

November 19, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-25-01573

**325 Park Avenue – Saint Bartholomew's Church and Community
House – Individual Landmark
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 560 5566

Passcode: 604575

By Phone: 646-558-8656 (NY)

877-853-5257 (Toll free) US

888-475-4499 (Toll free)

Note: If you want to testify virtually 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.

St. Bartholomew's Church

East Facade & Mechanical Systems Restoration and Renewal

Community Board 5

Landmark Committee - October 22, 2024

Public Hearing/Full Board Meeting - November 14, 2024

NYC Landmark Preservation Commission

Public Hearing

November 19, 2024

Acheson Doyle Partners Architects

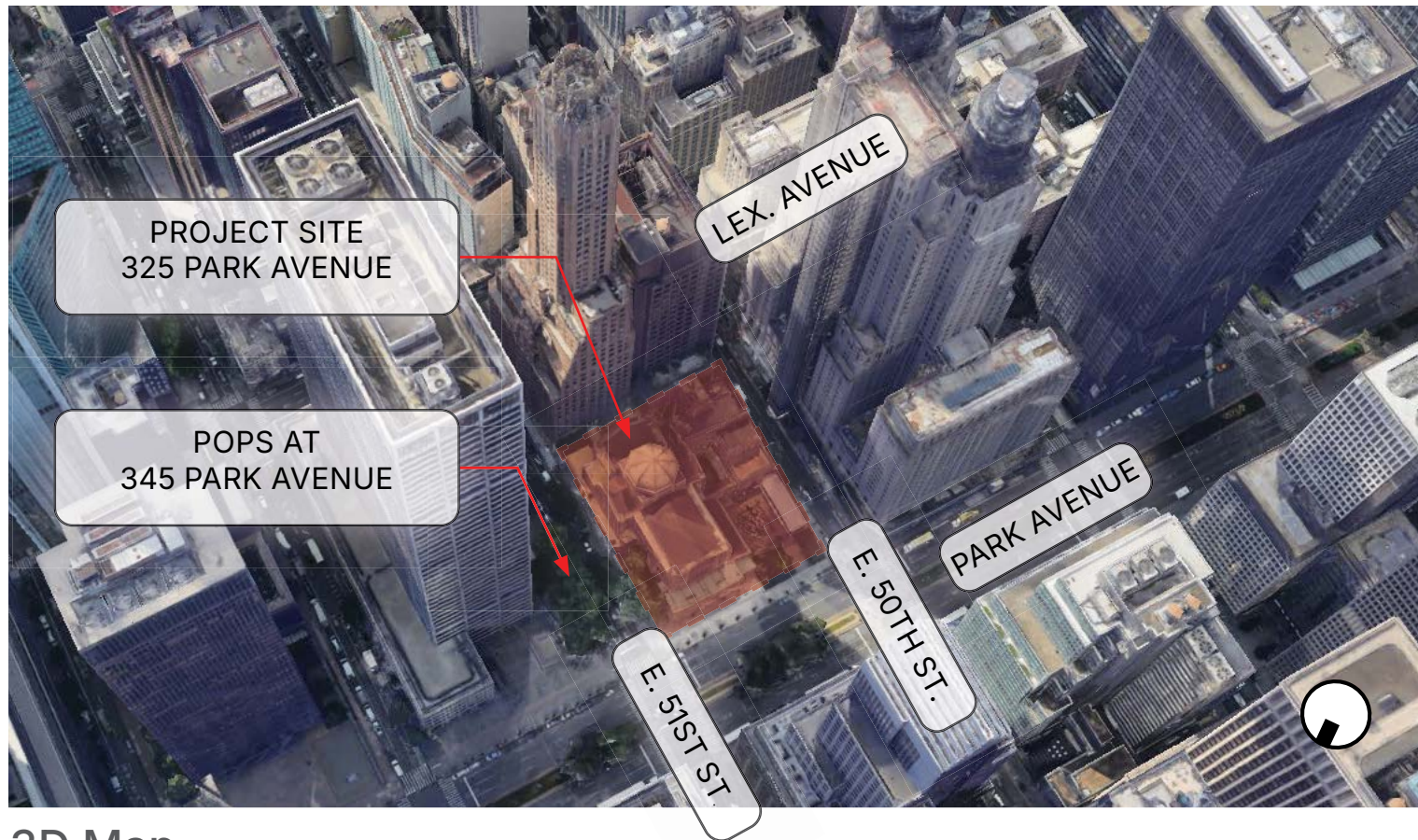
Cuono Engineering, PLLC - Structural Engineering

Landmark Facilities Group - Mechanical, Electrical & Plumbing Engineering

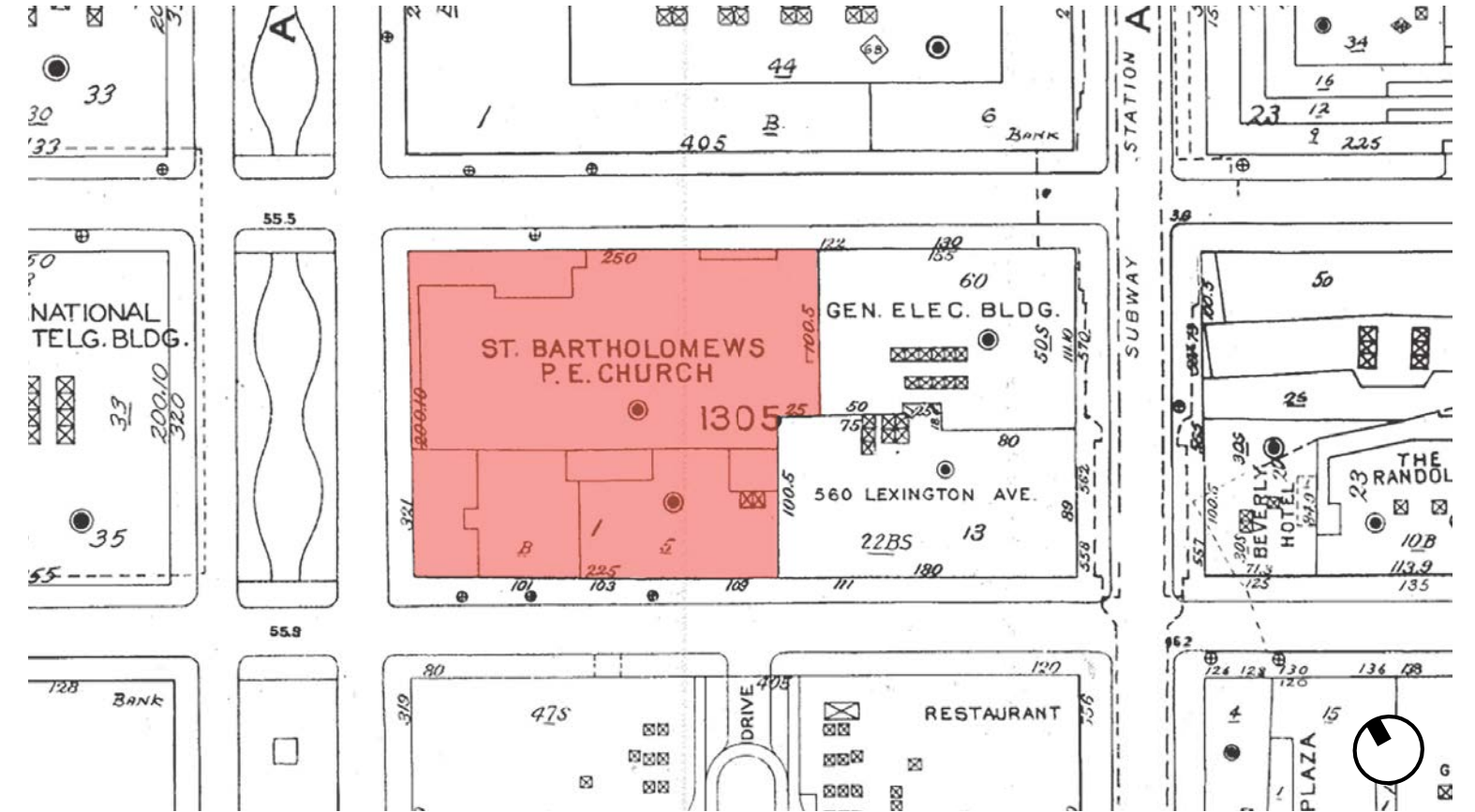
Contents:

1. Location & Site History
2. Proposed Mechanical (HVAC) Installation & Reconfigured Egress Stair
3. Street & Privately Owned Public Space (POPS) Enclosure Visibility Studies

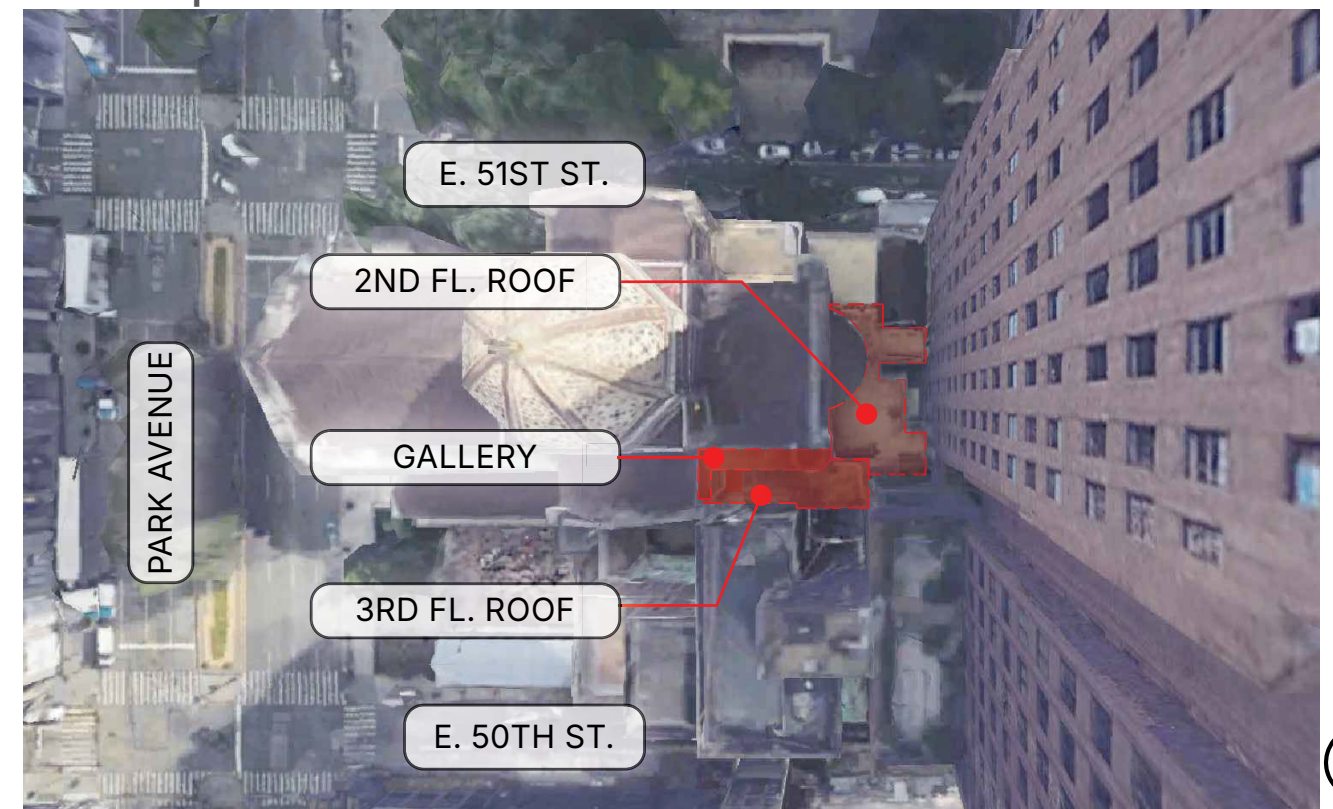
1. Location & Site History



3D Map

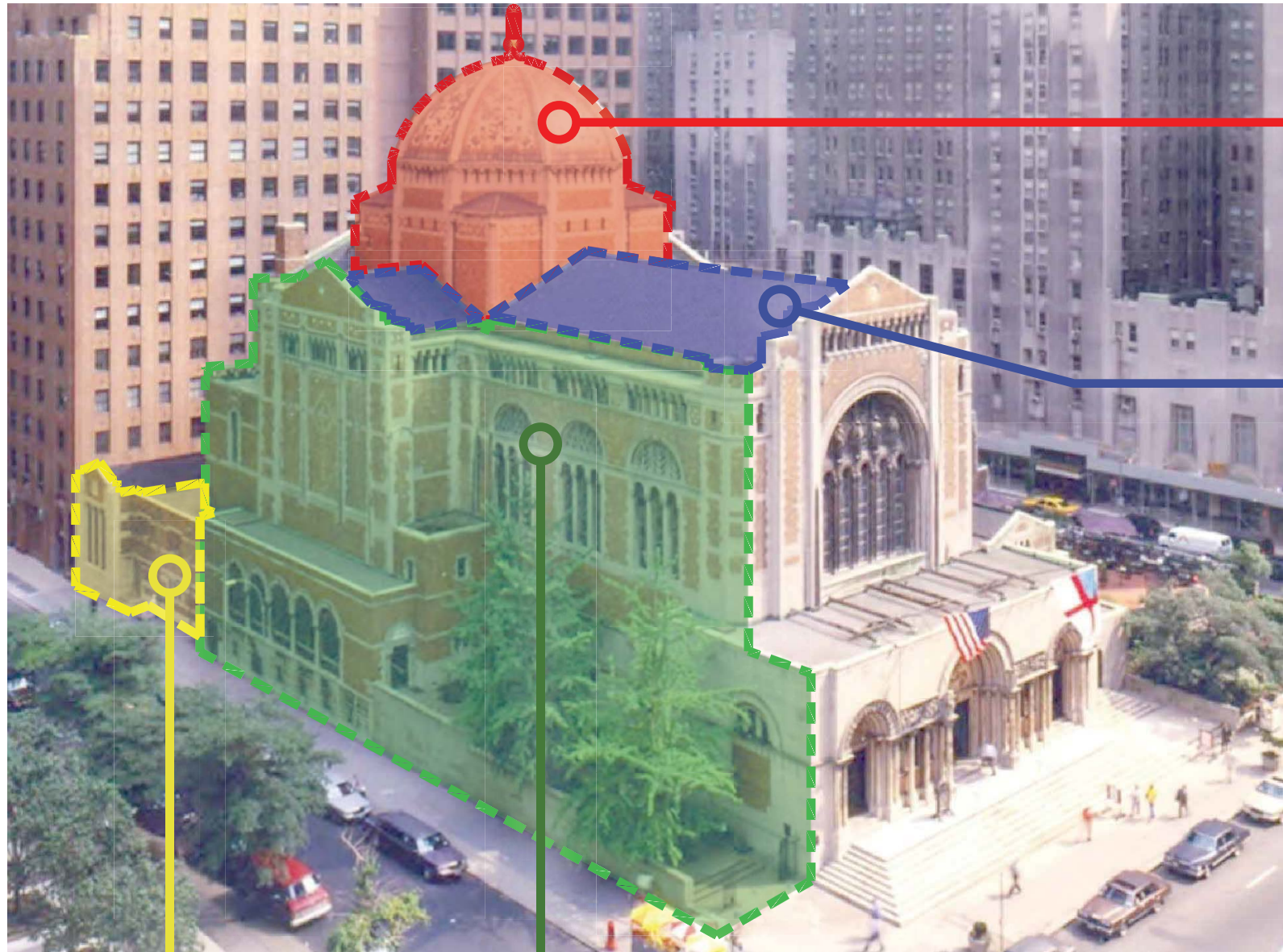


Sanborn Map - Plate 78



3D View of Location of Proposed Work

Building Location and Context



Dome Restoration & Preservation (2013)

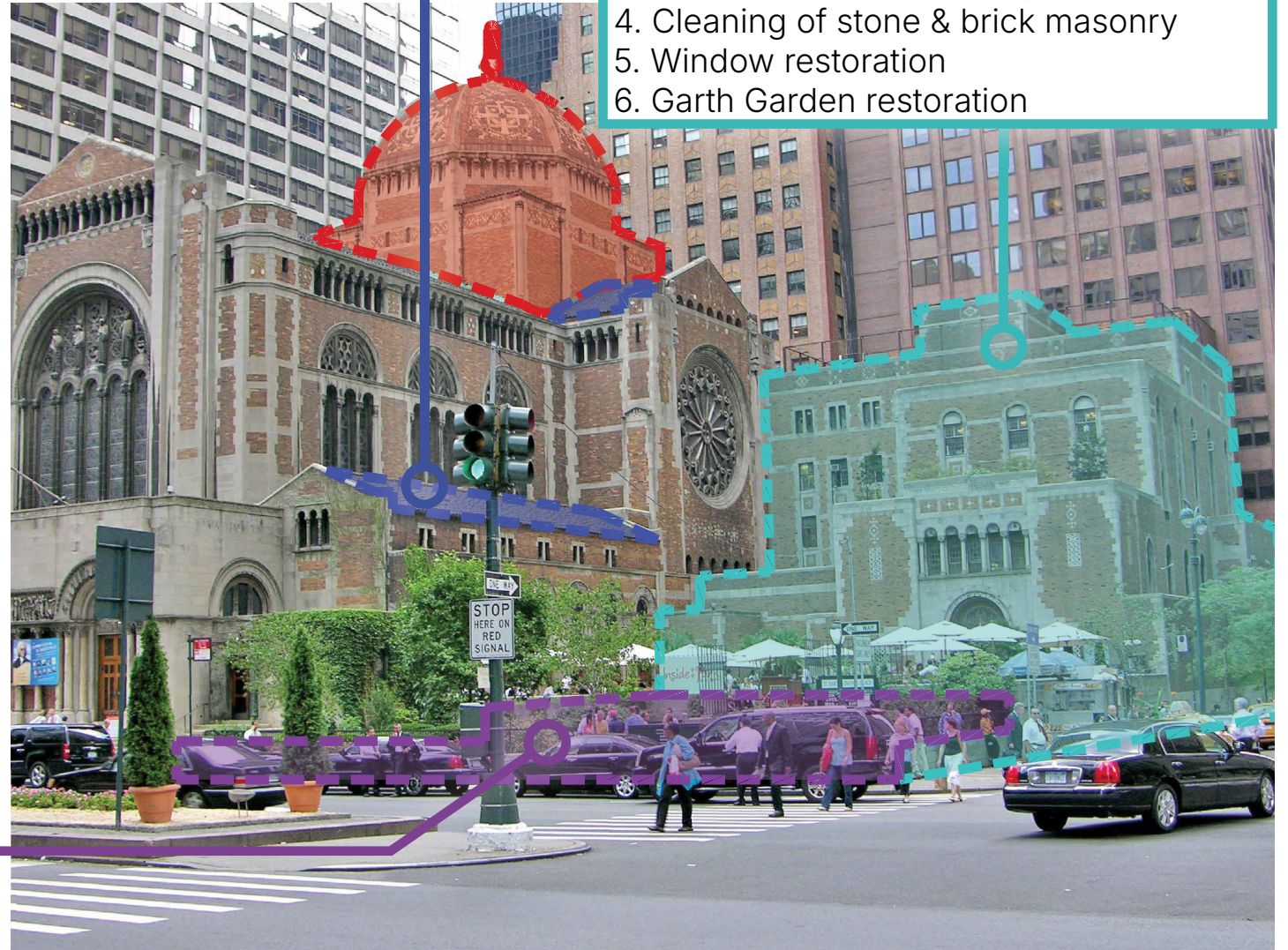
1. Repair steel tension ring
2. Install waterproofing membrane
3. Clean & restore stone masonry
4. Clean & restore brick masonry
5. Replace deteriorated stone inlays
6. Renew & preserve mosaic cladding

