



July 14, 2021 /Calendar No. 26

N 210467 HIM

IN THE MATTER OF a communication dated May 27, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the modification of the landmark designation of Holyrood Episcopal Church - Iglesia Santa Cruz (715 West 179th Street, Manhattan) (Block 2176, Lot 30) designated by the Landmarks Preservation Commission on May 18, 2021 (Designation List No. 523/ LP No. LP-2649) Borough of Manhattan, Community District 12.

Pursuant to Section 3020.8(b) of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of any designation by the Landmarks Preservation Commission, whether of a historic district or a landmark, to the Zoning Resolution, projected public improvements, and any plans for the development, growth, improvement or renewal of the area involved.

On May 18, 2020, the Landmarks Preservation Commission (LPC) designated the Holyrood Episcopal Church - Iglesia Santa Cruz, located at 715 West 179th Street (Block 2176, Lot 30, Borough of Manhattan) as a City landmark. The landmark site is located at the northeast corner of West 179th Street and Fort Washington Avenue within Manhattan Community District 12.

Holyrood Episcopal Church – Iglesia Santa Cruz was constructed in 1911 to 1916 by the architectural firm of Bannister & Schell and is noted for its sophisticated and well-executed Gothic Revival religious style. It has been a culturally significant and important social and religious anchor for Washington Heights since its construction, and especially for the neighborhood's Hispanic community for the past 40 years.

Holyrood parish was founded in 1893 by Rev. William O. Embury, chaplain at a nearby home for girls. The congregation outgrew its prior building at 181st Street and Broadway and in 1911 commissioned William F. Bannister and Richard M. Schell to design the much larger present-day church building. It has remained an important resource within the neighborhood as its congregation has changed over the decades to reflect the influx of residents from the Dominican Republic, Puerto Rico and other Spanish-speaking areas. In recognition of its role in this community, the church is now known as Holyrood Church – Iglesia Santa Cruz, adding the Spanish translation to its name. Recently it has also become a center for the hearing impaired.

The design of the subject landmark church reflects the Episcopal Church's preference for the English Gothic style. Constructed of stone and brick with intricate terra cotta details and trim, the building exhibits the traditional medieval arrangement of nave, side aisles, clerestory, and apse. Its front facade is dominated by a tall stained-glass window with intersecting geometric patterns, flanked by stepped pier buttresses with pinnacles that extend high above the roofline. Shorter stepped buttresses extend along the West 179th Street side aisle framing pointed arch windows.

The subject landmark is remarkably intact with excellent integrity of design and materials. This outstanding example of a Gothic Revival church has served Washington Heights with its religious services, ministry, and outreach programs since its construction over 100 years ago. It continues that tradition today providing programs and humanitarian assistance to people from diverse backgrounds, particularly within Washington Heights's Spanish-speaking community.

The subject landmark is located within an R7-2 zoning district, which has a maximum residential Floor Area Ratio (FAR) of 3.44 (4.0 FAR with Quality Housing) and community facility FAR of 6.5. The landmark building has 11,886 square feet of floor area (0.7 FAR) and is situated on a zoning lot that has 17,225 square feet of lot area. There is a total of 47,544 square feet of unused development rights available for transfer to eligible receiving sites under the existing zoning.

Pursuant to Section 74-79 of the Zoning Resolution, in all districts except R1, R2, R3, R4 or R5 districts or C1 or C2 districts mapped within such districts, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one that is across the street and opposite to the zoning lot occupied by the landmark building, or in the case of a corner lot, one that fronts on the same street intersection as the lot occupied by the landmark. There are six potential receiving sites available for the transfer of the landmark's unused floor area. Under the existing zoning, all six potential receiving sites are eligible to receive a transfer of unused development rights from the subject landmark.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

The Department is not aware of any conflicts between the subject landmark designation with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.


~~MARISA LAGO, *Chair*~~

~~KENNETH J. KNUCKLES, Esq., *Vice-Chairman*~~

~~DAVID J. BURNEY, ALLEN P. CAPPELLI, ALFRED C. CERULLO, III,~~

~~JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,~~

~~ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*~~

Department of City Planning	Briefing Sheet	Prepared By: Ryan Cote
Application		
Project Name:	<u>Holyrood Episcopal Church - Iglesia Santa Cruz</u>	Location: <u>715 West 179th Street</u>
Applicant:	<u>Landmarks Preservation Commission</u>	Boro/CD: <u>Manhattan / CD 12</u>
Application Number(s)	Action(s) Requested	
N 210467 HIM	Pursuant to Section 3020 of Chapter 74 of the City Charter, the City Planning Commission shall submit to the City Council a report with respect to the relation of the designation by the Landmarks Preservation Commission of the subject property to the Zoning Resolution, projected public improvements and any plans for the development, growth, improvement or renewal of the area involved.	
Date:	Application Filed: <u>May 18, 2021</u>	Action To Be Taken:
	Map Received: _____	Certification <u>X</u>
	Certified: _____	Pre-Referral Review _____
	CPC Hearing: _____	Post-Hearing Follow-Up _____
	CPC Deadline: <u>July 27, 2021</u>	Non-ULURP <u>X</u>
		Referral _____
Information		
Zoning Designation:	<u>R7-2</u>	
Special Area Name:	<u>N/A</u>	
Restrictive Declaration:	_____	
CEQR Declaration:	<u>Type II</u>	CEQR No.: _____
	WRP No.: _____	Sign-Off Date: _____
Area and Project Description:		
 <p style="text-align: center;">Manhattan</p>	<p>Introduction</p> <p>Holyrood Episcopal Church - – Iglesia Santa Cruz LP-2649: Designation List 523 Block/Lot: Block 2176, Lot 30 Year Built: 1911-1916 Architect: Banister & Schell Ownership: Holyrood Episcopal Church Objection: None Current Use: Public Facilities & Institutions - Religious Use</p>	
<p>Holyrood Episcopal Church – Iglesia Santa Cruz (Holyrood), constructed in 1911 to 1916 by the architectural firm of Bannister & Schell, is a sophisticated and well-executed Gothic Revival religious building. It has been a culturally significant and important social and religious anchor for Washington Heights since its construction, and especially for the neighborhood’s Latino community for the past 40 years.</p> <p>Holyrood parish was founded in 1893 by Rev. William O. Embury, chaplain at a nearby home for girls. The congregation outgrew its prior building at 181st Street and Broadway and in 1911 commissioned William F. Bannister and Richard M. Schell to design the much larger present-day church building. It has remained an important resource within the neighborhood as its congregation has changed over the decades to reflect the influx of residents from the Dominican Republic, Puerto Rico and other Spanish-speaking areas. In recognition of its role in this</p> <p><i>continued on following page >></i></p>		
Recommendations		
CB: _____ In Favor _____ _____ Opposed _____ _____ Abstaining _____	With Conditions _____ No Vote _____ Waived _____	BP: _____ Approve _____ _____ Approve With Conditions _____ _____ Disapprove _____
Staff Comments: Ydanis Rodriguez Date Prepared: 06/08/2021		

community, the church is now known as Holyrood Church – Iglesia Santa Cruz, adding the Spanish translation to its name. Recently it has also become a center for the hearing impaired.

The design of Holyrood reflects the Episcopal Church’s preference at that time for the English Gothic style. Constructed of stone and brick with intricate terra cotta details and trim, the building exhibits the traditional medieval arrangement of nave, side aisles, clerestory, and apse. Its front facade is dominated by a tall stained-glass window with intersecting geometric patterns, flanked by stepped pier buttresses with pinnacles that extend high above the roofline. Shorter stepped buttresses extend along the West 179th Street side aisle framing pointed arch windows.

Holyrood is remarkably intact with excellent integrity of design and materials. This outstanding example of a Gothic Revival church has served Washington Heights with its religious services, ministry, and outreach programs since its construction over 100 years ago. It continues that tradition today providing programs and humanitarian assistance to people from diverse backgrounds, particularly within Washington Heights’s Spanish-speaking community.

