



CITY PLANNING COMMISSION

June 8, 2016, Calendar No. 14

N 160292 HKM

IN THE MATTER OF a communication dated April 21, 2016, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of St. Michael's Episcopal Church, Parish House and Rectory, 201 West 99th Street (AKA 800-812 Amsterdam Avenue) and 225-227 West 99th Street (Block 1871, Lots 24 and 29), by the Landmarks Preservation Commission on April 12, 2016, (List No. 487/LP-2558), Borough of Manhattan, Community District 7.

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 of the subject property, whether 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 April 12, 2016, the Landmarks Preservation Commission (LPC) designated St. Michael's Episcopal Church, Parish House and Rectory, located at 201 West 99th Street (AKA 800-812 Amsterdam Avenue) and 225-227 West 99th Street (Block 1871, Lots 24 and 29), as a city landmark. The landmark site is located on the northwest corner of Amsterdam Avenue and West 99th Street, with the church building located at 201 West 99th Street (also known as 800 Amsterdam Avenue), the Parish House building located at 225 West 99th Street, and the Rectory building located at 227 West 99th Street, in the Manhattan Valley neighborhood, Manhattan Community District 7.

St. Michael's Episcopal Church, Parish House and Rectory form one of the finest ecclesiastical complexes in Manhattan. All three buildings are executed primarily in rough-faced limestone and designed in the Romanesque Revival style combined with other stylistic motifs that create a singularly eclectic composition. St. Michael's Episcopal Church was organized in 1807 by several parishioners of Trinity Church to serve wealthy downtown residents who had built summer houses in the Bloomingdale section of Manhattan. By the late 1800s, the population of the Upper West Side of Manhattan had greatly increased as a result of transportation

improvements and the real estate speculation that followed. St. Michael's replaced its second, Gothic style wood church with the present and much larger church in 1890-91 designed by Robert W. Gibson, a noted architect of Episcopal churches.

The complex massing of the church incorporates various ecclesiastical elements – a long nave, apsidal chancel, unevenly-sized transepts, cloistered arcade, tall clerestory, steeply-pitched tiled roof, and most notably, a tall campanile. The parish house, designed by F. Carles Merry in 1896-97 and completed in 1901 by Robert Gibson is reminiscent of a mid-19th century picturesque villa with its asymmetrical massing and Palladian windows. The more austere designed rectory by Gibson (1912-13) shares elements in common with the church and parish house and is an integral part of the complex.

The landmark site is located partially in an R8 zoning district with a C1-5 overlay within 100 feet of Amsterdam Avenue, and partially within an R8B zoning district for the remaining 83.5 foot depth along the midblock. Given that the R8 zoning district with a C1-5 overlay has an allowable floor area ratio (FAR) of 6.02, and that the R8B zoning district has an allowable floor area ratio (FAR) of 4.0, the 34,363 square foot lot could be developed with approximately 168,040 square feet of floor area. St. Michael's Episcopal Church, Parish House and Rectory contains 9,125 square feet of built floor area, resulting in approximately 158,915 square feet of unused development rights available for transfer under the existing zoning.

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 building or one which is across the street and opposite to the zoning 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. There are twelve receiving sites available for the transfer of the landmark's unused floor area.

Pursuant to Section 74-711 of the Zoning Resolution, landmark buildings or buildings within Historic Districts are eligible to apply for use and bulk waivers upon application to the Landmarks Preservation Commission.

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 on any plans for development, growth, improvement or renewal in the vicinity of the landmark building.

CARL WEISBROD, Chairman

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