Partial Roof Repair & Replacement (2016)

1. Main Church - Partial roof repairs & replacement
2. Chapel - Roof repairs & replacement

Community House Restoration (2018)

- North, East, South & West Facades
1. Repair deteriorated steel lintels & columns
 2. Repair, re-set & repoint brick masonry
 3. Install concealed flashing membranes
 4. Cleaning of stone & brick masonry
 5. Window restoration
 6. Garth Garden restoration



Partial Restoration - North Facade (2020)

1. Repair deteriorated brick & stone masonry
2. Repair, re-set & repoint brick masonry
3. Roofing replacement
4. Cleaning of stone & brick masonry
5. Window restoration
6. Interior storm window installation
7. Railing installation

Complete North Facade Restoration (2021)

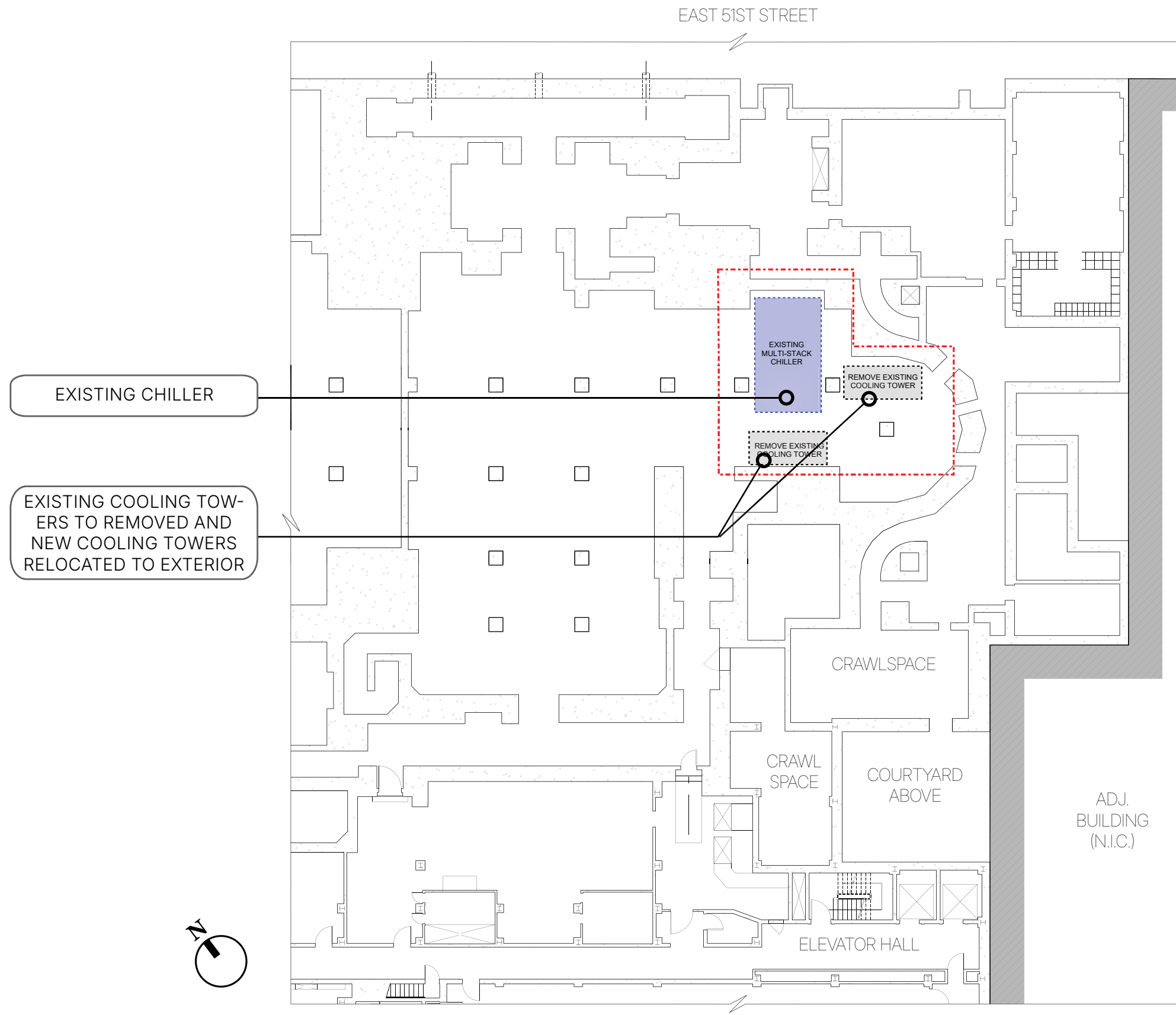
1. Repair deteriorated brick & stone masonry
2. Repair, re-set & repoint brick masonry
3. Gallery marble column replacement
4. Roofing replacement
5. Cleaning of stone & brick masonry

Terrace Restoration (2008)

1. Terrace paver replacement
2. Repair, re-set & repoint stone masonry
3. Install waterproofing membrane

Projects at a Glance Since 2008

2. Proposed Mechanical (HVAC) Installation & Reconfigured Egress Stair



EXISTING MULTI-STACK CHILLER



EXISTING SOUTH COOLING TOWER TO BE REMOVED

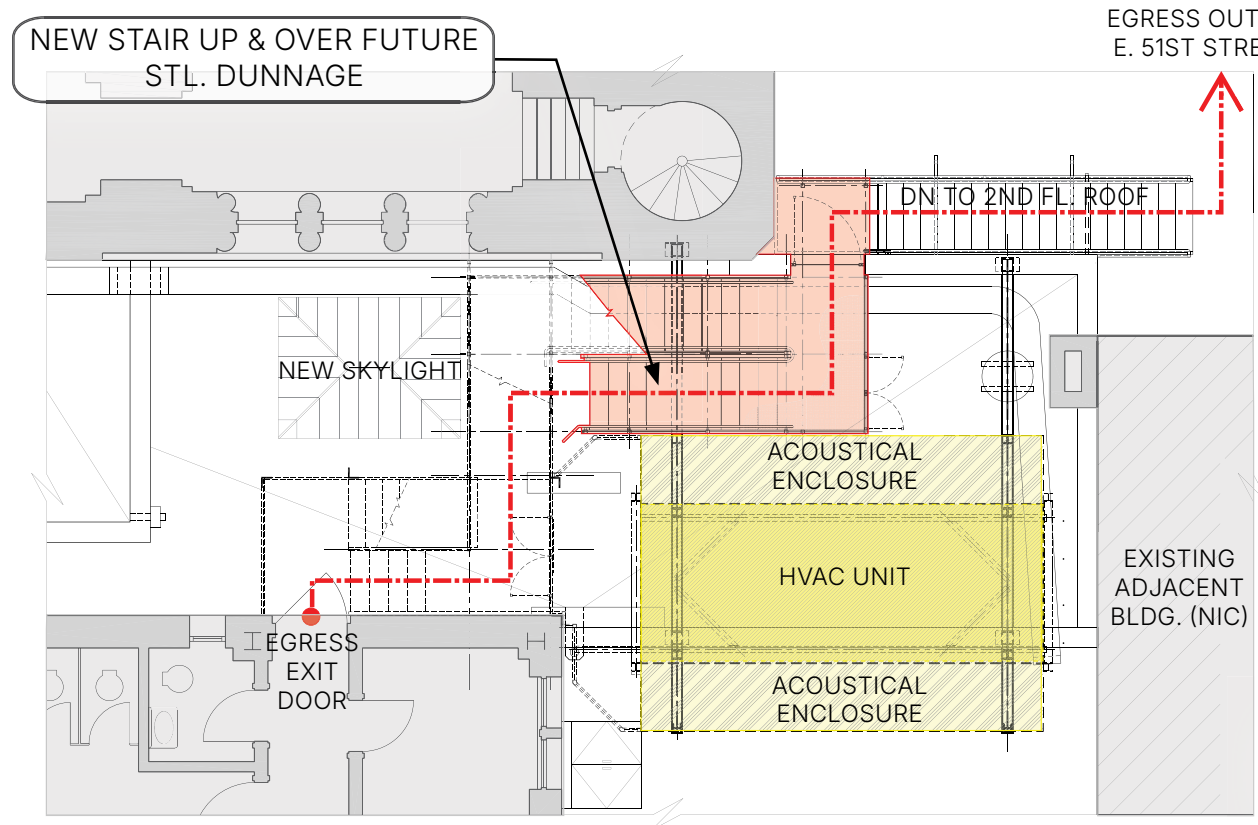
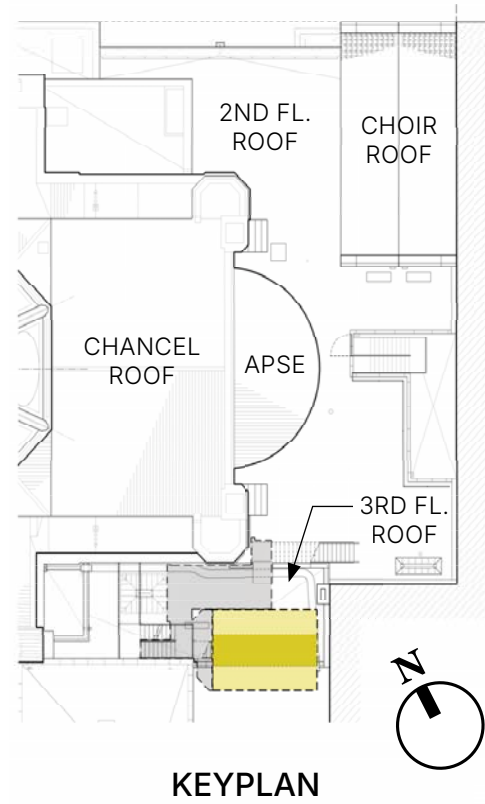
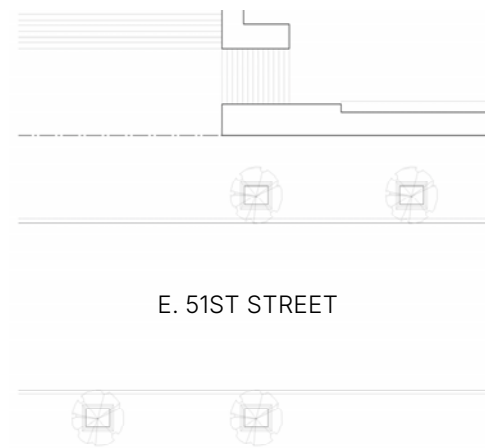


EXISTING NORTH COOLING TOWER TO BE REMOVED

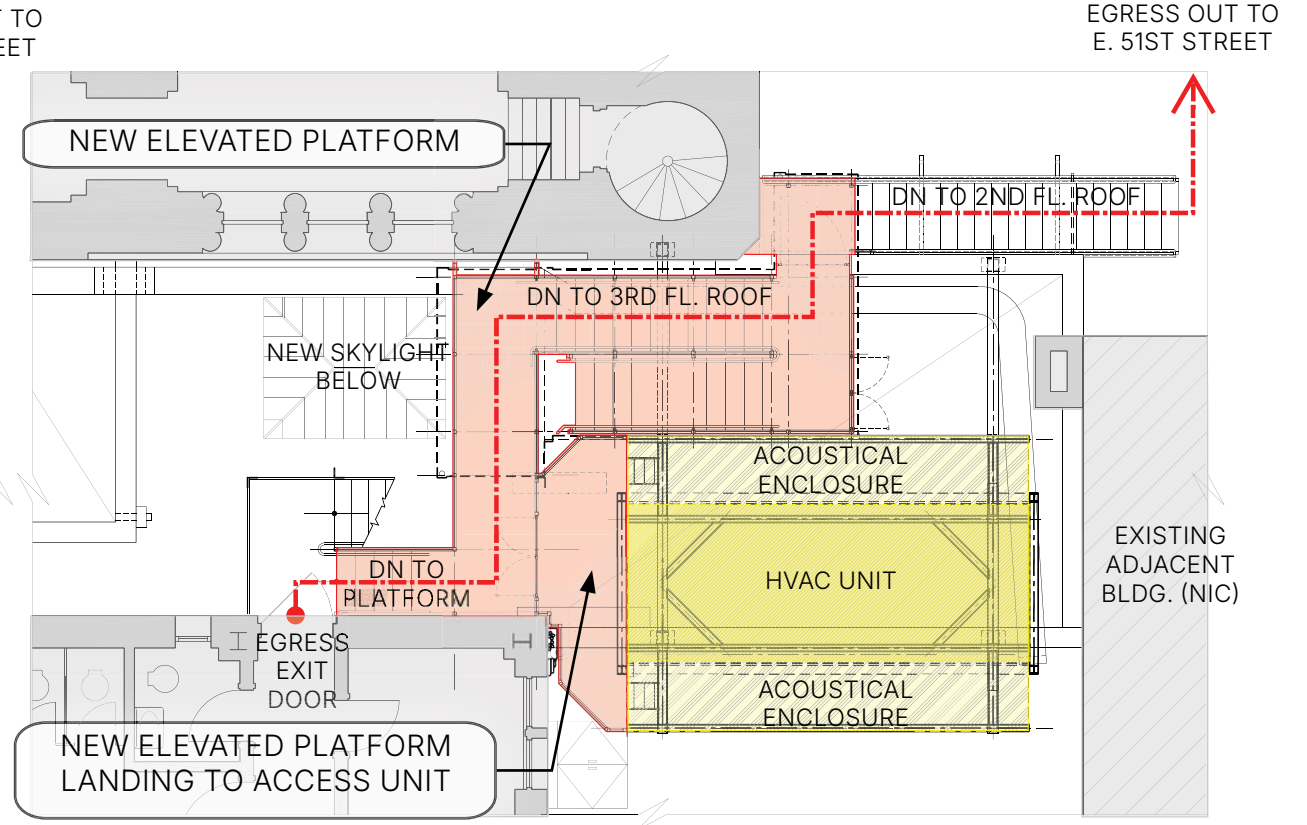
Basement Plan - Scope of Work

LEGEND

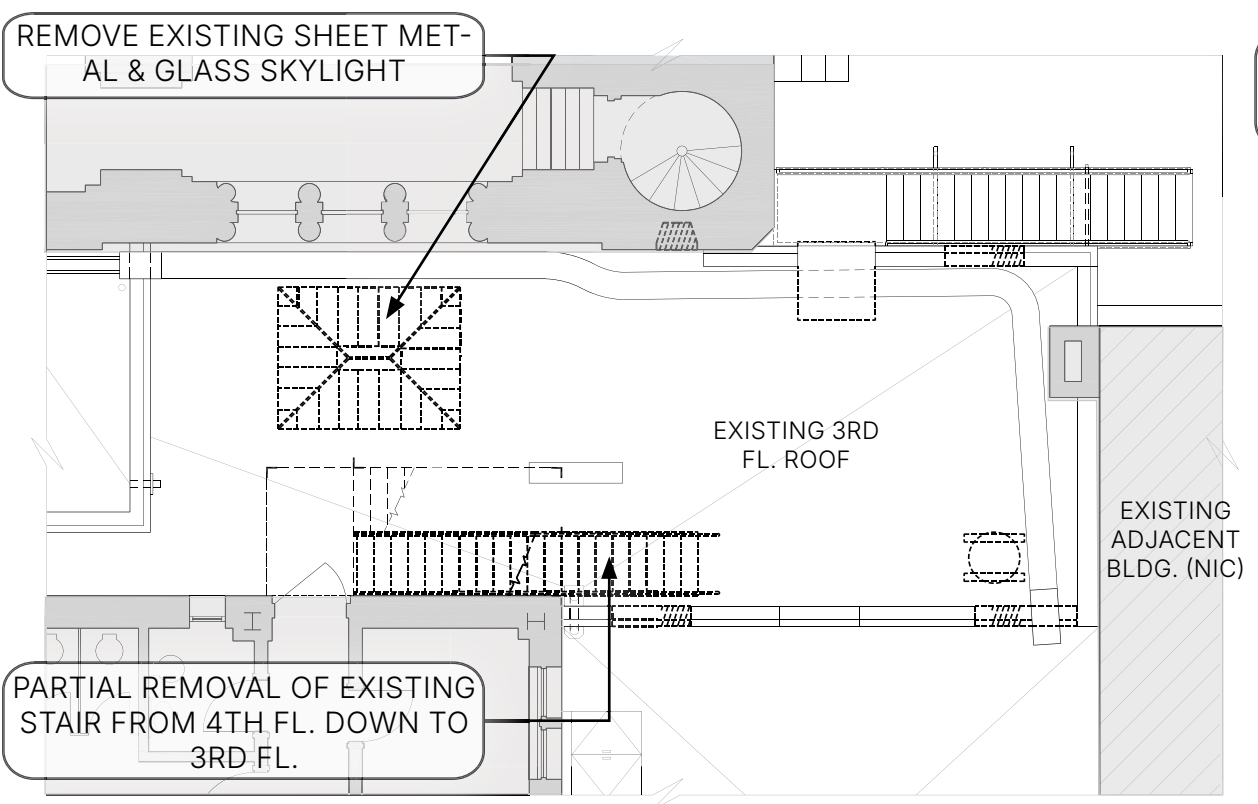
- New Egress Stair & Roof
- New Mechanical Unit & Acoustical Enclosure



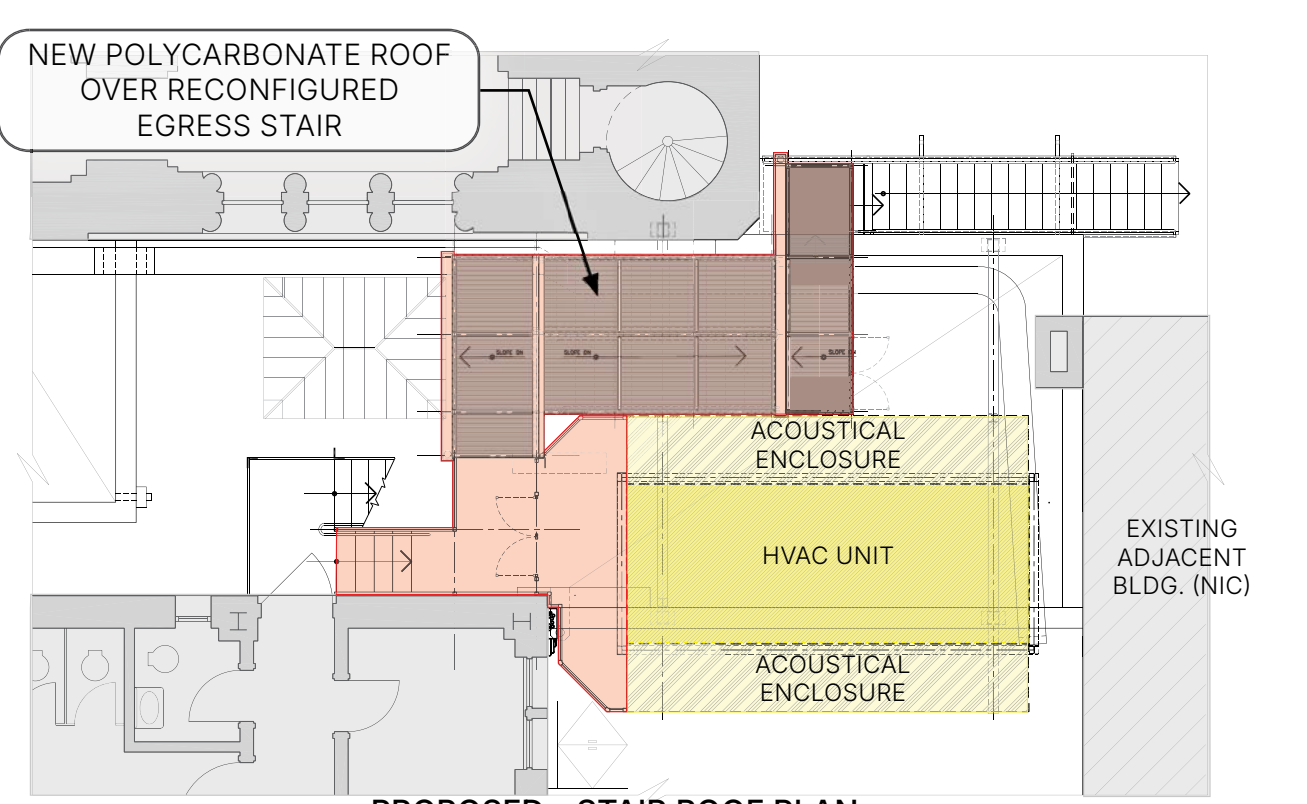
PROPOSED - 3RD FL. ROOF PLAN



PROPOSED - 4TH FL. PLAN




DEMOLITION - 3RD FL. ROOF PLAN




PROPOSED - STAIR ROOF PLAN


Enlarged Plan at Proposed Reconfiguration Egress Stair, BAC Adiabatic Cooler & Acoustical Enclosure

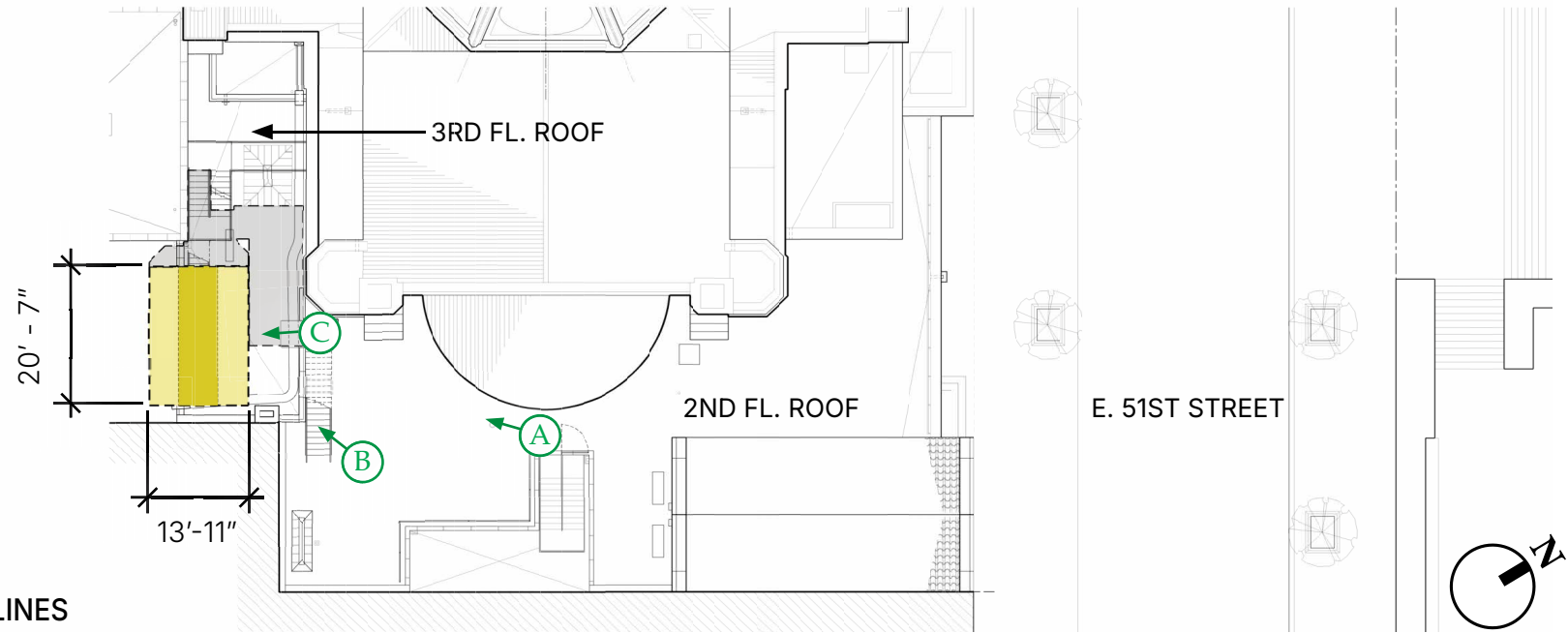
LEGEND

 New Acoustical Enclosure

 New Mechanical Unit

 New Egress Stair & Roof

 Tag & # Indicates Sightline Views (See Photos)



PLAN OF EAST FACADE SIGHTLINES

MOCK UP OF THE PROPOSED ACOUSTICAL ENCLOSURE (IN ORANGE)

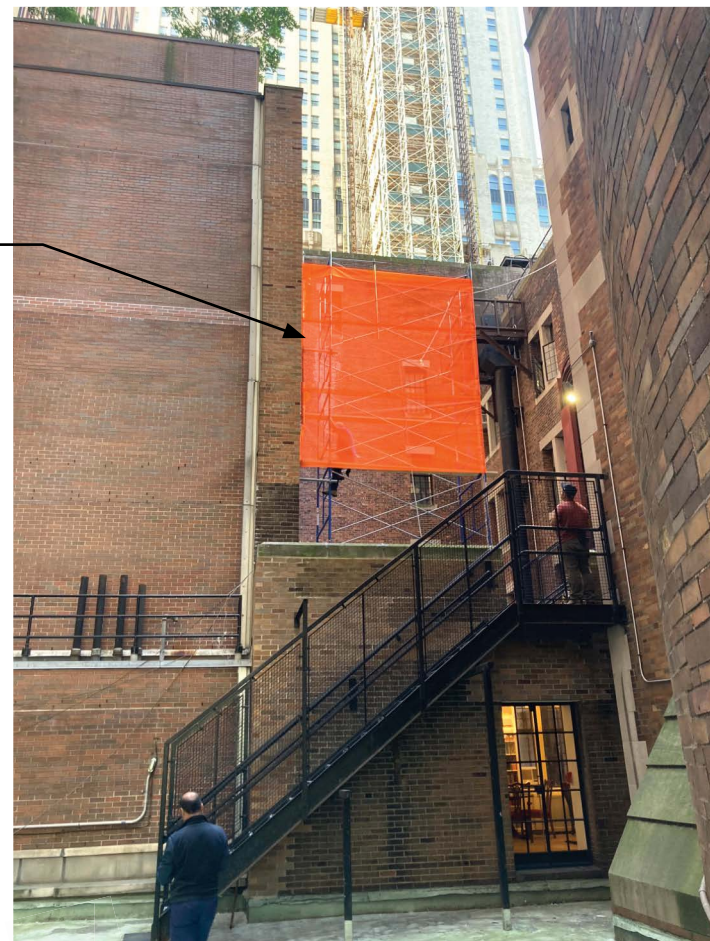



 PHOTO - VIEW FROM 2ND FLOOR ROOF


MOCK UP OF THE PROPOSED ACOUSTICAL ENCLOSURE (IN ORANGE)



 PHOTO - VIEW FROM 2ND FLOOR ROOF FOOT OF THE STAIRS

MOCK UP OF THE PROPOSED ACOUSTICAL ENCLOSURE (IN ORANGE)



 PHOTO - VIEW FROM 3RD FLOOR ROOF

Views of Mechanical Installation from Interior of the Church Building 2nd Fl. Roof (Non-Public)



Photo of Existing Church Brick



Photo of Existing Church Brick



Photo of Existing Church Brick



Acoustical Enclosure Finish:
PPG1071-5 "Cool Clay"

SETBACK TOP
DISCHARGE SILENCERS

ACOUSTIC PANEL ENCLOSURE/
PLENUM AROUND ENTIRE
MECH. UNIT TO ENSURE
MAINTENANCE ACCESS

INTAKE SILENCERS/
LOUVER FINS WILL BE
RELOCATED ON TOP OF SIDE
PLENUMS -
DIFFERENT FROM WHAT IS
SHOWN

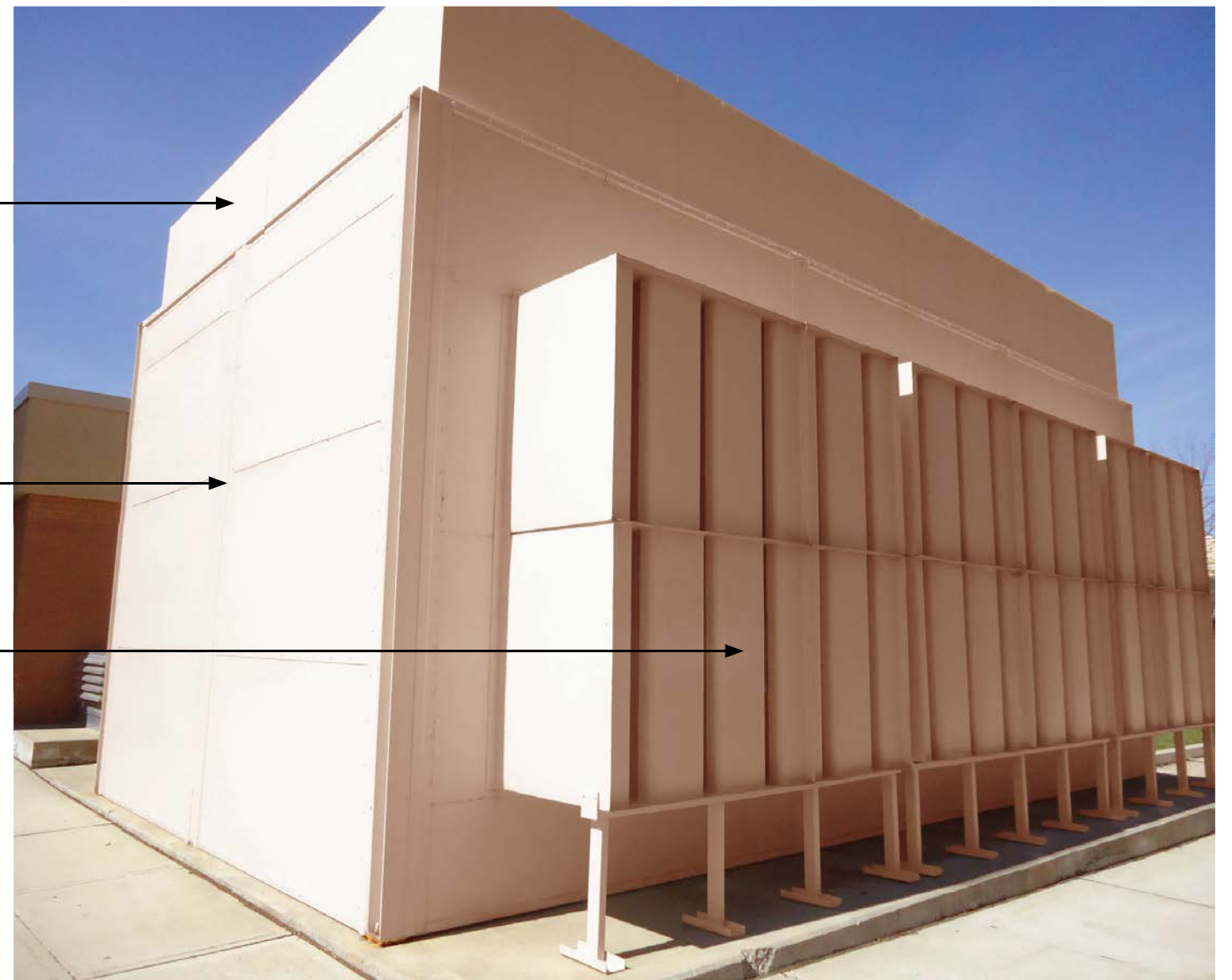
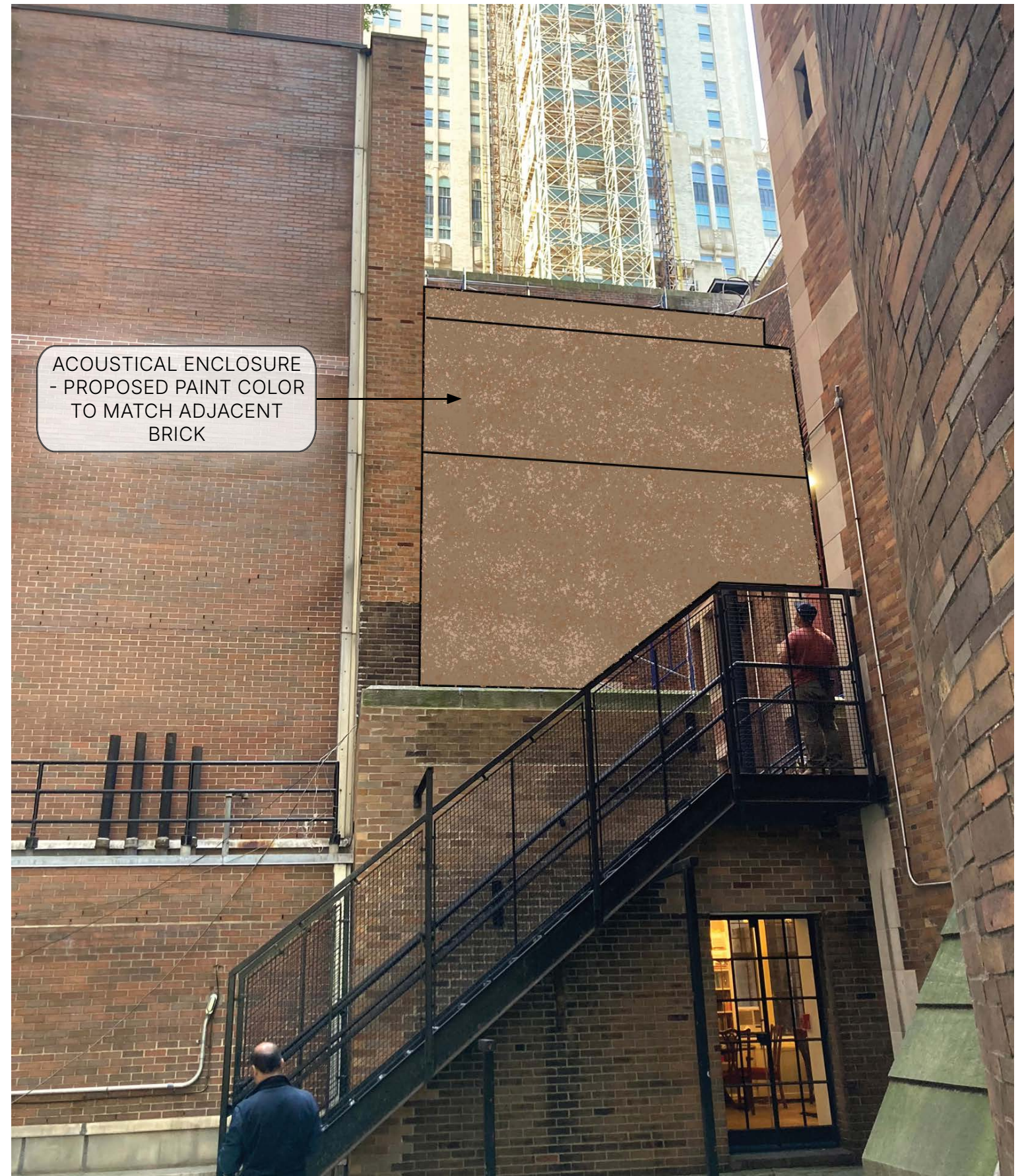


Photo Example of Vibro-Acoustics Enclosure with PPG "Cool Clay" Finish- Similar to Proposed


Proposed Materials Palette




Rendering Views of Mechanical Installation from Interior of the Church Building (Non-Public)

