
IN THE MATTER OF a communication dated October 2, 2015, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Mount Morris Park Historic District Extension, designated by the Landmarks Preservation Commission on September 22, 2015 (List 484, LP-2571). The district boundaries are:

AREA I of the Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the intersection of the western curbline of Lenox Avenue and the northern curbline of West 118th Street, extending westerly along the northern curbline of West 118th Street to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 118th Street, southerly along said property line to the southern property line of 102 West 118th Street, westerly along said property and along the southern property lines of 104 West 118th Street through 158 West 118th Street to the western property line of 158 West 118th Street, northerly along said property line to the southern curbline of West 118th Street, easterly along said property line to a point formed by the intersection with a line extending southerly from the western property line of 157 West 118th Street, northerly along said property line, the western property line 158 West 119th Street, and across the roadbed to the northern curbline of West 119th Street, along said property line and along the southern property lines of 104 West 118th Street to the western property line of 158 West 118th Street, northerly along said property line to the southern curbline of West 118th Street, easterly along said property line to a point formed by its intersection with a line extending southerly from the western property line of 157 West 118th Street, northerly along said property line, the western property line of 158 West 119th Street, and across the roadbed to the northern curbline of West 119th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 157 West 119th Street, northerly along said property line to the southern property line of 166 West 120th Street, westerly along said property line to the western property line of 166 West 120th Street, northerly along said property line and across the roadbed to the northern curbline of West 120th Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 120th Street, northerly along said property line and the western property line of 164 West 121st Street to the southern curbline of West 121st Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 121st Street, across the roadbed and along said property line to the northern property line of 159 West 121st Street, easterly along said property line to the western property line of 164 West 122nd Street along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 164 West 122nd Street, northerly along said property line and across the roadbed to the northern curbline of West 122nd Street, westerly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 165 West 122nd Street, northerly along said property line and along the western property line 168 West 123rd Street to the southern curbline of West 123rd Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 111 West

123rd Street, northerly along said property line, easterly along the northern property lines of 111 through 107 West 123rd Street, southerly along the eastern property line of 107 West 123rd Street and across the roadbed to the southern curblineline of West 123rd, easterly and across the roadbed to the southern curblineline of West 123rd Street, easterly along said curblineline to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 123rd Street, southerly along said property line and along the eastern property line of 103 West 122nd Street to the center of the roadbed of West 122nd Street, westerly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 147 West 121st Street southerly along said property line to the center of the roadbed of West 121st Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 121st Street, southerly along said property line to the southern property line of 102 West 121st Street, westerly along said property line to the eastern property line of 103 West 120th Street, southerly along said property line to the center of the roadbed of 120th Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the western property line of 199 Lenox Avenue, southerly along the western property line of 199 to 181 Lenox Avenue to the center of the roadbed of West 119th Street, easterly along the center of said roadbed to the center of the roadbed of Lenox Avenue, southerly along said roadbed to a point formed by its intersection with a line extending easterly from the northern curblineline of West 118th Street, westerly along said curblineline to the point of the beginning.

AREA 2 of Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the southwest corner of Fifth Avenue and West 120th Street, westerly along the southern curblineline of West 120th Street, southerly along the western property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street), easterly along the southern property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street) to the western curblineline of Fifth Avenue, northerly along said curblineline to the point of the beginning.

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 September 22, 2015 the New York City Landmarks Preservation Commission (LPC) designated the Mount Morris Park Historic District Extension (List 484, LP-2571). The Historic District encompasses 276 properties on six blocks contiguous to the existing Mount Morris Park Historic District in Manhattan.

The Mount Morris Park Historic District Extension consists of approximately 250 row houses and approximately 12 apartment buildings. The boundaries of the extension extend the boundaries of the Mount Morris Park Historic District, which was designated by the Landmarks Preservation Commission in 1971.

Beginning in the 1870s to the turn of the century, the Mount Morris Park area, was developed with brownstones similar in design to those found in Manhattan and Brooklyn. The area was predominantly built with row houses rather than apartment buildings, which was close enough to the elevated railroad for convenience, but far enough away so houses could be buffered from the railroad noise and dirt. Centered around and near Mount Morris Park they created a sense of place. Rowhouses on the streets to the west of the park off Fifth and Sixth Avenues (renamed Lenox Avenue in 1871) were ideal.

Lenox Avenue was a grand 150 foot wide street with wide sidewalks peppered with grassy, tree planted plots. Harlem's central thoroughfare, Lenox Avenue, was originally the northern part of Sixth Avenue. It was renamed in honor of James Lenox in 1887. Lenox Avenue, one of the widest thoroughfares in New York City, was home to some of Harlem's most prominent businesses, nightclubs, and community organizations. Throughout the 20th century Lenox Avenue was Harlem's central thoroughfare, where the community voiced its protests and celebrated its heroes.

The row houses in the historic district were erected just before rising land values and increasing costs made large-scale row house development prohibitively expensive. Many of the row houses in the district represent the traditional New York form, with high stoops and raised basements. These houses have their own main entrance on the parlor floor and service entrance tucked beneath the stoop. The windows of the basement, set at or just below the level of the sidewalk, are protected by iron window guards. The façade at the entrance and parlor level is generally more ornate than the upper levels and is often articulated by windows that are taller or more highly decorated than those above. Innovative builders in the 1880s added to the grandeur of the row house by introducing the box stoop, which at first had two levels and eventually as many as three. This design gives a wider parlor, with the reception room about level with the sidewalk.

The Historic District extension lies within Community District 10. The Historic District contains non-contextual R7-2 zoning along the midblocks from West 118th to West 123rd Streets between Lenox Avenue and Adam Clayton Powell Boulevard. Under Quality Housing regulations, R7-2 allows for a maximum 4.0 FAR of residential, a streetwall of up to 65 feet and a building height of 80 feet.

Under height factor regulations, R7-2 allows a maximum 3.44 of residential, open space ratios from 15.5 to 25.5, and maximum heights governed by the sky exposure plane. The Historic District extension area also includes street frontages with commercial overlays. The C1-2 and C2-2 overlays both allow a 2.0 FAR available through the underlying zoning to be designated for commercial use.

On July 21, 2015, the Landmarks Preservation Commission held a public hearing on the proposed designation of the Mount Morris Park Historic District Extension (Item No. 1). Twenty-three witnesses spoke in favor of the designation as proposed, including representatives of Congressman Charles B. Rangel, Manhattan Borough President Gail A. Brewer, Community Board 10, the Historic District Council, the Landmarks Conservancy, Mount Morris Park Community Improvement Association, Save Harlem Now, The Society for the Architecture of the City, Former Landmarks Preservation Commission Chair, Gene A. Norman, numerous home owners in the Mount Morris Historic District Extension, the Real Estate Board of New York, a letter of support from Council Member Inez E. Dickens, and a statement of support from the New York City Parks Department. Two speakers spoke in opposition to the designation.

All landmark buildings within the Historic District are eligible to apply for use and bulk waivers pursuant to Section 74-711 of the Zoning Resolution.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 3020.8(a) of the City Charter, the City Planning Commission held a public hearing on November 18, 2015 (Calendar No. 13). A representative of the Manhattan Borough President spoke in favor of the designation of the Historic District. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the Mount Morris 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 subject Historic District does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

CARL WEISBROD, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
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LARISA ORTIZ**, Commissioners