



## CITY PLANNING COMMISSION

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February 19, 2014/Calendar No. 13

N140213HKM

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**IN THE MATTER OF** a communication dated December 26, 2013, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the South Village Historic District which consists of the properties bounded by a line beginning at the northwest corner of West Houston Street and LaGuardia Place, extending westerly along the northern curbline of West Houston Street, northerly along the eastern curbline of MacDougal Street to a point on a line extending westerly from the northern property line of 146-148 West Houston Street (aka 70-72 MacDougal Street), easterly along said line and the northern property lines of 146-148 West Houston Street (aka 70-72 MacDougal Street) through 130 West Houston Street (aka 164-168 Sullivan Street) to a point on a line running through the center of Sullivan Street, northerly along said line running through the center of Sullivan Street to a point on a line extending easterly from the southern property line of 170-172 Bleecker Street (aka 190 Sullivan Street), westerly along said line and the southern property lines of 170-172 Bleecker Street (aka 190 Sullivan Street) through 176 Bleecker Street and a portion of the southern property line of 178 Bleecker Street, northerly along a portion of the western property line of 178 Bleecker Street, westerly along a portion of the southerly property line of 178 Bleecker Street and along the southern property lines of 180 Bleecker Street through 184-186 Bleecker Street (aka 98 MacDougal Street) to a point on a line running through the center of MacDougal Street, southerly along said line running through the center of MacDougal Street to a point on a line extending easterly from the southern property line of 69 MacDougal Street, westerly along said line and the southern property line of 69 MacDougal Street, northerly along the western property lines of 69 and 71 MacDougal Street and a portion of the western property line of 73-77 MacDougal Street, westerly along the southern property line of 260-262 Sixth Avenue to the eastern curbline of Sixth Avenue, northerly along the eastern curbline of Sixth Avenue to the southern curbline of Minetta Street, northeasterly along the southern curbline of Minetta Street to a point on a line extending southeasterly from the southwestern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northwesterly along said line and southwestern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northerly along the western property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northeasterly along the northern property line of 290 Sixth Avenue (aka 6-10 Minetta Street), northwesterly along a portion of the southwestern property line of 19-25 Minetta Lane (aka 16-22 Minetta Street), northerly along the western property line of 19-25 Minetta Lane (aka 16-22 Minetta Street) to the southern curbline of Minetta Lane, easterly along the southern curbline of Minetta Lane to a point on a line extending southerly from the western property line of 24 Minetta Lane, northerly along said line and the western property line of 24 Minetta Lane, easterly along the northern property line of 24 Minetta Lane, southerly along a portion of the eastern property line of 24 Minetta Lane, easterly along a

portion of the northern property line of 18 Minetta Lane, northerly along the western property line of 130-132 West 3<sup>rd</sup> Street to the northern curblineline of West 3<sup>rd</sup> Street, westerly along the northern curblineline of West 3<sup>rd</sup> Street to a point on a line extending southerly from the western property line of 135 West 3<sup>rd</sup> Street, northerly along said line and the western property line of 135 West 3<sup>rd</sup> Street, westerly along a portion of the southern property line of 146 West 4<sup>th</sup> Street, northerly along a portion of the western property line of 146 West 4<sup>th</sup> Street, westerly along the southern property line of 148 West 4<sup>th</sup> Street, northerly along a portion of the western property line of 148 West 4<sup>th</sup> Street, westerly along the southern property line of 150 West 4<sup>th</sup> Street, northerly along the western property line of 150 West 4<sup>th</sup> Street to a point on a line running through the center of West 4<sup>th</sup> Street, easterly along said line running through the center of West 4<sup>th</sup> Street and Washington Square South to a point on a line extending northerly from the eastern property line of 50 Washington Square South (aka 249-255 Sullivan Street), southerly along said line and the eastern property line of 50 Washington Square South (aka 249-255 Sullivan Street), westerly along the southern property line of 50 Washington Square South (aka 249-255 Sullivan Street) to the western curblineline of Sullivan Street, southerly along the western curblineline of Sullivan Street, easterly along the southern curblineline of West 3<sup>rd</sup> Street to a point on a line extending northerly from the eastern property line of 68 West 3<sup>rd</sup> Street, southerly along said line and a portion of the eastern property line of 68 West 3<sup>rd</sup> Street, easterly along a portion of the northern property line of 550 LaGuardia Place to the western curblineline of LaGuardia Place, and southerly along the western curblineline of LaGuardia Place to the point of beginning, Borough of Manhattan, Community District 2.

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Pursuant to Section 3020.8(a) and (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 December 17, 2013, the Landmarks Preservation Commission (LPC) designated the South Village Historic District (LP – 2546, Designation List 470). The South Village Historic District is located in Manhattan, Community District 2. It encompasses 250 buildings.

The Historic District is essentially rectangular in shape, and is generally bounded by Sullivan Street and LaGuardia Place on the east, a line slightly east of Sixth Avenue on the west, Washington Square South on the north and West Houston Street on the south.

The South Village Historic District abuts the Greenwich Village Historic District and is located across Sixth Avenue from the Greenwich Village District Extension II. The portion of the southern boundary of the Historic District located between MacDougal Street and Sullivan Street, is comprised of the northern boundary of the MacDougal-Sullivan Gardens Historic District.

The South Village Historic District includes row houses, tenements, commercial structures and institutions, with streetscapes that illustrate the growth of the neighborhood from its origins as an affluent residential area in the early 19<sup>th</sup> century to an area identified by a community of artists and working-class immigrants in the early 20<sup>th</sup> century. The South Village Historic District includes some notably intact historic buildings as well as buildings which have undergone stylistic and commercial alterations in the early part of the 20<sup>th</sup> century. The Historic District also contains a number of architecturally distinctive commercial and industrial buildings; particularly along the larger thoroughfares of West Houston Street and LaGuardia Place.

The South Village Historic District is located within an R7-2 Zoning District. A C1-5 Zoning District is mapped as an overlay on the majority of the R7-2 with the exception of the following block fronts which remain R7-2: the northern boundary of the district, portions of both sides of Sullivan Street and Thompson Street between Bleecker Street and West 3<sup>rd</sup> Street, and the southern boundary of the District along West Houston Street.

The R7-2 permits residential uses with a maximum FAR (floor area ratio) of 3.44, and a community facility FAR of 6.5. An R7-2/C1-5 zoning district permits a maximum FAR of 3.44 of which commercial use is permitted a maximum 2 FAR.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an historic district.

## **City Planning Commission Public Hearing**

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on February 5, 2014 (Calendar No. 11). There were no speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the designation of the South Village Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved.

The South Village Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, PE,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,**  
**MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARIN,** Commissioners