



CITY PLANNING COMMISSION

May 23, 2012/Calendar No. 6

N 120266 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 Dennison and Lydia Wood House, 310 Spring Street (Block 594, Lot 34) by the Landmarks Preservation Commission on March 27, 2012 (Designation List No. 453/LP-2486), 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 Dennison and Lydia Wood House a city landmark. The landmark designation consists of 310 Spring Street (Block 594, Lot 34) located Manhattan Community District 2.

The Dennison and Lydia Wood House is a three story Federal style brick row house built around 1819. 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. The Dennison and Lydia Wood House is

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

The landmark site is located in a C6-2A district. The C6-2A district allows 6.02 max FAR for residential, 6.0 max FAR for commercial, and 6.5 max FAR for community facility. The 1,875 square foot lot could be developed with approximately 11,287 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 four potential receiving sites that either front on the same street intersection or are adjacent to the lot to which development rights may be transferred pursuant to Section 74-79 of the Zoning Resolution.

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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ORLANDO MARIN, SHRILEY A. MCRAE, Commissioners.**