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**IN THE MATTER OF** a communication dated December 23, 2016 from the Executive Director of the Landmarks Preservation Commission regarding the Sullivan-Thompson Historic District, designated by the Landmarks Preservation Commission on December 13, 2016 (Designation List 492/LP-2590), which consists of the properties bounded by a line beginning on the southern curblineline of West Houston Street at a point on a line extending northerly from a portion of the eastern property line of 152-154 Thompson Street, then extending southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street, southerly along a portion of the eastern property line of 152-154 Thompson Street, westerly along a portion of the southern property line of 152-154 Thompson Street to the eastern curblineline of Thompson Street, southerly along the eastern curblineline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 132-136 Thompson Street, easterly along the northern property line of 132-136 Thompson Street, southerly along the eastern property lines of 128-136 Thompson Street and 159 Prince Street to the northern curblineline of Prince Street, easterly along the northern curblineline of Prince Street to a point formed by its intersection with a line extending northerly from the eastern property line of 156-158 Prince Street, southerly across Prince Street and along the eastern property line of 156-158 Prince Street, westerly along the southern property line of 156-158 Prince Street and a portion of the southern property line of 114-116 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street, westerly along a portion of the southern property line of 110-112 Thompson Street, southerly along a portion of the eastern property line of 110-112 Thompson Street and the eastern property line of 106-108 Thompson Street, westerly along the southern property line of 106 Thompson Street to the eastern curblineline of Thompson Street, southerly along the eastern curblineline of Thompson Street to a point formed by its intersection with a line extending westerly from the northern property line of 98-100 Thompson Street, easterly along the northern property line of 98-100 Thompson Street, southerly along the eastern property line of 98-100 Thompson Street, westerly along the southern property line of 98-100 Thompson Street to the eastern curblineline of Thompson Street, southerly along the eastern curblineline of Thompson Street to a point formed by its intersection with a line extending westerly from a part of the northern property line of 90-92 Thompson Street, easterly along the northern property line of 90-92 Thompson Street, southerly along the eastern property line of 90-92 Thompson Street and 171 Spring Street to the northern curblineline of Spring Street, easterly along the northern curblineline of Spring Street to a point formed by its intersection with a line extending northerly from the eastern property line of 170-176 Spring Street, southerly across Spring Street and along the eastern property line of 170-176 Spring Street, westerly along a portion of the southern property line of 170-176 Spring Street, southerly along the eastern property line of 72-80 Thompson Street and a portion of the eastern property line of 68-70 Thompson Street, easterly along a portion of the northern property line of 68-70 Thompson Street, southerly along a portion of the eastern property line of 68-70 Thompson Street, westerly along the southern portion of the property line of 68-70 Thompson Street to the western curblineline of Thompson Street, southerly along the western curblineline of Thompson Street to a point formed by its intersection with the northern curblineline of Broome Street, westerly along the northern curblineline of Broome Street to a point formed by its intersection with a line extending northerly from the eastern property line of 519 Broome Street, southerly across Broome Street and along the eastern property line of 519 Broome Street to the northern curblineline of Watts Street, westerly along the northern curblineline of Watts Street to a point formed by its intersection with the eastern curblineline of Sullivan Street, northerly along the eastern curblineline of Sullivan Street to a point formed by its intersection with a line extending easterly from the southern property line of 202 Spring Street (aka 84-90 Sullivan Street), westerly along the southern property lines of 202 Spring Street (aka 84-90 Sullivan Street), 204-

