

The current proposal is:

Preservation Department – Item 6, LPC-22-09135

**165-167 West 86th Street – West Park**

**Presbyterian Church Individual Landmark**

**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 851 8338 0175

**Passcode:** 095417

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# WEST-PARK PRESBYTERIAN CHURCH

165 WEST 86TH STREET

BLOCK 1217, LOT 1

LPC DOCKET # LPC-22-09135

JUNE 14, 2022

# Applicant and Project Team

Roger Leaf - Chair, Administrative Commission, West-Park Presbyterian Church

Kenneth S Horn - President & Founder, Alchemy Properties

Blake Goodman - Partner, Alchemy Properties

Benjamin Charles - Development Associate, Alchemy Properties

Valerie Campbell - Partner, Kramer Levin Naftalis & Frankel LLP

Patrick Sullivan - Special Counsel, Kramer Levin Naftalis & Frankel LLP

Brooke Schafran - Principal, Capalino

Dan Kaplan, FAIA - Senior Partner, FXCollaborative Architects

Michael Kyungjoon Cho, AIA - Associate, FXCollaborative Architects

Toby Snyder, AIA - Senior Associate, FXCollaborative Architects

Adam Wald, MAI - Executive Vice President, Appraisers and Planners, Inc.

Sharon Locatell, MAI, CRE, MRICS - President, Appraisers and Planners, Inc.

Muhammad Rahal, PE - Senior Associate, Severud Associates

Richard W. Lefever, PE - President, Facade MD

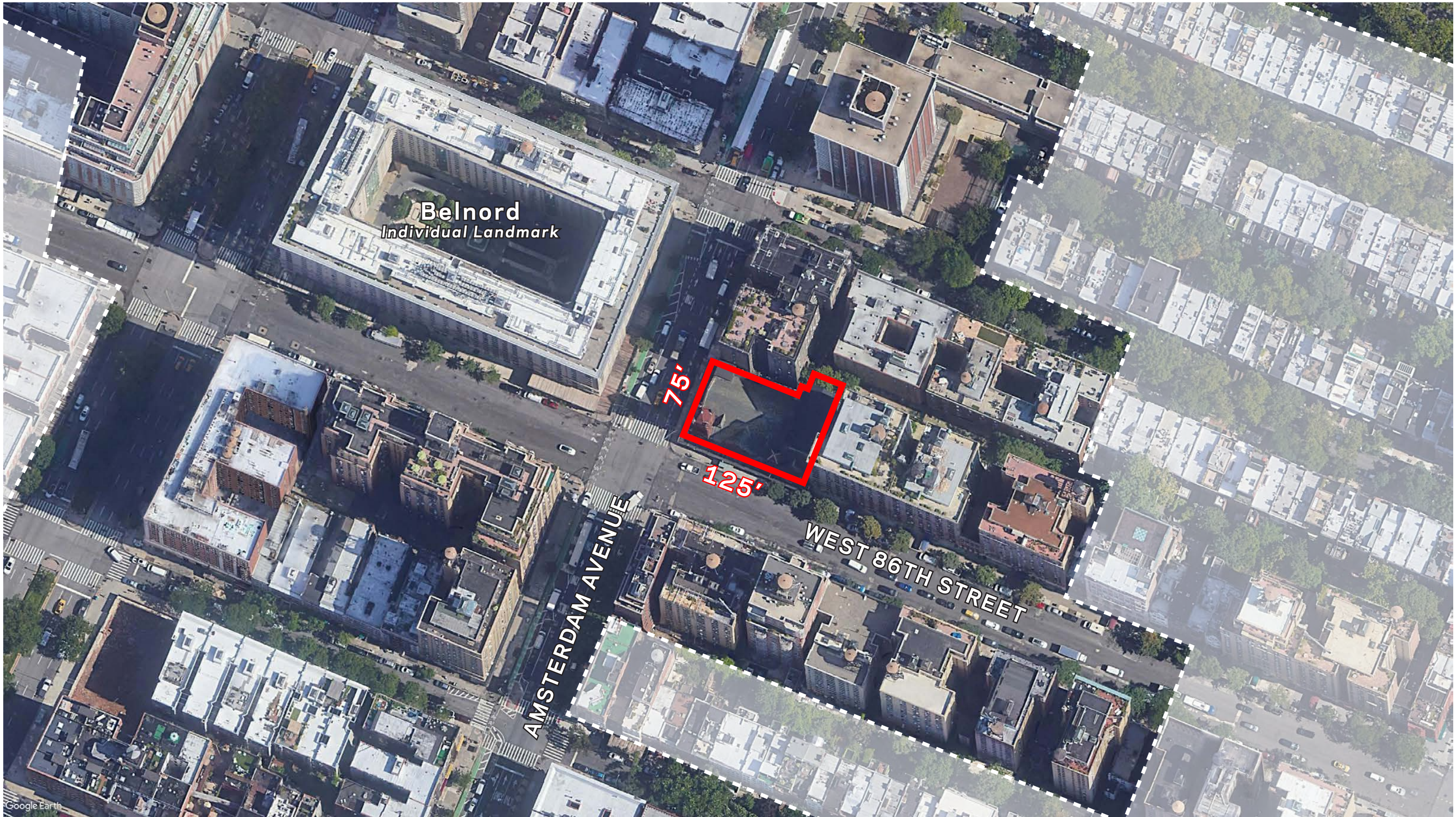
## ***Application for a Notice to Proceed to allow for Demolition on the Grounds of Hardship***

- Section 25-309(2) of the Landmarks Law sets forth the statutory standard for not profits.
- The applicable requirements are as follows:
  - The property is exempt from real property taxation.
  - The owner has entered into a bona-fide agreement to sell, which agreement is contingent on the issuance of a certificate of appropriateness or notice to proceed.
  - The improvement parcel which includes such improvement, as existing at the time of the filing of such request, would not, if it were not exempt in whole or in part from real property taxation, be capable of earning a reasonable return.
  - Such improvement has ceased to be adequate, suitable or appropriate for use for carrying out both (1) the purposes of such owner to which it is devoted and (2) those purposes to which it had been devoted when acquired unless such owner is no longer engaged in pursuing such purposes.
  - The prospective purchaser . . . (1) In the case of an application for a permit to demolish seeks and intends, in good faith either to demolish such improvement immediately for the purpose of constructing on the site thereof with reasonable promptness a new building or other facility.



# Background

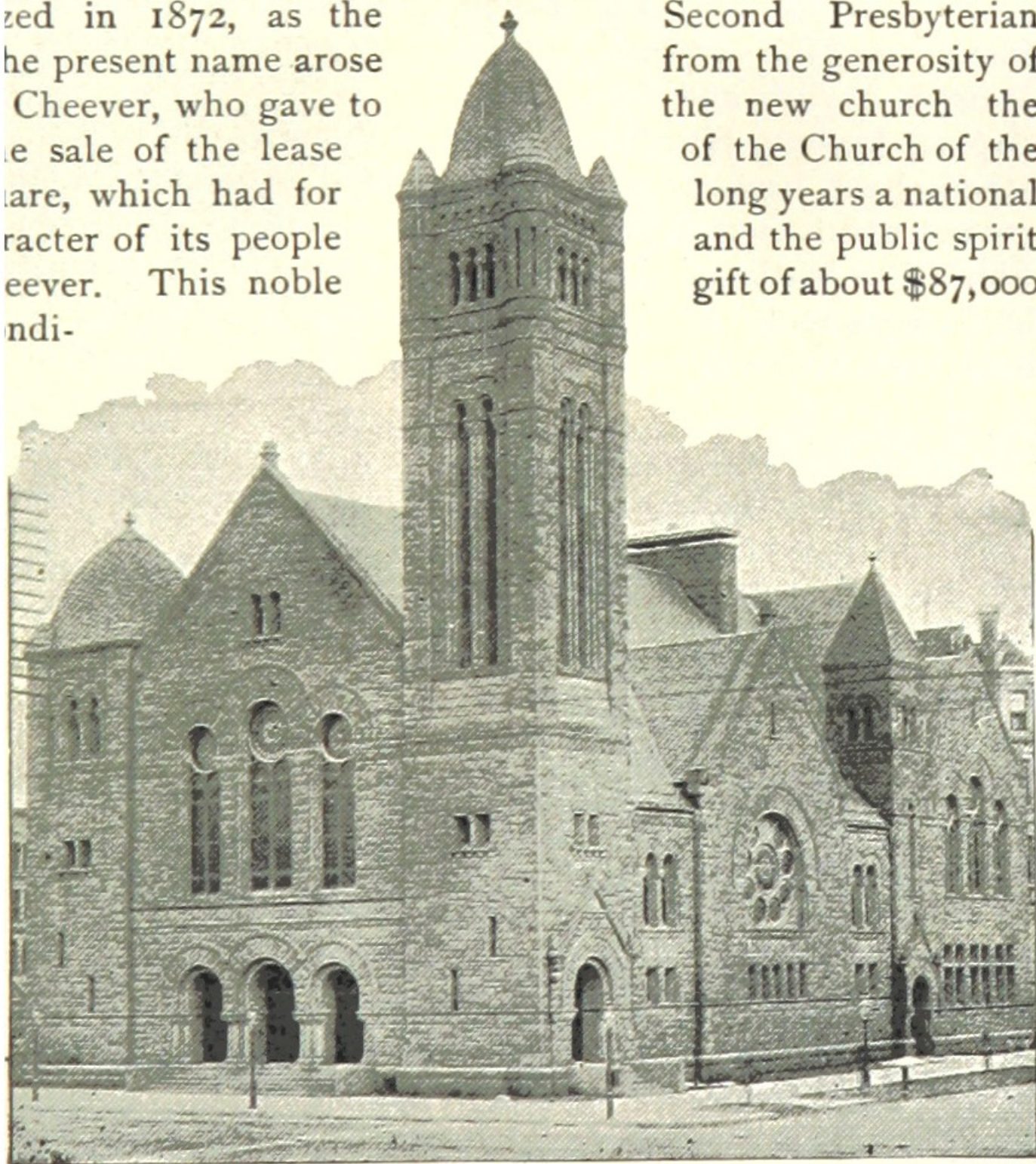






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Second Presbyterian  
from the generosity of  
the new church the  
of the Church of the  
long years a national  
and the public spirit  
gift of about \$87,000



PARK PRESBYTERIAN CHURCH, AMSTERDAM AVENUE AND WEST 86TH STREET.





