



## CITY PLANNING COMMISSION

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July 14, 2010/Calendar No. 28

N 100418 HKM

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**IN THE MATTER OF** a communication dated May 19, 2010 from the Executive Director of the Landmarks Preservation Commission regarding the SoHo Cast-Iron Historic District Extension, designated by the Landmarks Preservation Commission on May 11, 2010 (Designation List 429/LP-2362). The district boundaries are:

### **Area I (Western Subsection)**

The SoHo-Cast Iron Historic District Extension consists of the properties bounded by a line beginning at the southwest corner of West Broadway and West Houston Street, then extending westerly along the southern curbline of West Houston Street, southerly along the western property lines of 482 and 480 West Broadway, westerly along the northern property line of 474-478 West Broadway (aka 146 Thompson Street) to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the southern property line of 468-472 West Broadway (aka 138-150 Thompson Street), easterly along a portion of the southern property line of 468-472 West Broadway (aka 138-150 Thompson Street), southerly along the western property lines of 460 to 454 West Broadway and 157 Prince Street to the northern curbline of Prince Street, easterly along the northern curbline of Prince Street to a point formed by its intersection with a line extending northerly from the western property line of 150-154 Prince Street (aka 436-442 West Broadway), southerly across Prince Street and along the western property line of 150-154 Prince Street (aka 436-442 West Broadway), westerly along the northern property line of 430-436 West Broadway, southerly along the western property line of 430-436 West Broadway, westerly along the northern property line of 426-428 West Broadway (aka 102-104 Thompson Street) to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the southern property line of 426-428 West Broadway (aka 102-104 Thompson Street), easterly along the southern property line of 426-428 West Broadway (aka 102-104 Thompson Street), southerly along the western property lines of 424 and 422 West Broadway, westerly along the northern property line of 418-420 West Broadway (aka 94-96 Thompson Street) to the eastern curbline of Thompson Street, southerly along the eastern curbline of Thompson Street to a point formed by its intersection with a line extending westerly from the southern property line of 418-420 West Broadway (aka 94-96 Thompson Street), easterly along the southern property line of 418-420 West Broadway (aka 94-96 Thompson Street), southerly along the western property lines of 414-416 West Broadway and 169 Spring Street to the northern curbline of Spring Street, easterly along the northern curbline of Spring Street to a point formed by its intersection with a line extending northerly from the western property line of 166 Spring Street (aka 402-404 West Broadway), southerly across Spring Street and along the western property line of 166 Spring Street (aka 402-404 West Broadway), westerly along the northern property line of 400 West Broadway, southerly along the western property lines of 400 to 390 West Broadway, easterly along the southern property line of 390 West Broadway, southerly along the western property lines of 386-388 to 378-380 West Broadway and a portion of the western property line of 372-376 West Broadway (aka 504-506 Broome Street), easterly

along a portion of the southern property line of 372-376 West Broadway (aka 504-506 Broome Street), southerly along a portion of the western property line of 372-376 West Broadway (aka 504-506 Broome Street) and across Broome Street (Watts Street) to the southern curbline of Broome Street (Watts Street), westerly along said curbline to a point formed by its intersection with a line extending northerly from the western property line of 505 Broome Street (aka 366-368 West Broadway and 1-3 Watts Street), southerly along the western property line of 505 Broome Street (aka 366-368 West Broadway and 1-3 Watts Street), westerly long a portion of the northern property line of 362-364 West Broadway, southerly along a portion of the western property line of 362-364 West Broadway, westerly long a portion of the northern property line of 362-364 West Broadway, southerly along a portion of the western property line of 362-364 West Broadway, easterly along the southern property line of 362-364 West Broadway to the centerline of West Broadway, northerly along the centerline of West Broadway to a point formed by its intersection with a line extending easterly from the southern curbline of West Houston Street, then westerly to the point of the beginning.