LPC Public Hearing

On March 23, 2021, the Landmarks Preservation Commission held a public hearing on the proposed designation of Holyrood Episcopal Church – Iglesia Santa Cruz (Research Department Public Hearing Item No. 1). The public hearing had been duly advertised in accordance with the provisions of the law. At the Public Hearing, three people spoke in support of the proposed designation including Reverend Luis Barrios, priest-in-charge of Holyrood, and representatives of the New York Landmarks Conservancy and the Historic Districts Council. There was no testimony in opposition to the proposed designation. Additionally, the Commission received a letter of support for designation from Manhattan Community Board 12.

Zoning and TDR Analysis

Situated in an R7-2 zoning district (max base FAR of 4.0 for residential and community facility use and 2.0 for commercial overlay) the subject building contains 11,886 square feet of floor area and is situated on a zoning lot that has 17,225 square feet of lot area (0.7 FAR). The land use on the lot is public facilities & institutions with a church in use. Land use surrounding the subject area varies. Immediately south of the 179th street is the George Washington Bridge Bus Terminal. Fort Washington Avenue adjacent to the subject site consists of mixed use commercial/residential buildings. Additionally, there are commercial corridors of Broadway and 180th Street with a mix of public institutions, commercial uses, and mid-rise residential uses in the surrounding area.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer its unused development rights to a lot contiguous to the zoning lot occupied by the landmark building or one which is across the street and opposite to the zoning lot occupied by the landmark (“adjacent lot”). The Holyrood Episcopal Church stands on a 17,225 square foot zoning lot in an R7-2 zoning district.

Pursuant to Section 74-792, built FAR and transferable development rights calculations adhere to the maximum FAR for a lot located in this area which is 4.0. The resulting on-site maximum allowable floor area for the computation of transferable development rights is 68,900 square feet. As shown in Table A below, the maximum amount of unused development rights available for transfer from this site under the existing zoning is approximately 47,544 square feet.

TABLE A: Zoning Analysis of 715 West 179th Street

Zoning District	Lot Area (s.f)	Max Permitted FAR	Max Permitted Floor Area (s.f)	Existing Floor Area (s.f)	Total Transferable Development Rights
R7-2	17,225	4.0	68,900	11,886	47,544

There are six potential receiving sites to which development rights may be transferred pursuant to Section 74-79 of the Zoning Resolution that are either located across the street and opposite the larger landmark zoning lot or are adjacent to the landmark zoning lot. As stated in Section 74-792 of the Zoning Resolution, the increase in floor area may not exceed the maximum allowable floor

area by more than 20 percent. Under the existing zoning, as shown in Table B, five potential receiving sites are eligible to receive a transfer. Block 2176 Lot 36 is not eligible as its existing Floor Area exceeds the FAR allowable.

TABLE B: Zoning Analysis of Potential Receiving Sites

Block	Lot	Zoning District	Lot Area (s.f)	Max Far	Max Far (s.f)	20% TDR (s.f)	Allowable Floor Area (w/TDR)	Existing Floor Area (s.f)	Eligible to receive Development Rights
2176	27	R7-2	10,000	4.0	40,000	8,000	48,000	11,557	Yes
2176	36	R7-2	11,300	4.0	45,200	9,040	54,240	56,206	No
2176	39	R7-2	5,833	4.0	23,332	4,666	27,998	20,500	Yes
2177	150	R7-2	11,425	4.0	45,700	9,140	54,840	50,976	Yes
2176	17	C4-4	70,750	3.4	240,550	48,110	288,660	141,600	Yes
2177	51	R7-2	134,533	4.0	538,132	107,626	753,384	0	Yes

Future and Under Construction Developments in Vicinity

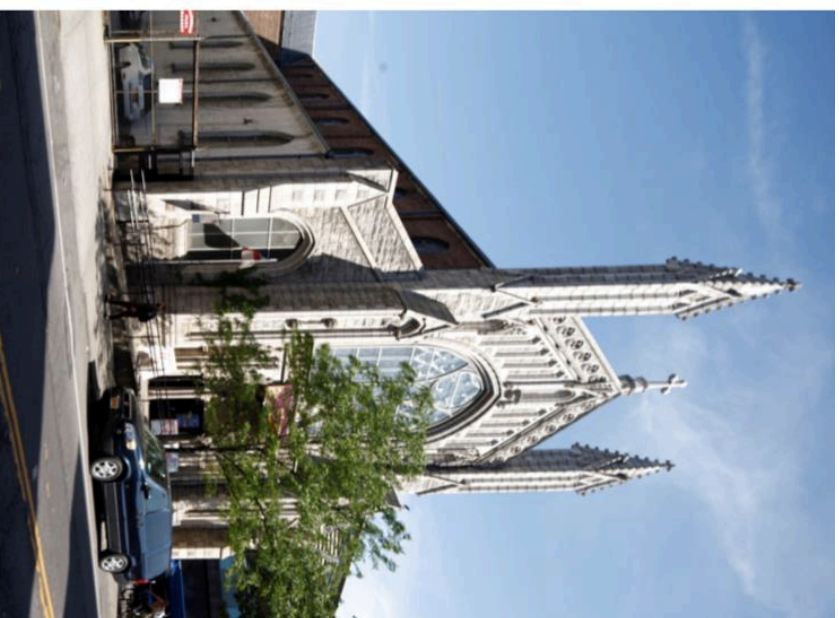
The Department is not aware of any conflicts between the subject landmark designation with the Zoning Resolution, projected public improvements or any plans for development growth, improvement or renewal in the vicinity of the landmark. Block 2176 lot 17 and Block 2177 Lot 51 are both owned by the Port Authority of New York & New Jersey. We would not expect transfer of development rights to these properties as Block 2176 Lot 17 is built with the George Washington Bridge Bus Terminal and Block 2177 Lot 51 sits directly over the bridge itself, but both are eligible for TDR potential. All other potential sites referenced in Table B are currently occupied residential buildings with R7-2 zoning.

Findings and Amendment

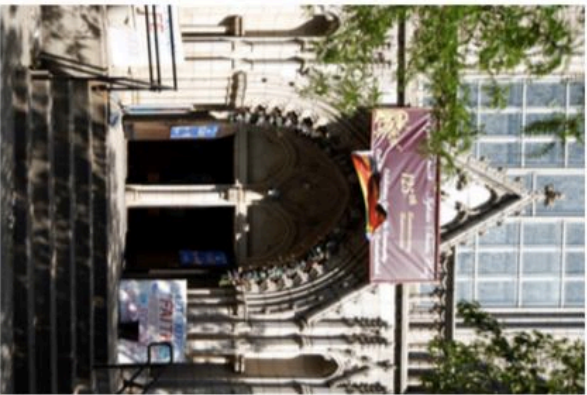
On the basis of a careful consideration of the history, the architecture, and the other features of this building and site, the Landmarks Preservation Commission finds that Holyrood Episcopal Church – Iglesia Santa Cruz has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City. Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark Holyrood Episcopal Church – Iglesia Santa Cruz and designates Borough of Manhattan Tax Map Block 2176 Lot 30 as its Landmark Site, as shown in the attached map.



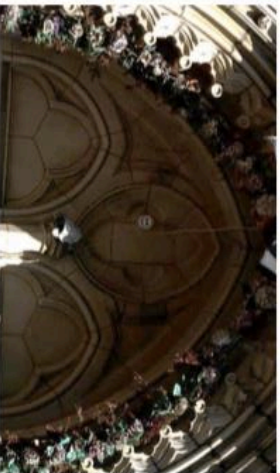
**Holyrood Church – Iglesia Santa Cruz, 715 West 179th Street,
Fort Washington Avenue facade**
Jessica Baldwin, May 2021



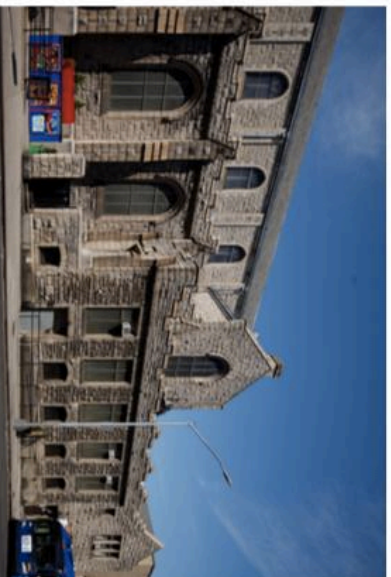
**Holyrood Church – Iglesia Santa Cruz, 715 West 179th Street
Fort Washington Avenue (West) and North facade**
Jessica Baldwin, May 2021



