



CITY PLANNING COMMISSION

April 25, 2007 / Calendar No. 11

N 070389 HKM

IN THE MATTER OF a communication dated March 16th, 2007, from the Executive Director of **the Landmarks Preservation Commission regarding the landmark designation of 159 Charles Street House**, (159 Charles Street, Block 637, Lot 40), by the Landmarks Preservation Commission on March 6, 2007 (List No. 387/LP-2211), Borough of Manhattan, Community District 2.

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 159 Charles Street House is located on a through lot which faces Charles Street. The designation includes the land on which the 159 Charles Street House building and rear yard are situated, but excludes the carriage house facing on Charles Lane. The carriage house was excluded from the designation because the structure had been heavily altered from its original state and to give the owner flexibility. The House was built in 1838 for merchant Henry K. Wyckoff. It is three stories plus basement and is currently of residential use. 159 Charles Street House exhibits the simple forms and planar surfaces characteristic of the Greek Revival style. The most notable feature is the entry incorporating a brownstone surround with pilasters and a heavy entablature with a molded architrave and cornice and a frieze band above the cornice. The recessed entry has historic wood reveals and features tall pilasters that extend the entire high of the entry.

The 159 Charles Street House is located within an R6-A/ C1-5 zoning district with an allowable floor area ratio (FAR) of 3.0. The zoning lot could be developed with approximately 6, 732 square feet of floor are. The 159 Charles Street House contains approximately 2, 895 square feet of floor area.

Therefore, there are approximately 3,837 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 approximately three potential receiving sites available for 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.

There are no projected public improvement or planned for development, growth, improvement or renewal in the vicinity of the landmark building.

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

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