



CITY PLANNING COMMISSION

July 11, 2007/Calendar No. 18

N070487 HKM

IN THE MATTER OF a communication dated May 25, 2007 from the Executive Director of the Landmarks Preservation Commission regarding the historic district designation by the Landmarks Preservation Commission May 15, 2007 (List No. 392/LP-22256) of property bounded by:

a line beginning at the intersection of the southern curbline of West 106th Street and the eastern curbline of Manhattan Avenue, extending easterly along the southern curbline of West 106th Street to a point formed by the intersection of said curbline and the eastern property line of 34-36 West 106th Street, extending southerly along said property line and the eastern property line of 19-37 West 105th Street to the northern curbline of West 105th Street, extending westerly along said curbline, across the roadbed to the intersection of the western curbline of Manhattan Avenue and the northern curbline of West 105th Street, extending southerly across the roadbed and along the western curbline of Manhattan Avenue to the point of its intersection with the northern curbline of West 104th Street, the westerly along said curbline to a point formed by the intersection of the northern curbline of West 104th Street and the western property line of 51 West 104th Street (aka 101 Manhattan Avenue), extending northerly along said property line and the western property lines of 10 3 through 121 Manhattan Avenue, across the roadbed to the northern curbline of West 105th Street, extending westerly along said curbline to a point formed by the intersection of the northern curbline of West 105th Street and the western property line of 51 West 105th Street (aka 51-1/2 West 105th Street, 123A Manhattan Avenue), extending northerly along said property line and the western property lines of 123 through 137 Manhattan Avenue to the northern property line of 137 Manhattan Avenue, extending easterly along said property line, across the roadbed to the eastern curbline of Manhattan Avenue, extending northerly along said curbline to the point of the beginning,), Borough of Manhattan, Community District 7 (aka Manhattan Avenue Historic District).

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 or any plans for the development, growth, improvement or renewal of the area involved.

BACKGROUND

On May 15, 2007, the Landmarks Preservation Commission (LPC) designated the Manhattan Avenue Historic District. The proposed Manhattan Avenue Historic District is located in Manhattan Community District 7 and comprises portions of three blocks bounded by West 104th Street, Columbus Avenue, West 106th Street, and Central Park West. The district includes 40 buildings including a planned collection of three story row houses built between 1885 and 1890.

Development rights may be transferred from lots occupied by individually designated landmark buildings or other structures by City Planning Commission special permit pursuant to section 74-79 of the Zoning Resolution. No transfer of development rights is permitted from any structure within a historic district. There are no individually designated landmarks located in the Douglaston Hill Historic District.

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

The designation of the Manhattan Avenue Historic District does not conflict with the Zoning Resolution, projected public improvements or any plans for development, growth, improvement or renewal in the vicinity of the area involved.

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 20, 2007, (Calendar No.25). There was one speaker in favor of the application and none in opposition. The Director of Land Use for the Manhattan Borough President spoke in favor of the designation of the historic district and noted that it would complement the proposed rezoning plans for the adjacent areas of the Upper West Side. There were no other speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the proposed Manhattan Avenue Historic District 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 Commission notes that the proposed historic district would be compatible with the Department's proposed rezoning plans for the adjacent areas of the Upper West Side and would be consistent with the plans for the area's future development and improvement.

The proposed amendment 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, AICP Chair

KENNETH J. KNUCKLES, Esq., Vice Chairman

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