



CITY PLANNING COMMISSION

June 21, 2006/Calendar No. 13 N 060488 HKM

IN THE MATTER OF a communication dated May 10, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the Weehawken Street Historic District, designated by the Landmarks Preservation Commission on May 2, 2006 (LP - 2183, Designation List 373). The district boundaries are:

properties bounded by a line beginning at the northeast corner of West Street and Christopher Street, extending northerly along the eastern curbline of West Street to a point on a line extending westerly from the northern property line of 398 West Street, easterly along said line and the northern property line of 398 West Street, southerly along the eastern property lines of 398 West Street and 396-397 West Street (aka 305 West 10th Street), southerly across West 10th Street, easterly along the southern curbline of West 10th Street to a point on a line extending northerly from the eastern property line of 304 West 10th Street (aka 1 Weehawken Street), southerly along said line and the eastern property lines of 304 West 10th Street (aka 1 Weehawken Street) through 7 Weehawken Street and part of the eastern property line of 9-11 Weehawken Street, easterly along part of the northern property line of 177 Christopher Street, southerly along the eastern property line of 177 Christopher Street to the northern curbline of Christopher Street, westerly along the northern curbline of Christopher Street to a point on a line extending southerly from the western property line of 177 Christopher Street, northerly along said line and part of the western property line of 177 Christopher Street, westerly along the northern property line of 179 Christopher Street, northerly along part of the eastern property line of 181 Christopher Street, westerly along part of the southern property line of 9-11 Weehawken Street, southerly along the eastern property line of 185 Christopher Street (aka 13 Weehawken Street) to the northern curbline of Christopher Street, and westerly along the northern curbline of Christopher Street, to the point of beginning, 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 the 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 May 2, 2006, the Landmarks Preservation Commission (LPC) designated the Weehawken Street Historic District (LP - 2183, Designation List 373). The Weehawken Street Historic District is located along the southwestern edge of the Far West Village, in lower Manhattan, Community District 2. The district is irregularly-shaped and is bounded primarily to the west by West Street; to the north by West 10th Street; to the east by a line approximately midblock between Weehawken and Washington streets, and to the south by Christopher Street. The district comprises all of one block and portions of two blocks and contains fourteen buildings

The buildings and the street plan that together comprise the Weehawken Street Historic District represent several phases of construction spanning a century of development along Greenwich Village's Hudson River waterfront, from 1830 to 1938. The architecture illustrates the area's long history as a place of dwelling, industry and commerce, much of it maritime-related, and is a rare surviving example of this once typical development pattern on Manhattan's west side waterfront. Many of the properties in the historic district were associated with the families of prominent long-term owners, such as former Mayor Stephen Allen, Cornelius V.S. Roosevelt, lawyer Edmund R. Terry, brewer-distiller Patrick Skelly, and linen merchant James Dean. In addition, several significant maritime-related industries were located within the historic district for a century, between 1884 and 1984.

The historic district is located in a C1-6A district, which, as a contextual district, requires a streetwall between 40 and 65 feet, and has a height limit of 80 feet. The C1-6A district permits an FAR of 4.0 for residential use, 2.0 for commercial use, and 4.0 for community facility use.

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 structure within an historic district. There are no individually designated landmarks located in the Weehawken Street Historic District.

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

The subject historic district 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 historic district.

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 7, 2006, (Calendar No.13). There were five speakers in favor of the application and none in opposition.

Those speaking in favor of the application included a representative of the New York Senator of the 29th Senate District, a representative for the New York State Assembly member of the 66th Assembly District, a representative of the Manhattan Borough President, and representatives of the Greenwich Village Society for Historic Preservation (GVSHIP), and the Greenwich Village Society to Preserve the Waterfront and the Great Port.

The speakers noted the low rise context of the proposed Weehawken Street Historic District and Greenwich Village Historic District Extension; expressed support for the designations; and noted the coordination of the City Planning Commission and the

Landmarks Preservation Commission with regard to the 2005 approved rezoning of the Far West Village and the subject historic district designations. The representative of the Borough President spoke favorably of the neighborhood preservation aspect of the actions by the two commissions. The Executive Director of the GVSHP noted that the joint plan of the two commissions had included eight individual designations in addition to the rezoning and the subject designations. While these designations have not yet occurred, the speaker noted he had been advised by the LPC that the Greenwich Village Society to Preserve the Waterfront and the Great Port noted that the two subject historic district designations should be part of a larger historic district extending along the entire length of the Greenwich Village waterfront.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The Commission believes that the designation of the Weehawken Street Historic District will preserve existing neighborhood character and is consistent with plans for future development and improvements to the area. The Commission further notes that the historic district designation complements the rezoning of the Far West Village which became effective on October 11, 2005 (C 060006 ZMM). The rezoning introduced contextual districts that reduced allowable densities, mandated streetwalls and building heights which are intended to preserve the low and medium scale character of this community.

The proposed Weehawken Street Historic District 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

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