



IN THE MATTER OF a communication dated May 21, 2008 from the Executive Director of the Landmarks Preservation Commission regarding the NoHo Historic District Extension, designated by the Landmarks Preservation Commission on May 13, 2008 (LP - 2287, Designation List - 403). The district boundaries are: property bounded by a line beginning at the northwest corner of Lafayette Street and Bleecker Street, then extending northerly along the western curbline of Lafayette Street to a point on a line extending westerly from the northern property line of 379 Lafayette Street, easterly along said line and the northern property line of 379 Lafayette Street, northerly along part of the western property line of 30 Great Jones Street, northerly along the eastern building line of 383-389 Lafayette Street (aka 22-26 East 4th Street) and continuing northerly across East Fourth Street, northerly along the western property line of 25 East Fourth Street, easterly along the northern property lines of 25 and 27 East 4th Street, southerly along the eastern property line of 27 East 4th Street to the southern curbline of East 4th Street, easterly along the southern curbline of East 4th Street to a point on a line extending northerly from the eastern property line of 38 East 4th Street, southerly along said line and the eastern property line of 38 East 4th Street, easterly along part of the northern property line of 48 Great Jones Street, northerly along the western property lines of 354 and 356 Bowery, easterly along the northern property line of 356 Bowery to the western curbline of the Bowery, southerly along the western curbline of the Bowery to a point on a line extending easterly from the southern property line of 354 Bowery, westerly along said line and part of the southern property line of 354 Bowery, southerly along part of the eastern property line of 48 Great Jones Street, easterly along the northern property line of 54 Great Jones Street, southerly along the eastern property line of 54 Great Jones Street to the southern curbline of Great Jones Street, easterly along the southern curbline of Great Jones Street to a point on a line extending northerly from the easterly property line of 57 Great Jones Street, southerly along said line and part of the eastern property line of 57 Great Jones Street, easterly along the northern property line of 344 Bowery to the western curbline of the Bowery, southerly along the western curbline of the Bowery, westerly along the northern curbline of Bond Street to a point on a line extending northerly from the eastern property line of 51 Bond Street, southerly along said line and the eastern property line of 51 Bond Street, westerly along the southern property lines of 51 through 31 Bond Street and the southern curbline of Jones Alley, southerly along the eastern property line of 337 Lafayette Street (aka 51-53 Bleecker Street) to the northern curbline of Bleecker Street, and westerly along the northern curbline of Bleecker Street, to the point of beginning, Borough of Manhattan, Community District 2.

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 21, 2008, the Landmarks Preservation Commission designated the NoHo Historic District Extension (LP - 2287, Designation List 403). The Historic District Extension contains 56 buildings and six undeveloped lots and encompasses one entire block and portions of three additional blocks in the NoHo neighborhood of Community District 2 in Manhattan. Two individually designated landmarks are included within the NoHo Historic District Extension: the Bond Street Savings Bank at 330 Bowery, and the Fire Engine Company 33 Firehouse at 42-44 Great Jones Street.

The NoHo Historic District Extension is irregularly shaped and is generally bounded by Lafayette Street on the west, East 4th Street on the north, the Bowery on the east, and Bond Street on the south. NoHo, an acronym for 'north of Houston', identifies a larger area encompassing the blocks contained within the Historic District Extension and a contiguous series of blocks to the west and to the south of the District Extension generally bounded by Mercer Street and Broadway on the west, Waverly Place and Wanamaker Place on the north, the Bowery to the east, and Houston Street on the south

The NoHo Historic District Extension is contiguous with the NoHo Historic District which it abuts primarily along Lafayette Street, and the NoHo East Historic District which it abuts along the midblock between Bond and Bleecker streets. The NoHo Historic District was designated in 2000, and the NoHo East Historic District was designated in 2003.

The buildings within the District Extension represent several phases of development in the NoHo neighborhood and demonstrate the buildings' adaptability over the past 150 years. During different periods the buildings have functioned as single-family residences, warehouses, factories and stores, offices, art galleries, studio spaces for artists, theaters and apartment buildings, and their architectural styles are similarly diverse, creating an eclectic and historically rich neighborhood. Further, the NoHo Historic District Extension retains much of its nineteenth and early-twentieth century residential and commercial character. While the low-scale of the buildings along many of the east-west streets are reminders of the area's early residential history, the larger store- and loft buildings testify to New York City's growing importance as a hub of commercial activity in the nineteenth and early-twentieth centuries.

