses to create bathrooms, kitchen, and possibly also to create a lobby space separate from the main double-height space.
- Reconstruction of the wall separating the church and the Sunday School building.
- Replacement of the original exterior doors and sealing of the arched transom at the main East 166th Street entrance.

Overall, the church has been substantially altered and is in poor condition. The rebuilding of the tower to a truncated height, stuccoing of the Washington Avenue façade, and alterations to other original elements of the church’s exterior components including the replacement of the original main entrance portico/vestibule, sealing of openings in the tower including an arched opening at the first floor and replacement with a bathroom window on Washington Avenue and sealing of another opening at the south bay of the church also on Washington Avenue, have significantly affected the integrity and appearance of the primary façade of the church. Alterations to the interior of the church including the removal of original features of the chancel and the construction of a new/reconstructed wall separating the sanctuary and the second floor lobby/hallway, and

alterations that have been made at the entrance/vestibule and at the second story lobby/hallway level have also removed original materials and changed the appearance of the church's sanctuary and public circulation spaces. The removal of the original stenciling along the walls of the sanctuary has also impacted the church's historic character, appearance, and the original decorative scheme for the sanctuary.

The construction of the Sunday School building resulted in the removal of the church's original projecting apse at the east end of the church. The Sunday School building has also been altered through the repartitioning of spaces at the first floor level, removal of stained glass windows along the primary East 166th Street façade, and alterations at the front entrance of the building.

CONDITION

As described above, the Church has been fully vacant for nearly three years. Portions of the church structure are in poor condition, as a result of water infiltration due to deferred maintenance, the deterioration and spalling of the brick, and where water has entered at the juncture of the roof structures (see **Figures 3-8, and Figure 10**. A portion of the first floor that contains a kitchen is in a state of collapse (see **Figure 8**). The Sunday School building also shows damage from water infiltration (see **Figure 13**).

With respect to the structural integrity of the Church, a visual inspection was conducted by H & O Engineering, DPC in April 2018. It was determined that the roof and mezzanine structural components of the Sunday School building are supported by the church's rear wall. As a result, the structures of the church and Sunday School building are integrally linked, which would pose considerable engineering challenges should one or the other structures be removed independently of the other.

D. PROJECT PURPOSE AND NEED

The project proposes 154 units of senior affordable housing (including one super's unit) and approximately 5,712 square feet of community facility space. The BP UM Partners LLC's proposal meets the needs for affordable housing for senior citizens (identified as age 62+) with incomes up to 60% Area Median Income (AMI). Of the total units, 30% of the units will set aside for much needed supportive housing for seniors. The proposed project would support the goals of *Housing New York: A Five Borough, Ten-Year Plan (Housing New York)*, which lays out the City's plan to build and preserve 200,000 affordable units over 10 years, as well as the City's updated Housing New York 2.0 plan, which was released in October 2017. This plan offers a suite of new programs, partnerships, and strategies to help finance 300,000 affordable homes—100,000 more than initially planned—so that more families and seniors can afford their rent or buy their first home.

According to the University Neighborhood Housing Program (UNHP)'s Bronx Housing Guide for Seniors, the need for affordable rental housing in New York City far exceeds the supply. Securing housing is even more challenging for households on fixed income, and senior housing properties have long waiting lists.⁴ The proposed community facility space would allow for a tenant to provide services to the community and is a commitment made by Bronx Pro Group to the United Methodist Missionary Society.

⁴ https://unhp.org/pdf/Housing_Providers_Flyer_senior_focus.pdf

E. ALTERNATIVES ANALYSIS

As has been described above, the United Methodist Church dissolved the congregation of the Centenary Methodist Episcopal Church in 2016 and the Trinity-United Methodist City Society sold the property to BP UM Partnership LLC in December 2017. As described above, BP UM Partnership LLC was formed with members Bronx Pro Group and the Trinity-United Methodist Society to directly or indirectly acquire, own, finance, develop, construct, lease, manage, operate and dispose of the property at 1074-1080 Washington Avenue. As per BP UM Partnership LLC's operating agreement, the property is to be redeveloped with at least 134 units of senior affordable housing and a minimum of 5,500 square feet of community facility space.

Without a congregation, combined with the cost incurred to purchase the property and agreement among the Trinity-United Methodist City Society and Bronx Pro Group through its joint venture agreement to redevelop the property with a minimum number of senior affordable housing units and community facility space, it is not feasible for the Church to be utilized as a religious space. As the Church is S/NR eligible, the applicant has considered several options to utilize the site to provide the senior affordable housing and community facility space, including options which would avoid impacts and minimize impacts on the Church. These include: 1) retaining the church and Sunday School building and adaptively reusing them for senior affordable housing and a community facility space; 2) retaining and adaptively reusing the church and Sunday School building for senior affordable housing and community facility space and constructing a new building south of the church on Washington Avenue; 3) retaining and adaptively reusing the church as community facility space, demolishing the Sunday School building, and constructing a new building south of the church on Washington Avenue and a new building east of the church in the location of the Sunday School building; and 4) removing the church and Sunday School building and constructing a new building to house the senior affordable housing and community facility space.

The following analysis concludes it is not feasible to retain and reuse all or portions of the former Centenary Methodist Episcopal Church or Sunday School building as part of the proposed senior affordable housing project, and there is no feasible alternative to their demolition. This analysis is described below.

ALTERNATIVE 1: REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE

As the church and Sunday School are historic, the applicant first evaluated whether it would be feasible to reuse the existing two buildings to provide the required senior affordable housing program and community facility space.

The Church contains approximately 16,526 gsf. Under a scenario where both buildings are retained to avoid the least amount of impacts, the first floors of the church and Sunday School building would be retained as a community facility space. The second floor of the church, containing the sanctuary, would be converted to senior affordable housing units. A full second floor would be constructed in the Sunday School, removing the existing mezzanine that encircles the main double height space, with senior affordable units built on the full new second floor. Although maximizing the number of residential units by constructing a new floor within the sanctuary was explored, no additional units can be added to the church by partitioning the church to create a second floor space within the sanctuary as it would not be possible to maintain livable floor to floor heights. Therefore, adaptive reuse of the church and Sunday School building would

result in a maximum of 11 affordable residences for seniors, including three 1-bedroom units and eight studio units, with a total of six units located in the church and five located in the Sunday School building. The residential lobby would be located on East 166th Street at the location of the Sunday School building entrance. As a community facility is required as part of the agreement with the United Methodist Society, a 6,012 gsf community facility space would occupy the full first floor of the church, and the rear portion of the first floor of the Sunday School building (see **Appendix A-1**). The entrances to the community facility space would be from Washington Avenue and East 166th Street, with a new ADA ramp constructed along East 166th Street.

While retaining the two buildings, substantial modifications would be required to the buildings to accommodate the program, create code compliant egress and comply with fire and safety codes, and to allow the building's Certificate of Occupancy to be changed to residential use. A number of the major modifications include:

- Removing the south staircase in the lobby of the church and enclosing and retrofitting the existing north stair;
- Gutting the sanctuary to create a double loaded corridor with six residential units;
- Removing most of the stained glass windows in the church and Sunday School and replacement with operable clear glazing to allow light and air into the residential units;
- Demolishing the mezzanine in the Sunday School building and constructing a full new second floor to contain five residential units;
- Gutting the first floor of the Sunday School building to create a new residential lobby, required social gathering space for the senior residents, and a new staircase and elevator for the senior housing residents;
- Modifying the west façade of the Sunday School building to remove the existing second story window and installing in its place two new windows to serve the 1-bedroom unit that would be in that location.

A project with such few units would not be financially viable. As shown in **Table 1**, the total development costs for Alternative 1 are estimated at \$13.55 million. Of this, the repairs and renovations that would be required to repair and convert the buildings to the proposed program would cost \$4,611,280, or 34% of the total development cost, excluding contingency costs and exterior work. Under this alternative, a development with a 6,012 gsf community facility space and 11 residential units would result in a funding gap of \$5.83 million.

As a full gutting/renovation of the church and Sunday School building would be required, it would result in the removal of the original layout and partition of the spaces within the buildings. As described above, substantial expenditures that would be required to repair and renovate the church and Sunday School building for the community facility space and residential program. The adaptive reuse of the church and Sunday School building would result in an adverse effect as it would require the removal of original circulation elements, building structure, partitions, and decorative features and interior finishes in the buildings, including within the sanctuary.

Table 1: Proposed Project and Alternative 1-3				
	Proposed Project	Alternative 1: Adaptive Reuse of Church and Sunday School Building	Alternative 2: Adaptive Reuse of Church and Sunday School Building and New Residential Building	Alternative 3: Adaptive Reuse of Church, demolition of Sunday School Building and New Residential Building
New Construction Units	154	0	48	106
Adaptive Reuse Units (Church)	0	6	4	0
Adaptive Reuse Units (Sunday School Building)	0	5	4	0
Total Units	154	11	56	106
Projected Budget				
Acquisition Cost	\$2,817,500	\$2,817,500	\$2,817,500	\$2,817,500
Construction Cost	\$54,369,138	\$5,104,344	\$26,979,225	\$48,902,280
Soft Cost	\$15,962,693	\$4,177,637	\$8,771,207	\$13,796,989
Developer's Fee	\$8,777,920	\$1,451,938	\$4,628,152	\$7,862,001
Total Development Cost	\$81,927,251	\$13,551,419	\$43,196,084	\$73,378,770
Permanent Funding Sources				
First Mortgage	\$14,580,000	\$1,090,000	\$5,304,000	\$10,425,000
Second Mortgage	\$15,470,000	\$1,124,857	\$5,562,273	\$10,687,110
HFA Accrued Interest	\$2,040,176	\$202,474	\$1,001,209	\$1,923,680
Third Mortgage	14,630,000	\$1,045,000	\$5,320,000	\$10,165,000
HPD Accrued Interest	1,334,256	\$95,304	\$485,184	\$927,048
LIHTC Equity	\$30,417,288	\$3,961,947	\$15,681,275	\$27,277,710
Deferred Developer's Fee	\$3,455,531	\$197,068	\$1,239,857	\$2,618,018
Total Funding Sources	\$81,927,251	\$7,716,650	\$34,593,798	\$64,023,566
Funding Gap	\$0	\$5,834,769	\$8,602,286	\$9,355,204

ALTERNATIVE 2: RETAIN AND ADAPTIVELY REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE AND CONSTRUCT A NEW BUILDING SOUTH OF THE CHURCH

As it is not feasible to develop a financially feasible project with the retention of the existing buildings on the site—the church and the Sunday School building—the applicant evaluated whether additional floor area could be generated on the site to maximize the number of senior affordable units. Neither the church nor the Sunday School building are suitable for a vertical expansion. The church has a gable roof, and any overbuild of that building would substantially compromise its historic appearance, and the building itself is not designed to handle additional loads. The Sunday School building has a peaked cross gable roof and as a one-story with mezzanine structure, is also not designed to carry additional significant loads from an overbuild without its foundations being substantially modified and reengineered. Similar to the church, any overbuild of this building would significantly impact its architectural character. Overall, any overbuild of either the church or Sunday School building would result in significant engineering challenges and cost increases and ultimately would be cost prohibitive. In addition, there would be little preservation benefit to keeping either building, as any build over, structural modifications, and interior renovations to the original buildings would fully alter the buildings' character defining features so as to render them unrecognizable, and would result in an adverse effect to the Church.

Therefore, Under Alternative 2, the applicant evaluated whether a horizontal expansion could be constructed to the existing church and Sunday School building complex elsewhere on the site. While there is a side yard east of the Sunday School building on East 166th Street, this yard is approximately 30 feet wide, and there is insufficient space to construct an addition in this location. Therefore, the open area south of the church on Washington Avenue was evaluated for the construction of additional residential units.

Under Alternative 2, a 13-story, approximately 40 foot x 66 foot new building would be constructed south of and directly adjacent to the church (see **Appendix A-2**). The first floor of the new building would contain the residential entrance and lobby for the senior affordable residents, and there would be no connections made to the church at this floor level. The first floor of the new building would also contain a social space for the residents, which would connect to a space to also be utilized for this purpose at the rear of the Sunday School building. The new building would contain 47 senior affordable housing units. Due to the height of the building, which has been maximized for housing units, the first story would need to be framed in steel due to the limitations of construction masonry units (CMUs), which would increase construction costs.

A total of 8,865 gsf of community facility space would be included as part of Alternative 2. Similar to Alternative 1, the first floor of the church would be used for community facility space. Under Scenario 2, the majority of the first floor of the Sunday School building would also be devoted for use as part of the community facility. Similar to Alternative 1, the existing mezzanine in the Sunday School would be demolished and a full second story constructed within the Sunday School building.

The second floor of the church, containing the sanctuary, would be redeveloped with four residential units fronting on East 166th Street, including three studios and one 1 bedroom. Due to the construction of the new building to the south, no units can be developed at the south side of the church. A gallery/social space would be along the south side of the church that would encapsulate five of the stained glass windows on the south sanctuary wall with the gallery

connecting integrally with a new double-loaded north-south corridor that would be located within the new building. This hallway connection would be made through one of the stained glass window openings. In addition, a connection would be made on the east wall of the church to connect with the new second floor to be constructed in the Sunday School building. The second floor of the Sunday School building would accommodate four residential units (four studios and one 1 bedroom).

Under this scenario, a total of 56 senior affordable housing units would be generated, including four in the church, five in the Sunday School building, and 47 new units in the new building. Adaptive reuse of the church and Sunday School building assumes that substantial alterations would be required to convert the buildings to residential and community facility space, as discussed above under Alternative 1. Additionally, the construction of the new building south of and adjacent to the church would fully obscure the south façade of the church from view, including its brick buttresses and arched openings with the stained glass windows. The 56 units represents the maximum number of units that could be built on the site while retaining both the church and Sunday School building and including the required community facility space. As shown in **Table 1**, the total development costs for Alternative 2 are estimated at \$43.2 million, with construction costs of approximately \$21.9 million more than the construction costs for the 11 unit project. Of this, \$4,161,280, or 9.63% of the total development cost, would constitute the expenditures required to repair and renovate the church and Sunday School building, excluding contingency and exterior work. These costs are approximately \$450,000 less than the repair and renovation costs for Alternative 1, as the church includes a more sparse ground floor build-out due the locating of the residential lobby and elevator in the new building rather than the Sunday School.

