



## CITY PLANNING COMMISSION

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March 28, 2007 | Calendar No. 22

N 070329 HKM

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IN THE MATTER OF a communication dated January 30, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of All Saints Church, Paris House and School 47 East 129<sup>th</sup> Street (Block 1754, Lots 20 and 24), by the Landmarks Preservation Commission on January 30, 2007 (List No. 385/LP-2165), Borough of Manhattan, Community District 11.

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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.

The Church of All Saints, Parish House and School are located on the east side of Madison Avenue between East 129<sup>th</sup> and East 130<sup>th</sup> streets. Designed by Renwick, Aspinwall and Russell, the church was built between 1883 and 1893 and is a masterful example of late nineteenth century Gothic design.

The church building fronts on East 129<sup>th</sup> Street and extends north along Madison Avenue. The building retains almost all of its original façade material and details except that the tower and the four spires of the front elevation have been truncated. The building is faced primarily in dark, iron-spot brick, with stone, terra-cotta and light brick ornament.

The school building adjoins the church on the northern façade. The main entrance to the school is centrally located on the Madison Avenue façade, and the building extends for five bays eastward along East 130<sup>th</sup> Street where it is fronted by an historic iron fence. It is faced with orange brick highlighted by light stone and terra-cotta and is four stories tall with a flat roof.

The parish house is located just east of the church, facing East 129<sup>th</sup> Street. Two bays wide, it is faced in iron-spot brick, with terra-cotta trim and is three stories high. Above the third story is an elaborate cornice carried on terra-cotta brackets fronted by heads. These properties were

designed by one of New York City's foremost architects whose numerous church designs include Saint Patrick Cathedral.

The landmark is located in an R7-2 zoning district. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with approximately 83,530 square feet of floor area. The Church of All Saints, Parish House and School contain approximately 72,330 square feet.

Therefore, there area approximately 11,200 square feet theoretically available for transfer.

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 or in the case of a corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are approximately twenty-three 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. There are no projected public improvements or plans for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice Chairman**  
**ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**  
**ALFRED C. CERULLO,III, BETTY CHEN, RICHARD W. EADDY, LISA A. GOMEZ,**  
**NATHAN LEVENTHAL, JOHN MEROLO, DOLLY WILLIAMS, Commissioners**