3. Street & Privately Owned Public Space (POPS) Enclosure Visibility Studies


LEGEND

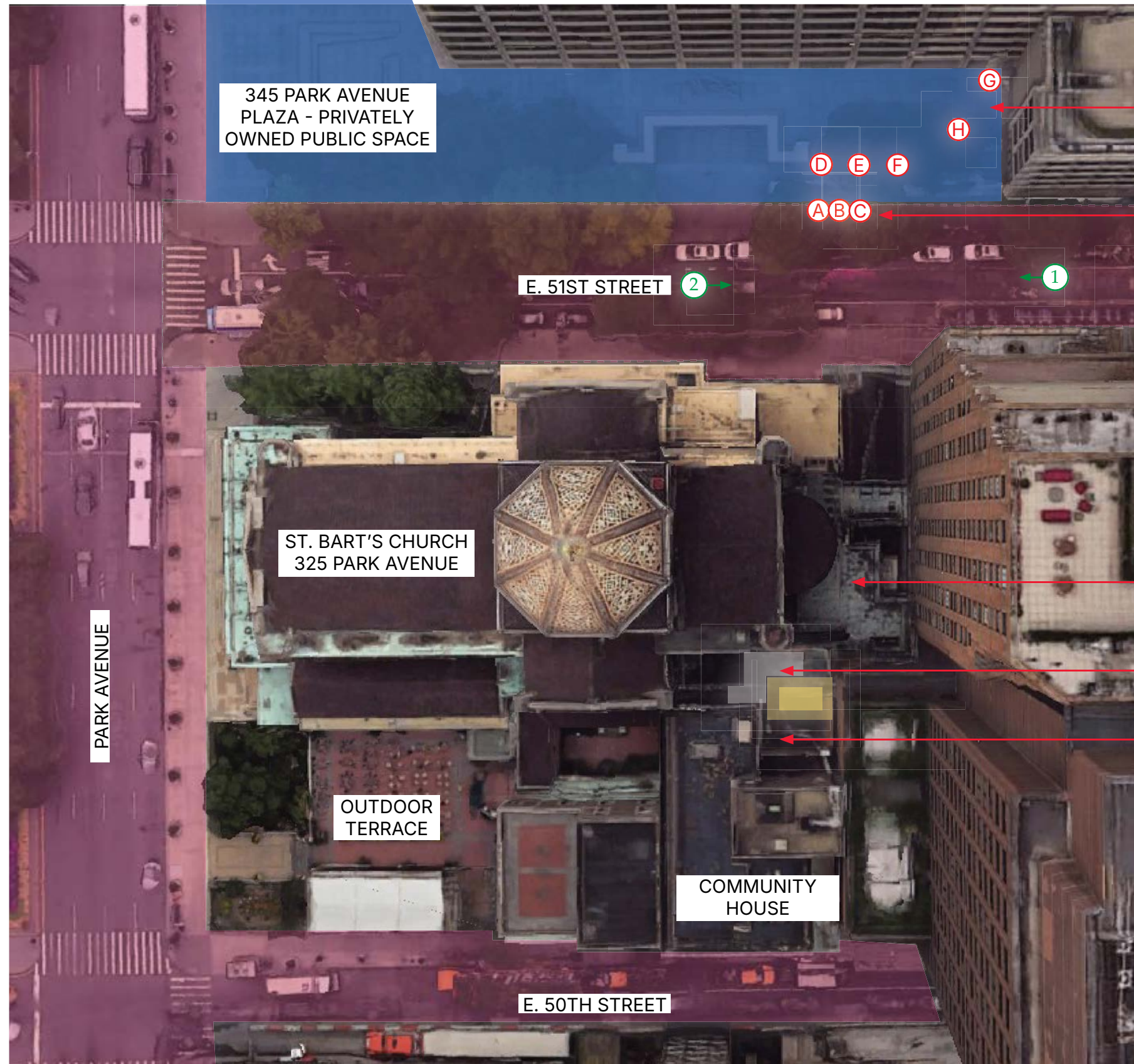
 New Acoustical Enclosure

 New Mechanical Unit

 New Egress Stair & Roof

 Tag Designation Indicates Sightline Views

 Tag & # Indicates Sightline Views (See Photos on page 15)



VIEWS FROM ELEVATED POPS PLAZA

VIEWS FROM SIDEWALK/ STREET

INTERIOR OF THE BUILDING - 2ND FLOOR ROOF

INTERIOR OF THE BUILDING - 3RD FLOOR ROOF

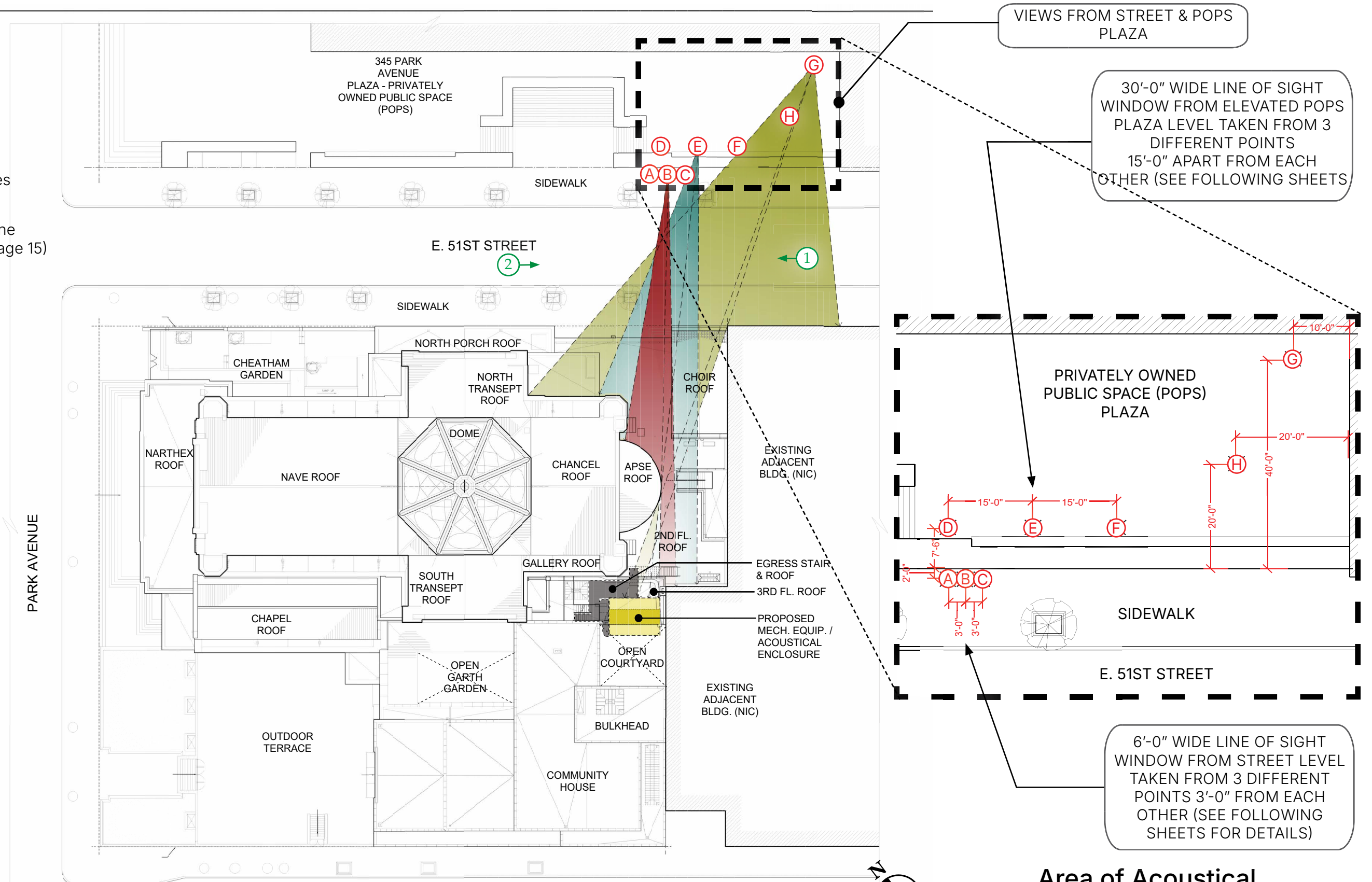
INTERIOR COURTYARD

Site Plan - Google Earth Map

Views of Mechanical Installation from Street and POPS

LEGEND

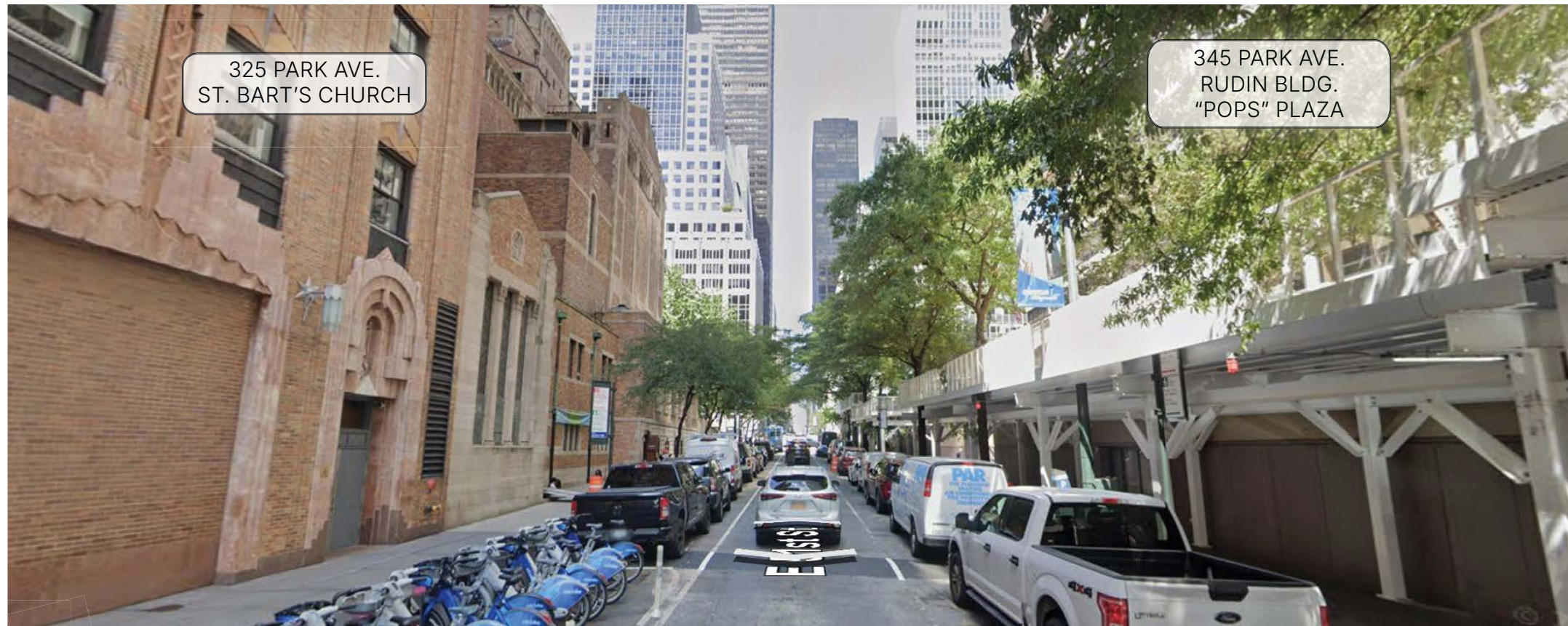
- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof
- # Tag Designation Indicates Sightline Views
- # Tag & # Indicates Sightline Views (See Photos on page 15)



Site Plan

Views of Mechanical Installation from Street and POPS

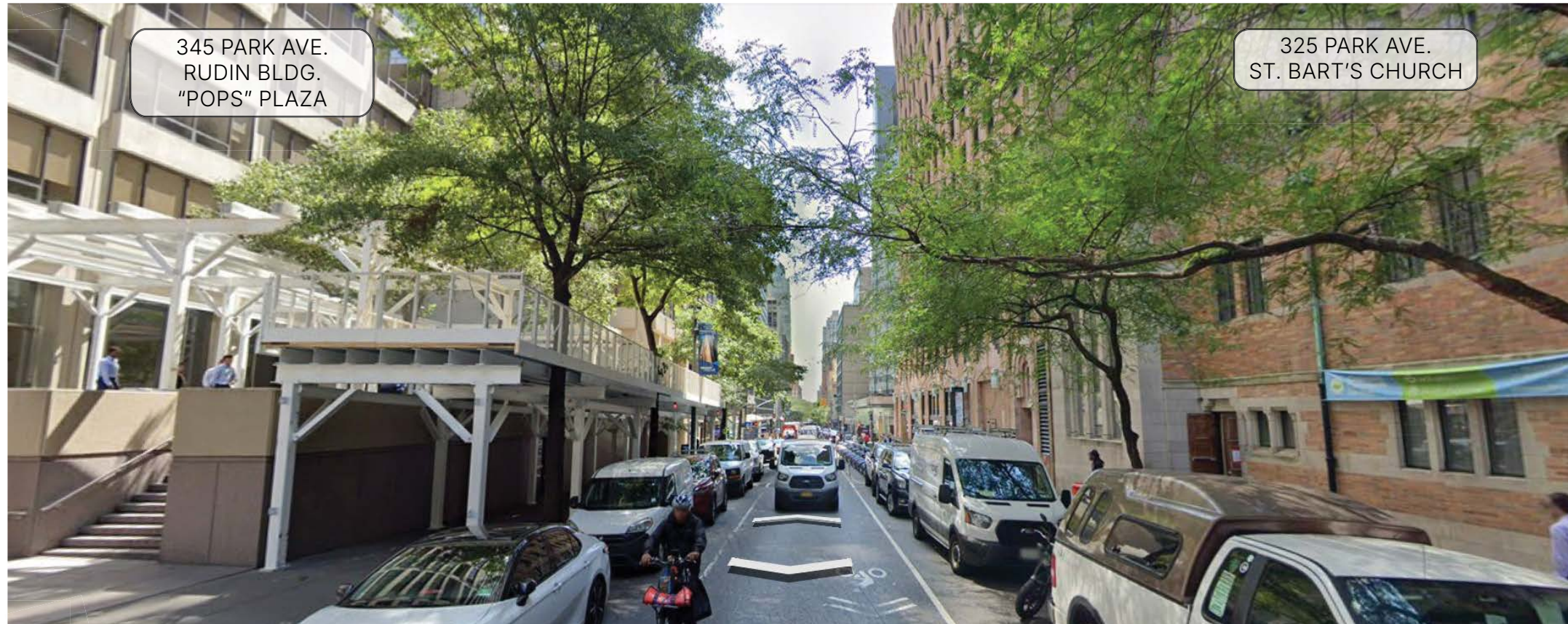
Area of Acoustical Screen Visibility (Public Thorough-fare)



325 PARK AVE.
ST. BART'S CHURCH

345 PARK AVE.
RUDIN BLDG.
"POPS" PLAZA

① PHOTO - VIEW LOOKING WEST ON E. 51ST STREET

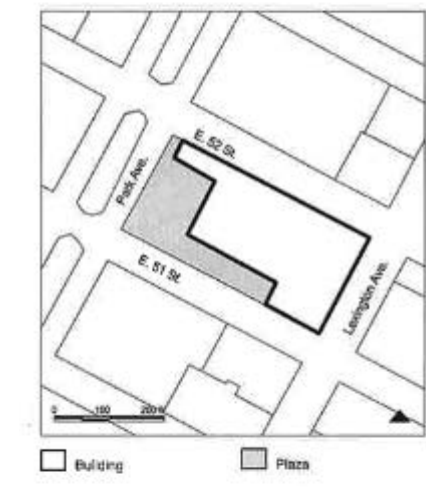


345 PARK AVE.
RUDIN BLDG.
"POPS" PLAZA

325 PARK AVE.
ST. BART'S CHURCH

② PHOTO - VIEW LOOKING EAST ON E. 51ST STREET

106 345 PARK AVENUE



Steps above the east side of Park Avenue and spanning the entire blockfront from East 51st to 52nd Street is this plain, half-acre slab of **plaza**. The bulk of the space is on Park Avenue, interrupted by a small sunken square area with fixed benches and ledge seating. Tree-filled planters and inward-facing

benches line the space extending east on East 51st Street. The street-facing ledge provides seating, with fine views to the south of Saint Bartholemew's Cathedral. Near the back is a 12-foot-high bronze sculpture entitled *Dinoceras* (1971), by Robert Cook, an evocation of an animal that roamed North America during the Eocene age, or perhaps a marriage of dinosaur and rhinoceros.

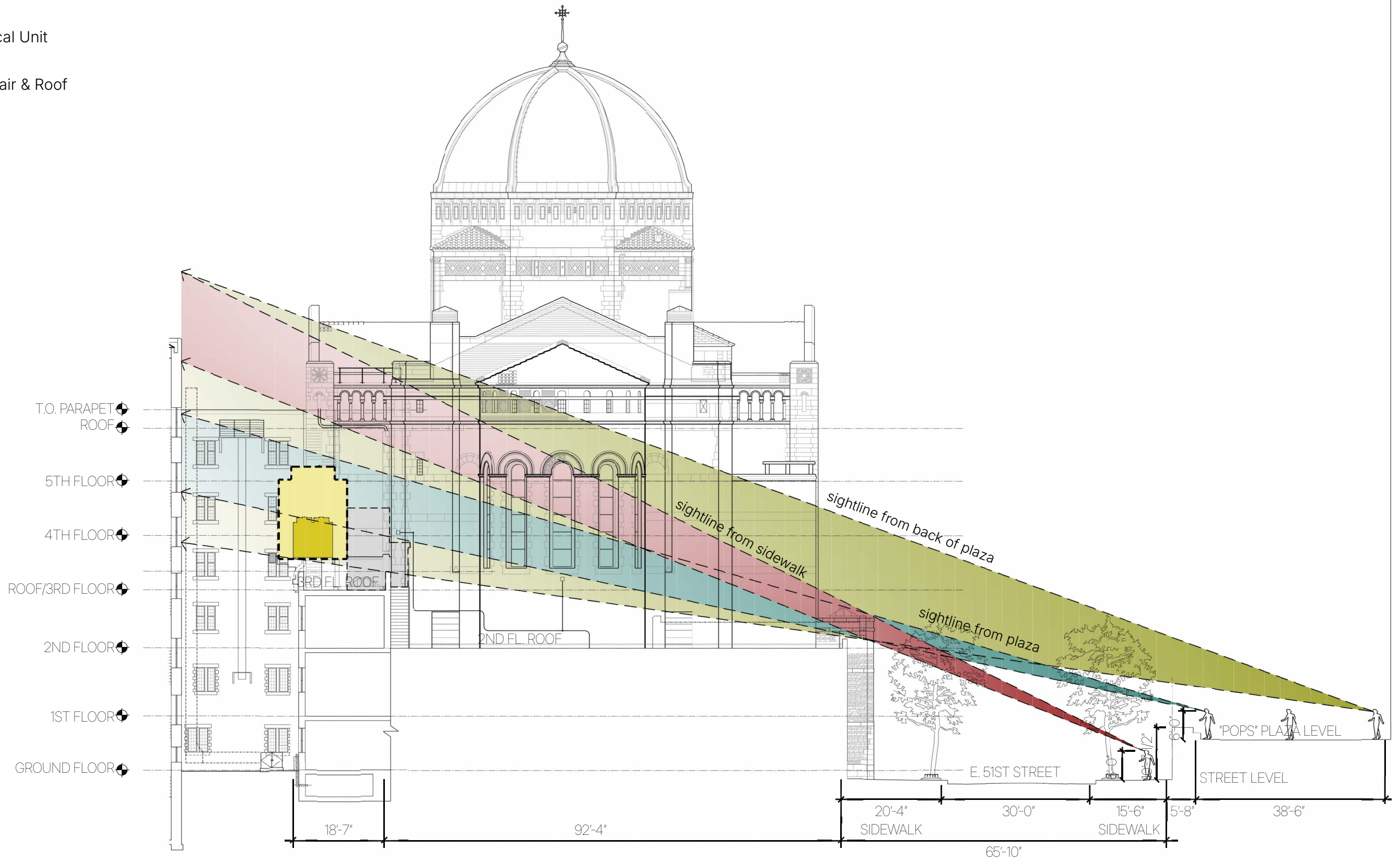
PUBLIC SPACE: PLAZA 20,690.24 sf
ACCESS: 24 hours
AMENITIES: None
PROJECT DATA: PUBLIC SPACE DESIGNER/BUILDING ARCHITECT
 Emery Roth & Sons **OWNER** 345 Park Avenue LP **COMPLETED**
 1968