With 56 units, the development costs cannot be fully offset by funding, and, therefore, under Alternative 2, a development with an 8,865 gsf community facility space and 56 residential units would result in a funding gap of \$8.6 million. Similar to Alternative 1, the full gutting and renovation of the church and Sunday School buildings, in addition to the construction of a new building that would be built directly adjacent to the south façade of the church, obscuring this façade from view, would remove original building fabric and substantially alter the design and appearance of the Church, adversely affecting this historic property.

Therefore, the alternative of adaptively reusing the church and Sunday School building for senior affordable housing units and community facility space and constructing a new building south of the church to maximize the unit count for a total of 56 units is not feasible.

ALTERNATIVE 3: RETAIN AND ADAPTIVELY REUSE THE CHURCH, DEMOLISH THE SUNDAY SCHOOL, AND CONSTRUCT TWO NEW BUILDINGS FOR SENIOR AFFORDABLE HOUSING USE

As it is not feasible to retain the church and Sunday School buildings in their entirety to try to avoid or minimize the adverse impact and to generate a financially viable project, the applicant evaluated whether the church could be retained, and the Sunday School demolished and replaced with a new building to maximize the unit count. This alternative would result in an adverse effect through the demolition of the Sunday School building but would seek to minimize the impact by retaining the church.

Under Alternative 3, two 13-story buildings would be built on the site in conformance with existing zoning, one south of the church with a slightly smaller footprint than what is proposed under Alternative 2, and with a new building constructed in the location of the Sunday School

building on East 166th Street. Both buildings would need to have the first floors framed in steel due to the limitations of CMUs. The new building east of the church on East 166th Street would measure approximately 74'-6" along East 166th Street with a depth of approximately 56 feet (see **Appendix A-3**). The church would be utilized primarily for an approximately 6,362 sf community facility space, with an elevator constructed in the church to provide accessibility between the first and second (sanctuary level) floors. The rear portion of the church on the first floor would include the entrance to the residential portion of the development, with a lobby providing access via hallways to the new buildings to the south and east. The two new buildings would contain a total of 106 senior affordable units, with 36 units located in the smaller building along Washington Avenue and 70 located in the new building east of the church in the location of the Sunday School building. Required social spaces for each building, consisting of a total of 3,362 sf, would be located on the first floor of the new building south of the church and on the first and second floors of the new building east of the church in the location of the Sunday School building.

Similar to Alternative 2, alterations would be required to convert the church for use as a community facility space, including removing a staircase in the lobby and repartitioning the first floor, although it is anticipated that fewer alterations would be required at the second floor (sanctuary) level as the second floor of the church would contain an un-partitioned area rather than residential units. Also similar to Alternative 2, the proposed new building south of the church would obstruct the south façade of the church, removing it from view.

Removal of the Sunday School building and retention of the church would pose considerable engineering challenges and incur additional costs. As described above, engineers have determined that the roof and mezzanine structural components of the Sunday School building are supported by the church's rear wall. As a result, H & O Engineering, DPC has determined that the Sunday School building cannot be demolished independently of the church unless extensive wall bracing is installed prior to the commencement of demolition operations. The wall bracing would most likely need to be composed of steel frames supported by concrete foundations to be installed at the existing basement level.

Furthermore, construction of two separate buildings would generate inefficiencies and lead to additional costs. Under Alternative 3, separate circulation cores including elevators and staircases would need to be constructed for each building, in addition to the elevator that would need to be built within the church to create ADA accessibility within the community facility space. Each building would also require separate mechanical systems, with the overall decrease in efficiency driving up construction costs by approximately 6% and the per unit costs by approximately 30%.

The 106 units represents the maximum number of units that could be built on the site while retaining the church. As shown in **Table 1**, the total development costs for Alternative 3 are estimated at \$73.38 million, with construction costs of approximately \$48.9 million. Of this, the repairs and renovations of the church would cost \$2,317,650, with an additional \$1,125,000 incurred for the demolition of the Sunday School building and the shoring of the church. Therefore, under this scenario, the cost for repairs/renovation of the church, demolition of the Sunday School building and bracing of the church would cost approximately \$3.4 million, or approximately 4.69% of the total development costs, excluding contingency and exterior work.

With 106 units, the development costs cannot be fully offset by funding, and, therefore, under Alternative 3, a development with a 6,362 sf community facility space and 106 residential units would result in a funding gap of \$9.36 million. Alterations to the church to convert it to community

facility use, demolition of the Sunday School, and construction of a new building that would be built directly adjacent to the south façade of the church along Washington Avenue, obscuring this façade from view, would remove original building fabric and substantially alter the design and appearance of the Church, adversely affecting this historic property.

Therefore, the alternative of adaptively reusing the church for community facility space and removing the Sunday School building to maximize the senior affordable housing units that can be constructed on the site for a total count of 106 units is not feasible.

ALTERNATIVE 4: REMOVE CHURCH AND SUNDAY SCHOOL BUILDING AND CONSTRUCT NEW BUILDING CONTAINING SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE (PROPOSED FEASIBLE ALTERNATIVE)

As it is not feasible to retain the former Centenary Methodist Episcopal Church and Sunday School building as part of the proposed senior affordable housing project, the applicant proposes the demolition of the former Centenary Methodist Episcopal Church and Sunday School building and construction of a new building containing senior affordable housing units and a community facility space.

As part of the evaluation of the new construction, the applicant considered whether it would be possible to retain any portions of the street facades of the church and Sunday School building, and construct a new building in compliance with existing zoning. Due to the existing setback of the church from East 166th Street and its row of tall stained glass windows, retention of this façade of the church would reduce the amount of developable area due to both the existing setback from the street as well as the limitations that would be posed for the use of the floor area behind the stained glass windows, assuming that any preservation of this façade would include the windows, as otherwise, there would be little preservation value in the retention of the façade.

Both the facades of the church on Washington Avenue and Sunday School building are somewhat set back from the streets, but not to the degree of the church's north sanctuary wall. However, any retention of these historic facades would also result in a loss of usable residential space if the new building were to set back from one or more of these facades, and if consideration was given to work within the confines of the existing fenestration to minimize alterations to the historic facades.

Overall, additional substantial costs would be incurred through the need to carefully demolish any remaining non-primary façade portions of the existing church or Sunday School building; to brace and stabilize the historic facades; to protect the facades during construction; to remove and store the stained glass windows during construction; and to build a new building with either or both the Washington Avenue church façade and Sunday School East 166th Street façade standing on the site and incorporated into the new design. These issues would need to be investigated in depth by structural engineers to determine if it is possible to separate the facades (or shallow depth sections of the church and Sunday School structures) from the portions of the buildings to which they are integrally joined and that would be demolished, and to brace the retained sections during construction of the new building. Façade retention would pose significant engineering challenges that would further affect the structure and design of the new building and dramatically increase the cost of the new construction. The cost of performing the investigations to fully evaluate the structural feasibility of retaining facades, combined with undertaking the additional structural work at the site, would add substantial costs for a senior affordable housing project and would not be feasible.

Therefore, the proposed, feasible alternative consists of the full demolition of the church and Sunday School building and construction of a 12-story, approximately 112,765 gross square foot (gsf) building with 154 senior affordable housing units (including one super's unit) and including a 5,712 gsf community facility space (see **Appendix B**). A community room for the senior residents would be located on the first floor of the building, as well as a small lounge and an exercise area. A sunroom/greenhouse for the senior residents would be located behind the building, leading to an outdoor garden also behind the building for use by the senior residents. The current design also includes a terrace for the residents at the sixth floor at the corner of Washington Avenue and East 166th Street.

The community facility space would be on the first floor of the new building. Outdoor recreation space, to be located behind the building, would also be provided for the community facility space, with a fence separating the residents and community facility outdoor areas. The residential entrance would be on Washington Avenue, with an entrance for the community facility space also on Washington Avenue, with another possible entrance (if more than one community facility tenant) on East 166th Street.

The property at 1080 Washington Avenue is well served by transit, including the Bx15 bus that runs along 3rd Avenue and the nearby Metro-North Harlem line Melrose station. The neighborhood also has a variety of pharmacies and delis/food markets.

Demolition of the former Centenary Methodist Episcopal Church and Sunday School building would result in an Adverse Effect but would allow for the construction of a financially viable project that would provide permanently affordable housing for seniors and a community facility space to be leased by a tenant that would provide services to the community.

F. CONCLUSION

As described above, the applicant has considered alternatives to the demolition of the former Centenary Methodist Episcopal Church and Sunday School building with the goal of avoiding an Adverse Effect, and barring that, trying to minimize the Adverse Effect. Consistent with that goal, the applicant has explored the potential of 1) retaining the church and Sunday School building and adaptively reusing them for senior affordable housing and a community facility space; 2) retaining and adaptively reusing the church and Sunday School building for senior affordable housing and community facility space and constructing a new building south of the church on Washington Avenue; 3) retaining and adaptively reusing the church as community facility space, demolishing the Sunday School building, and constructing a new building south of the church on Washington Avenue and a new building east of the church in the location of the Sunday School building; and 4) removing the church and Sunday School building and constructing a new building to house the senior affordable housing and community facility space.

As described above, alternatives have been considered to reuse the church and Sunday School building for the proposed senior affordable and community facility space program. As discussed for Alternative 1, conversion of the church and Sunday School building could yield 11 units of senior affordable housing with a 6,012 sf community facility space, but would not result in a financially viable project. As shown in **Table 1**, the provision of 11 units results in a funding gap of \$5.83 million. The adaptive reuse of the church and Sunday School building for residential and community facility uses would also require substantial alterations to the interior of the buildings to repartition the spaces and create circulation for residential and community facility use. In

addition, some alterations, such as removal of stained glass windows and replacement with operable clear glazed fenestration to create sufficient light and ventilation for the residential units, would be visible on the exterior of the buildings, with the alterations overall resulting in an Adverse Effect to the Church.

Since it is not feasible to retain the church and Sunday School building to try to avoid the adverse impact that would occur by demolition, the potential of retaining the church and Sunday School building and constructing additional floor area on the site was explored under Alternative 2. However, a new building to be constructed south of the church, the only location where new construction could occur if both the church and Sunday School remain extant on the site, would only yield 56 units, with 9 units in the adaptively reused historic buildings and 47 in a new 13-story building. The community facility space would be located on the first floors of the church and Sunday School building. As shown in **Table 1**, the provision of 56 units results in a funding gap of \$8.6 million. Reuse of the buildings would similarly result in significant modifications to the buildings interiors as Alternative 1. In addition, construction of the new 13-story building adjacent to the south façade of the church would permanently obscure this façade from view. This alternative would, therefore, also result in an adverse effect to the historic character of the church.

As it is not feasible to retain the church and Sunday School building and construct additional residential units to generate a viable project, the applicant evaluated whether sufficient residential units could be generated by retaining the church but demolishing the Sunday School building to allow for additional developable area on the site under Alternative 3. Under this scenario, two separate 13-story buildings would be constructed containing a total of 106 senior affordable units, with the church utilized for community facility space and the lobby/main entrance to the residential portion of the development. As shown in **Table 1**, a development with 106 units would result in a funding gap of \$9.36 million. Alterations to the church would be less than under Alternatives 1 and 2, as the second floor of the church containing the sanctuary would not be partitioned to create residential units. However, demolition of the Sunday School building and construction of the new building adjacent to the south façade of the church along Washington Avenue, obscuring the church's façade, would significantly impact the historic character of the Church.

In consideration of the proposed project's purpose and need to provide affordable housing for seniors and a community facility space with programming to serve the community, and the constraints associated with utilizing the Church to generate a viable project, there is no prudent and feasible alternative to the demolition of the former Centenary Methodist Episcopal Church and Sunday School building and construction of the new 154 unit plus super's unit affordable housing building with a community facility space.

BP UM Partners LLC will work with SHPO to develop measures to partially mitigate the Adverse Effect, which would be set forth in a Memorandum of Agreement pursuant to Section 106 of the National Historic Preservation Act.

FIGURES

5/14/2018



 1074-1080 Washington Avenue



1080 WASHINGTON AVENUE

Property Location
Figure 1



Photo 1: View east of Washington Avenue (principal façade) of the former Centenary Methodist Episcopal Church.



Photo 2: View north of the Church's entrance on Washington Avenue.

FIGURE 2
Church – Current Photographs



Photo 3: View southwest on East 166th Street of the Centenary Methodist Episcopal Church. The 1902/1903 Sunday School building is on the left with the main church structure on the right. A more recent one-story addition is on the far left.



Photo 4: View of the 1902/1903 Sunday School building on East 166th Street.

FIGURE 3
Church and Sunday School – Current Photographs



Photo 5: View southwest of the church and tower on East 166th Street.

FIGURE 4
Church – Current Photographs



Photo 6: View northeast on Washington Avenue of the south façade of the Centenary Methodist Episcopal Church.



Photo 7: View east from Washington Avenue of the south façade of the Centenary Methodist Episcopal Church and the west façade of the Sunday School/Chapel Building. The parsonage was formerly located in the area now occupied by the grassy area in the foreground and the new building on the right of the photograph.

FIGURE 5
Church and Sunday School – Current Photographs



Photo 8: View north in the first floor lobby of the church.



Photo 9: View west towards the entrance vestibule at the main entrance of the church on Washington Avenue.

