



CITY PLANNING COMMISSION

August 27, 2003/ Calendar No. 18

N 040007 HKM

IN THE MATTER OF a communication dated July 3, 2003, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the NoHo East Historic District bounded by a line beginning at a point in the western curblineline of the Bowery at the northwest corner of the Bowery and Bleecker Street, southerly across Bleecker Street to a point formed by the intersection of the western curblineline of the Bowery and the southerly property line of 300 Bowery, westerly along the southern property line of 300 Bowery, southerly along the eastern property line of 290 Elizabeth Street, westerly along the southern property line of 290 Elizabeth Street, southerly along the eastern property line of 288 Elizabeth Street, westerly along the southern property line of 288 Elizabeth Street to the eastern curblineline of Elizabeth Street, northerly along said curblineline to a point in the curblineline formed by its intersection with a line extending easterly from the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), westerly across Elizabeth Street; westerly along the southern property line of 309-311 Elizabeth Street (aka 18-24 Bleecker Street), southerly along the eastern property lines of 314-316 and 308-312 Mott Street, westerly along the southern property line of 308-312 Mott Street, westerly across Mott Street, westerly along the southern property line of 307-309 Mott Street, northerly along the western property lines of 307-309 Mott Street and 32-36 Bleecker Street (aka 311-321 Mott Street), northerly across Bleecker Street to the northern curblineline of Bleecker Street, westerly along said curblineline to a point formed by its intersection with the western property line of 43-49 Bleecker Street, northerly along the western property line of 43-49 Bleecker Street, easterly along the northern property lines of 43-49 and 41 Bleecker Streets, easterly across Jones Alley, easterly along the northern property lines of 33-37, 27-31, 25, 21-23, 17-19, 15, 13, 11, 9, and 7 Bleecker Street, southerly along the eastern property line of 7 Bleecker Street, easterly along the northern property line of 3-5 Bleecker Street (aka 324 Bowery) to the western curblineline of the Bowery, southerly along said curblineline to the point of the beginning, by the Landmarks Preservation Commission on June 24, 2003 (List No. 348, LP- 2129), 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 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 NoHo East Historic District consists of 42 buildings and comprises portions of four blocks in the southern portion of the NoHo neighborhood of Community District 2 in Lower Manhattan. The NoHo East Historic District lies to the southeast of the NoHo Historic District and is generally bounded by the

Bowery to the east, Houston Street to the south, a line midpoint between Bleecker and Bond streets to the north and Lafayette Street to the west.

NoHo, an acronym for ‘north of Houston’, identifies a larger area encompassing the blocks contained within the historic district and a contiguous series of blocks to the northwest of the historic district, bounded by Mercer Street on the west, Waverly Place and Wanamaker Place on the north, the Bowery and Cooper Square on the east, and Bond Street on the south.

The NoHo East Historic District is a distinctive enclave that retains much of its nineteenth and early-twentieth century residential and commercial character. The district’s low-scale, early nineteenth century houses on Bleecker Street and Elizabeth Street are reminders of the area’s early residential history, while the larger store- and loft buildings testify to New York’s growing importance as a hub of commercial activity in the nineteenth and early-twentieth centuries. Today, this diversity of small dwellings, apartment buildings, factories, lofts, and stables represents an intact and unusual historic mixed-use neighborhood in lower Manhattan.

The NoHo East Historic District is divided into three zoning districts, C6-1, C6-2, and M1-5B. In addition, other than the portion of the historic district located on the north side of Bleecker Street, the historic district is located entirely within the Special Little Italy District (SLID). The SLID contains use and bulk provisions which supplement or supercede those of the underlying zoning districts.

Buildings within the SLID with frontage on the Bowery are governed by the area's underlying C6-1 zoning provisions. The C6-1 is a commercial and residential designation with 3.44 residential FAR, a 6.00 commercial FAR, and a 6.50 community facility FAR. The remainder of the historic district located within the SLID is zoned C6-2, but is governed by the bulk provisions of the SLID which provides a maximum FAR for residential, commercial, or community facility buildings of 4.1 for corner lots and 4.8 for interior or through lots.

The portion of the historic district that lies to the north of Bleecker Street is zoned M1-5B, a mixed-use designation. This zoning district provides an FAR of 5.0 for new commercial and light manufacturing developments and an FAR of 6.5 for new community facility developments. The mixed-use controls of the M1-5B district have two principal elements: provisions for conversions to loft residency as JLWQAs and the restriction of ground floor space to certain wholesale, warehouse and light manufacturing uses. The M1-5B district regulations establish a discretionary approval process for modifying the ground floor with conversion requirements.

The NoHo East Historic District is located to the south of the NoHo Historic District, designated by the Landmarks Preservation Commission in June, 1999.

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 other structure within an historic district. There no individually designated landmarks located in this historic district.

All landmark building or buildings within Historic Districts 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 August 13, 2003 (Calendar No.19).

There were 6 speakers in favor of the application and no speakers in opposition. Those who testified included a representative of the State Assembly from the 66th District, and a representative who spoke on behalf of the State Senator from the 25th District, the Executive Director of the Landmarks Preservation Commission, a representative of the New York Landmarks Conservancy, a representative of the Greenwich Village Society for Historic Preservation, and a local resident.

Speakers cited the historical and distinctive architectural character of NoHo, and the appealing diversity of building types within the area that has contributed to its evolution into a mixed-use neighborhood. Several speakers noted that the district provides an example of a low-scale, intact enclave in lower Manhattan and represents the residential and commercial character. Many of those who testified expressed disappointment that the historic district designation did not encompass all of the NoHo neighborhood. Several speakers requested that the designation of the remaining portion of NoHo be completed prior to the adoption of any zoning changes.

There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the designation of the NoHo East Historic District in relation to the Zoning Resolution and the economic growth and development of the area.

The Commission believes the designation of the NoHo East Historic District 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 Commission notes that the Department is analyzing the current zoning in NoHo with the objective of developing a comprehensive planning strategy that would guide the orderly development, growth, improvement and renewal of the area and reinforce the fabric of the neighborhood.

The NoHo East Historic District does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal of the historic district or the area involved.

KENNETH J. KNUCKLES, ESQ., Vice Chairman

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
RICHARD W. EADDY, ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN
MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners

