



CITY PLANNING COMMISSION

November 17, 2010 / Calendar No. 7

N 110094 HKM

IN THE MATTER OF a communication dated September 23, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Eleventh Street Methodist Episcopal Chapel, 545-547 East 11th Street (Block 405, Lot 39), by the Landmarks Preservation Commission on September 14, 2010 (Designation List No. 433/LP-2398), Borough of Manhattan, Community District 3.

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 September 14, 2010, the Landmarks Preservation Commission (LPC) designated the Eleventh Street Methodist Episcopal Chapel Building, located at 545-547 East 11th Street (Block 405, Lot 39), as a city landmark.

The Eleventh Street Methodist Episcopal Chapel is a two-story brick and stone building built in 1867-68 and designed by the architectural firm of William Field and Son in the Gothic Revival style. William Field and Son is best known as the architects of affordable apartment houses; this is one of the firm's few known house of worship commissions.

By the mid-19th century, the Gothic Revival style had become the standard for church buildings in the United States. Gothic Revival style features of the church include the window hood moldings with stops and the pointed finials at the roof. The building was altered in 1900-01 by architects Jallade and Barber, who moved the entrance from the center bay to the west bay and applied Colonial Revival style features to the new entrance, including brick quoins and a stone lintel with splayed keystones and stops.

After the alterations, the church re-opened in 1901 with a new name, the People's Home Church and Settlement, and its institutional scope of work was widened. The Lower East Side was one of the city's most densely populated neighborhoods and had a predominantly lower-income immigrant population. Mission churches such as this one provided social services in addition to

religious evangelical work. The church also had an extensive mission to Italian immigrants and bible classes were conducted in Italian.

The Methodist Episcopal Church closed the church in 1930 and sold the building to the Russian Ukrainian Polish Pentecostal Church, the first Slavic Pentecostal church in the nation, in 1941. Its successor, the Father's Heart Church, still occupies the property, and its work, like its 19th century predecessors on the Lower East Side, include religious and social services.

The landmark site is located in an R8B zoning district. With an allowable floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 15,951 square feet of floor area. The Eleventh Street Methodist Episcopal Chapel (now Father's Heart Church) Building contains approximately 4,962 square feet of floor area. Therefore, there are approximately 10,989 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 seven 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.

AMANDA M. BURDEN, FAICP, Chair
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SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners