



St. Mark's Church in-the-Bowery

75-42
Continuing
Maintenance Plan

21 JULY 2026

**BEYER
BLINDER
BELLE**

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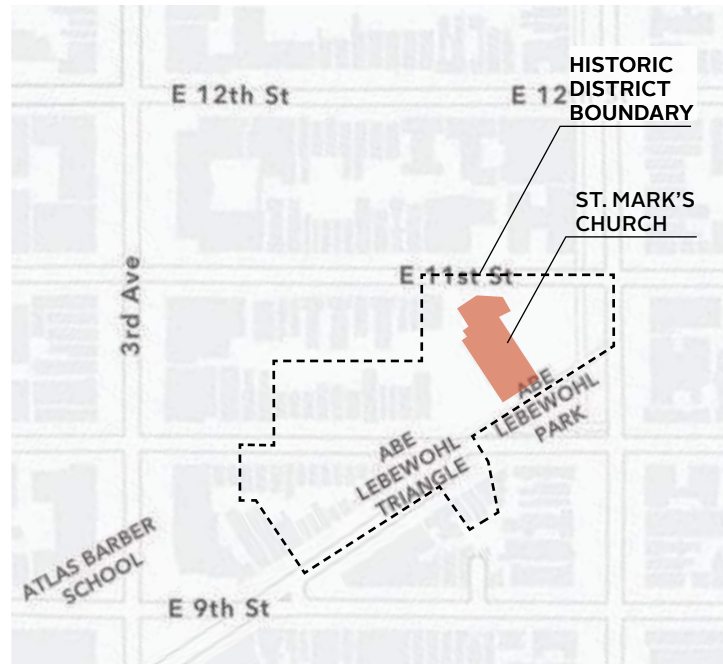
1. Introduction
2. Assessment Methodology
3. Existing Conditions
4. Recommended Repairs
5. Maintenance Summary
Costs by Phase



1. Introduction:

Existing Building Information:

- **Address:**
East 10th Street at 2nd Avenue
- **Block/Lot:**
466/26
- **Zoning District:**
R8B & R7A
- **Historic District:**
St. Mark's Historic District
- **Community Board:**
Manhattan 03
- **Landmark Type:**
Individual Landmark
- **Designation Date:**
April 19, 1966
- **National Register of Historic Places:**
#7200088



1. Introduction:

ZR Section 75-422 Transfer of Development Rights from Landmarked Buildings

A transfer of development rights from a Landmark site (the granting lot) to receiving lots within the surrounding area may be certified by the City Planning Commission provided that the following are approved by the Landmarks Preservation Commission:

- Materials to demonstrate the establishment of a program for the continuing maintenance of the landmark building or other structure; and
- A report from the Landmarks Preservation Commission concerning the continuing maintenance program of the landmark building or other structure.
- Landmark building to be brought to a **“condition of sound repair”**.



1. Introduction: Capital Allocation

- Total amount of air rights sold:
20%
- Percentage of TDR Sale Costs Set Aside for Maintenance Plan
 - 10% Long Term Fund
 - 20% In Escrow for Immediate Repairs**
- Inspection Obligation:
Periodic Inspections Every 10 Years
- All permitted work to be reviewed and approved by LPC









ST. MARK'S CHURCH IN-THE-BOWERY | 75-42 CONTINUING MAINTENANCE AGREEMENT

1. Introduction: Historic Overview

- 1793** Petrus Stuyvesant sells the plot of land to the Episcopal Church with the stipulation that an Episcopal Church be built to serve the Bowery Village
- 1799** Original, Georgian-style church completed. Designed by John McComb Jr.
- 1807** Greek-Revival style tower was added.
- 1828** Steeple completed. Designed by Martin Euclid Thompson and Ithiel Town.
- 1835** Parish Hall built at north end of Church (stone portion). Designed by John C. Tucker
- 1838** Site fence constructed
- 1858** Cast iron portico built on south facade, in an Italianate style. Designed by James Bogardus
- 1861** Parish Hall expansion (brick portion). Designed by James Renwick Jr



c. 1972

1. Introduction: Historic Overview

- 1966** Designated an Individual New York City Landmark by LPC
- 1972** Added to the National Register of Historic Places
- 1978** Catastrophic fire destroys a significant part of the Church.
- 1986** Repairs and renovations completed.
- 2017** Portico restoration and new accessible ramp built at south facade.
- 2021** Gutter and roof repairs.



c. 1952

1. Introduction: Past Improvements

1970 Completion of work at the East And West Graveyards.

- Certificate of Appropriateness 156 (LPC 70175)
- Commission Denial LPC 70175 on 8/24/1970 to not approve ongoing paving work at the East Graveyard.

1975 Repairs to Church Entrance, Steeple and New Porch Roof

- Permit for Minor Work 1107 (LPC75427)

1976 Steeple Repairs

- Permit for Minor Work 1270 (LPC 76185)

1978 Restorations to the Church following a fire on July 27, 1978.

- Certificate of Appropriateness 596 (LPC 78-498)

1991 Replacing light fixtures and the 1980s copper gutters and flashing.

- Permit for Minor Work 92-0029 (LPC 91-3799)

2010 Installation of 9" tall snowguards at roof

- Permit for Minor Work 11-4305 (LPC 11-4306)

2015/16 Repairs of clock faces at steeple

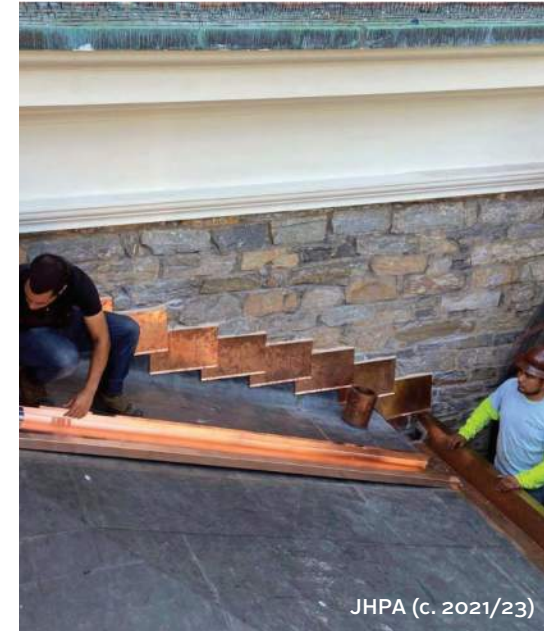
- Permit for Minor Work 17-6867 (LPC 17-6317 & MISC 18-0880)

2014/17 Construction of barrier-free access ramps at front entrance, rerouting portico drains and repairs to cast-iron columns.

