



CITY PLANNING COMMISSION

December 17, 2008 / Calendar No. 21

N 090187 HKM

IN THE MATTER OF a communication dated November 6, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the F. W. Devoe & Co. Factory Building, located at 110-112 Horatio Street (Block 642, Lot 12), by the Landmarks Preservation Commission on October 28, 2008 (List No. 406/LP- 2308), 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 of the subject property, 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 F. W. Devoe & Co. Factory Building, at 110-112 Horatio Street, is located in the Far West Village, approximately mid-block between West and Washington streets. The building was built between 1882 and 1883 and was designed by Kimball & Wisedell, architects.

The six-story building, built for paint manufacturers F.W. Devoe & Co., is a rare surviving example of the industrial structures that once occupied much of the far western section of Greenwich Village.

The Landmarks Preservation Commission has noted the high degree of the building's physical integrity. The building's multi-story construction, open floor plans, and large window openings were characteristic of the urban industrial loft building typology, while the façade's regular grid of vertical

and horizontal elements, elaborate brick work, and corbelled brick and terra-cotta cornice suggest the influence of the Rungbodenstil and American Round Arch styles of industrial architecture.

F.W. Devoe & Co. sold its Horatio Street properties in 1918, at which time the factory building was converted to a storage warehouse. In 1984 the building was converted to an annex of the adjoining apartment building.

The landmark site is located within a C6-2A zoning district. With an allowable floor area ratio of 6.02, the zoning lot could be developed with approximately 26,505 square feet of floor area.

The F.W. Devoe & Co. Factory Building contains approximately 25,624 square feet of floor area. Therefore, there are approximately 881 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 four 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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