- ARCHITECTS

Leopold Eidlitz : Original chapel built 1883-85

Henry Kilburn : Current church and facade built 1889-90

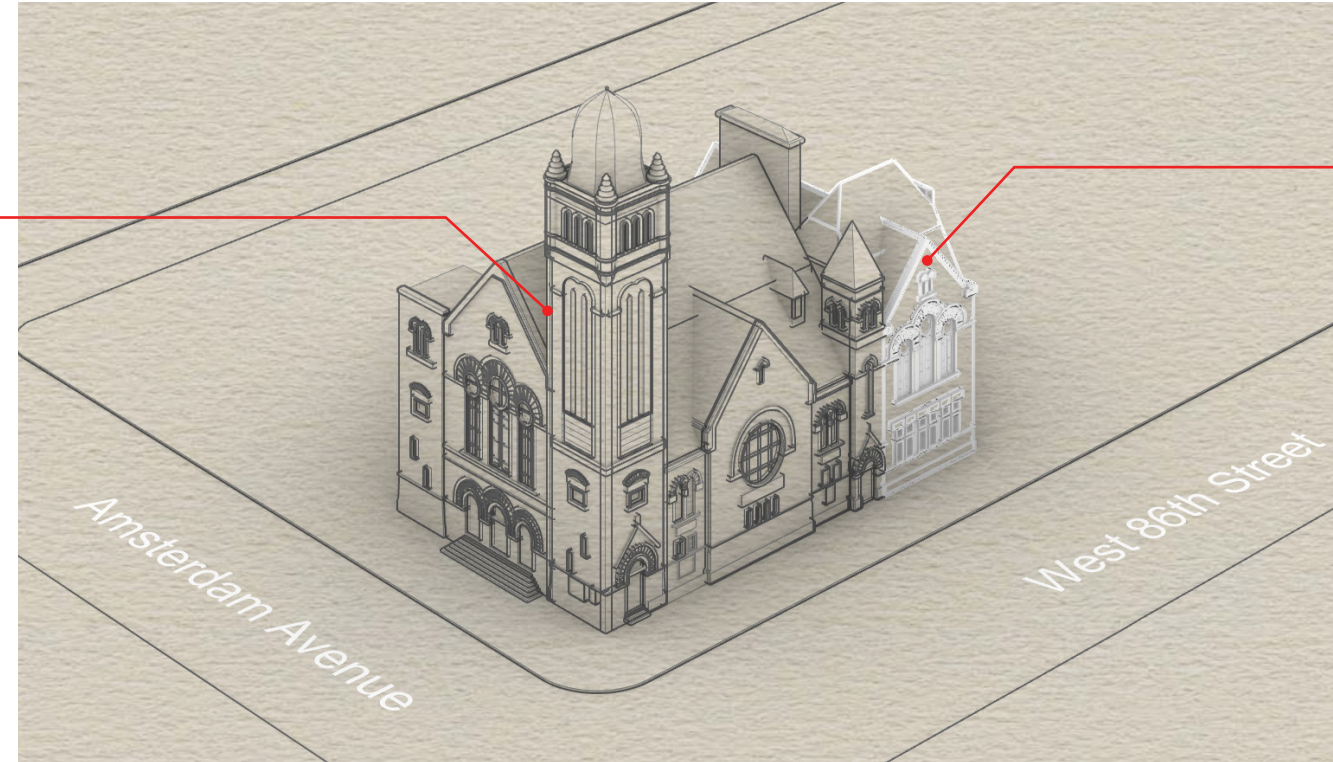
- ARCHITECTURAL STYLE

Original chapel designed as a small brick **Victorian Gothic-style chapel** on the eastern end of the site on 86th Street in 1883, and completed in 1885.

In 1889, Henry Kilburn was commissioned to design a large new church and to re-design Eidlitz's facade, creating a unified **Romanesque Revival-style** church complex.

Designated a Landmark  
January 12, 2010

CURRENT CHURCH  
AND FACADE BUILT  
1889-90



ORIGINAL CHAPEL  
BUILT 1883-85

## ***The Church***

- West Park has owned this building over its entire life, and is solely responsible for its upkeep.
- Over the years, the Church has taken extreme actions to pay building maintenance costs, including selling all its other assets and eliminating nearly all of its staff, including its pastor.
- The once-vibrant congregation, a supporter of anti-war movements in the 70's and a beacon to the LGBTQ community during the AIDS crisis in the 80's, has shrunk to just a dozen members today.
- It is currently relying on the loans from the Presbytery of New York City to cover operating expenses and to make emergency repairs.

## ***The Building***

- After decades of exposure to the elements, the building's soft red sandstone façade has become severely degraded, and the building has been surrounded by a sidewalk shed for over 20 years.
- The interior of the building is not in compliance with current fire code, life safety and ADA accessibility requirements. There are currently 60 open DOB violations and five OATH/ECB violations on the building.
- DOB recently issued violations relating to the safety of the façade that would cost tens of millions of dollars to repair.
- The building was closed earlier this year in response to these safety reasons.

## ***Fundraising***

- Shortly before landmarking, the building was closed, with no heat or running water. It only reopened after a capital campaign to raise funds for a new boiler, and the Landmarks Conservancy provided funds to repair the roof.
- After landmarking, elected officials promised tens of millions of dollars to restore the building. Only \$35,000 was ever raised.
- In 2016, The Church explored a partnership with an arts group, hoping that a 501c-3 could be more successful in raising needed funds to restore the building.
- The Center at West Park was created in 2017, but produced almost no funding for major repairs, and instead its below-market rent (\$2,400 per month) just consumed more of the church's limited financial resources.

## *The Presbytery of NYC*

- The Presbytery covers all five boroughs and includes over a hundred churches and worshiping communities.
- Four churches are individually landmarked (West Park, First Chinese, and Ft. Washington in Manhattan; Riverdale in the Bronx) and 12 others are located within historic districts.
- It has just three full time employees - an Executive Presbyter, a Stated Clerk, and an Office Manager - located in a small office it shares with another non-profit. Most work is done by unpaid volunteers, like the members of the West Park AC.
- It has a total annual budget of about \$1 million, including about \$100,000 for grants to member churches for building repairs.
- Its total assets are a fraction of the funding required just to repair West Park's façade.



## Church Contract with Alchemy

- The Church entered into a contract with Alchemy on March 3, 2022 for the Church property, contingent on the issuance of a demolition permit.
- Under the contract, Alchemy will provide the Church with a 10,000 sf space for worship, community activities and arts programs.



TWO FIFTY WEST 81ST



42 E 20TH ST



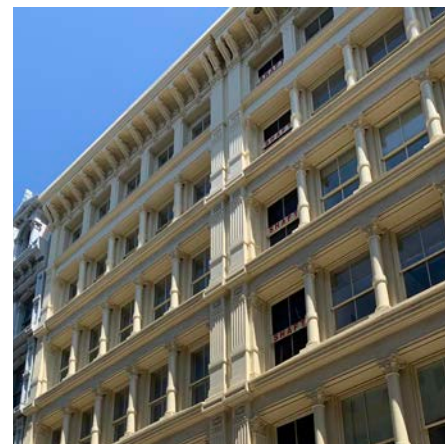
35 W 15TH ST



WOOLWORTH BUILDING



378 WEST END AVENUE



20 GREENE STREET



136 E 19TH ST

Facade Condition Specialists:

**FacadeMD**

Structural Engineer:

**Severud Associates**

Construction Manager:

**Leading Builders Group**

Accessibility & Life Safety:

**CCI Code Consultants**

Architects:

**FXCollaborative Architects LLP**

# Existing Conditions

- Facade
- Structure
- Fire Protection and Life Safety
- Accessibility

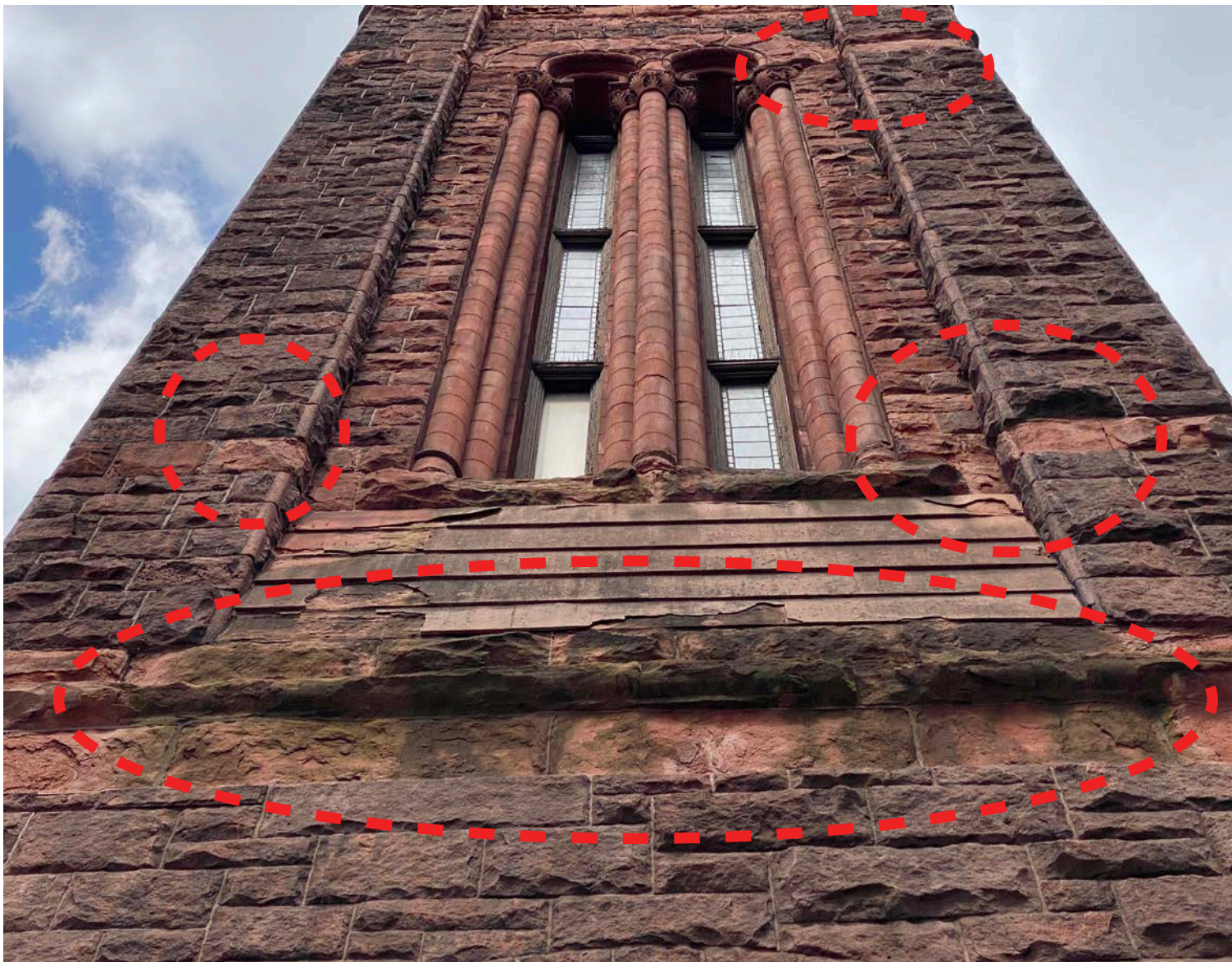
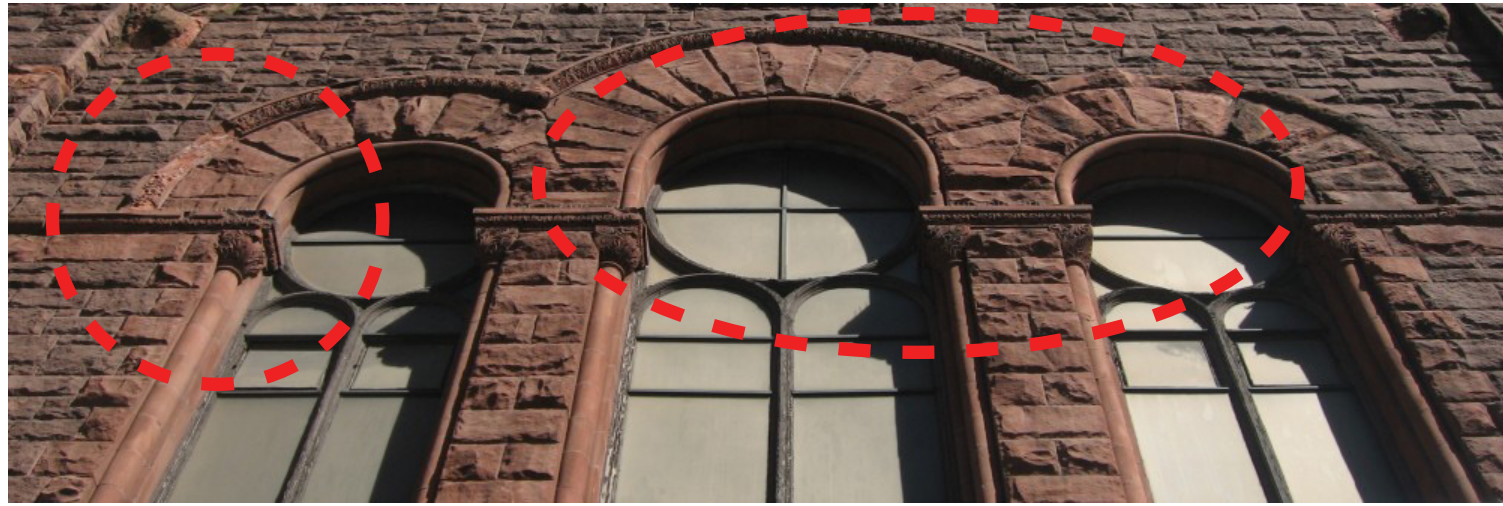