- Certificate of Appropriateness 15-3441 (LPC 14-0321 & MISC 19-15012)

2021 Roof Repairs

- Certificate of No Effect 21-08316 (LPC 21-08316)



1. Introduction: Signage Master Plan

Seasonal banners are in place on front portico. Church will provide a Signage Master Plan for LPC review to seek retroactive approval of existing seasonal and special events signage.



2. Assessment Methodology:

- Visual Survey of Building Interiors, Facades and Church Roof from Ground Level by preservation architects, structural engineers and MEP engineers.
- Visual Survey of Parish Hall Roof
- Review of Previous Conditions Reports
- Consultation with Church Staff



3. Existing Conditions: Church & Bell Tower

BELL TOWER & STEEPLE



Stucco generally sound and in good condition from the ground.

EXTERIOR WALLS



All four walls of the Church are made of mass stone masonry, and are in good condition.

WINDOW SURROUNDS



Surrounds have typically cracked at the top of the arch, and horizontally cracked at sills, at both nave and mezzanine level windows.

3. Existing Conditions:
Parish Hall

EXTERIOR WALLS



The east facade showcases the gable end of the stone wall and brick walls that are in good condition. Wood windows on both buildings are replacements.

BRICK WALLS



The Parish Hall south facade hosts its main entry door from the yard, a stained glass window and operable windows at the Second Floor.

WINDOW SURROUNDS



An exterior stair was added for egress from the second floor ballet studio. An original window was modified to accommodate for the door.

3. Existing Conditions: Windows & Doors

FENESTRATION



WOOD WINDOWS



The ocular window at the south has a wood frame and translucent glazing. Inside a stained glass window lights the chapel.

WOOD WINDOWS



Wood windows at each facade show a similar level of paint loss and deterioration. All windows are replacements.

PROTECTIVE GLAZING



One contemporary unit of clear glass in an aluminum frame is installed outside of the memorial window to Peter Stuyvesant. It has small vents to allow passage of vapor.

PROTECTIVE GLAZING



The typical protective glazing has heavy muntins that do not relate to the existing window frames, plastic glazing that has discolored and darkened, and does not allow ventilation.

ALUMINUM WINDOWS



Sliding windows at the 1FL are in poor condition and their operation is hindered by interior bars.

3. Existing Conditions: Windows & Doors

LOUVERS



Bell Tower louvers are typically slatted wood screens held in place by throw bolts. They do not resist weather.

LOUVERS



The Church attic vent louver at the north pediment does not reliably resist weather, has a rusted frame, and is mismatched to the style of other church louvers.

WOOD DOORS



Church south entrance doors were restored with the previous porch ramp project.

WOOD DOORS



Parish Hall entry doors are solid wood, operate soundly, and have functional hardware.

METAL DOORS



The Parish Hall emergency exit door from the second floor is out of place as a flat metal panel in a window wall. Its plywood frame has failed.

METAL DOORS



The Parish Hall first floor exit door is mismatched to the historic character of the building, and has deteriorated.

3. Existing Conditions:
Roofs

ROOFING



The slate roof of the church is in fair condition, and active leaks were not observed in the attic below. The Church has attic stock tiles and completes repairs periodically as needed.

GUTTERS



Gutters were installed in 2023 and are in excellent condition. Drains were reported to be blocked with debris in past years, and should be cleaned bi-annually.

LEADERS



Copper downspouts were replaced with the gutter restoration project in 2023. External leaders extend to drainage boots below but are frequently stolen.

3. Existing Conditions: Roofs

PORTICO ROOF



The roof membrane appears to have been in place before the parapet and base flashings were repaired, before 2017, but is in sound condition.

PORTICO FLASHING



Iron posts of the parapet are flashed into the stone wall with galvanized sheet metal that has been overpainted. The end flashings are in poor condition.

ROOF ACCESS



A hatch opens from the 2FL ballet studio balcony onto the low-slope roof.

LOW-SLOPE ROOF



Open seams or other defects were not observed in the low slope membrane, however, water collected at edges and did not have scuppers to direct runoff.

CHIMNEYS



Chimney masonry shows cracked bricks and loose mortar.

BASE FLASHINGS



Typical base flashings on low-slope roofs are sheet membranes, but here are only applied tar.

4. Recommended Repairs:
Upfront Work (*less than 2 years*)

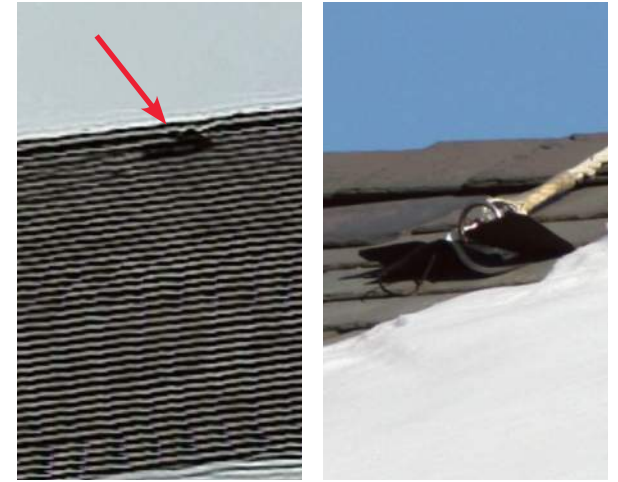
A01 - RECONNECT ROOF DRAIN LEADERS



A02 - REPAIR FAILED ROOF VENT FLASHING



A03 - REMOVE D-RING AND REPAIR MEMBRANE



A04 - PROVIDE WEATHER SEALS AT A/Cs



A15-3 - INSTALL WEATHER-RESISTANT CHIMNEY CAPS



A16-1 - REPAIR DETERIORATED WINDOWS



4. Recommended Repairs:
Upfront Work *(less than 2 years)*

A16-2 - REPLACE PARISH HALL EGRESS DOOR WITH NEW TO MATCH HISTORIC CHARACTER



A16-3 - REPLACE BELL TOWER LOUVERS W/ STORM RESISTANT LOUVER AND WOODEN LOUVERED SCREEN



A20 - REFINISH METAL PORTION OF SITE FENCE



S20 - FILL VOIDS IN PARISH HALL ATTIC WITH BRICK MASONRY



4. Recommended Repairs:
Short Term (2 to 4 years)

A12-1 - REPAIR AND REFINISH CAST IRON PORTICO



A13-1 - FINISH REPAIR WORK AT WOOD CORNICES AND PEDIMENTS ON NORTH AND SOUTH SIDE OF SANCTUARY



A15-1 - REPLACE PARISH HALL ROOFING MEMBRANE AT FLAT ROOF



A17-1 - REPLACE AREAWAY VAULT DOORS AND CURB



A17-2 - RESET DISPLACED CURBS AT PORTICO



4. Recommended Repairs:
Medium Term (5 to 10 years)

A10-1 - REPAIR CRACKED BRICK MASONRY
AT PARISH HALL FACADES



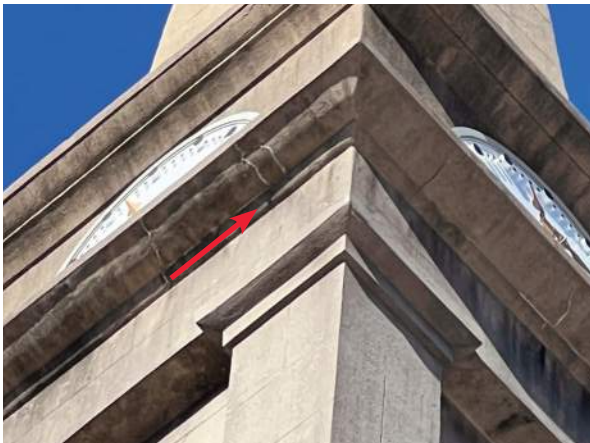
A11-1 - REPAIR CRACKS AT STONE MASONRY
AND AT WINDOW SURROUNDS



