



CITY PLANNING COMMISSION

January 5, 2011 / Calendar No. 24

N 110148 HKM

IN THE MATTER OF a communication dated November 24, 2010, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 192 Grand Street House, 192 Grand Street (Block 471, Lot 57), by the Landmarks Preservation Commission on November 16, 2010 (Designation List No. 435/LP-2412), 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.

On November 16, 2010, the Landmarks Preservation Commission (LPC) designated the 192 Grand Street House, located at 192 Grand Street (Block 471, Lot 57), as a city landmark.

The 192 Grand Street House is located on the north east side of Grand Street between Mulberry Street and Mott Street in the Little Italy neighborhood of Manhattan. The three-and-one-half-story building was constructed in 1833 as part of an original row of five such houses, by Stephen Van Rennselaer, one of New York State's leading citizens.

Identified in Manhattan as far north as Twenty-Third Street and largely constructed between the 1780s and the 1830s, Federal-style houses are among Manhattan's oldest and comparatively rare buildings. This particular house retains a significant amount of its original architectural fabric, including Flemish bond brick, molded brownstone lintels at the third story, and a pitched roof with prominent segmental dormers, which retain their original decorative wood trim.

Occupancy of the house over time has reflected New York City's demographic changes as the area's original affluent residents moved to new neighborhoods uptown to be succeeded by a progression of immigrant groups and later by new generations of artists and young professionals seeking an urban lifestyle.

Despite some alteration, 192 Grand Street is among the relatively rare and significantly intact Manhattan buildings of the Federal period and an excellent example of the three-and-a-half story, Federal-style house with peaked roof and segmental dormers.

The landmark site is located in a C6-2G zoning district. With an allowable floor area ratio (FAR) of 6.02, the zoning lot could be developed with approximately 15,020 square feet of floor area. The 190 Grand Street House building contains approximately 5,849 square feet of floor area. Therefore, there are approximately 9,171 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 five 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.

The subject landmark does not conflict with the Zoning Resolution. In addition, the Commission is not aware of any conflicts between the subject landmark designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

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