



CITY PLANNING COMMISSION

September 5, 2007 / Calendar No. 14

N 080031 HKM
N 080032 HKM

IN THE MATTER OF a communication dated July 31, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 486 and 488 Greenwich Street House, by the Landmarks Preservation Commission on July 24, 2007 (List No. 394, LP 2225 and 2224), located at 486 and 488 Greenwich Street (Block 595, Lots 83 and 82).

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.

The 486 and 488 Greenwich Street Houses are located on the west side of Greenwich Street between Canal and Grand streets. Both are examples of the Federal style rowhouse constructed in the 1820s-40s along the Hudson River waterfront section of Manhattan, specifically in the area to the west of Greenwich Street and to the north of Canal Street. The Federal style characteristics of the houses are their two and a half- story height; Flemish bond brickwork and fenestration pattern on the second story, simple brownstone lintels and sills, peaked roof, molded cornice and pedimented dormer.

The far western section of Greenwich Village developed in the early part of the 19th century with a mixture of uses, including residences for the middle and professional classes, industry, and transportation- and maritime-related commerce. Greenwich Street was completed as far north as Christopher Street by 1809. 486 and 488 Greenwich Street represent one of the early developments that came to characterize the far western section of Greenwich Village. By the 1820s and 30s, commercial development increasingly disrupted the residential community that had developed near St. John's Park. Many of the Federal rowhouses in the surrounding area were replaced by larger loft buildings.

The 486 Greenwich Street House is located within a C6-2A zoning district. With an allowable floor area ratio (FAR) of 6.5, the zoning lot could be developed with approximately 7,280 square feet of floor area. The 486 Greenwich Street House contains approximately 1,904 square feet of floor area. Therefore, there are approximately 5,376 square feet theoretically available for transfer.

The 488 Greenwich Street House is located within a C6-2A zoning district. With an allowable floor area ratio (FAR) of 6.5, the zoning lot could be developed with approximately 8,190 square feet of floor area. The 488 Greenwich Street House contains approximately 1,361 square feet of floor area. Therefore, there are approximately 6,829 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 buildings, 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 three potential receiving sites available for transfer of the landmark's unused floor area for 486 Greenwich Street as well as for 488 Greenwich Street.

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 improvement or planned for development, growth, improvement or renewal in the vicinity of the landmark building.

The subject landmark designations do not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth or renewal involved in the vicinity of the landmarks.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO,
III, BETTY Y. CHEN, RICHARD W. EADDY, NATHAN LEVENTHAL,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners