



CITY PLANNING COMMISSION

May 25, 2005/Supplemental Calendar No. 1

N 050406 HKM

IN THE MATTER OF a communication dated April 5, 2005, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Germania Bank Building, 190 Bowery (a.k.a 1-3 Spring Street), (Block 492, Lot 38), by the Landmarks Preservation Commission on March 29, 2005 (List 360 /LP- 2162), 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 Germania Bank Building is located at the northwest corner of the Bowery and Spring Street. The building is Beaux Arts-style structure designed by German-American architect Robert Maynicke, and constructed between 1898 and 1899. It housed the Germania Bank, which was established in 1869 by a group of German-American businessmen and served the then predominantly German-American population of the area. This building is considered to be one of the architect's most important designs.

The facades of the 6-story building are remarkably intact. The building features rusticated stonework, a chamfered corner with an arched entry flanked by Tuscan columns, and multi-story pilasters. The ground floor features large arched openings with voussoirs over a large articulated cornice. A similar cornice terminates the fifth story. The top story features arched openings.

The landmark site is located in a C6-1 zoning district. The lot is also located within the boundary of the special Little Italy District. With an allowable floor area ratio (FAR) of 6.0, the zoning lot could be developed with 28,560 square feet of floor area. The Germania Bank Building contains 27,414 square feet of floor area. Therefore, there are approximately 1,146 square feet of floor area 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 building, 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 four 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 M. BATTAGLIA, IRWIN CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
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MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners**