



CITY PLANNING COMMISSION

December 19, 2007 / Calendar No. 17

N 080168 HKM

IN THE MATTER OF a communication dated November 8, 2007, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 511 Grand Street House building, 511 Grand Street (Block 288, Lot 43), by the Landmarks Preservation Commission on October 30, 2007 (List No. 397/LP-2269), Borough of Manhattan, Community District 3.

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, 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.

The building at 511 Grand Street is located in the Lower East Side on an irregularly-shaped lot between East Broadway and Henry Street, on the south side of the street. The two-and-a-half-story building was constructed circa 1827-1828 by James Lent and Henry Barclay as an investment property.

The 511 Grand Street rowhouse building is a remarkable and rare, surviving example of the Federal-style house in Manhattan. Shaped by the irregular boundaries of the lot, the building is 29-1/2 feet wide at the front, with an extra bay on the western portion. Although the facade has been altered, the building retains significant elements of its original Federal style, such as its original two-and-a-half-story height, peaked roof with pedimented dormers, brick chimney and side entrance. Located on Grand Street, a busy thoroughfare, the building has been occupied by

a succession of tenants using it as both residence and place of business. The survival of the building (along with its westerly neighbor at 513 Grand Street) in an area heavily altered in the 19th century to accommodate the increasing population of the Lower East Side and in the 20th century by urban renewal is significant to an understanding of the area's development.

The landmark site is located within an R7-2 zoning district. At the allowable floor area ratio of 3.44, the 933-square-foot zoning lot could be developed with approximately 3,210 square feet of floor area. The 511 Grand Street House building contains approximately 1,836 square feet of floor area. Therefore, pursuant Section 74-79 of the Zoning Resolution, there are approximately 1,374 square feet theoretically available for transfer.

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 approximately four potential receiving sites available for the transfer of the landmark's unused floor area.

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.

There are no projected public improvements or plans for development, growth, improvement, or renewal in the vicinity of the landmark building.

The subject landmark 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 landmark.

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