



Date:	6/6/2023
LPC Docket #:	LPC-23-06783
LPC Action:	Approved
Action required by other agencies:	DCP
Permit Type:	MODIFICATION OF USE AND BULK

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 request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution.

COMMISSION FINDINGS

The Commission voted to ISSUE A FAVORABLE REPORT to the City Planning Commission regarding issuance of a Special Permit for the Modification of Use and/or Bulk for the building pursuant to applicable provisions of the Zoning Resolution, including 74-711, finding:

- that the restorative work to be approved at staff level, including masonry repairs, cleaning, wood cornice repairs, painting, special window restoration, door and light fixture replacement and restoration, will restore missing architectural details and return the building closer to its historic appearance in the 19th Century;
- that certain aspects of the additional work to be proposed under LPC 23-03684, including replacing lancet windows, installing a new tower balustrade, and future roof replacement, will return the building closer to its historic 19th Century appearance;
- that the implementation of a cyclical maintenance plan will ensure the continued maintenance of the building in a sound, first-class condition;
- that the proposed work will bring the building up to sound first class condition and aid in its long term preservation;
- that the height and bulk waivers will allow the proposed new building to read as separate and distinct from the historic Church building and will relate harmoniously with the landmark;
- and that the owners of the designated building have committed themselves to establishing a cyclical maintenance plan that will be legally enforceable by the Landmarks Preservation Commission under the provisions of a Restrictive Declaration, which will bind all heirs, successors and assigns, and which will be recorded at the New York County Registrar's Office.

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