



CITY PLANNING COMMISSION

May 12, 2010/Calendar No. 13

N 100278 HKR

IN THE MATTER OF a communication dated March 31, 2010 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Reformed Church on Staten Island at 54 Port Richmond Avenue (Block 1073, Lot 75), by the Landmarks Preservation Commission on March 23, 2010 (Designation List No. 427/LP-2384), Borough of Staten Island, Community District 1.

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 March 23, 2010, the Landmarks Preservation Commission (LPC) designated the Reformed Church on Staten Island at 54 Port Richmond Avenue (Block 1073, Lot 75) as a city landmark.

The Reformed Church on Staten Island is a mid-19th Century Greek Revival style church that may be the only remaining example of a distyle-in-antis temple-front church type on Staten Island. The church was designed and constructed in 1844 by James Burger. Its façade consists of tawny-red brick, trimmed with brownstone and wood moldings, and a central recessed entrance porch with two freestanding Doric columns which frame enclosed bays articulated by corner pilasters.

In 1898, the addition containing the Sunday school was constructed. The addition was designed by Oscar Teale, a noted Manhattan-based architect. Though the Sunday School addition was Colonial Revival in style, it included design features, such as the tawny-red brick façade, trimmed with brownstone and wood moldings, to match the church.

The cemetery at the site pre-dates the 1844 church, dating back to the 1690s. The Reformed

Church on Staten Island took over the cemetery in 1705. There are 692 grave markers, dating from 1746 to 1916, which are made out of a variety of materials such as sandstone, marble and granite.

The landmark site is located in a C4-2 zoning district. With an allowable floor area of 3.0 the zoning lot could be developed with approximately 48,828 square feet of floor area. The Reformed Church site contains approximately 14,163 square feet of floor area. However, pursuant to Section 74-79 of the Zoning Resolution, transfer of development rights from the portion of the zoning lot occupied by the cemetery is not permitted. Approximately 45,303 square feet of the site is occupied by the cemetery. Therefore, there are approximately 34,665 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 that 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 approximately 24 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.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark designation does not conflict with the Zoning Resolution, projected public

improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark.

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