



## CITY PLANNING COMMISSION

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January 5, 2011 / Calendar No. 20

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**IN THE MATTER OF** a communication dated November 24, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Union Reformed Church of Highbridge (now Highbridge Community Church), 1272 Ogden Avenue (Block 2518, part of Lot 14), by the Landmarks Preservation Commission on November 16, 2010 (Designation List No. 435/LP-2401), Borough of the Bronx, Community District 4.

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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 November 16, 2010, the Landmarks Preservation Commission (LPC) designated the Union Reformed Church of Highbridge (now Highbridge Community Church), located at 1272 Ogden Avenue (Block 2518, part of Lot 14), as a city landmark.

The Union Reformed Church of Highbridge is located on Ogden Avenue, between 168 and 169 Street, in the Highbridge neighborhood of Community District 4 in The Bronx. The Richardsonian Romanesque style building was built in 1887-88 to the design of Alfred E. Barlow.

At the time of its construction, the Richardsonian Romanesque style was at the height of its popularity and was employed by many architects in the 1880's and 90's for a variety of buildings types ranging from mansions to courthouses, university structures and churches. Richardsonian Romanesque features of the church include the asymmetrical massing of the forms, the bell tower, arched openings, and rockfaced gneiss stonework accented by red sandstone. In 1889, a leaded stained glass rose window manufactured by the Tiffany Glass Co., was installed in the rear of the church. The firm's early work was largely in the development of ornamental stained glass for windows, notable for their brilliant colors and varied textures within the glass. More than half of the churches in New York containing Tiffany work have been demolished adding to the unique character of the structure.

Due to the growth of the congregation, utilitarian additions were made to the rear of the church (in 1901 and 1913). The old chapel building was demolished for an educational building planned with quarters for the pastor and sexton and administrative offices. It was never completed and only a utilitarian two-story, brick-clad Sunday School building was constructed in 1924 at the eastern end of the church property (this structure and the easternmost 50 feet of the lot are excluded from this designation.)

The landmark site is located in a R7-1 zoning district. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with approximately 70,314 square feet of floor area. The Union Reformed Church of Highbridge contains approximately 9,811 square feet of floor area. Therefore, there are approximately 60,503 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 four 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**  
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