



Date:	6/9/2020
LPC Docket #:	LPC-20-05782
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 361 Central Park West - First Church of Christ Scientist of New York City

**Borough:** Manhattan

**Block:** 1832      **Lot:** 29

**Historic District:** Individual Landmark

**Description:** A Beaux Arts Classical style church designed by Carrère & Hastings and built in 1899-1903. Application is to construct additions, replace windows, alter entrances and replace doors, install signage, and excavate at the cellar.

### COMMISSION FINDINGS

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the proposed work will facilitate the adaptive reuse of this historic church building as a children's museum;
- that the proposed rooftop addition will sit within the footprint of the historic copper clad monitor, and while taller than the monitor, will be clad with profiled and perforated copper to recall its historic profile and character in a modern way;
- that the slope of the terra cotta roof will be recreated with a combination of terra cotta roof tiles and perforated terra cotta rainscreen to allow light into the space;
- that the glass-panel railings around the viewing platform and connecting to the tower will blend with the roofscape;
- that the mechanical equipment will be located at the least visible location possible, at the northern side of the monitor at the roof hip, and will not be visible from any public thoroughfare;
- that the elevator bulkhead is necessary to provide access to the rooftop performance space within the enlarged monitor, and while highly visible from the south on 96th Street, will be clad in a light colored terra cotta rainscreen to blend with the facades below, and will have a profiled cornice and hipped roof, imparting a level of articulation that complements the historic facades;
- that removing steps from the three Central Park West entries and the entry at the 96th Street will allow for barrier-free access to the building at all entrances, supporting the programmatic requirements of the museum;
- that the new entrances will feature salvaged granite thresholds, and the proposed wood-and-glass doors, featuring transoms with decorative grilles, will relate well to the proportions of the entrances, and harmonize with the details and materials of the building;
- that salvaging the historic walnut wood doors and relocating them to the interior of the entry vestibules will preserve historic fabric and maintain a connection of these significant architectural features to the entries;
- that the removal of religious iconography from stained glass windows, and the replacement of these panels and opalescent glazing throughout with clear glass, will aid in the adaptive reuse of the building, and the retention of stained-glass borders at the perimeter of the monumental windows will maintain these character-defining features and preserve the presence of stained-glass fenestration around the building;
- that replacing the smaller operable wood and bronze casement windows throughout with fixed windows matching the historic configuration, details, materials and finishes will be difficult to discern from the street;
- that the proposed alterations at the West 96th Street areaway below grade, including removing granite stairs, modifying and enlarging six (6) windows and doors, and installing new windows and doors, will be minimally visible and will not detract from the building;
- that the replacement of some windows with louvers and the relocation of mechanical units within a rear ancillary wing that is minimally visible will help to avoid similar installations at more prominent locations;
- that the excavation for a new sub-cellar floor directly beneath the former sanctuary space will be designed to avoid underpinning at the building's tower and exterior walls, and will be executed in compliance with DOB regulations under the supervision of a licensed professional engineer;
- that the installation of two banner signs located at non-decorative granite masonry flanking the main entry at the Central Park West façade will not conceal any significant architectural features, and the additional banner sign at the 96th Street façade will cover a religious inscription in a non-destructive manner.
- and that the cumulative effect of the proposed work will enable adaptive reuse of a long unoccupied church building, will not detract from the significant architectural character of the building, or disrupt the overall composition of the primary facades and rooftop.



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However, in voting to grant this approval, the Commission REQUIRED:

-that only the overtly religious-themed panels within decorative cartouches be removed and substituted with clear glass, and the remainder of the decorative cartouches be retained;

-and the applicant work with staff to determine how to retain as much copper as possible at the monitor.

**VOTE:**

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law