FIGURE 6
Church—Current Photographs



Photo 10: View north in the second floor lobby/hallway of the church. A bathroom, installed in 1937 is at the end of the hall.



Photo 11: Primary open area on the first floor of the Church, view looking west.

FIGURE 7
Church – Current Photographs



Photo 12a: Former kitchen on the first floor of the Church along East 166th Street.



Photo 12b: collapsed floor in the former kitchen on the first floor.

FIGURE 8
Church – Current Photographs



Photo 13: View east from the sanctuary balcony towards the former altar.



Photo 14: View west (towards Washington Avenue) in the sanctuary.

FIGURE 9
Church – Current Photographs



Photo 15: View in second floor bathroom in the tower, including water damage.



Photo 16: View within staircase leading from the second floor lobby/hallway to the sanctuary balcony, including water damage.

FIGURE 10
Church – Current Photographs



Photo 17: View of the Sunday School first floor lobby, looking north.



Photo 18: View of the entrance to East 166th Street in the Sunday School first floor lobby.

FIGURE 11
Sunday School – Current Photographs



Photo 19: View southeast on the first floor of the Sunday School building.



Photo 20: View west towards the connecting wall between the church and the Sunday School building. The doorway at the right provides access to the church's modernized first floor space.

FIGURE 12
Sunday School – Current Photographs



Photo 21: View north at the balcony level in the Sunday School building.



Photo 22: Room in the Sunday School adjacent to the Church; the stained glass windows (broken) front onto East 166th Street).

FIGURE 13
Sunday School – Current Photographs



Photo 23: View of the quatrefoil window in the unfinished attic of the Sunday School Building.

APPENDIX A:
ALTERNATIVES CONSIDERED

Appendix A-1:

ALTERNATIVE 1:

**REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR
AFFORDABLE SENIOR HOUSING AND COMMUNITY FACILITY SPACE**

EXISTING CONDITIONS:

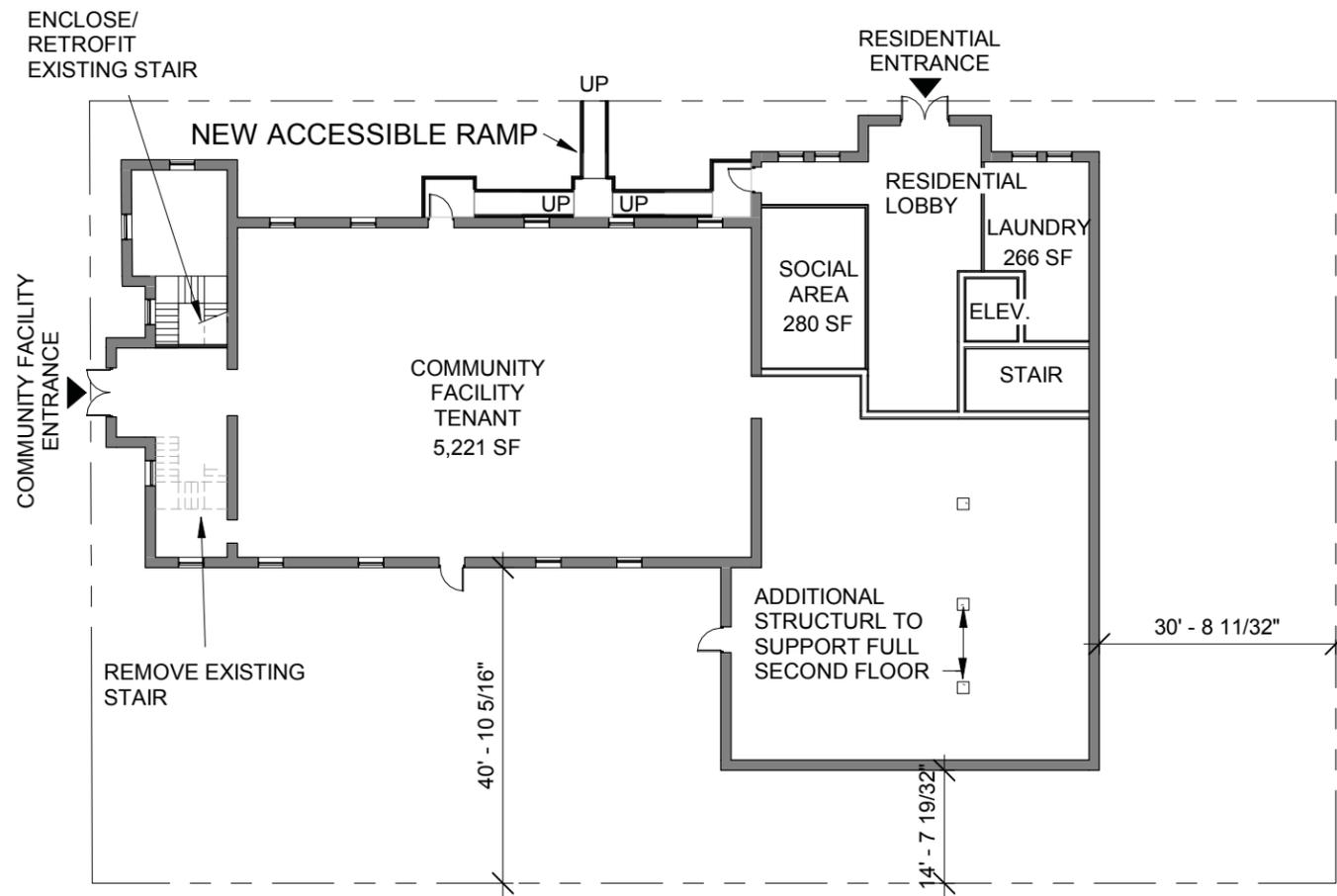
TWO STORY CHURCH
ONE STORY SUNDAY SCHOOL WITH MEZZANINE

OPTION 3 - SUMMARY

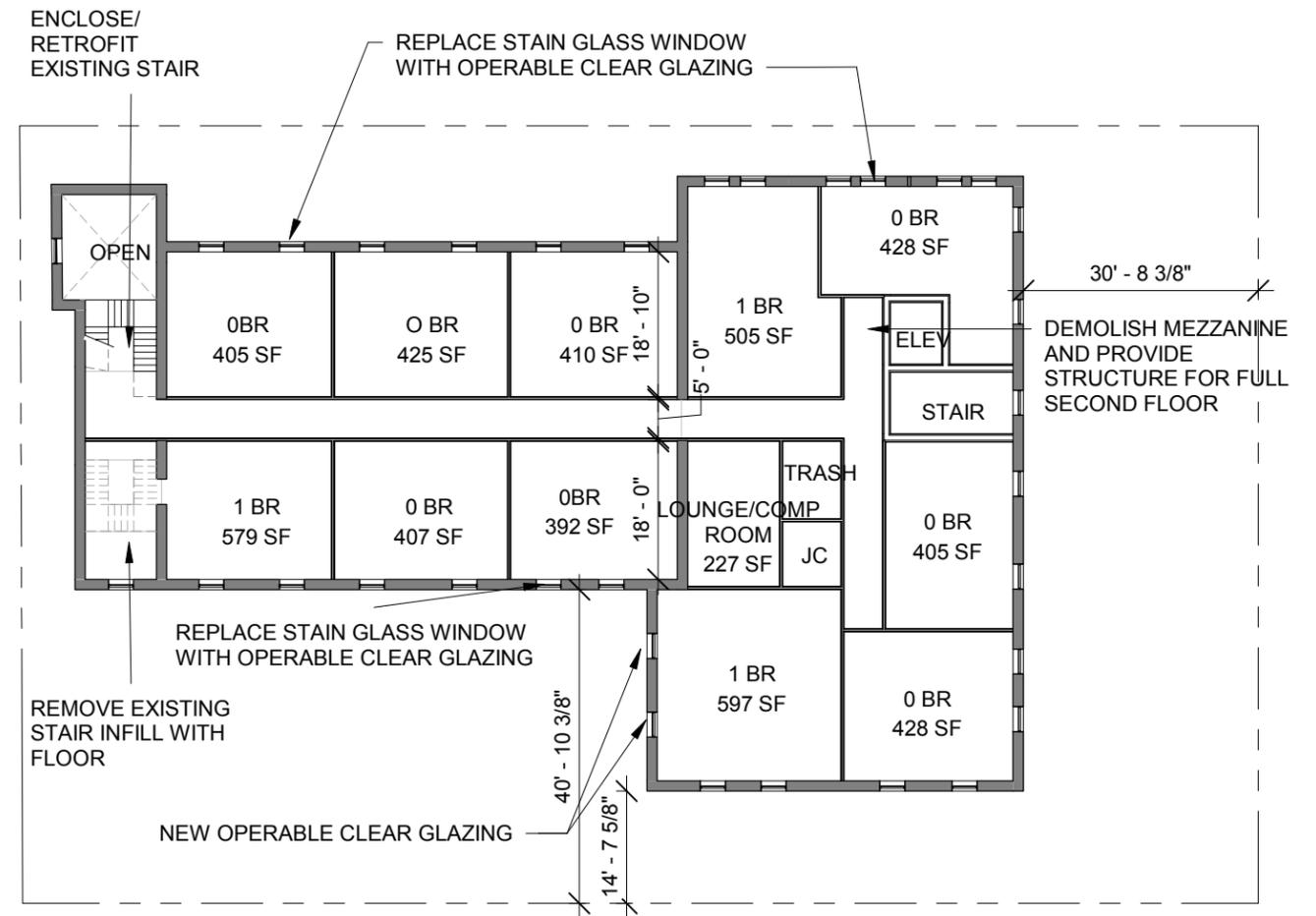
COMMUNITY FACILITY: 6,012 GSF
RESIDENTIAL: 8,774 GSF

TOTAL DU: 11
SOCIAL SPACE REQ. 350 SF

ASSUME UTILITIES TO BE IN EXISTING CELLAR



1ST FLOOR PLAN - OPTION 1
3/64" = 1'-0"



2ND FLOOR PLAN - OPTION 1
3/64" = 1'-0"



Appendix A-2:

ALTERNATIVE 2:

**RETAIN AND ADAPTIVELY REUSE THE CHURCH AND SUNDAY SCHOOL
BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY
FACILITY SPACE AND CONSTRUCT A NEW BUILDING SOUTH OF THE
CHURCH**

EXISTING CONDITIONS:

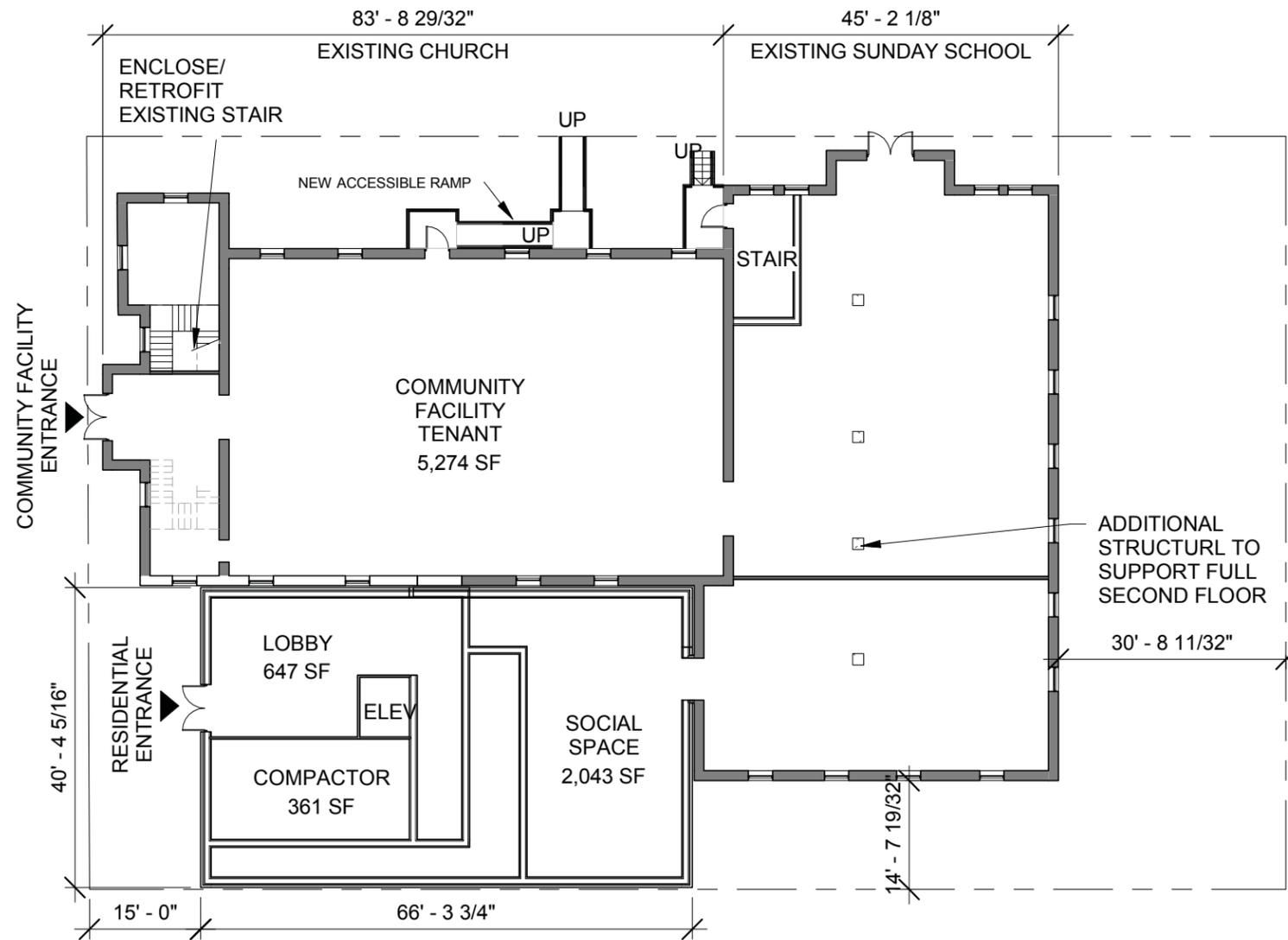
TWO STORY CHURCH
ONE STORY SUNDAY SCHOOL WITH MEZZANINE

