



IN THE MATTER OF a communication dated July 8, 2016, from the Executive Director of Landmarks Preservation Commission regarding the designation of the St. John's Protestant Episcopal Church Rectory, located at 1331 Bay Street, aka. 1333-1337 Bay Street (Block 2832, Lot 12), by the Landmarks Preservation Commission on June 28, 2016 (Designation List 488/LP-0375), Borough of Staten Island, Community District 1.

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 the 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 June 28, 2016 the Landmarks Preservation Commission (LPC) designated the St. John's Protestant Episcopal Church Rectory, located at 1331 Bay Street, aka. 1333-1337 Bay Street (Block 2832, Lot 12), as a City Landmark. Built from 1881-1882 by John W. Winmill, St. John's Rectory is a two-and-a-half story free-standing Queen Anne style residence. The house's main entrance is on its southwest facade, which faces Bay Street. The house features a rough-faced ashlar stone base, while the upper stories feature a combination of vertical siding, half-timbering, and shingles. The stone appears to match the granite that was used in the construction of the church (1869-1871) and the chapel (c. 1885, now demolished), which was described in a newspaper article at the time of the church's construction as pink granite from Lyme, Connecticut. The house features a small basement and first-story rear addition that bisects the original full-length rear porch. The addition, which was added in 1920, was designed to accommodate a kitchen on the first floor of the house and was subsequently reduced in size at some point between 2002 and 2009. With the exception of the northwest bay window and rear addition, the first- and second-story windows of the house feature historic wooden multi-light upper sashes over single-pane lower sashes. The house's basement and attic windows have all been replaced and storm windows are present throughout the house.

The subject landmark is located in the neighborhood of Clifton in Staten Island's CD1 along the island's north shore. The landmarked St. John's P.E. Church, which is associated with the subject landmark, is located nearby. The rear portion of the property is developed with more contemporary buildings, including an affordable senior housing complex known as Canterbury House. The immediately surrounding zoning districts are R4, R4A, R3-2, and R3A. The area is characterized by low-rise attached houses, small multi-family apartment houses, as well as detached and semi-detached one- and two- family residences. On the blocks to the north and south of the subject landmark, there is a C1-2 overlay along the Bay Street corridor, permitting retail establishments that serve local needs. Not far to the southwest of the subject landmark is Arthur Von Briesen Park, Fort Wadsworth, and the Verrazano Narrows Bridge. Northwest of the subject landmark is the Upper New York Bay waterfront and Alice Austen House Park.

According to the Landmark Preservation Commission's designation report, St. John's Protestant Episcopal Church Rectory is an excellent example of an early free-standing Queen Anne style residence built in the early 1880s by John W. Winmill for Reverend John C. Eccleston on land donated by warden and publisher John A. Appleton. True to the Queen Anne style, the house features an asymmetrical plan and three-dimensional facades achieved through the combination of protruding gables, bay windows, and a recessed front porch and entrance. The house's highly textured surface is also characteristic of the Queen Anne style and consists of a rough-faced ashlar stone base with upper floors that feature vertical siding, half-timbering, and scalloped shingles. The picturesque qualities of the Queen Anne style and the house's granite base, an unusual feature among Staten Island's Queen Anne style houses, complement St. John's Protestant Episcopal Church, a New York City Landmark, which was built from 1869-71 and was designed by the prominent architect, Arthur D. Gilman.

The regularly shaped interior lot occupied by the subject landmark has a lot area of 18,000 square feet. It contains 90 feet of frontage on Bay Street and a lot depth of 200 feet. The subject landmark building is two-stories high with an estimated gross floor area of 1,800 square feet (.10 FAR). The lot is bordered on the northeast by Anchor Place, a private unmapped road

that appears to provide access and parking for St. John's P.E. Church and its related buildings.

Pursuant to Section 74-79 of the Zoning Resolution, the unique regulation associated with transfer of development rights from landmark sites are not applicable in R1-R5 zoning districts.

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 Department is not aware of any conflicts between the subject landmark designation and the Zoning Resolution, projected public improvements or any plans for development growth, improvement, or renewal in the vicinity of the landmark.

CARLWEISBROD, Chairman

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