- Facade Description
- Facade Analysis Methodology
- Extent of Probing
- Types of stabilization, repair and restoration
- Extent of restoration and replacement

\* Façade MD Report to NYC Department of Buildings dated December 2,2021











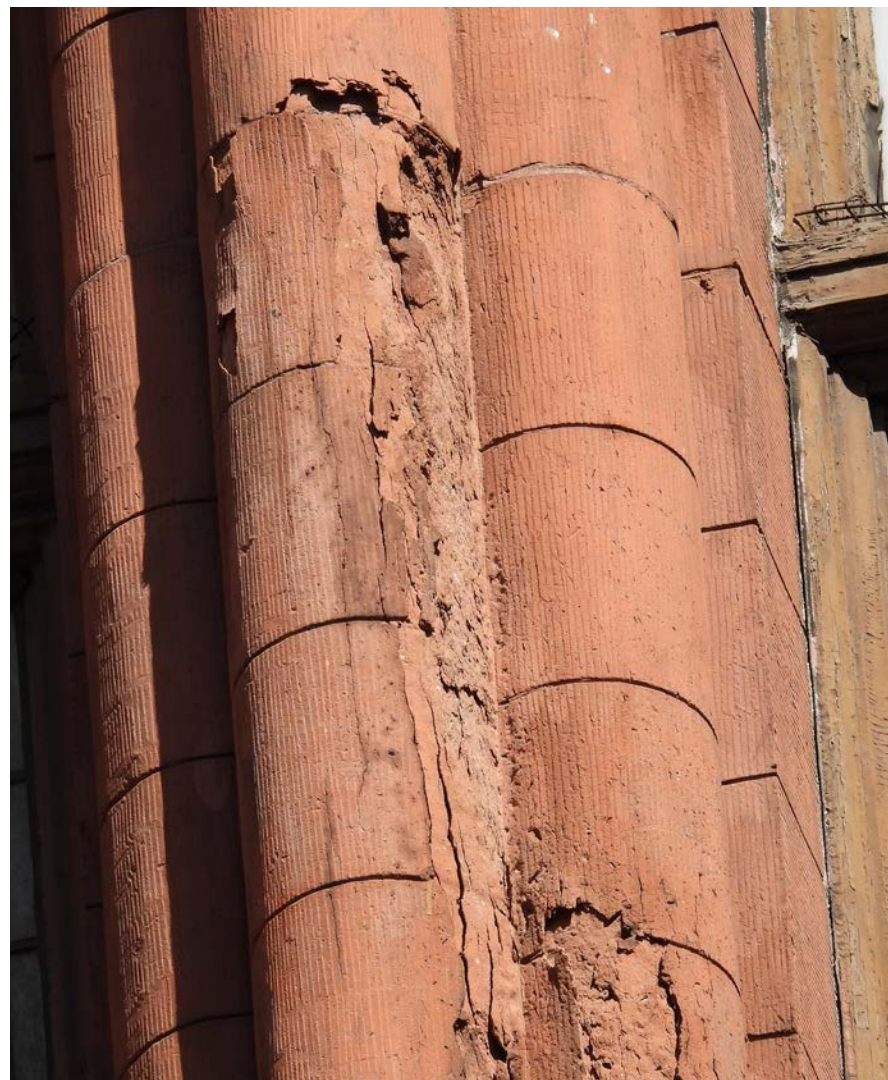






**EXISTING CONDITIONS**  
(12/2/21 FACADE MD REPORT)











## ***Facade Conditions Report Summary \****

- Extensive stone spalling, cracks, mortar deterioration and deteriorated windows noted throughout the building.
- Façade conditions are unsafe.
- Loose or unsafe material should be removed and the remaining masonry stabilized.
- Ornamental sandstone Finial located at top of the West 86th Street Chapel façade at the end of the roof ridge beam is severely cracked and spalled.

\* Façade MD Report to NYC Department of Buildings dated December 2,2021





14 JUNE 2022  
WEST-PARK PRESBYTERIAN CHURCH

## EXISTING CONDITIONS

(12/2/21 FACADE MD REPORT)



## Structural Conditions Report Summary \*

- Sandstone façades exhibit deterioration in varying degrees from minor to severe. Areas of cracked, hollow sounding and delaminated surface observed, Large spalls, voids pits and cracks observed throughout.
- Section of façade adjacent to 86th St. separated from roof by up to 4". Wall is not adequately braced against wind loads and roof and sanctuary ceilings are not adequately supported.



\* Severud Associates Consulting Engineers, Structural Survey Report, Nov. 16, 2021



## ***Structural Conditions Report Summary (Continued) \****

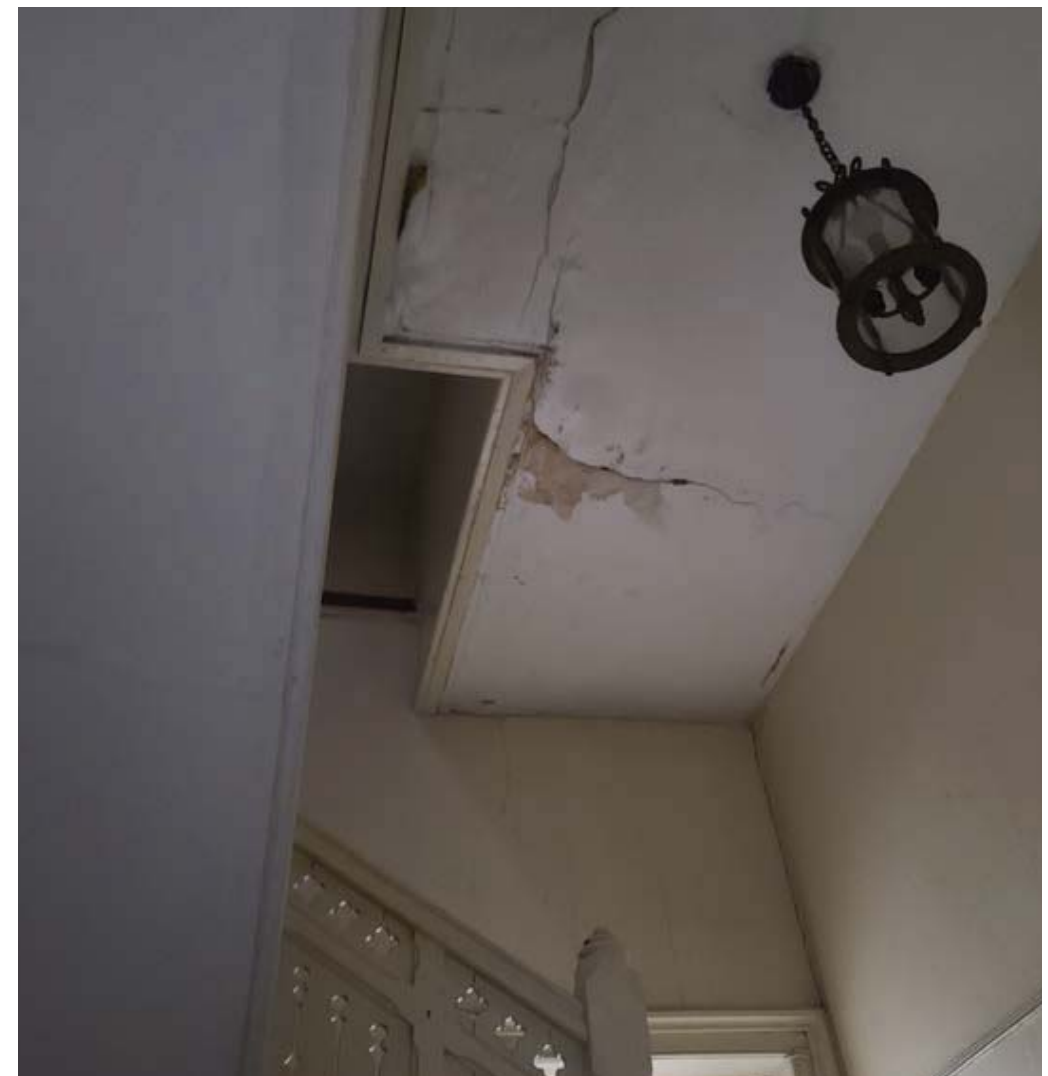
- 25% of brick on interior walls of bell tower which support the tower and serve as backup to the sandstone façade has cracked, deteriorated or missing mortar.
- Various through-cracks, areas of missing and deteriorated mortar or signs of trapped moisture observed at the exterior brick bearing walls at north and east faces. Interior signs of trapped moisture.



\* Severud Associates Consulting Engineers, Structural Survey Report, Nov. 16, 2021

## ***Structural Conditions Report Summary (Continued) \****

- Various cracks and water discoloration at sanctuary walls and ceilings and near wood trusses indicating excessive deformation of wood truss and/or excessive lateral movement or settlement at the truss bearing points.
- 20 foot long wide vertical and stepped crack at east end of southernmost roof truss.
- Wood header and joist supporting a stair and portion of storage room east of 86th Entrance observed to be severely cracked and deformed.
- Cracks at underside of north-east egress stair at second floor indicate excessive deflection of floor.



\* Severud Associates Consulting Engineers, Structural Survey Report, Nov. 16, 2021







## Accessibility Report Summary \*

- Amsterdam Avenue and West 86th Street entrances are not accessible.
- No accessible routes from sanctuary to any of the levels of the building including the balcony.
- No accessible restrooms.
- Interior doors, hardware and railings are non-compliant.



\* CCI Code Consultants Inc. West Park Presbyterian Church Accessibility Survey Memo 12.9.21.



## ***Violations & Emergency Repairs***

The Church has recently received three DOB violations due to the condition of the Building.

- DOB Violation #21-01507 (11/10/21) noted “sections of façade spalling severely” and “roof ridge ornamental masonry with large crack with a potential to detach and fall onto . . . public roadway.”
- DOB Violation # FEU10701XC (11/19/21) stated that “Exterior wall in state of disrepair, out of plumb and leaning” and that “the apex of the gable has displaced approximately 3”.
- DOB Summons #35644126R (01/24/22) for failure to secure building walls or appurtenances, noting that façade is spalling.

Emergency repairs undertaken by the Church since January totaled \$70,000.

# Stabilization, Repair & Restoration Costs

## Restoration, Rehabilitation and Repair Costs \*

▪ Façade and Roof Restoration:	\$ 17,994,055
▪ Structural Repairs:	\$ 2,834,000
▪ Code Compliance:	\$ 1,533,225
▪ Interior Repairs:	\$ 9,675,635
<b>Total Construction Costs</b>	<b>\$ 32,036,915</b>

▪ Emergency Repairs:	\$70,000
▪ General Conditions:	\$4,164,799
▪ Insurance, Construction Management Fee	\$7,095,056
▪ Construction Contingency (10% of Construction Costs)	\$3,203,692
▪ Design Contingency (10% of Construction Costs)	\$3,203,692
<b>Total:</b>	<b>\$ 49,774,153</b>

\* Preliminary Budget Estimate by Leeding Builders Group, LLC issued 1/7/22

# Hardship Financial Analysis

## ***Overview of the Economic Analyses***

### **Purpose of the Report:**

Determine whether a Reasonable Return can be achieved following renovation and restoration of the property

### **Reasonable Return Definition:**

Defined as: “net annual return of six per centum of the valuation of an improvement parcel.”<sup>1</sup>

For this analysis, the “valuation” applicable is the “current assessed valuation established by the city which is in effect at the time of the filing”<sup>2</sup> which is the Actual Assessment of \$3,463,350.