Fort Washington Avenue Facade Details
 Jessica Baldwin, May 2021



**West 179th Street Facade (West End)
 Clerestory and Aisle**
 Jessica Baldwin, May 2021



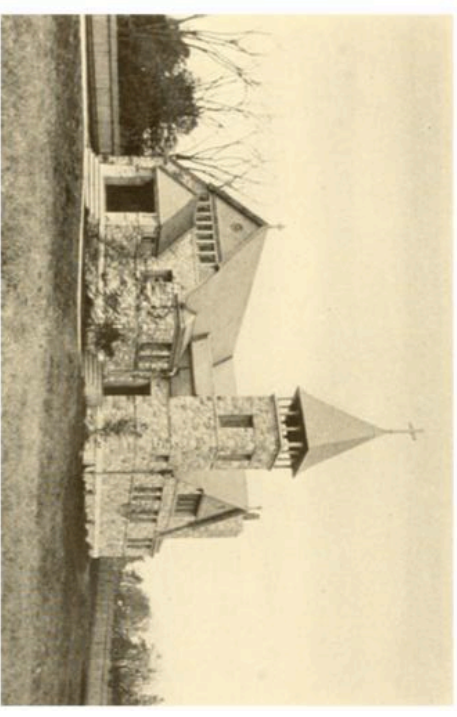
**West 179th Street Facade (East End)
 Clerestory, Aisle, Transept, and
 Parish House**
 Jessica Baldwin, May 2021



North and West Facades
Fort Washington Avenue
Jessica Baldwin, May 2021



South and East Facades
West 179th Street
Parish House in Foreground
Jessica Baldwin, May 2021



First Holyrood Episcopal Church Building
181st Street and Broadway; Built 1895

Photograph from Sons of the American Revolution and Reginald P. Bolton
Fort Washington: an account of the identification of the site of Fort Washington, New York City, and the erection and dedication of a monument thereon Nov. 16, 1901
(1902), after page 16