Source: Kayden, Jerold K. (2000). *Privately Owned Public Space - The New York City Experience*; page 155

Photos of Street Views on East 51st Street

LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof

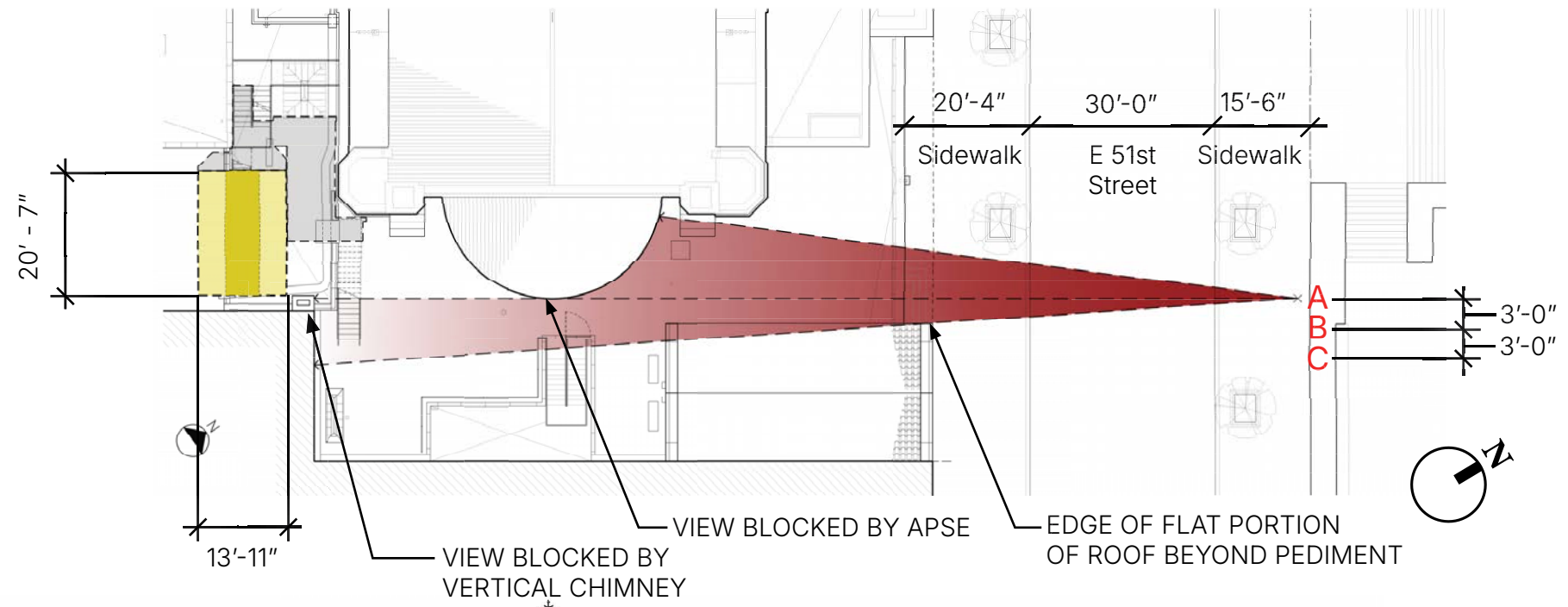


Views of Mechanical Installation from Street and POPS - Vertical Sight Line

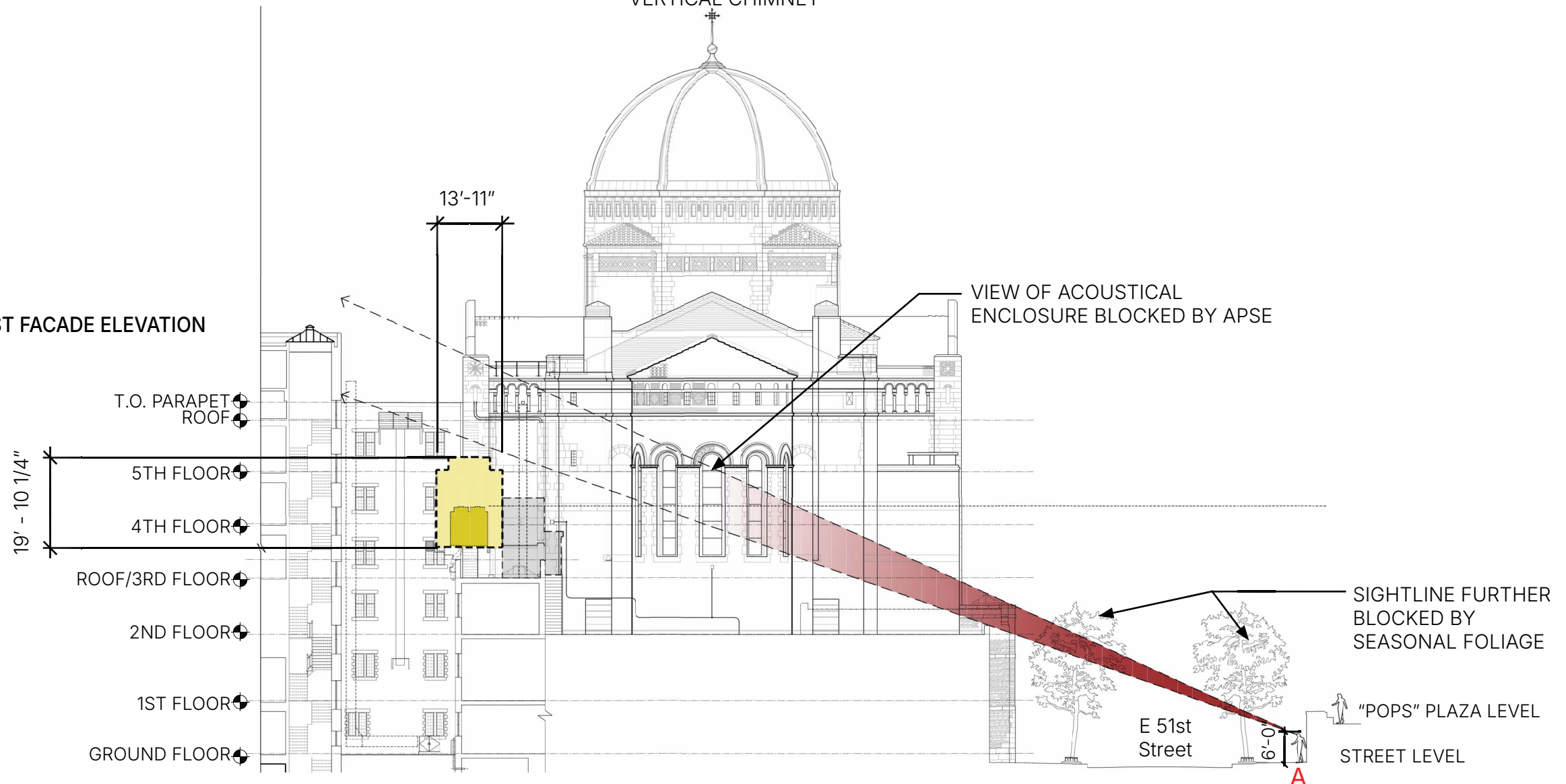
LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof

PLAN OF EAST FACADE SIGHTLINE



EAST FACADE ELEVATION



Views of Mechanical Installation from Street and POPS - View A (From Sidewalk)



PHOTO VIEW A - FROM SIDEWALK

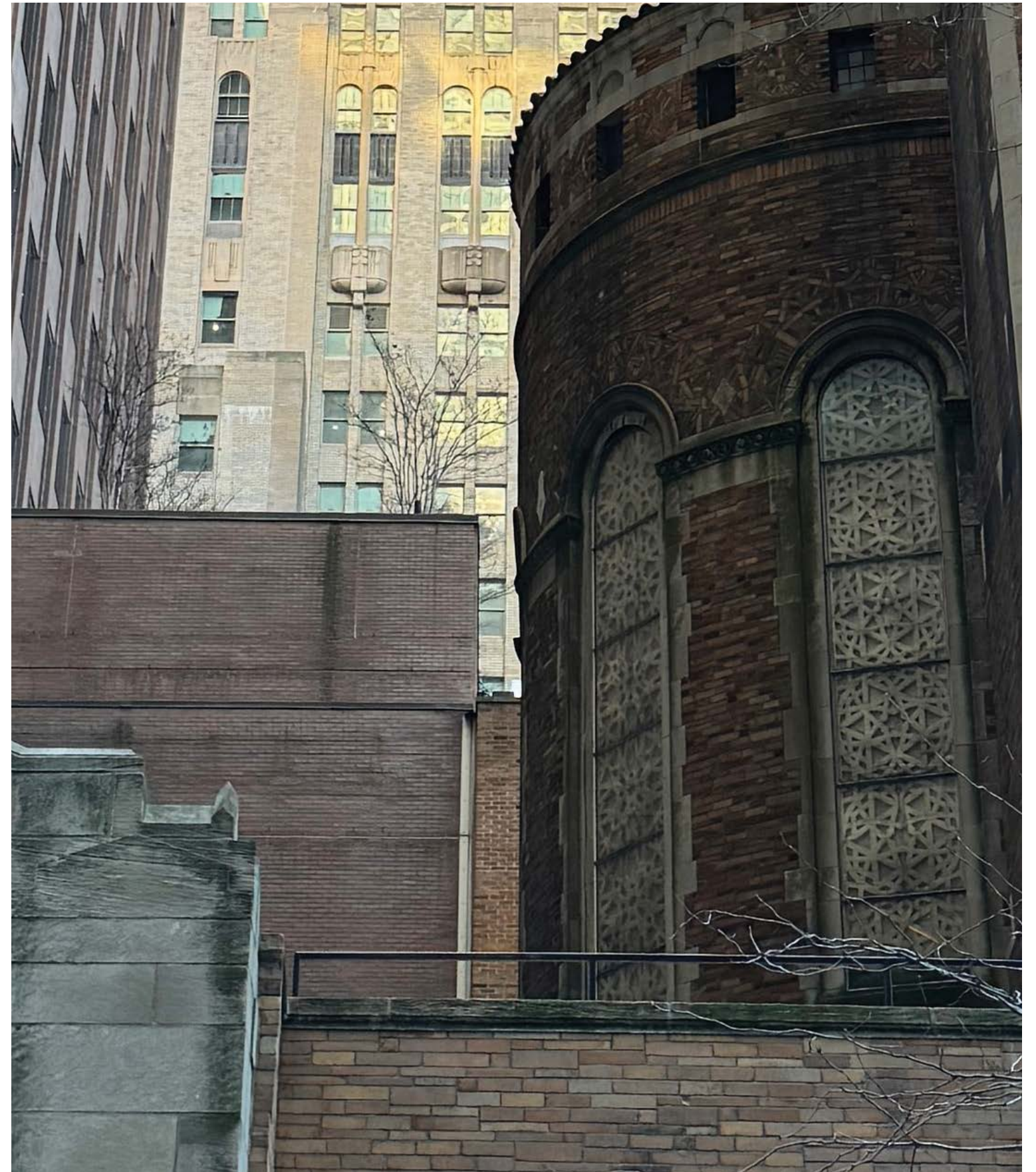
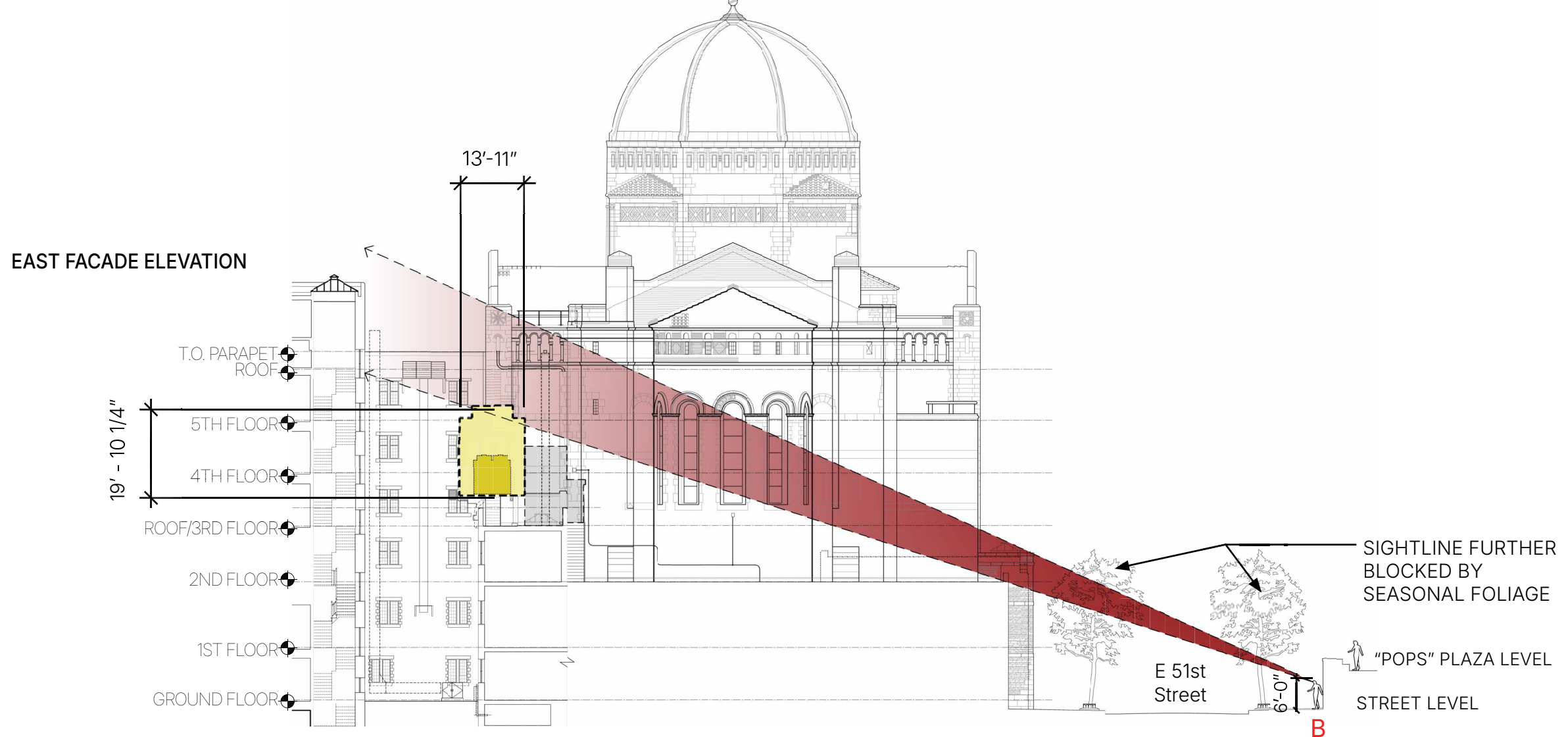
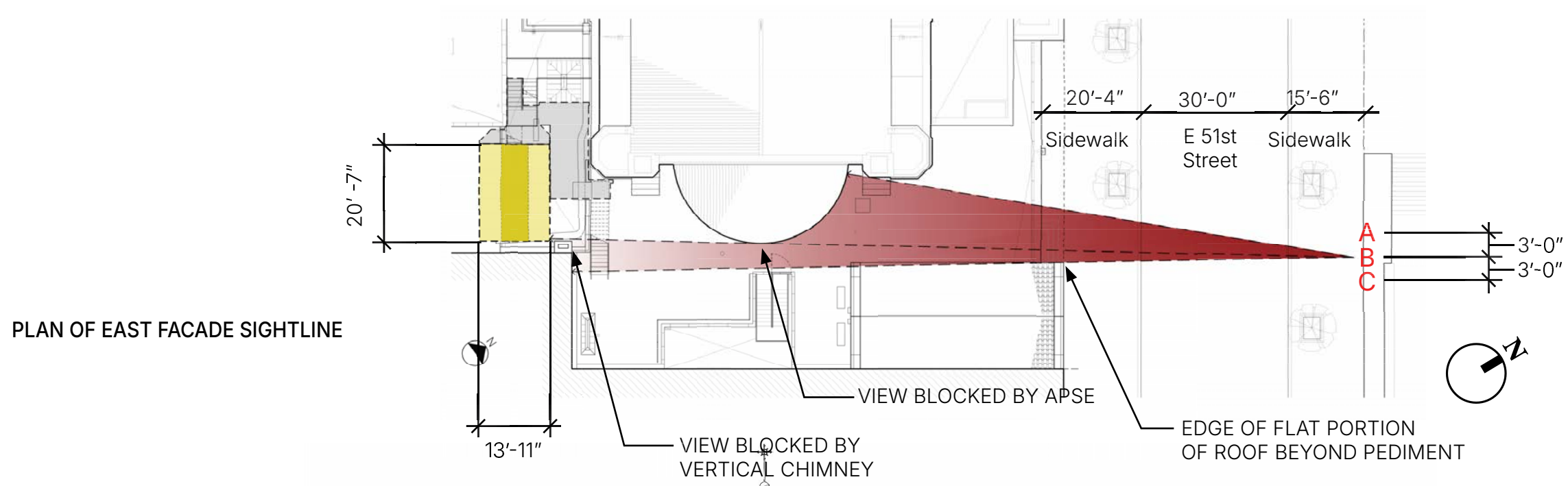


PHOTO (ZOOM-IN) VIEW A - FROM SIDEWALK

Views of Mechanical Installation from Street and POPS - View A (From Sidewalk)

LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



Views of Mechanical Installation from Street and POPS - View B (From Sidewalk)



