



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF APPROPRIATENESS

<b>ISSUE DATE:</b> 03/17/15	<b>EXPIRATION DATE:</b> 3/10/2021	<b>DOCKET #:</b> 162966	<b>COFA #:</b> COFA 16-8807
<b>ADDRESS:</b> 361 CENTRAL PARK WEST <u>First Church of Christ Scientist of New York City</u> INDIVIDUAL LANDMARK		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1832 / 29

Display This Permit While Work Is In Progress

ISSUED TO:

**Joseph Brunner**  
**361 Central Park West LLC**  
**390 Berry Street, Suite 200**  
**Brooklyn, NY 11249**

**NOT ORIGINAL  
 COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 10, 2015, following the Public Meeting of February 10, 2015 and the Public Hearing and Public Meeting of December 9, 2014, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed November 13, 2014.

The proposal, as approved, consists of increasing the height of the rooftop monitor by approximately 3' 10," incorporating larger windows and installing matching copper cresting; the construction of an annex between the penthouse and the tower; the installation of mechanical equipment at the roof; the creation of window openings at the north, west, south and east elevations, and the replacement of windows at all the elevations; the removal of stained glass windows and the installation of new windows framed in bronze with operable sections and incorporating all of the stained glass that does not contain religious iconography; the installation of clear leaded or textured glass at the Central Park West stained glass window in place of the central religious scene; the creation of interior floor slabs abutting windows; the installation of lighting, bird netting, security cameras and security spikes; the replacement of doors and wood lattice screens at the tower and the installation of a green wall at the main entrance on West 96th Street. The proposal, as initially presented, included more mechanical equipment at the roof; visible skylights at the roofline; the installation of new transom windows underneath the monumental windows at the West 96th Street elevation; the removal of more stained glass; the installation of plain glass at the Central Park West main window in place of iconography; and the creation of six window openings at the piers on the Central Park West elevation.

The proposal was shown in photographs and drawings labeled LPC-000 through LPC-003, LPC-100 through LPC-114, LPC-200-E, LPC-200P, LPC-201-E, LPC-201-P, LPC-202-E, LPC-202-P, LPC-203-E, LPC-203-P, LPC-300 through LPC-303, LPC-400 through LPC-414, LPC-420, LPC-430 through LPC-434, LPC-440 through LPC-442, LPC-500, LPC-501, LPC-600 through LPC-604, LPC-700 through LPC-708, LPC-710-M through LPC-713-M, LPC-720 through LPC-731, LPC-740, LPC-750, and LPC-800 through LPC-808, dated December 9, 2014; LPC-000, LPC-100, LPC-101, LPC-200, LPC-201, LPC-300, LPC-301, LPC-302, LPC-400, LPC-401, LPC-402, LPC-500, LPC-600 through LPC-610, LPC-700 through LPC-705, and LPC-800 through LPC-806, dated January 27, 2015; LPC-000, LPC-100, LPC-101, LPC-200, LPC-201, LPC-300 through LPC-303, LPC-400 through LPC-403, LPC-500, LPC-600 through LPC-610, LPC-700 through LPC-705, LPC-800 through LPC-805, dated February 12, 2015, prepared by Gerner Kronick + Valcarcel, Architects submitted as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing the proposal, the Commission noted that the designation report describes 361 Central Park West, aka 1 West 96th Street, First Church of Christ Scientist of New York City, as a Beaux Arts Classical style church designed by Carrere & Hastings and built between 1899-1903.

