



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

October 12, 2023

Sarah Carroll
Chair
Landmarks Preservation Commission
David N. Dinkins Municipal Building,
1 Centre Street, North, 9th Floor
New York, NY 10007

re: LPC application for The Church of the Holy Apostles at 296 Ninth Avenue – ADA upgrades

Dear Chair Carroll:

On the recommendation of its Chelsea Land Use Committee, at its regular Board meeting on October 4, 2023, Manhattan Community Board No. 4 (CB4), by a vote of 40 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to vote, voted to recommend approval for ADA upgrades at 296 Ninth Avenue, The Church of the Holy Apostles.

Background

The Church of the Holy Apostles is an Individual Landmark designed by Minard Lafever and built in 1846-1848. An extension was designed by Charles Babcock of Richard Upjohn & Son which was constructed in 1858, and an attached mission house built in 1867. The building is Italianate style and was designated a New York City landmark in 1966 and added to the National Register of Historic Places in 1972. The church operates as a place of worship, a community center and the largest soup kitchen in New York.

The Application

The church is seeking to conduct ADA upgrades, which will result in the modification of window and door openings to the church building, the installation of barrier free access ramps, and the construction of a vestibule between the two buildings and an elevator bulkhead in the mission building. To accommodate the elevator and address a mandated 2 HR fire rating, they propose replacing the masonry parapet wall at the third floor of the mission building.

In addition to those changes, the applicant proposes reconfiguring the ground floor of the mission building to provide a proper commercial kitchen and food preparation facility, and the installation of a new ADA compliant elevator to connect all four floors. New toilets will be provided on multiple floors and other amenities added within certain adjoining church spaces as the physical interaction between the two structures is expected to be improved, clarified and make both buildings ADA compliant.

Recommendation

Community Board 4 applauds the work of Holy Apostles in creating physical space that is welcoming and accessible to all and recommends approval of the application. We are grateful that the church is committed to preserving any removed historic components for other uses within the church building such as the stained-glass windowpanes. We request that the applicant make every effort to protect all historic elements of the mission building, most notably the original mansard roof, when making the proposed ADA modifications.

Sincerely,



Jeffrey LeFrancois
Chair
Manhattan
Community Board 4



Jessica Chait
Co-Chair
Chelsea Land Use
Committee



Kerry Keenan
Co-Chair
Chelsea Land Use
Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, City Council
Church of the Holy Apostles