A11-2 - REPAIR CRACKS AT PORTICO CEILING
STUCCO



A11-3 - REPAIR CRACKS AND SPALLS AT
BELL TOWER STUCCO



A54 - REMOVE NON-FUNCTIONING LIGHTING
AND CONDUIT



4. Recommended Repairs: **Long Term** (11+ years)

A30 - REPOINT PARISH HALL MORTAR JOINTS



A31 - CLEAN MASONRY FACADES



A32 - REPLACE STAINED GLASS PROTECTIVE GLAZING WITH VENTED GLAZING



A33 - REPAIR STAINED GLASS WINDOWS



A34 - REPLACE SLATE ROOFS



A35 - RESTORE SITE FENCE



4. Recommended Repairs:
Long Term (11+ years)

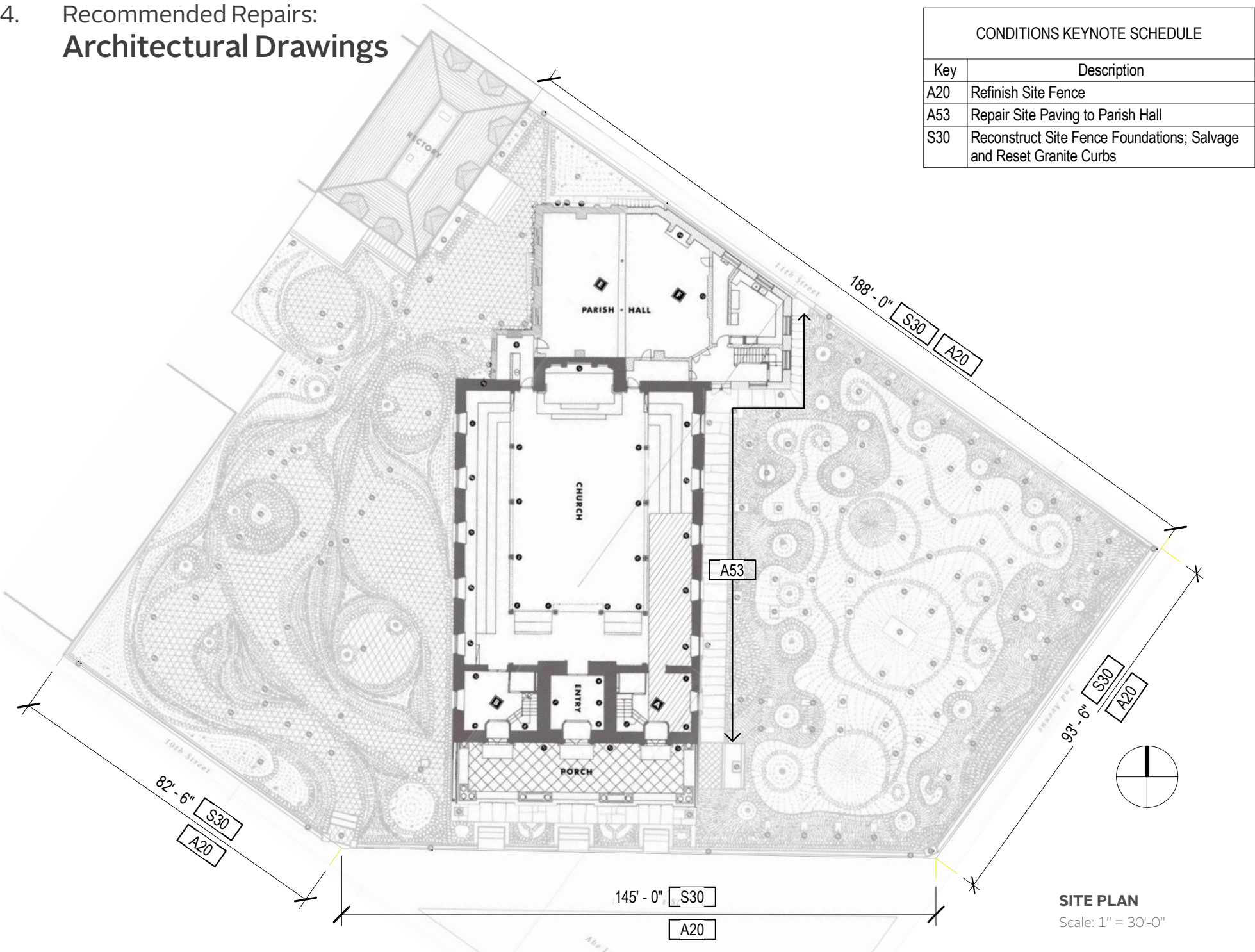
A36 - REPLACE PORTICO ROOF MEMBRANE



A53 - REPAIR SITE PAVING TO PARISH HALL



4. Recommended Repairs:
Architectural Drawings



REPAIR SYMBOLS LEGEND



A10-1a



A11-1a



A11-1c



A10-1b



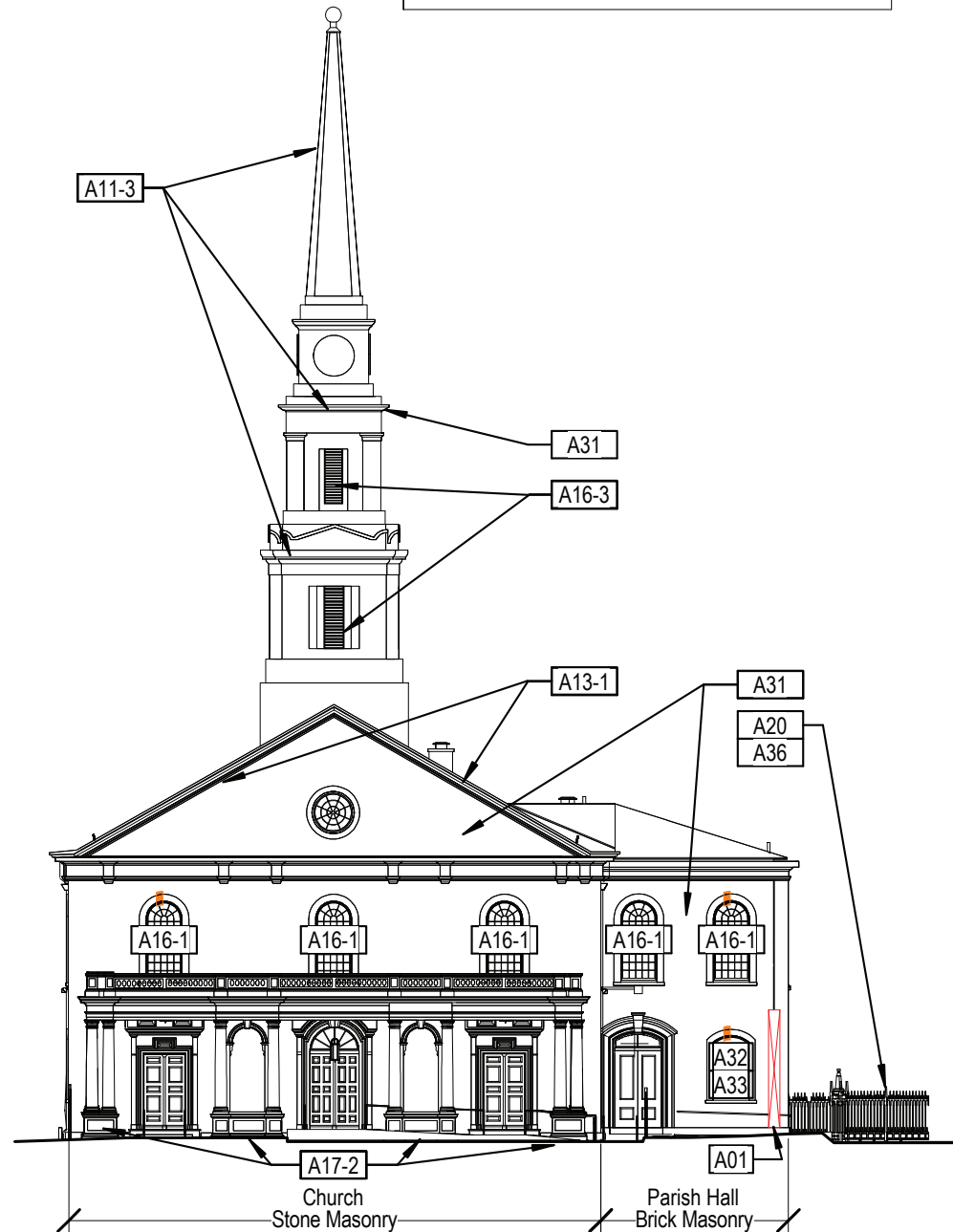
A11-1b



A11-1d

CONDITIONS KEYNOTE SCHEDULE

Key	Description
A01	Reconnect Broken Exterior Leaders
A11-3	Repair Bell Tower Stucco
A13-1	Repair Wood Cornices & Pediments; Replace Bird Protection
A16-1	Replace Deteriorated Windows
A16-3	Replace Bell Tower Louvers
A17-2	Reset Displaced Curbs at Portico
A20	Refinish Site Fence
A31	Clean All Masonry Facades & Spire
A32	Replace Protective Glazing
A33	Repair Stained Glass Windows
A36	Restore Iron Site Fence & Replicate Missing Components



SOUTH ELEVATION

Scale: 3/64" = 1'-0"

REPAIR SYMBOLS LEGEND

 A10-1a	 A11-1a	 A11-1c
 A10-1b	 A11-1b	 A11-1d

CONDITIONS KEYNOTE SCHEDULE

Key	Description
A11-1a	Repair Stone Masonry & Window Surrounds - Repair Crack at Stone Masonry
A11-1c	Repair Stone Masonry & Window Surrounds - Repair Cracks at Window Surrounds
A11-1d	Repair Stone Masonry & Window Surrounds - Repair Spalls at Window Surrounds
A11-3	Repair Bell Tower Stucco
A12-1	Repair Cast Iron Portico
A16-1	Replace Deteriorated Windows
A16-3	Replace Bell Tower Louvers
A31	Clean All Masonry Facades & Spire
A32	Replace Protective Glazing
A33	Repair Stained Glass Windows
A54	Replace Site Lighting



EAST ELEVATION

Scale: 3/64" = 1'-0"

