



IN THE MATTER OF a communication dated December 23, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of St. Barbara's Roman Catholic Church, 122-140 Bleecker Street (Block 3306, Lot 6), by the Landmarks Preservation Commission on December 13, 2016 (Designation List No. 492/LP-1201), Borough of Brooklyn, Community District 4.

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 December 13, 2016, the Landmarks Preservation Commission (LPC) designated St. Barbara's Roman Catholic Church, 122-140 Bleecker Street (Block 3306, Lot 6), as a City landmark. The landmark site is located on a corner lot on the north side of Central Avenue and the east side of Bleecker Street in the Bushwick neighborhood of Brooklyn, Community District 4.

St. Barbara's Parish was established in 1893 by German immigrant families just after Bushwick underwent a major building boom in the late 1880s due to the construction of the Broadway and Myrtle Avenue elevated train lines. St. Barbara's Church was founded in 1907 by the Redemptorist order of the Roman Catholic Church. According to the Landmarks Preservation Commission, St. Barbara's Church is one of the most unusual and distinctive ecclesiastical buildings in New York City.

Designed by the prominent Brooklyn architects Helmle and Huberty, St. Barbara's Church is one of the earliest churches in the Northeastern United States to incorporate the Spanish Colonial Revival architectural style. The style was influenced by Spanish colonial missions in the American

Southwest and Mexico, that were themselves influenced by Spanish Renaissance architecture from the 16th and 17th centuries. These designs embraced characteristics of the Italian Renaissance and Roman Classicism as well as Islamic elements from the Middle Ages.

St. Barbara's Church is a one-story cruciform structure on a granite base with two towers and an octagonal dome. It contains large unornamented areas as well as a highly ornate sculptural façade embellished with classical motifs, both of which are characteristic of the Spanish Colonial Revival style. Notable features include elaborate white terra cotta decorations such as pilasters, entablatures, figurative elements, and niches, as well as red tile roofs, decorative copper cornices, and stained-glass windows. In addition, the site is enclosed by historic wrought-iron fences and gates. St. Barbara's Church has remained remarkably well-preserved and is currently undergoing restoration of the exterior architectural elements.

The building is located in the Bushwick neighborhood, at the intersection of Bleecker Street and Central Avenue. Situated in an R6 zoning district with a maximum allowable floor area ratio (FAR) of 2.43 for residential uses on a narrow street, the 21,725-square-foot lot could be developed with approximately 53,792 square feet of floor area. The existing building on the lot contains 37,720 square feet of floor area, for an FAR of 1.73, resulting in 15,072 square feet of unused development rights.

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 building. There are 20 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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