### **Guiding Statutes and Precedents:**

Landmark’s Law and LPC analysis and determinations in the Stahl Matter.<sup>3</sup>

1. Section 25-302(v)(1) of the Rules of the City of New York

2. Section 25-302(v)(2) of the Rules of the City of New York

3. LPC - 127519 | 429 East 64th Street and 430 East 56th Street City and Suburban Homes, First Avenue Estate

## ***Basic Components of the Economic Analyses***

1. Estimate a market rent for the subject property, as renovated and restored
2. Estimate stabilized operating expenses for the subject property, as renovated and restored, exclusive of repairs and maintenance costs.
  - Depreciated renovation and restoration costs are imputed as annual repairs and maintenance costs.
  - Annual costs are equal to 2% of the renovation costs, per LPC Statute and as accepted in the Stahl Matter.
3. Determine stabilized Net Operating Income for the property, as renovated and restored
  - Note: Real Estate Taxes are not included as a stabilized operating expense and are built into the loaded capitalization rate
4. Capitalize stabilized Net Operating Income into value using a loaded capitalization rate
5. Determine if the Calculated Return achieves a 6% return above the Actual Assessment

## **Scenarios Studied - Base Scenario, Infill Scenario, and Multi-Family Scenario**

The Analysis is comprised of three (3) development scenarios:

### **a) Community Facility and Commercial Use Scenario ("Base Scenario")**

in which the deficiencies of the existing structure are cured and renovated for community facility use with a Net Usable Area of 18,353 sq. feet in a gross building area of 24,688 sq. feet.

### **b) Infill Community Facility and Commercial Use Scenario ("Infill Scenario")**

in which interior sq. footage is maximized through a 3,647± sq. foot infill of the auditorium, in order to create total gross building area of nearly 28,335± sq. feet and a net usable area of 22,014± square feet.

### **c) Residential Multi-Family Conversion Scenario ("Multi-Family Scenario")**

in which the interior sq. footage is maximized through infill construction and converted for residential use. Both structural and interior work is required to create a total of 34,517± sq. feet of gross building area and 20 apartments ranging from studios to 3-bedroom units with a total residential rentable area of 20,613± sq. feet.

**Conclusion:** Under all three (3) scenarios, no positive return is achieved

**Base and Infill Scenarios**  
**Overview of Comparable Lease Data -**  
**Commercial and Community Facility Leases**

- Six (6) recent leases and two (2) active listings all located in Manhattan and one (1) lease located in Brooklyn Heights
- Uses include department of education, religious school, church, museum and nightclub
- Net effective taking rents range from \$32.52 per square foot to \$103 per square foot. Eight (8) of the nine (9) comparable rents range from \$32 to \$58 per square foot. The outlier rental comp is an entertainment venue in Times Square.
- Concluded market rent of \$50.00 per square foot net effective rent across the entire property for both the **Base Scenario** and the **Infill Scenario**



# Base and Infill Scenarios

## **Comparable Community Facility and Commercial Leases**



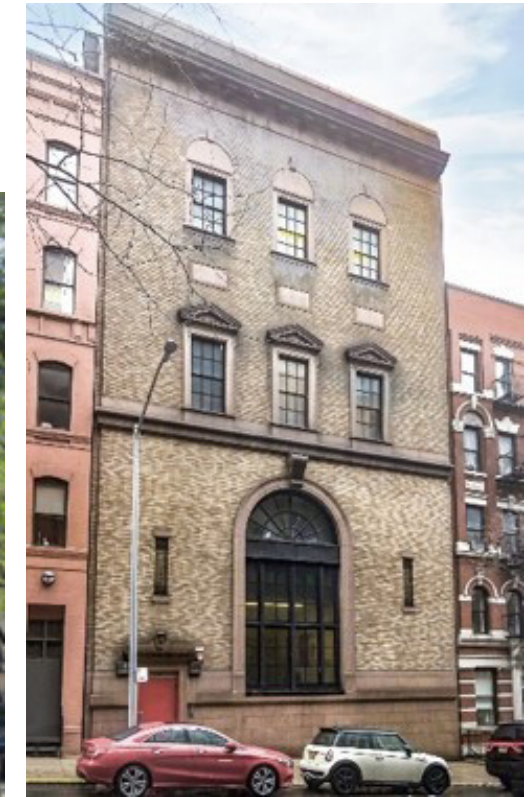
1157 LEXINGTON AVENUE



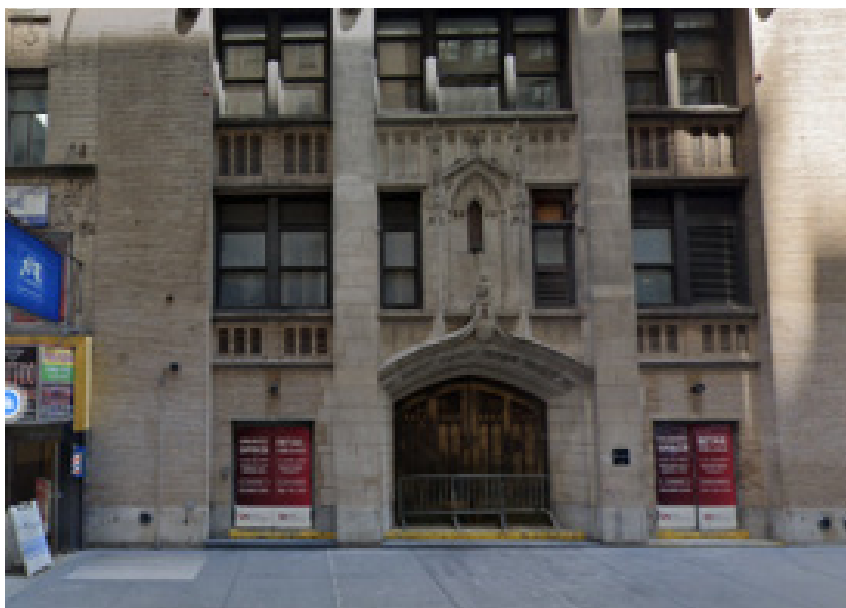
50 MONROE PLACE



417 WEST 57TH STREET



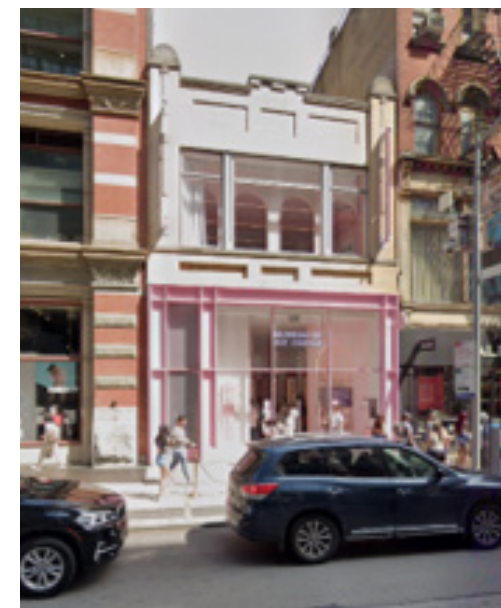
215 EAST 94TH STREET



135 WEST 41ST STREET



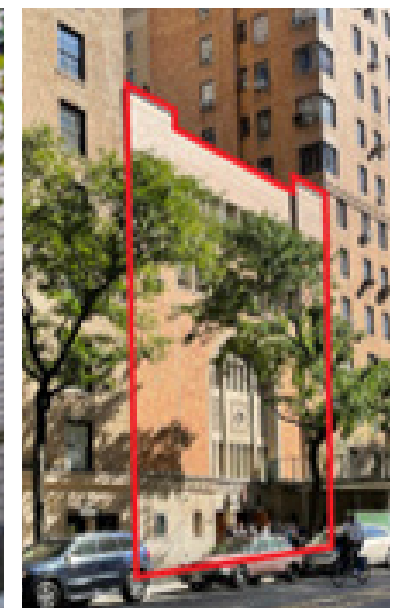
12 WEST 12TH STREET



558 BROADWAY



4 WEST 76TH STREET



15 WEST 86TH STREET



**Base and Infill Scenarios**  
**Income and Expenses - Exclusive of Real Estate Taxes**

Potential Space Use		Base Scenario	Infill Scenario
Rentable Building Sq. Ft.		18,353	22,014
Rent PSF		\$50.00	\$50.00
PGI		\$917,650	\$1,100,700
Less: Vacancy and Collection Loss @ %		5.0%	5.0%
Less: Vacancy and Collection Loss @ \$		(\$45,883)	(\$55,035)
<b>Effective Gross Income</b>		<b>\$871,768</b>	<b>\$1,045,665</b>
<b>Expenses</b>			
Insurance PSF @	\$1.00	\$18,353	\$22,014
Professional Fees p/annum @	\$5,000	\$5,000	\$5,000
Utilities		Tenant	Tenant
Payroll	None	\$0	\$0
Repairs and Maintenance	Tenant	\$0	\$0
Structural Repairs PSF @	\$0.50	\$9,177	\$11,007
Management and Leasing % EGI @	6.00%	\$52,306	\$62,740
<b><i>Expenses BEFORE Amortized Dev Costs and RE Taxes</i></b>		<b>\$84,836</b>	<b>\$100,761</b>
<b>NOI BEFORE Amortized Dev Costs and RE Taxes</b>		<b>\$786,932</b>	<b>\$944,904</b>
Less: Amortized Development Costs		(\$1,095,129)	(\$1,142,114)
<b>Net Operating Income (w/out Real Estate Taxes)</b>		<b>(\$308,197)</b>	<b>(\$197,210)</b>



**Base and Infill Scenarios**  
**Depreciation Calculation**  
**Renovation Costs**

**Annual Depreciation Allowance for Renovation:**

2% of Total Costs, plus the valuation of the improvements

**Total Costs:**

\$49,774,153 plus an estimated \$100 per sq foot for tenant fit-out for a total of \$51,609,453