REPAIR SYMBOLS LEGEND		
	A10-1a	A11-1a
	A10-1b	A11-1b
		A11-1c
		A11-1d

CONDITIONS KEYNOTE SCHEDULE

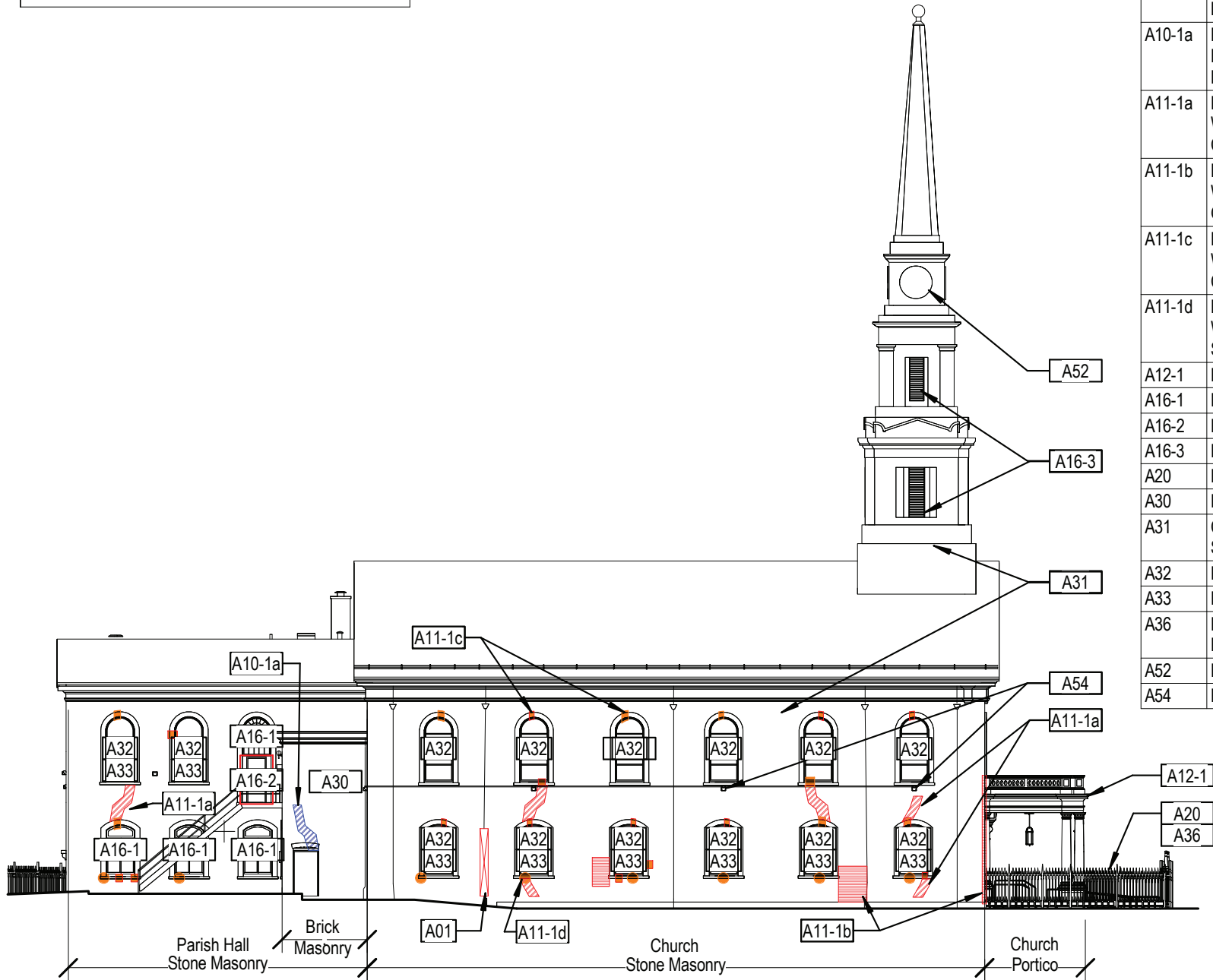
Key	Description
A04	Provide Weather Seals for Window A/Cs
A10-1b	Repair Brick Masonry at Parish Hall - Rake Out and Repoint All Joints
A13-1	Repair Wood Cornices & Pediments; Replace Bird Protection
A16-1	Replace Deteriorated Windows
A16-3	Replace Bell Tower Louvers
A31	Clean All Masonry Facades & Spire
A32	Replace Protective Glazing
A33	Repair Stained Glass Windows
A54	Replace Site Lighting
M11	Upgrade Attic Fan & Motor Controls



Scale: $\frac{3}{64}'' = 1'-0''$

REPAIR SYMBOLS LEGEND					
	A10-1a		A11-1a		A11-1c
	A10-1b		A11-1b		A11-1d

CONDITIONS KEYNOTE SCHEDULE	
Key	Description
A01	Reconnect Broken Exterior Leaders
A10-1a	Repair Brick Masonry at Parish Hall - Repair Cracks at Brick Masonry
A11-1a	Repair Stone Masonry & Window Surrounds - Repair Crack at Stone Masonry
A11-1b	Repair Stone Masonry & Window Surrounds - Repoint Open Joints
A11-1c	Repair Stone Masonry & Window Surrounds - Repair Cracks at Window Surrounds
A11-1d	Repair Stone Masonry & Window Surrounds - Repair Spalls at Window Surrounds
A12-1	Repair Cast Iron Portico
A16-1	Replace Deteriorated Windows
A16-2	Replace Parish Hall Egress Door
A16-3	Replace Bell Tower Louvers
A20	Refinish Site Fence
A30	Repoint Parish Hall Mortar Joints
A31	Clean All Masonry Facades & Spire
A32	Replace Protective Glazing
A33	Repair Stained Glass Windows
A36	Restore Iron Site Fence & Replicate Missing Components
A52	Replace Bell Ringing Equipment
A54	Replace Site Lighting



WEST ELEVATION
Scale: 3/64" = 1'-0"

5. Maintenance Summary Costs by Phase:

UPFRONT WORK (FIRST 2 YEARS) **\$503,924 - \$803,815**

A01	Reconnect Broken Exterior Leaders
A02	Repair Failed Roof Vent Flashing
A03	Remove Roof Clamp & Repair
A04	Provide Weather Seals for Window A/Cs
A15-3	Provide Weather-Resistant Chimney Caps
A16-1	Repair Wood and Aluminum Windows
A16-2	Replace Parish Hall Egress Door
A16-3	Replace Bell Tower Louvers
A20	Refinish Site Fence

SHORT TERM (2-4 YEARS) **\$390,590**

A12-1	Repair Cast Iron Portico
A13-1	Finish Repairs at Wood Cornices & Pediments; Replace Bird Protection
A15-1	Replace Parish Hall Flat Roof Assembly
A17-1	Replace Areaway Vault Door & Curb
A17-2	Reset Displaced Curbs at Portico

MEDIUM TERM (5-10 YEARS) **\$507,051**

A10-1	Repair Damaged Parish Hall Masonry
A11-1	Repair Church Masonry & Window Surrounds
A11-2	Repair Portico Ceiling Stucco
A11-3	Repair Bell Tower Stucco
A54	Remove Non-Functioning Lighting and Conduit
S20	Fill Voids in Parish Hall Attic with Brick Masonry

