



Date:	6/6/2023
LPC Docket #:	LPC-23-03684
LPC Action:	Approved with modifications
Action required by other agencies:	DOB, DCP
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 290 Henry Street, aka 286-292 Henry Street and 333-343 Madison Street - St. Augustine's Chapel, the (former)

Borough: Manhattan

Block: 267 **Lot:** 19

Historic District: Individual Landmark

Description: A late Federal style church with Georgian Gothic detailing, attributed to John Heath, built in 1827-1829 and later altered, and an attached parish house designed by Adams & Woodbridge Architects and built in 1961-63.

Application is to demolish the parish house and construct an attached mixed-use tower, alter the areaway, install a rooftop balustrade, install lighting, and replace windows.

COMMISSION FINDINGS

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

- that the designation report specifically states that this designation was not intended to freeze the structure in its present state or to prevent future appropriate alterations, and the Commission recognized that the parish might want to construct new buildings on the landmark site and make alterations to the existing buildings in the future;
- that the attached parish house, built in 1961-1963, is not a historic or architecturally significant element of the building or site and its demolition will allow certain facades and features of the individual landmark to be re-exposed, without resulting in the loss of a significant historic feature;
- that the existing aluminum-framed, pastel-colored stained glass window assemblies that were installed in the Church's lancet window openings in the 1960s are not significant architectural or historic features for which the building was designated, and the removal of these windows will not detract from the building;
- that the installation of new multi-light, double-hung aluminum window assemblies, simulating triple-hung windows with a fixed upper sash and a fixed transom, all with clear glazing, will recall the original windows as documented in the 1934 HABS survey drawings;
- that the installation of a new wood balustrade railing atop the existing flat-roofed masonry tower, which is based on a description in 1934 HABS document mentioning the precursor to the 1881 Victorian belfry steeple and shown in a circa 1880 woodblock rendering, will recall missing historic elements at the flat-roofed tower, and will be in keeping with tower features found on churches of this age and style;
- that the removal of a non-structural 1960s concrete buttress at the east façade will not eliminate a significant feature;
- that the existing asphalt roofing that was installed without LPC permit(s) and is visible from public thoroughfares, has a neutral presence that does not detract from the building, and eventually when it wears out, will be replaced with new roofing to better recall the historic wood shingle roofing, to be reviewed in consultation with LPC staff;
- that the redesign of the side yard will provide barrier-free access to the new parish house and to the basement hall and sanctuary level of the church building, and will feature bluestone paving and planting beds, masonry retaining walls and areaway, simple metal railings and light fixtures, that will be harmonious with the various site features and architectural features of the building's base;
- and that the proposed work will not detract from the special architectural and historic character of the individual landmark.

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

- that the applicant continue to work in close consultation with the staff to resolve and fully develop the details of the aluminum windows, and to ensure as close a match to the historic windows as possible.

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

- that the original church, which only occupies about half of the through-block Landmark site, has always been situated



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among a diverse urban context, and is obscured from certain vantage points or seen against a backdrop of larger buildings;

-that the redevelopment of the rear of the site with a 21-story residential tower plus an additional mechanical floor will be in keeping with the varied nature of the surrounding context, which is filled with low buildings and residential tower complexes;

-that the new tower, of which only the rear façade will be seen prominently in conjunction with the church, will feature a simple, regularized grid of cladding panels and window openings and will serve as a neutral backdrop without visually detracting from the landmark;

-that the various materials of the new tower, featuring warm grey and cream colored GFRC panels and grey- finished aluminum windows, and the new base, connectors and parish house, featuring warm grey brick and bronze-finished aluminum spandrel panels, windows and other framing, will relate harmoniously to the stone masonry and restored finishes of the church building;

-that the base of the tower and chancel will attach to the church building with glazed connectors that will clearly demark a separation of old and new;

-that the three-story parish house, which is situated close to the rear of the church and the back of the side yard, will be well-scaled to and lower than the nave of the church, and the verticality of its window assembly will relate to and harmonize with the lancet windows of the church;

-and that the proposed new building at the rear of the landmark site, and connections to the church building, will not detract from the special architectural and historic character of the individual landmark.

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

-that the color of the cladding material be reviewed in the field, adjacent to the historic church building to ensure that it will harmonize with the materiality of the historic building.

VOTE:

Present: Sarah Carroll, Frederick Bland, Wellington Chen, Jeanne Lutfy, Everardo Jefferson, Mark Ginsberg, Stephen Chu, Angie Master

8-0-0

In Favor = S.Carroll, F.Bland, W.Chen, J.Lutfy, E.Jefferson, M.Ginsberg, S.Chu, A.Master

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