



## CITY PLANNING COMMISSION

---

December 8, 2004 Calendar No.14

N 050150 HKM

---

**IN THE MATTER OF** a communication dated October 22, 2004 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Hamilton-Holly House, 4 St. Mark's Place (Block 463, Lot 11) by the Landmarks Preservation Commission on October 19, 2004 (List No. 357/ LP No. 2157), Borough of Manhattan, Community District 3.

---

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 Hamilton-Holly House is located at 4 St. Mark's Place (East 8<sup>th</sup> Street) between Third and Second avenues in the East Village, Community District 3. The Federal Style house was built in 1831 and is notable because of its 3-1/2 story height, its unusual 26-foot width and its special brickwork, high-stoop, long parlor-floor windows and its dormered peaked-roof type. Despite the loss of some architectural details, the Hamilton-Holly House is among the rare surviving and significantly intact large Manhattan town houses of the Federal style period.

The entire block of St. Mark's Place between Third and Second Avenues was built by English-born real estate developer Thomas E. Davis. Davis sold the Hamilton-Holly House in 1833 to Colonel Alexander Hamilton, son of the first U.S. Secretary of Treasury. Throughout the past two centuries, 4 St. Mark's Place has had several other owners including an oil and candle merchant and a butter merchant. From 1901 to 1952 the house was owned and used in part by the musical instruments firm of C. Meisel, Inc. During the 1950s and 1960s the building had a significant theatrical history which reflected the cultural landscape of the East Village. It was used by noted venues for experimental

theater, contemporary music and dance.

Since the 1960s, the first and basement floors have been occupied by a variety of retail establishments.

The building is currently occupied by a clothing store in the basement and first floor and the upper floors are residential.

The landmark site is located in a C6-1 zoning district. With an allowable floor area ratio (FAR) of 6.0, the zoning lot could be developed with approximately 18,720 square feet of floor area. The existing building contains approximately 11,910 square feet of floor area. Therefore, there are approximately 6,810 square feet of floor area 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 building or one which is across the street and opposite to the lot occupied by the landmark building, or in the case of corner lot, one which fronts on the same street intersection as the lot occupied by the landmark building.

There are ten 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.

There are no projected public improvements or plans 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, improvement or renewal in the vicinity of the landmark.

**AMANDA M. BURDEN**, AICP, Chair,  
**KENNETH J. KNUCKLES**, Esq., Vice-Chairman  
**ANGELA CAVALUZZI**, R.A., **ALFRED C. CERULLO, III**,  
**RICHARD W. EADDY**, **JANE D. GOL**, **CHRISTOPHER KUI**,  
**JOHN MEROLO**, **KAREN A. PHILLIPS**, **DOLLY WILLIAMS** Commissioners