Holyrood Episcopal Church –
Iglesia Santa Cruz Area Map



Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

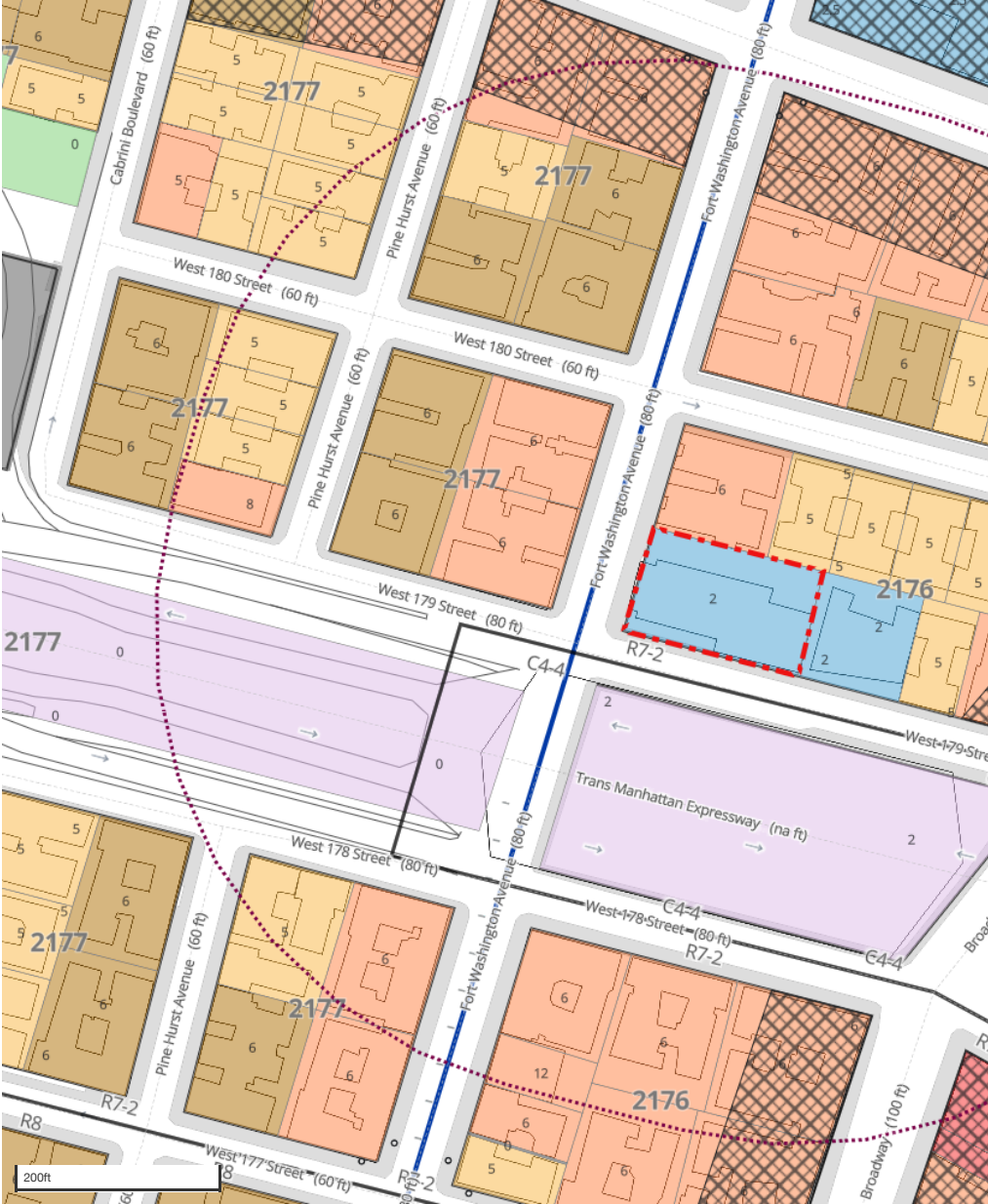
Zoning

- Zoning District
 - C1-1
 - C1-2
 - C1-3
 - C1-4
 - C1-5
 - C2-1
 - C2-2
 - C2-3
 - C2-4
 - C2-5
 - Special Purpose District
- Land Use**
- 1-2 Family Residential
 - Multifamily Walkup
 - Multifamily Elevator
 - Mixed Commercial/Residential
 - Commercial & Office
 - Industrial & Mfg
 - Transportation & Utility
 - Public Facilities & Institutions
 - Open Space & Outdoor Recreation
 - Parking
 - Vacant/No Data
 - Other