OPTION 2 - SUMMARY

COMMUNITY FACILITY: 8,865 GSF
SENIOR RESIDENTIAL: 50,300 GSF

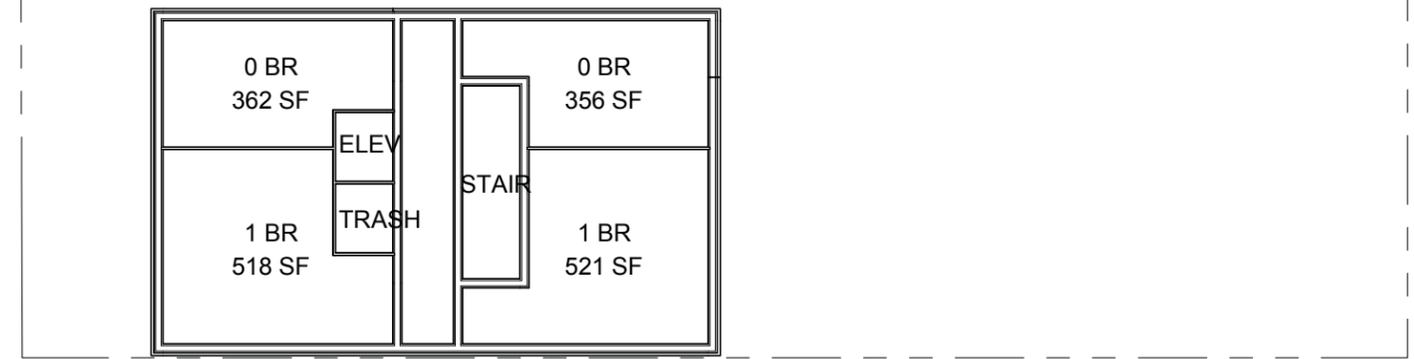
TOTAL DU: 56
SOCIAL SPACE REQ. 2,012 SF

ASSUME UTILITIES IN EXISTING CELLAR AND NEW CELLAR



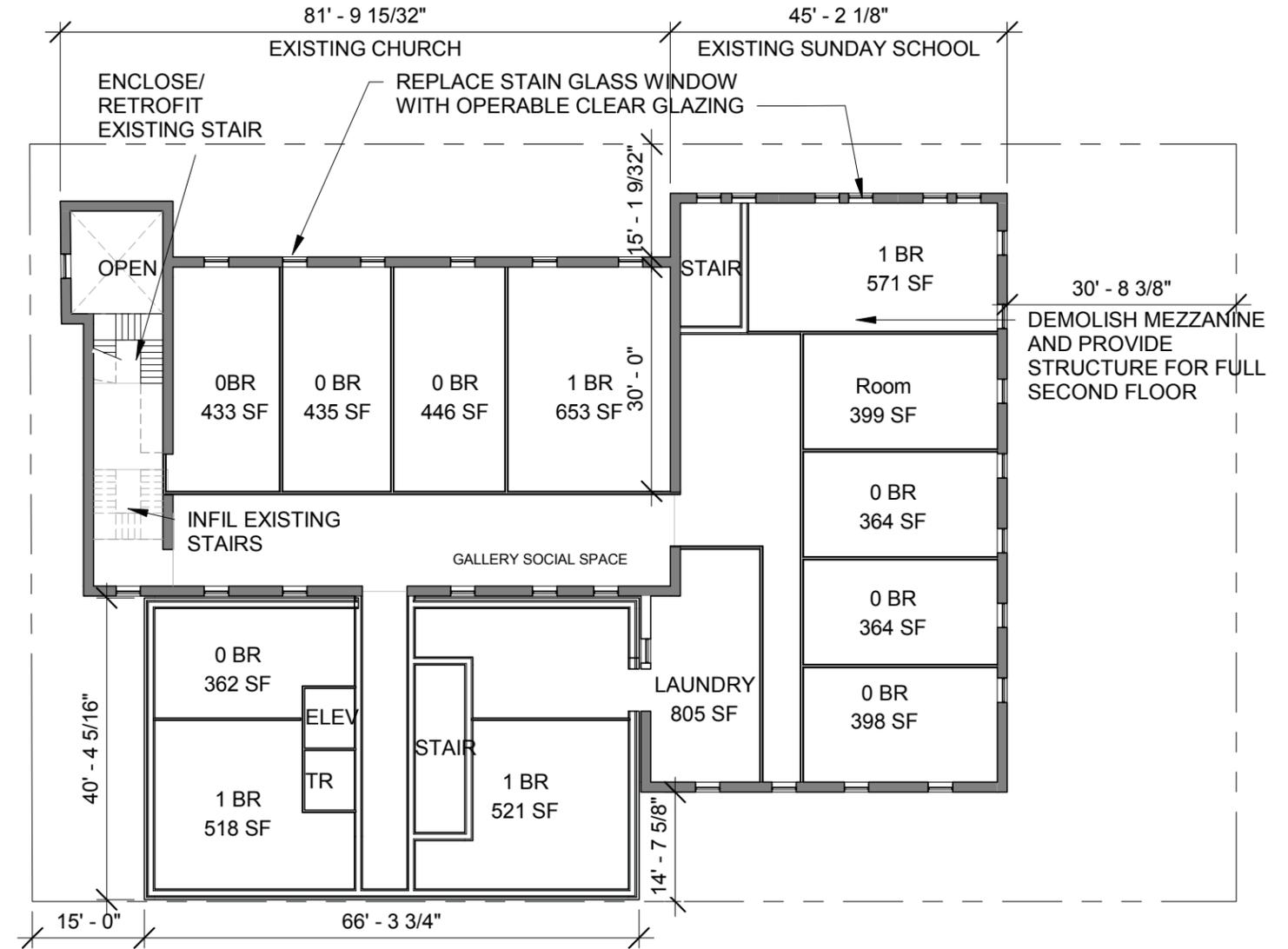
1ST FLOOR PLAN - OPTION 2

3/64" = 1'-0"



TYPICAL FLOOR (3RD-13TH) - OPTION 2

3/64" = 1'-0"



2ND FLOOR PLAN - OPTION 2

3/64" = 1'-0"



**BP UM Partners LLC -Senior Affordable Housing
1074-1080 Washington Avenue
Morrisania, Bronx, NY**

Alternatives Analysis

June 1, 2018

A. INTRODUCTION

BP UM Partners LLC (the “applicant”) proposes to redevelop the site of the former Centenary Methodist Episcopal Church and Sunday School building with which it is integrally joined (together the “Church”) at 1074-1080 Washington Avenue in the Morrisania neighborhood of the Bronx, NY with 154 dwelling units (DUs) of senior affordable housing (including one unit for the building superintendent) and approximately 5,712 gross-square-feet of community facility space (see **Figure 1**).

BP UM Partners LLC is an ownership entity for the 1074-1080 Washington Avenue property that is composed of Bronx Pro Group and the Trinity - United Methodist Missionary Society, the former owner of the Church property. Bronx Pro Group is a neighborhood based firm founded in 1988 that is dedicated to community development through affordable housing investments and whose mission is to develop quality housing that is both affordable and sustainable, with an increasing focus towards community building. Bronx Pro works with various community-based and not for profit organizations to further its mission to building quality housing, permanent jobs and community outreach through their participation in a variety of New York City affordable housing programs. Bronx Pro Group, through a joint venture agreement with the United Methodist Missionary Society, is contractually obligated to build at least 134 units of senior affordable housing and a minimum of 5,500 square feet of community facility space.

The Church has been determined eligible for listing on State/National Register of Historic Places by SHPO (as per SHPO Resource Evaluation, March 15, 2018). As the applicant proposes to demolish the Church and construct senior affordable housing on the site, the proposed project would have an Adverse Effect pursuant to Section 106 of the National Historic Preservation Act, requiring the exploration of alternatives to the demolition of Church.

This Alternatives Analysis provides information regarding the current status and history of the Church as it affects its potential for adaptive reuse, and presents an analysis of alternatives to demolition that have been considered. As presented below, the applicant has explored all prudent and feasible alternatives to the demolition of the Church to avoid the Adverse Effect, and has determined it is not feasible to retain, adaptively reuse, or incorporate the Church into the proposed project.

B. HISTORY

ORIGINAL CONSTRUCTION AND USE

The First Methodist Episcopal Church of Morrisania was incorporated in 1850 with a church building built north of East 168th Street at what is now 3531-3533 Third Avenue. In 1865 a more central location was sought to build a larger sanctuary, and the site of the present church (1074 Washington Avenue) was selected, with construction beginning in 1866. The church was renamed

“Centenary” as the first Methodist society in New York had met in a building in Manhattan 100 years earlier. The Centenary Methodist Episcopal Church was completed and dedicated in November 1868. Shortly thereafter, in February 1869 the tower and spire of the church, located at the northwest corner of the building, collapsed, with the cause related to the use of a newly patented brick. Historical newspaper articles vary in terms of the damage created to the church through the collapse of the tower though the church was not occupiable until it was rebuilt. The church was re-dedicated in 1869 after the repairs, which included the removal of the original tower buttresses and replacement with “heavier and firmer” structures.¹ As also stated in a 1939 *Book of Remembrance* Church pamphlet, “the interior was renovated, the tower rebuilt, the steeple omitted, and in 1869 the church was rededicated....”²

In the decades that followed the reconstruction of the church, the Centenary Methodist Episcopal Church grew to become the largest Protestant church north of the Harlem River with changes in the demographic makeup of Morrisania in the late 19th century allowing the church’s congregation to grow. The successful growth of the congregation in the late 19th century and in the first years of the 20th saw many changes to the church structure. In 1886, a two-story frame parsonage was built south of the church on Washington Avenue, which has since been demolished (the location of the parsonage is presently occupied by a grassy area and new building unrelated to the church). In 1902-03, the church expanded with the construction of a two-story Sunday School building adjacent to the church, fronting on East 166th Street. This Sunday School addition was designed by George W. Kramer. Also in 1903, an organ was installed behind the pulpit in the church.

By the 1940s, the demographic makeup of the Morrisania neighborhood had changed. While the early settlers of Morrisania were largely of European descent, the ethnic makeup of the South Bronx by the 1940s consisted of residents primarily of African descent, with the majority of the former parishioners of the Centenary Methodist Episcopal Church having moved out of the neighborhood. As a result, the New York Conference (now the United Methodist Church) reorganized and re-established the church as the Trinity United Methodist Church of Morrisania and in 1968 the church became the Trinity United Methodist Church. Also in the mid- to late-20th century a more recently constructed one-story open-air structure was built at the east end of the Sunday School building on East 166th Street.

¹ New York East Conference Journal, 1869, courtesy of New York Annual Conference of the UMC Archivist.

² *Book of Remembrance, Ninetieth Anniversary of the Centenary Methodist Church* (1939-1849).

RECENT HISTORY AND NEED FOR REDEVELOPMENT

As described by the Rev. Dr. William S. Shillady, Executive Director and CEO of the United Methodist City Society, beginning in 1998, the congregation at Trinity was served by a half time pastor, Rev. Harold Morris, Jr. Attendance at that time was about 50 people. However, the church finances and membership continued its decline and the church was unable to meet its financial commitments to the New York Annual Conference for the pastor's benefits so that by 2011 with 20 people active in membership, a newly hired quarter-time church pastor became the death knoll of the congregation. The congregation continued its decline. During this almost 20 year decline, the membership became very elderly and regular maintenance was deferred and no capital projects were done. It led to many building issues to the point that parts of the building were unsafe to enter.

In 2014 and 2015, consultations were held between the congregation, now numbering about 15 members and the District Superintendent Denise Smartt Sears. In the early part of 2016 a legally called church conference under the Book of Discipline of the United Methodist Church voted for discontinuance of the congregation. Under the title, the United Methodist City Society (previously named as the New York City Society of the Methodist Church) held ownership until the Trinity-United Methodist City Society sold the property to BP UM Partnership LLC in December 2017. BP UM Partnership LLC was formed with members Bronx Pro Group and the Trinity-United Methodist Society to directly or indirectly acquire, own, finance, develop, construct, lease, manage, operate and dispose of the property at 1074-1080 Washington Avenue where the project is proposed. Under the BP UM Partnership LLC's operating agreement, at least 134 rental agreements will be constructed and the project will include the construction of a ground floor community facility space of no less than 5,500 square feet that will be master leased to BP UM Partnership LLC. The operating agreement further specifies that the community facility space will qualify as a "community service facility" as set forth in Section 42(d)(4)(C) of the Internal Revenue Code and will primarily serve populations that include individuals whose income is 60% of less of AMI.

The church and Sunday School building have been fully vacant for nearly three years.

C. EXISTING CONDITIONS

CHURCH

The church consists a two-story brick structure set on a stone foundation at the southeast corner of Washington Avenue and East 166th Street in the Morrisania neighborhood of the Bronx (see **Figures 1-5**).

The church's primary entrance is on Washington Avenue. This entrance leads to a lobby/hallway oriented north-south and parallel with Washington Avenue (see **Figure 6**). Stairs at the north and south ends provide access to a lobby/hallway at the second floor level, which provides access to the sanctuary (see **Figure 6 and Figure 7, Photo 10**). This second floor space has been altered through the construction or substantial alteration of a partition wall between this space and the

sanctuary (see **Figure 7, Photo 10 and Figure 9, Photo 14**). In addition, it appears that other alterations have occurred, encapsulating a fanlight window that was likely part of the original entrance sequence (altered in 1899/1900 as described in greater detail below), either through modifications to the extent of the second floor lobby/hallway, or through the rebuilding of the stairs, which currently cut across the small arched windows on either side of the entrance vestibule at the first floor level (see **Figure 6 and Figure 7, Photo 10**). Bathrooms, installed in 1937, are at the end of the hallways on the first and second floors in the tower (see **Figure 7, Photo 10 and Figure 10, Photo 15**).