PHOTO VIEW B - FROM SIDEWALK

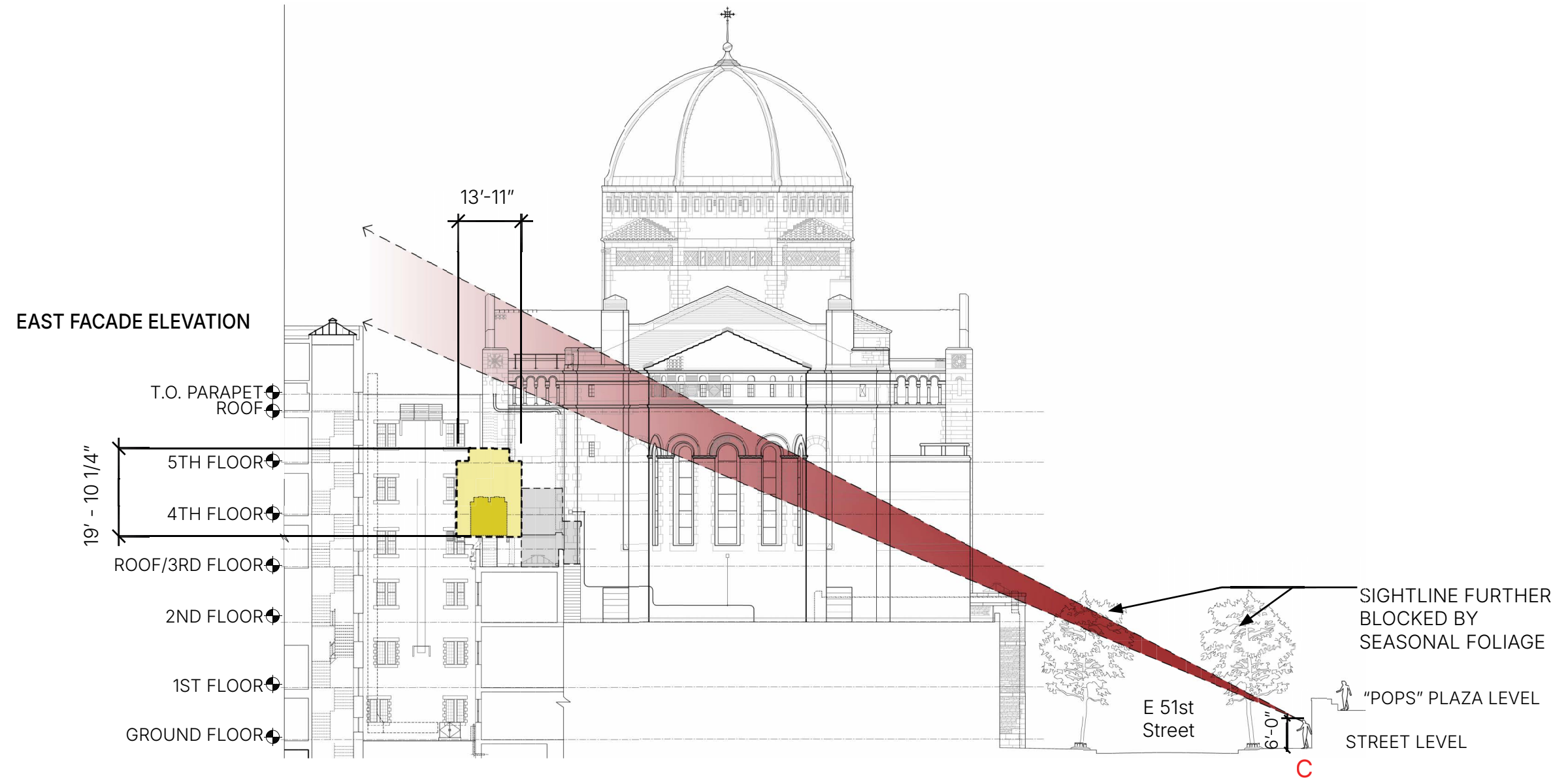
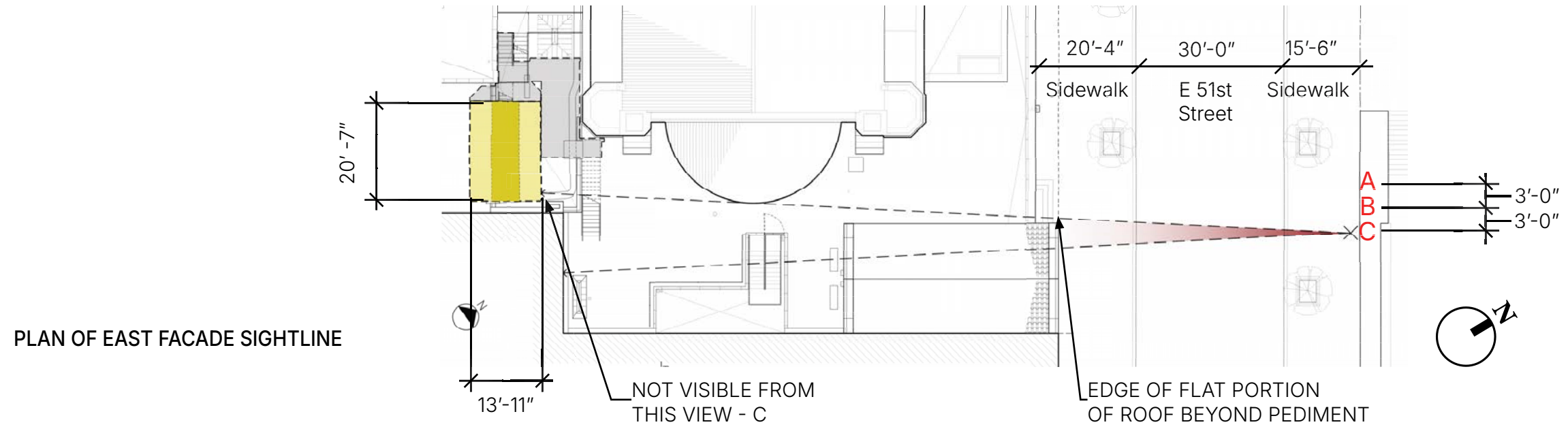


PHOTO (ZOOM-IN) VIEW B - FROM SIDEWALK

Views of Mechanical Installation from Street and POPS - View B (From Sidewalk)

LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



Views of Mechanical Installation from Street and POPS - View C (From Sidewalk)



PHOTO VIEW C - FROM SIDEWALK

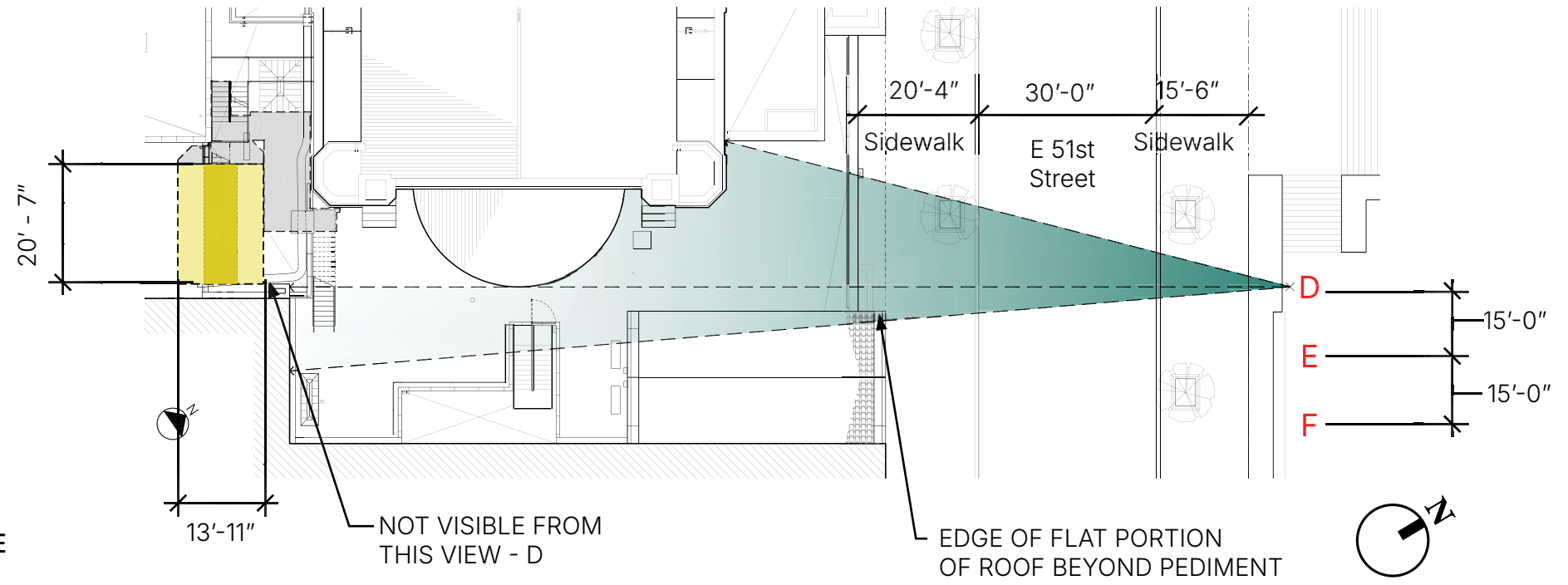


PHOTO (ZOOM-IN) VIEW C - FROM SIDEWALK

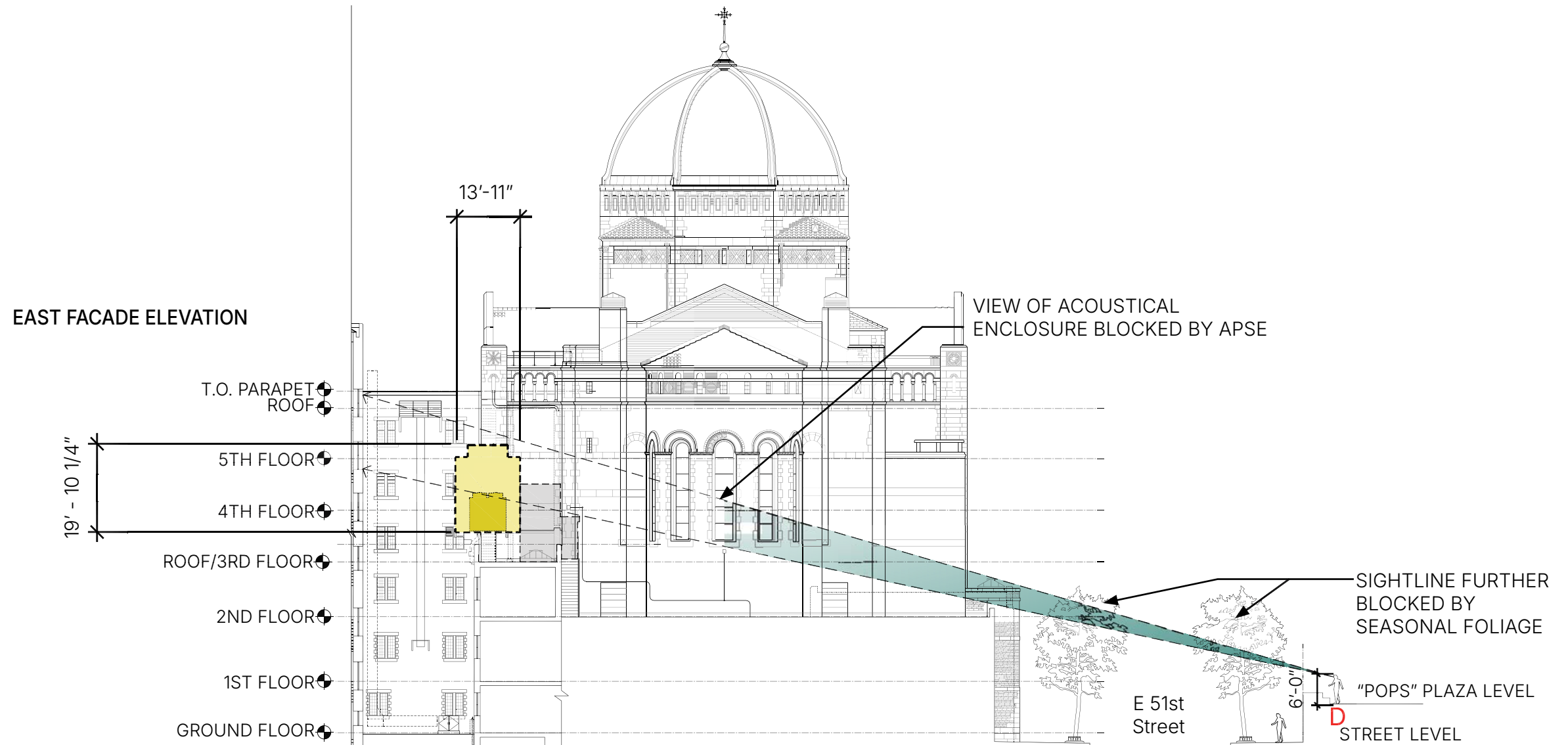
Views of Mechanical Installation from Street and POPS - View C (From Sidewalk)

LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



PLAN OF EAST FACADE SIGHTLINE



EAST FACADE ELEVATION

Views of Mechanical Installation from Street and POPS - View D (From POPS)



PHOTO VIEW D - FROM PLAZA

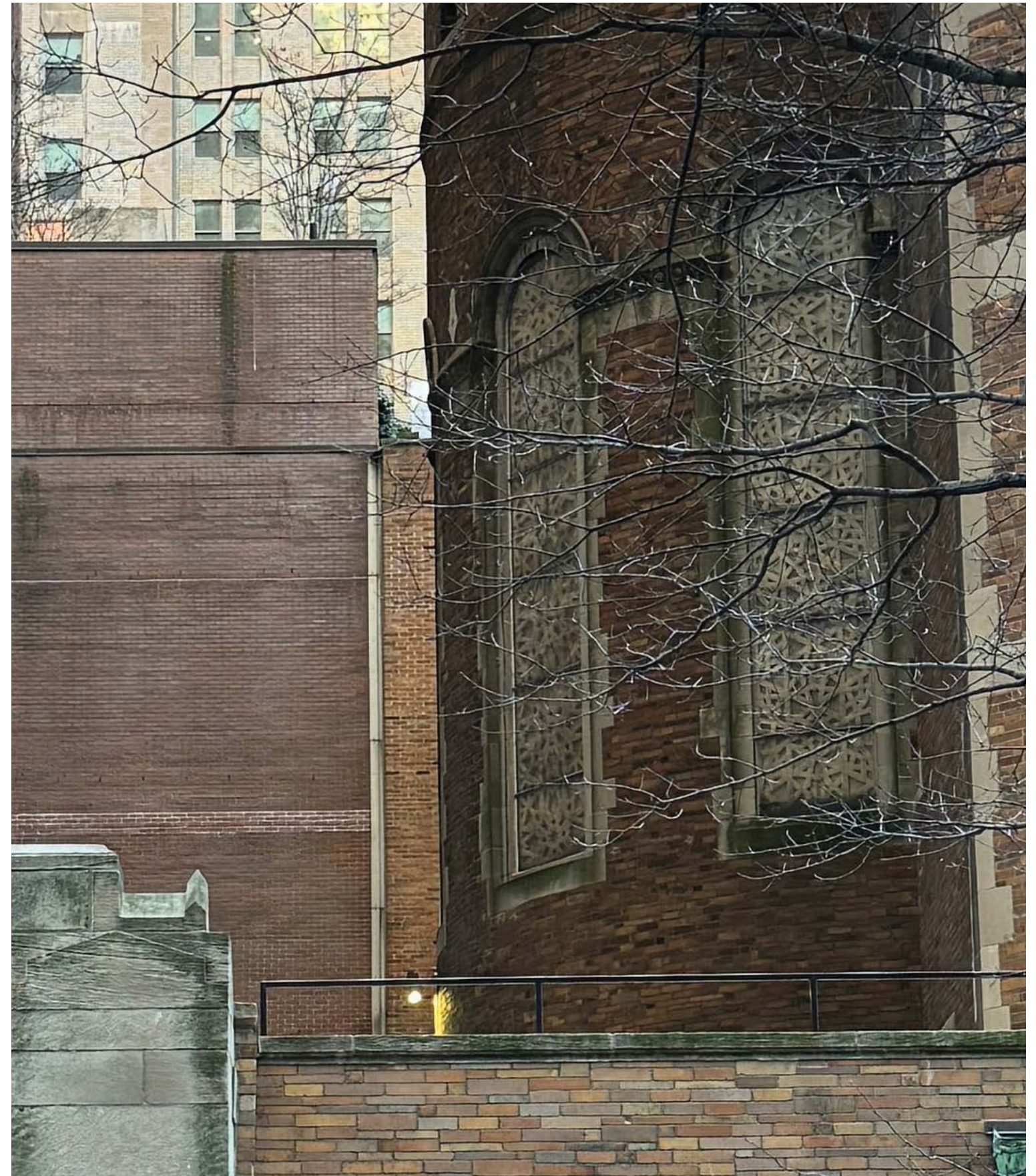


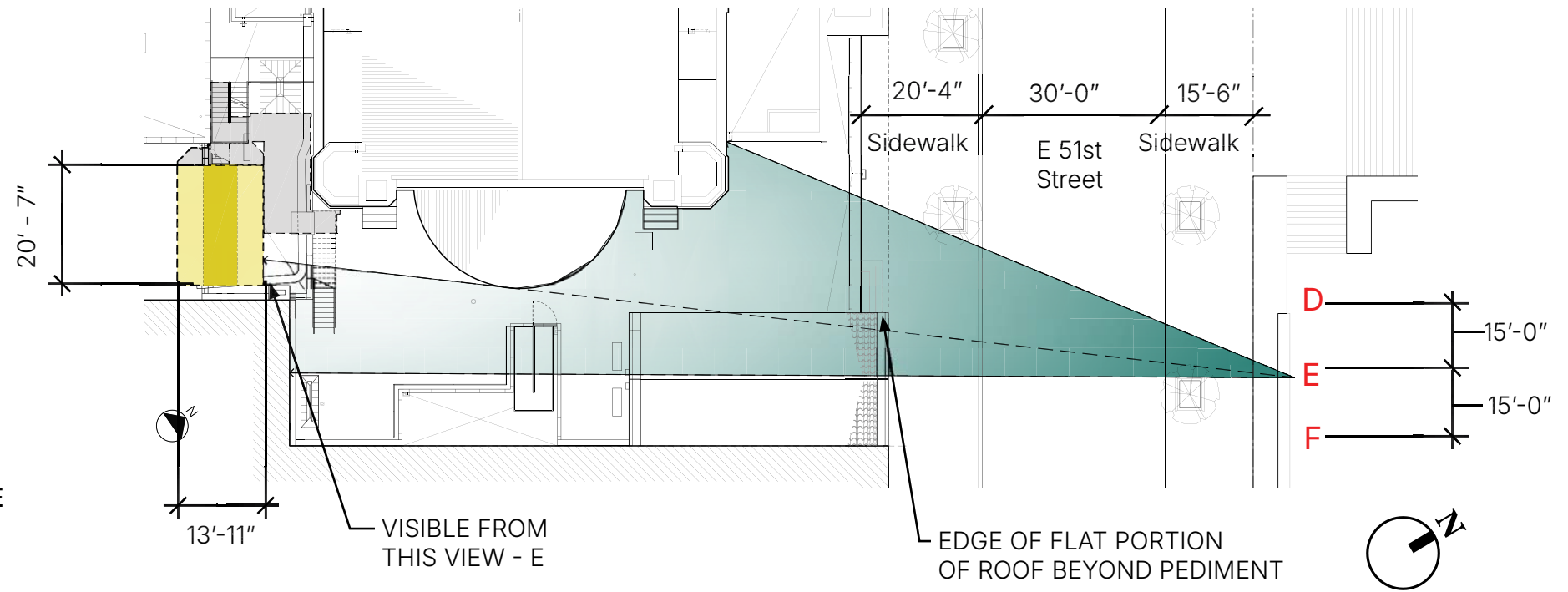
PHOTO (ZOOM-IN) VIEW D - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View D (From POPS)