**Valuation of the Improvements:**

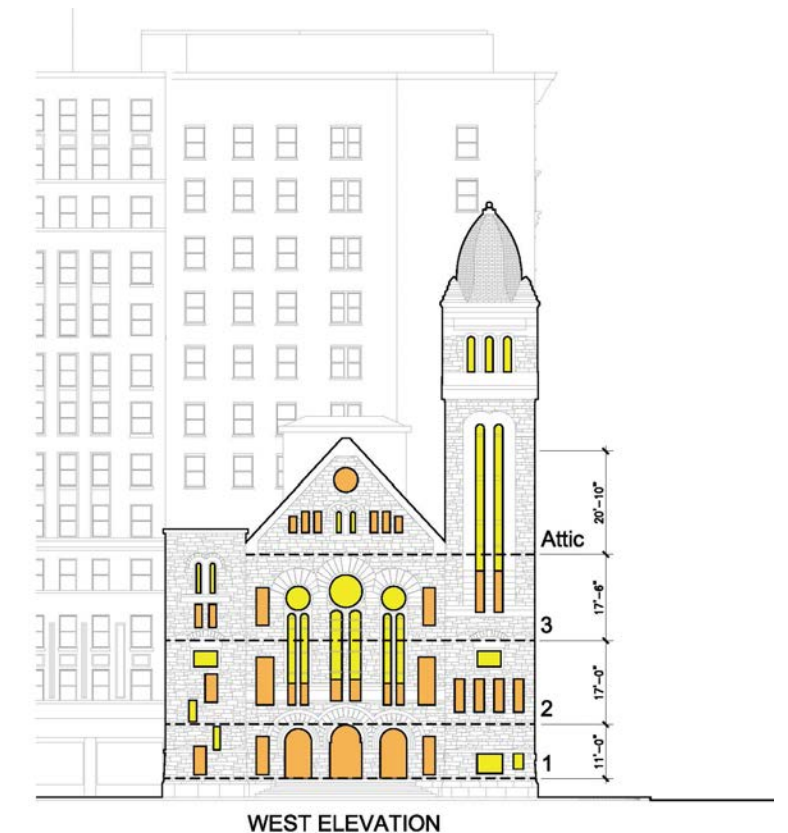
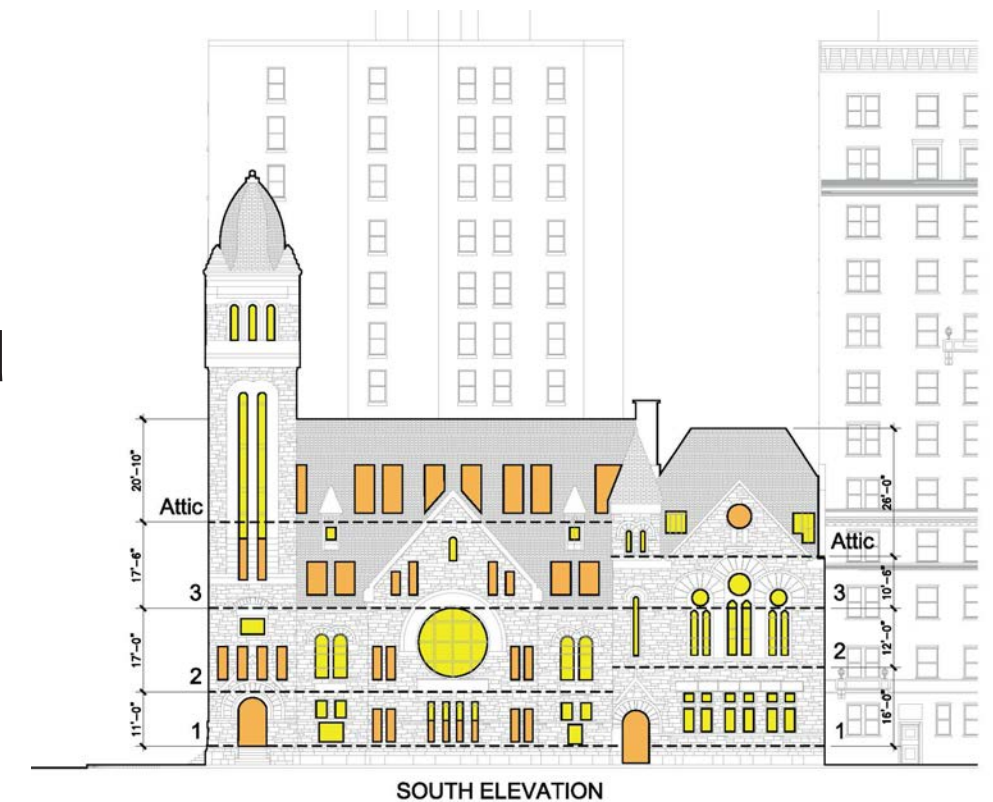
Equivalent to the improvement assessment of \$3,147,000

<b>Depreciated Development Cost Calculation</b>		
<b>Scenario</b>	<b>Base</b>	<b>Infill</b>
Assessed Value of Subj Building Exclusive of Land (full market value)	\$3,147,000	\$3,147,000
Projected Renovation Cost (full cost)	\$51,609,453	\$53,958,710
<b>Total</b>	<b>\$54,756,453</b>	<b>\$57,105,710</b>
Annual Depreciation @ 2.0%	\$1,095,129	\$1,142,114

## Multi-Family Scenario

### Overview of Comparable Data

- The Multi-Family conversion is proposed to be comprised of 20 units spread over the ground floor, second floor, third floor and attic with a unit mix comprised of:
  - Five (5) studio units
  - Three (3) one-bedroom units
  - Two (2) two-bedroom units
  - Five (5) two-bedroom + den units
  - Five (5) three-bedroom units
- This analysis references market studies prepared by Douglas Elliman and CoStar
- We researched comparable rentals for buildings deemed competitive for the proposed project in the Upper West Side relying on renovated elevator buildings



- Legend
- Legal Windows with limited openings
  - Proposed New Windows
  - Floors



**Multi-Family Scenario**  
**Overview of Comparable Data**

**Statistical Summary of Rent Projections**

<b>Unit Type</b>	<b># of Units</b>	<b>Min Rent</b>	<b>Max Rent</b>	<b>Avg Rent</b>	<b>Avg Rent PSF</b>
<b>Studio</b>	5	\$3,300	\$3,900	\$3,580	\$70.54
<b>1</b>	3	\$4,250	\$4,700	\$4,517	\$65.61
<b>2</b>	2	\$6,200	\$6,400	\$6,300	\$69.74
<b>2+Den</b>	5	\$6,500	\$7,400	\$7,060	\$73.97
<b>3</b>	5	\$7,500	\$12,000	\$9,280	\$77.75
<b>Totals</b>	<b>20</b>			<b>\$6,288</b>	<b>\$73.21</b>



## Multi-Family Scenario

### Income and Expenses - Exclusive of Real Estate Taxes

Potential Space Use		Multi-Family
Rentable Residential Sq. Ft.		20,613
Total # Residential Units	<b>p/ Mo.</b>	20
Potential Gross Income - Apartments	\$6,288	\$1,509,000
Potential Gross Income - Amenity and misc income	\$200	\$48,000
<b>Total Potential Gross Income</b>		<b>\$1,557,000</b>
Less: Vacancy and Collection Loss @ %		4.0%
Less: Vacancy and Collection Loss @ \$		(\$60,360)
<b>Effective Gross Income</b>		<b>\$1,496,640</b>
<i>Per Unit / Mo.</i>		<i>\$6,236</i>
<i>Per RSF - Annual</i>		<i>\$72.61</i>
<b>Expenses</b>	<b>p/unit</b>	<b>Annual</b>
Insurance Per Unit @	\$1,000	\$20,000
Utilities Per Unit @	\$1,500	\$30,000
Payroll p/annum @	\$5,000	\$100,000
Turnover and Cleaning Per Unit @	\$1,000	\$20,000
Service Contracts (elevator, virtual doorman)		\$12,500
Professional Fees p/annum @		\$7,500
Misc. and amenity operating expenses		\$10,000
Management and Leasing % EGI @	5.00%	\$74,832
<b>Expenses Before Amortized Dev Costs and RE Taxes</b>		<b>\$274,832</b>
<i>Expenses Per Unit/Month - Before Dev. Costs and RET</i>		<i>\$13,742</i>
<i>OpEx Ratio - Before Dev. Costs and RET</i>		<i>18.36%</i>
<b>NOI BEFORE Amortized Dev Costs and RE Taxes</b>		<b>\$1,221,808</b>
Less: Amortized Development Costs		(\$1,271,114)
<b>Net Operating Income (w/out Real Estate Taxes)</b>		<b>(\$49,306)</b>



**Multi-Family Scenario**  
**Depreciation Calculation**  
**Renovation Costs**

- **Annual Depreciation Allowance for Renovation:**  
 2% of Total Costs, plus the valuation of the improvements
  
- **Total Costs:**  
 \$60,408,701 for residential conversion costs
  
- **Valuation of the improvements:**  
 Equivalent to the improvement assessment of \$3,147,000

<b>Depreciated Development Cost Calculation</b>		
<b>Scenario</b>	<b>Multi-Family</b>	
Assessed Value of Subj Building Exclusive of Land (full market value)	\$3,147,000	
Projected Renovation Cost (full cost)	\$60,408,701	
<b>Total</b>	<b>\$63,555,701</b>	
Annual Depreciation @	2.0%	\$1,271,114



## Summary of Conclusions

Due to the lack of positive net incomes, the reasonable return analysis is unable to be completed. In all three (3) scenarios, there is no positive return, and do not meet the Reasonable Return threshold, as defined in N.Y.C. Admin. Code § 25-302.

A Reasonable Return, as defined, **can not be achieved** in any of the scenarios.

A summary of the conclusions is presented below:

<b>INCOME APPROACH SUMMARY</b>			
Scenario	Base	Infill	Multi-Family
Net Operating Income - Subtotal	\$786,932	\$944,904	\$1,221,808
Less: Depreciated Costs	(\$1,095,129)	(\$1,142,114)	(\$1,271,114)
Net Operating Income	<b>(\$308,197)</b>	<b>(\$197,210)</b>	<b>(\$49,306)</b>

\*We note that the above Net Operating Income does not include any real estate taxes as an expense.



# **Residential Conversion and Partial Demolition Alternatives**



# Scenario 1

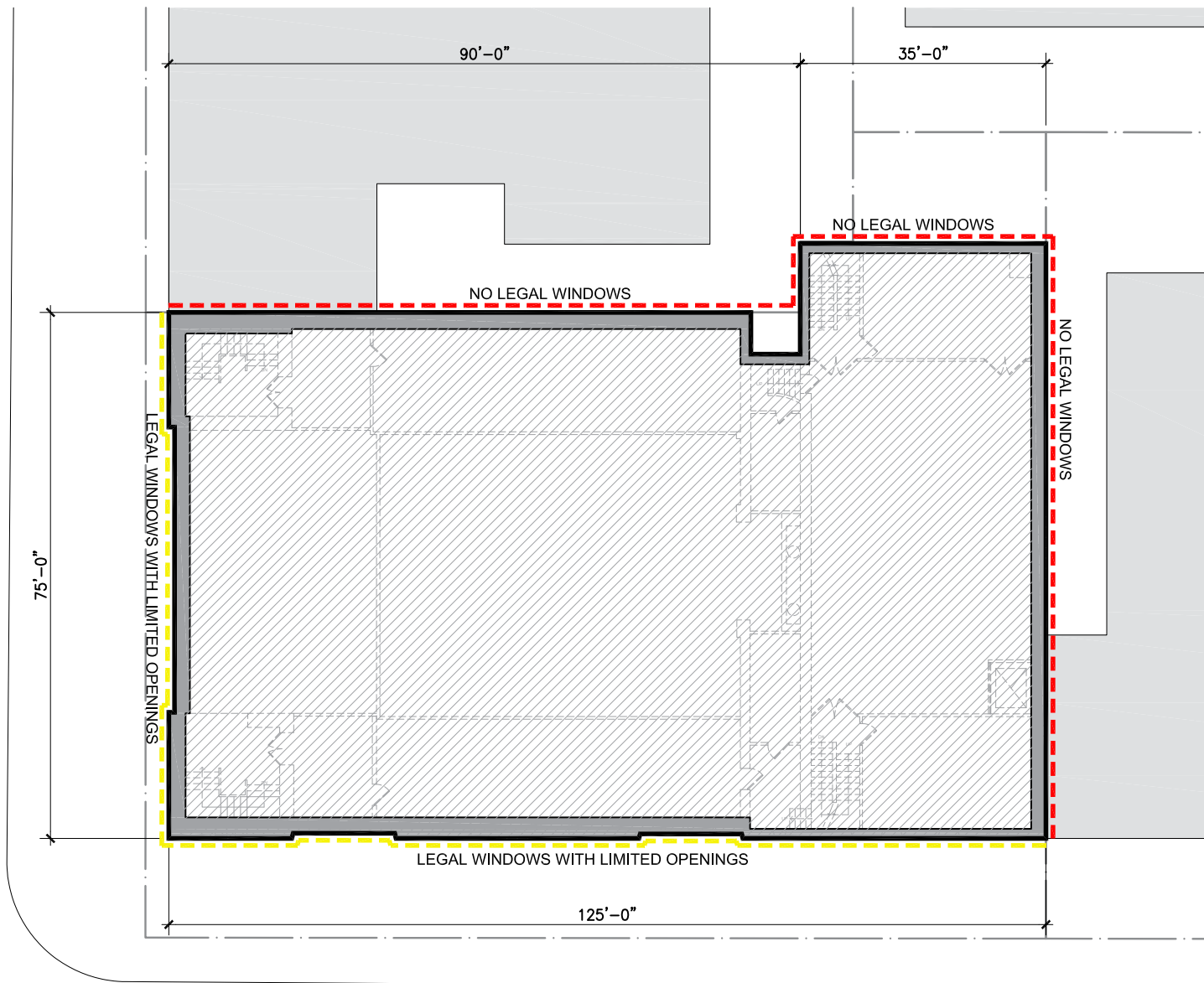
Convert existing buildings  
to residential use