East of the entrance lobby/hallway, most of the interior of the first floor of the church has been substantially modernized into an open partition-free space (see **Figure 7, Photo 11**). Small, modern vestibule areas have also been created at the locations of the modern side entrances on the north and south facades of the church. Two other smaller rooms between the open partitioned area and the Washington Avenue lobby/hallway are in a state of deterioration (see **Figure 8**).

The sanctuary at the second floor level is oriented east-west, with the altar formerly located at the east end of the building, and with a balcony located at the west end (see **Figure 9**). The sanctuary retains its pews, decorative trusses, and stained glass windows, of which there are six arched windows on each of the north and south facades of the sanctuary and a pair of arched windows above the balcony on the Washington Avenue façade. However, the original wood flooring has been removed and the chancel has been rebuilt including removal of the original dais with surrounding decorative wood chancel screen and pulpit, and replacement with a modern stepped structure and pulpit (see **Figure 9, Photo 13**). In addition, a doorway on the east wall of the sanctuary, to the north of the organ, has been removed. A new or substantially reconfigured partition wall between the sanctuary and second floor hallway has also been installed (see **Figure 7, Photo 10 and Figure 9, Photo 14**). Also of substantial significance is the removal of what constituted a major component of the sanctuary's design; detailed stenciling along the walls of the sanctuary (as depicted in a photograph taken sometime after 1903, the year the organ and the Sunday School building were built).

SUNDAY SCHOOL ADDITION

The Sunday School building fronts onto East 166th Street and wraps slightly around the south façade of the church at its eastern end (see **Figure 3 and Figure 5, Photo 7**). The Sunday School building has a lobby on the first floor of the building on East 166th Street. A staircase the east end of the lobby provides access to a hallway at the second floor level (see **Figure 11**).

The first floor consists primarily of a double height open space with a balcony extending around the north, south, and east sides (see **Figure 12**). A number of smaller rooms for a kitchen and bathrooms are located off this room, and were likely alterations to the original open space plan, as are the partition walls separating the lobby from the main first floor space. The Sunday School addition connects to the Church at the first floor level via a single doorway; the wall separating the church and Sunday School, where the projecting apse structure was originally located, has also been rebuilt (see **Figure 12, Photo 20**). The Sunday School building was utilized as a Sunday School and social and recreational hall, and included a gymnasium, bowling alleys, separate rooms for groups and classes and stage facilities.³

³ *Book of Remembrance, Ninetieth Anniversary of the Centenary Methodist Church (1939-1849)*.

A narrow wood staircase at the southwest corner of the Sunday School building provides access to the Sunday School balcony and to the sanctuary in the church. In the Sunday School building, there are a number of rooms along the balcony on its south and east sides, some with their stained glass transoms intact. A number of these rooms have accordion style wood doors instead of partition walls separating the spaces (see **Figure 13, Photo 21**). A row of windows on the east wall of the Sunday School building at the balcony level contain windows with clear and stained glass. Along East 166th Street, a room adjacent to the church has two arched stained glass windows that are in poor condition with broken and missing glazing (see **Figure 13, Photo 22**). The four narrow arched windows below the quatrefoil in the central arched opening above the main entrance and paired windows east of this central arched opening on the East 166th Street façade contain clear and wire glass glazing that probably replaced stained glass. These windows are located in the second floor hallway and the staircase that provides access between the second floor hallway and the first floor lobby of the building. The quatrefoil window is located in the building's attic (see **Figure 14**). The attic itself is an unfinished space with an exposed wood roof and brick walls that shows signs of water infiltration, as also evidenced by water damage in the building (see **Figure 13, Photo 22**).

ALTERATIONS

The Church has had a number of substantial alterations. These include:

CHURCH - EXTERIOR

- Collapse of the tower and spire and rebuilding of the tower to a truncated height with new materials, with repairs/alterations to the remainder of the structure affected by the collapse of the tower/and steeple.
- Stuccoing of the Washington Avenue façade of the church. It is unclear if stucco was applied as part of the repairs to the church when the tower and spire collapsed, or at a later date (a historical photo/rendering of the church depicts corbeling at the top of the Washington Avenue gable which is no longer extant or has been covered).
- Removal of decorative ornament/finials at the truncated tower/spire, at the south bay of the church fronting on Washington Avenue, and at the entrance portico/vestibule on Washington Avenue (these elements are shown on a historical photo/rendering of the church).
- Replacement of the original entrance portico/interior vestibule on Washington Avenue in 1899/1900 and installation of a new more shallow portico/interior vestibule. The original portico extended approximately 21 feet from the church's façade. At the same time, the floor level of the portico and the church's entry hall were lowered to match the floor level of the first floor of the church, with a set of steps connecting from the hall of the church to the remainder of the first floor of the church removed.
- Removal of a large arched opening at street level along Washington Avenue in the tower and insertion in its place of a smaller rectangular opening with a new double hung window. The insertion of the new window occurred in 1937 when bathrooms were created in the tower at the first and second floors. It also appears that there was an arched opening in the southern bay of the church on the Washington Avenue façade at street level; this portion of the façade is presently a blank wall. These alterations have impacted the original symmetry of the Washington Avenue façade.
- Installation of new secondary side entrances at the north and south facades of the church at the first floor level.

- Sealing of openings at the tower and installation of venting equipment in first floor windows at the north (East 166th Street façade) of the church.
- Replacement of the original main entry and vestibule doors and transom glazing above at the main entrance on Washington Avenue.
- Replacement of the glazing in the first floor windows of the church circa 1912, when the Board of Education leased space in the building. In addition, the windows in the tower and in the south bay of the Washington Avenue façade are replacements of original windows; it is not known if these openings originally contained stained glass windows.

CHURCH – INTERIOR

- Rebuilding of the chancel and removal of the original raised dais structure, chancel screen, and other fixed chancel furnishings and removal of original flooring in the sanctuary.
- Removal/painting over the original decorative stenciling in the sanctuary.
- New/rebuilt wall between the sanctuary and the second floor corridor.
- Rebuilding of the church’s main entrance and entry vestibule.
- Alterations to the second floor hallway and potentially the stairs.
- Renovations to much of the interior of the first floor to create a large un-partitioned space with small vestibules on the north and south sides of the church.

PARSONAGE

- Demolition of the 1886 parsonage, originally a two-story building located south of the church on Washington Avenue. Its location is now occupied by a grassy area and a newly constructed building unrelated to the church.

SUNDAY SCHOOL/ EXTERIOR AND INTERIOR

- Removal of two stained glass windows at the eastern bay of the Sunday School’s East 166th Street façade at the second floor and replacement with glazed wire sash windows. Also, it is likely the central arched opening with the quatrefoil tracery and four narrow arched windows above the main entrance of the Sunday School building had stained glass and these components now contain clear glazing.
- Construction of a modern one-story open-air structure at the east end of the Sunday School building.
- Repartitioning of spaces on the first floor and removal of original uses to create bathrooms, kitchen, and possibly also to create a lobby space separate from the main double-height space.
- Reconstruction of the wall separating the church and the Sunday School building.
- Replacement of the original exterior doors and sealing of the arched transom at the main East 166th Street entrance.

Overall, the church has been substantially altered and is in poor condition. The rebuilding of the tower to a truncated height, stuccoing of the Washington Avenue façade, and alterations to other original elements of the church’s exterior components including the replacement of the original main entrance portico/vestibule, sealing of openings in the tower including an arched opening at the first floor and replacement with a bathroom window on Washington Avenue and sealing of another opening at the south bay of the church also on Washington Avenue, have significantly affected the integrity and appearance of the primary façade of the church. Alterations to the interior of the church including the removal of original features of the chancel and the construction of a new/reconstructed wall separating the sanctuary and the second floor lobby/hallway, and

alterations that have been made at the entrance/vestibule and at the second story lobby/hallway level have also removed original materials and changed the appearance of the church's sanctuary and public circulation spaces. The removal of the original stenciling along the walls of the sanctuary has also impacted the church's historic character, appearance, and the original decorative scheme for the sanctuary.

The construction of the Sunday School building resulted in the removal of the church's original projecting apse at the east end of the church. The Sunday School building has also been altered through the repartitioning of spaces at the first floor level, removal of stained glass windows along the primary East 166th Street façade, and alterations at the front entrance of the building.

CONDITION

As described above, the Church has been fully vacant for nearly three years. Portions of the church structure are in poor condition, as a result of water infiltration due to deferred maintenance, the deterioration and spalling of the brick, and where water has entered at the juncture of the roof structures (see **Figures 3-8, and Figure 10**. A portion of the first floor that contains a kitchen is in a state of collapse (see **Figure 8**). The Sunday School building also shows damage from water infiltration (see **Figure 13**).

With respect to the structural integrity of the Church, a visual inspection was conducted by H & O Engineering, DPC in April 2018. It was determined that the roof and mezzanine structural components of the Sunday School building are supported by the church's rear wall. As a result, the structures of the church and Sunday School building are integrally linked, which would pose considerable engineering challenges should one or the other structures be removed independently of the other.

D. PROJECT PURPOSE AND NEED

The project proposes 154 units of senior affordable housing (including one super's unit) and approximately 5,712 square feet of community facility space. The BP UM Partners LLC's proposal meets the needs for affordable housing for senior citizens (identified as age 62+) with incomes up to 60% Area Median Income (AMI). Of the total units, 30% of the units will set aside for much needed supportive housing for seniors. The proposed project would support the goals of *Housing New York: A Five Borough, Ten-Year Plan (Housing New York)*, which lays out the City's plan to build and preserve 200,000 affordable units over 10 years, as well as the City's updated Housing New York 2.0 plan, which was released in October 2017. This plan offers a suite of new programs, partnerships, and strategies to help finance 300,000 affordable homes—100,000 more than initially planned—so that more families and seniors can afford their rent or buy their first home.

According to the University Neighborhood Housing Program (UNHP)'s Bronx Housing Guide for Seniors, the need for affordable rental housing in New York City far exceeds the supply. Securing housing is even more challenging for households on fixed income, and senior housing properties have long waiting lists.⁴ The proposed community facility space would allow for a tenant to provide services to the community and is a commitment made by Bronx Pro Group to the United Methodist Missionary Society.

⁴ https://unhp.org/pdf/Housing_Providers_Flyer_senior_focus.pdf

E. ALTERNATIVES ANALYSIS

As has been described above, the United Methodist Church dissolved the congregation of the Centenary Methodist Episcopal Church in 2016 and the Trinity-United Methodist City Society sold the property to BP UM Partnership LLC in December 2017. As described above, BP UM Partnership LLC was formed with members Bronx Pro Group and the Trinity-United Methodist Society to directly or indirectly acquire, own, finance, develop, construct, lease, manage, operate and dispose of the property at 1074-1080 Washington Avenue. As per BP UM Partnership LLC's operating agreement, the property is to be redeveloped with at least 134 units of senior affordable housing and a minimum of 5,500 square feet of community facility space.

Without a congregation, combined with the cost incurred to purchase the property and agreement among the Trinity-United Methodist City Society and Bronx Pro Group through its joint venture agreement to redevelop the property with a minimum number of senior affordable housing units and community facility space, it is not feasible for the Church to be utilized as a religious space. As the Church is S/NR eligible, the applicant has considered several options to utilize the site to provide the senior affordable housing and community facility space, including options which would avoid impacts and minimize impacts on the Church. These include: 1) retaining the church and Sunday School building and adaptively reusing them for senior affordable housing and a community facility space; 2) retaining and adaptively reusing the church and Sunday School building for senior affordable housing and community facility space and constructing a new building south of the church on Washington Avenue; 3) retaining and adaptively reusing the church as community facility space, demolishing the Sunday School building, and constructing a new building south of the church on Washington Avenue and a new building east of the church in the location of the Sunday School building; and 4) removing the church and Sunday School building and constructing a new building to house the senior affordable housing and community facility space.

The following analysis concludes it is not feasible to retain and reuse all or portions of the former Centenary Methodist Episcopal Church or Sunday School building as part of the proposed senior affordable housing project, and there is no feasible alternative to their demolition. This analysis is described below.

ALTERNATIVE 1: REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE

As the church and Sunday School are historic, the applicant first evaluated whether it would be feasible to reuse the existing two buildings to provide the required senior affordable housing program and community facility space.

The Church contains approximately 16,526 gsf. Under a scenario where both buildings are retained to avoid the least amount of impacts, the first floors of the church and Sunday School building would be retained as a community facility space. The second floor of the church, containing the sanctuary, would be converted to senior affordable housing units. A full second floor would be constructed in the Sunday School, removing the existing mezzanine that encircles the main double height space, with senior affordable units built on the full new second floor. Although maximizing the number of residential units by constructing a new floor within the sanctuary was explored, no additional units can be added to the church by partitioning the church to create a second floor space within the sanctuary as it would not be possible to maintain livable floor to floor heights. Therefore, adaptive reuse of the church and Sunday School building would

result in a maximum of 11 affordable residences for seniors, including three 1-bedroom units and eight studio units, with a total of six units located in the church and five located in the Sunday School building. The residential lobby would be located on East 166th Street at the location of the Sunday School building entrance. As a community facility is required as part of the agreement with the United Methodist Society, a 6,012 gsf community facility space would occupy the full first floor of the church, and the rear portion of the first floor of the Sunday School building (see **Appendix A-1**). The entrances to the community facility space would be from Washington Avenue and East 166th Street, with a new ADA ramp constructed along East 166th Street.