210 Spring Street, and 158-160 Avenue of the Americas to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with the southern curbline of Spring Street, easterly along the southern curbline of Spring Street to a point formed by its intersection with a line extending southerly from the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), northerly across Spring Street and along the western property line of 201-205 Spring Street (aka 92-94 Sullivan Street), westerly along a portion of the southern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street, easterly along a portion of the northern property line of 96-102 Sullivan Street, northerly along a portion of the western property line of 96-102 Sullivan Street and the western property line of 104-108 Sullivan Street and a portion of the western property line of 112 Sullivan Street to a point formed by its intersection with the southern property line of 188-192 Avenue of the Americas, westerly along the southern property line of 188-192 Avenue of the Americas to a point formed by its intersection with a line running southerly from the curbline of the northeastern corner of the intersection of MacDougal Street and Prince Street, northerly along said line and across Prince Street and along the eastern curbline of MacDougal Street to a point formed by its intersection with a line extending easterly along the northern curbline of Prince Street, westerly across MacDougal Street and along the northern curbline of Prince Street to the eastern curbline of Avenue of the Americas, northerly along the eastern curbline of Avenue of the Americas to a point formed by its intersection with a line extending westerly from a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), southerly along a portion of the eastern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street), easterly along a portion of the northern property line of 206-210 Avenue of the Americas (aka 31-35 MacDougal Street) to the centerline of MacDougal Street, northerly along the centerline of MacDougal Street to a point formed by its intersection with a line running westerly from the southern curbline of West Houston Street, easterly along the southern curbline of West Houston Street to the point of the 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 December 13, 2016, the New York City Landmarks Preservation Commission (LPC) designated the Sullivan-Thompson Historic District (Designation List 492, LP-2590). The Historic District encompasses part or all of 11 blocks occupied by approximately 157 buildings, located in an area generally bounded by West Houston Street, Watts Street, Avenue of the Americas and West Broadway in Manhattan, Community District 2.

The Sullivan-Thompson Historic District, with its broad array of row houses, tenements, commercial structures, institutions and its distinctive streetscapes, illustrates the growth of the neighborhood from its origins as a residential row house neighborhood in the early 19th century

to a vibrant Italian-American neighborhood in the early 20th century. The Sullivan-Thompson Historic District is a distinctive enclave that retains its unique sense of place. It is surrounded by a number of previously designated historic districts, including the South Village, MacDougal-Sullivan Gardens, Greenwich Village, Charlton-King-Vandam, and SoHo Cast-Iron historic districts.

The Historic District is zoned R7-2 between West Houston Street and a line south of Spring Street, with C1-5 commercial overlays along Spring Street and Avenue of the Americas and M1-5B in the remaining one and a half blocks between Watts Street and the line south of Spring Street. R7-2 is a medium-density non-contextual district that allows residential use up to a floor area ratio (FAR) of 3.44 and community facility uses up to 6.5 FAR. The C1-5 commercial overlay, paired with R7-2, permits 2 FAR of commercial uses. Building bulk in R7-2 districts is governed by height factor regulations, or alternatively Quality Housing provisions. M1-5B is a light manufacturing district that allows 5 FAR of commercial and light manufacturing uses, and 6.5 FAR of community facility uses. M1-5B also has special regulations regarding Joint Living-Work Quarters for Artists and commercial uses below the level of the second story. Residential uses are not permitted in M1-5B districts as-of-right.

On November 29, 2016, the Landmarks Preservation Commission (LPC) held a public hearing on the proposed designation of the Sullivan-Thompson Historic District. Twenty-eight speakers testified in favor of designation, including the local Council Member, a representative of the Manhattan Borough President, the local New York State Assemblymember, representatives of Community Board 2, the Greenwich Village Society for Historic Preservation, the Historic Districts Council, the New York Landmarks Conservancy, the Society for the Architecture of the City, the Charles Street Block Association, the Victorian Society of New York, eight property owners with buildings in the district, and other local residents. Four speakers testified in opposition to designation including a representative of the Archdiocese of New York and Diocese of Brooklyn, and four property owners. Two additional speakers testified that select properties should be non-contributing. The LPC also received 414 letters in favor of designation, including one from another Council Member, and one letter in opposition from the Real Estate Board of New York.

All landmark buildings within the Historic District 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 January 18, 2017 (Calendar No. 31). There was one speaker, a representative from the Real Estate Board of New York, who spoke in opposition. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The City Planning Commission has evaluated the Sullivan-Thompson Historic District in relation to the Zoning Resolution, projected public improvements and plans for the development, growth and improvements in the vicinity of the area involved. The Commission has also reviewed the testimony of the Real Estate Board of New York in opposition to the designation, based on the contention that the proposed landmark district fails to meet the standards of the Landmark Law and that the designation would unduly limit future planning efforts in the neighborhood. The City Planning Commission expresses no opinion on the application of the Landmarks Law, which is administered by the LPC, and notes that the proposed designation does not conflict with any ongoing or anticipated planning efforts for the neighborhood. The Commission believes the designation of the Sullivan-Thompson Historic District is consistent with plans for the area's future development and improvement. The Commission is not aware of any conflicts between the subject Historic District designation and projected public improvements or any plans for development, growth, improvement, or renewal in the vicinity of the Historic District.

**CARLWEISBROD, Chairman**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**  
**ORLANDO MARIN Commissioners**