



CITY PLANNING COMMISSION

September 9, 2009| Calendar No. 18

N 100028 HKM

IN THE MATTER OF a communication dated July 21, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of (Former) St. George's Syrian Catholic Church located at 103 Washington Street (Block 53, Lot 3), by the Landmarks Preservation Commission on July 14, 2009 (List No. 416/LP-2167), Borough of Manhattan, Community District 1.

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 July 14, 2009 the Landmarks Preservation Commission (LPC) designated (Former) St. George's Syrian Catholic Church located at 103 Washington Street as a city landmark.

Located in the Manhattan neighborhood of Greenwich South in lower Manhattan, 103 Washington Street, (Former) St. George's Syrian Catholic Church, is a significant remnant of the Lower Manhattan immigrant enclave known as the "Syrian Quarter." The building was constructed in 1812, with an addition in 1869. The façade was constructed in 1929 and 1930.

Beginning in the 1880s, immigrants from Ottoman Syria which includes modern day Lebanon and Syria began immigrating to this country in the 1880s and many of them settled on and around lower Washington Street in a neighborhood which became their cultural and commercial center. The church served as an immigrant boarding house in the 1850s until it became a church. In 1925, the Melkite Greek Catholics living in this community moved into this building. The façade was designed by a Lebanese- American, and the façade features vibrant neo-Gothic and terra cotta styles and includes a polychrome terra-cotta relief of St. George and the Dragon.

The landmark site is located in a mid-block on Washington Street in a C6-9 zoning district in the Special Lower Manhattan District. With an allowable floor area ratio (FAR) of 15, the zoning lot could be developed with approximately 34,305 square feet of floor area. 103 Washington Street

contains approximately 8,500 square feet of floor area. Therefore, there are approximately 25,805 square feet, theoretically, available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer unused development rights to a lot contiguous or one which is across a 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 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 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.

AMANDA M. BURDEN FAICP, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, KAREN A. PHILLIPS, Commissioners

ANNA HAYES LEVIN, Commissioner, **Abstaining**