



CITY PLANNING COMMISSION

September 10, 2008/Calendar No. 15

N 090046 HKR

IN THE MATTER OF a communication dated July 24, 2008, from the Executive Director of the Landmarks Preservation Commission regarding the designation of the George Cunningham Store, 173 Main Street (Block 8026, Lot 5), by the Landmarks Preservation Commission on July 15, 2008 (Designation List No. 404/LP-2229), Borough of Staten Island, Community District 3.

Pursuant to Section 3020.8(b) of the New York 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 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 July 15, 2008, the Landmarks Preservation Commission designated the Cunningham-Williams Shop/Office located at 173 Main Street (Block 8026, Lot 5) in Tottenville and its related site as Landmarks in Staten Island. The property is located in a C2-1 district within an R3A district on a lot measuring 20 feet wide by 100 feet deep.

The George Cunningham Store at 173 Main Street, Tottenville was built in 1892. Its Queen Anne styling includes robust bay windows and decorative brackets in the roof gable. The building façade's architectural features were popular in early American commercial architecture, but few buildings demonstrating them have survived. The store remains architecturally intact and is a key contributor to the charm of Main Street.

At the time the subject building was constructed, Tottenville had a thriving oyster industry, as well as a shipbuilding industry, other small factories, and the Staten Island Railway. George Cunningham, a butcher, operated the subject site for 21 years until 1913. Benjamin Williams

used the store as an insurance sales office for another 44 years. During the 20th Century, the character of Main Street changed as stores moved to other locations and new townhouses replaced nearby historic homes. Now, the store is one of few retail buildings with bay windows remaining in New York City.

The property is located in a C2-1 district within an R3A district. Development rights may be transferred from sites with landmark buildings or other structures by a City Planning special permit pursuant to Zoning Resolution Section 74-79. However, transfer of development rights is not permitted in an R3-A zoning district, or a C2 district within such a district. All landmark buildings are eligible to apply for use and bulk waivers pursuant to Sections 74-711 of the Zoning Resolution.

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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