



CITY PLANNING COMMISSION

July 1, 2009/Calendar No.17

N 090458 HKM

IN THE MATTER OF a communication dated May 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Fort Washington Presbyterian Church by the Landmarks Preservation Commission on May 12, 2009, (List No. 414, LP 2337), located at 21 Wadsworth Avenue (aka 21-27 Wadsworth Avenue, 617-619 West 174th Street), Borough of Manhattan, Community District 12.

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.

Fort Washington Presbyterian Church was built between 1913 and 1914 to the designs of Thomas Hastings based on neo-Georgian prototypes. Fort Washington Presbyterian Church remained affiliated with its mother church, West Park Presbyterian, until 1923. In 1982, the Church's congregation ceded its church to the Primera Iglesia Espanola de Washington Heights, a Hispanic congregation established in Washington Heights in 1948.

The Fort Washington Presbyterian Church is Georgian-inspired with keyed enframements for the three main entrances on Wadsworth Avenue, molded and bracketed window surrounds pilasters which articulate the principle façade and sidewalls, stone balustrades, and multi-light windows. Fort Washington Presbyterian Church basilican plan features a temple-fronted Doric entrance portico with four monumental stone columns and an unusual lofty, beautiful tower embellished with classical motifs.

Additionally, the façade consist of buff-colored brick laid in Flemish bond and trimmed with Indiana limestone given a “rubbed finish” which enhances the Georgian character. Looking north on Broadway, Fort Washington Presbyterian Church presence dominates the Washington Heights skyline and contributes to the architectural character of the neighborhood.

Fort Washington Presbyterian is located in an R7-2 zoning district. With an allowable FAR of 3.44, the zoning lot can be developed with approximately 34,400 square feet of floor area. Fort Washington Presbyterian contains approximately 9,665 square feet of floor area.

Therefore, there are approximately 24,735 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 six 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.

AMANDA M. BURDEN, FAICP Chair
KENNETH J. KNUCKLES, Esq. Vice Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. McRAE, Commissioners