Transportation

- Subway Stop
- Subway Entrance

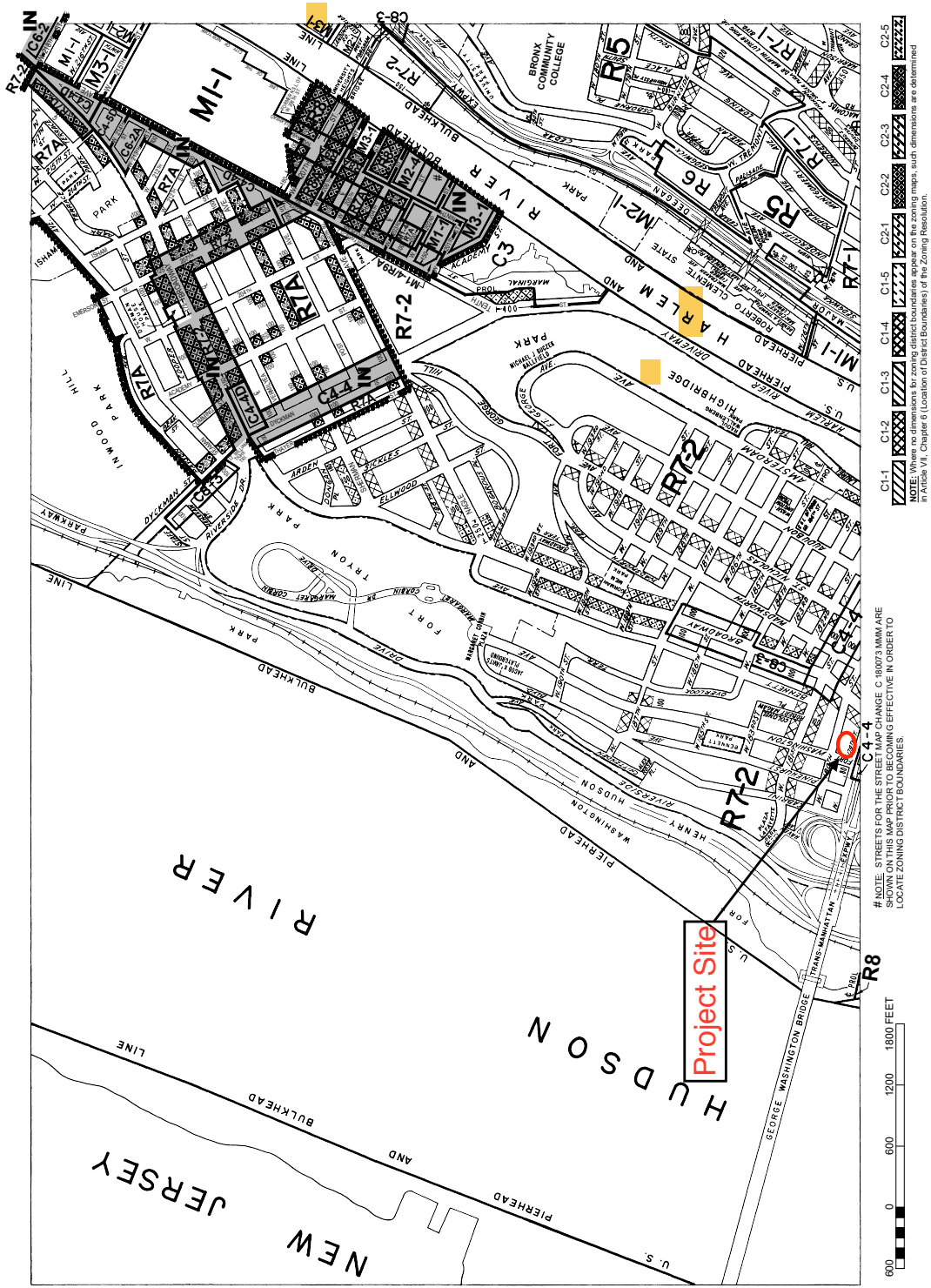
Map Created: Jun 8, 2021, 1:49pm
Data Sources: [layers-api.planninglabs.nyc/v1/sources](https://api.planninglabs.nyc/v1/sources)
pluto MapPLUTO™ 20v8, Bytes of the Big Apple (February 2021); zoning-
districts (March 2021); digital-citymap (March 2021); planimetrics (26
February 2019); transportation (21 November 2017); supporting-zoning
(March 2021)



<https://aplica>

715 West 179th Street - Digital Tax Map - New York City Dept. of Finance (6/8/2021)

	Borough Boundary	C50	Condo Flag/Condo Number
	Tax Block Boundary	A50	Air Right Flag/Lot Number
50	Tax Block Number	S50	Subterranean Right Flag/Lot Number
	Tax Lot Boundary	R	REUC Flag
50	Tax Lot Number		Under Water Tax Lot Boundary
	Condo FKA Tax Lot Number		Other Boundary
50.5	Tax Lot Dimension		Possession Hook
+/-5.5	Approximate Tax Lot Dimension	Misc	Miscellaneous Text
	Condo Units Range Label		Small Tax Lot Dimension
	Building Footprint		Surface Water



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT

The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

08-08-2018 C 180204(A) ZMM

Special Requirements:

For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

ZONING MAP

3a

N

MAP KEY

1b	1d
3a	3c
3b	3d

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.dcp.nyc.gov/zoning or contact the Zoning Information Desk at (212) 720-3291.

NOTE: STREETS FOR THE STREET MAP CHANGE C 180073 MM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

NOTE: The map is a simplified representation of the actual map. Scale dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

715 West 179th Street - Transfer of Development Rights Analysis

