



CITY PLANNING COMMISSION

May 23, 2012/Calendar No. 4

N 120264 HKM

IN THE MATTER OF a communication dated April 5, 2012, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 34 Dominick Street, House (Block 578, Lot 63) by the Landmarks Preservation Commission on March 27, 2012 (Designation List No. 453/LP-2481), 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.

On March 27, 2012, the Landmarks Preservation Commission (LPC) designated the 34 Dominick Street House as a city landmark. The landmark designation consists of 34 Dominick Street (Block 578, Lot 63). The 34 Dominick Street House is located on the south side of Dominick Street, between Varick and Hudson Street in Manhattan Community District 2.

The 34 Dominick Street House is characteristic of the Federal style. Federal style row houses were constructed from the Battery as far north as 23rd Street between the 1780s and 1830s. The size of the lot dictated the size of the house; typically each house lot was between 20 and 25 feet wide and 90 to 100 feet deep. These lots accorded with the Commissioners' Plan, adopted in 1811.

Federal style buildings usually had a three-bay façade with two full stories over a high basement and an additional half story under a peaked roof with the ridge line running parallel to the front façade. The front (and sometimes rear) facade was usually clad in red brick laid in the Flemish bond pattern, which alternated a stretcher and a header in every row. 34 Dominick Street is among the relatively

rare surviving and significantly intact row houses of the Federal style and period.

Twelve Federal style row houses were built by three separate builders on the south side of Dominick Street between Hudson and Varick Streets in the early 19th Century. Six of them (28-36 Dominic Street) were built by Smith Bloomfield (1780-1865), a mason and a builder. Only four of the original twelve Federal style houses located on the south side of Dominick Street between Hudson and Varick Street remain, including 34 Dominick Street, which is currently in private ownership.

The landmark site is located in an M1-6 district. The M1-6 district allows 10.00 max FAR, manufacturing, commercial, and community facility. The 1,700 square foot lot could be developed with approximately 17,000 square feet of floor area. 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 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 upon application to the Landmarks Preservation Commission.

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.

**AMANDA M. BURDEN, FAICP, Chair,
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