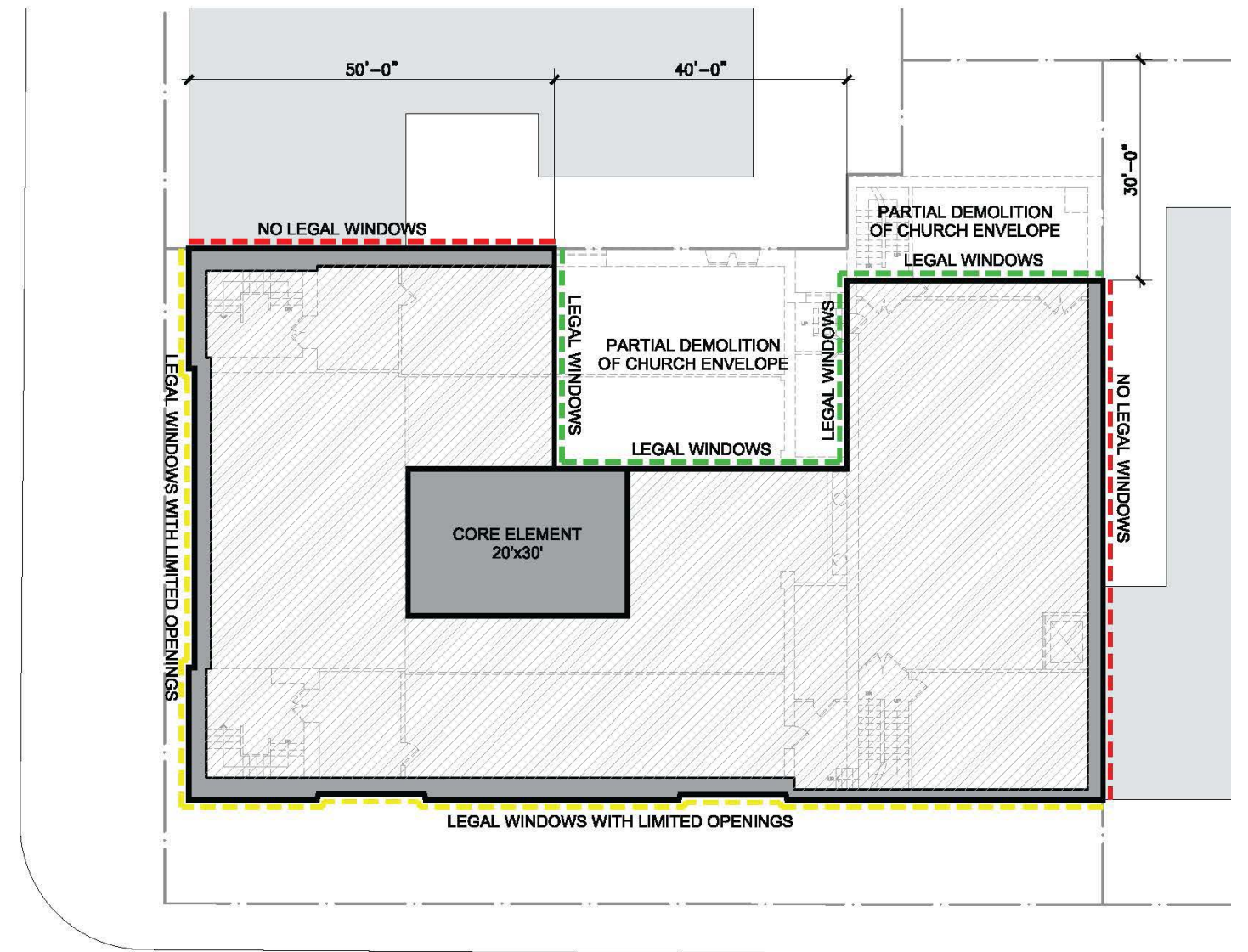
## ***Scenario 1***

- A new Inner Court to be carved out of existing building for “Legal Windows”
- Existing internal structure to be replaced with new fireproof concrete structure.
- Four new floors to be added to align with existing windows.
- The existing facade will most likely need to be completely replaced.
- Extensive number of new windows to be cut into existing facade.



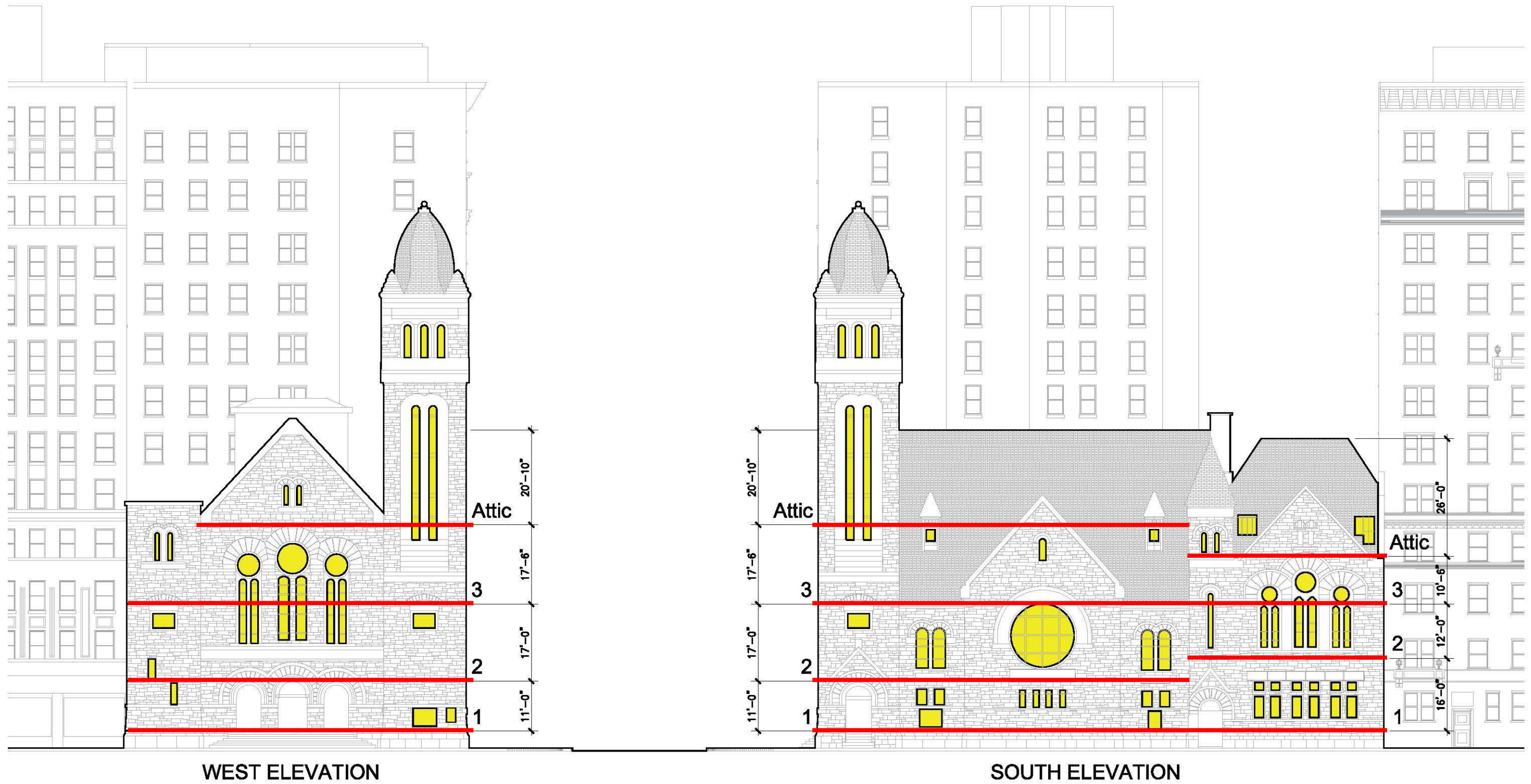


Plan showing extent of "Legal Windows"



Plan with Required Courts and Yards





- Legend
- Legal Windows with limited openings
  - Floors

## Scenario 1

### Existing Fenestration & Proposed New Floors





**Scenario 1**  
**Existing & Proposed New Fenestration & Proposed New Floors**



# Scenario 2

Demolition Parish House

Construct new residential building

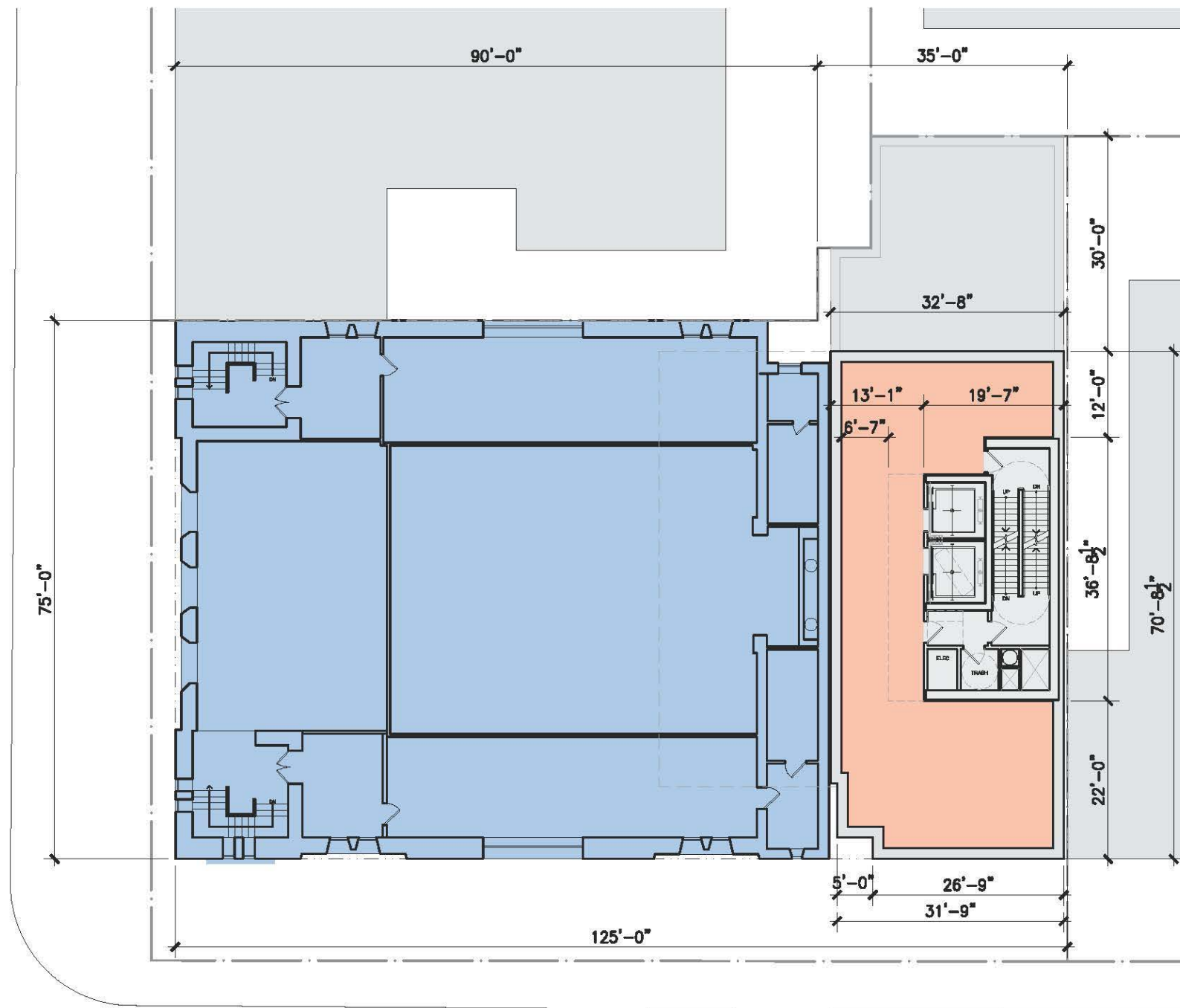
Renovate Sanctuary as community facility



## ***Scenario 2***

- Parish House demolished.
- New residential building constructed in its place and cantilevers over sanctuary.
- Sanctuary renovated and used as a community facility.
- New residential building would be costly and complex to construct and would yield small, inefficient floor plans.
- Utilizes only a quarter of the site's allowable area.
- The Existing facade will most likely need to be completely replaced.

