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**IN THE MATTER OF** a communication dated June 27, 2019, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of The Lesbian, Gay, Bisexual, Transgender Community Center (Block 617, p/o Lot 47), by the Landmarks Preservation Commission on June 18, 2019 (Designation List No.513/LP-2634), Borough of Manhattan, Community District 2.

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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 June 18, 2019, the Landmarks Preservation Commission (LPC) designated the Lesbian, Gay, Bisexual and Transgender Community Center, located at 208 West 13<sup>th</sup> Street (Block 617, p/o Lot 47) as a City landmark. The landmark site is located on the south side of West 13<sup>th</sup> Street between Seventh and Greenwich avenues, within Manhattan Community District 2.

The Lesbian, Gay, Bisexual and Transgender Community Center is one of six buildings that the LPC designated as individual landmarks for their historical significance to the LGBT community. On the 50th anniversary of the Stonewall riots and coinciding with World Pride NYC, LPC recognized these sites as places associated with groups and individuals that helped move forward the LGBT civil rights movement by creating political and community support structures and by bringing LGBT cultural expression into the public realm.

A former school, the site in Greenwich Village has been a focal point for the LGBT community in New York City for 35 years. The Lesbian, Gay, Bisexual and Transgender Community Center, known as The Center, acquired the three-story Italianate-style building from the City of New York in 1984. In the decades since, it has played a key role in supporting the rights, health, and wellness of the LGBT community, welcoming hundreds of community groups and hosting meetings, celebrations, workshops, cultural events, and providing mental health and social services.

Six original tenant organizations occupied The Center in 1984, including Partnership for the Homeless, S.A.G.E., Metropolitan Community Church, and The Community Health Project, the nation's first community-based HIV clinic. The Center partnered with a variety of groups to educate the broader public about health issues facing the LGBT community. The Coalition for Lesbian and Gay Rights used the building as a meeting place in the 1980s, and played a critical role in winning approval of the 1986 New York City law banning discrimination based on sexual orientation. Over the course of its history, other prominent groups have gathered at The Center, including Gay and Lesbian Youth, the Lesbian Switchboard, Dignity/New York, Asian Lesbians of the East Coast, Harvey Milk High School, Salsa Soul Sisters, Survivors of Transsexuality Anonymous, and the Gender Identity Project.

Built as Public School No.16 (later Grammar School No. 17), the building was substantially enlarged in 1879 and in 1897. It is located on the south side of West 13th Street, on a mid-block lot between Seventh and Eighth avenues, and is part of the Greenwich Village Historic District, designated in April 1969 by the LPC. Prior to The Center's purchase of the building, it had most recently been used by the Food and Maritime Trade Vocational High School.

Since purchasing the building in 1984, The Center has carried out sensitive facade restorations and interior renovations, including major rehabilitations in 2001 by Françoise Bollack Architects, and in 2015 by Brian Ripel and Nicola Mongelli of Combined Architecture and Design. This work has furthered The Center's mission in the community and upgraded the building to meet safety and code requirements. Today it is home to an archival collection, arts and cultural programming, young adult programs, and career services dedicated to the LGBT community.

The Center is a three-story former school building clad in red brick with brownstone elements. Its symmetrical facade features a one-story rusticated brownstone base, a central portion with two flanking wings and crowned with a modillioned cornice that spans the width of the entire facade. The recessed central section is five-bays wide; the two flanking wings are two-bays wide and have

triangular pediments. Located on the tax lot but not included in this designation are two utilitarian buildings and a one-story masonry wall, extending west from the school building to the edge of the lot.

The landmark site is located within a C1-6 zoning district. C1-6 districts allow residential development up to 3.44 floor area ratio (FAR) and community facility uses up to 6.5 FAR. Local retail uses are allowed up to 2.0 FAR. With a maximum allowable residential floor area ratio of 3.44 FAR, the 15,448-square-foot lot could be developed with approximately 53,141 square feet of floor area. The existing building on the lot contains 27,000 square feet (1.74 FAR), resulting in 26,141 square feet of unused development rights available for transfer to eligible receiving sites 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 that 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 nine potential receiving sites available for the transfer of the landmark's unused floor area, as all eligible lots comprising the potential receiving sites are currently underbuilt.

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.

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