



CITY PLANNING COMMISSION

August 11, 2010/Calendar No. 9

N100476 HKM

IN THE MATTER OF a communication dated June 30, 2010 from the Executive Director of the Landmarks Preservation Commission regarding the Greenwich Village Historic District Extension II, designated by the Landmarks Preservation Commission on June 22, 2010 (LP – 2366, Designation List - 430). The district boundaries are:

Area I

Area I of the Greenwich Village Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of West Houston Street and Sixth Avenue, extending northeasterly along the western curbline of Sixth Avenue to a point in the middle of the roadbed of West 4th Street, northwesterly along a line in the middle of the roadbed of West 4th Street to a point on a line extending northeasterly from the northern property line of 180-184 West 4th Street (aka 1-3 Jones Street), southwesterly along said line and the northern property lines of 180-184 West 4th Street (aka 1-3 Jones Street) through 287 Bleecker Street, southwesterly to a point in the middle of the roadbed of Seventh Avenue South, southwesterly along a line in the middle of the roadbed of Seventh Avenue South to a point on a line extending northwesterly from the eastern curbline of Bedford Street, southeasterly along said line and the eastern curbline of Bedford Street to the southeastern corner of Leroy and Bedford Streets, southwesterly along the southern curbline of Leroy Street to a point on a line extending northwesterly from the western property line of 42 Leroy Street, southeasterly along said line and the western property line of 42 Leroy Street, northeasterly along the southern property lines of 42 Leroy Street and 40 Leroy Street (aka 45 Bedford Street) to the eastern curbline of Bedford Street, southeasterly along the eastern curbline of Bedford Street to the southeastern corner of Carmine and Bedford Streets, southwesterly along the southern curbline of Carmine Street to a point on a line extending northwesterly from the western property line of 37A Bedford Street (aka 60-64 Carmine Street), southeasterly along the said line and the western property line of 37A Bedford Street (aka 60-64 Carmine Street), southwesterly along part of the northern property line of 35-37 Bedford Street and the northern property lines of 45 (aka 45-47) Downing Street through 55 ½ (aka 55A) Downing Street, southeasterly along the western property line of 55 ½ (aka 55A) Downing Street to the southern curbline of Downing Street, northeasterly along the southern curbline of Downing Street to a point on a line extending northwesterly from the western property line of 46 (aka 46-48) Downing Street, southeasterly along said line and the western property line of 46 (aka 46-48) Downing Street, northeasterly along the southern property line of 46 (aka 46-48) Downing Street through 38 Downing Street, northwesterly along part of the eastern property line of 38 Downing Street, easterly and northeasterly along the southern property line of 19 (aka 17-19) Bedford Street to the eastern curbline of Bedford Street, southeasterly along the eastern curbline of Bedford Street and the northern curbline of West Houston Street to the point of beginning, Borough of Manhattan, Community District 2.

Area II

Area II of the Greenwich Village Historic District Extension II consists of the property bounded by a line beginning at the northwest corner of Clarkson Street and Seventh Avenue South, extending northeasterly along the western curbline of Seventh Avenue South to a point in the

middle of the roadbed of Leroy Street, southwesterly along the middle of the roadbed of Leroy Street to a point on a line extending northerly from the western property line of 66-68 Leroy Street (aka 10-12 Seventh Avenue South), southerly along said line and part of the western property line of 66-68 Leroy Street (aka 10-12 Seventh Avenue South), westerly and southerly along part of the irregular northern and western property lines of 2-8 Seventh Avenue South, southerly along part of the western property line of 2-8 Seventh Avenue South to the northern curblineline of Clarkson Street and easterly along the northern curblineline of Clarkson 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 11, 2010, the Landmarks Preservation Commission (LPC) designated the Greenwich Village Historic District Extension II (LP – 2366, Designation List 430). The Greenwich Village Historic District Extension II is located in the Greenwich Village neighborhood in Manhattan, Community District 2. It encompasses 235 properties and is comprised of two subsections; each subsection is contiguous with a boundary of the existing Greenwich Village Historic District which was designated in 1969. The first section, “Area I”, encompasses an area which includes all or portions of eleven blocks generally bounded by Seventh Avenue South on the west, Sixth Avenue on the east, and West 4th and Bedford Streets on the north and south, respectively. The second section, “Area II”, encompasses a smaller area comprised of the buildings located on the western block front of Seventh Avenue South, between Clarkson and Leroy streets.

The Greenwich Village Historic District Extension II is contiguous with the original Greenwich Village Historic District which was designated in 1969. It extended from Gansevoort Street on the north, St. Lukes’s Place and Washington Square South on the south, Washington Street and Greenwich Street on the west and University Place on the east. The Greenwich Village Historic District Extension II abuts the original historic district primarily along Seventh Avenue South and along its northern boundary. The first extension to the Greenwich Village Historic District was designated in 2006. It contained 45 buildings and was comprised of two entire blocks and a

portion of a third block. The first extension is generally bounded to the west by West Street, to the north by Perry Street, to the east by Greenwich Street, and to the south by Christopher Street.

The Greenwich Village Historic District Extension II includes a mix of building types including tenements, Federal and Greek Revival-style row houses dating from the early to mid 1800s, stables, and religious and larger commercial buildings. The LPC noted in its designation report that “the buildings and streetscapes of the extension illustrate over two centuries of urban development culminating in the social and cultural movements that made the Village famous in the early and mid-20th century as a community of artists, writers, performers, recent immigrants and others.”

The Historic District Extension II is located in R6, R6/C1-5, and C2-6 zoning districts. The portion of the proposed district extension with frontage along Seventh Avenue South is zoned C2-6 and the C1-5 overlay is located along Bleecker Street.

The C2-6 permits residential uses with a maximum floor area ratio (FAR) of 3.44, a commercial FAR of 2.0, and a community facility FAR of 6.5. The R6 and the R6/C1-5 both permit residential uses with a maximum FAR of 2.43 and a community facility FAR of 4.8. The R6/C1-5 zoning also allows a commercial overlay with an FAR of 2.0.

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. Pursuant to Section 74-79, no transfer of development rights is permitted from any structure within an 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 July 28, 2010 (Calendar No.38). There were no speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission has evaluated the designation of the Greenwich Village Historic

District Extension II in relation to the Zoning Resolution and the economic growth and development of the area. The Commission believes the designation of the Greenwich Village Historic District Extension II is consistent with plans for the area's future development and improvement.

The proposed Greenwich Village Historic District Extension II 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, FAICP, Chair
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