



CITY PLANNING COMMISSION

July 28, 2004/Calendar No. 35

N 040532 HKM

IN THE MATTER OF a communication dated June 11, 2004, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the 127 MacDougal Street House, 127 MacDougal Street, (Block 543, 59), by the Landmarks Preservation Commission on June 8, 2004 (List 354 /LP- 2149), 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, 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 127 MacDougal Street House is located on the west side of MacDougal Street, between West 3rd and West 4th Street. The building is a Federal style rowhouse, characterized by its 2-1/2 story height, Flemish bond brickwork, low stoop with wrought-ironwork, entrance with Ionic columns, entablature and transom, molded lintels with end blocks, peaked roof, molded cornice and pedimented double dormers. The building is among the rare surviving and significantly intact Manhattan buildings from the Federal period, which dates from the 1790s to the 1830s.

The 127 MacDougal Street House is one of four houses speculatively built at the time when the area around Washington Square was being developed as an elite residential enclave. In the late 19th century, as the neighborhood's fashionable heyday waned, the house was converted from a single-family dwelling to a lodging house. In the 1910's the subject block, fronting on MacDougal Street, became a cultural and social center of bohemian Greenwich Village.

The subject lot is located in a R7-2/C1-5 zoning district. With an allowable floor area ratio (FAR) of 3.44, the zoning lot could be developed with 4,410 square feet of floor area. The 127 MacDougal Street House contains 2,300 square feet of floor area. Therefore, there are 2,110 square feet of floor area 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 zoning 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 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.

AMANDA M. BURDEN, AICP, Chairman

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