## **Area II (Eastern Subsection)**

The SoHo-Cast Iron Historic District Extension consists of the properties bounded by a line beginning at the southwest corner of Lafayette Street and East Houston Street, then extending southerly along the western curbline of Lafayette Street, across Prince Street and following the curve of Lafayette Street to the northwest corner of Lafayette Street and Spring Street, westerly along the northern curbline of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 72-78 Spring Street (aka 65-71 Crosby Street), southerly across Spring Street and along the eastern property line of 72-78 Spring Street (aka 65-71 Crosby Street) and a portion of the eastern property line of 61-63 Crosby Street, easterly along a portion of the northern property line of 61-63 Crosby Street, southerly along a portion of the eastern property line of 61-63 Crosby Street, westerly along the southern property line of 61-63 Crosby Street, southerly along the eastern property lines of 59 to 44-47 Crosby Street, easterly along the northerly property line of 416-422 Broome Street (aka 202 Lafayette Street) to the western curbline of Lafayette Street, northerly along said curbline to a point formed by its intersection with a line extending westerly from the southern curbline of Kenmare Street, easterly across Lafayette Street and along the southern curbline of Kenmare Street to the southwest corner of Kenmare Street and Cleveland Place, southerly along the western curbline of Cleveland Place, across Broome Street, and continuing southerly along the western curbline of Centre Street to the northwest corner of Centre Street and Grand Street, westerly along the northern curbline of Grand Street and across Lafayette Street to the northwest corner of Grand Street and Lafayette Street, southerly across Grand Street and along the western curbline of Lafayette Street to a point formed by its intersection with a line extending easterly from the southern property line of 158-164 Lafayette Street (aka 151 Grand Street), westerly along the southern property line of 158-164 Lafayette Street (aka 151 Grand Street), southerly along the eastern property lines of 13-17 to 1 Crosby Street (aka 28 Howard Street), across Howard Street and continuing southerly along the eastern property line of 19 Howard Street and a portion of the eastern property line of 21-23 Howard Street (aka 261-267 Canal Street, easterly along a portion of the northern property line 257 Canal Street, southerly along a portion of the eastern property line of 257 Canal Street, easterly along a portion of the northern property line of 257 Canal Street and the northern property line of 255 Canal Street, southerly along the eastern property line of

255 Canal Street to the centerline of Canal Street, westerly along the centerline of Canal Street to the centerline of Broadway, northerly along the centerline of Broadway to the centerline of Howard Street, easterly along the centerline of Howard Street to the centerline of Crosby Street, northerly along the centerline of Crosby Street to the southeast corner of Crosby Street and East Houston Street, easterly along the southern curbline of East Houston Street 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 May 11, 2010, the Landmarks Preservation Commission (LPC) designated the SoHo Cast-Iron Historic District Extension (List No. 429, LP NO. 2362). The SoHo Cast-Iron Historic District Extension is located in the SoHo neighborhood of Manhattan, Community District 2. It encompasses 135 properties, which comprise two subsections, each contiguous with the eastern and western boundaries of the existing SoHo Cast-Iron Historic District. The western subsection, comprised of portions of four blocks, is generally located along West Broadway between East Houston Street and Grand Street, and continues through to the east side of Thompson Street in a number of locations. The eastern subsection, comprised of six blocks and portions of three additional blocks, is primarily located along Crosby Street, and includes portions of Lafayette, Howard, and Centre streets.

The SoHo Cast-Iron Historic District Extension illustrates the area's long history as a place of dwelling, industry, and commerce. Many of the properties in the SoHo Cast-Iron Historic District Extension were erected as store and loft buildings in the city's post-Civil War period of development and exhibit similar architectural styles as buildings constructed during the same era located within the boundaries of the existing historic district, including Italianate, Second Empire, and Queen Anne, as well as the Romanesque and Renaissance Revival styles.

The proposed historic district is located in M1-5A, M1-5B, C6-2, and R7-2 zoning districts. The entire western subsection of the proposed historic district is within an M1-5A zoning district,

with the exception of four through-block buildings which extend from West Broadway to Thompson Street and are partially located in an R7-2 district along the Thompson Street frontage. All but one block of the eastern subsection of the proposed historic district is entirely within the boundary of the M1-5B district; the remaining block within the eastern subsection is zoned C6-2 and is bounded by Lafayette Street, Broome Street, Cleveland Place, and Kenmare Street. Both the M1-5A and the M1-5B districts allow a maximum floor area ratio (FAR) of 5.0 for commercial and light manufacturing developments and a maximum FAR of 6.5 for new community facility developments. The C6-2 district permits residential uses with a maximum FAR of 6.02, a commercial FAR of 6.0, and a community facility FAR of 6.5. The R7-2 district permits residential uses with a maximum FAR of 3.44, and a community facility FAR of 6.5.

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. Development rights may be transferred from lots occupied by individually designated landmark buildings or other structures. No transfer of development rights is permitted from any structure within an historic district. There are no individually designated landmarks located in the proposed 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 June 23, 2010 (Calendar No.13). There were no speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the designation of the SoHo Cast-Iron Historic District Extension 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 Commission has also reviewed written testimony of the Real Estate Board of New York (REBNY) in opposition to the designation, based on the contention that the proposed landmark district fails to meet the standards of the Landmark Law and that the unwarranted designation would unduly limit future planning efforts in the neighborhood. The City Planning Commission expresses no opinion on the merits of the application under the Landmarks Law, and notes that

the proposed designation does not conflict with any ongoing or anticipated planning efforts for the neighborhood. The Commission believes the designation of the SoHo Cast-Iron Historic District Extension is consistent with plans for the area's future development and improvement. The proposed SoHo Cast-Iron Historic District Extension does not conflict with the Zoning Resolution, projected public improvements or any plans for the development, growth, improvement or renewal within the historic district or surrounding area.

**AMANDA M. BURDEN, FAICP, Chair**

**KENNETH J. KNUCKLES, Esq., Vice Chairman**

**ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, III,**

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**NATHAN LEVENTHAL, ANNA HAYES LEVIN, KAREN A. PHILLIPS, Commissioners**