The earliest structures include residences; two of which, at 26 and 51 Bond Street, were designed in the Greek Revival style and date to the late 1820s and remain relatively unchanged. More than a decade after they were built, many similar single-family houses were subdivided into apartments and boarding rooms. Other small buildings that followed, such as a store-and-loft building at 27 Great Jones Street, were designed in the Italianate style. Most of the buildings in the District Extension were constructed between the 1860s and early 1900s when the area was one of the city's major commercial and manufacturing centers.

By the late 19th century, larger-scale commercial lofts had emerged as the dominant building type in the neighborhood. Examples include a six-story Renaissance Revival store and- loft

building at 21 Bond St., and two seven-story four-bay loft structures at 20 Bond Street and 47 Great Jones Street designed by Cleverdon & Putzel, the architectural firm that was also responsible for several buildings in various styles elsewhere in the district. The neighborhood is also home to the first branch of the New York Free Circulating Library, which in 1882 converted and moved to a Federal-era rowhouse at 49 Bond St. The branch closed in 1919 and the building was later adapted for commercial use.

Residential tenants first began to move into the loft buildings in the 1950s as commercial activity declined, and by 1980, they outnumbered commercial tenants and brought a new vitality to the neighborhood. At that time, the area attracted artists including Cy Twombly, Chuck Close, Robert Mapplethorpe, and Jean-Michel Basquiat.

The one and a half block stretch of the Bowery within the NoHo Historic District Extension is representative of the general history of the Bowery. While the Bowery had developed into an active theater, restaurant and business district in the early and mid-nineteenth century, it began to decline following the Civil War when cheap lodging houses or hotels (also known as flophouses) began to appear to house the large numbers of homeless veterans returning from the war. There were two flophouses on the stretch of the Bowery within the NoHo Historic District Extension. One of the two, The White House Hotel, began operation about 1916 at 338 Bowery and is still in business. The completion of the Third Avenue elevated train in 1878 hastened the Bowery's decline which continued through the greater part of the twentieth century.

The NoHo Historic District Extension is located in two zoning districts. The portion of the District Extension with frontage on the Bowery between Great Jones and Bond streets is zoned C6-1. The C6-1 district permits residential uses with a maximum floor area ratio (FAR) of 3.44, a commercial FAR of 6.0, and a community facility FAR of 6.5. The remaining portion of the district extension is zoned M1-5B, with a maximum FAR of 5.0 for commercial and light manufacturing developments and a maximum FAR of 6.5 new community facility developments.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an 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 18, 2008 (Calendar No.18). There were seven speakers in favor of the application and five in opposition.

A representative for the Councilmembers for the 1st and 2nd districts, the Executive Director of the Historic Districts Council and the Executive Director of the Greenwich Village Society for Historic Preservation voiced their support of the Historic District Extension. Four speakers appeared in support of the Extension but expressed concern about the existing zoning. Two speakers appeared as representatives of an organization comprised of local building owners and a number of tenants in opposition to the Extension. The speakers stated that while NoHo is in

need of redevelopment, the designation would preclude new construction in the area and that the needed redevelopment would be stifled as a result. Two representatives of a property owner on the Bowery appeared in opposition to the inclusion of the Bowery in the District Extension. They stated that the designation would impact the proposed plans for the redevelopment of the site with a multi-story structure. One neighborhood resident appeared in opposition, and stated that the District Extension is unnecessary and would place an undue burden on property owners.

CONSIDERATION

The City Planning Commission has evaluated the designation of the NoHo Historic District Extension in relation to the Zoning Resolution and the economic growth and development of the area. The Commission believes the designation of the NoHo Historic District Extension will help to sustain the physical and economic revitalization underway in the area and that this designation is consistent with plans for the area's future development and improvement. The NoHo Historic District Extension should continue to evolve and grow while retaining its historic character which is, in large measure, the basis of its transformation.

The Commission notes that speakers expressed concern about future expansion of existing and development of new buildings within the historic district. The Commission notes that, consistent with other historic districts throughout the City, additions to existing and construction of new buildings would be permitted, following review by the LPC for appropriateness based on size, scale, materials, design, detail and the relationship to the particular portion of the historic district.

The proposed NoHo 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, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA.
ALFRED C. CERULLO, III, BETTY CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners

IRWIN G. CANTOR, P.E., Commissioner, Abstaining