



CITY PLANNING COMMISSION

December 17, 2008/Calendar No. 22

N 090188 HKM

IN THE MATTER OF a communication dated November 6, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of St. Stephen's Roman Catholic Church, located at 151 East 28th Street a.k.a. 141-155 East 28th Street and 144-152 East 29th Street (Block 884, part of Lot 30), by the Landmarks Preservation Commission on October 28, 2008 (List No. 406/LP-2259), Borough of Manhattan, Community District 6.

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 development, growth, improvement, or renewal of the area involved.

St. Stephen's Roman Catholic Church is a two-story, irregular T-shaped Romanesque Revival style church faced with brownstone, rounded-headed window and door openings, gabled roofs, niches, stained glass windows, corbel tables and blind arcades, and a polygonal tower, located on a through-block lot extending from East 28th to East 29th street midway between Lexington and Third avenues.

St. Stephen's Church was designed and constructed in 1853 to 1854 by James Renwich, Jr. with a front façade based the many twin-towered, triple-portal cathedrals in Europe while English cathedrals provided the source for the nave design. The church joined with Our Lady of Scapular in 1989 and continued to serve as a religious facility.

The landmark site is located in an R8B zoning district. With an allowable maximum floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 118,680 square feet of

floor area. St. Stephen's Church contains approximately 44,080 square feet of floor area. Therefore, there are approximately 74,600 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 12 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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