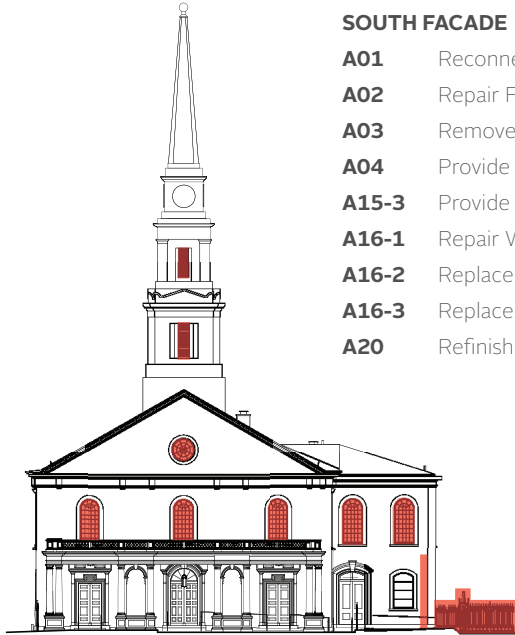
LONG TERM (11+ YEARS) **\$3,573,630**

A30	Repoint Parish Hall Mortar Joints
A31	Clean Masonry Facades
A32	Replace Protective Glazing
A33	Repair Stained Glass Windows
A34	Replace Slate Roofs
A35	Restore Iron Site Fence & Replicate Missing Components
A36	Replace Portico Roof
A53	Repair Site Paving to Parish Hall

CYCLICAL MAINTENANCE

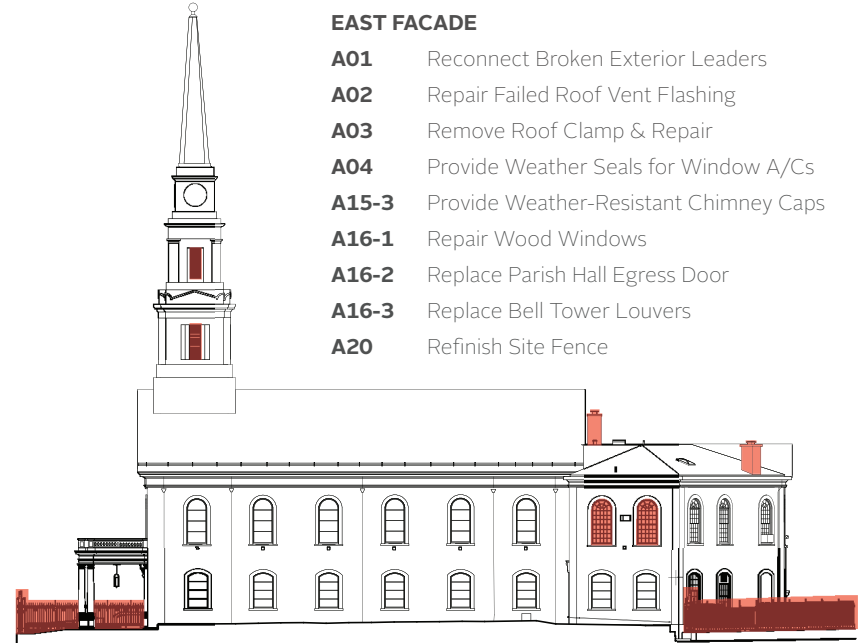
A14-1	Repair Slate Roofs
A40	Clean Gutters and Drain Leaders Annually

5. Work Areas by Phase: Upfront Work *(First Two Years)*



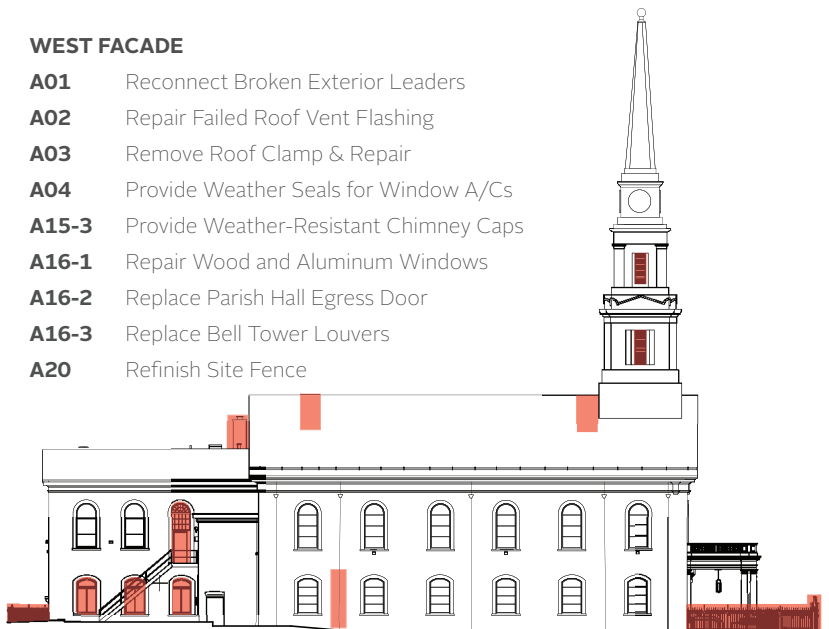
SOUTH FACADE

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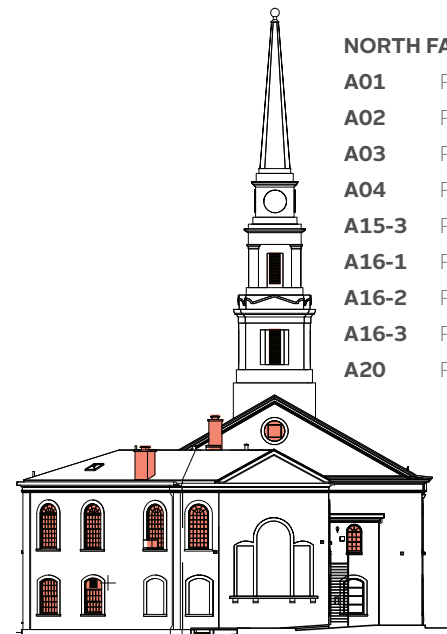
EAST FACADE