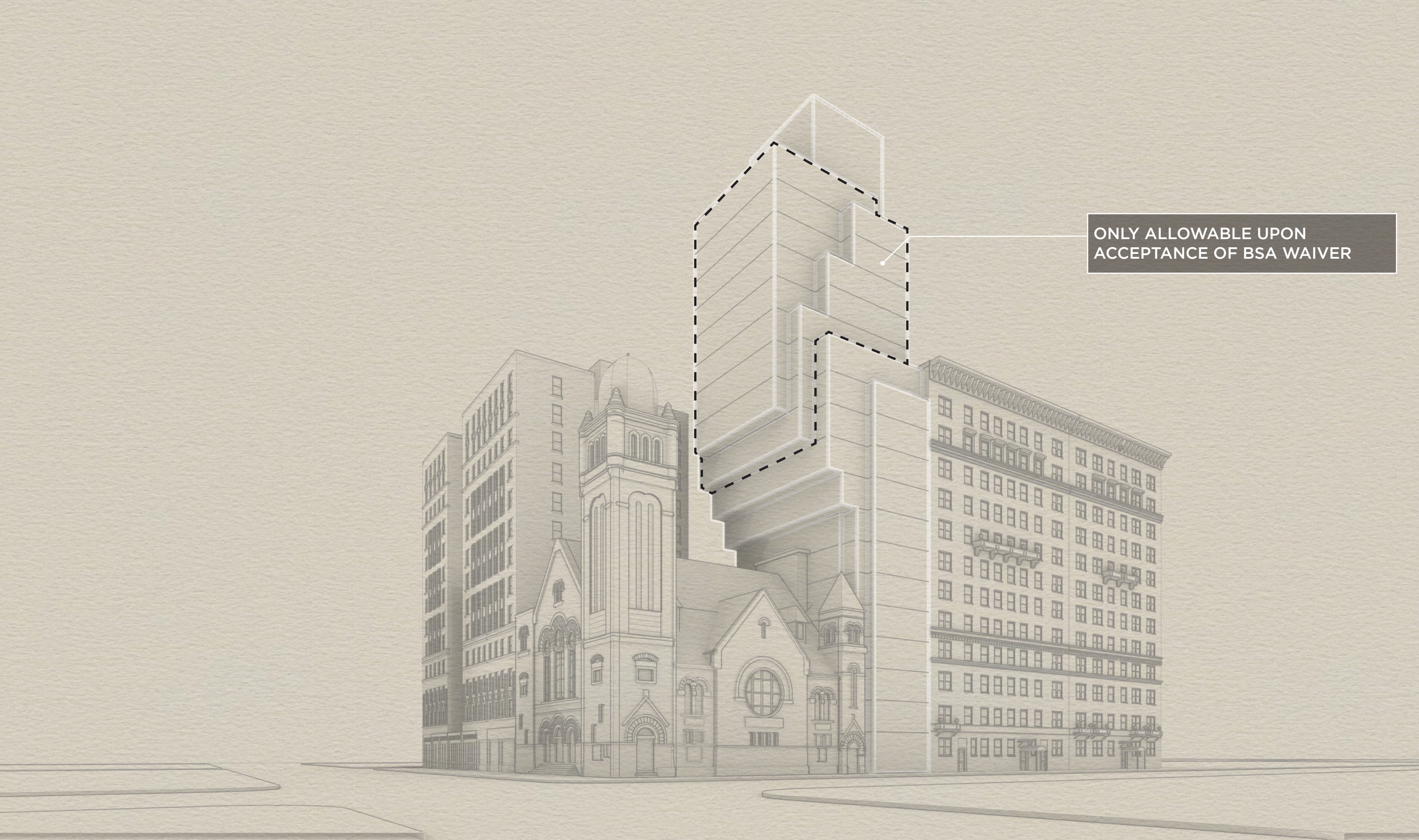












ONLY ALLOWABLE UPON  
ACCEPTANCE OF BSA WAIVER

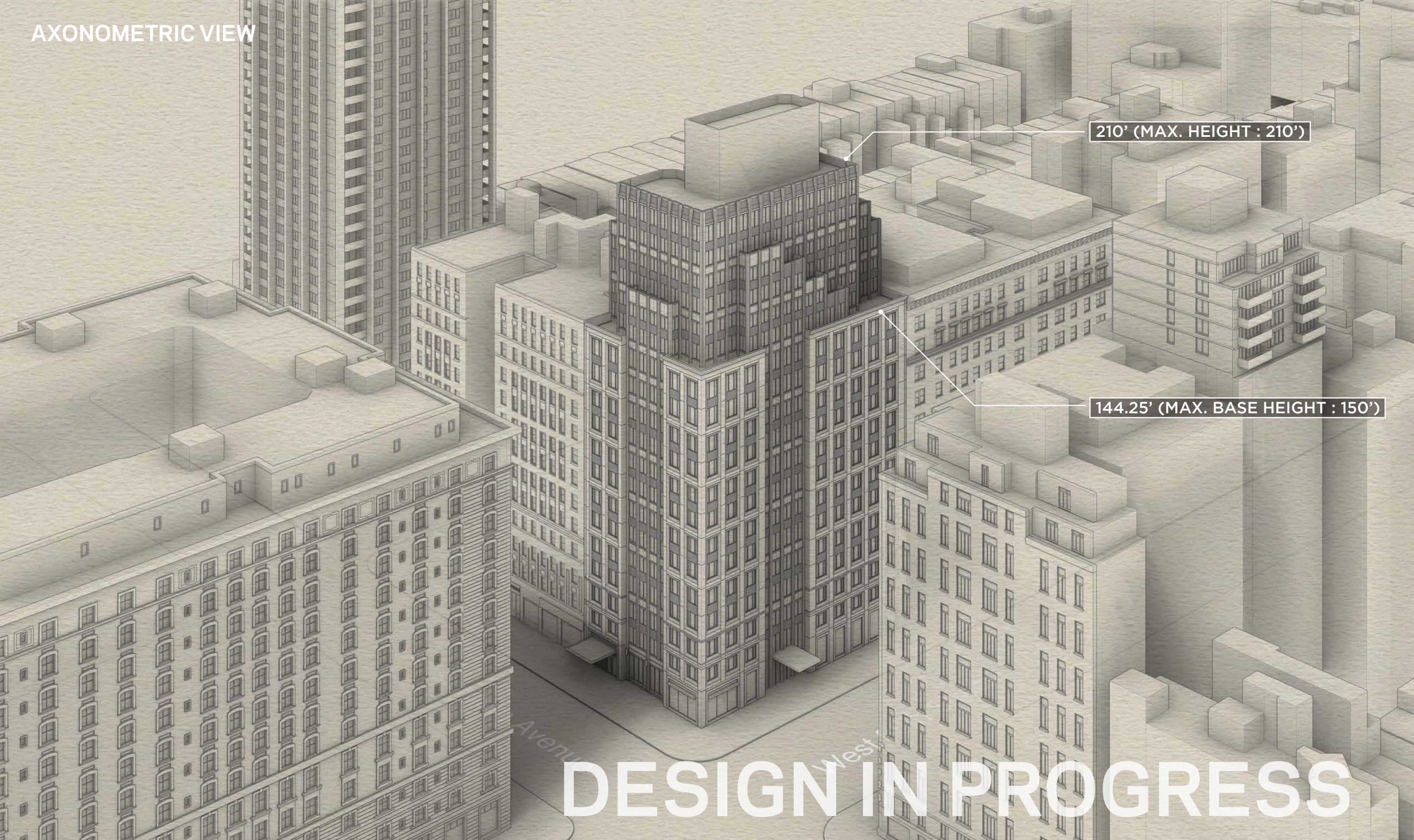


# Proposed Building









210' (MAX. HEIGHT : 210')

144.25' (MAX. BASE HEIGHT : 150')

# DESIGN IN PROGRESS





DESIGN IN PROGRESS





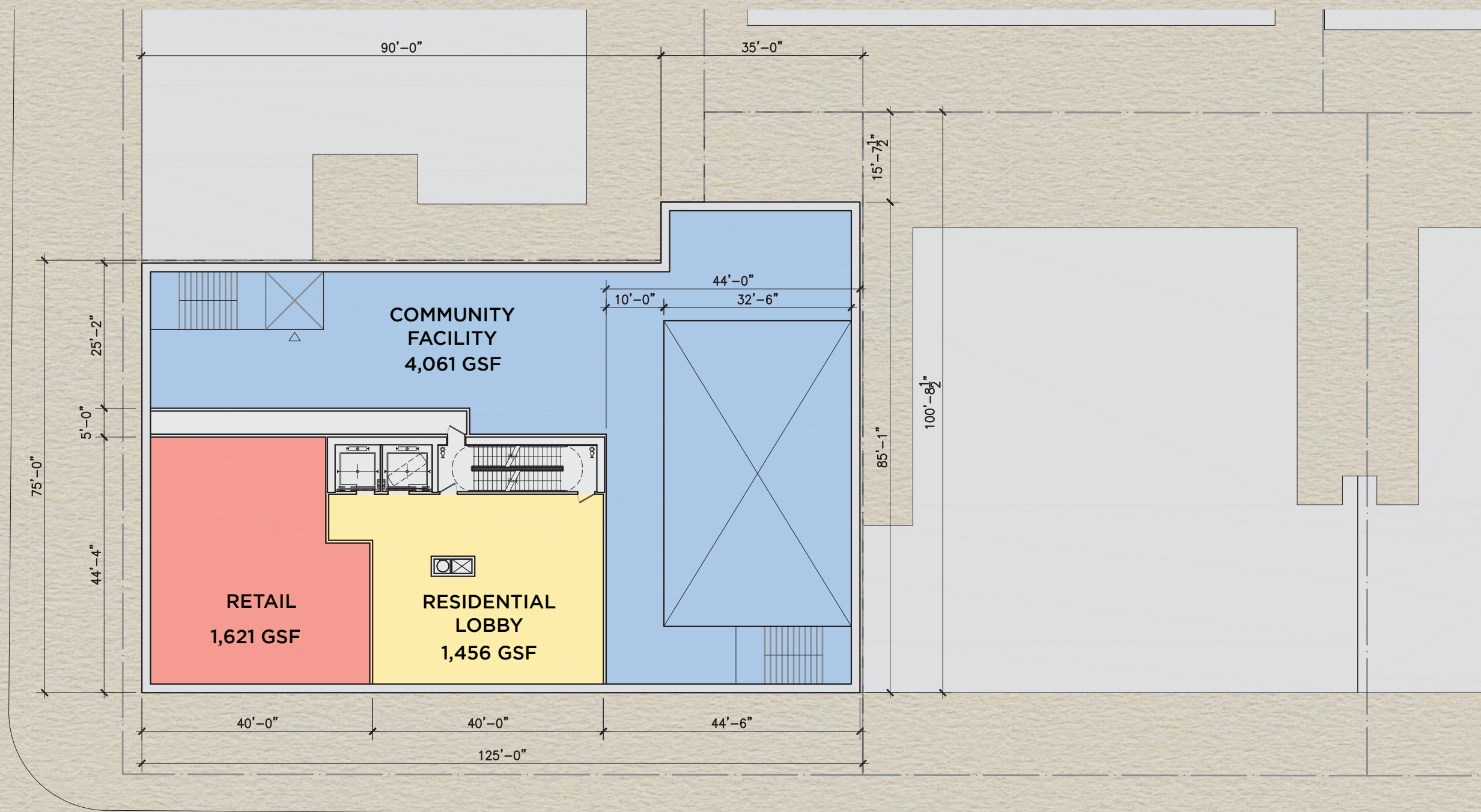
DESIGN IN PROGRESS







AMSTERDAM AVENUE  
(100' - WIDE STREET)



