



## CITY PLANNING COMMISSION

June 21, 2006/Calendar No. 14 N 060489 HKM

**IN THE MATTER OF** a communication dated May 10, 2006 from the Executive Director of the Landmarks Preservation Commission regarding the Greenwich Village Historic District Extension, designated by the Landmarks Preservation Commission on May 2, 2006(LP - 2184, Designation List 373). The district boundaries are:

properties bounded by a line beginning at the northeast corner of Washington Street and Christopher Street, extending easterly along the northern curbline of Christopher Street to a point in the center of the intersection of Christopher Street and Greenwich Street, then extending northerly along a line in the middle of the roadbed of Greenwich Street to a point in the center of the intersection of Greenwich Street and Perry Street, westerly along a line in the middle of the roadbed of Perry Street to a point on a line extending northerly from the southeast corner of Perry Street and Washington Street, southerly along said line and southerly along the eastern curbline of Washington Street, easterly along the northern curbline of Charles Street to a point on a line extending northerly from the western property line of 134-136 Charles Street, southerly along said line and the western property line of 134-136 Charles Street, westerly along the northern property line of 273 West 10<sup>th</sup> Street and part of the property line of 277 West 10<sup>th</sup> Street (aka 275-283 West 10<sup>th</sup> Street, 667-675 Washington Street), southerly along the western property line of 277 West 10<sup>th</sup> Street (aka 275-283 West 10<sup>th</sup> Street, 667-675 Washington Street), westerly along part of the northern property line of 277 West 10<sup>th</sup> Street (aka 275-283 West 10<sup>th</sup> Street, 667-675 Washington Street) to the eastern curbline of Washington Street, and southerly along the eastern curbline of Washington Street, to the point of beginning, Borough of Manhattan, Community District 2.

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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 Greenwich Village Historic District Extension(LP - 2184, Designation List 373). The Historic District Extension is located in the Far West Village neighborhood, 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 Perry Street; to the east by Greenwich Street; and to the south by Christopher Street. The district comprises two entire blocks and a major portion of a third block. It contains 45 buildings that represent several phases of development along Greenwich Village's Hudson River waterfront spanning nearly two centuries, from 1819 to 2003.

The Greenwich Village Historic District Extension is contiguous with the Greenwich Village Historic District. The two districts abut along Perry and Greenwich streets. The Greenwich Village Historic District was designated in 1969.

The Historic District Extension illustrates the area's long history as a place of dwelling, industry, and commerce, and is a rare surviving example of this once typical development pattern on Manhattan's West Side waterfront. Some of the properties in the historic district were associated with the families of long-term owners. The Historic District Extension includes excellent examples of work of architects such as John DuFais, David I. Stagg, John B. Snook and Julius Munckwitz. Seven buildings in the Historic District Extension, which were constructed as residences, date from the first

period of development (c. 1819- c.1853), when Greenwich Village began to grow as people moved to the area to escape the crowding and epidemics of lower Manhattan.

The Greenwich Village Historic District Extension is located immediately to the east of the area which the subject of a rezoning in 2005. The historic district extension is located in R6 and C6-1 zoning districts. The R6 is a medium-density district which allows residential development with a maximum FAR of 2.43 and community facility development with a maximum FAR of 4.8. The C6-1 is a medium-density commercial district which also allow residential use, with a maximum commercial FAR of 6.0, a maximum residential FAR of 3.44, and a community facility FAR of 6.5.

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, other than an individual landmark, within an historic district. There is one city-designated landmark building within the proposed historic district extension; located at 131 Charles Street.

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.

### **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.14). 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 (GVSHP), and the Greenwich Village Society to Preserve the Waterfront and the Great Port.

The speakers noted the low rise context of the proposed Greenwich Village Historic District Extension and Weehawken Street Historic District; 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 individual designations were upcoming. The Executive Director of 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 Greenwich Village Historic District Extension in relation to the Zoning Resolution and the economic growth and development of the area.

The Commission believes that the designation of the Greenwich Village Historic District Extension 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 Greenwich Village Historic District Extension 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.

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