While retaining the two buildings, substantial modifications would be required to the buildings to accommodate the program, create code compliant egress and comply with fire and safety codes, and to allow the building's Certificate of Occupancy to be changed to residential use. A number of the major modifications include:

- Removing the south staircase in the lobby of the church and enclosing and retrofitting the existing north stair;
- Gutting the sanctuary to create a double loaded corridor with six residential units;
- Removing most of the stained glass windows in the church and Sunday School and replacement with operable clear glazing to allow light and air into the residential units;
- Demolishing the mezzanine in the Sunday School building and constructing a full new second floor to contain five residential units;
- Gutting the first floor of the Sunday School building to create a new residential lobby, required social gathering space for the senior residents, and a new staircase and elevator for the senior housing residents;
- Modifying the west façade of the Sunday School building to remove the existing second story window and installing in its place two new windows to serve the 1-bedroom unit that would be in that location.

A project with such few units would not be financially viable. As shown in **Table 1**, the total development costs for Alternative 1 are estimated at \$13.55 million. Of this, the repairs and renovations that would be required to repair and convert the buildings to the proposed program would cost \$4,611,280, or 34% of the total development cost, excluding contingency costs and exterior work. Under this alternative, a development with a 6,012 gsf community facility space and 11 residential units would result in a funding gap of \$5.83 million.

As a full gutting/renovation of the church and Sunday School building would be required, it would result in the removal of the original layout and partition of the spaces within the buildings. As described above, substantial expenditures that would be required to repair and renovate the church and Sunday School building for the community facility space and residential program. The adaptive reuse of the church and Sunday School building would result in an adverse effect as it would require the removal of original circulation elements, building structure, partitions, and decorative features and interior finishes in the buildings, including within the sanctuary.

Table 1: Proposed Project and Alternative 1-3				
	Proposed Project	Alternative 1: Adaptive Reuse of Church and Sunday School Building	Alternative 2: Adaptive Reuse of Church and Sunday School Building and New Residential Building	Alternative 3: Adaptive Reuse of Church, demolition of Sunday School Building and New Residential Building
New Construction Units	154	0	48	106
Adaptive Reuse Units (Church)	0	6	4	0
Adaptive Reuse Units (Sunday School Building)	0	5	4	0
Total Units	154	11	56	106
Projected Budget				
Acquisition Cost	\$2,817,500	\$2,817,500	\$2,817,500	\$2,817,500
Construction Cost	\$54,369,138	\$5,104,344	\$26,979,225	\$48,902,280
Soft Cost	\$15,962,693	\$4,177,637	\$8,771,207	\$13,796,989
Developer's Fee	\$8,777,920	\$1,451,938	\$4,628,152	\$7,862,001
Total Development Cost	\$81,927,251	\$13,551,419	\$43,196,084	\$73,378,770
Permanent Funding Sources				
First Mortgage	\$14,580,000	\$1,090,000	\$5,304,000	\$10,425,000
Second Mortgage	\$15,470,000	\$1,124,857	\$5,562,273	\$10,687,110
HFA Accrued Interest	\$2,040,176	\$202,474	\$1,001,209	\$1,923,680
Third Mortgage	14,630,000	\$1,045,000	\$5,320,000	\$10,165,000
HPD Accrued Interest	1,334,256	\$95,304	\$485,184	\$927,048
LIHTC Equity	\$30,417,288	\$3,961,947	\$15,681,275	\$27,277,710
Deferred Developer's Fee	\$3,455,531	\$197,068	\$1,239,857	\$2,618,018
Total Funding Sources	\$81,927,251	\$7,716,650	\$34,593,798	\$64,023,566
Funding Gap	\$0	\$5,834,769	\$8,602,286	\$9,355,204

ALTERNATIVE 2: RETAIN AND ADAPTIVELY REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE AND CONSTRUCT A NEW BUILDING SOUTH OF THE CHURCH

As it is not feasible to develop a financially feasible project with the retention of the existing buildings on the site—the church and the Sunday School building—the applicant evaluated whether additional floor area could be generated on the site to maximize the number of senior affordable units. Neither the church nor the Sunday School building are suitable for a vertical expansion. The church has a gable roof, and any overbuild of that building would substantially compromise its historic appearance, and the building itself is not designed to handle additional loads. The Sunday School building has a peaked cross gable roof and as a one-story with mezzanine structure, is also not designed to carry additional significant loads from an overbuild without its foundations being substantially modified and reengineered. Similar to the church, any overbuild of this building would significantly impact its architectural character. Overall, any overbuild of either the church or Sunday School building would result in significant engineering challenges and cost increases and ultimately would be cost prohibitive. In addition, there would be little preservation benefit to keeping either building, as any build over, structural modifications, and interior renovations to the original buildings would fully alter the buildings' character defining features so as to render them unrecognizable, and would result in an adverse effect to the Church.

Therefore, Under Alternative 2, the applicant evaluated whether a horizontal expansion could be constructed to the existing church and Sunday School building complex elsewhere on the site. While there is a side yard east of the Sunday School building on East 166th Street, this yard is approximately 30 feet wide, and there is insufficient space to construct an addition in this location. Therefore, the open area south of the church on Washington Avenue was evaluated for the construction of additional residential units.

Under Alternative 2, a 13-story, approximately 40 foot x 66 foot new building would be constructed south of and directly adjacent to the church (see **Appendix A-2**). The first floor of the new building would contain the residential entrance and lobby for the senior affordable residents, and there would be no connections made to the church at this floor level. The first floor of the new building would also contain a social space for the residents, which would connect to a space to also be utilized for this purpose at the rear of the Sunday School building. The new building would contain 47 senior affordable housing units. Due to the height of the building, which has been maximized for housing units, the first story would need to be framed in steel due to the limitations of construction masonry units (CMUs), which would increase construction costs.

A total of 8,865 gsf of community facility space would be included as part of Alternative 2. Similar to Alternative 1, the first floor of the church would be used for community facility space. Under Scenario 2, the majority of the first floor of the Sunday School building would also be devoted for use as part of the community facility. Similar to Alternative 1, the existing mezzanine in the Sunday School would be demolished and a full second story constructed within the Sunday School building.

The second floor of the church, containing the sanctuary, would be redeveloped with four residential units fronting on East 166th Street, including three studios and one 1 bedroom. Due to the construction of the new building to the south, no units can be developed at the south side of the church. A gallery/social space would be along the south side of the church that would encapsulate five of the stained glass windows on the south sanctuary wall with the gallery

connecting integrally with a new double-loaded north-south corridor that would be located within the new building. This hallway connection would be made through one of the stained glass window openings. In addition, a connection would be made on the east wall of the church to connect with the new second floor to be constructed in the Sunday School building. The second floor of the Sunday School building would accommodate four residential units (four studios and one 1 bedroom).

Under this scenario, a total of 56 senior affordable housing units would be generated, including four in the church, five in the Sunday School building, and 47 new units in the new building. Adaptive reuse of the church and Sunday School building assumes that substantial alterations would be required to convert the buildings to residential and community facility space, as discussed above under Alternative 1. Additionally, the construction of the new building south of and adjacent to the church would fully obscure the south façade of the church from view, including its brick buttresses and arched openings with the stained glass windows. The 56 units represents the maximum number of units that could be built on the site while retaining both the church and Sunday School building and including the required community facility space. As shown in **Table 1**, the total development costs for Alternative 2 are estimated at \$43.2 million, with construction costs of approximately \$21.9 million more than the construction costs for the 11 unit project. Of this, \$4,161,280, or 9.63% of the total development cost, would constitute the expenditures required to repair and renovate the church and Sunday School building, excluding contingency and exterior work. These costs are approximately \$450,000 less than the repair and renovation costs for Alternative 1, as the church includes a more sparse ground floor build-out due the locating of the residential lobby and elevator in the new building rather than the Sunday School.

With 56 units, the development costs cannot be fully offset by funding, and, therefore, under Alternative 2, a development with an 8,865 gsf community facility space and 56 residential units would result in a funding gap of \$8.6 million. Similar to Alternative 1, the full gutting and renovation of the church and Sunday School buildings, in addition to the construction of a new building that would be built directly adjacent to the south façade of the church, obscuring this façade from view, would remove original building fabric and substantially alter the design and appearance of the Church, adversely affecting this historic property.

Therefore, the alternative of adaptively reusing the church and Sunday School building for senior affordable housing units and community facility space and constructing a new building south of the church to maximize the unit count for a total of 56 units is not feasible.

ALTERNATIVE 3: RETAIN AND ADAPTIVELY REUSE THE CHURCH, DEMOLISH THE SUNDAY SCHOOL, AND CONSTRUCT TWO NEW BUILDINGS FOR SENIOR AFFORDABLE HOUSING USE

As it is not feasible to retain the church and Sunday School buildings in their entirety to try to avoid or minimize the adverse impact and to generate a financially viable project, the applicant evaluated whether the church could be retained, and the Sunday School demolished and replaced with a new building to maximize the unit count. This alternative would result in an adverse effect through the demolition of the Sunday School building but would seek to minimize the impact by retaining the church.

Under Alternative 3, two 13-story buildings would be built on the site in conformance with existing zoning, one south of the church with a slightly smaller footprint than what is proposed under Alternative 2, and with a new building constructed in the location of the Sunday School

building on East 166th Street. Both buildings would need to have the first floors framed in steel due to the limitations of CMUs. The new building east of the church on East 166th Street would measure approximately 74'-6" along East 166th Street with a depth of approximately 56 feet (see **Appendix A-3**). The church would be utilized primarily for an approximately 6,362 sf community facility space, with an elevator constructed in the church to provide accessibility between the first and second (sanctuary level) floors. The rear portion of the church on the first floor would include the entrance to the residential portion of the development, with a lobby providing access via hallways to the new buildings to the south and east. The two new buildings would contain a total of 106 senior affordable units, with 36 units located in the smaller building along Washington Avenue and 70 located in the new building east of the church in the location of the Sunday School building. Required social spaces for each building, consisting of a total of 3,362 sf, would be located on the first floor of the new building south of the church and on the first and second floors of the new building east of the church in the location of the Sunday School building.

Similar to Alternative 2, alterations would be required to convert the church for use as a community facility space, including removing a staircase in the lobby and repartitioning the first floor, although it is anticipated that fewer alterations would be required at the second floor (sanctuary) level as the second floor of the church would contain an un-partitioned area rather than residential units. Also similar to Alternative 2, the proposed new building south of the church would obstruct the south façade of the church, removing it from view.

Removal of the Sunday School building and retention of the church would pose considerable engineering challenges and incur additional costs. As described above, engineers have determined that the roof and mezzanine structural components of the Sunday School building are supported by the church's rear wall. As a result, H & O Engineering, DPC has determined that the Sunday School building cannot be demolished independently of the church unless extensive wall bracing is installed prior to the commencement of demolition operations. The wall bracing would most likely need to be composed of steel frames supported by concrete foundations to be installed at the existing basement level.

Furthermore, construction of two separate buildings would generate inefficiencies and lead to additional costs. Under Alternative 3, separate circulation cores including elevators and staircases would need to be constructed for each building, in addition to the elevator that would need to be built within the church to create ADA accessibility within the community facility space. Each building would also require separate mechanical systems, with the overall decrease in efficiency driving up construction costs by approximately 6% and the per unit costs by approximately 30%.

The 106 units represents the maximum number of units that could be built on the site while retaining the church. As shown in **Table 1**, the total development costs for Alternative 3 are estimated at \$73.38 million, with construction costs of approximately \$48.9 million. Of this, the repairs and renovations of the church would cost \$2,317,650, with an additional \$1,125,000 incurred for the demolition of the Sunday School building and the shoring of the church. Therefore, under this scenario, the cost for repairs/renovation of the church, demolition of the Sunday School building and bracing of the church would cost approximately \$3.4 million, or approximately 4.69% of the total development costs, excluding contingency and exterior work.

With 106 units, the development costs cannot be fully offset by funding, and, therefore, under Alternative 3, a development with a 6,362 sf community facility space and 106 residential units would result in a funding gap of \$9.36 million. Alterations to the church to convert it to community

facility use, demolition of the Sunday School, and construction of a new building that would be built directly adjacent to the south façade of the church along Washington Avenue, obscuring this façade from view, would remove original building fabric and substantially alter the design and appearance of the Church, adversely affecting this historic property.

Therefore, the alternative of adaptively reusing the church for community facility space and removing the Sunday School building to maximize the senior affordable housing units that can be constructed on the site for a total count of 106 units is not feasible.

ALTERNATIVE 4: REMOVE CHURCH AND SUNDAY SCHOOL BUILDING AND CONSTRUCT NEW BUILDING CONTAINING SENIOR AFFORDABLE HOUSING AND COMMUNITY FACILITY SPACE (PROPOSED FEASIBLE ALTERNATIVE)

As it is not feasible to retain the former Centenary Methodist Episcopal Church and Sunday School building as part of the proposed senior affordable housing project, the applicant proposes the demolition of the former Centenary Methodist Episcopal Church and Sunday School building and construction of a new building containing senior affordable housing units and a community facility space.

As part of the evaluation of the new construction, the applicant considered whether it would be possible to retain any portions of the street facades of the church and Sunday School building, and construct a new building in compliance with existing zoning. Due to the existing setback of the church from East 166th Street and its row of tall stained glass windows, retention of this façade of the church would reduce the amount of developable area due to both the existing setback from the street as well as the limitations that would be posed for the use of the floor area behind the stained glass windows, assuming that any preservation of this façade would include the windows, as otherwise, there would be little preservation value in the retention of the façade.

Both the facades of the church on Washington Avenue and Sunday School building are somewhat set back from the streets, but not to the degree of the church's north sanctuary wall. However, any retention of these historic facades would also result in a loss of usable residential space if the new building were to set back from one or more of these facades, and if consideration was given to work within the confines of the existing fenestration to minimize alterations to the historic facades.