WEST 86TH STREET  
(100' - WIDE STREET)

# DESIGN IN PROGRESS

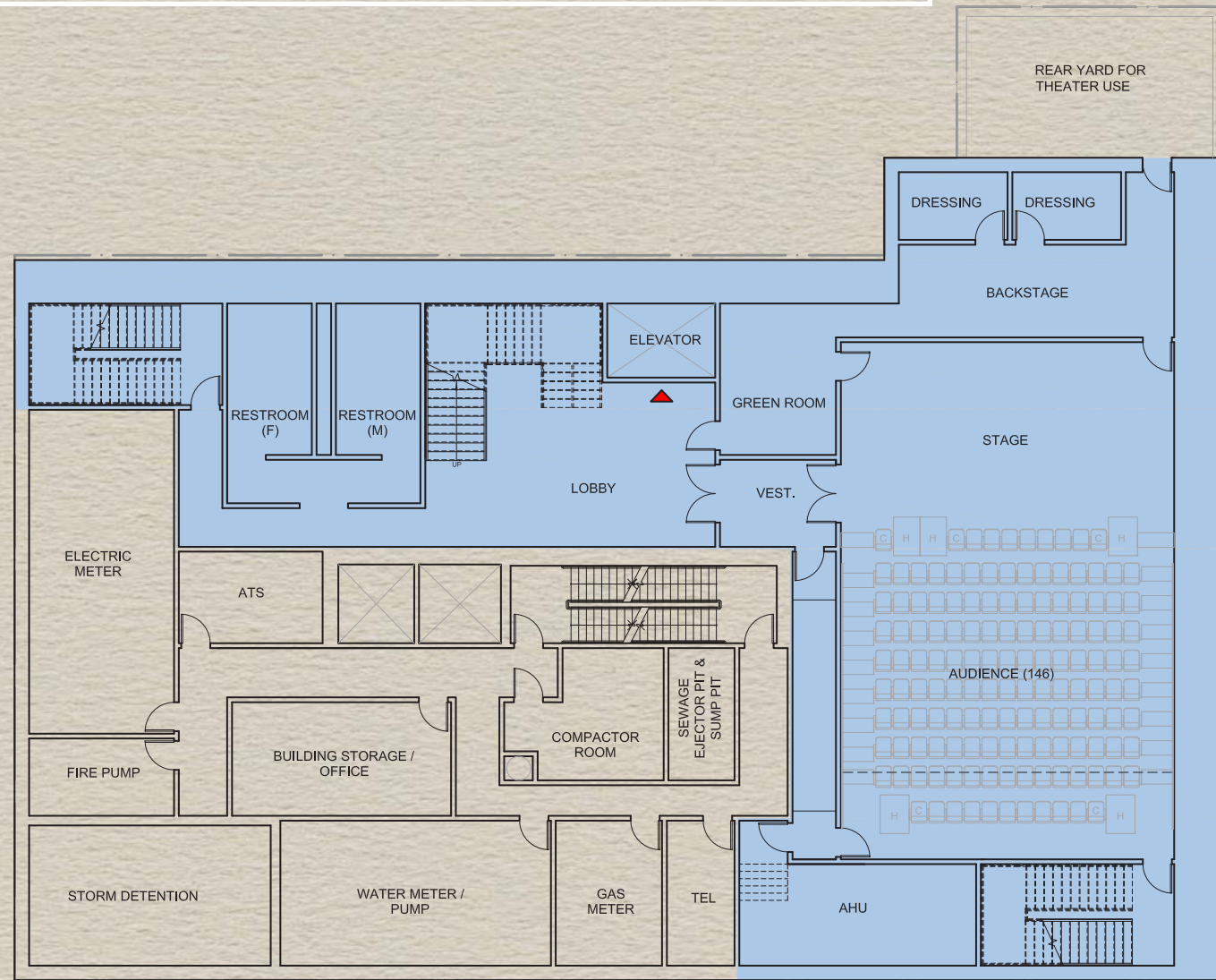




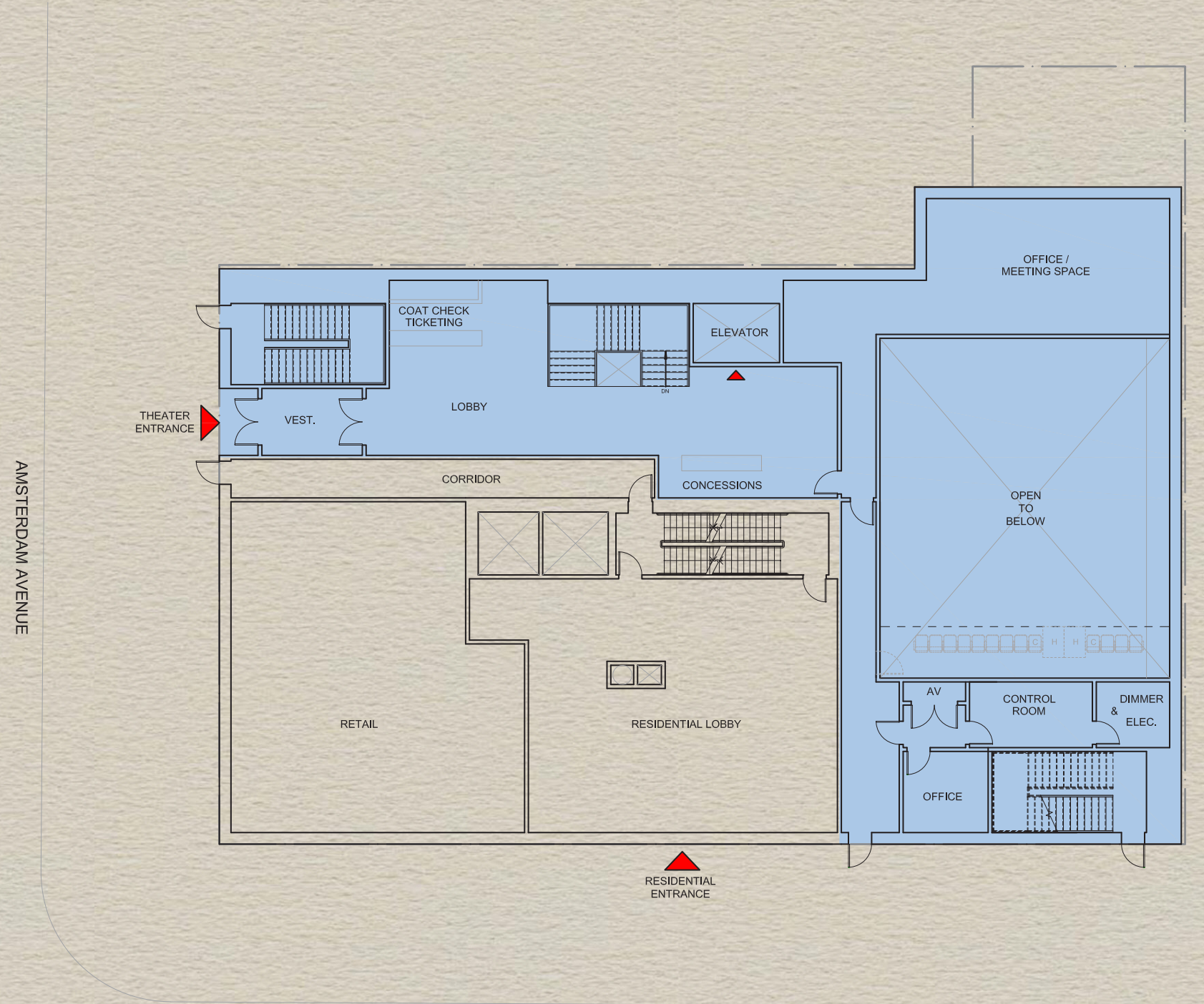


# BLACK BOX THEATER (SEATING CAPACITY: 146)

General Note: plans are preliminary and conceptual in nature and are subject to change. In addition, eventual structural elements, including columns are not shown on these plans.



CELLAR: 6,099 SF



GROUND FLOOR: 4,100 SF

WEST 86TH STREET

# DESIGN IN PROGRESS





**Center for Architecture,  
536 LaGuardia Place**



**Irish Repertory Theatre  
132 W 22nd St**



# Discussion & Questions



# Appendix

- A. Building History
- B. Prior Development & Fundraising



## ***West Park Church History \****

- 1853: Park Presbyterian Church designed by Leopold Eidlitz was constructed at 84th St. & 11th Avenue. The wooden church was vacated in 1884 and subsequently demolished.
- 1883: The Church purchased five lots at the corner of 86th Street and 10th Avenue (now Amsterdam)
- 1884: The Church constructed a brick and stone Chapel on West 86th Street designed by Leopold Eidlitz
- 1889-90: The Church constructed the Sanctuary and renovated the Chapel to match. The Sanctuary and renovated Chapel were designed in the Romanesque Revival Style by Henry Kilborn at an estimated cost of \$100,000. The building was constructed out of red sandstone. The Sanctuary had 900 seats.

\* West Park Presbyterian Church Designation Report (LP-2338)



- 1911: West Park Presbyterian Church was formed in 1911 when Park Presbyterian Church merged with West Presbyterian Church.
- 2001: A Sidewalk Shed was erected to protect pedestrians from the unsafe façade conditions.
- 2010: West Park Presbyterian Church was designated as an individual landmark. The congregation, numbering fewer than 100 members at the time, opposed designation.
- 2017: The Church is unable to pay for a Pastor and reduces its staff.
- 2018: The Center for West Park, a non-profit community performing arts center leased the Church for a performing arts center. The Church retained an office.
- 2020: Seeing no other options, the leadership of the Church votes to sell the Building.
- 2020: The Presbytery of New York establishes the West Park Administrative Commission to oversee the sale of the Church (12/1/20).



## ***Pre-Designation (2010):***

- 2004: The Church entered in discussions with Related Companies to demolish the building and construct a new apartment building with Church space. This project was not pursued.
- 2004: Friends of West Park, a non-profit developed an alternative plan to develop new community facility within the Church's exterior walls. This plan required a complete removal of the existing roof. Funding for this plan never materialized.
- 2005-8: The Church entered into a development scheme with Richmond Housing Resources that would have preserved the Sanctuary but replaced the Chapel with a residential tower. The project was abandoned due to the financial market and the impending designation of the Church.



***Post-Designation (2011 to Present) :***

2011: The Church raised funds for a new boiler that would enable the Church to be inhabited.

2011: Council member Gale Brewer raised \$35,000.

2011: The Church engaged Cushman and Wakefield to locate a long-term tenant or buyer for the building which proved unsuccessful

2011: The Landmarks Conservancy contributed \$15,000 in grants for roof repairs.

2013: The Church sold a manse (minister's residence) at 124 West 93rd Street \$1,355,00 and utilized proceeds for repairs.





2016: The Center at West Park was incorporated and began operating in the Church in 2017. From 2017-2019, the Center has paid the church about \$85,000 in rent and raised approximately \$150,000, which was used to cover operating deficits and make minor repairs to the building.

2018: The Center received a \$12,500 grant from the Landmarks Conservancy to prepare a master plan for the restoration of the church.

2021-22: The Church received \$100,000 in emergency loans from the Presbytery to cover 2022 operating and building repair costs.



The current proposal is:

Preservation Department – Item 6, LPC-22-09135

**165-167 West 86th Street – West Park**

**Presbyterian Church Individual Landmark**

**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 851 8338 0175

**Passcode:** 095417

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.