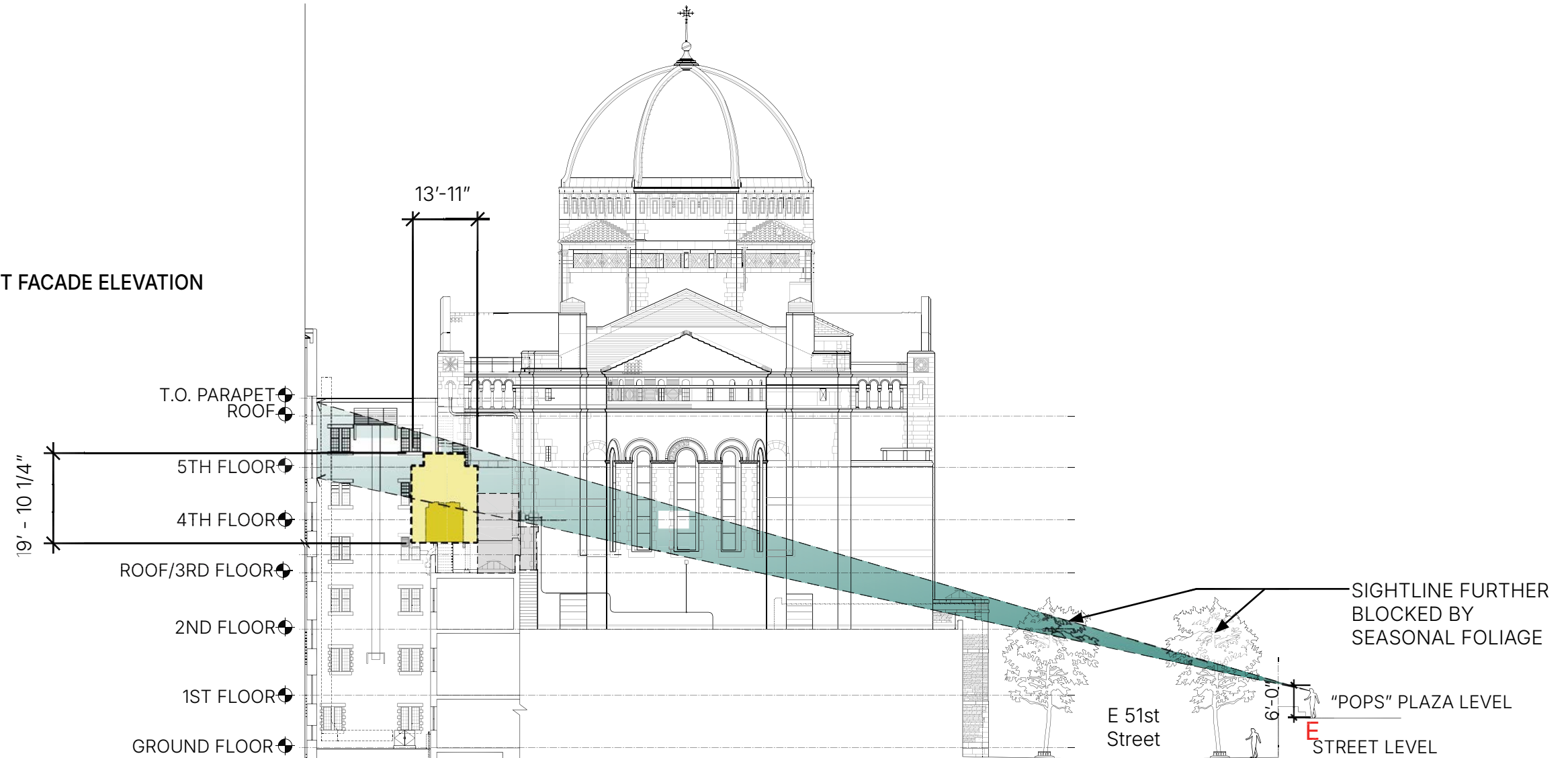
LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof

PLAN OF EAST FACADE SIGHTLINE



EAST FACADE ELEVATION



Views of Mechanical Installation from Street and POPS - View E (From POPS)



PHOTO VIEW E - FROM PLAZA

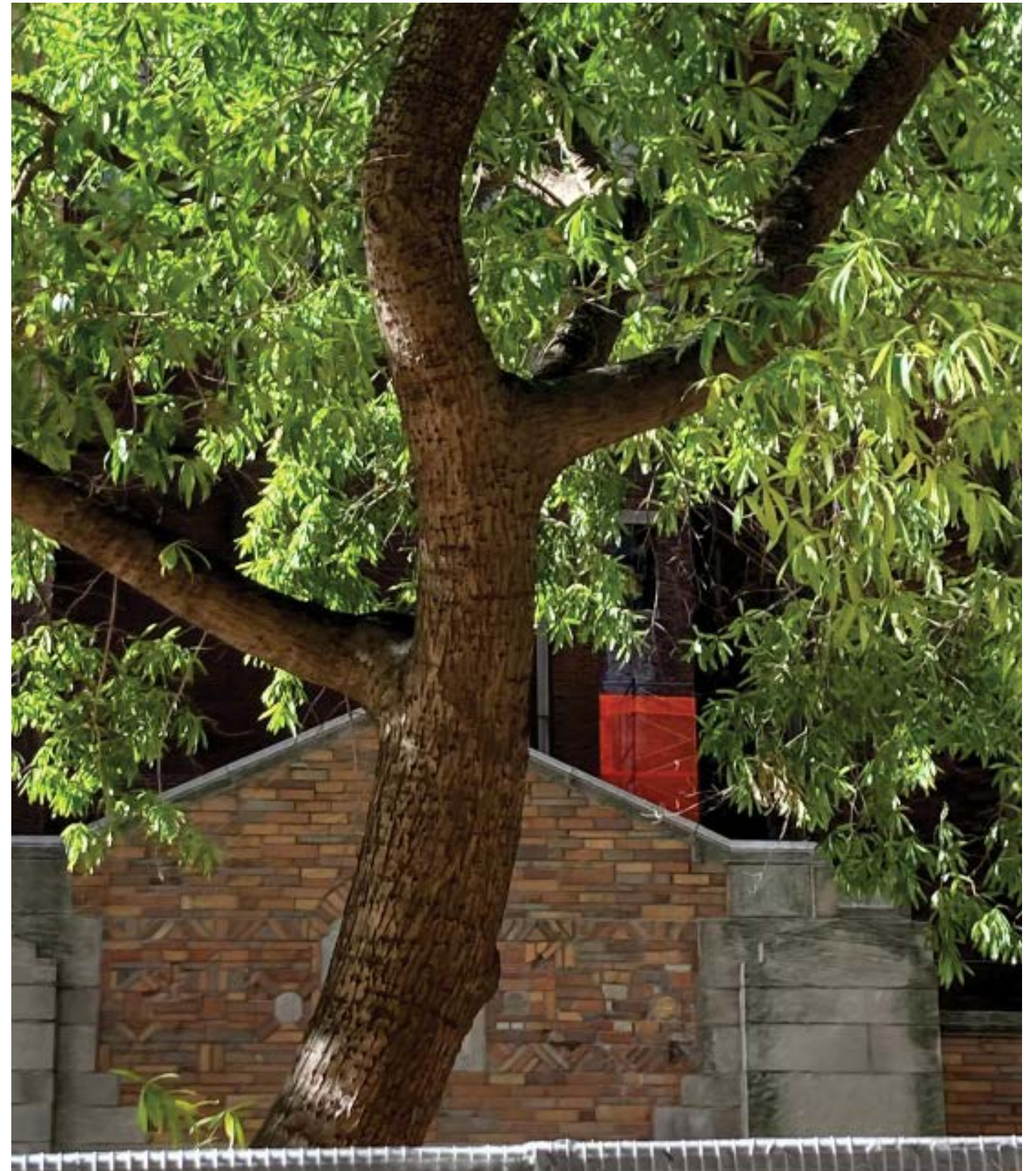


PHOTO (ZOOM-IN) VIEW E - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View E (From POPS)



PHOTO VIEW E - FROM PLAZA

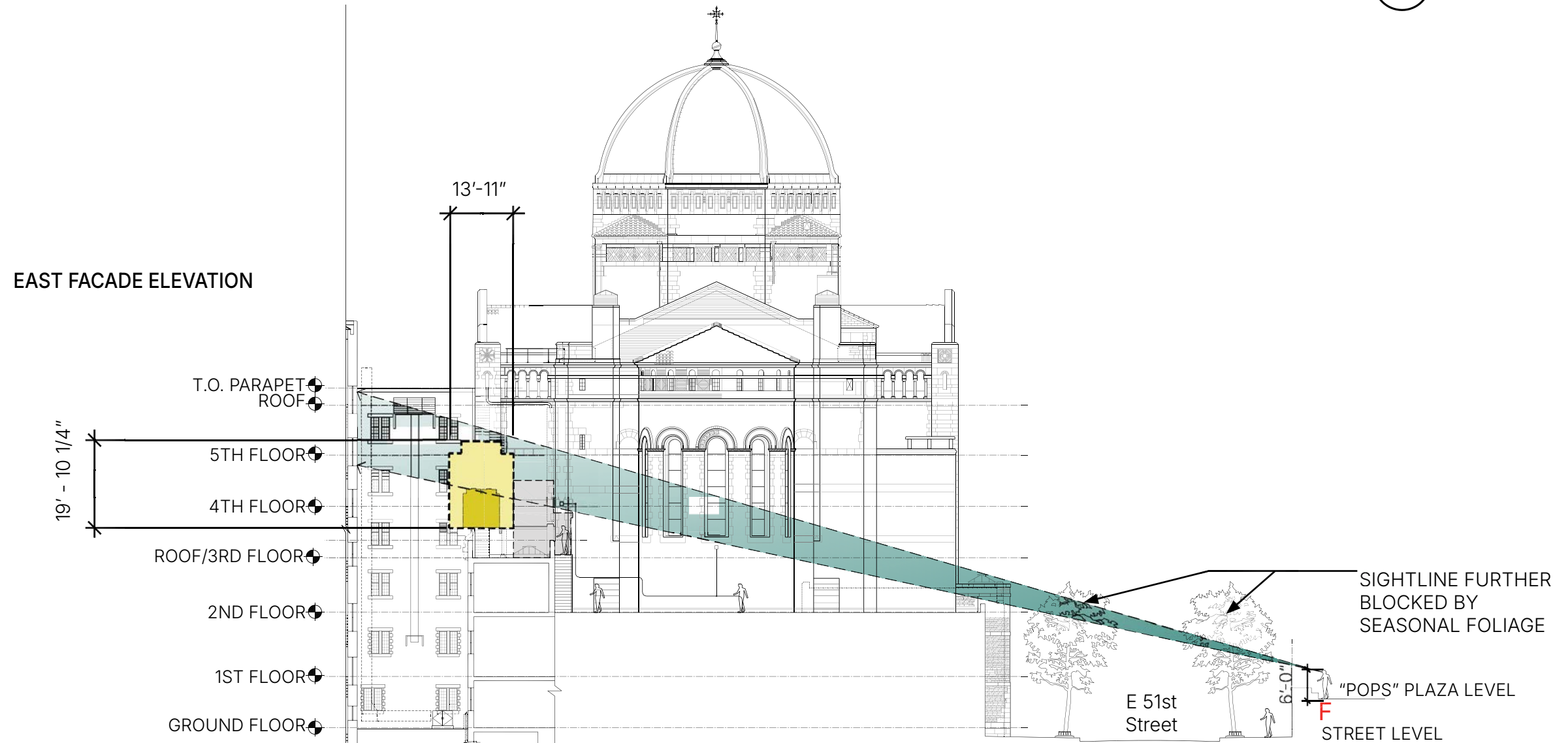
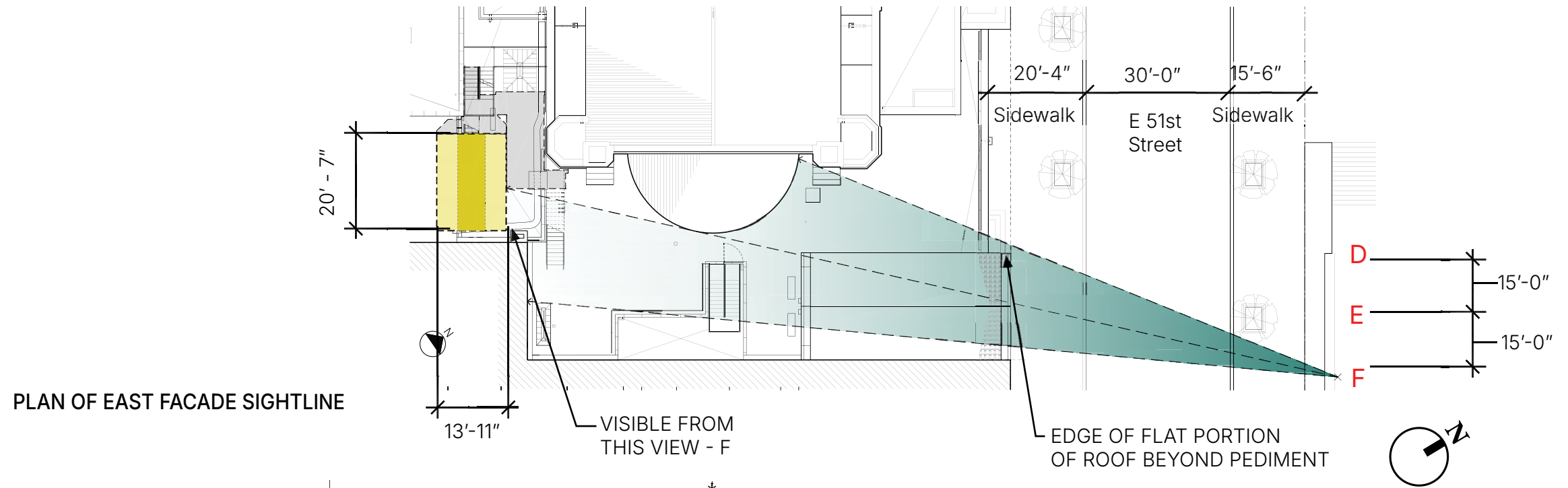


PHOTO (ZOOM-IN) VIEW E - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View E (From POPS)

LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



Views of Mechanical Installation from Street and POPS - View F (From POPS)



PHOTO VIEW F - FROM PLAZA

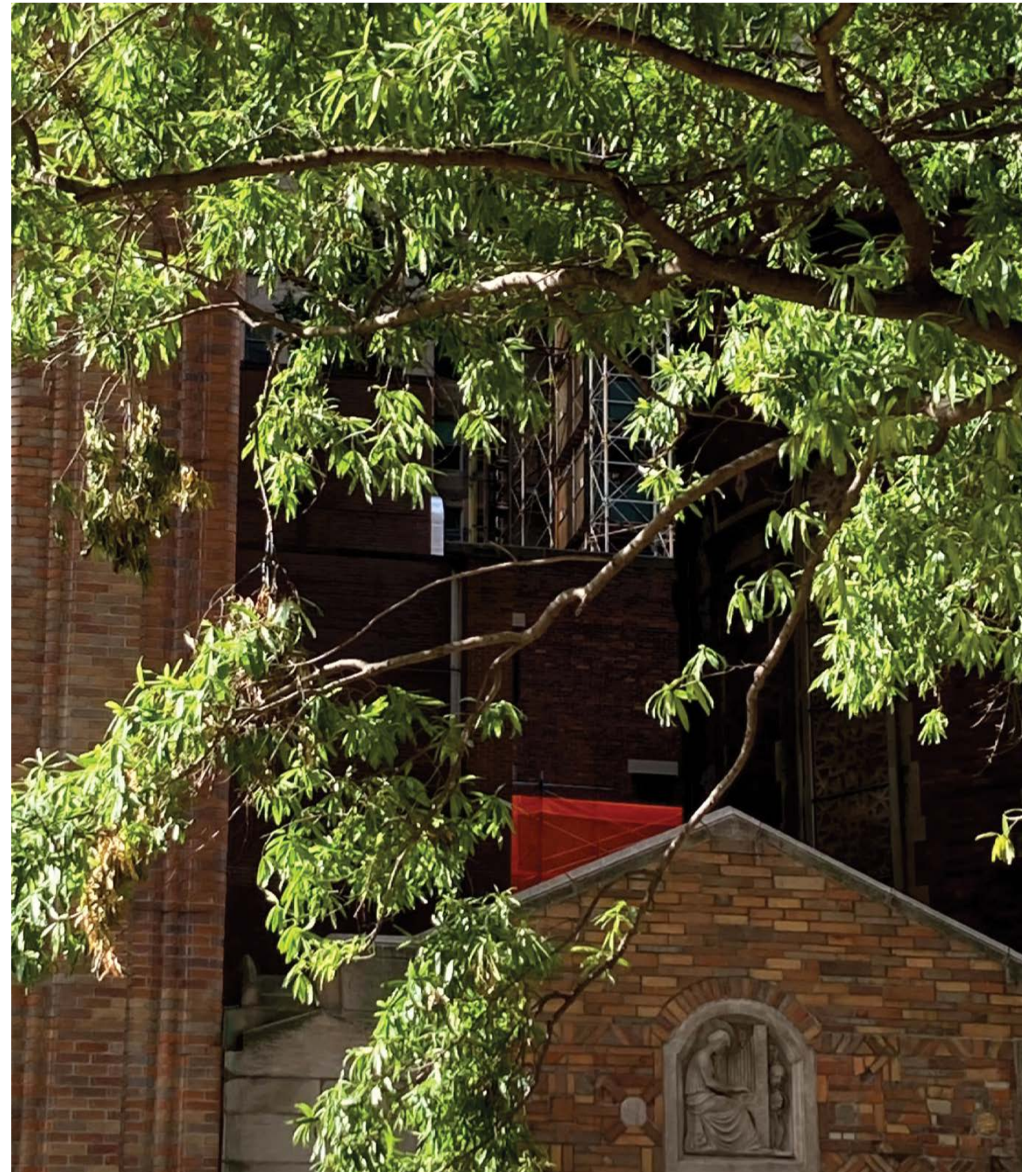


PHOTO (ZOOM-IN) VIEW F - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View F (From POPS)



