



CITY PLANNING COMMISSION

August 19, 2009 | Calendar No. 29

N 100001 HKM

IN THE MATTER OF a communication dated June 23, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of 94 Greenwich Street (aka 14-18 Rector Street) (Block 53, Lot 41), by the Landmarks Preservation Commission on June 23, 2009 (List No. 414/LP-2218), Borough of Manhattan, 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 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.

Located in the Manhattan neighborhood of Greenwich South in lower Manhattan, 94 Greenwich Street is one of the oldest houses in Manhattan. The building was constructed in 1799 to 1800, a fourth story was added by 1858, and a rear addition circa 1853 or 1873. This house is significant because it is among only five surviving houses of Manhattan's most elite neighborhood of the post-Revolutionary War era, and it is among the relatively rare Manhattan houses of the Federal period and style.

Features include bond brickwork and splayed lintels on the second and third stories and the outline of the original roofline is still visible on the Rector Street façade. The house is recognizable as a grand early Federal style row house, made notable by its height, corner location with two primary facades, the outline of the roofline, and the splayed marble lintels with double keystones.

The landmark site is located at the corner of Greenwich and Rector Streets in a C6-9 zoning district in the Special Lower Manhattan District. With an allowable floor area ratio (FAR) of 15, the zoning lot could be developed with approximately 25,635 square feet of floor area. 94

Greenwich Street contains approximately 5,383 square feet of floor area. Therefore, there are approximately 20,252 square feet, theoretically, available for transfer.

Pursuant to Section 74-79 of the Zoning Resolution, a landmark building may transfer unused development rights to a lot contiguous or one which is across a street and opposite to another lot or lots which, except for the intervention of streets or street intersections, form a series extending to the lot occupied by the landmark building or other structure. All such lots shall be in the same ownership. There are approximately three 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.

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.

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