



CITY PLANNING COMMISSION

April 14, 2010 / Calendar No. 14

N 100248 HKM

IN THE MATTER OF a communication dated February 18, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 143 Allen Street House, 143 Allen Street (Block 415, Lot 23), by the Landmarks Preservation Commission on February 9, 2010 (Designation List No. 426/LP-2350), 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.

On February 9, 2010, the Landmarks Preservation Commission (LPC) designated the 143 Allen Street House, located at 143 Allen Street (Block 415, Lot 23), as a city landmark.

The 143 Allen Street House is located on the west side of Allen Street between Rivington Street and Delancey Street in the Lower East Side neighborhood of Manhattan. The building was constructed in 1830-31 as a speculative investment by George Sutton.

Sutton was a local sea captain who sailed the route between New York City and Charleston, South Carolina, and later became a successful merchant for the New York-Charleston Packet Line. He had originally built 143 Allen Street as part of a group of six adjacent, similarly-styled buildings on what was once part of the estate of James De Lancey.

The building is a typical, if rare, surviving example of the Federal-style rowhouse that characterized this part of the Lower East side during the early 19th century. The building has two full floors, with a half-story above topped by a high-peak roof and dormer windows; Flemish bond brickwork at the facade; and brownstone lintels and sills at the second-story windows.

Although the basement and parlor floors were altered in the early 20th century for commercial

use, the building survives largely intact and is one of a very few from its period still standing in the Lower East Side.

The landmark site is located in a C4-4A zoning district. With an allowable floor area ratio (FAR) of 4.0, the zoning lot could be developed with approximately 5,600 square feet of floor area. The 143 Allen Street House building contains approximately 2,880 square feet of floor area. Therefore, there are approximately 2,720 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 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 three 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.

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ANNA HAYES LEVIN, SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners