



CITY PLANNING COMMISSION

October 12, 2010/Calendar No. 1

N 110045 HKR

IN THE MATTER OF a communication dated August 19, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the Christ Church Complex on Staten Island at 72-76 Franklin Avenue and 96 Franklin Avenue (Block 66, Lots 158 and 178), by the Landmarks Preservation Commission on August 10, 2010 (Designation List 432/LP-2383).

Pursuant to Section 3020.8(b) of the New York 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 August 10, 2010, the Landmarks Preservation Commission (LPC) designated the Christ Church Complex located at 72-76 Franklin Avenue and 96 Franklin Avenue (Block 66, Lots 158 and 178) as a city landmark.

The Christ Church Parish, located in the New Brighton section of Staten Island, was established in 1849. The buildings that comprise the present Christ Church Complex (Christ Church, Rectory, Parish House, and Cloister) are not the parish's original buildings; the existing buildings were constructed between 1903 and 1910.

The Christ Church, Parish House, and Cloister are rare examples of turn-of-the-20th Century neo-Gothic ecclesiastical style buildings and were designed by Philadelphia architect Isaac Pursell.

The Rectory, designed by Staten Island architect William H. Mersereau, is an example of neo-Gothic style with Tudor Revival features.

Noted design features of the Christ Church, Parish House and connecting Cloister include the façade, made of grayish pink granite from Holmesburg, Pennsylvania, laid in a random, textured

pattern and trimmed with Indiana limestone or cast stone. Christ Church is cruciform in plan with a single-story entrance porch, aisle-less nave, transepts, chapel, stair towers and a sacristy wing with a historic slate-covered gabled roof. The crossing has a square tower with a crenellated parapet, corner turret and hipped roof. Several prominent designers, such as Tiffany Studios and J & R Lamb Studios, designed the stained glass windows.

The Parish House is a two-story building with a hipped roof and cross gables. The arched second-story windows have their original wood brick moldings. There is also a historic rose window, saved from the first church, located at the center of the second-story on the south façade. The Cloister has perpendicular-style arch window openings, which still have their historic wood brick moldings and sashes with leaded glass lights from the 1950s. The Rectory is a two and one-half story building and has lattice-work lights on the first story and attic windows and four-point arch spandrels on the upper portions of the porch.

The landmark site is located in an R3X zoning district. Pursuant to Section 74-79 of the Zoning Resolution, transfer of development rights is not permitted for landmark sites located in R3X zoning districts. 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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