Overall, additional substantial costs would be incurred through the need to carefully demolish any remaining non-primary façade portions of the existing church or Sunday School building; to brace and stabilize the historic facades; to protect the facades during construction; to remove and store the stained glass windows during construction; and to build a new building with either or both the Washington Avenue church façade and Sunday School East 166th Street facade standing on the site and incorporated into the new design. These issues would need to be investigated in depth by structural engineers to determine if it is possible to separate the facades (or shallow depth sections of the church and Sunday School structures) from the portions of the buildings to which they are integrally joined and that would be demolished, and to brace the retained sections during construction of the new building. Façade retention would pose significant engineering challenges that would further affect the structure and design of the new building and dramatically increase the cost of the new construction. The cost of performing the investigations to fully evaluate the structural feasibility of retaining facades, combined with undertaking the additional structural work at the site, would add substantial costs for a senior affordable housing project and would not be feasible.

Therefore, the proposed, feasible alternative consists of the full demolition of the church and Sunday School building and construction of a 12-story, approximately 112,765 gross square foot (gsf) building with 154 senior affordable housing units (including one super's unit) and including a 5,712 gsf community facility space (see **Appendix B**). A community room for the senior residents would be located on the first floor of the building, as well as a small lounge and an exercise area. A sunroom/greenhouse for the senior residents would be located behind the building, leading to an outdoor garden also behind the building for use by the senior residents. The current design also includes a terrace for the residents at the sixth floor at the corner of Washington Avenue and East 166th Street.

The community facility space would be on the first floor of the new building. Outdoor recreation space, to be located behind the building, would also be provided for the community facility space, with a fence separating the residents and community facility outdoor areas. The residential entrance would be on Washington Avenue, with an entrance for the community facility space also on Washington Avenue, with another possible entrance (if more than one community facility tenant) on East 166th Street.

The property at 1080 Washington Avenue is well served by transit, including the Bx15 bus that runs along 3rd Avenue and the nearby Metro-North Harlem line Melrose station. The neighborhood also has a variety of pharmacies and delis/food markets.

Demolition of the former Centenary Methodist Episcopal Church and Sunday School building would result in an Adverse Effect but would allow for the construction of a financially viable project that would provide permanently affordable housing for seniors and a community facility space to be leased by a tenant that would provide services to the community.

F. CONCLUSION

As described above, the applicant has considered alternatives to the demolition of the former Centenary Methodist Episcopal Church and Sunday School building with the goal of avoiding an Adverse Effect, and barring that, trying to minimize the Adverse Effect. Consistent with that goal, the applicant has explored the potential of 1) retaining the church and Sunday School building and adaptively reusing them for senior affordable housing and a community facility space; 2) retaining and adaptively reusing the church and Sunday School building for senior affordable housing and community facility space and constructing a new building south of the church on Washington Avenue; 3) retaining and adaptively reusing the church as community facility space, demolishing the Sunday School building, and constructing a new building south of the church on Washington Avenue and a new building east of the church in the location of the Sunday School building; and 4) removing the church and Sunday School building and constructing a new building to house the senior affordable housing and community facility space.

As described above, alternatives have been considered to reuse the church and Sunday School building for the proposed senior affordable and community facility space program. As discussed for Alternative 1, conversion of the church and Sunday School building could yield 11 units of senior affordable housing with a 6,012 sf community facility space, but would not result in a financially viable project. As shown in **Table 1**, the provision of 11 units results in a funding gap of \$5.83 million. The adaptive reuse of the church and Sunday School building for residential and community facility uses would also require substantial alterations to the interior of the buildings to repartition the spaces and create circulation for residential and community facility use. In

addition, some alterations, such as removal of stained glass windows and replacement with operable clear glazed fenestration to create sufficient light and ventilation for the residential units, would be visible on the exterior of the buildings, with the alterations overall resulting in an Adverse Effect to the Church.

Since it is not feasible to retain the church and Sunday School building to try to avoid the adverse impact that would occur by demolition, the potential of retaining the church and Sunday School building and constructing additional floor area on the site was explored under Alternative 2. However, a new building to be constructed south of the church, the only location where new construction could occur if both the church and Sunday School remain extant on the site, would only yield 56 units, with 9 units in the adaptively reused historic buildings and 47 in a new 13-story building. The community facility space would be located on the first floors of the church and Sunday School building. As shown in **Table 1**, the provision of 56 units results in a funding gap of \$8.6 million. Reuse of the buildings would similarly result in significant modifications to the buildings interiors as Alternative 1. In addition, construction of the new 13-story building adjacent to the south façade of the church would permanently obscure this façade from view. This alternative would, therefore, also result in an adverse effect to the historic character of the church.

As it is not feasible to retain the church and Sunday School building and construct additional residential units to generate a viable project, the applicant evaluated whether sufficient residential units could be generated by retaining the church but demolishing the Sunday School building to allow for additional developable area on the site under Alternative 3. Under this scenario, two separate 13-story buildings would be constructed containing a total of 106 senior affordable units, with the church utilized for community facility space and the lobby/main entrance to the residential portion of the development. As shown in **Table 1**, a development with 106 units would result in a funding gap of \$9.36 million. Alterations to the church would be less than under Alternatives 1 and 2, as the second floor of the church containing the sanctuary would not be partitioned to create residential units. However, demolition of the Sunday School building and construction of the new building adjacent to the south façade of the church along Washington Avenue, obscuring the church's façade, would significantly impact the historic character of the Church.

In consideration of the proposed project's purpose and need to provide affordable housing for seniors and a community facility space with programming to serve the community, and the constraints associated with utilizing the Church to generate a viable project, there is no prudent and feasible alternative to the demolition of the former Centenary Methodist Episcopal Church and Sunday School building and construction of the new 154 unit plus super's unit affordable housing building with a community facility space.

BP UM Partners LLC will work with SHPO to develop measures to partially mitigate the Adverse Effect, which would be set forth in a Memorandum of Agreement pursuant to Section 106 of the National Historic Preservation Act.

FIGURES

5/14/2018



 1074-1080 Washington Avenue



1080 WASHINGTON AVENUE

Property Location
Figure 1



Photo 1: View east of Washington Avenue (principal façade) of the former Centenary Methodist Episcopal Church.



Photo 2: View north of the Church's entrance on Washington Avenue.

FIGURE 2
Church – Current Photographs



Photo 3: View southwest on East 166th Street of the Centenary Methodist Episcopal Church. The 1902/1903 Sunday School building is on the left with the main church structure on the right. A more recent one-story addition is on the far left.



Photo 4: View of the 1902/1903 Sunday School building on East 166th Street.

FIGURE 3
Church and Sunday School – Current Photographs



Photo 5: View southwest of the church and tower on East 166th Street.

FIGURE 4
Church – Current Photographs



Photo 6: View northeast on Washington Avenue of the south façade of the Centenary Methodist Episcopal Church.



Photo 7: View east from Washington Avenue of the south façade of the Centenary Methodist Episcopal Church and the west façade of the Sunday School/Chapel Building. The parsonage was formerly located in the area now occupied by the grassy area in the foreground and the new building on the right of the photograph.

FIGURE 5
Church and Sunday School – Current Photographs



Photo 8: View north in the first floor lobby of the church.



Photo 9: View west towards the entrance vestibule at the main entrance of the church on Washington Avenue.

FIGURE 6
Church—Current Photographs



Photo 10: View north in the second floor lobby/hallway of the church. A bathroom, installed in 1937 is at the end of the hall.



Photo 11: Primary open area on the first floor of the Church, view looking west.

FIGURE 7
Church – Current Photographs



Photo 12a: Former kitchen on the first floor of the Church along East 166th Street.



Photo 12b: collapsed floor in the former kitchen on the first floor.

FIGURE 8
Church – Current Photographs



Photo 13: View east from the sanctuary balcony towards the former altar.



Photo 14: View west (towards Washington Avenue) in the sanctuary.

FIGURE 9
Church – Current Photographs



Photo 15: View in second floor bathroom in the tower, including water damage.



Photo 16: View within staircase leading from the second floor lobby/hallway to the sanctuary balcony, including water damage.

FIGURE 10
Church – Current Photographs



Photo 17: View of the Sunday School first floor lobby, looking north.



Photo 18: View of the entrance to East 166th Street in the Sunday School first floor lobby.

FIGURE 11
Sunday School – Current Photographs



Photo 19: View southeast on the first floor of the Sunday School building.



Photo 20: View west towards the connecting wall between the church and the Sunday School building. The doorway at the right provides access to the church's modernized first floor space.

FIGURE 12
Sunday School – Current Photographs



Photo 21: View north at the balcony level in the Sunday School building.



Photo 22: Room in the Sunday School adjacent to the Church; the stained glass windows (broken) front onto East 166th Street).

FIGURE 13
Sunday School – Current Photographs



Photo 23: View of the quatrefoil window in the unfinished attic of the Sunday School Building.

APPENDIX A:
ALTERNATIVES CONSIDERED

Appendix A-1:

ALTERNATIVE 1:

**REUSE THE CHURCH AND SUNDAY SCHOOL BUILDING FOR
AFFORDABLE SENIOR HOUSING AND COMMUNITY FACILITY SPACE**

EXISTING CONDITIONS:

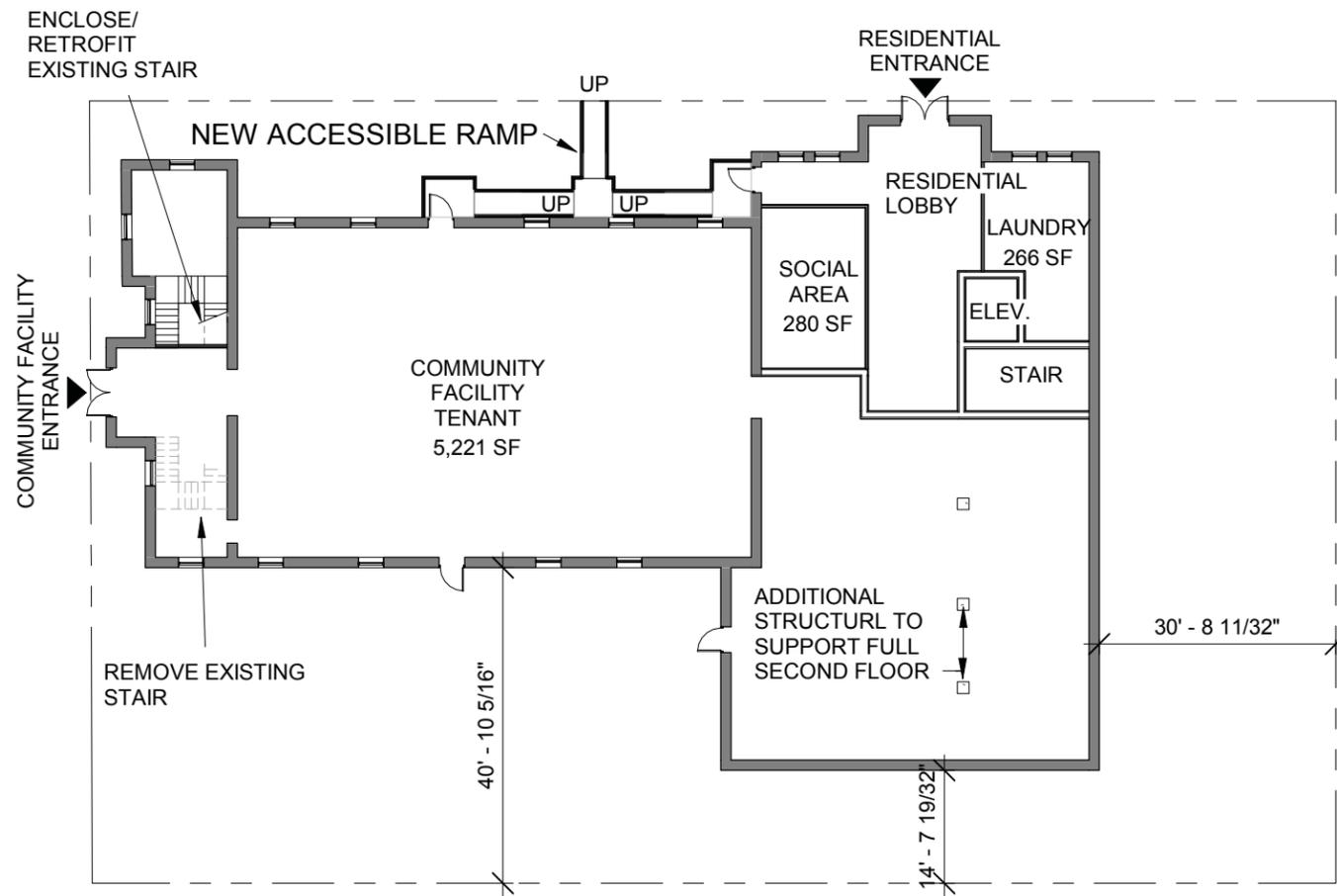
TWO STORY CHURCH
ONE STORY SUNDAY SCHOOL WITH MEZZANINE