PHOTO VIEW F - FROM PLAZA

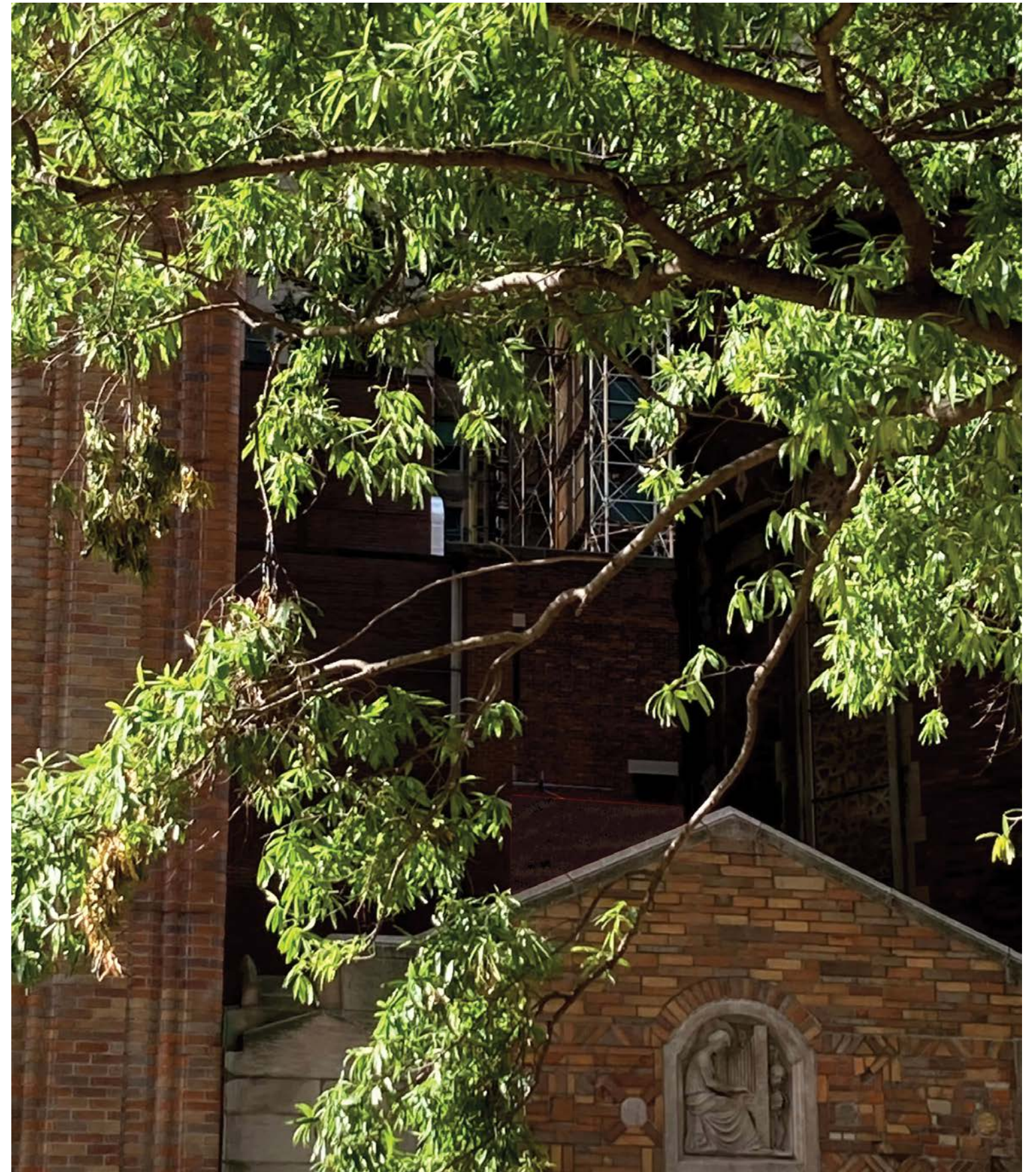
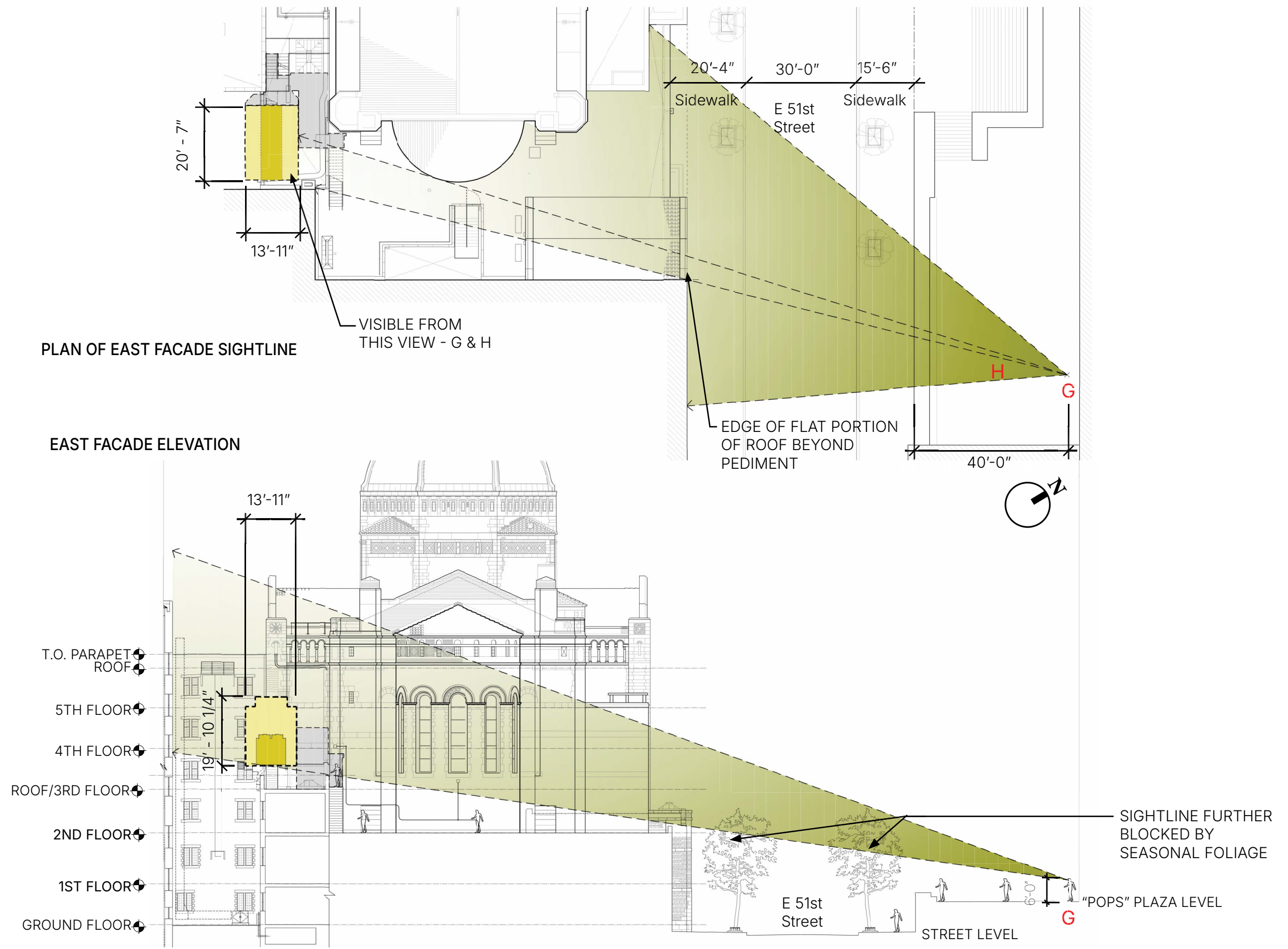


PHOTO (ZOOM-IN) VIEW F - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View F (From POPS)

LEGEND

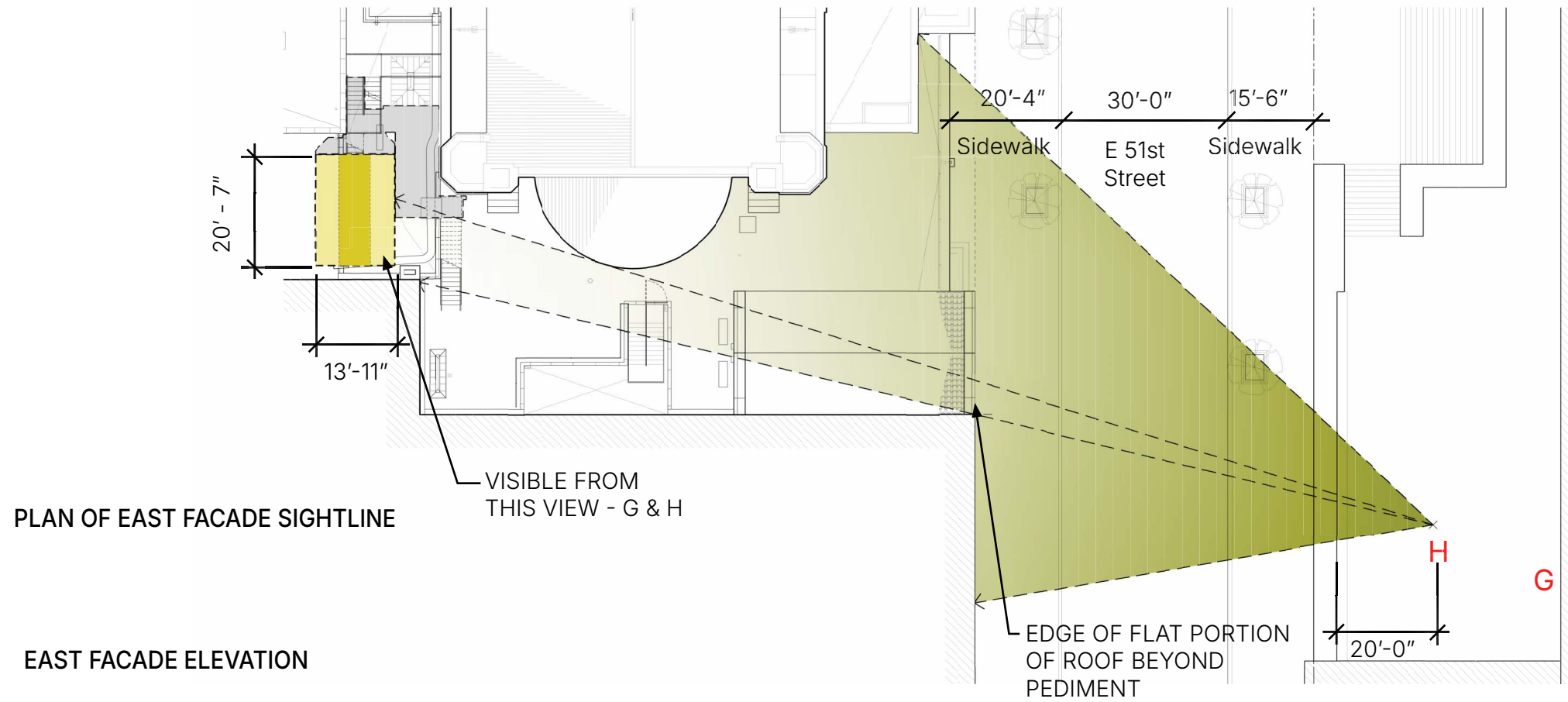
- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



Views of Mechanical Installation from Street and POPS - View G (From POPS)

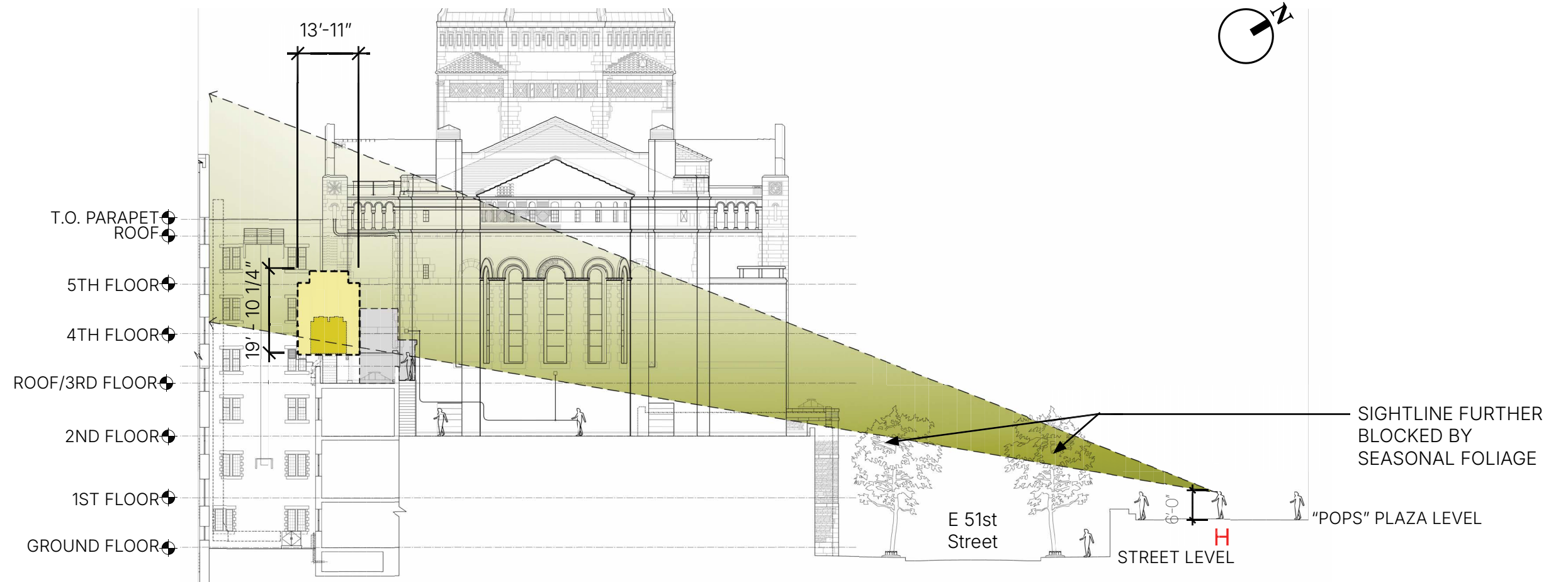
LEGEND

- New Acoustical Enclosure
- New Mechanical Unit
- New Egress Stair & Roof



PLAN OF EAST FACADE SIGHTLINE

EAST FACADE ELEVATION



Views of Mechanical Installation from Street and POPS - View H (From POPS)



PHOTO VIEW G - FROM PLAZA

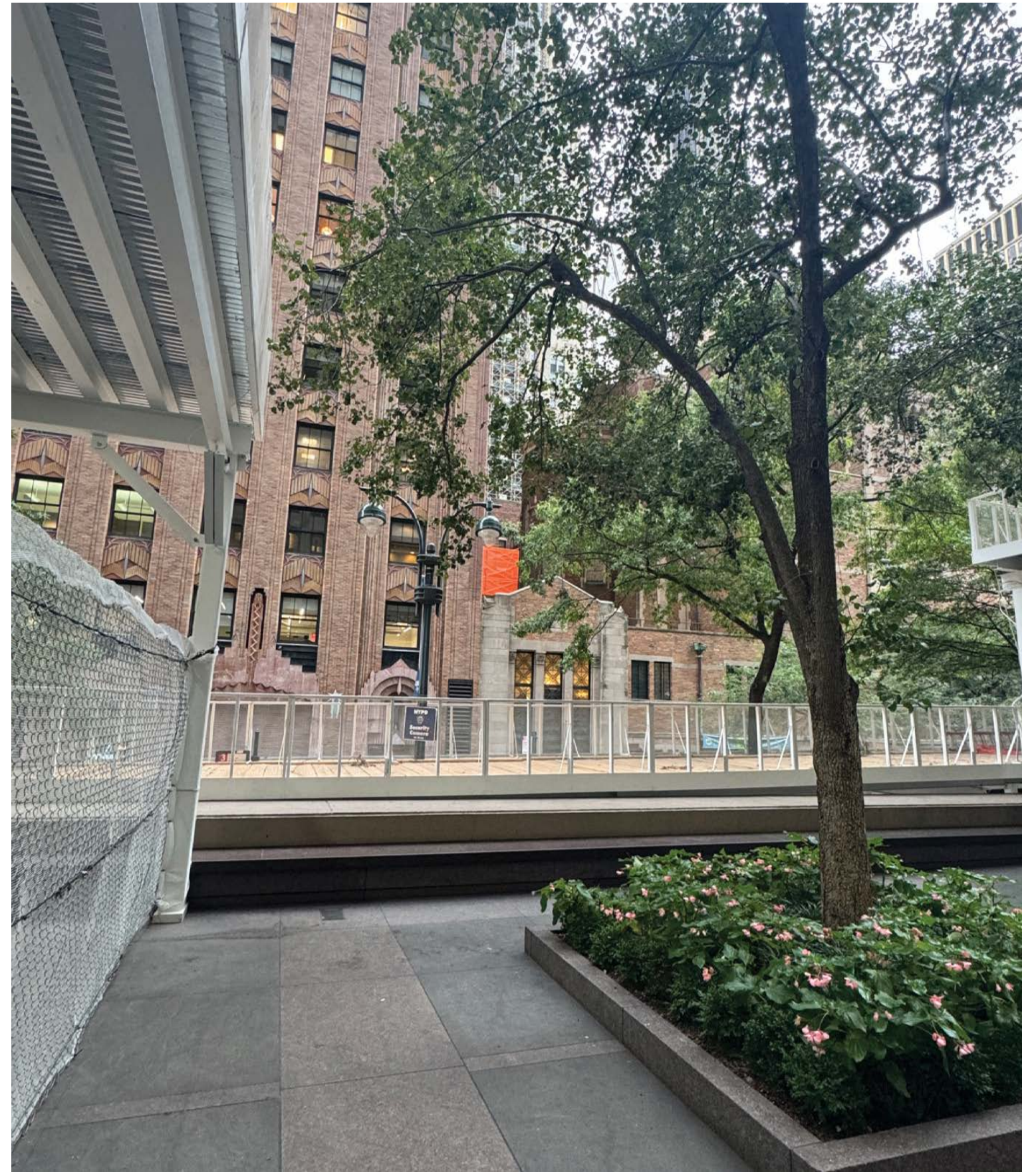


PHOTO VIEW H - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View H (From POPS)



PHOTO VIEW G - FROM PLAZA



PHOTO VIEW H - FROM PLAZA

Views of Mechanical Installation from Street and POPS - View H (From POPS)

November 19, 2024
Public Hearing

The current proposal is:

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**325 Park Avenue – Saint Bartholomew's Church and Community
House – Individual Landmark
Borough of Manhattan**

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