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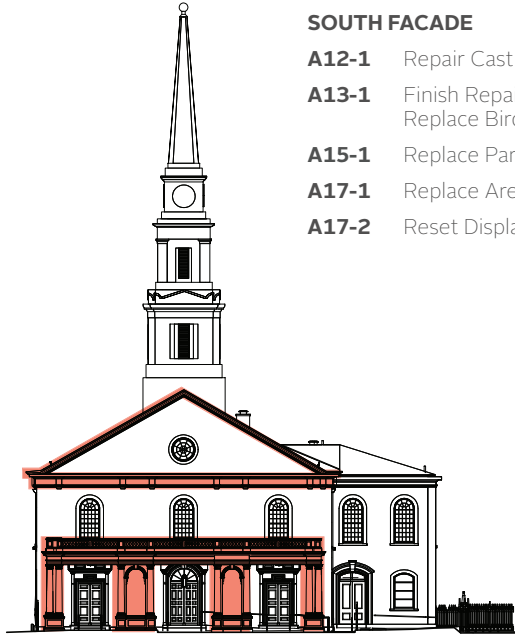
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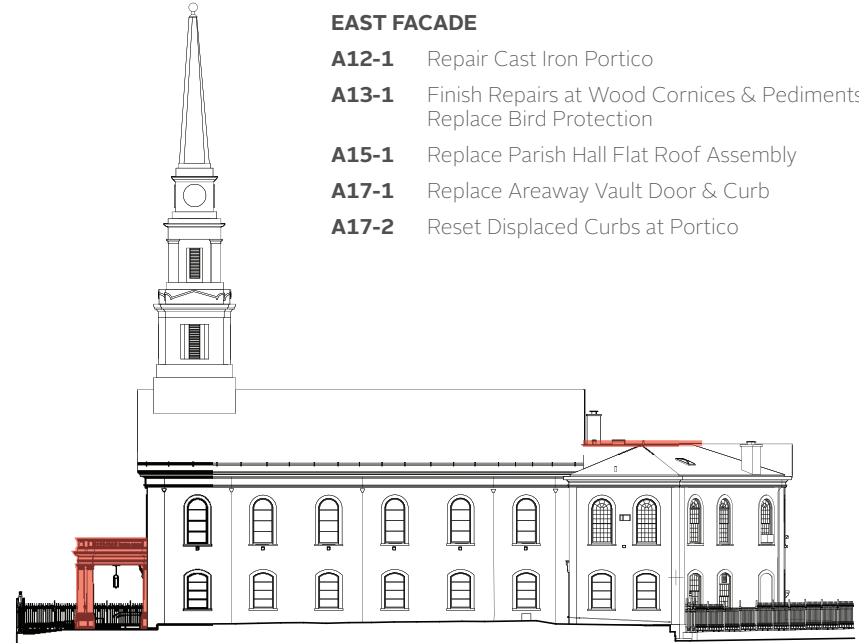
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5. Work Areas by Phase: Short Term (2 - 4 Years)



SOUTH FAÇADE

- A12-1** Repair Cast Iron Portico
- A13-1** Finish Repairs at Wood Cornices & Pediments;
Replace Bird Protection
- A15-1** Replace Parish Hall Flat Roof Assembly
- A17-1** Replace Areaway Vault Door & Curb
- A17-2** Reset Displaced Curbs at Portico

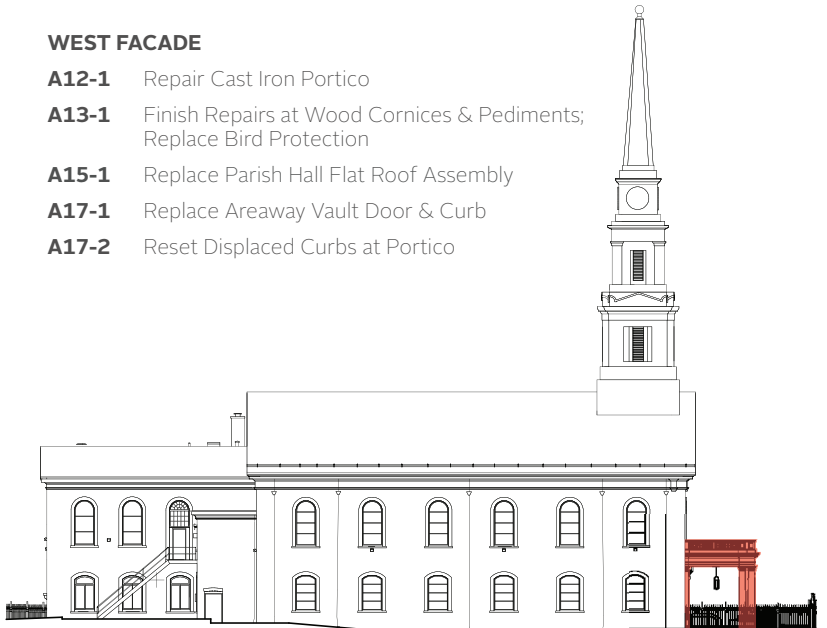


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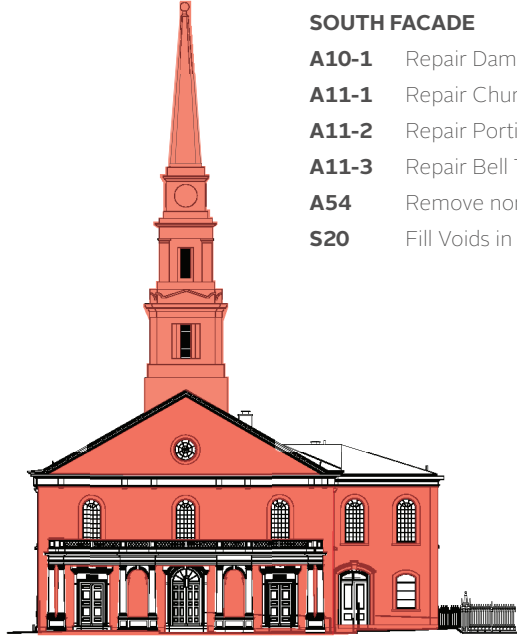


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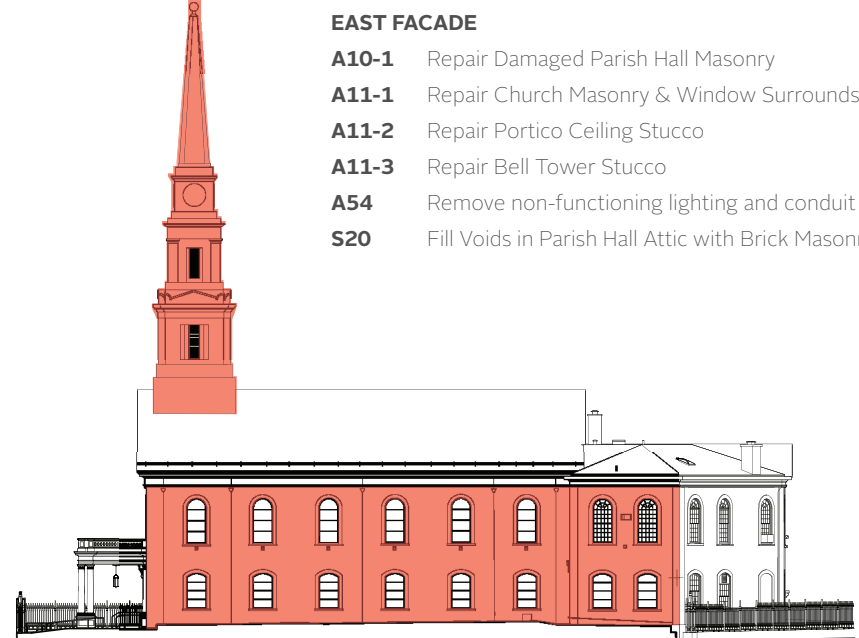


