CITY PLANNING COMMISSION

August 22, 2012 / Calendar No. 6   N 130006 HKM

IN THE MATTER OF a communication dated July 5, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Bowery Mission, 227 Bowery (Block 426, Lot 8 in part), by the Landmarks Preservation Commission on June 26, 2012 (Designation List No. 457/LP-2494), 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 June 26, 2012, the Landmarks Preservation Commission (LPC) designated the Bowery Mission building, located at 227 Bowery (Block 426, Lot 8 in part), as a city landmark.

The landmark site at 227 Bowery is located on the east side of the Bowery, between Stanton Street and Rivington Street, in the Lower East Side neighborhood of Manhattan. Little Italy is also in close proximity, located to the west of the proposed landmark.

Built in 1876 by coffin manufacturer Jonas Stolts to the design of William Jose, this five-story, Neo-Grec-style structure is significant for its 103-year history as the home of the Bowery Mission, a religious-based organization that has fed, housed and cared for countless homeless men on the Lower East Side. The building was altered in 1908-1909 by architects Marshall L. Emery and Henry G. Emery when the Bowery Mission relocated to the building from its original home at 55 Bowery. It remains an important reminder of the Bowery's history during the 19th century.

The building facade is in red brick and features four bays of windows, with incised stone lintels and sills at the third through fifth floors. The ground floor has three arch-headed openings with keystone lintels, a bracketed cornice and stone banding. The 1909 alteration by Marshall and Emery resulted in the installation of four stained-glass windows at the second floor surrounded by Tudor-Revival-style, mock half-timbering covered by a shallow shed roof with clay tiles. The

stained-glass windows depict the Biblical story of the Return of the Prodigal Son; the second story's interior was also remodeled into a Gothic Revival-style chapel.

The landmark site is located in a C6-1 zoning district. With an allowable floor area ratio (FAR) of 6.0, the 4,626-square-foot zoning lot could be developed with approximately 27,756 square feet of floor area. The Bowery Mission building contains approximately 17,169 square feet of floor area. Therefore, there are approximately 10,587 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 three 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
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MICHELLE DE LA UZ,
MARIA M. DEL TORO, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARÍN, SHIRLEY A. McRAE, Commissioners