



CITY PLANNING COMMISSION

August 19, 2009/Calendar No.31

N 100004 HKM

IN THE MATTER OF a communication dated July 1, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Mount Olive Fire Baptized Holiness Church by the Landmarks Preservation Commission on June 23, 2009, (List No. 414, LP 2320), located at 308 West 122nd Street (aka 304-308 West 122nd Street), Borough of Manhattan, Community District 10.

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.

Mount Olive Fire Baptized Holiness Church was built in 1897 by architect James W. Cole. The design is a combination of Gothic and Romanesque Revival styles. The church was founded in the late 18th century by Irish and Scottish worshippers who were fleeing persecution at home for their refusal to take oaths of loyalty to the British government. However, in 1943, the Mount Olive Fire Baptized Holiness Church of God of the Americas purchased the church.

The Mount Olive Fire Baptized Holiness Church façade combines elements of both Gothic and Romanesque Revival styles. The façade is clad in a light brown brick and is trimmed in terra-cotta. The bays are framed by brick buttress, coped with sloping terra-cotta blocks, that spring from projecting, molded bases containing the basement fenestration. The centrally-located main entry way sits in a pointed-arch opening and is approached by concrete steps with a center rail made of cast-iron tubing.

Mount Olive Fire Baptized Holiness Church is located in R7A and R8A/C2-4 zoning districts. The

R7A has an allowable FAR of 4.0, and the R8A has an allowable FAR of 6.02. The zoning lot can be developed with approximately 50,561 square feet of floor area. Mount Olive Fire Baptized Holiness Church contains approximately 5,399 square feet of floor area.

Therefore, there are approximately 45,162 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 one which is across the street and opposite to the 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 building.

There are approximately five 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, FAICP Chair

KENNETH J. KNUCKLES, Esq. Vice Chair

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ANGELA R. CAVALUZZI, A.I.A, ALFRED C. CERULLO, III, RICHARD W. EADDY,

NATHAN LEVENTHAL, SHIRLEY A. McRAE, KAREN A. PHILLIPS Commissioners