



## CITY PLANNING COMMISSION

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February 4, 2009 / Calendar No. 16

N 090255 HKM

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**IN THE MATTER OF** a communication dated December 24<sup>th</sup>, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the St. Nicholas of Myra Orthodox Church building, 288 East 10<sup>th</sup> Street (Block 437, Lot 25), by the Landmarks Preservation Commission on December 16, 2008 (List No. 408/LP-2312), Borough of Manhattan, Community District 3.

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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 of the subject property, whether 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 landmark site at 288 East 10<sup>th</sup> Street is located on the southwest corner of East 10<sup>th</sup> Street and Avenue A, in the East Village neighborhood in Manhattan. The building was constructed in 1882-1883, to the designs of James Renwick, Jr., architect.

The Orthodox Church of St. Nicholas of Myra has occupied the landmark site since 1925 and took ownership of the property in 1937. The building was originally built as the Memorial Chapel of St. Mark's in the Bowery Church, to serve the local immigrant community. It was designed by James Renwick, Jr., one of the city's most renowned architects, who worked in a variety of styles and designed a wide range of buildings, including, among many others, St. Patrick's Cathedral and Grace Church. The proposed landmark site is executed in a simplified Gothic Revival style, with elements of Renaissance Revival ornament. The building is carefully

arranged with clearly delineated sections for different purposes and has a picturesque variety in its massing, roofline and facades. Numerous stained-glass windows and transoms and complex terra cotta ornament enliven the exterior brick walls, and the building's elaborate entranceway with large decorative wood doors and intricate stained-glass transom provides a distinctive welcoming element for the church.

The proposed landmark site, which is split between an R7A/C1-5 zoning district and an R8B zoning district, has a maximum allowable floor area of 21,009 square feet. The proposed landmark building has an existing 10,608 square feet of floor area on the 5,980 square-foot lot. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 10,401 square feet 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 three potential receiving sites which are eligible 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**

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA,  
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,  
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JOHN MEROLO, Commissioners**