5. Work Areas by Phase: Medium Term (5 -10 Years)



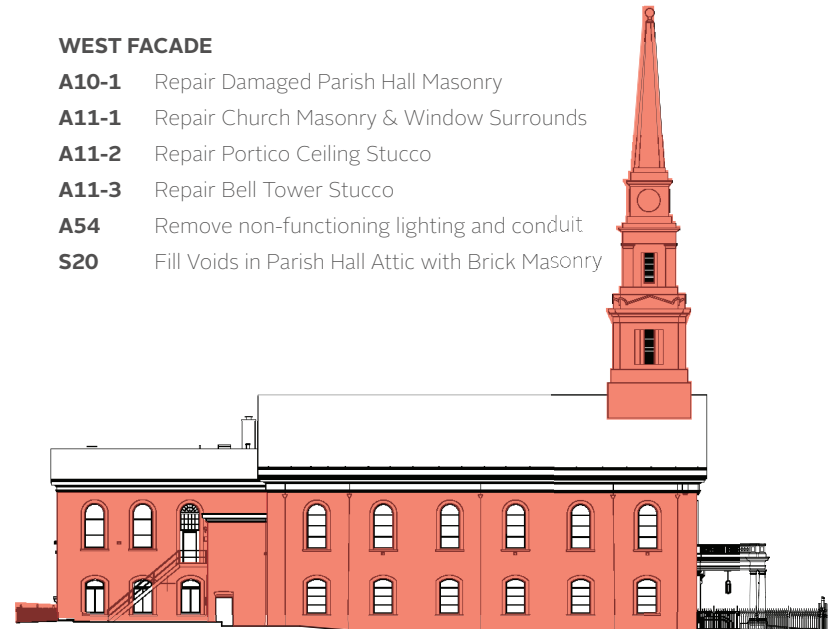
SOUTH FAÇADE

- A10-1** Repair Damaged Parish Hall Masonry
- A11-1** Repair Church Masonry & Window Surrounds
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- S20** Fill Voids in Parish Hall Attic with Brick Masonry



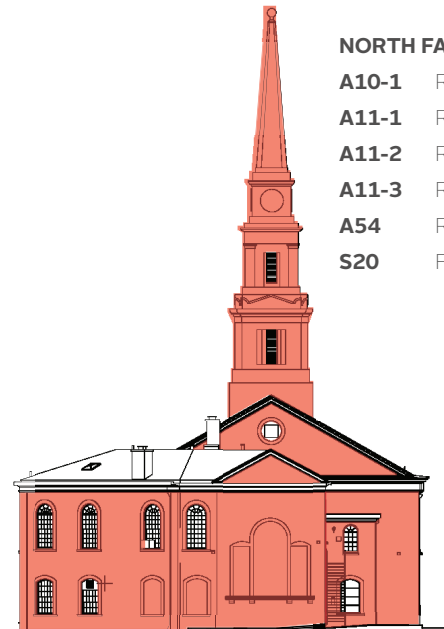
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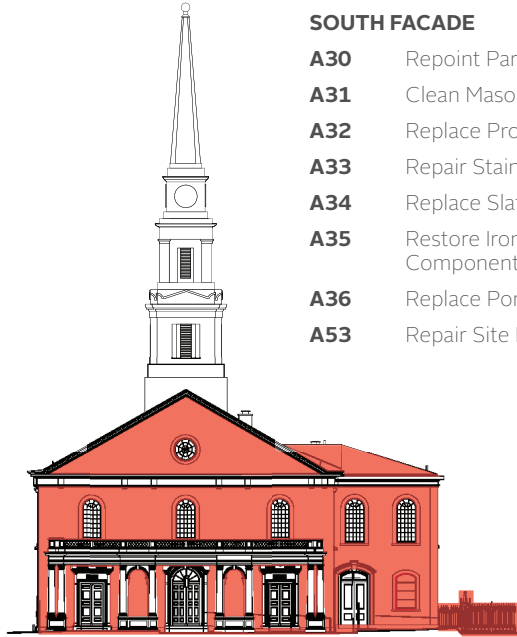
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5. Work Areas by Phase: Long Term (11+ Years)



SOUTH FACADE

- A30** Repoint Parish Hall Mortar Joints
- A31** Clean Masonry Facades
- A32** Replace Protective Glazing
- A33** Repair Stained Glass Windows
- A34** Replace Slate Roofs
- A35** Restore Iron Site Fence & Replicate Missing Components
- A36** Replace Portico Roof
- A53** Repair Site Paving to Parish Hall

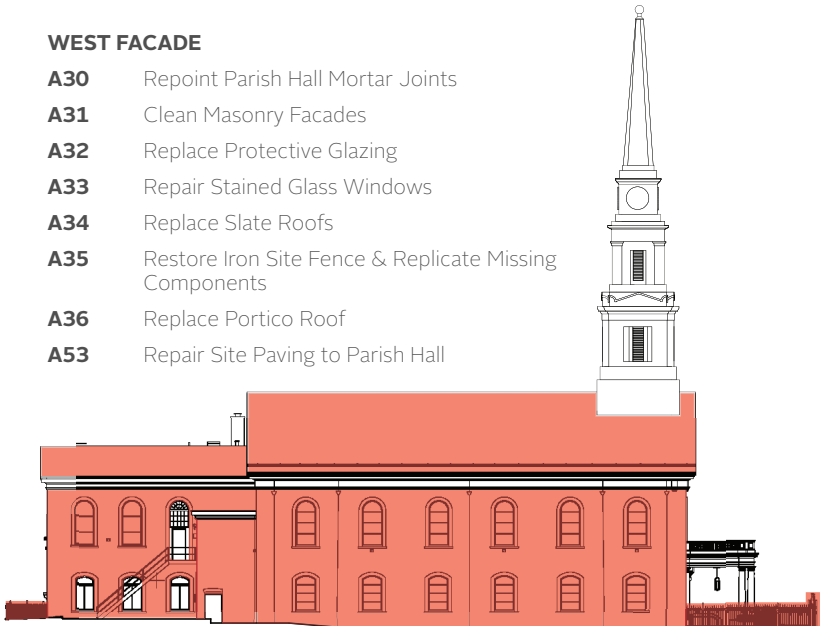


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