

MEMORANDUM

DATE: December 6, 2019

TO: Jessie Nieves, Community Board 7 / Manhattan

CC: Sylvia Smith, FXC
 Steve Mielke, FXC
 Judith Saltzman, Li/Saltzman Architects (LSA)

FROM: Meisha Hunter Burkett, LSA

SUBJECT: Children's Museum of Manhattan
 Narrative Summary for December 12th, 2019 CB7 Preservation Committee Meeting

This memorandum outlines the proposed scope of work to be reviewed by the Preservation Committee of Manhattan Community Board (CB) 7 at their December 12th, 2019 meeting. The submission to CB7 will include:

- Signed NYC Landmarks Preservation Commission (LPC) Application Form
- Presentation Deck, dated December 6th, 2019, prepared by FXC
- LPC Designation Report for the former First Church of Christ Scientist
- Confirmation of posting CB7 Committee Meeting notices, in accordance with CB7 requirements

LPC and CB7 Schedules

At this time, the Children's Museum of Manhattan (CMOM) seeks to present the project at the January 14th, 2020 LPC Public Hearing. The team understands that the CB7 Preservation Committee resolution will need to be ratified by CB7's Full Board at the January 7th, 2020 Full Board Meeting. CMOM requests that CB7's resolution be delivered to LPC prior to the January 14th Public Hearing.

Department of Buildings Filing Status

The proposed scope of work is to be as-of-right and will not require any variances from the Board of Standards and Appeals. An initial Alteration Type 1 filing submission has been made to the Department of Buildings. DOB issued comments on 10/21/2019. The team is working with the DOB to clear the (4) administrative zoning objections before the LPC Public Hearing.

Building History

Designed by the noted firm of Carrère & Hastings, Architects for the First Church of Christ, Scientist, the Beaux-Arts style building located at 1 West 96th Street (aka 361 Central Park West) was constructed between 1899 and 1903. The building is notable for its austere exterior of white Concord granite, with robust moldings, and an unusual pyramidal spire. It is a load-bearing masonry structure with steel framing used for floor spans, and steel trusses for spanning the Sanctuary and for roof framing. The fenestration includes stained and leaded glass windows in bronze frames, featuring biblical scenes and ornamental borders, whose design attribution has not been verified; extant contracts point to the fabrication of these windows by the Decorative Stained Glass Company of New York.

The building, which served as the First Church's house of worship from 1903 to 2004, was designated an individual New York City Landmark on July 23, 1974. The building subsequently served as the sanctuary for the Crenshaw Christian Center East, after which it was sold to a developer for a proposed repurposing to

residential use. In 2018, the Children's Museum of Manhattan purchased the building as the institution's future home.

LPC Commission Level Review Scope

The intent of the proposed design is to retain as much historic fabric as possible at the granite "shell" (including all historic masonry window openings), to construct an occupiable space addition with mechanical equipment and bulkheads at the roof, to lower the sills of the four principal entrances on Central Park West and West 96th Street to provide barrier free access, to replace the existing bronze & stained glass windows with new bronze & clear insulated glass windows and to sensitively integrate modifications and upgrades needed to address function and code requirements for the proposed institutional (museum) use. The adaptive use of this individually landmarked building will promote its long-term stewardship. A restorative scope of work is also anticipated to be reviewed by LPC Staff as part of a separate application.

- Central Park West Façade
 - Doors: relocate three (3) sets of historic Circassian walnut doors to the interior vestibules; remove and salvage the historic transom and granite steps; lower the sills to provide barrier free access; install new metal and glass paneled doors in the enlarged masonry openings; and reinstall the salvaged transom. Provide building identification signage etched on the glass panels. Perform repairs to the granite base (exposed after removal of treads and risers) as required.
 - Monumental Bronze Window with Stained Glass: Remove and salvage historic bronze frame and stained-glass window (potential donation). Install new thermally broken bronze frame and clear insulated glass window in existing masonry opening. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Large Rectangular Bronze Windows with Ornamental Borders at Northeast and Southeast Corner Stair Halls: Remove and salvage two (2) historic bronze frame and stained-glass windows (potential donation). Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Rectangular Bronze Windows with Clear Glass: Remove and salvage seven (7) historic bronze frame and clear-glass windows (potential donation). Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.

- West 96th Street Façade
 - Doors: Relocate one (1) set of historic Circassian walnut doors to the interior vestibule; remove and salvage the historic transoms and granite steps; lower the sill to provide barrier free access; and install new metal and glass paneled doors in the enlarged masonry opening. Provide building identification signage etched on the glass panels. Perform repairs to the granite base (exposed after removal of treads and risers) as required. Remove non-historic awning.
 - Monumental Arched Bronze Windows with Stained Glass: Remove and salvage three (3) historic bronze frame and stained-glass windows (potential donation). Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Small Bronze Window with Ornamental Border at Southwest Corner Stair Hall: Remove and salvage historic bronze frame and stained-glass window (potential donation). Install new thermally broken bronze frame and clear insulated glass window in existing masonry opening. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.

- Bronze Oculus Windows: Remove three (3) historic bronze frame and plate-glass windows. Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
- Garage: Remove existing skylight and installing new roofing; Remove a non-historic roll-down garage door and install new metal doors in the existing masonry opening.
- Roof
 - New rooftop addition featuring a one-story Workshop / Performance space and metal framed glass loggia at the 6th floor; a new Terrace with metal railings (7th floor); and new elevator and stair bulkheads, and mechanical equipment, including sound attenuation screening.
 - Clay Tile: Remove the non-historic EPDM membrane roofing, installing new 6'-4" sloped, red clay tile roof to match historic roof at base edge of proposed addition.
 - Historic Monitor Skylight, Copper Bulkheads, and Select Granite Balustrades (at East and West of Tower) to be removed.
- Tower
 - Wood Screens: Restore or fabricate four (4) new wood screens to match material, articulation, and appearance of historic wood screens.
 - Masonry Openings at Steeple: Install four (4) new louvers in existing masonry openings.
 - Three (3) non-historic metal doors to be removed.
- Secondary (North and West) Elevations
 - Rectangular Bronze Window with Ornamental Border at Southwest Corner Stair Hall: Remove and salvage one (1) historic bronze frame and stained-glass window (potential donation). Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Monumental Arched Bronze Windows: Remove and salvage three (3) historic bronze frame and stained-glass windows (potential donation). Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Small Bronze Window with Ornamental Border at Northeast Corner Stair Hall: Remove and salvage historic bronze frame and stained-glass window (potential donation). Install new thermally broken bronze frame and clear insulated glass window in existing masonry opening. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
 - Bronze Oculus Windows: Remove three (3) historic bronze frame and plate-glass windows. Install new thermally broken bronze frame and clear insulated glass windows in existing masonry openings. New bronze frame to match the detailing, material, configuration, finish and glazing area of the historic frame.
- Building Identification and Wayfinding Signage
 - Identification signage is planned on the main entrance doors on Central Park West and West 96th Street. Sizes will be at or under the 12sf allowed by zoning.
 - Two (2) 8'W x 27'H banners are proposed on the east façade.
- Exterior Lighting
 - New exterior lighting is designed to encourage engagement and exploration, while acknowledging the historic use of the building. Lighting will respect the residential neighborhood context with minimal light spill and low glare luminaires.

- Excavation
 - The cellar and sub-cellar levels are proposed to be excavated to provide below-grade exhibit and support, as well as mechanical, spaces.