



## **CITY PLANNING COMMISSION**

---

March 28, 2007/Calendar No.21

N 070328 HKM

---

**IN THE MATTER OF** a communication dated February 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of St. Aloysius Roman Catholic Church by the Landmarks Preservation Commission on January 30, 2007, (List No. 385, LP 2164), located at 213 West 132<sup>nd</sup> 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.

St. Aloysius Roman Catholic Church was built in 1902-04 to the design of William W. Renwick based on Italian Gothic prototypes. Named after the 16<sup>th</sup> Century Italian St. Aloysius Gonzaga, the church was organized in 1899 by Reverend John A. McKenna and constructed during a church building campaign in Harlem to accommodate the growing immigrant population.

St. Aloysius is articulated with a monumental pedimented central section, flanked by pilasters, with Gothic-arched entrance pavilion surmounted by a rose window, and side aisle sections having entrances, end pilasters, and terminating cornices following the slope of the roof.

The intricate façade of St. Aloysius, considered one of W.W. Renwick's most important commissions, consists of alternating bands of red brick, celadon-colored glazed brick (by the Grueby Faience Co.), and glazed "granitex" (with the color and texture of grey granite), terra cotta with cobalt blue accents (by the New York Architectural Terra Cotta Co.) in a wide variety

of molded motifs. The original congregation was made up mostly of German, Irish and Italian immigrants, but in 1935, in response to the changed demographics of Harlem, St. Aloysius became a mission church for the conversion of African-Americans to Catholicism.

St. Aloysius is located in an R7-2 zoning district. With an allowable FAR of 3.44, the zoning lot can be developed with approximately 31,190 square feet of floor area. St. Aloysius contains approximately 7,526 square feet of floor area.

Therefore, there are approximately 23,664 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 fifteen 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 Chair**

**ANGELA M. BATTAGLIA, ANGELA CAVALUZZI, IRWIN G. CANTOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY CHEN, RICHARD W. EADDY, LISA A. GOMEZ,**  
**NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**  
Commissioners