



CITY PLANNING COMMISSION

June 7, 2011 / Calendar No. 3

N 110296 HKK

IN THE MATTER OF a communication dated April 21, 2011, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the St. Paul's Evangelical Lutheran Church, 334 South 5 Street (Block 2462, Lot 2), by the Landmarks Preservation Commission on April 12, 2010 (Designation List No. 441/LP-2418), Borough of Brooklyn, Community District 1.

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 April 12, 2011, the Landmarks Preservation Commission (LPC) designated the St. Paul's Evangelical Lutheran Church located at 334 South 5 Street (Block 2462, Lot 2), as a city landmark.

St. Paul's Evangelical Lutheran Church is located just east of Brooklyn Queens Expressway, at the southeast corner of South 5th and Rodney streets in the Williamsburg section of Community District 1, Brooklyn. The church was built in 1884, by the second German Lutheran congregation in Williamsburg section of Brooklyn. The church and its associated buildings, which include a school and a parsonage, were designed by American architect J. C. Cady in the Romanesque Revival style. The buildings consist of two- to three -story structures with horizontal emphasis along the streets, balanced by a tall tower at the corner. The 4-story bell tower at the corner, with slate shingle roof, provides a focal point for the surrounding neighborhood. The buildings were built of red Philadelphia brick with terra-cotta moldings and stone trims around arched openings including many windows filled with stained glass. The buildings are still used as a church.

The landmark site is in an R6 residential district. With a maximum allowable FAR of 2.43, the 11,910 square foot site could be developed with approximately 28,941 square feet of floor area. The existing buildings have 19,300 square feet of floor area (1.62 FAR). Therefore the amount

of unused development rights, available for transfer from this site is approximately 9,641 square feet.

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 building, or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark. There are 12 potential receiving sites available for the transfer of the landmark's unused floor area.

All landmark buildings or buildings within historic districts are eligible to apply for use and bulk waivers pursuant to section 74-711 of the Zoning Resolution.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

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