



CITY PLANNING COMMISSION

August 13, 2003/Calendar No. 28

N 030551 HKM

IN THE MATTER OF a communication dated June 27, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Cathedral Church of St. John the Divine, 1047 Amsterdam Avenue, a.k.a. 1021 Amsterdam Avenue, 1061 Amsterdam Avenue, 419 West 110th Street (Block 1865, p/o Lot 1), by the Landmarks Preservation Commission on June 17, 2003 (List No. 347/LP-2127), Borough of Manhattan, Community District 9.

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.

The landmark site, the Cathedral Church of St. John the Divine, is located on the northern portion of a block bounded by West 110th and West 113th streets, Amsterdam Avenue and Morningside Drive, in Morningside Heights (Block 1865, p/o Lot 1). The cathedral was built in three phases during the 1892-1982 period and its design incorporates elements of the Romanesque, Byzantine and Gothic styles. The cathedral, which serves as the seat for the Episcopal Diocese of New York, comprises part of a seven-building, 11.3-acre church campus that includes residences for church staff and visitors, classroom and storage space, and passive open space.

The cathedral was the subject of three earlier public hearings before the LPC in 1966 and a subsequent public hearing in 1979. The proposed landmark designation consists of the cathedral footprint, including the front steps and is limited to the building's exterior.

The surrounding neighborhood is primarily residential in character, anchored by noteworthy institutional and ecclesiastical buildings, such as Columbia University, the St. Luke's-Roosevelt Hospital Center and Notre Dame Church. Morningside Park faces the landmark site to the east.

The landmark site is located in an R7-2 zoning district. With an allowable floor area ratio of 3.44, the zoning lot could be developed with approximately 1,669,962 square feet of floor area. The

zoning lot containing the landmark site has 372,493 square feet of floor area. Therefore, there are approximately 1,327,469 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 eleven 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 site.

The 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, AICP, **Chair**
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