With regard to this proposal, the Commission found that the proposed interventions are necessary to create legal light and air and code compliance for the conversion of the building from a church to residential use; that the proposed new window openings, including lower transoms at the corner windows; new windows at the West 96th Street, west and north elevations; and new windows at the 6th floor of the Central Park West and West 96th Street elevations, will align with and match existing window openings on their respective elevations and will not detract from the proportions of the fenestration; that the proposed vertical window openings at the north elevation will be visible at an oblique angle from Central Park West and will not be seen in the context of the entire façade, and will relate in scale and verticality to the three existing monumental windows at this façade; that the proposed wood and glass doors at the 8th floor providing access to a roof terrace will be minimally visible and will harmonize with the materials and details of the building; that the existing wood lattice screens within the steeple are highly deteriorated and the proposed wood screens will match the existing in terms of design, finish and details and the proposed casement windows within the screen will be indiscernible from the street; that the historic windows have already been removed at the tower and the proposed louvers will be painted to match the historic finish of other windows on the building; that the proposed skylights at the north roof and within the ridge of the south roof will be imperceptible from the street and will not cause the removal of significant architectural fabric; that the proposed lobby entrance on West 96th Street will be set back within the alley and will provide barrier-free access in the least intrusive manner; that the design and materials of the entrance, consisting of a zinc framing with glazing and glass skylights will harmonize with the design and materials of the church; that the proposed green wall of plantings leading up to this entrance will enliven the alley way, help distinguish it as the main entrance to the apartments, and is in keeping with precedent of planters in front of buildings in this historic district; that the intersection of the new floor slabs at the windows will either align with the muntins or be set behind a shadow box, which will diminish the perceptible presence of the slabs from the street; that the removal of stained glass windows and installation of new operable bronze window assemblies incorporating the decorative stained glass without elements of religious iconography will aid in the adaptive re-use of the building; that the removal of religious iconography from stained glass windows and replacement with leaded or textured glass will result in a condition that recalls the articulation of stained glass; that the stained-glass borders and medallions within the 96th Street windows and Central Park West window will be incorporated into the new window assemblies; that the proposed re-assembled monumental windows will match the materials, configuration, profiles, details and finish of the historic bronze stained glass window frames; that the proposed change in operation of the windows will not be perceptible from the street; that the proposed rooftop addition will not obscure significant historic features; that the design of the proposed rooftop addition, featuring a copper roof, decorative copper detailing and glass skylights, set atop

the existing sloped roof, will recall the design of the historic roof monitor and will be well integrated into the design of the building; that the proposed zinc annex will be set back from the facades and only be visible at certain angles; that the proposed bulkhead and equipment screen, while highly visible at certain viewpoints will be seen in the context of other utilitarian rooftop accretions; that the proposed security cameras will be installed in discreet locations, have no exposed conduit and will be finished to match the underlying building material; that the presence of security spikes and bird deterrents, will not detract from significant features of the building and their installation will be reversible; that the proposed light fixtures will be strategically located to minimize their presence on the façade and will not detract or overwhelm the significant architectural and historic character of the building; and that the proposed work will aid in the adaptive reuse of this church without compromising the overall architectural of historic character of the Individual Landmark. However, in voting to grant this approval, the Commission stipulated that the proposed transoms under the monumental windows on West 96th Street be eliminated and that clear leaded/textured glass be installed at the Central Park West stained glass window.

Subsequently, on March 13, 2015, the Landmarks Preservation Commission received revised presentation drawings LPC-000, LPC-100, LPC-101, LPC-201, LPC-303, LPC-500, LPC-700, LPC-706 and LPC-806, dated revised March 11, 2015; LPC-200, LPC-300, LPC-301, LPC-302, LPC-400 through LPC-403, LPC-600 through LPC-610, LPC-701 through LPC-705, and LPC-800 through LPC-805, dated February 12, 2015, incorporating the requested modifications, including the removal of the proposed transoms under the monumental windows on West 96th Street and the installation of leaded/textured glass at the Central Park West stained glass window. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve this application. Therefore Certificate of Appropriateness 16-8807 is being issued.

Please note that this permit is being issued for work subject to the review and approval of the Board of Standards and Appeals for certain variances; and that this approval is contingent upon the approval of two or more sets of final Department of Buildings filing drawings illustrating the approved work prior to the commencement of construction. Additionally, any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter. No work may begin until the final Department of Buildings filing drawings have been approved by the Landmarks Preservation Commission. Once the final filing drawings have been received by the Commission and approved, they will be marked as approved with a perforated seal.

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

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

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Howard Zipser, Akerman LLP

**cc:** Caroline Kane Levy, Deputy Director of Preservation/LPC