



## CITY PLANNING COMMISSION

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December 15, 2010/Calendar No. 7

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**IN THE MATTER OF** a communication dated November 4, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Grace Episcopal Church Memorial Hall located at 155-24 90<sup>th</sup> Avenue (Block 9754, Lot 7) by the Landmarks Preservation Commission on October 26, 2010 (List No. 434 LP No. 2394), Borough of Queens, Community District 12.

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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.

On October 26, 2010, the Landmarks Preservation Commission (LPC) designated Grace Episcopal Church Memorial Hall located at 155-24 90<sup>th</sup> Avenue (Block 9754, Lot 7) as a city landmark.

The Memorial Hall is located on the South side of 90<sup>th</sup> Avenue just east of the intersection with Parsons Boulevard. The designated site is in the commercial core of Jamaica within the Special Downtown Jamaica District. The building has been in continuous use as a meeting place and social center serving the Church and community since its construction in 1912. The adjacent church and graveyard were designated a New York City landmark in 1967.

The Memorial Hall was designed by the architectural firm of Upjohn and Conable in the Tudor Gothic Revival style, which complements the Gothic church building. The Hall was built in 1912 to meet the needs of the growing congregation and includes a gymnasium, an auditorium, meeting rooms, and offices. These facilities were needed as the church expanded from solely providing religious services to include educational and social services. The brick building's symmetrical massing and flanking wings add a picturesque element to the church complex.

Grace Episcopal Church Memorial Hall is located on a zoning lot containing several tax lots owned by Grace Episcopal Church with a total area of 134,754 square feet. Approximately 27,500 square feet of the zoning lot are within a C6-3 zoning district. The remaining 107,254 square feet are within a C4-5X zoning district.

Pursuant to Section 74-79 of the Zoning Resolution, no transfer of development rights is permitted from those portions of zoning lots used for cemetery purposes. Approximately 69,250 square feet of the Grace Episcopal Church zoning lot, all within the C4-5X zoning district, are used for cemetery purposes. Therefore, the portion of the zoning lot permitted to transfer development rights contains

- a) 38,004 square feet within a C4-5X district and the Special Downtown Jamaica District, with a maximum Floor Area Ratio (FAR) of 5.0; and
- b) 27,500 square feet within a C6-3 district and the Special Downtown Jamaica District, with a maximum FAR of 8.0.

The maximum allowable floor area for the portion of the zoning lot from which transfer of development rights is permitted is 410,020 square feet. The total built floor area on the zoning lot is 95,550 square feet. Therefore, there are approximately 314,470 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 approximately twenty 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.

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