OPTION 3 - SUMMARY

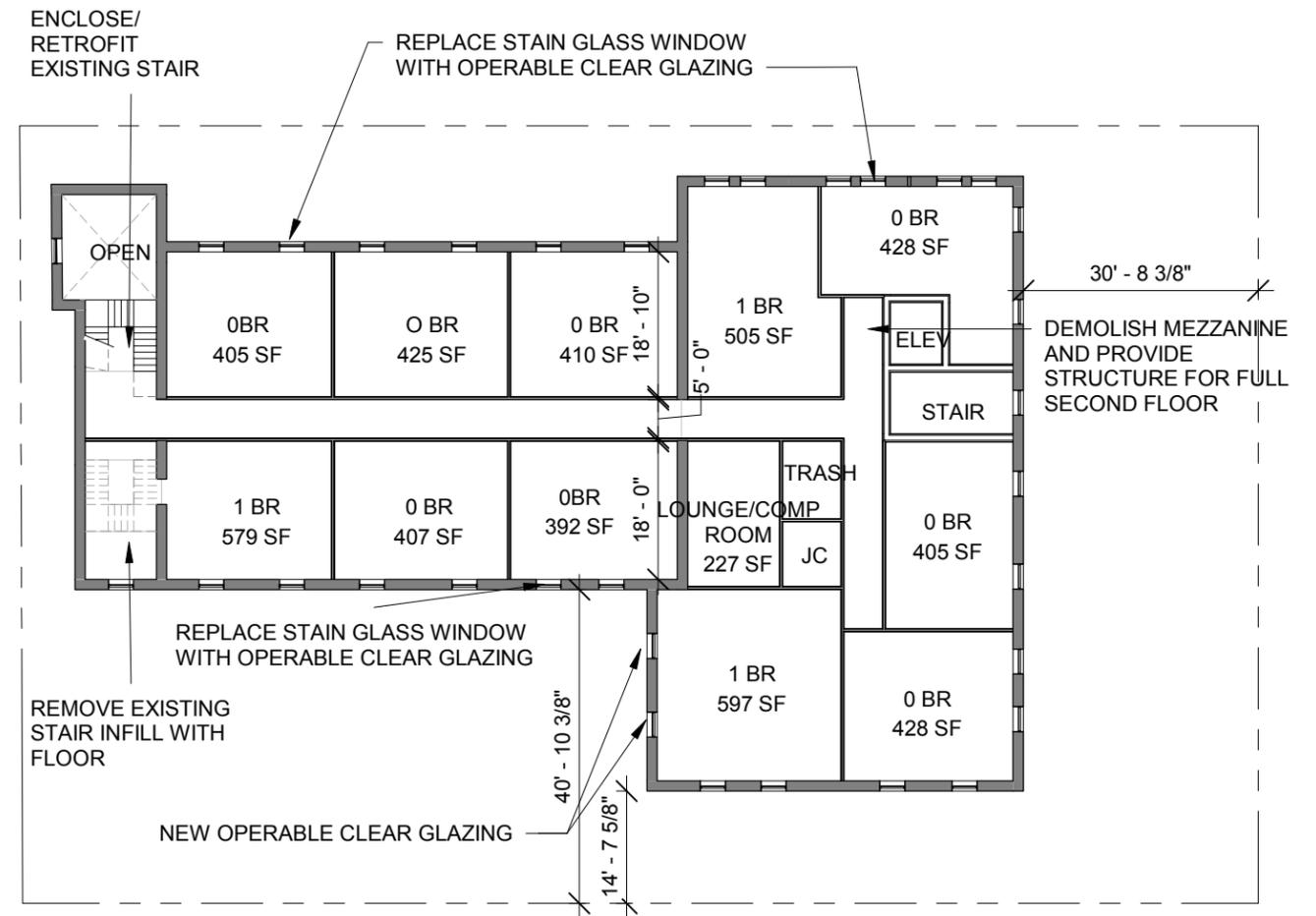
COMMUNITY FACILITY: 6,012 GSF
RESIDENTIAL: 8,774 GSF

TOTAL DU: 11
SOCIAL SPACE REQ. 350 SF

ASSUME UTILITIES TO BE IN EXISTING CELLAR



1ST FLOOR PLAN - OPTION 1
3/64" = 1'-0"



2ND FLOOR PLAN - OPTION 1
3/64" = 1'-0"



Appendix A-2:

ALTERNATIVE 2:

**RETAIN AND ADAPTIVELY REUSE THE CHURCH AND SUNDAY SCHOOL
BUILDING FOR SENIOR AFFORDABLE HOUSING AND COMMUNITY
FACILITY SPACE AND CONSTRUCT A NEW BUILDING SOUTH OF THE
CHURCH**

EXISTING CONDITIONS:

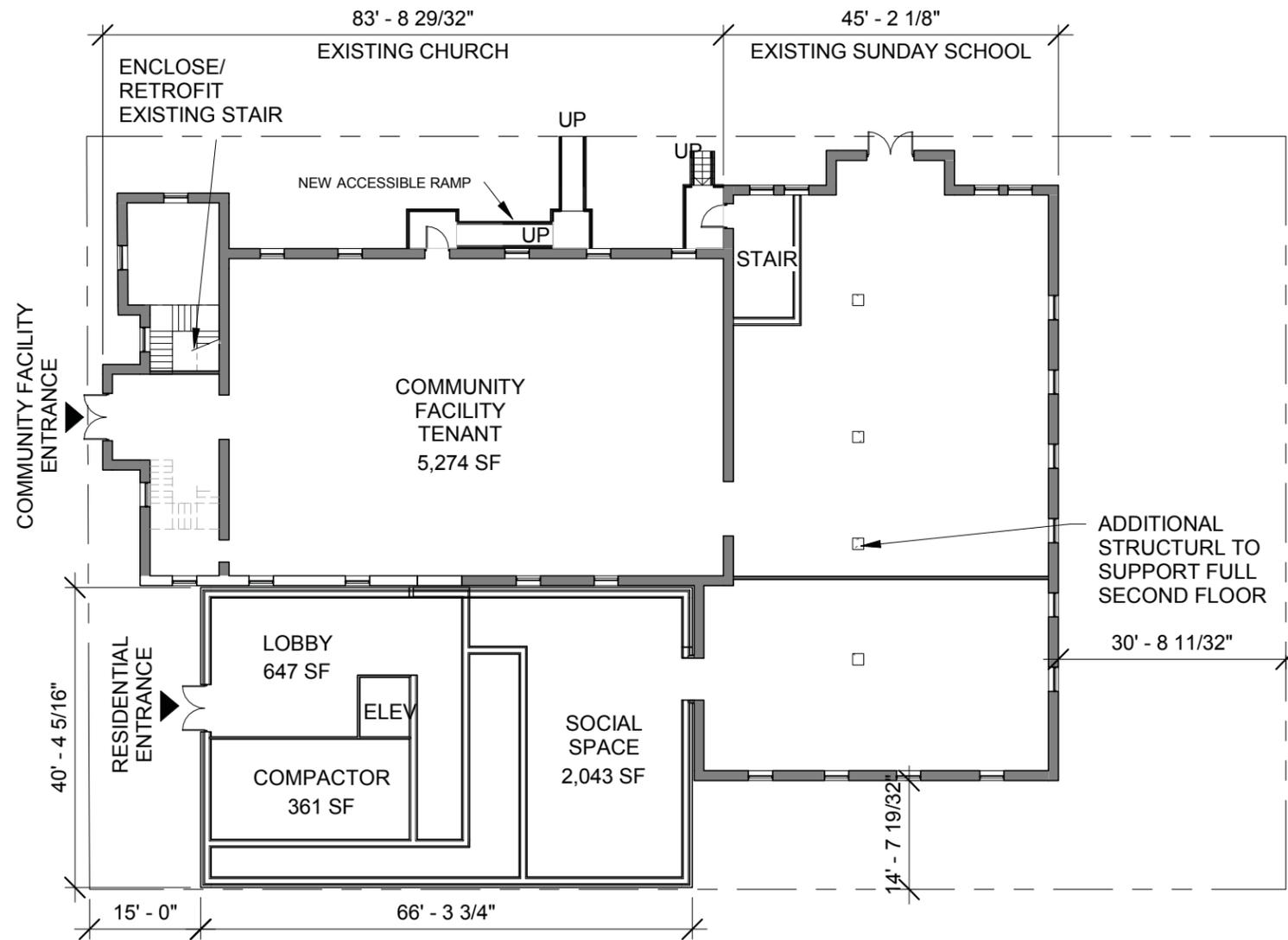
TWO STORY CHURCH
ONE STORY SUNDAY SCHOOL WITH MEZZANINE

OPTION 2 - SUMMARY

COMMUNITY FACILITY: 8,865 GSF
SENIOR RESIDENTIAL: 50,300 GSF

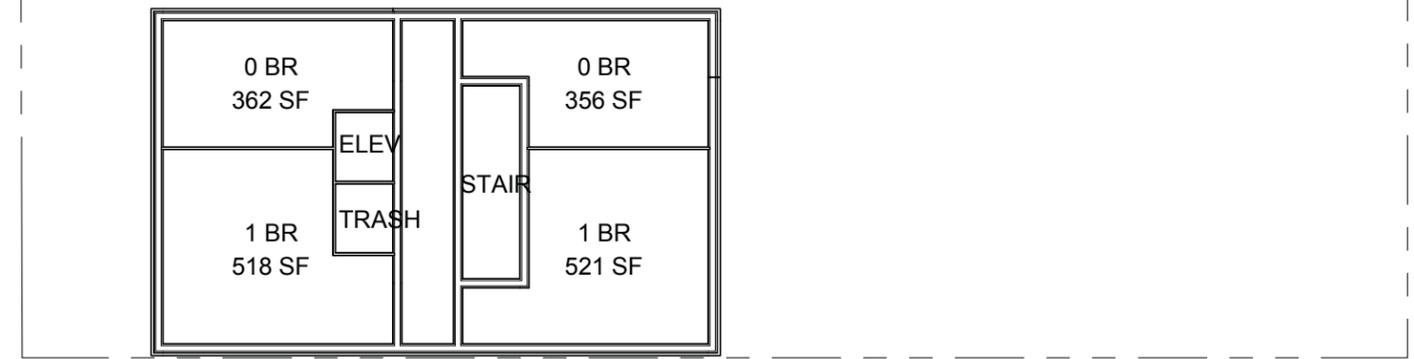
TOTAL DU: 56
SOCIAL SPACE REQ. 2,012 SF

ASSUME UTILITIES IN EXISTING CELLAR AND NEW CELLAR



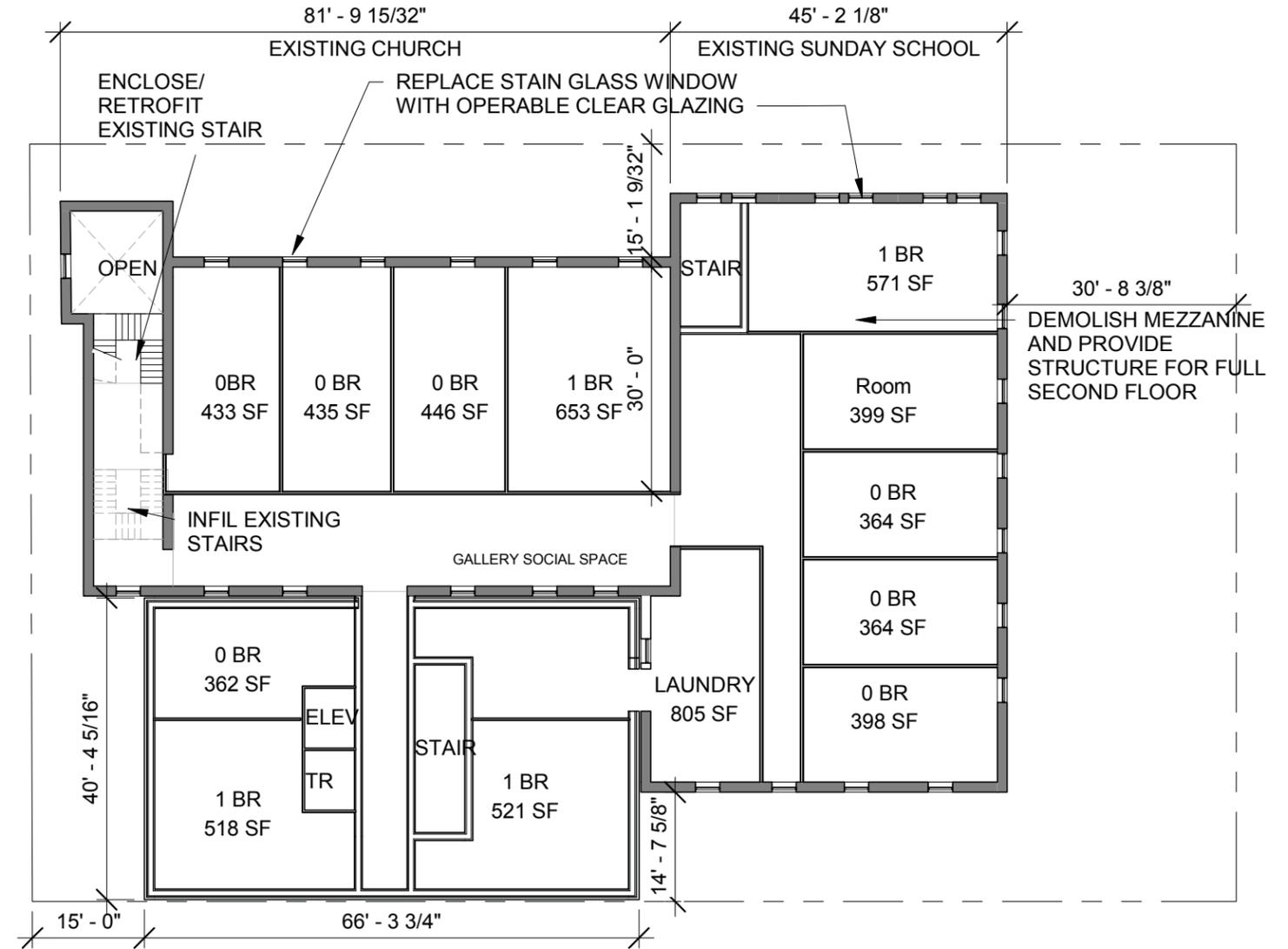
1ST FLOOR PLAN - OPTION 2

3/64" = 1'-0"



TYPICAL FLOOR (3RD-13TH) - OPTION 2

3/64" = 1'-0"



2ND FLOOR PLAN - OPTION 2

3/64" = 1'-0"

